



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

BZA APPLICATION FORM

Plan No: BZA-017250-2020

GENERAL INFORMATION

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

Special Permit : \_\_\_\_\_ Variance : ✓ Appeal : \_\_\_\_\_

PETITIONER : Louise M. Goff

PETITIONER'S ADDRESS : 23 Sparks Street Cambridge, MA 02138

LOCATION OF PROPERTY : 165 Mt Auburn St Cambridge, MA 02138

TYPE OF OCCUPANCY : 4.31b ZONING DISTRICT : Residence B Zone

REASON FOR PETITION :

Additions

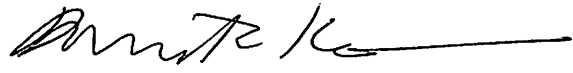
DESCRIPTION OF PETITIONER'S PROPOSAL :

The owners would like to erect a roof over the front stairs of the house to protect the stairs from rain and the hazardous condition of ice on the steps in winter.

SECTIONS OF ZONING ORDINANCE CITED :

Article 5.000 Section 5.31 (Table of Dimensional Requirements).

Original Signature(s) :



(Petitioner(s) / Owner)

DAVID KARMAN

(Print Name)

Address :

165 Mount Auburn St  
Cambridge MA 02138

Tel. No. :

617 599 7256

E-Mail Address :

karman.david@gmail.com

Date :

25 Feb 20



**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 David and Sarah Karmon  
(OWNER)

Address: 165 Mount Auburn Street, Cambridge, MA 02138

State that I/We own the property located at 165 Mount Auburn Street, which is the subject of this zoning application.

The record title of this property is in the name of \_\_\_\_\_  
David E. Karmon + Sarah C. Karmon

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

Sarah C. Karmon and [Signature]  
SIGNATURE BY LAND OWNER OR  
AUTHORIZED TRUSTEE, OFFICER OR AGENT\*

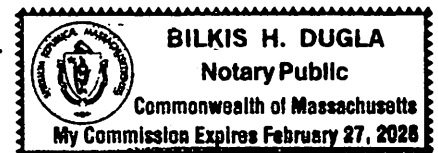
\*Written evidence of Agent's standing to represent petitioner may be requested.

-----  
Commonwealth of Massachusetts, County of Middlesex

The above-name Sarah C. Karmon & David E. Karmon personally appeared before me, this 14<sup>th</sup> of February, 2020, and made oath that the above statement is true.

[Signature] Notary

My commission expires February 27, 2026 (Notary Seal).

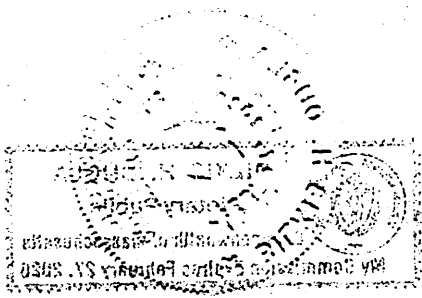


- If ownership is not shown in recorded deed, e.g. if by court order, recent deed, or inheritance, please include documentation.

8512's 1/14 1944 [illegible] [illegible] [illegible]

[illegible] [illegible] [illegible] [illegible]

[illegible] [illegible] [illegible] [illegible]



**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:

Without a roof over the stairs, the stairs become slippery from rain and ice forming on them in winter.

- 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 but not affecting generally the zoning district in which it is located for the following reasons:

Size of lot.

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

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

The new roof over the stairs does not effect the public good - its design has been approved by Cambridge Historical Commission.

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

It is an open air roof / awning that is for the entrance to a home. It is already a non conforming building and we are asking for a miniscule amount added to the F.A.R. for the roof.

- \*** 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:** Louise M. Smith Design LLC      **PRESENT USE/OCCUPANCY:** Residential

**LOCATION:** 165 Mt Auburn St Cambridge, MA 02138      **ZONE:** Residence B Zone

**PHONE:** \_\_\_\_\_ **REQUESTED USE/OCCUPANCY:** Residential

		<b><u>EXISTING CONDITIONS</u></b>	<b><u>REQUESTED CONDITIONS</u></b>	<b><u>ORDINANCE REQUIREMENTS</u></b> <sup>1</sup>	
<b><u>TOTAL GROSS FLOOR AREA:</u></b>		<u>4391</u>	<u>4411</u>	<u>2298</u>	(max.)
<b><u>LOT AREA:</u></b>		<u>2298</u>	<u>2298</u>	<u>2500</u>	(min.)
<b><u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u></b> <sup>2</sup>		<u>.95</u>	<u>.96</u>	<u>.5</u>	(max.)
<b><u>LOT AREA FOR EACH DWELLING UNIT:</u></b>		<u>4596</u>	<u>4596</u>	<u>2500</u>	(min.)
<b><u>SIZE OF LOT:</u></b>	WIDTH	<u>57.38</u>	<u>57.38</u>	<u>57.38</u>	(min.)
	DEPTH	<u>75.88</u>	<u>75.88</u>	<u>75.88</u>	
<b><u>SETBACKS IN FEET:</u></b>	FRONT	<u>8.6</u>	<u>8.6</u>	<u>15</u>	(min.)
	REAR	<u>14.2</u>	<u>14.2</u>	<u>25</u>	(min.)
	LEFT SIDE	<u>4.5</u>	<u>4.5</u>	<u>7</u>	(min.)
	RIGHT SIDE	<u>8.4</u>	<u>11.7</u>	<u>7</u>	(min.)
<b><u>SIZE OF BLDG.:</u></b>	HEIGHT	<u>38'</u>	<u>38'</u>	<u>35'</u>	(max.)
	LENGTH	<u>58.5'</u>	<u>58.5'</u>	<u>NA</u>	
	WIDTH	<u>39'</u>	<u>39'</u>	<u>NA</u>	
<b><u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u></b>		<u>20%</u>	<u>20%</u>	<u>40%</u>	(min.)
<b><u>NO. OF DWELLING UNITS:</u></b>		<u>2</u>	<u>2</u>	<u>2</u>	(max.)
<b><u>NO. OF PARKING SPACES:</u></b>		<u>3</u>	<u>3</u>	<u>3</u>	(min./max)
<b><u>NO. OF LOADING AREAS:</u></b>		<u>0</u>	<u>0</u>	<u>0</u>	(min.)
<b><u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u></b>		<u>0</u>	<u>0</u>	<u>0</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.

There is a masonry garage.

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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GENERAL INFORMATION

Plan No: BZA-017250-2020

2020 MAR -4 PM 3:50  
OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

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Original Signature(s) :

(Petitioner(s) / Owner)

DAVID KARMOU

(Print Name)

Address :

165 Mount Auburn St  
Cambridge MA 02138

Tel. No. :

617 599 7256

E-Mail Address :

karmou.david@gmail.com

Date :

25 Feb 20



## CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2<sup>nd</sup> Floor, Cambridge, Massachusetts 02139

Telephone: 617 349 4683 TTY: 617 349 6112

E-mail: histcomm@cambridgema.gov URL: <http://www.cambridgema.gov/Historic>

Bruce A. Irving, *Chair*; Susannah Barton Tobin, *Vice Chair*; Charles M. Sullivan, *Executive Director*

Joseph V. Ferrara, Chandra Harrington, Elizabeth Lyster, Caroline Shannon, Jo M. Solet, *Members*

Gavin W. Kleespies, Paula A. Paris, Kyle Sheffield, *Alternates*

### Jurisdiction Advice

To the Owner of Property at 165 Mt Auburn Street

The above-referenced property is subject to the jurisdiction of the Cambridge Historical Commission (CHC) by reason of the status referenced below:

- ☐ Old Cambridge Historic District
  - ☐ Fort Washington Historic District
  - ☐ (M.G.L. Ch. 40C, City Code §2.78.050)
  - ☐ Avon Hill Neighborhood Conservation District
  - ☐ Half Crown – Marsh Neighborhood Conservation District
  - ☐ Harvard Square Conservation District
  - ☒ Mid Cambridge Neighborhood Conservation District
  - ☐ **Requires application for certificate to the Mid Cambridge NCD Commission.**
  - ☐ Designated Landmark
  - ☐ Property is being studied for designation: East Cambridge NCD Study Area  
(City Code, Ch. 2.78., Article III, and various City Council Orders)
  - ☐ Preservation Restriction or Easement (as recorded)
  - ☐ Structure is fifty years or more old and is therefore subject to CHC review of any application for a demolition permit, if one is required by ISD. (City Code, Ch. 2.78, Article II). See the back of this page for definition of demolition.
  - ☐ No jurisdiction: not a designated historic property and the structure is less than fifty years old.
  - ☐ No local jurisdiction, but the property is listed on the National Register of Historic Places; CHC staff is available for consultation, upon request.
- Staff comments: \_\_\_\_\_

The Board of Zoning Appeal advises applicants to complete Historical Commission or Neighborhood Conservation District Commission reviews before appearing before the Board.

**If a line indicating possible jurisdiction is checked, the owner needs to consult with the staff of the Historical Commission to determine whether a hearing will be required.**

CHC staff initials SLB

Date February 27, 2020

Received by Uploaded to Energov

Date February 27, 2020

Relationship to project BZA 017250-2020

cc: Applicant  
Inspectional Services Commissioner



## Demolition Delay Ordinance and Application Information

The Demolition Delay Ordinance (Chapter 2.78, Article II of the Cambridge Municipal Code) was adopted by the City Council in 1979 to afford public review of demolition permit applications for potentially significant buildings. When the Historical Commission determines that a building is significant and should be preserved, demolition will be delayed for up to six months so that solutions can be sought to preserve the building indefinitely. The Ordinance covers all buildings over 50 years old, city-wide. The Historical Commission archives provide dates of construction for all properties in the City.

Demolition is defined in the ordinance as "the act of pulling down, destroying, removing or razing a building or commencing the work of total or substantial destruction with the intent of completing the same." The Inspectional Services Commissioner has provided further guidelines to outline what actions require a demolition permit. **In addition to complete demolition of a building, the following actions may require a demolition permit,**

- **removal of a roof,**
- **removal of one side of a building,**
- **gutting of a building's interior to the point where exterior features (windows, etc.) are impacted, and**
- **removal of more than 25% of a structure.**

Please contact the building inspector or a staff member of the Historical Commission if you have questions about whether a demolition permit is required for a particular project.

Demolition permit applications can be obtained from the Inspectional Services Department. The completed application should be submitted to the Historical Commission, where the staff will review the application. If the Executive Director of the Historical Commission makes an initial determination that the building is significant, a public hearing will be scheduled with Historical Commission. If the staff makes an initial determination that the building is not significant, the application is released for further review by the Building Commissioner.

More information about the demolition permit application procedures is available on the Historical Commission's web site or by calling or dropping by the Historical Commission office.

July 2003

Cambridge Historical Commission  
831 Massachusetts Ave., 2<sup>nd</sup> Fl.  
Cambridge, MA 02139  
Ph: 617/349-4683 or TTY: 617/349-6112  
<http://www.cambridgema.gov/Historic>



## Half Crown-Marsh Neighborhood Conservation District Commission

831 Massachusetts Avenue, 2<sup>nd</sup> Fl., Cambridge, Massachusetts 02139  
Telephone: 617 349 4683 Fax: 617 349 3116 TTY: 617 349 6112  
E-mail: histncds@cambridgema.gov

**James Van Sickle, Chair; Marie-Pierre Dillenseger, Vice Chair;  
Jo Solet, Peter Schur, Members  
Adrian Catalano, Maximillian Frank, and Rory O'Connor, Alternates**

### CERTIFICATE OF APPROPRIATENESS

**PROPERTY: 165 Mt. Auburn Street**

**OWNER: David and Sarah Karmon**

**ATTENTION: Louise Smith**

The Half Crown-Marsh 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:

**Update previously approved plans to add decorative post for new porch roof; replace non-original bump-out on second floor side façade with a transom window.**

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

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 extension not exceeding six months may be allowed in writing by the Chairman.

Case Number: **HCM-471**

Date of Certificate: **October 23, 2019**

Attest: A true and correct copy of decision filed with the office of the City Clerk and the Half Crown-Marsh Neighborhood Conservation District Commission on October 23, 2019.

James VanSickle/EJH, Chair/Staff

Twenty days have elapsed since the filing of this decision.

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

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



## Half Crown-Marsh Neighborhood Conservation District Commission

831 Massachusetts Avenue, 2<sup>nd</sup> Fl., Cambridge, Massachusetts 02139  
Telephone: 617 349 4683 Fax: 617 349 3116 TTY: 617 349 6112  
E-mail: histncds@cambridgema.gov

James Van Sickel, Chair; Marie-Pierre Dillenseger, Vice Chair Jo Solet, Peter Schur,  
Members Adrian Catalano, Maximillian Frank, and Rory O'Connor, Alternates

### CERTIFICATE OF APPROPRIATENESS

PROPERTY: **165 Mt. Auburn Street**

APPLICANT: David & Sarah Karmon  
165 Mt. Auburn Street  
Cambridge, MA 02138

The Half Crown-Marsh 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:

**Remove non-original bump-out on side elevation and replace with window;  
Construct new porch roof over exterior steps to entry.**

The applicant shall contact staff with any subsequent updates to the design during or after review by Zoning Board and Inspectional Services.

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

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 extension not exceeding six months may be allowed in writing by the Chairman.

Case Number: **HCM-439**

Date of Certificate: **January 15, 2019**

Attest: A true and correct copy of decision filed with the office of the City Clerk and the Half Crown-Marsh Neighborhood Conservation District Commission on 01/15/2019 By

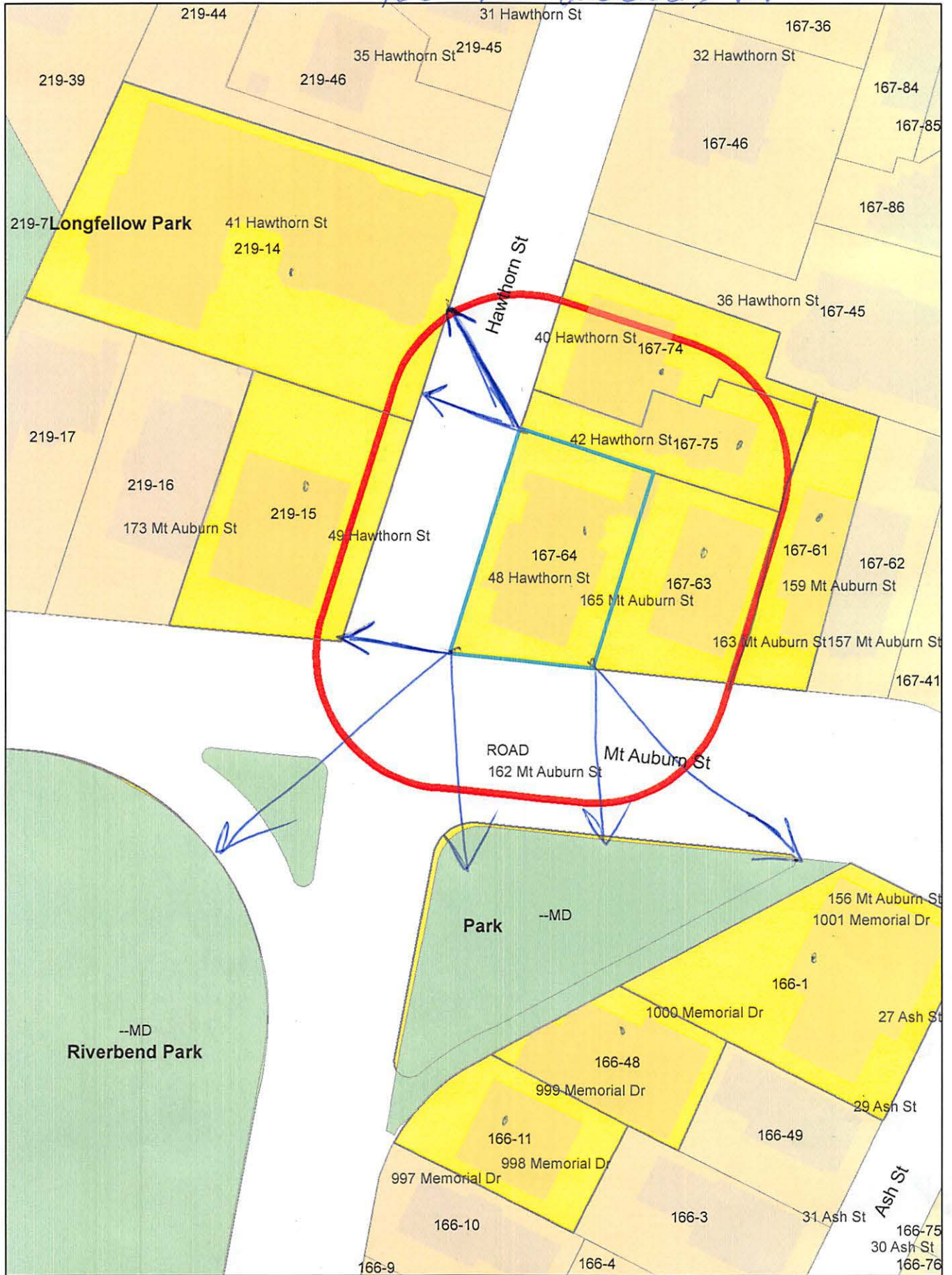
*Eric Hill*, Staff of Cambridge Historical Commission.

Twenty days have elapsed since the filing of this decision.

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

\_\_\_\_\_, City Clerk.

165 Mt. Auburn St.





165 Mt. Auburn St. Petitioner  
LOUISE M. GOFF  
23 SPARKS STREET  
CAMBRIDGE, MA 02138

166-1  
OKUN, DOUGLAS,  
TRUSTEE THE DOUGLAS OKUN REV TRS  
334 WALDEN ST  
CAMBRIDGE, MA 02138

166-1  
AGRAWAL, KRISHNA  
53 ORCHARD STREET  
CAMBRIDGE, MA 02140

166-48  
HSU, CHARLES H. & CHI-CHI LIAO  
TRUSTEE OF THE MRH REALTY TRUST  
1000 MEMORIAL DR  
CAMBRIDGE, MA 02138

167-63  
LABADIE, MICHAEL R. & ANNE DALTON LABADIE  
163 MT AUBURN ST  
CAMBRIDGE, MA 02138

167-64  
KARMON, DAVID E. & SARAH C. KARMON  
165 MT AUBURN ST  
CAMBRIDGE, MA 02138

167-75  
YILDIZ, JUSTINE B. & ASIM YILDIZ  
42 HAWTHORN ST  
CAMBRIDGE, MA 02138-4813

167-61  
ALLISON, BLAKE P. & KATHARINE L. ALLISON  
TRUSTEE OF BLAKE P. ALLISON REVOCABLE TR  
159 MT AUBURN ST  
CAMBRIDGE, MA 02138-4801

219-14  
FEHRMANN, EDWARD M.  
TR. THE HAWTHORNE STREET REALTY TRUST  
P.O. BOX 409  
BELMONT, MA 02478

219-15  
DONALDSON, MARCELINE M.  
A LIFE ESTATE  
49 HAWTHORN ST  
CAMBRIDGE, MA 02138

167-74  
MOORE, MARCIA  
40 HAWTHORN ST  
CAMBRIDGE, MA 02138

167-64  
MCINNES, DONALD K. & JEANNETTE F. MCINNES  
48 HAWTHORN ST  
CAMBRIDGE, MA 02138

166-11  
LANGDON, GEORGE D., III & MARTA R. RIVAS  
999 MEMORIAL DRIVE  
CAMBRIDGE, MA 02138

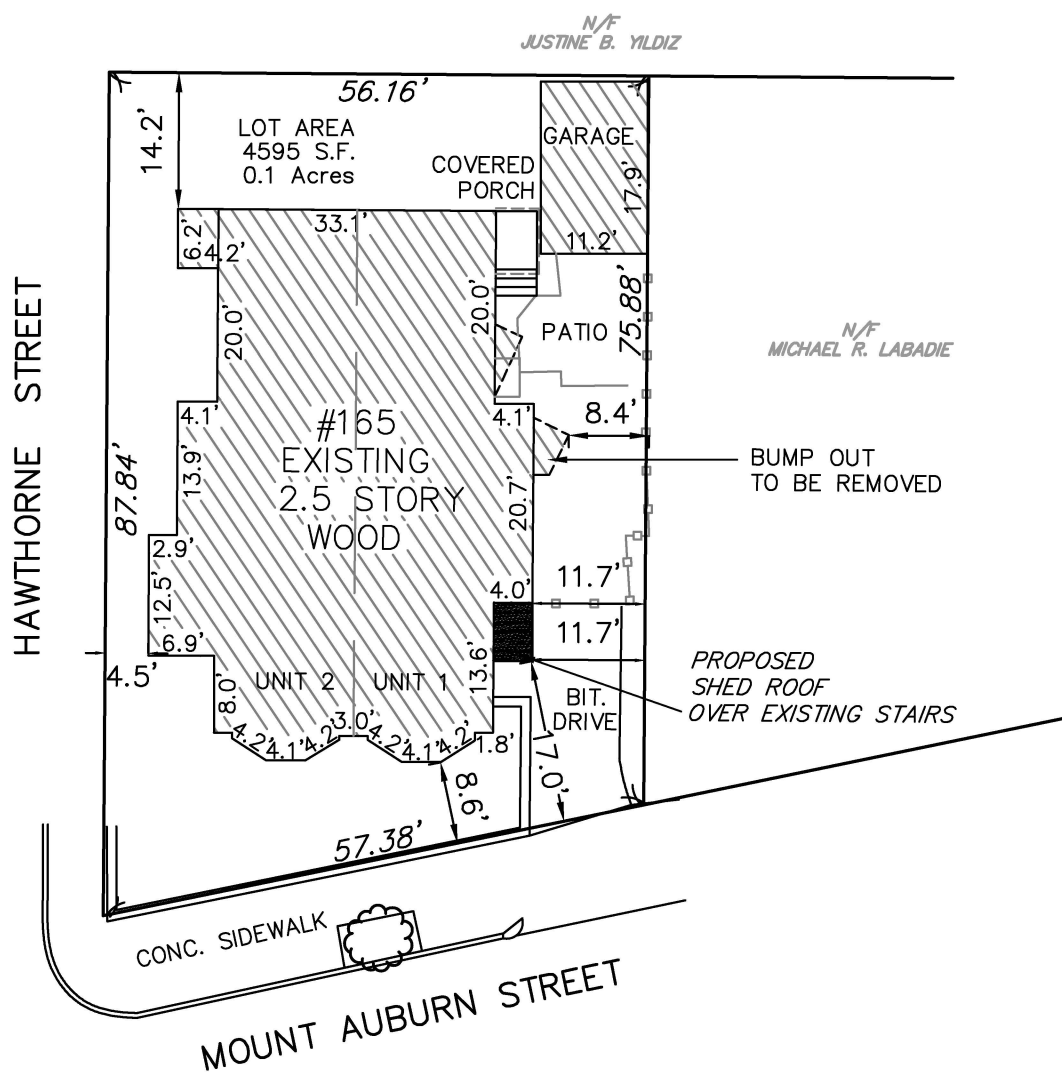
166-1  
ELIZABETH L. PUGH STEVEN L. GORTMAKER  
44 PAYSON TERRANCE  
BELMONT, MA 02478

166-1  
WOODMAN, JAMES F.  
TRUSTEE OF THE 27 ASH STREET NOMINEE TRT  
27 ASH ST  
CAMBRIDGE, MA 02138

166-11  
BELL, JONATHAN & MARY ELLEN MALLOY  
998 MEMORIAL DR. UNIT 2  
CAMBRIDGE, MA 02139

166-1  
ROTHFARB, HERBERT I.  
1001 MEMORIAL DR  
CAMBRIDGE, MA 02138

DCR  
DEPARTMENT OF CONSERVATION &  
RECREATION  
251 CAUSEWAY STREET – SUITE 600  
BOSTON, MA 02114-2119



PREPARED FOR:  
DAVID & SARAH KARMON  
165 MOUNT AUBURN STREET  
CAMBRIDGE, MA. 02138



# PLOT PLAN

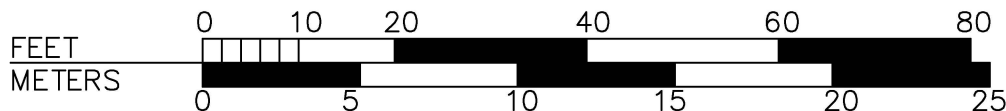
FOR  
165 MOUNT AUBURN STREET  
IN  
CAMBRIDGE, MA.

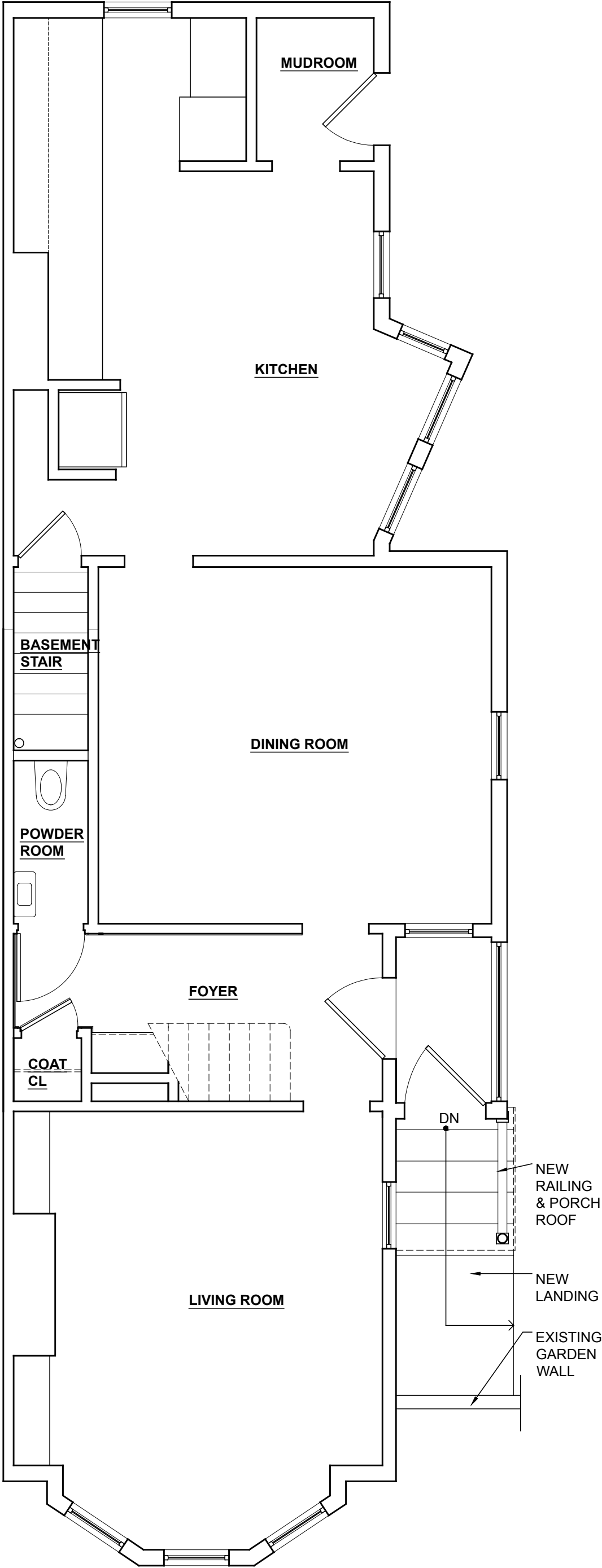
SCALE: 1"=20' JANUARY 7, 2019

C & G SURVEY COMPANY  
37 JACKSON ROAD  
SCITUATE, MA. 02066  
1-877-302-8440

## NOTES:

1. ZONING CLASSIFICATION - B
2. LOCUS DEED:  
MIDDLESEX SOUTH REGISTRY OF DEEDS BOOK 49000 PAGE 63
3. PLAN REFERENCES:  
MIDDLESEX SOUTH REGISTRY OF DEEDS PLAN 153 OF 2007
4. ASSESSORS PARCEL ID: 167-64-1





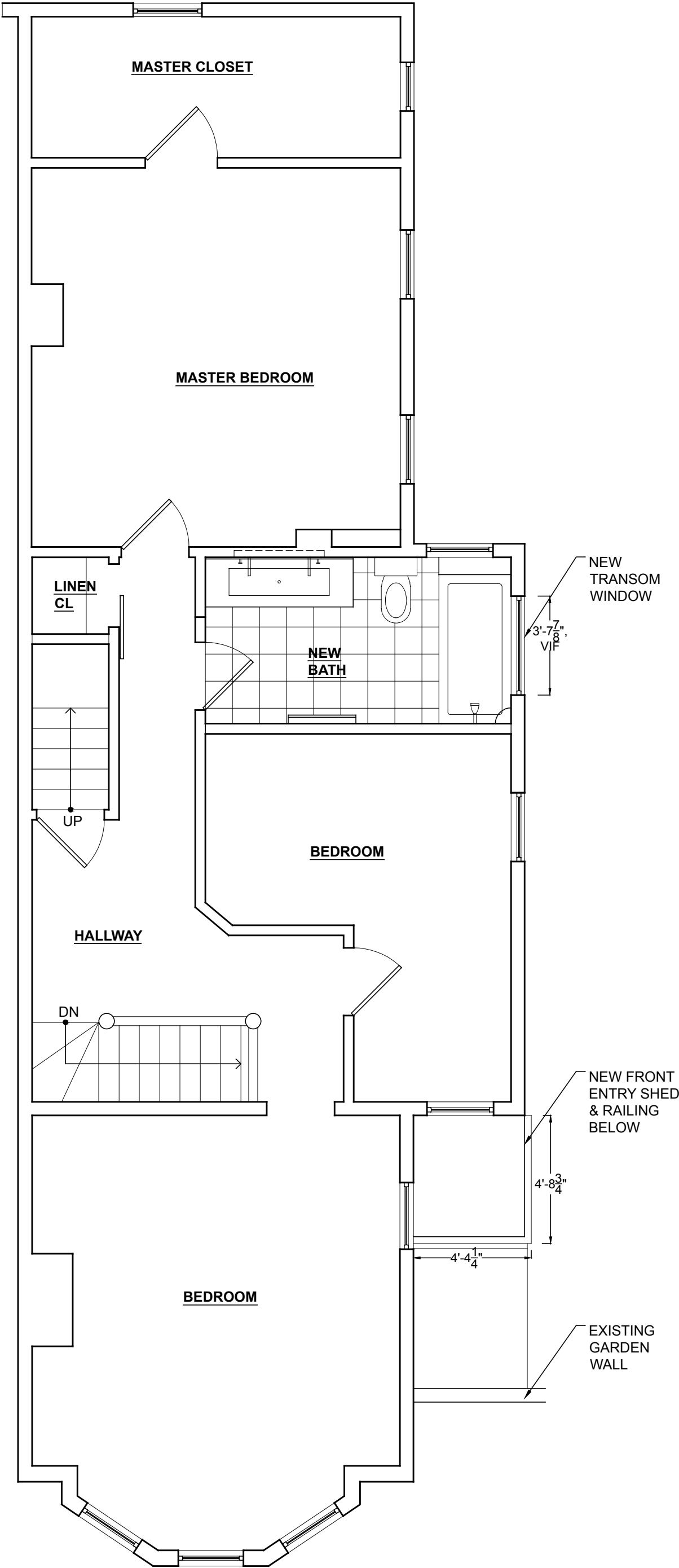
Louise M. Smith Design, LLC  
Louise M. Goff, R.A.  
lmsmithdesign@gmail.com

project  
165 Mt. Auburn Street  
Cambridge MA

date  
January 29, 2020

sheet  
Proposed First  
Floor Plan: New  
Railing & Porch Roof

scale  
1/4"=1'-0"



Louise M. Smith Design, LLC  
Louise M. Goff, R.A.  
lmsmithdesign@gmail.com

project  
165 Mt. Auburn Street  
Cambridge MA

date  
January 29, 2020

sheet  
Proposed Second  
Floor Plan

scale  
1/4"=1'-0"





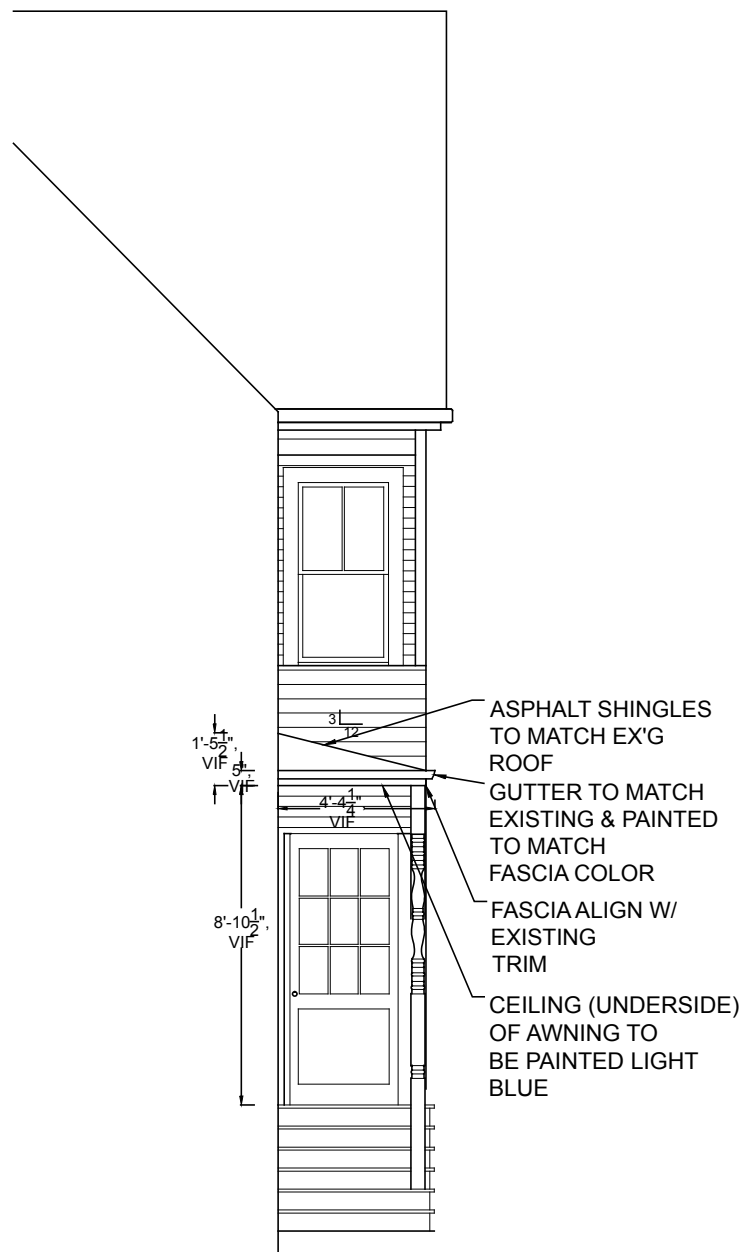
**Louise M. Smith Design, LLC**  
**Louise M. Goff, R.A.**  
lmsmithdesign@gmail.com

project  
165 Mt. Auburn Street  
Cambridge MA

date  
January 29, 2020

sheet  
Exterior Elevation:  
Existing  
Elevation

scale  
3/16"=1'-0"



South Elevation:  
New Entry Porch Roof



East Elevation:  
Removal of Second Floor  
Bump out, New Window,  
Entry Roof

<b>Louise M. Smith Design, LLC</b> <b>Louise M. Goff, R.A.</b> lmsmithdesign@gmail.com	project 165 Mt. Auburn Street Cambridge MA	date January 29, 2020	sheet Exterior Elevations: Proposed Construction	scale 3/16"=1'-0"
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NO PARKING  
TOW ZONE  
EXCEPT  
SUNDAYS  
Zone 6800