



# CITY OF CAMBRIDGE

## BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2022 JUN -9 PM 3: 22  
OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

### BZA Application Form

**BZA Number:** 179227

#### General Information

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

Special Permit:   X  

Variance:           

Appeal:           

**PETITIONER:** 19 Leonard Avenue LLC C/O Sid Gehlot

**PETITIONER'S ADDRESS:** 100 Tower Office Park, Woburn, MA 01801

**LOCATION OF PROPERTY:** 19 Leonard Ave., Cambridge, MA

**TYPE OF OCCUPANCY:** 4.31.b Two Family Dwelling

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

#### **REASON FOR PETITION:**

/Additions/ /Windows in Setback/

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

Petitioner seeks to create new window openings in a side yard setback, construct a one-story addition in excess of gross floor area and setback to pre-existing nonconforming structure, and construct a window well in excess of allowable height.

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

Article: 5.000	Section: 5.31 (Table of Dimensional Requirements)
Article: 8.000	Section: 8.22.2(c) (Nonconforming Structure)
Article: 8.000	Section: 8.22.2(d) (Nonconforming Structure)
Article: 10.000	Section: 10.40 (Special Permit)

Original  
Signature(s):

(Petitioner(s) / Owner)

Siddharth Gehlot

(Print Name)

Address:

Tel. No.

E-Mail Address:

100 Tower Office Park suite-1, Woburn MA 01801

781-305-3731

sid@treetopinvestments.com

Date: 6/8/2022

**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 19 Leonard Avenue LLC c/o Siddharth Gehlot  
(OWNER)

Address: 100 Tower office Park Suite-I, Coshum MA 01801

State that I/We own the property located at 19 Leonard Ave Cambridge MA 02139  
which is the subject of this zoning application.

The record title of this property is in the name of 19 Leonard Avenue LLC

\*Pursuant to a deed of duly recorded in the date 5/6/2022, Middlesex South  
County Registry of Deeds at Book 80095, Page 236; or  
Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_  
Book \_\_\_\_\_ Page \_\_\_\_\_

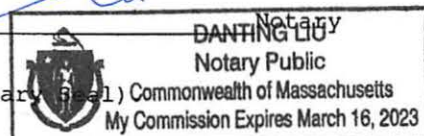
SIGNATURE BY LAND OWNER OR  
AUTHORIZED TRUSTEE, OFFICER OR AGENT\*

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

Commonwealth of Massachusetts, County of Middlesex

The above-name Siddharth Gehlot personally appeared before me,  
this 6 of June, 2022, and made oath that the above statement is true.

My commission expires March 16, 2022 (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 19 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:**

Section 8.22.2(d) allows for the construction of the proposed addition to the principal structure upon the issuance of a Special Permit where, as in this case, the existing structure does not presently comply with the left side yard setback, the rear yard setback, building height and the allowable Floor Area Ratio. The proposed addition and renovation will not increase any other nonconformities. The proposed addition and renovation will not create any new nonconformities.

Similarly, 8.22.2(c) allows for the modification of openings within the setback upon the issuance of a Special Permit. The left side of the house is within the side setback and modifications are proposed.

**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 proposed addition and alterations will not cause a change in traffic patterns in the neighborhood. The existing house has two dwelling units, and the proposed renovation will also contain two dwelling units and therefore access to and from the property will not create a substantial change to the neighborhood.

**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 proposed alterations and additions to the residential structure have been aesthetically designed to meet the characteristics of the neighborhood and have minimal visual and functional impact on the surrounding neighborhood. The adjacent uses are similarly sized residential structures.

**D) Nuisance or hazard would not be created to the detriment of the health, safety, and/or welfare of the occupant of the proposed use or the citizens of the City for the following reasons:**

The proposed alterations will be constructed in accordance with all the requirements of the State Building Code and will not cause nuisance or hazards. The proposed alterations will be improving the building code compliance of the structure and will improve the health and safety of its occupants.

**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 intensity and patterns of use of the two-family dwelling will not be materially altered as a result

of the proposed work. Section 8.22.2(d) of the Ordinance allows for the issuance of a Special Permit for the proposed work when, as in this case, there will not be any detrimental impact on the neighborhood. The proposed work will improve the neighborhood without substantially derogating from the requirements of the Ordinance.

**\*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:** 19 Leonard Avenue LLC  
**Location:** 19 Leonard Ave., Cambridge, MA  
**Phone:** 781-305-3731

**Present Use/Occupancy:** 4.31.b Two Family Dwelling  
**Zone:** Residence C-1 Zone  
**Requested Use/Occupancy:** 4.31.b Two Family Dwelling

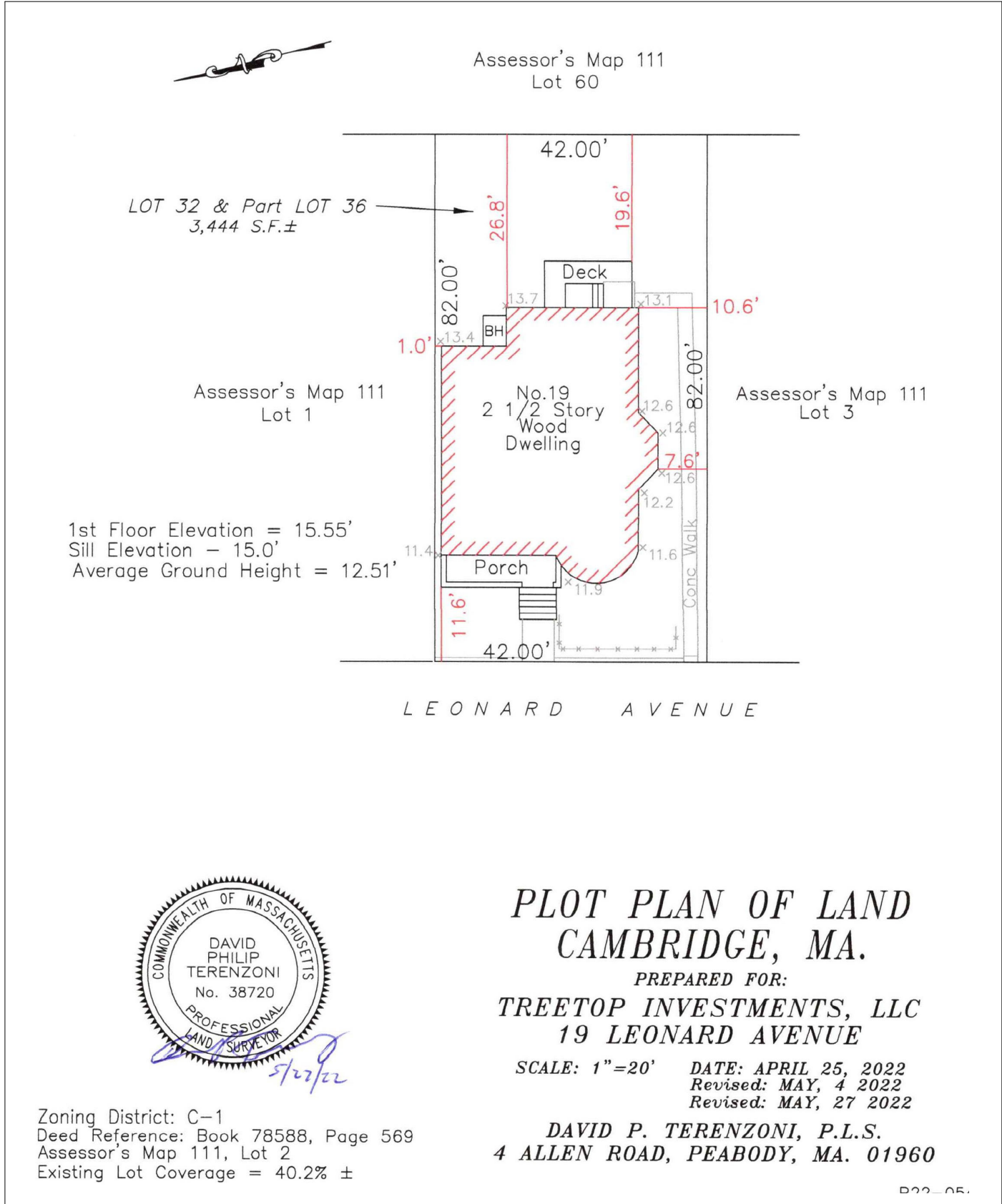
		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		3265	3326	2583	(max.)
<u>LOT AREA:</u>		3444	3444	5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup></u>		0.95	0.97	.075	
<u>LOT AREA OF EACH DWELLING UNIT</u>		1722	no change	1500	
<u>SIZE OF LOT:</u>	WIDTH	42.00	no change	50	
	DEPTH	82.00	no change	100	
<u>SETBACKS IN FEET:</u>	FRONT	11.6	no change	11.87	
	REAR	19.6	no change	20	
	LEFT SIDE	1.0	no change	7.5	
	RIGHT SIDE	7.6	no change	7.5	
<u>SIZE OF BUILDING:</u>	HEIGHT	37.80	38.09	35	
	WIDTH	43.57	no change	52	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		52.4	43.5	30	
<u>NO. OF DWELLING UNITS:</u>		2	no change	2	
<u>NO. OF PARKING SPACES:</u>		0	no change	2	
<u>NO. OF LOADING AREAS:</u>		0	0	0	
<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 occupancies or structures on the 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'.





Site Survey Plan  
(not to scale)

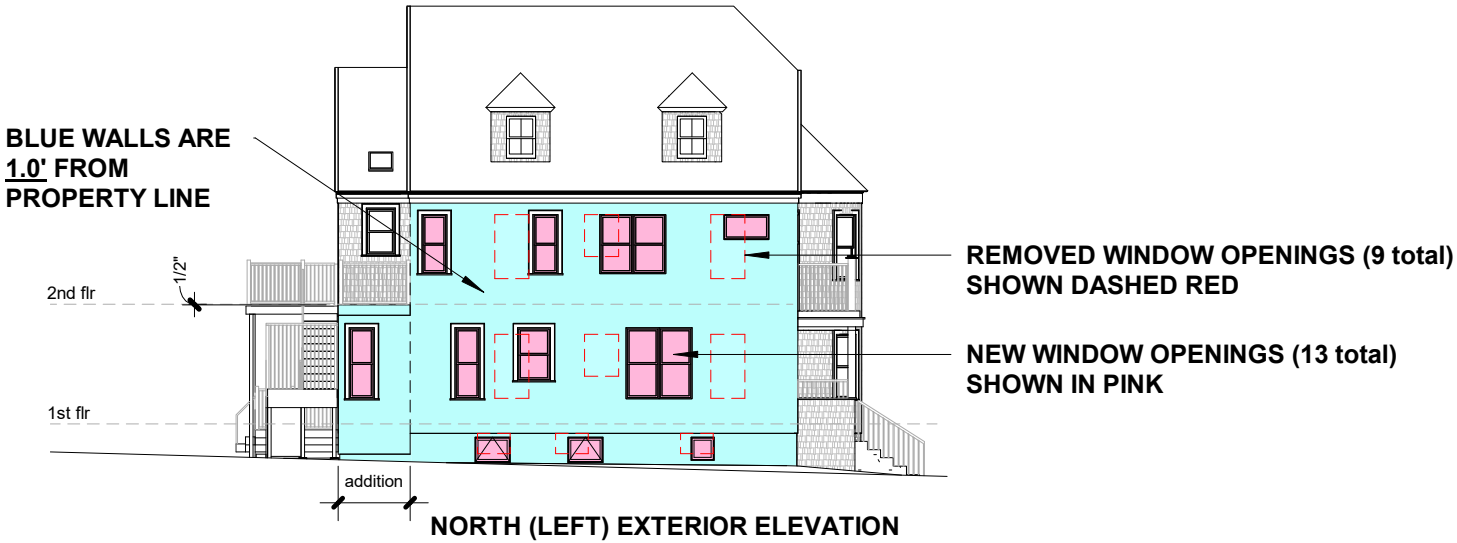
ZONING SUMMARY

ZONING DISTRICT: C-1  
USE: 4.31.b Two Family Dwelling

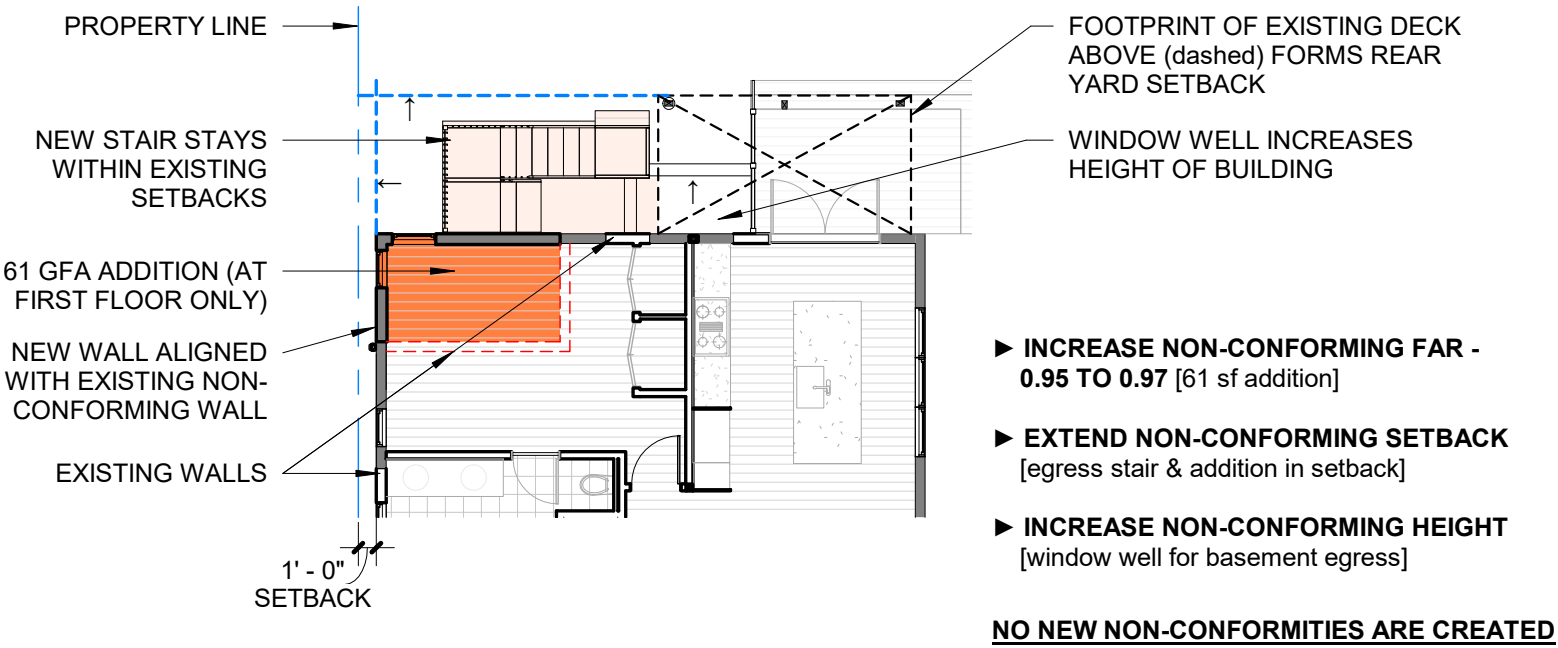
EXISTING NON-CONFORMING STRUCTURE  
(see dimensional form)

SUMMARY OF RELIEF REQUESTED

1 8.22.2 (c) : modification of openings in left side setback.



2 8.22.2 (d) : extension of existing non-conformities







from line street



neighbor to north



existing deck



location of infill



left side



condition of unit 2 interior



interior stairs to 3rd floor



front



front right side

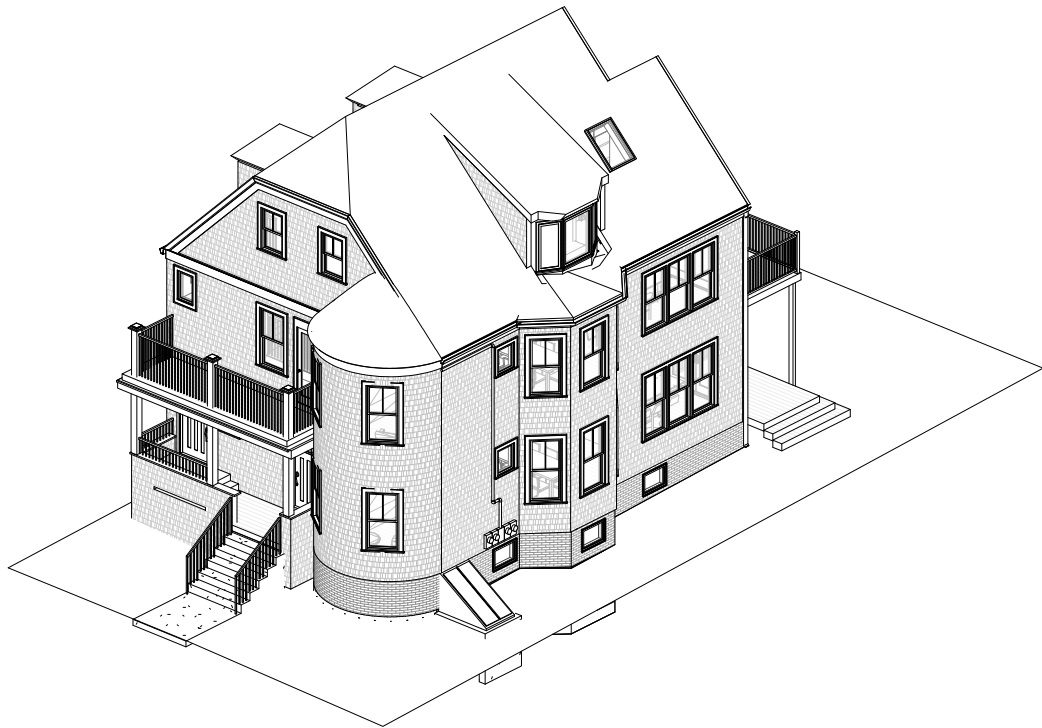




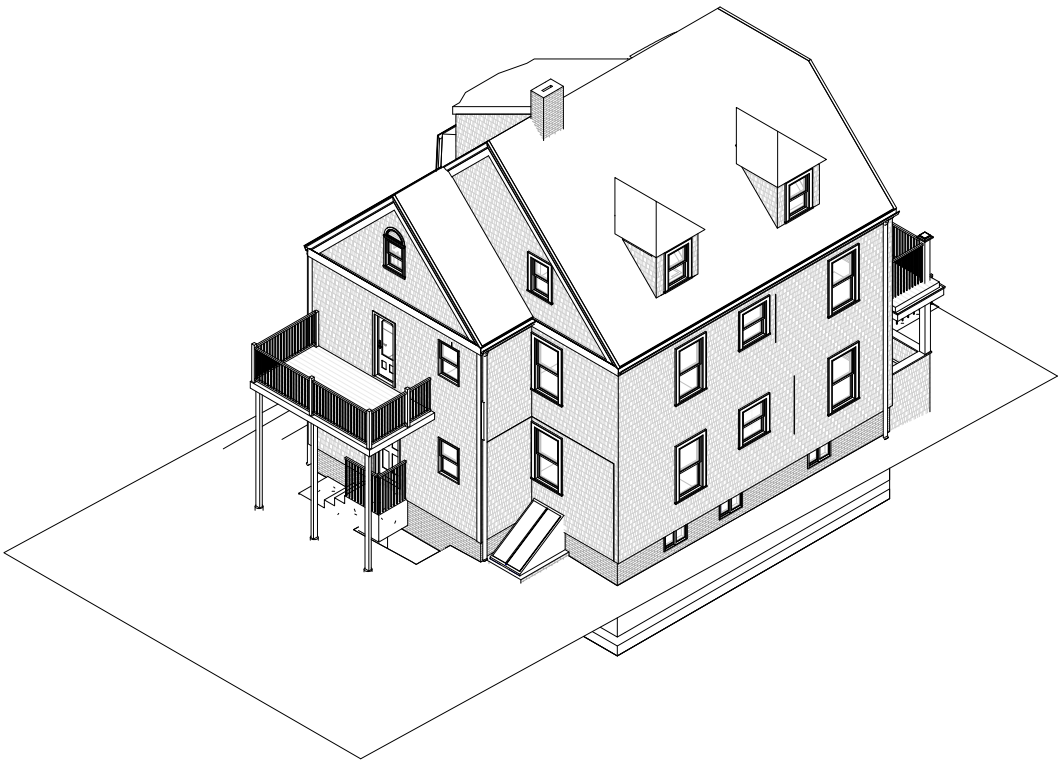
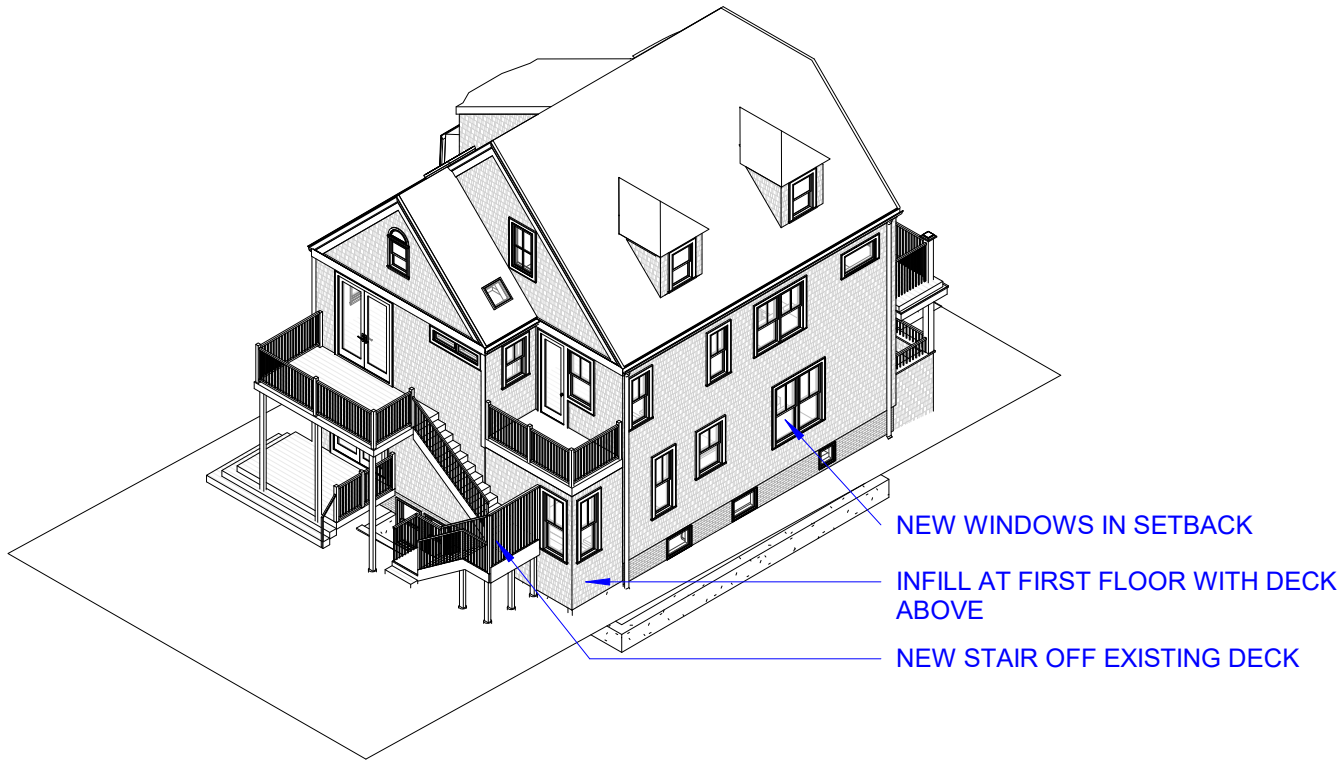
PROPOSED

EXISTING

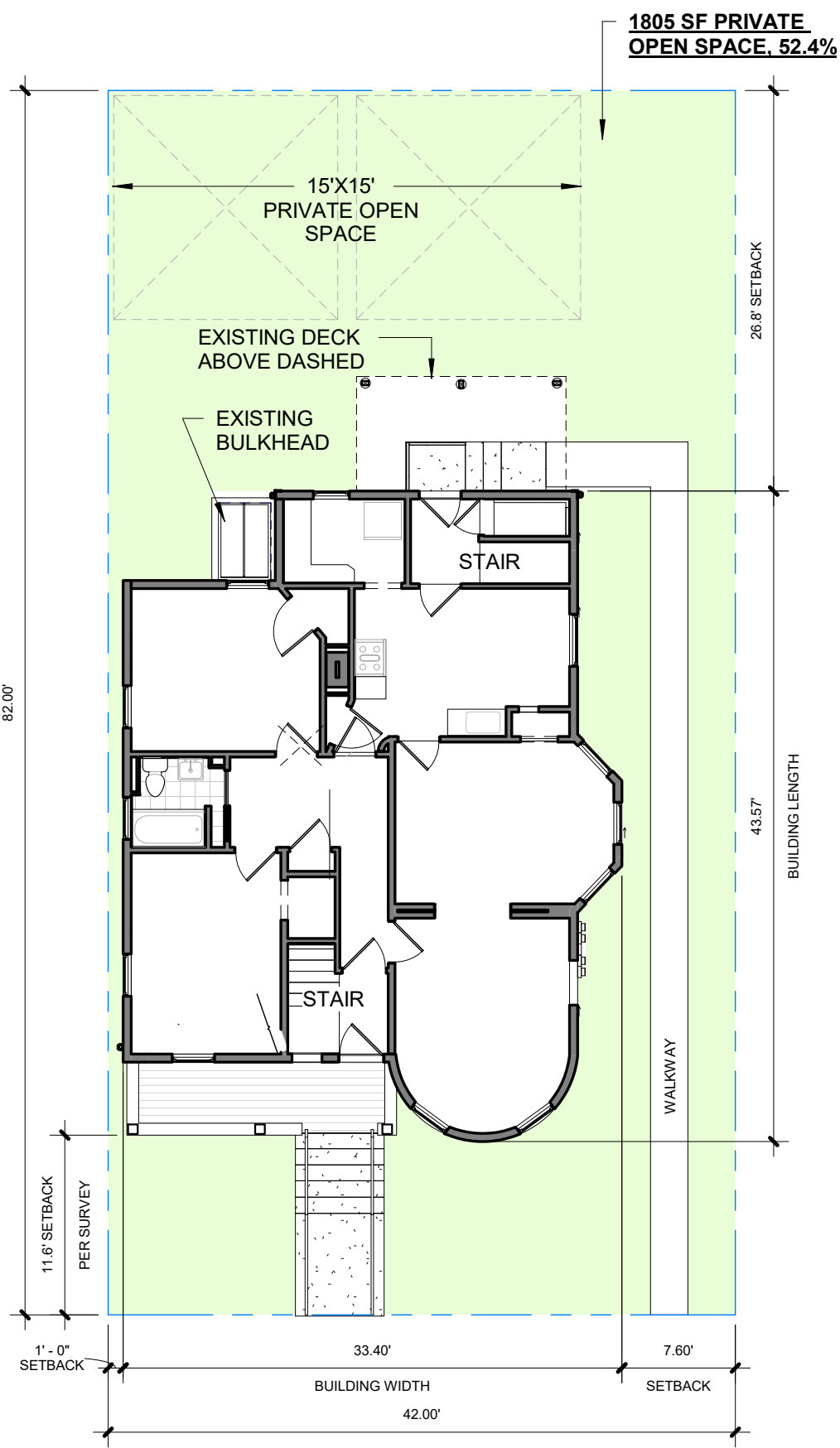
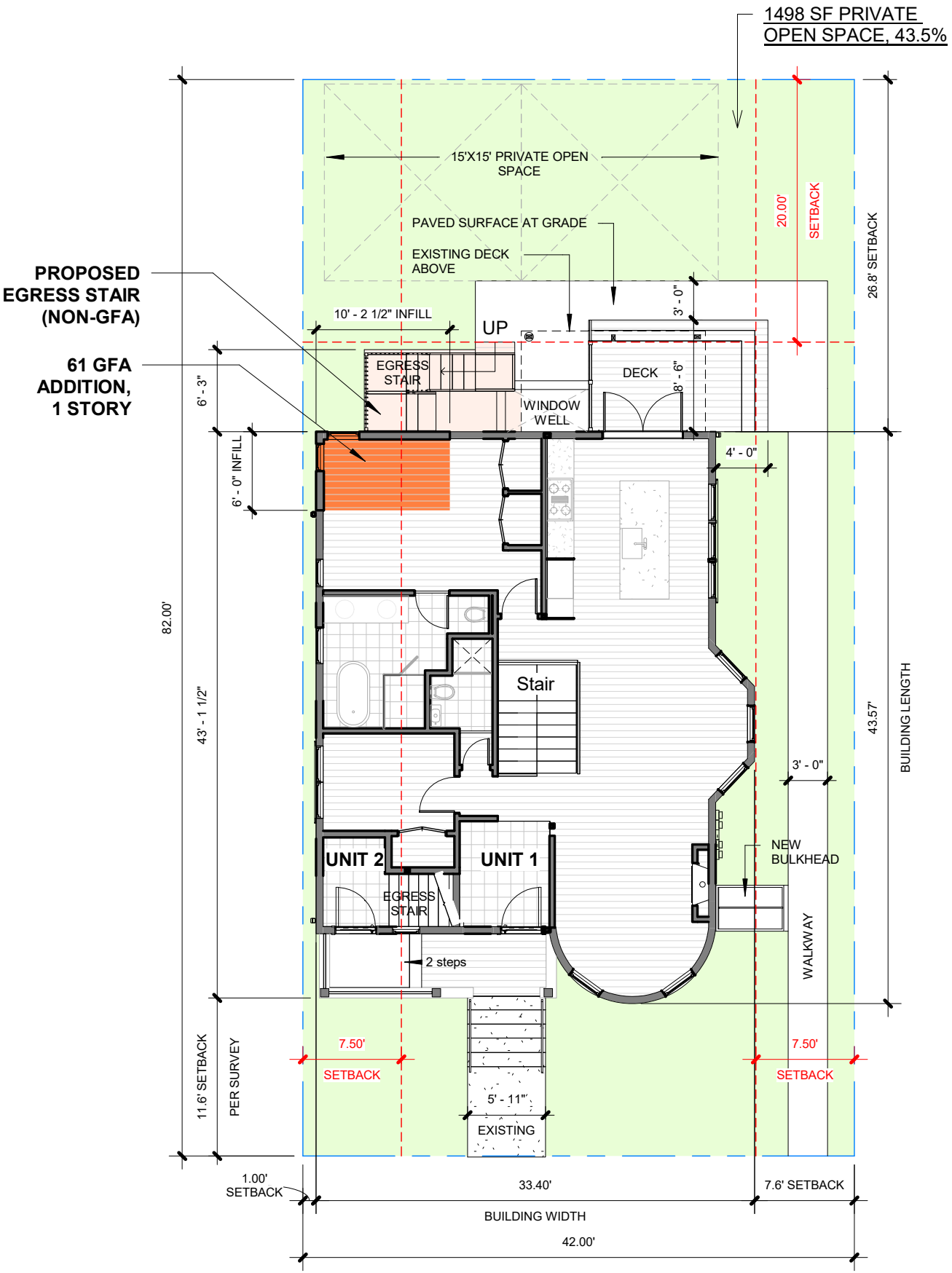
FRONT



REAR







GOOGLE EARTH IMAGE



EXISTING STREETScape

## Two-Family Renovation

19 Leonard Avenue  
Cambridge, MA

Architectural Site Plans

A.4

LEGEND

R = Replacement Window or Door  
N = New Window / Door location or size



2 North Proposed Elevation  
1/8" = 1'-0"



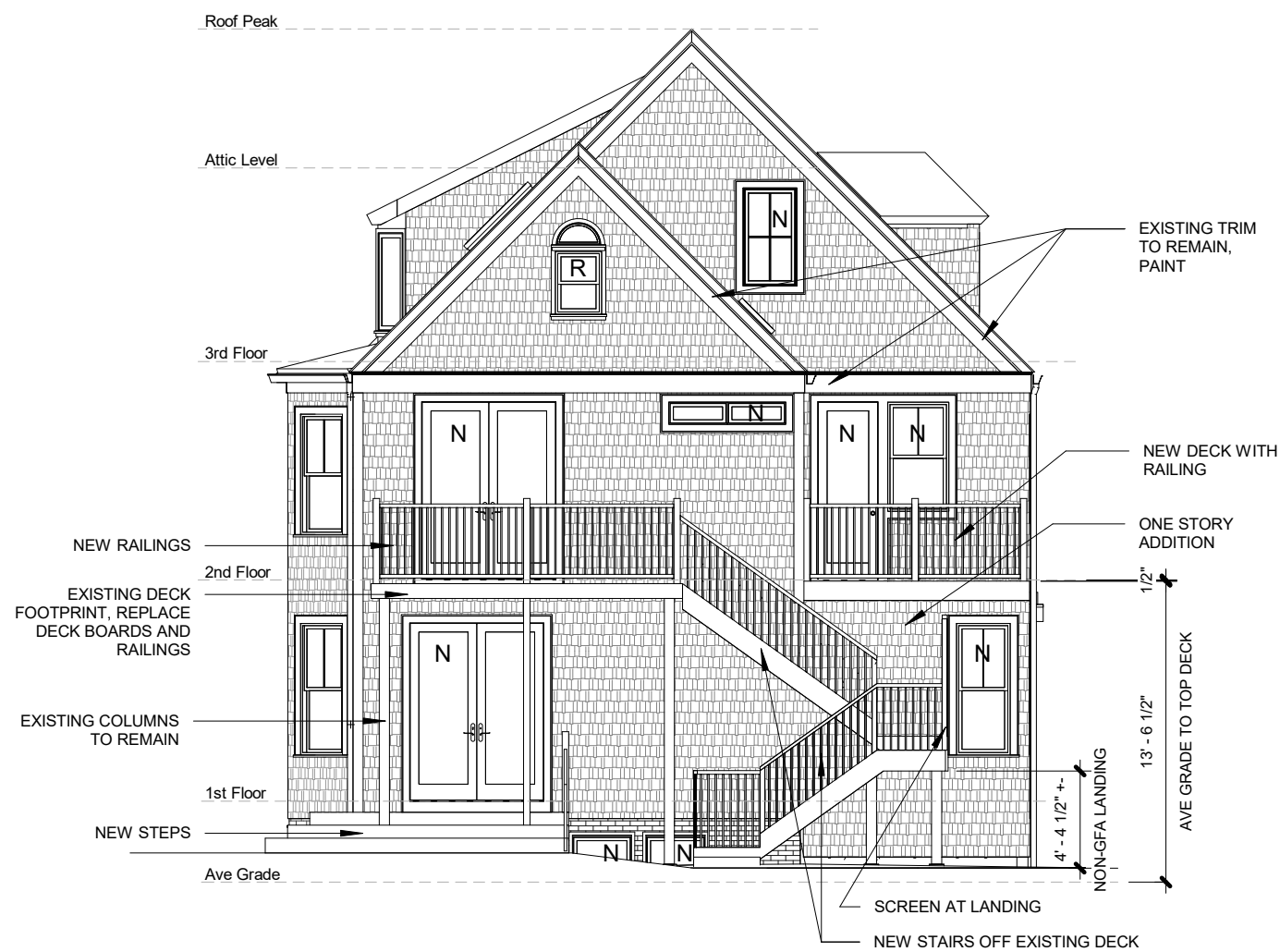
1 North Existing Elevation  
1/8" = 1'-0"



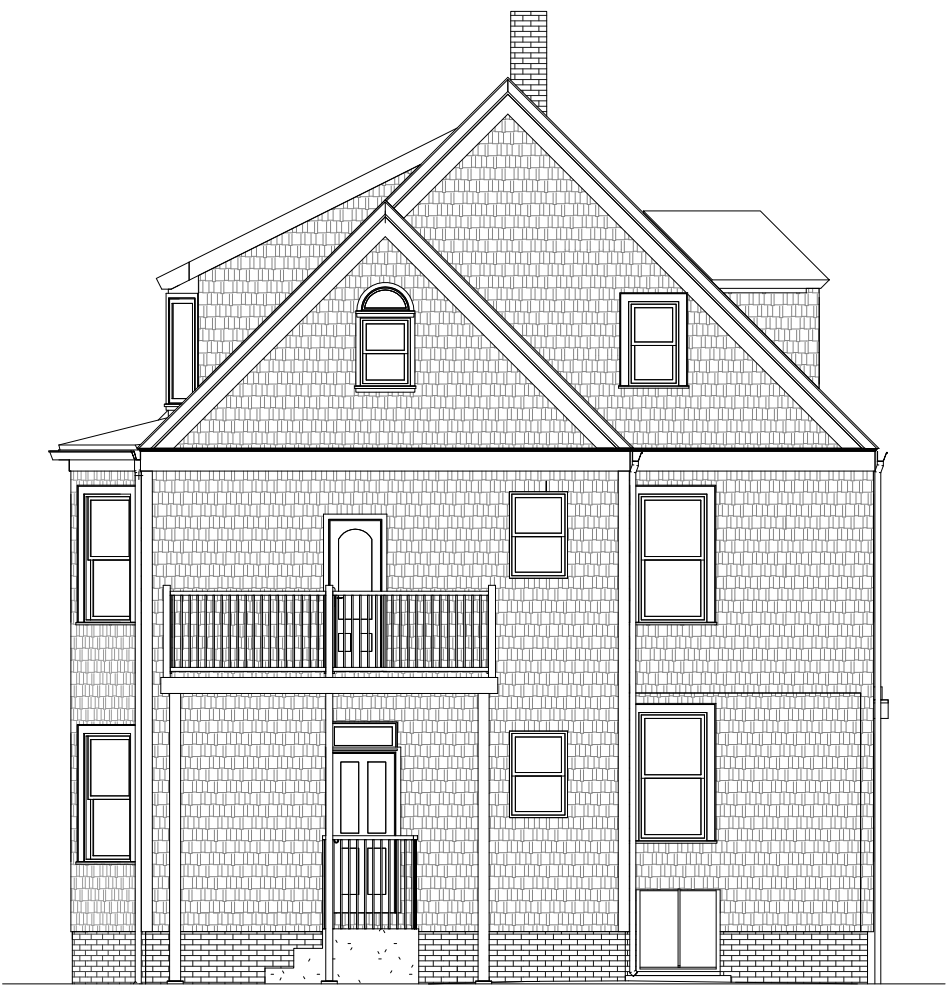


LEGEND

R = Replacement Window or Door  
N = New Window / Door location or size



2 West Proposed Elevation  
1/8" = 1'-0"

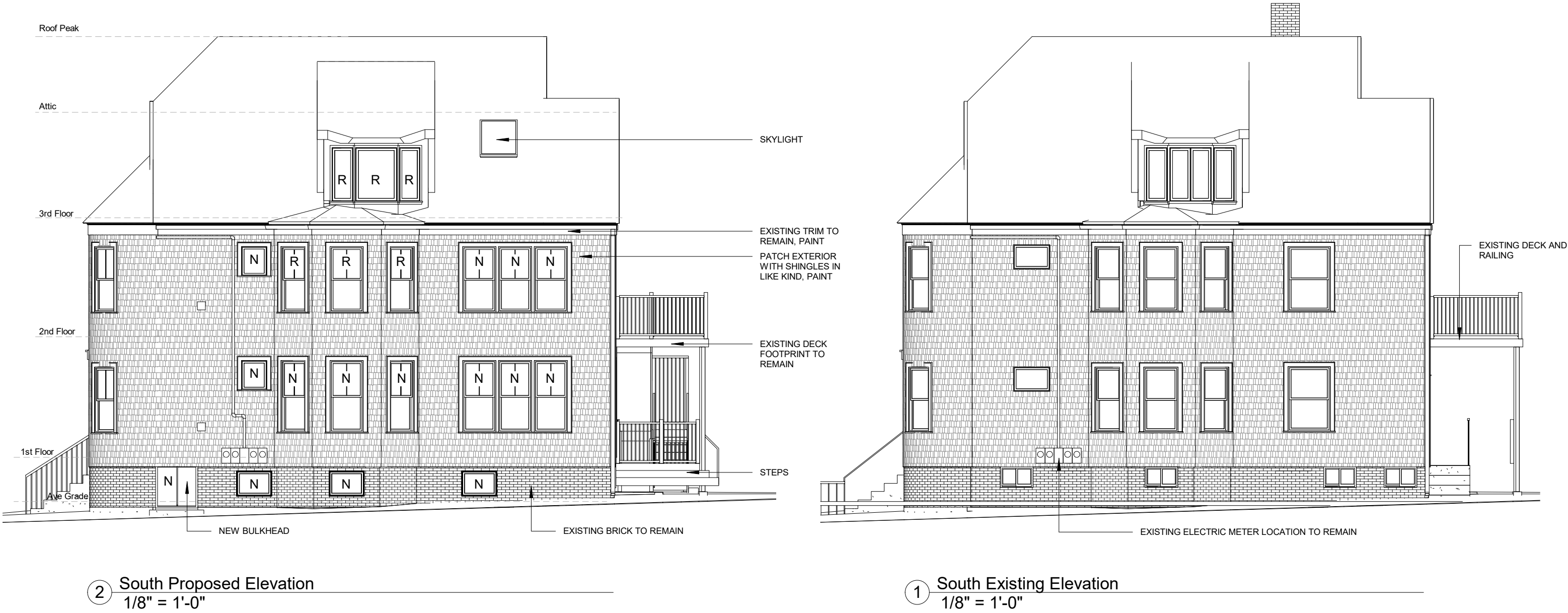


1 West Existing Elevation  
1/8" = 1'-0"

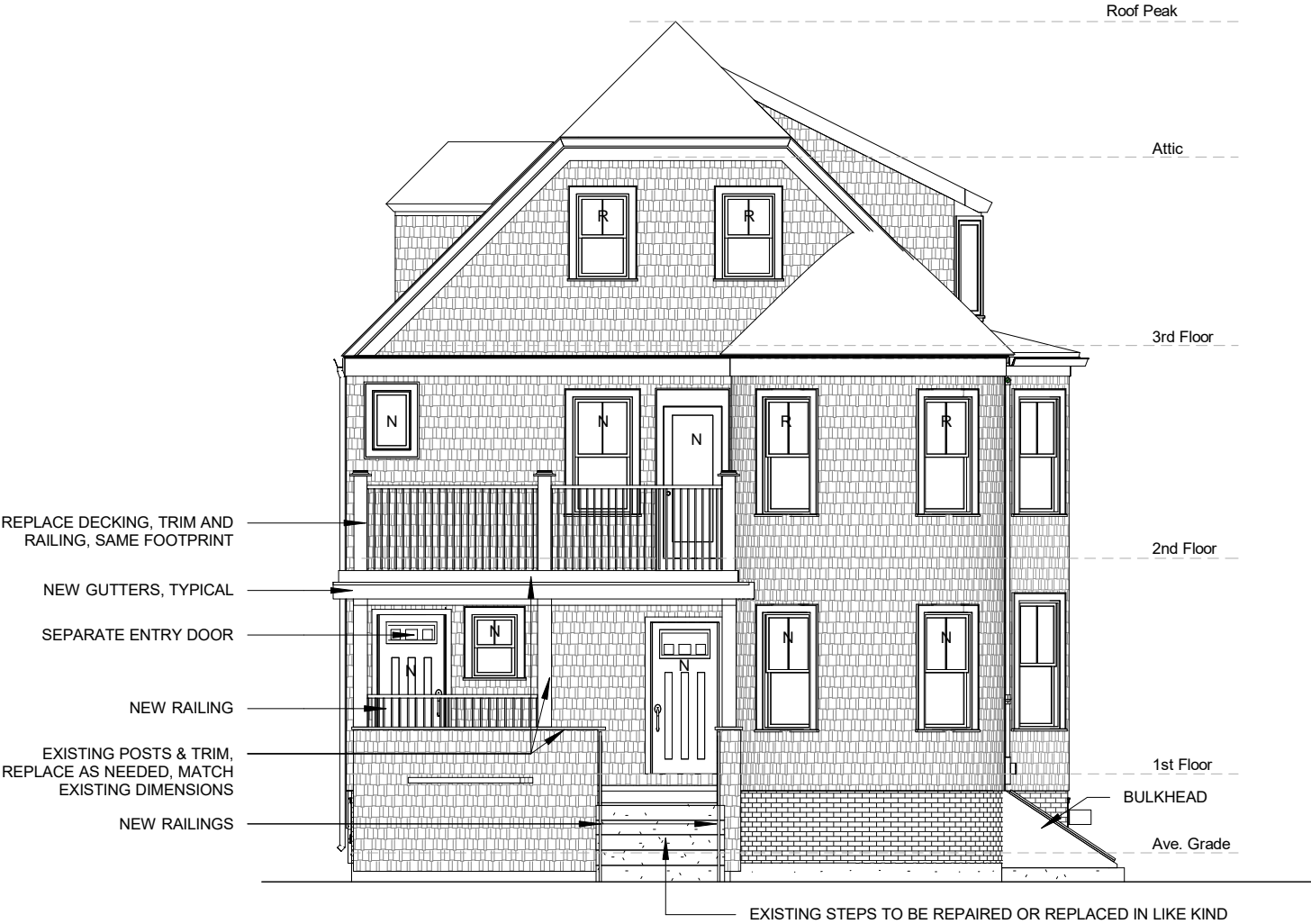


LEGEND

- R = Replacement Window or Door
- N = New Window / Door location or size





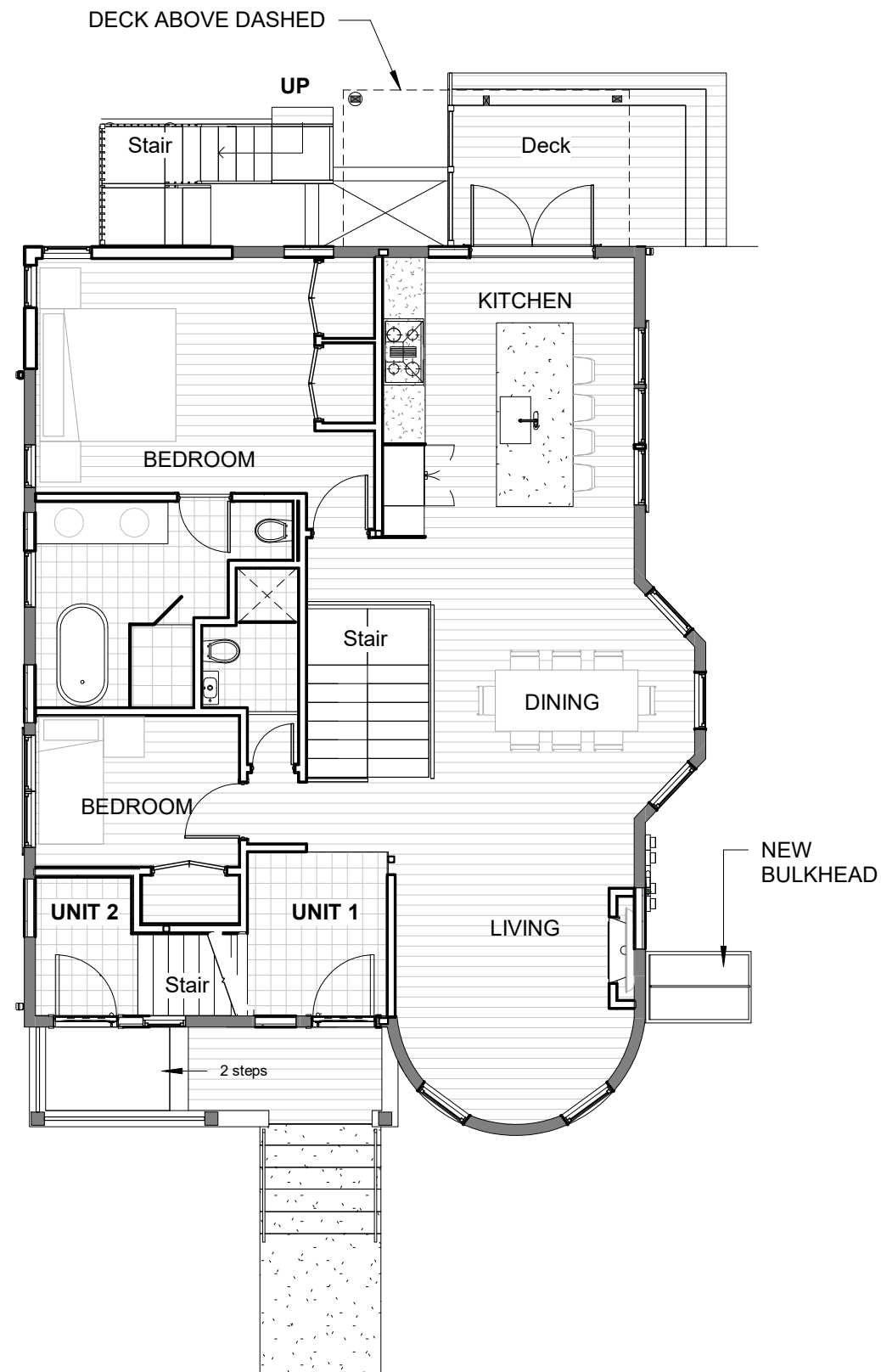


2 East Proposed Elevation  
1/8" = 1'-0"

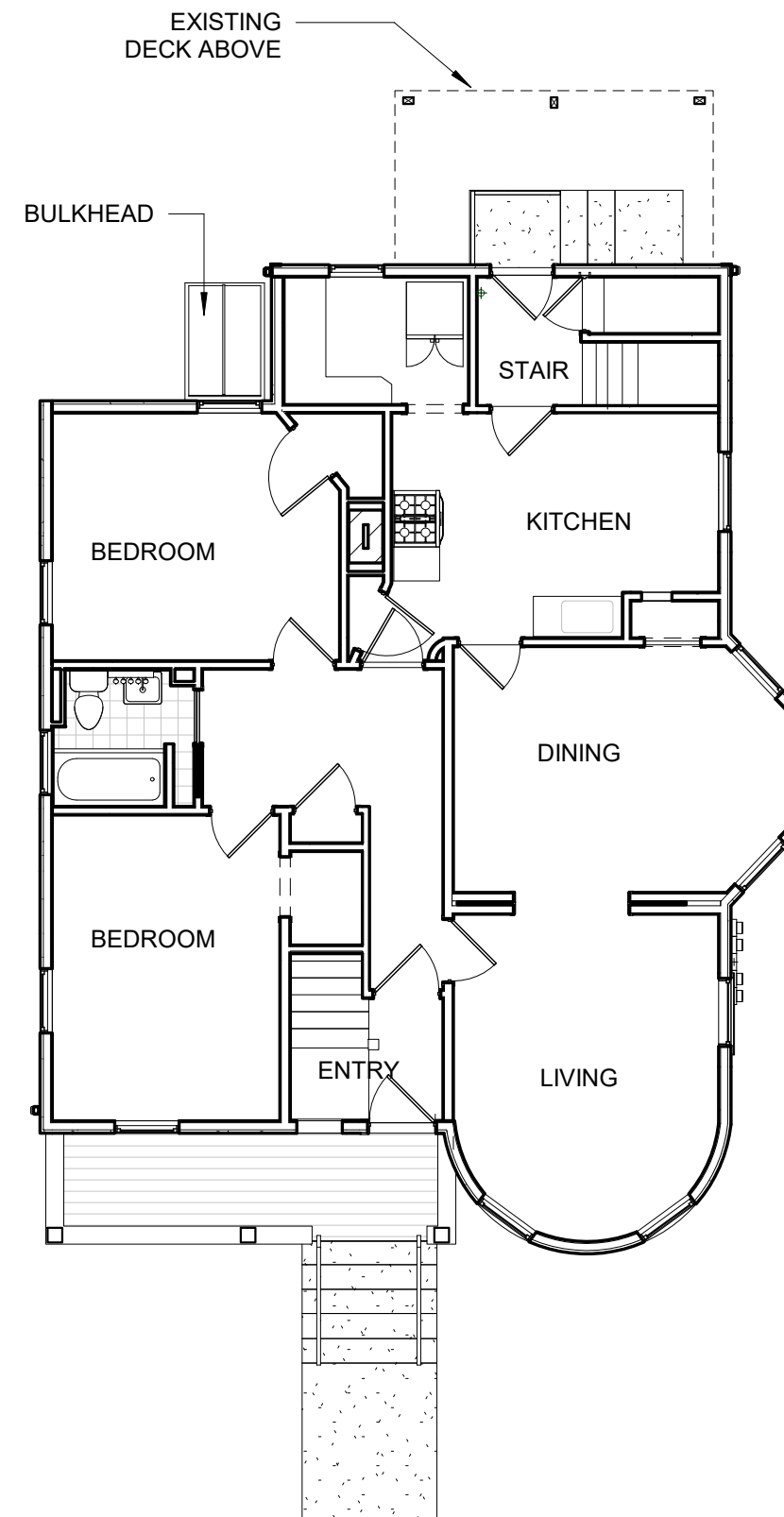


1 East Existing Elevation  
1/8" = 1'-0"





② Proposed First Floor Plan  
1/8" = 1'-0"



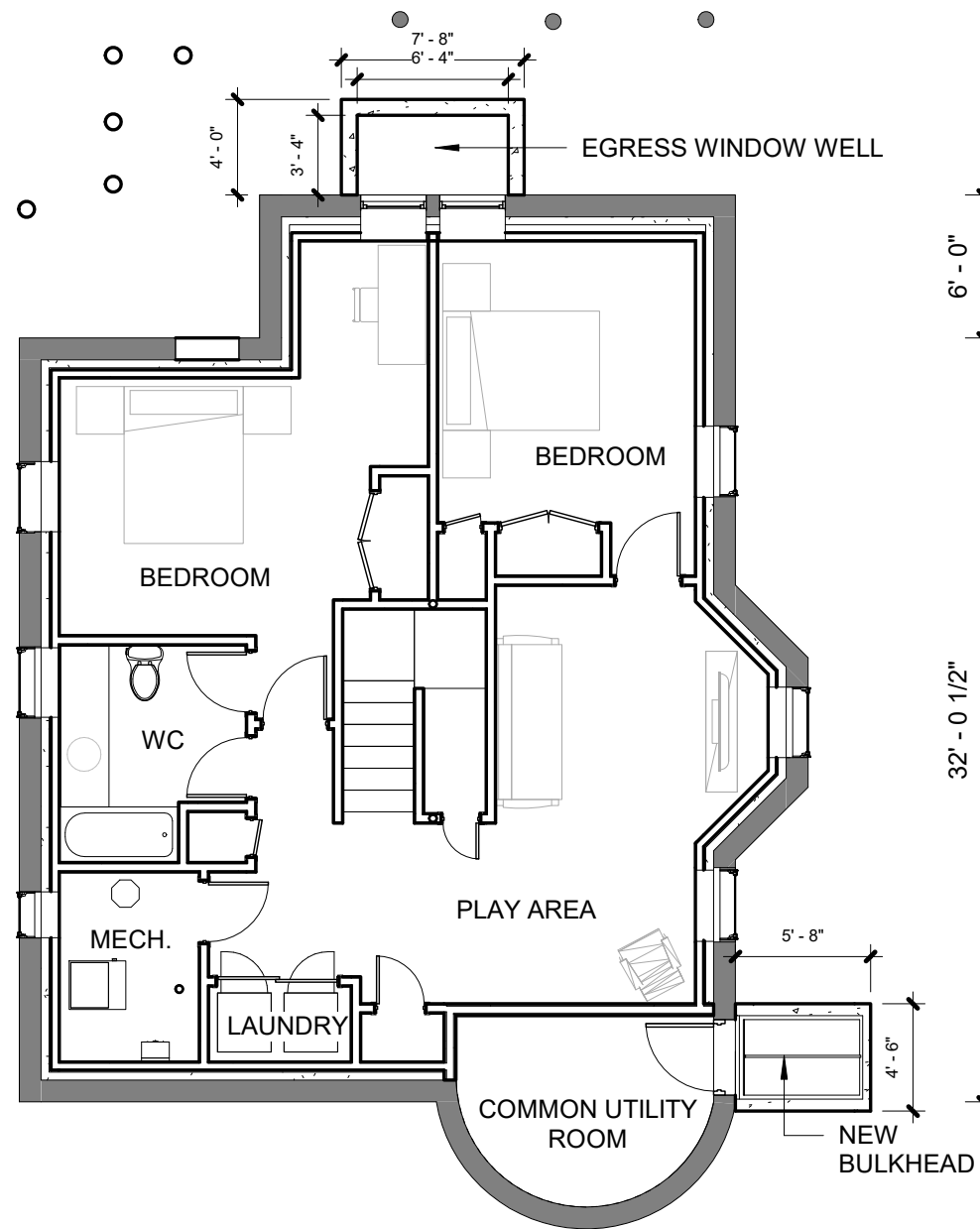
① Existing First Floor Plan  
1/8" = 1'-0"



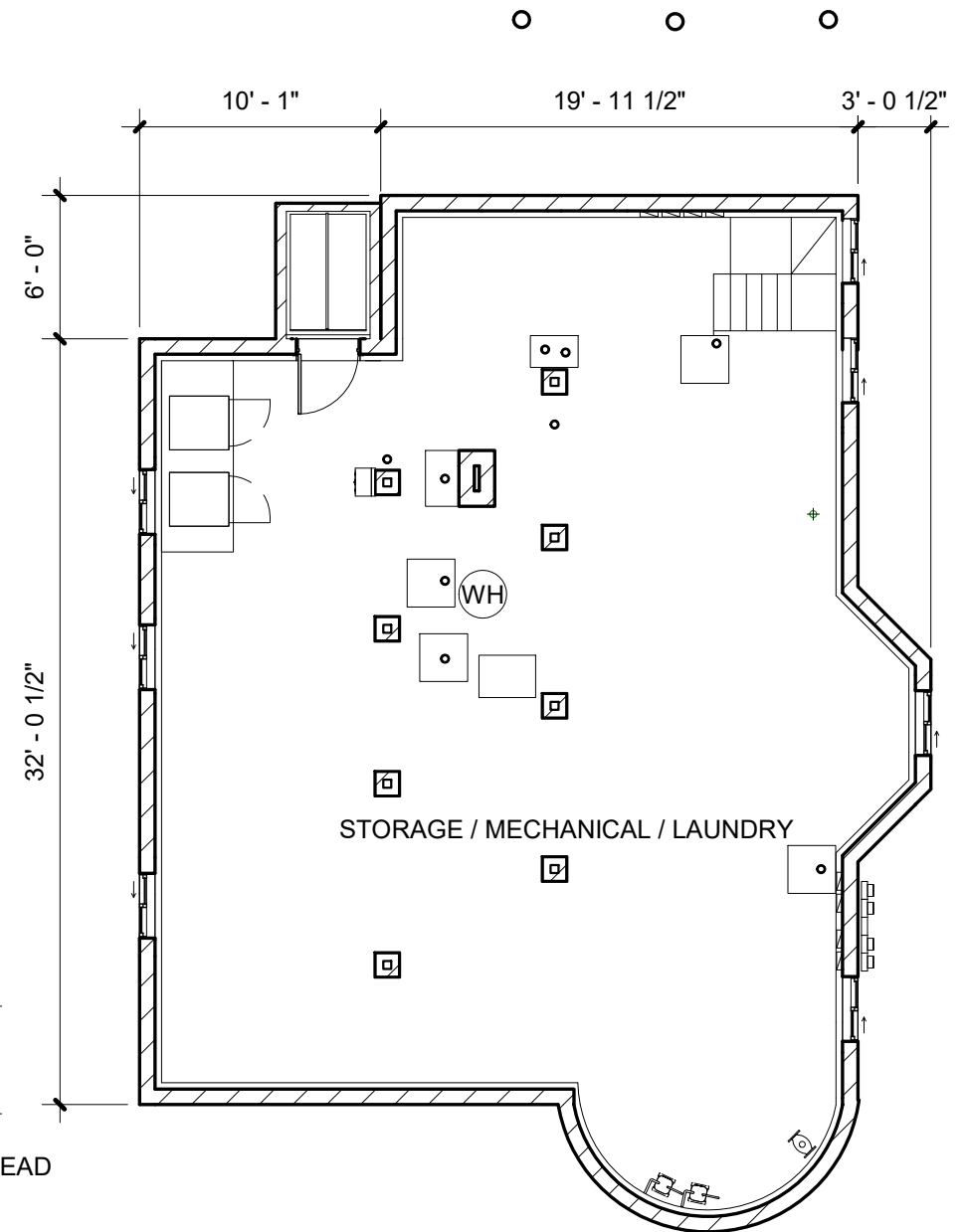




③ Cross Section at New Stair  
1/8" = 1'-0"

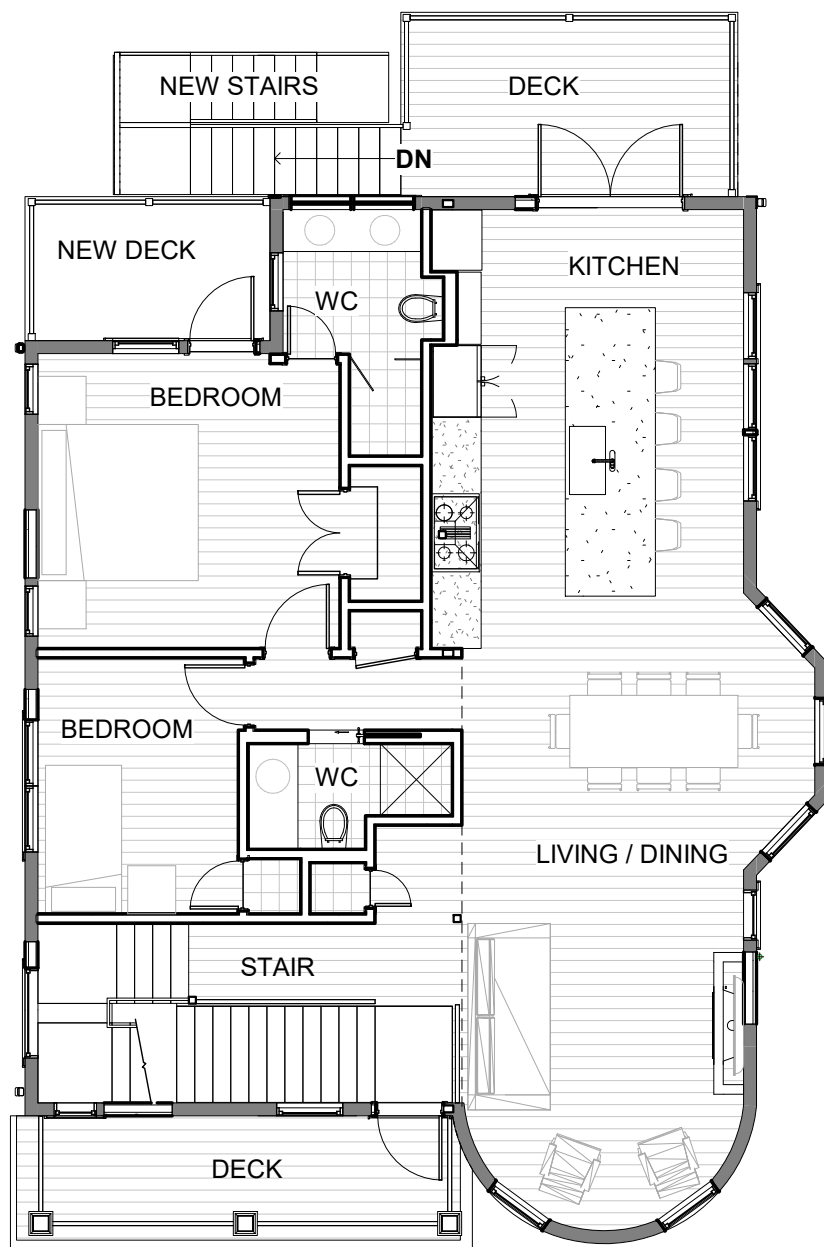


② Proposed Basement Plan  
1/8" = 1'-0"

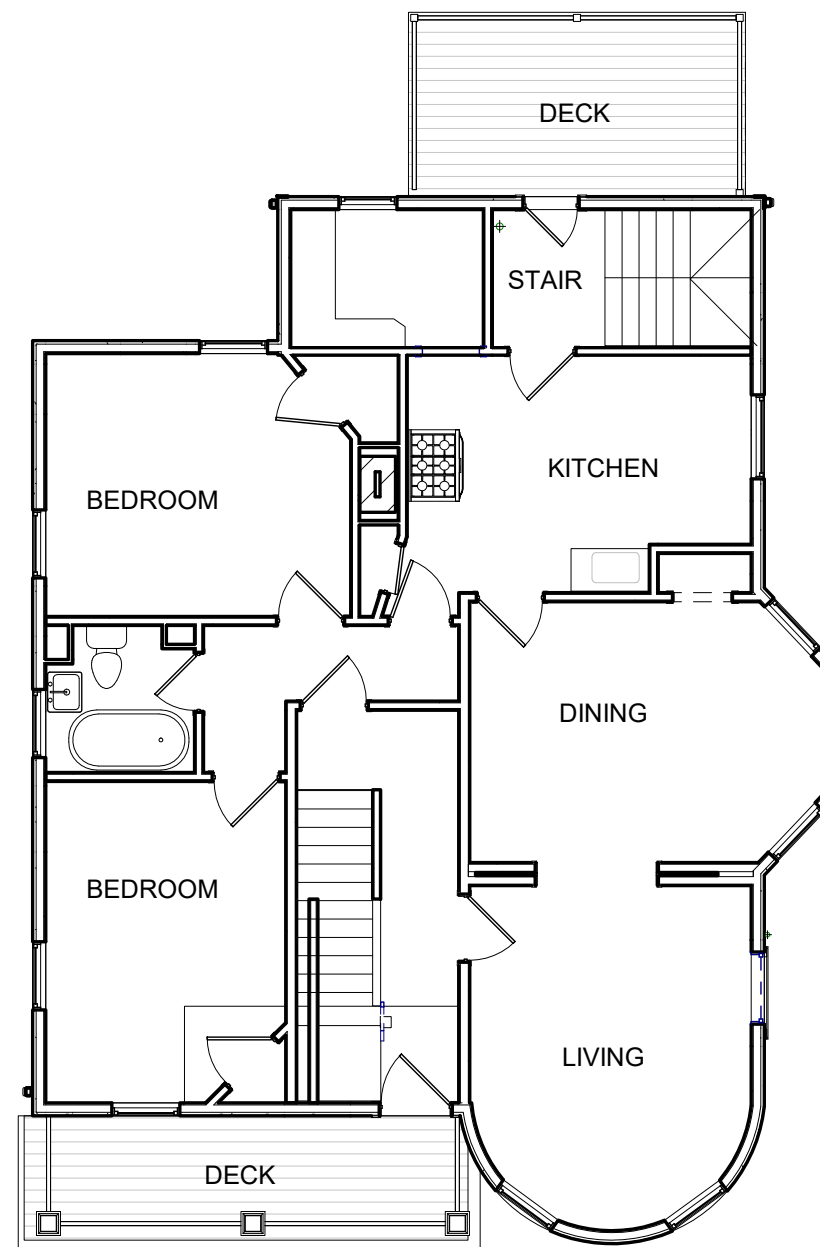


① Existing Basement Plan  
1/8" = 1'-0"





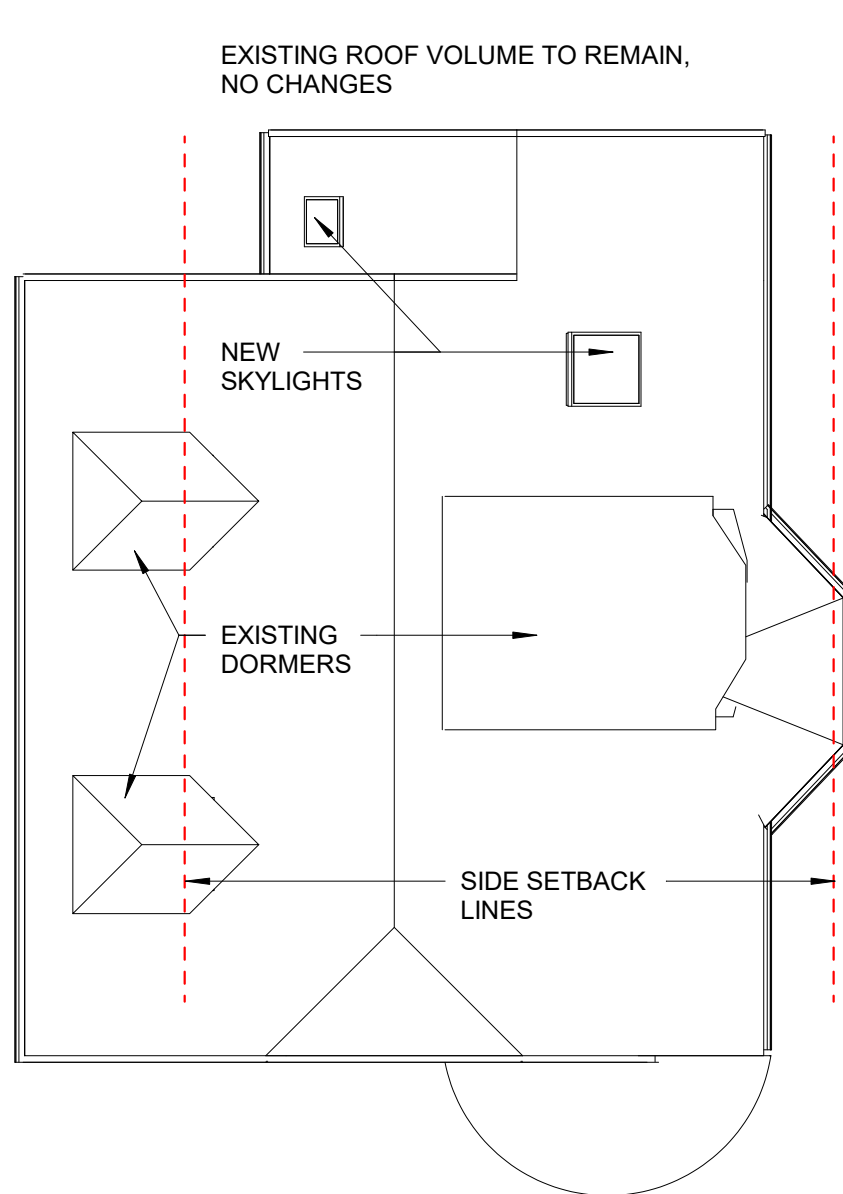
② Proposed Second Floor Plan  
1/8" = 1'-0"



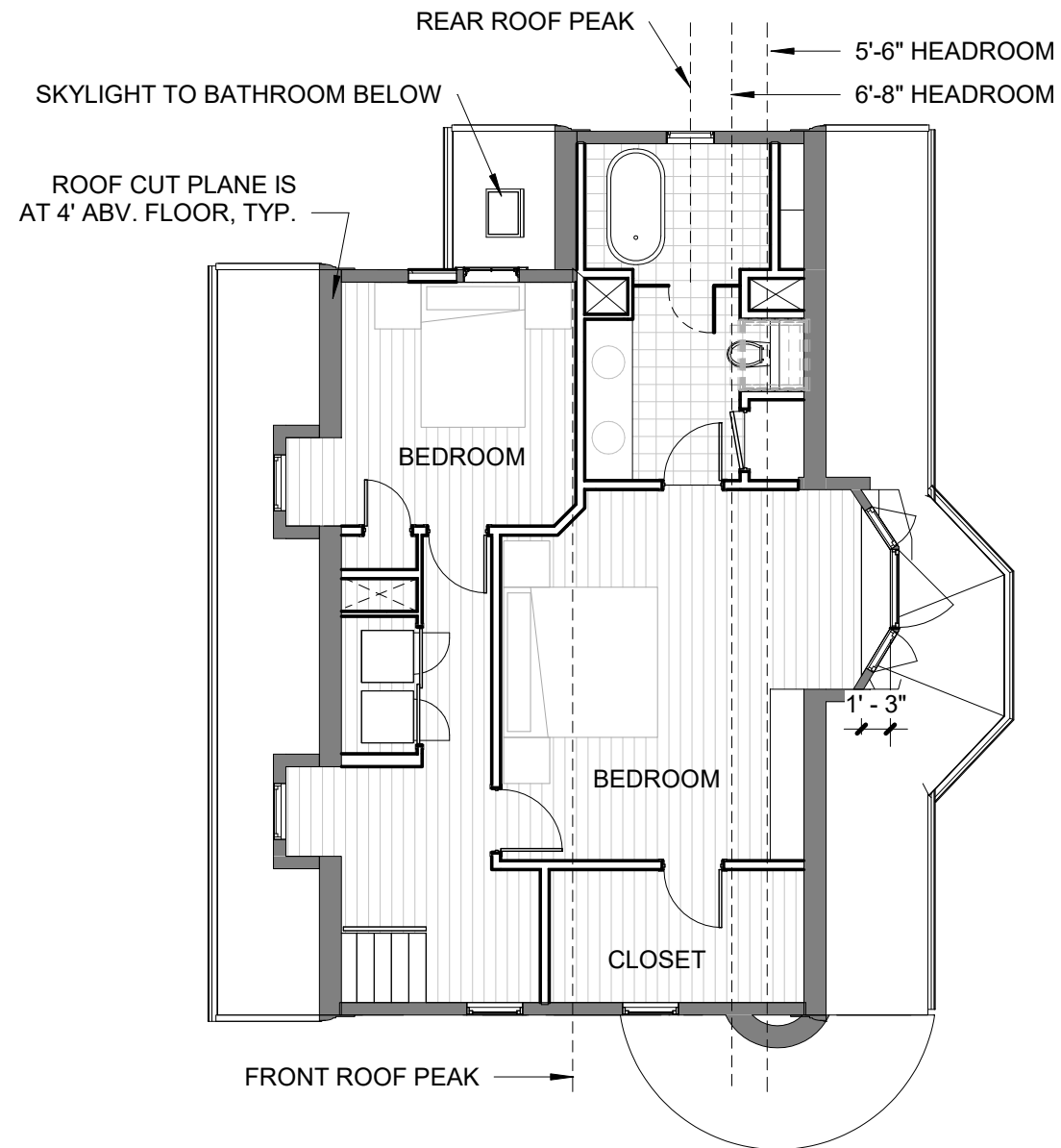
① Existing Second Floor Plan  
1/8" = 1'-0"



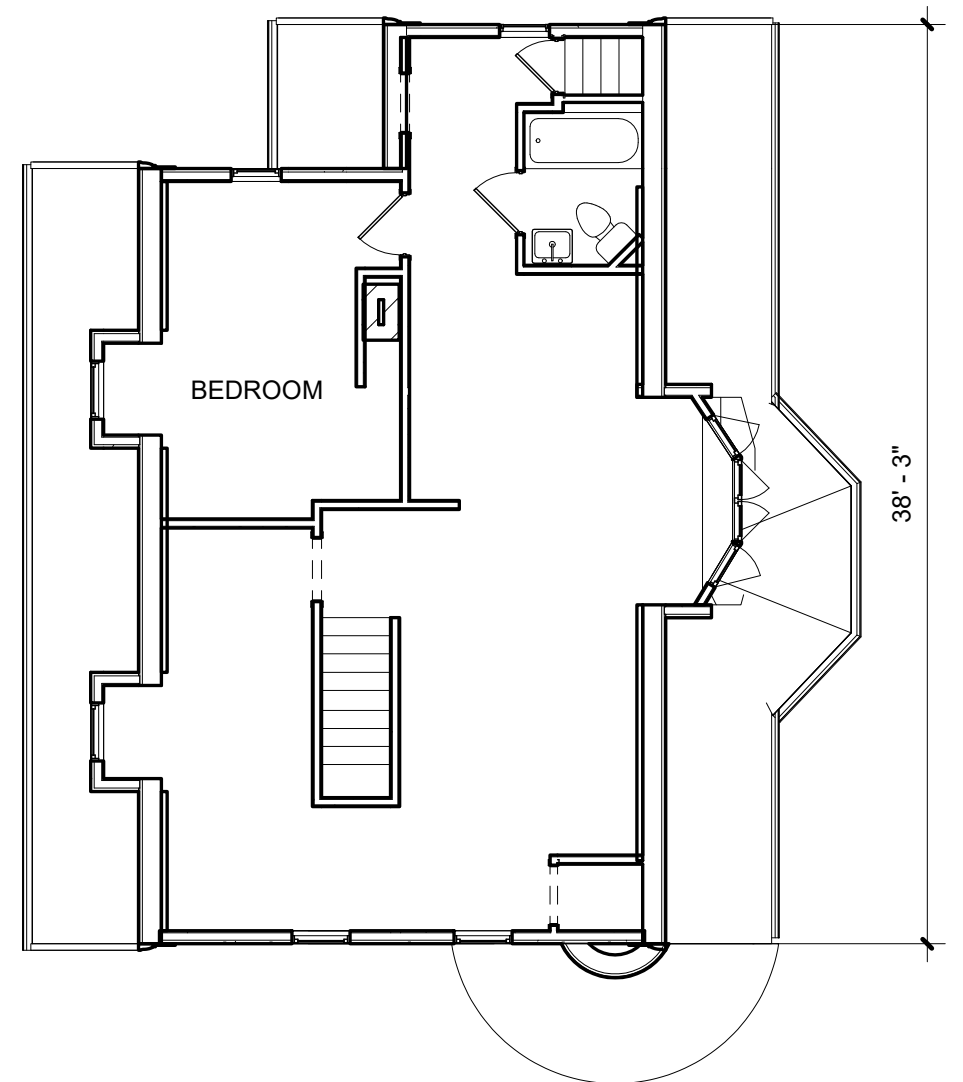




③ Proposed Roof Plan  
1/8" = 1'-0"



② Proposed Third Floor Plan  
1/8" = 1'-0"



① Existing Third Floor Plan  
1/8" = 1'-0"





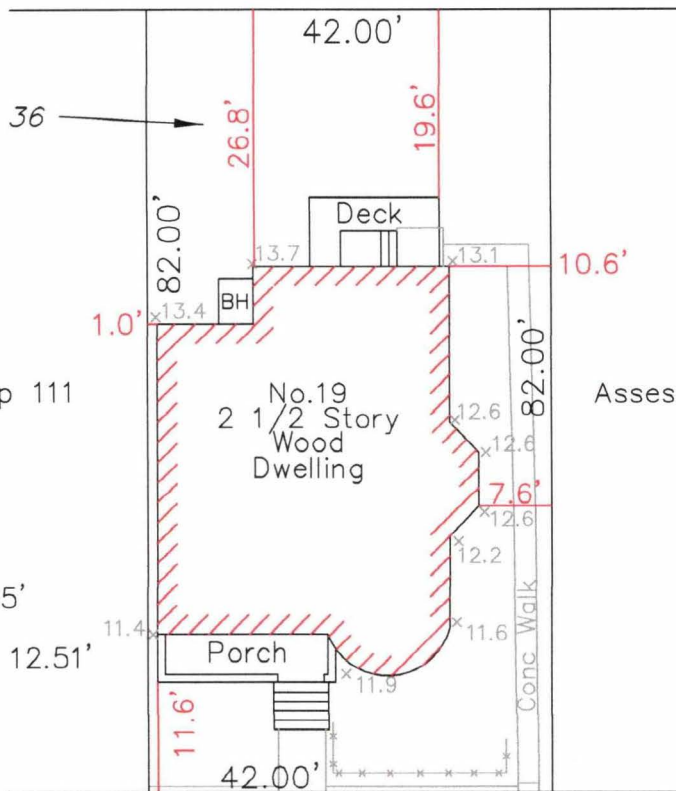
Assessor's Map 111  
Lot 60

LOT 32 & Part LOT 36  
3,444 S.F.±

Assessor's Map 111  
Lot 1

Assessor's Map 111  
Lot 3

1st Floor Elevation = 15.55'  
Sill Elevation = 15.0'  
Average Ground Height = 12.51'



LEONARD AVENUE



## PLOT PLAN OF LAND CAMBRIDGE, MA.

PREPARED FOR:  
**TREETOP INVESTMENTS, LLC**  
**19 LEONARD AVENUE**

SCALE: 1"=20'

DATE: APRIL 25, 2022  
Revised: MAY, 4 2022  
Revised: MAY, 27 2022

**DAVID P. TEREZONI, P.L.S.**  
**4 ALLEN ROAD, PEABODY, MA. 01960**

Zoning District: C-1  
Deed Reference: Book 78588, Page 569  
Assessor's Map 111, Lot 2  
Existing Lot Coverage = 40.2% ±





## 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: [histsncds@cambridgema.gov](mailto:histsncds@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: **19 Leonard**

OWNER: **Sid Gehlot**  
**19 Leonard Avenue LLC**  
**100 Tower Office Park, Suite 1**  
**Woburn, MA 01801**

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:

**One-story rear addition with deck, exterior egress stairs; replace and add new decks; alter fenestration, doors and front porch.**

Approval was granted with the following recommendations.

1. For the proposed double-hung windows, use 2/1 with simulated divided lights.
2. Replace the front entry doors with wood doors.
3. Use wood for the first-floor entry decking.
4. Reconsider raising the height of the windows since additional windows are being installed.

All work is to be carried out as indicated in the plans and elevations titled "2-Family Renovation, 19 Leonard Avenue," by Evergreen Architecture, LLC, dated April 22, 2022, except as amended with above recommendations.

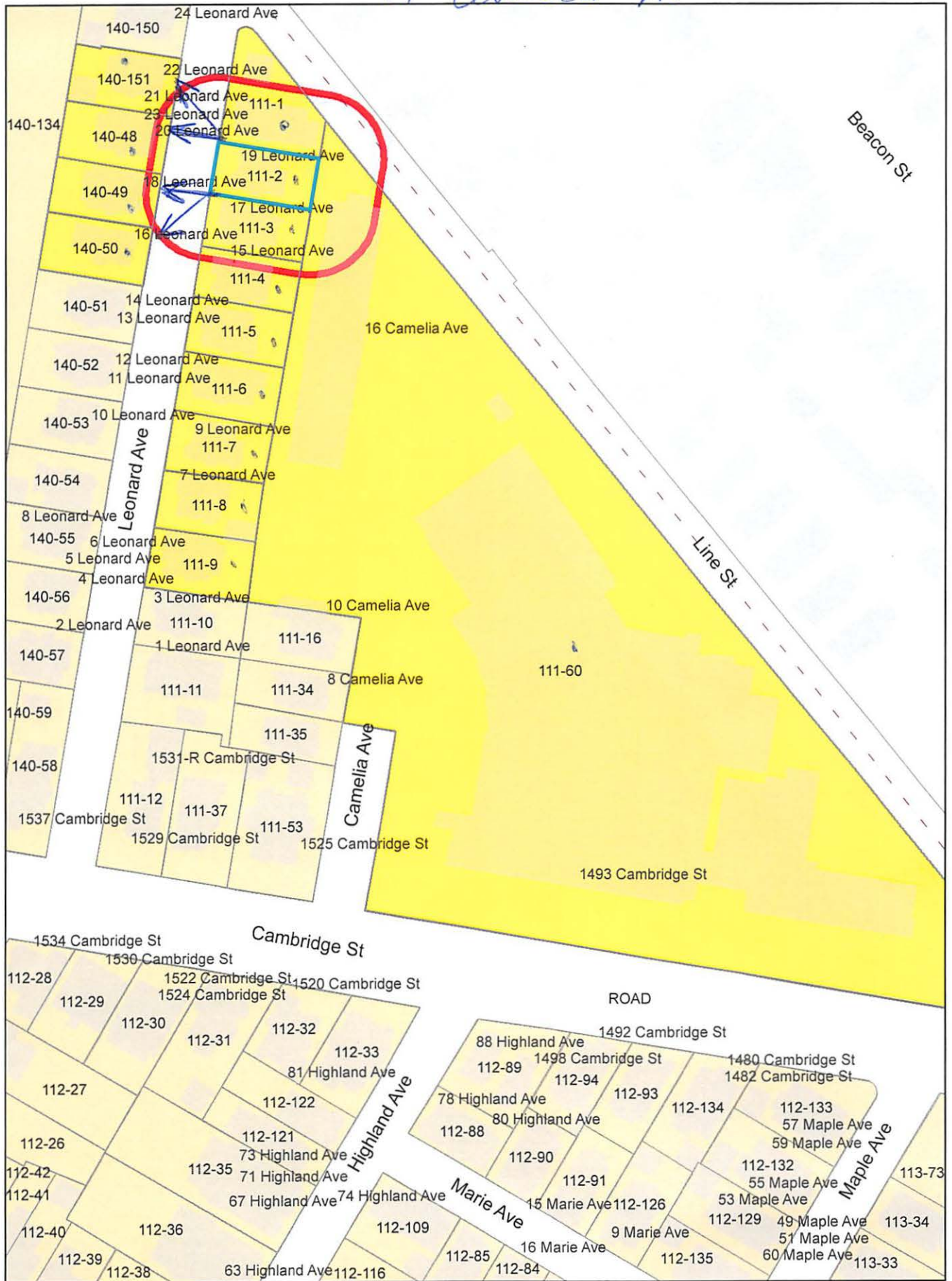
The plans and specifications referenced above are incorporated into this certificate, which is non binding on the applicant.

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 6436**

Date of Certificate: **May 10, 2022**

19 Leonard Ave





19 Leonard Ave

Petitioner

111-1  
YUCHT, MADELYN  
23-1 LEONARD AVE  
CAMBRIDGE, MA 02139

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

19 LEONARD AVENUE LLC  
C/O SID GEHLOT  
100 TOWER OFFICE PARK  
WOBURN, MA 01801

111-3  
MURPHY, ANN B.  
17 LEONARD AVE  
CAMBRIDGE, MA 02139

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

111-7  
EVANS, SAMUEL A. W.  
NAOMI A. WEISS TRUSTEES  
9 LEONARD AVE., #2  
CAMBRIDGE, MA 02139

111-9  
CAMERON, THOMAS O. &  
RAMYA SWAMINATHAN  
3 ST PAUL ST  
CAMBRIDGE, MA 02139

111-60  
CAMBRIDGE CITY OF CITY HOSPITAL  
1493 CAMBRIDGE ST  
CAMBRIDGE, MA 02139

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

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

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

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

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

111-1  
KATZ CHARLES A TRS CHARLES A KATZ TR  
21 LEONARD AVE - UNIT 23-2  
CAMBRIDGE, MA 02139

111-1  
BRADY JACOB PETER & LAURA GOSSET  
21 LEONARD AVE - UNIT 21-1  
CAMBRIDGE, MA 02139

111-2  
GASS DEBORAH J  
TRS MARY T MCKINNON 2021 IRREVOCABLE TR  
19 LEONARD AVE  
CAMBRIDGE, MA 02139

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

111-8  
VON ROSENSTIEL SEBASTIAN P &  
ANJA VON ROSENSTIEL  
7 LEONARD AVE  
CAMBRIDGE, MA 02139

111-7  
ROSS, JAMES C.  
9 LEONARD AVE., #1  
CAMBRIDGE, MA 02139

111-60  
CITY OF CAMBRIDGE  
C/O NANCY GLOWA  
CITY SOLICITOR

111-60  
CITY OF CAMBRIDGE  
C/O CITY MANAGER