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

2020 JUL 14 PM 3:02
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA APPLICATION FORM

Plan No: BZA-017273-2020

GENERAL INFORMATION

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

Special Permit : √ **Variance :** _____ **Appeal :** _____

PETITIONER : SmartArchitecture - C/O Margaret Booz, Architect

PETITIONER'S ADDRESS : 625 Mount Auburn Street Cambridge, MA 02138

LOCATION OF PROPERTY : 58 Lakeview Ave Cambridge, MA

TYPE OF OCCUPANCY : R3 **ZONING DISTRICT :** Residence A-1 Zone

REASON FOR PETITION :

Other: window change in setback

DESCRIPTION OF PETITIONER'S PROPOSAL :

Owners request permission to move a window approximately 3' to the west on the north, non-conforming wall facing the side property line.

SECTIONS OF ZONING ORDINANCE CITED :

Article 8.000 Section 8.22.2.C (Non-Conforming Structure).

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

MAGGIE BOOZ / SMARTARCHITECTURE
(Print Name)

Address : 625 MOUNT AUBURN ST.
CAMBRIDGE · MA 02138

Tel. No. : 617.576.2720

E-Mail Address : MAGGIE@SMARTARCHITECTURE.NET

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 Jason and Cecily Epstein
(OWNER)

Address: 58 Lake View Ave. Cambridge, MA 02138

State that I/We own the property located at 58 Lake View Ave.,
which is the subject of this zoning application.

The record title of this property is in the name of
Epstein, Jason B. & Cecily Epstein

*Pursuant to a deed of duly recorded in the date 9/8/16, Middlesex South County Registry of Deeds at Book 67981, Page 229; or Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

Cecily Epstein
*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 Cecily + Jason Epstein personally appeared before me, this 19 of May, 2020, and made oath that the above statement is true.

Notary

My commission expires Nov 6, 2026 (Notary Seal).

AOIFE AUSTIN
MY COMMISSION EXPIRES NOVEMBER 06, 2026
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS

- 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 58 Lakeview 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:

The proposed new window is a window the same size as one being removed on the same wall, and 3' to the west of the existing window being removed.

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:

No traffic nor patterns of egress are affected by the requested 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:

The requested change has no affect on the development of adjacent uses.

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 requested change, because the new proposed window is exactly the same size as the existing window that's being removed, will have no affect on the citizens of the City, will not create nuisance or hazard, and will, on the contrary, benefit the occupants of the building in that it will allow them to retain the same amount of sunlight in the kitchen area of their house.

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 window change is not proposed in the north wall of the house that comes closest to the property line. The wall coming closest to the property line is 7.1' from the line, while the wall with the proposed window change is approximately 12.7' from the line.

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: SmartArchitecture **PRESENT USE/OCCUPANCY:** Single family

LOCATION: 58 Lakeview Ave Cambridge, MA **ZONE:** Residence A-1 Zone

PHONE: **REQUESTED USE/OCCUPANCY:** Single family

		EXISTING CONDITIONS	REQUESTED CONDITIONS	ORDINANCE REQUIREMENTS [1]	
TOTAL GROSS FLOOR AREA:		4894sf	4894sf	7650sf	(max.)
LOT AREA:		15,300sf	15,300sf	8000sf	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: [2]		.32	.32	.5	(max.)
LOT AREA FOR EACH DWELLING UNIT:		15,300sf	15,300sf	6000sf	(min.)
SIZE OF LOT:	WIDTH	100lf	100lf	80lf	(min.)
	DEPTH	153lf	153lf	NA	
SETBACKS IN FEET:	FRONT	30lf	30lf	25lf	(min.)
	REAR	56.5lf	56.5lf	38lf	(min.)
	LEFT SIDE	51.5lf	51.5lf	15/sum of 35	(min.)
	RIGHT SIDE	7.1lf	7.1lf	15/sum of 35	(min.)
SIZE OF BLDG.:	HEIGHT	43lf	43lf	35lf	(max.)
	LENGTH	78lf	78lf	NA	
	WIDTH	43lf	43lf	NA	
RATIO OF USABLE OPEN SPACE TO LOT AREA: [3]		65.9%	70%	50%	(min.)
NO. OF DWELLING UNITS:		1	1	2	(max.)
NO. OF PARKING SPACES:		3	3	2	(min./max)
NO. OF LOADING AREAS:		NA	NA	NA	(min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT:		29.5lf	29.5lf	10lf	(min.)

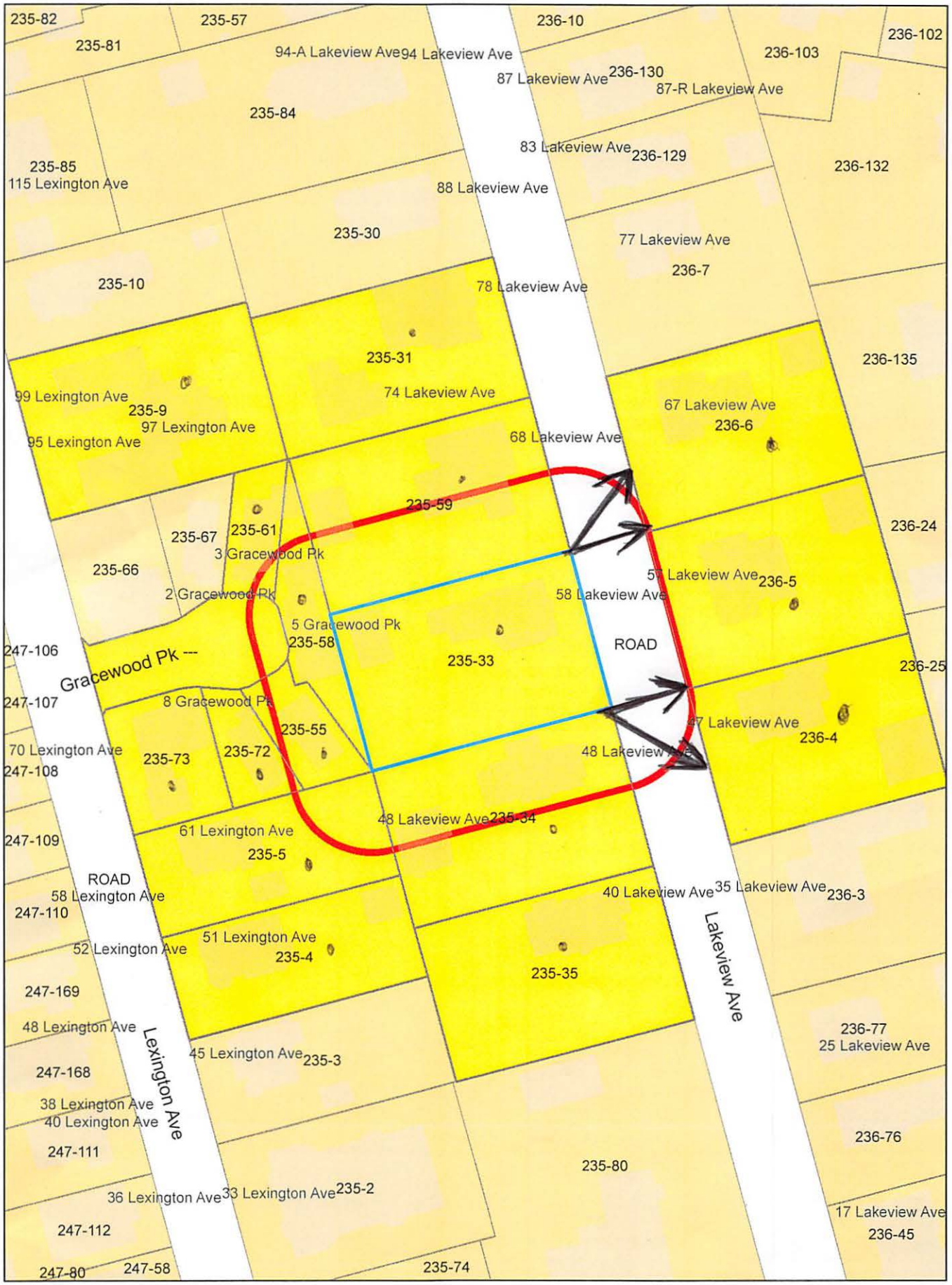
Describe where applicable, other occupancies on same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g.; wood frame, concrete, brick, steel, etc.

existing one-story wood frame garage

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'.

BZA-017273-2020
58 Lakeview Ave

58 Lakeview Ave


235-82
235-57
236-10
236-102
235-81
94-A Lakeview Ave
94 Lakeview Ave
236-103
87 Lakeview Ave
236-130
87-R Lakeview Ave
235-84
83 Lakeview Ave
236-129
236-132
235-85
115 Lexington Ave
88 Lakeview Ave
235-30
77 Lakeview Ave
236-7
235-10
78 Lakeview Ave
235-31
236-135
99 Lexington Ave
235-9
97 Lexington Ave
95 Lexington Ave
74 Lakeview Ave
67 Lakeview Ave
236-6
68 Lakeview Ave
235-59
236-24
235-67
235-61
3 Gracewood Pk
235-66
57 Lakeview Ave
236-5
2 Gracewood Pk
58 Lakeview Ave
5 Gracewood Pk
235-58
ROAD
247-106
Gracewood Pk
235-33
236-25
247-107
8 Gracewood Pk
235-55
47 Lakeview Ave
236-4
70 Lexington Ave
235-73
235-72
48 Lakeview Ave
247-108
48 Lakeview Ave
235-34
247-109
61 Lexington Ave
235-5
ROAD
58 Lexington Ave
40 Lakeview Ave
35 Lakeview Ave
236-3
247-110
51 Lexington Ave
52 Lexington Ave
235-4
Lakeview Ave
235-35
247-169
48 Lexington Ave
236-77
25 Lakeview Ave
Lexington Ave
45 Lexington Ave
235-3
247-168
38 Lexington Ave
40 Lexington Ave
236-76
247-111
235-80
36 Lexington Ave
33 Lexington Ave
235-2
17 Lakeview Ave
247-112
236-45
247-80
247-58
235-74

58 Lakeview Ave

Petitioner

SMART ARCHITECTURE
C/O MARGARET BOOZ, ARCHITECT
625 MT. AUBURN STREET
CAMBRIDGE, MA 02138

235-5
BARON, SHANE A. & JESSICA EPSTEIN BARON
TRUSTEES OF 61 LEXINGTON NOMINEE TRUST
61 LEXINGTON AVE
CAMBRIDGE, MA 02138

235-9
MAC PROPERTIES, LLC.
C/O STEPHEN MCEVOY
15 DAY SCHOOL LANE
BELMONT, MA 02478

235-33
EPSTEIN, JASON B. & CECILY EPSTEIN
58 LAKEVIEW AVE
CAMBRIDGE, MA 02138

235-59
FRITSCHEL, PETER & PAMELA B. NELSON
68-70 LAKEVIEW AVE
CAMBRIDGE, MA 02138-3326

235-9
MCEVOY, KATHLEEN A.
TR. OF KATHLEEN A. MCEVOY 2006 REV. TR.
97 LEXINGTON ST. UNIT#97/2
CAMBRIDGE, MA 02138

235-73
SCHOECK, GUDRUN,
TR. 84 MONTGOMERY ST REALTY TRUST
8 GRACEWOOD PARK
CAMBRIDGE, MA 02138

235-31
GARRETT, MARYAM & BRETT GARRETT
74 LAKEVIEW AVE., #2
CAMBRIDGE, MA 02138

235-9
MCEVOY, JOHN W. & MARY JANE WALSH,
TRS CHRISTINE MCEVOY
80 CUSHING AVE
BELMONT, MA 02478

235-35
BEGGELMAN, MARLENE
38 LAKEVIEW AVE
CAMBRIDGE, MA 02138-3326

235-61
JOSHI, SAROJ,
TRUSTEE THE SAROJ JOSHI REV TRUST
4 GRACEWOOD PK
CAMBRIDGE, MA 02138

235-4
JOHNSON, PHILIP T. & DONNA S. GORDON
51 LEXINGTON AVENUE
CAMBRIDGE, MA 02138

235-72
BAER, LUCY R.
7 GRACEWOOD PK
CAMBRIDGE, MA 02138

235-34
METCALFE, M. KATHERINE &
LANGDON B. WHEELER, TRUSTEES
48 LAKEVIEW AVE
CAMBRIDGE, MA 02138

235-31
GOODMAN, MARK D. &
ABIGAIL ROSS GOODMAN
78 LAKEVIEW AVE. UNIT#1
CAMBRIDGE, MA 02139

235-55
HALLEY, MICHAEL R.
6 GRACEWOOD PK
CAMBRIDGE, MA 02138

235-58
CLENDANIEL, PHILIP & MINDY MENSCHELL
5 GRACEWOOD PK.
CAMBRIDGE, MA 02138

236-4
HOWER, ROBERT & KIRA HOWER
47 LAKEVIEW AVE
CAMBRIDGE, MA 02138-3325

236-5
PEASE, LORI K. & ROLAND F. PEASE
57 LAKEVIEW AVENUE
CAMBRIDGE, MA 02138

236-6
CROWLEY, CATHERINE T.
67 LAKEVIEW AVE
CAMBRIDGE, MA 02138

E P S T E I N R E S I D E N C E

58 LAKEVIEW AVENUE, CAMBRIDGE, MASSACHUSETTS

ARCHITECT
S M A R T A R C H I T E C T U R E
625 MOUNT AUBURN STREET, SUITE 206, CAMBRIDGE, MA 02138
T: 617.576.2720 www.smartarchitecture.net

APPLICATION FOR
SPECIAL PERMIT

DRAWING INDEX, SPECIAL PERMIT:

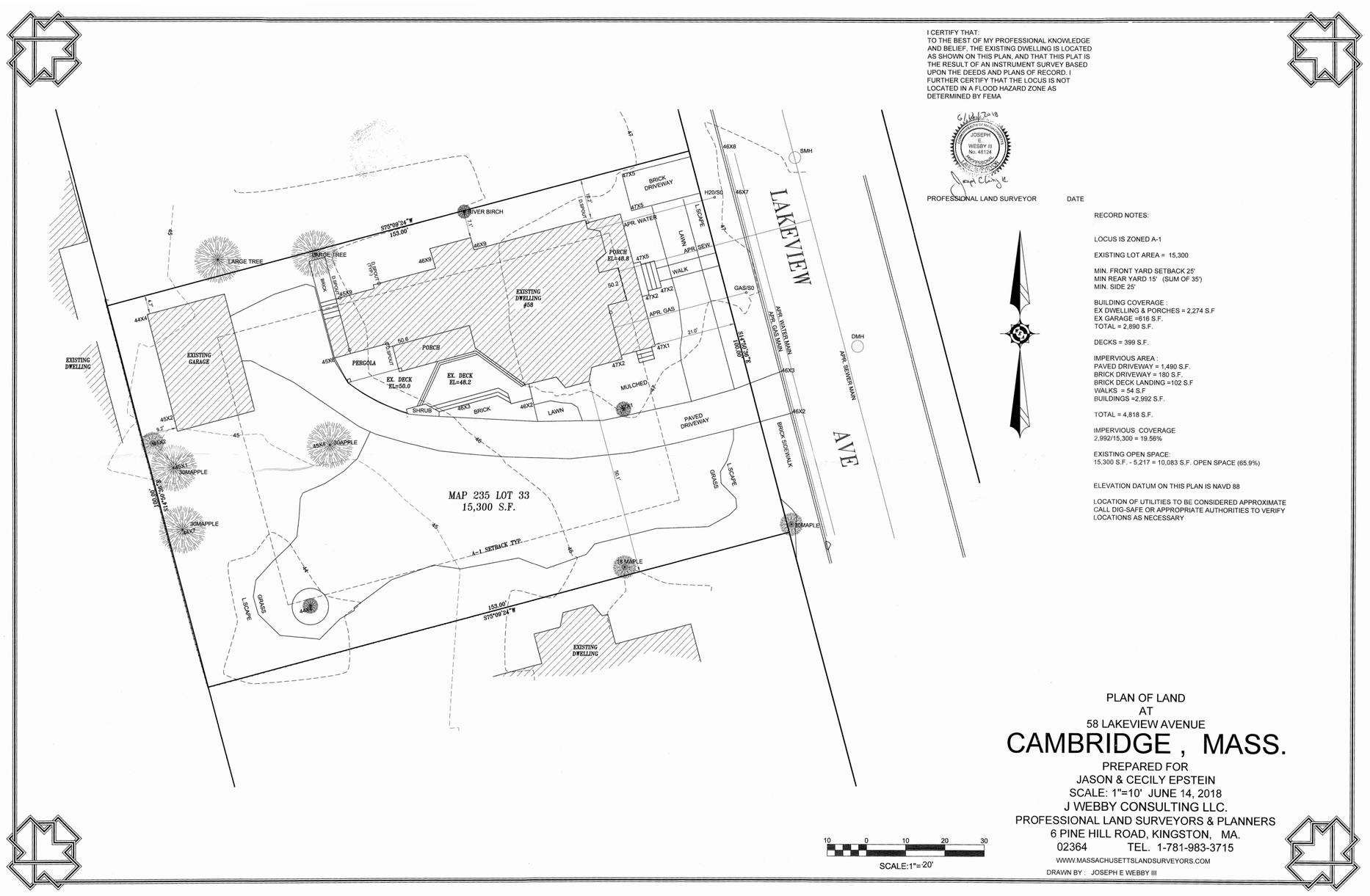
Residence A-1 Zoning District

	REQUIRED	EXISTING	PROPOSED
LOT AREA	8,000 SF MIN.	15,300 SF	15,300 SF
FLOOR AREA	_____	4,884.5 SF	4,893.5 SF
FAR	.5 MAX.	.32	.32
LA/DU	6,000 SF MIN.	15,300 SF	15,300 SF
LOT WIDTH	80 LF MIN.	100 LF	100 LF
FRONT SETBACK	25 LF MIN.	30 LF	30 LF
LEFT SIDE SETBACK	15 LF MIN./ SUM OF 35 LF	50.1 LF	50.1 LF
✳RIGHT SIDE SETBACK	15 LF MIN./ SUM OF 35 LF	7.1 LF	7.1 LF
REAR SETBACK	25 LF MIN. + 1'/ 4' EXCEEDING 100' : 38'	56.5 LF	56.5 LF
HEIGHT	35 LF MAX.	43 LF	43 LF
OPEN SPACE	50%	65.9%	70%

NOTES:
✳ INDICATES NON-CONFORMITY

WINDOW CHANGES IN NON-COMPLIANT WALL, THE RIGHT SIDE SETBACK, ARE AS FOLLOWS: ELIMINATE TWO WINDOWS, MOVE 1 EXISTING WINDOW TO NEW LOCATION IN SAME WALL

Zoning Compliance 2



Certified Plot Plan

1" = 20' 3

General Drawing Note:
Do not scale off these drawings. Written dimensions take precedence. Contractor to verify all written dimensions in field before proceeding with work. Notify architect and owner of any dimensional discrepencies before proceeding with work. Exterior dimensions given are to framing, interior dimensions given are to finished surfaces.

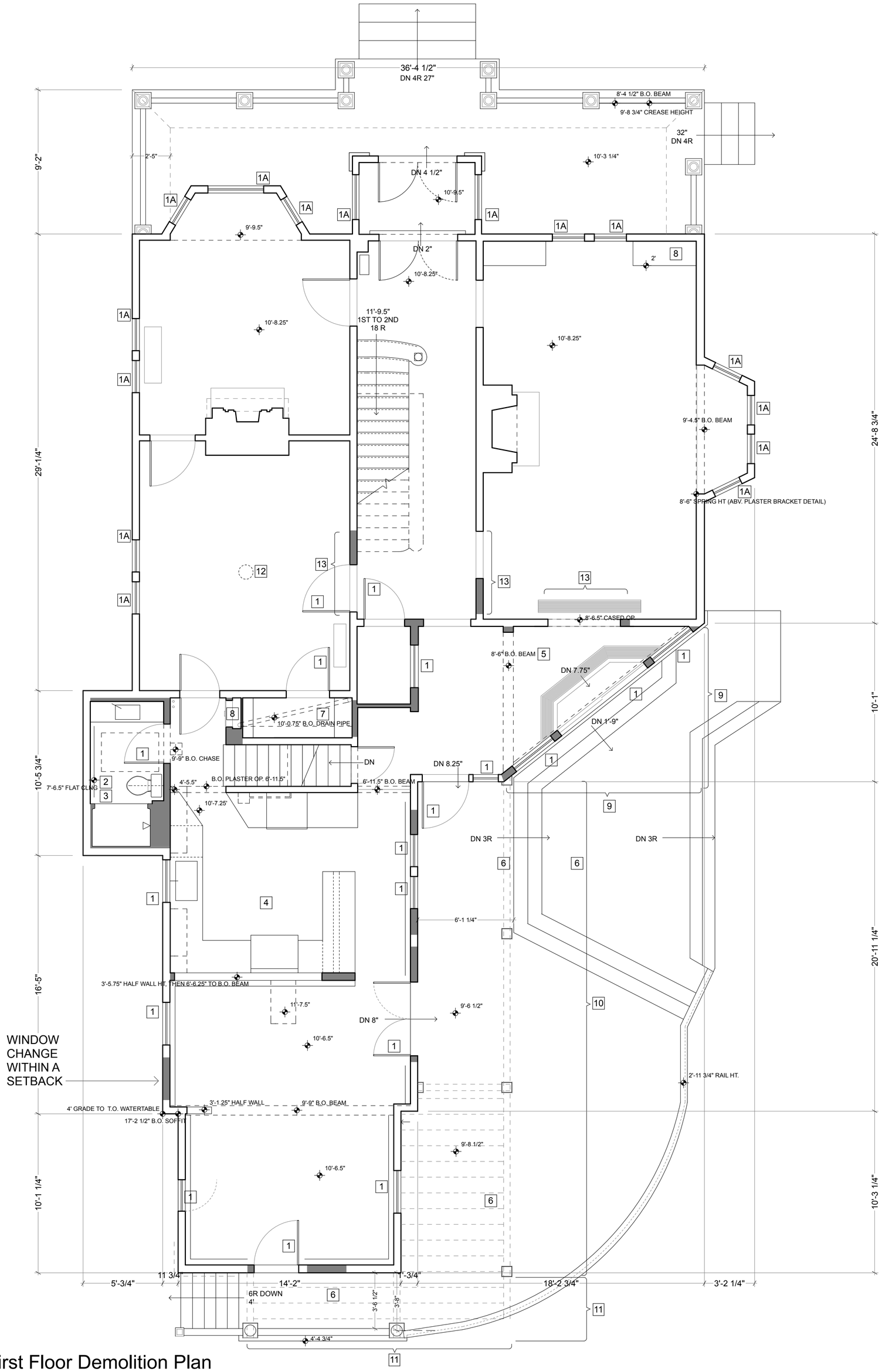
SMART ARCHITECTURE
625 Mount Auburn Street, Suite 206 Cambridge, MA 02138

Epstein Residence
58 Lakeview Ave
Cambridge, MA 02138

1908 Epstein	Job number
as noted	Scale
2.20.20	Date
aj/cb	Drawn by
MSB	Checked by

Cover Page

A-0.0



FIRST FLOOR DEMOLITION NOTES:

1	REMOVE DOOR OR WINDOW & DISCARD.
1A	REMOVE EXISTING STORM WINDOW.
1B	REMOVE WINDOW FOR RESTORATION AND RE-INSTALL.
2	REMOVE BATHROOM
3	RETAIN SKYLIGHT
4	REMOVE KITCHEN CABINETS, COUNTERS, PLUMBING FIXTURES, APPLIANCES
5	REMOVE TILE FLOOR
6	REMOVE DECK, STEPS, RAILINGS, & FOOTINGS BELOW.
7	REMOVE FINISHES & PLUMBING CHASE.
8	REMOVE BUILT-IN.
9	REMOVE TRIANGULAR ONE-STORY ADDITION.
10	RETAIN ROOF & PERGOLA, SUPPORT WHILE DECK IS REMOVED BELOW.
11	REMOVE PERGOLA ABOVE.
12	REMOVE LIGHT FIXTURE, RETAIN FOR REINTALL.
13	WIDEN OPENING.

DRAWING KEY:

WALLS TO BE DEMOLISHED

EXISTING WALLS TO REMAIN

First Floor Demolition Plan

1/4" = 1'-0" 1

APPLICATION FOR SPECIAL PERMIT

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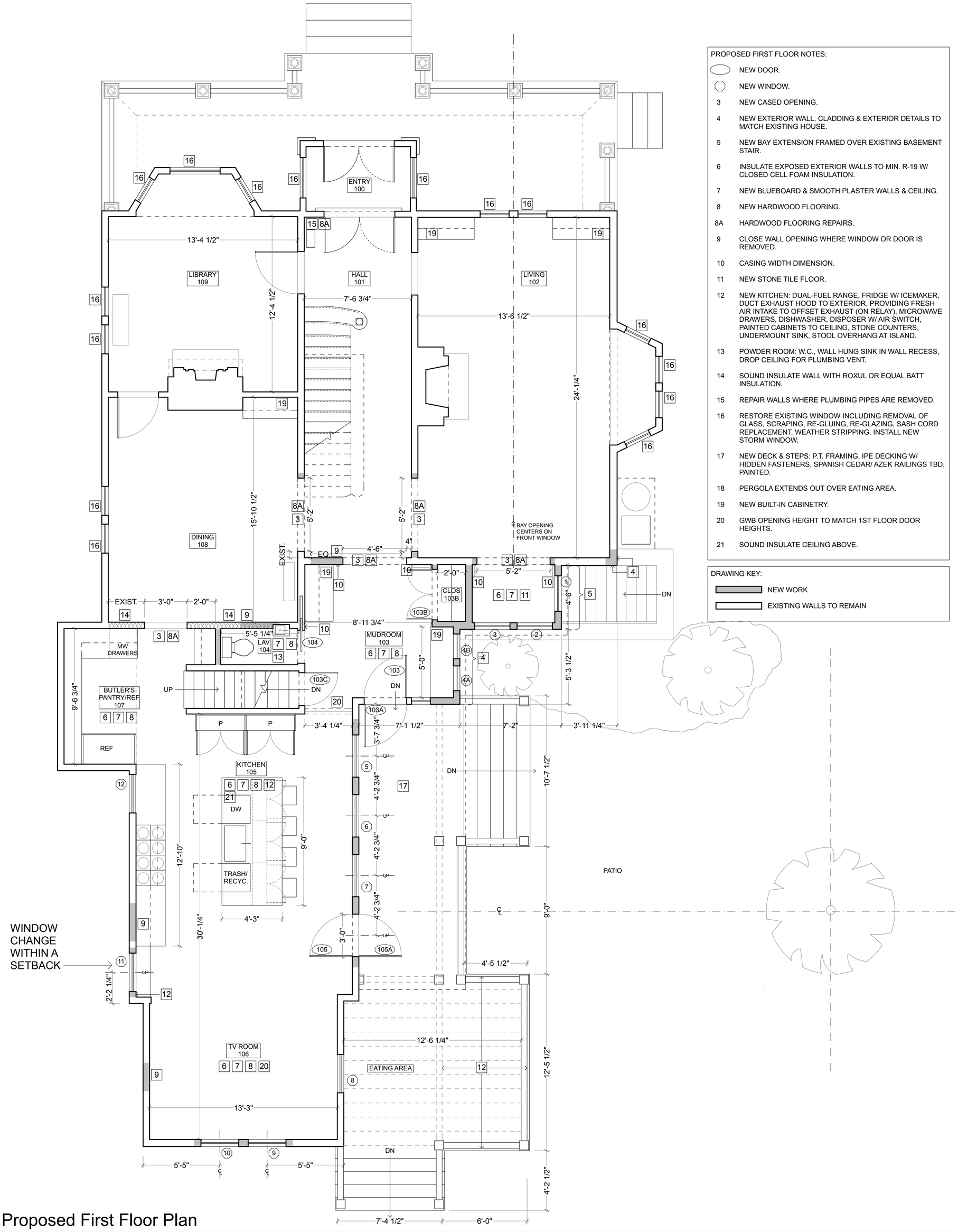
First Floor
Demolition Plan

A-2.1



PROPOSED FIRST FLOOR NOTES:

- NEW DOOR.
- NEW WINDOW.
- 3 NEW CASED OPENING.
- 4 NEW EXTERIOR WALL, CLADDING & EXTERIOR DETAILS TO MATCH EXISTING HOUSE.
- 5 NEW BAY EXTENSION FRAMED OVER EXISTING BASEMENT STAIR.
- 6 INSULATE EXPOSED EXTERIOR WALLS TO MIN. R-19 W/ CLOSED CELL FOAM INSULATION.
- 7 NEW BLUEBOARD & SMOOTH PLASTER WALLS & CEILING.
- 8 NEW HARDWOOD FLOORING.
- 8A HARDWOOD FLOORING REPAIRS.
- 9 CLOSE WALL OPENING WHERE WINDOW OR DOOR IS REMOVED.
- 10 CASING WIDTH DIMENSION.
- 11 NEW STONE TILE FLOOR.
- 12 NEW KITCHEN: DUAL-FUEL RANGE, FRIDGE W/ ICEMAKER, DUCT EXHAUST HOOD TO EXTERIOR, PROVIDING FRESH AIR INTAKE TO OFFSET EXHAUST (ON RELAY), MICROWAVE DRAWERS, DISHWASHER, DISPOSER W/ AIR SWITCH, PAINTED CABINETS TO CEILING, STONE COUNTERS, UNDERMOUNT SINK, STOOL OVERHANG AT ISLAND.
- 13 POWDER ROOM: W.C., WALL HUNG SINK IN WALL RECESS, DROP CEILING FOR PLUMBING VENT.
- 14 SOUND INSULATE WALL WITH ROXUL OR EQUAL BATT INSULATION.
- 15 REPAIR WALLS WHERE PLUMBING PIPES ARE REMOVED.
- 16 RESTORE EXISTING WINDOW INCLUDING REMOVAL OF GLASS, SCRAPING, RE-GLUING, RE-GLAZING, SASH CORD REPLACEMENT, WEATHER STRIPPING. INSTALL NEW STORM WINDOW.
- 17 NEW DECK & STEPS: P.T. FRAMING, IPE DECKING W/ HIDDEN FASTENERS, SPANISH CEDAR/ AZEK RAILINGS TBD, PAINTED.
- 18 PERGOLA EXTENDS OUT OVER EATING AREA.
- 19 NEW BUILT-IN CABINETRY.
- 20 GWB OPENING HEIGHT TO MATCH 1ST FLOOR DOOR HEIGHTS.
- 21 SOUND INSULATE CEILING ABOVE.

DRAWING KEY:

- NEW WORK
- EXISTING WALLS TO REMAIN

Proposed First Floor Plan

1/4" = 1'-0" 1

APPLICATION FOR SPECIAL PERMIT

General Drawing Note:
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Epstein Residence
58 Lakeview Ave
Cambridge, MA 02138

Job number	1908 Epstein
Scale	as noted
Date	2.20.20
Drawn by	aj/cb
Checked by	MSB

Proposed First Floor Plan

A-3.1

APPLICATION FOR
SPECIAL PERMIT

Existing Side (North) Exterior Elevation

3/16" = 1'-0" 1

Proposed Side (North) Exterior Elevation

3/16" = 1'-0" 2

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Existing and Proposed
North Elevations

A-7.2