



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

BZA APPLICATION FORM

Plan No: BZA-016973-2018

GENERAL INFORMATION

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

Special Permit: _____ Variance: ✓ Appeal: _____

PETITIONER: Tom Cameron - C/O Michael Kim, Architect

PETITIONER'S ADDRESS: 1 Holden St. Brookline, ma 02445

LOCATION OF PROPERTY: 5 Leonard Ave Cambridge, MA 02139

TYPE OF OCCUPANCY: two family dwelling ZONING DISTRICT: Residence C-1 Zone

REASON FOR PETITION :
 Additions

DESCRIPTION OF PETITIONER'S PROPOSAL :

Small rear ground floor mudroom addition. Existing non-conforming building. Relief sought for sideyard setback and FAR.

SECTIONS OF ZONING ORDINANCE CITED :

Article 8.000 Section 8.22.3 (Non-Conforming Structure).

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

Original Signature(s) : 
 (Petitioner(s) / Owner)

MICHAEL KIM ON BEHALF OF TOM CAMERON
 (Print Name)

Address : 1 HOLDEN ST #3
BROOKLINE MA 02445

Tel. No. : 617 739 6921

E-Mail Address : mkim@mkimarchitecture.com

Date : 7/20/18

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 RAMYA SWAMINATHAN & THOMAS O. CAMERON
(OWNER)

Address: 3 SAINT PAUL STREET, CAMBRIDGE, MA 02139

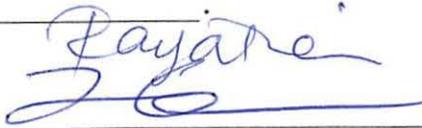
State that I/We own the property located at 5 LEONARD AVENUE, which is the subject of this zoning application.

The record title of this property is in the name of RAMYA SWAMINATHAN & THOMAS O. CAMERON

*Pursuant to a deed of duly recorded in the date 1/5/2018, Middlesex South County Registry of Deeds at Book 70475, Page 567; 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.

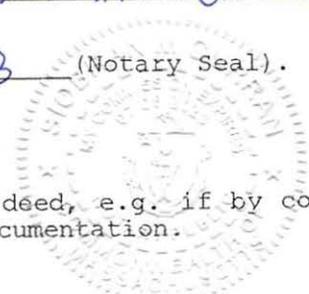
Commonwealth of Massachusetts, County of Middlesex

The above-name Ramya Swaminathan + Thomas O Cameron personally appeared before me, this 20 of July, 2018, and made oath that the above statement is true.

Siobhán M. Curran Notary

My commission expires July 6th 2023 (Notary Seal).

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



SEE APPLICATION FORM - CONTAINING INFORMATION

In compliance with the provisions of the Act, the Secretary of the Board of Health has caused to be prepared by the Board of Health a copy of the records of the Board of Health for the year ending...

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SECRETARY OF HEALTH
DIVISION OF HEALTH

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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 homeowners have a growing family and wish to expand a cramped kitchen and provide for an organized mudroom. Literal enforcement of the provisions of this Ordinance on the existing non-conforming house would prevent any addition, no matter how small.

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 existing house and property pre-dates the Zoning Ordinance and is non-conforming in FAR and setbacks. Any addition would require a variance.

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

1) Substantial detriment to the public good for the following reasons:
Modest mudroom addition only.

2) Relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons:
Modest mudroom addition only.

*** 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 5 Leonard Ave Cambridge, MA 02139 (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:

- 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:



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 617 349-6100

2018 JUL 25 AM 11:40

OFFICE OF THE CITY CLERK
 CAMBRIDGE, MASSACHUSETTS

Plan No: BZA-016973-2018

BZA APPLICATION FORM

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 (Petitioner(s) / Owner)
MICHAEL KIM ON BEHALF OF TOM CAMERON
 (Print Name)

Address : 1 HOLDEN ST #3

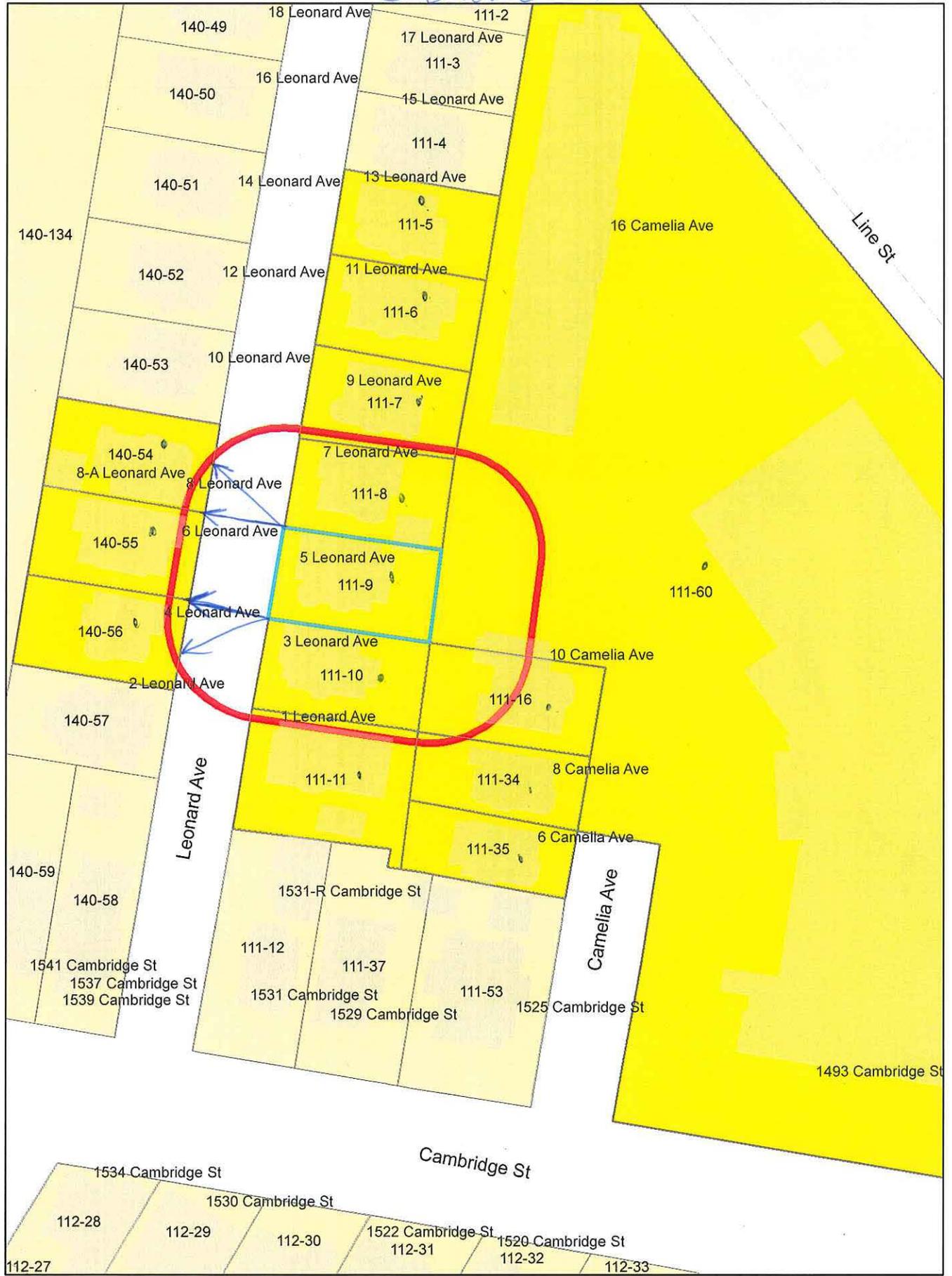
BROOKLINE MA 02445

Tel. No. : 617 739 6925

E-Mail Address : mkim@mkimarchitecture.com

Date : 7/25/18

S Leonard Ave



5 Leonard Ave

Petitioner
MICHAEL KIM, ARCHITECT
1 HOLDEN STREET
BROOKLINE, MA 02445

111-5
TU, ROSANNE HALL
13 LEONARD AVE
CAMBRIDGE, MA 02139

111-6
STOKES, PETER L. & DIANE M. STOKES
11 LEONARD AVE., #1
CAMBRIDGE, MA 02139

111-6
WIEMANN, MATTHEW T. & JAMES B. WIEMANN
11 LEONARD AVE #3
CAMBRIDGE, MA 02139

111-7
ROSS, JAMES C.
9 LEONARD AVE., #1
CAMBRIDGE, MA 02139

TOM CAMERON
5 LEONARD AVE
CAMBRIDGE, MA 02139

111-8
SMITH, PETER F.
TRUSTEE THE PETER F. SMITH REVOC. TR.
7 LEONARD AVE
CAMBRIDGE, MA 02139

111-9
COUNTER, SAMUEL ALLEN JR.
5 LEONARD AVE
CAMBRIDGE, MA 02139

111-10
RAPHAEL, FREDERIC & TATIANA RAPHAEL
P.O. BOX 1255
CAMBRIDGE, MA 02238

111-11
ROSENBLUM, PETER
5 JONES ST.
RHINECLIFF, NY 12572

111-11
MCKEE, DAVID JR. & ALISON MCNEIL
1 LEONARD AVE., UNIT#2
CAMBRIDGE, MA 02139

111-11
WIEDERSPAHN, DAVID H.
1 LEONARD AVE #3
CAMBRIDGE, MA 02139

111-16-34-60
CAMBRIDGE CITY OF CITY HOSPITAL
1493 CAMBRIDGE ST
CAMBRIDGE, MA 02139

111-16-34-60
CITY OF CAMBRIDGE
C/O LOUIE DEPASQUALE
CITY MANAGER

111-16-34-60
CITY OF CAMBRIDGE
C/O NANCY GLOWA
CITY SOLICITOR

140-56
MCNEILL KEITH D & TOFFEE A ALBINA
4 LEONARD AVENUE
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

111-6
MARTIN, JEAN ANN
11 LEONARD AVE.
CAMBRIDGE, MA 02139

111-35
CASPAR, INC.
315 HIGHLAND AVE
SOMERVILLE, MA 02144

111-7
EVANS, SAMUEL A. W.
NAOMI A. WEISS TRUSTEES
9 LEONARD AVE., #2
CAMBRIDGE, MA 02139



Mid Cambridge Neighborhood Conservation District Commission

831 Massachusetts Avenue, Cambridge, Massachusetts 02139
Telephone: 617 349 4683 Fax: 617 349 3116 TTY: 617 349 6112
E-mail: histncds@cambridgema.gov
URL: <http://www.cambridgema.gov/Historic/midcambridgehome.html>

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

CERTIFICATE OF APPROPRIATENESS

PROPERTY: **5 Leonard Avenue**

OWNER: **Tom Cameron
5 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:

1. Install 2 low-profile skylights in roof.
2. Construct a 145 sf one-story mudroom at rear of house.

The work has been approved as depicted on the plans titled, "Cameron Residence 5 Leonard Ave Cambridge, MA 02461 [sic]," by Michael Kim Associates and dated 7/17/2018.

The plans and specifications that were submitted with the application are incorporated into this certificate, which is non-binding on the applicant.

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-5486**

Date of Certificate: **August 13, 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 August 13, 2018.

By Nancy Goodwin/s/b, Chair

Twenty days have elapsed since the filing of this decision.

No appeal has been filed _____ . Appeal has been filed _____ .

Date _____, City Clerk



CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2nd 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 5 Leonard Street

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
Application approved on Aug. 6, 2018.
- 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 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 August 21, 2018

Received by Uploaded to Energov

Date August 21, 2018

Relationship to project BZA 16973-2018

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.**

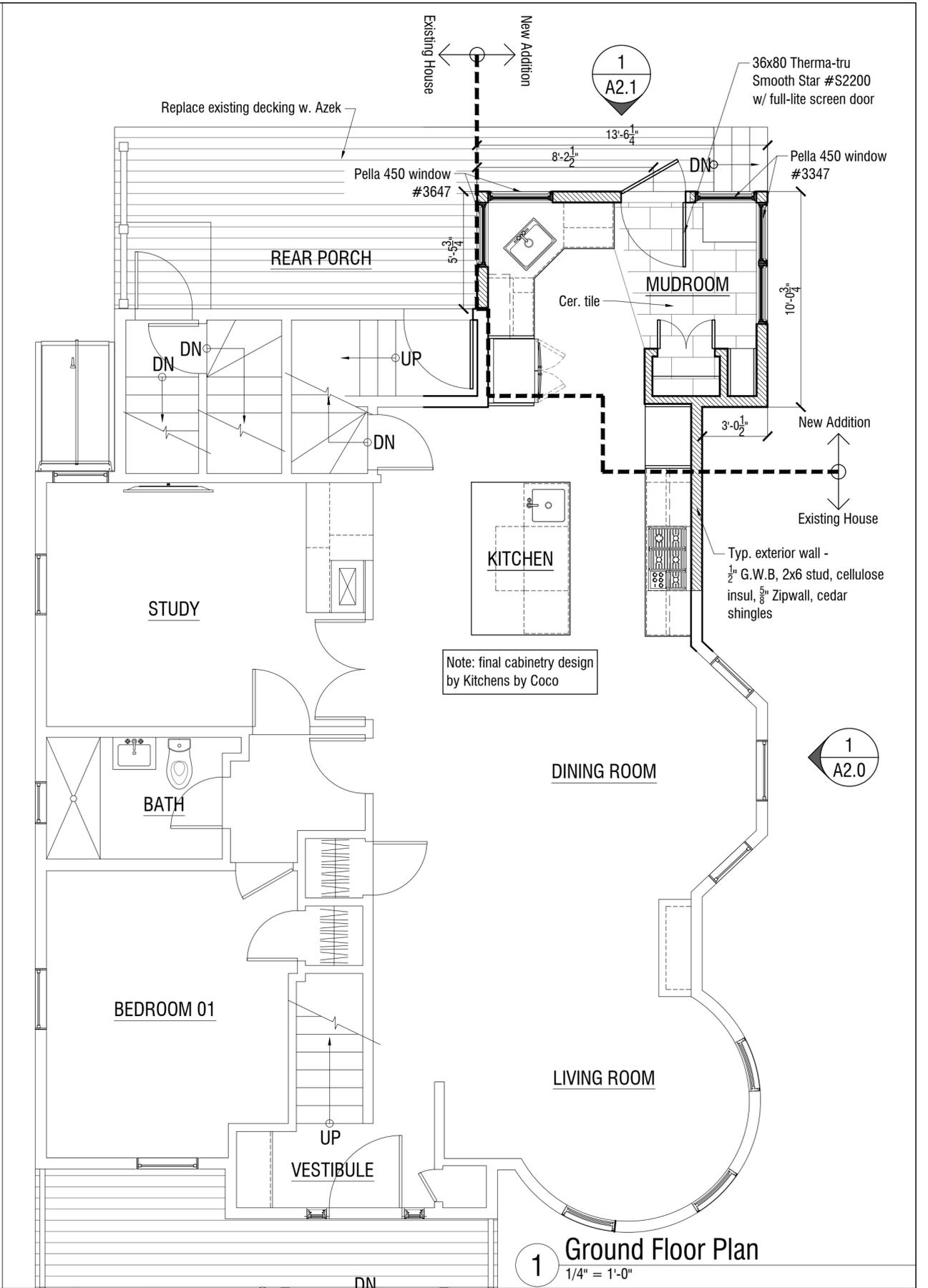
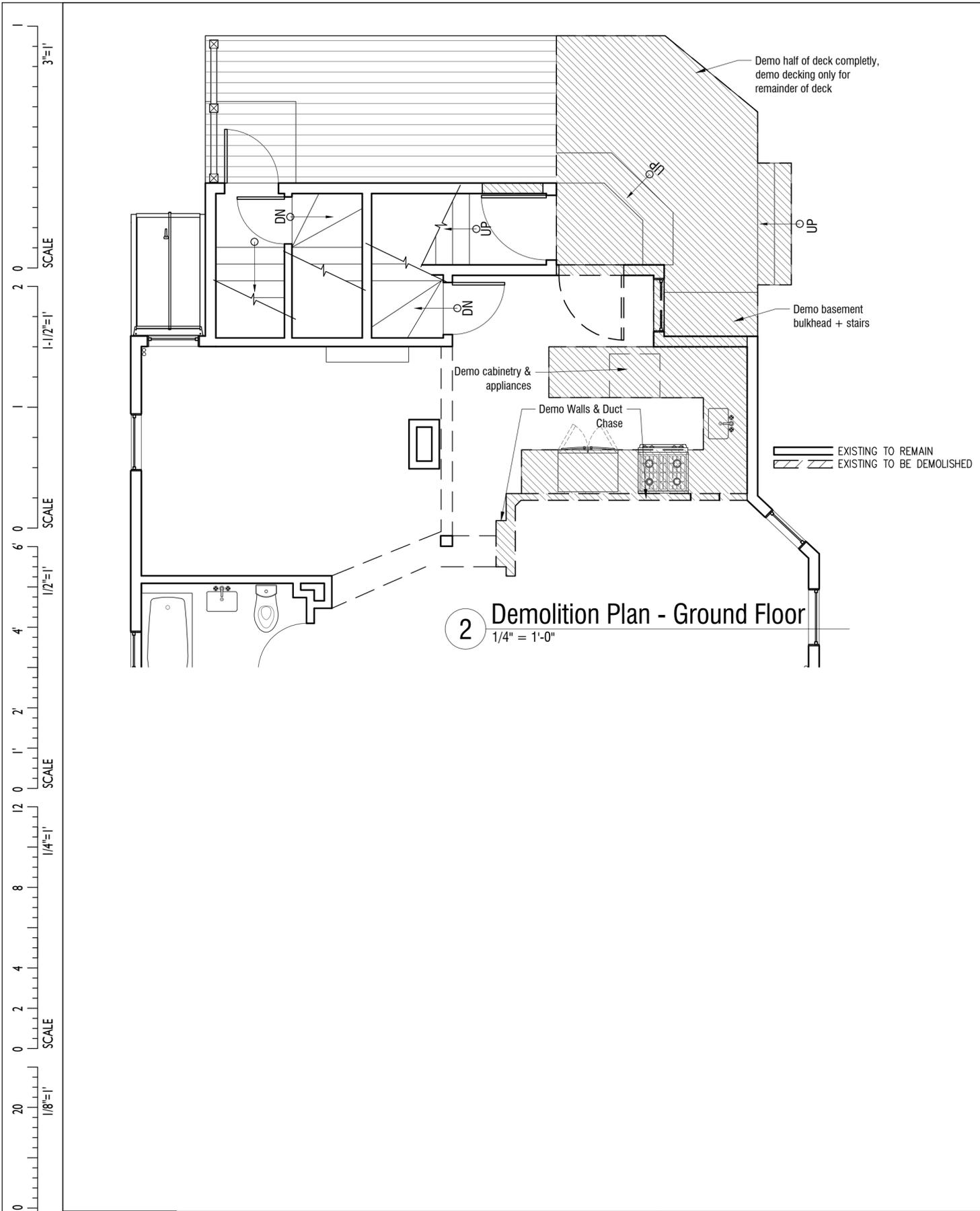
Please contact the building inspector or a staff member of the Historical Commission if you have questions about whether a demolition permit is required for a particular project.

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



CAMERON RESIDENCE
 5 Leonard Ave
 Cambridge, MA 02139

michaelkim | associates
 1 Holden Street #3, Brookline, MA 02445 T 617.739.6925
 mkim@mkimarchitecture.com www.mkimarchitecture.com

#	DATE	DESCRIPTION
REVISIONS		

Date Issued: July 17, 2018
 Scale: 1/4" = 1'-0"
DEMOLITION PLAN
FIRST FLOOR PLAN

A1.0

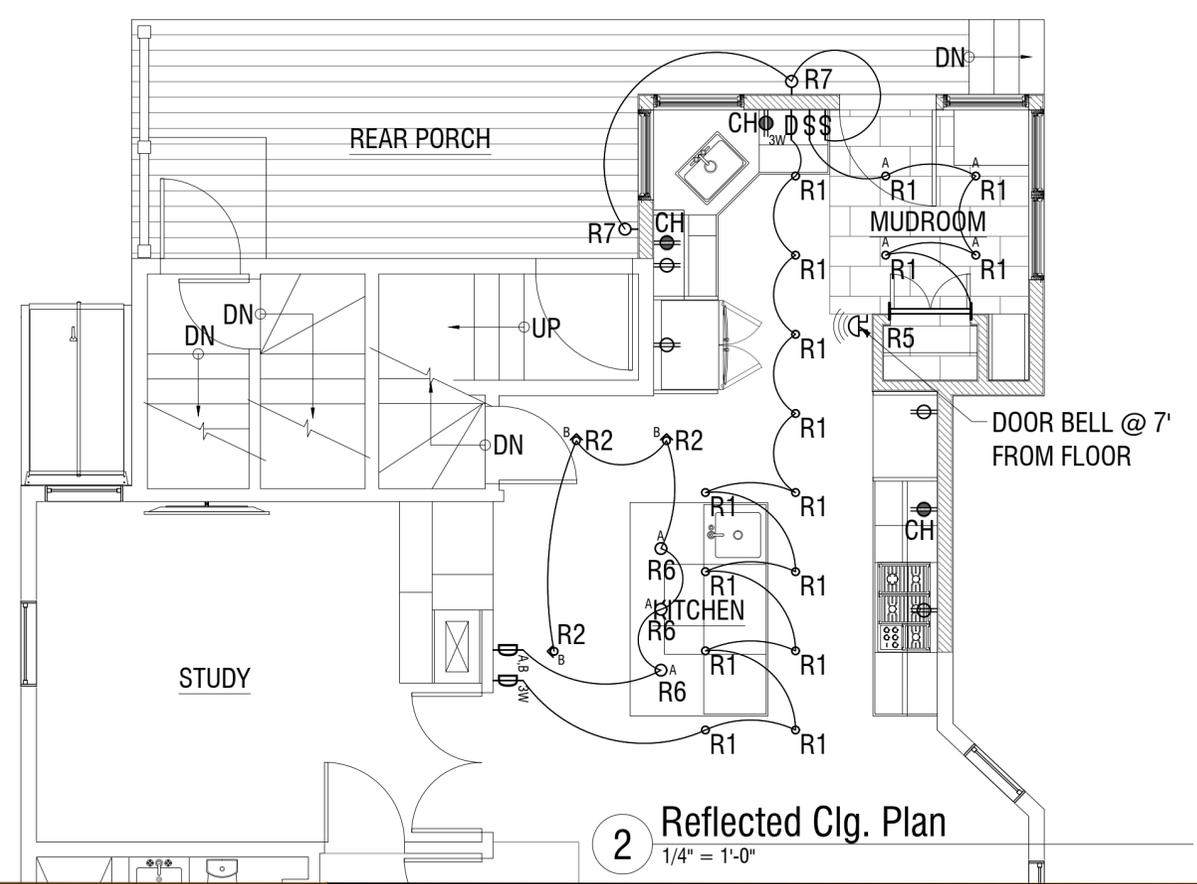
3"=1"
SCALE
1-1/2"=1"
SCALE
1/2"=1"
SCALE
1/4"=1"
SCALE
1/8"=1"
SCALE

ELECTRICAL INSTALLATIONS NOTES	
1.	CENTER LIGHTING FIXTURES IN ROOM OR OVER WORK STATIONS, UNO.
2.	ALL CEILING FINISHES TO BE SMOOTH, NO TEXTURE.
3.	WHERE POSSIBLE CONNECT FIXTURES TO EXISTING CODE-COMPLIANT CIRCUITS.
4.	PLEASE NOTE SOME NEW FIXTURES TO REPLACE EXISTING AT JUNCTION BOX.
5.	OUTLETS LOCATED ACCORDING TO PLANS. FINAL QUANTITY AND PLACEMENT TO BE APPROVED BY OWNER IN FIELD.

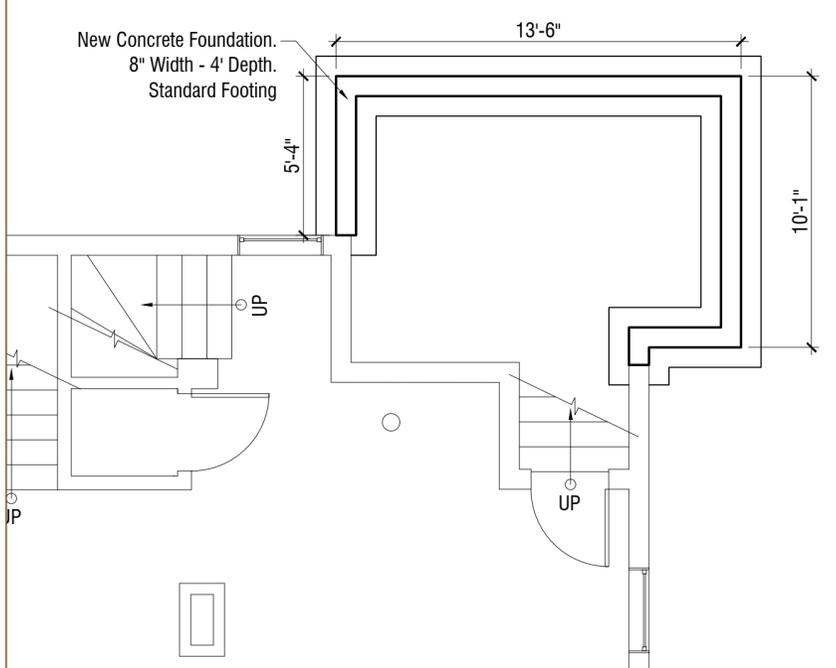
ELECTRICAL INSTALLATION & RCP PLAN SCHEDULE					
TYPE:	MANUFACTURER:	CAP.	W.P. MODEL:	COLOR:	DESCRIPTION
⚡	LUTRON	120 V	DESIGNER ST.	BLACK SAT.	LIGHT SWITCH - SINGLE
⚡	LUTRON	120 V	DESIGNER ST.	BLACK SAT.	LIGHT SWITCH - DOUBLE
⚡	LUTRON	120 V	DESIGNER ST.	BLACK SAT.	LIGHT SWITCH - THREE WAY
⚡	LUTRON	120 V	DESIGNER ST.	BLACK SAT.	LIGHT SWITCH - THREE WAY
⚡	LUTRON	120 V	DESIGNER ST.	BLACK SAT.	LIGHT SWITCH - THREE WAY
⚡	LEGRAND	120 V	RADIANT CO.	BLACK SAT.	DUPLEX CONVENIENCE OUTLET
⚡	LEGRAND	120 V	RADIANT CO.	BLACK SAT.	DUPLEX WEATHER PROOF OUTLET
⚡	LEGRAND	120 V	RADIANT CO.	BLACK SAT.	DUPLEX OUTLET + USB
🌀	PANASONIC	190 CFM	WHISPERCEILING	WHITE	EXHAUST FAN
🔔	TBD BY OWNER	-	TBD BY OWNER	-	DOOR BELL BUTTOM
🔔	TBD BY OWNER	-	TBD BY OWNER	-	DOOR BELL
🔥	TBD BY G.C.	BY CODE	TBD BY G.C.	WHITE	SMOKE / CO DETECTOR
🔥	TBD BY G.C.	BY CODE	TBD BY G.C.	WHITE	SMOKE DETECTOR

FIXTURE SCHEDULE							
TYPE:	MANUFACTURER:	VOLT:	LAMP:	NOTE:	APERTURE:	FINISH:	LOCATION:
R1	PHILIPS	120V	RECESSED DOWNLIGHT - LED	-	3"	WHITE	MASTER BEDROOM & KITCHEN
R2	PHILIPS	120V	ACCENT DOWNLIGHT - LED	-	3"	WHITE	MASTER BEDROOM & KITCHEN
R3	PHILIPS	120V	RECESSED DOWNLIGHT - LED	WATERPROOF	4"	WHITE	MASTER BATHROOM
R4	PHILIPS	120V	ACCENT DOWNLIGHT - LED	WATERPROOF	3"	WHITE	MASTER BATHROOM
R5	PHILIPS	120V	CORELINE BATTEN - LED	-	-	TBD	CLOSETS
R6	PHILIPS	120V	PENDANT - LED	-	-	TBD	KITCHEN
R7	PHILIPS	120V	WALL SCNCE	-	-	TBD	REAR PORCH

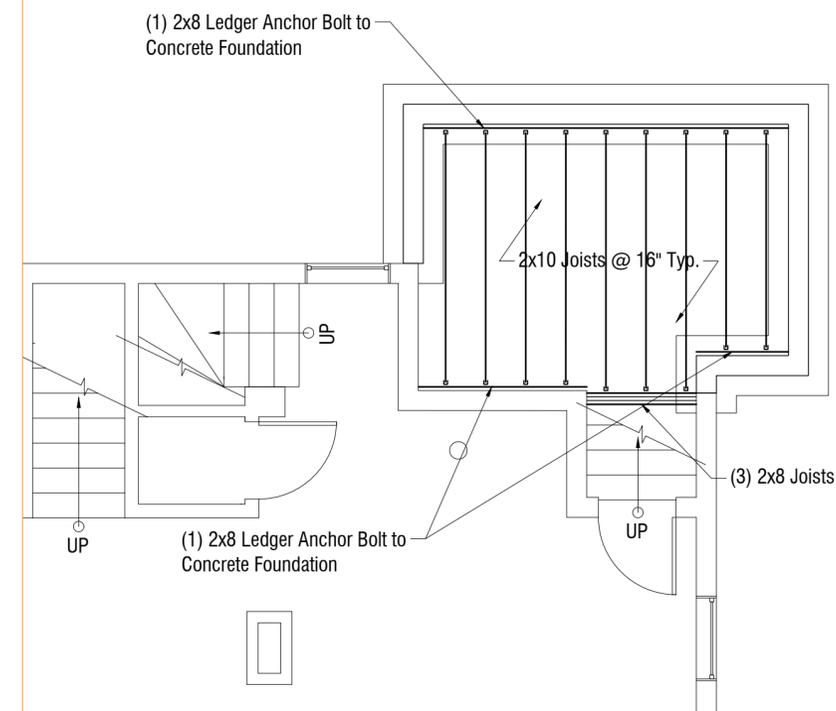
3 Electrical Schedules



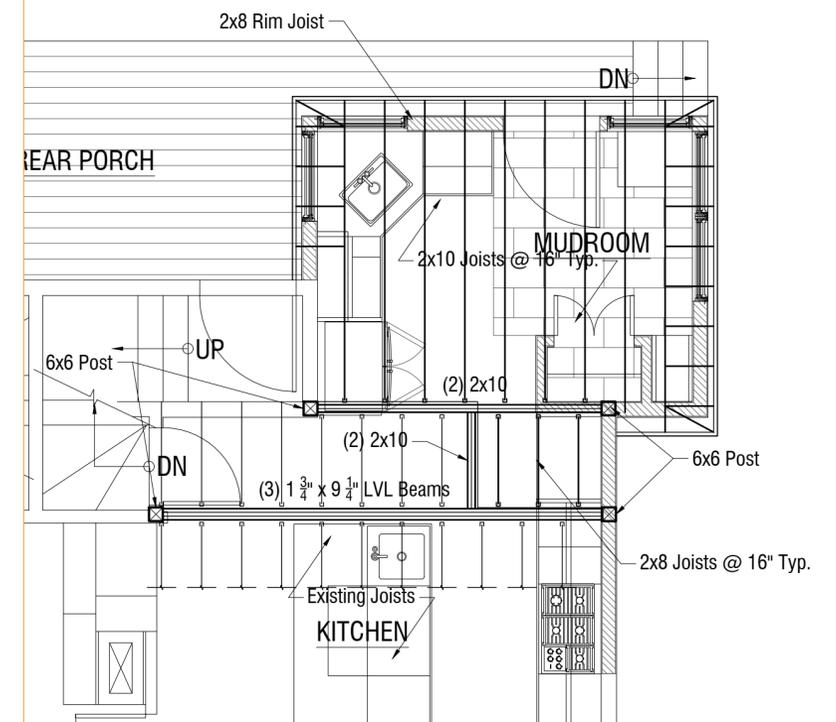
2 Reflected Clg. Plan
1/4" = 1'-0"



1 Framing Plans
1/4" = 1'-0"



GROUND FLOOR



2ND FLOOR / ROOF



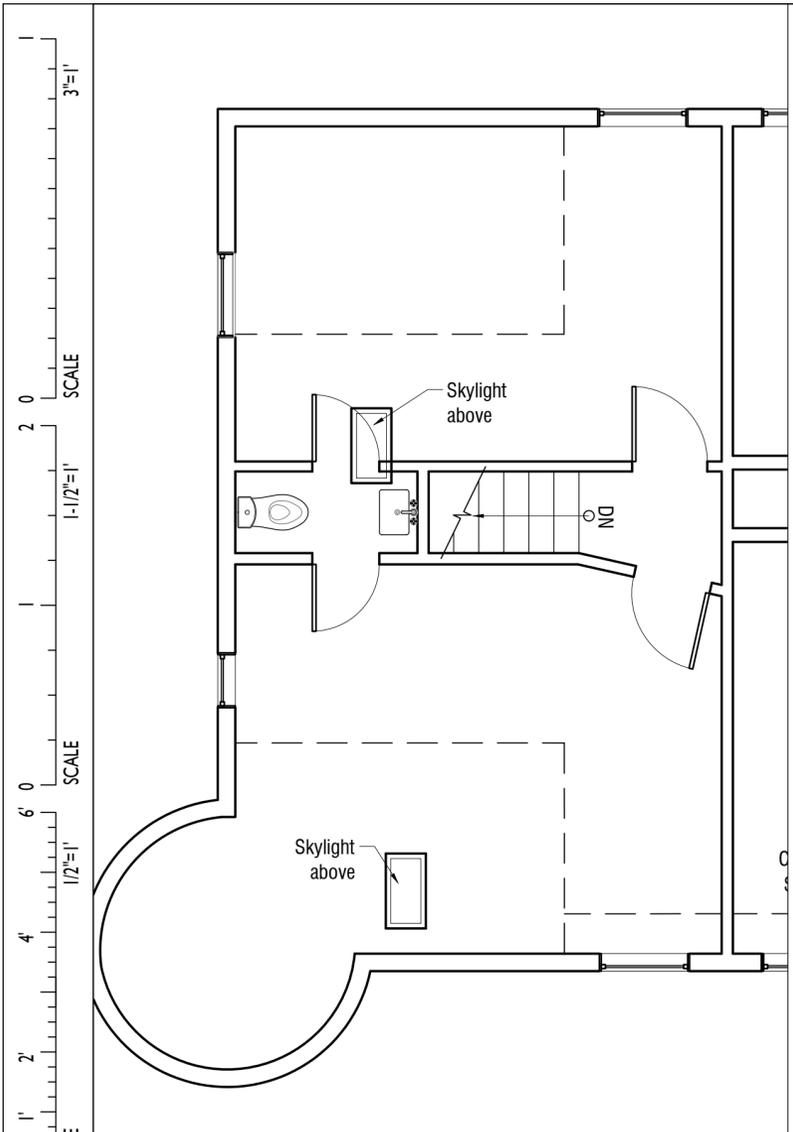
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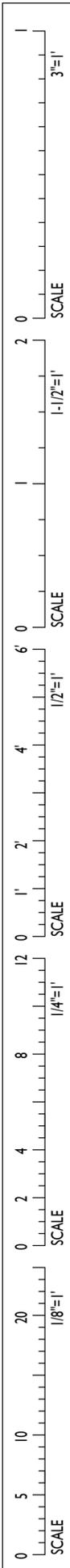
#	DATE	DESCRIPTION
REVISIONS		

Date Issued: July 17, 2018
AS INDICATED
**REFLECTED CLG. PLAN
FRAMING PLANS - ADDITION**

A1.1



2 Partial 3rd Floor Plan
1/4" = 1'-0"



1 Exterior Left Elevation
1/4" = 1'-0"



CAMERON RESIDENCE
5 Leonard Ave
Cambridge, MA 02139

michaelkim | associates

1 Holden Street #3, Brookline, MA 02445 T 617.739.6925
mkim@mkimarchitecture.com www.mkimarchitecture.com

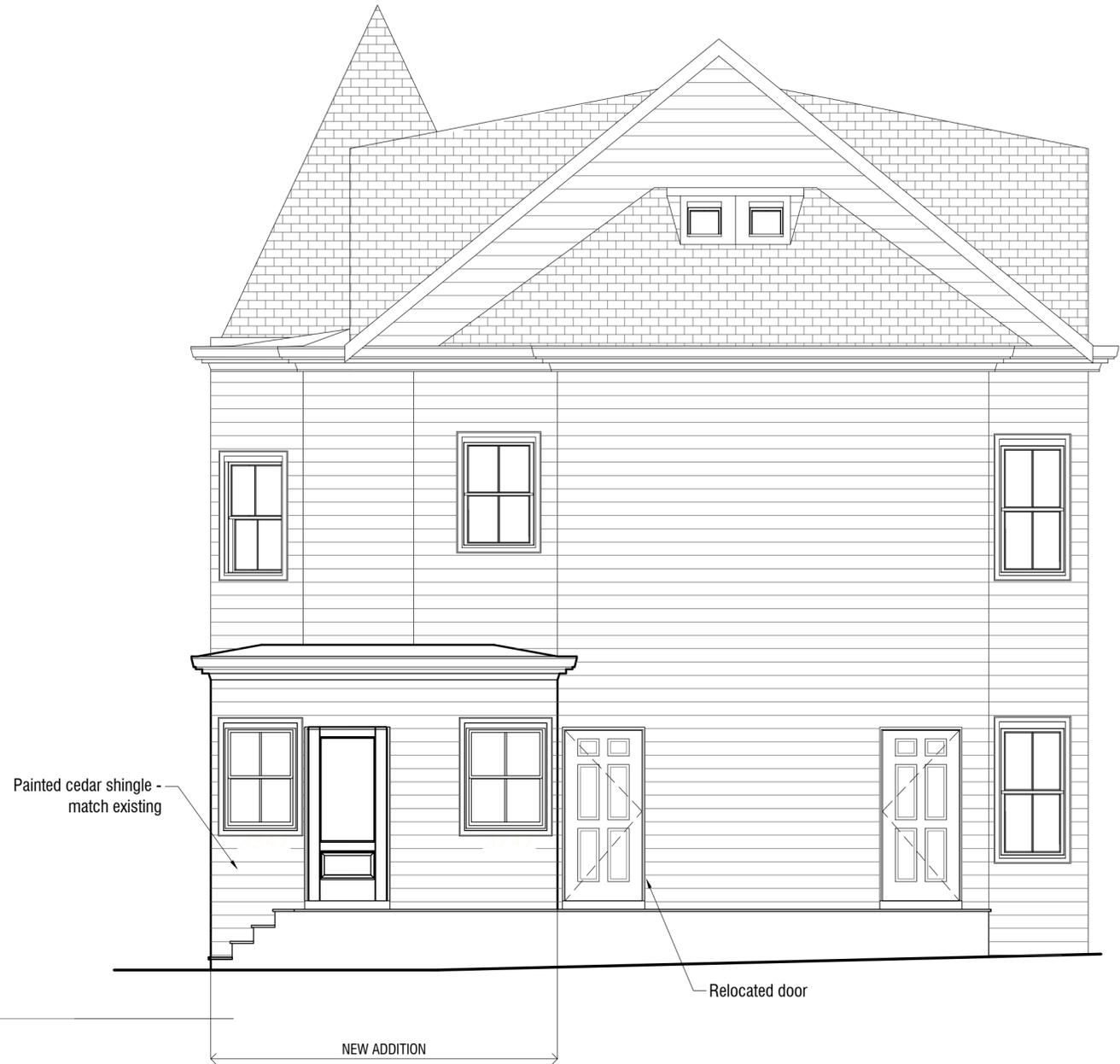
#	DATE	DESCRIPTION
REVISIONS		

Date Issued: July 17, 2018
1/4" = 1'-0"
EXTERIOR ELEVATIONS
3RD FLR. PART. PLAN

A2.0



2 Partial Right Elevation
1/4" = 1'-0"



1 Exterior Rear Elevation
1/4" = 1'-0"



CAMERON RESIDENCE
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Cambridge, MA 02139

michaelkim | associates

1 Holden Street #3, Brookline, MA 02445 T 617.739.6925
mkim@mkimarchitecture.com www.mkimarchitecture.com

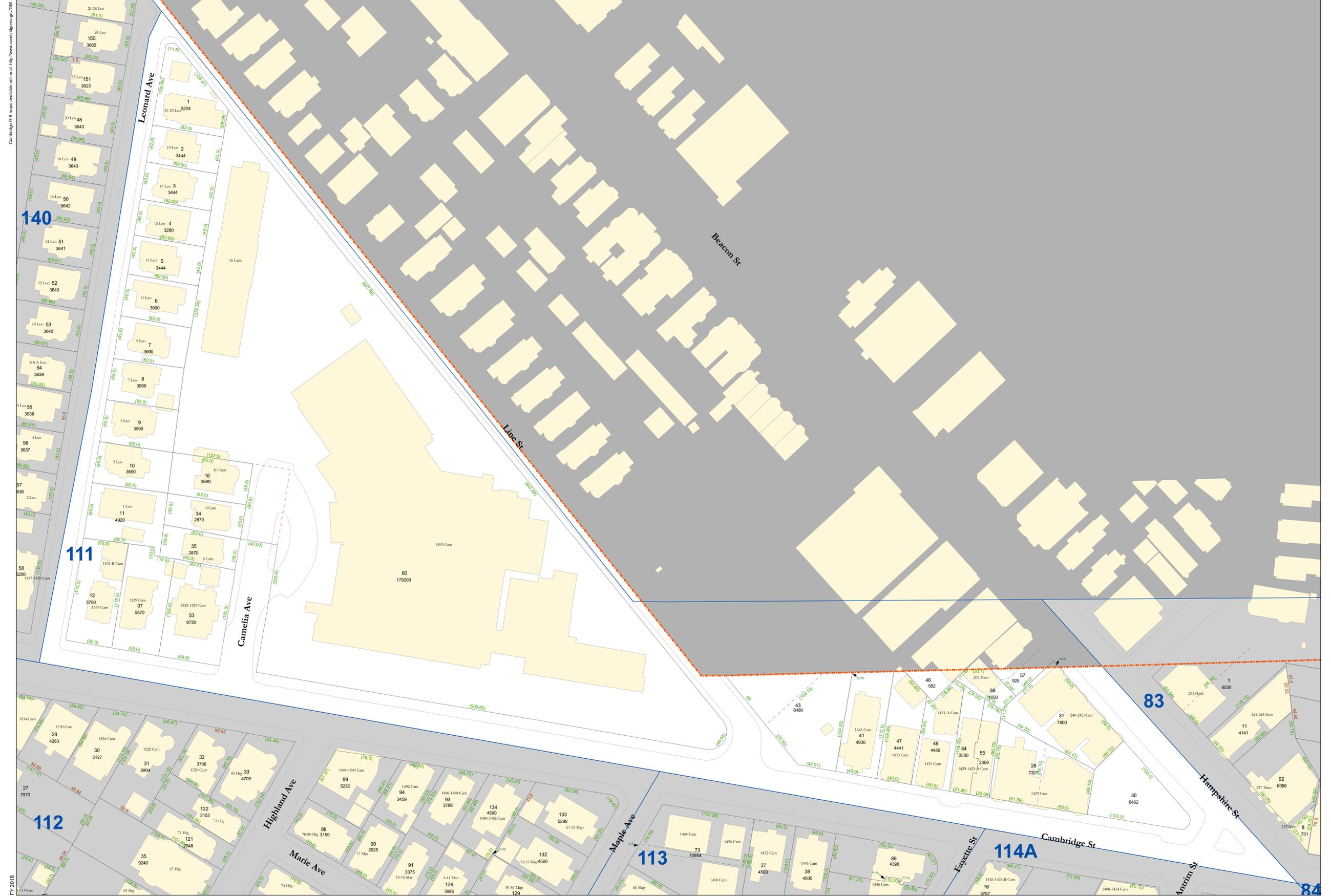
#	DATE	DESCRIPTION
REVISIONS		

Date Issued: July 17, 2018
AS INDICATED
EXTERIOR ELEVATIONS

A2.1

BLOCK 111

Cambridge GIS maps available online at: <http://www.cambridgegis.org/GIS>



FY 2018
7/19 Ge



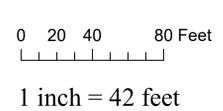
**City of Cambridge
Assessing Department**

795 Massachusetts Ave.
Cambridge, MA 02139

- Buildings
- Water
- Lot Line
- Sub-Parcel Line
- Block Line
- Easement
- City Boundary
- Railway

- 10** Lot Number
- 111** Block Number
- 10 Cam** Street Number
- (125.0)** Deed Dimension
- 100** Parcel size in Sq. Ft.
- 44.0LC** Land Court Dimension
- 65.0** Survey Dimensions

DISCLAIMER:
All Real Property shown on this map was compiled from existing Assessor's Tax Maps dated 1920 to 2017 and maintained by the City Assessor's Office and the Department of Public Works. Subsequent maintenance has been completed using the City of Cambridge Geographic Information System (GIS). Parcels have not been created from survey, and map is suitable for assessing purposes only.
The City of Cambridge assumes no legal responsibility for information shown on this map.



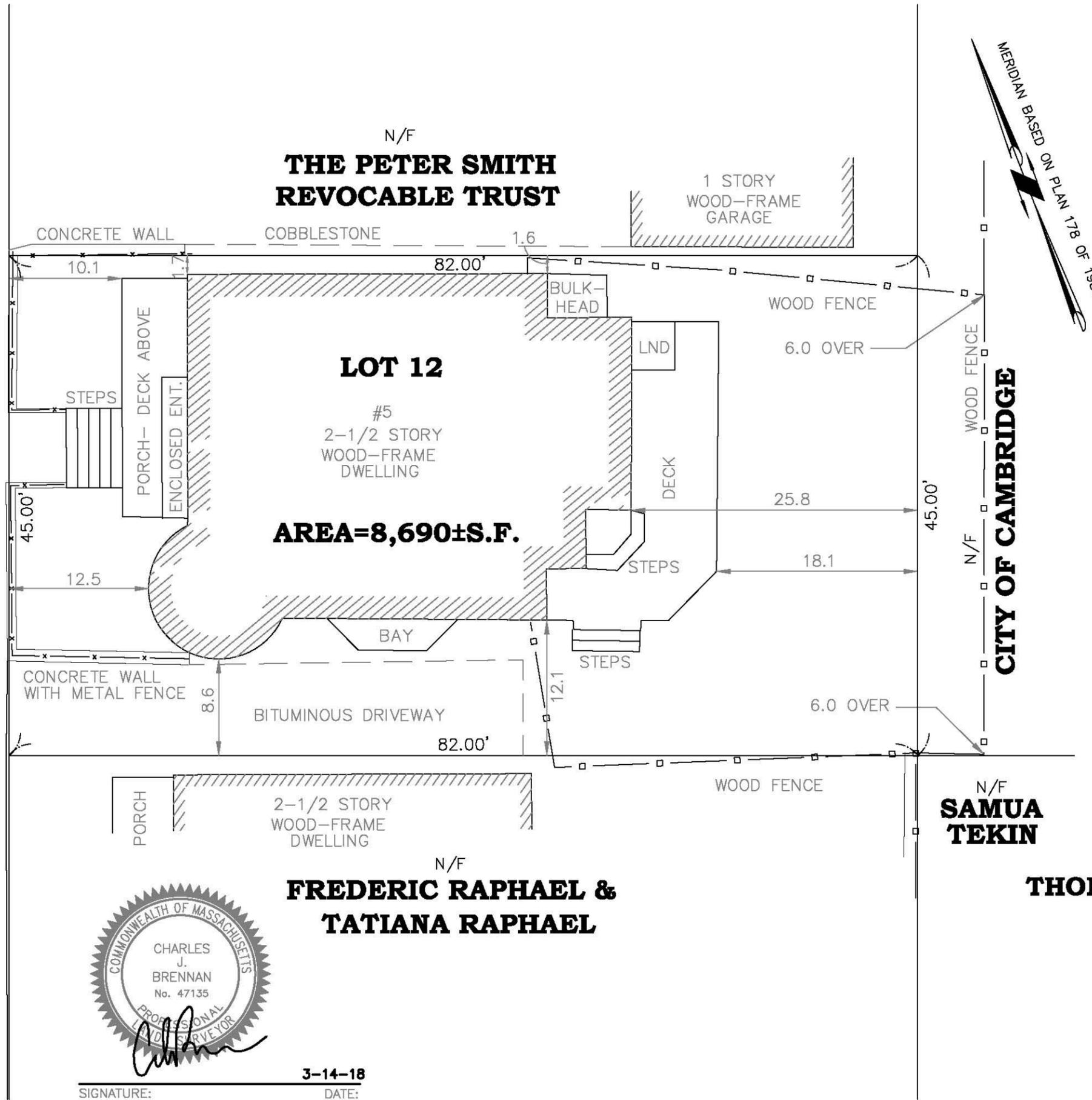
Parcel Block Map

111

LEONARD AVENUE

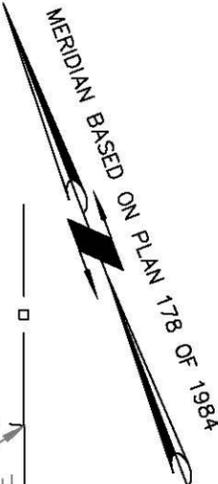
VERTICAL GRANITE CURB

BRICK WALK



NOTES:

- 1.) THIS PLAN WAS PREPARED TO SHOW EXISTING DWELLING RELATIVE TO PROPERTY LINES.
- 2.) THE PLAN WAS PREPARED BY PERFORMING AN INSTRUMENT SURVEY IN MARCH OF 2018.
- 3.) NO UTILITY LOCATION, RESEARCH OR PLOTTING PERFORMED.
- 4.) NO TITLE EXAMINATION PROVIDED, THEREFORE OTHER EASEMENTS NOT SHOWN HEREON COULD EXIST.
- 5.) OVERHEAD WIRES NOT SHOWN HEREON.



RECORD OWNER:

THOMAS CAMERON & RAMYA SWAMINATHAN
5 LEONARD AVENUE, CAMBRIDGE, MA 02139

REFERENCES:

DEED BOOK 70475, PAGE 567
PLAN BOOK 62 PLAN 4

PLOT PLAN

OF LAND IN
CAMBRIDGE, MASSACHUSETTS

AT 5 LEONARD AVENUE

PREPARED FOR

THOMAS CAMERON & RAMYA SWAMINATHAN

BY

SUMMIT SURVEYING INC.

4 SOUTH POND STREET, NEWBURYPORT, MA 01950

CBRENNAN@SUMMITSURVEYINGINC.COM

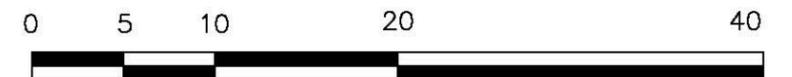
TEL. 978-692-7109



N/F
**FREDERIC RAPHAEL &
TATIANA RAPHAEL**

N/F
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SIGNATURE: _____ DATE: **3-14-18**



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