



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

BZA APPLICATION FORM

Plan No: BZA-017269-2020

GENERAL INFORMATION

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

Special Permit : _____ Variance : v Appeal : _____

PETITIONER : Aaron Kemp -

PETITIONER'S ADDRESS : 245 Mt Auburn St Cambridge, MA 02138

LOCATION OF PROPERTY : 245 Mt Auburn St Cambridge, MA

TYPE OF OCCUPANCY : Detached Single Family ZONING DISTRICT : Residence B Zone


REASON FOR PETITION :
New Structure

DESCRIPTION OF PETITIONER'S PROPOSAL :

Replace existing 20.5 foot long by 14 foot wide patio with deck that is 30 inches high. Relief is required because the deck extends 14 feet from the line of the foundation. As per 5.24.2 ... unroofed porches and the like which do not project more than ten (10) feet beyond the line of the foundation wall and which are not over four (4) feet above the average level of the adjoining ground, may extend beyond the minimum yard regulations otherwise provided for the district in which the structure is built.

SECTIONS OF ZONING ORDINANCE CITED :

Article 5.000 Section 5.42.2 (Un-Roofed Poches).
 Article 5.000 Section 5.31 (Table of Dimensional Requirements).

Original Signature(s) : 
 (Petitioner(s) / Owner)

Aaron Kemp
 (Print Name)

Address : 245 Mt Auburn St

Tel. No. : 978 500 2838

E-Mail Address : adkemp@gmail.com

Date : 26 Feb 2020

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:

Aaron and Jacqui Kemp have lived in Cambridge since 2008. We have two children, Ryan who is 15 months old and Dylan, who is 2 months old. We are requesting to build a low deck off our back porch to provide a safe place for our kids to crawl around outside and a seating area for outdoor family dinners. We live in a small house on a busy street, and elevating the patio by just 30" would give the kids a safe outdoor play space that we can monitor from the kitchen windows and which they can access without going up and down the existing flight of stairs.

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:

When the house was constructed in 1858, the Charles was a tidal river, and 245 Mt Auburn St was less than 50 feet from the north bank. The property was, at that time, a salt marsh, and the house was built with a higher than average foundation to withstand the regular floods. As a result of the high foundation, the back porch is 3 feet above grade, and the back porch steps significantly encroach on the usable patio space. Raising the patio by 30" allows us to relocate the steps and reclaim 4 feet of usable space.

C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:

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

The proposed deck occupies the same footprint as our existing patio, which is 14' wide by 20.5' long. Maintaining this footprint is required to properly align the deck with the driveway, kitchen windows, back porch, planting beds and side walkway. As per Article 5.24.2 of the Zoning Ordinance, decks that extend more than 10' from the line of foundation require zoning relief. Our proposed deck extends 14' from the line of foundation.

The deck plans were reviewed with all abutters and unanimously approved by the Half Crown Marsh Conservation District on Oct 21st, 2019. Eight abutters submitted letters of support for the project.

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

There is no change to the intended use or footprint of the space. Raising the existing patio by just 30" in height is a negligible deviation from the zoning requirements.

*** 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: Aaron Kemp **PRESENT USE/OCCUPANCY:** Patio
LOCATION: 245 Mt Auburn St Cambridge, MA **ZONE:** Residence B Zone
PHONE: _____ **REQUESTED USE/OCCUPANCY:** Deck

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>	<u>1550</u>	<u>1550</u>	<u>1500</u>	(max.)
<u>LOT AREA:</u>	<u>3000</u>	<u>3000</u>	<u>5000</u>	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²	<u>.516</u>	<u>.516</u>	<u>.5</u>	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	<u>3000</u>	<u>3000</u>	<u>2500</u>	(min.)
<u>SIZE OF LOT:</u>				
<u>WIDTH</u>	<u>50</u>	<u>50</u>	<u>50</u>	(min.)
<u>DEPTH</u>	<u>60</u>	<u>60</u>	<u>100</u>	
<u>SETBACKS IN FEET:</u>				
<u>FRONT</u>	<u>6</u>	<u>6</u>	<u>15</u>	(min.)
<u>REAR</u>	<u>16.5</u>	<u>2.5</u>	<u>8</u>	(min.)
<u>LEFT SIDE</u>	<u>4.5</u>	<u>4.5</u>	<u>15</u>	(min.)
<u>RIGHT SIDE</u>	<u>12</u>	<u>5.5</u>	<u>12</u>	(min.)
<u>SIZE OF BLDG.:</u>				
<u>HEIGHT</u>	<u>23</u>	<u>23</u>	<u>35</u>	(max.)
<u>LENGTH</u>	<u>30.5</u>	<u>30.5</u>	<u>N/A</u>	
<u>WIDTH</u>	<u>25.5</u>	<u>25.5</u>	<u>N/A</u>	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	<u>40%</u>	<u>40%</u>	<u>40%</u>	(min.)
<u>NO. OF DWELLING UNITS:</u>	<u>1</u>	<u>1</u>	<u>1</u>	(max.)
<u>NO. OF PARKING SPACES:</u>	<u>2</u>	<u>2</u>	<u>1</u>	(min./max)
<u>NO. OF LOADING AREAS:</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>	<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.
21" high wood framed deck with 7" high granite foundation. Total height = 30"

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'.



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

2020 MAR 24 PM 3:50
 OFFICE OF THE CITY CLERK
 CAMBRIDGE, MASSACHUSETTS

BZA APPLICATION FORM

Plan No: BZA-017269-2020

GENERAL INFORMATION

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

Special Permit : _____ Variance : ✓

Appeal : _____

PETITIONER : Aaron Kemp -

PETITIONER'S ADDRESS : 245 Mt Auburn St Cambridge, MA 02138

LOCATION OF PROPERTY : 245 Mt Auburn St Cambridge, MA

TYPE OF OCCUPANCY : Detached Single Family ZONING DISTRICT : Residence B Zone

REASON FOR PETITION :

New Structure

DESCRIPTION OF PETITIONER'S PROPOSAL :

Replace existing 20.5 foot long by 14 foot wide patio with deck that is 30 inches high. Relief is required because the deck extends 14 feet from the line of the foundation. As per 5.24.2 ... unroofed porches and the like which do not project more than ten (10) feet beyond the line of the foundation wall and which are not over four (4) feet above the average level of the adjoining ground, may extend beyond the minimum yard regulations otherwise provided for the district in which the structure is built.

SECTIONS OF ZONING ORDINANCE CITED :

Article 5.000 Section 5.42.2 (Un-Roofed Poches).

Article 5.000 Section 5.31 (Table of Dimensional Requirements).

Original Signature(s) : *Aaron Kemp*
 (Petitioner(s) / Owner)

 Aaron Kemp
 (Print Name)

Address : 245 Mt Auburn St

Tel. No. : 978 500 2838

E-Mail Address : adkemp@gmail.com

Date : _____

APPLICATION TO BOARD OF ZONING APPEALS



30" HIGH DECK TO REPLACE EXISTING PATIO (SHOWN) AT FAR END OF DRIVEWAY

ZONING VARIANCE FOR DECK

245 MOUNT AUBURN ST
CAMBRIDGE, MA 02138
MARCH 2020

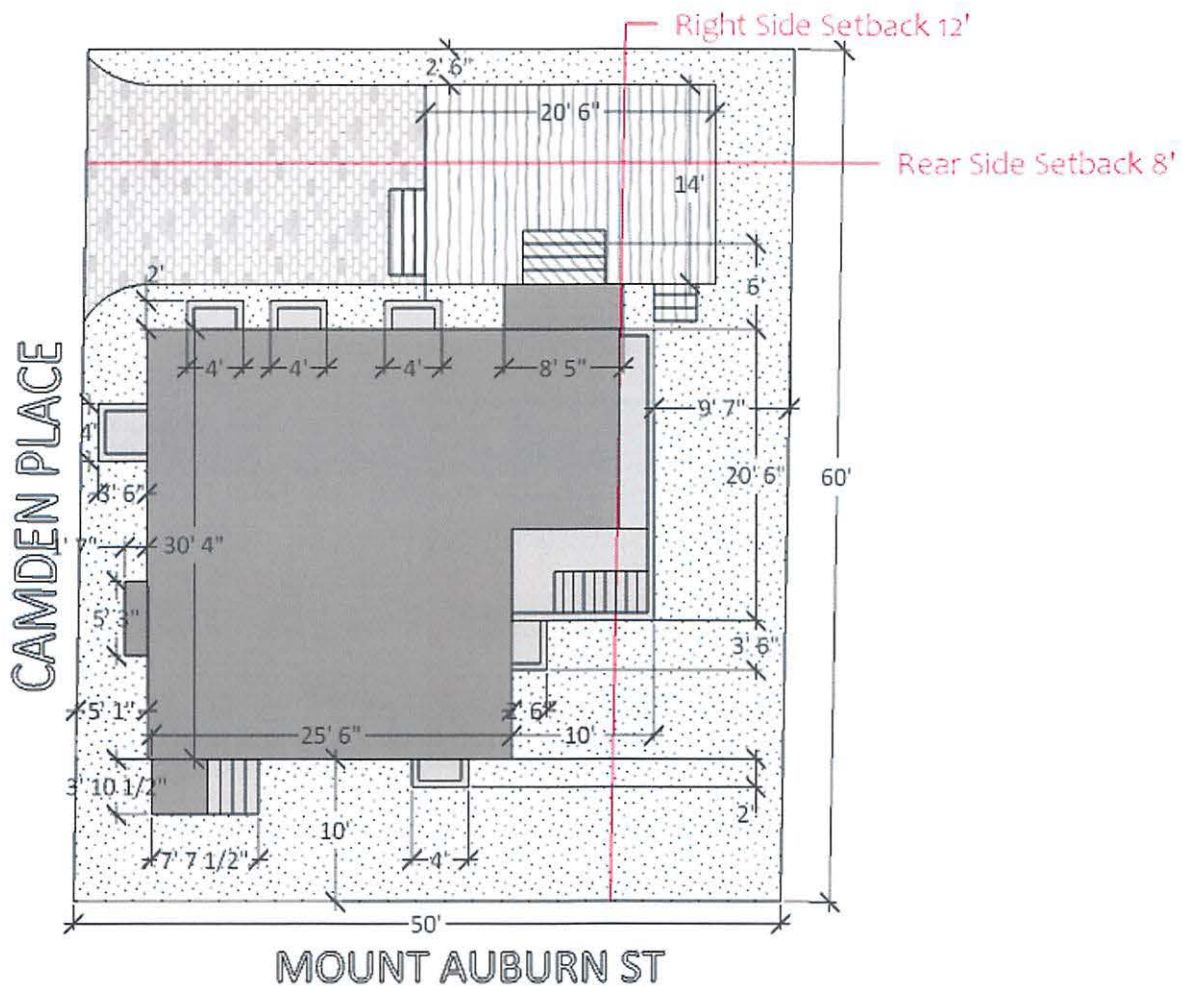
① DESCRIPTION

REASON FOR HARDSHIP:

- AARON AND JACQUI KEMP HAVE LIVED IN CAMBRIDGE SINCE 2008. WE HAVE TWO CHILDREN, RYAN WHO IS 15 MONTHS OLD AND DYLAN, WHO IS 2 MONTHS OLD. WE ARE REQUESTING TO BUILD A LOW DECK OFF OUR BACK PORCH TO PROVIDE A SAFE PLACE FOR OUR KIDS TO CRAWL AROUND OUTSIDE AND A SEATING AREA FOR OUTDOOR FAMILY DINNERS. WE LIVE IN A SMALL HOUSE ON A BUSY STREET, AND ELEVATING THE PATIO BY JUST 30" WOULD GIVE THE KIDS A SAFE OUTDOOR PLAY SPACE THAT THEY CAN ACCESS WITHOUT GOING UP AND DOWN STAIRS, AND WHICH WE CAN MONITOR FROM THE KITCHEN WINDOWS. RAISING THE PATIO UP TO PORCH HEIGHT ALSO ALLOWS US TO RELOCATE THE STEPS AND RECLAIM 4 FEET OF USABLE SPACE.
- THE PROPOSED DECK OCCUPIES THE SAME FOOTPRINT AS OUR EXISTING PATIO, WHICH IS 14' WIDE BY 20.5' LONG. MAINTAINING THIS FOOTPRINT IS REQUIRED TO PROPERLY ALIGN THE DECK WITH THE DRIVEWAY, KITCHEN WINDOWS, BACK PORCH, PLANTING BEDS AND SIDE WALKWAY. AS PER ARTICLE 5.24.2 OF THE ZONING ORDINANCE, DECKS THAT EXTEND MORE THAN 10' FROM THE LINE OF FOUNDATION REQUIRE ZONING RELIEF. OUR PROPOSED DECK EXTENDS 14' FROM THE LINE OF FOUNDATION. THERE IS NO IMPACT TO ANY OTHER ZONING REGULATIONS.
- THE DECK PLANS WERE REVIEWED WITH ALL ABUTTERS AND UNANIMOUSLY APPROVED BY THE HALF CROWN MARSH CONSERVATION DISTRICT ON OCT 21ST, 2019. EIGHT ABUTTERS SUBMITTED LETTERS OF SUPPORT FOR THE PROJECT.

SITE CONDITIONS:

- 245 MT AUBURN ST IS A 1.5 STORY WORKERS COTTAGE, CIRCA 1859, ON THE CORNER OF MT AUBURN ST AND CAMDEN PL. THE LOT IS 3000SF AND THE HOUSE HAS A GROSS FLOOR AREA OF APPROXIMATELY 1500SF WITH FRONT AND BACK COVERED PORCHES COMPRISING AN ADDITIONAL 50SF. THE PROPERTY IS ZONED RESIDENCE B AND IS LOCATED IN THE HALF CROWN MARSH CONSERVATION DISTRICT.
- THE PROPERTY HAS TWO SIDE YARD SETBACKS, WHICH ARE 12' ON THE EAST (RIGHT) SIDE ABUTTING MT AUBURN ST AND 8' ON THE NORTH (REAR) SIDE ABUTTING CAMDEN PL (SUM OF 20', AS PER ARTICLE 5.31 TABLE 5-1).
- THE AREA WHERE THE DECK WILL BE LOCATED IS USED AS A PATIO AND IS CURRENTLY COMPRISED OF CRUSHED GRAVEL (PREVIOUSLY CONCRETE PAVERS). THE PATIO IS SCREENED FROM PUBLIC VIEW BY A 7' HIGH FENCE BELONGING TO THE ABUTTER TO THE NORTH AND OUR 6' HIGH FENCE TO THE SOUTH. THE ABUTTER TO THE EAST IS A CONVERTED GARAGE THAT HAS NO WINDOWS FACING THE PATIO. THE AREA TO THE WEST IS OUR 2-CAR DRIVEWAY.
- THE DECK WILL HAVE A 7" HIGH RECLAIMED GRANITE BASE TO COORDINATE WITH THE HISTORIC GRANITE WINDOW WELLS AND CURBS THROUGHOUT THE PROPERTY. THE DECK TRIM WILL MATCH THE HOUSE TRIM. NON-PERMANENT RAILINGS WILL BE USED AS A SAFETY BARRIER UNTIL THE CHILDREN ARE OLDER.



- | | |
|---|---|
| <ul style="list-style-type: none"> Total Lot Area (3000sf) Permeable Open Space (1200sf / 40%) Covered Foundation Area (888sf) Uncovered Steps / Window Wells Below Grade (180sf) | <ul style="list-style-type: none"> Existing Parking (328sf) Back Porch Steps (to be Relocated) Existing Patio (287sf) & Proposed Deck (30" high) |
|---|---|

② ZONING ANALYSIS

PROPOSED DECK EXTENDS 14' FROM THE LINE OF FOUNDATION, 5 1/2' INTO REAR SIDE SETBACK AND 6 1/2' INTO RIGHT SIDE SETBACK. THERE IS NO IMPACT TO ANY OTHER ZONING REGULATIONS. ALL PERMEABLE OPEN SPACE IS GREEN SPACE ASIDE FROM 33" COBBLESTONE WALKWAYS (NOT SHOWN).

Green Area Open Space shall, except as provided for below, consist entirely of living trees, grass, ground cover, bushes, shrubs, and/or similar vegetation, as well as water and other natural features of the site. However, in no case shall hard surfaced walks and terraces, or pervious ground covers like gravel, stone, and wood chips not being used as mulch beneath vegetation, exceed twenty-five (25) percent of the total required Green Area Open Space.

Open Space, Permeable. A kind of Green Area Open Space (as defined above) in which the surface material must be permeable but which surface material is not limited or restricted as to type. That surface material may include vegetation; rocks, pebbles, wood chips and similar landscaping materials; or unit pavers. All other materials (for example, continuously poured asphalt or concrete) are not allowed except that any material may be used for pedestrian walkways not exceeding forty-eight (48) inches in width or half the width of the area in which they are located, whichever amount is less.

Open Space, Private. The part or parts of a lot or structure which are reserved for the use of occupants of a building which is used wholly, or in part, for residential purposes. This space shall have minimum dimensions as prescribed in the Ordinance, shall exclude parking areas, driveways and walkways, and shall be open and unobstructed to the sky. Trees, plantings, arbors, fences, flagpoles, sculpture, fountains and recreational and drying apparatus and similar objects shall not be considered obstructions when located within a private open space...

5.22.1 Private open space shall be provided on every lot used for residential use ... and shall be a percentage of the lot area as set forth in Section 5.31. An area designated as private open space must have both a width and a length of at least fifteen (15) feet, except for balconies, and may not have a slope greater than ten (10) percent. With the exception of balcony areas, private open space shall be accessible to all occupants of a building; not less than one half of the required private open space shall be provided at ground level or within ten (10) feet of the level of the lowest floor used for residential purposes. Areas at other levels, such as balconies, decks, and roofs, of garages and buildings, which are accessible to all occupants of buildings, which are not used as walkways or corridors, and which have both a width and a length of at least six (6) feet and a minimum area of seventy-two (72) square feet, may be calculated as private open space, not to exceed twenty-five (25) percent of the total private open space.

5.22.3 Special Requirements in Residence B (also A-1, A-2, C, and C-1)

At least fifty (50) percent of the required Private open space in these districts shall meet all of the requirements of Section 5.22.1 above. At least fifty (50) percent of the required Private open space shall meet the definition of Permeable Open Space and shall not be subject to the dimensional limitations of Section 5.22.1 as applied to Private open space.

5.24.2 ... unroofed porches and the like which do not project more than ten (10) feet beyond the line of the foundation wall and which are not over four (4) feet above the average level of the adjoining ground, may extend beyond the minimum yard regulations otherwise provided for the district in which the structure is built.

5.24.3 On lots abutting streets on more than one side, the front yard requirements of each of the abutting streets shall apply regardless of designated front lot lines. Any remaining sides shall be subject to side yard requirements.

Table 5-1. Table of Dimensional Requirements - Residential Districts

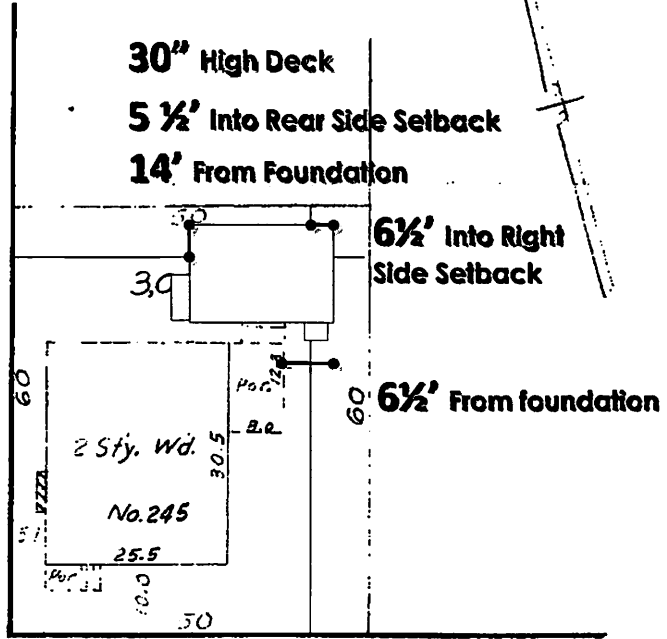
District	(1) Max. Ratio of Floor Area to Lot Area	(2) Minimu m Lot Size in Sq. Ft.	(3) Min. Lot Area for Each D.U. in Sq. Ft.	(4) Minimu m Lot Width in Feet	(5) Minimum Yard in Feet			(6) Maximu m Height in Feet	(7) Min. Ratio of Private Op. Sp. to Lot Area
					Front	Side	Rear		
Res. B	0.5 ⁽ⁱ⁾	5,000	2,500 ⁽ⁱ⁾	50	15	7'6" (sum of 20)	25 ^(c)	35	40%

3 APPLICABLE ZONING

RELEVANT EXCERPTS FROM THE CAMBRIDGE ZONING ORDINANCE. 40% OF THE LOT IS PERMEABLE OPEN SPACE, NEARLY ALL OF WHICH IS GREEN SPACE.

119559

CAMDEN PLACE



MT. AUBURN ST.

MORTGAGE PLOT PLAN

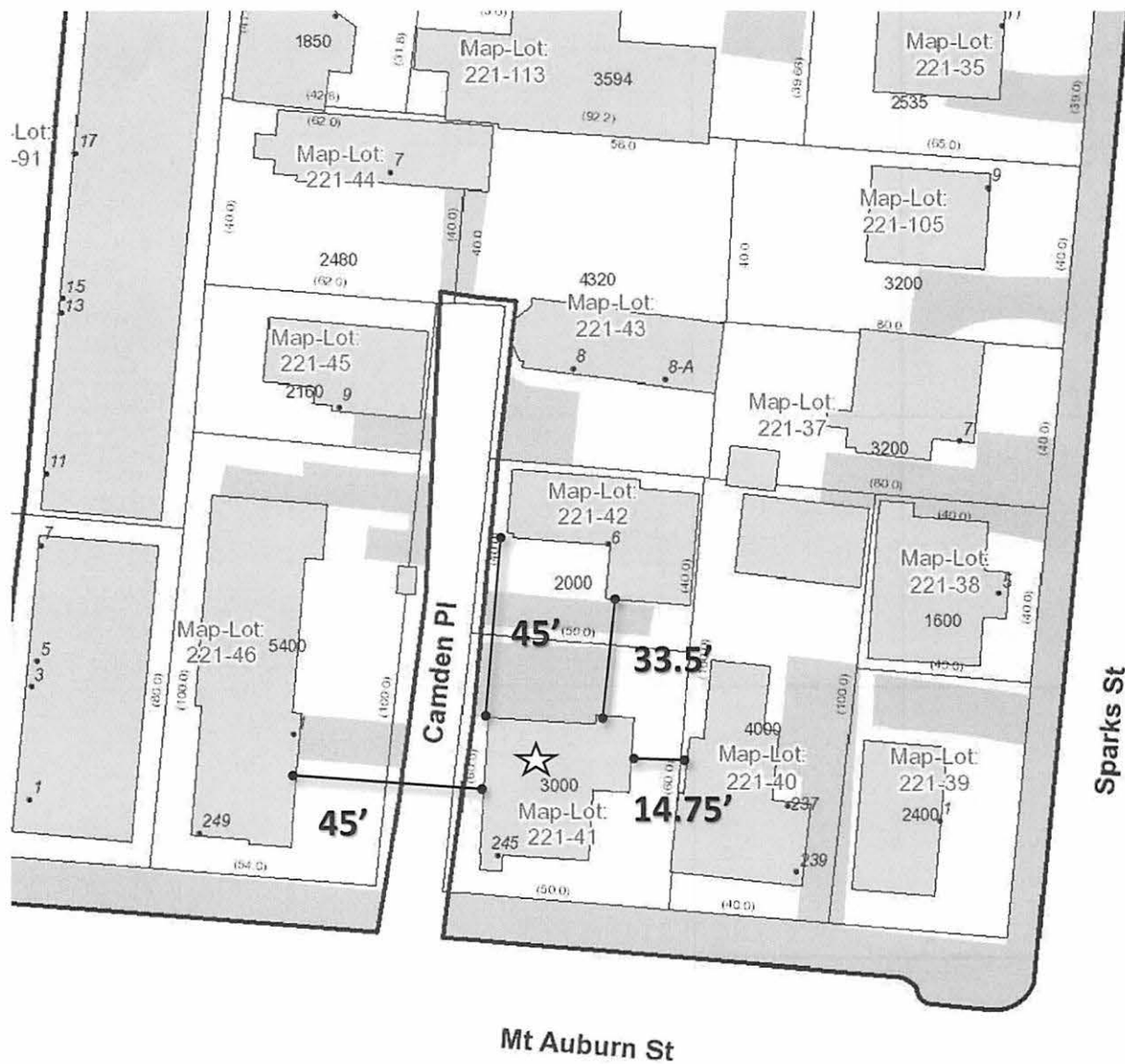
Location CAMBRIDGE Mass.
 Scale: 1 in. = 20 ft. Date Mar. 6, 1965
 Plan Reference _____
ROBERT H. DUNNING *Surveying and Drafting*
 2 DOW AVE., ARLINGTON

I hereby certify that the building shown on this plan is approximately located on the ground as shown thereon and that it conformed to the zoning and building laws of the City of Cambridge when constructed and to restrictions on record

Robert H. Dunning

4 CERTIFIED PLOT PLAN

PROPOSED DECK EXTENDS 14' FROM THE LINE OF FOUNDATION, 5 1/2' INTO REAR SIDE SETBACK AND 6 1/2' INTO RIGHT SIDE SETBACK. THERE IS NO IMPACT TO ANY OTHER ZONING REGULATIONS.



5 MAP OF ABUTTERS
 VIEW OF ABUTTERS SHOWING DISTANCE BETWEEN BUILDINGS.

AARON AND JACQUI KEMP
 245 MOUNT AUBURN ST
 CAMBRIDGE, MA 02138

APPLICATION FOR ZONING RELIEF
 CAMBRIDGE BOARD OF ZONING APPEAL
 MARCH 2020



Half Crown-Marsh Neighborhood Conservation District Commission

831 Massachusetts Avenue, 2nd 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: ~~245 Memorial Drive~~ 245 Mt Auburn St
Applicant: Aaron Kemp

The Half Crown-Marsh Neighborhood Conservation District Commission hereby certifies, pursuant to Chapter 2.78, Article III, Section 2.78.140-270 of the Code of the City of Cambridge and the order establishing said District that the work described below does not involve any activity requiring issuance of a Certificate of Appropriateness or Hardship:

Construct new fence at front yard; construct rear deck and pergola at rear yard.

The application was reviewed at the October 21, 2019 and November 18, 2019 public meetings. The deck and pergola were approved by the Half Crown-Marsh NCD Commission at the October hearing as submitted and the fence was approved at the November hearing as submitted.

All improvements shall be carried out as shown on the plans and specifications submitted by the applicant, except as modified above. Approved plans and specifications are incorporated by reference into this certificate.

This certificate is granted upon the condition that the work authorized herein 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, such 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 Chair.

Case Number: HCM-472 Date of Certificate: 11/19/19

Attest: A true and correct copy of decision filed with the offices of the City Clerk and the Cambridge Historical Commission on 11/19/19.

By James Van Sickle/EJH, Chair

Twenty days have elapsed since the filing of this decision. No appeal has been filed _____.
Appeal has been filed _____.

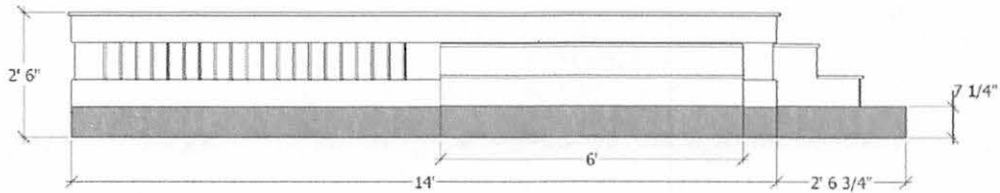
Date _____ City Clerk: _____

⑥ CERTIFICATE OF APPROPRIATENESS

THE DECK PLANS WERE REVIEWED WITH ALL ABUTTERS AND UNANIMOUSLY APPROVED BY THE HALF CROWN MARSH CONSERVATION DISTRICT ON OCT 21ST, 2019. EIGHT ABUTTERS SUBMITTED LETTERS OF SUPPORT FOR THE PROJECT.

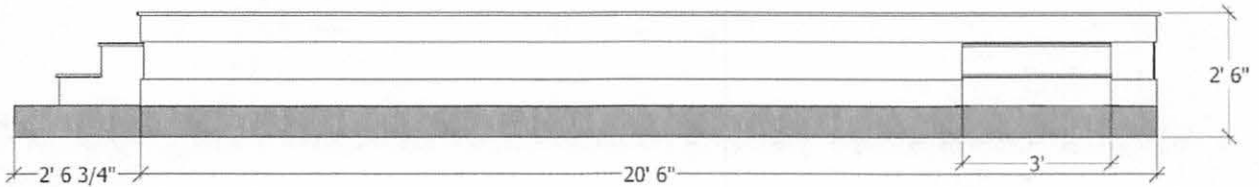


7 ARIAL VIEW OF ABUTTERS
 ARIAL PHOTOGRAPH SHOWING RELATIVE DISTANCE AND PLANTINGS BETWEEN ABUTTERS.



8 DECK ELEVATION FRONT

THE PROPOSED DECK IS 14' WIDE BY 20' 6" LONG. THE DECK WILL HAVE A 7 1/4" HIGH DECORATIVE GRANITE BASE TO COORDINATE WITH THE GRANITE WINDOW WELLS AND CURBS THROUGHOUT THE PROPERTY. THREE 6' WIDE STEPS LEAD FROM THE DRIVEWAY TO THE DECK. GRANITE FOR THE PROJECT WAS RECLAIMED FROM ANTIQUE CITY STREET CURB AND FROM THE LONGFELLOW BRIDGE RENOVATION.



9 DECK ELEVATION SIDE

THREE 3' WIDE STEPS LEAD FROM THE FRONT WALKWAY TO THE DECK. IN ORDER TO REDUCE THE VISUAL IMPACT ON THE NEIGHBORHOOD, THERE WILL BE NO PERMANENT RAILINGS. 30" HIGH DECKS DO NOT REQUIRE RAILINGS FOR SAFETY; BABY GATES WILL BE USED AS A TEMPORARY BARRIER UNTIL OUR TWO CHILDREN ARE OLDER. THE DECK TRIM WILL BE PAINTED TO MATCH THE HOUSE TRIM.

AARON AND JACQUI KEMP
245 MOUNT AUBURN ST
CAMBRIDGE, MA 02138

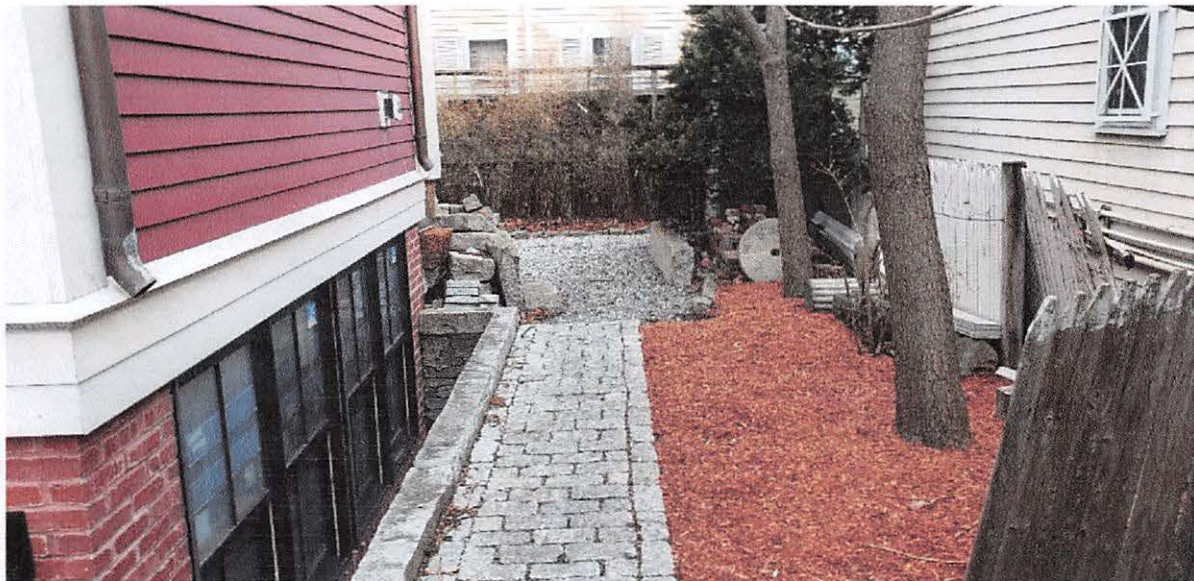
APPLICATION FOR ZONING RELIEF
CAMBRIDGE BOARD OF ZONING APPEAL
MARCH 2020

ATTACHMENT 1



⑩ SITE VIEW FRONT

VIEW OF EXISTING GRAVEL PATIO AT THE BACK OF THE COBBLESTONE DRIVEWAY. THE GRAVEL AREA WILL BE RAISED 30" TO FORM THE NEW DECK. THE DECK FOOTPRINT ALIGNS WITH THE EXISTING DRIVEWAY AND PLANTING BEDS. THE DECK WILL BE SCREENED FROM PUBLIC VIEW BY THE 7' HIGH FENCE BELONGING TO THE ABUTTER TO THE NORTH AND OUR 6' HIGH FENCE TO THE SOUTH. THE ABUTTER TO THE EAST IS A CONVERTED GARAGE THAT HAS NO WINDOWS FACING THE DECK.



⑪ SITE VIEW SIDE

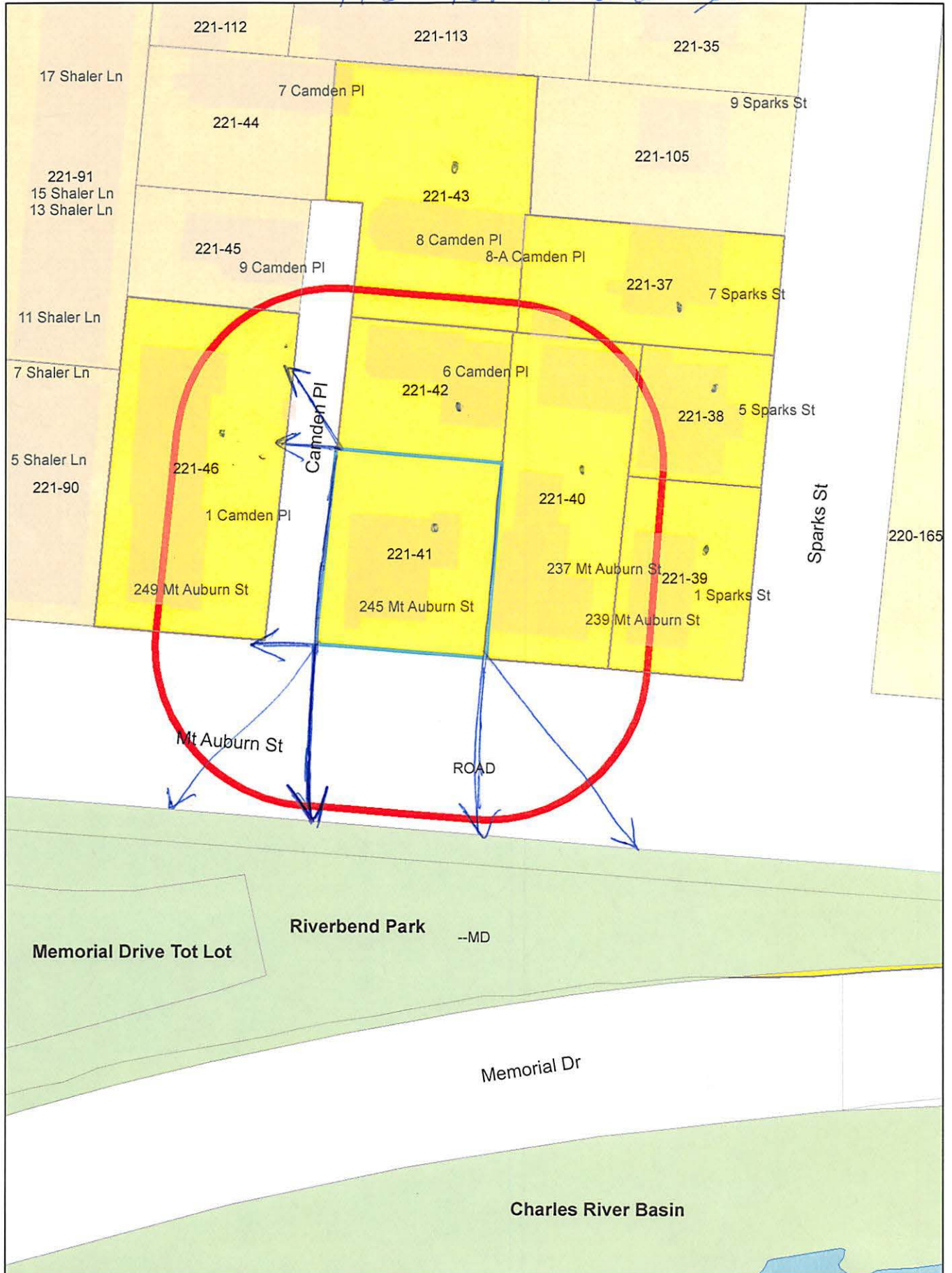
VIEW OF COBBLESTONE WALKWAY LEADING FROM FRONT GATE TO PROPOSED DECK. THE DECK STEPS WILL ALIGN WITH THE END OF THE WALKWAY. EXISTING GRAVEL PATIO AREA WILL BE RAISED 30" TO FORM THE NEW DECK. RECLAIMED GRANITE SHOWN STACKED IN CENTER OF PHOTO WILL BE USED TO BUILD THE BASE OF THE DECK. PLANTINGS ALONG THE FENCE WILL PROVIDE PRIVACY ON THE DECK AND ARE EXPECTED TO REACH 12' IN HEIGHT.

AARON AND JACQUI KEMP
245 MOUNT AUBURN ST
CAMBRIDGE, MA 02138

APPLICATION FOR ZONING RELIEF
CAMBRIDGE BOARD OF ZONING APPEAL
MARCH 2020

ATTACHMENT 2

945 Mt. Auburn St.



245 Mt. Auburn St.

Petitioner

221-37
GAUGHEN, PATRICK ROBERT &
KATHERINE LYNN GAUGHEN
7 SPARKS ST
CAMBRIDGE, MA 02138

221-40
AMACHER, FRANZISKA,
TR. THE MAUBURN REALTY TRUST
239 MT. AUBURN ST
CAMBRIDGE, MA 02138-4843

221-41
KEMP, AARON
245 MT AUBURN ST
CAMBRIDGE, MA 02138

221-40
JOHNSON, KEITH H. &
FRANIZSKA AMACHER-JOHNSON.....
239 MOUNT AUBURN STREET
CAMBRIDGE, MA 02138

221-43
STARK, ODED
8A CAMDEN PL.
CAMBRIDGE, MA 02138

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

221-38
HURLBUT, ROBERT S. & ANN G. HURLBUT
5 SPARKS ST
CAMBRIDGE, MA 02138

221-39
YEE, DOMINIC JASON
1 SPARKS ST
CAMBIRDGE, MA 02138

221-42
YAGER, PAUL
6 CAMDEN PL
CAMBRIDGE, MA 02138-4706

221-46
HOLZMAN, TODD & TERRY HOLZMAN
247-249 MT. AUBURN ST., #1
CAMBRIDGE, MA 02138-5603

221-46
MALHERBE, PAUL N, & RACHEL G. SEIDEL
TRS, THE PAUL N. MALHERBE REV TRUST
1 CAMDEN PL., UNIT 2
CAMBRIDGE, MA 02138

(RIVERBANK PARK)
CITY OF CAMBRIDGE
C/O NANCY GLOWA
CITY SOLICITOR

(RIVERBANK PARK)
CITY OF CAMBRIDGE
C/O LOUIS DEPASQUALE
CITY MANAGER

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 Aaron Kemp
(OWNER)

Address: 245 Mt. Auburn Street

State that I/We own the property located at 245 Mt. Auburn Street, which is the subject of this zoning application.

The record title of this property is in the name of Aaron Kemp

*Pursuant to a deed of duly recorded in the date 7/01/2009, Middlesex South County Registry of Deeds at Book 53126, Page 19; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.

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

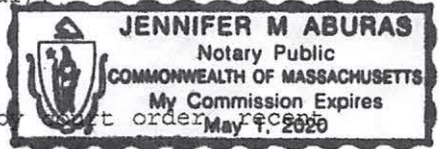
*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Middlesex

The above-name Aaron Kemp personally appeared before me, this 2 of Oct, 2013, and made oath that the above statement is true.

[Signature] Notary

My commission expires May 1, 2020 (Notary Seal)



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

JENNIFER M ABRAS
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
May 1, 2020

