



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2023 JUN 20 PM 3:17
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 228381

General Information

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

Special Permit: X Variance: Appeal:

PETITIONER: Thomas Smolenski C/O Chris Taylor - CjT Architects

PETITIONER'S ADDRESS: 6 Cerina Road, Jamaica Plain, MA 02130

LOCATION OF PROPERTY: 207 LEXINGTON AVE , Unit 2 , Cambridge, MA

TYPE OF OCCUPANCY: Residential **ZONING DISTRICT:** Residence B Zone

REASON FOR PETITION:

/Dormer/

DESCRIPTION OF PETITIONER'S PROPOSAL:

Construct a third floor dormer to match existing dormers.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 8.000 Section: 8.22.2(d) (Alteration of Non-Conforming Structure)
Article: 5.000 Section: 5.31 (Table of Dimensional Requirements)
Article: 10.000 Section: 10.40 (Special Permits)

Original
Signature(s):


(Petitioner (s) / Owner)

Chris Taylor
(Print Name)

Address: _____
Tel. No. 6173356191

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 Thomas Smolenski + Nisha Smolenski
(OWNER)

Address: 218 Lexington Ave, Cambridge MA 02138

State that I/We own the property located at 207 Lexington Ave, Unit 2, which is the subject of this zoning application.

The record title of this property is in the name of _____
Thomas Smolenski + Nisha Smolenski

*Pursuant to a deed of duly recorded in the date April 9, 2019, Middlesex South County Registry of Deeds at Book 72436, Page 592; or

Middlesex Registry District of Land Court, Certificate No. _____

Book _____ Page _____

Thomas Smolenski Nisha Smolenski
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 Thomas Smolenski & Nisha Smolenski personally appeared before me, this 25th of May, 2020, and made oath that the above statement is true.

Theresa Kaufman Notary

My commission expires 01-05-2029 (Notary Seal)

 THERESA KAUFMAN
Notary Public
Commonwealth of Massachusetts
My Commission Expires
January 05, 2029

• 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 Thomas Smolenski + Nisha Smolenski
(OWNER)

Address: 218 Lexington Ave, Cambridge MA 02138

State that I/We own the property located at 207 Lexington Ave, Unit 1, which is the subject of this zoning application.

The record title of this property is in the name of _____
Thomas Smolenski + Nisha Smolenski

*Pursuant to a deed of duly recorded in the date June 23, 2016, Middlesex South County Registry of Deeds at Book 67482, Page 73; or Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

Thomas Smolenski Nisha Smolenski
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-named Thomas Smolenski + Nisha Smolenski personally appeared before me, this 25th of May, 2023, and made oath that the above statement is true.

Theresa Kaufman Notary

My commission expires 01-05-2029 (Notary Seal).

 **THERESA KAUFMAN**
Notary Public
Commonwealth of Massachusetts
My Commission Expires
January 05, 2029

- 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 207 LEXINGTON AVE , Unit 2 , 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:
- There is no change to the number of dwelling units, and the dimensional measurements of the building will remain the same. The construction of the proposed dormer will enhance the livability of the unit, match the existing dormers in scale and character, and would not be a detriment to the public interest.
- 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:
- There will be no additional traffic or change in neighborhood character as the number of dwelling units does not change.
- 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:
- There will be no adverse affect to adjacent uses as the number of dwelling units and dimensional measurements will remain the same.
- 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:
- There will be no nuisance or hazard as the number of dwelling units and dimensional measurements will remain the same.
- 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 dormer would not impair the integrity of the district as the number of units and dimensional measurements will remain the same. The proposed dormer would match the existing dormers in scale and character.

***If you have any questions as to whether you can establish all of the applicable legal**

E-Mail Address: chris@cjtarchitects.com

Date: 6/15/23**BZA Application Form****DIMENSIONAL INFORMATION****Applicant:** Thomas Smolenski**Present Use/Occupancy:** Residential**Location:** 207 LEXINGTON AVE., Unit 2, Cambridge, MA**Zone:** Residence B Zone**Phone:** 6173356191**Requested Use/Occupancy:** Residential

		<u>Existing Conditions</u>		<u>Requested Conditions</u>		<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		5,057		5,097		3,260	(max.)
<u>LOT AREA:</u>		7,173		7,173		5,000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		.70		.71		.5	
<u>LOT AREA OF EACH DWELLING UNIT</u>		3,587		3,587		2,500	
<u>SIZE OF LOT:</u>	WIDTH	47		47		50	
	DEPTH	153		153		100	
<u>SETBACKS IN FEET:</u>	FRONT	18.6'		18.6'		15'	
	REAR	86.3'		86.3'		25'	
	LEFT SIDE	5'		5'		7.5	
	RIGHT SIDE	7.4'		7.4'		7.5'	
<u>SIZE OF BUILDING:</u>	HEIGHT	38.7'		38.7'		35'	
	WIDTH	48.1'		48.1'		n/a	
	LENGTH	34.6'		34.6'		n/a	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		73%		73%		40%	
<u>NO. OF DWELLING UNITS:</u>		2		2		2	
<u>NO. OF PARKING SPACES:</u>		2		2		2	
<u>NO. OF LOADING AREAS:</u>		n/a		n/a		n/a	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		60.5'		60.5'		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.:

Existing shed at rear of property to remain

**207 LEXINGTON
AVE UNIT 2**

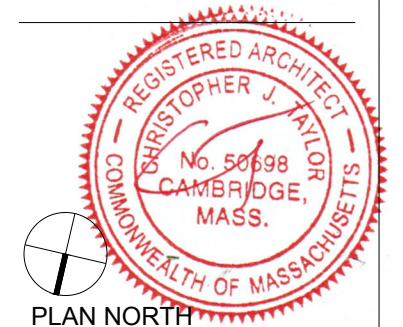
CAMBRIDGE, MA 02138

ARCHITECT:
CJT ARCHITECTS
6 CERINA ROAD
JAMAICA PLAIN, MA 02130
617.335.6191

STRUCTURAL ENGINEER:
ESEMPI & ASSOCIATES,
LLC

PO BOX 393
HINSDALE, MA 01235
413.446.3355

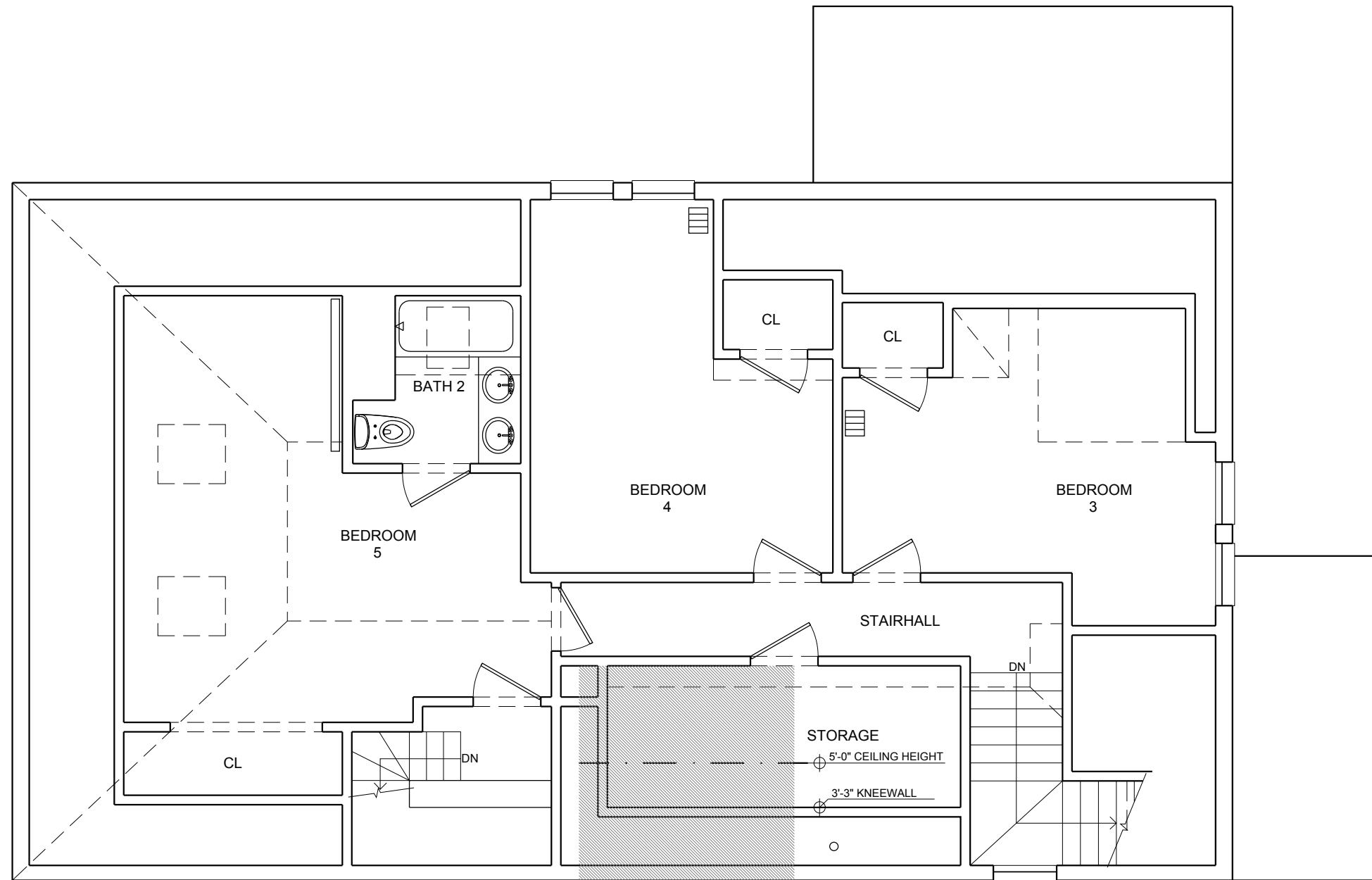
GENERAL CONTRACTOR:
SMITH & AWUDO
CONSTRUCTION, INC.
617.828.3729



**EXISTING THIRD
FLOOR PLAN**

SCALE:
3/16" = 1'-0"
DATE:
JUNE 12, 2023

A1.1



AREA OF PROPOSED DORMER SHOWN HATCHED
(40SF ADDITIONAL GROSS FLOOR AREA)

1 THIRD FLOOR PLAN
3/16" = 1'-0"

207 LEXINGTON
AVE UNIT 2

CAMBRIDGE, MA 02138

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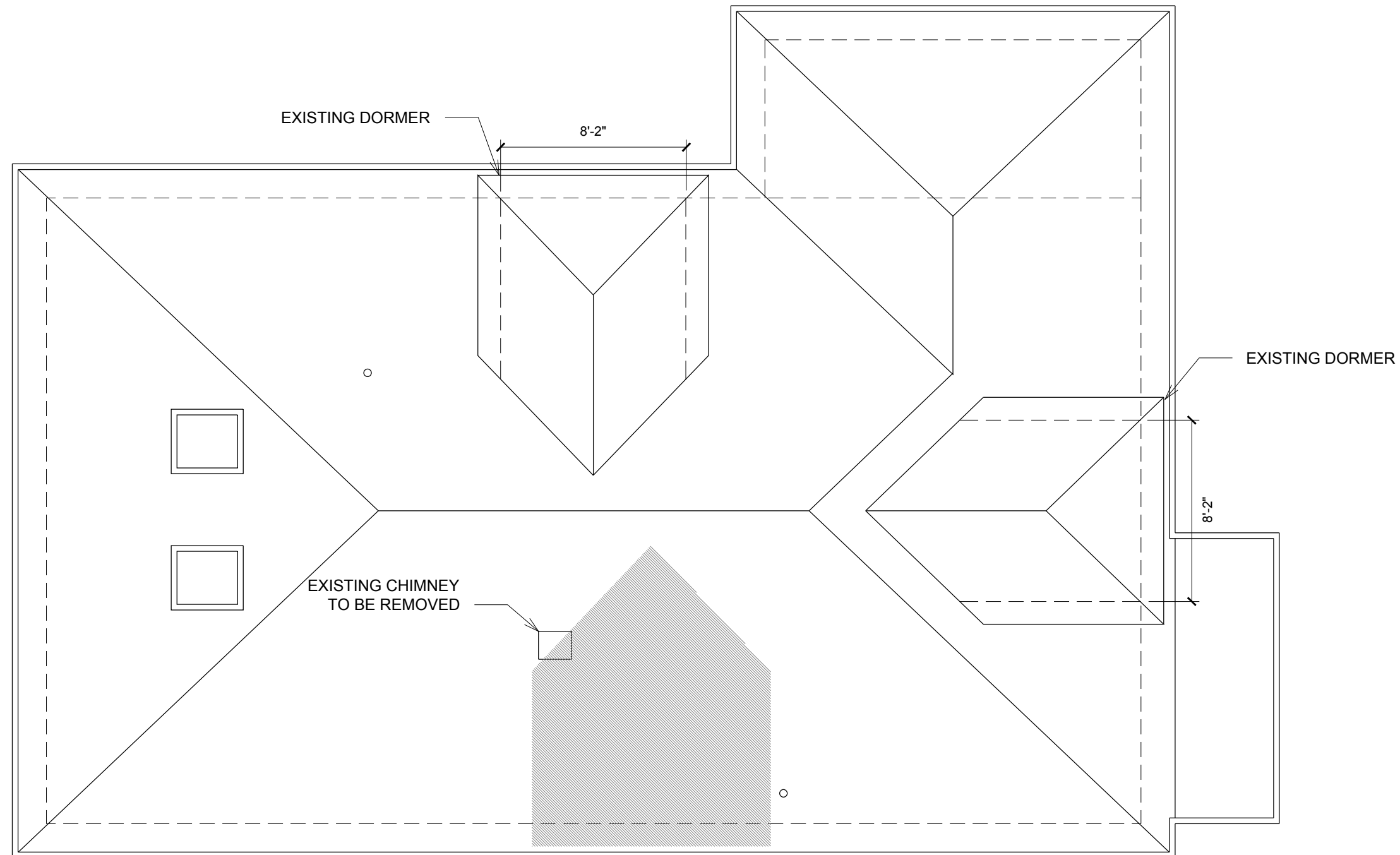


PLAN NORTH

**EXISTING ROOF
PLAN**

SCALE:
3/16" = 1'-0"
DATE:
JUNE 12, 2023

A1.2



AREA OF PROPOSED DORMER
SHOWN HATCHED

1 ROOF PLAN
3/16" = 1'-0"

207 LEXINGTON
AVE UNIT 2

CAMBRIDGE, MA 02138

ARCHITECT:
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6 CERINA ROAD
JAMAICA PLAIN, MA 02130
617.335.6191

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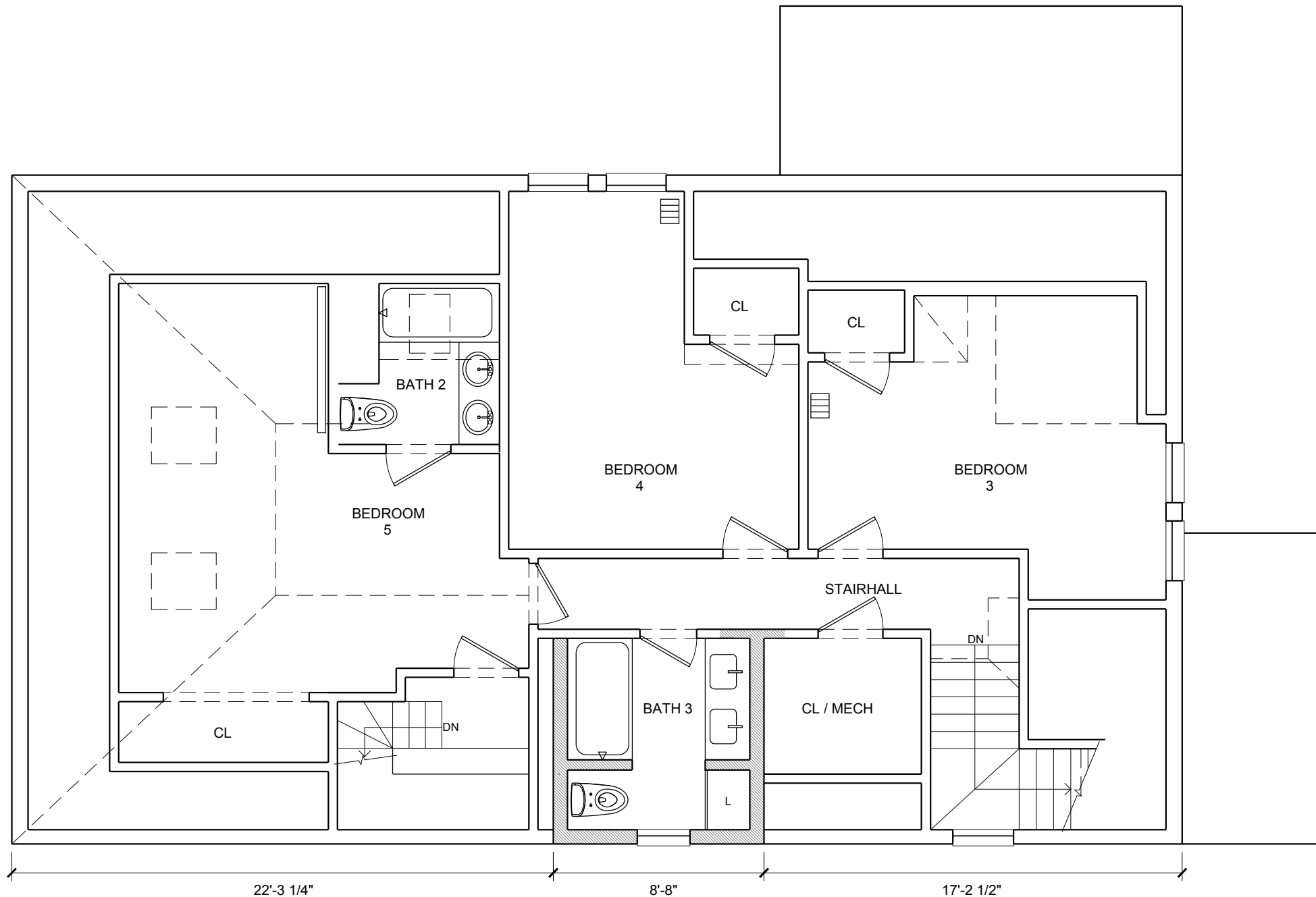


PLAN NORTH

**PROPOSED
THIRD FLOOR
PLAN**

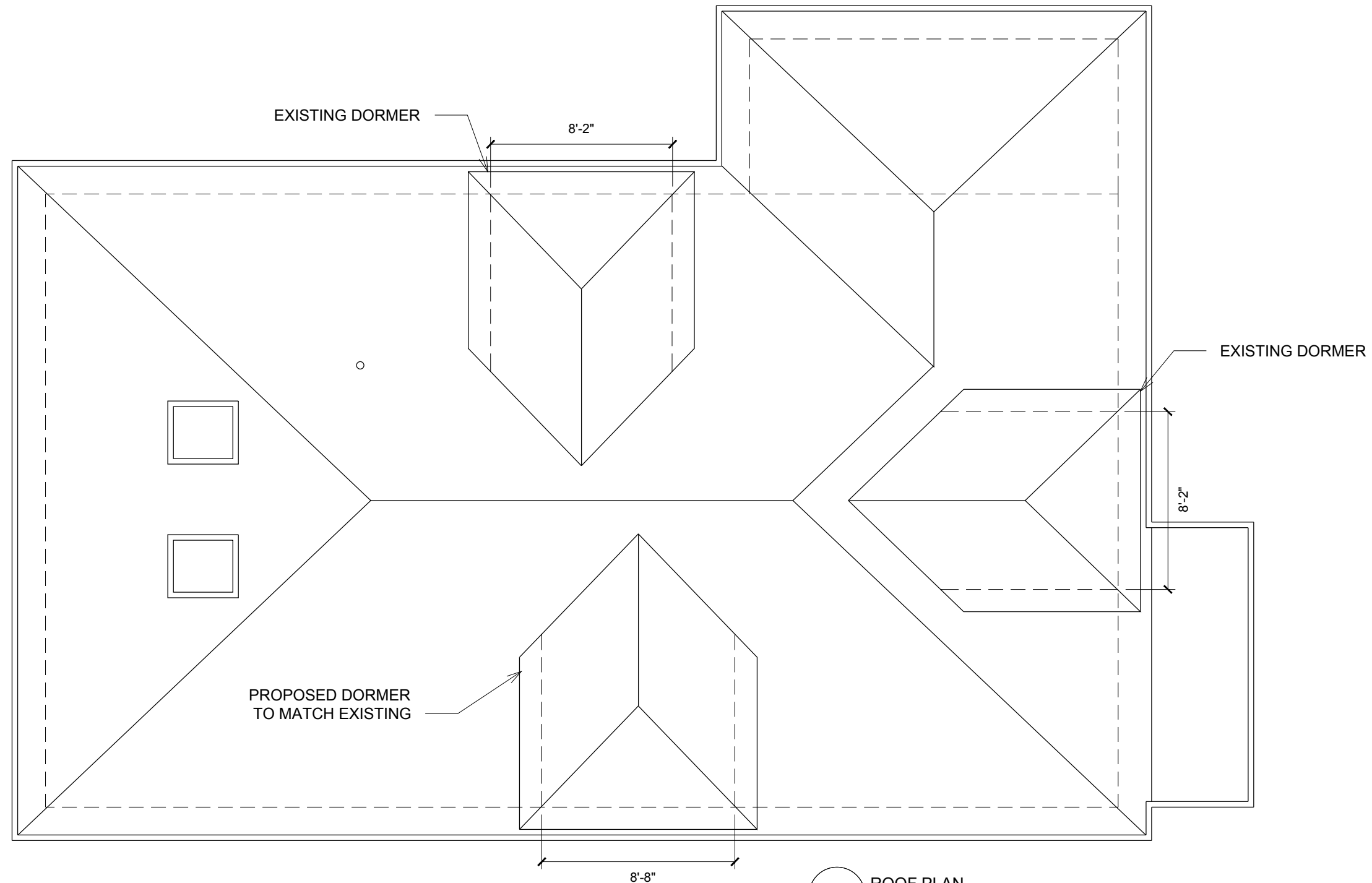
SCALE:
3/16" = 1'-0"
DATE:
JUNE 12, 2023

A1.3



1 THIRD FLOOR PLAN
3/16" = 1'-0"

NEW WALLS



1 ROOF PLAN
3/16" = 1'-0"

**207 LEXINGTON
AVE UNIT 2**

CAMBRIDGE, MA 02138

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6 CERINA ROAD
JAMAICA PLAIN, MA 02130

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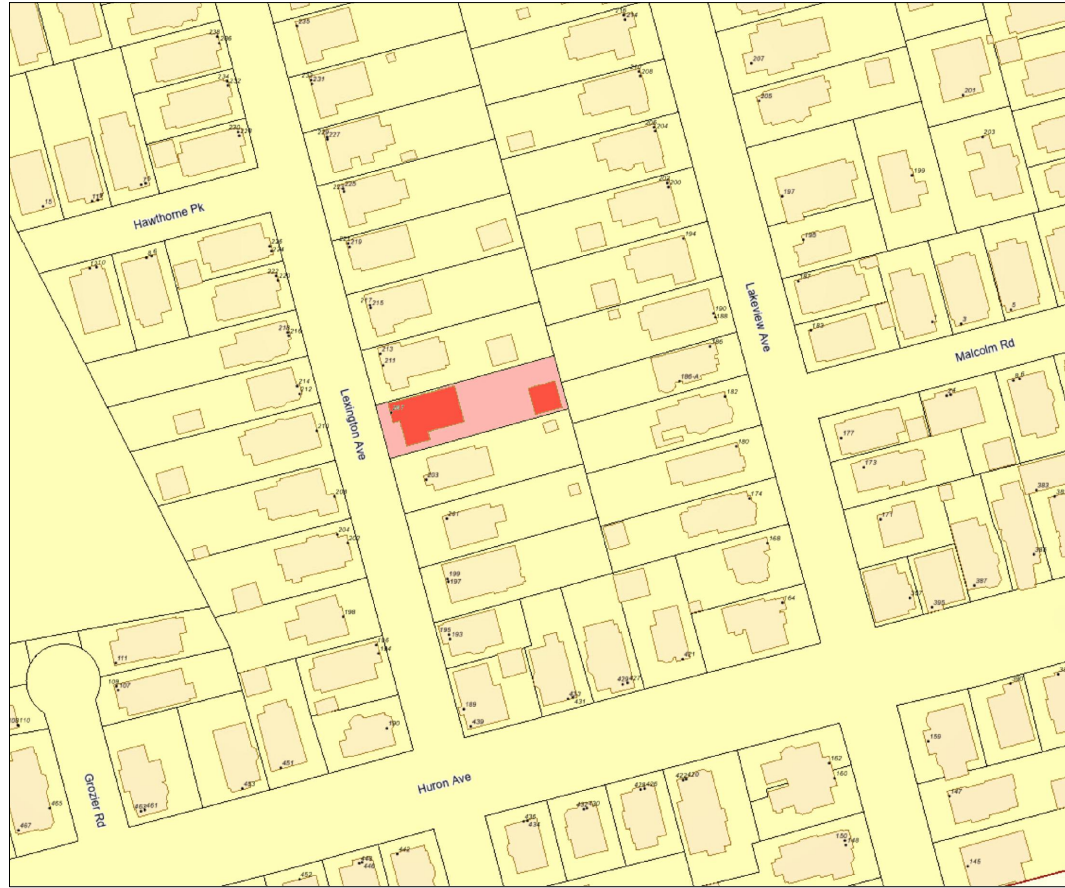


PLAN NORTH

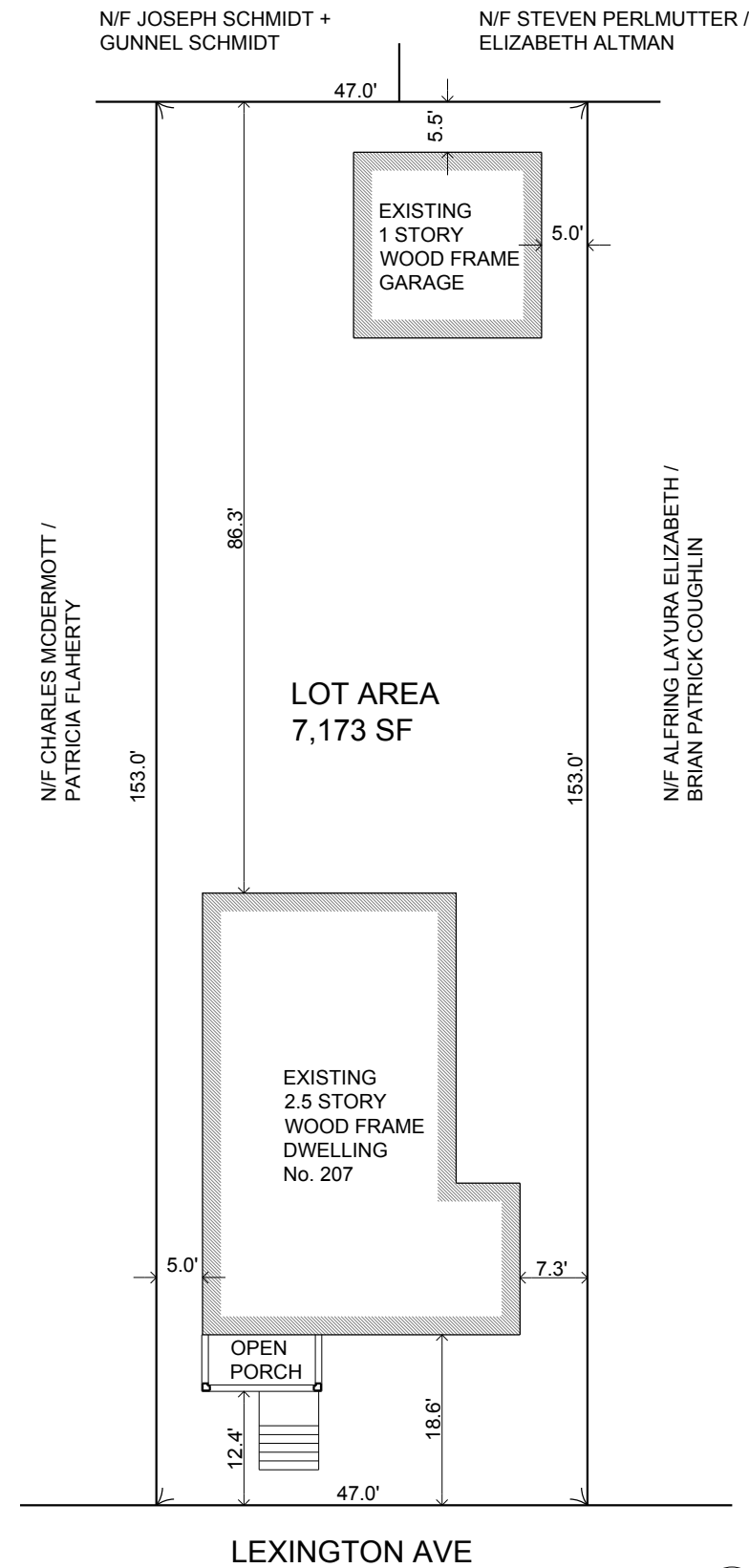
**PROPOSED
ROOF PLAN**

SCALE:
3/16" = 1'-0"
DATE:
JUNE 12, 2023

A1.4



NEIGHBORHOOD LOCUS PLAN
NOT TO SCALE



SCALE: 1"=20'
0 5 10 20



207 LEXINGTON AVE UNIT 2

CAMBRIDGE, MA 02138

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JAMAICA PLAIN, MA 02130

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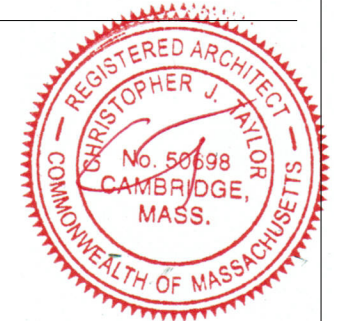
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HINSDALE, MA 01235

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GENERAL CONTRACTOR:
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SITE PLAN

SCALE:
AS NOTED
DATE:
JUNE 12, 2023

C1.0



**207 LEXINGTON
AVE UNIT 2**

CAMBRIDGE, MA 02138

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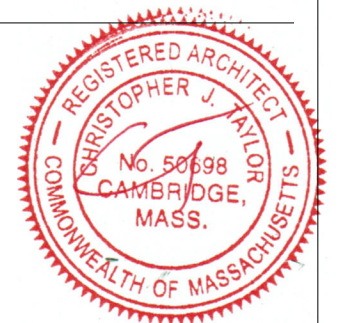
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**EXISTING WEST
ELEVATION**

SCALE:
3/16" = 1'-0"

DATE:
JUNE 12, 2023

A3.1

REMOVE EXISTING
CHIMNEY

REMOVE ROOF AS REQ'D
FOR NEW DORMER

EXISTING DORMER
TO REMAIN

3RD FLOOR

2ND FLOOR

1ST FLOOR

BASEMENT



1 NORTH ELEVATION
3/16" = 1'-0"

207 LEXINGTON
AVE UNIT 2

CAMBRIDGE, MA 02138

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6 CERINA ROAD
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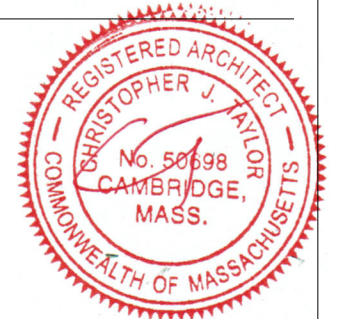
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GENERAL CONTRACTOR:
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**EXISTING
NORTH
ELEVATION**

SCALE:
3/16" = 1'-0"

DATE:
JUNE 12, 2023

A3.2



1 EAST ELEVATION
3/16" = 1'-0"

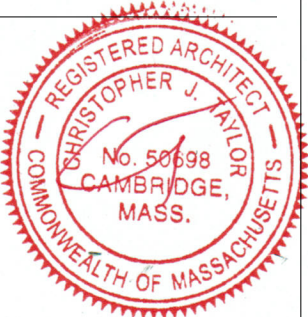
**207 LEXINGTON
AVE UNIT 2**

CAMBRIDGE, MA 02138

ARCHITECT:
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JAMAICA PLAIN, MA 02130
617.335.6191

STRUCTURAL ENGINEER:
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LLC
PO BOX 393
HINSDALE, MA 01235
413.446.3355

GENERAL CONTRACTOR:
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CONSTRUCTION, INC.
617.828.3729



**EXISTING EAST
ELEVATION**

SCALE:
3/16" = 1'-0"

DATE:
JUNE 12, 2023

A3.3

PROPOSED DORMER
TO MATCH EXISTING
DORMERS

EXISTING DORMERS

NEW TRIM TO
MATCH EXST

NEW SIDING TO
MATCH EXST

3RD FLOOR

2ND FLOOR

1ST FLOOR

BASEMENT



1 WEST ELEVATION
3/16" = 1'-0"

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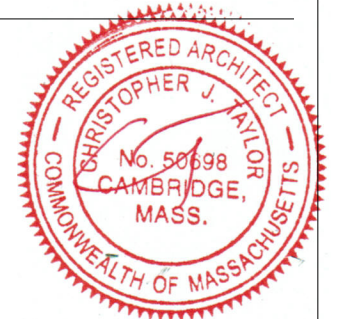
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**PROPOSED
WEST
ELEVATION**

SCALE:
3/16" = 1'-0"

DATE:
JUNE 12, 2023

A3.4



PROPOSED DORMER
TO MATCH EXISTING

EXISTING DORMER

NEW WINDOW +
CASING TO MATCH
EXST

NEW SIDING TO MATCH
EXST

3RD FLOOR

2ND FLOOR

1ST FLOOR

BASEMENT

1 NORTH ELEVATION
3/16" = 1'-0"

**207 LEXINGTON
AVE UNIT 2**

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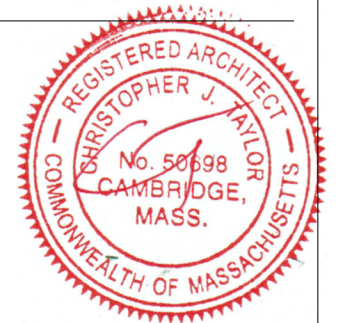
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**PROPOSED
NORTH
ELEVATION**

SCALE:
3/16" = 1'-0"

DATE:
JUNE 12, 2023

A3.5

EXISTING DORMER

PROPOSED DORMER TO MATCH EXISTING DORMERS

NEW TRIM TO MATCH EXST

NEW SIDING TO MATCH EXST

3RD FLOOR

2ND FLOOR

1ST FLOOR

BASEMENT



207 LEXINGTON AVE UNIT 2

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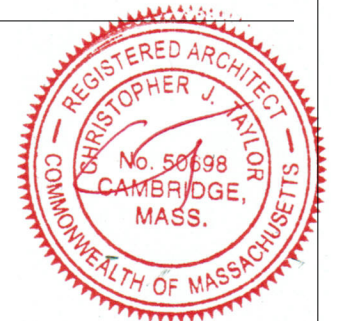
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**PROPOSED
EAST
ELEVATION**

SCALE:
3/16" = 1'-0"

DATE:
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1 EAST ELEVATION
3/16" = 1'-0"

A3.6

**207 LEXINGTON
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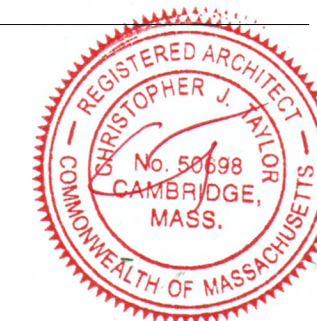
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PHOTOS

SCALE:
NTS
DATE:
JUNE 12, 2023



PROPOSED VIEW OF NW CORNER

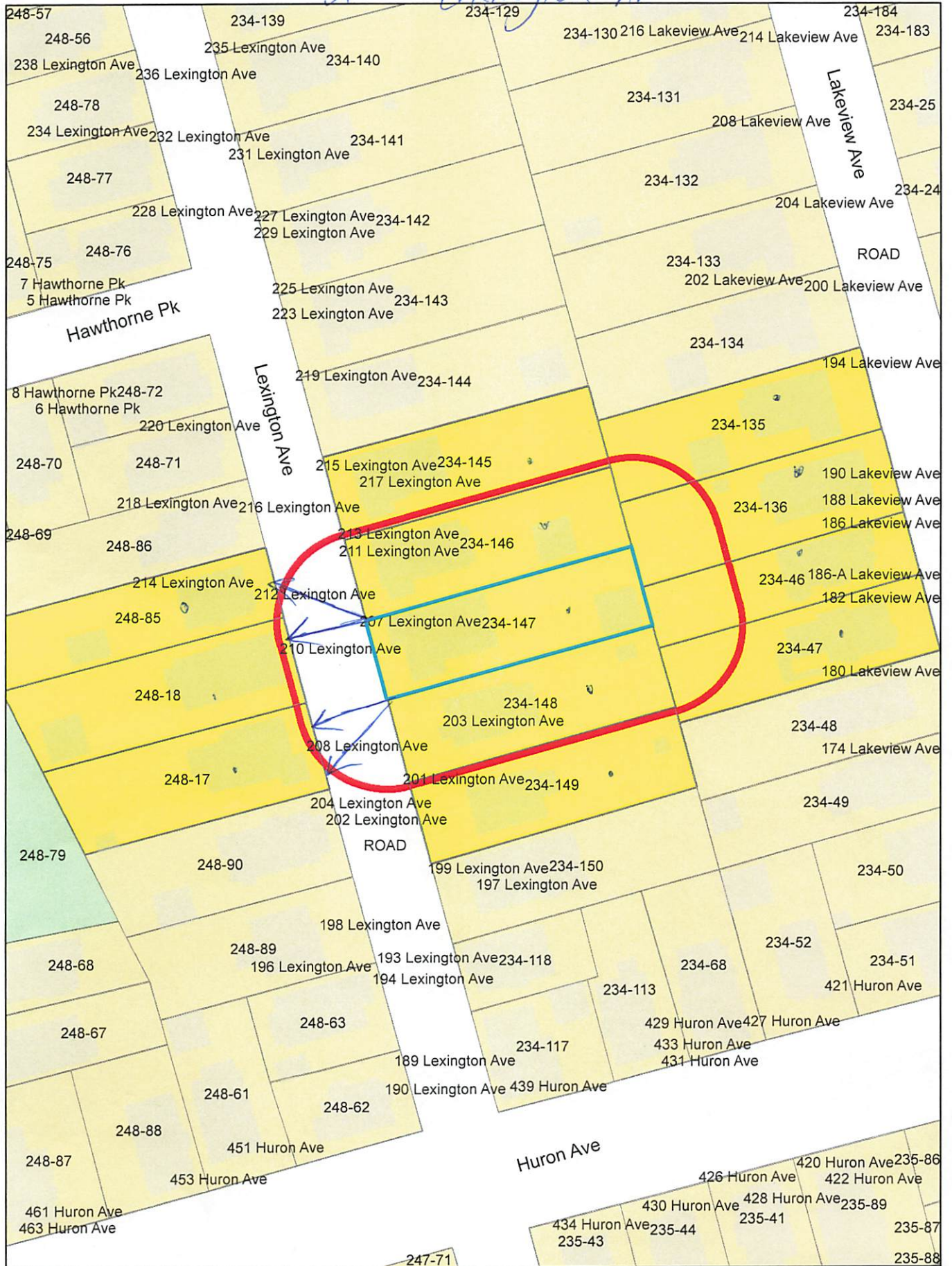


EXISTING VIEW OF SW CORNER



EXISTING VIEW OF NW CORNER

207 Lexington Ave



207 Lexington Ave

234-136
SCHMIDT, JOSEPH R. GUNNEL J SCHMIDT
188 LAKEVIEW AVE
CAMBRIDGE, MA 02138-2132

234-145
SAWYER, TIMOTHY & JOAN S. SAWYER
TRUSTEES OF SAWYER REALTY TRUST,
217 LEXINGTON AVE.
CAMBRIDGE, MA 02138-2137

CHRIS TAYLOR, ARCHITECT
6 CERINA ROAD
JAMAICA PLAIN, MA 02130

234-147
SMOLENSKI, THOMAS & NISHA SMOLENSKI
218 LEXINGTON AVE
CAMBRIDGE, MA 02138

248-17
JORDAN, MARY LOU & PETER O. HARRIS
184 W FAIRLEE RD
FAIRLEE, VT 05045

248-18
MAHONEY, MICHAEL J. &
ANNE MARIE MAHONEY
210 LEXINGTON AVE
CAMBRIDGE, MA 02138

234-46
PERLMUTTER, STEVEN F. &
ELISABETH A. ALTMAN
186 LAKEVIEW AVE
CAMBRIDGE, MA 02138-2132

234-47
ST.ONGE, MATTHEW J. & BETSEY M. ST.ONGE
182 LAKEVIEW AVE.
CAMBRIDGE, MA 02138

234-135
KENNEDY, SHEILA R,
TR. THE SHEILA RAUCH KENNEDY REV TRUST
194 LAKEVIEW AVE
CAMBRIDGE, MA 02138

234-149
HAUSMAN, NANCY M.,
TRUSTEE THE NANCY HAUSMAN TRUST
201 LEXINGTON AVE
CAMBRIDGE, MA 02138

248-85
WOOD, JAMES D. & CLAIRE D. MESSUD
212-214 LEXINGTON AVE
CAMBRIDGE, MA 02138

234-146
MCDERMOTT, CHARLES G. &
PATRICIA E. FLAHERTY
211-213 LEXINGTON AVE
CAMBRIDGE, MA 02138

234-148
ALFRING LAURA ELIZABETH BRIAN
PATRICK COUGHLIN
203 LEXINGTON AVE
CAMBRIDGE, MA 02138