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)

(Sidharth Gehlot)

(Print Name)

Address: 100 Tower Office Park Suite-1, Woburn MA 01801
Tel. No. 781-305-3731
E-Mail Address: sid@treetopinvestments.com

Date: 8/22/22
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 (OWNER)

Address: 100 Tower Office Park Suite-7, Cambridge MA 02139

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)

- 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)
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
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

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<tr>
<th></th>
<th>Existing Conditions</th>
<th>Requested Conditions</th>
<th>Ordinance Requirements</th>
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<td>TOTAL GROSS FLOOR AREA:</td>
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<td>3326</td>
<td>2583 (max.)</td>
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<td>NO. OF LOADING AREAS:</td>
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<td>DISTANCE TO NEAREST BLDG. ON SAME LOT:</td>
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</tbody>
</table>

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'.
ZONING SUMMARY

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

NEW WINDOW OPENINGS (13 total) SHOWN IN PINK

REMOVED WINDOW OPENINGS (9 total) SHOWN DASHED RED

NEW WALL ALIGNED WITH EXISTING NON-CONFORMING WALL

PROPERTY LINE

FOOTPRINT OF EXISTING DECK ABOVE (dashed) FORMS REAR YARD SETBACK

WINDOW WELL INCREASES HEIGHT OF BUILDING

INCREASE NON-CONFORMING FAR - 0.95 TO 0.97 (61 sf addition)

EXTEND NON-CONFORMING SETBACK [egress stair & addition in setback]

INCREASE NON-CONFORMING HEIGHT [window well for basement egress]

NO NEW NON-CONFORMITIES ARE CREATED
Two-Family Renovation

19 Leonard Avenue
Cambridge, MA

Photographs of Existing Structure

A.2
A.3

Two-Family Renovation

19 Leonard Avenue
Cambridge, MA

Bird's Eye Views

EXISTING

PROPOSED

INFILL AT FIRST FLOOR WITH DECK ABOVE
NEW STAIR OFF EXISTING DECK
NEW WINDOWS IN SETBACK
Two-Family Renovation

19 Leonard Avenue
Cambridge, MA

New Deck with Railing

Screen at Landing

New Steps Off Existing Deck

Ave Grade

EXISTING TRIM TO REMAIN, PAINT

EXISTING COLUMNS TO REMAIN

EXISTING DECK FOOTPRINT, REPLACE DECK BOARDS AND RAILINGS

New Steps

New Railings

EXISTING DECK TO REMAIN, PAINT

ATTIC LEVEL

2nd Floor

1st Floor

Roof Peak

West Existing Elevation

West Proposed Elevation

1/8" = 1'-0"

LEGEND

R = Replacement Window or Door

N = New Window / Door location or size
EXISTING ELECTRIC METER LOCATION TO REMAIN
EXISTING DECK AND RAILING
SKYLIGHT
EXISTING DECK FOOTPRINT TO REMAIN
EXISTING BRICK TO REMAIN
EXISTING TRIM TO REMAIN, PAINT PATCH EXTERIOR WITH SHINGLES IN LIKE KIND, PAINT STEPS
EXISTING ELECTRIC METER LOCATION TO REMAIN

2. South Proposed Elevation
1/8" = 1'-0"

1. South Existing Elevation
1/8" = 1'-0"
NEW RAILING
SEPARATE ENTRY DOOR
BULKHEAD
REPLACE DECKING, TRIM AND RAILING, SAME FOOTPRINT
EXISTING POSTS & TRIM, REPLACE AS NEEDED, MATCH EXISTING DIMENSIONS
NEW GUTTERS, TYPICAL
EXISTING STEPS TO BE REPAIRED OR REPLACED IN LIKE KIND

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

Two-Family Renovation
19 Leonard Avenue
Cambridge, MA
Two-Family Renovation

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

Proposed First Floor Plan
1/8" = 1'-0"
Two-Family Renovation

Existing Second Floor Plan

Existing Second Floor Plan

Proposed Second Floor Plan

Proposed Second Floor Plan

1/8" = 1'-0"
EXISTING ROOF VOLUME TO REMAIN, NO CHANGES

NEW SKYLIGHTS

EXISTING DORMERS

SIDE SETBACK LINES

EXISTING BATHROOM

SKYLIGHT TO BATHROOM BELOW

ROOF CUT PLANE IS AT 4' ABV. FLOOR, TYP.

REAR ROOF PEAK

5'-6" HEADROOM

6'-8" HEADROOM

FRONT ROOF PEAK

Proposed Roof Plan
1/8" = 1'-0"

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

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

Two-Family Renovation

19 Leonard Avenue
Cambridge, MA
LOT 32 & Part LOT 36
3,444 S.F.

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

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. TERENZONI, P.L.S.
4 ALLEN ROAD, PEABODY, MA. 01960
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**
111-1
YUCHT, MADELYN
23-1 LEONARD AVE
CAMBRIDGE, MA 02139

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

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

111-6
MARTIN, JEAN ANN,
TRS THE JEAN A. MARTIN TRUST
11 LEONARD AVE., #2
CAMBRIDGE, MA 02139

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

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

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

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

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

111-5
TU, ROSANNE HALL
13 LEONARD AVE
CAMBRIDGE, MA 02139

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

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

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

111-60
CITY OF CAMBRIDGE
C/O CITY MANAGER

111-4
19 LEONARD AVENUE LLC
C/O SID GEHLLOT
100 TOWER OFFICE PARK
WOBURN, MA 01801

111-5
19 LEONARD AVENUE LLC
C/O SID GEHLLOT
100 TOWER OFFICE PARK
WOBURN, MA 01801

111-6
19 LEONARD AVENUE LLC
C/O SID GEHLLOT
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WOBURN, MA 01801