



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

BZA Application Form

BZA Number: 220578

General Information

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

Special Permit: X Variance: Appeal:

2023 MAY -8 PM 3:18
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

PETITIONER: JONE ABOITIZ DAHER, SALEH DAHER, LAURA ABOITIS RABIDEAU, DUSTIN JARRETT RABIDEAU
C/O Douglas R. Okun

PETITIONER'S ADDRESS: 156 Mount Auburn Street, Cambridge, MA 02138

LOCATION OF PROPERTY: 19 Huron Ave, Unit 1, Cambridge, MA

TYPE OF OCCUPANCY: 2 Family

ZONING DISTRICT: Residence B Zone

REASON FOR PETITION:

/Additions/

DESCRIPTION OF PETITIONER'S PROPOSAL:

Add a 2'-10" x 10'-3" addition on the first floor of the building (see proposed plan).

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)

DOUGLAS OKUN

(Print Name)

Address:
Tel. No.

334 Walden St Camb.
02138

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 Jone Aboitiz Daher
(OWNER)

Address: 19 Huron Avenue, Cambridge, MA 02138

State that I/We own the property located at 19 Huron Ave., which is the subject of this zoning application.

The record title of this property is in the name of Dustin Jarrett Rabideau, Laura Aboitiz Rabideau, Saleh Daher Jr., and Jone Aboitiz Daher JJWRs

*Pursuant to a deed of duly recorded in the date 5/31/18, Middlesex South County Registry of Deeds at Book _____, Page _____; or

Middlesex Registry District of Land Court, Certificate No. 77314

Book 71090 Page 516.

Jone A Daher
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT*

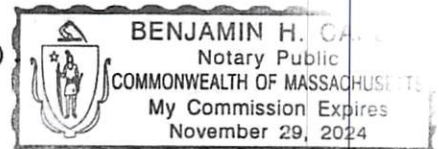
*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Suffolk

The above-name Jone Aboitiz Daher personally appeared before me, this 24th of April, 2023, and made oath that the above statement is true.

[Signature] Notary

My commission expires 11/29/24 (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 - OWNERSHIP INFORMATION

To be completed by OWNER, signed before a notary and returned to The Secretary of the Board of Zoning Appeals.

I/We Salah Daher Jr.
(OWNER)

Address: 19 Huron Avenue, Cambridge MA 02138

State that I/We own the property located at 19 Huron Ave., which is the subject of this zoning application.

The record title of this property is in the name of DUSTIN JARRETT RABIDEAU AND LAURA ABOITIZ RABIDEAU, AND SALEH DAHER, JR. AND JORIE ABOITIZ DAHER JTURS

*Pursuant to a deed of duly recorded in the date 5/31/2018, Middlesex South County Registry of Deeds at Book _____, Page _____; or Middlesex Registry District of Land Court, Certificate No. 77314 Book 71090 Page 516.

Salah Daher Jr.
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT*

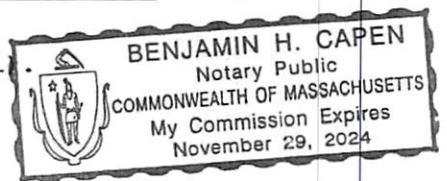
*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Suffolk

The above-name Salah Daher Jr. personally appeared before me, this 24th of April, 2023, and made oath that the above statement is true.

Benjamin H. Capen Notary

My commission expires 11/29/24 (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 - OWNERSHIP INFORMATION

To be completed by OWNER, signed before a notary and returned to The Secretary of the Board of Zoning Appeals.

I/We Laura Aboitiz Daher
(OWNER)

Address: 19 Huron Avenue, Cambridge, MA 02138

State that I/We own the property located at 19 Huron Ave., which is the subject of this zoning application.

The record title of this property is in the name of Dustin Jarrett Rabideau
Laura Aboitiz Rabideau, Saleh Daher Jr.
Jane Aboitiz Daher

*Pursuant to a deed of duly recorded in the date 5/13/18, Middlesex South County Registry of Deeds at Book _____, Page _____; or Middlesex Registry District of Land Court, Certificate No. 77314 Book 71090 Page 516.

[Signature]
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT*

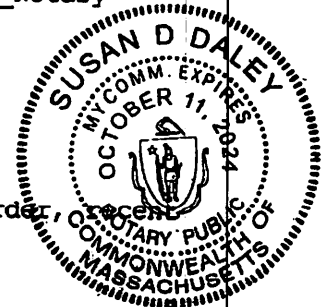
*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Middlesex

The above-name Laura Aboitiz Rabideau personally appeared before me, this 27 of April, 2023, and made oath that the above statement is true.

[Signature] Notary

My commission expires 10-11-2024 (Notary Seal).



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

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 Dustin Jarrett Rabideau
(OWNER)

Address: 19 Huron Avenue, Cambridge MA 02138

State that I/We own the property located at 19 Huron Ave., which is the subject of this zoning application.

The record title of this property is in the name of Dustin Jarrett Rabideau
Laura Abortiz Rabideau, Saleh Daher Jr
and Jone Abortiz Daher

*Pursuant to a deed of duly recorded in the date 5/31/18, Middlesex South County Registry of Deeds at Book _____, Page _____; or

Middlesex Registry District of Land Court, Certificate No. 77314

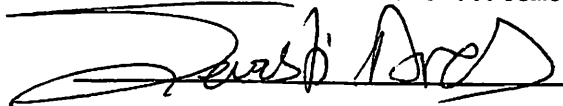
Book 71090 Page 516.


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

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

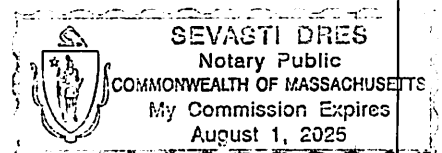
Commonwealth of Massachusetts, County of Middlesex

The above-name Dustin J Rabideau personally appeared before me, this 19th of April, 2023, and made oath that the above statement is true.

 Notary

My commission expires August 1, 2025 (Notary Seal).

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



E-Mail Address: doug@doassoc.com

Date: _____

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: JONE ABOITIZ DAHER, SALEH DAHER, LAURA ABOITIS RABIDEAU, DUSTIN JARRETT RABIDEAU

Present Use/Occupancy: 2 Family

Location: 19 Huron Ave., Unit 1, Cambridge, MA

Zone: Residence B Zone

Phone: 6173128206

Requested Use/Occupancy: 2 Family

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		3600	3629	N/A	(max.)
<u>LOT AREA:</u>		3950	3950	5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		0.91	0.92	0.5	
<u>LOT AREA OF EACH DWELLING UNIT</u>		N/A	N/A	2500	
<u>SIZE OF LOT:</u>	WIDTH	62.5	62.5	50	
	DEPTH	64.07	64.07	N/A	
<u>SETBACKS IN FEET:</u>	FRONT	10.3	10.3	15	
	REAR	1.6	1.6	25	
	LEFT SIDE	19	19	7.5	
	RIGHT SIDE	10	10	7.5	
<u>SIZE OF BUILDING:</u>	HEIGHT	38.5	38.5	35	
	WIDTH	52	52	N/A	
	LENGTH	32.5	32.5	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		30.17%	30.17%	40%	
<u>NO. OF DWELLING UNITS:</u>		2	2	N/A	
<u>NO. OF PARKING SPACES:</u>		2	2	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	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.:

No other buildings on same lot.

A PROPOSAL FOR 19 HURON AVENUE RESIDENCE

19 HURON AVENUE, CAMBRIDGE, MA 02138

DATE: 04-10-2023

OWNER:

Sal Daher & Jone Daher
19 Huron Avenue,
Cambridge, Ma 02138
781-771-4947
sal@earlstagehub.com
jone@daher.net

ARCHITECT:

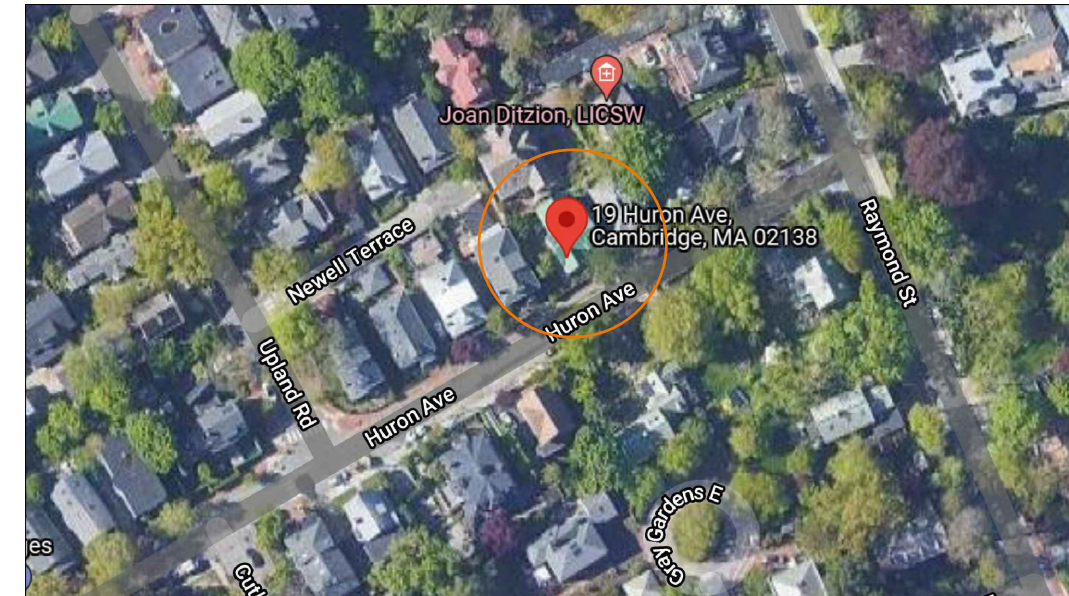
Douglas Okun, AIA
Douglas Okun & Associates
156 Mount Auburn Street,
Cambridge, MA 02138
617-312-8206
doug@doassoc.com

SURVEYOR:

Massachusetts Survey Consultants
Thomas Bernardi P.L.S.
14 Sumner Street,
Gloucester, MA 019308
617-8992-0703

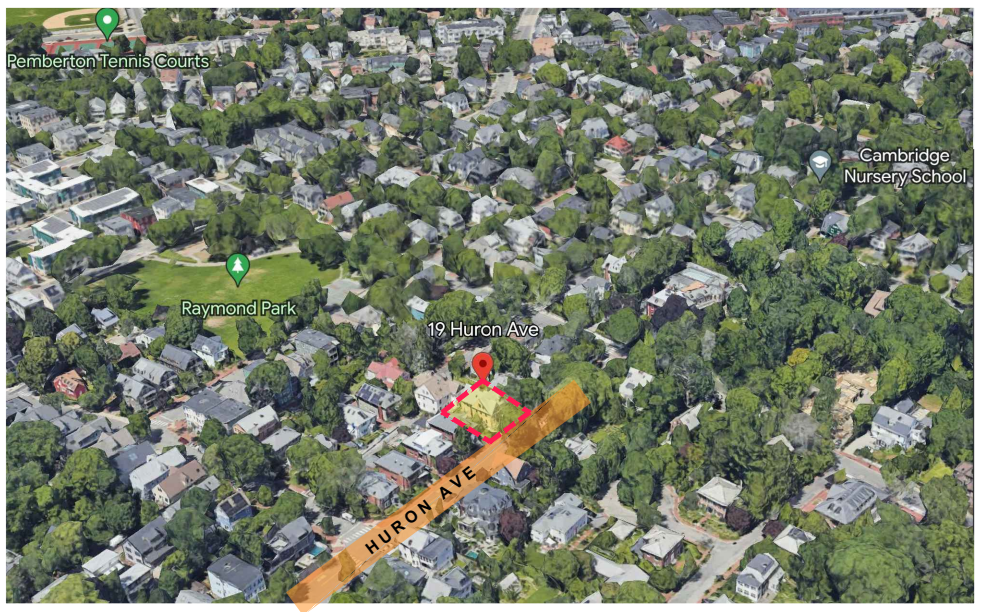
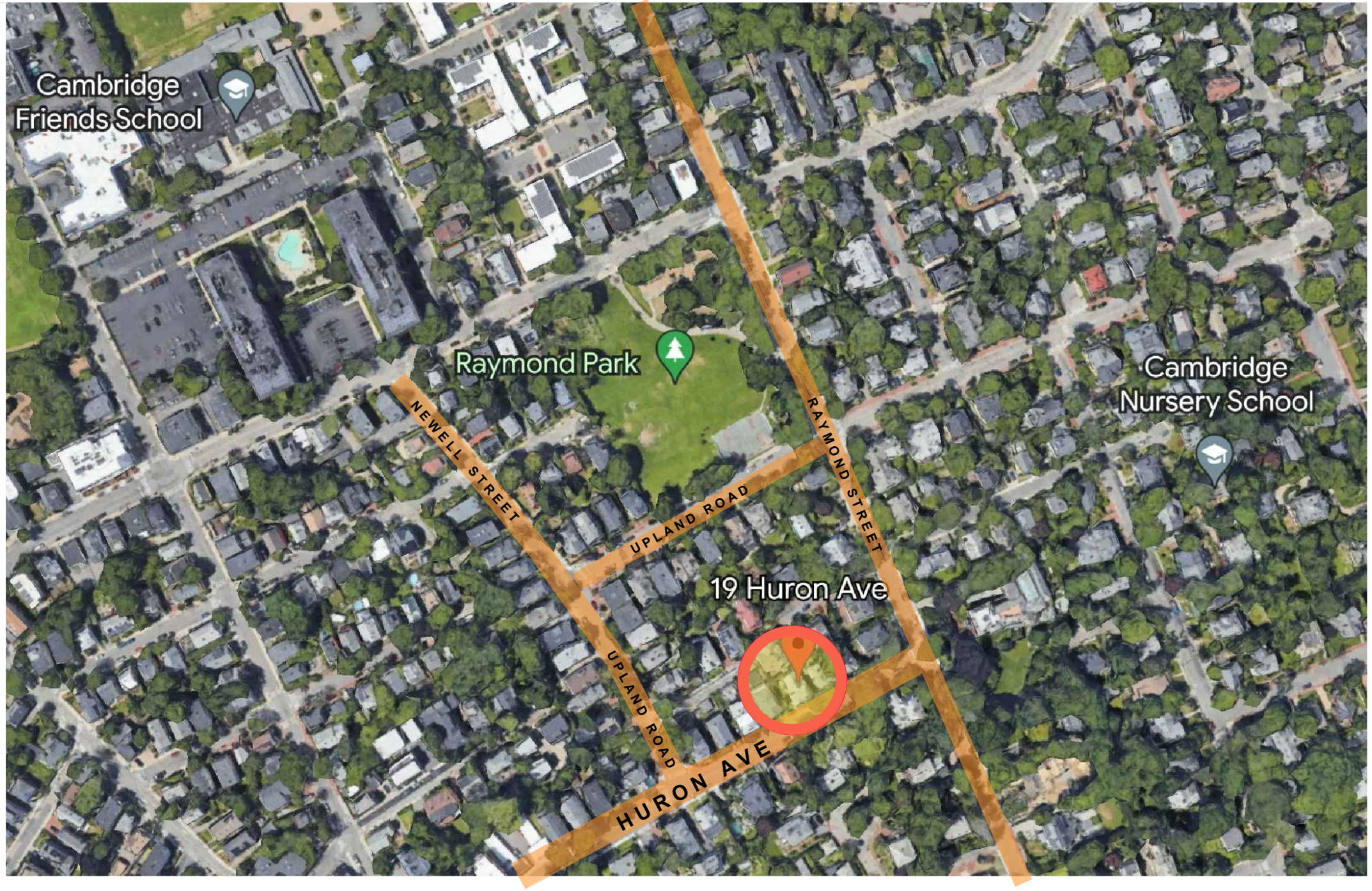
DRAWING LIST

T1 - TITLE SHEET
SITE CONTEXT MAP
S1 - EXISTING SITE PLAN
E1 - PHOTOS OF THE EXISTING CONDITIONS
E2 - EXISTING FIRST FLOOR PLAN
E3 - EXISTING LEFT SIDE ELEVATION
S2 - PROPOSED SITE PLAN
A1 - PROPOSED FIRST FLOOR PLAN
A2 - NEW KITCHEN PLAN & SECTION 1-1
A3 - ELEVATION OF NEW ADDITION



DOUGLAS OKUN & ASSOCIATES

156 Mount Auburn Street, Cambridge, MA 02138 / (617) 312-8206 / doug@doassoc.com / www.dougokun.com



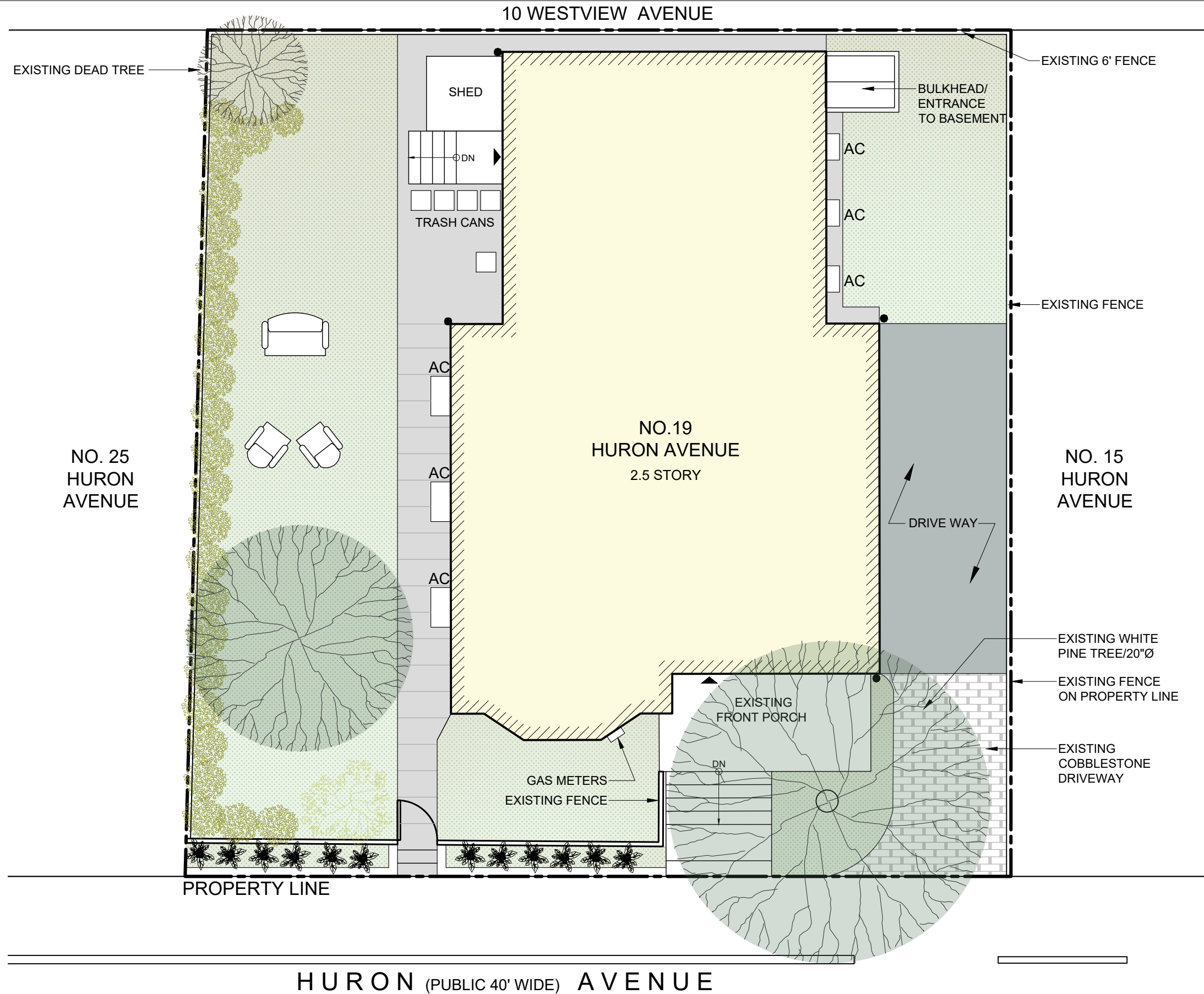
A PROPOSAL FOR 19 HURON AVENUE RESIDENCE
 19 HURON AVENUE, UNIT #1, CAMBRIDGE, MA 02138

DATE: 04-10-2023
 SCALE: -

SITE CONTEXT MAP

DOUGLAS OKUN & ASSOCIATES

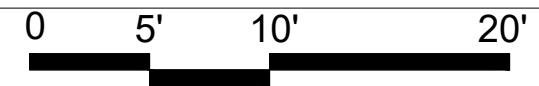
156 Mount Auburn Street, Cambridge, MA 02138 /
 (617) 312-8206 / doug@doassoc.com / www.dougokun.com



A PROPOSAL FOR 19 HURON AVENUE RESIDENCE
 19 HURON AVENUE, UNIT #1, CAMBRIDGE, MA 02138

DATE: 04-10-2023
 SCALE: 1/8" = 1'-0"

DOUGLAS OKUN & ASSOCIATES



EXISTING SITE PLAN

156 Mount Auburn Street, Cambridge, MA 02138 /
 (617) 312-8206 / doug@doassoc.com / www.dougokun.com

S1



A PROPOSAL FOR 19 HURON AVENUE RESIDENCE
19 HURON AVENUE, UNIT #1, CAMBRIDGE, MA 02138

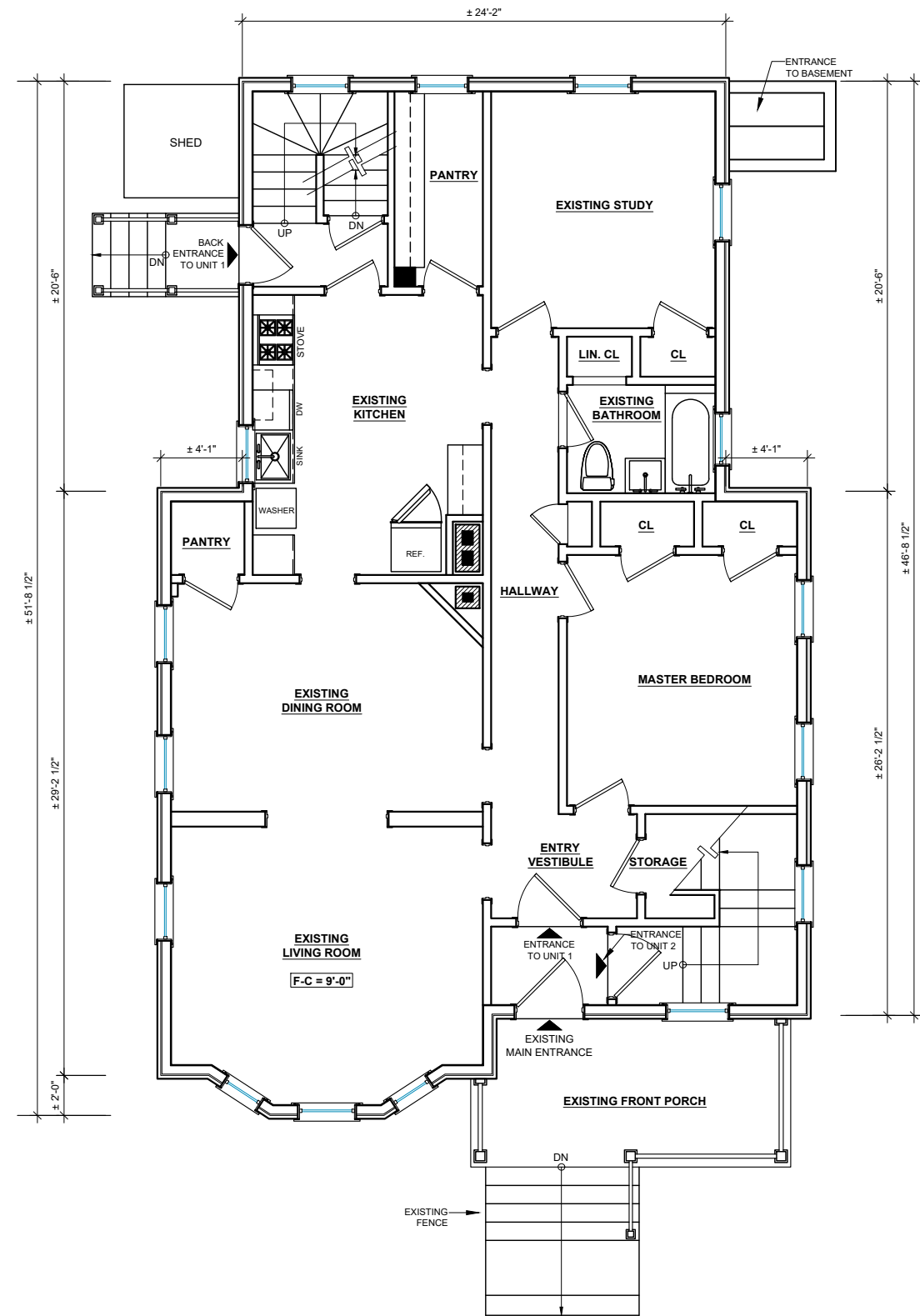
DATE: 04-10-2023
SCALE: -

PHOTOS OF EXISTING CONDITIONS

DOUGLAS OKUN & ASSOCIATES

156 Mount Auburn Street, Cambridge, MA 02138 /
(617) 312-8206 / doug@doassoc.com / www.dougokun.com

E1

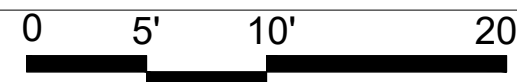


A PROPOSAL FOR 19 HURON AVENUE RESIDENCE
 19 HURON AVENUE, UNIT #1, CAMBRIDGE, MA 02138

DATE: 04-10-2023
 SCALE: 1/8" = 1'-0"

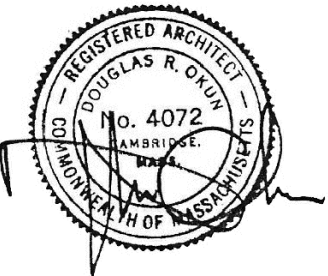
EXISTING FIRST FLOOR PLAN

DOUGLAS OKUN & ASSOCIATES



156 Mount Auburn Street, Cambridge, MA 02138 /
 (617) 312-8206 / doug@doassoc.com / www.dougokun.com

E2

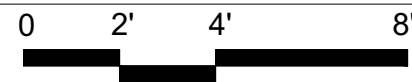


A PROPOSAL FOR 19 HURON AVENUE RESIDENCE
 19 HURON AVENUE, UNIT #1, CAMBRIDGE, MA 02138

DATE: 04-10-2023
 SCALE: 1/4" = 1'-0"

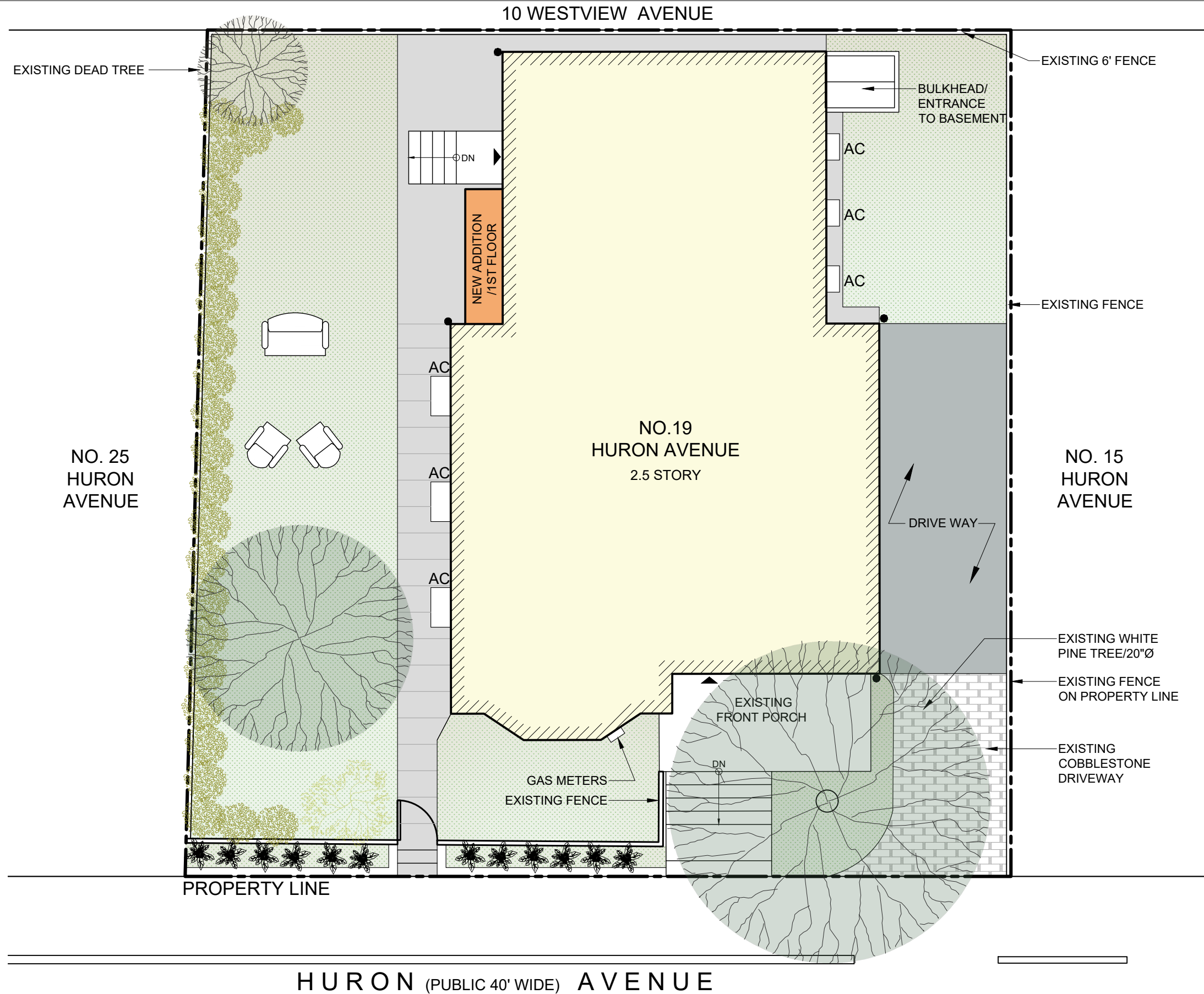
EXISTING LEFT SIDE ELEVATION

DOUGLAS OKUN & ASSOCIATES



156 Mount Auburn Street, Cambridge, MA 02138 /
 (617) 312-8206 / doug@doassoc.com / www.dougokun.com

E3



HURON (PUBLIC 40' WIDE) AVENUE

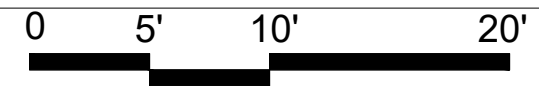


A PROPOSAL FOR 19 HURON AVENUE RESIDENCE
 19 HURON AVENUE, UNIT #1, CAMBRIDGE, MA 02138

DATE: 04-10-2023
 SCALE: 1/8" = 1'-0"

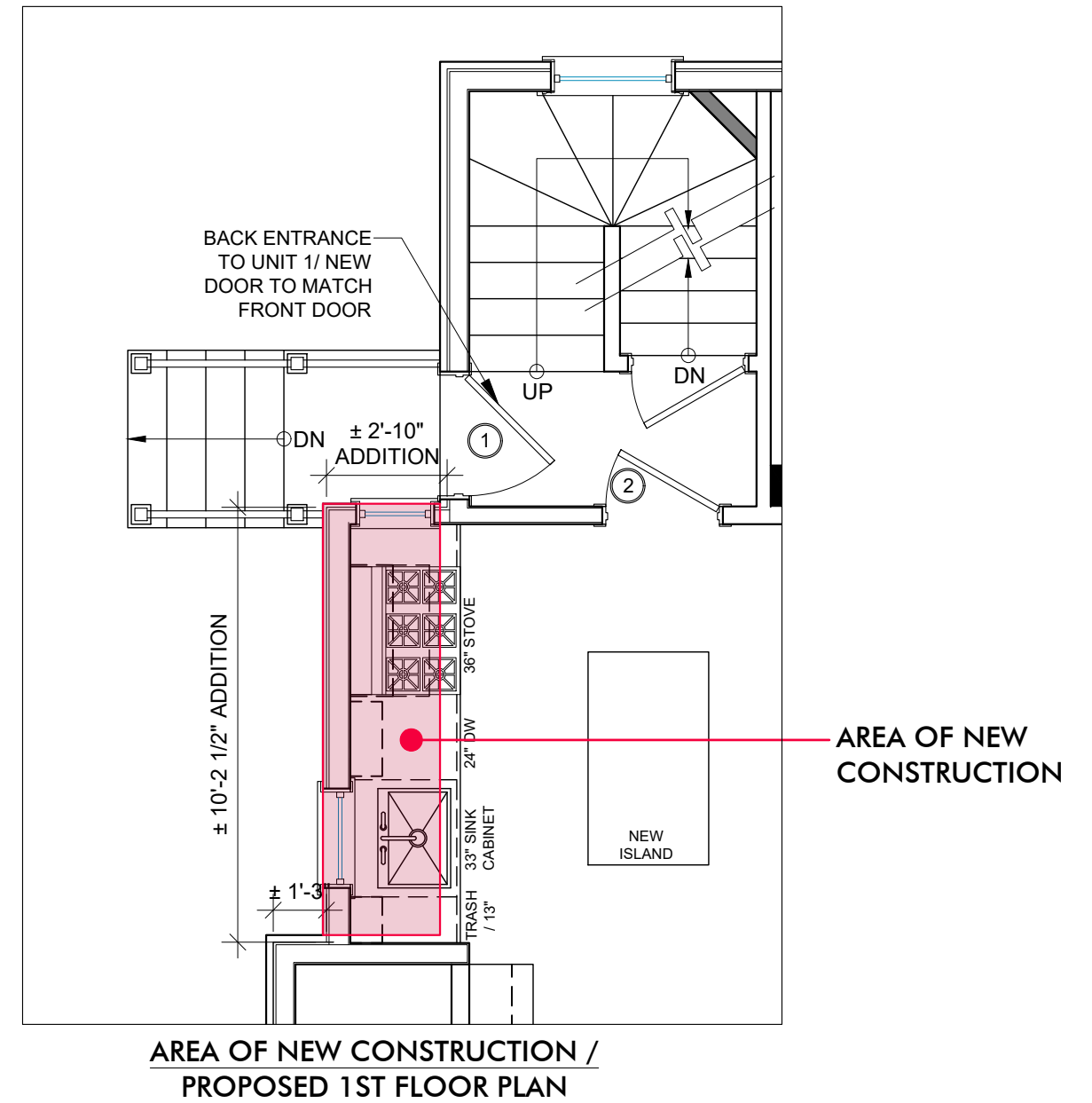
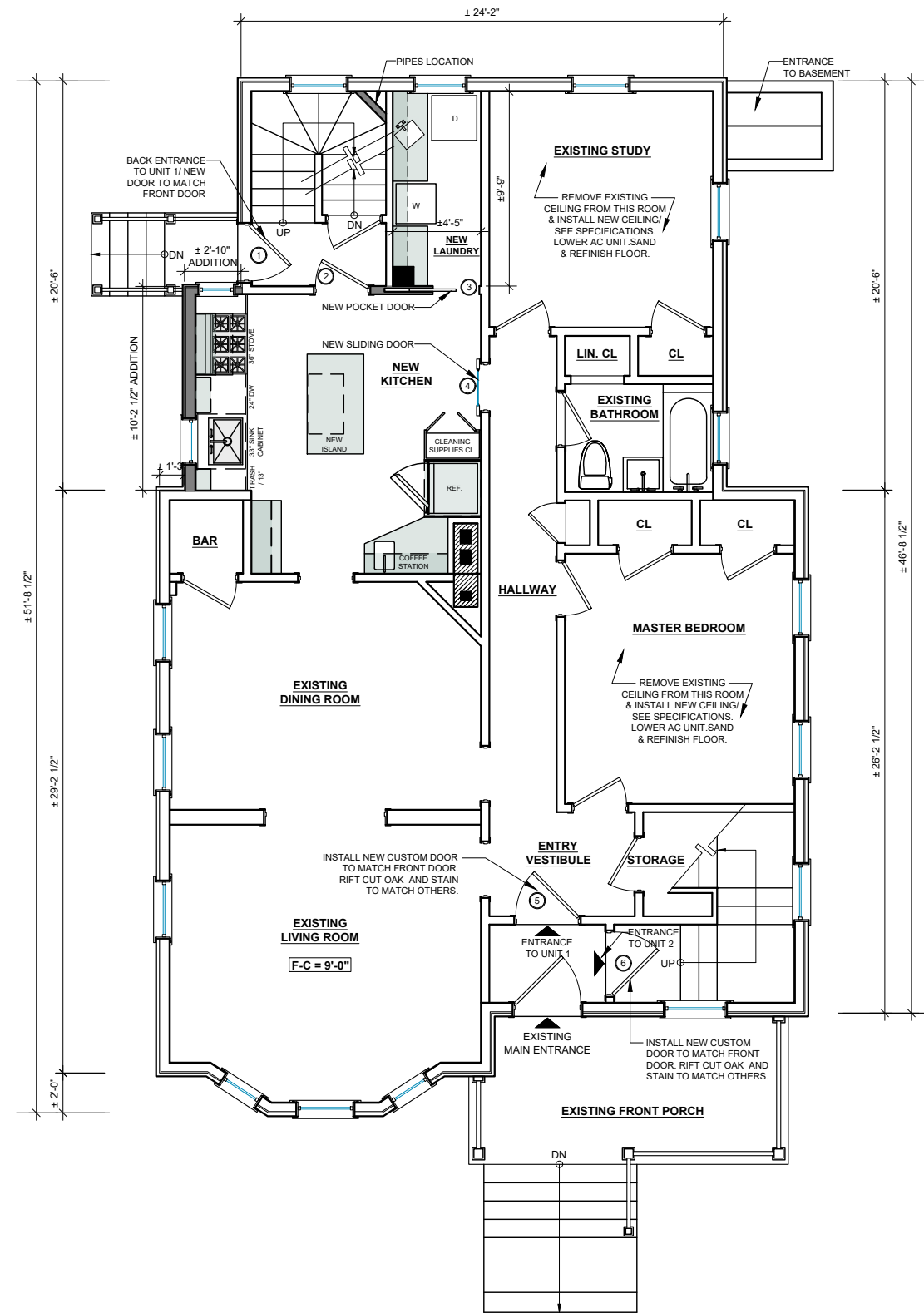
PROPOSED SITE PLAN

DOUGLAS OKUN & ASSOCIATES



156 Mount Auburn Street, Cambridge, MA 02138 /
 (617) 312-8206 / doug@doassoc.com / www.dougokun.com

S2



AREA OF NEW CONSTRUCTION /
PROPOSED 1ST FLOOR PLAN

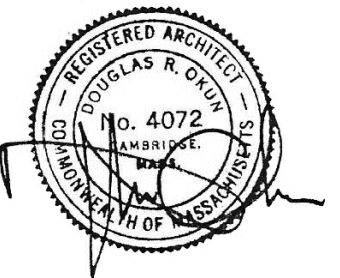
F.A.R. CALCULATIONS:

EXISTING CONDITIONS:

GROSS FLOOR AREA OF EXISTING BUILDING = 3,600 S.F. ±
 LOT AREA = 3,950 S.F. ±
 F.A.R. OF EXISTING BUILDING = 0.91

PROPOSED CONDITIONS:

GROSS FLOOR AREA OF PROPOSED BUILDING = 3,629 S.F. ±
 LOT AREA = 3,950 S.F. ±
 F.A.R. OF EXISTING BUILDING = 0.92

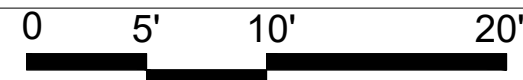


A PROPOSAL FOR 19 HURON AVENUE RESIDENCE
 19 HURON AVENUE, UNIT #1, CAMBRIDGE, MA 02138

DATE: 04-10-2023
 SCALE: 1/8" = 1'-0"

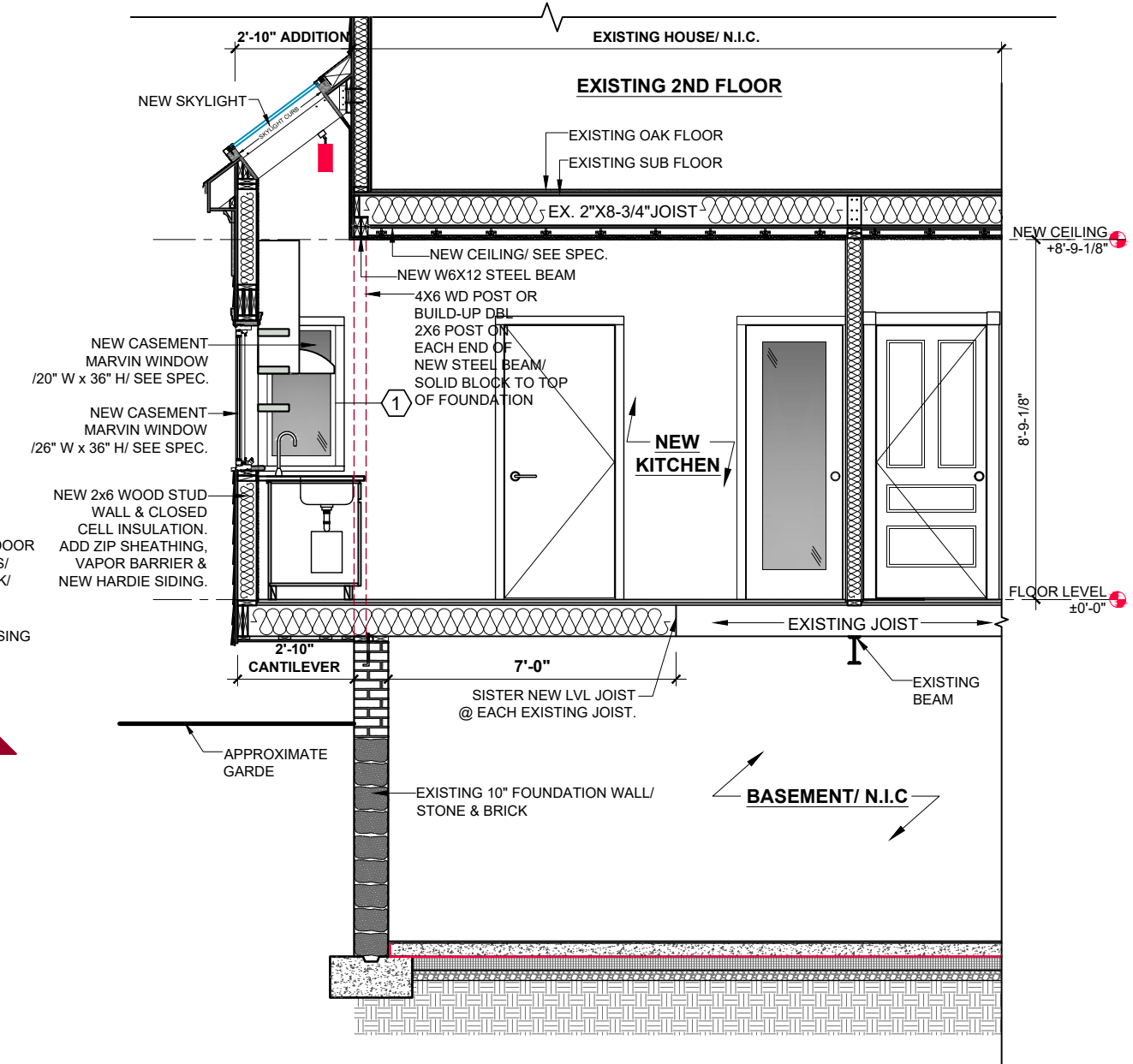
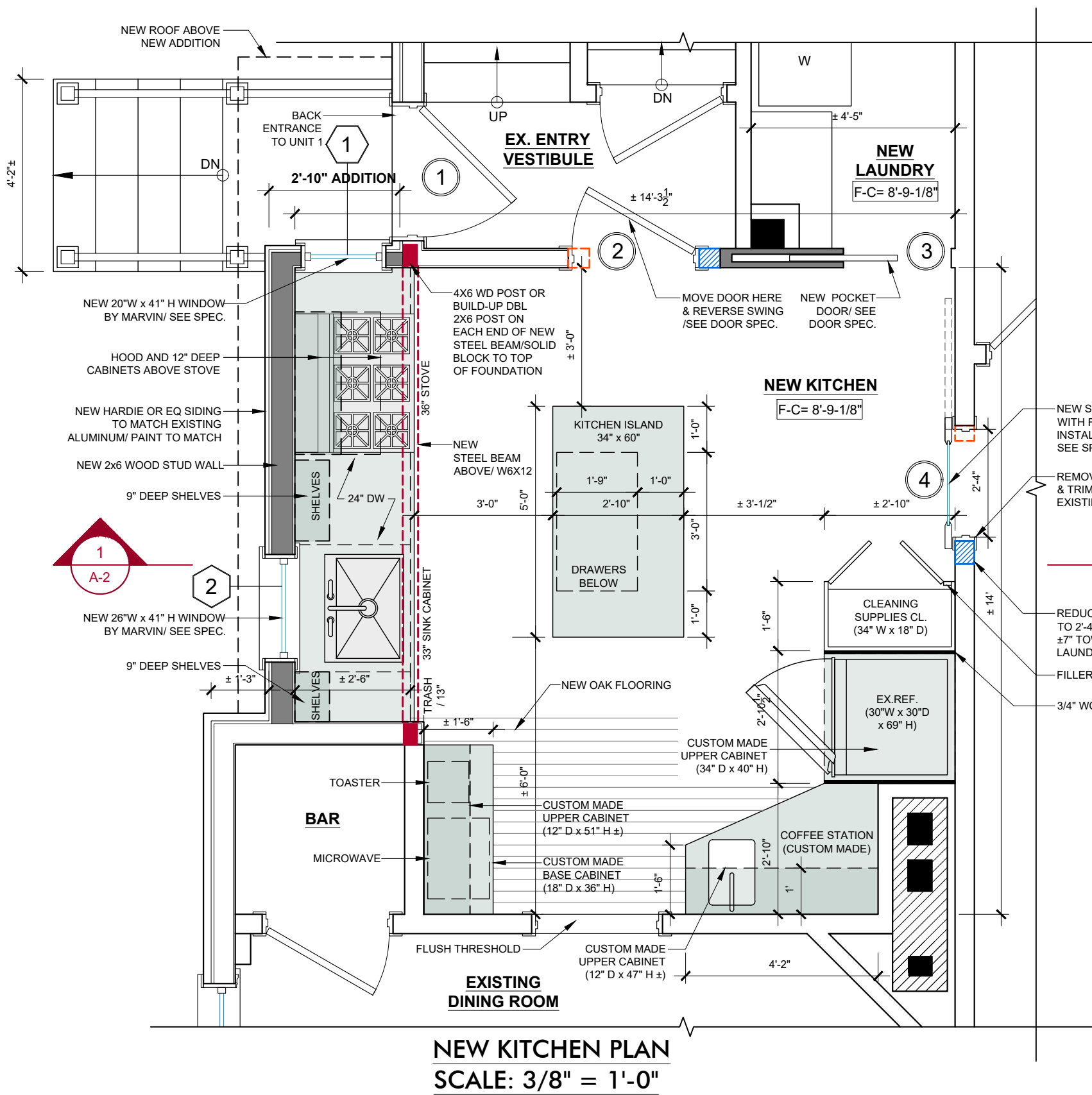
PROPOSED FIRST FLOOR PLAN

DOUGLAS OKUN & ASSOCIATES



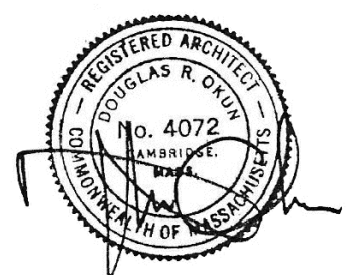
156 Mount Auburn Street, Cambridge, MA 02138 /
 (617) 312-8206 / doug@doassoc.com / www.dougokun.com

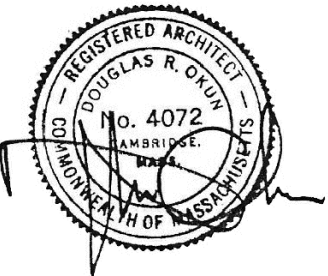
A1



LEGEND

	FILLED IN WALLS
	DEMO AND REMOVE
	EXISTING STUD WALLS
	NEW STUD WALLS





A PROPOSAL FOR 19 HURON AVENUE RESIDENCE
 19 HURON AVENUE, UNIT #1, CAMBRIDGE, MA 02138

DATE: 04-10-2023
 SCALE: 1/4" = 1'-0"

ELEVATION OF NEW ADDITION

DOUGLAS OKUN & ASSOCIATES



156 Mount Auburn Street, Cambridge, MA 02138 /
 (617) 312-8206 / doug@doassoc.com / www.dougokun.com

A3

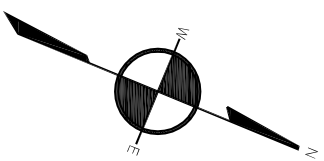
PLAN OF LAND

LOCATED AT
**19 HURON AVENUE
CAMBRIDGE, MA**

SCALE: 1 INCH = 10 FEET

MASSACHUSETTS
**SURVEY
CONSULTANTS**

GLOUCESTER, MA 01930
617-899-0703



ELEVATIONS

FIRST FLOOR ELEVATION = 100.0' ASSUMED
ROOF PEAK ELEVATION = 135.2"
+ = SPOT ELEVATION
AVERAGE GRADE FROM FIRST FLOOR = 96.7'

REFERENCES

DEED: BOOK 71090, PAGE 516
PLAN: PLAN BOOK 59, PLAN 9

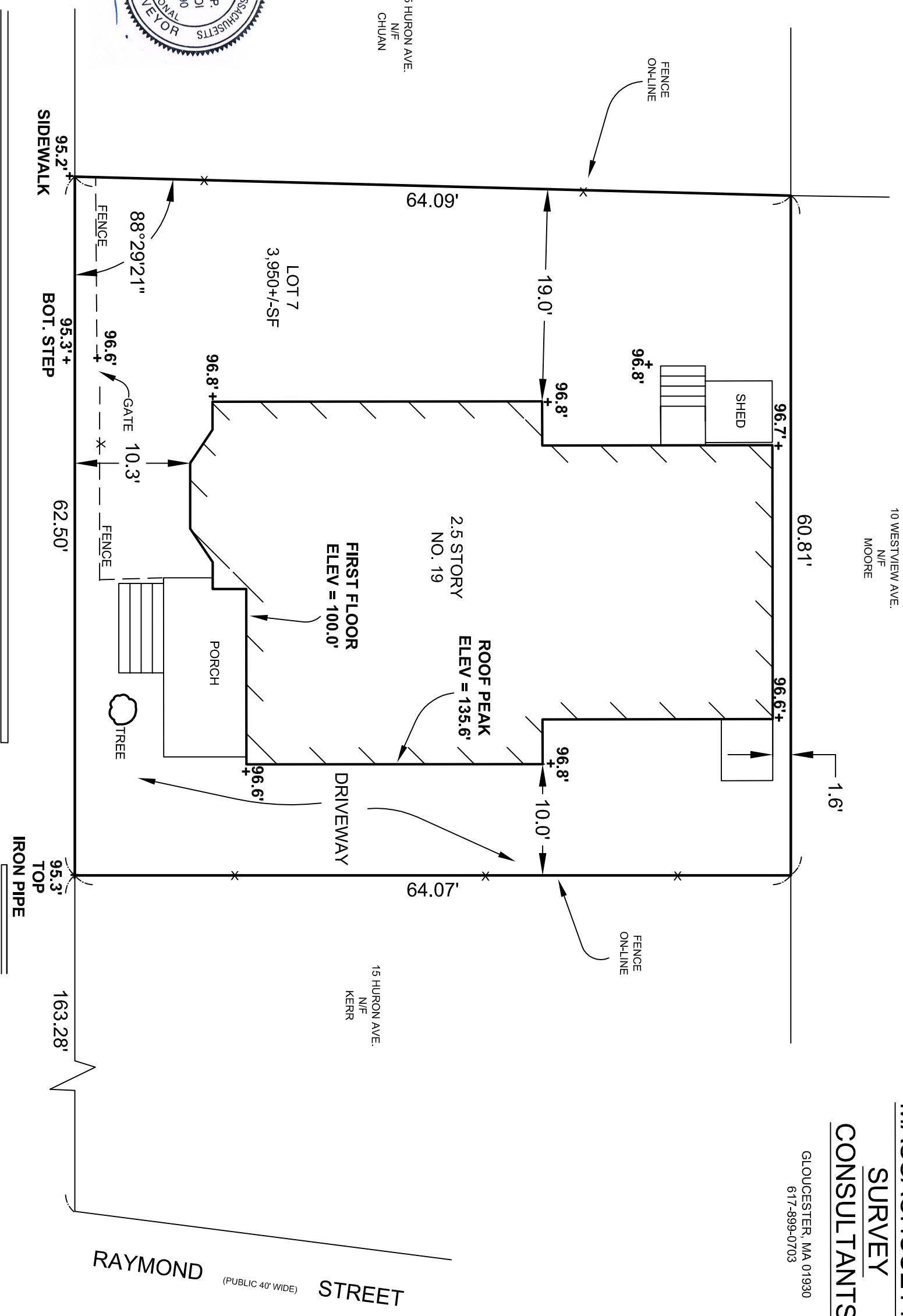
NOTES

THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND IN JULY AND SEPTEMBER OF 2021 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

THIS PLAN WAS PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

THOMAS BERNARDI P.L.S.

DATE: SEPTEMBER 22, 2021



HURON AVENUE
(PUBLIC 40' WIDE)

RAYMOND STREET
(PUBLIC 40' WIDE)

BZA Application Form

SUPPORTING STATEMENT FOR A SPECIAL PERMIT

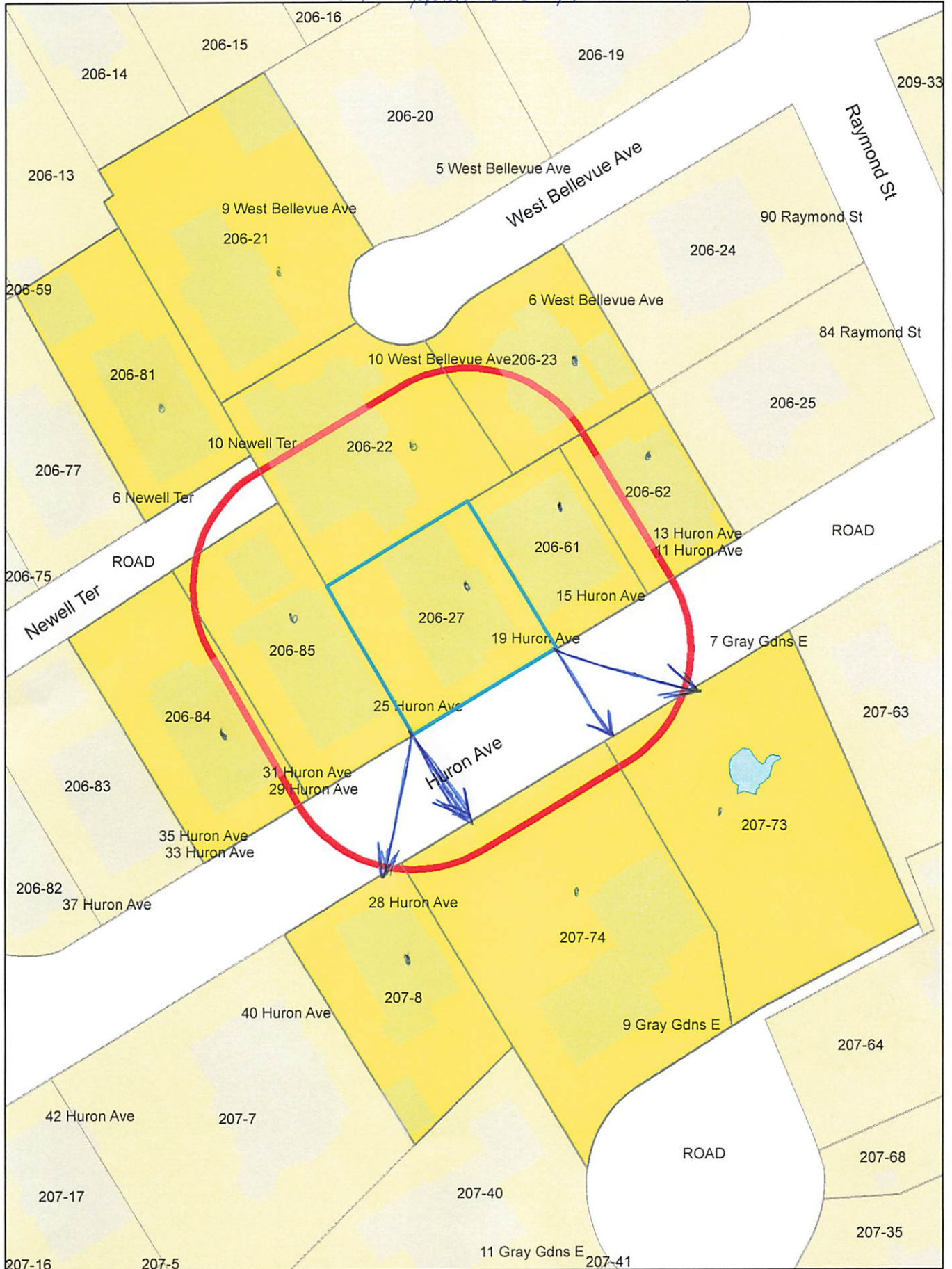
Please describe in complete detail how you meet each of the following criteria referring to the property and proposed changes or uses which are requested in your application. Attach sheets with additional information for special permits which have additional criteria, e.g.; fast food permits, comprehensive permits, etc., which must be met.

Granting the Special Permit requested for 19 Huron Ave., Unit 1, 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 new building addition does not affect the set backs requirements or the building height requirements.
- 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 new building addition is within the fenced area in property and does not affect traffic or pedestrian movement.
- 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 building addition does not affect any use of adjacent properties.
- 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 use of this new building addition will not create any noise.
- 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 addition of 29 s.f. is on the first floor of a house and is not seen by the public. It will not impair the integrity or intent of this ordinance.

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

19 Huron Ave # 1



19 Huron Ave

Petitioner
DOUGLAS OKUN
156 MT. AUBURN STREET
CAMBRIDGE, MA 02138

206-61
KERR, ANDREW P,
TRUSTEE. THE PHYLLIS F. KERR 2014 REV TRUST
15 HURON AVE
CAMBRIDGE, MA 02138

206-23
DITZION, BRUCE & JOAN S. DITZION
6 WEST BELLEVUE AVE
CAMBRIDGE, MA 02140

206-84
GRUNBAUM, HENRY W. & BARBARA G.
TRS. THE 29 HURON AVENUE TRUST
29 HURON AVE
CAMBRIDGE, MA 02138-6705

206-85
CHUAN, JU HSIANG & SHENG T. LUNG
25 HURON AVE
CAMBRIDGE, MA 02138-6705

206-27
RABIDEAU, DUSTIN JARRETT &
LAURA ABOITIZ RABIDEAU
19 HURON AVE
CAMBRIDGE, MA 02138

207-8
EPSTEIN, ARON & JACQUELINE BELL
28 HURON AVE
CAMBRIDGE, MA 02138

207-73
JOBIN-LEEDS, GREGORY & MARIA JOBIN-LEEDS
TRUSTEES OF SEVEN GRAY GARDENS REALTY TR
BOX #390109
CAMBRIDGE, MA 02139

207-74
JOBIN-LEEDS, GREGORY & MARIA JOBIN-LEEDS
9 GRAY GARDENS EAST
CAMBRIDGE, MA 02138

206-22
MOORE, PATRICIA R,
TRS THE 10 WEST BELLEVUE AVE REALTY TR
10 WEST BELLEVUE AVE
CAMBRIDGE, MA 02140

206-81
STOKES, ELIZABETH ANNE,
TR. OF THE ELIZABETH ANNE STOKES TRUST
12 NEWELL TER
CAMBRIDGE, MA 02140

206-21
SMITH DAVID B TRS SANDRA SWEETNAM TR
9 W BELLEVUE AVE
CAMBRIDGE, MA 02140

206-62
VANNICELLI, MARSHA
11 HURON AVE
CAMBRIDGE, MA 02138

A PROPOSAL FOR 19 HURON AVENUE RESIDENCE

19 HURON AVENUE, CAMBRIDGE, MA 02138

DATE: 04-10-2023

OWNER:

Sal Daher & Jone Daher
19 Huron Avenue,
Cambridge, Ma 02138
781-771-4947
sal@earlstagehub.com
jone@daher.net

ARCHITECT:

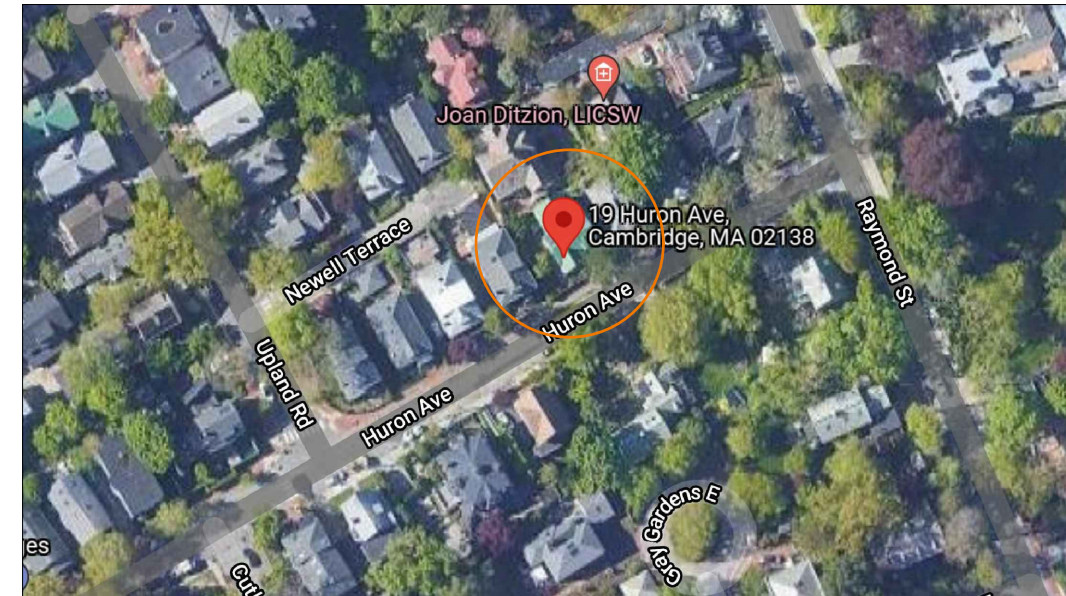
Douglas Okun, AIA
Douglas Okun & Associates
156 Mount Auburn Street,
Cambridge, MA 02138
617-312-8206
doug@doassoc.com

SURVEYOR:

Massachusetts Survey Consultants
Thomas Bernardi P.L.S.
14 Sumner Street,
Gloucester, MA 019308
617-8992-0703

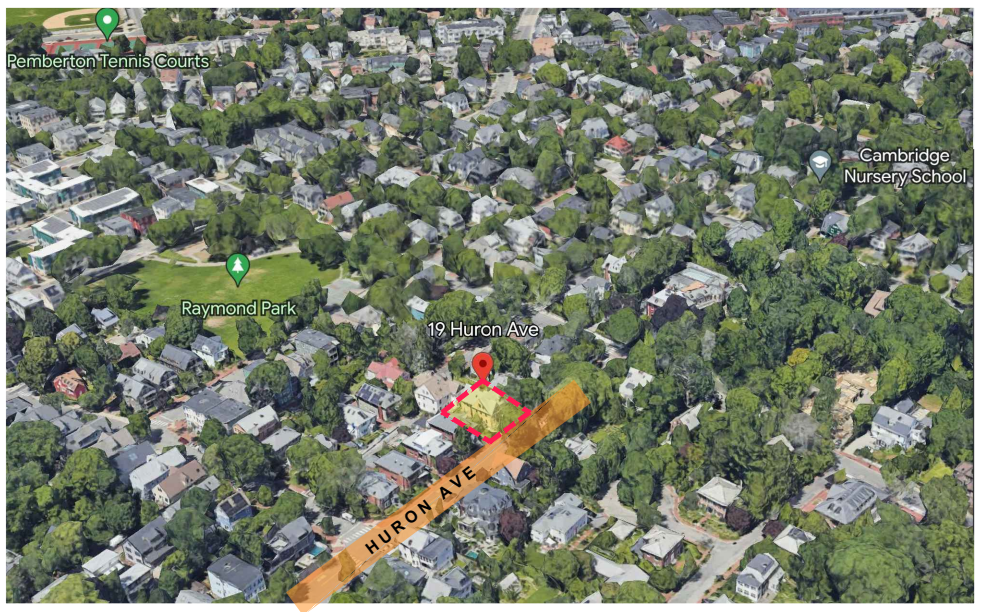
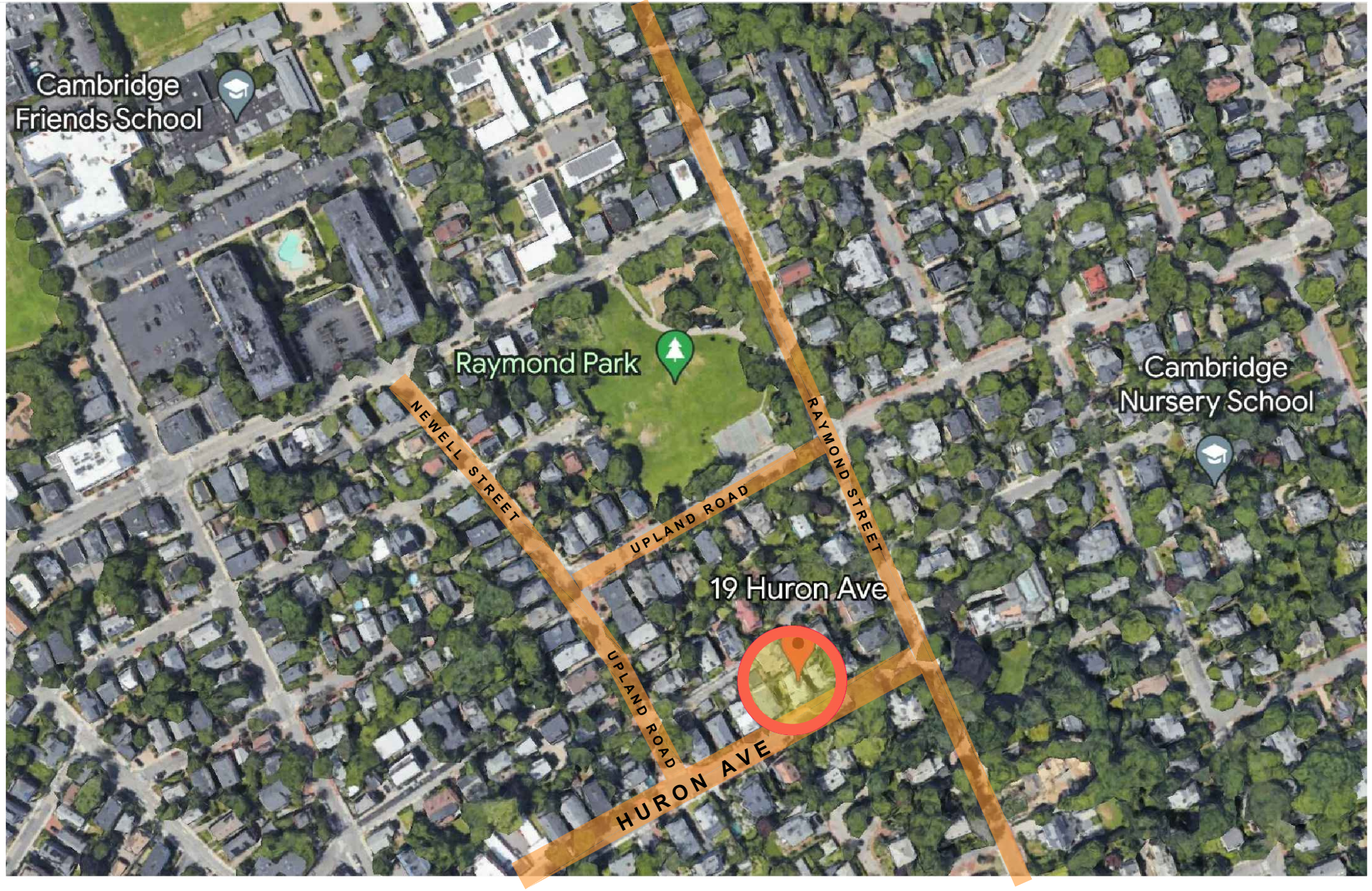
DRAWING LIST

T1 - TITLE SHEET
SITE CONTEXT MAP
S1 - EXISTING SITE PLAN
E1 - PHOTOS OF THE EXISTING CONDITIONS
E2 - EXISTING FIRST FLOOR PLAN
E3 - EXISTING LEFT SIDE ELEVATION
S2 - PROPOSED SITE PLAN
A1 - PROPOSED FIRST FLOOR PLAN
A2 - NEW KITCHEN PLAN & SECTION 1-1
A3 - ELEVATION OF NEW ADDITION



DOUGLAS OKUN & ASSOCIATES

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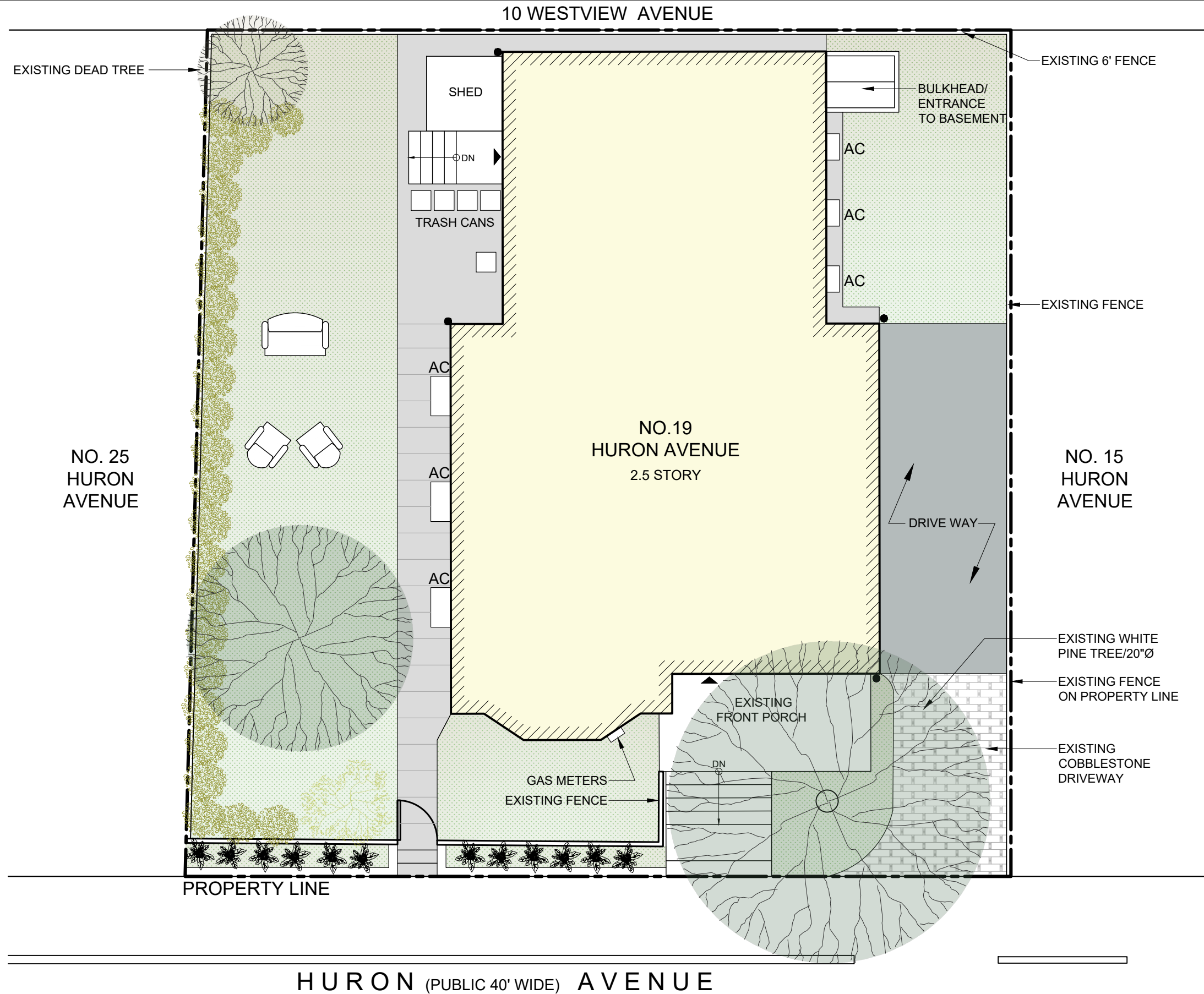
A PROPOSAL FOR 19 HURON AVENUE RESIDENCE
 19 HURON AVENUE, UNIT #1, CAMBRIDGE, MA 02138

DATE: 04-10-2023
 SCALE: -

SITE CONTEXT MAP

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	A PROPOSAL FOR 19 HURON AVENUE RESIDENCE 19 HURON AVENUE, UNIT #1, CAMBRIDGE, MA 02138		DATE: 04-10-2023 SCALE: 1/8" = 1'-0"	EXISTING SITE PLAN	S1
	DOUGLAS OKUN & ASSOCIATES			156 Mount Auburn Street, Cambridge, MA 02138 / (617) 312-8206 / doug@doassoc.com / www.dougokun.com	



A PROPOSAL FOR 19 HURON AVENUE RESIDENCE
19 HURON AVENUE, UNIT #1, CAMBRIDGE, MA 02138

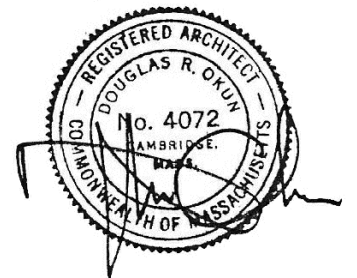
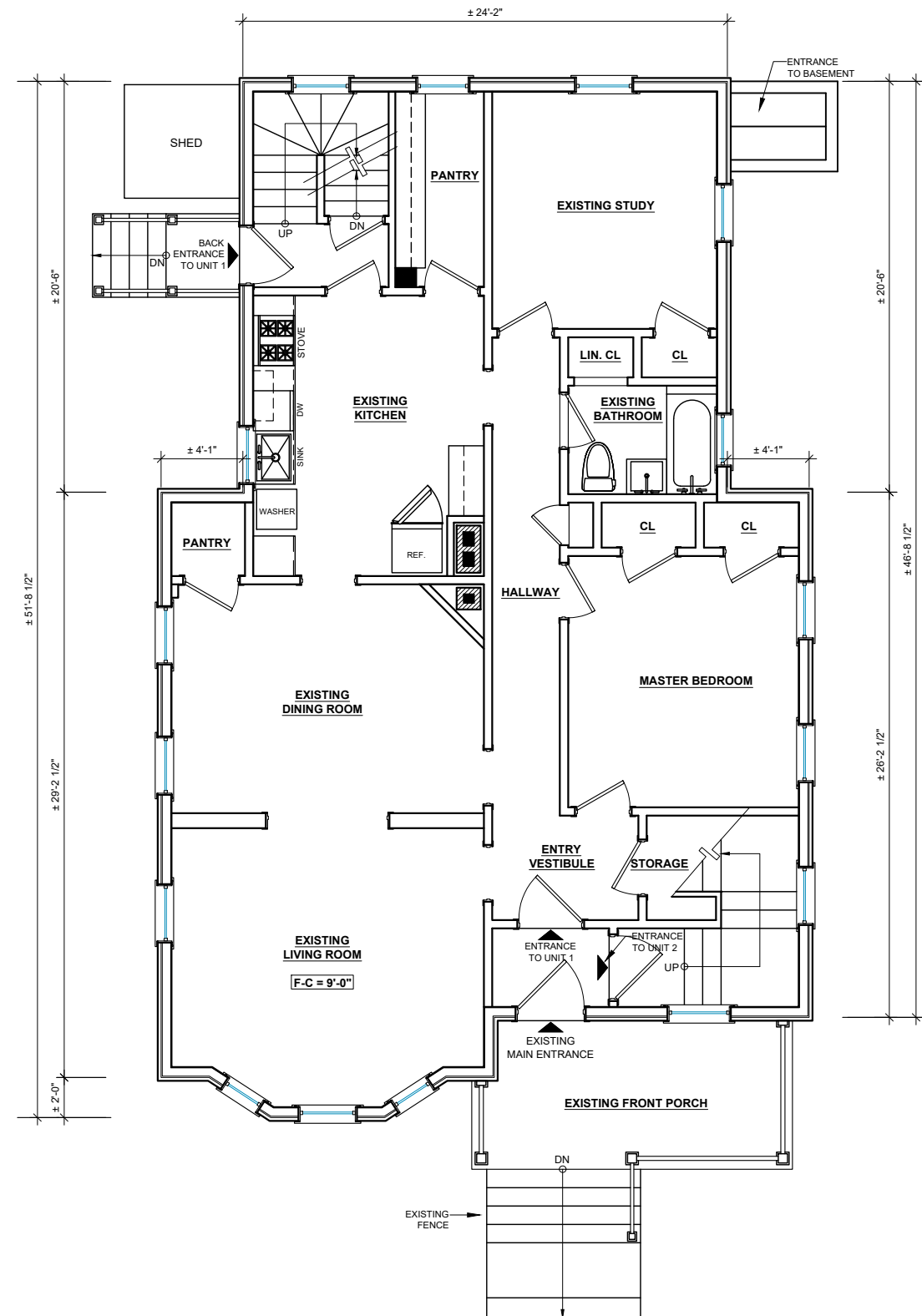
DATE: 04-10-2023
SCALE: -

PHOTOS OF EXISTING CONDITIONS

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E1

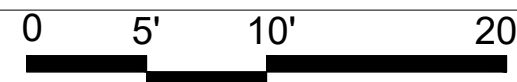


A PROPOSAL FOR 19 HURON AVENUE RESIDENCE
 19 HURON AVENUE, UNIT #1, CAMBRIDGE, MA 02138

DATE: 04-10-2023
 SCALE: 1/8" = 1'-0"

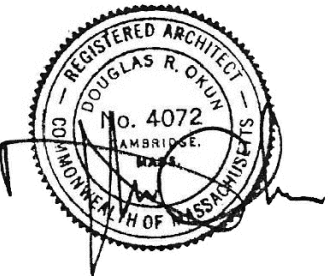
EXISTING FIRST FLOOR PLAN

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E2

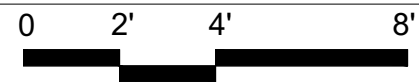


A PROPOSAL FOR 19 HURON AVENUE RESIDENCE
 19 HURON AVENUE, UNIT #1, CAMBRIDGE, MA 02138

DATE: 04-10-2023
 SCALE: 1/4" = 1'-0"

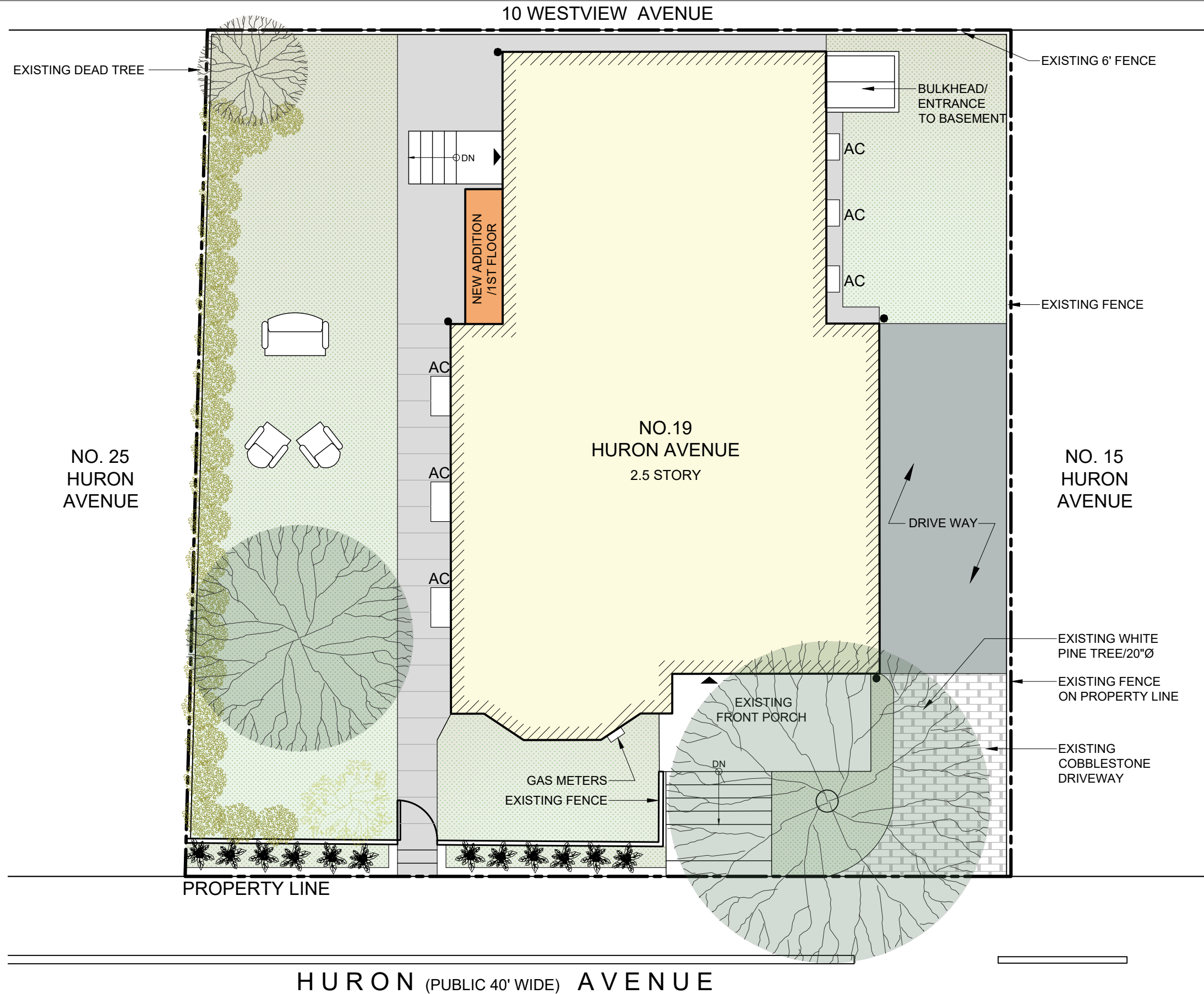
EXISTING LEFT SIDE ELEVATION

DOUGLAS OKUN & ASSOCIATES



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E3



HURON (PUBLIC 40' WIDE) AVENUE

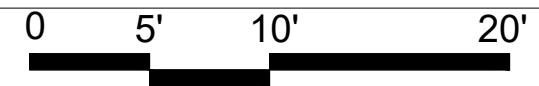


A PROPOSAL FOR 19 HURON AVENUE RESIDENCE
 19 HURON AVENUE, UNIT #1, CAMBRIDGE, MA 02138

DATE: 04-10-2023
 SCALE: 1/8" = 1'-0"

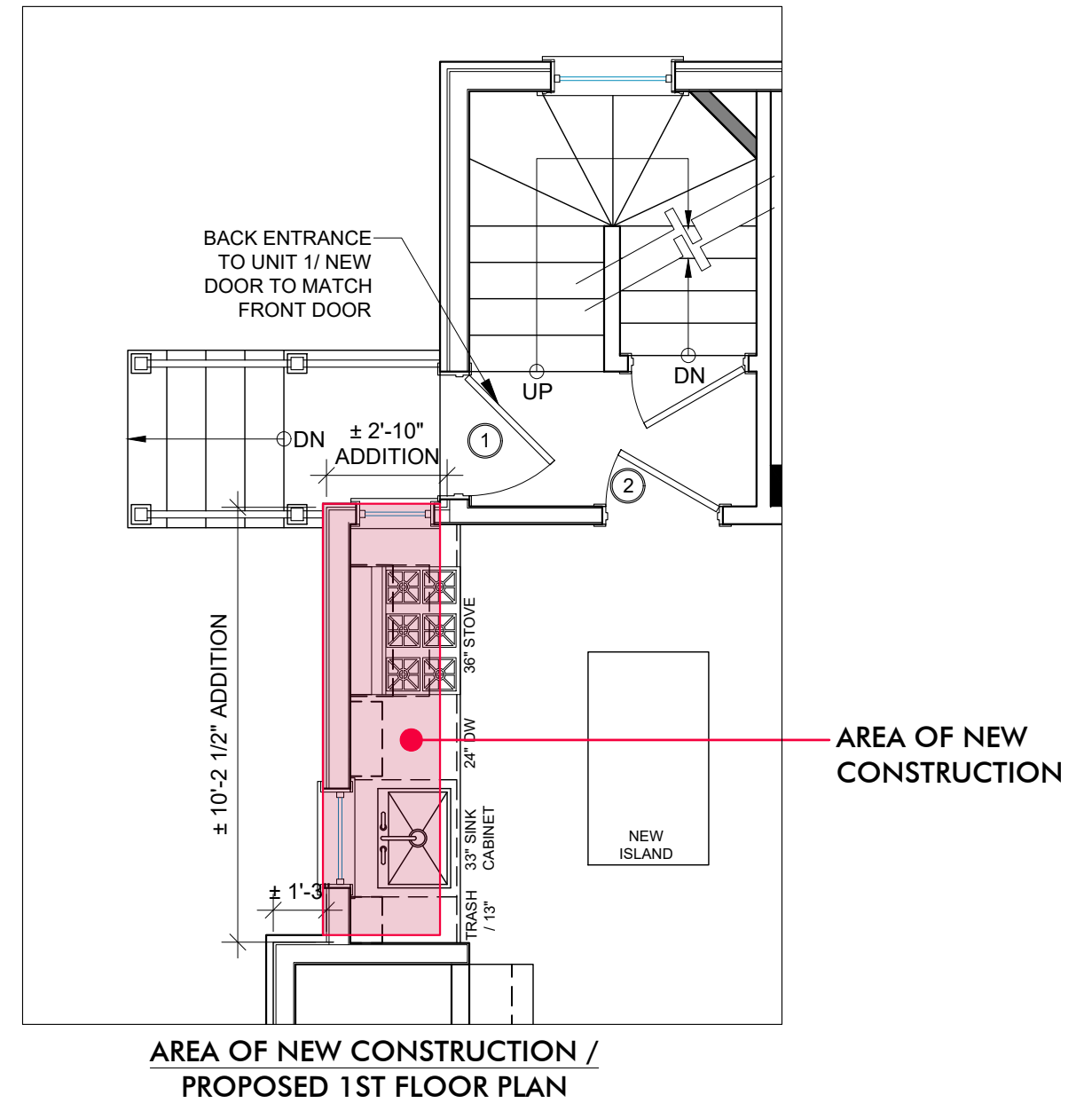
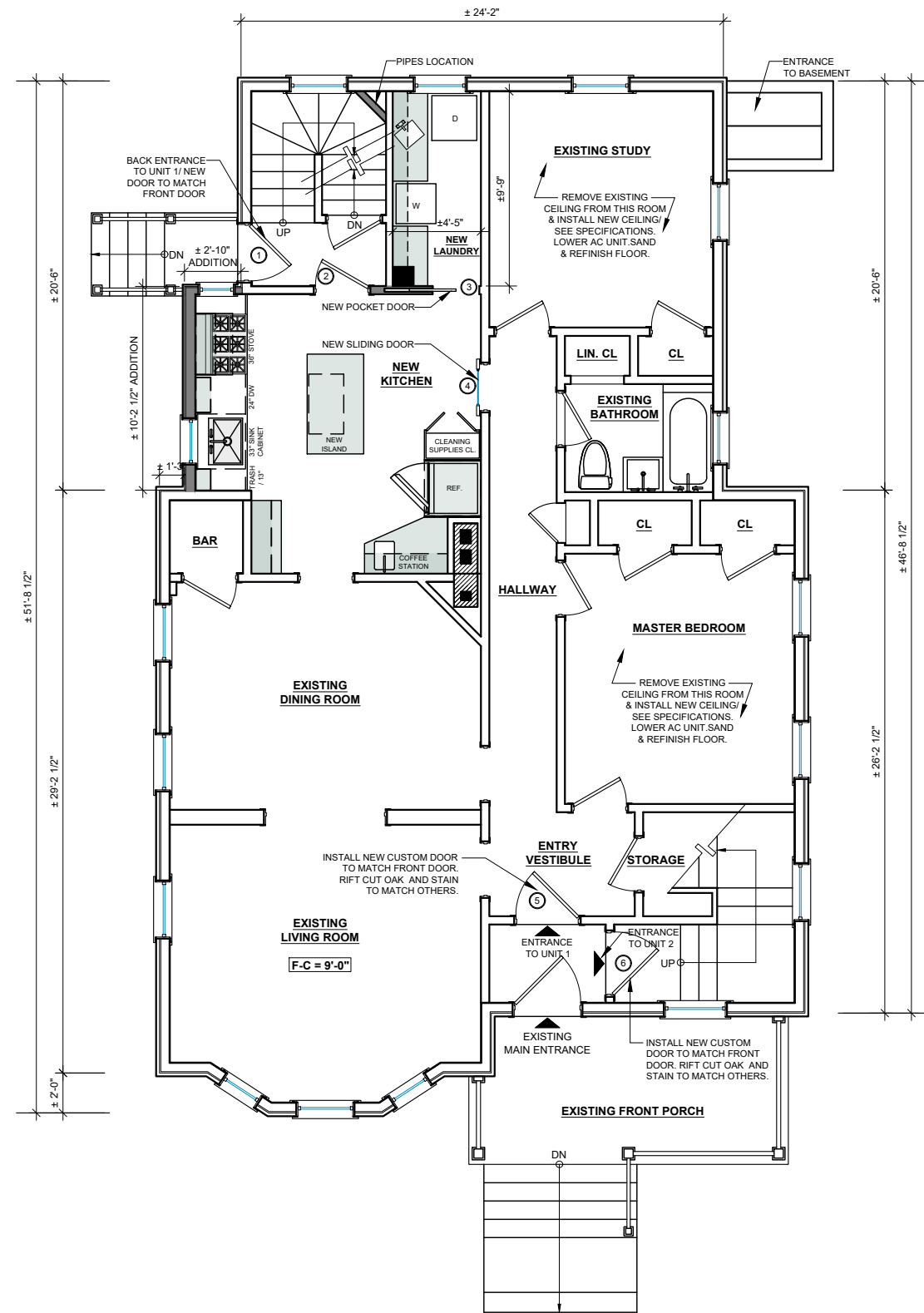
PROPOSED SITE PLAN

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S2



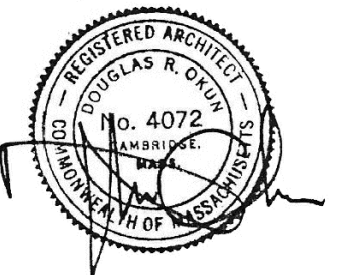
F.A.R. CALCULATIONS:

EXISTING CONDITIONS:

GROSS FLOOR AREA OF EXISTING BUILDING = 5,038 S.F. ±
 LOT AREA = 3,950 S.F. ±
 F.A.R. OF EXISTING BUILDING = 1.28

PROPOSED CONDITIONS:

GROSS FLOOR AREA OF PROPOSED BUILDING = 5,067 S.F. ±
 LOT AREA = 3,950 S.F. ±
 F.A.R. OF EXISTING BUILDING = 1.28

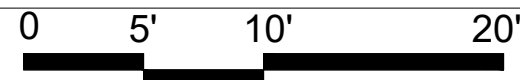


A PROPOSAL FOR 19 HURON AVENUE RESIDENCE
 19 HURON AVENUE, UNIT #1, CAMBRIDGE, MA 02138

DATE: 04-10-2023
 SCALE: 1/8" = 1'-0"

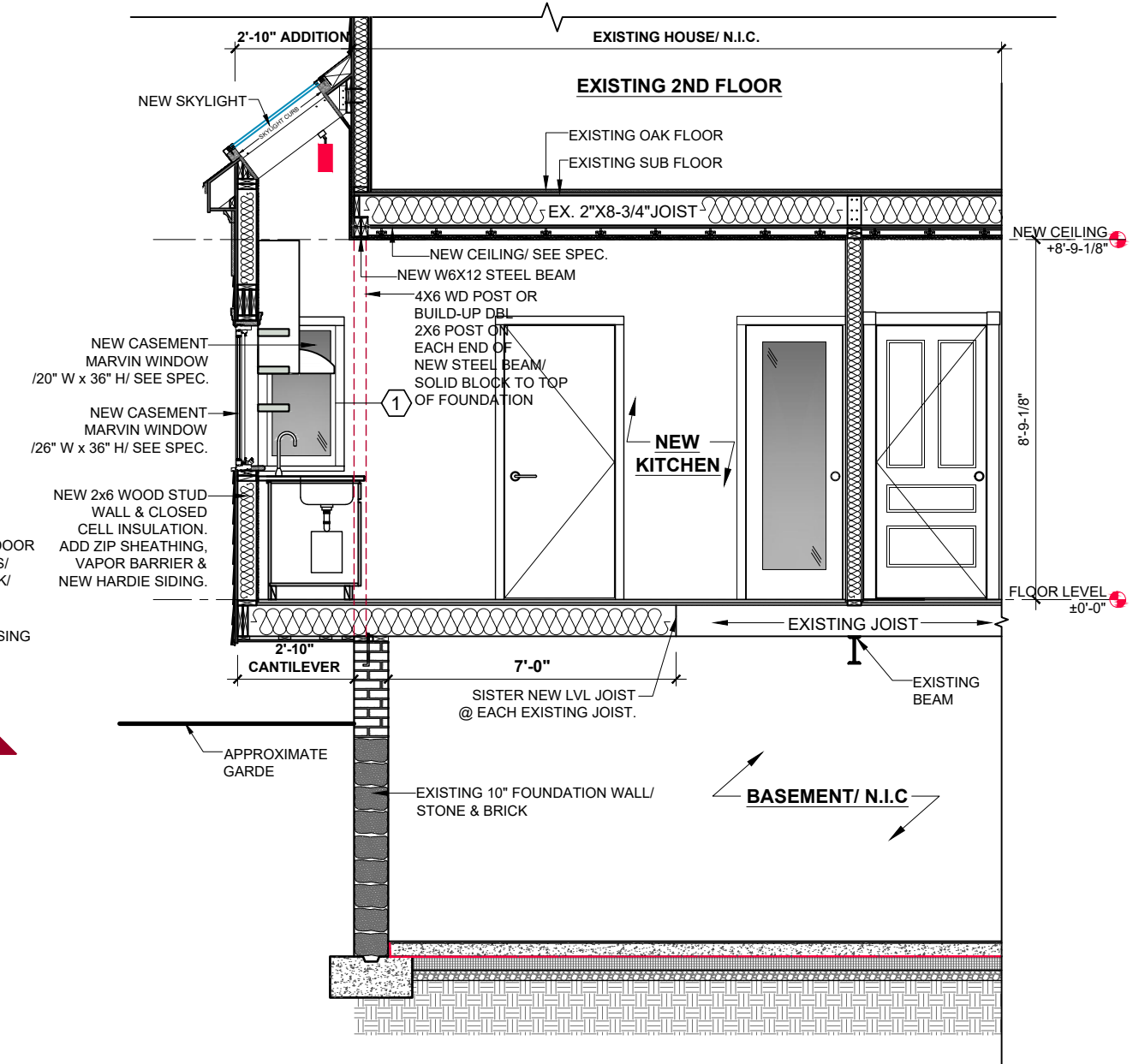
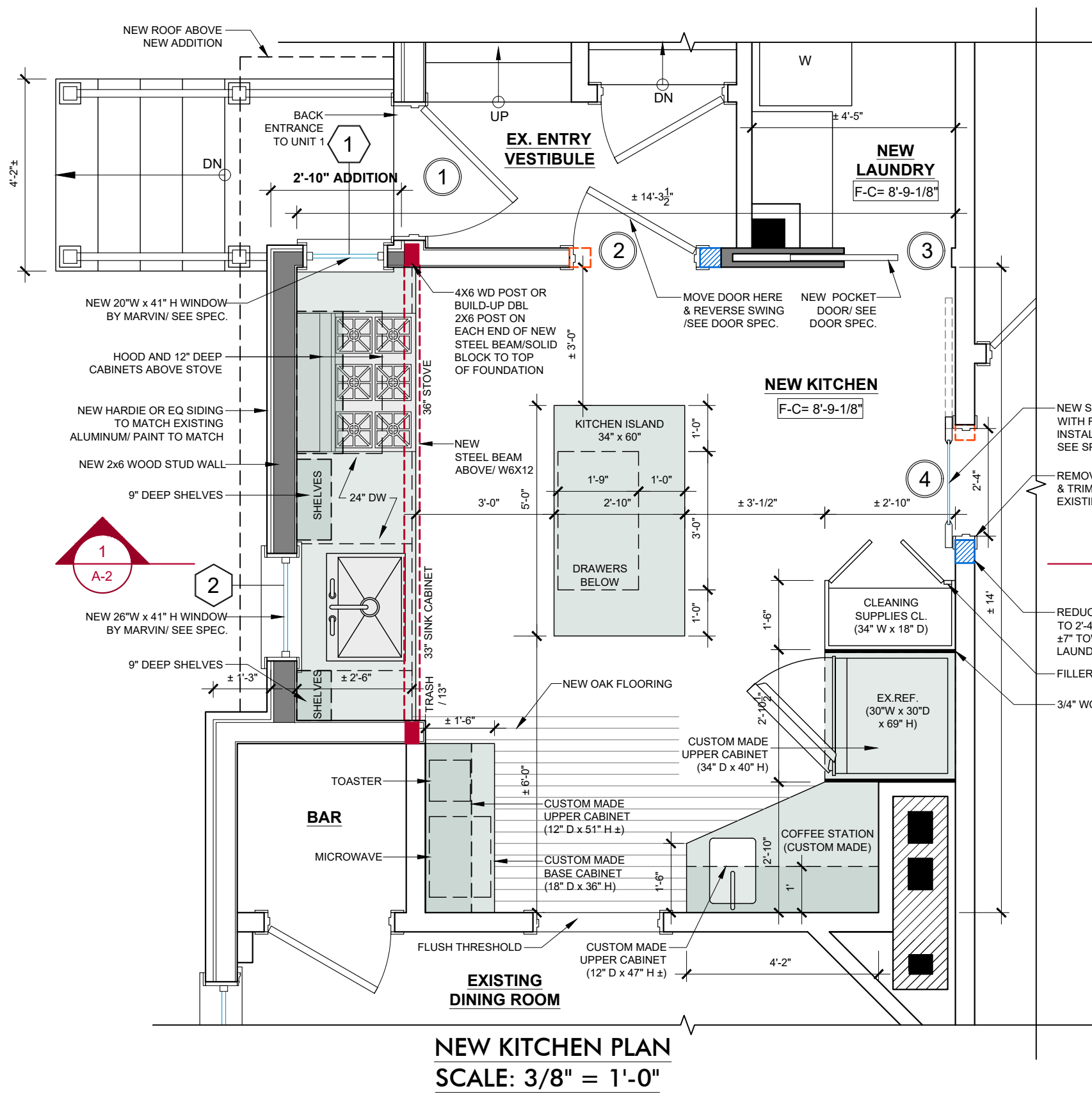
PROPOSED FIRST FLOOR PLAN

DOUGLAS OKUN & ASSOCIATES



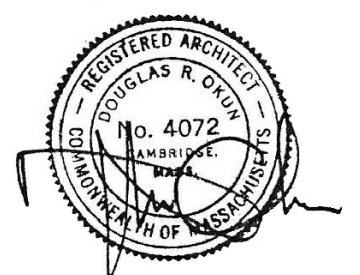
156 Mount Auburn Street, Cambridge, MA 02138 /
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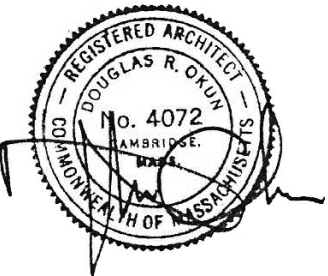
A1



LEGEND

	FILLED IN WALLS
	DEMO AND REMOVE
	EXISTING STUD WALLS
	NEW STUD WALLS





A PROPOSAL FOR 19 HURON AVENUE RESIDENCE
 19 HURON AVENUE, UNIT #1, CAMBRIDGE, MA 02138

DATE: 04-10-2023
 SCALE: 1/4" = 1'-0"

ELEVATION OF NEW ADDITION

DOUGLAS OKUN & ASSOCIATES



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A3

Pacheco, Maria

From: ukmoore@comcast.net
Sent: Monday, June 12, 2023 4:04 PM
To: Pacheco, Maria
Subject: 19 Huron Ave - BZA-220578

Hi. My name is Patricia Moore and I live at 10 West Bellevue Avenue. Cambridge MA. I have tried to review the zoning plans for 19 Huron Ave extension, but I find them rather complicated. I have lived in my house for 30 years and have enjoyed a view to Huron Avenue from my living room, where I sit every evening. Any extension to 19 Huron Avenue that would block my view and close me in if it were to the left hand side of their house. i.e. in their side garden, would be totally unacceptable. These houses are quite close together as it is, so any structural blockage would make it unbearable for me. Please assure me that my view and space will not be invaded.

Regards
Patricia Moore



Virus-free. www.avast.com



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:

Douglas Okun
(Print)

Date:

June 7 2023

Address:

19 Huron Ave

Case No.

BZA-220578

Hearing Date:

6/29/23

Thank you,
Bza Members

BZA APPLICATION FORM
DIMENSIONAL INFORMATION

*Revise ↓
6/10/23*

APPLICANT: JONE ABOITIZ DAHER, SALEH DAHER, LAURA ABOITIS RABIDEAU, DUSTIN JARRETT RABIDEAU **PRESENT USE/OCCUPANCY:** 2 Family

LOCATION: 19 Huron Ave, Unit 1, Cambridge, MA **ZONE:** Residence B Zone

PHONE: 6173128206 **REQUESTED USE/OCCUPANCY:** 2 Family

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS¹</u>	
TOTAL GROSS FLOOR AREA:	<u>5038</u>	<u>5067</u>	<u>N/A</u>	(max.)
LOT AREA:	<u>3950</u>		<u>5000</u>	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA:²	<u>1.28</u>	<u>1.28</u>	<u>0.5</u>	(max.)
LOT AREA FOR EACH DWELLING UNIT:	<u>N/A</u>	<u>N/A</u>	<u>2500</u>	(min.)
SIZE OF LOT:				
WIDTH	<u>62.5</u>		<u>50</u>	(min.)
DEPTH				
Setbacks in Feet:				
FRONT	<u>10.3</u>	<u>10.3</u>	<u>15</u>	(min.)
REAR	<u>1.6</u>	<u>1.6</u>	<u>25</u>	(min.)
LEFT SIDE	<u>19</u>	<u>19</u>	<u>7.5</u>	(min.)
RIGHT SIDE	<u>10</u>	<u>10</u>	<u>7.5</u>	(min.)
SIZE OF BLDG.:				
HEIGHT	<u>38.5</u>	<u>38.5</u>	<u>35</u>	(max.)
LENGTH				
WIDTH				
RATIO OF USABLE OPEN SPACE TO LOT AREA:³	<u>30.17%</u>	<u>30.17%</u>	<u>40%</u>	(min.)
NO. OF DWELLING UNITS:	<u>2</u>	<u>2</u>	<u>N/A</u>	(max.)
NO. OF PARKING SPACES:	<u>2</u>	<u>2</u>	<u>N/A</u>	(min./max)
NO. OF LOADING AREAS:	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	(min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT:	<u>N/A</u>	<u>N/A</u>	<u>N/A</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.

No other buildings on same lot.

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'.