



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

BZA Application Form

BZA Number: 154682

General Information

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

Special Permit: _____

Variance: X

Appeal: _____

PETITIONER: 30-32 Cameron Ave., LLC C/O Mohammed Bellal

PETITIONER'S ADDRESS: 34 Atlantic Street, Lynn, MA 01902

LOCATION OF PROPERTY: 30 Cameron Ave., Cambridge, MA

TYPE OF OCCUPANCY: Multi family 4 units

ZONING DISTRICT: Residence B Zone

REASON FOR PETITION:

/Additions/

DESCRIPTION OF PETITIONER'S PROPOSAL:

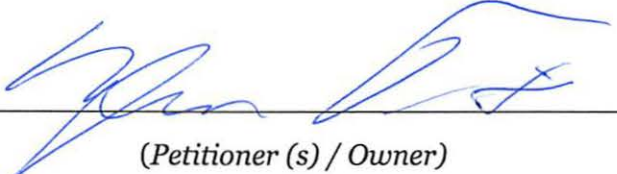
Renovation of an existing basement to be used for occupancy and connected to the first floor and we are proposing a new third floor addition to be connected to the floor below (2nd floor).

SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000 Section: 5.31 (Table of Dimensional Requirements).

Article: 10.000 Section: 10.30 (Variance).

Original
Signature(s):



(Petitioner (s) / Owner)

MOHAMMED BELLAL

(Print Name)

Address:

Tel. No.

617-417-4860

E-Mail Address:

bellal1234@yahoo.com

Date: _____

2021 DEC -2 AM 10:14
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

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 Mohammed Bellal, Manager of 30-32 Cameron Ave., LLC
(OWNER)

Address: 34 Atlantic Street, Lynn, MA 01902

State that I/We own the property located at 30 Cameron Ave., Cambridge, MA,
which is the subject of this zoning application.

The record title of this property is in the name of 30-32 Cameron Ave., LLC

*Pursuant to a deed of duly recorded in the date May 4, 2021, Middlesex South
County Registry of Deeds at Book 77680, Page 29; or
Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

Mohammed Bellal

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

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

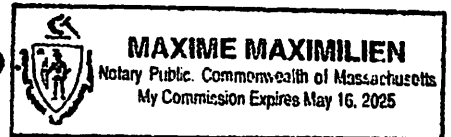
Commonwealth of Massachusetts, County of Suffolk

The above-name Mohammed Bellal personally appeared before me,
this 18 of November, 2021, and made oath that the above statement is true.

Maxime Maximilien

Notary

My commission expires 05-16-2025 (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 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:
- Existing non-occupied space is wasteful and not being effectively used for the inhabitants of this building.
- 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 by not affecting generally the zoning district in which it is located for the following reasons:
- n/a
- C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:**
- 1)** Desirable relief may be granted without substantial detriment to the public good for the following reasons:
- The additional space being acquired is existing and does not impinge upon enlarging the existing site and expansion is entirely within the existing structure.
- 2)** Desirable relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons:
- The existing use is residential. The alteration and renovation simply enlarges the residential use to the existing units within the building.

***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: 30-32 Cameron Ave., LLC
Location: 30 Cameron Ave., Cambridge, MA
Phone: 617-417-4860

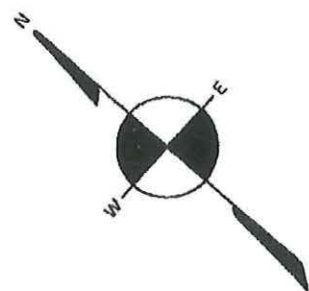
Present Use/Occupancy: Multi family 4 units
Zone: Residence B Zone
Requested Use/Occupancy: Multi family 4 units

		<u>Existing Conditions</u>		<u>Requested Conditions</u>		<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		3416		6459		2645	(max.)
<u>LOT AREA:</u>		5415		5415		5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		.488		.84		.5	
<u>LOT AREA OF EACH DWELLING UNIT</u>		n/a		n/a		n/a	
<u>SIZE OF LOT:</u>	WIDTH	55		55		50	
	DEPTH	98.45		98.45		N/A	
<u>SETBACKS IN FEET:</u>	FRONT	9.4		9.4		15	
	REAR	32.4		32.4		25	
	LEFT SIDE	19.9		19.9		7.6 sum of 20	
	RIGHT SIDE	7.8		7.8		7.6 sum of 20	
<u>SIZE OF BUILDING:</u>	HEIGHT	23.5		33.83		35	
	WIDTH	48.22		48.22		N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		68.6%		68.6%		40%	
<u>NO. OF DWELLING UNITS:</u>		4		4		2500 per unit	
<u>NO. OF PARKING SPACES:</u>		6		6		4	
<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.:

n/a

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'.



CAMERON AVENUE
 (PUBLIC - 60.0' WIDE)

SOMERVILLE COMMUNITY PATH

PREPARED FOR:
 MOHAMMED BELLAL

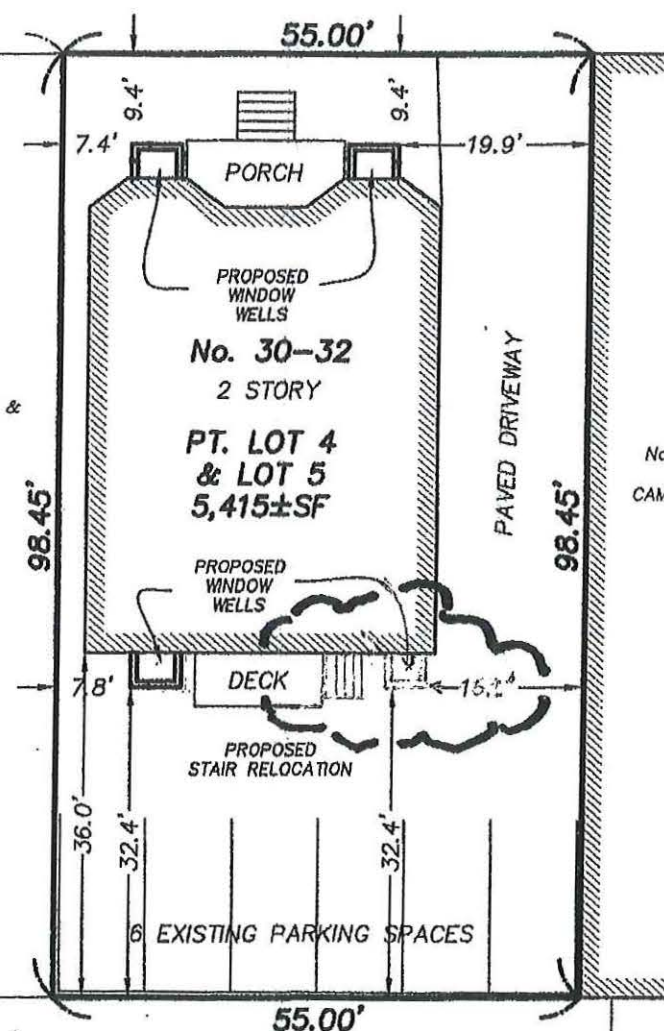
REFERENCES:
 OWNER OF RECORD:
 30-32 CAMERON AVENUE LLC
 30-32 CAMERON AVENUE
 CAMBRIDGE, MA

DEED: BK 77680; PG 29
 PLAN: END OF BK 1916
 BK 7707; PG 396
 BK 1957; PG 345

I CERTIFY THAT THIS PLAN WAS MADE FROM SURVEY
 ON THE GROUND AND COMPILED FROM PLANS OF
 RECORD. THIS PLAN IS TO BE USED FOR PERMITTING
 IN THE CITY OF CAMBRIDGE AND IS NOT TO BE USED
 FOR RECREATING LOT LINES.

ACCORDING TO THE FEDERAL EMERGENCY
 MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE
 MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN
 AN AREA DESIGNATED AS
 ZONE: X
 COMMUNITY PANEL: 25017C0419E
 EFFECTIVE DATE: JUNE 4, 2010

No. 26-28 CAMERON AVENUE
 N/F
 OLES BERLEUS, GINETTE BERLEUS &
 MARIE G. THELISMOND
 BK 17746; PG 302



No. 95-99 ELMWOOD STREET
 N/F
 98-99 ELMWOOD STREET LLC
 BK 70260; PG 260

No. 36-40 CAMERON AVENUE
 N/F
 CAMERON-ELMWOOD REALTY LLC
 BK 28869; PG 484

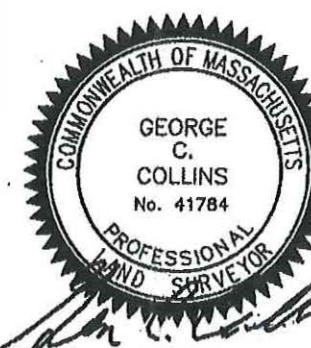
NOTE:
 THE CLOUDED AREA INDICATES
 ADDITIONAL NEW WORK NOT
 INCLUDED IN THE PRESENT
 BUILDING PERMIT THAT WAS
 SUBMITTED BY "T DESIGN".
 NEW WORK AS INDICATED IS
 BEING SUBMITTED FOR THE
 PURPOSE OF OBTAINING A
 VARIANCE.

BY: ARCHITECT
 LEWIS COLTEN AIA
 9 VERNON STREET
 FRAMINGHAM, MA
 PH. 508-596-7220

CERTIFIED PLOT PLAN
 LOCATED AT
30-32 CAMERON AVENUE
CAMBRIDGE, MA

SCALE: 1.0 INCH = 20.0 FEET

FIELD:	GCC
DRAFT:	SAP
CHECK:	GCC
DATE:	11/04/21
JOB #	21-00469



RENOVATION CONSTRUCTION
30 CAMERON AVENUE, CAMBRIDGE, MA.

INDEX

1. BASEMENT PLAN
2. FIRST FLOOR PLAN
3. SECOND FLOOR PLAN
4. FRONT AND REAR ELEVATION VIEW
5. RIGHT ELEVATION VIEW
6. LEFT ELEVATION VIEW
7. FOUNDATION UNDERPIN
8. FLOOR FRAMING
9. FLOOR FRAMING
10. THIRD FLOOR & ROOF PLANS

PAGE

- A-1
A-2
A-3
A-4
A-5
A-6
S-1
S-2
S-3
R-1

LEGEND

- SD SMOKE DETECTOR
RH CARBON MONOXIDE/SMOKE COMBO DETECTOR
DEMOLITION WALL
EXISTING WALL
NEW WALL CONSTRUCTION
WALL TYPE A
BATHROOM EXHAUST VENT

ENERGY CODE: PER TABLE N1101.1

STUD WALLS: R-21 (SPRAY FOAM)
CEILING R-49
FLOOR R-30
WINDOW U=0.30 (DOUBLE PANE)

GENERAL NOTES:

1. THE CONTRACTOR OR OWNER IS RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL PERMITS REQUIRED FOR THIS PROJECT.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE COMMONWEALTH OF CURRENT MASSACHUSETTS STATE BUILDING CODE AND OTHER APPLICABLE CODES.
3. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, SEQUENCING, SCHEDULING AND SAFETY FOR THIS PROJECT.
4. DIMENSIONS ARE NOT GUARANTEE, THE CONTRACTOR SHOULD VERIFY ALL DRAWING DIMENSIONS BEFORE PERFORM WORK.
5. THE CONTRACTOR SHALL WARRANTEE HIS WORK FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL COMPLETION.
6. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN DRAWINGS SPECIFICATIONS OR FIELD CONDITIONS TO T DESIGN IMMEDIATELY.
7. CONCRETE AND REBARS STRENGTH SHALL HAVE MINIMUM OF 3,000 PSI AND 60,000 PSI RESPECTIVELY

NOTE:

THE CLOUDED AREA INDICATES ADDITIONAL NEW WORK NOT INCLUDED IN THE PRESENT BUILDING PERMIT THAT WAS SUBMITTED BY "T DESIGN". NEW WORK AS INDICATED IS BEING SUBMITTED FOR THE PURPOSE OF OBTAINING A VARIANCE.

BY: ARCHITECT
LEWIS COLTEN AIA
9 VERNON STREET
FRAMINGHAM, MA
PH. 508-596-7220

GROSS AREA

LEVEL	AREA
BASEMENT	1,708± SF.
FIRST FLOOR	1,708± SF.
SECOND FLOOR	1,708± SF.
	5,124± SF.
THIRD FLOOR	6,708± SF.
TOTAL	11,832± SF.

NOTE:

THE CLOUDED AREA INDICATES ADDITIONAL NEW WORK NOT INCLUDED IN THE PRESENT BUILDING PERMIT THAT WAS SUBMITTED BY "T DESIGN". NEW WORK AS INDICATED IS BEING SUBMITTED FOR THE PURPOSE OF OBTAINING A VARIANCE.

BY: ARCHITECT
LEWIS COLTEN AIA
9 VERNON STREET
FRAMINGHAM, MA
PH. 508-596-7220



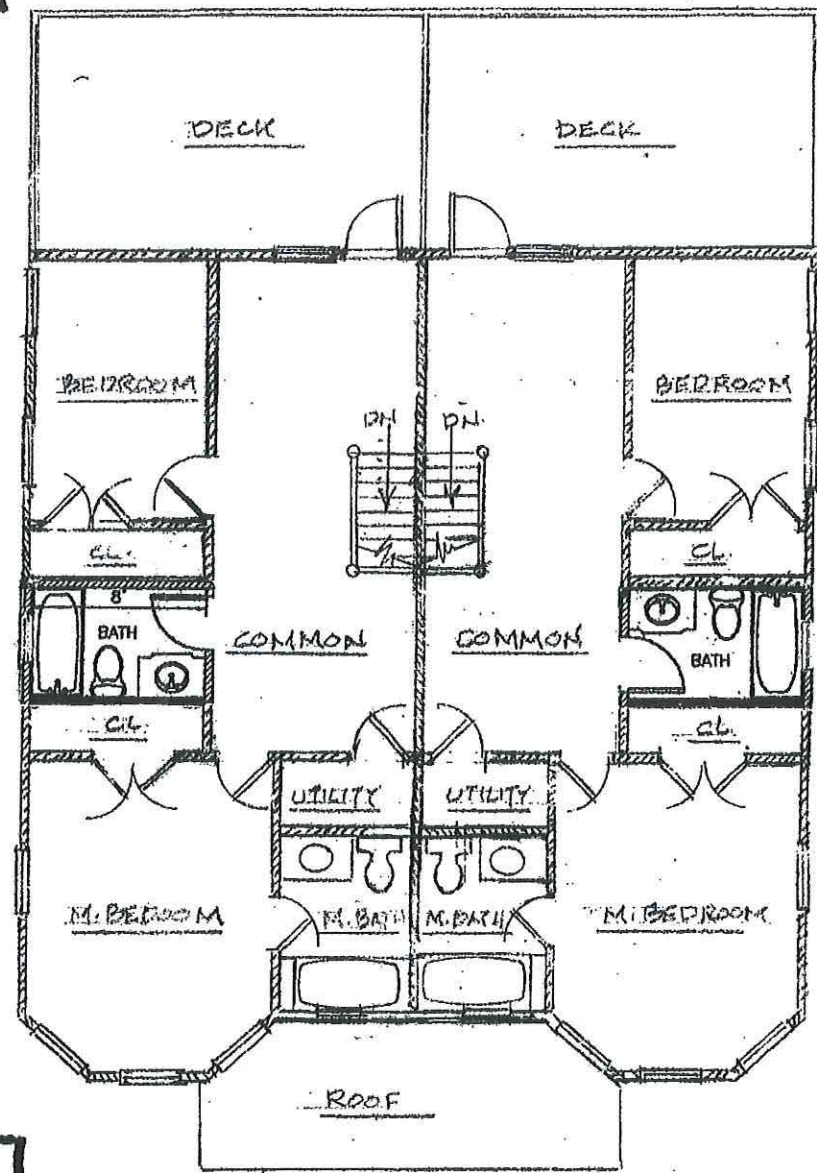
RENOVATION CONSTRUCTION
30 CAMERON AVENUE
CAMBRIDGE, MA.

T DESIGN, LLC

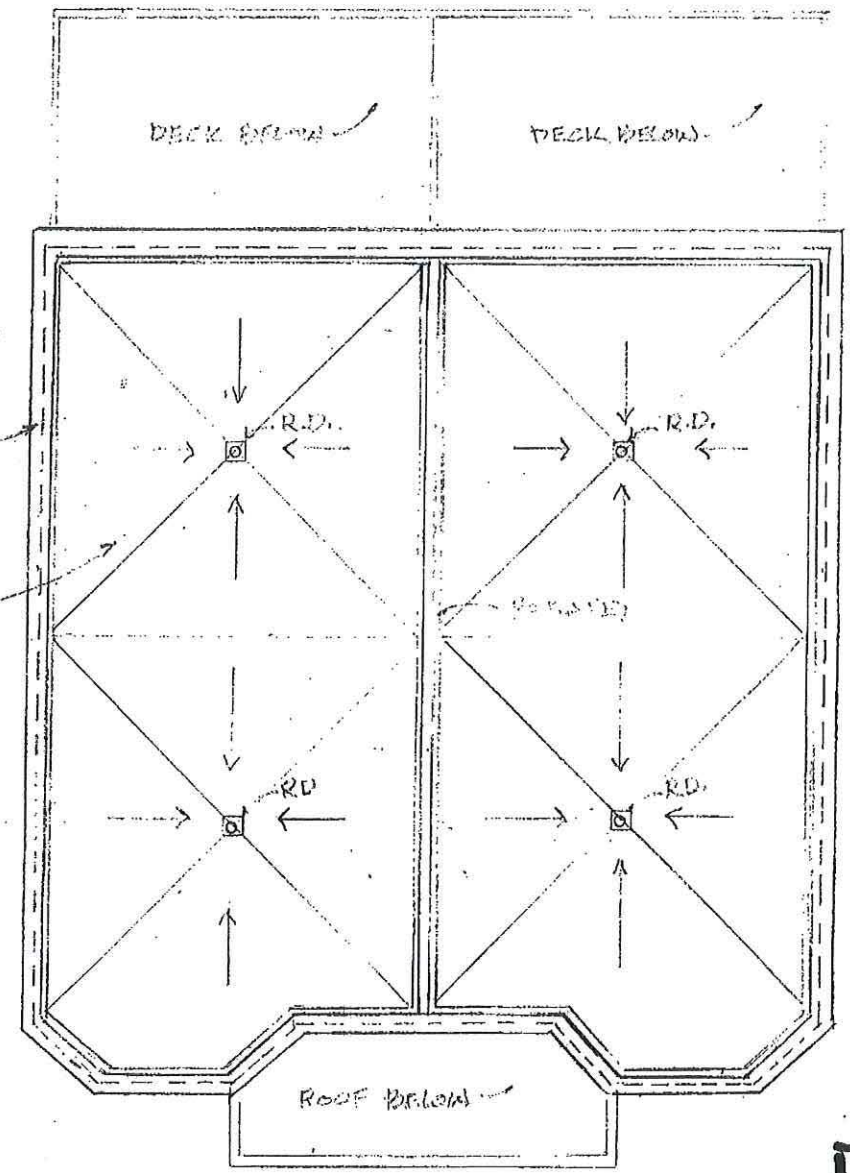
1248 RANDOLPH AVE
MILTON, MA 02186
TEL: (617)-797-6637
EMAIL: QUOCTUANPE@GMAIL.COM



REV.	DATE
	11/18/21
BY:	TN
DATE:	08/26/2021
SCALE:	
SHEET NO.:	T-1



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



PROPOSED ROOF PLAN
SCALE: 3/16" = 1'-0"

NOTE:
THE CLOUDED AREA INDICATES
ADDITIONAL NEW WORK NOT
INCLUDED IN THE PRESENT
BUILDING PERMIT THAT WAS
SUBMITTED BY "T DESIGN".
NEW WORK AS INDICATED IS
BEING SUBMITTED FOR THE
PURPOSE OF OBTAINING A
VARIANCE.
BY: ARCHITECT
LEWIS COLTEN AIA
9 VERNON STREET
FRAMINGHAM, MA
PH. 508-598-7220

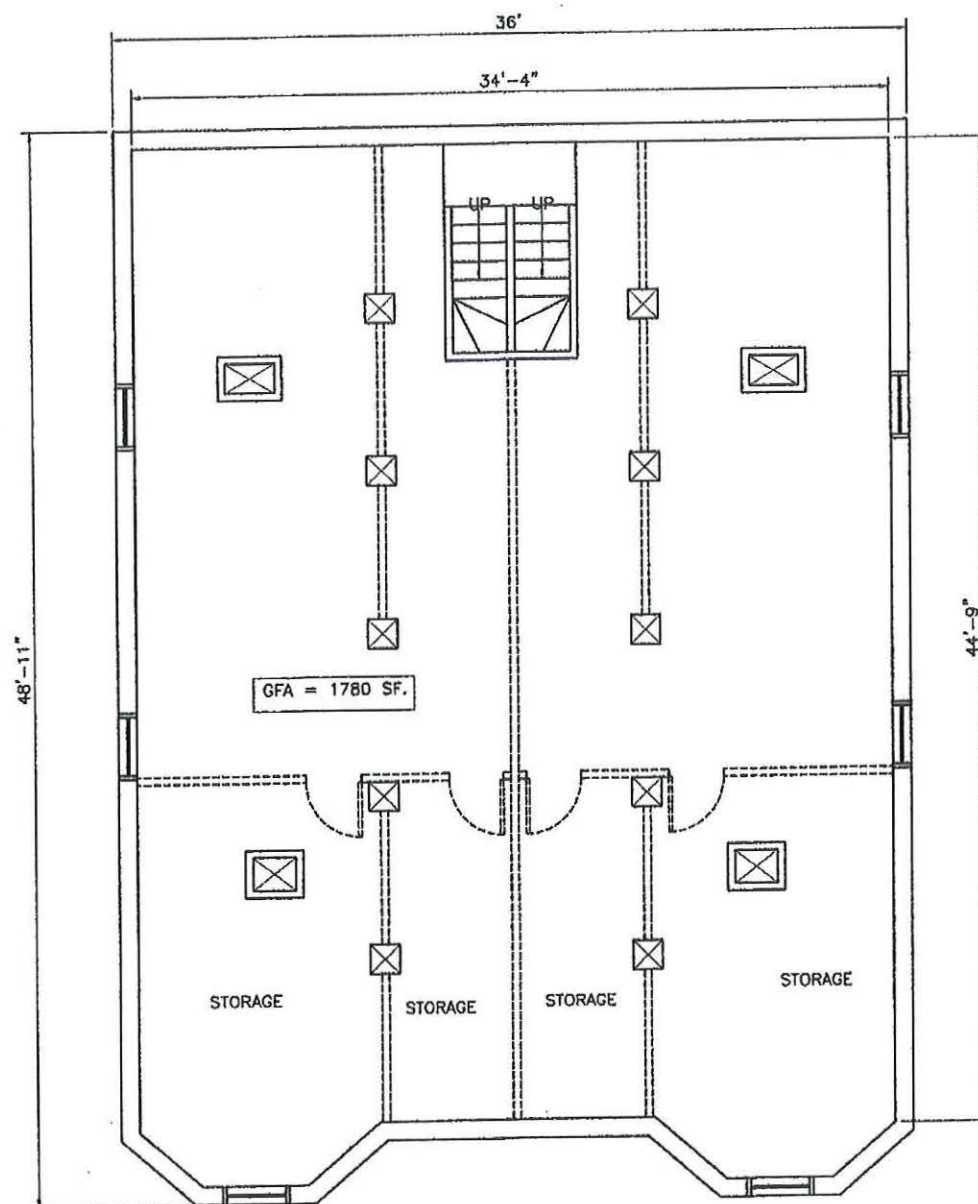
RENOVATION CONSTRUCTION
30 CAMERON AVENUE
CAMBRIDGE, MA.

T DESIGN, LLC

1248 RANDOLPH AVE
MILTON, MA 02186
TEL: (617)-797-6637
EMAIL: QUOCTUANP@GMAIL.COM



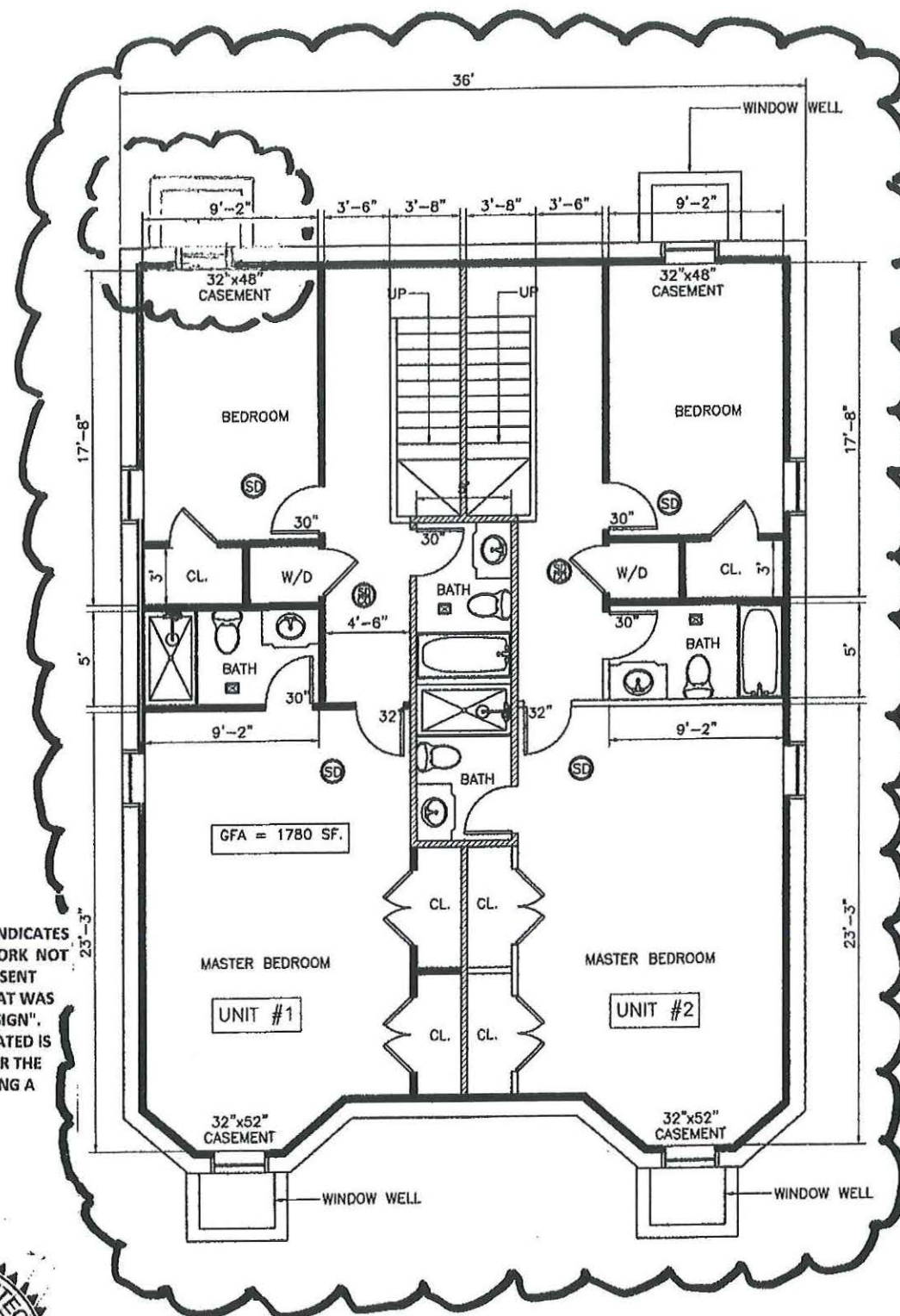
REV.	DATE
BY: <i>te</i>	
DATE: 11/18/21	
SCALE:	
SHEET NO.: R-1	



BASEMENT DEMOLITION PLAN
SCALE: $\frac{1}{8}" = 1'-0"$

NOTE:
THE CLOUDED AREA INDICATES
ADDITIONAL NEW WORK NOT
INCLUDED IN THE PRESENT
BUILDING PERMIT THAT WAS
SUBMITTED BY "T DESIGN".
NEW WORK AS INDICATED IS
BEING SUBMITTED FOR THE
PURPOSE OF OBTAINING A
VARIANCE.

BY: ARCHITECT
LEWIS COLTEN AIA
9 VERNON STREET
FRAMINGHAM, MA
PH. 508-596-7220



PROPOSED BASEMENT PLAN
SCALE: $\frac{1}{8}" = 1'-0"$

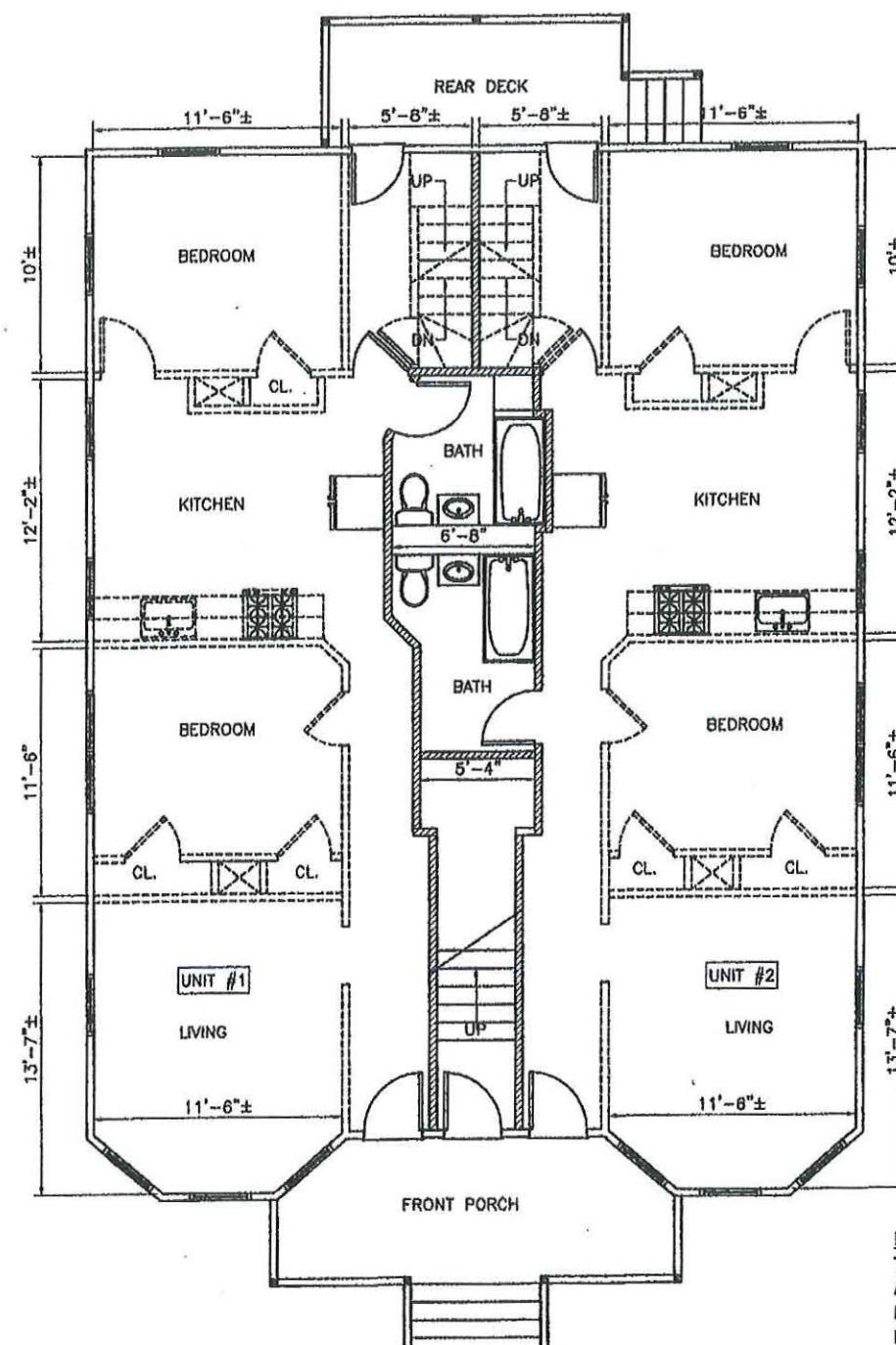
RENOVATION CONSTRUCTION
30 CAMERON AVENUE
CAMBRIDGE, MA.

T DESIGN, LLC

1248 RANDOLPH AVE
MILTON, MA 02186
TEL: (617)-797-8837
EMAIL: QUOCTUANPE@GMAIL.COM

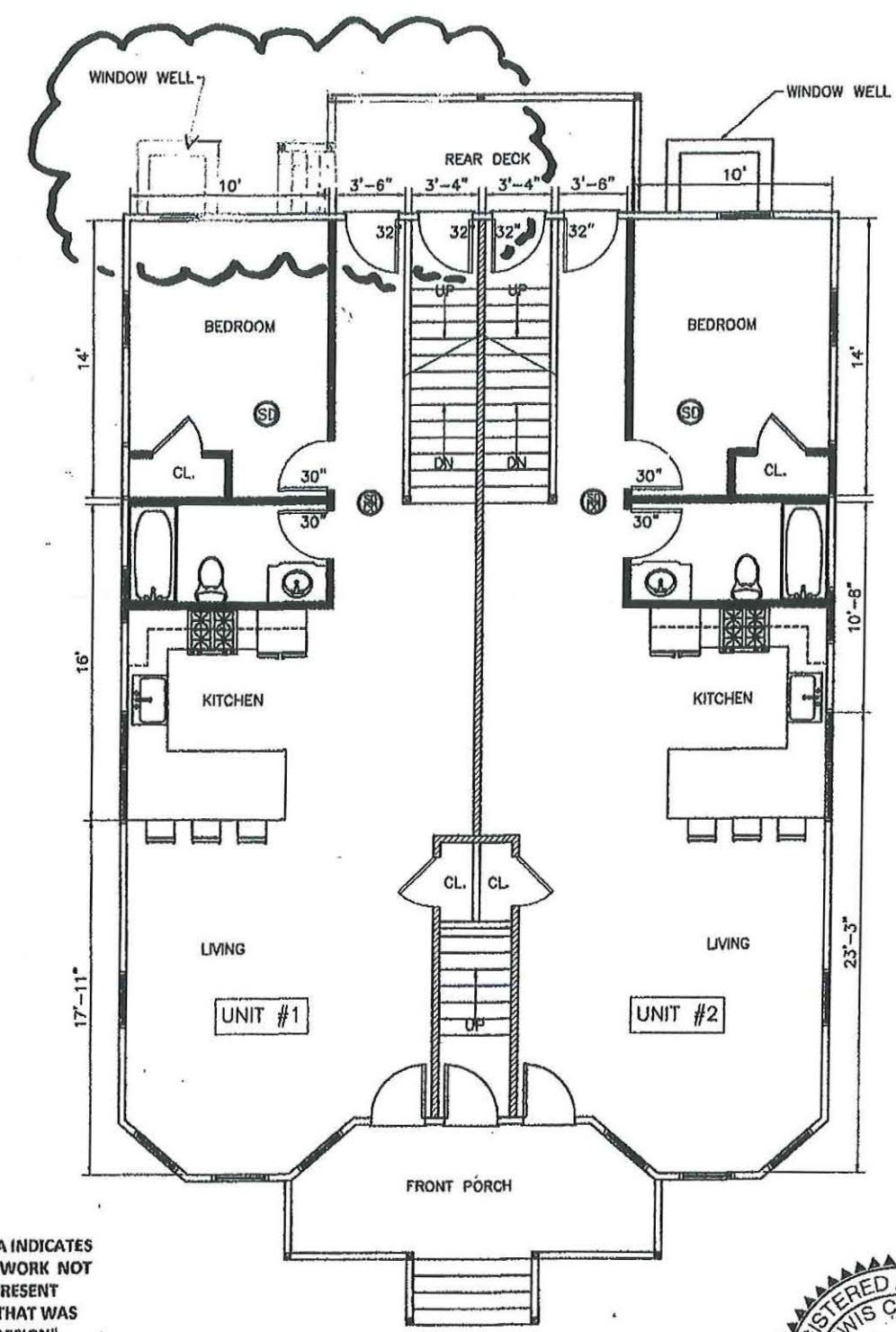


REV.	DATE
	11/18/21
BY:	TN
DATE:	08/26/2021
SCALE:	
SHEET NO.:	A-1



FIRST FLOOR PLAN DEMOLITION PLAN
SCALE: 3/8"=1'-0"

NOTE:
THE CLOUDED AREA INDICATES
ADDITIONAL NEW WORK NOT
INCLUDED IN THE PRESENT
BUILDING PERMIT THAT WAS
SUBMITTED BY "T DESIGN".
NEW WORK AS INDICATED IS
BEING SUBMITTED FOR THE
PURPOSE OF OBTAINING A
VARIANCE.
BY: ARCHITECT
LEWIS COLTEN AIA
9 VERNON STREET
FRAMINGHAM, MA
PH. 508-598-7220



PROPOSED FIRST FLOOR PLAN
SCALE: 3/8"=1'-0"



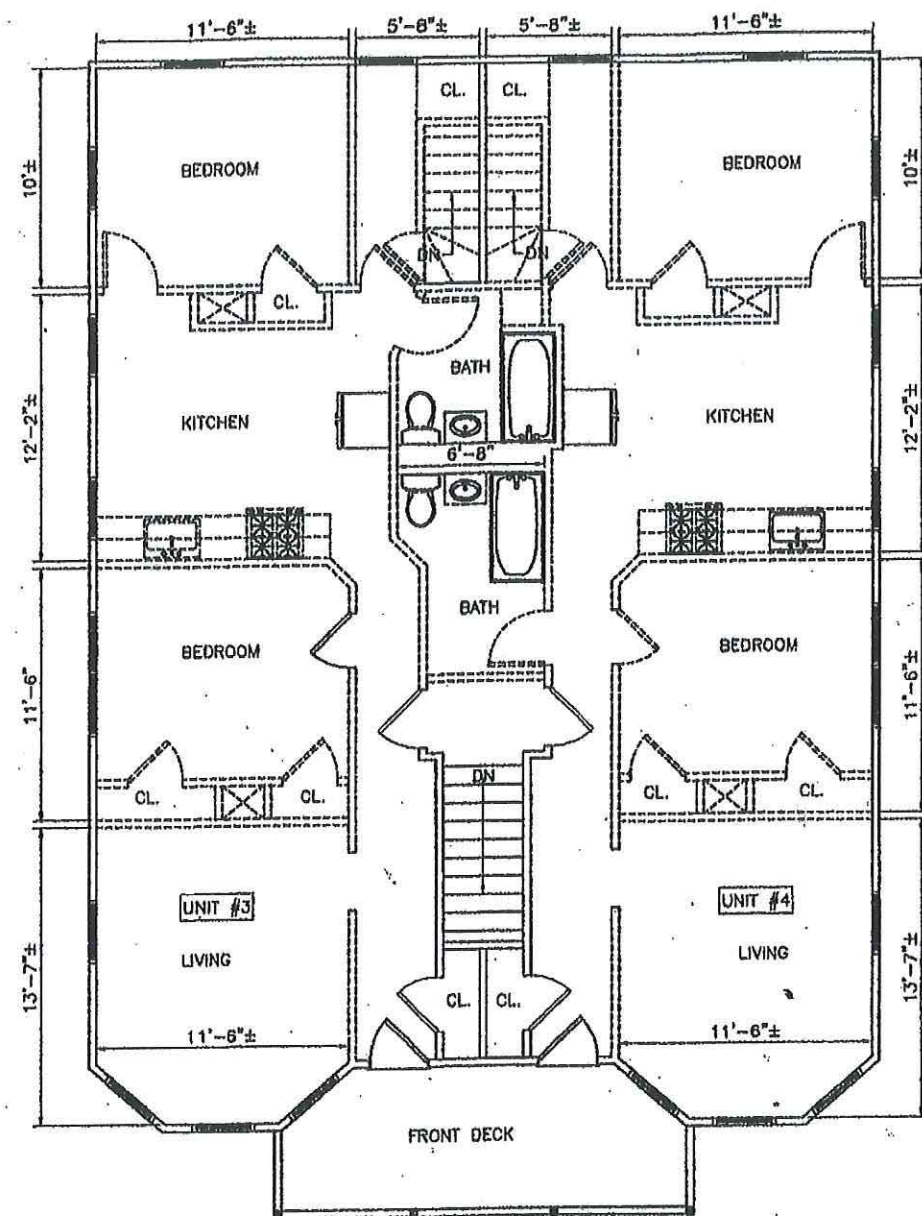
RENOVATION CONSTRUCTION
30 CAMERON AVENUE
CAMBRIDGE, MA.

T DESIGN, LLC

1248 RANDOLPH AVE
MILTON, MA 02186
TEL: (617)-797-8837
EMAIL: QUOCTUANP@GMAIL.COM



REV.	DATE
	11/18/21
BY:	TN
DATE:	08/26/2021
SCALE:	
SHEET NO.:	A-2

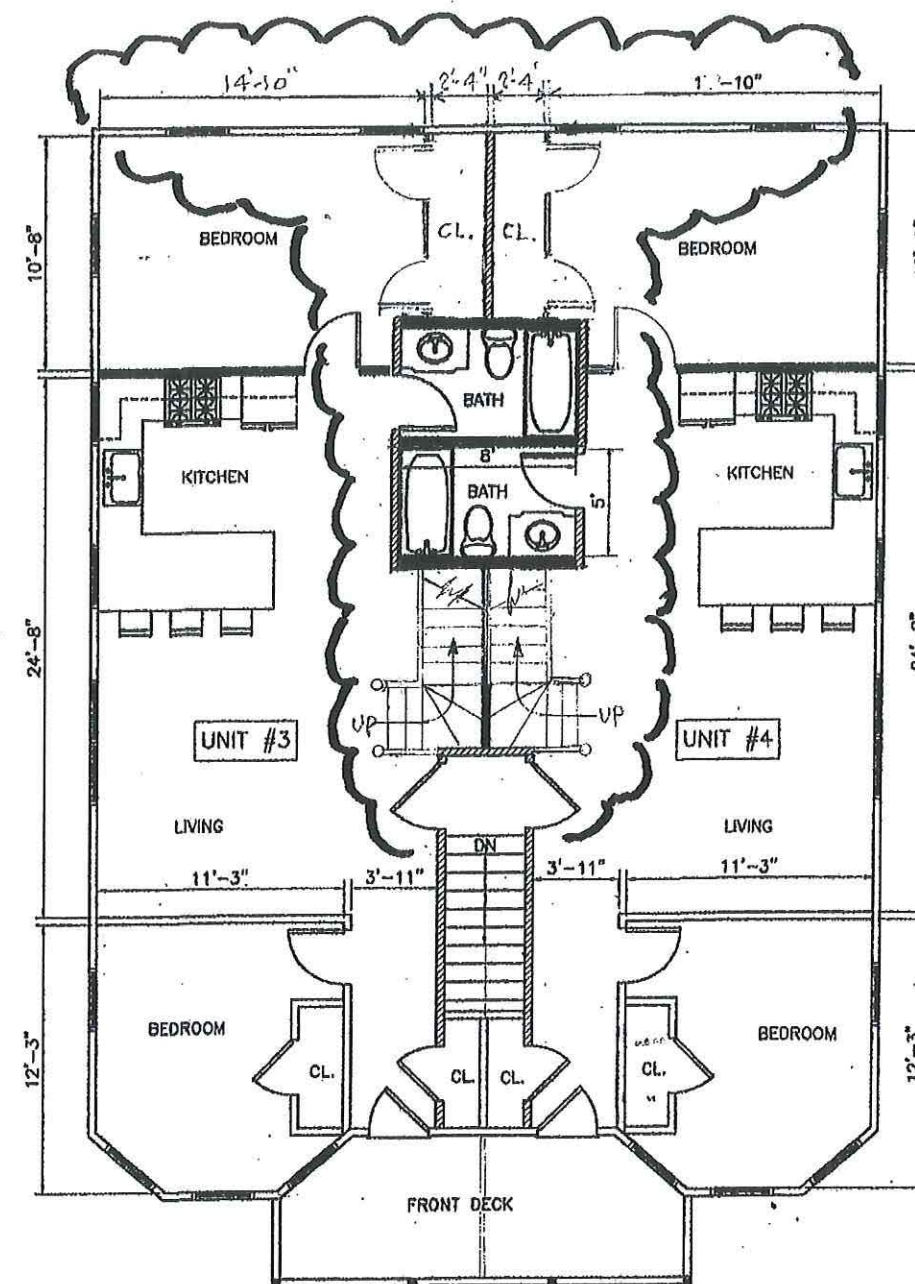


SECOND FLOOR DEMOLITION PLAN
SCALE: 1/8" = 1'-0"

SCALE: $\frac{3}{8}" = 1' - 0"$

NOTE:
THE CLOUDED AREA INDICATES
ADDITIONAL NEW WORK NOT
INCLUDED IN THE PRESENT
BUILDING PERMIT THAT WAS
SUBMITTED BY "T DESIGN".
NEW WORK AS INDICATED IS
BEING SUBMITTED FOR THE
PURPOSE OF OBTAINING A
VARIANCE.

BY: ARCHITECT
LEWIS COLTEN AIA
9 VERNON STREET
FRAMINGHAM, MA
PH. 508-596-7220



PROPOSED SECOND FLOOR PLAN

SCALE: $\frac{3}{16}" = 1' - 0"$

RENOVATION CONSTRUCTION
30 CAMERON AVENUE
CAMBRIDGE, MA.

T DESIGN, LLC

1248 RANDOLPH AVE
MILTON, MA 02188
TEL: (617)-797-8637
EMAIL: QUOCTUANPE@GMAIL.COM



REV.	DATE
	11/18/21
BY:	TN
DATE:	08/28/2021
SCALE:	
SHEET NO.:	A-3



EXISTING FRONT ELEVATION VIEW

SCALE: 1/4"=1'-0"



EXISTING REAR ELEVATION VIEW

SCALE: 1/4"=1'-0"

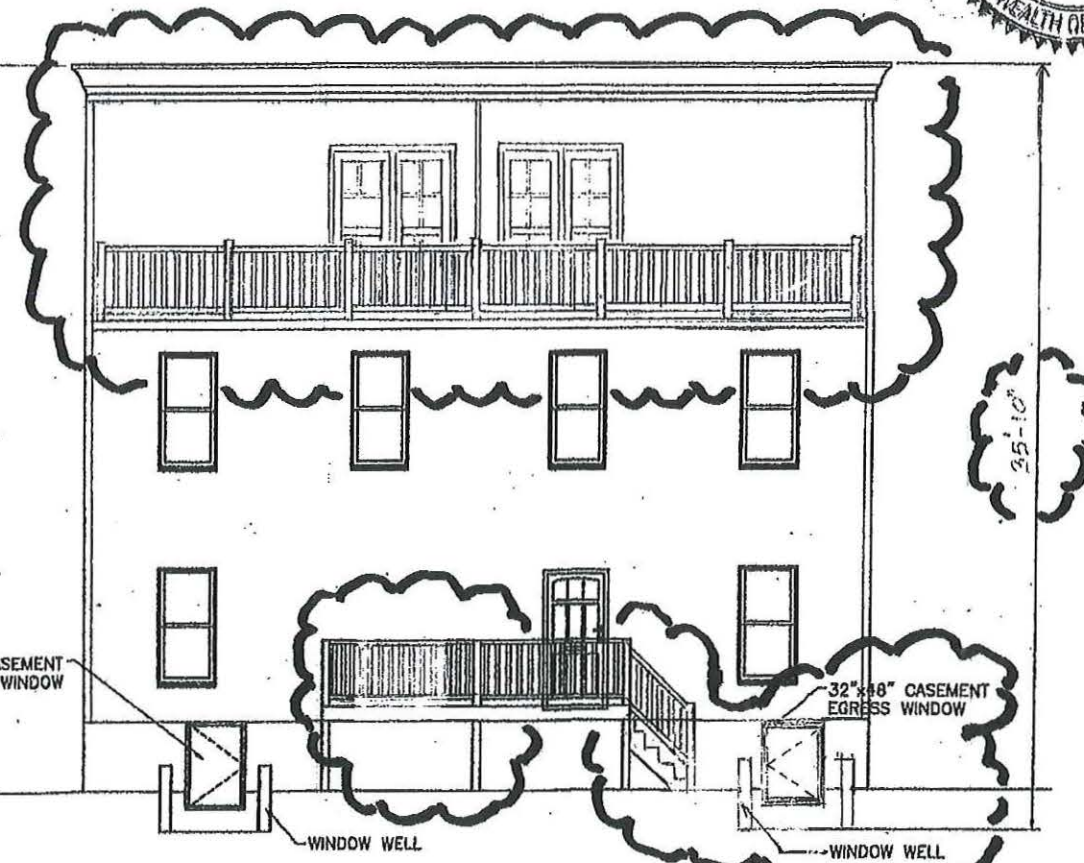
NOTE:
THE CLOUDED AREA INDICATES
ADDITIONAL NEW WORK NOT
INCLUDED IN THE PRESENT
BUILDING PERMIT THAT WAS
SUBMITTED BY "T DESIGN".
NEW WORK AS INDICATED IS
BEING SUBMITTED FOR THE
PURPOSE OF OBTAINING A
VARIANCE.

BY: ARCHITECT
LEWIS COLTEN AIA
9 VERNON STREET
FRAMINGHAM, MA
PH. 508-596-7210



PROPOSED FRONT ELEVATION VIEW

SCALE: 1/4"=1'-0"



PROPOSED REAR ELEVATION VIEW

SCALE: 1/4"=1'-0"

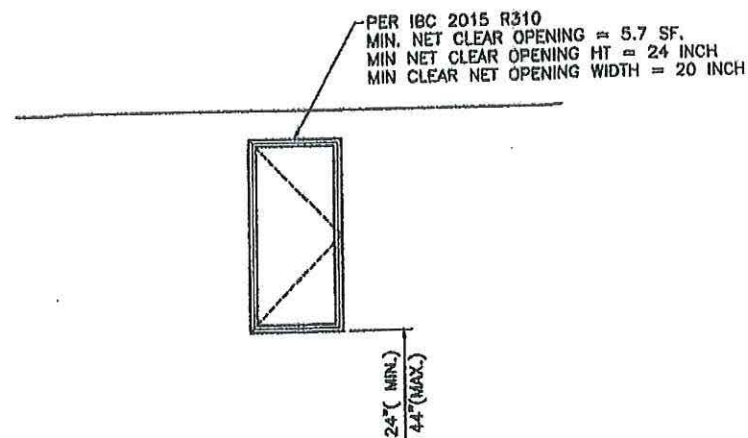
RENOVATION CONSTRUCTION
30 CAMERON AVENUE
CAMBRIDGE, MA.

T DESIGN, LLC

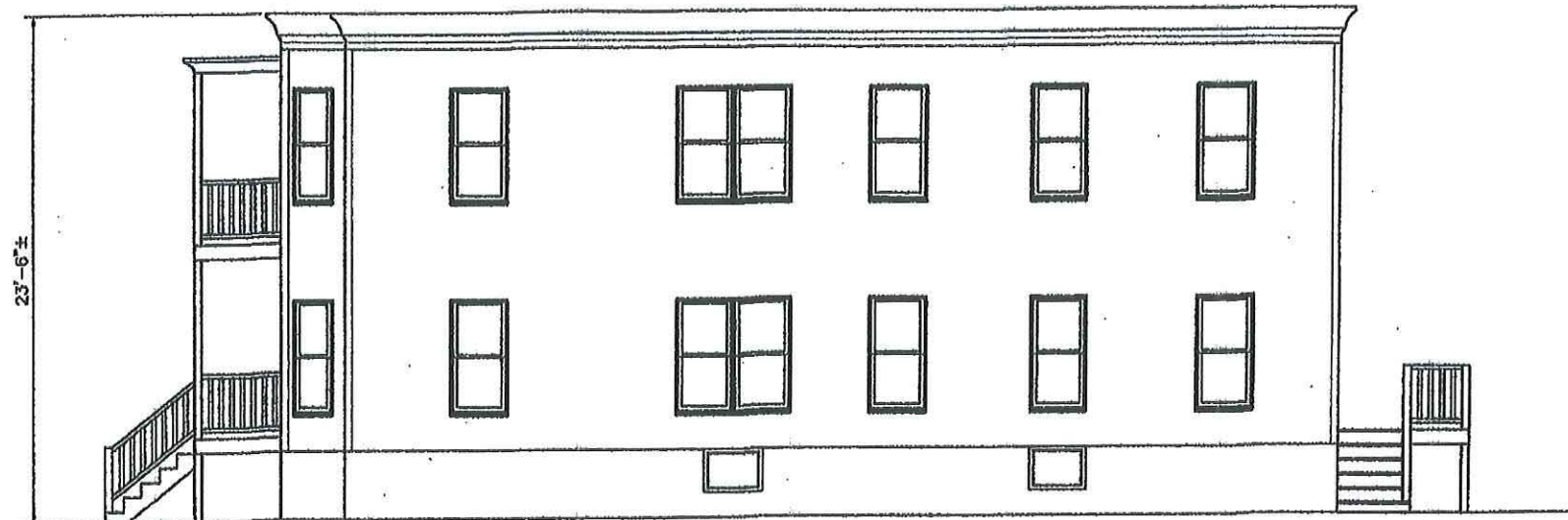
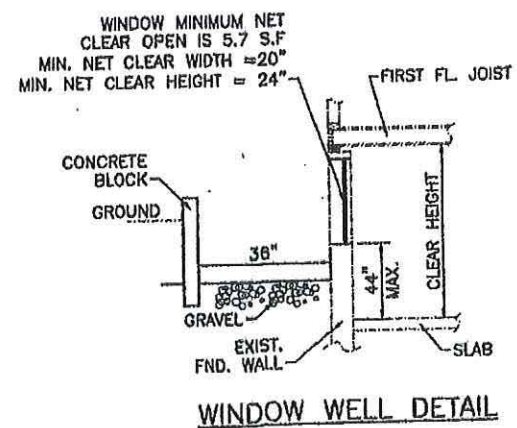
1248 RANDOLPH AVE
MILTON, MA 02168
TEL: (617)-797-8837
EMAIL: QUOC TuanP@GMAIL.COM



REV.	DATE
	11/18/21
BY:	TN
DATE:	08/26/2021
SCALE:	
SHEET NO.:	A-4



BEDROOM FIRE ESCAPE WINDOW DETAIL
PER IBC 2015

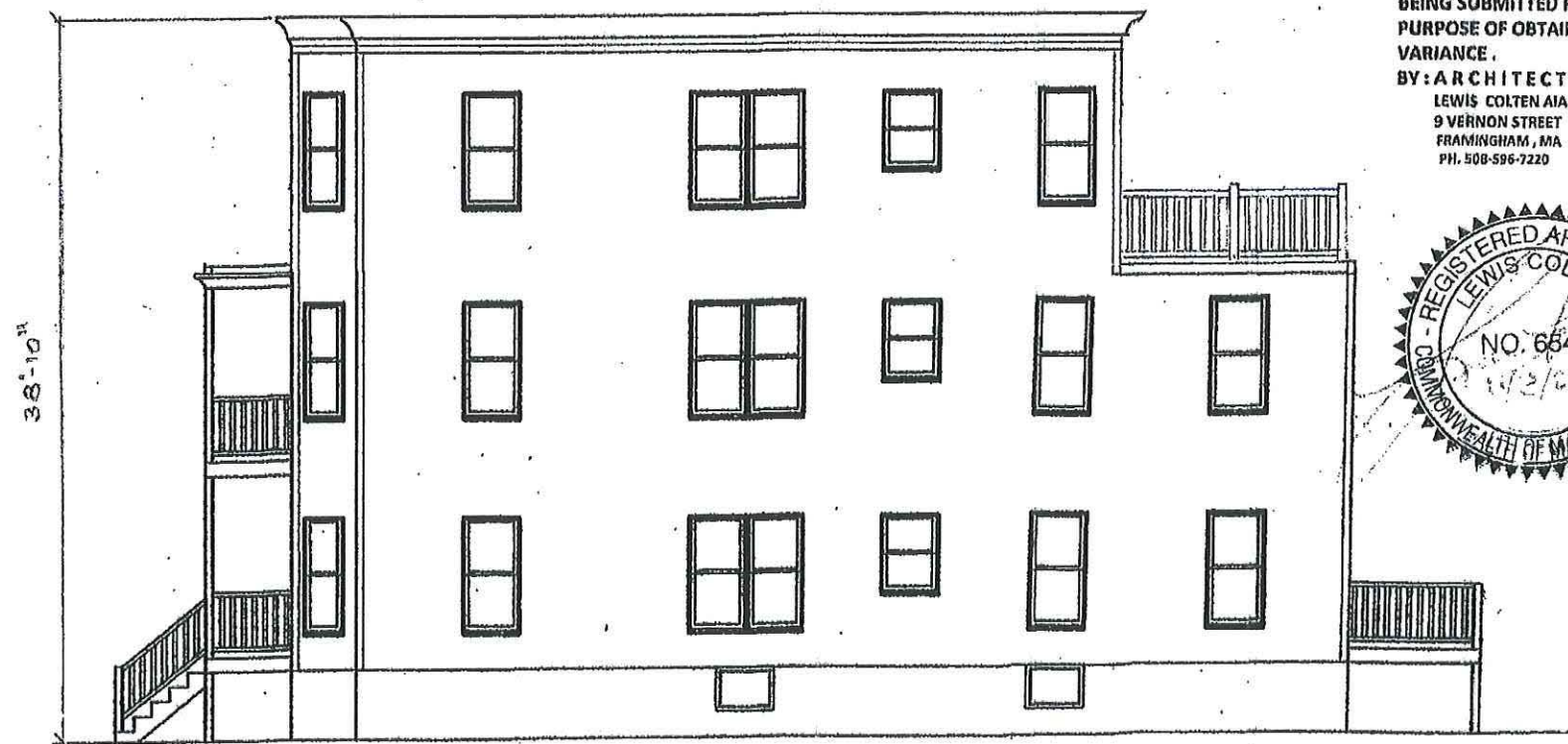


EXISTING RIGHT ELEVATION VIEW

SCALE: 1/8"=1'-0"

NOTE:
THE CLOUDED AREA INDICATES
ADDITIONAL NEW WORK NOT
INCLUDED IN THE PRESENT
BUILDING PERMIT THAT WAS
SUBMITTED BY "T DESIGN".
NEW WORK AS INDICATED IS
BEING SUBMITTED FOR THE
PURPOSE OF OBTAINING A
VARIANCE.

BY: ARCHITECT
LEWIS COLTEN AIA
9 VERNON STREET
FRAMINGHAM, MA
PH. 508-596-7220



PROPOSED RIGHT ELEVATION VIEW

SCALE: 1/8"=1'-0"



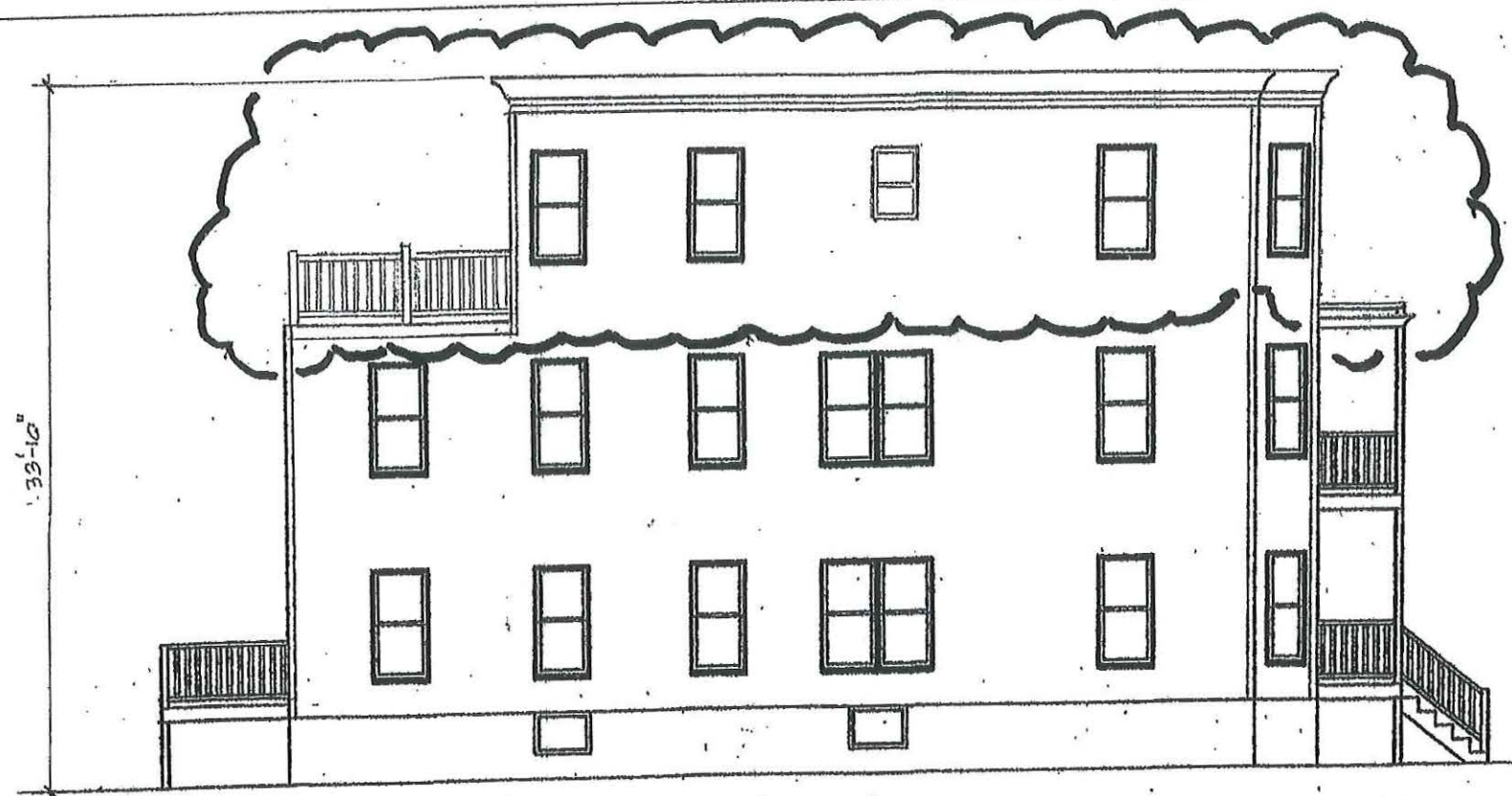
RENOVATION CONSTRUCTION
30 CAMERON AVENUE
CAMBRIDGE, MA.

T DESIGN, LLC

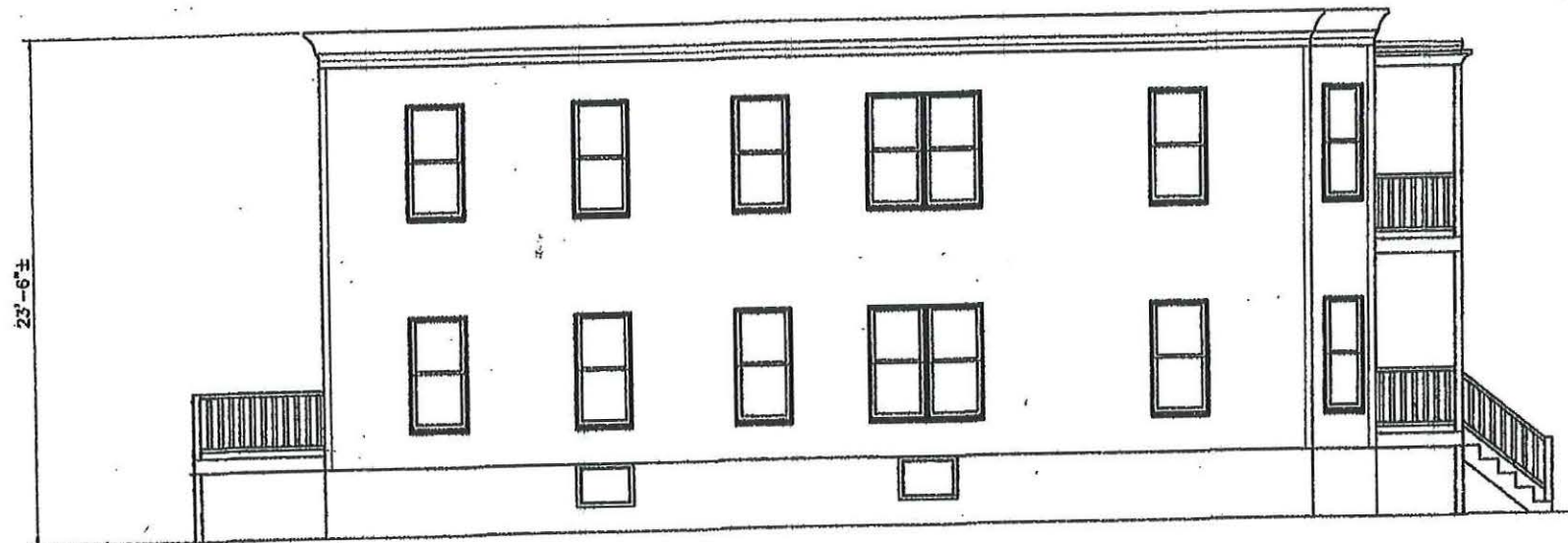
1248 RANDOLPH AVE
MILTON, MA 02186
TEL: (617)-787-6637
EMAIL: QUOC@TDESIGNLLC.COM



REV.	DATE
	11/18/21
BY:	TN
DATE:	08/26/2021
SCALE:	
SHEET NO.:	A-5



PROPOSED LEFT ELEVATION VIEW
SCALE: $\frac{1}{4}$ "=1'-0"



EXISTING LEFT ELEVATION VIEW
SCALE: $\frac{1}{4}$ "=1'-0"

NOTE:
THE CLOUDED AREA INDICATES
ADDITIONAL NEW WORK NOT
INCLUDED IN THE PRESENT
BUILDING PERMIT THAT WAS
SUBMITTED BY "T DESIGN".
NEW WORK AS INDICATED IS
BEING SUBMITTED FOR THE
PURPOSE OF OBTAINING A
VARIANCE.
BY: ARCHITECT
LEWIS COLTEN AIA
9 VERNON STREET
FRAMINGHAM, MA
PH. 508-596-7220



RENOVATION CONSTRUCTION
30 CAMERON AVENUE
CAMBRIDGE, MA.

T DESIGN, LLC

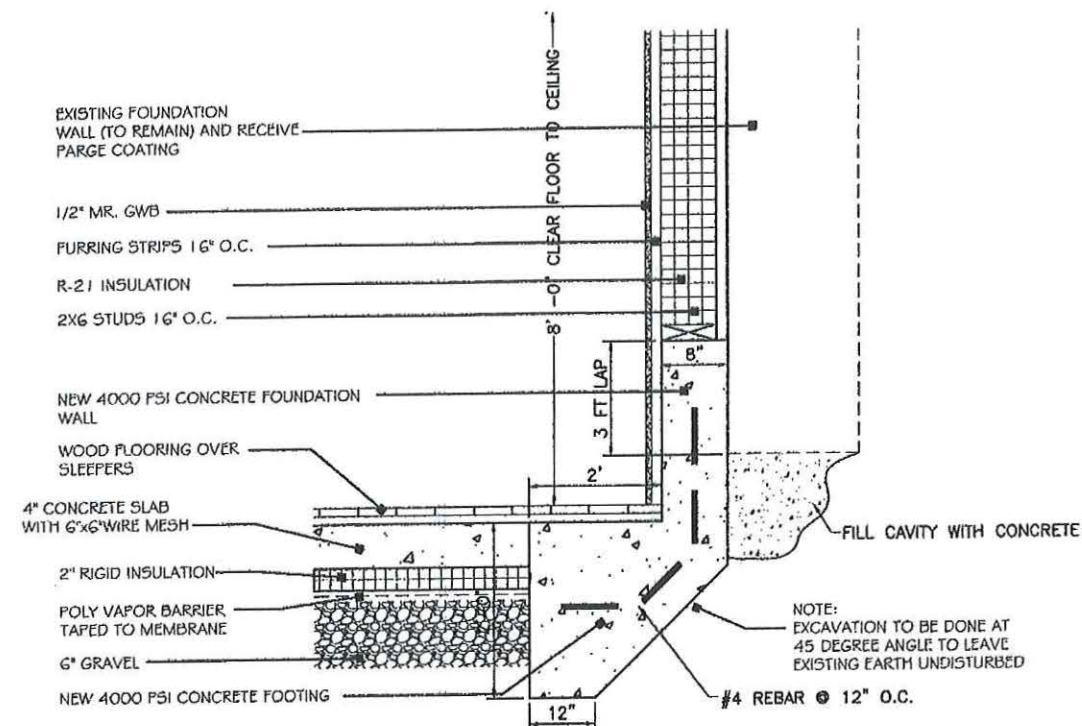
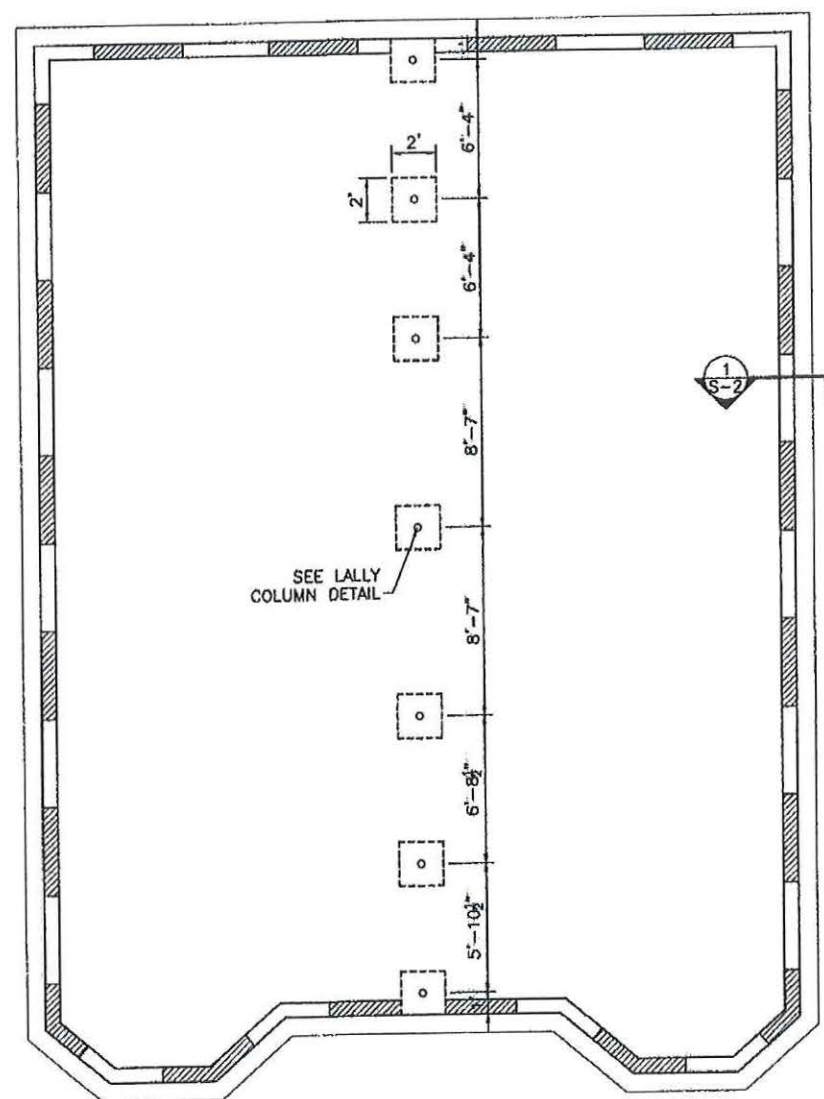
1248 RANDOLPH AVE
MILTON, MA 02168
TEL: (617)-797-8637
EMAIL: QUOCTUANPENG@GMAIL.COM



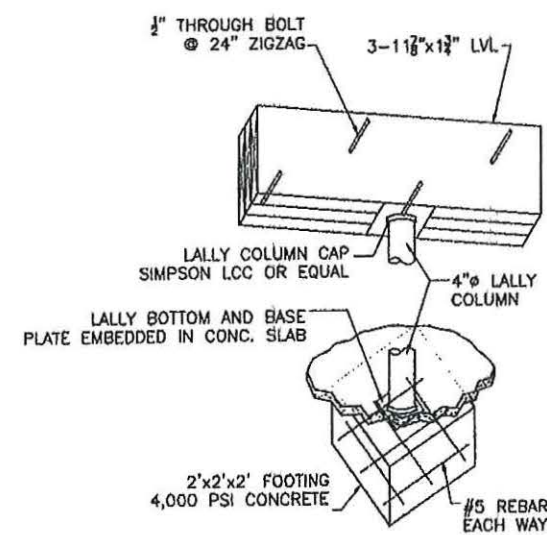
REV.	DATE
	11/18/21
BY: TN	
DATE: 08/20/2021	
SCALE:	
SHEET NO.: A-6	

LEGEND

- STAGE 1 CONSTRUCTION
- STAGE 2 CONSTRUCTION



SECTION 1



LALLY COLUMN DETAIL

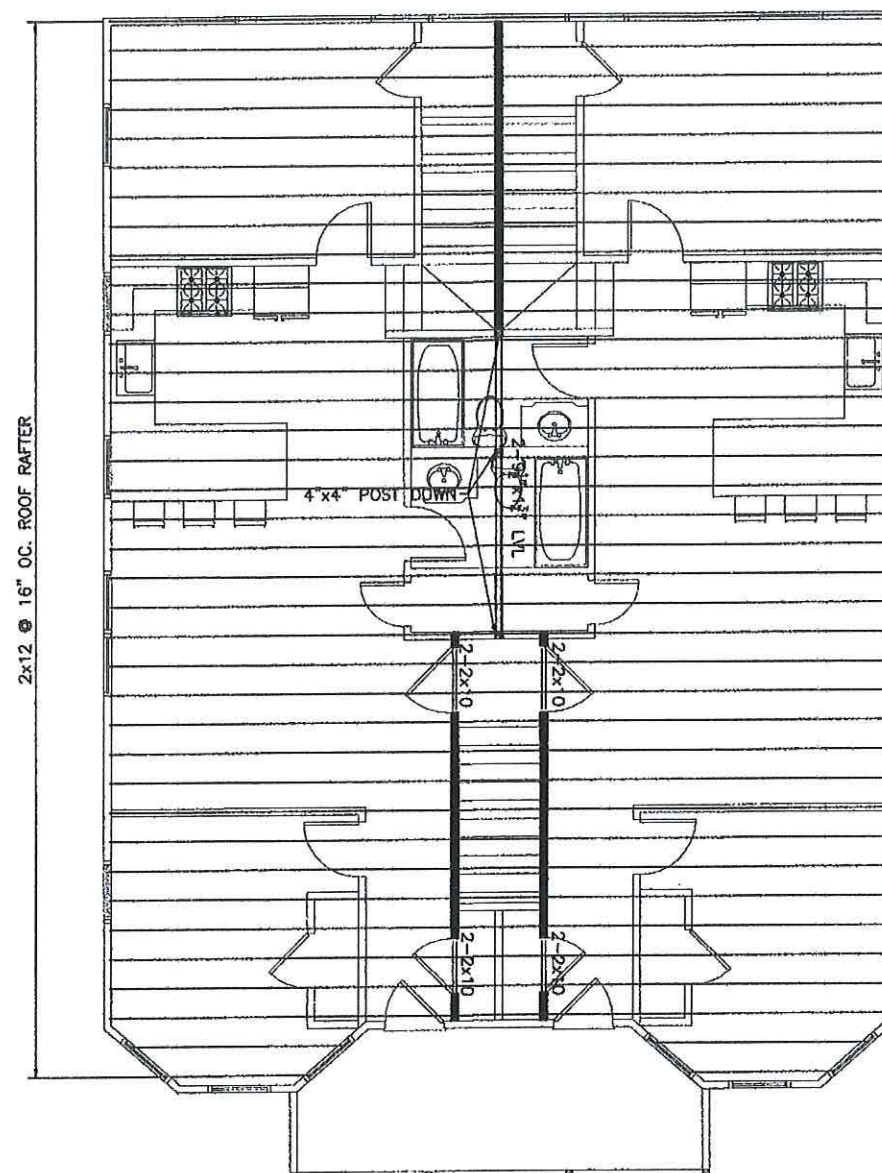
RENOVATION CONSTRUCTION
30 CAMERON AVENUE
CAMBRIDGE, MA.

T DESIGN, LLC

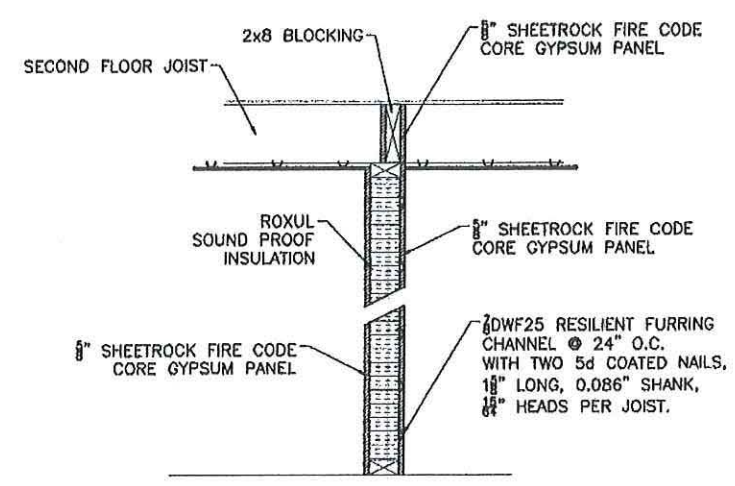
1248 RANDOLPH AVE
MILTON, MA 02186
TEL: (617)-797-8637
EMAIL: QUOCTUANPRO@gmail.com



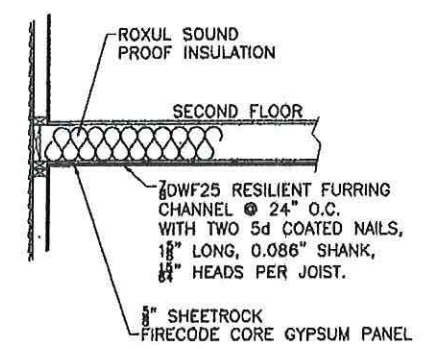
REV.	DATE
BY: TN	
DATE: 06/26/2021	
SCALE:	
SHEET NO.: S-1	



ROOF FRAMING PLAN
SCALE: 1/8"=1'-0"



WALL TYPE A



FLOOR BETWEEN FIRST
AND SECOND FLOOR

RENOVATION CONSTRUCTION
30 CAMERON AVENUE
CAMBRIDGE, MA.

T DESIGN, LLC

1248 RANDOLPH AVE
MILTON, MA 02186
TEL: (617)-797-6637
EMAIL: QUOCTUANPE@GMAIL.COM



REV.	DATE
BY: TN	
DATE: 08/28/2021	
SCALE:	
SHEET NO.: S-3	



◀ Search 6:28 PM Wed Nov 17

100% 🔋

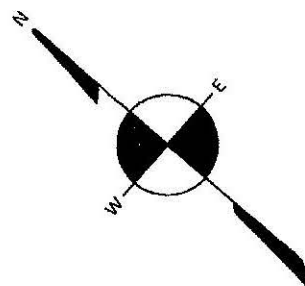
33 Cameron Ave

30 Cameron Ave



Google

© 2021 Google (42°23'54"N 71°07'44"W) 18 ft



CAMERON AVENUE
 (PUBLIC - 60.0' WIDE)

SOMERVILLE COMMUNITY PATH

PREPARED FOR:
 MOHAMMED BELLAL

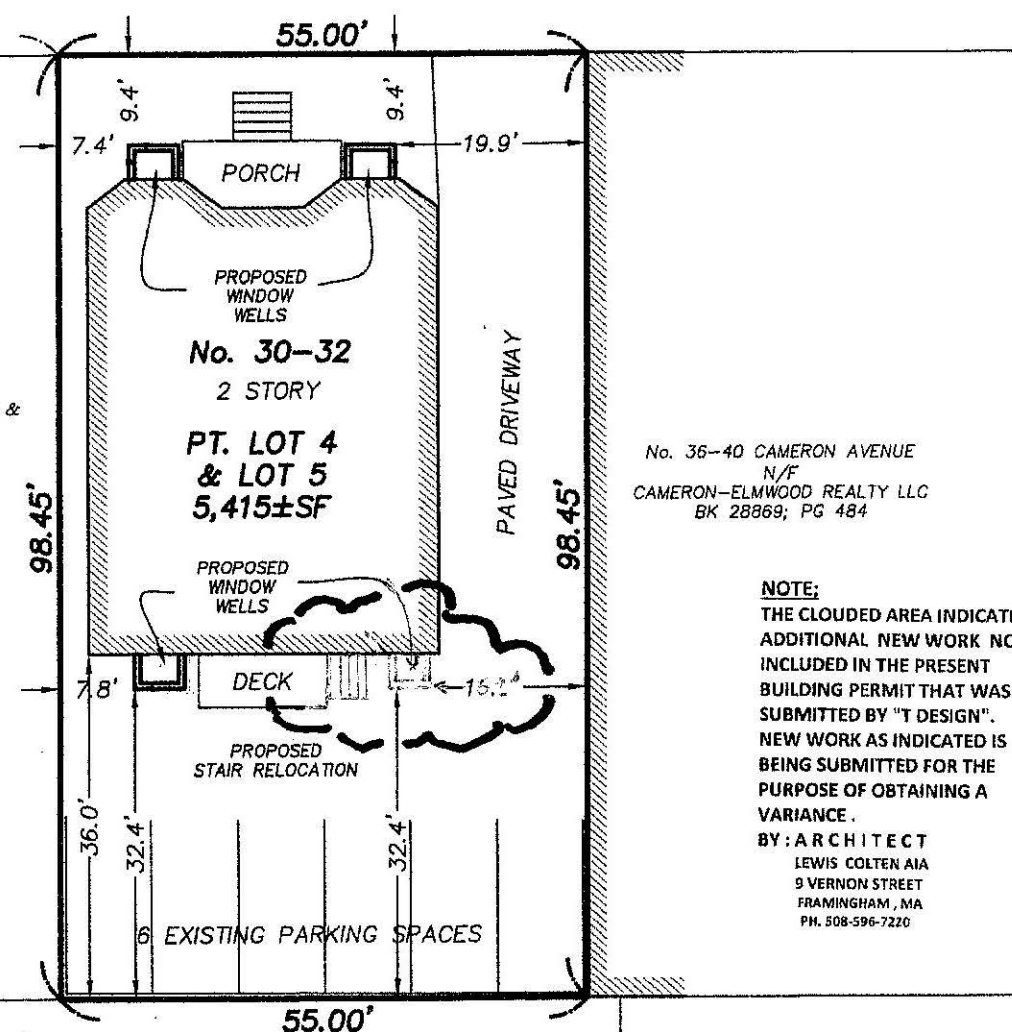
REFERENCES:
 OWNER OF RECORD:
 30-32 CAMERON AVENUE LLC
 30-32 CAMERON AVENUE
 CAMBRIDGE, MA

DEED: BK 77680; PG 29
 PLAN: END OF BK 1916
 BK 7707; PG 396
 BK 1957; PG 345

I CERTIFY THAT THIS PLAN WAS MADE FROM SURVEY
 ON THE GROUND AND COMPILED FROM PLANS OF
 RECORD. THIS PLAN IS TO BE USED FOR PERMITTING
 IN THE CITY OF CAMBRIDGE AND IS NOT TO BE USED
 FOR RECREATING LOT LINES.

ACCORDING TO THE FEDERAL EMERGENCY
 MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE
 MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN
 AN AREA DESIGNATED AS
 ZONE: X
 COMMUNITY PANEL: 25017C0419E
 EFFECTIVE DATE: JUNE 4, 2010

No. 26-28 CAMERON AVENUE
 N/F
 OLES BERLEUS, GINETTE BERLEUS &
 MARIE G. THELISMOND
 BK 17746; PG 302



No. 95-99 ELMWOOD STREET
 N/F
 98-99 ELMWOOD STREET LLC
 BK 70260; PG 260

No. 36-40 CAMERON AVENUE
 N/F
 CAMERON-ELMWOOD REALTY LLC
 BK 28869; PG 484

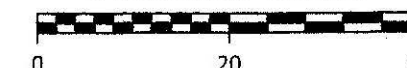
NOTE:
 THE CLOUDED AREA INDICATES
 ADDITIONAL NEW WORK NOT
 INCLUDED IN THE PRESENT
 BUILDING PERMIT THAT WAS
 SUBMITTED BY "T DESIGN".
 NEW WORK AS INDICATED IS
 BEING SUBMITTED FOR THE
 PURPOSE OF OBTAINING A
 VARIANCE.

BY: ARCHITECT
 LEWIS COLTEN AIA
 9 VERNON STREET
 FRAMINGHAM, MA
 PH. 508-596-7220

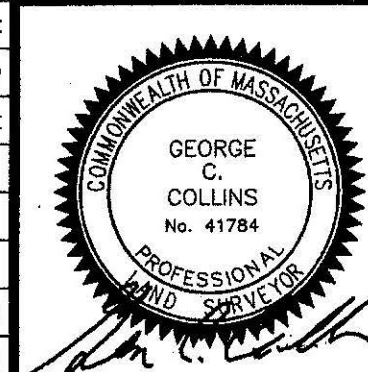
CERTIFIED PLOT PLAN

LOCATED AT
30-32 CAMERON AVENUE
CAMBRIDGE, MA

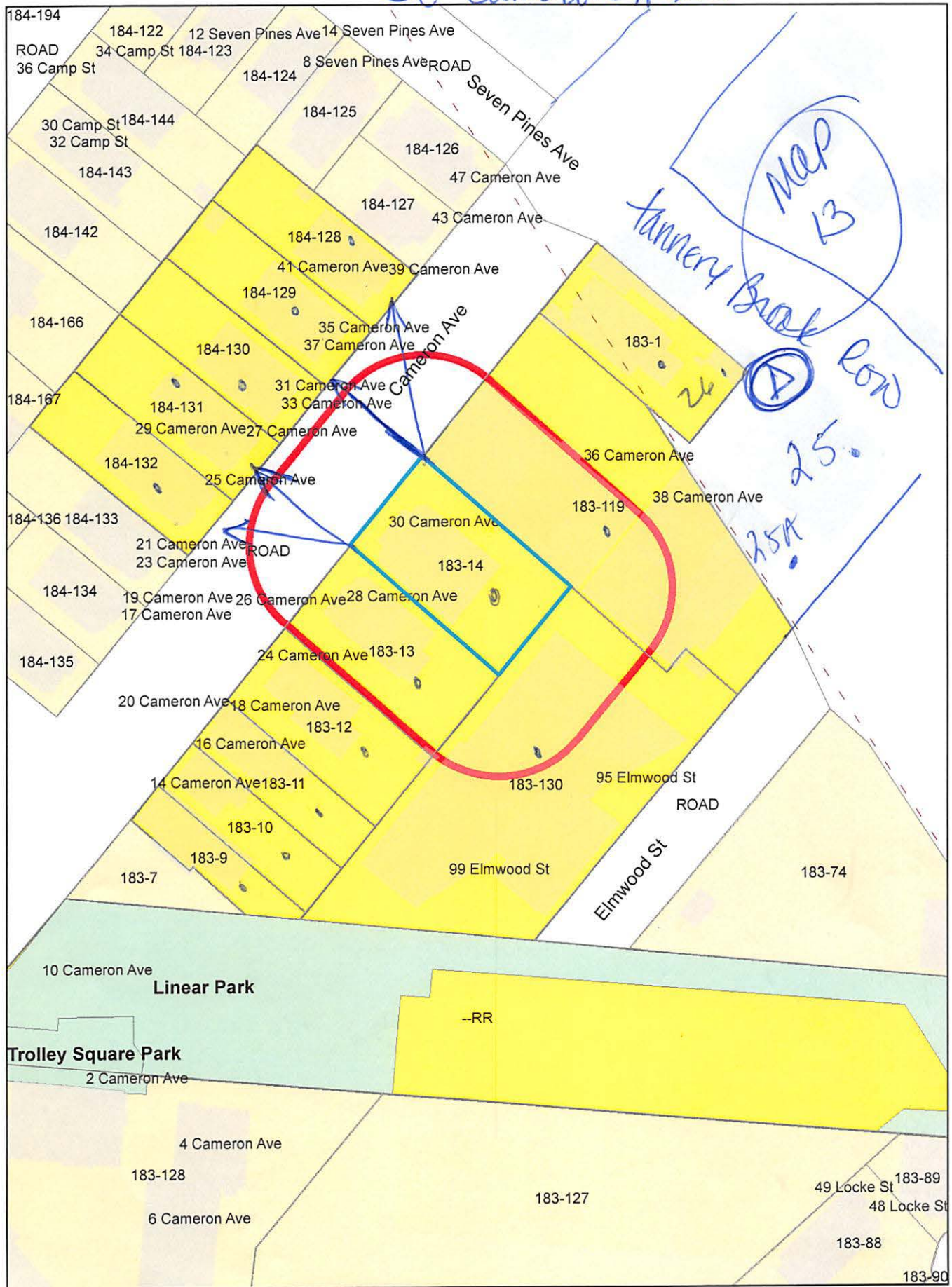
SCALE: 1.0 INCH = 20.0 FEET



FIELD:	GCC
DRAFT:	SAP
CHECK:	GCC
DATE:	11/04/21
JOB #	21-00469



30 Cameron Avenue



30 Cameron Ave

Petitioners

183-1
NICKERSON, WILLIE F.
80 CAMERON AVE
SOMERVILLE, MA 02144-2404

183-9
COMMONWEALTH GAS COMPANY
C/O NSTAR GAS CO
PROPERTY TAX DEPT
P.O. BOX 270
HARTFORD, CT 06141-0270

WAGNER DEFREITAS
72 GORE ROAD #1
REVERE, MA 02151

183-13
BERLEUS, OLES, GINETTE BERLEUS &
MARIE G. THELISMOND
28 CAMERON AVE.
CAMBRIDGE, MA 02140

183-130
95-99 ELMWOOD ST LLC
33 CHURCH ST
CAMBRIDGE, MA 02138

183-14
30-32 CAMERON AVE LLC
C/O MOHAMMED BELLAL, MANAGER
34 ATLANTIC ST
LYNN, MA 01902

183-12
WOLDE-YOHANNES, SERGUT
23 ELMORE ST #1
BOSTON, MA 02119

184-130
BOWES, MICHAEL R. & JENNIFER K. JUBINVILLE
33 CAMERON AVE
CAMBRIDGE, MA 02140

184-132
VECKENSTEDT, ANJA
25 CAMERON AVE., #1
CAMBRIDGE, MA 02140

184-132
AHMAD, SURABHI
TRUSTEE THE AHMAD FAMILY REVOC. TRUST
25 CAMERON AVE. #2
CAMBRIDGE, MA 02140

184-128
KEEN, STEPHEN G. & DIANE P.K. GRAY
41 CAMERON AVE
CAMBRIDGE, MA 02140

184-132
25-3 CAMERON AVE. LLC,
10 ALEXANDER RD.
NEWTON, MA 02461

183-11
MACCARTAIN, KERRY A.
18 CAMERON AVE.
CAMBRIDGE, MA 02140

183-11
ZOLOTUSKY, DAVID
20 CAMERON AVE. #2
CAMBRIDGE, MA 02140

184-131
BAHGAT SHEHATA, ALESSANDRO &
SERENA FACCHINETTI
27-29 CAMERON AVE. UNIT 29B
CAMBRIDGE, MA 02139

184-131
MOTSCHWILLER, RICHARD S. & VENESSA A. RAO
27-29 CAMERON AVE. UNIT 29A
CAMBRIDGE, MA 02139

184-129
GONZALEZ, DANIEL & MARY LYDECKER
35-37 CAMERON AVE. UNIT 35
CAMBRIDGE, MA 02140

184-131
OLSHAN, RYAN & CAROLYN B. OLSHAN
27-29 CAMERON AVE. UNIT 27
CAMBRIDGE, MA 02139

184-129
ADLER, ARI & MELISSA GONZALEZ-BRENES
35-37 CAMERON AVE. UNIT 37
CAMBRIDGE, MA 02140

183-12
LI, JIALU YI LI
24 CAMERON AVE UNIT 2
CAMBRIDGE, MA 02140

184-130
LIU, JEFFREY & DOROTHY J. HEEBNER
31 CAMERON AVE
CAMBRIDGE, MA 02140

183-10
MIKULKA, JAENIA,
TRS THE JAENIA MIKULKA 2009 TR
16 CAMERON AVE
CAMBRIDGE, MA 02140

BOSTON & MAIN RAILROAD
IRON HORSE PARK
N. BILLERICA, MA 01862

13/D/25/1
DELAPORTE DESIGN INCL
41R RUSSELL STREET
SOMERVILLE, MA 02144

13/D/25/2
HCOVE I LLC
11 TANNERY BROOK ROW #2
SOMERVILLE, MA 02144

13/D/25/3
TRACY HAWKINS
11 TANNERY BROOK ROW #3
SOMERVILLE, MA 02144

13/D/25/4
ROBERT P. DIGIORGIO
11 TANNERY BROOK ROW #4
SOMERVILLE, MA 02144

13/D/25/5
LAURA S. & ROBERT L. PEABODY
11 TANNERY BROOK ROW #5
SOMERVILLE, MA 02144

183-12
BELANGER, EMILY
24 CAMERON AVE., #3
CAMBRIDGE, MA 02140

183-119 & 13/D/25A
CAMERON-ELMWOOD REALTY, L.L.C.
C/O JOSHUA MASSEY
91 PERKINS STREET
SOMERVILLE, MA 02145

30 Cameron Ave

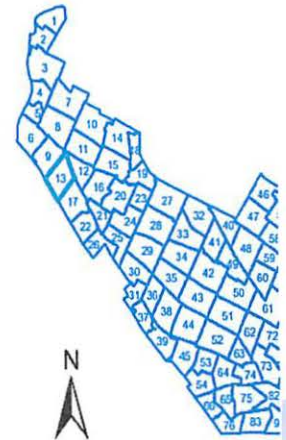
13/D/26

SHIRLEY E. McCLOUD
GAYLE E. WASHINGTON
82 CAMERON AVENUE
SOMERVILLE, MA 02144



1999 and have been updated by 1" based on City of Somerville records.

NOTE: The data represented on indicate distances and deeded lot cadastral boundaries in the City of They are NOT survey data and should be treated as such.



13

87 ELMWOOD ST

Location 87 ELMWOOD ST

Mblu 13/ D/ 25/A /

Acct# 00088002

Owner CAMERON-ELMWOOD REALTY
LLC

Assessment \$279,200

PID 83

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2021	\$22,700	\$256,500	\$279,200

Owner of Record

Owner	CAMERON-ELMWOOD REALTY LLC	Sale Price	\$502,100
Co-Owner	C/O INTEGRATED REAL ESTATE ASSOCIATES	Certificate	
Address	91 PERKINS STREET SOMERVILLE, MA 02145	Book & Page	28869/ 484
		Sale Date	07/23/1998
		Instrument	1G

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
CAMERON-ELMWOOD REALTY LLC	\$502,100		28869/ 484	1G	07/23/1998
TRUST DAMON REALTY	\$900,000		19935/ 573	A	07/12/1989
MYSTIC REALTY TRUST	\$0				

Building Information

Building 1 : Section 1

Year Built:
Living Area: 0
Replacement Cost: \$0
Building Percent Good:
Replacement Cost
Less Depreciation: \$0

Building Attributes

11 TANNERY BROOK ROW #1

Location 11 TANNERY BROOK ROW #1

Mblu 13/ D/ 25/ 1/

Acct# 20212030

Owner DELAPORTE DESIGN INC

Assessment \$1,286,200

PID 113985

Building Count 1

Assessing District

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2021	\$1,286,200	\$0	\$1,286,200

Owner of Record

Owner DELAPORTE DESIGN INC
Co-Owner
Address 41 R RUSSELL STREET
SOMERVILLE, MA 02144

Sale Price \$809,650
Certificate
Book & Page 72749/ 150
Sale Date 06/12/2019
Instrument 1U

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
DELAPORTE DESIGN INC	\$809,650		72749/ 150	1U	06/12/2019
ZERO ELMWOOD LLC	\$2,050,000		69643/ 298	1P	07/21/2017

Building Information

Building 1 : Section 1

Year Built: 2017
Living Area: 1,244
Replacement Cost: \$1,282,712
Building Percent Good: 100
Replacement Cost
Less Depreciation: \$1,282,700

Building Attributes	
Field	Description
STYLE	Low rise

11 TANNERY BROOK ROW #2

Location 11 TANNERY BROOK ROW #2

Mblu 13/ D/ 25/ 2/

Acct# 20212040

Owner HCOVE I LLC

Assessment \$1,313,800

PID 113986

Building Count 1

Assessing District

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2021	\$1,313,800	\$0	\$1,313,800

Owner of Record

Owner HCOVE I LLC

Sale Price \$1,415,000

Co-Owner

Certificate

Address 11 TANNERY BROOK ROW 2
SOMERVILLE, MA 02144

Book & Page 72641/ 389

Sale Date 05/22/2019

Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
HCOVE I LLC	\$1,415,000		72641/ 389	00	05/22/2019
ZERO ELMWOOD LLC	\$2,050,000		69643/ 298	1P	07/21/2017

Building Information

Building 1 : Section 1

Year Built: 2017

Living Area: 1,302

Replacement Cost: \$1,310,291

Building Percent Good: 100

Replacement Cost

Less Depreciation: \$1,310,300

Building Attributes	
Field	Description
STYLE	Low rise

11 TANNERY BROOK ROW #3

Location 11 TANNERY BROOK ROW #3

Mblu 13/ D/ 25/ 3/

Acct# 20212050

Owner HAWKINS TRACY

Assessment \$1,529,100

PID 113987

Building Count 1

Assessing District

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2021	\$1,529,100	\$0	\$1,529,100

Owner of Record

Owner HAWKINS TRACY

Sale Price \$1,698,000

Co-Owner

Certificate

Address 11 TANNERY BROOK ROW 3
SOMERVILLE, MA 02144

Book & Page 72367/ 177

Sale Date 03/22/2019

Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
HAWKINS TRACY	\$1,698,000		72367/ 177	00	03/22/2019
ZERO ELMWOOD LLC	\$2,050,000		69643/ 298	1P	07/21/2017

Building Information

Building 1 : Section 1

Year Built: 2017

Living Area: 1,714

Replacement Cost: \$1,525,636

Building Percent Good: 100

Replacement Cost

Less Depreciation: \$1,525,600

Building Attributes	
Field	Description
STYLE	Low rise

11 TANNERY BROOK ROW #4

Location 11 TANNERY BROOK ROW #4

Mblu 13/ D/ 25/ 4/

Acct# 20212060

Owner DIGIORGIO ROBERT P

Assessment \$1,604,400

PID 113988

Building Count 1

Assessing District

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2021	\$1,604,400	\$0	\$1,604,400

Owner of Record

Owner DIGIORGIO ROBERT P

Sale Price \$1,800,000

Co-Owner

Certificate

Address 11 TANNERY BROOK ROW 4
SOMERVILLE, MA 02144

Book & Page 72397/ 242

Sale Date 03/29/2019

Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
DIGIORGIO ROBERT P	\$1,800,000		72397/ 242	00	03/29/2019
ZERO ELMWOOD LLC	\$2,050,000		69643/ 298	1P	07/21/2017

Building Information

Building 1 : Section 1

Year Built: 2017

Living Area: 1,869

Replacement Cost: \$1,600,879

Building Percent Good: 100

Replacement Cost

Less Depreciation: \$1,600,900

Building Attributes	
Field	Description
STYLE	Low rise

11 TANNERY BROOK ROW #5

Location 11 TANNERY BROOK ROW #5

Mblu 13/ D/ 25/ 5/

Acct# 20212070

Owner PEABODY ROBERT L & LAURA
S

Assessment \$1,659,100

PID 113989

Building Count 1

Assessing District

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2021	\$1,659,100	\$0	\$1,659,100

Owner of Record

Owner PEABODY ROBERT L & LAURA S
Co-Owner
Address 11 TANNERY BROOK ROW 5
SOMERVILLE, MA 02144

Sale Price \$1,800,000
Certificate
Book & Page 72369/ 187
Sale Date 03/25/2019
Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
PEABODY ROBERT L & LAURA S	\$1,800,000		72369/ 187	00	03/25/2019
ZERO ELMWOOD LLC	\$2,050,000		69643/ 298	1P	07/21/2017

Building Information

Building 1 : Section 1

Year Built: 2017
Living Area: 1,997
Replacement Cost: \$1,655,632
Building Percent Good: 100
Replacement Cost
Less Depreciation: \$1,655,600

Building Attributes	
Field	Description

80 CAMERON AVE

Location 80 CAMERON AVE

Mblu 13/ D/ 26/ /

Acct# 14493085

Owner MCCLOUD SHIRLEY E

Assessment \$848,700

PID 3483

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2021	\$343,000	\$505,700	\$848,700

Owner of Record

Owner MCCLOUD SHIRLEY E
Co-Owner WASHINGTON GAYLE E
Address 82 CAMERON AVE
SOMERVILLE, MA 02144

Sale Price \$0
Certificate
Book & Page 08P2904EPI
Sale Date 10/14/2008
Instrument 1H

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
MCCLOUD SHIRLEY E	\$0		08P2904EPI	1H	10/14/2008
NICKERSON WILLIE F	\$0		12411/ 047		01/19/1967

Building Information

Building 1 : Section 1

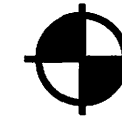
Year Built: 1900
Living Area: 2,573
Replacement Cost: \$591,420
Building Percent Good: 58
Replacement Cost
Less Depreciation: \$343,000

Building Attributes	
Field	Description
Style	Two Family

30 Cameron Ave



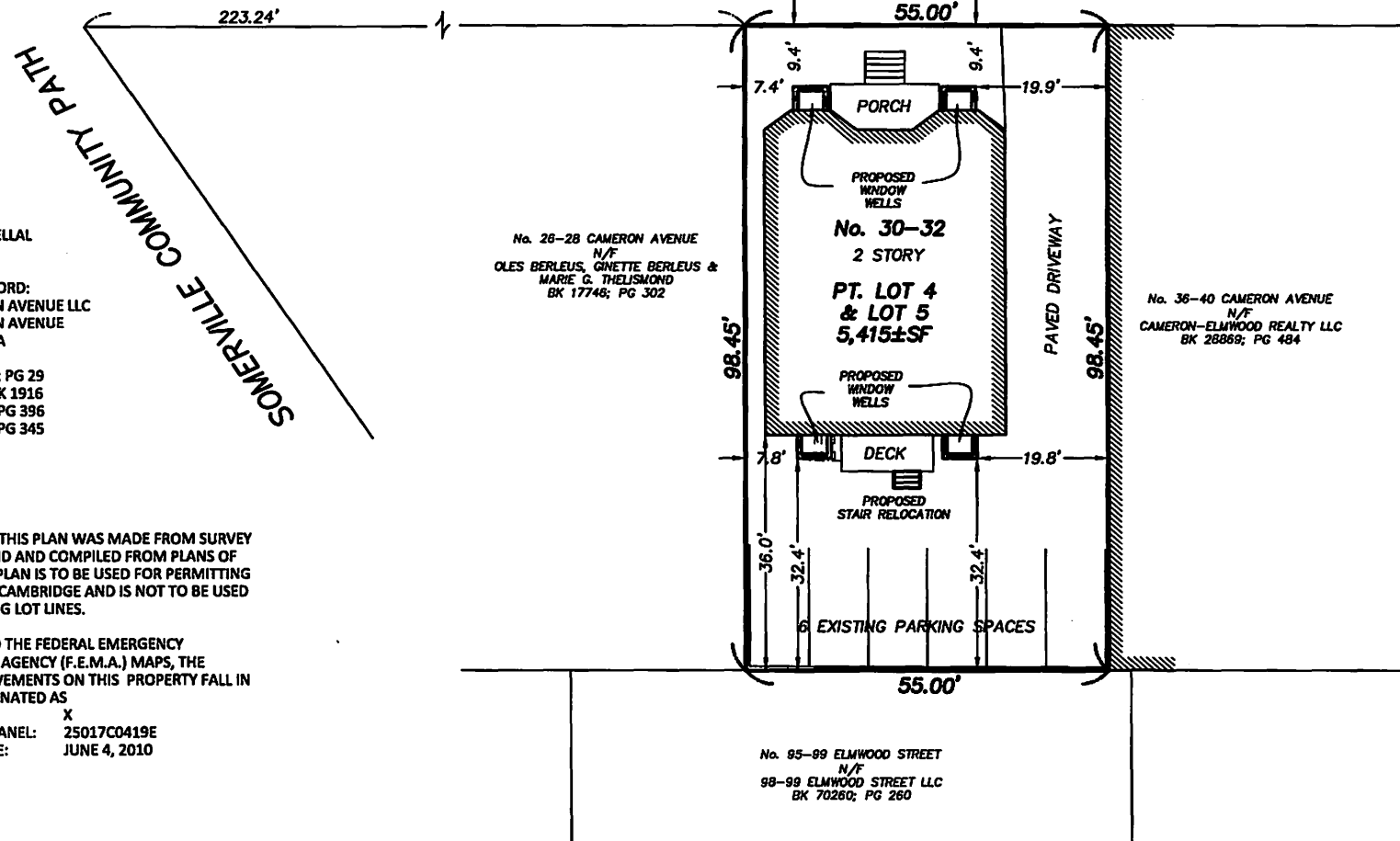
30 Cameron Ave BZA-154682



BOSTON
SURVEY, INC.
UNIT C-4 SHIPWAY PLACE
CHARLESTOWN, MA 02129
(617) 242-1313

CAMERON AVENUE

(PUBLIC - 60.0' WIDE)



PREPARED FOR:
MOHAMMED BELLAL

REFERENCES:
OWNER OF RECORD:
30-32 CAMERON AVENUE LLC
30-32 CAMERON AVENUE
CAMBRIDGE, MA

DEED: BK 77680; PG 29
PLAN: END OF BK 1916
BK 7707; PG 396
BK 1957; PG 345

I CERTIFY THAT THIS PLAN WAS MADE FROM SURVEY
ON THE GROUND AND COMPILED FROM PLANS OF
RECORD. THIS PLAN IS TO BE USED FOR PERMITTING
IN THE CITY OF CAMBRIDGE AND IS NOT TO BE USED
FOR RECREATING LOT LINES.

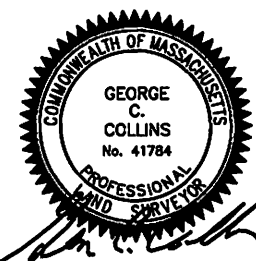
ACCORDING TO THE FEDERAL EMERGENCY
MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE
MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN
AN AREA DESIGNATED AS
ZONE: X
COMMUNITY PANEL: 25017C0419E
EFFECTIVE DATE: JUNE 4, 2010

CERTIFIED PLOT PLAN

LOCATED AT
30-32 CAMERON AVENUE
CAMBRIDGE, MA

SCALE: 1.0 INCH = 20.0 FEET

FIELD:	GCC
DRAFT:	SAP
CHECK:	GCC
DATE:	11/04/21
JOB #	21-00469





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: WAGNER DE FREITAS Date: 12-20-21
(Print)

Address: 30 Cameron Avenue

Case No. BZA-154682

Hearing Date: 1/6/22

Thank you,
Bza Members

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:

Existing non-occupied space is wasteful and not being effectively used for the inhabitants of this building. Renovation of the basement and addition of the third floor as livable space is an improvement to the structure while maintaining the same structural footprint.

- 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 by not affecting generally the zoning district in which it is located for the following reasons:

Considering the building and lot size and shape were created well before the current zoning limitations, any form of alteration to the structure will render the structure non-conforming under the current dimensional requirements for the Residence B district where the gross floor area is already non-conforming. The hardship is due to a greatly undersized lot. Given the existing gross floor area in relation to the lot size, there is no addition that does not require a zoning variance under the circumstances.

- C)** **DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:**

- 1)** Desirable relief may be granted without substantial detriment to the public good for the following reasons:

The additional space being acquired is existing and does not impinge upon enlarging the existing footprint of the structure and expansion is entirely within the existing structure.

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

The existing use is residential. The alteration and renovation simply enlarges the residential use to the existing units within the building. The size and shape of the structure with the additional third floor living space is consistent with the residences in the immediately surrounding neighborhood which for the majority all appear to consist of a third floor living space.

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