



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

BZA APPLICATION FORM

Plan No: BZA-016279-2018

GENERAL INFORMATION

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

Special Permit : _____ Variance : ✓ Appeal : _____

PETITIONER : Michael & Elizabeth Brennan

PETITIONER'S ADDRESS : 220 Lakeview Avenue Cambridge, MA 02138

LOCATION OF PROPERTY : 218²²⁰ Lakeview Ave Cambridge, MA 02138

TYPE OF OCCUPANCY : _____ ZONING DISTRICT : Residence B Zone

REASON FOR PETITION :

Additions

DESCRIPTION OF PETITIONER'S PROPOSAL :

Create additional living area on the 3rd floor by raising the roof and adding 2 dormers.
Add to front porch and rear porches.

SECTIONS OF ZONING ORDINANCE CITED :

Article 5.000 Section 5.30 (Table of Dimensional Requirements).

Article 10.000 Section 10.30 (Variance).

Original Signature(s) :

Michael R. Brennan

(Petitioner(s) / Owner)

MICHAEL R. BRENNAN

(Print Name)

Address :

220 LAKEVIEW AVE

CAMBRIDGE, MA 02138

Tel. No. :

617 - 230 - 9808

E-Mail Address : MBRENNAN@BRIGHTHORIZONS.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 Michael + Elizabeth Brennan
(OWNER)

Address: 218 - 220 Lakeview Ave

State that I/We own the property located at 218-220 Lakeview Ave,
which is the subject of this zoning application.

The record title of this property is in the name of _____
Michael + Elizabeth Brennan

*Pursuant to a deed of duly recorded in the date _____, Middlesex South
County Registry of Deeds at Book 67978, Page 64; or
Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

Michael R. Brennan
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 Michael Brennan personally appeared before me,
this 30 of April, 2018, and made oath that the above statement is true.

Michelle E. Woods Notary

My commission expires 7/13/23 (Notary Seal).

 **MICHELLE E. WOODS**
Notary Public
Commonwealth of Massachusetts
My Commission Expires
July 13, 2023

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

UNITED STATES DEPARTMENT OF JUSTICE

Washington, D.C. 20535

MEMORANDUM FOR THE ATTORNEY GENERAL

SUBJECT: [Illegible]

DATE: [Illegible]

FROM: [Illegible]

TO: [Illegible]

RE: [Illegible]

[Illegible]

[Illegible]

[Illegible]

[Illegible]

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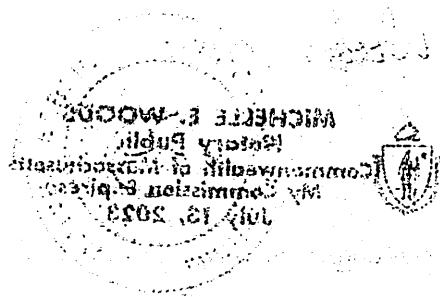
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BZA APPLICATION FORM

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:

It would preclude the owners to update the existing structure with any additional living space to accomodate the needs of a contemporary family and family members for an extended stay.

- B)** The hardship is owing to the following circumstances relating to the soil conditions, shape or to pography 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:

Hardship is owing to the non-conforming status of the lot and the siting of the structure in 1925, which predate the zoning ordinance, the need to update & bring all mechanical, electrical, building systems up to code, and without additional living space would be overly burdensome.

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

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

The public, especially the immediate neighborhood would benefit greatly with a updated/renovated structure.

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

The intent of the ordinance is to preserve value of land & buildings, provide housing for families, & encourage appropriate economic development.

- *** 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: Michael BrennanPRESENT USE/OCCUPANCY: 2 FamilyLOCATION: 218 Lakeview Ave Cambridge, MA 02138ZONE: Residence B ZonePHONE: 617-230-9808REQUESTED USE/OCCUPANCY: 2 Family

		<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>		3186	3813	3374	(max.)
<u>LOT AREA:</u>		7497			(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²		.49	.509	.5/.35	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>		3748	3748	2500	(min.)
<u>SIZE OF LOT:</u>	<u>WIDTH</u>	49		50	(min.)
	<u>DEPTH</u>	153	153		
<u>SETBACKS IN FEET:</u>	<u>FRONT</u>	15'-3"	15'-3"	15'	(min.)
	<u>REAR</u>	78'-6"	76'-0"	3.5'	(min.)
	<u>LEFT SIDE</u>	10'-5	10.5	7.5/Sum20	(min.)
	<u>RIGHT SIDE</u>	4.5	4.5	7.5/Sum 20	(min.)
<u>SIZE OF BLDG.:</u>	<u>HEIGHT</u>	31.0"	34'-6"	35'	(max.)
	<u>LENGTH</u>				
	<u>WIDTH</u>				
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		59.5	59	40	(min.)
<u>NO. OF DWELLING UNITS:</u>		2	2		(max.)
<u>NO. OF PARKING SPACES:</u>		2	2	2	(min./max)
<u>NO. OF LOADING AREAS:</u>		n/a	n/a	n/a	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</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, S ECTION 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'.



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

2018 MAY -1 AM 11:30

BZA APPLICATION FORM

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS
Plan No: BZA-016279-2018

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Original Signature(s) :

Michael R. Brennan
(Petitioner(s) / Owner)

MICHAEL R. BRENNAN
(Print Name)

Address :

220 LAKEVIEW AVE.

CAMBRIDGE, MA 02138

Tel. No. :

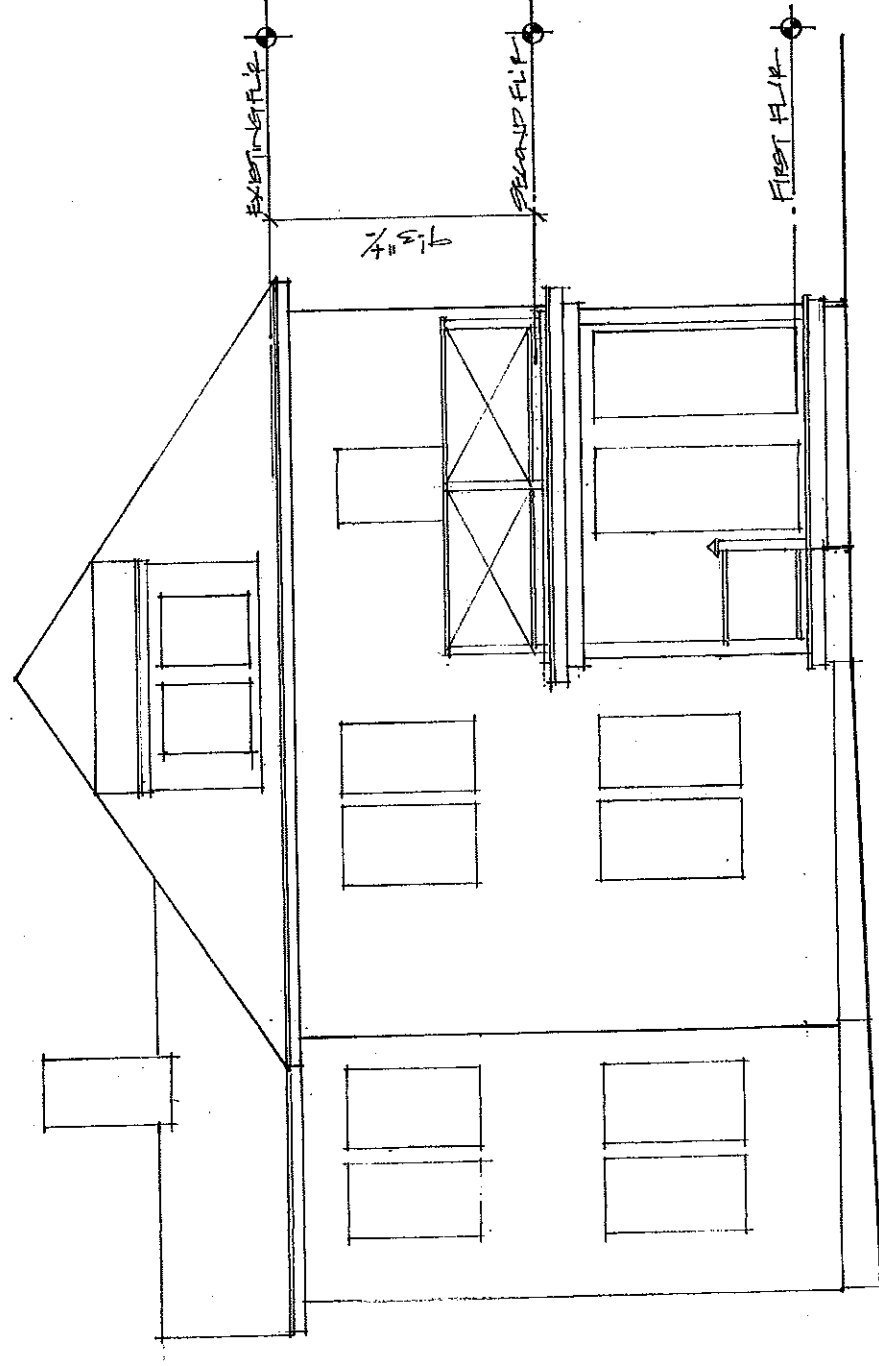
617-230-9808

E-Mail Address :

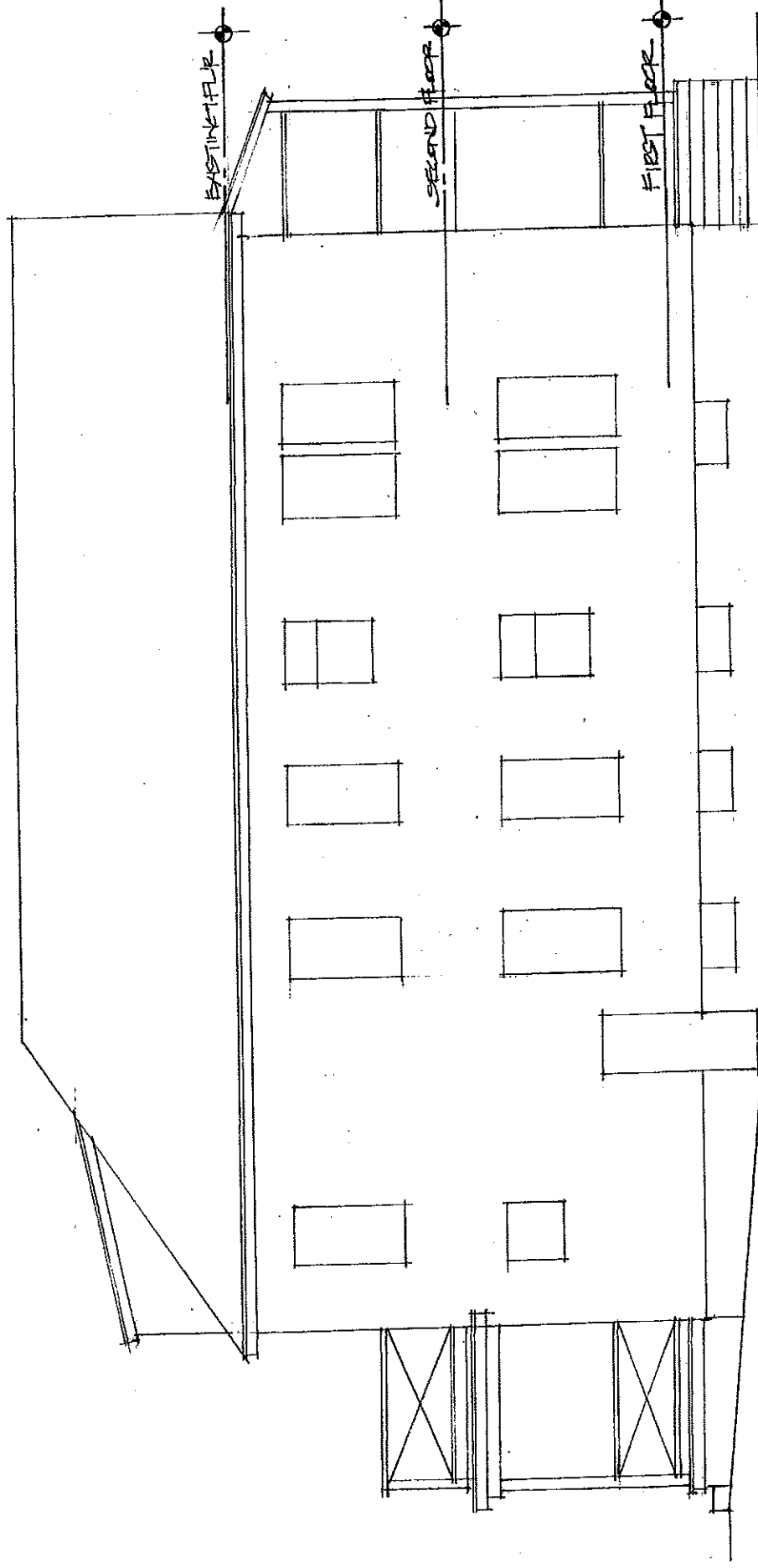
MBRENNAN@BRIGHTHORIZONS.COM

Date : _____

220 Lakeview Ave

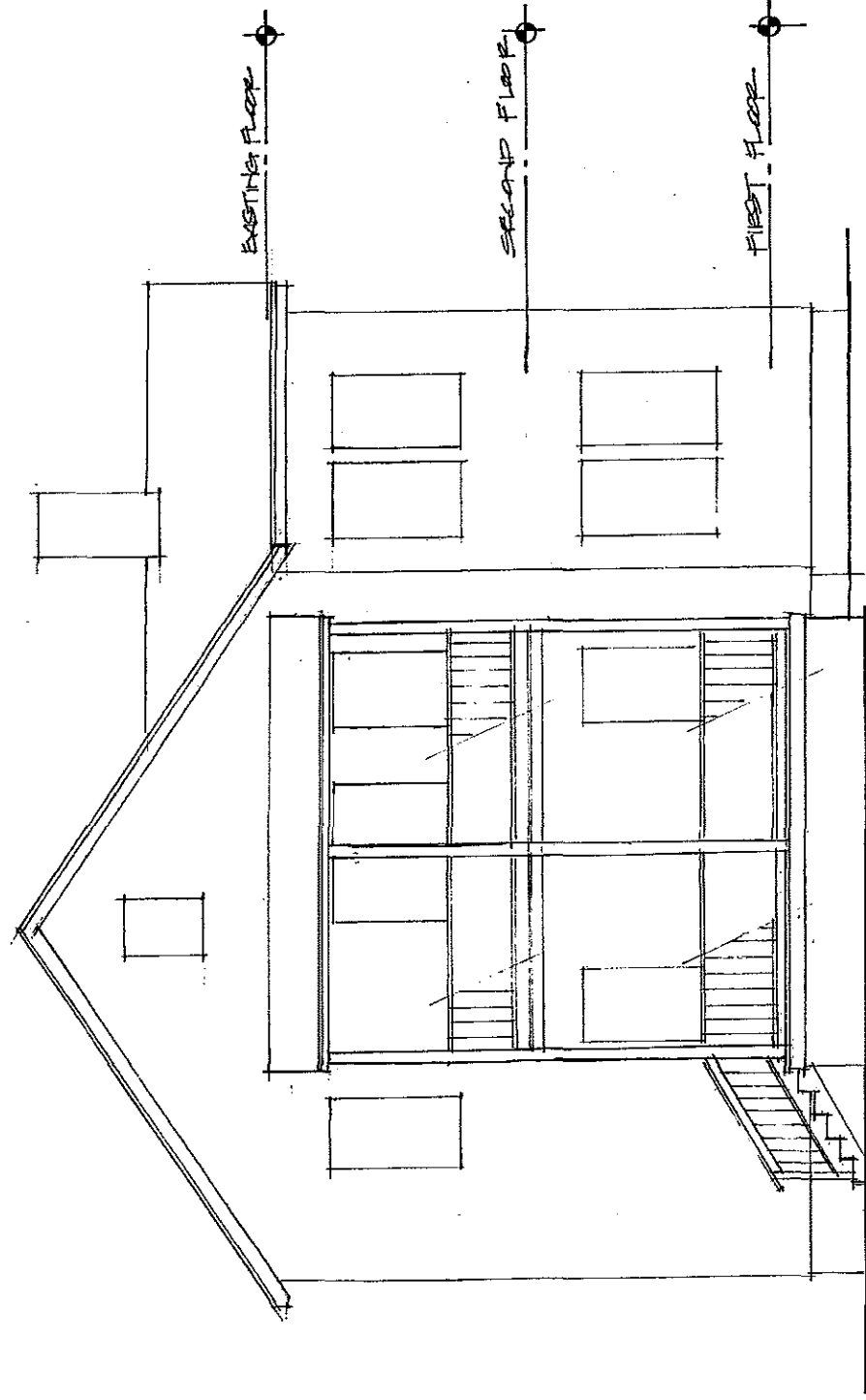


EXISTING FRONT ELEVATION
SCALE: 1/4" = 1'-0"

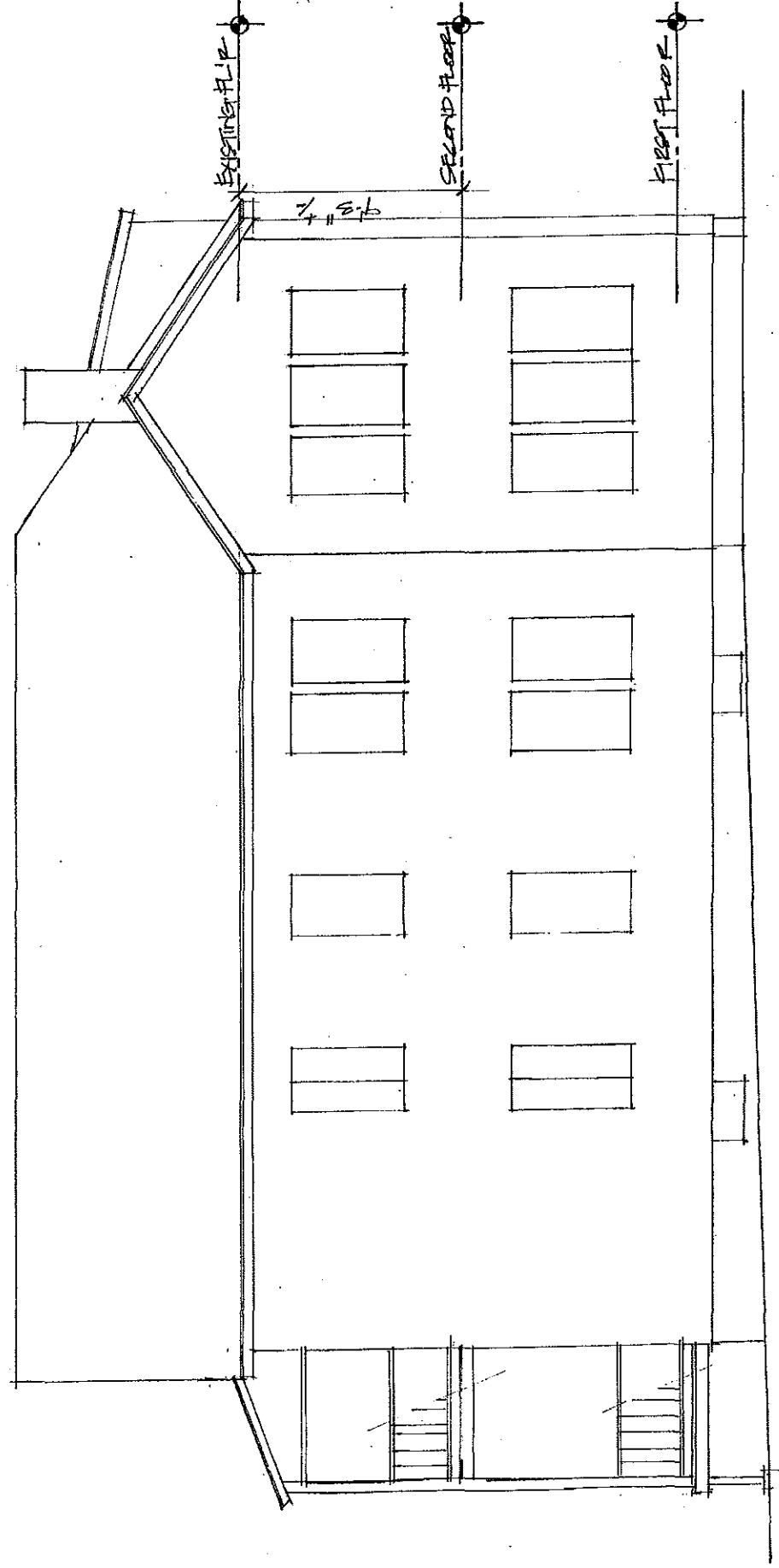


EXISTING RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

A02	220 Lakeview Ave Cambridge, Ma.	A11B
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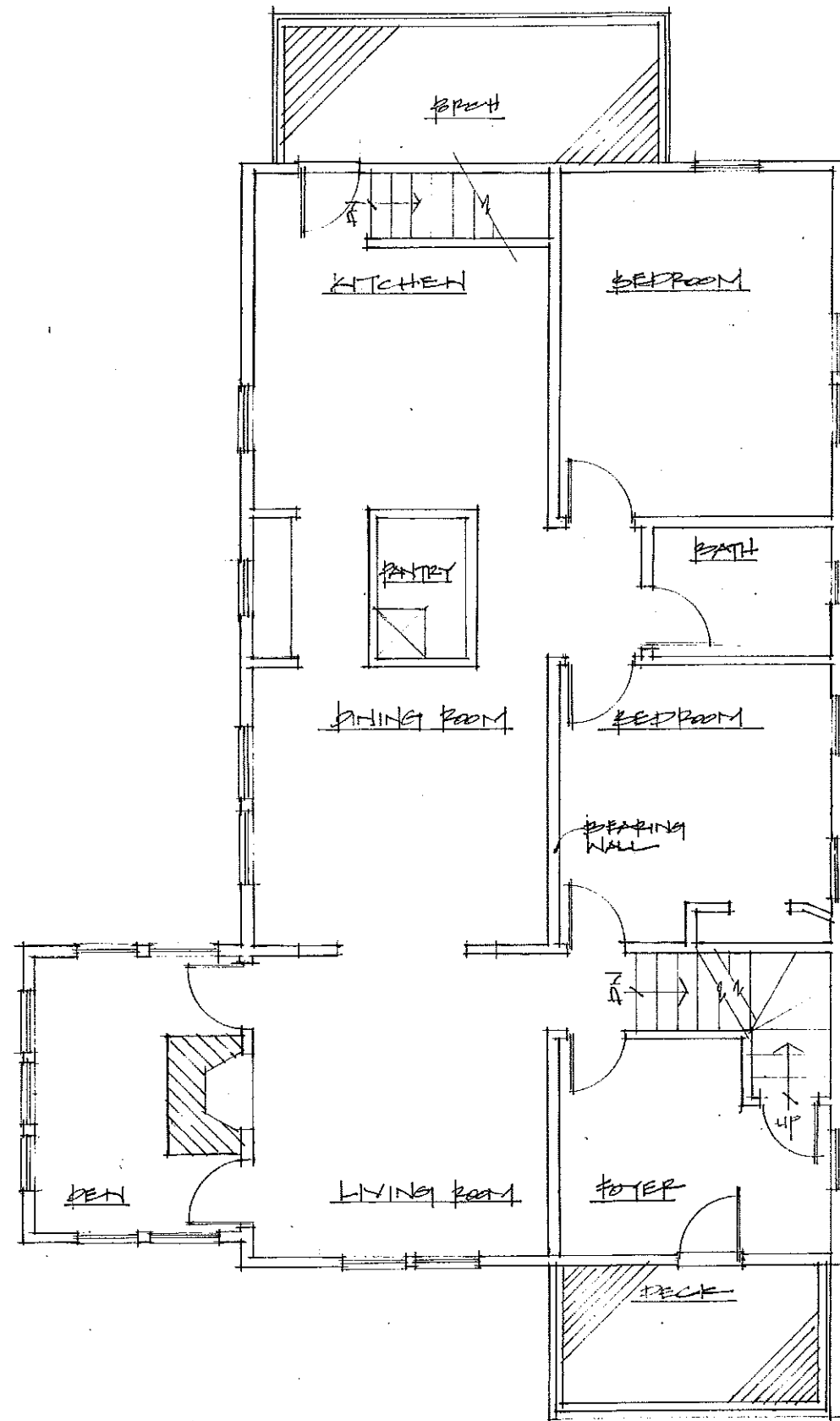


EXISTING REAR ELEVATION
SCALE: 1/4" = 1'-0"

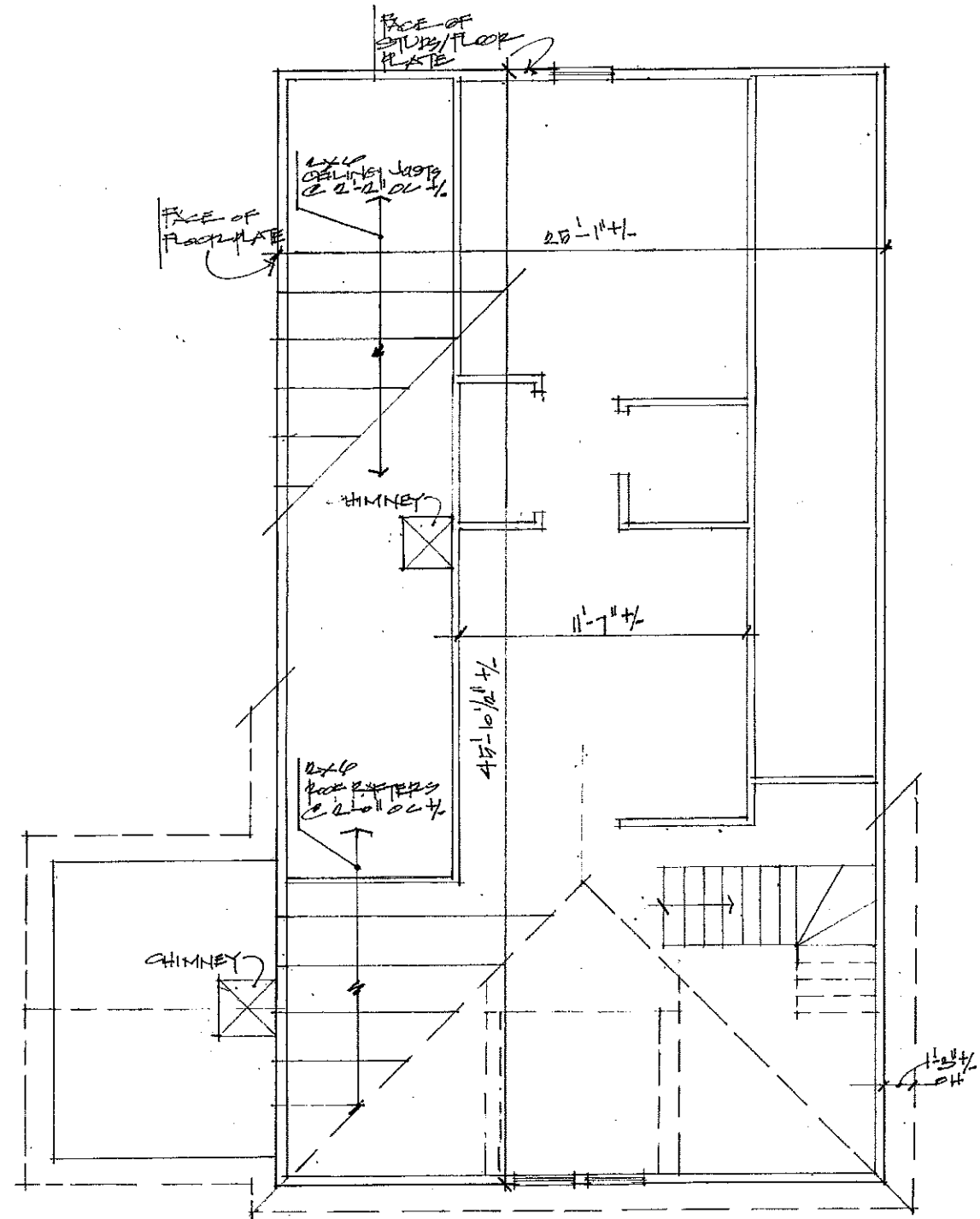


EXISTING LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

A03	220 Lakeview Ave Cambridge, Ma.	4/19/18
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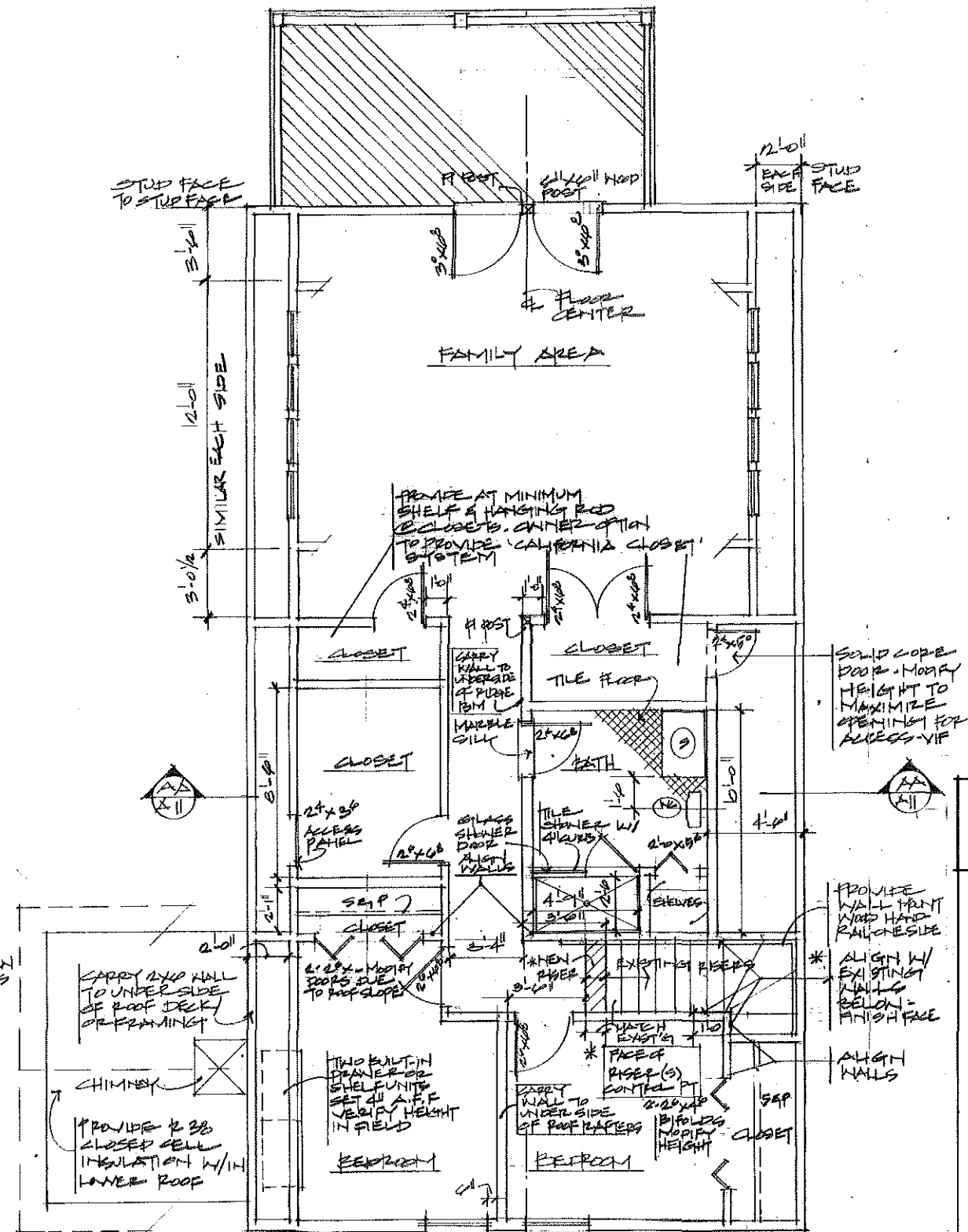
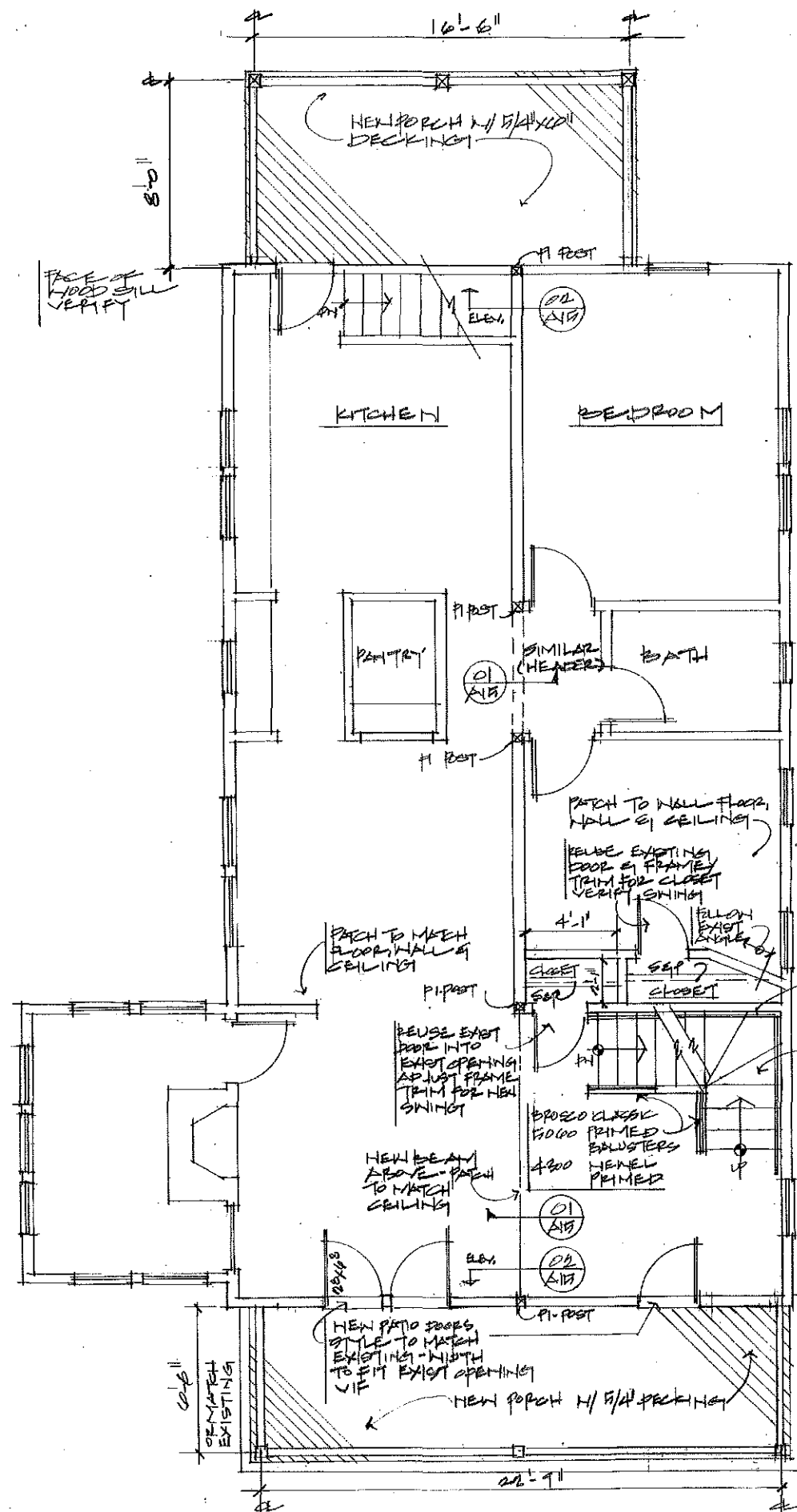


EXISTING SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



EXISTING ATTIC PLAN
SCALE: 1/4" = 1'-0"

4/1/0	220 Lakeview Ave Cambridge, Ma.	A04
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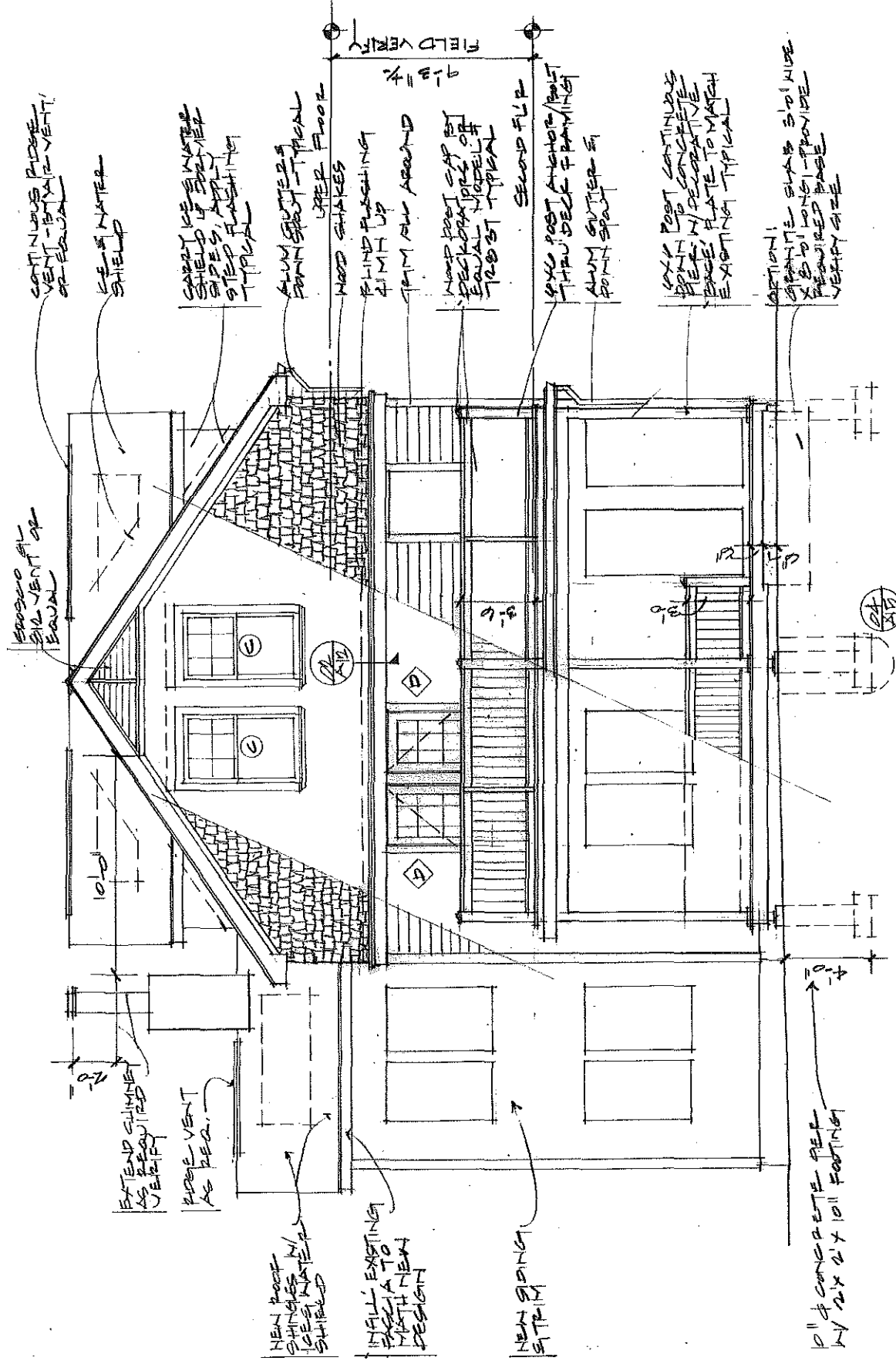
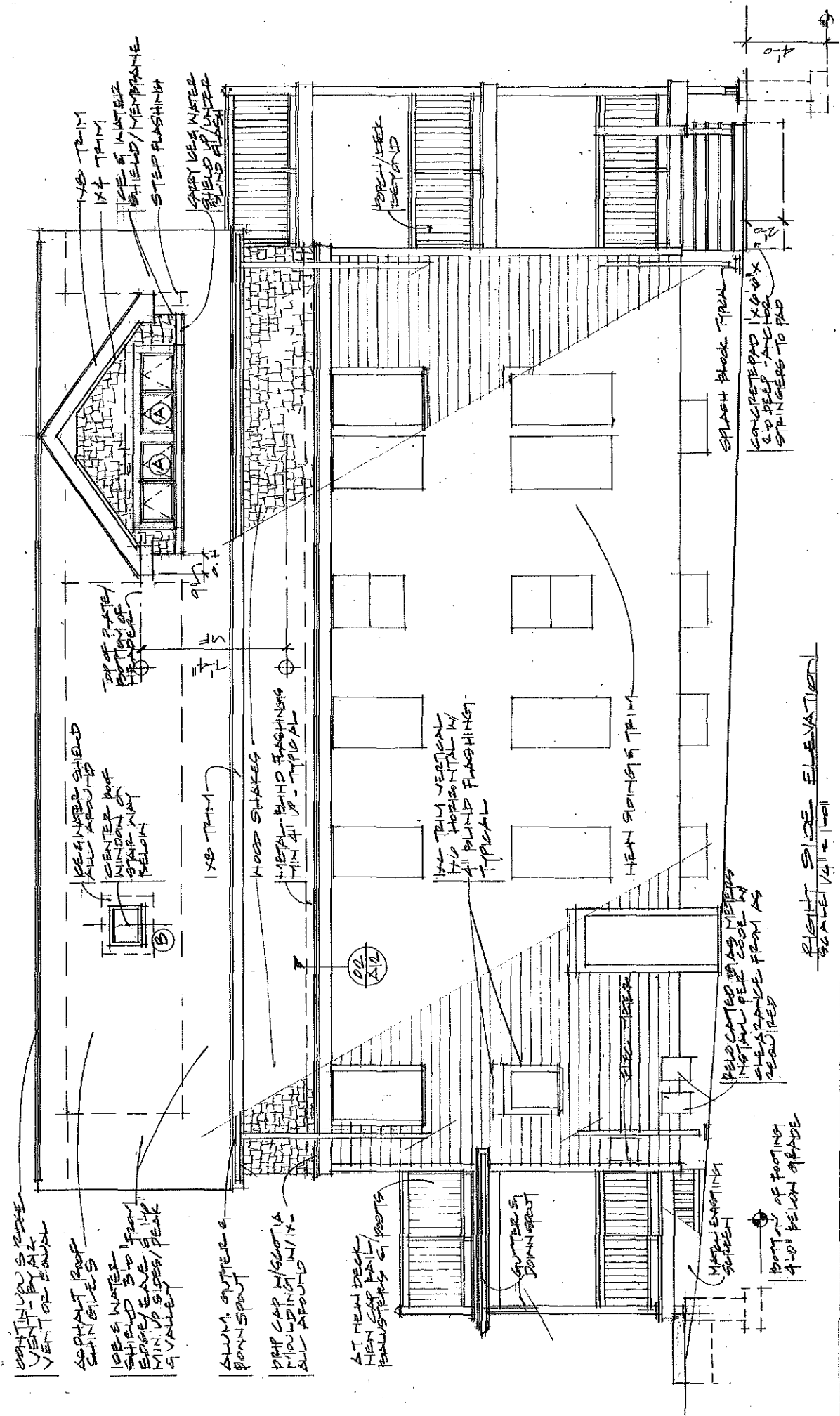
- PROVIDE 1/2" BOARD THRU BATHROOM WALLS & CEILING. USE CEMENT BOARD ON FLOOR SHOWER ENCLOSURE
- PROVIDE WATERPROOF MEMBRANE OR COPPER PAN FOR SHOWER BASE
- DIMENSIONS NOTED ARE TO STUD FACE UNLESS NOTED

RISE / FLOOR CENTER

- NOTE: CONTROL POINT AT RISE FACE FOR DIMENSIONAL LAYOUT. FLOOR DIMENSIONS, I.E. ARE CLOSETS

220 Lakeview Ave
Cambridge, Ma.

A08



FRONT ELEVATION
SCALE: 1/4" = 1'-0"

A09	220 Lakeview Ave Cambridge, Ma.	4/1/05
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City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.
(617) 349-6100

BZA

POSTING NOTICE – PICK UP SHEET

The undersigned picked up the notice board for the Board of Zoning Appeals Hearing.

Name: MICHAEL R. BRENNAN Date: 5/11/18
(Print)

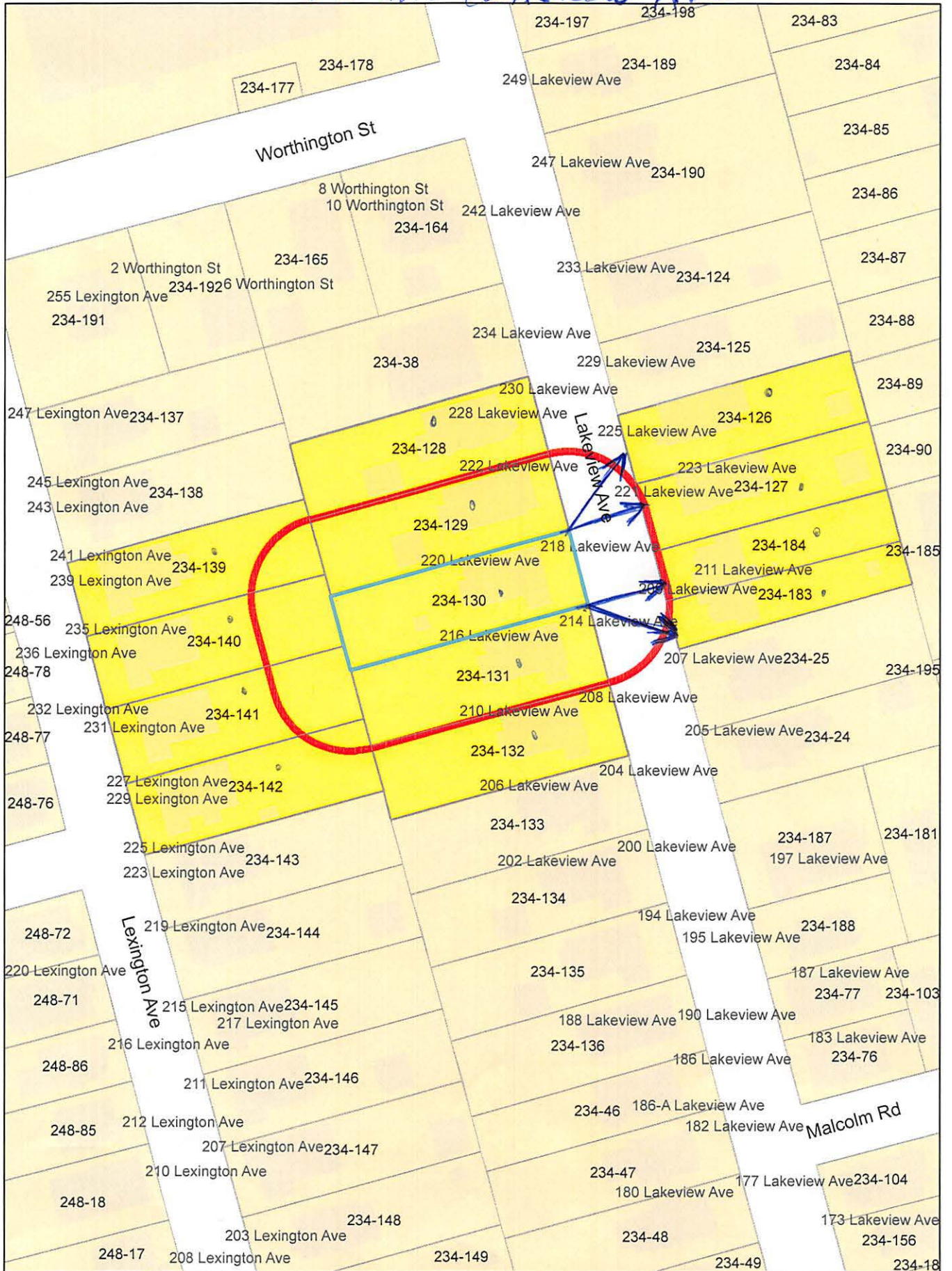
Address: 218-220 Lakewood Ave

Case No. BZA-016279-2018

Hearing Date: 5/31/18

Thank you,
Bza Members

218-220 Lakeview Ave



218-220 Lakeview Ave

Petitioner

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

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

234-130
BRENNAN, MICHAEL R. &
ELIZABETH R. BRENNAN
220 LAKEVIEW AVE
CAMBRIDGE, MA 02138

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

234-131
FLYNN, THOMAS J. & JOELLE FLYNN
216 LAKEVIEW AVE
CAMBRIDGE, MA 02138

234-132
PAGE, JOHN F. & CYNTHIA F. FRIEDMAN
C/O PIERSON, RICHARD N., III
208-210 LAKEVIEW 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

234-141
MARTIN, JOACHIM & JESSICA SLATTERY MARTIN
233 LEXINGTON AVE
CAMBRIDGE, MA 02138

234-142
WOODCOCK, HEATHER & DANIEL G. MONAHAN
227-229 LEXINGTON AVE
CAMBRIDGE, MA 02138

234-183
CASWELL, LINDA J. & ROGER THEBERGE
TRUSTEE OF LAKEVIEW AVENUE NOMINEE TR.
209 LAKEVIEW AVE
CAMBRIDGE, MA 02138

234-184
CHEN, THOMAS & PEGGY YU
211 LAKEVIEW AVE
CAMBRIDGE, MA 02138

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

Zoning Calculations	
District: Residence B	All offsets measured to foundation
Lot area	Required
5,000	Existing
2,500	7,497
50	3,749
15	49.00
Front yard	15.3
East side yard	7.5 (sum 20)
West side yard	7.5 (sum 20)
Rear yard	10.5 (sum 15.0)
Height	35
31.0	78.5
Total open space	40%
% Meeting private open space req.	50%
% Meeting permeable open space req.	50%
	80.8%
	91.8%

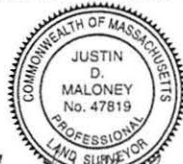
N/F Thomas & Joelle Flynn
Book 55080 Page 384

N/F Edward & Diane Goodwin
Book 16373 page 521

Lakeview Avenue
50' Wide - 1874 City layout



In my professional opinion, I certify to Sullivan & Sons Contracting Co. and the City of Cambridge that as a result of a survey made on the ground to the normal standard of care of professional land surveyors practicing in Massachusetts, I find that the property falls outside of the special flood hazard area as shown on the F.I.R.M. for Middlesex County, Massachusetts, Map #25017C0419E Dated: June 4, 2010 and that the location of the improvements are as shown hereon.



PROFESSIONAL LAND SURVEYOR

DATE: 4/20/18

Existing Conditions Plan of Land

in
Cambridge, Massachusetts
Prepared For: Sullivan & Sons Contracting Co.
Scale: 1" = 15' Date: April 20, 2017

MALONEY GEOSPATIAL

7 Walnut Road
Somerville, MA 02145

617-744-9002
maloneygeo.com

Deed recorded at Middlesex Registry of Deeds, Bk 67978 Pg 64
Property shown as Lot 17, Plan Book 310, Plan 12
Assessors Map 234, Lot 130
Zoning District: Residence B

218-220 Lakeview Ave









