



CITY OF CAMBRIDGE  
MASSACHUSETTS  
BOARD OF ZONING APPEAL  
831 MASSACHUSETTS AVENUE  
CAMBRIDGE, MA 02139  
617 349-6100

BZA APPLICATION FORM

Plan No: BZA-015846-2018

GENERAL INFORMATION

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

Special Permit : ✓ Variance : ✓ Appeal : \_\_\_\_\_

PETITIONER : Jeremy Angier & Ann Hirsch

PETITIONER'S ADDRESS : 20 Leonard Avenue Cambridge, MA 02139

LOCATION OF PROPERTY : 20 Leonard Ave #1 Cambridge, MA

TYPE OF OCCUPANCY : Residential ZONING DISTRICT : Residence C-1 Zone

REASON FOR PETITION :

Change in Use / Occupancy

DESCRIPTION OF PETITIONER'S PROPOSAL :

Demolish disused 222s.f (11.9 width, 18.5 depth) derelict concrete block single car garage.

Rebuild as wood frame home office space for artist/design office work and studio space.

Remove asphalt paved area in front of garage and create landscaped green space.

To add windows to new building.

SECTIONS OF ZONING ORDINANCE CITED :

Article 5.000 Section 5.31 (Table of Dimensional Requirements).

Article 4.000 Section 4.21 (Accessory Structure).

Original Signature(s) :

Ann Hirsch Jeremy Angier  
(Petitioner(s) / Owner)

Ann Hirsch and JEREMY ANGIER  
(Print Name)

Address :

20 Leonard Ave  
Cambridge, MA 02139

Tel. No. :

617-497-7392

E-Mail Address :

info@aandjantandesign.com

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

**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.*

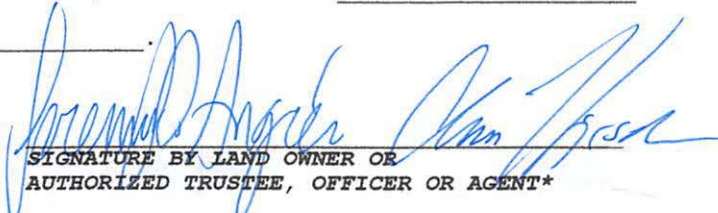
I/We Jeremy Angier and Ann Hirsch  
(OWNER)

Address: 20 Leonard Avenue in Cambridge, MA

State that I/We own the property located at 20 Leonard Avenue,  
which is the subject of this zoning application.

The record title of this property is in the name of \_\_\_\_\_  
20 Leonard Avenue Condominium

\*Pursuant to a deed of duly recorded in the date 5/30/1986, Middlesex South  
County Registry of Deeds at Book 17050, Page 528; or  
Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_  
Book \_\_\_\_\_ Page \_\_\_\_\_.

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

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

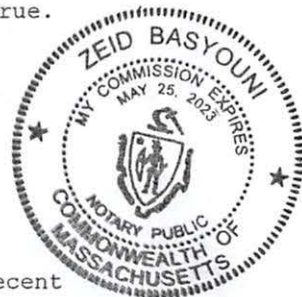
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Commonwealth of Massachusetts, County of Middlesex

The above-name Jeremy Angier & Ann Hirsch personally appeared before me,  
this 28<sup>th</sup> of March, 2018, and made oath that the above statement is true.

  
\_\_\_\_\_  
Notary

My commission expires 05-25-2023 (Notary Seal).



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

DEA 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 Jeremy Angier and Ann Hirsch  
(OWNER)

Address: 20 Leonard Avenue in Cambridge, MA

State that I/we own the property located at 20 Leonard Avenue  
which is the subject of this zoning application.

The legal title of this property is in the name of  
20 Leonard Avenue Condominium

Reference to a deed of duly recorded in the name 20 Leonard Avenue  
County Registry of Deeds at Book 17050 Page 228  
Massachusetts Registry of Deeds, Certificate No. \_\_\_\_\_

Book \_\_\_\_\_ Page \_\_\_\_\_

SIGNATURE OF LAND OWNER OR  
AUTHORIZED TRUSTEE, OFFICER OR AGENT

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

Witness

Commonwealth of Massachusetts, County of \_\_\_\_\_

The above named \_\_\_\_\_ personally appeared before me,

this \_\_\_\_\_ of \_\_\_\_\_, 20\_\_\_\_, and made oath that the above statement is true.

Notary \_\_\_\_\_

My commission expires \_\_\_\_\_ (month, year).

• 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:

The garage has been in disrepair for over twenty years. The building is a safety hazard with decrepit leaking concrete roof. Its only use has been as sodden storage for household refuse and yard equipment.

The owners of Unit 1 (which owns garage) currently use second bedroom as office space.

We require additional bedroom space in the house to accommodate aging parent.

Unit 1 is a small (1119sf) two bedroom unit and we would take advantage of unused garage to create additional usable space for at-home office work and art design business.

- 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 condition of the existing garage is such that the structure is unsound and essentially unusable except as storage for unwanted items and yard equipment. The roof is in serious disrepair and in danger of collapse. The interior is permanently wet, making it barely useful even for storage.

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

- 1)** Substantial detriment to the public good for the following reasons:

Garage is hardly visible from street, and only visible if looking directly down driveway. New wood fence in driveway (40 feet from street, 18 feet in front of garage, to replace existing unsightly and decrepit chain link fence) will attractively conceal new structure from public view.

Condo docs stipulate that the new structure cannot under any circumstances or for any length of time be used as a rental or leased separately from the main house.

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

Owners request the addition of a minimal 322 sq ft built space for owners' principal use.

Owners have owned Unit 1 since 1997 and have no intention of renting out, moving or selling.

The proposed new construction is for the sole use of the owners in order to increase usable space and provide for owners' relative.

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

**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 20 Leonard Ave #1 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:
- 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:
- 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:
- 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:  
Windows are to be placed at least 11 feet above grade on left side of structure (South elevation).  
Windows are small and positioned to provide natural light into building, not to provide views out.  
Neighbors have no objection to addition of windows on left side of structure.
- 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:  
Windows are only visible from neighbor's property so only impact is to neighbors.

**BZA APPLICATION FORM****DIMENSIONAL INFORMATION**

**APPLICANT:** Jeremy Angier                      **PRESENT USE/OCCUPANCY:** Disused garage  
**LOCATION:** 20 Leonard Ave #1 Cambridge, MA                      **ZONE:** Residence C-1 Zone  
**PHONE:** \_\_\_\_\_ **REQUESTED USE/OCCUPANCY:** Office/ studio

		<b><u>EXISTING CONDITIONS</u></b>	<b><u>REQUESTED CONDITIONS</u></b>	<b><u>ORDINANCE REQUIREMENTS</u></b> <sup>1</sup>	
<b><u>TOTAL GROSS FLOOR AREA:</u></b>		<u>2915</u>	<u>3237</u>	<u>2732</u>	(max.)
<b><u>LOT AREA:</u></b>		<u>3645</u>	<u>3645</u>	<u>5000</u>	(min.)
<b><u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u></b> <sup>2</sup>		<u>.8</u>	<u>.89</u>	<u>.75</u>	(max.)
<b><u>LOT AREA FOR EACH DWELLING UNIT:</u></b>		<u>1119/1796</u>	<u>1441/1796</u>	<u>1500</u>	(min.)
<b><u>SIZE OF LOT:</u></b>	WIDTH	<u>45</u>	<u>45</u>	<u>50</u>	(min.)
	DEPTH	<u>81</u>	<u>81</u>	<u>81</u>	
<b><u>SETBACKS IN FEET:</u></b>	FRONT	<u>12</u>	<u>12</u>	<u>10</u>	(min.)
	REAR	<u>1.5 (24hse)</u>	<u>1.5 (24hse)</u>	<u>20</u>	(min.)
	LEFT SIDE	<u>3 (12.5hse)</u>	<u>3 (12.5hse)</u>	<u>11</u>	(min.)
	RIGHT SIDE	<u>1.5</u>	<u>1.5</u>	<u>11</u>	(min.)
<b><u>SIZE OF BLDG.:</u></b>	HEIGHT	<u>10 (32hse)</u>	<u>20 (32hse)</u>	<u>35</u>	(max.)
	LENGTH	<u>18.5 (45hse)</u>	<u>18.5 (45hse)</u>	<u>45</u>	
	WIDTH	<u>11.9 (31hse)</u>	<u>11.9 (31hse)</u>	<u>31</u>	
<b><u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u></b>		<u>.41</u>	<u>.47</u>	<u>.30</u>	(min.)
<b><u>NO. OF DWELLING UNITS:</u></b>		<u>2</u>	<u>2</u>	<u>2</u>	(max.)
<b><u>NO. OF PARKING SPACES:</u></b>		<u>2</u>	<u>2</u>	<u>2</u>	(min./max)
<b><u>NO. OF LOADING AREAS:</u></b>		<u>0</u>	<u>0</u>	<u>0</u>	(min.)
<b><u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u></b>		<u>8.5</u>	<u>8.5</u>	<u>8.5</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.

Main house (wood frame, 31 width, 45 depth, 32 height) and separate garage (concrete block, 11.9 width, 18.5 depth, 10 height) existing on lot.

Garage to be replaced with new wood frame construction within existing footprint (11.9 width, 18.5 depth, 20 height).

Asphalt paved area in front of garage (12.5 width, 18 depth) to be replaced with landscaped green space.

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'.





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MASSACHUSETTS  
BOARD OF ZONING APPEAL  
831 MASSACHUSETTS AVENUE  
CAMBRIDGE, MA 02139  
617 349-6100

2018 MAR 29 PM 2:33

OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

BZA APPLICATION FORM

Plan No: BZA-015846-2018

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Article 4.000 Section 4.21 (Accessory Structure).

Original Signature(s) :

Ann Hirsch Jeremy D. Angier  
(Petitioner(s) / Owner)

Ann Hirsch and JEREMY ANGIER  
(Print Name)

Address :

20 Leonard Ave  
Cambridge, MA 02139

Tel. No. :

617-497-7392

E-Mail Address :

info@aandjartanddesign.com

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



## CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2<sup>nd</sup> Floor, Cambridge, Massachusetts 02139

Telephone: 617 349 4683 TTY: 617 349 6112

E-mail: histcomm@cambridgema.gov URL: <http://www.cambridgema.gov/Historic>

Bruce A. Irving, *Chair*; Susannah Barton Tobin, *Vice Chair*; Charles M. Sullivan, *Executive Director*  
William G. Barry, Jr., Robert G. Crocker, Joseph V. Ferrara, Chandra Harrington, Jo M. Solet, *Members*  
Gavin W. Kleespies, Paula A. Paris, Kyle Sheffield, *Alternates*

### Jurisdiction Advice

To the Owner of Property at 20 Leonard Avenue

The above-referenced property is subject to the jurisdiction of the Cambridge Historical Commission (CHC) by reason of the status referenced below:

- ☐ Old Cambridge Historic District
- ☐ Fort Washington Historic District  
(M.G.L. Ch. 40C, City Code §2.78.050)
- ☐ Avon Hill Neighborhood Conservation District
- ☐ Half Crown – Marsh Neighborhood Conservation District
- ☐ Harvard Square Conservation District
- ☒ Mid Cambridge Neighborhood Conservation District  
**Approved by Mid Cambridge NCD Commission. See certificate MC-5339.**
- ☐ Designated Landmark
- ☐ Property is being studied for designation: \_\_\_\_\_  
(City Code, Ch. 2.78., Article III, and various City Council Orders)
- ☐ Preservation Restriction or Easement (as recorded)
- ☐ Structures is fifty years or more old and therefore subject to CHC review of any application for a demolition permit, if one is required by ISD. (City Code, Ch. 2.78, Article II). See the back of this page for definition of demolition.
- ☐ No jurisdiction: not a designated historic property and the structure is less than fifty years old.
- ☐ No local jurisdiction, but the property is listed on the National Register of Historic Places; CHC staff is available for consultation, upon request.  
Staff comments: \_\_\_\_\_

The Board of Zoning Appeal advises applicants to complete Historical Commission or Neighborhood Conservation District Commission reviews before appearing before the Board.

**If a line indicating possible jurisdiction is checked, the owner needs to consult with the staff of the Historical Commission to determine whether a hearing will be required.**

CHC staff initials SLB

Date April 11, 2018

Received by Uploaded to Energov

Date April 11, 2018

Relationship to project BZA 15846-2018

cc: Applicant  
Inspectional Services Commissioner



## **Demolition Delay Ordinance and Application Information**

The Demolition Delay Ordinance (Chapter 2.78, Article II of the Cambridge Municipal Code) was adopted by the City Council in 1979 to afford public review of demolition permit applications for potentially significant buildings. When the Historical Commission determines that a building is significant and should be preserved, demolition will be delayed for up to six months so that solutions can be sought to preserve the building indefinitely. The Ordinance covers all buildings over 50 years old, city-wide. The Historical Commission archives provide dates of construction for all properties in the City.

Demolition is defined in the ordinance as "the act of pulling down, destroying, removing or razing a building or commencing the work of total or substantial destruction with the intent of completing the same." The Inspectional Services Commissioner has provided further guidelines to outline what actions require a demolition permit. **In addition to complete demolition of a building, the following actions may require a demolition permit,**

- **removal of a roof,**
- **removal of one side of a building,**
- **gutting of a building's interior to the point where exterior features (windows, etc.) are impacted, and**
- **removal of more than 25% of a structure.**

Please contact the building inspector or a staff member of the Historical Commission if you have questions about whether a demolition permit is required for a particular project.

Demolition permit applications can be obtained from the Inspectional Services Department. The completed application should be submitted to the Historical Commission, where the staff will review the application. If the Executive Director of the Historical Commission makes an initial determination that the building is significant, a public hearing will be scheduled with Historical Commission. If the staff makes an initial determination that the building is not significant, the application is released for further review by the Building Commissioner.

More information about the demolition permit application procedures is available on the Historical Commission's web site or by calling or dropping by the Historical Commission office.

July 2003

Cambridge Historical Commission  
831 Massachusetts Ave., 2<sup>nd</sup> Fl.  
Cambridge, MA 02139  
Ph: 617/349-4683 or TTY: 617/349-6112  
<http://www.cambridgema.gov/Historic>



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

Nancy Goodwin, *Chair* Tony Hsiao, *Vice-Chair*  
Lestra Litchfield, Sue-Ellen Myers, Monika Pauli, *Members*  
Margaret McMahon, Charles Redmon, *Alternates*

### CERTIFICATE OF APPROPRIATENESS

PROPERTY: **20 Leonard Avenue**

OWNER: **Jeremy Angier & Ann Hirsch**  
**20 Leonard Avenue**  
**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:

**Demolish the existing rusticated concrete block garage and construct a lofted studio as depicted in the renderings by Maryann Thompson Architects, dated December 18, 2017.**

**The applicant was approved with the following condition: detailed construction plans and a landscaping plan submitted to staff prior to permitting.**

*The plans and specifications that were submitted with the application are incorporated into this certificate, which is not binding on the applicant.*

This certificate is granted with the recommendation that the panels are setback from the ridge a few inches. 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 Chair.

Case Number: **MC-5339**

Date of Certificate: **January 11, 2018**

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 January 11, 2018.

By Nancy Goodwin/sge, Chair

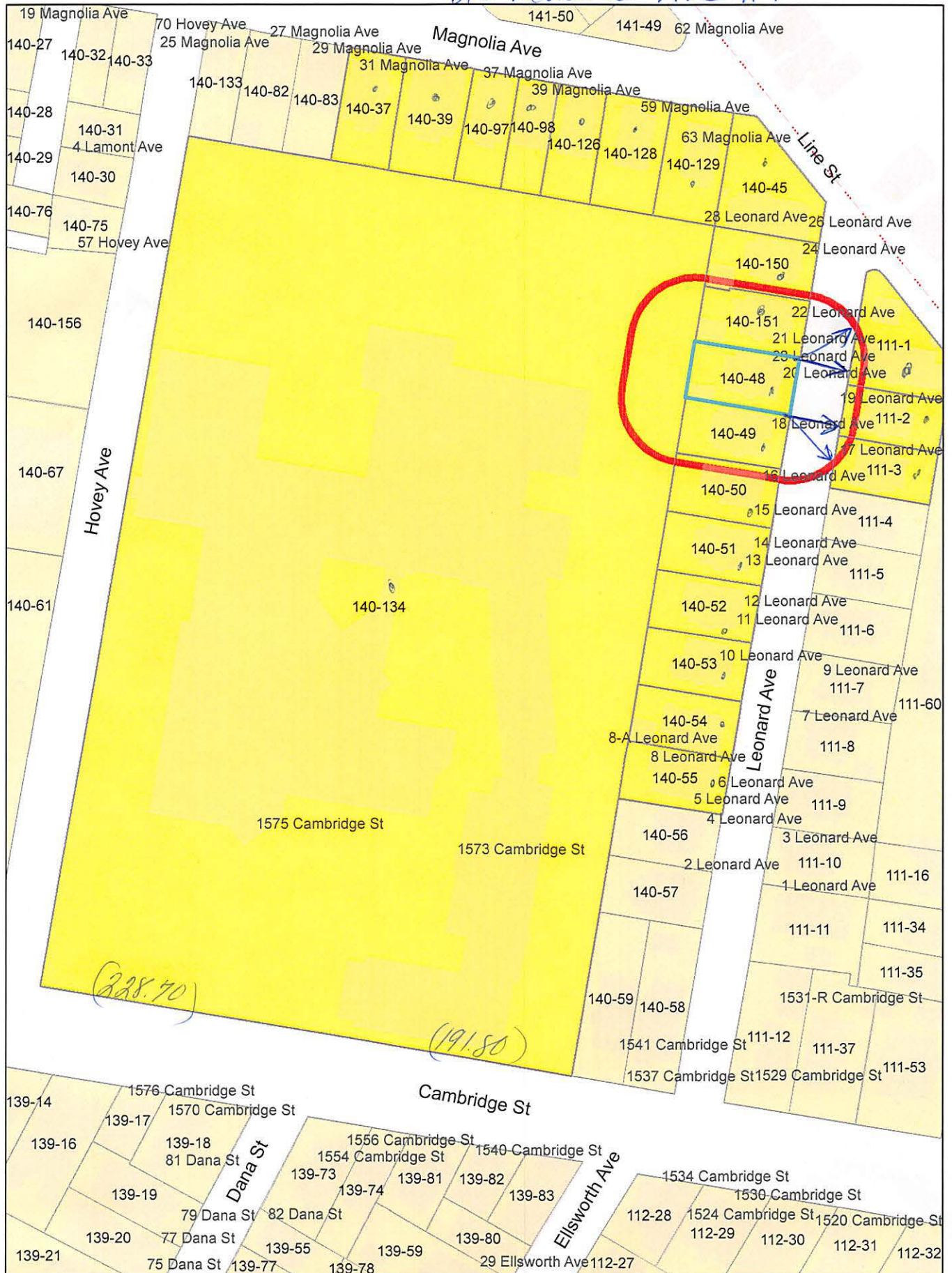
Twenty days have elapsed since the filing of this decision.

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

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



20 Leonard Ave #1



20 Leonard Ave #1

Petitioner

1032

111-1  
KINAIRD, JENNIFER R.  
21 LEONARD AVE. UNIT#1  
CAMBRIDGE, MA 02139

111-1  
YUCHT, MADELYN  
23-1 LEONARD AVE  
CAMBRIDGE, MA 02139

140-48  
JEREMY D. ANGIER & ANN HIRSCH  
20 LEONARD AVENUE UNIT 1  
CAMBRIDGE, MA 02139

111-2  
MCKINNON, MARY T.  
19 LEONARD AVE  
CAMBRIDGE, MA 02139

111-3  
MURPHY, ANN B.  
17 LEONARD AVE  
CAMBRIDGE, MA 02139

140-37  
CRAIG, CHRISTOPHER & MELISSA CRAIG  
31 MAGNOLIA AVE  
CAMBRIDGE, MA 02138

140-45  
VIDAN, AIDA  
26 LEONARD AVE., #26/2  
CAMBRIDGE, MA 02138

140-45  
ORLOFF, JEREMY M. & KATHRYN L. TIGHE  
26-28 LEONARD AVE #3  
CAMBRIDGE, MA 02138

140-45  
BENEDITO, SILVIA & CLEMENTS A. HAUSLER  
28 LEONARD AVE  
CAMBRIDGE, MA 02138

111-1  
KATZ, CHARLES  
21 LEONARD AVE., #23/2  
CAMBRIDGE, MA 02139

140-48  
LEVENSON, ROBERT M. &  
SUZETTE M. LEVENSON  
20 LEONARD AVE., #2  
CAMBRIDGE, MA 02139

140-49  
WELLMET PROJECT INC. &  
CITY OF CAMBRIDGE TAX TITLE  
263 PUTNAM AVE  
CAMBRIDGE, MA 02139

140-50  
HARRIS, SUSANNE M.,  
TRUSTEE LEONARD AVE NOM TRUST  
16 LEONARD AVE  
CAMBRIDGE, MA 02139

140-51  
THOMPSON, FLORENCE E.  
14 LEONARD AVENUE  
CAMBRIDGE, MA 02139

140-52  
BAHLMANN, MARTINA & KARSTEN BAHLMANN  
12 LEONARD AVE  
CAMBRIDGE, MA 02139

140-53  
MCCARTHY, DENNIS M., KEVIN C. MCCARTHY,  
STEPHEN P. MCMAHON & KATHLEEN MCMAHON  
10 LEONARD AVE  
CAMBRIDGE, MA 02139

140-54  
BRAGA, ANTONIO CARLOS MORAES &  
ANA J. COITO  
10852 WELLWORTH AVE.  
LOS ANGELES, CA 90024

140-54  
CRUDGINGTON, KEITH BENEDICT  
282 WEST 23RD AVE  
EUGENE, OR 97405

140-54  
KIEGER, LYN E.  
16 PROCTOR ST  
HOPKINTON, MA 01748

140-55  
MORRISSEY, EDWARD B. &  
FRANCES P MORRISSEY  
6 LEONARD AVE  
CAMBRIDGE, MA 02139

140-97  
FRAKES, MARY H.,  
TRUSTEE THE MARY FRAKES RAEITY TRUST  
37 MAGNOLIA AVE., #1  
CAMBRIDGE, MA 02138

140-97  
KELLY, LORRAINE & MARY JANE LEVASSEUR  
37 MAGNOLIA AVE., #2  
CAMBRIDGE, MA 02138

140-97  
FERGUSON, JOHN H. & CAROLYN FERGUSON  
37 MAGNOLIA AVE #3  
CAMBRIDGE, MA 02138

140-98  
ROSEN, JASON & KJERSTI ROSEN  
41 MAGNOLIA AVE., UNIT #2  
CAMBRIDGE, MA 02138

140-98  
WATTS, MEGAN G. SIMON J. WATTS  
39 MAGNOLIA AVE., UNIT #2  
CAMBRIDGE, MA 02138

140-98  
TENNEY, CONSTANCE  
18 BOGASTOW BROOK RD  
SHERBORN, MA 01770

140-126  
ROSEN, KJERSTI & JASON ROSEN  
41 MAGNOLIA AVE #2  
CAMBRIDGE, MA 02138

140-128  
SAAD, WALID & RANA MOKHTAR  
59 MAGNOLIA AVE. UNIT#1  
CAMBRIDGE, MA 02139

140-128  
GELPEY, AMY  
59 MAGNOLIA AVE. UNIT #2  
CAMBRIDGE, MA 02138

140-128  
FUECHSEL, III, GEORGE E. &  
NATALIE Z. FUECHSEL  
59 MAGNOLIA AVE #3  
CAMBRIDGE, MA 02138

20 Leonard Ave #1

2092

140-129  
STANLEY, ELLEN L.  
63 MAGNOLIA AVE., #1  
CAMBRIDGE, MA 02138

140-129  
HOESTEREY, INGEBORG  
63 MAGNOLIA AVE., UNIT #2  
CAMBRIDGE, MA 02138

140-129  
TAGER, SAMUEL L. & JENNIFER RATHAUS  
63 MAGNOLIA AVE #3  
CAMBRIDGE, MA 02138

140-134  
SPAULDING HOSPITAL-CAMBRIDGE  
C/O YOUVILLE HOUSE INC.  
1573 CAMBRIDGE STREET  
CAMBRIDGE, MA 02138

140-150  
RUECKERT, ERROLL H.  
C/O ERROLL H. RUECKERT  
24 LEONARD AVE., #1  
CAMBRIDGE, MA 02139

140-150  
ROSENBERG, LAWRENCE G.  
24 LEONARD AVE., #2  
CAMBRIDGE, MA 02139

140-150  
POTTS, JEFF J  
24 LEONARD AVE - UNIT #3  
CAMBRIDGE, MA 02139

140-151  
GIAMPA, MARCO P.  
22 LEONARD AVE  
CAMBRIDGE, MA 02139

140-134  
SPAULDING HOSPITAL-CAMBRIDGE, INC.  
P.O. BOX 6240  
BOSTON, MA 02114

140-39  
MORAN, PATRICIA A.  
35 MAGNOLIA AVENUE, UNIT #1  
CAMBRIDGE, MA 02139

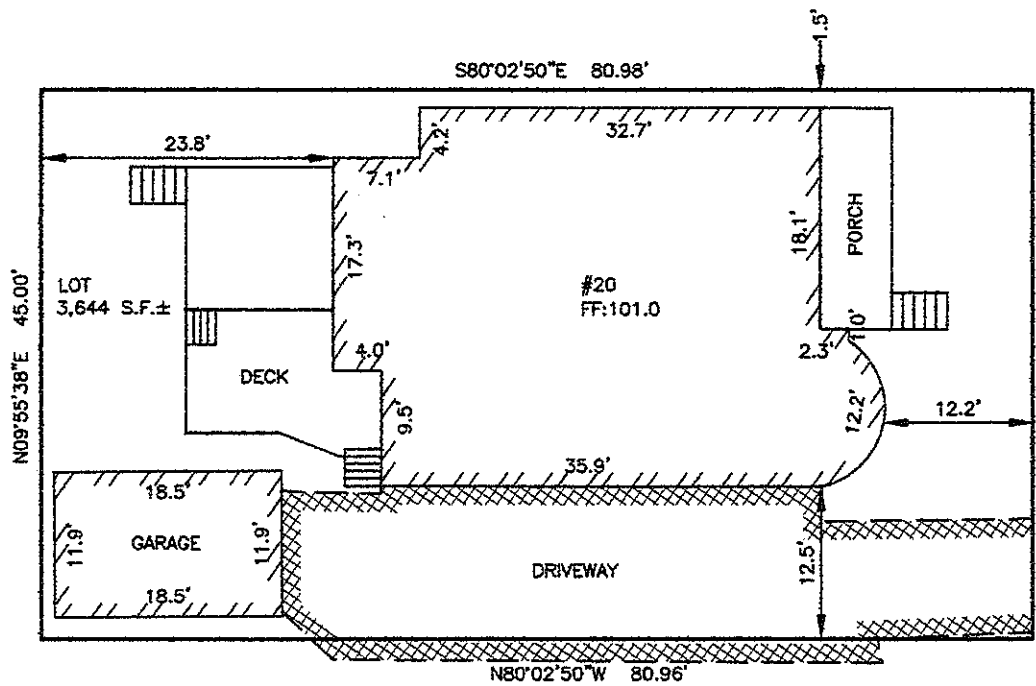
140-39  
POPAT, SAJEEV  
35 MAGNOLIA AVE., #6  
CAMBRIDGE, MA 02139

140-39  
KAMATH, NEVIN  
500 WESTOVER DRIVE NO. 10733  
SANFORD, NC 27330

140-39  
BONNET, GEORGE & NANCY SHERA A LIFE  
ESTATE & KATHERINE SHERA  
35 MAGNOLIA AVE #4  
CAMBRIDGE, MA 02138

140-39  
XU, XIAO  
35 MAGNOLIA AVE. UNIT#3  
CAMBRIDGE, MA 02138

140-39  
SHERA, NANCY A LIFE ESTATE  
35 MAGNOLIA AVE. UNIT#4  
CAMBRIDGE, MA 02139



LEONARD STREET

ESTABLISHED 1916  
**EMB**  
EVERETT M. BROOKS CO.  
SURVEYORS & ENGINEERS  
49 LEXINGTON STREET  
WEST NEWTON, MA 02465  
(617) 527-8750  
info@everettbrooks.com

PLAN REFERENCE:  
BOOK 17050 PAGE 528

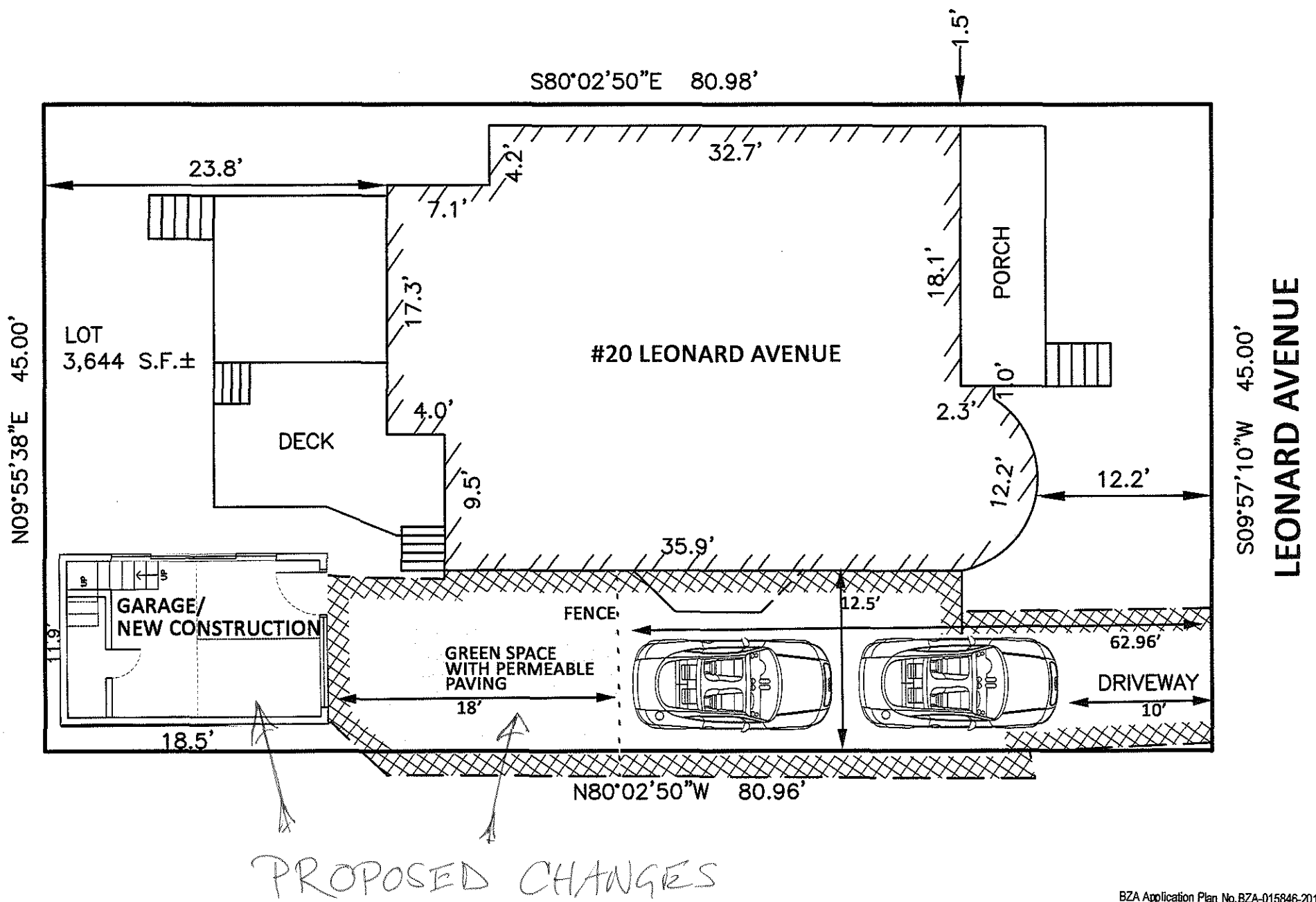
**PLAN OF LAND IN  
CAMBRIDGE, MA**  
20 LEONARD AVENUE  
EXISTING CONDITION

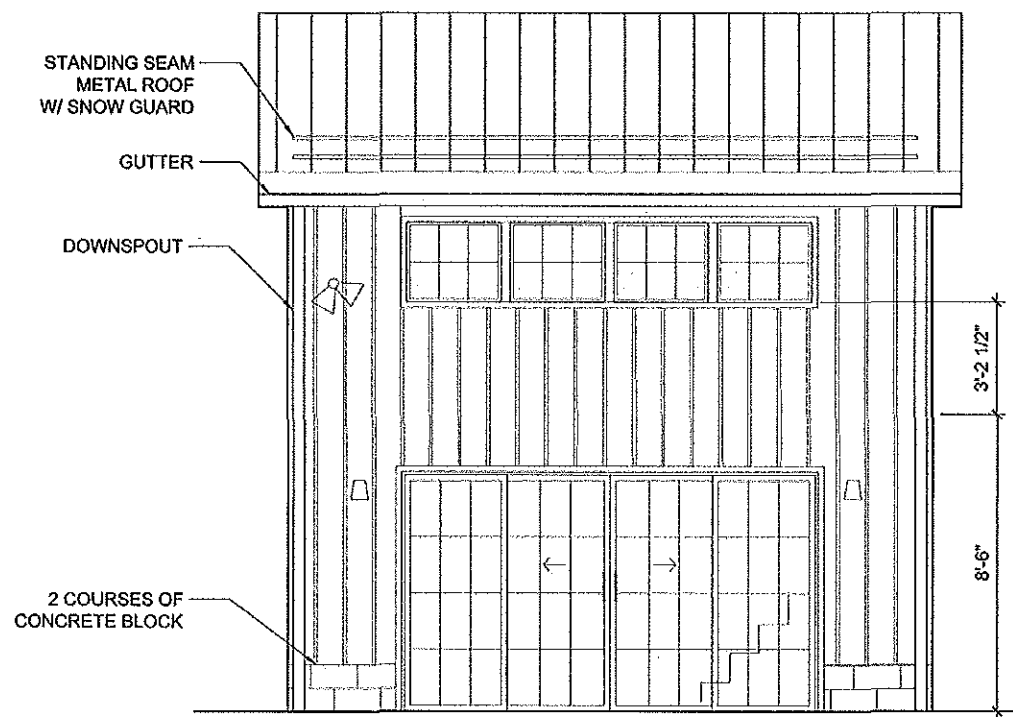
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DATE: JANUARY 17, 2018  
DRAWN: GAR  
CHECK: BB

REVISIONS:		

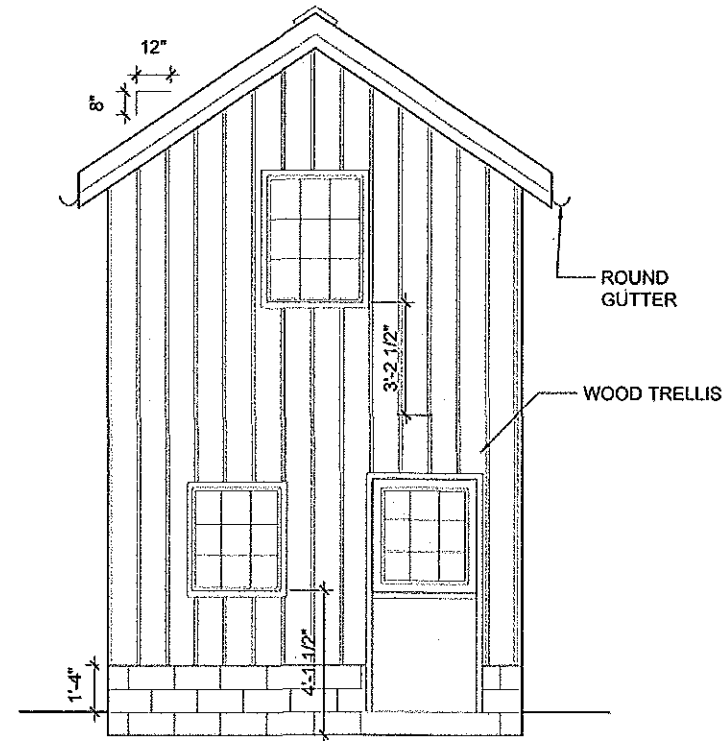
PROJECT NO. 25458



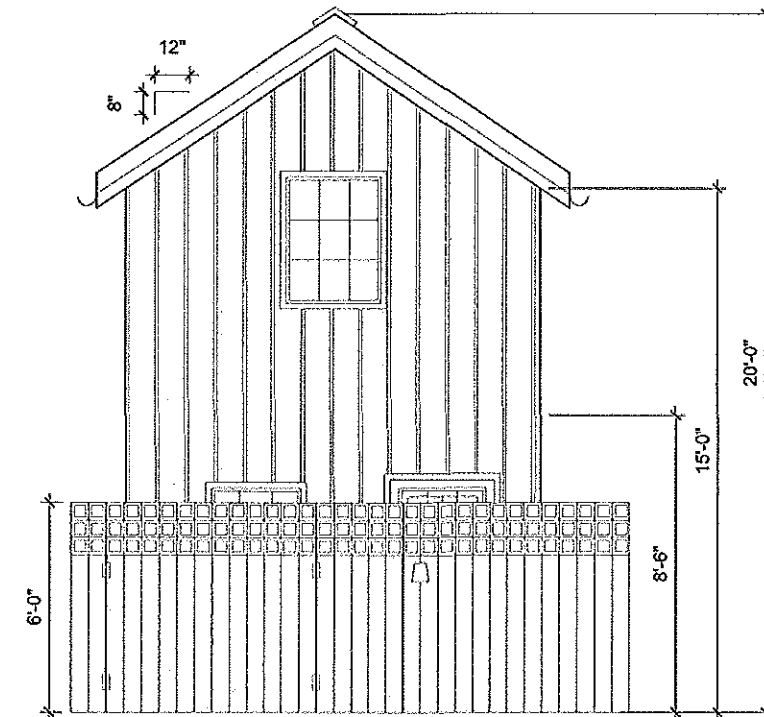




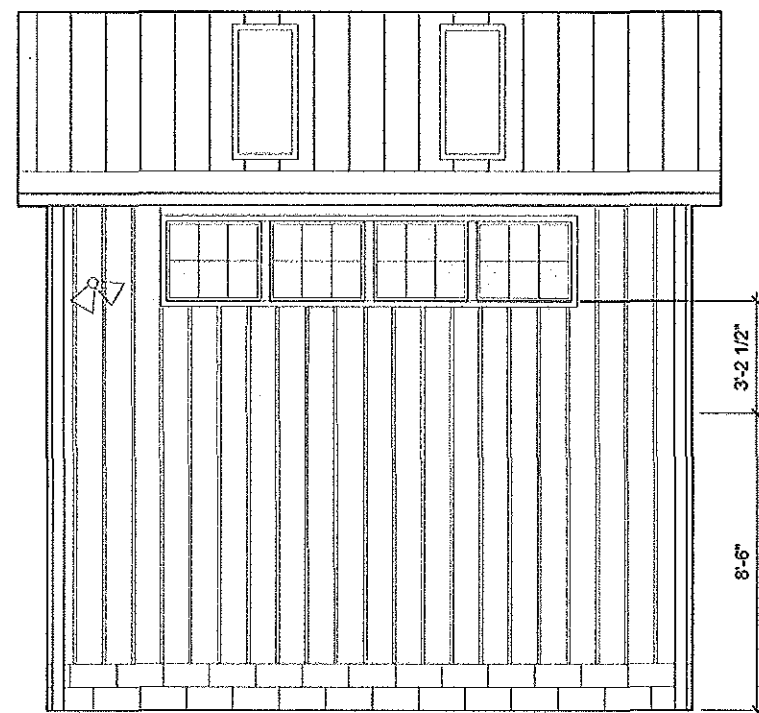
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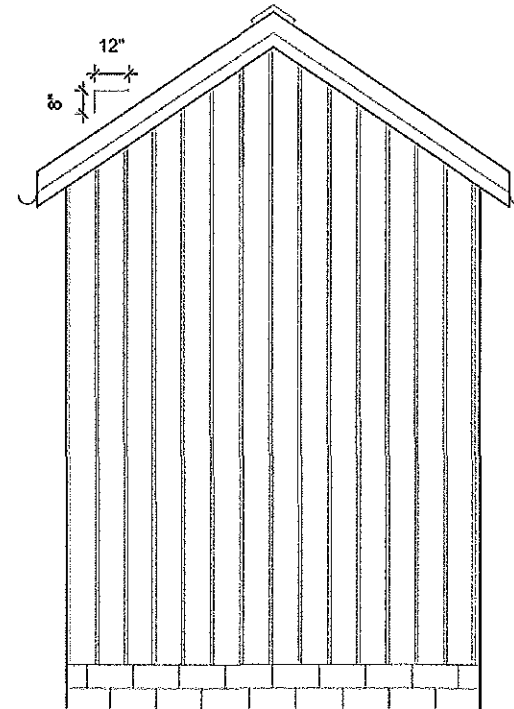
EAST



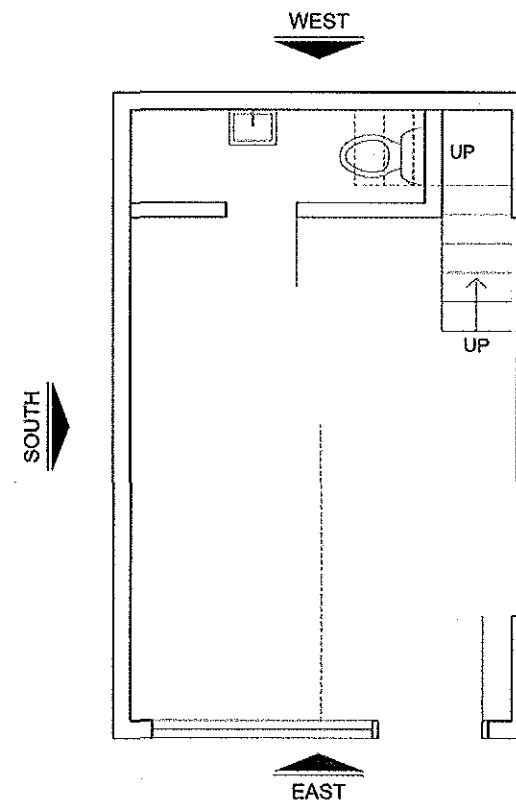
EAST W/ FENCE



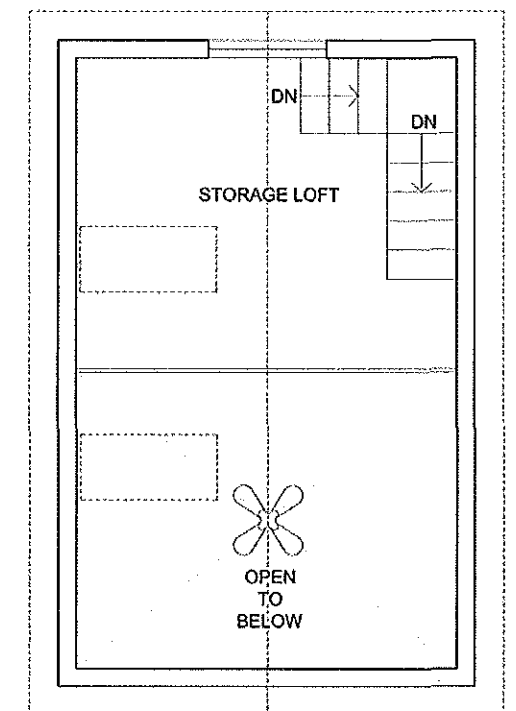
SOUTH



WEST



GROUND FLOOR PLAN



LOFT PLAN







20 Leonard Ave #1



## EXISTING CONDITIONS

BZA Application Plan No. BZA-015046-2018  
Ann Hirsch and Jeremy Angier  
20 Leonard Avenue, Cambridge  
617-497-7392 | info@aandjartanddesign.com







## PROPOSED CHANGES

BZA Application Plan No BZA-015846-2018  
Ann Hirsch and Jeremy Angier  
20 Leonard Avenue, Cambridge  
617-497-7392 | info@aandjartanddesign.com







# PROPOSED CHANGES

BZA Application Plan No. BZA-015846-2018  
Ann Hirsch and Jeremy Angier  
20 Leonard Avenue, Cambridge  
617-497-7392 | info@aandjartanddesign.com



## EXISTING CONDITIONS

BZA Application Plan No. BZA-015846-2018  
Ann Hirsch and Jeremy Angier  
20 Leonard Avenue, Cambridge  
617-497-7392 | info@aandjartanddesign.com



U8  
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## EXISTING CONDITIONS

BZA Application Plan No. BZA-015846-2018  
Ann Hirsch and Jeremy Angier  
20 Leonard Avenue, Cambridge  
617-497-7392 | info@aandjartanddesign.com



2017 00009964  
Bk: 68777 Pg: 528 Doc: AMEND  
Page: 1 of 7 01/18/2017 03:50 PM

**FIRST AMENDMENT**  
**TO THE MASTER DEED**  
**OF THE 20 LEONARD AVENUE CONDOMINIUM**

Whereas the undersigned Unit Owners are the present owners entitled to 100 percent of the undivided interest in the Common Elements of the 20 Leonard Avenue Condominium according to Master Deed dated May 30, 1986 and recorded on June 2, 1986 with the Middlesex South Registry of Deeds in Book 17050, Page 528; and

Whereas, the undersigned and acknowledged Trustees are the majority of the Trustees of the 20 Leonard Avenue Condominium under Declaration of Trust dated June 2, 1986 and recorded on June 2, 1986 with the Middlesex South Registry of Deeds at Book 17050, Page 546.

Whereas, the undersigned parties desire to amend said Master Deed by deleting paragraph 5(d) in its entirety and substituting the following in lieu thereof:

The driveway and the garage, provided, however, that the owners of Unit 1 and Unit 2 shall have as appurtenant thereto an easement for the exclusive use areas as shown on the plan attached hereto and incorporated herein by reference. Specifically, the owner of Unit 1 shall have an easement for the exclusive use of the entire garage and the portion of the driveway immediately in front of the garage, measuring eighteen feet (18') running in a straight line in the direction of Leonard Avenue by fourteen feet (14') running in a straight line between the condominium building and the land now or formerly of Willmet Project, Inc., as shown on said plan. Specifically, the owner of Unit 2 shall have an easement for the exclusive use and easement for the remaining area of the driveway identified as "Bituminous Paved Driveway," which is not subject to the aforesaid easement for the exclusive use of Unit 1, as shown on said plan. The owner of Unit 1 may erect a fence at the intersection of said easement areas.

The parties acknowledge that the garage may be renovated from its current condition into a studio for office work and/or to accommodate overnight guests, provided such office and/or overnight guest use is consistent with and permitted by all local ordinances and bylaws. The parties further acknowledge that the owner of Unit 1 may not lease the garage.

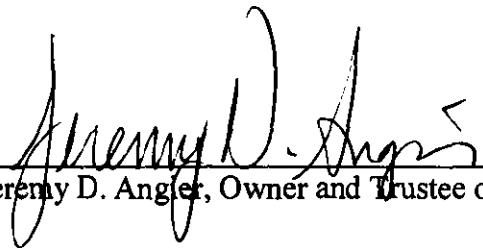
There shall be appurtenant to each Unit an easement to travel across and through the driveway subject to the exclusive use easements as set forth above, but this easement shall not prevent parking of vehicles in the driveway by those entitled to do so. Unit 2 shall have the exclusive right and easement to park no more than two (2) automobiles in the area subject to its exclusive use easement. The parking spaces are intended to be used only for non-commercial parking of private automobiles.

Those common areas and facilities of the Condominium described hereinbefore, subject to exclusive easements and rights of use appurtenant to the Units shall be maintained in good

repair by, and at the sole expense of the Unit Owner benefitting from such exclusive easement and right of use (who shall also reimburse the Trust for the cost of any repairs or damage thereto caused or permitted by such Unit Owner's negligence, misuse, or neglect). If the Owner of any such Unit shall fail or neglect so to maintain any such areas, the Trustees may do so and charge such Unit Owner for the costs thereof, and such Unit Owner shall be liable therefor.

[SIGNATURE FOLLOWS ON NEXT PAGE]

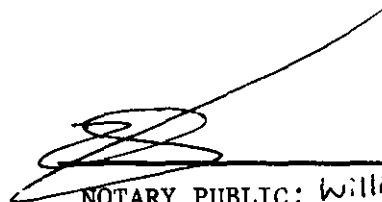
Executed under seal this 17<sup>th</sup> day of January 2017.

  
Jeremy D. Angier, Owner and Trustee of Unit 1

Commonwealth of Massachusetts  
Middlesex; ss

On this 17<sup>th</sup> day of January 2017, before me, the undersigned notary public, personally appeared, Jeremy D. Angier, Unit Owner & Trustee as aforesaid, who proved to me through satisfactory evidence of identification which was MA. Driver's License to be the person whose name is signed on the preceding document, and acknowledged to me that he signed it voluntarily for its stated purpose.



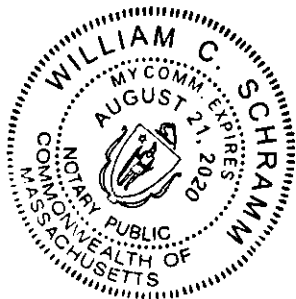
  
NOTARY PUBLIC: William C. Schramm  
My Commission Expires: 8-21-20


Executed under seal this 17<sup>th</sup> day of January 2017.

  
Ann Hirsch, Owner and Trustee of Unit 1

Commonwealth of Massachusetts  
Middlesex; ss

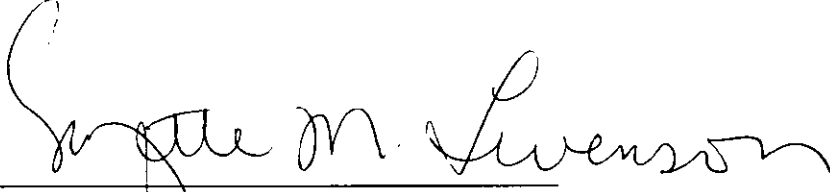
On this 17<sup>th</sup> day of January 2017, before me, the undersigned notary public, personally appeared, Ann Hirsch, Unit Owner & Trustee as aforesaid, who proved to me through satisfactory evidence of identification which was MA. Driver's License to be the person whose name is signed on the preceding document, and acknowledged to me that she signed it voluntarily for its stated purpose.



  
NOTARY PUBLIC: William C. Schramm  
My Commission Expires: 8.21.20



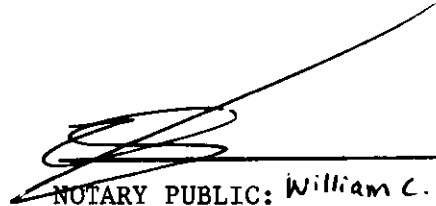
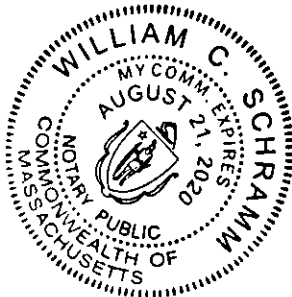
Executed under seal this 18<sup>th</sup> day of January 2017.




Suzette M. Levenson, Owner and Trustee of Unit 2

Commonwealth of Massachusetts  
Middlesex; ss

On this 18<sup>th</sup> day of January 2017, before me, the undersigned notary public, personally appeared, Suzette M. Levenson, Unit Owner & Trustee as aforesaid, who proved to me through satisfactory evidence of identification which was MA. Driver's License to be the person whose name is signed on the preceding document, and acknowledged to me that she signed it voluntarily for its stated purpose.

  
NOTARY PUBLIC: William C. Schramm  
My Commission Expires: 8-21-20


Executed under seal this 18<sup>th</sup> day of January 2017.

  
Robert M. Levenson, Owner and Trustee of Unit 2

Commonwealth of Massachusetts  
Middlesex; ss

On this 18<sup>th</sup> day of January 2017, before me, the undersigned notary public, personally appeared, Robert M. Levenson, Unit Owner & Trustee as aforesaid, who proved to me through satisfactory evidence of identification which was MA Drive's License to be the person whose name is signed on the preceding document, and acknowledged to me that he signed it voluntarily for its stated purpose.



  
NOTARY PUBLIC: William C. Schramm  
My Commission Expires: 8.21.20