



CITY OF CAMBRIDGE  
MASSACHUSETTS  
BOARD OF ZONING APPEAL  
831 MASSACHUSETTS AVENUE  
CAMBRIDGE, MA 02139

617 349-6100

2017 MAY 18 PM 1:43

BZA APPLICATION FORM

Plan No: BZA-013345-2017

GENERAL INFORMATION

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

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

PETITIONER : Joseph T. Coyle & Genevieve S. Coyle

PETITIONER'S ADDRESS : 230 Lakeview Avenue Cambridge, MA 02138

LOCATION OF PROPERTY : 230 Lakeview Ave Cambridge, MA

TYPE OF OCCUPANCY : Residential one and two family ZONING DISTRICT : Residence B Zone

REASON FOR PETITION :  
Additions

**DESCRIPTION OF PETITIONER'S PROPOSAL :**

Petitioner proposes to build roof over entirety of existing 10' by 12' deck. Required side setback is 7'-6". Existing house and deck are 4.6' from right side property line. Requested roof would have same setback.

**SECTIONS OF ZONING ORDINANCE CITED :**

Article 5.000 Section 5.31 (Table of Dimensional Requirements).

Original Signature(s) :

Joseph T Coyle Genevieve S. Coyle  
(Petitioner(s) / Owner)  
Joseph T Coyle Genevieve S. Coyle  
(Print Name)

Address : 230 Lakeview Ave  
Cambridge MA 02138

Tel. No. : 617 945 3245

E-Mail Address : Coyle.gs@gmail.com

Date : May 18, 2017

**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 Joseph T Coyle & Genevieve S Coyle  
(OWNER)  
Address: 230 Lakeview Ave

State that I/We own the property located at 230 Lakeview Ave  
which is the subject of this zoning application.

The record title of this property is in the name of Genevieve S  
Coyle and Joseph T Coyle

\*Pursuant to a deed of duly recorded in the date Dec 12, 2005 Middlesex South  
County Registry of Deeds at Book 40804, Page 617; or  
Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_  
Book \_\_\_\_\_ Page \_\_\_\_\_.

Genevieve S Coyle Joseph T Coyle  
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 Joseph & Genevieve Coyle personally appeared before me  
this 24<sup>th</sup> of April, 2017, and made oath that the above statement is true.

Debbie D. Shay

My commission expires 11/30/2018 (Notary Seal).



Notary **DEBBIE D. SHAY**  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires  
November 30, 2018

- If ownership is not shown in recorded deed, e.g. if by court order, record 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:

Owner would like to cover existing 10' x 12' deck with a roof. Without a variance, approximately 3' x 10' of deck will remain uncovered. Owners are now in their mid seventies and plan to remain in their house for the remainder of their lives. As they age they will travel less and would like to enjoy their back deck more. Now, it is too hot to sit there on summer days and it is increasingly difficult for them to move furniture inside for the winter. Also, by reducing solar heat gain in the summer it will make the house more comfortable.

- 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 at 230 Lakeview Avenue and the condo building beside it were built before there were setback requirements. The roof addition will not affect the residential nature of the neighborhood.

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

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

The roof is at the back of the house and so does not affect the public. The right side neighbors do not object to the roof addition. Further, it will be screened from their view by the owner's existing tall shrubbery to the right of the deck.

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

The residential nature of the property will not change. The size of the existing deck will not change.

**\* 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****DIMENSIONAL INFORMATION**

**APPLICANT:** Grace Maclellan                      **PRESENT USE/OCCUPANCY:** Residence single family  
**LOCATION:** 230 Lakeview Ave Cambridge, MA                      **ZONE:** Residence B Zone  
**PHONE:** \_\_\_\_\_ **REQUESTED USE/OCCUPANCY:** residence single family

		<b><u>EXISTING</u></b> <b><u>CONDITIONS</u></b>	<b><u>REQUESTED</u></b> <b><u>CONDITIONS</u></b>	<b><u>ORDINANCE</u></b> <b><u>REQUIREMENTS</u></b> <sup>1</sup>	
<b><u>TOTAL GROSS FLOOR AREA:</u></b>		3113	3233	3374	(max.)
<b><u>LOT AREA:</u></b>		7497	7497	5000	(min.)
<b><u>RATIO OF GROSS FLOOR AREA</u></b> <b><u>TO LOT AREA:</u></b> <sup>2</sup>		42%	43%	45%	(max.)
<b><u>LOT AREA FOR EACH DWELLING UNIT:</u></b>		7497	7497	2500	(min.)
<b><u>SIZE OF LOT:</u></b>	<b>WIDTH</b>	49'	49'	50'	(min.)
	<b>DEPTH</b>	153'	153'	na	
<b><u>SETBACKS IN FEET:</u></b>	<b>FRONT</b>	15.1'	15'1'	15'	(min.)
	<b>REAR</b>	39.5'	39.5'	25'	(min.)
	<b>LEFT SIDE</b>	19'	19'	7'-6" sum 20'	(min.)
	<b>RIGHT SIDE</b>	4.6'	4.6'	7'-6"	(min.)
<b><u>SIZE OF BLDG.:</u></b>	<b>HEIGHT</b>	30'	30'	35'	(max.)
	<b>LENGTH</b>	61.5'	61.5'	na	
	<b>WIDTH</b>	25.5'	25.5'	na	
<b><u>RATIO OF USABLE OPEN SPACE</u></b> <b><u>TO LOT AREA:</u></b>		42%	42%	40%	(min.)
<b><u>NO. OF DWELLING UNITS:</u></b>		1	1	2	(max.)
<b><u>NO. OF PARKING SPACES:</u></b>		na	na	na	(min./max)
<b><u>NO. OF LOADING AREAS:</u></b>		na	na	na	(min.)
<b><u>DISTANCE TO NEAREST BLDG.</u></b> <b><u>ON SAME LOT:</u></b>		14'	14'	na	(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.

existing garage. 23' x 16'

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'.

Donna Popky, Trustee  
Wyeth House Condominium Trust  
234 Lakeview Avenue  
Cambridge, MA 02138

April 7, 2017

To the City of Cambridge,

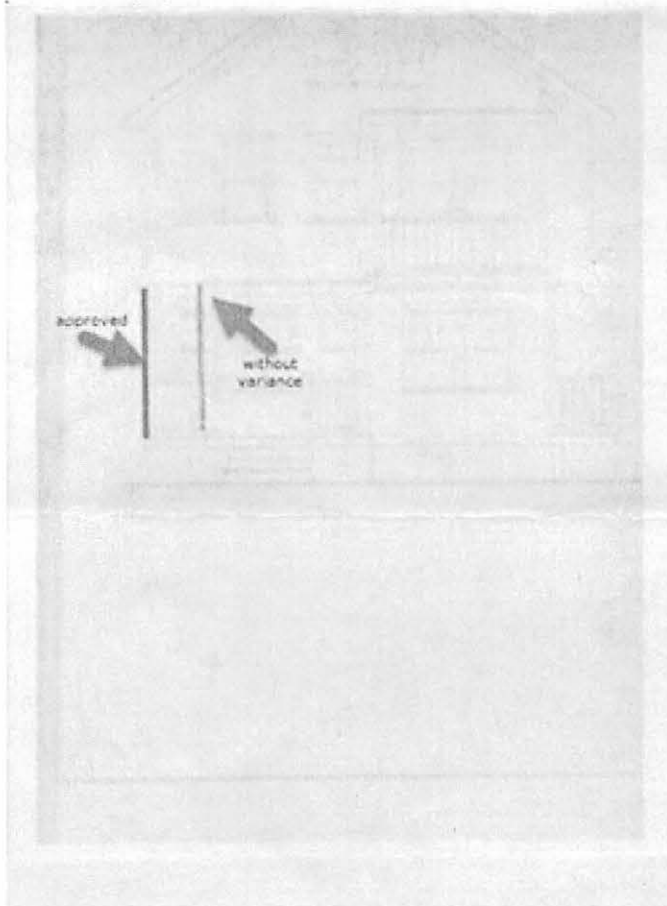
The trustees and unit owners of 234 Lakeview Avenue voted on and approved the Coyle's request to put a roof over the deck in the back yard of 230 Lakeview Avenue, which abuts the 234 Lakeview Avenue property. The drawing below illustrates what was approved. We have agreed that the roof will cover only the deck and not extend beyond the 230 Lakeview Avenue property.

Please let me know if you require additional information.

Thank you,



-Donna Popky



23 April 2017

Board of Zoning Appeal  
City of Cambridge

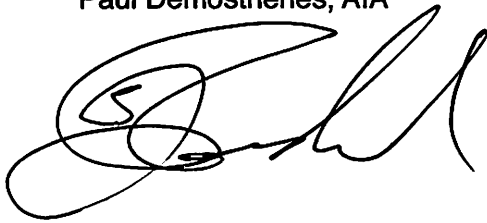
Dear Board,

As close neighbors, we are writing in complete support of Joe and Genevieve Coyle's plan to add a roof over the full length of the first floor rear porch of their house at 230 Lake View Avenue. We have seen the drawings for the work, and feel that the porch will match the character of the houses in the neighborhood.

Paul Demosthenes and Jeanée Redmond  
225 Lake View Avenue  
Cambridge

A handwritten signature in black ink, appearing to read "Paul Demosthenes". The signature is fluid and cursive, with a long horizontal stroke extending from the end.

Paul Demosthenes, AIA

A handwritten signature in black ink, appearing to read "Jeanée Redmond". The signature is highly stylized and cursive, with a large loop at the beginning.

Jeanée Redmond

hello  
to whom it may concern

As abutters to the property at 230 Lakeview Avenue, we have no concerns or objections to the proposed addition of a roof over their existing deck. They are wonderful respectful neighbors.

Diane and Edward Goodwin  
owners of 222 and 224 Lakeview Avenue house.

wishing them well.

*Edward Goodwin*  
*Diane F Goodwin*





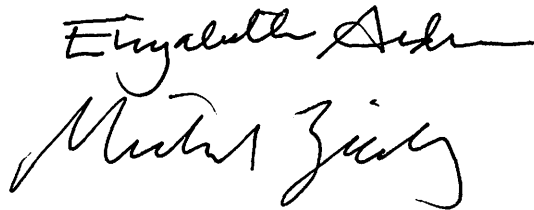
April 20, 2017

To:  
The Board of Zoning Appeal  
City of Cambridge  
831 Massachusetts Avenue  
Cambridge MA 02139

To Whom It May Concern:

Our neighbors, Joseph T. & Genevieve S. Coyle of 230 Lake View Avenue, are requesting a variance to construct a roof to cover the uncovered portion of the deck on the back of their home. We are writing this letter to express our support for their request.

Thank you,

The block contains two handwritten signatures in black ink. The first signature, "Elizabeth Anderson", is written in a cursive style with a long horizontal flourish at the end. The second signature, "Michael Zibello", is also in cursive, with a large, looping 'M' and a trailing 'y'.

Elizabeth Anderson  
Michael Zibello  
233 Lakeview Ave.  
Cambridge, MA  
02138

Maria Balinska Szczerba

Wojciech Szczerba

229 Lakeview Ave

Tel 617 945 9699

April 19, 2017

Re: Variance application at 230 Lakeview Ave

To: Cambridge Zoning Board of Appeals

We would like to express our support for our neighbors' Genevieve and Joe Coyle request to add a roof over the deck of their house.

Sincerely,

A handwritten signature in blue ink, appearing to read "Maria Balinska-Szczerba", is written over the printed name.

Maria Balinska-Szczerba, Wojciech Szczerba

April 22, 2017

Dear Joseph & Genevieve Coyle & the City of Cambridge:

We are writing to express that we have no objection to the Coyle's plans to add a roof to the existing deck at the back of 230 Lakeview Avenue.

Best of luck and with regards,

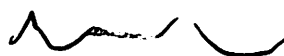
A handwritten signature in black ink, appearing to be 'GK' with a long horizontal stroke extending to the right.

Gautam Khanna

242 Lakeview Avenue

Cambridge, MA 02138

617-905-8863

A handwritten signature in black ink, appearing to be 'VKhanna' with a wavy, stylized line.

Victoria Khanna

242 Lakeview Avenue

Cambridge, MA 02138

On Apr 24, 2017, at 6:44 PM, Jonathan Boyle <jboyle@pga.com> wrote:  
Hi Genevieve,

On behalf of my mother, Patricia Boyle and family, we approve your request to add a roof to your deck.

Hopefully this email will suffice for the city of Cambridge. If you need a written and signed document please let me know.

Sincerely,

Jonathan Boyle  
243 Lexington Avenue  
Cambridge, MA 02138

Sent from my Verizon, Samsung Galaxy smartphone

Cambridge Zoning Board

831 Mass. Ave.

Cambridge, MA

April 24, 2017

Dear Cambridge Zoning Board,

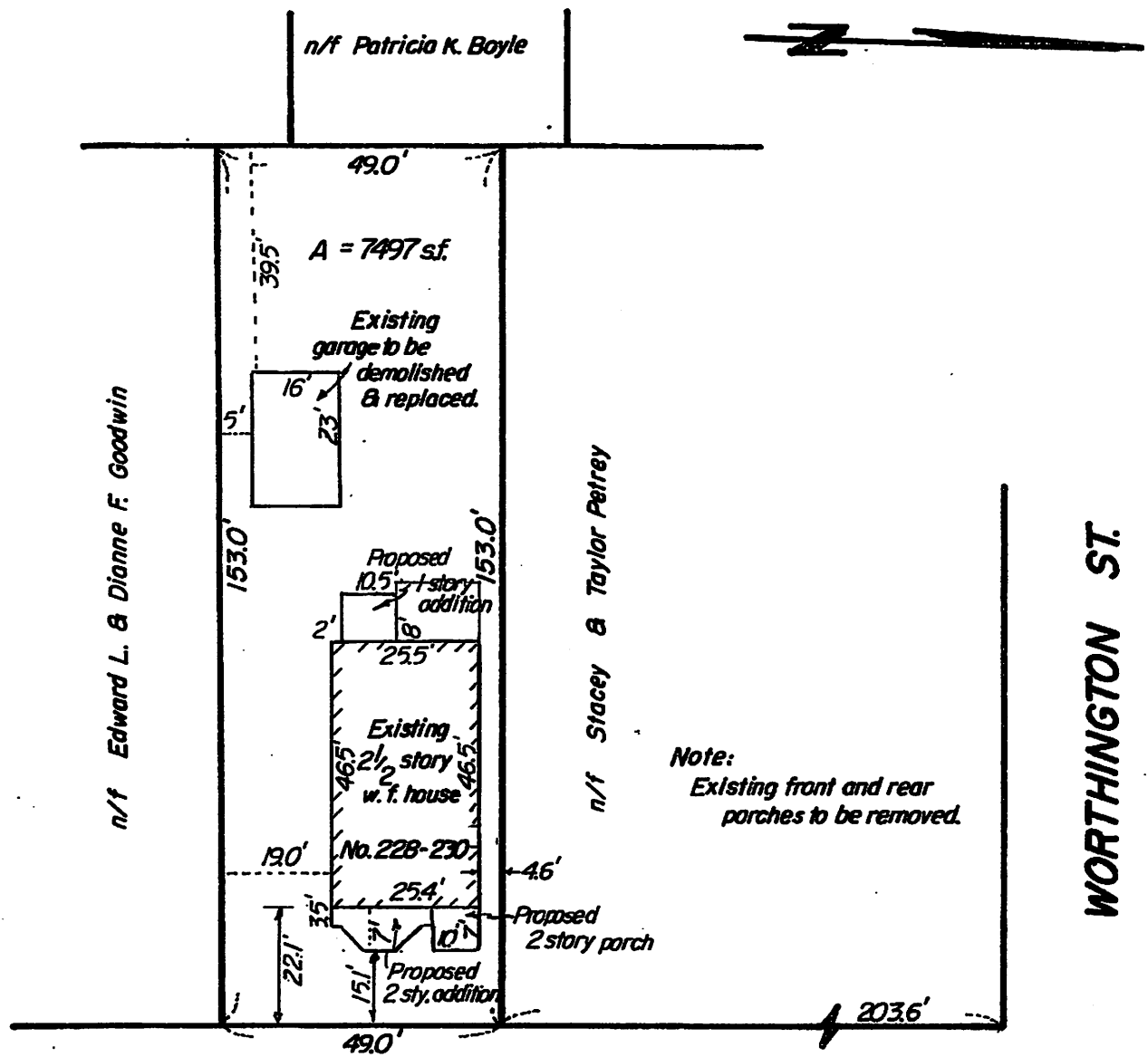
I whole-heartedly support the variance application of Joseph T. and Genevieve S. Coyle to cover the entire length of their existing porch at 230 Lake View Ave. They are excellent neighbors, and every improvement they have made to their property has enhanced the neighborhood. When considering future improvements to my own home, I always look to their home as my standard of thoughtful planning and exceptional execution.

Sincerely,

Cynthia M. Purvis

249 Lexington Avenue

Cambridge, MA 02138



**LAKE VIEW** ( Public - 50' Wide ) **AVE.**

Property References:  
Middlesex So. Reg. of Deeds  
Bk. 33807, Pg. 402  
Plan Bk. 310, Plan 12

**PLOT PLAN**  
228 - 230 LAKE VIEW AVE.

Scale: 1" = 30'  
Date: June 24, 2004

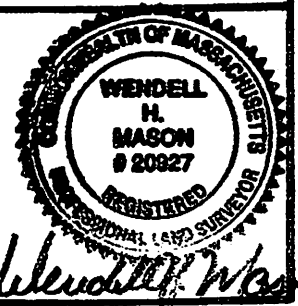
**CAMBRIDGE, MASS.**

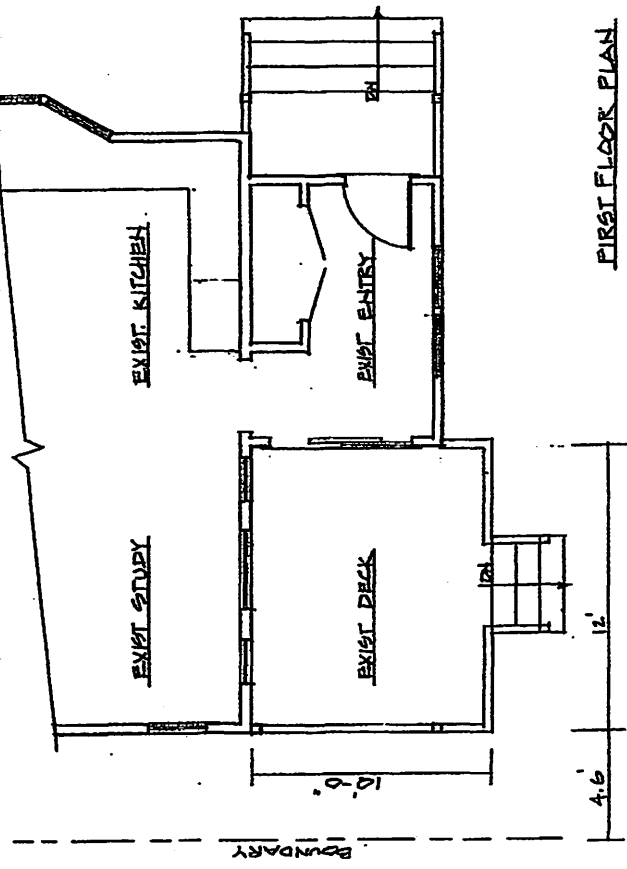
Wendell H. Mason

Professional Engineer & Land Surveyor

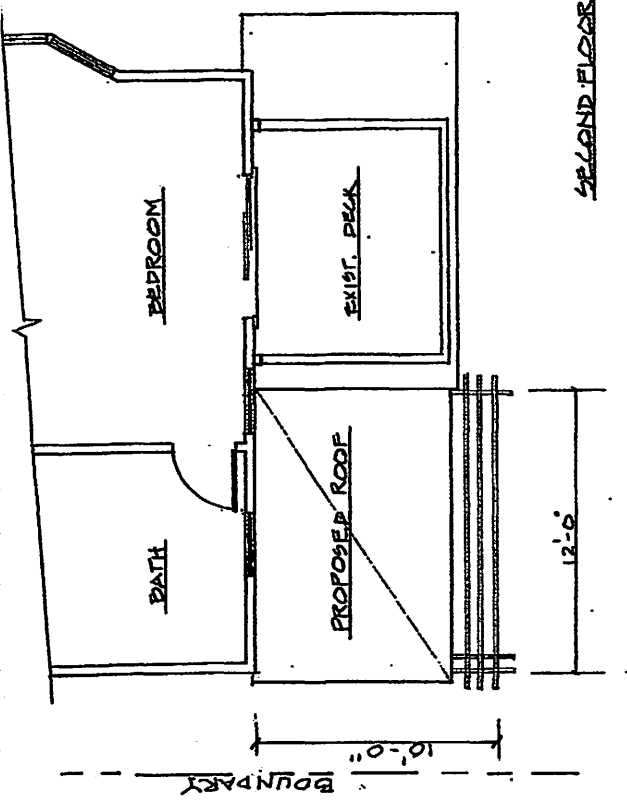
122 Essex Street Beverly, Massachusetts 01915

Tel. (978) 922-5686

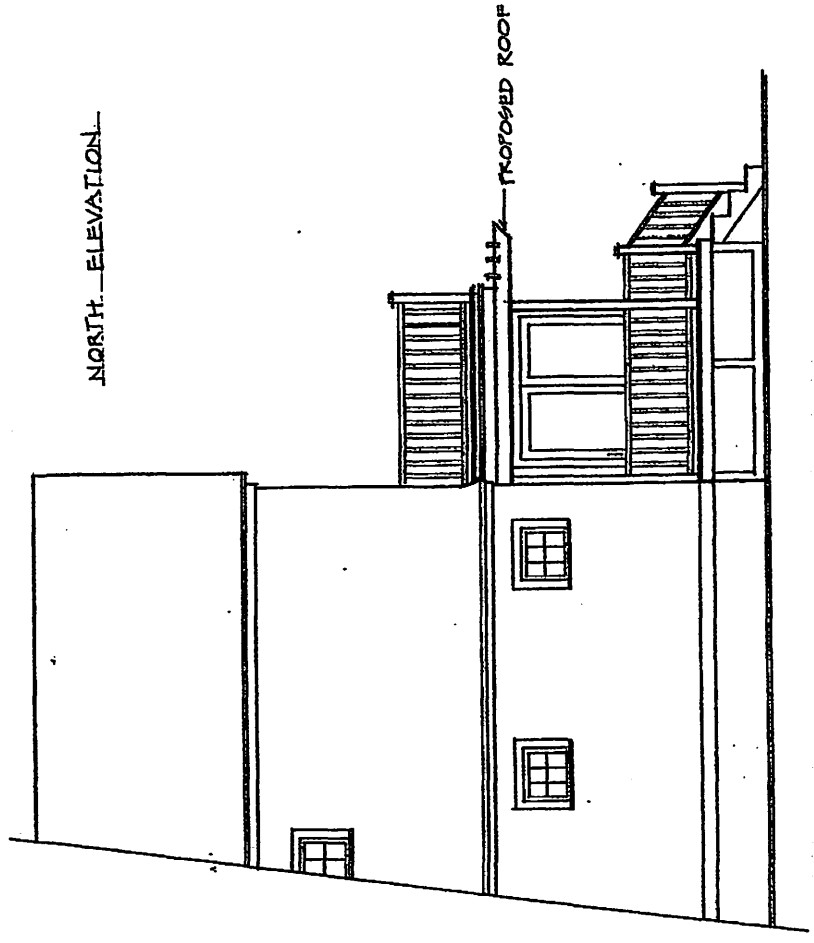
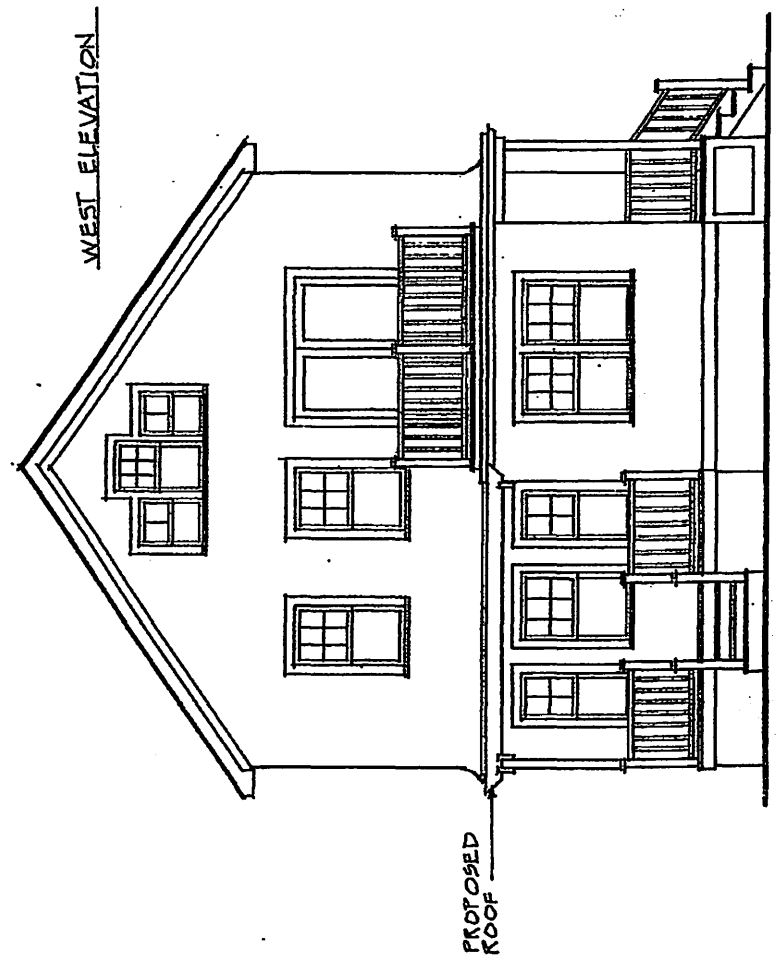




FIRST FLOOR PLAN



SECOND FLOOR PLAN





Water

10 Lot Number

100 Parcel size in Sq. Ft.

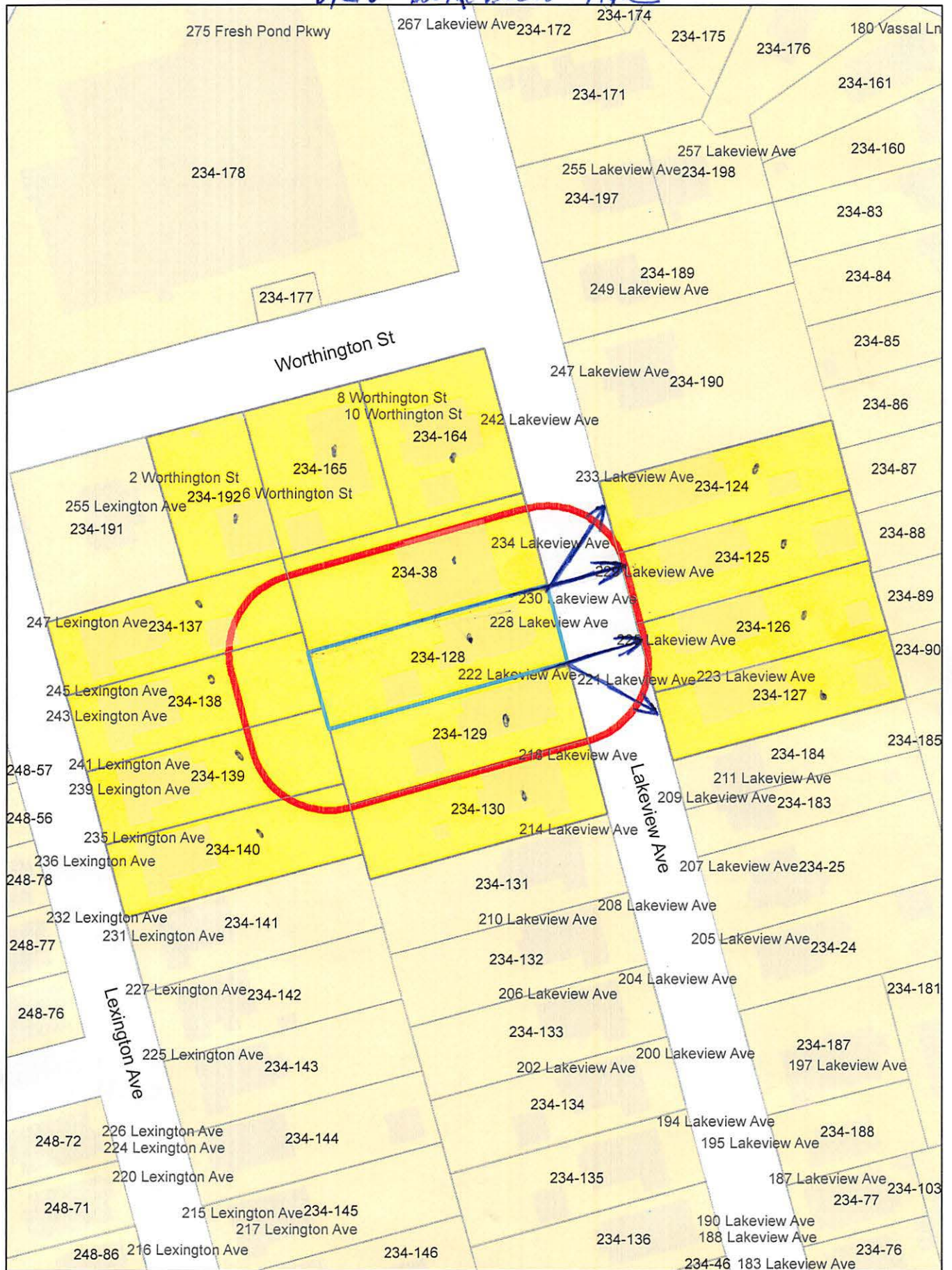


230 Lakewood Ave





230 Lakeview Ave



230 Lakeview Ave

Petitioner

234-127  
BLANKENHORN, PATRICIA JO & HERBERT APPLE  
WAGNER III TRUSTEE ET-AL  
221 LAKEVIEW AVE  
CAMBRIDGE, MA 02138

234-127  
PRUITT, DEBRA  
223 LAKEVIEW AVE  
CAMBRIDGE, MA 02138

234-128  
COYLE, GENEVIEVE S. & JOSEPH T. COYLE  
230 LAKEVIEW AVE  
CAMBRIDGE, MA 02138

234-38  
WHEATLAND, REBECCA  
234 LAKEVIEW AVE., UNIT #2  
CAMBRIDGE, MA 02138

234-38  
KHAN, MUGHEES M. & ZAINAB ALE RASOOL  
234 LAKEVIEW AVE., #3  
CAMBRIDGE, MA 02138

234-38  
POPKY, DONNA H.  
234 LAKEVIEW AVE. UNIT#4  
CAMBRIDGE, MA 02138

234-38  
GOLITKO, LAURA & EDWARD GOLITKO  
234 LAKEVIEW AVE., #5  
CAMBRIDGE, MA 02138

234-38  
DURKIN, PATRICK  
234 LAKEVIEW AVE., #6  
CAMBRIDGE, MA 02138

234-38  
SCHWILK, GRETCHEN J.  
234 LAKEVIEW AVE., UNIT #7  
CAMBRIDGE, MA 02138

234-38  
AYERS, JEAN E.  
234 LAKEVIEW AVE., UNIT #8  
CAMBRIDGE, MA 02138

234-38  
JI, JIN  
234 LAKEVIEW AVE., #9  
CAMBRIDGE, MA 02138

234-124  
ANDERSON, ELIZABETH JANE &  
MICHAEL A. ZIBELLO  
233 LAKEVIEW AVE  
CAMBRIDGE, MA 02138

234-125  
SZCZERBA, WOJCIECH JERZY &  
MARIA L. BALINSKA-SZCZERBA  
229 LAKEVIEW AVE  
CAMBRIDGE, MA 02138

234-126  
DEMOSTHENES, PAUL & S. JEANEE REDMOND  
225-227 LAKEVIEW AVE  
CAMBRIDGE, MA 02138

234-38  
BLALOCK, BONNIE  
234 LAKEVIEW AVE., #1  
CAMBRIDGE, MA 02138

234-129  
GOODWIN, EDWARD L. & DIANE F. GOODWIN  
224 LAKEVIEW AVENUE  
CAMBRIDGE, MA 02138

234-130  
KELLEHER, MARY GERTRUDE &  
MICHAEL KELLEHER, TRS  
220 LAKEVIEW REALTY TRUST  
220 LAKEVIEW AVE  
CAMBRIDGE, MA 02138

234-137  
PURVIS, CYNTHIA M. & K. S. PURVIS  
249 LEXINGTON AVE  
CAMBRIDGE, MA 02138

234-138  
BOYLE, PATRICIA K. A LIFE ESTATE  
245 LEXINGTON AVE  
CAMBRIDGE, MA 02138

234-139  
POTO, JOSEPHINE M. & JOSEPH S. POTO  
239 LEXINGTON AVE  
CAMBRIDGE, MA 02138

234-140  
LLOYD, JANET SCOTT  
235 LEXINGTON AVE  
CAMBRIDGE, MA 02138

234-164  
KHANNA, VICTORIA &  
GAUTAM J. KHANNA A LIFE ESTATE  
242 LAKEVIEW AVE  
CAMBRIDGE, MA 02138

234-165  
MATARAZZO, LUCIANO M LEENA MATARAZZO  
P.O. BOX 327  
ALLSTON, MA 02134

234-192  
LONGO, MATTHEW A. &  
MARGARET L. WINSLOW  
6 WORTHINGTON ST.  
CAMBRIDGE, MA 02139



## CAMBRIDGE HISTORICAL COMMISSION

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

Telephone: 617 349 4683 Fax: 617 349 3116 TTY: 617 349 6112

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

William B. King, *Chair*, Bruce A. Irving, *Vice Chair*, Charles M. Sullivan, *Executive Director*

William G. Barry, Jr., M. Robert G. Crocker, Chandra Harrington, Jo M. Solet, *Members*

Shary Page Berg, Joseph V. Ferrara, Susannah Barton Tobin, *Alternates*

### Jurisdiction Advice

To the Owner of Property at 230 Lakeview Ave:

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

☐ 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)

☒ Structure 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 demo permit is anticipated so no CHC review is anticipated.*  
☐ 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 SPC

Date 5.24.17

Received by uploaded to EnerGov  
Relationship to project BZA-13345-2017

Date 5.24.17

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/demolitiondelay.html>