

# CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

2021 JUL 20 PM 12: 21

OFFICE OF THE CLERK OF THE BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

### BZA Application Form

**BZA Number: 132561**

### General Information

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

Special Permit:  X  Variance:   Appeal:

**PETITIONER:** 14 Leonard LLC C/O Brian Lavelle

**PETITIONER'S ADDRESS:** 41 Royal Avenue, Cambridge, MA 02138

**LOCATION OF PROPERTY:** 14 Leonard Ave , Cambridge, MA

**TYPE OF OCCUPANCY:** Two-family residential

**ZONING DISTRICT:** Residence C-1 Zone

### **REASON FOR PETITION:**

/Second-floor projecting deck/

### **DESCRIPTION OF PETITIONER'S PROPOSAL:**

Petitioner requests Special Permit relief to allow construction of a second-floor uncovered deck at the rear of the house, approximately 104 square feet, which will add to the total gross floor area if the area under the deck is included.

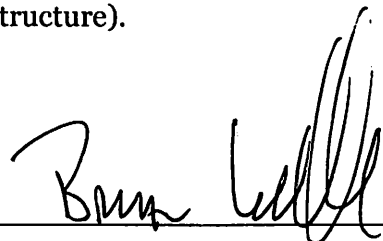
### **SECTIONS OF ZONING ORDINANCE CITED:**

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

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

Article: 10.000 Section: 10.40 (Special Permit).

Original  
Signature(s):



*(Petitioner (s) / Owner)*

Brian Lavelle

(Print Name)

Address:

Tel. No. 781-704-5117

E-Mail Address: [brianolavelle@gmail.com](mailto:brianolavelle@gmail.com)

Date:

7/18/21

**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 Brian Lavelle  
(OWNER)

Address: 41 Royal Ave Cambridge MA 02138

State that I/We own the property located at 14 Leonard Ave, which is the subject of this zoning application.

The record title of this property is in the name of 14 Leonard LLC  
41 Royal Ave Cambridge 02138

\*Pursuant to a deed of duly recorded in the date 12/4/2020, Middlesex South County Registry of Deeds at Book 76341, Page 92; or Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_  
Book \_\_\_\_\_ Page \_\_\_\_\_

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

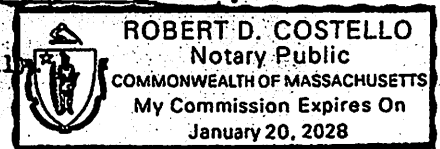
\*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Middlesex

The above-name Brian Lavelle personally appeared before me, this 12<sup>th</sup> of July, 2021, and made oath that the above statement is true.

Robert D Costello Notary

My commission expires 1/20/2028 (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 14 Leonard 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:**

With the requested relief the requirements of the Ordinance will be satisfied.

**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:**

No congestion, hazard, or substantial change in the established neighborhood character will result from approval of the proposed deck because the work will not change the use or occupancy of the building and will make the house more livable, benefitting the Petitioner, future occupants of the dwelling, and Cambridge's housing inventory of family-friendly properties.

**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:**

A small, open deck is compatible with normal and ordinary use of residences.

**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:**

No nuisance or hazard will be created to the detriment to the health, safety and/or welfare of the occupants of the proposed use or the citizens of the City because the proposed work will not cause change in use or occupancy of the structure and will improve the functionality of the dwelling, especially for families.

**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 work will not impair the integrity of the district and is consistent with the intent of the Ordinance by allowing for the renovation and modernization of Cambridge's older housing stock in a manner that can accommodate a diversity of occupants, including families with small children and multi-generation living arrangements.

**\*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** : 14 Leonard LLC  
**Location:** 41 Royal Avenue  
**Phone:** 781-704-5117

**Present Use/Occupancy:** Two-family residential  
**Zone:** Residence C-1 Zone  
**Requested Use/Occupancy:** Two-family residential

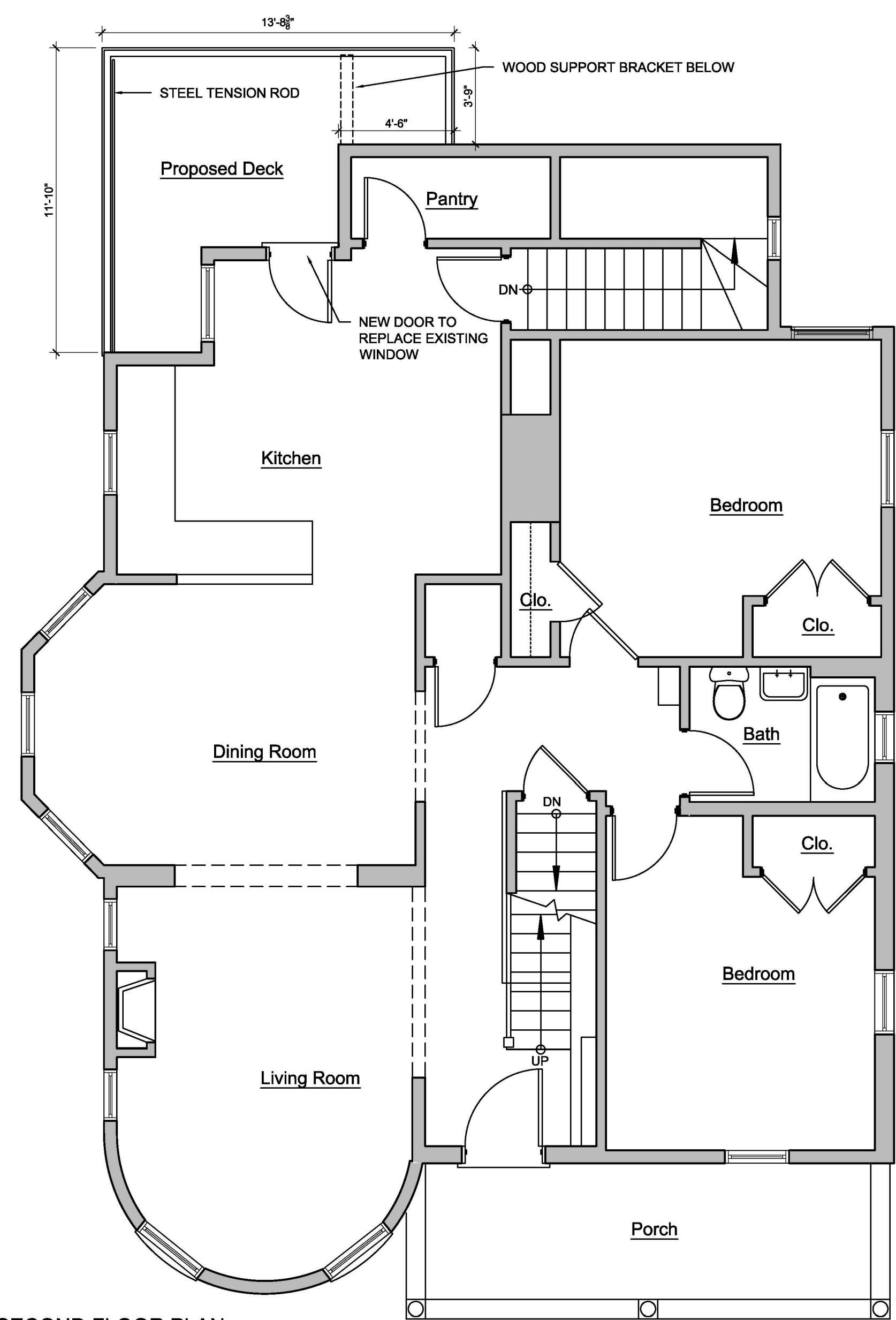
	<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>	3,717	3,821	2,731	(max.)
<u>LOT AREA:</u>	3,641	3,641	5,000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup></u>	1.02	1.05	0.75	
<u>LOT AREA OF EACH DWELLING UNIT</u>	1,820	1,820	2,500	
<u>SIZE OF LOT:</u>				
WIDTH	45.00	45.00	50.00	
DEPTH	80.62	80.92	N/A	
<u>SETBACKS IN FEET:</u>				
FRONT	11.5	11.5	18	
REAR	23.8	20.1	20.0	
LEFT SIDE	11.4	11.4	7.5	
RIGHT SIDE	2.9	2.9	7.5	
<u>SIZE OF BUILDING:</u>				
HEIGHT	38.5	38.5	35	
WIDTH	44.7	48.4	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	26.8%	26.8%	30%	
<u>NO. OF DWELLING UNITS:</u>	2	2	2	
<u>NO. OF PARKING SPACES:</u>	0	0	2	
<u>NO. OF LOADING AREAS:</u>	0	0	N/A	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>	N/A	N/A	N/A	

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.

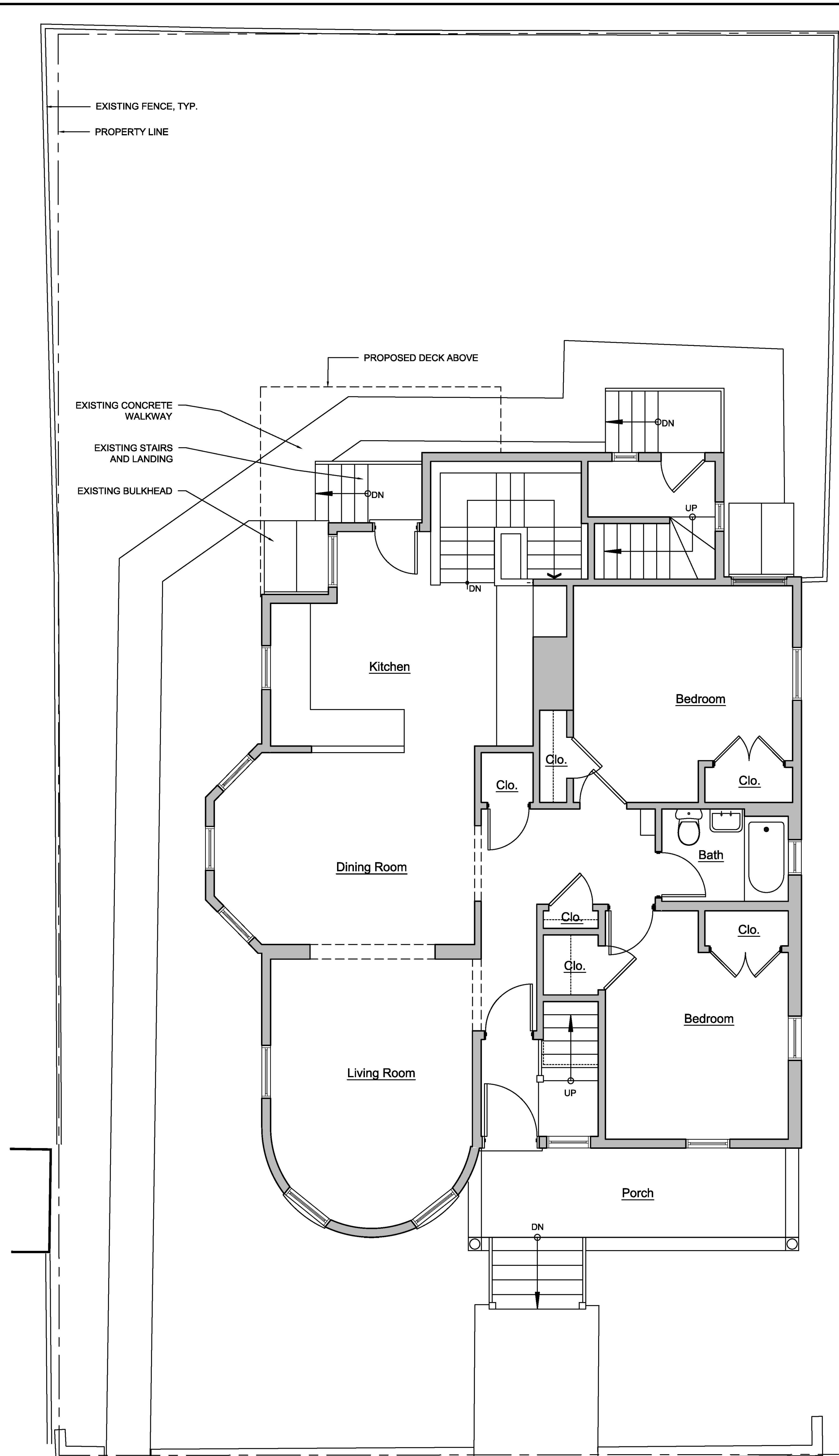
1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.



3 LEFT (SOUTH) ELEVATION  
1/4" = 1'-0"

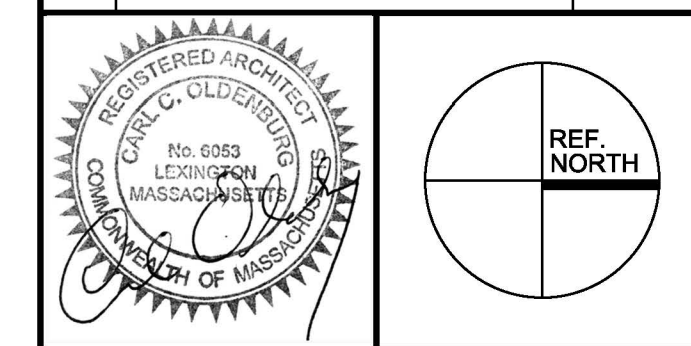


2 SECOND FLOOR PLAN  
1/4" = 1'-0"



1 FIRST FLOOR PLAN / SITE PLAN  
1/4" = 1'-0"

NO.	REVISION	DATE

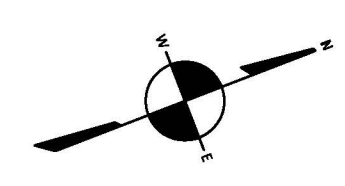


**OLDENBURG ARCHITECTURE**  
 Carl C. Oldenburg AIA | Architect  
 1666 Massachusetts Avenue  
 Suite 11  
 Lexington, MA 02420  
 781-862-2275

PROJECT  
**14 LEONARD AVENUE:  
 PROPOSED DECK**  
 CAMBRIDGE, MASSACHUSETTS 02140

TITLE  
**PLANS AND ELEVATION**

DATE 7/6/2021	SHEET NO.
SCALE 1/4" = 1'-0"	<b>A-1</b>
PROJECT NO. 2107	
SET	
OF 1 SHEET	



I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF APRIL 20, 2021 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS  
 ZONE: X  
 COMMUNITY PANEL: 25017C0438E  
 EFFECTIVE DATE: 06/04/2010

**VERTICAL DATUM**  
 THE ELEVATIONS SHOWN ON THIS PLAN ARE RELATIVE TO CAMBRIDGE CITY BASE AND WERE DETERMINED FROM A GPS OBSERVATION.

**PREPARED FOR:**  
 OWNER OF RECORD:  
 FOURTEEN LEONARD, LLC  
 41 ROYAL AVENUE  
 CAMBRIDGE, MA 02138

**REFERENCES:**  
 DEED: BK 76341; PG 92  
 PLAN: PL BK 62; PL 4  
 PL 1984 #1378  
 PL 2009 #775

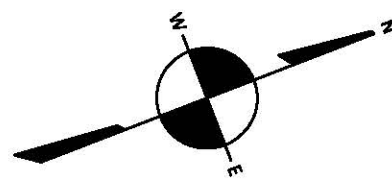
CITY OF CAMBRIDGE ENGINEERING RECORDS  
 FB 136; PGS 86, 135  
 FB 156; PGS 141-142  
 STR-13-13 LINE STREET  
 STR-13-15 LEONARD AVENUE  
 PLAN #8009

**NOTES:**  
 MAP/LOT: 140-51  
 ZONING: C-1

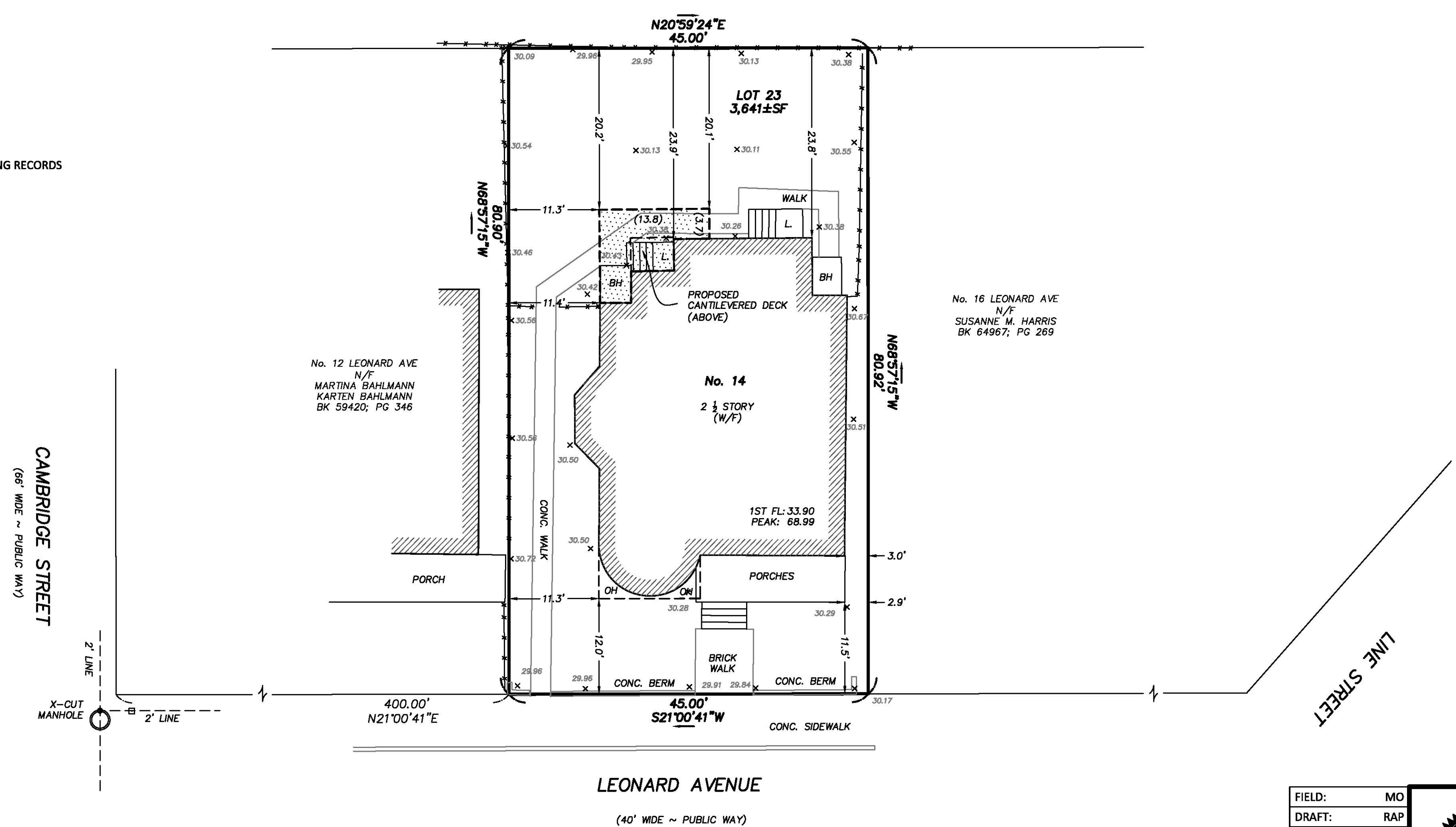
# CERTIFIED PLOT PLAN

LOCATED AT  
**14 LEONARD AVENUE**  
**CAMBRIDGE, MA**

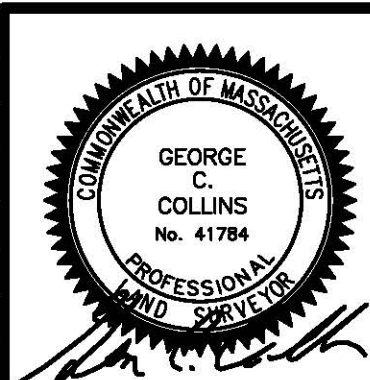
SCALE: 1.0 INCH = 10.0 FEET



No. 1571 CAMBRIDGE ST  
 N/F  
 SPALDING HOSPITAL-CAMBRIDGE, INC.  
 BK 53839; PG 243



FIELD:	MO
DRAFT:	RAP
CHECK:	GCC
DATE:	05/11/21
JOB #	21-00166



14 Leonard Ave









## 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](mailto:histncds@cambridgema.gov)  
URL: <http://www.cambridgema.gov/Historic/midcambridgehome.html>

Tony Hsiao, *Chair*, Lestra Litchfield, *Vice Chair*  
Monika Pauli, Charles Redmon, *Members*  
Margaret McMahon, *Alternate*

### CERTIFICATE OF APPROPRIATENESS

PROPERTY:           **14 Leonard Avenue**

OWNER:              **14 Leonard LLC**  
                          **41 Royal Avenue**  
                          **Cambridge, MA 02138**

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:

**Exterior alterations including fenestration, doors, and new window well, as shown on drawings titled "Alterations to 14 Leonard Avenue," by Oldenburg Architecture, dated May 12, 2021.**

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

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 Chairman.

Case Number: **MC 6180**

Date of Certificate: **June 7, 2021**

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 June 7, 2021.

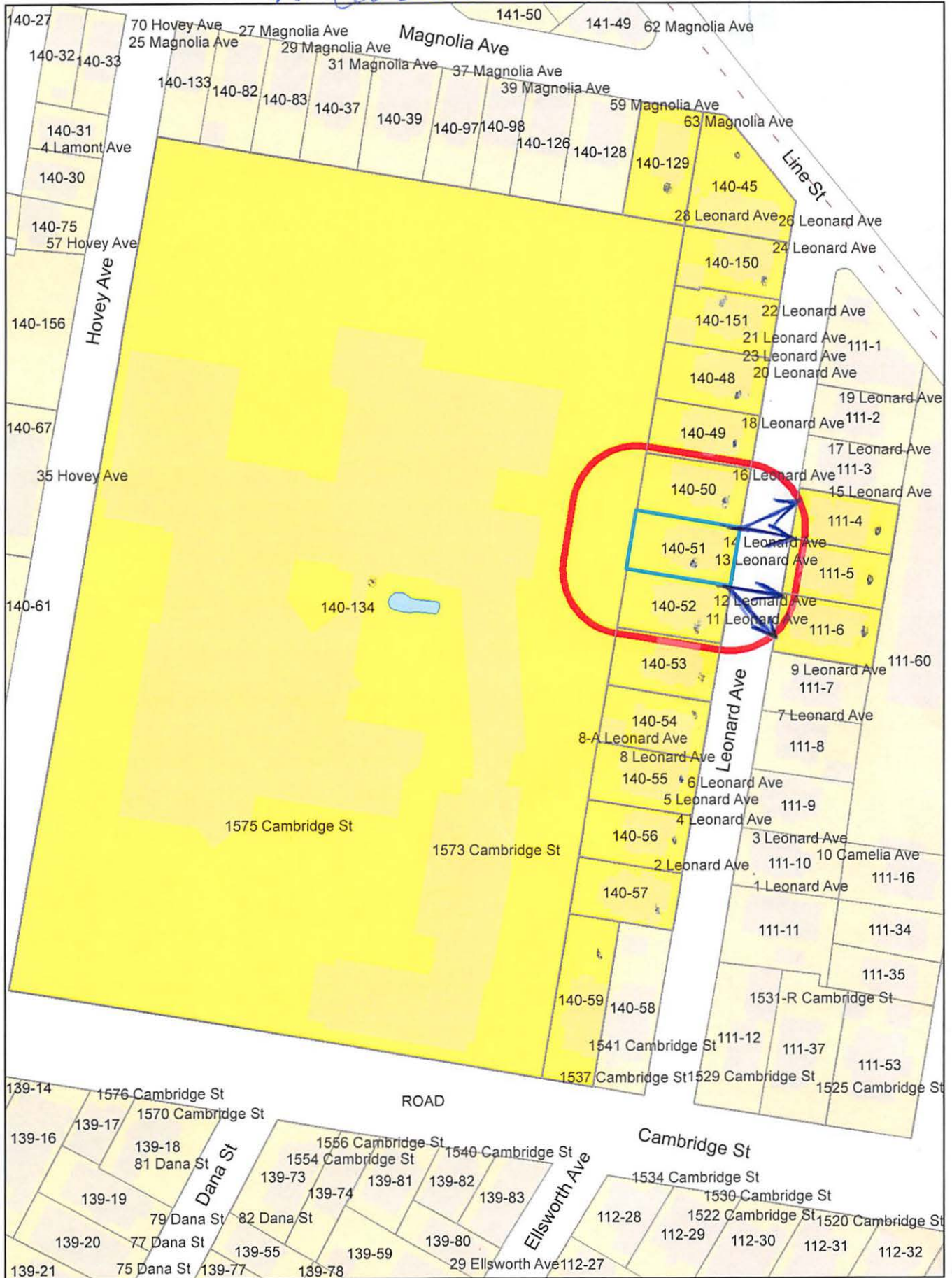
By Tony Hsiao/aac, Chair

Twenty days have elapsed since the filing of this decision.

No appeal has been filed \_\_\_\_\_ . Appeal has been filed \_\_\_\_\_ .

Date \_\_\_\_\_, City Clerk

14 Leonard Ave



14 Leonard Ave

Petitioner

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

14 LEONARD LLC  
C/O BRIAN LAVELLE  
41 ROYAL AVENUE  
CAMBRIDGE, MA 02138

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

111-4  
HOLSHOUSER, JR., WILLIAM L. AND  
JEAN CHANDLER  
15 LEONARD AVE  
CAMBRIDGE, MA 02139

140-48  
LEVENSON, ROBERT M. &  
SUZETTE M. LEVENSON TRUSTEE  
20 LEONARD AVE. 2  
CAMBRIDGE, MA 02139

140-54  
BRAGA, ANTONIO CARLOS MORAES &  
ANA J. COITO  
10852 WELLWORTH AVE.  
LOS ANGELES, CA 90024

140-59  
PATTNI, RAJEEV & TALIA WILDES  
1541 CAMBRIDGE ST., #1  
CAMBRIDGE, MA 02139

140-45  
BENEDITO, SILVIA & CLEMENTS A. HAUSLER  
28 LEONARD AVE  
CAMBRIDGE, MA 02138

140-57  
PRAKASH, NIRMALA ESTATE OF  
2 LEONARD AVE  
CAMBRIDGE, MA 02139-1020

140-59  
COHEN, JOSEPH I.  
1541 CAMBRIDGE ST. UNIT#2  
CAMBRIDGE, MA 02139

140-45  
VIDAN, AIDA  
26 LEONARD AVE., #26/2  
CAMBRIDGE, MA 02138

140-45  
ORLOFF, JEREMY M. & KATHRYN L. TIGHE  
26-28 LEONARD AVE #3  
CAMBRIDGE, MA 02138

140-48  
ANGIER, JEREMY D. & ANN HIRSCH  
20 LEONARD AVE #1  
CAMBRIDGE, MA 02139

140-49  
WELLMET PROJECT INC. &  
CITY OF CAMBRIDGE TAX TITLE  
675 MASSACHUSETTS AVE  
CAMBRIDGE, MA 02139

140-52  
BAHLMANN, MARTINA & KARSTEN BAHLMANN  
12 LEONARD AVE  
CAMBRIDGE, MA 02139

140-53  
MCCARTHY, DENNIS M. , KEVIN C. MCCARTHY,  
STEPHEN P. MCMAHON & KATHLEEN MCMAHON  
10 LEONARD AVE  
CAMBRIDGE, MA 02139-1020

140-59  
LAFLE, KENNETH H. SELENA P. TAN  
1541 CAMBRIDGE ST., #3  
CAMBRIDGE, MA 02139

140-134  
SPAULDING HOSPITAL-CAMBRIDGE  
C/O YOUVILLE HOUSE INC.  
1573 CAMBRIDGE STREET  
CAMBRIDGE, MA 02138

140-129  
HOESTEREY, INGEBORG & DAVID J. TAYLOR  
63 MAGNOLIA AVE UNIT #2  
CAMBRIDGE, MA 02138

140-129  
TAGER, SAMUEL L. & JENNIFER RATHAUS  
63 MAGNOLIA AVE #3  
CAMBRIDGE, MA 02138

140-150  
POTTS, JEFF J  
20 RICHARD AVE - UNIT #3  
CAMBRIDGE, MA 02140

140-129  
STANLEY, ELLEN L.  
63 MAGNOLIA AVE., #1  
CAMBRIDGE, MA 02138

140-150  
ROSENBERG, LAWRENCE G, TRUSTEE THE  
LAWRENCE G. ROSENBERG TRUST  
24 LEONARD AVE., #2  
CAMBRIDGE, MA 02139

140-50  
HARRIS, SUSANNE M.,  
TRUSTEE LEONARD AVE NOM TRUST  
16 LEONARD AVE  
CAMBRIDGE, MA 02139

140-54  
CRUDGINGTON, KEITH BENEDICT  
282 WEST 23RD AVE  
EUGENE, OR 97405

140-55  
MORRISSEY, EDWARD B. &  
FRANCES P MORRISSEY  
6 LEONARD AVE  
CAMBRIDGE, MA 02139-1020

140-56  
MCNEILL KEITH D & TOFFEE A ALBINA  
4 LEONARD AVENUE  
CAMBRIDGE, MA 02139-1020

140-150  
RUECKERT, ERROLL H. & KALPA SHAH  
24 LEONARD AVE #1  
CAMBRIDGE, MA 02139

140-134  
SPAULDING HOSPITAL-CAMBRIDGE, INC.  
P.O. BOX 6240  
BOSTON, MA 02114

14 Leonard Ave

140-54  
ISCULLA LLC  
16 PROCTOR ST  
HOPKINTON, MA 01748

140-51  
FOURTEEN LEONARD LLC  
41 ROYAL AVE  
CAMBRIDGE, MA 02138

140-151  
GIAMPA, MARCO P. GAIL M. GIAMPA  
22 LEONARD AVE  
CAMBRIDGE, MA 02139

111-6  
MARTIN, JEAN ANN,  
TRS THE JEAN A. MARTIN TRUST  
11 LEONARD AVE., #2  
CAMBRIDGE, MA 02138