



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

[617-349-6100](tel:617-349-6100)

2021 MAR -9 AM 11:54

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 110472

General Information

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

Special Permit: _____

Variance: X

Appeal: _____

PETITIONER: Christopher Ladd Effio

PETITIONER'S ADDRESS: 123 Huron Avenue, Cambridge, Massachusetts 02138

LOCATION OF PROPERTY: 123 Huron Ave., Cambridge, MA

TYPE OF OCCUPANCY: Yard, rear - Open Space on deck

ZONING DISTRICT: Residence B Zone

REASON FOR PETITION:

/Additions/

DESCRIPTION OF PETITIONER'S PROPOSAL:

Our home has a deck at the back of the condo facing the back yard. We would like to place a 5 x 7 ft shed with an electric sauna on that deck. The Zoning Ordinance states that the condo is exceeding already the maximum ratio of floor to lot area. We would like to ask for a variance of the dimensional regulation to support the installation of a 35 sqft Sauna shed.

SECTIONS OF ZONING ORDINANCE CITED:

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

Original
Signature(s):

(Petitioner (s) / Owner)

CHRISTOPHER LADD EFFIO

(Print Name)

Address:

Tel. No. [8579998921](tel:8579998921)

E-Mail Address: christopher.laddeffio@gmail.com

Date: 03/05/2021

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 Christopher Ladd Effio
(OWNER)

Address: 123 (former 119 C) Huron Avenue, Cambridge, MA, 02138

State that I/We own the property located at 123 (119 C) Huron Avenue,
which is the subject of this zoning application.

The record title of this property is in the name of _____
Christopher and Birgit Ladd Effio

*Pursuant to a deed of duly recorded in the date July 11, 1989 Middlesex South
County Registry of Deeds at Book 19933, Page 208; or
Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

C. Ladd Effio Christopher Ladd Effio
SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

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

State of Nevada, County of Clark

The above-name Christopher Ladd Effio personally appeared before me,
this 4th of March, 2021, and made oath that the above statement is true.

Jacqueline Harris Thornhill Notary
My commission expires 05/14/2023 (Notary Seal).



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

(ATTACHMENT B - PAGE 3)

Notarized online using audio-video communication

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'.

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:
- Installation of a shed on an existing deck structure for recreational and health reasons. Shed does not impact/obstruct and cannot be seen from neighboring properties and is fully supported by condo association.
- 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 by not affecting generally the zoning district in which it is located for the following reasons:
- The shed will be built on existing structure according to architectural plans and will not affect the soil, topography or landscape of the land.
- C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:**
- 1) Desirable relief may be granted without substantial detriment to the public good for the following reasons:

Shed would be located at the back of the building 123 Huron Avenue, 80 ft away from street and pedestrian walks.

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

The shed has a very small size, significantly smaller than 100 sqft with only 5'x7'. It would be built on an existing deck and in sufficient distance from the property line.

***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: Christopher Ladd Effio

Present Use/Occupancy: Yard, rear - Open Space on deck

Location: 123 Huron Avenue

Zone: Residence B Zone

Phone: 8579998921

Requested Use/Occupancy: Yard, rear - place Sauna Shed on deck

	<u>Existing</u> <u>Conditions</u>	<u>Requested</u> <u>Conditions</u>	<u>Ordinance</u> <u>Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>	6,976	7,011	N/A	(max.)
<u>LOT AREA:</u>	8861.4	N/A	N/A	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>	0.787	0.791	0.5	
<u>LOT AREA OF EACH DWELLING UNIT</u>	1752	1787	N/A	
<u>SIZE OF LOT:</u> WIDTH	86.62	N/A	N/A	
DEPTH	110.02	N/A	N/A	
<u>SETBACKS IN FEET:</u> FRONT	9.61	N/A	N/A	
REAR	20.94	10.94	5	
LEFT SIDE	32	N/A	N/A	
RIGHT SIDE	21.7	N/A	N/A	
<u>SIZE OF BUILDING:</u> HEIGHT	N/A	N/A	N/A	
WIDTH	80	N/A	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	0.43	N/A	0.4	
<u>NO. OF DWELLING UNITS:</u>	3	N/A	N/A	
<u>NO. OF PARKING SPACES:</u>	N/A	N/A	N/A	
<u>NO. OF LOADING AREAS:</u>	N/A	N/A	N/A	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>	N/A	4	10	

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.

1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).

Pacheco, Maria

BZA-110472

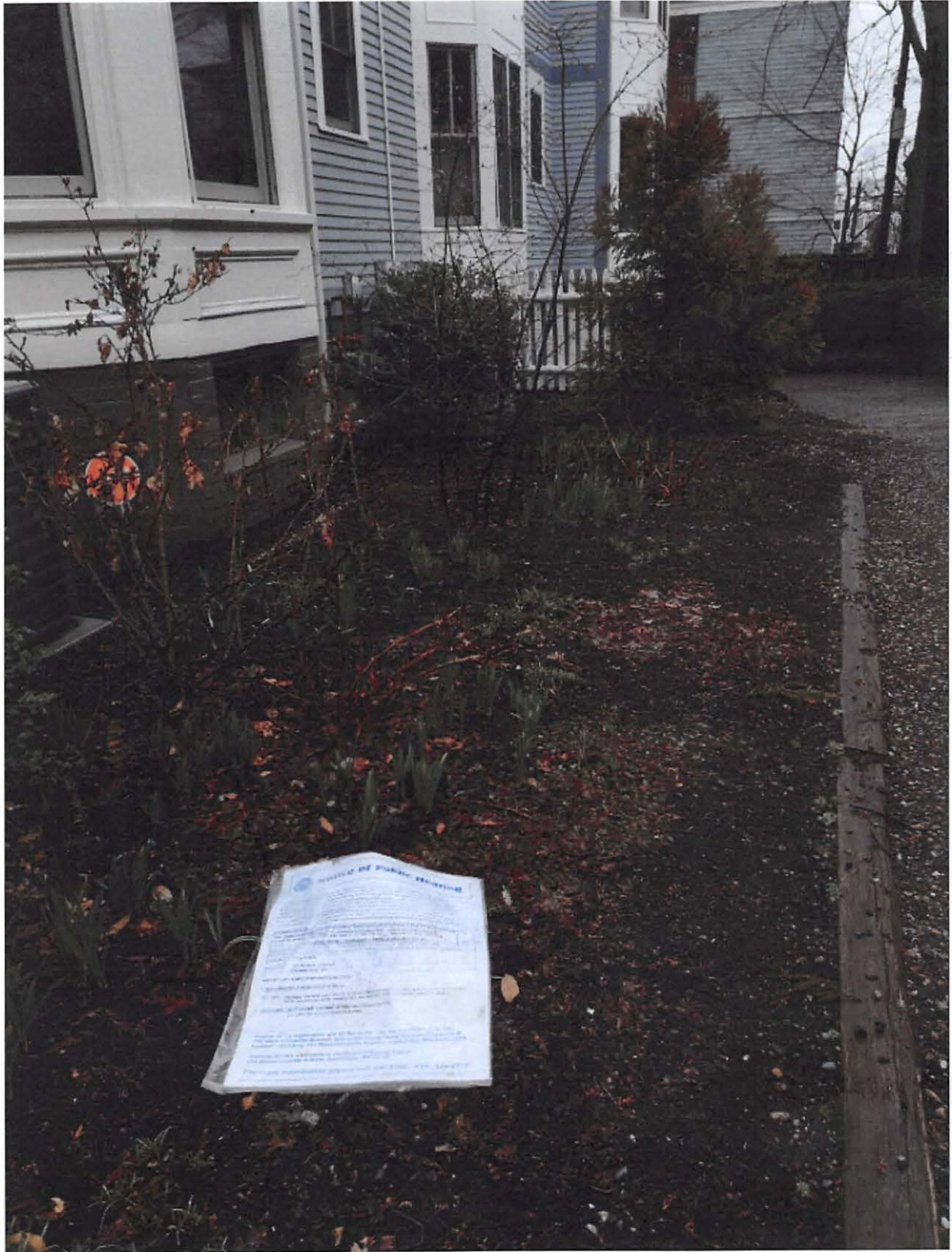
From: Christopher Ladd <christopher.laddeffio@gmail.com>
Sent: Thursday, April 1, 2021 10:26 AM
To: Pacheco, Maria
Subject: Sign for BZA
Attachments: IMG_20210401_101114.jpg; IMG_20210401_100801.jpg

Hi Maria,

Attached are the photos of the sign. One shows how the sign was before. I attached it now on our side entrance door that can be seen from the street. That should be better in case of wind or rain.

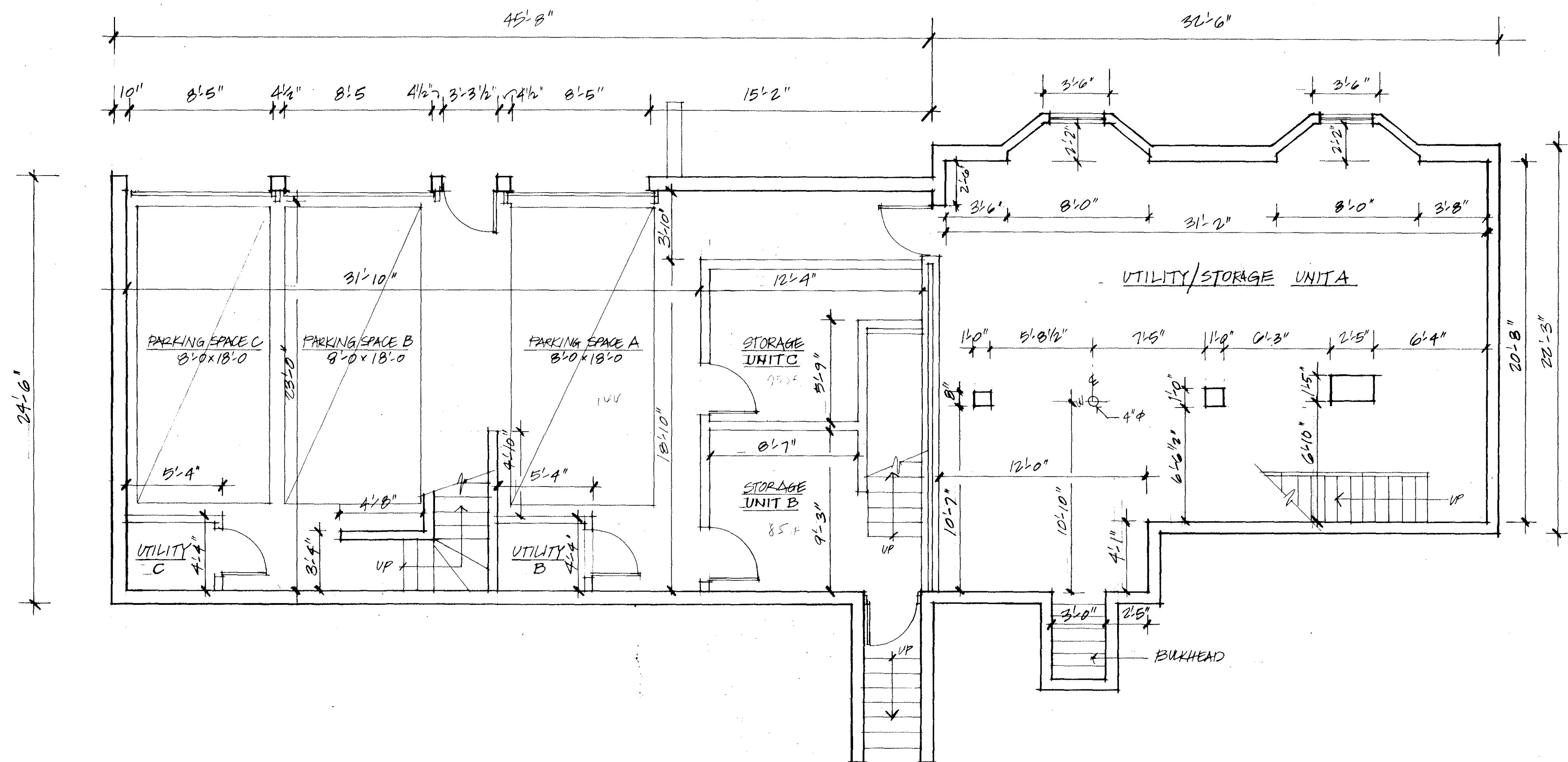
Thanks,
Chris

123 Huron Ave





123 Huron Ave



PARKING/UTILITY/STORAGE UNITS A-B+C

FOR REGISTRY USE ONLY

Cambridge Seven Associates, Inc
1050 Mass. Avenue, Cambridge, Mass. 02139

JOB NUMBER: SHEET OF
DRAWN BY:
CHECKED BY:
DATE OF ORIGINAL:
REVISED:

SCALE:

I certify, to the best of my knowledge, information, and belief, and in accordance with generally accepted standards of professional practice, that these plans show the unit designation of the unit being conveyed (Unit #) and of the immediately adjoining units, and that they fully and accurately depict the layout of the unit, its location, dimensions, approximate area, main entrance, and immediate common area to which it has access, as built, subject to normal construction tolerances, and in existence June 1, 1989, at 119 Huron Avenue, Cambridge, Massachusetts.

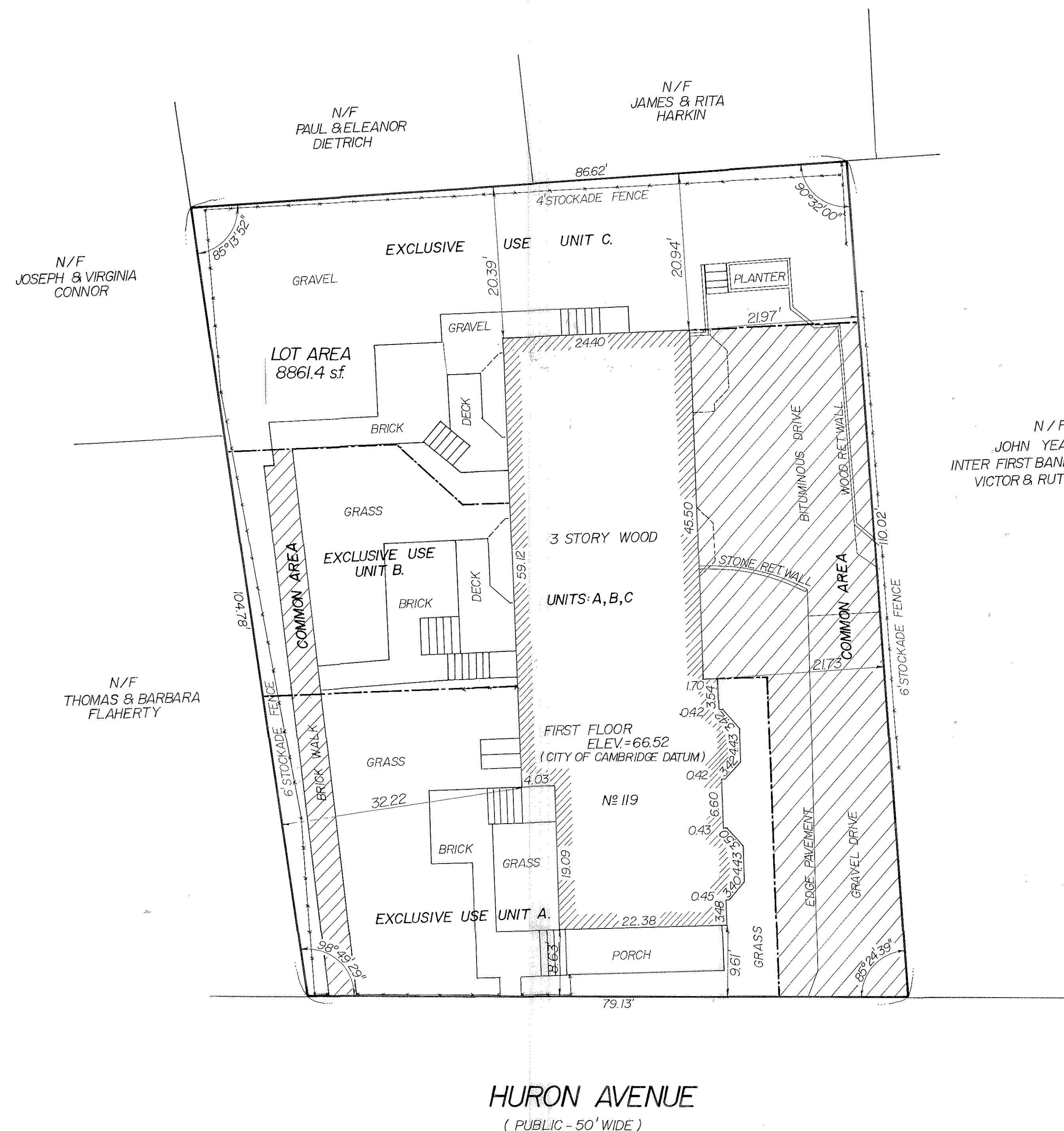
Paul E. Disten
REGISTERED ARCHITECT

0 1 3 5 10 15



PLAN NO. 737(2-5) 89
RECORDED BOOK 19933 203

737(2)



- PLAN REFERENCE**
- 1- L.C.C. 11140^A
 - 2- L.C.C. 1438^A
 - 3- "PLAN OF WINSLOW, OLIVER AND ORRIN ST'S. FOR ACCEPTANCE" BY W.A. MASON & SON SURVEYORS, CAMBRIDGE, SCALE: 1"=40', DATED: NOV. 25, 1885.
 - 4- "PLAN OF THE PROPOSED EXTENSION OF HURON ST., SCALE: 1"=40', DATED: JUNE 1, 1893.
 - 5- MIDDLESEX REGISTRY OF DEEDS SO. DIST. PLAN 566 OF 1940. BOOK 6406, PAGE END.
 - 6- MIDDLESEX REGISTRY OF DEEDS SO. DIST. PLAN BOOK 75, PAGE 3.
 - 7- MIDDLESEX REGISTRY OF DEEDS SO. DIST. PLAN BOOK 200, PAGE 9.

I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIP AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

THIS PLAN FULLY AND ACCURATELY DEPICTS THE LAYOUT, LOCATION AND DIMENSIONS OF:
119 HURON AVENUE CONDOMINIUM,
AND ITS DESIGNATED UNITS THEREIN AS BUILT.

I CERTIFY THAT I HAVE CONFORMED WITH THE RULES AND REGULATION OF THE REGISTERS OF DEEDS IN PREPARING THIS PLAN.

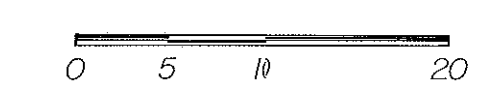
Arthur R. Giangrande
ARTHUR R. GIANGRANDE



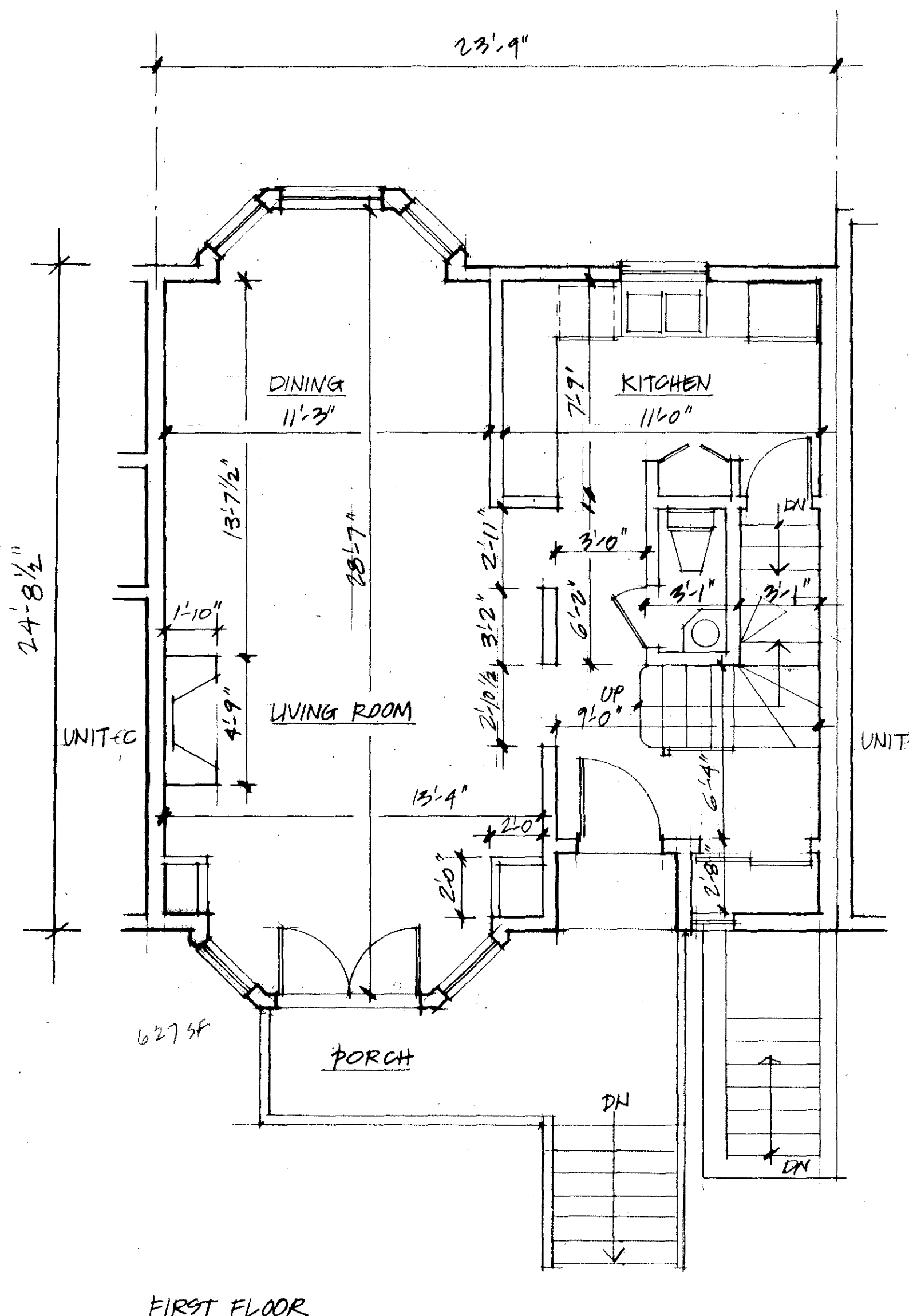
Middlesex Registry of Deeds,
Southern District
Cambridge, Massachusetts
Plan No. 737(1) of 19 89
Rec'd 7/11 19 89
at 9:43 AM Doc No. 264
Rec'd, Bk 19933 Page 203
Attest
Register

SITE PLAN
OF
119 HURON AVENUE
CONDOMINIUM
119 HURON AVENUE
CAMBRIDGE, MASS.

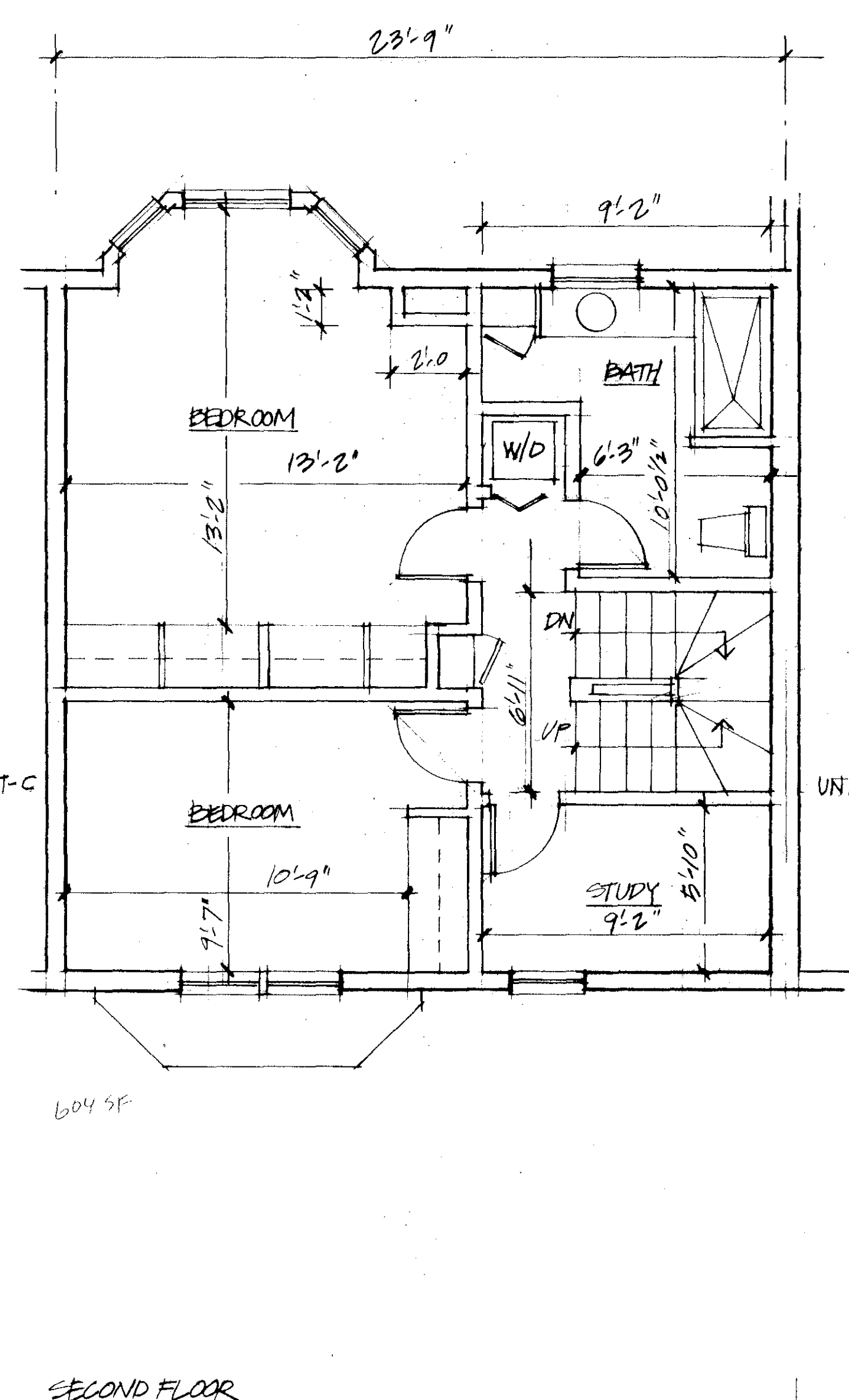
SCALE: 1"=10' DATE: JULY 6, 1989
DESIGN STATE SURVEY INC.
265 MEDFORD STREET
SOMERVILLE, MA. 02143
(617) 623-8880



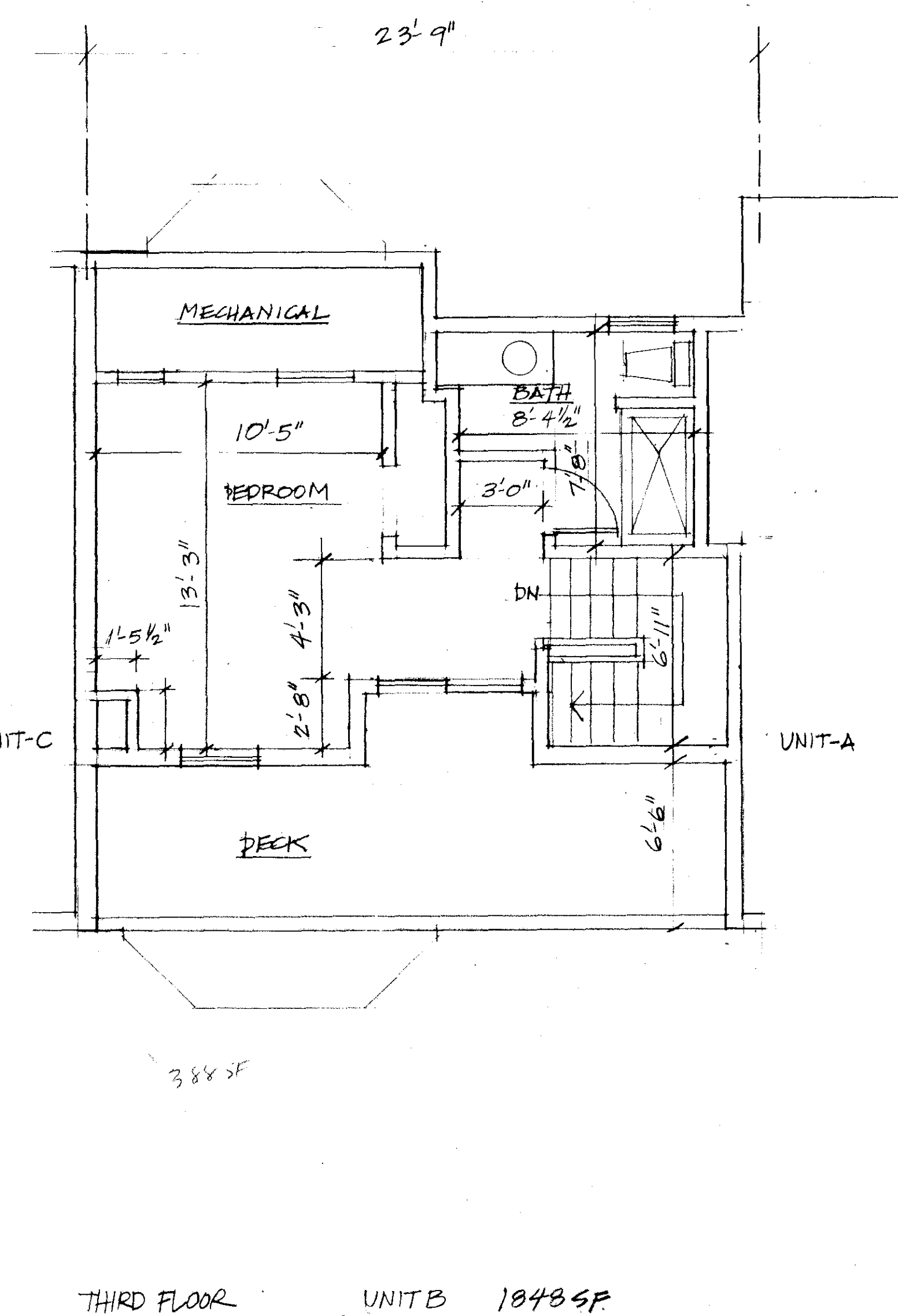
737(1) \



FIRST FLOOR



SECOND FLOOR

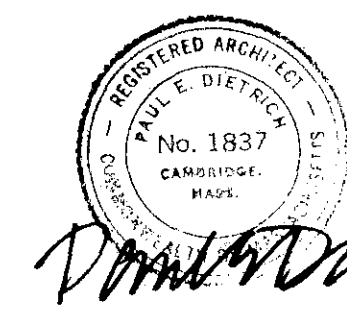


THIRD FLOOR UNIT B 1848 SF

I certify, to the best of my knowledge, information, and belief, and in accordance with generally accepted standards of professional practice, that these plans show the unit designation of the unit being conveyed (Unit # 2) and of the immediately adjoining units, and that they fully and accurately depict the layout of the unit, its location, dimensions, approximate area, main entrance, and immediate common area to which it has access, as built, subject to normal construction tolerances, and in existence June 1, 1989, at 119 Huron Avenue, Cambridge, Massachusetts.

Donald D. Dineen
REGISTERED ARCHITECT

0 1 3 5 10 15



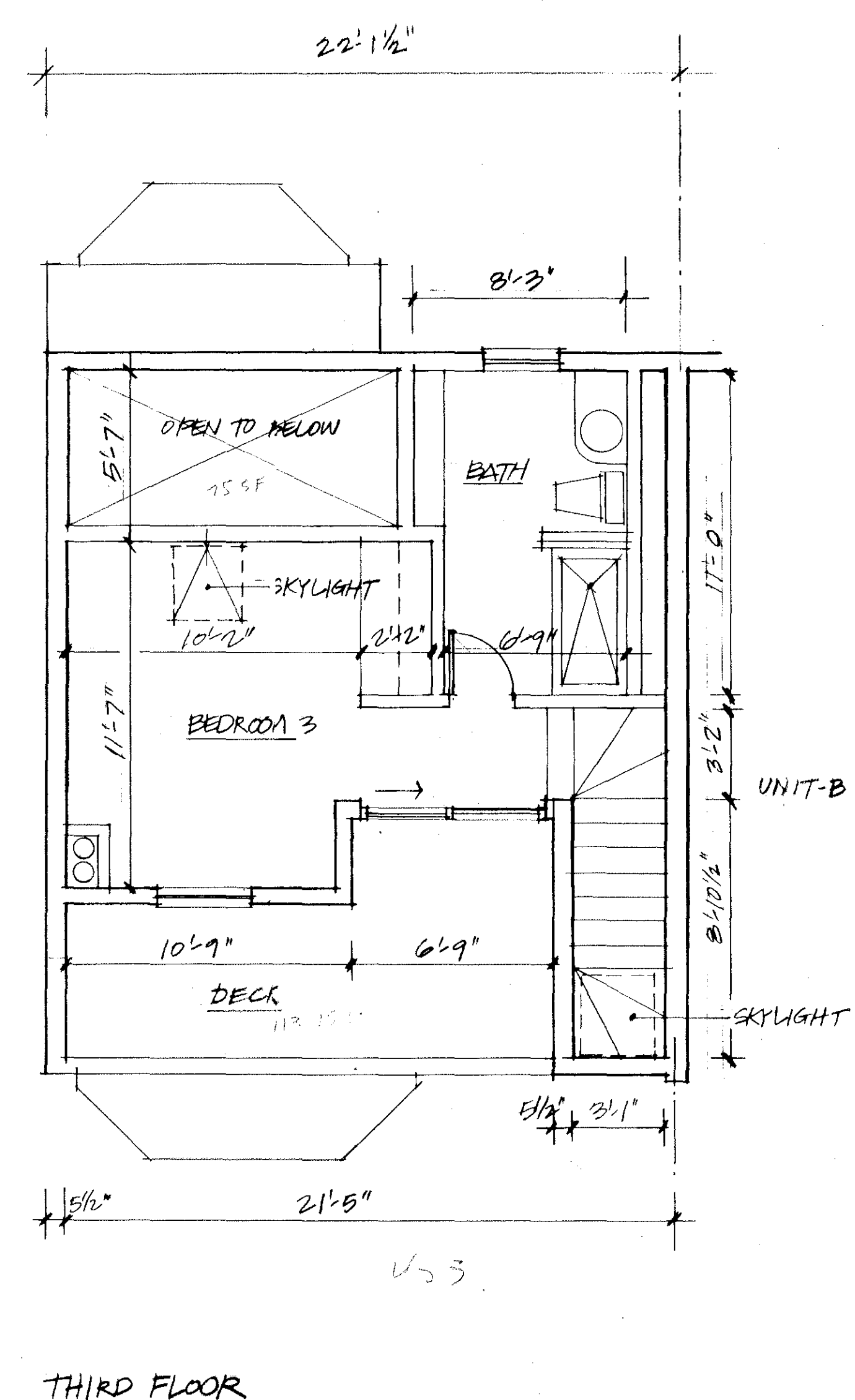
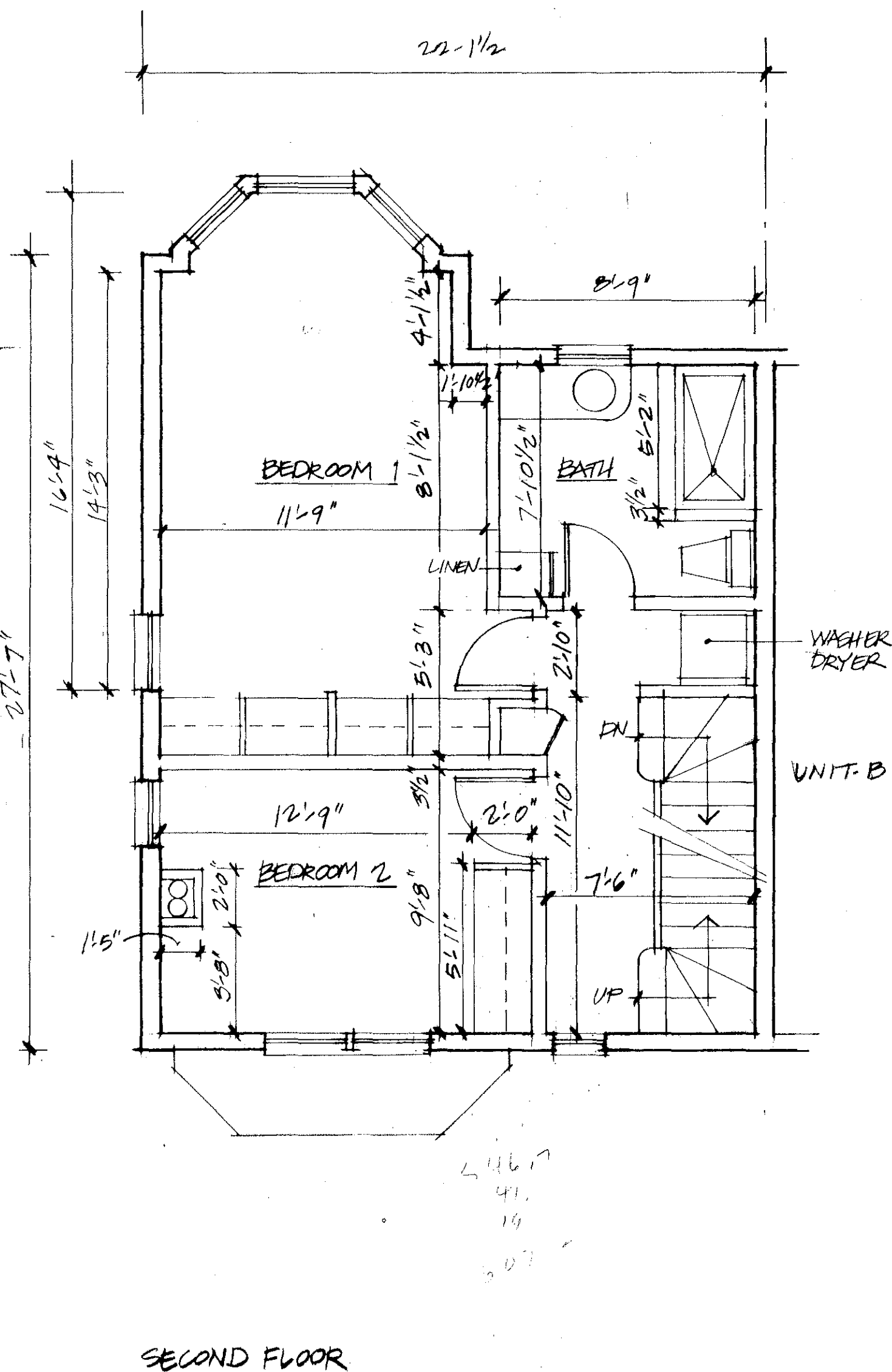
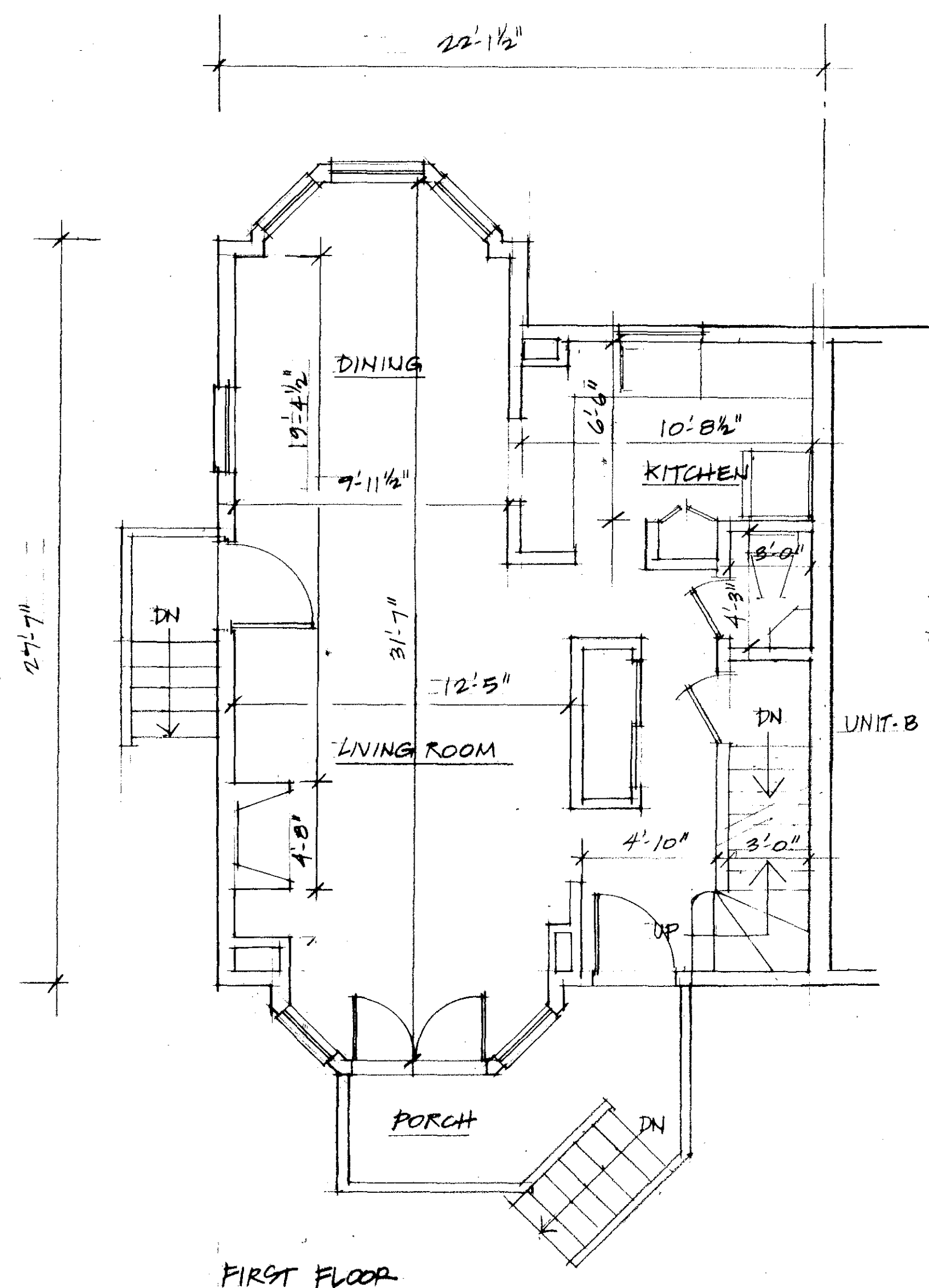
FOR REGISTRY USE ONLY

Cambridge Seven Associates, Inc.
1050 Mass. Avenue, Cambridge, Mass. 02138

JOB NUMBER:	SHEET	OF
DRAWN BY:		
CHECKED BY:		
DATE OF ORIGINAL:		
REVISED:		
SCALE:		

PLANS 737(4.5) 89
19933 803

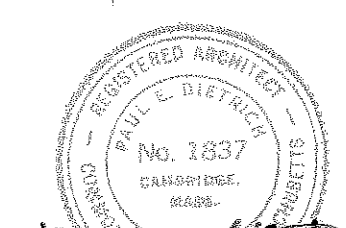
737(4)



UNIT C 1752 SF

I certify, to the best of my knowledge, information, and belief, and in accordance with generally accepted standards of professional practice, that these plans show the unit designation of the unit being conveyed (Unit # C) and of the immediately adjoining units, and that they fully and accurately depict the layout of the unit, its location, dimensions, approximate area, main entrance, and immediate common area to which it has access, as built, subject to normal construction tolerances, and in existence June 1, 1989, at 119 Huron Avenue, Cambridge, Massachusetts.

Paul M. Martin
REGISTERED ARCHITECT



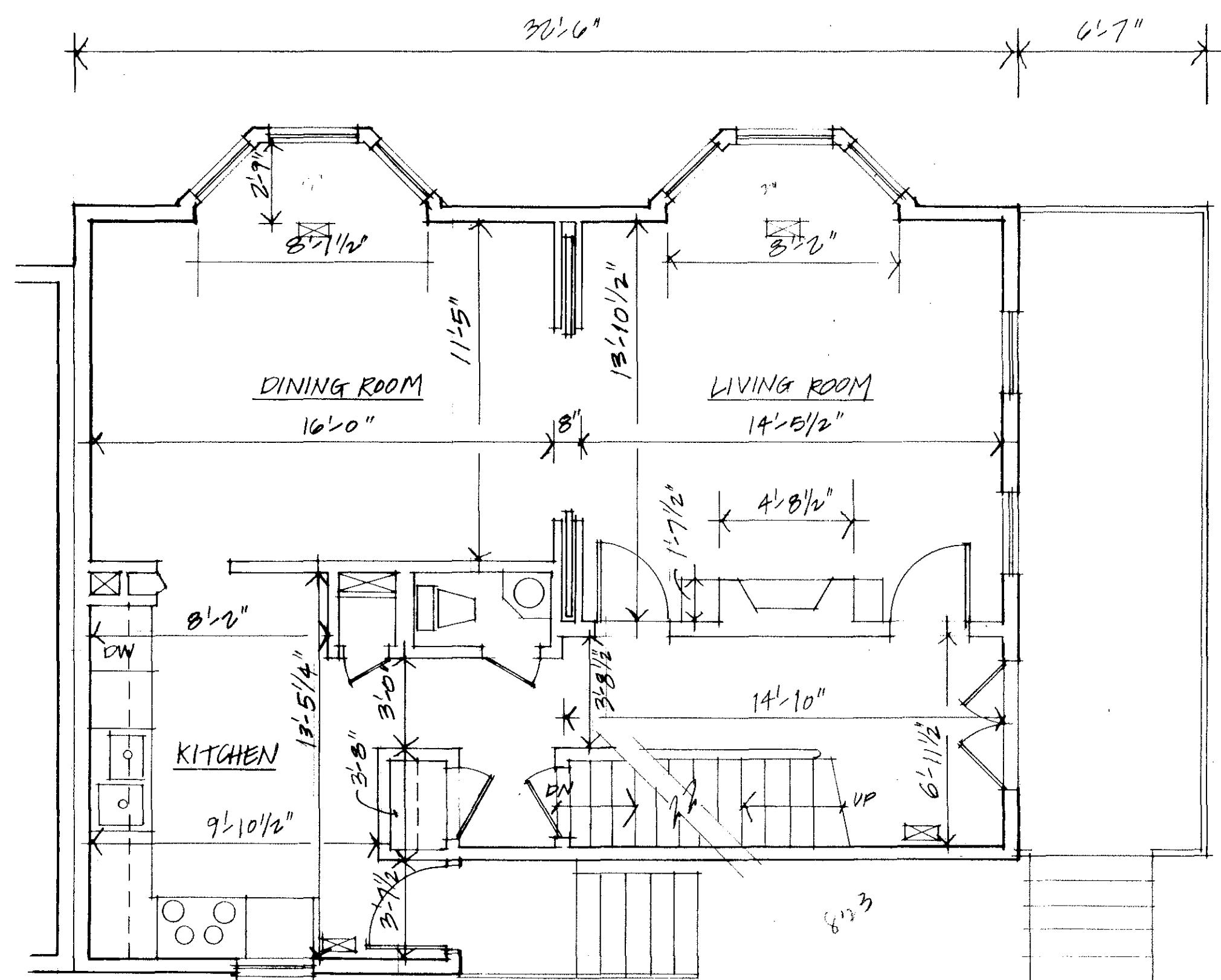
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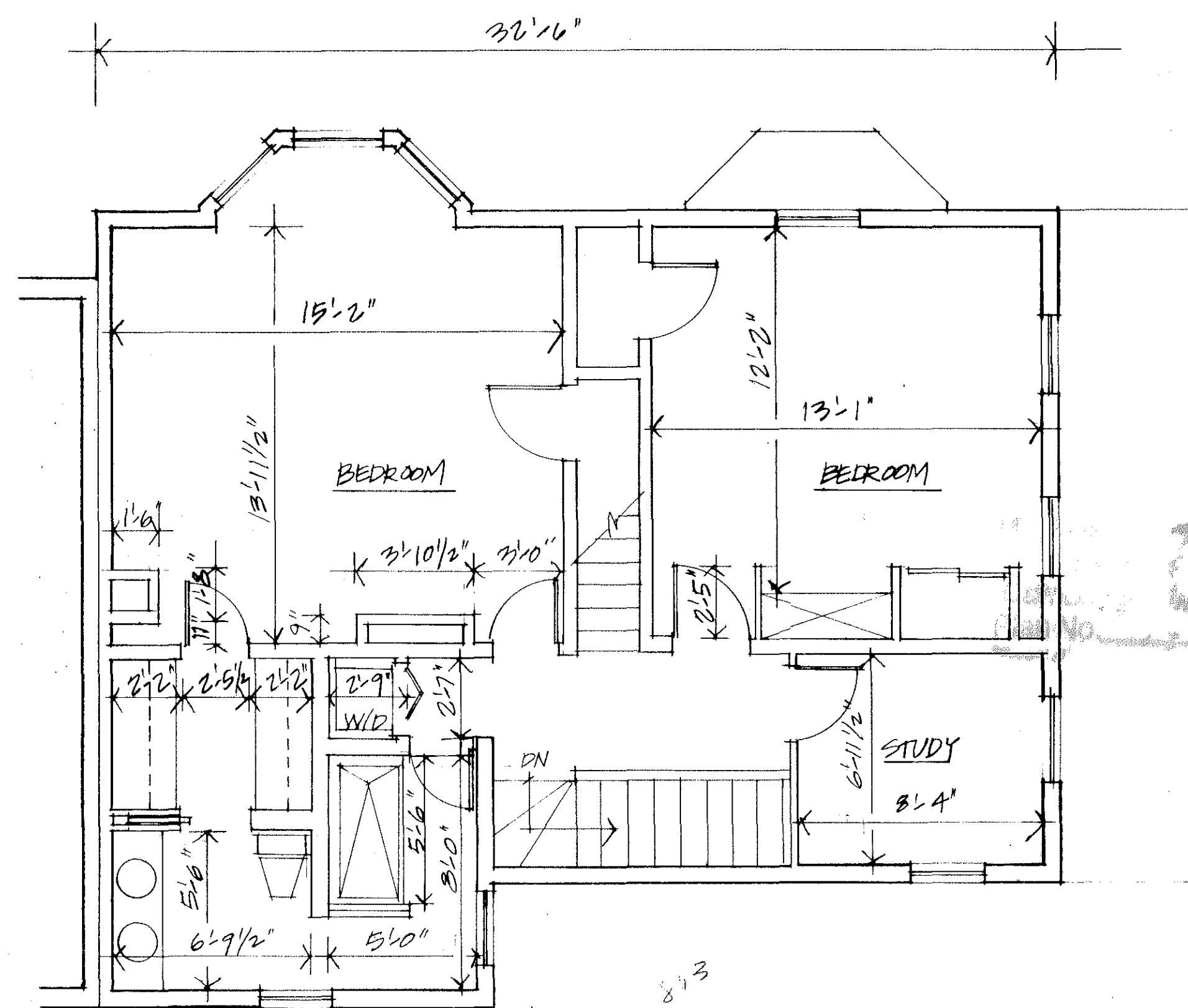
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CHECKED BY:		
DATE OF ORIGINAL:		
REVISED:		
SCALE:		

737(3-5) 89
19933 203

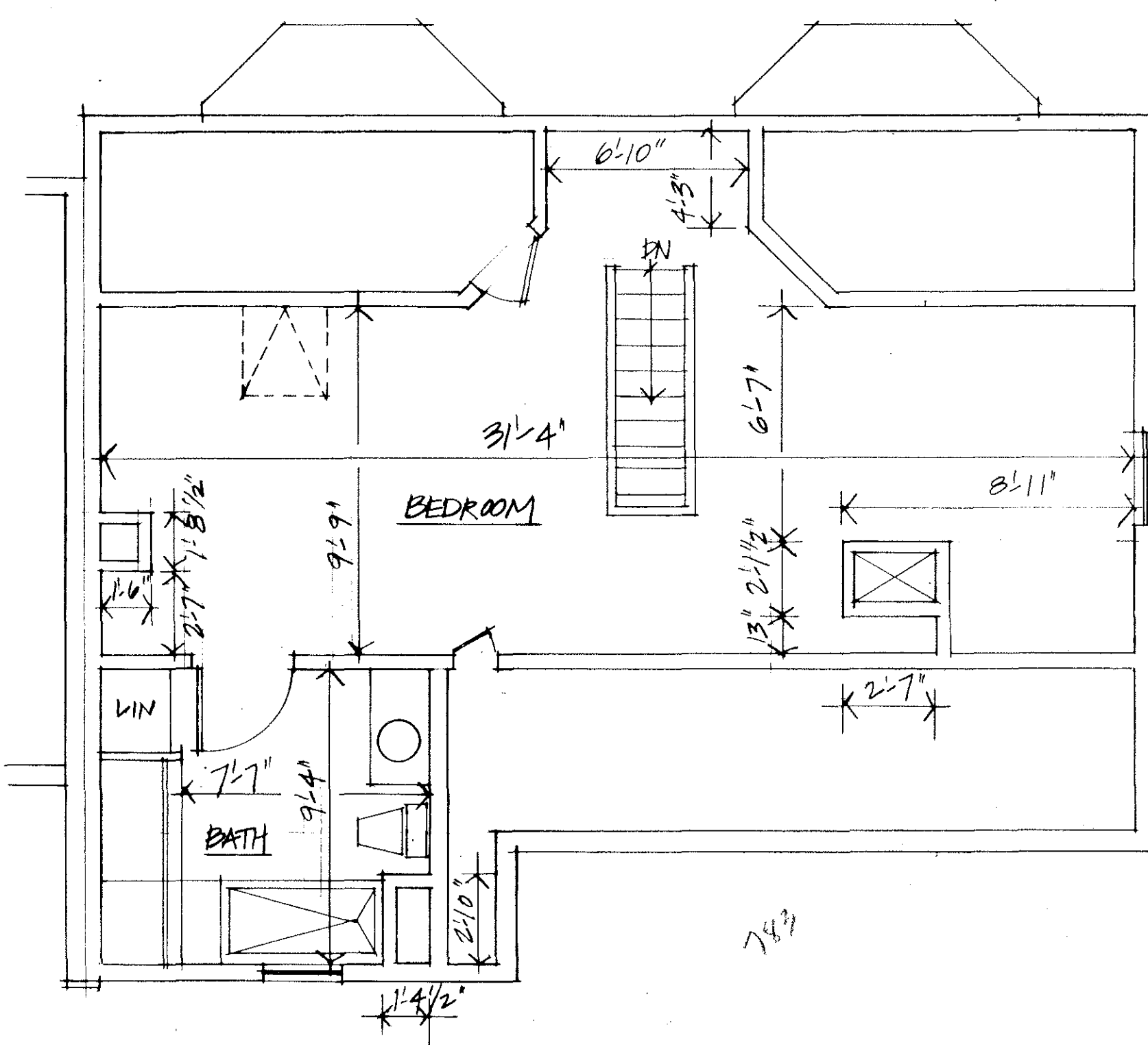
737(3)



FIRST FLOOR PLAN



SECOND FLOOR PLAN

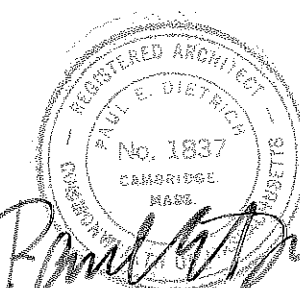


THIRD FLOOR PLAN

UNIT A 3376 SF

I certify, to the best of my knowledge, information, and belief, and in accordance with generally accepted standards of professional practice, that these plans show the unit designation of the unit being conveyed (Unit # ...) and of the immediately adjoining units, and that they fully and accurately depict the layout of the unit, its location, dimensions, approximate area, main entrance, and immediate common area to which it has access, as built, subject to normal construction tolerances, and in existence June 1, 1989, at 119 Huron Avenue, Cambridge, Massachusetts.

Paul S. Dietrich
REGISTERED ARCHITECT



FOR REGISTRY USE ONLY

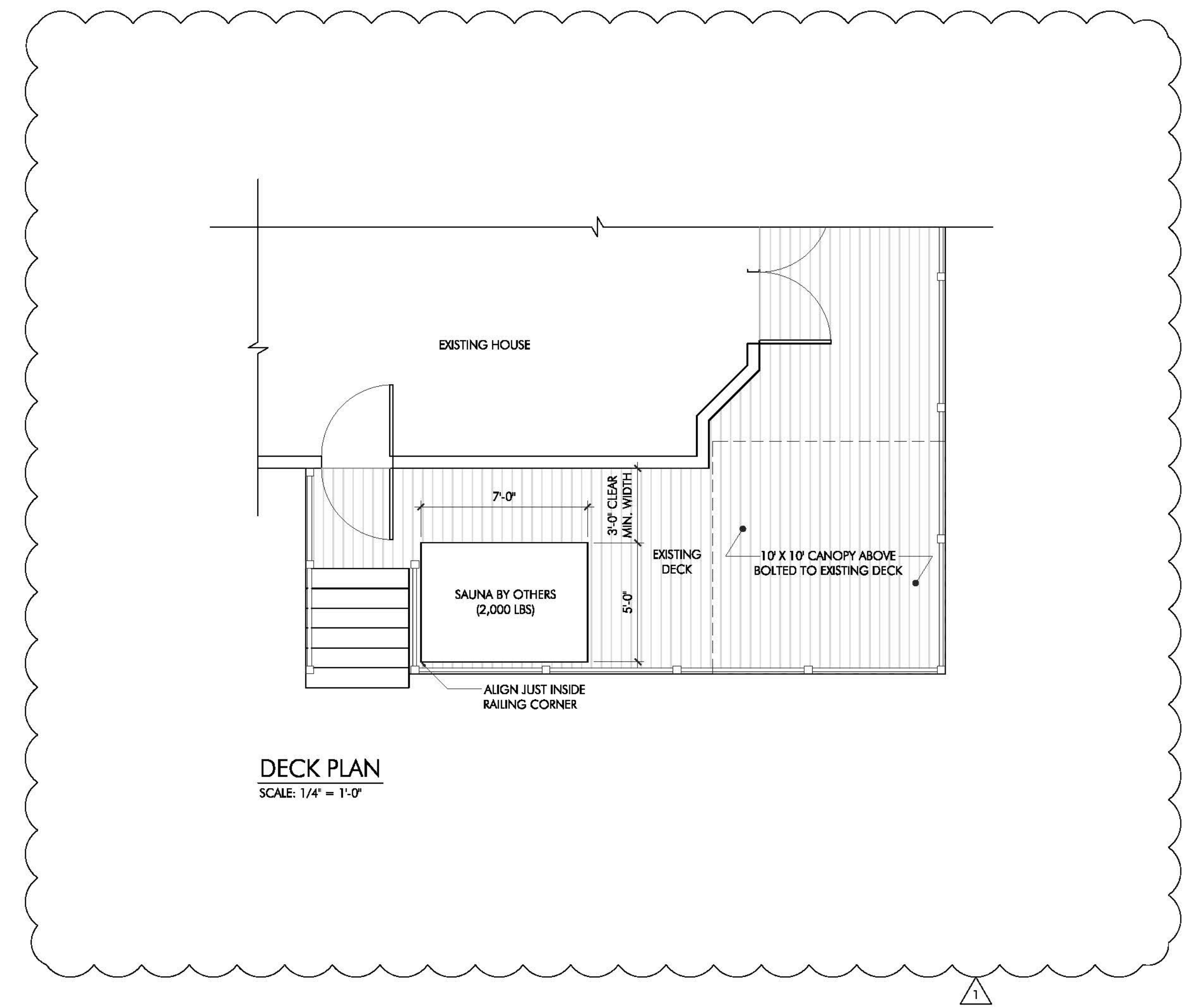
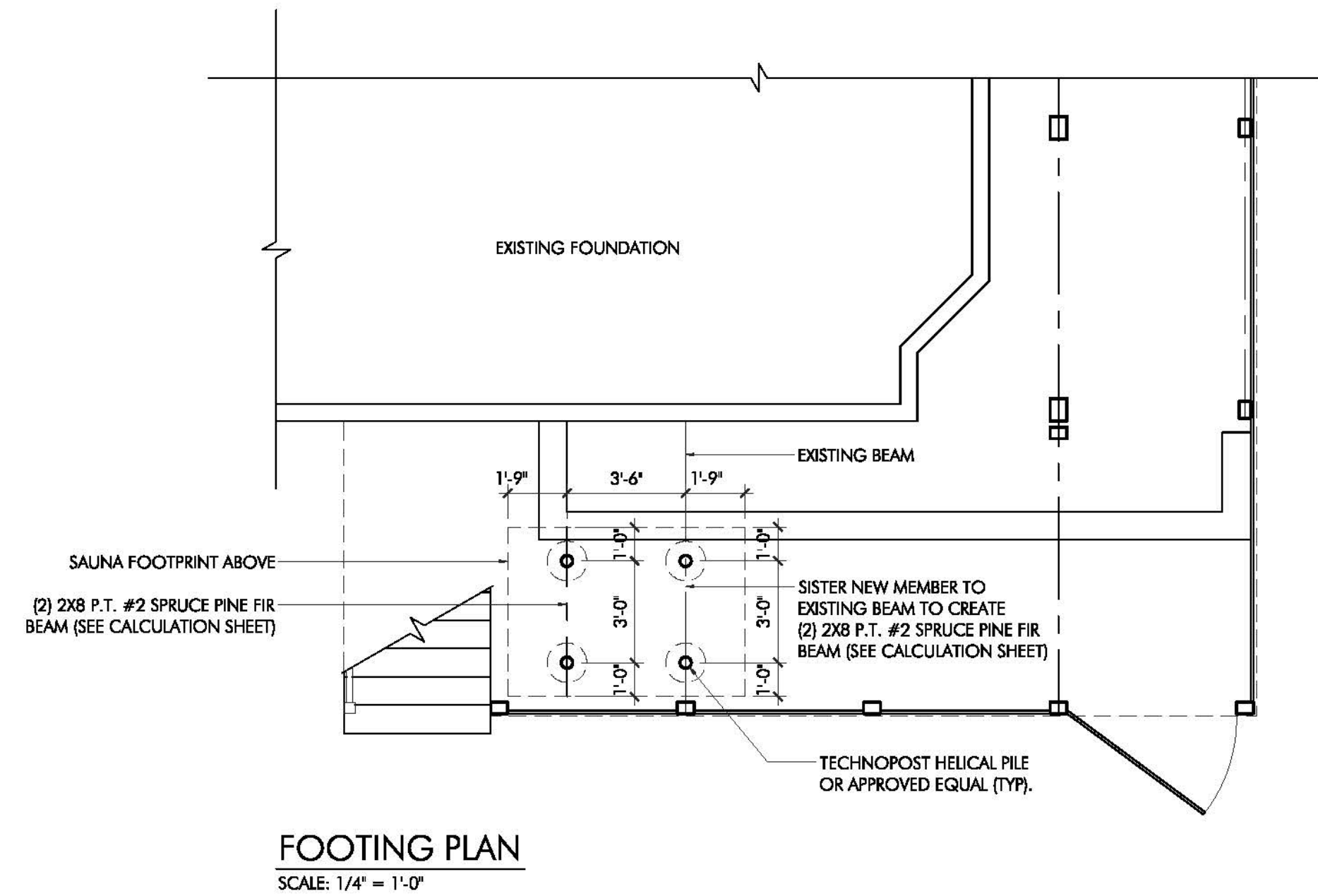
Cambridge Seven Associates, Inc.
1050 Mass. Avenue, Cambridge, Mass. 02138

JOB NUMBER: SHEET OF
DRAWN BY:
CHECKED BY:
DATE OF ORIGINAL:
REVISED:

SCALE:

737(5 of 5) 89
19933 PAGE 203

737(5)



PROJECT:

SAUNA SHED STRUCTURE
CHRISTOPHER LADD
123 HURON AVENUE,
CAMBRIDGE, MA 02138

PROJECT NUMBER:
21010

DENNIS COLWELL
ARCHITECTS
132 CENTRAL STREET, SUITE 203, FOXBOROUGH, MA 02035
P: 508-241-2122 F: 508-458-2466 WWW.DC-ARCHITECT.COM

STAMP:

ISSUE:	DATE:
ISSUE FOR PERMIT	02.03.2021
REVISION-1	03.25.2021

DRAWING SCALE:
1/4" = 1'-0"

DRAWN BY:	PJD	CHECKED BY:	DMC
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DRAWING TITLE:
PLANS

DRAWING NUMBER:

A1.0



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: JASON HERNANDEZ Date: 03/25/21
(Print)

Address: 123 Huron Ave

Case No. BZA-110472

Hearing Date: 4/8/21

Thank you,
Bza Members

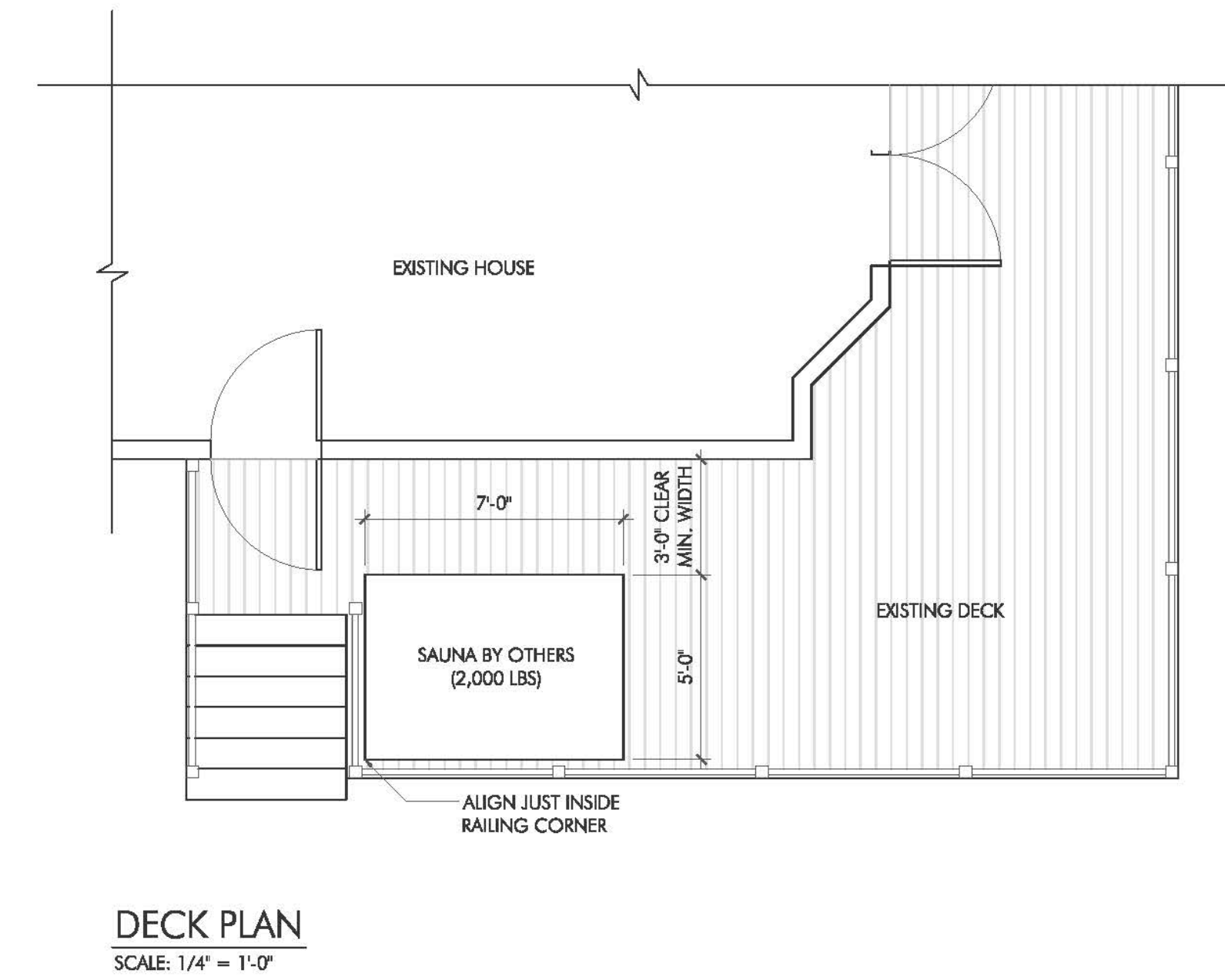
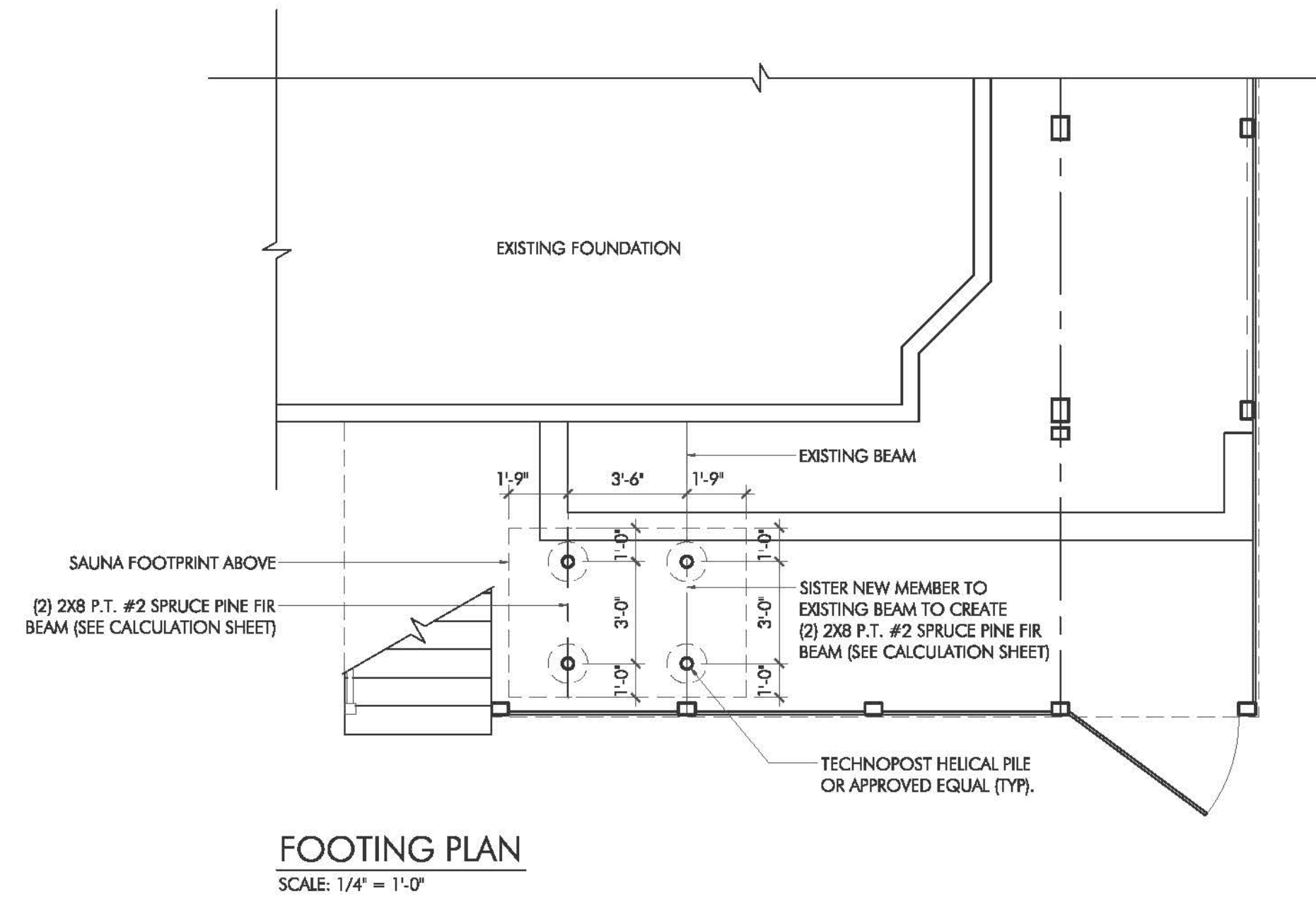
SAUNA SHED STRUCTURE
CHRISTOPHER LADD
123 HURON AVENUE,
CAMBRIDGE, MA 02138

PROJECT NUMBER: 21010



DENNIS COLWELL
ARCHITECTS

132 CENTRAL STREET, SUITE 203, FOXBOROUGH, MA 02035
P. 508-241-2172 F. 508-455-4466 WWW.DC-ARCHITECT.COM



ISSUE:	DATE:
ISSUE FOR PERMIT	02.03.2021

DRAWING SCALE: $1/4" = 1'-0"$

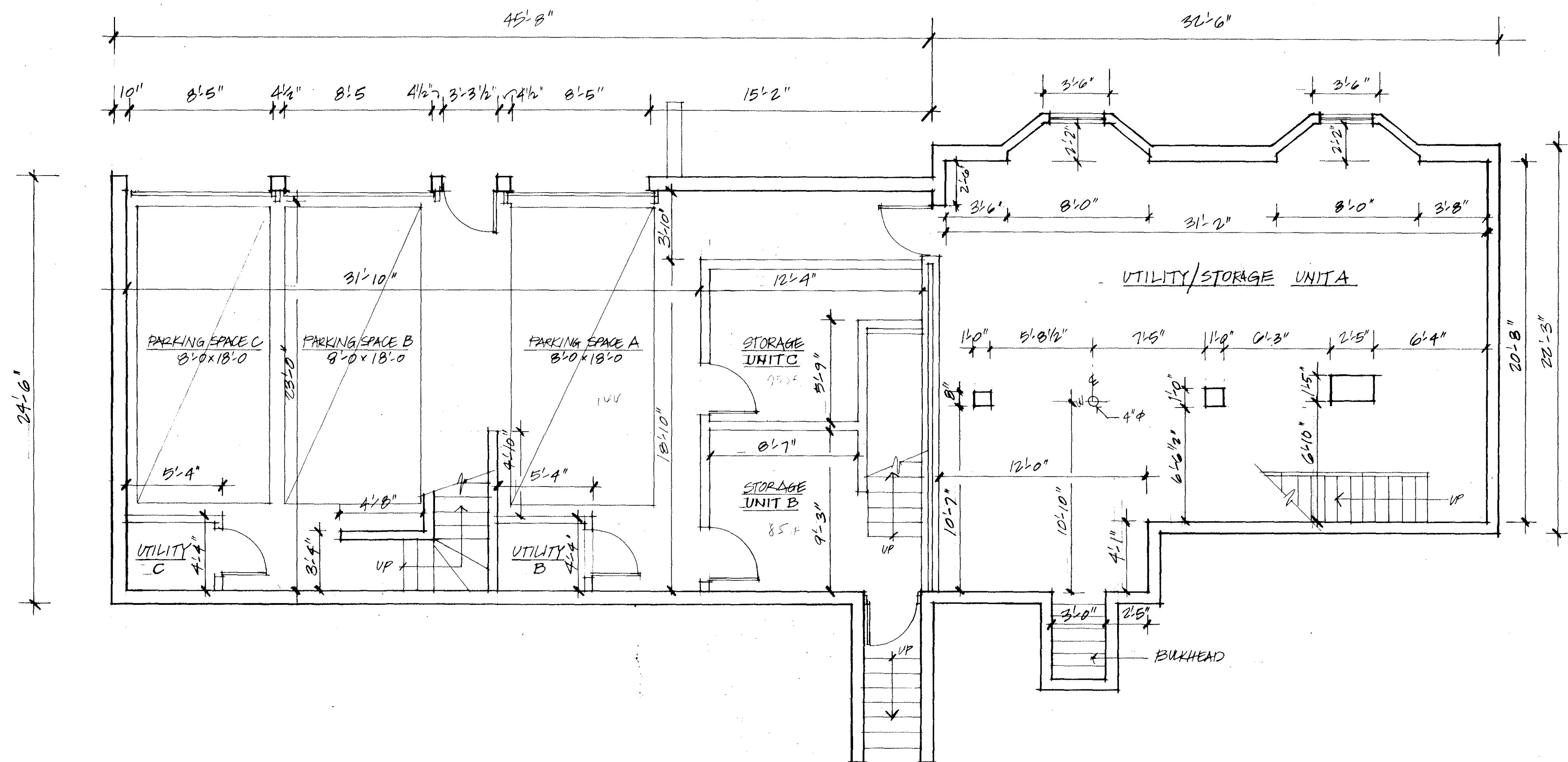
DRAWN BY: PJD	CHECKED BY: DMC
---------------	-----------------

DRAWING TITLE:

PLANS

DRAWING NUMBER:

A1.0



PARKING/UTILITY/STORAGE UNITS A-B+C

FOR REGISTRY USE ONLY

Cambridge Seven Associates, Inc
1050 Mass. Avenue, Cambridge, Mass. 02139

JOB NUMBER: _____ SHEET _____ OF _____
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CHECKED BY: _____
DATE OF ORIGINAL: _____
REVISED: _____

SCALE: _____

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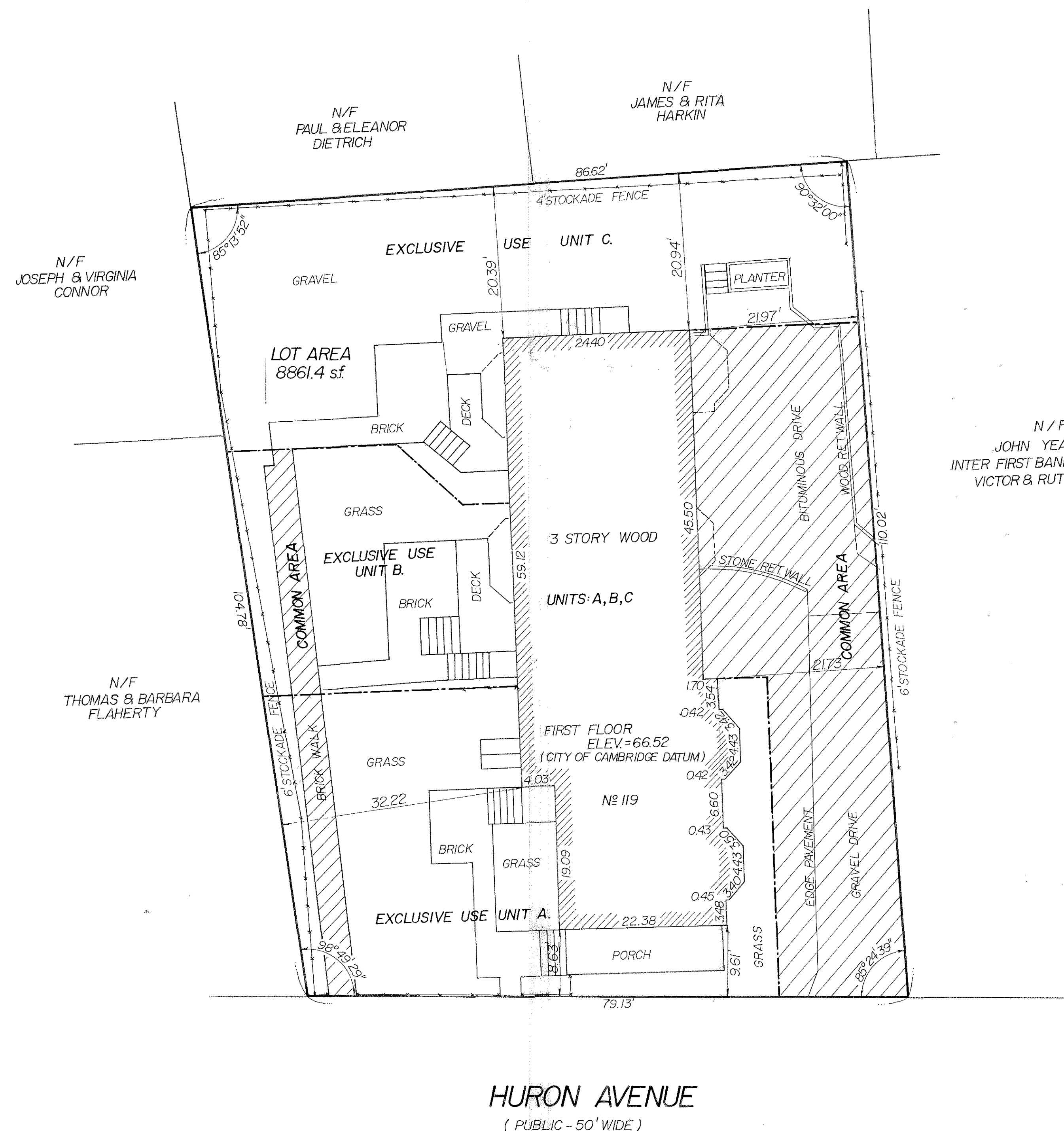
Paul E. Dineen
REGISTERED ARCHITECT

0 1 3 5 10 15



PLAN NO. 737(2-5) 89
RECORDED BOOK 19933 203

737(2)



- PLAN REFERENCE**
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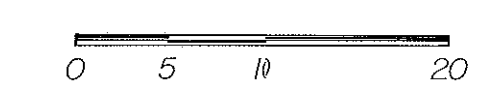
Arthur R. Giangrande
ARTHUR R. GIANGRANDE



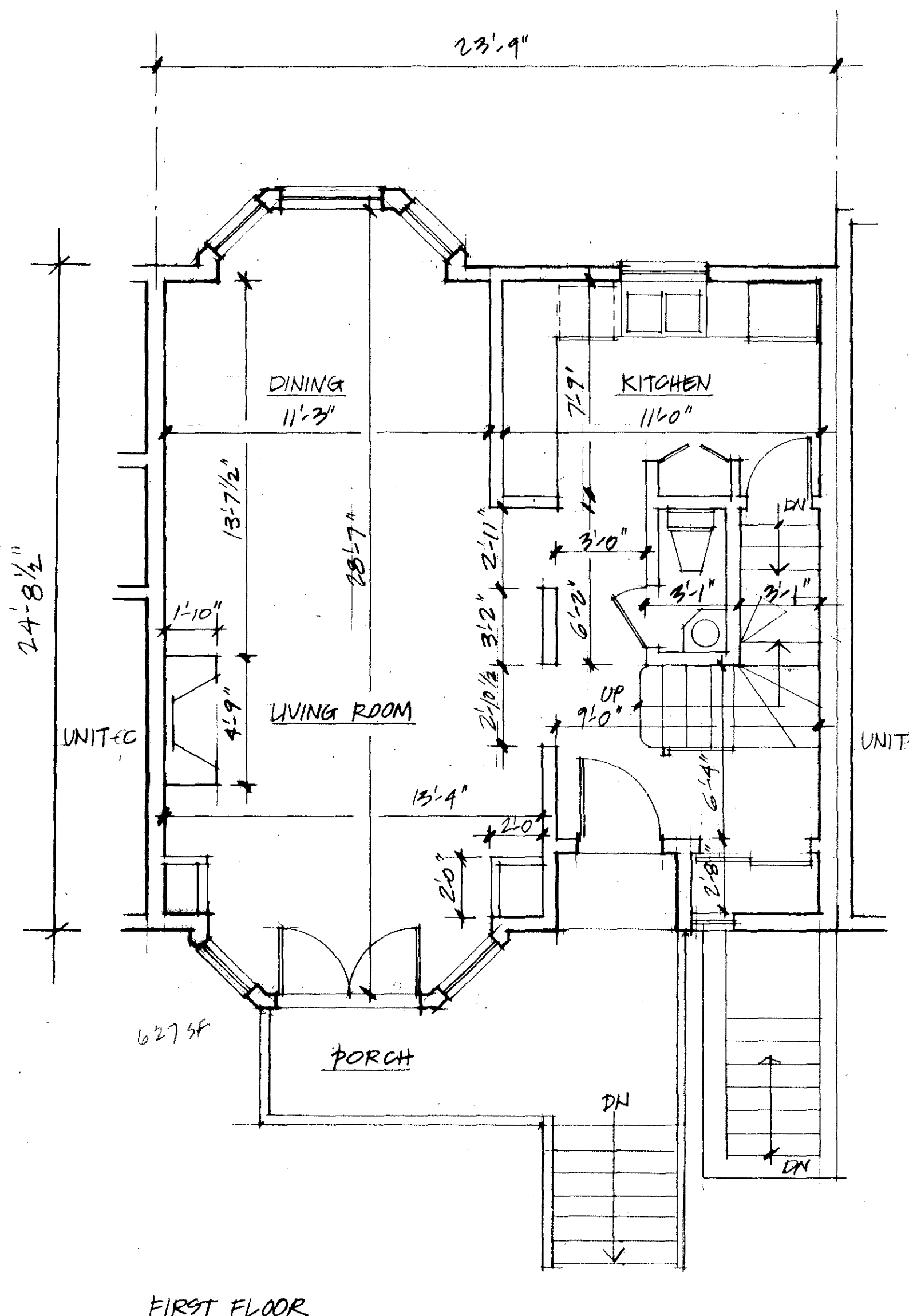
Middlesex Registry of Deeds,
Southern District
Cambridge, Massachusetts
Plan No. 737(1) of 19 89
Rec'd 7/11 19 89
at 9:43 AM Doc No. 264
Rec'd, Bk 19933 Page 203
Attest
Register

SITE PLAN
OF
119 HURON AVENUE
CONDOMINIUM
119 HURON AVENUE
CAMBRIDGE, MASS.

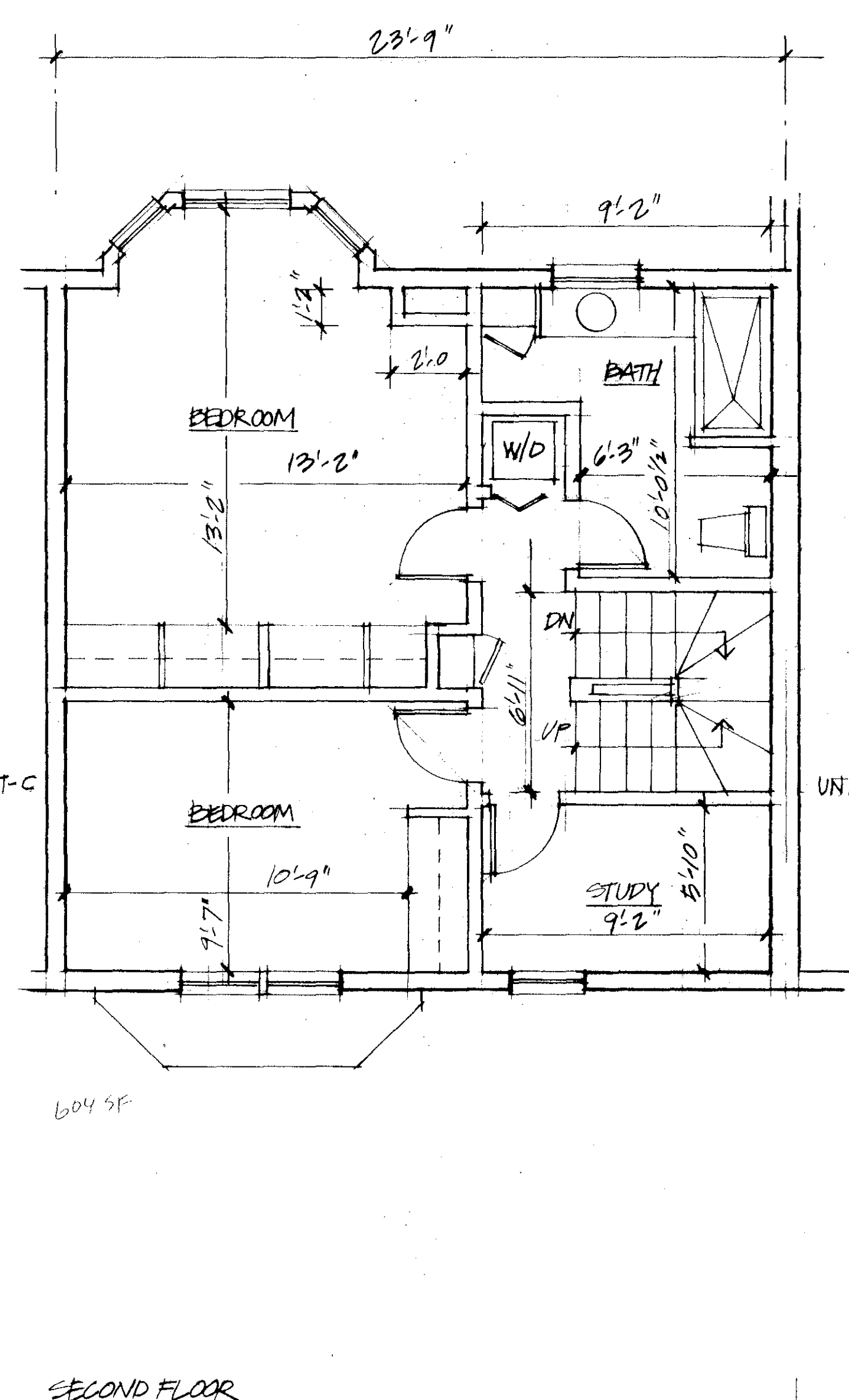
SCALE: 1"=10' DATE: JULY 6, 1989
DESIGN STATE SURVEY INC.
265 MEDFORD STREET
SOMERVILLE, MA. 02143
(617) 623-8880



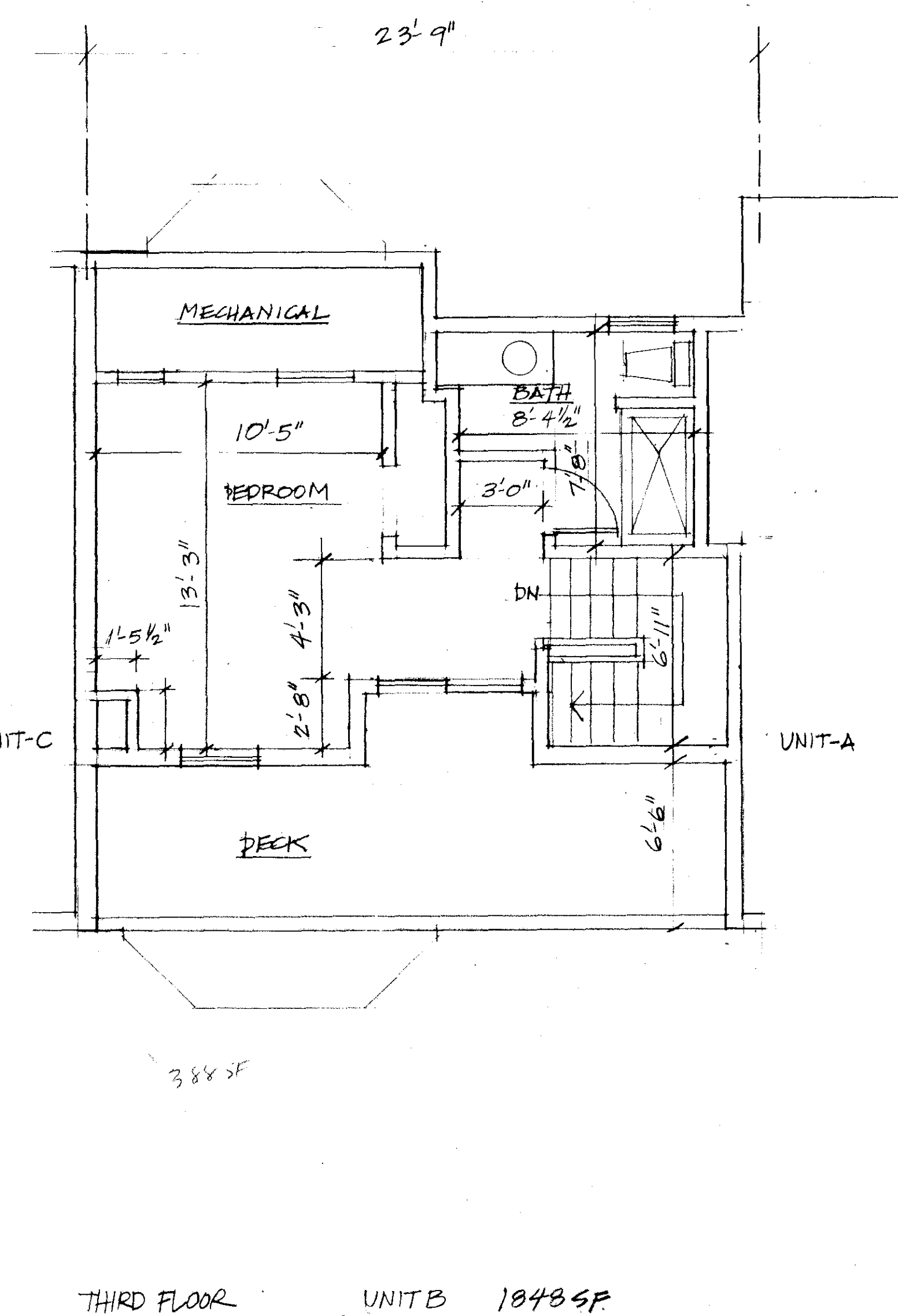
737(1) \



FIRST FLOOR



SECOND FLOOR

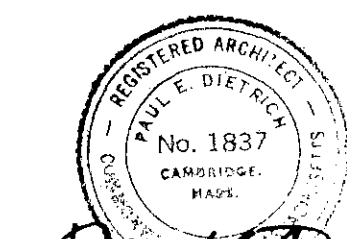


THIRD FLOOR

UNIT B 1848 SF

I certify, to the best of my knowledge, information, and belief, and in accordance with generally accepted standards of professional practice, that these plans show the unit designation of the unit being conveyed (Unit # 2) and of the immediately adjoining units, and that they fully and accurately depict the layout of the unit, its location, dimensions, approximate area, main entrance, and immediate common area to which it has access, as built, subject to normal construction tolerances, and in existence June 1, 1989, at 119 Huron Avenue, Cambridge, Massachusetts.

Donald D. Dineen
REGISTERED ARCHITECT



Donald D. Dineen

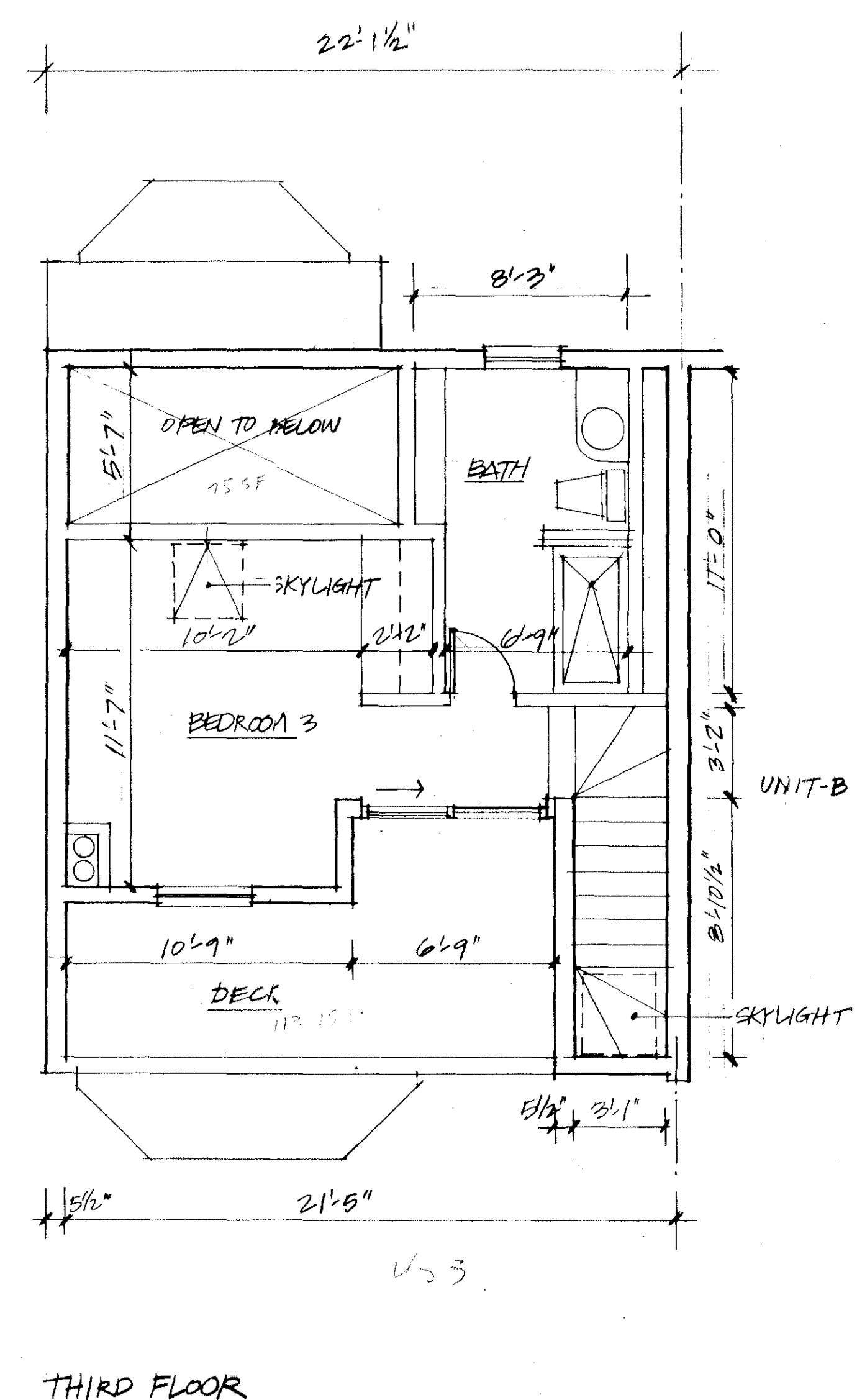
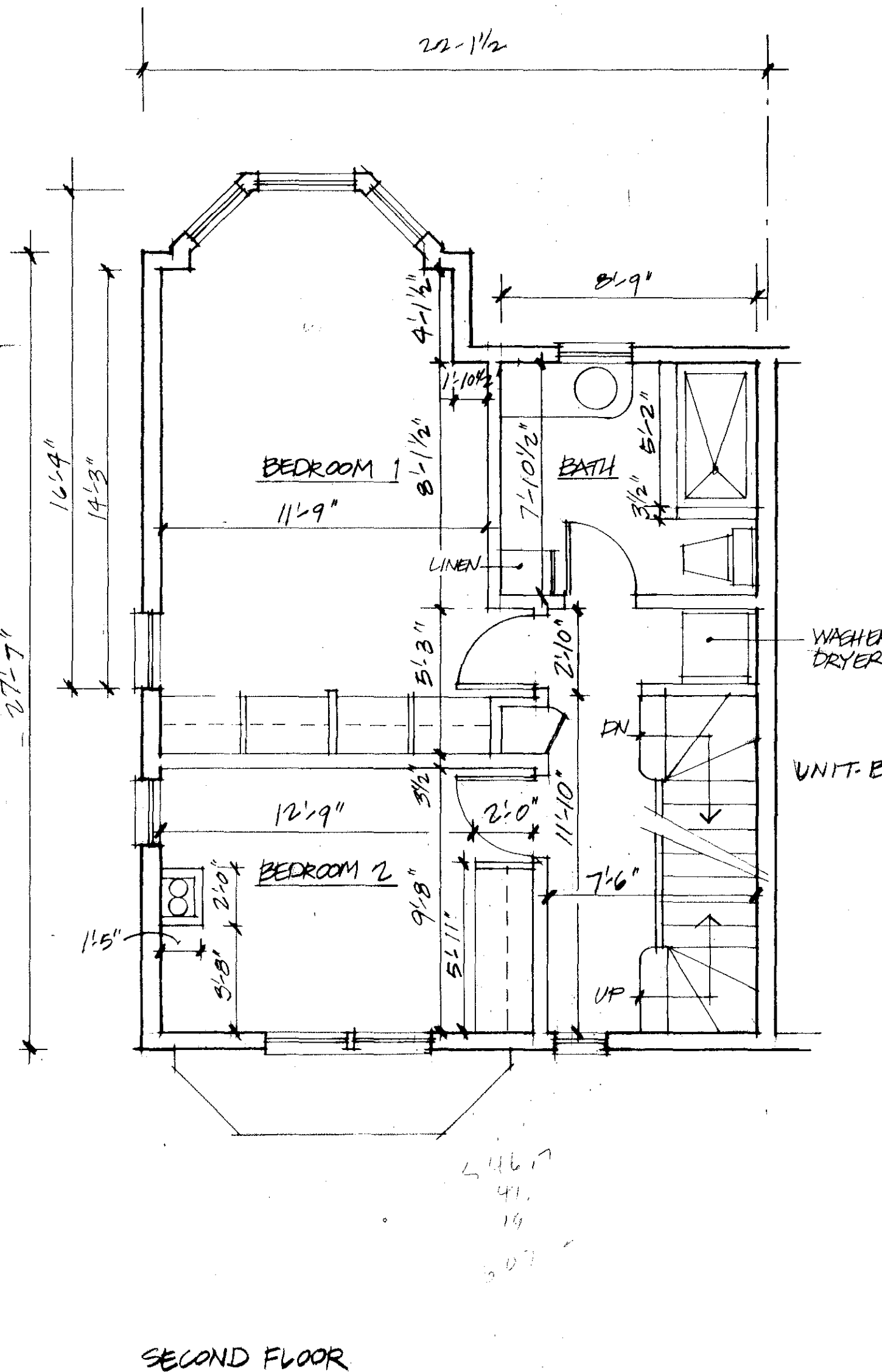
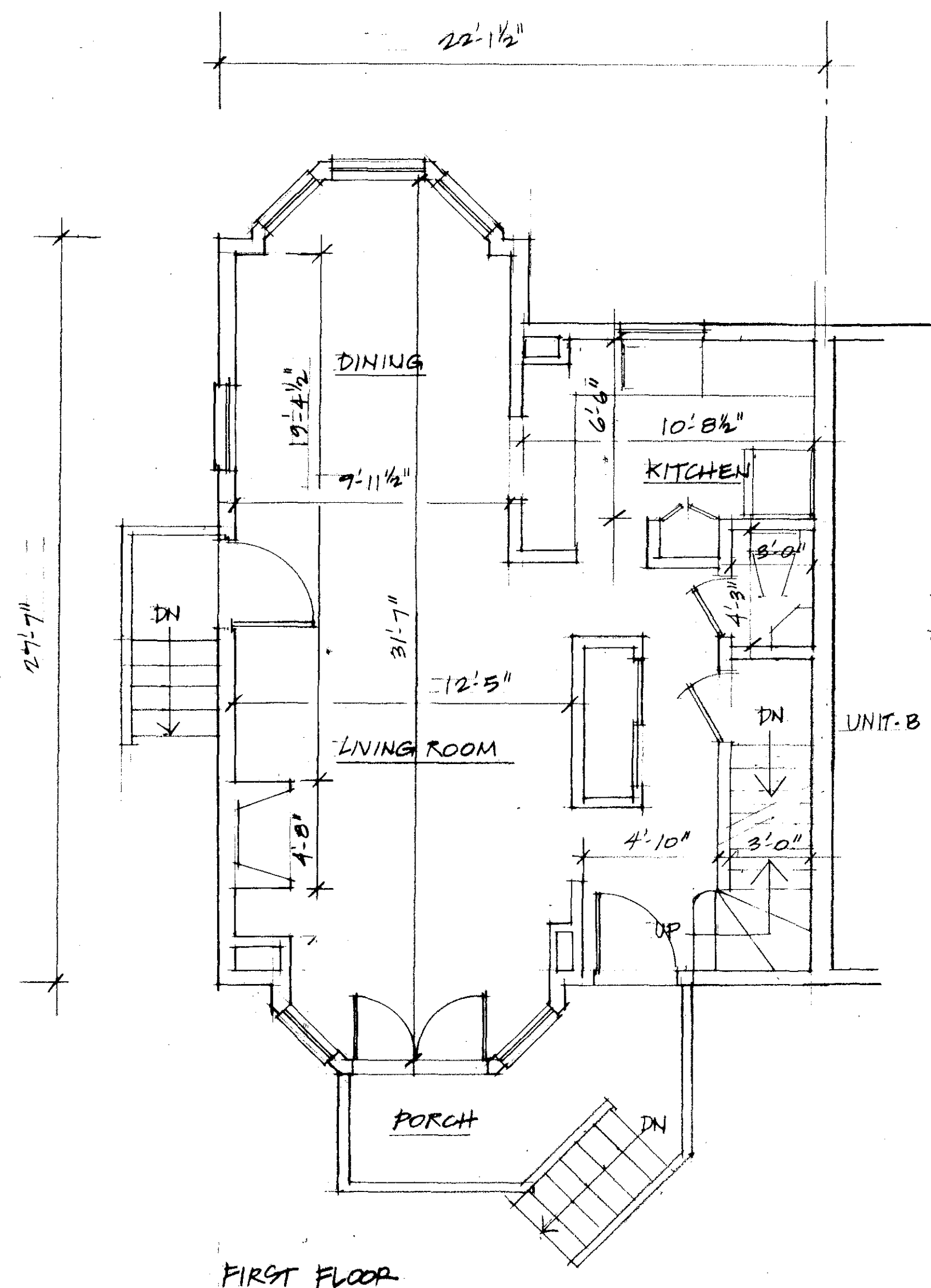
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DRAWN BY:		
CHECKED BY:		
DATE OF ORIGINAL:		
REVISED:		
SCALE:		

PLANS 737(4.5) 89
19933 803

737(4)



UNIT C 1752 SF

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Paul M. Martin
REGISTERED ARCHITECT



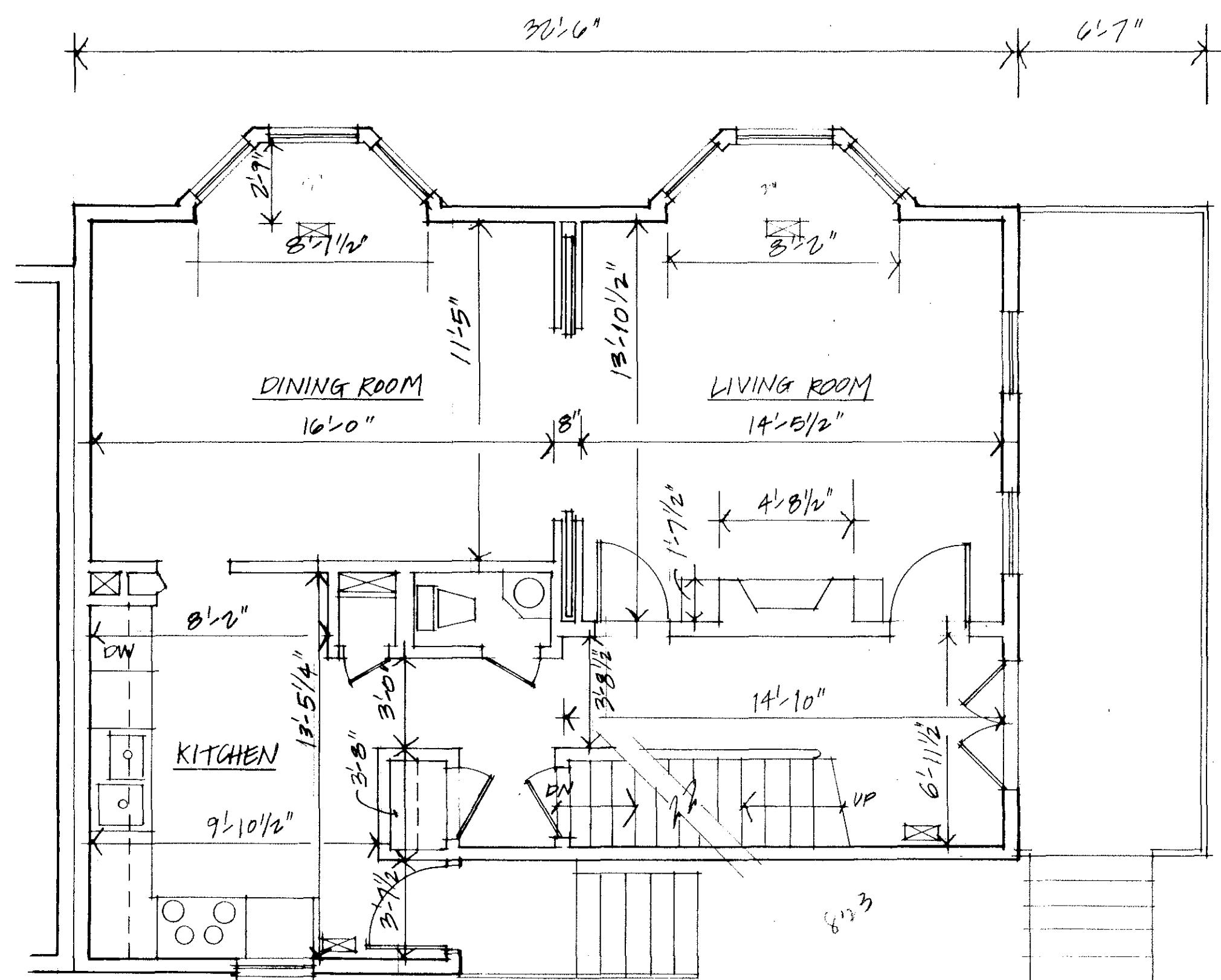
FOR REGISTRY USE ONLY

Cambridge Seven Associates, Inc.
1050 Mass. Avenue, Cambridge, Mass. 02138

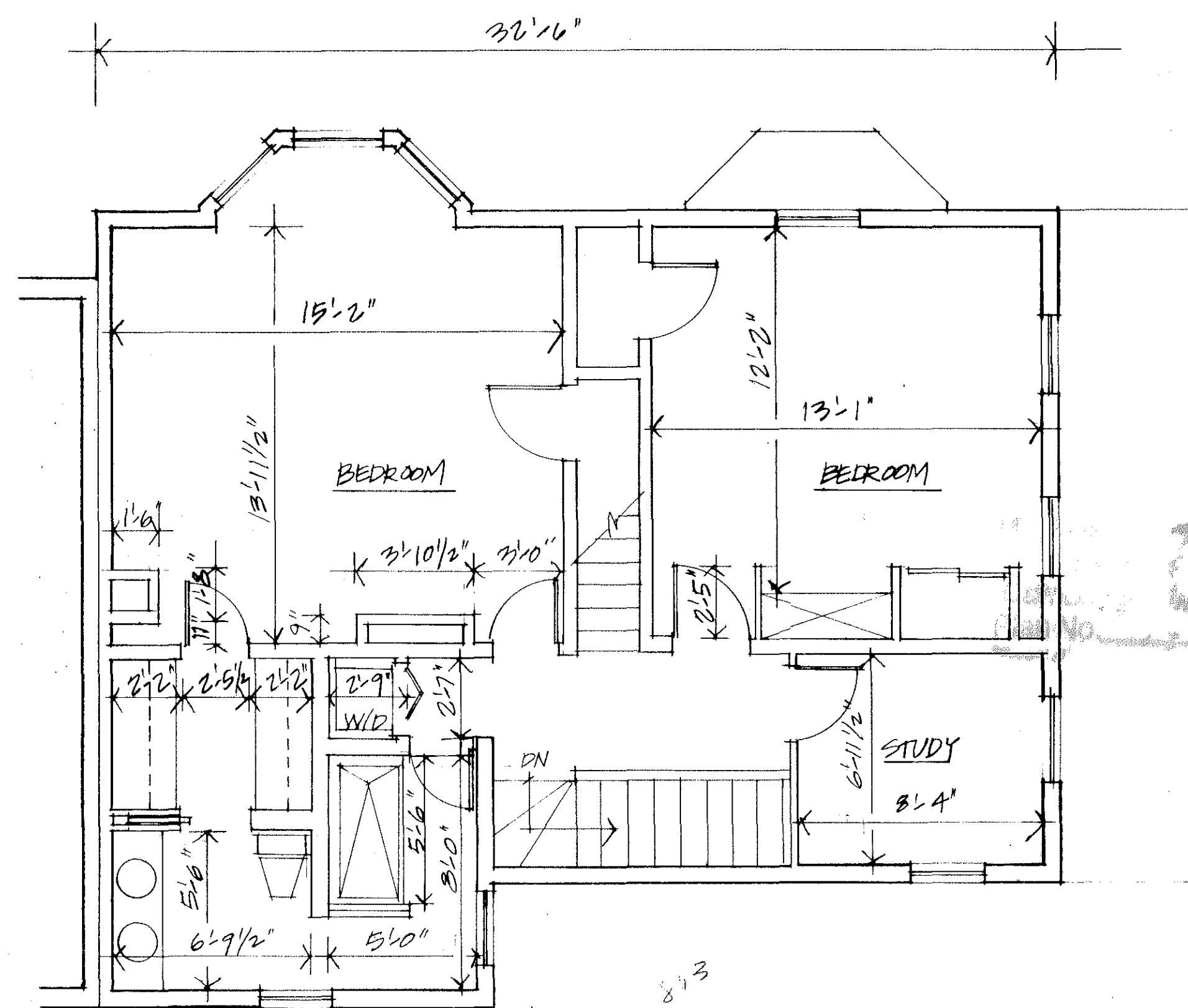
JOB NUMBER:	SHEET	OF
DRAWN BY:		
CHECKED BY:		
DATE OF ORIGINAL:		
REVISED:		
SCALE:		

737(3-5) 89
19933 203

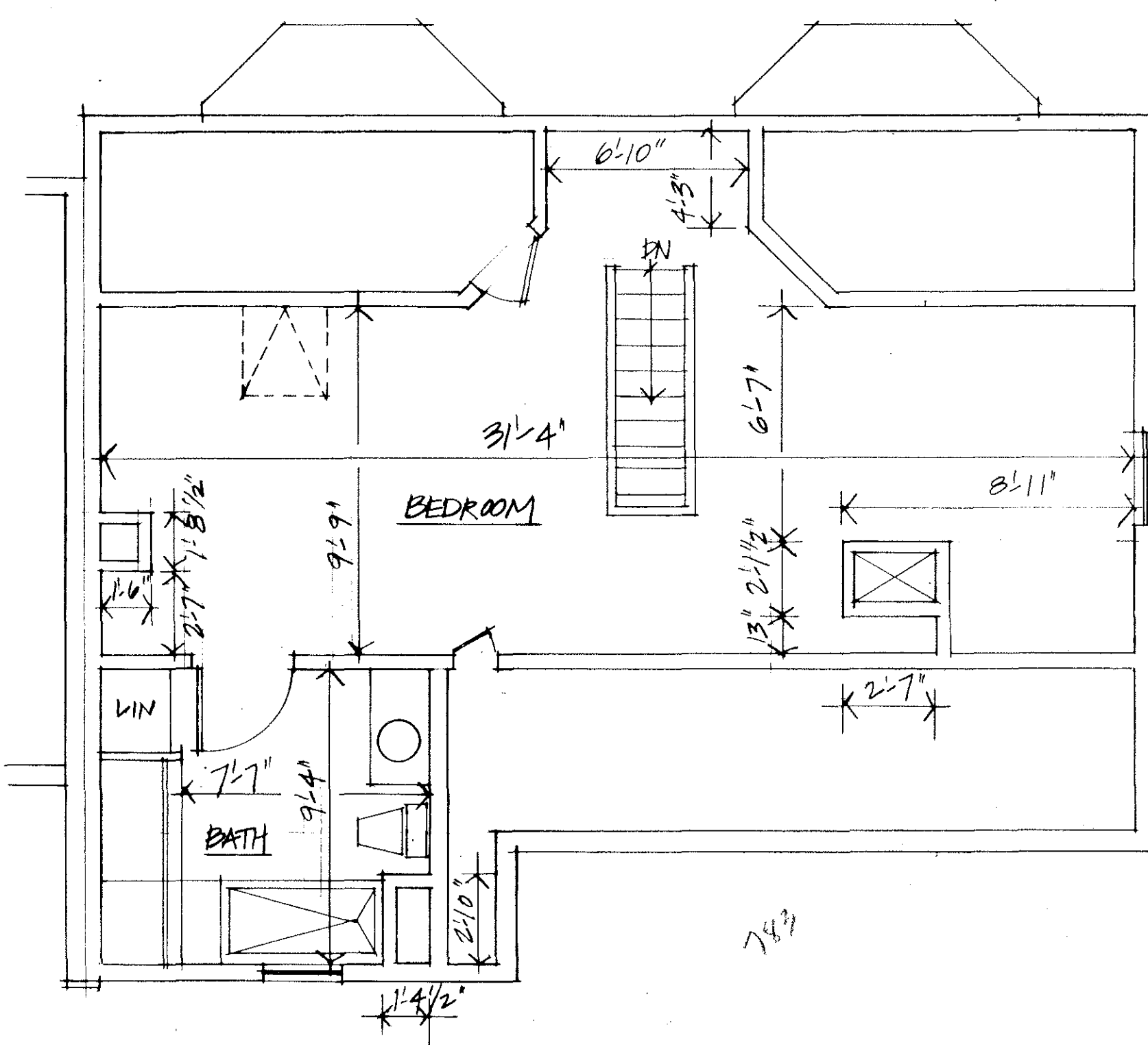
737(3)



FIRST FLOOR PLAN



SECOND FLOOR PLAN

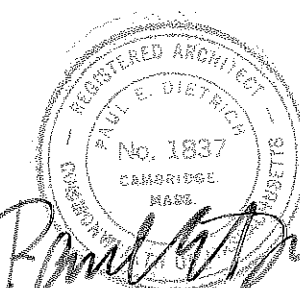


THIRD FLOOR PLAN

UNIT A 3376 SF

I certify, to the best of my knowledge, information, and belief, and in accordance with generally accepted standards of professional practice, that these plans show the unit designation of the unit being conveyed (Unit # ...) and of the immediately adjoining units, and that they fully and accurately depict the layout of the unit, its location, dimensions, approximate area, main entrance, and immediate common area to which it has access, as built, subject to normal construction tolerances, and in existence June 1, 1989, at 119 Huron Avenue, Cambridge, Massachusetts.

Paul S. Dietrich
REGISTERED ARCHITECT



FOR REGISTRY USE ONLY

Cambridge Seven Associates, Inc.
1050 Mass. Avenue, Cambridge, Mass. 02138

JOB NUMBER: SHEET OF
DRAWN BY:
CHECKED BY:
DATE OF ORIGINAL:
REVISED:

SCALE:

737(5 of 5) 89
19933 PAGE 203

737(5)



DRAWING #
3143680-01

INVOICE #

SCALE:

COMPANY: NEW ENGLAND SPA
JOB NAME: CHRISTOPHER LADD PATIO

WOOD TYPE: Cedar/Cedar

ROOM HEIGHT:

- AG 24X72 DOOR
- HIMALAYA 70 HEATER
- SL2 WIFI CONTROL
- COLOR BACKREST LIGHTING
- METAL ROOF

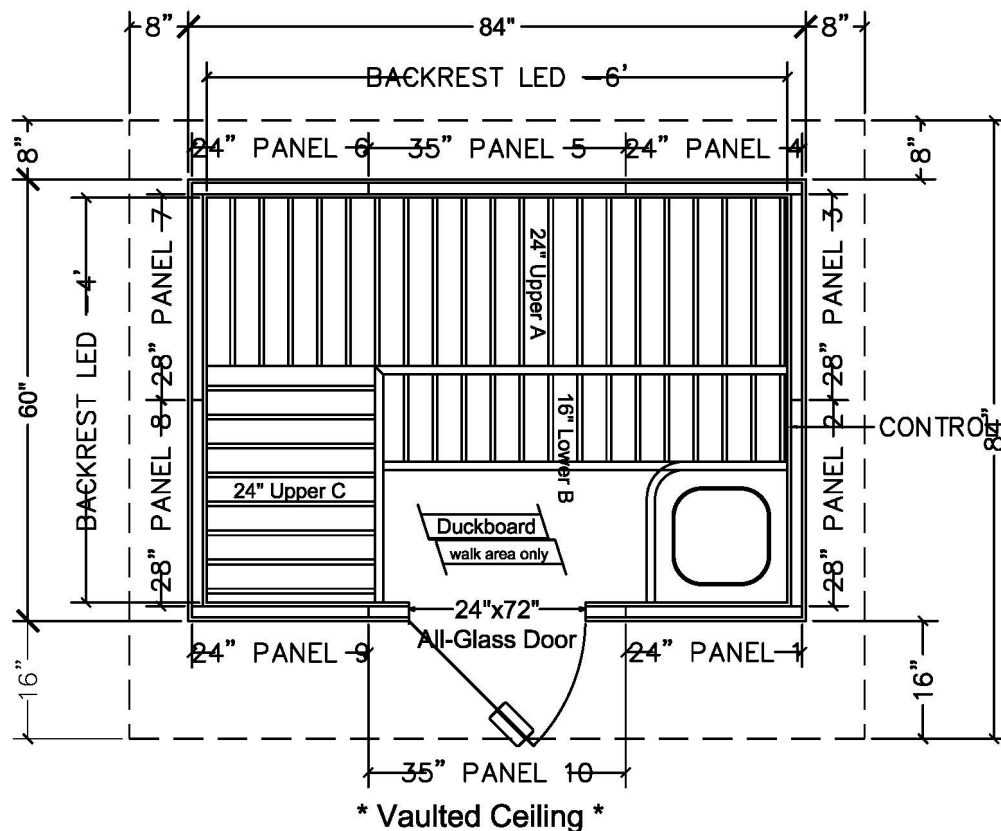
SHOP USE ONLY

Base:

Outer T&G:

Inner T&G:

Ceiling T&G:



* Vaulted Ceiling *

Item No.	Item description	QTY	control
8801-260	LIGHT,INSTALL,RGBW,SINGLE SURFACE,LED,STRIP,SL2 SYSTEM	10'	SL2

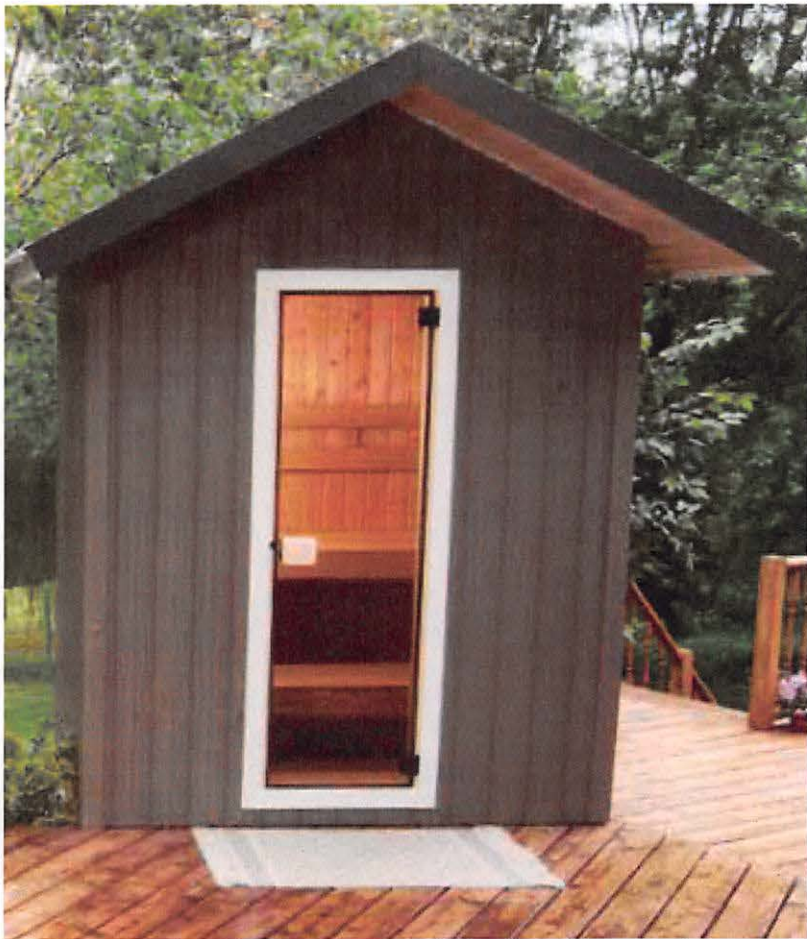
Please note walls with plywood exterior

panel-built/modular sauna

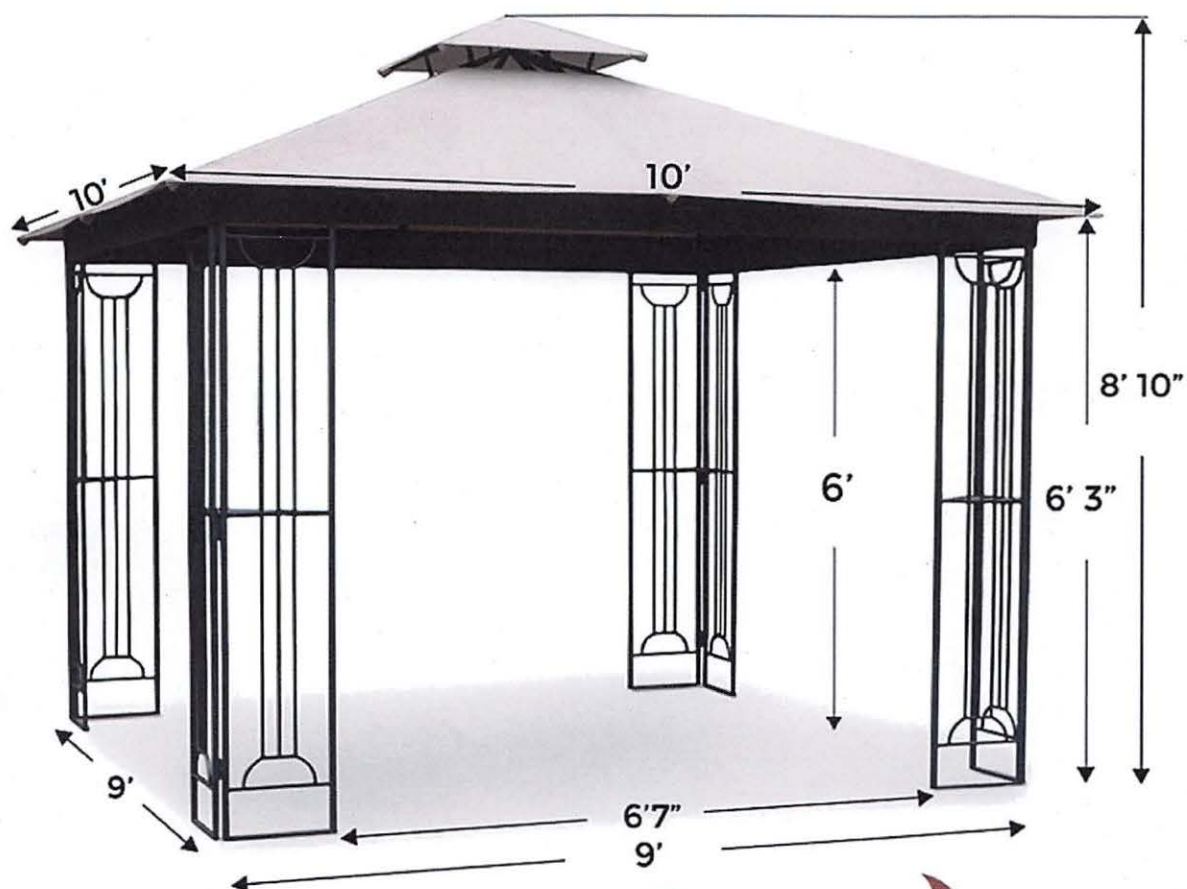








10FT x 10FT



UPF 50+
99% UV Block

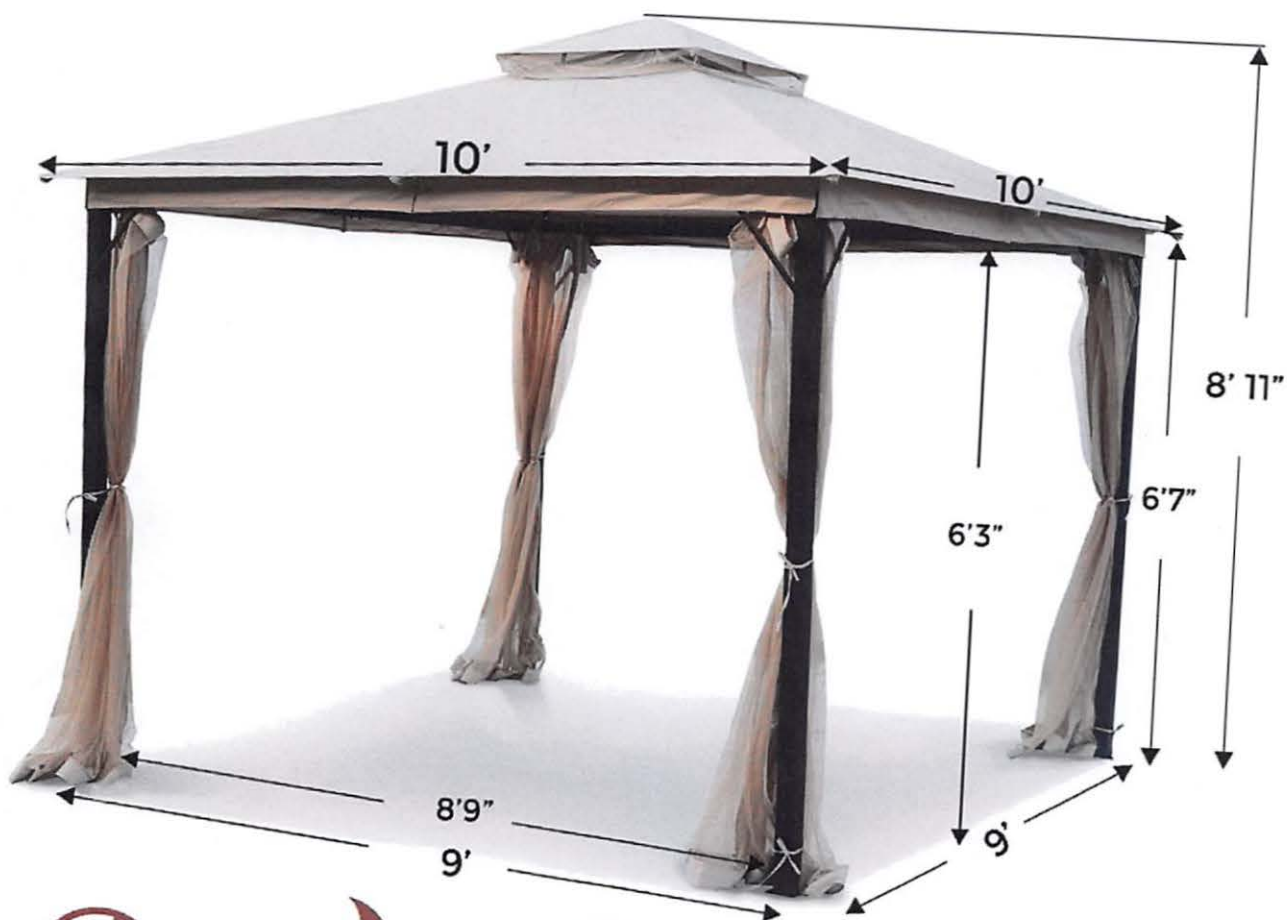


CPAI-84
Fire Resistant
Certified



Water
Resistant

10FT x 10FT



**Homeowner Association
119 Huron Ave
Cambridge, 02138, MA**

Nov 19, 2020

Permission for Outdoor Project in 119 Huron Avenue

To whom it may concern:

We the Homeowner Association of 119 Huron Ave, Cambridge, 02138 Massachusetts hereby confirm our approval to the owners of 119 Unit C to build the following outdoor project:

A 5 x 7 ft wooden patio sauna on the outdoor porch with an electric heater, a metal roof and a height of 8 ft. The project will include the reinforcement of the porch structure to carry the weight of 2,000 lbs and the sauna installation including electricals.

Unit 119 A and 119 B are not responsible for future costs for maintenance of the Sauna or repair to the unit or the deck/house should they be impacted by the Sauna.

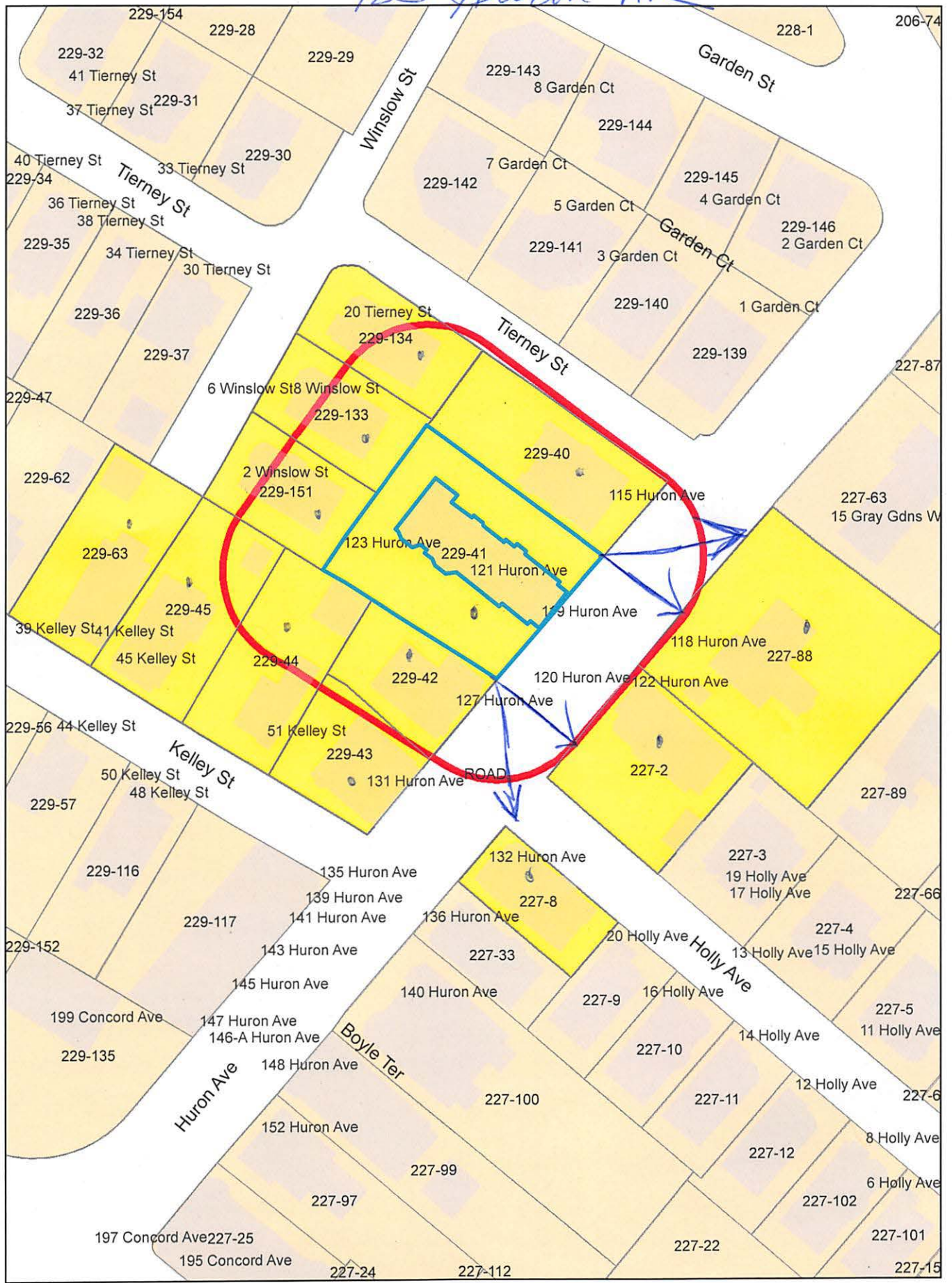
In case of questions regarding the permission of this project please do not hesitate to contact us.

Sincerely,

A handwritten signature in black ink, appearing to read 'AJ Hodgson', written over a horizontal line.

**AJ Hodgson on behalf of the homeowner association
Owner 119 Huron Ave, Unit A**

123 Huron Ave



123 Huron Ave

Petitioners

227-88
CURTIS, CHRISTOPHER C. &
CYNTHIA M. MITTELMEIER
24 GRAY GARDENS WEST
CAMBRIDGE, MA 02138-1402

227-8
132 HURON AVENUE LIMITED PARTNERSHIP
C/O MICHAEL HANLON, JR.
28 BLAKESLEE ST
CAMBRIDGE, MA 02138

229-41
EFFIO CHRISTOPHER LADD BIRGIT LADD EFFIO
119 HURON AVE - UNIT C
CAMBRIDGE, MA 02138

229-44
CHRISTMAN, KENT
45 KELLEY ST
CAMBRIDGE, MA 02138

229-63
FREIRMAN, RICHARD E. & LYNN M. GERVENS
39-4 R.C. KELLEY ST.
CAMBRIDGE, MA 02138

229-40
ECKERT, CARTER J.
115 HURON AVE
CAMBRIDGE, MA 02138

229-134
CEVELO, BENJAMIN Q. & JAMIE L. CEVELO
20 TIERNEY ST., UNIT #1
CAMBRIDGE, MA 02138

229-134
TRAVERS, THOMAS ROBERT & DURBA GHOSH
20 TIERNEY STREET, UNIT #2
CAMBRIDGE, MA 02138

229-133
HARKIN, RITA J.,
TRUSTEE OF THE RITA J. HARKIN TRUST
6 WINSLOW ST
CAMBRIDGE, MA 02138-6714

229-134
JONES, WINSTON K.
20 TIERNEY STREET, UNIT #3
CAMBRIDGE, MA 02138

229-151
KIM, YUGON & KIRRA NEWMAN
2-4 WINSLOW ST
CAMBRIDGE, MA 02138

229-41
PERRY, ELIZABETH J. & NARA DILLON
119 HURON AVE., #B
CAMBRIDGE, MA 02138

229-45
CHRISTMAN, KENT G
45 KELLEY ST
CAMBRIDGE, MA 02138

227-2
LYNN, MARY CARMEN
120 HURON AVE
CAMBRIDGE, MA 02138

229-40
FREUDER, EUGENE C. & PAMELA S. FRIEDMAN
113 HURON AVE., #2
CAMBRIDGE, MA 02138

229-41
HODGSON, JONATHAN W. &
ANDREA J. HODGSON
119 HURON AVE., #A
CAMBRIDGE, MA 02138

229-42
LIPPIT YUKIO M MCCORMICK MELISSA M
127 HURON AVE
CAMBRIDGE, MA 02138

229-43
LEITH, ROYAL WILLIS, III,
TRS MARY JOAN LEITH, TRS
131 HURON AVE
CAMBRIDGE, MA 02138

Homeowner Association

119 Huron Ave

Cambridge, 02138, MA

March 12, 2021

Permission for Installation of Gazebo in 119/123 Huron Avenue

To whom it may concern:

We the Homeowner Association of 119 Huron Ave, Cambridge, 02138 Massachusetts hereby confirm our approval to the owners of 123 Huron Ave to install a 10x10 ft. Gazebo. The structure will be built on the existing deck of unit 123.

Unit 119 and 121 are not responsible for future costs or repair to the structure or the deck/house should they be impacted by the installation of the Gazebo.

In case of questions regarding the permission of this project please do not hesitate to contact us.

Sincerely,

AJ Hodgson on behalf of the homeowner association
Owner 119 Huron Ave, Unit A



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2021 MAR 17 PM 3:03
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Number: 110472

Amended

BZA Application Form

General Information

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

Special Permit: _____

Variance: X

Appeal: _____

PETITIONER: Christopher Ladd Effio

PETITIONER'S ADDRESS: 123 Huron Avenue, Cambridge, Massachusetts 02138

LOCATION OF PROPERTY: 123 Huron Ave., Cambridge, MA

TYPE OF OCCUPANCY: Yard, rear - Open Space on deck

ZONING DISTRICT: Residence B Zone

REASON FOR PETITION:

/Additions/


DESCRIPTION OF PETITIONER'S PROPOSAL:

Our home has a deck at the back of the condo facing the back yard. We would like to place a 5 x 7 ft. shed with an electric sauna on that deck. The Zoning Ordinance states that the condo is exceeding already the maximum ratio of floor to lot area. We would like to ask for a variance of the dimensional regulation to support the installation of a 35 sq. ft. Sauna shed. Also, construct a gazebo canopy on our deck.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000 Section: 5.31 (Table of Dimensional Requirements),
Article: 4.000 Section: 4.21 (Accessory Structure).

Original
Signature(s):


(Petitioner(s) / Owner)

CHRISTOPHER LADD EFFIO
(Print Name)

Address:

Tel. No. 8579998921

E-Mail Address: christopher.laddeffio@gmail.com

Date: 3/16/2021