



# CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2022 JAN 11 AM 11:28  
OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

## BZA Application Form

**BZA Number: 154757**

### General Information

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

Special Permit: \_\_\_\_\_

Variance:   X  

Appeal: \_\_\_\_\_

**PETITIONER:** Henry Leitner C/O Kevin Richard

**PETITIONER'S ADDRESS:** 32-34 Mt. Pleasant St, Cambridge, MA 02140

**LOCATION OF PROPERTY:** 32 Mt Pleasant St., Unit 1, Cambridge, MA

**TYPE OF OCCUPANCY:** Multi-family

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

**REASON FOR PETITION:**

/Porch roof/

**DESCRIPTION OF PETITIONER'S PROPOSAL:**

To add 19'x3' (57 s.f.) portico over front doors.

**SECTIONS OF ZONING ORDINANCE CITED:**

Article: 8.000 Section: 8.22.3 (Non-Conforming Structure).

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

Article: 10.000 Section: 10.30 (Variance).

Original  
Signature(s):

Karl 'O

(Petitioner (s) / Owner)

KEVIN RICHARD

(Print Name)

Address:

23 RINDGEFIELD ST, CAMB.

Tel. No.

6179538026

E-Mail Address:

hleitner@me.com

**Date:** \_\_\_\_\_

**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 Henry Leitner and Catalina Laserna  
(OWNER)

Address: 32 Mount Pleasant Street, Cambridge MA 02140

State that I/We own the property located at 32 & 34 Mount Pleasant St., Cambridge which is the subject of this zoning application.

The record title of this property is in the name of \_\_\_\_\_  
Henry Leitner and Catalina Laserna

\*Pursuant to a deed of duly recorded in the date \_\_\_\_\_, Middlesex South County Registry of Deeds at Book \_\_\_\_\_, Page \_\_\_\_\_; or Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_  
Book 18814 Page 160.

*Henry H. Leitner Catalina Laserna*  
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT\*

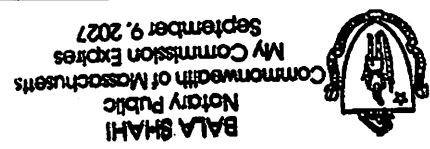
\*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Mass

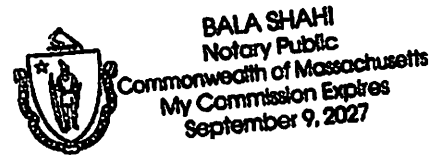
The above-name Henry H Leitner and Catalina Laserna personally appeared before me, this 20 of October, 2021, and made oath that the above statement is true.

Bala Shahi Notary

My commission expires 09/09/2021 (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:

The original structure at 32 Mt Pleasant St included a front porch the full width of the front of the building. This porch roof structure was torn down and not replaced over 60 years ago resulting in extensive water damage to the walls, porch (which had to be replaced), front doors (which were replaced) and foundation (which had to be repaired). The lack of a water-shed structure over the front doors will continue to allow water damage to the structure, imposing a financial hardship.

**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:

NA

**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 porch roof will extend only partially over the porch and will have no detriment to the public good.

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

A new porch roof, while impermeable, will not add livable area to the property.

**\*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:** Henry Leitner  
**Location:** 32 Mt Pleasant St., Unit 1, Cambridge, MA  
**Phone:** 6179538026

**Present Use/Occupancy:** Multi-family  
**Zone:** Residence C-1 Zone  
**Requested Use/Occupancy:** Multi-family

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		2334	2391	N/A	(max.)
<u>LOT AREA:</u>		2246	2246	NA	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup></u>		1.04	1.04	.50	
<u>LOT AREA OF EACH DWELLING UNIT</u>		NA	NA	NA	
<u>SIZE OF LOT:</u>	WIDTH	NA	NA	NA	
	DEPTH	NA	NA	NA	
<u>SETBACKS IN FEET:</u>	FRONT	15	NA	NA	
	REAR	NA	NA	NA	
	LEFT SIDE	9.25	21	7.5	
	RIGHT SIDE	9.88	19.88	NA	
<u>SIZE OF BUILDING:</u>	HEIGHT	NA	NA	NA	
	WIDTH	NA	NA	NA	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		NA	NA	NA	
<u>NO. OF DWELLING UNITS:</u>		4	4	NA	
<u>NO. OF PARKING SPACES:</u>		NA	NA	NA	
<u>NO. OF LOADING AREAS:</u>		NA	NA	NA	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		NA	NA	NA	

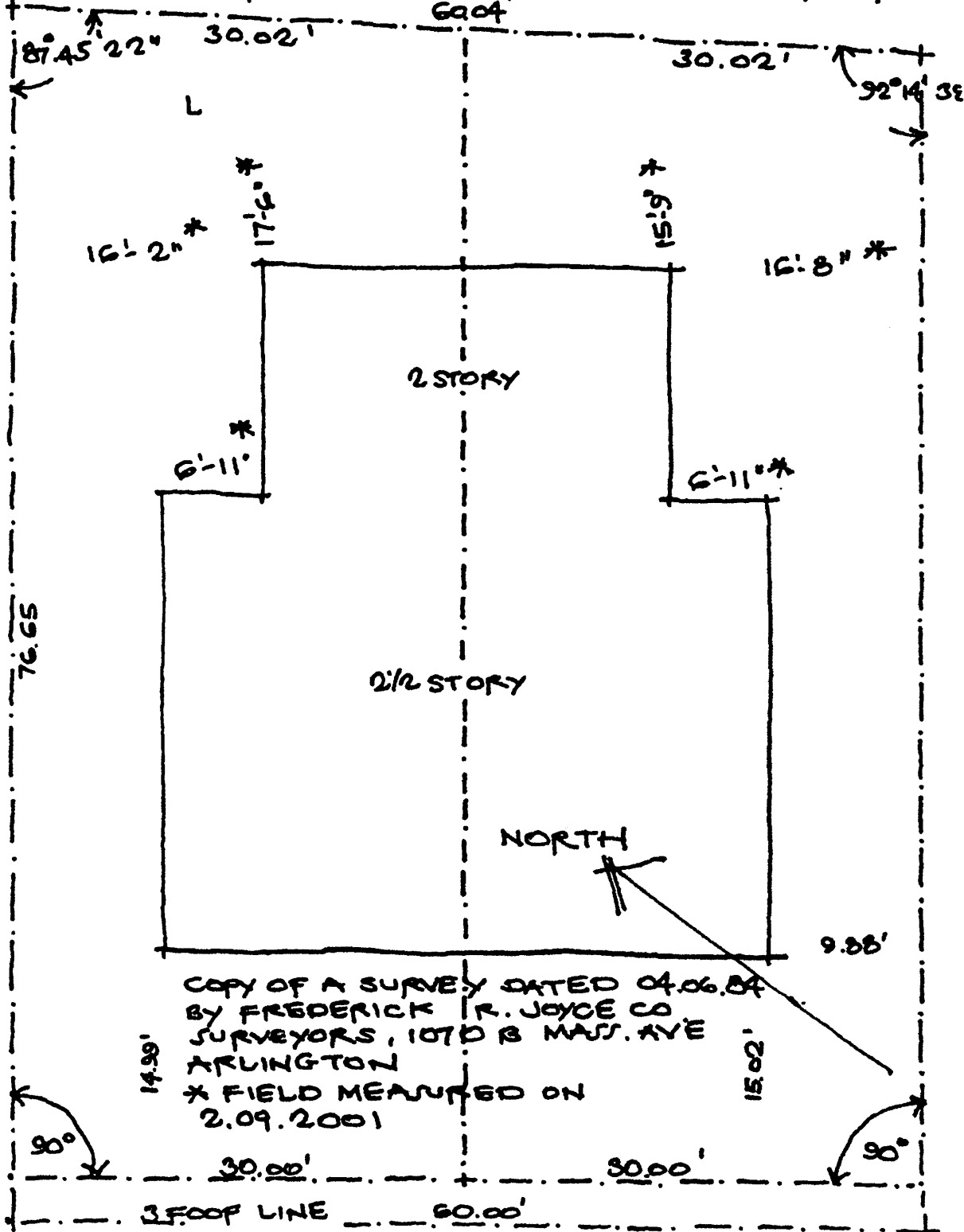
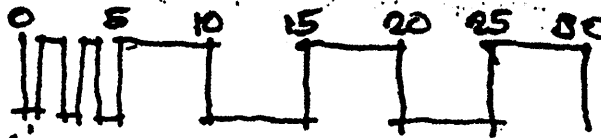
Describe where applicable, other occupancies on the same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g; wood frame, concrete, brick, steel, etc.:

NA

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'.

32 MOUNT  
PLEASANT ST.  
CAMBRIDGE, MA

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



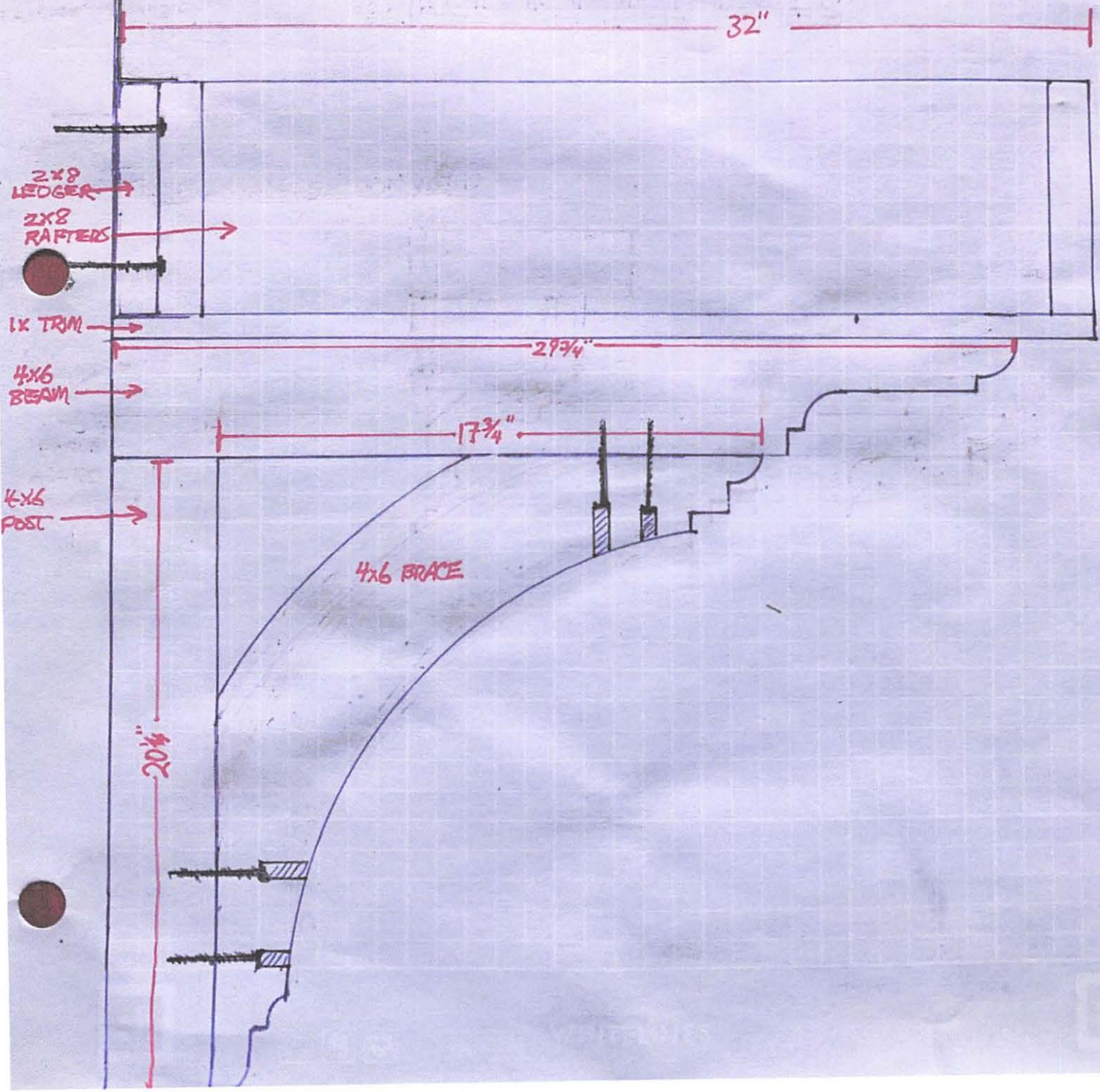
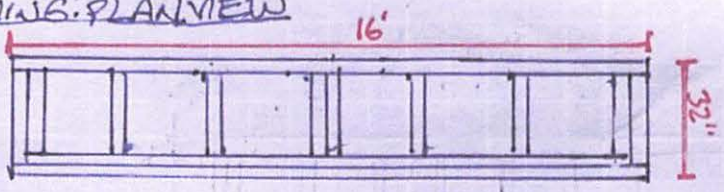
COPY OF A SURVEY DATED 04.06.04  
BY FREDERICK R. JOYCE CO  
SURVEYORS, 107 D B MASS. AVE  
ARLINGTON  
\* FIELD MEASURED ON  
2.09.2001

MOUNT PLEASANT ST.

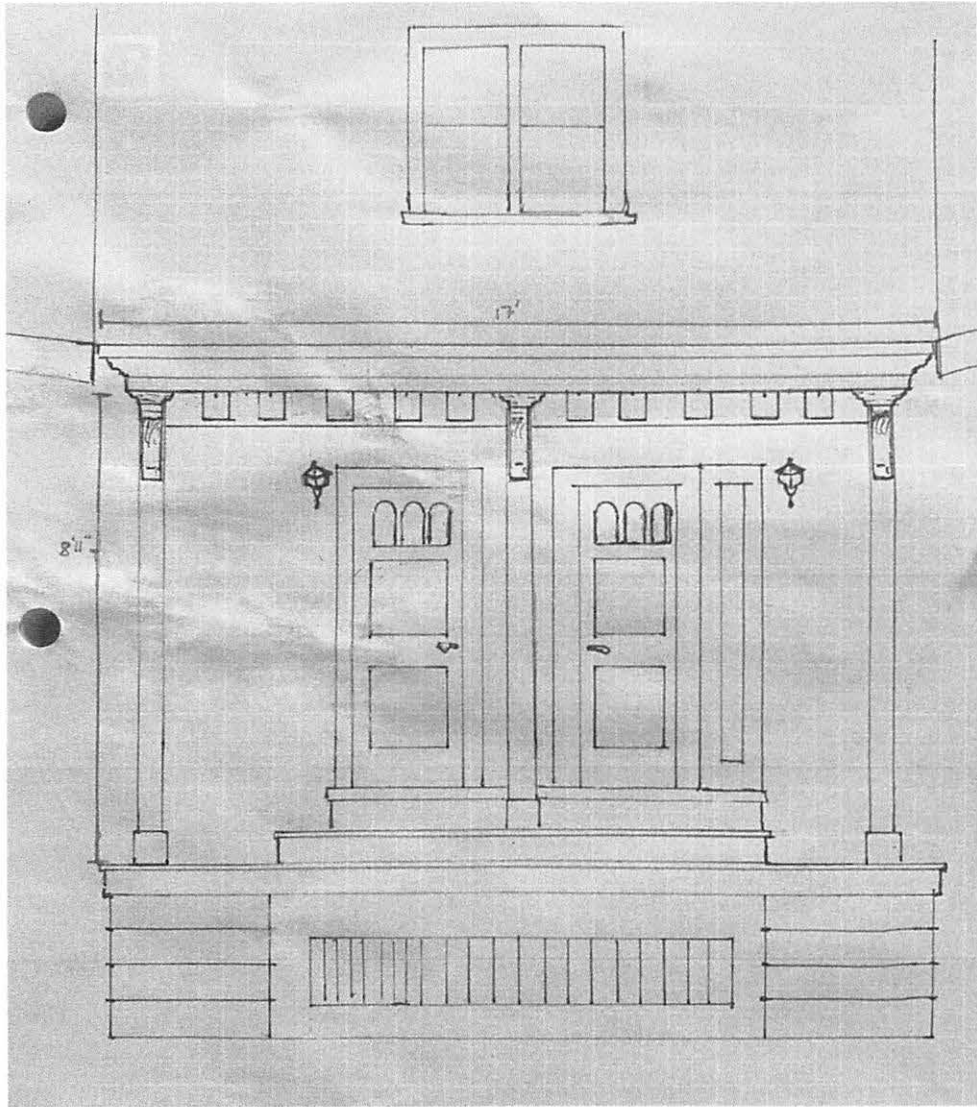
HENRY LEITNER  
32-34 MT PLEASANT ST, CAMBRIDGE

REPLACEMENT OF ORIGINAL PORTICO OVER FRONT PORCH

FRAMING: PLAN VIEW













EXAMPLE  
OF CORBELS





32 Mt. Pleasant St. Petitioners

201-125  
RUSSELL, MATTHEW T. &  
LINDSEY MEAD RUSSELL  
38 MT. PLEASANT STREET  
CAMBRIDGE, MA 02140-2614

201-18  
ARNETT, HAYLEY L.  
17 BUENA VISTA PARK, UNIT #2  
CAMBRIDGE, MA 02140-2624

201-20  
BURKE, THOMAS  
11 BUENA VISTA PK, UNIT#1  
CAMBRIDGE, MA 02140

201-23  
LAIRD, PHILIP L. AMY SCHUYLER CLARKSON  
22 MT PLEASANT ST  
CAMBRIDGE, MA 02140

201-18  
GREYWOLF, ELIZABETH S.  
TRUSTEE UNDER THE GREYWOLF REVOC TRT  
17 BUENA VISTA PARK UNIT 1  
CAMBRIDGE, MA 02140

201.5-29  
DRANE, LANCE W. G. ELIZABETH WYLDE, TRS  
31 MT PLEASANT ST  
CAMBRIDGE, MA 02140

201-114  
LEITNER, HENRY H. & CATALINA LASERNA  
32 MOUNT PLEASANT STREET  
CAMBRIDGE, MA 02140

201-18  
PETEET, THOMAS JOSIAH &  
SEJAL SUBODH PATEL  
17 BUENA VISTA PK., #3  
CAMBRIDGE, MA 02140

201-20  
GERRING, JOHN  
11 BUENA VISTA PK. UNIT#2  
CAMBRIDGE, MA 02140

201-24  
WILLIAMS, BRIAN C. &  
LEAR R. WILLIAMS TRUSTEES  
30 MT PLEASANT ST  
CAMBRIDGE, MA 02140

201-19  
HOFMANN, WERNER ANGELA F. HOFMANN, TRS  
15 BUENA VISTA PK  
CAMBRIDGE, MA 02140

201-21  
SIMONE, RICHARD R. & ELIN EVANS  
7 BUENA VISTA PK #1  
CAMBRIDGE, MA 02140

KEVIN RICHARD  
23 RINDGEFIELD STREET  
CAMBRIDGE, MA 02140

201-115  
LASERNA, CATALINA & HENRY H. LEITNER  
32 MT. PLEASANT ST.  
CAMBRIDGE, MA 02140

201.5-28  
SINCLAIR, ANDREW & KAREN A. SINCLAIR  
39 MT PLEASANT ST.  
CAMBRIDGE, MA 02140

201.5-28  
REED & CAROLYN BARR HOYT TRS REED &  
CAROLYN BARR HOYT TRUST TR  
37 MT PLEASANT ST  
CAMBRIDGE, MA 02140

201-21  
THOMSEN, MARJORIE S & MARK C. JENSEN  
7 BUENA VISTA PK, UNIT 2  
CAMBRIDGE, MA 02140



**BZA APPLICATION FORM**  
**DIMENSIONAL INFORMATION**

APPLICANT: HENRY LEITNER PRESENT USE/OCCUPANCY: MULTI-FAMILY  
 LOCATION: 32-34 MT. PLEASANT ST ZONE: C1  
 PHONE: 617-777-0703 REQUESTED USE/OCCUPANCY: MULTI-FAMILY (NO CHANGE)

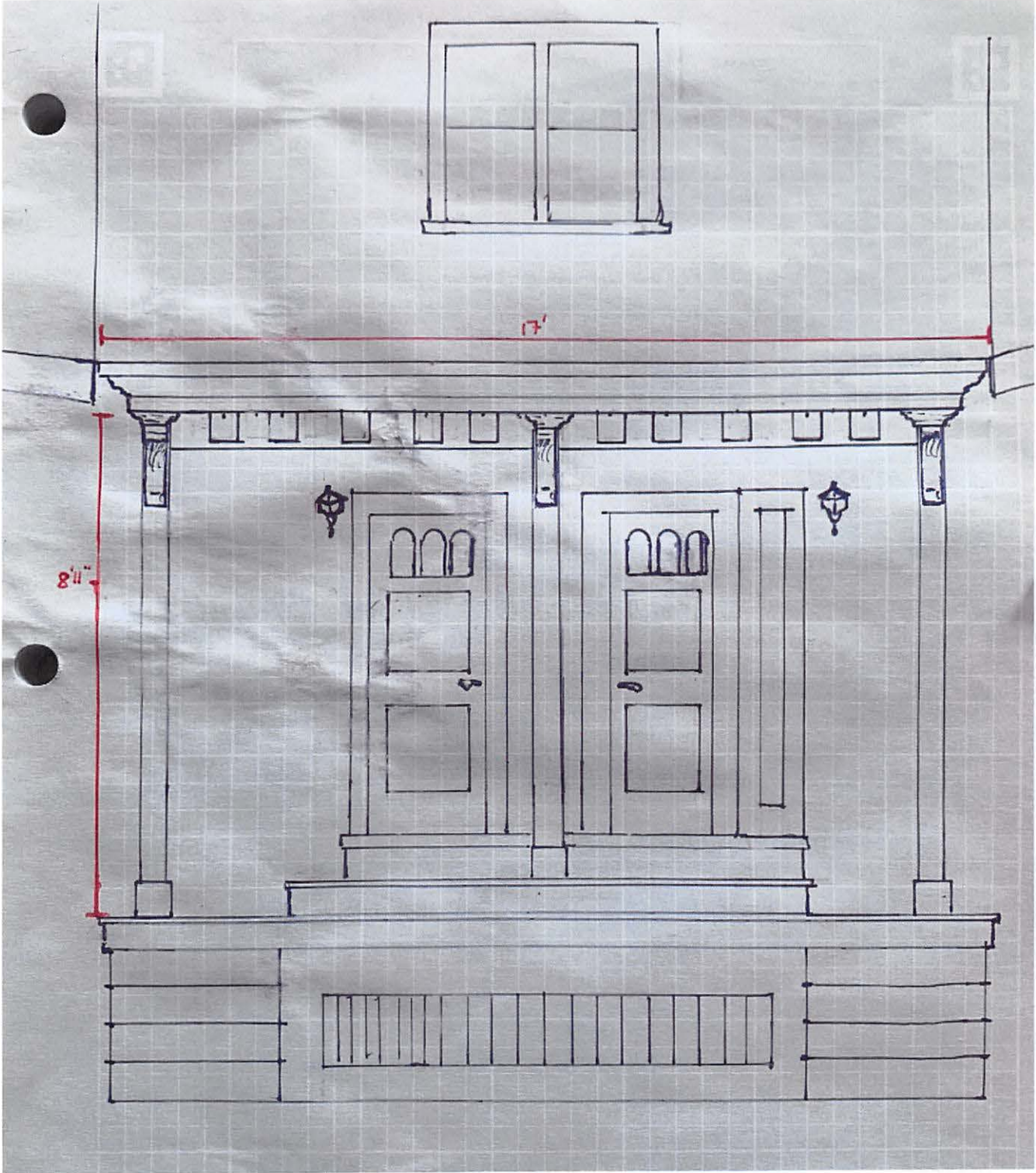
	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS<sup>1</sup></u>
TOTAL GROSS FLOOR AREA:	<u>2334</u>	<u>2391</u>	<u>N/A</u> (max.)
LOT AREA:	<u>2246</u>	<u>2246</u>	<u>N/A</u> (min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup>	<u>1.04</u>	<u>1.06</u>	<u>.50</u> (max.)
LOT AREA FOR EACH DWELLING UNIT:	<u>2246</u>	<u>2246</u>	<u>N/A</u> (min.)
SIZE OF LOT:	WIDTH	<u>60</u>	<u>N/A</u> (min.)
	DEPTH	<u>76.7</u>	<u>N/A</u>
Setbacks in Feet:	FRONT	<u>15</u>	<u>7</u> (min.)
	REAR	<u>15.9</u>	<u>12.5</u> (min.)
	LEFT SIDE	<u>9.25</u>	<u>7.5</u> (min.)
	RIGHT SIDE	<u>9.88</u>	<u>7.5</u> (min.)
SIZE OF BLDG.:	HEIGHT	<u>N/A</u>	<u>N/A</u> (max.)
	LENGTH	<u>45.8</u>	<u>N/A</u>
	WIDTH	<u>40.9</u>	<u>N/A</u>
RATIO OF USABLE OPEN SPACE TO LOT AREA: <sup>3</sup>	<u>35%</u>	<u>35%</u>	<u>N/A</u> (min.)
NO. OF DWELLING UNITS:	<u>4</u>	<u>4</u>	<u>4</u> (max.)
NO. OF PARKING SPACES:	<u>4</u>	<u>4</u>	<u>4</u> (min./max)
NO. OF LOADING AREAS:	<u>N/A</u>	<u>N/A</u>	<u>N/A</u> (min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT:	<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.

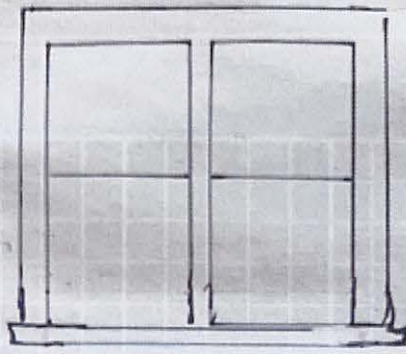
N/A  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).  
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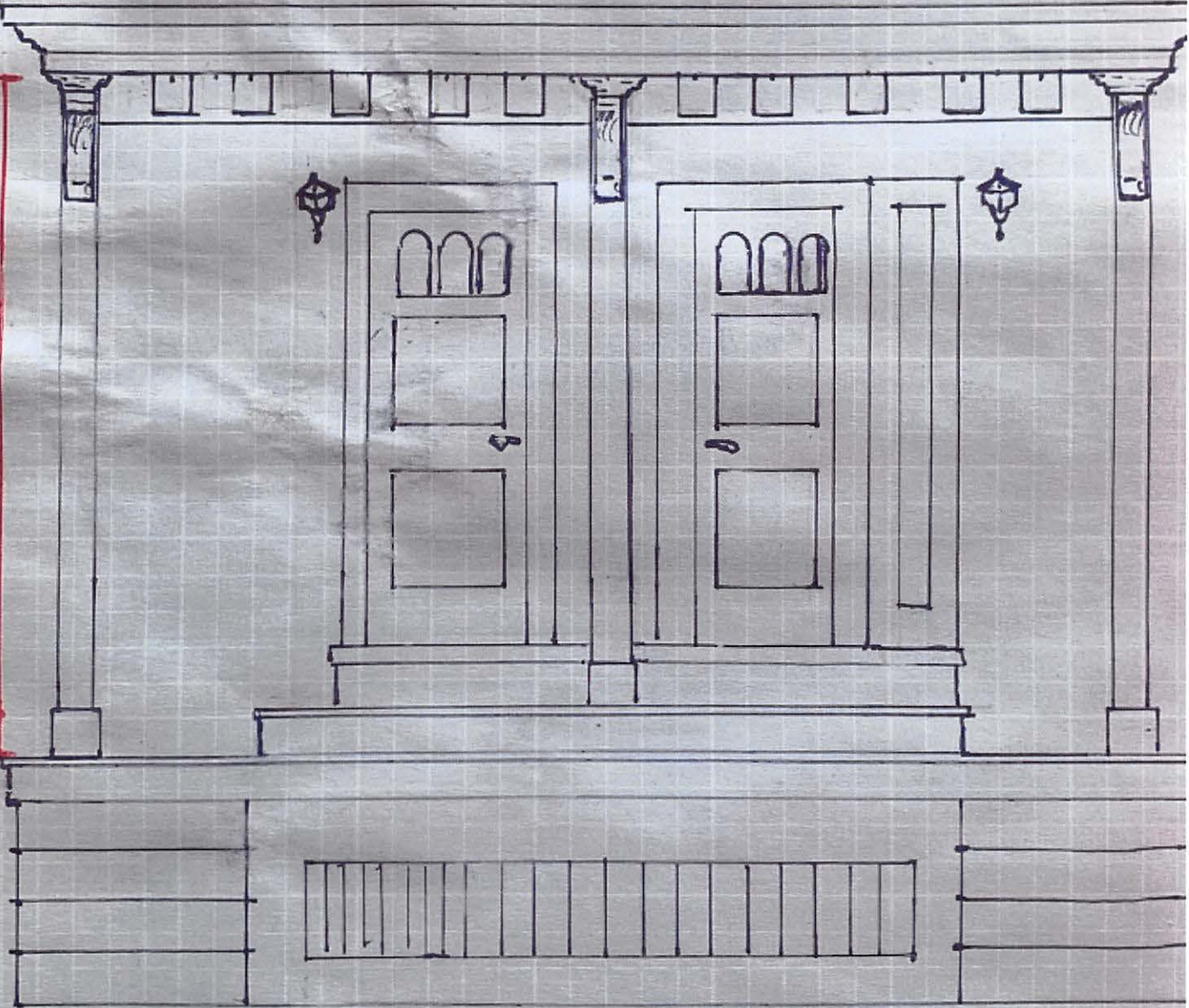




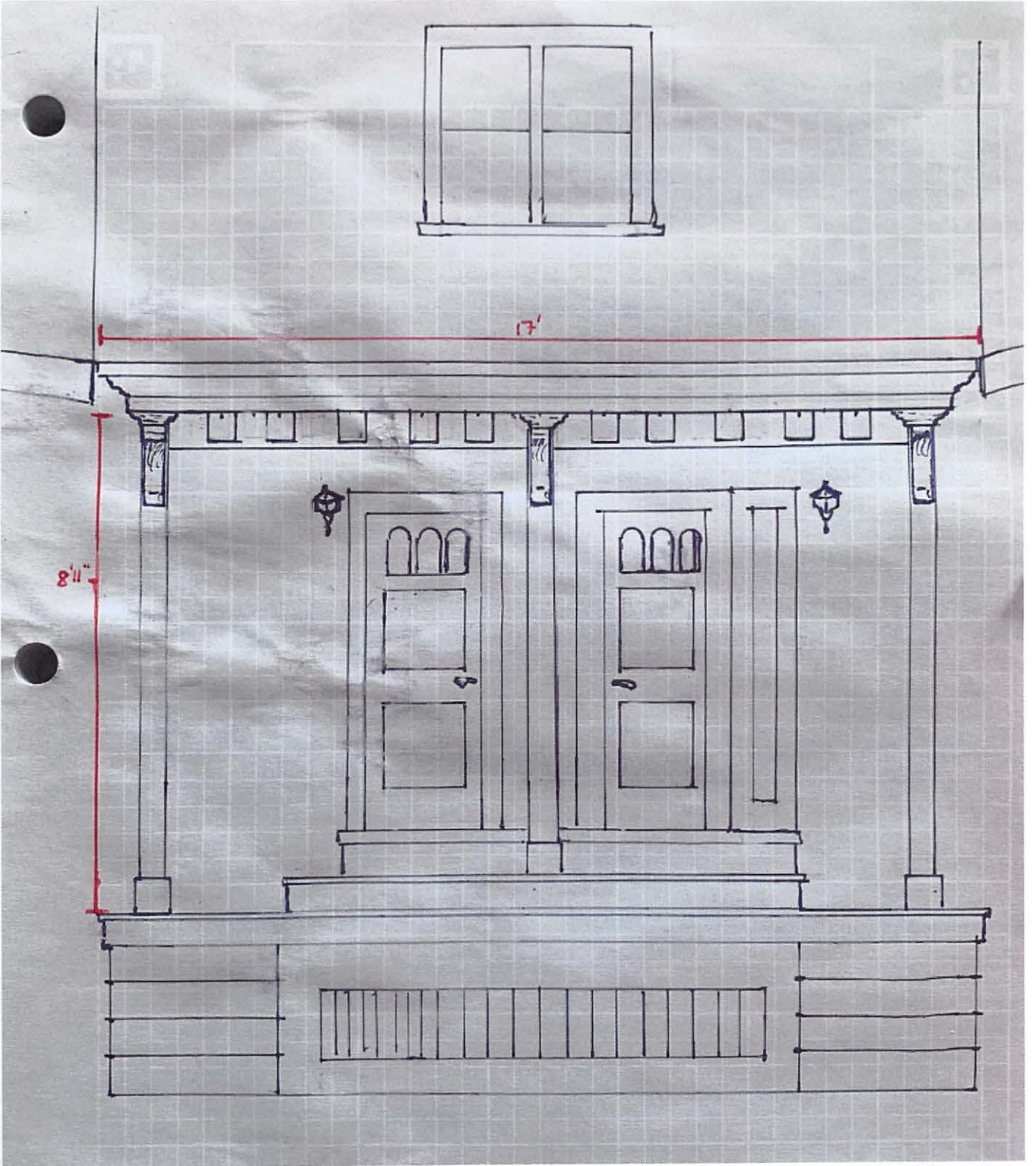


17'

8'11"

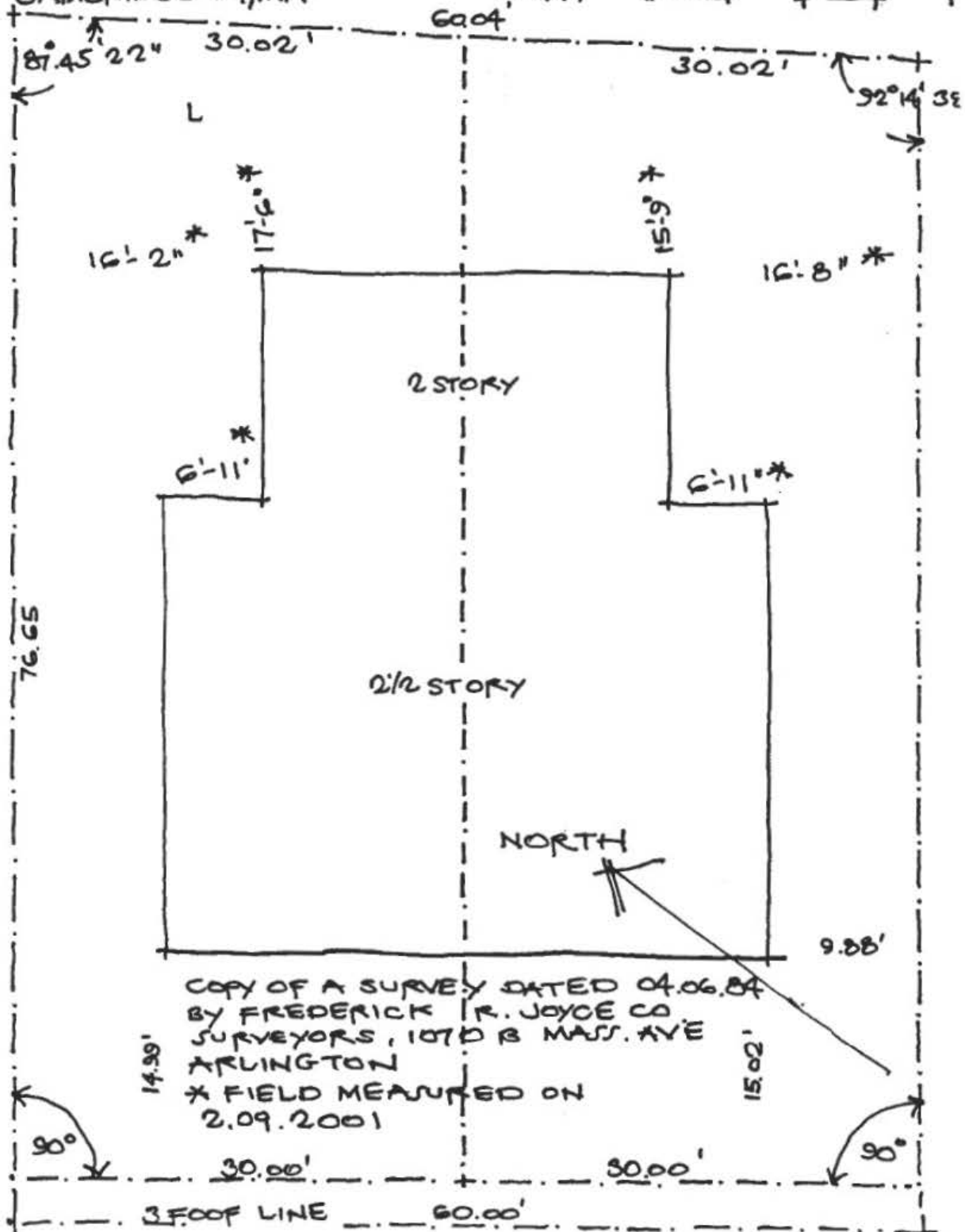






32 MOUNT  
PLEASANT ST.  
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COPY OF A SURVEY DATED 04.06.84  
BY FREDERICK R. JOYCE CO  
SURVEYORS, 107 D B MASS. AVE  
ARLINGTON  
\* FIELD MEASURED ON  
2.09.2001

MOUNT PLEASANT ST.







# 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: KCD [Signature] Date: 1/22/22  
(Print)

Address: 32 Mt. Pleasant #1.

Case No. BZA-154757

Hearing Date: 2/10/22

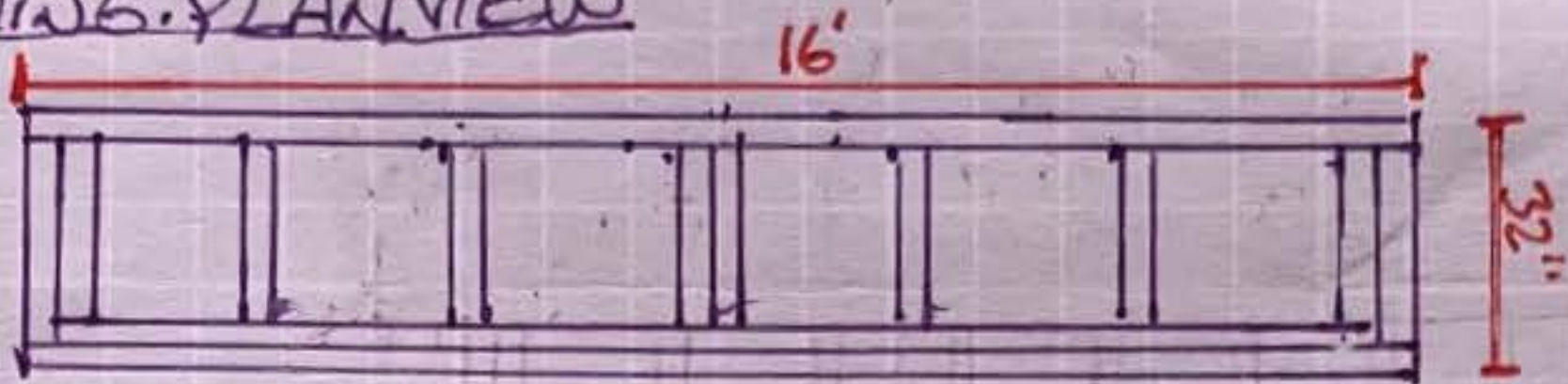
Thank you,  
Bza Members



HENRY LEITNER  
32-34 MT PLEASANT ST, CAMBRIDGE

REPLACEMENT OF ORIGINAL PORTICO OVER FRONT PORCH

FRAMING: PLAN VIEW



32"

2x8 LEDGER

2x8 RAFTERS

1x TRIM

4x6 BEAM

4x6 POST

29 3/4"

17 3/4"

4x6 BRACE

20 1/4"