



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

BZA Application Form

BZA Number: 163086

General Information

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

Special Permit: X

Variance:

Appeal:

PETITIONER: Dennis Scannell C/O Kevin Richard

PETITIONER'S ADDRESS: 107 Washington Ave, Cambridge, MA 02140

LOCATION OF PROPERTY: 107 Washington Ave, Cambridge, MA

TYPE OF OCCUPANCY: Single family

ZONING DISTRICT: Residence A-2 Zone

REASON FOR PETITION:

/Roof Structure/

DESCRIPTION OF PETITIONER'S PROPOSAL:

Replace and enlarge existing 10'x10' deck to a 12'x14' porch with impermeable roof.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 8.000 Section: 8.22.2.D (Non-Conforming Structure).

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

Article: 10.000 Section: 10.40 (Special Permit).

Original
Signature(s):

KCR

(Petitioner (s) / Owner)

KEVIN RICHARD

(Print Name)

Address:

23 RINDGE FIELD ST

Tel. No.

617-777-0703

E-Mail Address:

cambridgecraftsman@gmail.com

Date: 3/30/22

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.

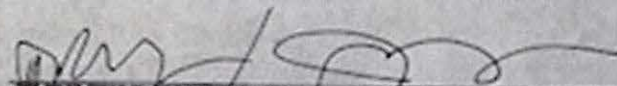
I/We Dennis J. Scannell, Jr. & Jane A. Kamensky
(OWNER)

Address: 107 Washington Ave. Cambridge MA 02140

State that I/We own the property located at 107 Washington Ave. Cambridge MA
which is the subject of this zoning application. 02140

The record title of this property is in the name of _____
Dennis J. Scannell, Jr. & Jane A. Kamensky

*Pursuant to a deed of duly recorded in the date 01/04/2006, Middlesex South
County Registry of Deeds at Book 48125, Page 329; or
Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.


SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

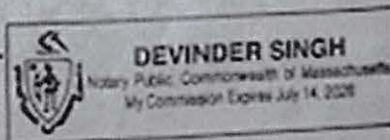
*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Middlesex

The above-name Dennis J. Scannell, Jr. & Jane A. Kamensky personally appeared before me,
this 20th of January, 2022, and made oath that the above statement is true.

 Notary

My commission expires 07-14-2028 (Notary Seal).



- If ownership is not shown in recorded deed, e.g. if by 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 107 Washington 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 replacement & enlargement of the deck does not reduce setbacks as it is within an "L" of the house.

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:

Replacement of the existing deck does not change traffic patterns and it is in the rear of the building.

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:

The new porch does not protrude outside the current setbacks.

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 proposed replacement structure is located in the rear of the property.

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 proposed structure would not derogate from the intent or purpose of the ordinance because it does not reduce the current setbacks.

***If you have any questions as to whether you can establish all of the applicable legal requirements, you should consult with an attorney.**

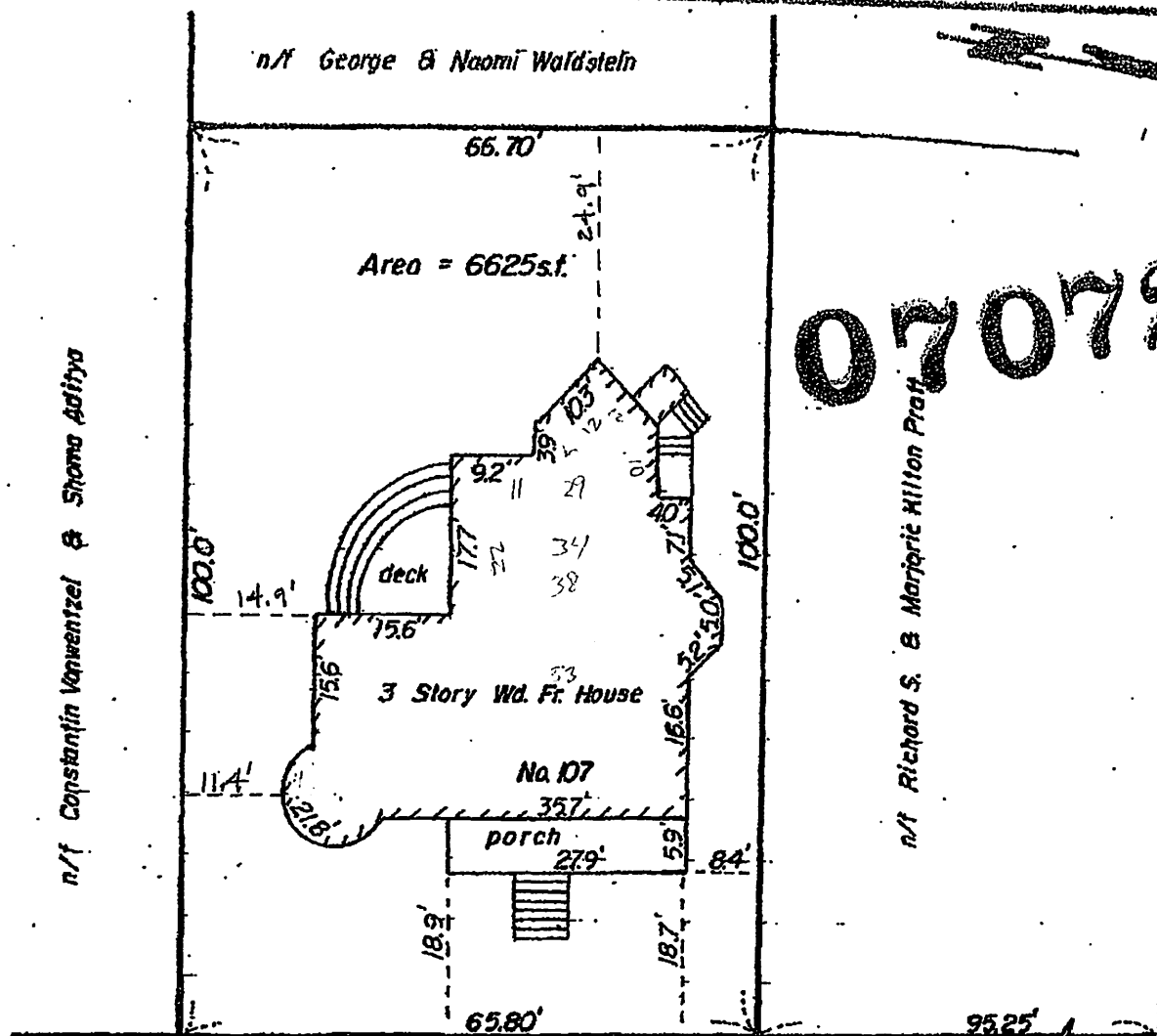
BZA Application Form**DIMENSIONAL INFORMATION****Applicant:** Dennis Scannell**Location:** 107 Washington Ave., Cambridge, MA**Phone:** 617-777-0703**Present Use/Occupancy:** Single family**Zone:** Residence A-2 Zone**Requested Use/Occupancy:** Single Family

		<u>Existing Conditions</u>		<u>Requested Conditions</u>		<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		4111		4279		3312	(max.)
<u>LOT AREA:</u>		6624		6624		NA	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		.62		.645		.50	
<u>LOT AREA OF EACH DWELLING UNIT</u>		6624		6624		6624	
<u>SIZE OF LOT:</u>	<u>WIDTH</u>	65.2		65.2		65.8	
	<u>DEPTH</u>	100		100		100	
<u>SETBACKS IN FEET:</u>	<u>FRONT</u>	18.7		18.7		20.0	
	<u>REAR</u>	24.9		24.9		25	
	<u>LEFT SIDE</u>	15.3		15.3		10	
	<u>RIGHT SIDE</u>	8.4		8.4		15	
<u>SIZE OF BUILDING:</u>	<u>HEIGHT</u>	35+		same		35	
	<u>WIDTH</u>	35.7		35.7		35.7	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		NA		NA		NA	
<u>NO. OF DWELLING UNITS:</u>		1		1		NA	
<u>NO. OF PARKING SPACES:</u>		NA		NA		NA	
<u>NO. OF LOADING AREAS:</u>		NA		NA		NA	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		NA		NA		NA	

Describe where applicable, other occupancies on the same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g; wood frame, concrete, brick, steel, etc.:

NA

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'.



WASHINGTON (-Public-50'Wide-) **AVE.**

Property References:
Middlesex So. Reg. of Deeds
Bk. 20302, Pg. 329

PLOT PLAN

Scale: 1" = 20'
Date: May 23, 2007

107 WASHINGTON AVE.

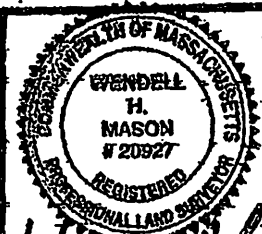
CAMBRIDGE, MASS.

Wendell H. Mason

Professional Engineer & Land Surveyor

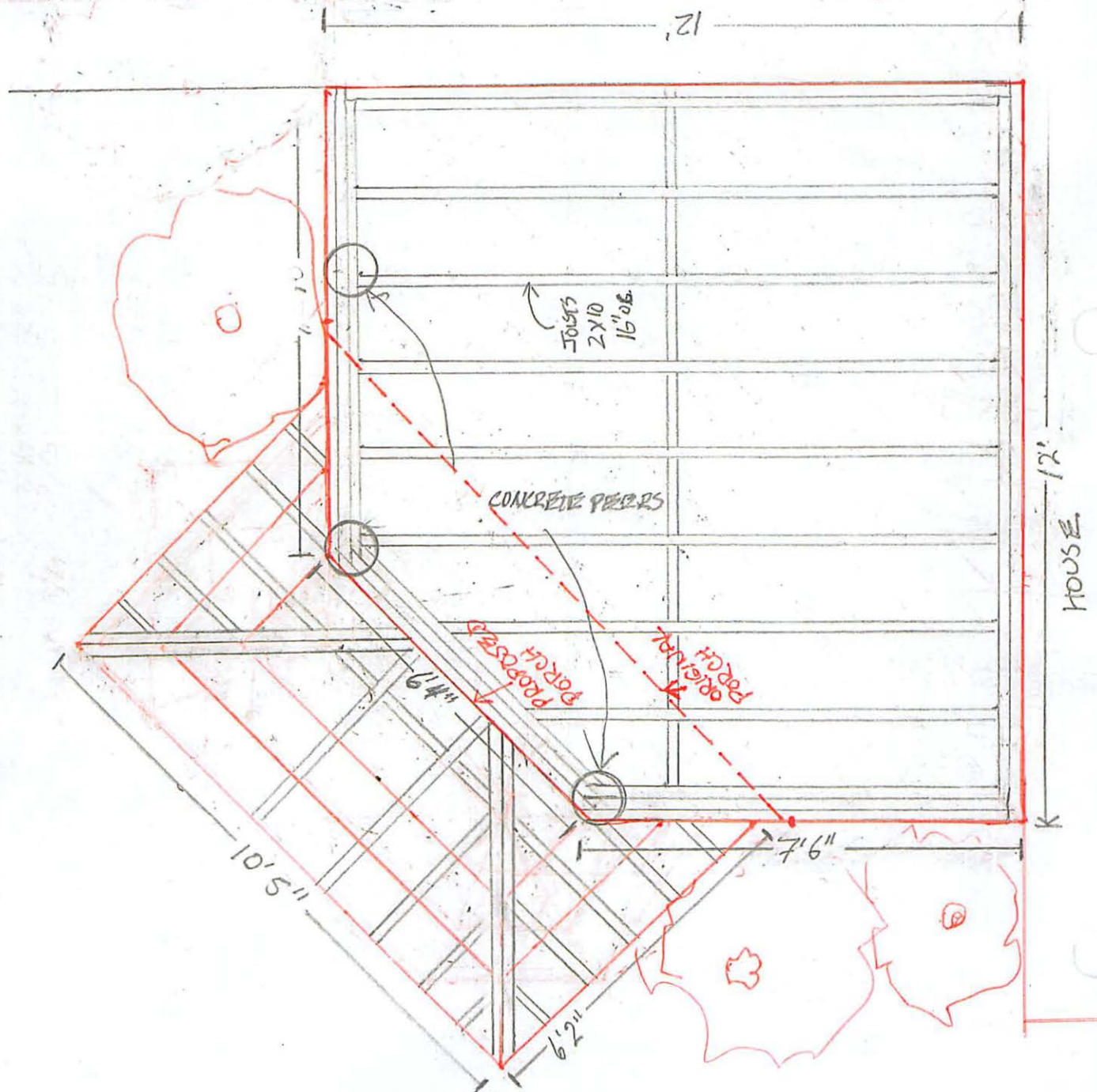
122 Essex Street Beverly, Massachusetts 01915

Tel. (978) 922-5686

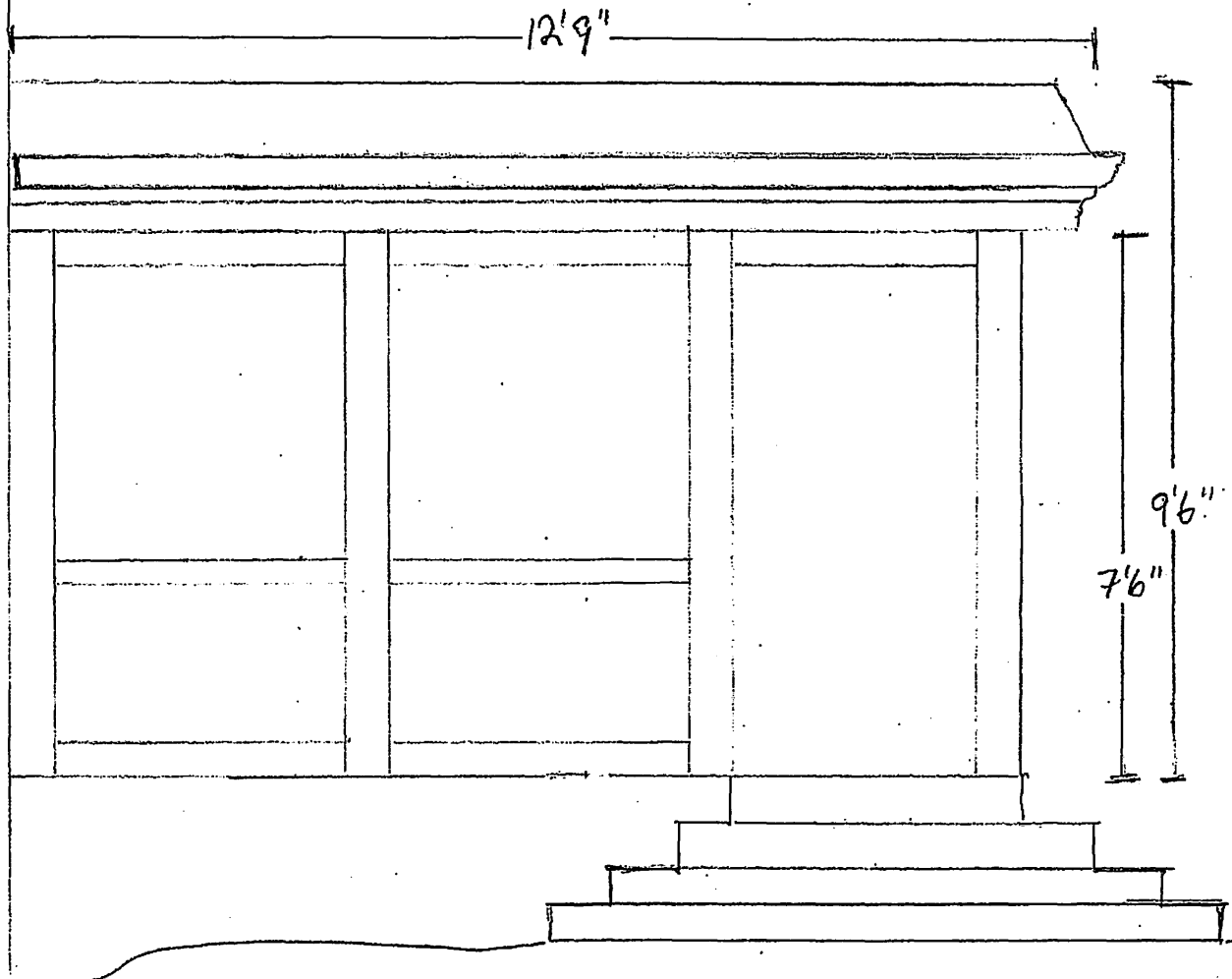


107 WASHINGTON AVE
DENNIS SCANNELL
PORCH STAIR DESIGN
PLAN VIEW
FRAMING PLAN

HOUSE



DENNIS SCANNELL
107 WASHINGTON AVE
PORCH ELEVATION VIEW



107 WASHINGTON AVE
PROPOSED ROOFED PORCH
PLAN VIEW W/ SET BACKS



24.9'
SET BACK

10'
SET BACK

PROPOSED DECK

EXISTING DECK

17.3'
SET BACK

7.6'

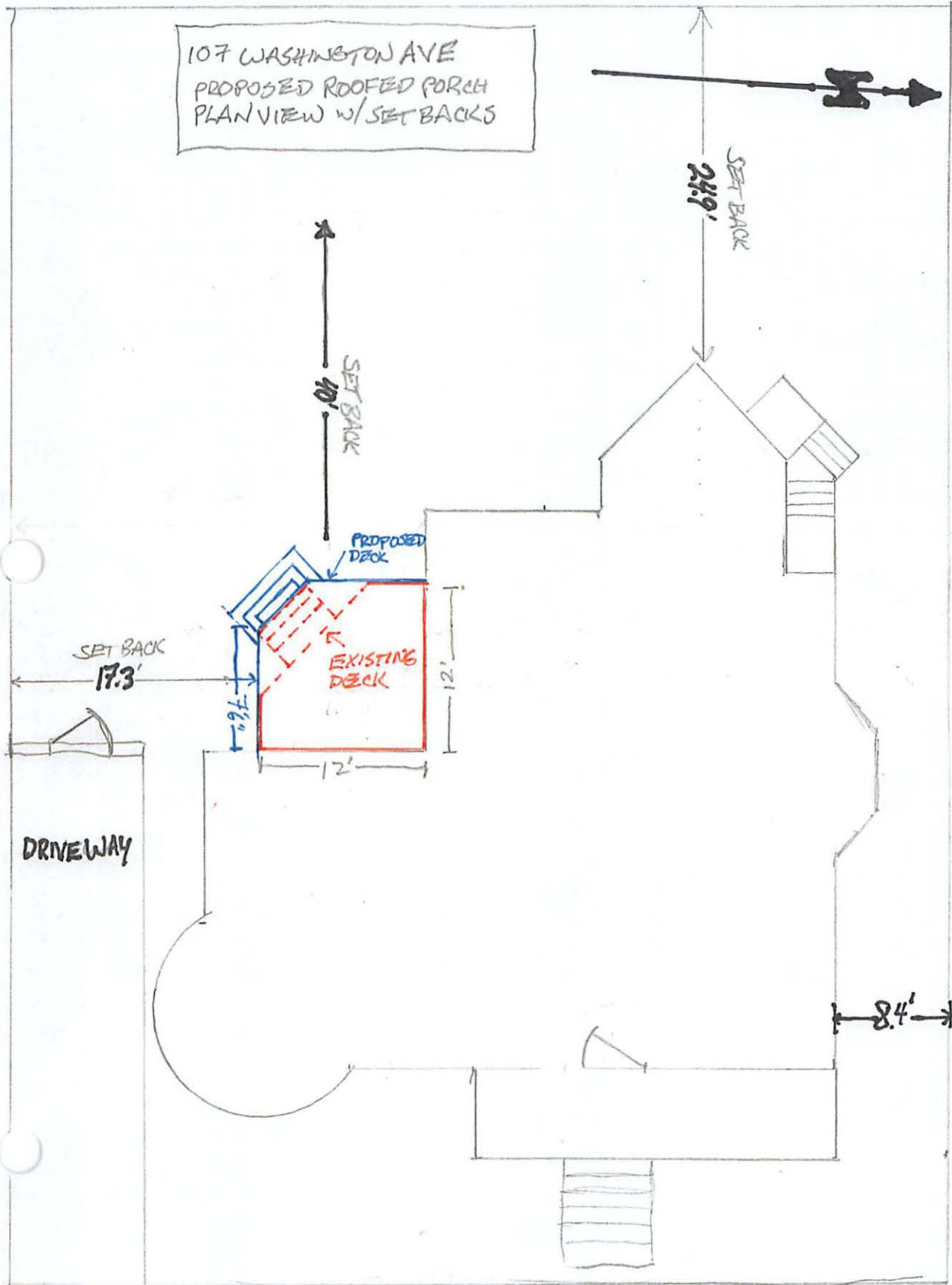
12'

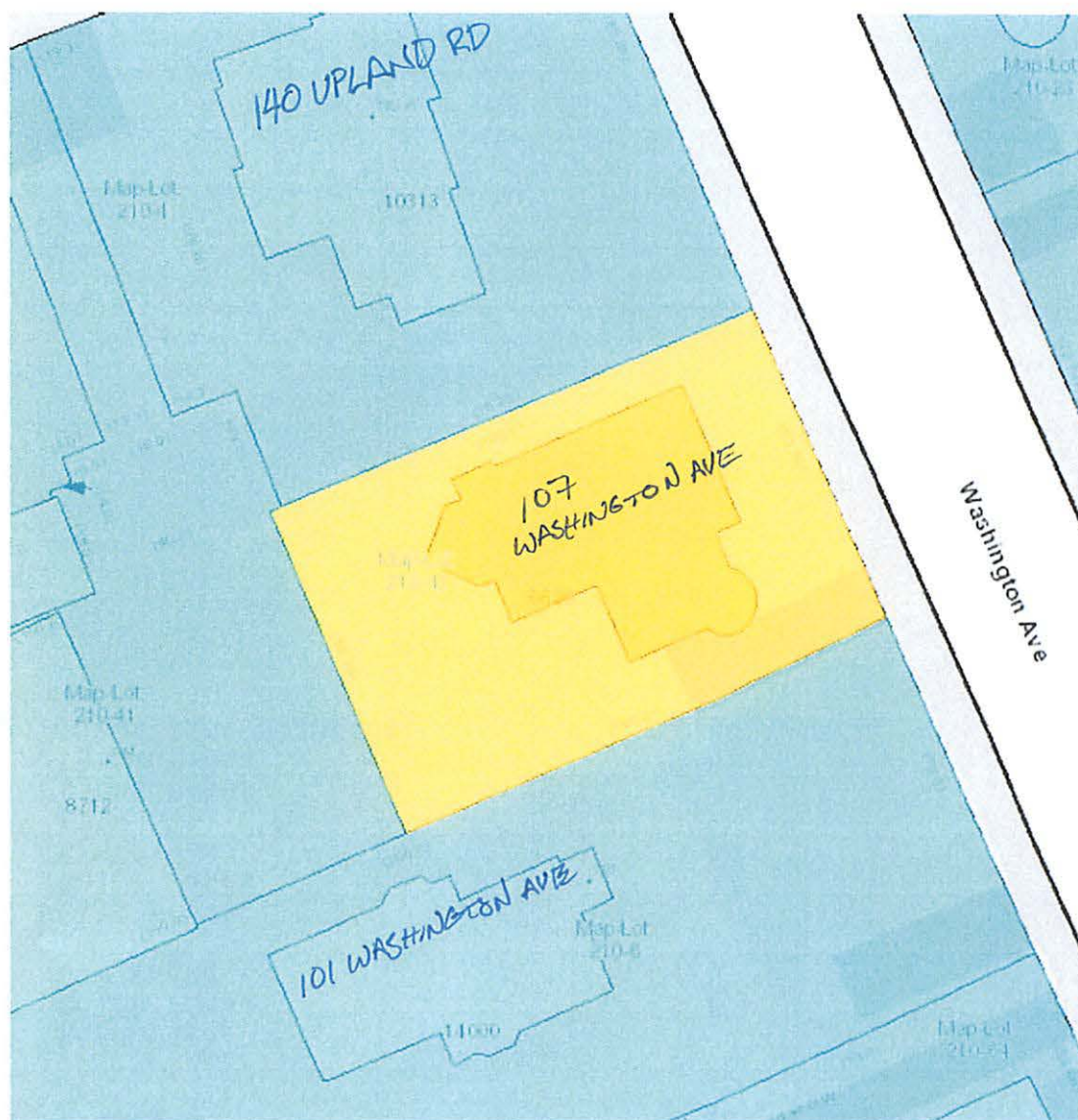
12'

DRIVEWAY

8.4'

WASHINGTON AVE



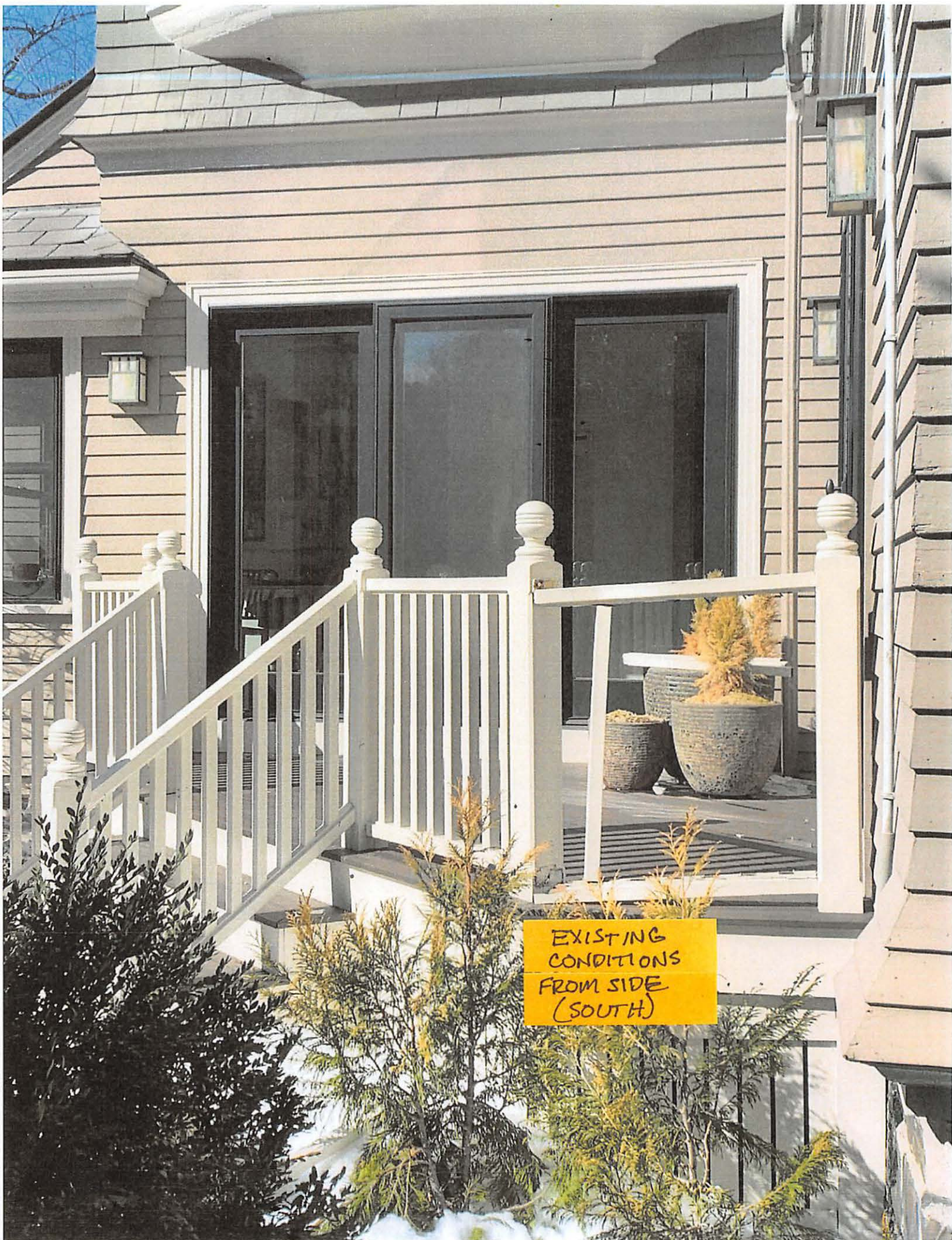


107 Washington Ave

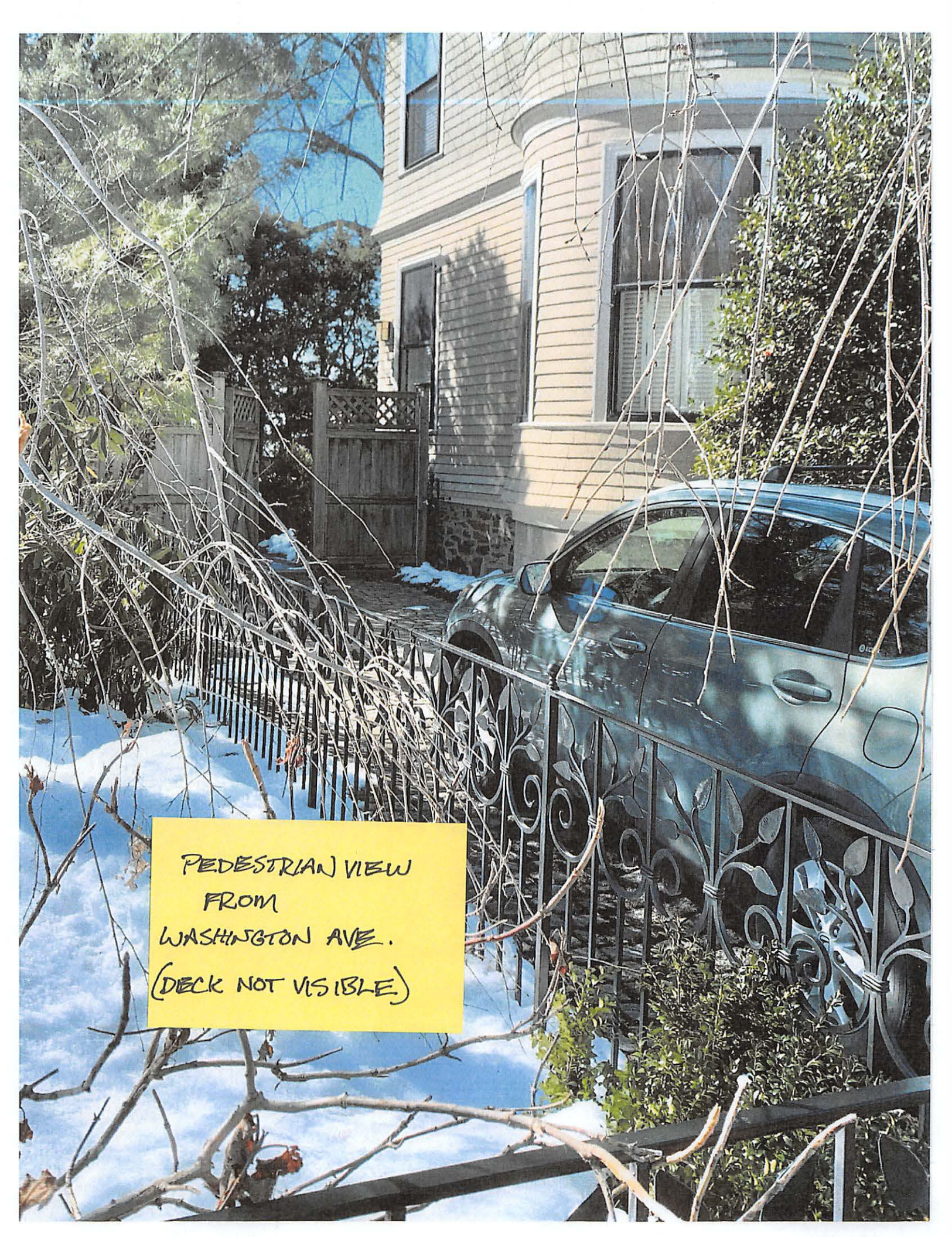
FRONT VIEW
FROM
WASHINGTON AVE







EXISTING
CONDITIONS
FROM SIDE
(SOUTH)



PEDESTRIAN VIEW
FROM
WASHINGTON AVE.
(DECK NOT VISIBLE)



Avon Hill Neighborhood Conservation District Commission

831 Massachusetts Avenue, 2nd Fl., Cambridge, Massachusetts 02139
Telephone: 617 349 4683 TTY: 617 349 6112 histncds@cambridgema.gov
<http://www.cambridgema.gov/historic/districtshistoricproperties/avonhillncd>

Constantin von Wentzel, *Chair*; Mark Golberg, *Vice Chair*
Levin Campbell, Heli Meltsner, *Members*
Art Bardige, Theresa Hamacher, *Alternates*

CERTIFICATE OF APPROPRIATENESS

PROPERTY: **107 Washington Avenue**

OWNER: **Dennis Scannell**
107 Washington Avenue
Cambridge, MA 02140

The Avon Hill 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 alterations described below is not incongruous to the historic aspects or architectural character of the building or district:

Replace deck with covered porch.

Work is to be carried out as indicated on drawings by Kevin Richard, Cambridge, MA, titled "107 Washington Avenue," submitted March 8, 2022.

The plans referenced above are incorporated into this certificate, which is binding on the applicant, and all improvements shall be carried out as described herein.

This certificate is granted upon the condition that the work authorized is commenced within six months after the date of issuance. 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: **AH-744**

Date of Certificate: **March 29, 2022**

Attest: A true and correct copy of decision filed with the office of the City Clerk and the Avon Hill Neighborhood Conservation District Commission on March 29, 2021.

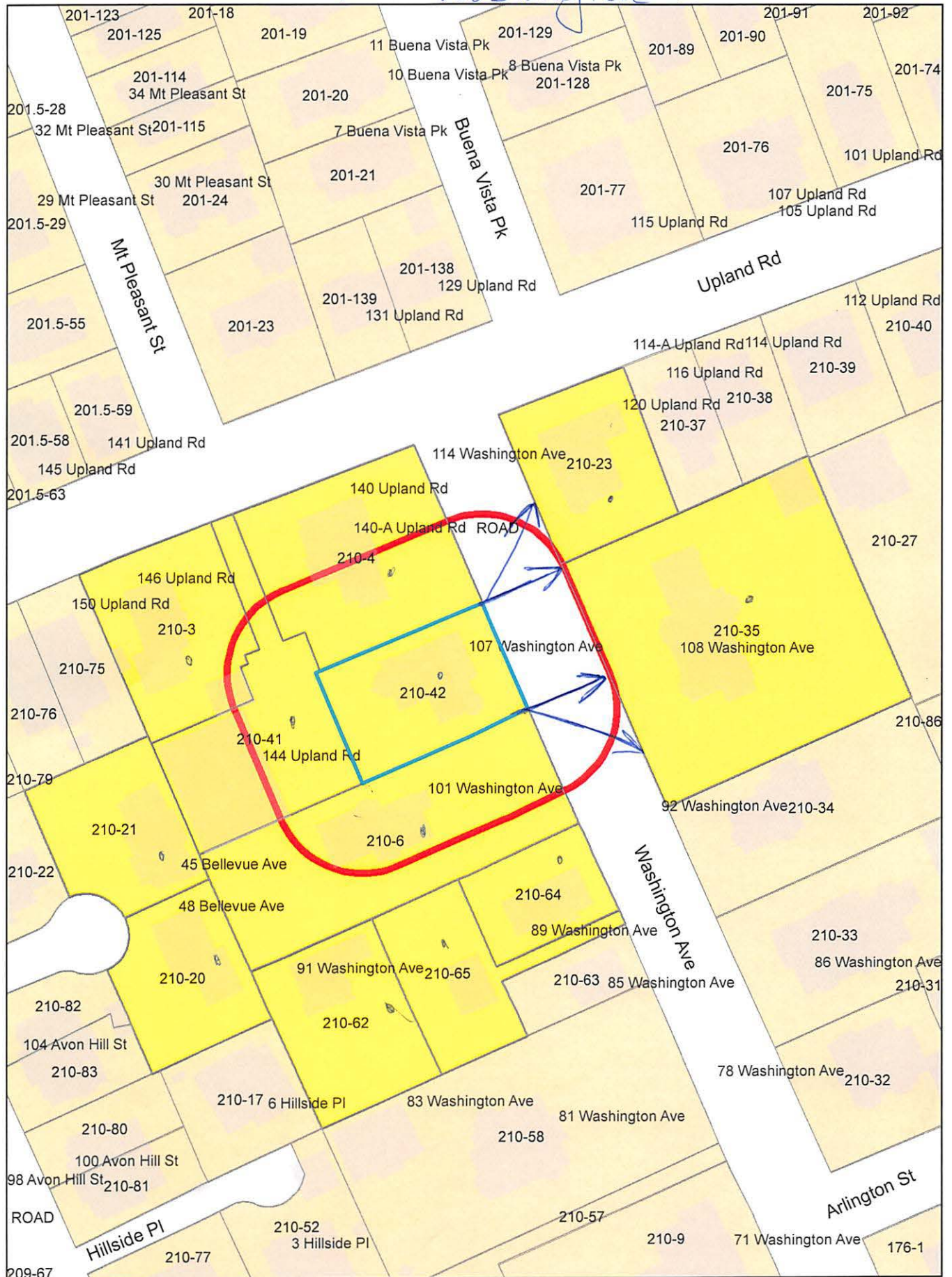
By Constantin von Wentzel /aac, Chair.

Twenty days have elapsed since the filing of this decision.

No appeal has been filed_____. Appeal has been filed_____.

Date_____, City Clerk.

107 Washington Ave



107 Washington Ave

Petitioner

210-3
KANDA, SHUN & KEIKO KANDA,
TRUSTEES KANDA FAMILY REALTY TRUST
146 UPLAND RD
CAMBRIDGE, MA 02138

210-42
SCANNEL, DENNIS J. JR. & JANE N. KAMENSKY
107 WASHINGTON AVE
CAMBRIDGE, MA 02140-2716

KEVIN RICHARD
107 WASHINGTON AVENUE
CAMBRIDGE, MA 02140

210-64
HANNA, DOUGLAS M.
89 WASHINGTON AVE
CAMBRIDGE, MA 02140

210-6
VONWENTZEL, CONSTANTIN & SHOMA ADITYA
101 WASHINGTON AVE
CAMBRIDGE, MA 02140

210-23
CORY, SUSAN E.
114 WASHINGTON AVENUE
CAMBRIDGE, MA 02140

210-41
BROICH ALEXANDER H. & BARBARA THIMM
144 UPLAND RD
CAMBRIDGE, MA 02140

210-65
KELLY SARAH J & JOHN B REYNOLDS
87 WASHINGTON AVE
CAMBRIDGE, MA 02140

210-4
BURESH, BERNICE
140 UPLAND RD
CAMBRIDGE, MA 02140

210-20
REED, JOHN S. & SUE WELSH REED
48 BELLEVUE AVE
CAMBRIDGE, MA 02140-3637

210-21
BOGHOSSIAN, DAVID M. &
ELIZABETH D. BARTLE
45 BELLEVUE AVE
CAMBRIDGE, MA 02139

210-35
LORSCH, PATRICIA & JAY W. LORSCH
TR. THE PATRICIA & JAY LORSCH 2013 REV TR.
108 WASHINGTON AVE
CAMBRIDGE, MA 02140

210-62
HOFFMANN, INGE SCHNEIER
C/O KAROL BENNETT
91 WASHINGTON AVE
CAMBRIDGE, MA 02140-2716