



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

BZA APPLICATION FORM

Plan No: BZA-013839-2017

GENERAL INFORMATION

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

Special Permit : _____ Variance : √ Appeal : _____

PETITIONER : 21 Lakeview LLC - C/O Sean D. Hope, Esq.

PETITIONER'S ADDRESS : 675 Massachusetts Avenue Cambridge, Ma 02139

LOCATION OF PROPERTY : 21 Lakeview Ave Cambridge, MA

TYPE OF OCCUPANCY : 4.31 ZONING DISTRICT : Residence A-1 Zone

REASON FOR PETITION :

Subdivision

DESCRIPTION OF PETITIONER'S PROPOSAL :

Petitioner is requesting Variance relief to Subdivide the Lot thereby reducing the lot width below the minimum required by the district.

SECTIONS OF ZONING ORDINANCE CITED :

Article <u>5.000</u>	Section <u>5.31 (Table of Dimensional Requirements).</u>
Article <u>5.000</u>	Section <u>5.15 (Subdivision).</u>
Article <u>10.000</u>	Section <u>10.30 (Variance).</u>

Original Signature(s) :


 (Petitioner(s) / Owner)

Sean D. Hope
 (Print Name)

Address : 675 Massachusetts Ave
Cambridge, MA 02139

Tel. No. : 617.492.0220

E-Mail Address : Sean@hopelegal.com

Date : July 1, 2017

OWNERSHIP CERTIFICATE

To be completed by OWNER, signed and returned to Secretary of Board of Appeal

21 LAKEVIEW AVENUE NOMINEE TRUST
(Petitioner)

Address: 21 Lakeview Avenue

Location of Premises: 21 Lakeview Avenue Cambridge

the record title standing in the name of 21 LAKEVIEW AVENUE NOMINEE TRUST

whose address is 17 Lakeview Avenue Cambridge, MA
(Street) (City or Town) (State & Zip Code)

by a deed duly recorded in the Middlesex County Registry of Deeds in

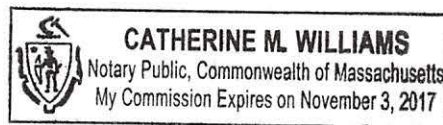
Book 68956 Page 471 or South Middlesex Registry

District of Land Court Certificate No. _____ Book _____ Page _____

Sean D. Hope
Authorized Agent for owner

On this 1st day of July, 2017, before me, the undersigned notary public, personally appeared Sean D. Hope proved to me through satisfactory evidence of identification, which were MA Driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that He signed it voluntarily for its stated purpose.

Catherine M. Williams
Notary Public
My commission expires:



BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: Camberville Coffee Roasters **PRESENT USE/OCCUPANCY:** Single Family
LOCATION: 21 Lakeview Ave Cambridge, MA **ZONE:** Residence A-1 Zone
PHONE: _____ **REQUESTED USE/OCCUPANCY:** Single Family

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>	<u>3,100sf</u>	<u>3,100sf</u>	<u>4,770sf</u>	(max.)
<u>LOT AREA:</u>	<u>9,541sf</u>	<u>9,541sf</u>	<u>8,000sf</u>	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²	<u>.325</u>	<u>.325</u>	<u>.5</u>	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	<u>9,541sf</u>	<u>9,541sf</u>	<u>6000sf</u>	(min.)
<u>SIZE OF LOT:</u>	WIDTH	<u>66.56'</u>	<u>55.91'</u>	<u>80'min</u> (min.)
	DEPTH	<u>144.10'</u>	<u>144.10'</u>	<u>n/a</u>
<u>SETBACKS IN FEET:</u>	FRONT	<u>20.8'</u>	<u>20.8'</u>	<u>25'</u> (min.)
	REAR	<u>51.6'</u>	<u>51.6'</u>	<u>25'</u> (min.)
	LEFT SIDE	<u>6.9'</u>	<u>6.9'</u>	<u>15'min</u> (min.)
	RIGHT SIDE	<u>32.4'</u>	<u>32.4'</u>	<u>15'min</u> (min.)
<u>SIZE OF BLDG.:</u>	HEIGHT	<u>35+/-</u>	<u>35+/-</u>	<u>35'</u> (max.)
	LENGTH	<u>70'+/-</u>	<u>70'+/-</u>	<u>n/a</u>
	WIDTH	<u>26'</u>	<u>26'</u>	<u>n/a</u>
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	<u>67.2%</u>	<u>53.8%</u>	<u>50%</u>	(min.)
<u>NO. OF DWELLING UNITS:</u>	<u>1</u>	<u>1</u>	<u>1</u>	(max.)
<u>NO. OF PARKING SPACES:</u>	<u>2</u>	<u>2</u>	<u>1</u>	(min./max)
<u>NO. OF LOADING AREAS:</u>	<u>0</u>	<u>0</u>	<u>n/a</u>	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>	<u>n/a</u>	<u>n/a</u>	<u>10'</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.

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'.

BZA APPLICATION

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:**

A literal enforcement of the Ordinance would be a substantial hardship to the Petitioner because the property shares a common driveway with the abutting two family dwelling (15-17 Lakeview) that is sited extremely close to the driveway causing a safety hazard for the Owners of 15-17 Lakeview and their young children as cars are entering and exiting the shared driveway.

Granting the requested relief would allow for separate and conforming driveway for 21 Lakeview eliminating the safety concerns while still maintaining the minimum lot size and the lot area per dwelling unit within the district.

- B) The hardship is owing to 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 hardship is owing to the shape of the 21 Lakeview Avenue property having a non-conforming lot width and driveway thereby creating a safety hazard for its neighbors at 15-17 Lakeview and their young family.

- C) Desirable relief may be granted without either:**

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

Desirable relief may be granted with any detriment to the public good because a hazardous driveway condition will be eliminated as well as allow for additional privacy and screening between the parcels that would otherwise be unavailable.

- 2) nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons:**

The relief requested is consistent with the intent and purpose of the Ordinance specifically section 1.03 that calls for the most rational use of the land throughout the city. The separate driveways and screening between properties is consistent with other properties in the neighborhood and will make both properties safe for families with small children.



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 617 349-6100

2017 JUL 11 PM 12:23

BZA APPLICATION FORM

OFFICE OF THE CITY CLERK
 Plan No: BZA-013839-2017
 CAMBRIDGE, MASSACHUSETTS

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Article 5.000 Section 5.15 (Subdivision).

Article 10.000 Section 10.30 (Variance).

Original Signature(s) :


 (Petitioner(s) / Owner)

Sean D. Hope
 (Print Name)

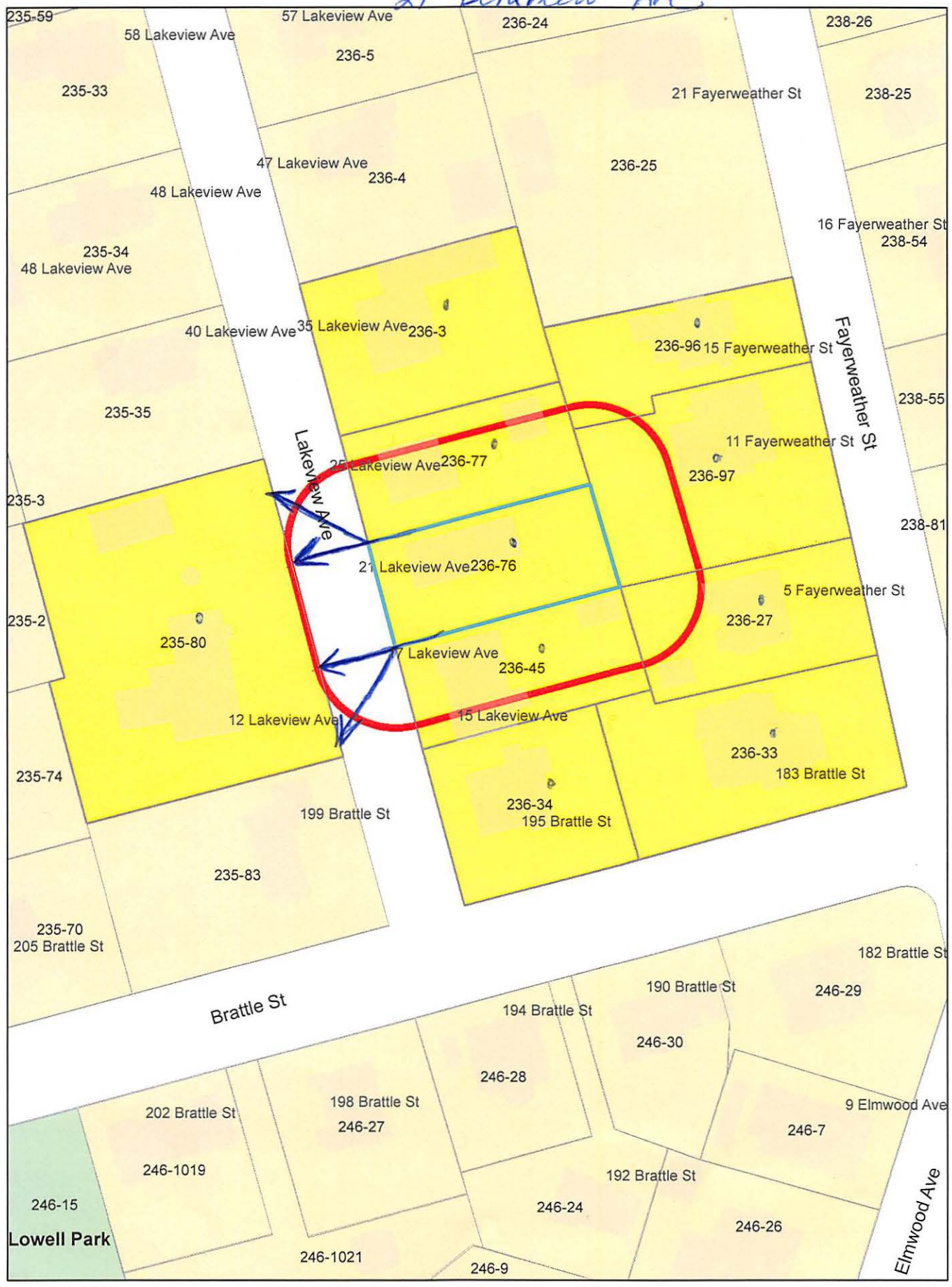
Address : 675 Massachusetts Ave
Cambridge, MA 02139

Tel. No. : 617.492.0220

E-Mail Address : Sean@hopelegal.com

Date : July 1, 2017

21 Lakeview Ave.



21 Lakeview Ave

Petitioner

235-80
JOHNSON, STEPHEN G. &
ROSEMARIE T. JOHNSON
12 LAKEVIEW AVE
CAMBRIDGE, MA 02138

236-3
FOLEY, CHARLES T. II & LEAH BELAIRE
35 LAKEVIEW AVENUE
CAMBRIDGE, MA 02138

SEAN D. HOPE, ESQ.
675 MASS AVENUE
CAMBRIDGE, MA 02139

236-33
HARRISON, DAVID JR.
ALEXANDRA M. HARRISON
183 BRATTLE ST.
CAMBRIDGE, MA 02138

236-34
FERRARA, JOSEPH V. & JAN U. FERRARA
195 BRATTLE ST
CAMBRIDGE, MA 02138

236-45
EGAN, DAVID M. & MARIANA L. EGAN
17 LAKEVIEW AVE
CAMBRIDGE, MA 02138

236-76
WALD, RUTH, ELIJAH WALD &
DEBORAH H. WALD TR OD SPECIAL REV. TRS
21 LAKEVIEW AVE
CAMBRIDGE, MA 02138

236-77
ALAIMO, CHRISTINE A. & JOEL G. BECKMAN
25 LAKEVIEW AVE
CAMBRIDGE, MA 02138

236-96
EMBRY, BRUCE J.,
TR.15 FAYERWEATHER ST
C/O DAVID ALTSHULER
P.O. BOX 16089161
SIOUX FALLS, SD 57186

236-97
SEARS, HENRY F. II,
TR. OF THE HENRY F. SEARS REVOCABLE TRS.
11 FAYERWEATHER ST
CAMBRIDGE, MA 02138

236-27
SELKOVITS, RACHELLE & JEREMY GRANTHAM,
TRS. OF 5 FAYERWEATHER ST NOMINEE TR
171 EAST ST.
METHUEN, MA 01844

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF MARCH 22, 2017 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS ZONE: X
 COMMUNITY PANEL: 25017C0419E
 EFFECTIVE DATE: 06-04-2010

PREPARED FOR:
 DAVID EGAN
 17 LAKEVIEW AVENUE
 CAMBRIDGE, MA 02138

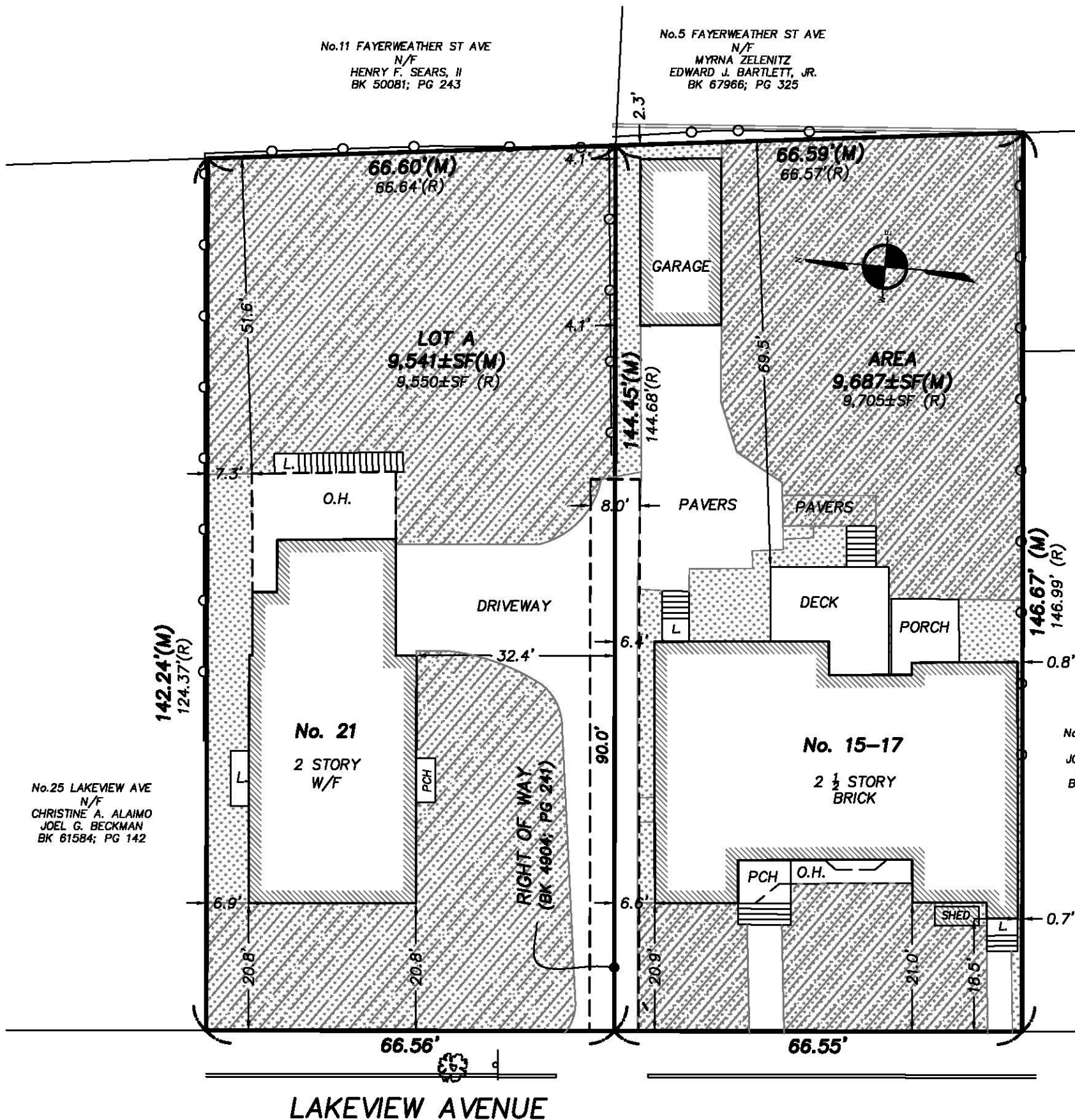
REFERENCES:
 OWNERS OF RECORD:
 DAVID EGAN
 MARIANA EGAN
 17 LAKEVIEW AVENUE
 CAMBRIDGE, MA 02138

DEED: BK 68956; PG 471 (#21)
 BK 53701; PG 194 (#15-17)
 EASEMENT: BK 4904; PG 241
 PLAN: BK 3598; PG END
 BK 4904; PG 241
 #632 OF 1946
 #1087 OF 1986
 PL BK 253; PL 10
 PL BK 40; PL 29
 PL BK 19B; PL 64
 LCC: 3256-C
 14479-C

NOTES:
 PARCEL ID 236-76
 236-45
 ZONING: A-1

FILE #17-00207 - CPP.DWG

FIELD:	MO
DRAFT:	RAP
CHECK:	GCC
DATE:	05/03/17
JOB #	17-00207



BOSTON
SURVEY, INC.
 UNIT C-4 SHIPWAY PLACE
 CHARLESTOWN, MA 02129
 (617) 242-1313

No. 183 BRATTLE ST
 N/F
 DAVID HARRISON, JR.
 ALEXANDRA M. HARRISON
 BK 16281; PG 293

CERTIFIED PLOT PLAN
 LOCATED AT
15-17 & 21 LAKEVIEW AVENUE
CAMBRIDGE, MA

= PRIVATE OPEN SPACE
 = TOTAL OPEN SPACE

No. 195 BRATTLE ST
 N/F
 JOSEPH V. FERRARA
 JAN U. FERRARA
 BK 45760; PG 250

EXISTING OPEN SPACE		
TOTAL	AREA	COVERAGE
#15-17	5,212±SF	53.8%
#21	6,411±SF	67.2%
PRIVATE	AREA	COVERAGE
#15-17	4,382±SF	45.28%
#21	5,941±SF	62.2%

SCALE: 1.0 INCH = 20.0 FEET

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF MARCH 22, 2017 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS
 ZONE: X
 COMMUNITY PANEL: 25017C0419E
 EFFECTIVE DATE: 06-04-2010

SUBDIVISION PLAN
 LOCATED AT
15-17 & 21 LAKEVIEW AVENUE
 CAMBRIDGE, MA

FOR REGISTRY USE ONLY

PREPARED FOR:
 OWNERS OF RECORD:
 DAVID EGAN
 MARIANA EGAN
 17 LAKEVIEW AVENUE
 CAMBRIDGE, MA 02138

REFERENCES:
 DEED: BK 68956; PG 471 (#21)
 BK 53701; PG 194 (#15-17)
 EASEMENT: BK 4904; PG 241
 PLAN: BK 3598; PG END
 BK 4904; PG 241
 #632 OF 1946
 #1087 OF 1986
 PL BK 253; PL 10
 PL BK 40; PL 29
 PL BK 198; PL 64
 LCC: 3256-C
 14479-C

NOTES:
 PARCEL ID 236-76
 ZONING: A-1

PURPOSE
 THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE LOT A INTO TWO LOTS A-1 & A-2 AS SHOWN HEREON. LOT A-1 CONTAINS 8,004±SF AND LOT A-2 CONTAINS 1,537±SF.
 LOT A-2 IS TO BE COMBINED WITH PARCEL ID: 236-45 CREATING ONE PARCEL WITH AN AREA OF 11,224±SF.

= PRIVATE OPEN SPACE
 = TOTAL OPEN SPACE

EXISTING OPEN SPACE (PRIOR TO SUBDIVISION)

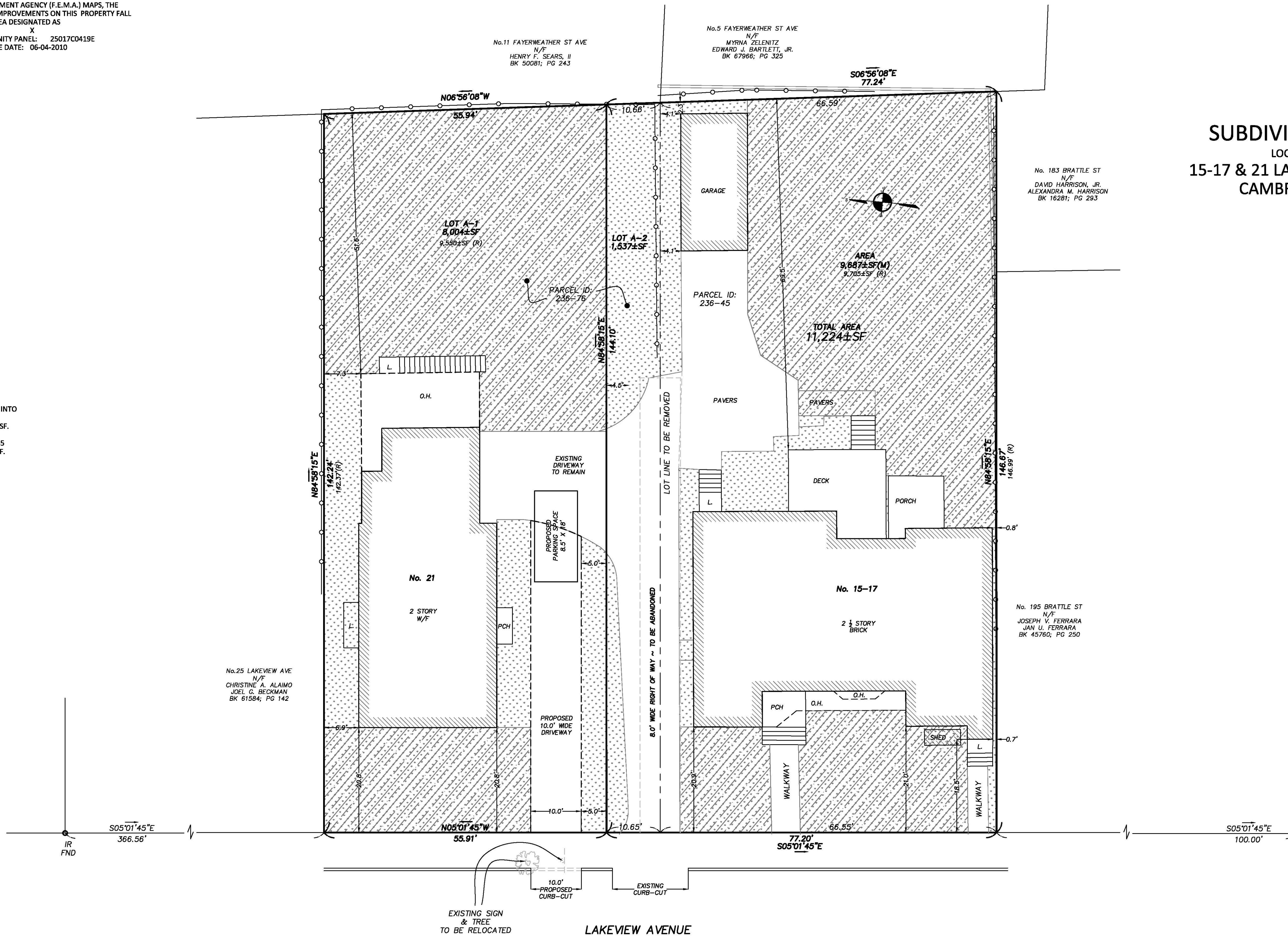
TOTAL	AREA	COVERAGE
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#21	6,411±SF	67.2%

PRIVATE	AREA	COVERAGE
#15-17	4,382±SF	45.28%
#21	5,941±SF	62.2%

PROPOSED OPEN SPACE (AFTER SUBDIVISION)

TOTAL	AREA	COVERAGE
#15-17	6,039±SF	53.8%
#21	5,039±SF	62.8%

PRIVATE	AREA	COVERAGE
#15-17	4,023±SF	45.28%
#21	4,520±SF	40.3%



SCALE: 1.0 INCH = 10.0 FEET

FIELD:	MO
DRAFT:	RAP
CHECK:	GCC
DATE:	05/19/17
JOB #	17-00207



