



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

BZA APPLICATION FORM

Plan No: BZA-017058-2019

GENERAL INFORMATION

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

Special Permit : ✓ Variance : _____ Appeal : _____

PETITIONER : William & Elizabeth Aulet - C/O Kyle Sheffield, LDa Architecture & Interiors

PETITIONER'S ADDRESS : 222 Third Street, Suite 3212 Cambridge, MA 02142

LOCATION OF PROPERTY : 102 Lakeview Ave Cambridge, MA

TYPE OF OCCUPANCY : Two-Family ZONING DISTRICT : Residence A-1 Zone

REASON FOR PETITION :

Other: Windows

DESCRIPTION OF PETITIONER'S PROPOSAL :

Modify window locations on existing north and south walls that are currently within the sideyard setbacks.

SECTIONS OF ZONING ORDINANCE CITED :

Article 8.000 Section 8.22.2.C (Non-Conforming Structure).

Original Signature(s) :

Elizabeth W. Aulet

(Petitioner(s) / Owner)

ELIZABETH W. AULET

(Print Name)

Address :

3 RANDOLPH STREET
BELMONT, MA.

Tel. No. :

617.417.4127

E-Mail Address :

lisaulet3@gmail.com

Date :

01/08/19

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 William & Elizabeth Aulet
(OWNER)

Address: 3 Randolph Street, Belmont, MA

State that I/We own the property located at 102 Lakeview Avenue, Cambridge, MA,
which is the subject of this zoning application.

The record title of this property is in the name of _____
William & Elizabeth Aulet

*Pursuant to a deed of duly recorded in the date 10/31/2018, Middlesex South
County Registry of Deeds at Book 71799, Page 593; or
Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

Elizabeth W. Aulet
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 Elizabeth Aulet personally appeared before me,
this 7th of January, 2019, and made oath that the above statement is true.

My commission expires 4/29/22 (Notary Seal) _____ Notary



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

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 102 Lakeview Ave 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:
The adjustment to the window locations will not further violate the non-conformity of the existing structure.
- 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:
The current use and zoning of the property as a two-family residence will remain. All new window/door locations will not project further into the existing side yard setbacks, or negatively impact site access.
- 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:
These changes will have not impact on the abutters properties, and removing the existing side door stairs will provide much better access to the rear of the house.
- 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:
The new windows provide light and ventilation for the occupants of both units, and their locations do not interfere with neighbor sight lines.
- 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:
The new window locations do not further violate the non-conformity of the existing structure.

BZA APPLICATION FORM**DIMENSIONAL INFORMATION**

APPLICANT: LDa Architecture & Interiors **PRESENT USE/OCCUPANCY:** Two-Family
LOCATION: 102 Lakeview Ave Cambridge, MA **ZONE:** Residence A-1 Zone
PHONE: _____ **REQUESTED USE/OCCUPANCY:** Two-Family

		<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>		3,574sf	3,427sf	4,000sf	(max.)
<u>LOT AREA:</u>		5,437sf	no change	8,000sf	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: 2</u>		.66	.63	.50	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>		2,718.50sf	no change	6,000sf	(min.)
<u>SIZE OF LOT:</u>	WIDTH	38.75'	no change	80.0'	(min.)
	DEPTH	153.0'	no change	n/a	
<u>SETBACKS IN FEET:</u>	FRONT	25.6'	no change	25.0'	(min.)
	REAR	63.2'	56.2'	25.0'	(min.)
	LEFT SIDE	2.61'	no change	15 (sum35)	(min.)
	RIGHT SIDE	2.36'	no change	15 (sum35)	(min.)
<u>SIZE OF BLDG.:</u>	HEIGHT	31.0'	no change	35.0'	(max.)
	LENGTH	64.25'	58.2'	n/a	
	WIDTH	29.75'	no change	n/a	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		53.0%	54.0%	50%	(min.)
<u>NO. OF DWELLING UNITS:</u>		2	no change	2	(max.)
<u>NO. OF PARKING SPACES:</u>		2	no change	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>		N/A	no change	10.0'	(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.

There is an existing wood shed on the property that is 33.0sf which will remain.

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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831 MASSACHUSETTS AVENUE
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617 349-6100

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GENERAL INFORMATION

Plan No: BZA-017058-2019

2019 JAN -9 PM 3:42
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

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Variance : _____

Appeal : _____

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(Petitioner(s) / Owner)

ELIZABETH W. AULET

(Print Name)

Address :

3 RANDOLPH STREET
BELMONT, MA

Tel. No. :

617-417-4127

E-Mail Address :

lisaanulet3@gmail.com

Date :

01/03/19



LOT COVERAGE CALCULATIONS

LOT AREA = 5,347 SF
EXISTING BUILDING = 1,648 SF
EXISTING LOT COVERAGE = 30.8% SF
PROPOSED BUILDING = 1,619 SF
PROPOSED LOT COVERAGE = 30.3% SF

OPEN SPACE CALCULATIONS

LOT AREA = 5,347 SF
EXISTING OPEN SPACE AREA = 2,832 SF
EXISTING OPEN SPACE = 53.0% SF
PROPOSED OPEN SPACE AREA = 2,890 SF
PROPOSED OPEN SPACE = 54.0% SF

#94 LAKEVIEW AVENUE
N/F
94 LAKEVIEW AVENUE LLC
BK 54855 PG 216

#127 LEXGINTON AVENUE
N/F
DORIS HAGEN
BK 22961 PG 521
34.75'

#104 LAKEVIEW AVENUE
N/F
LAKEVIEW NOMINEE TRUST
BK 52176 PG 230

#102
2 STORY
WOOD
LOT AREA=
5437 SQ. FT.

REMOVE
STONE WALK
7.5'
REMOVE
BULKHEAD
AND STAIRS
7.5'
PROPOSED
WOOD DECK

PROPOSED
WINDOW
WELL

PROPOSED
WINDOW
WELL FOR
EGRESS

BIT
DRIVE

CONC
PAVER
DRIVE

PORCH

BRICK WALK
2" DEC
GRASS
25.4'

BRICK
STONE DRIVE

UPL 417-18
GG WG
BRICK WALK
GRAN CURB

LAKEVIEW (PUNEAC - 50 FT WIDE) AVENUE

GRAN CURB



MICHAEL A. COLEMAN
PROFESSIONAL LAND SURVEYOR

NOTES:

- 1) LOT OWNED BY: WILLIAM KENNETH AULET
ELIZABETH WILSON AULET
- 2) LOT IS ZONED: RES. A-1
- 3) PROPERTY DEED BOOK 71799 PAGE 593
- 4) PLAN REFERENCE PLAN YEAR 1974 PLAN# 903
PLAN BOOK 231 PLAN# 35

PLOT PLAN OF LAND

102 LAKEVIEW AVENUE
CAMBRIDGE, MA
PREPARED FOR
WILLIAM KENNETH AULET
ELIZABETH WILSON AULET

SCALE: 1" = 20' DATE: 1/7/2019
A-PLUS CONSTRUCTION SERVICES CORP.
17 ACCORD PARK DRIVE, UNIT 102
NORWELL, MA 02061

JN 3901

AULET RESIDENCE

**102 Lakeview Avenue
Cambridge, MA 02138**



BZA SUBMISSION

01/04/2019



LDa
ARCHITECTURE & INTERIORS

222 Third Street, Suite 3212 tel: 617 621-1455
Cambridge, MA 02142 fax 617 621-1477
www.LDa-Architects.com



Lda Architecture & Interiors, LLP
222 Third Street, Suite 3212
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ISSUANCE:
BZA SUBMISSION

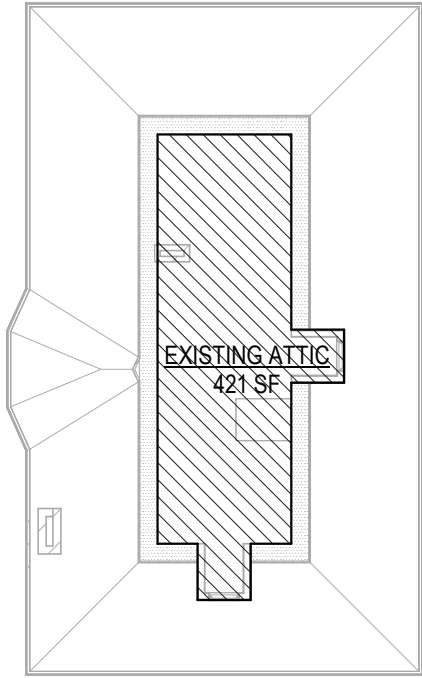
REVISION:

DATE: 01/04/2019
SCALE: As indicated
DRAWN: AG
CHECKED: KS

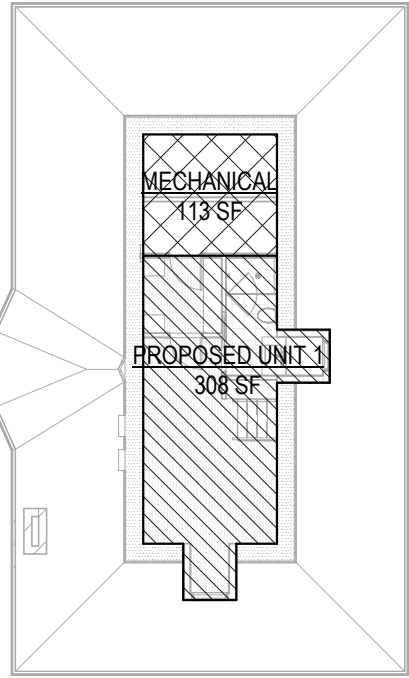
SHEET INFO:
FAR DIAGRAMS

FLOOR AREA RATIO DATA

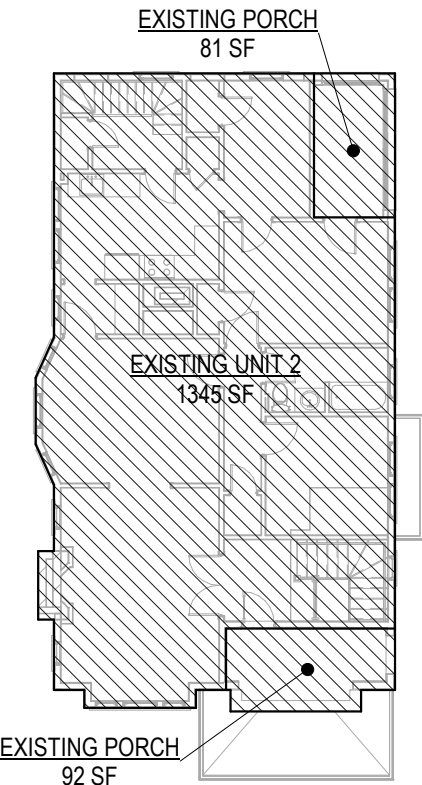
FLOOR	EXISTING AREA	PROPOSED AREA
BASEMENT	N/A	N/A
FIRST FLOOR	1,635	1,601
SECOND FLOOR	1,518	1,518
ATTIC	421	308
TOTAL FLOOR AREA (NOT INCLUDING BASEMENT)	3,574 (0.66)	3,427 (0.63)
F.A.R. ALLOWABLE AREA	2,719 (0.50)	2,719 (0.50)



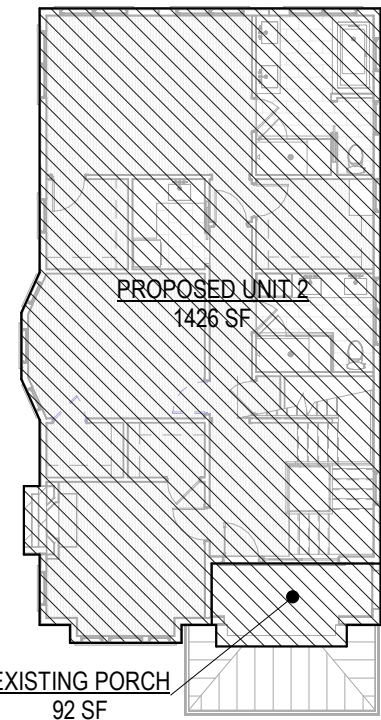
EXISTING ATTIC: 421 SF



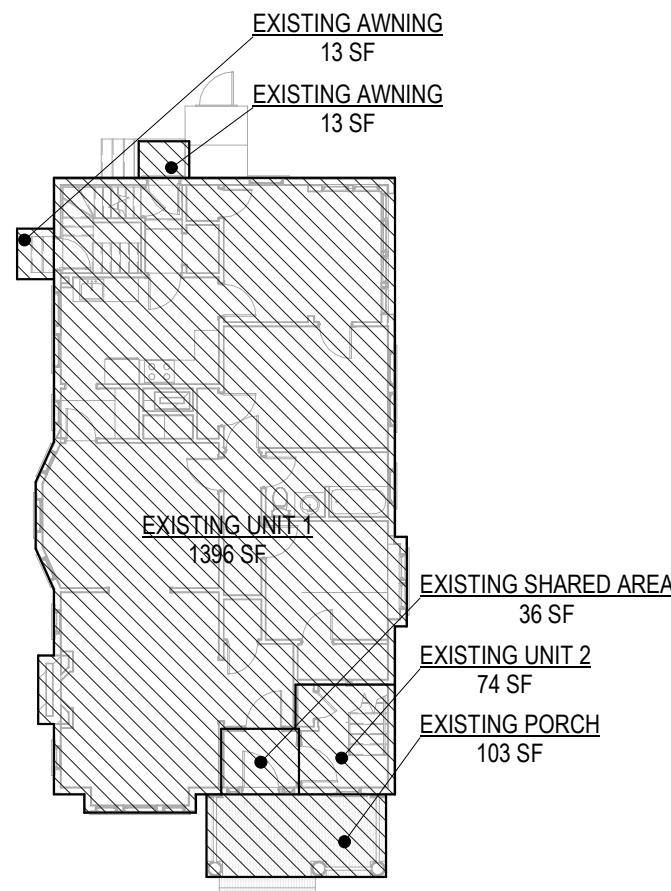
PROPOSED ATTIC: 308 SF



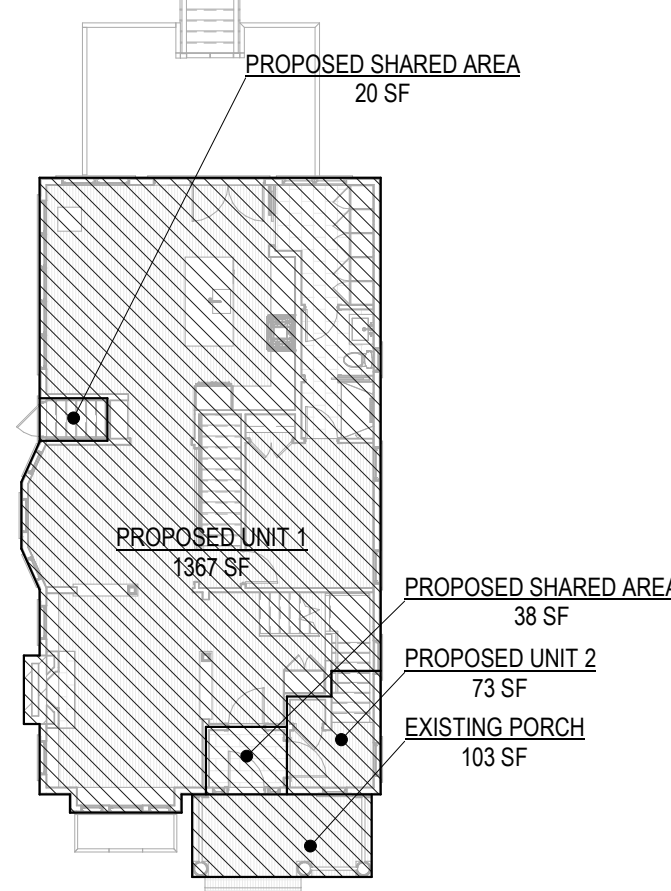
EXISTING SECOND FLOOR: 1,518 SF



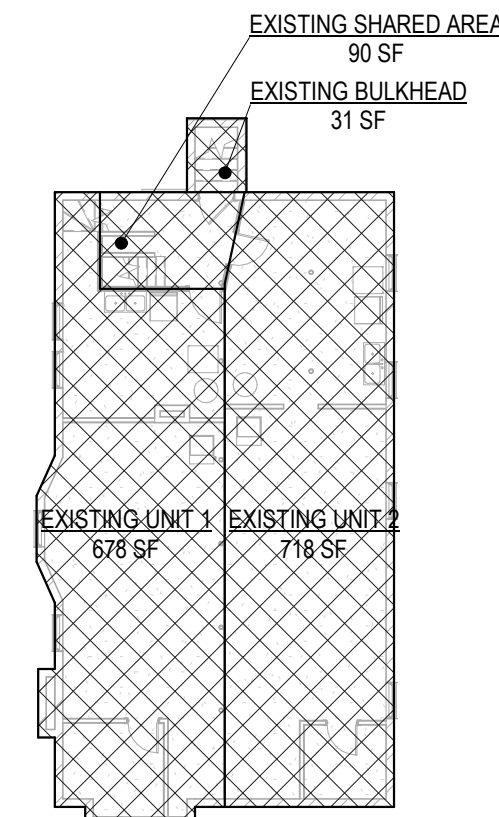
PROPOSED SECOND FLOOR: 1,518 SF



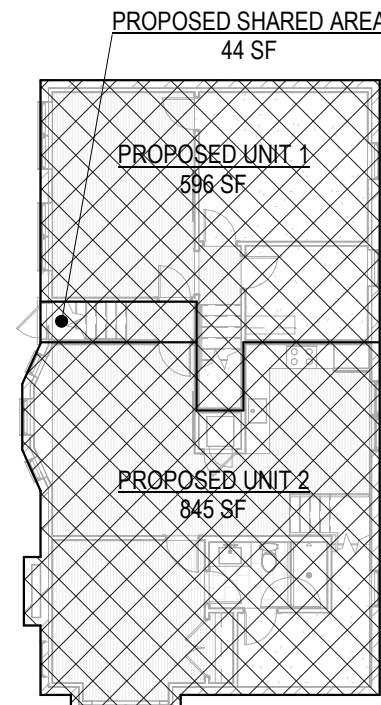
EXISTING FIRST FLOOR: 1,635 SF



PROPOSED FIRST FLOOR: 1,601 SF



EXISTING BASEMENT: N/A



PROPOSED BASEMENT: N/A





EXISTING FRONT -SOUTHEAST



PROPOSED FRONT -SOUTHEAST



EXISTING FRONT - EAST



PROPOSED FRONT - EAST



EXISTING FRONT - NORTHEAST



PROPOSED FRONT - NORTHEAST



AULET RESIDENCE

P30574.00

102 Lakeview Avenue
Cambridge, MA 02138



LDa Architecture & Interiors, LLP
222 Third Street, Suite 3212
Cambridge, MA 02142
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www.LDa-Architects.com

ISSUANCE:
BZA SUBMISSION

REVISION:

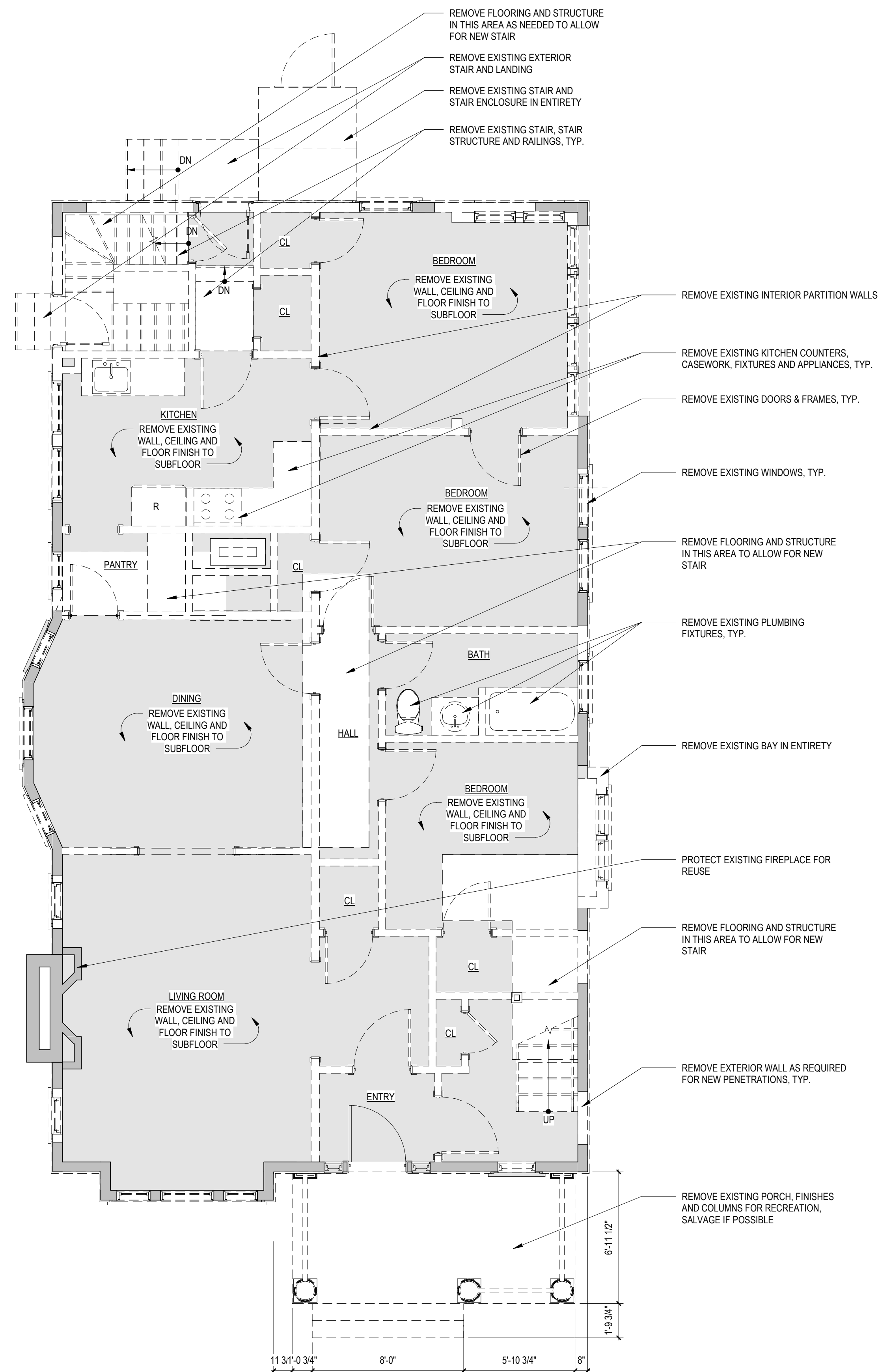
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DRAWN: AG, MJ
CHECKED: KS

SHEET INFO:
BASEMENT AND FIRST FLOOR
DEMOLITION PLANS

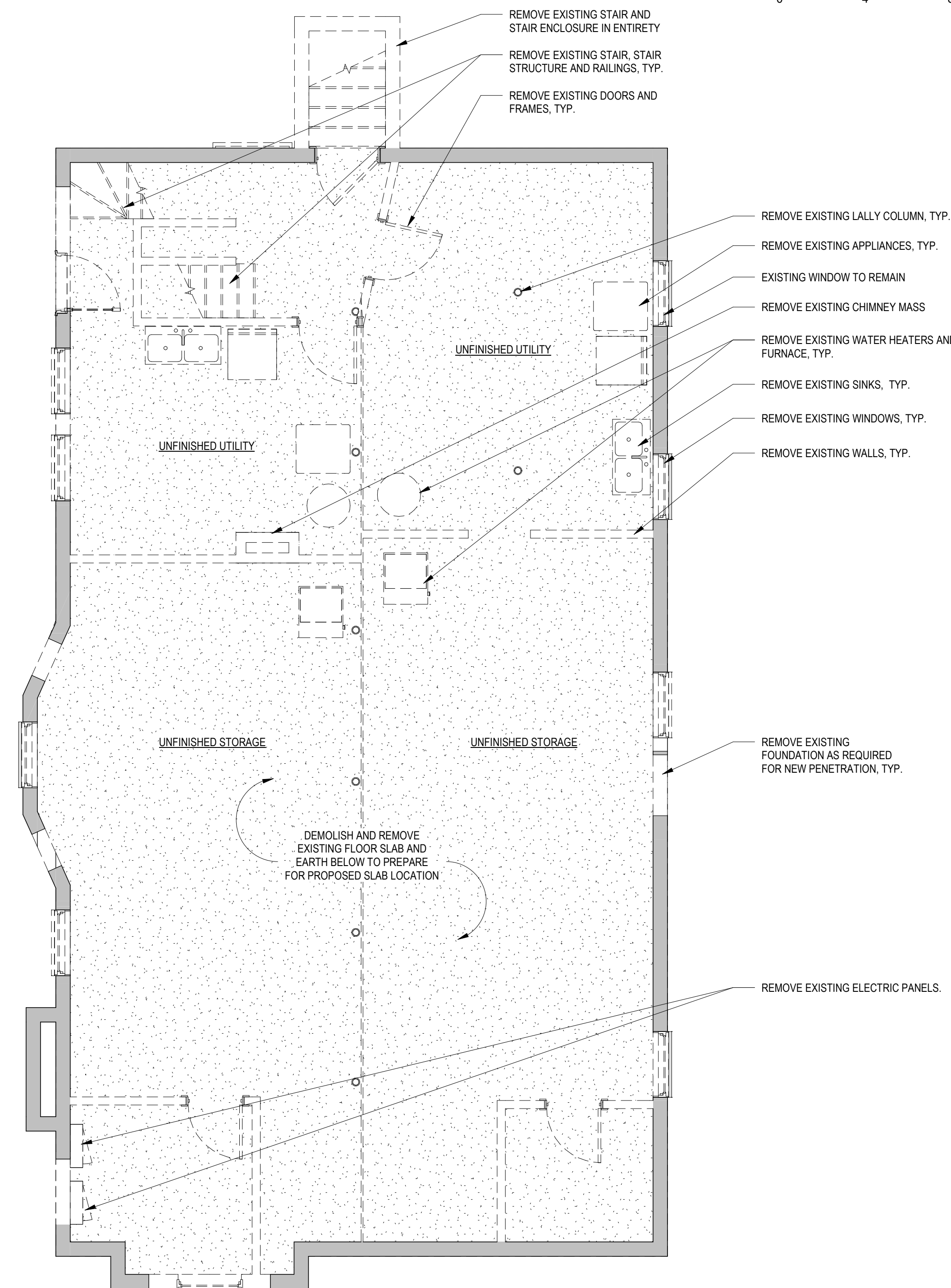
D101

DEMOLITION KEY

- EXISTING WALLS TO REMAIN
- EXISTING TO REMAIN
- EXISTING WALLS TO BE REMOVED



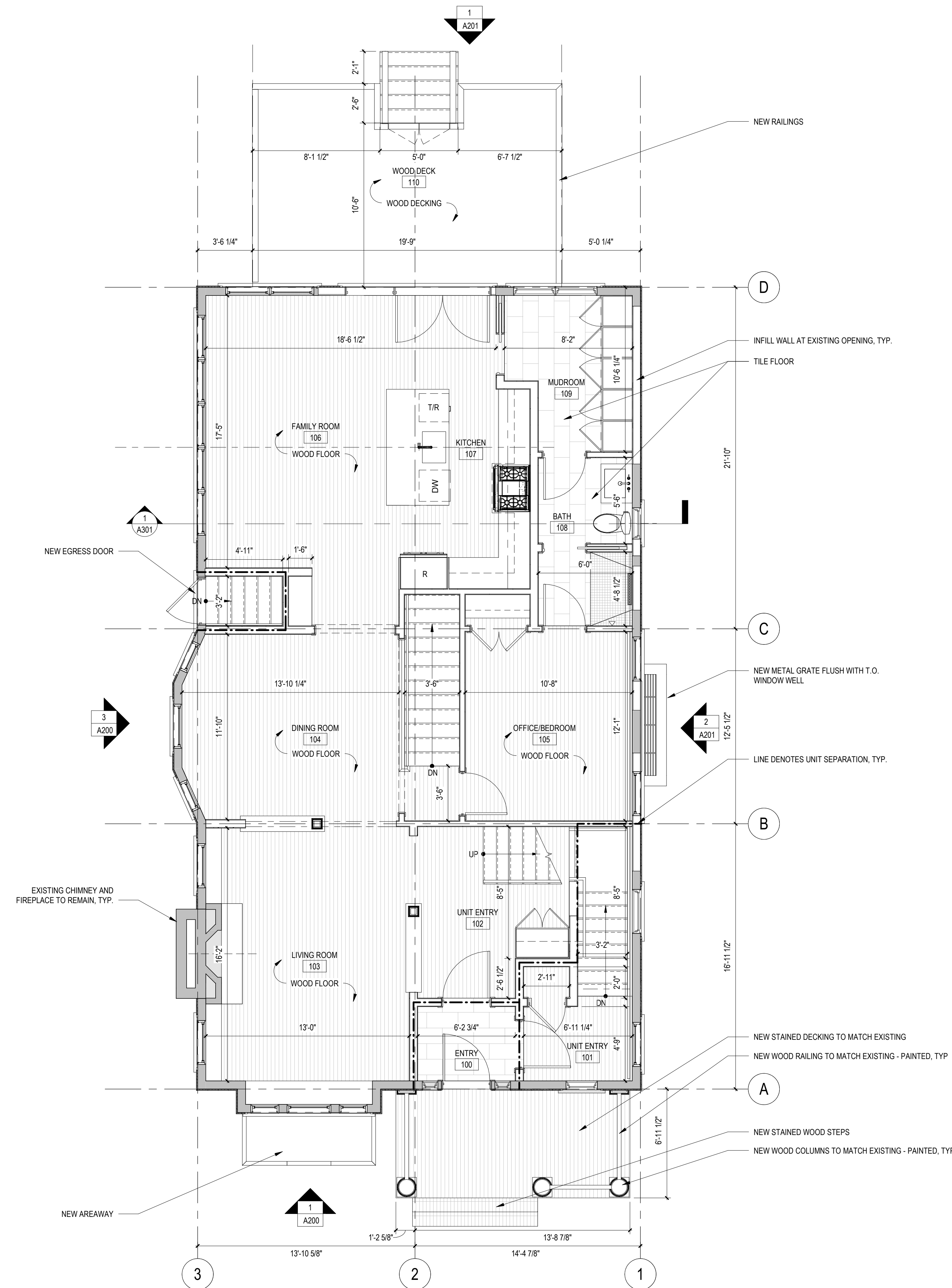
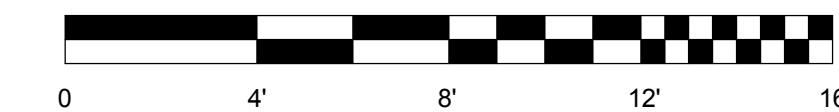
2 FIRST FLOOR DEMOLITION PLAN
SCALE: 1/4" = 1'-0"



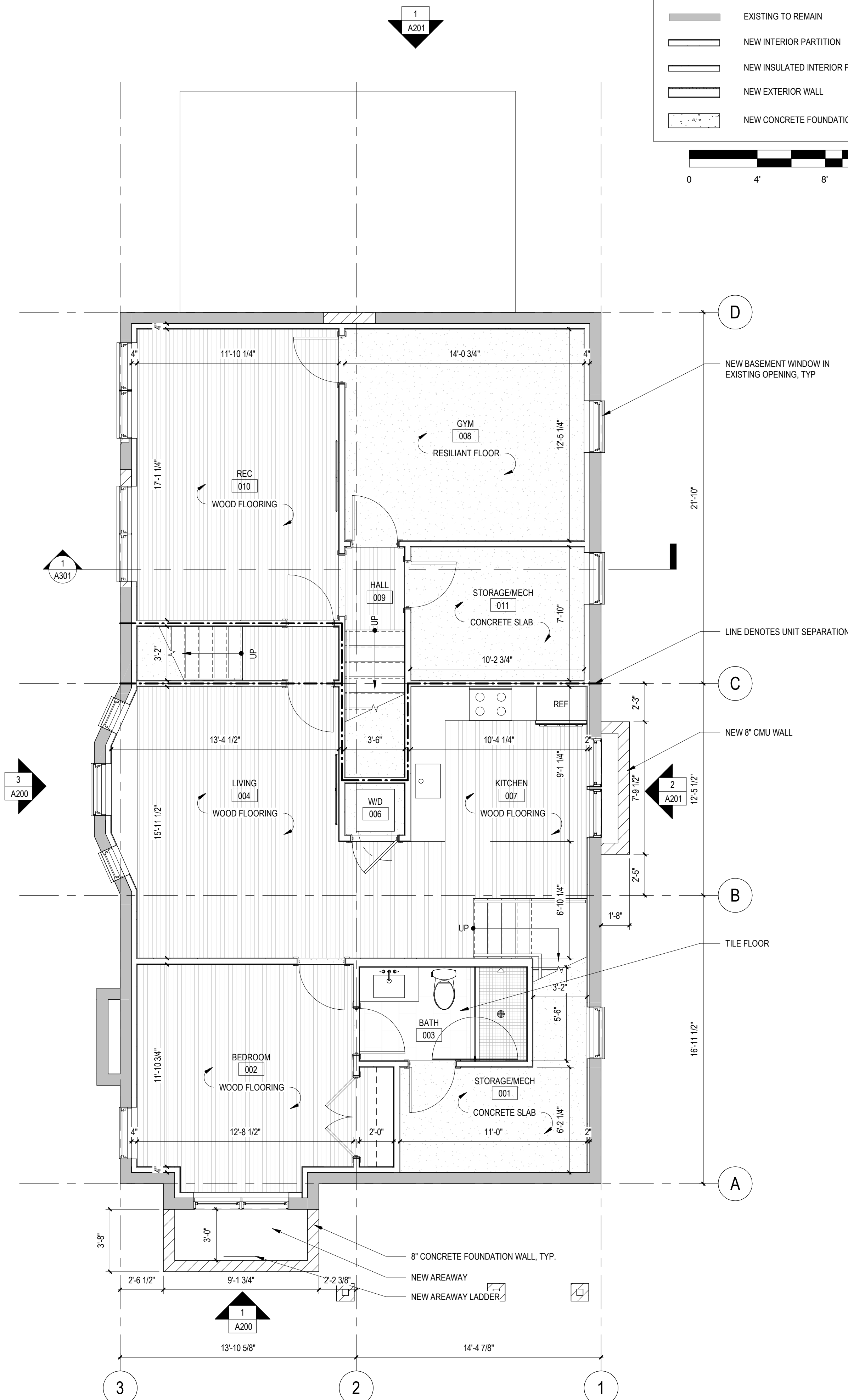
1 BASEMENT DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

WALL KEY

- EXISTING TO REMAIN
- NEW INTERIOR PARTITION
- NEW INSULATED INTERIOR FURRING WALL
- NEW EXTERIOR WALL
- NEW CONCRETE FOUNDATION WALL



2 PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



1 PROPOSED BASEMENT LEVEL
SCALE: 1/4" = 1'-0"

AULET RESIDENCE

P30574.00

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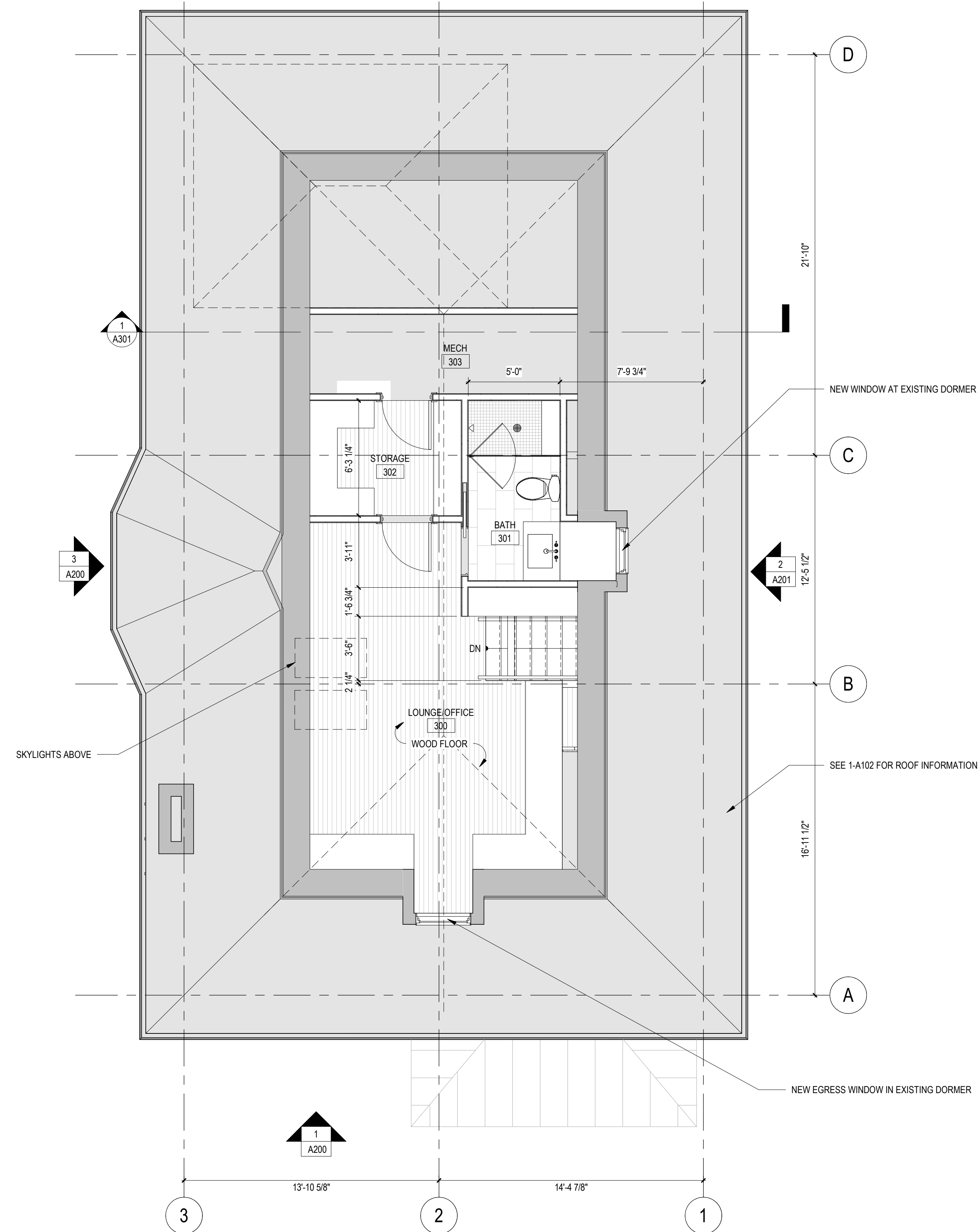
ISSUANCE:
BZA SUBMISSION

REVISION:

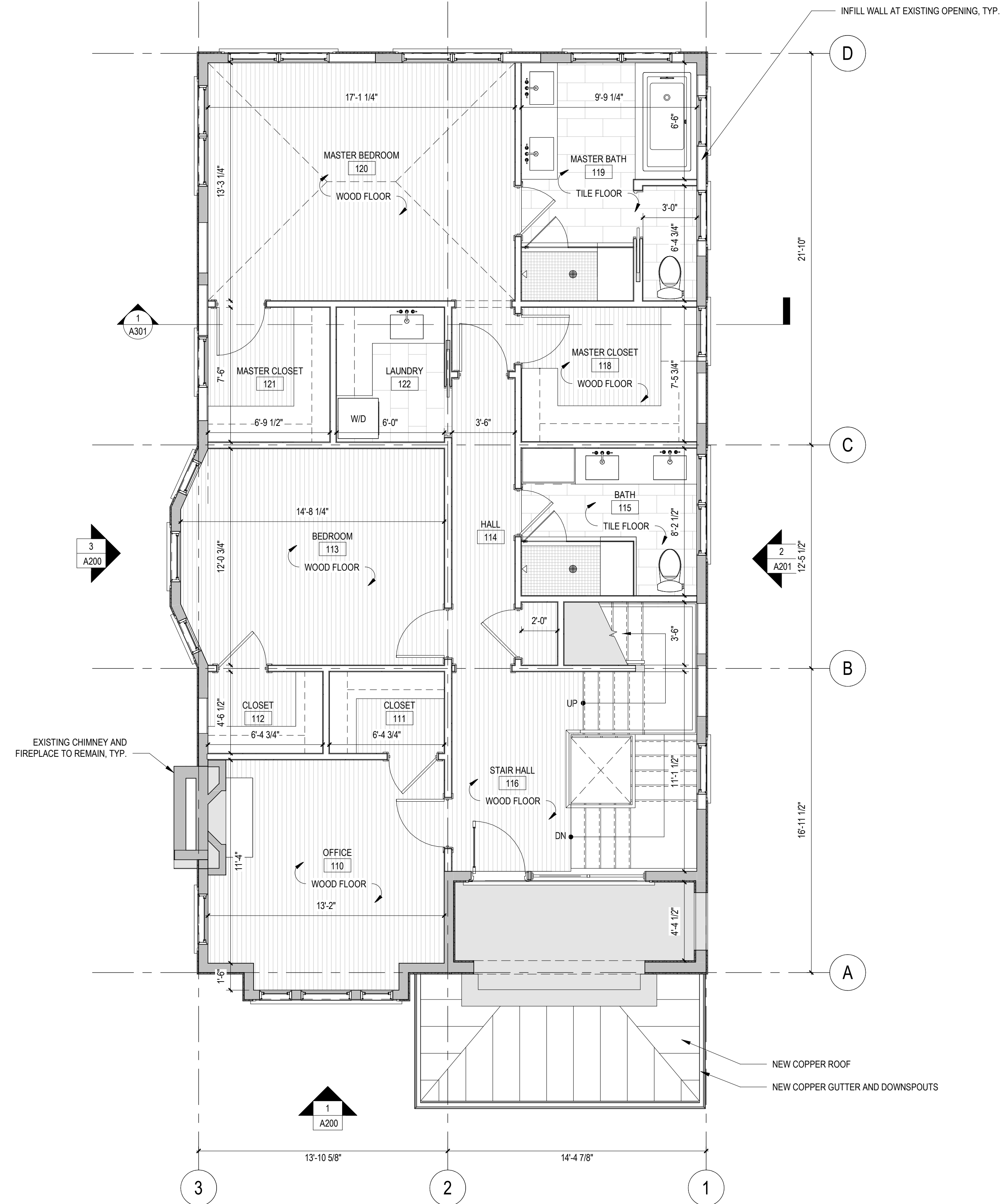
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DRAWN: AG, MJ
CHECKED: KS

SHEET INFO:
BASEMENT & FIRST FLOOR PLAN

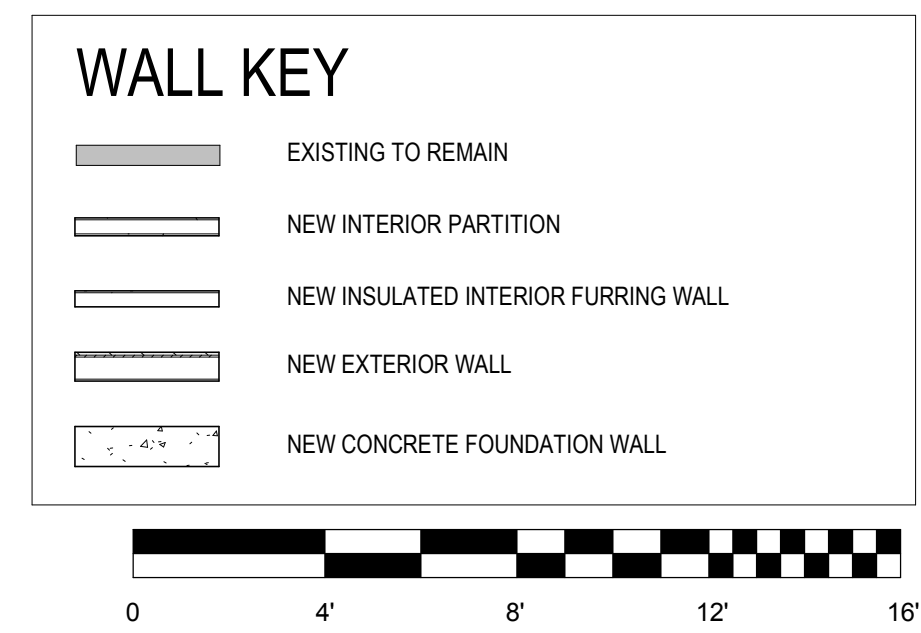
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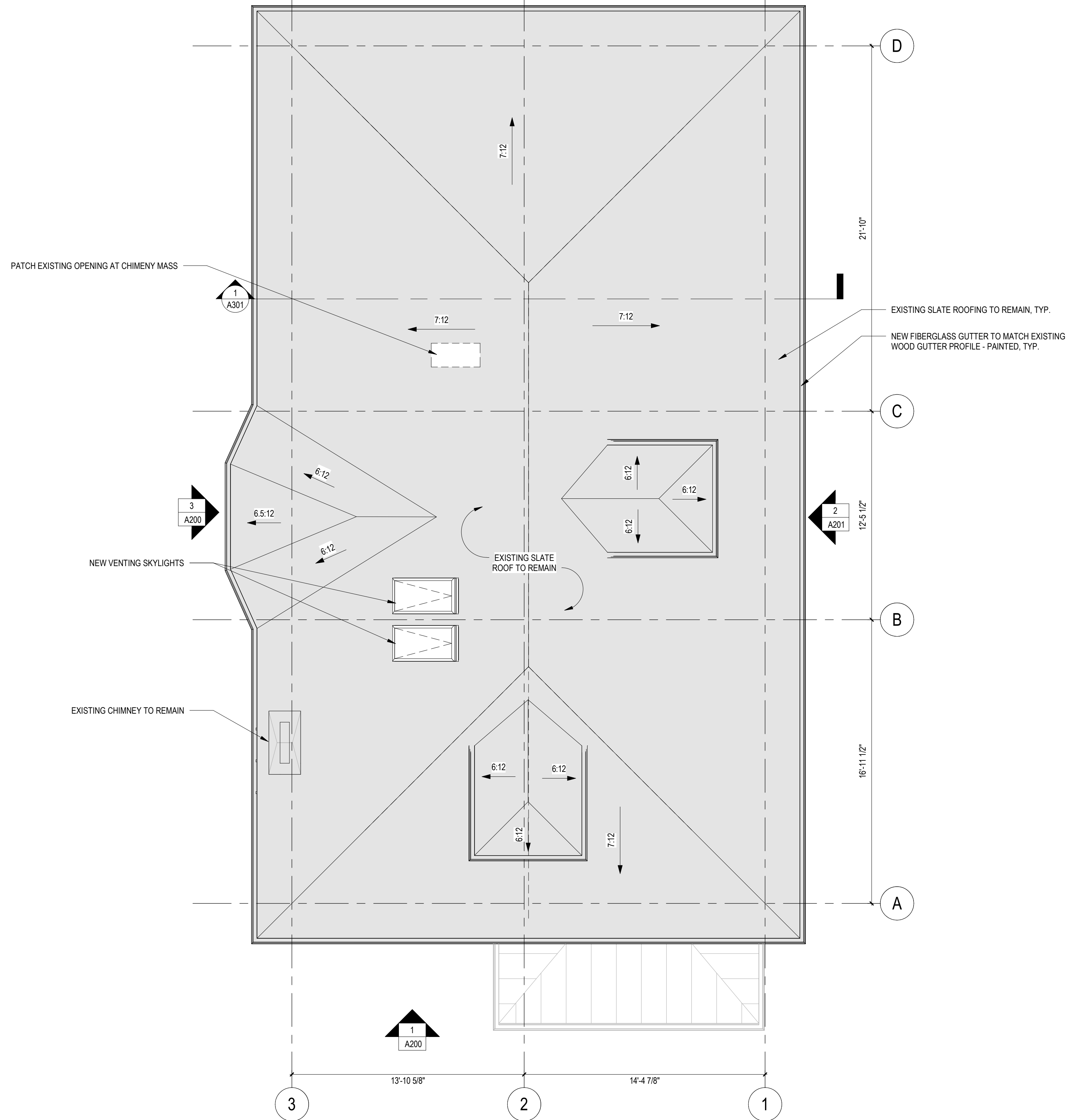
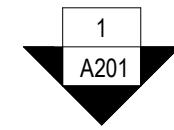
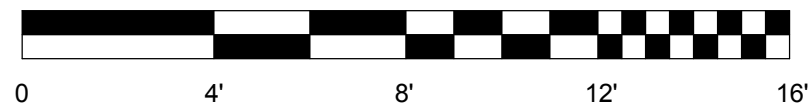


PROPOSED ATTIC PLAN
SCALE: 1/4" = 1'-0"



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





1 PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"

AULET RESIDENCE

P30574.00

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ISSUANCE:
BZA SUBMISSION

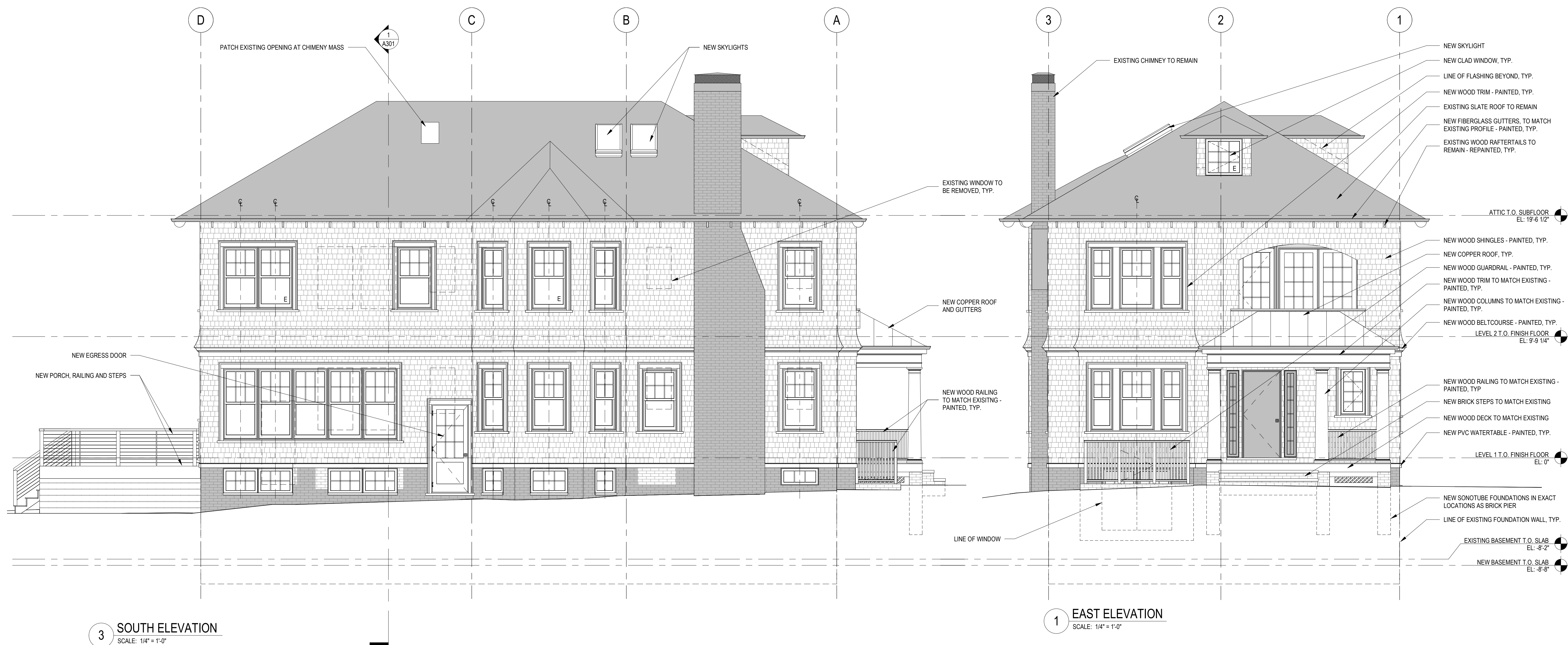
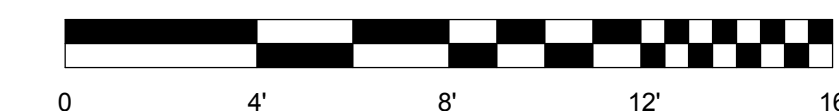
REVISION:

DATE: 01/04/2019
SCALE: 1/4" = 1'-0"
DRAWN: AG, MJ
CHECKED: KS
SHEET INFO: ROOF PLAN

A102

ELEVATION KEY

- NEW CONSTRUCTION
- EXISTING TO REMAIN
- INDICATES EXISTING WINDOWS TO BE REMOVED



AULET RESIDENCE

P30574.00

102 Lakeview Avenue
Cambridge, MA 02138



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REVISION:

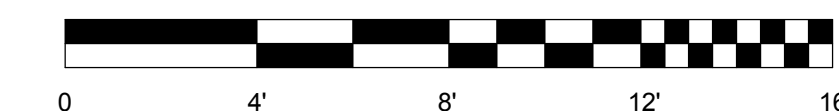
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SCALE: 1/4" = 1'-0"
DRAWN: AG, MJ
CHECKED: KS

SHEET INFO:
EAST & SOUTH EXTERIOR ELEVATIONS

A200

ELEVATION KEY

- NEW CONSTRUCTION
- EXISTING TO REMAIN
- INDICATES EXISTING WINDOWS TO BE REMOVED



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



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

AULET RESIDENCE

P30574.00

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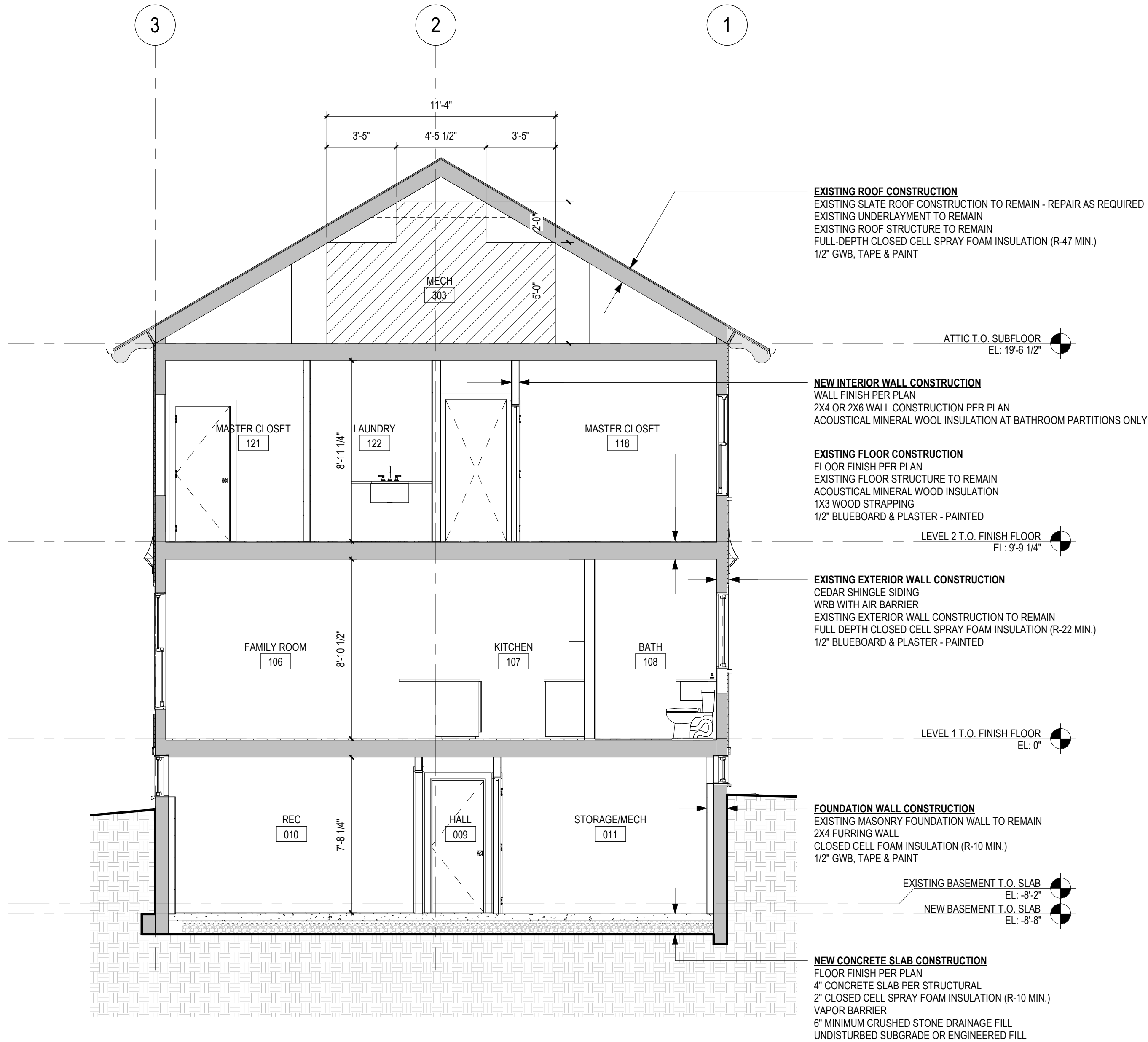
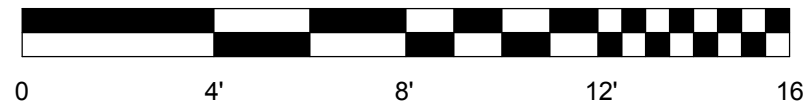
ISSUANCE:
BZA SUBMISSION

REVISION:

DATE: 01/04/2019
SCALE: 1/4" = 1'-0"
DRAWN: AG, MJ
CHECKED: KS

SHEET INFO:
WEST & NORTH EXTERIOR
ELEVATIONS

A201



1 BUILDING SECTION
SCALE: 1/4" = 1'-0"



102 Lakeview Ave

Petitioner
WILLIAM & ELIZABETH AULET
3 RANDOLPH STREET
BELMONT, MA

235-10
WINSLOW, JOHN A.
105 LEXINGTON AVE
CAMBRIDGE, MA 02138

235-14
FALES, PRISCILLA
133 LEXINGTON AVE
CAMBRIDGE, MA 02138

235-27
KLEIN, JOY C. MALCOLM OWEN SLAVIN
112 LAKEVIEW AVE.
CAMBRIDGE, MA 02138

235-30
KAFATOS, FOTIS C. & SARAH P. KAFATOU
TRS. OF THE KAFATOS REALTY TRUST
88 LAKEVIEW AVE
CAMBRIDGE, MA 02138

LDA ARCHITECTURE & INTERIORS
C/O KYLE SHEFFIELD
222 THIRD STRET - SUITE 3212
CAMBRIDGE, MA 02142

235-57
SIGOURNEY, HENRY & DORIS M. SIGOURNEY
TR. OF SIGOURNEY LAKEVIEW REALTY TR
102 LAKEVIEW AVE
CAMBRIDGE, MA 02138

235-81
HAGEN, DORIS
127 LEXINGTON AVE
CAMBRIDGE, MA 02138

235-82
DARRAGH, OLIVE M.
129 LEXINGTON AVE., #2
CAMBRIDGE, MA 02138

235-56
MONTAGU, JEAN
TRUSTEE OF LAKEVIEW NOMINEE TRUST
104 LAKEVIEW AVENUE
CAMBRIDGE, MA 02138

235-84
LEVITT, ADRIANA A. & PETER K. LEVITT
TRUSTEE OF ADRIANA LEVITT TRUST
94 LAKEVIEW AVE
CAMBRIDGE, MA 02138

236-10
MCGAUGHEY, ROBERT S. &
MELISSA L. MCGAUGHEY
97 LAKEVIEW AVE
CAMBRIDGE, MA 02138

236-11
EIREF, DANIEL & KANA EIREF
107 LAKEVIEW AVE
CAMBRIDGE, MA 02138

235-85
LESSER, STUART D. & SALLY V. LESSER TRUSTEE
115 LEXINGTON AVE.
CAMBRIDGE, MA 02138

235-85
MARKOV, LEV
TRUSTEE OF 117 LEXINGTON AVE REALTY TR.
117 LEXINGTON AVE.
CAMBRIDGE, MA 02138

235-14
JACOBSON, DAVID L. & AMANDA D. AGEE
133 LEXINGTON AVE. UNIT#2
CAMBRIDGE, MA 02138