



# CITY OF CAMBRIDGE

## BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

### BZA Application Form

BZA Number: 145143

#### General Information

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

Special Permit: X

Variance: \_\_\_\_\_

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

PETITIONER: Carl Levine & Sharon Duncan C/O Bond Worthington Architect

PETITIONER'S ADDRESS: 110A Inman Street, Cambridge, MA 02139

LOCATION OF PROPERTY: 602 Huron Ave., Cambridge, MA

TYPE OF OCCUPANCY: 2 family

ZONING DISTRICT: Residence B Zone

REASON FOR PETITION:

/Additions/

#### DESCRIPTION OF PETITIONER'S PROPOSAL:

INCREASED FAR FOR REAR ADDITION TO PROVIDE CODE COMPLIANT EGRESS STAIR FOR UNIT 1, UNIT 2, AND BASEMENT.

#### SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000

Section: 5.31 (Table of Dimensional Requirements).

Article: 8.000

Section: 8.22.2.D (Non-Conforming Structure).

Original  
Signature(s):

(Petitioner (s) / Owner)

BOND WORTHINGTON

(Print Name)

Address:

110A INMAN ST CAMBRIDGE MA

Tel. No.

617-699-2255

E-Mail Address:

bond@bondworthington.com

Date: 1.20.22

2022 JAN 25 PM 2:30  
OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

CITY OF CAMBRIDGE

BOARD OF ZONING APPEALS

851 Massachusetts Avenue, Cambridge MA 02139

017-349-6100

XXXXXX

SEA Number 1-2143

XXXXXX

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

Special Permit \_\_\_\_\_ Variance \_\_\_\_\_ Appeal \_\_\_\_\_

PETITIONER: Callahan & Son, 100 Main Street, Cambridge, MA 02139

PETITIONER'S ADDRESS: 100 Main Street, Cambridge, MA 02139

LOCATION OF PROPERTY: 100 Main Street, Cambridge, MA

TYPE OF OCCUPANCY: Residential

REASON FOR PETITION:

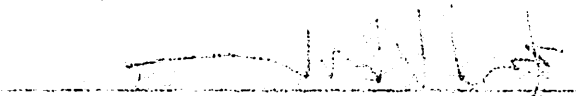
(Additional)

DESCRIPTION OF PETITIONER'S PROPOSAL:

INCREASED FEE FOR REAR ADDITION TO PROVIDE CODE COMPLIANT FIRESTAIR FOR UNIT 1, UNIT 2, AND BASEMENT

SECTIONS OF ZONING ORDINANCE CITED:

Article 8.000 Section 8.01 (Table of Ordinance References)  
Article 8.000 Section 8.02.2.D (Non-Conforming Structure)



(Petitioner's Name)

Original  
Signature(s):

Callahan & Son  
(Print Name)

100 MAIN STREET, CAMBRIDGE, MA

Address:

017-349-6100

Tel. No.

E-Mail Address: [board@cambridgezoning.com](mailto:board@cambridgezoning.com)

Date: 1-21-21

**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 Sharon L Duncan and Carl L Levine  
(OWNER)

Address: 39 Harvard Road Belmont and 41 Harvard Road Belmont, MA

State that I (We) own the property located at 602 Huron Ave, Cambridge MA  
which is the subject of this zoning application.

The record title of this property is in the name of Sharon L Duncan and  
Thomas M Potter as Trustees of the Sharon L Duncan Trust-2021 as to 50% and  
Carl L Levine, Trustee of the Carl L Levine Trust as to 50%

\*Pursuant to a deed of duly recorded in the date Jan 14, 2022 and  
Sept 16, 2021, Middlesex South  
County Registry of Deeds at Book 79533 (Duncan) Page 535 (Duncan)  
79533 (Levine) Page 470 (Levine); or  
Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_

Book \_\_\_\_\_ Page \_\_\_\_\_

Carl L Levine  
Sharon L Duncan  
SIGNATURE BY LAND OWNER OR  
AUTHORIZED TRUSTEE, OFFICER OR AGENT\*

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

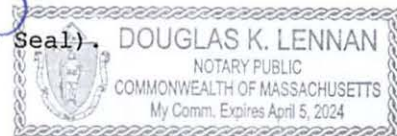
Commonwealth of Massachusetts, County of Middlesex

The above-named Thomas Potter, Sharon Duncan personally appeared before me,  
this 18th of January 2022, and made oath that the above statement is true.

[Signature] Notary

My commission expires 4.5.2024

(Notary Seal)



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

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## **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 602 Huron 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:**

Alteration / enlargement of a preexisting dimensionally nonconforming two family dwelling: GFA. No new nonconformities will be created, and enlargement will not be substantially more detrimental than the existing structure to the neighborhood. See Article 8.22.2(d)

**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:**

N/A

**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:**

N/A

**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:**

Small addition to meet code egress, no nuisance or hazard will be created

**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:**

N/A

**\*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:** Carl Levine & Sharon Duncan  
**Location:** 602 Huron Ave., Cambridge, MA  
**Phone:** 617-699-2255

**Present Use/Occupancy:** 2 family  
**Zone:** Residence B Zone  
**Requested Use/Occupancy:** 2 family

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		5060	5403	3662	(max.)
<u>LOT AREA:</u>		8320	N/A	5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup></u>		Existing GFA = 5,060 sf	Proposed GFA = 5,403 sf	.5 for first 5000 sf and .35 for additional area above 5000 sf = 3,662 sf Allowable GFA	
<u>LOT AREA OF EACH DWELLING UNIT</u>		4160	No Change	2500	
<u>SIZE OF LOT:</u>	<u>WIDTH</u>	50	No Change	50	
	<u>DEPTH</u>	151.56	No Change	N/A	
<u>SETBACKS IN FEET:</u>	<u>FRONT</u>	17.6	No Change	15	
	<u>REAR</u>	73.6	65.8	25	
	<u>LEFT SIDE</u>	6.7	No Change	7.5	
	<u>RIGHT SIDE</u>	11	No Change	7.5	
<u>SIZE OF BUILDING:</u>	<u>HEIGHT</u>	34.5	No Change	35	
	<u>WIDTH</u>	66.1	68	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		49.2	46.8	40	
<u>NO. OF DWELLING UNITS:</u>		2	No Change	2	
<u>NO. OF PARKING SPACES:</u>		2	No Change	1 per DU	
<u>NO. OF LOADING AREAS:</u>		N/A	N/A	N/A	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		41	33.3	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 2 car 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'.

To: City of Cambridge  
Zoning Board of Appeal  
831 Massachusetts Avenue  
Cambridge MA

Re: Proposed construction at 602/604 Huron Ave.

I/We have seen the proposed plans for an addition to the house at 602-604 Huron Ave. We are in support of this project.

Signature(s): Amir Moustafa

Printed  
Name(s): AMER MOUSTAFA

Address: 9-11 FOUNTAIN TERR, CAMB, MA, 02138

Additional Comments:

Handwritten text, possibly a date or reference number.

Handwritten text, possibly a title or header.

Handwritten signature or name.

Handwritten text, possibly a date or reference number.

Handwritten text, possibly a title or header.

Handwritten text, possibly a date or reference number.



To: City of Cambridge  
Zoning Board of Appeal  
831 Massachusetts Avenue  
Cambridge MA

Re: Proposed construction at 602/604 Huron Ave.

I/We have seen the proposed plans for an addition to the house at 602-604 Huron Ave. We are in support of this project.

Signature(s): Phyllis M. Baker

Printed Name(s): Phyllis M. Baker

Address: 23 High St Camb, Ma 02138

Additional Comments:

1. Subject: Example 10.10 Page 10.10  
 2. Author: Example 10.10  
 3. Date: Example 10.10  
 4. Version: Example 10.10

[illegible]

To: City of Cambridge  
Zoning Board of Appeal  
831 Massachusetts Avenue  
Cambridge MA

Re: Proposed construction at 602/604 Huron Ave.

I/We have seen the proposed plans for an addition to the house at 602-604 Huron Ave. We are in support of this project.

Signature(s): Shelley F. Barandes

Printed  
Name(s): Shelley Barandes

Address: 29 HIGHEST

Additional Comments:

[illegible]

1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 2680, 26

1. *Chlorophyll a* (Chl a)


— 192 —

7/16/84 22.0000

To: City of Cambridge  
Zoning Board of Appeal  
831 Massachusetts Avenue  
Cambridge MA

Re: Proposed construction at 602/604 Huron Ave.

I/We have seen the proposed plans for an addition to the house at 602-604 Huron Ave. We are in support of this project.

Signature(s): 

Printed  
Name(s): Megan George

Address: 25 High Street.

Additional Comments:

Addition looks like it will  
match The house.

Good luck!



To: City of Cambridge  
Zoning Board of Appeal  
831 Massachusetts Avenue  
Cambridge MA

Re: Proposed construction at 602/604 Huron Ave.

I/We have seen the proposed plans for an addition to the house at 602-604 Huron Ave. We are in support of this project.

Signature(s): Liam Lynch

Printed Name(s): LIAM LYNCH

Address: 588 HURON AVE.

CAM. MA.  
Additional Comments:

BIG IMPROVEMENT

— 1/2 inch

— 1 inch

280 HURST AVE.

CAR. WA.

DR. IMPROVEMENT



----- Forwarded message -----

From: **Gabriela Romanow** <[gdromanow@gmail.com](mailto:gdromanow@gmail.com)>

Date: Mon, Feb 21, 2022 at 1:27 PM

Subject: Re: new house in Cambridge

To Whom It May Concern:

I am writing in support of the planned change to the residence at 602-604 Huron Avenue.

The change will not negatively impact any view, architectural integrity or add a footprint to the existing structure. In fact, it has a lower elevation and hardly, if any, change to the footprint of the house, and will add greater safety for residents and visitors alike.

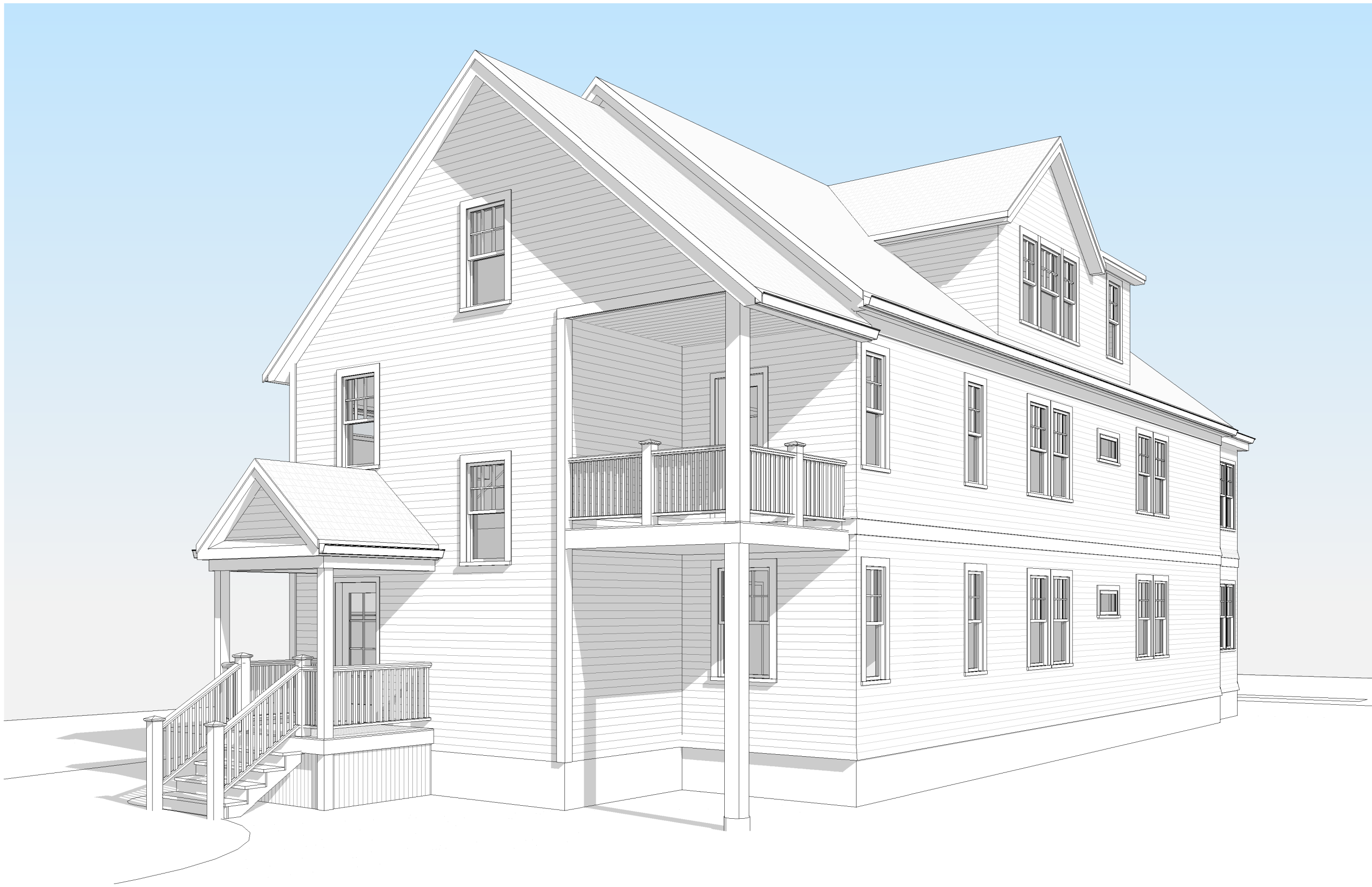
Please approve the modification of this house for the new owners.

Thank you,  
Gabriela Romanow  
1010 Memorial Drive, #5F  
Cambridge, MA. 02138

602-604 HURON REAR ADDITION  
ZONING APPROVAL DRAWINGS - 1.20.22



EXISTING REAR VIEW



PROPOSED REAR VIEW



EXISTING REAR VIEW 2

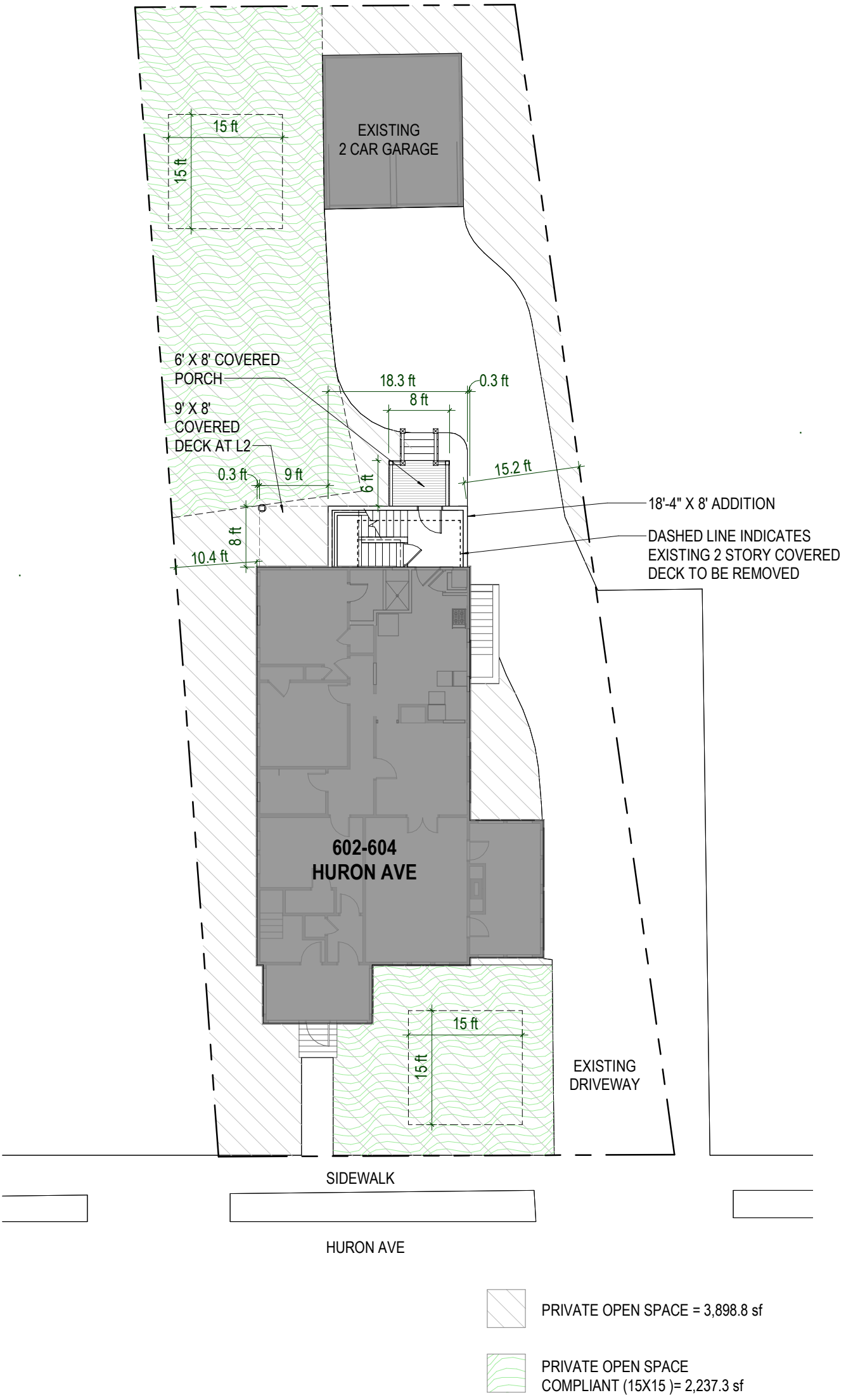


PROPOSED REAR VIEW 2

SCOPE OF WORK: REAR ADDITION TO PROVIDE CODE COMPLIANT EGRESS STAIR FOR UNIT 1, UNIT 2, AND BASEMENT. COVERED ENTRY DECK AT THE FIRST FLOOR AND COVERED DECK AT SECOND FLOOR BEDROOM. SELECTIVE INTERIOR RENOVATION OF UNIT 1 AND UNIT 2 KITCHEN AND BATHS. NEW BATH IN UNIT 1 AND UNIT 2. NEW AIR SOURCE HEAT PUMP HVAC SYSTEM.

ZONING DIMENSIONAL ANALYSIS				
Zoning District : Res. B		Map / Lot : 253-72		
	BZO Art.V Table 5.01	Actual		
Min. Lot Size	5,000 sf	8,320 sf (Survey)		
Min. Lot Width	50 ft	50 ft		
FAR .5 for first 5000 sf and .35 for additional area above 5000 sf = <b>3,662 sf Allowable GFA</b>				
	Existing	Allowable	Proposed	Ordinance Reference
GFA	5,060 sf	3,662 sf	5,403 sf	Table 5-1
# of Units	2	2	No Change	Table 4.30
Front Yard Setback	17.6 ft	15 ft	No Change	Table 5-1
Side Yard Setback-East	6.7 ft	7.5 ft sum of 20	No Change	Table 5-1
Side Yard Setback-West	11 ft	7.5 ft sum of 20	No Change	Table 5-1
Rear Yard Setback	73.6 ft	25 ft	65.8 ft	Table 5-1
Maximum Height	34.5 ft	35 ft	No Change	Table 5-1
Off Street Parking	2	1 per D.U.	No Change	Table 6.36.1
Min. Ratio of Private Open Space	49.2%	40%	46.8%	Table 5-1
Private Open Space Area	4,099.2 ft	3,328 ft	3,898.8 ft	Table 5-1
Private Open Space Compliant (15x15)	2,416.7 ft	1,664.2 ft	2,237.3 ft	
PROJECT AREAS				
EXISTING		PROPOSED		
BASEMENT GFA (excluded)= 1833 sf		BASEMENT GFA (excluded)= 1896 sf		
FIRST FLOOR GFA= 1833 sf		FIRST FLOOR GFA= 1944 sf		
SECOND FLR GFA= 1833 sf		SECOND FLR GFA= 1968 sf		
THIRD FLOOR GFA= 1024 sf		THIRD FLOOR GFA= 1121 sf		
GARAGE= 370 sf		GARAGE= 370 sf		
TOTAL GFA= 5,060 sf		TOTAL GFA= 5,403 sf		

SHEET LIST	
A001	COVER SHEET
0001	SURVEY
AD01	EXISTING / DEMO PLANS
A101	PROPOSED BASEMENT AND FIRST FLOOR PLAN
A102	PROPOSED SECOND AND THIRD FLOOR PLANS
A201	EXTERIOR ELEVATIONS



ARCH SITE DRAWING  
1/16" = 1'-0"

BOND WORTHINGTON  
ARCHITECT  
110A INMAN ST  
CAMBRIDGE MA 02139



Project  
**602-604 HURON AVENUE**  
CAMBRIDGE MA

DRAWING ISSUE DATE 1.20.22

Date 1.20.22  
Scale As indicated

**COVER SHEET**

A001



I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF AUGUST 13, 2021 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

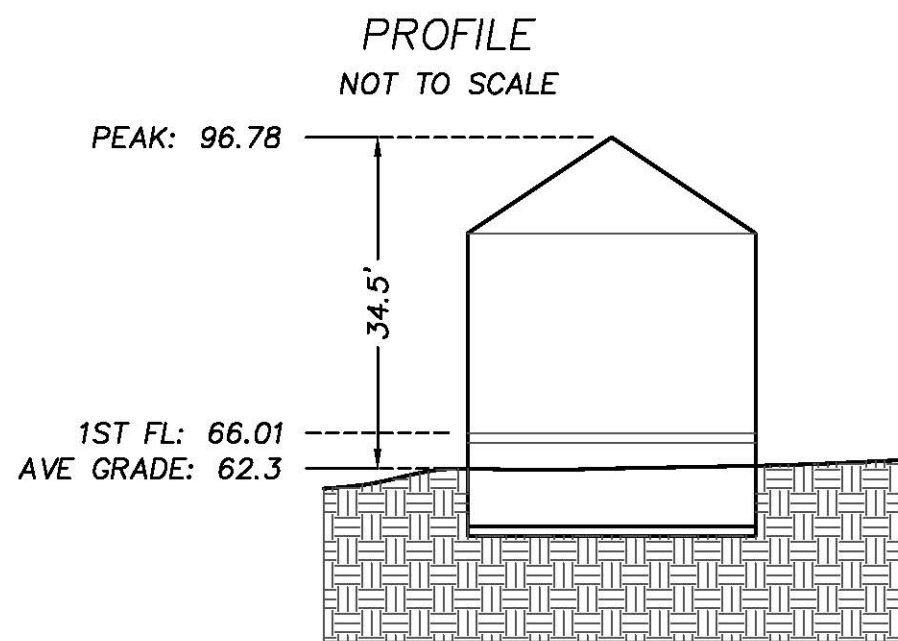
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS  
ZONE: X  
COMMUNITY PANEL: 25017C0419E  
EFFECTIVE DATE: 06/04/2010

PREPARED FOR:  
OWNER OF RECORD:  
CARL L. LEVINE  
602 HURON AVENUE  
CAMBRIDGE, MA 02138

REFERENCES:  
DEED: BK 78372; PG 253  
PLAN: PL BK 96; PL 6  
PL BK 389; PL 44  
PL 2002 #191  
PL 2004 #1238  
PL 2010 #580  
LCC: 7475-A

CITY OF CAMBRIDGE ENGINEERING RECORDS  
FB 158; PG 50  
FB 166; PGS 16-21

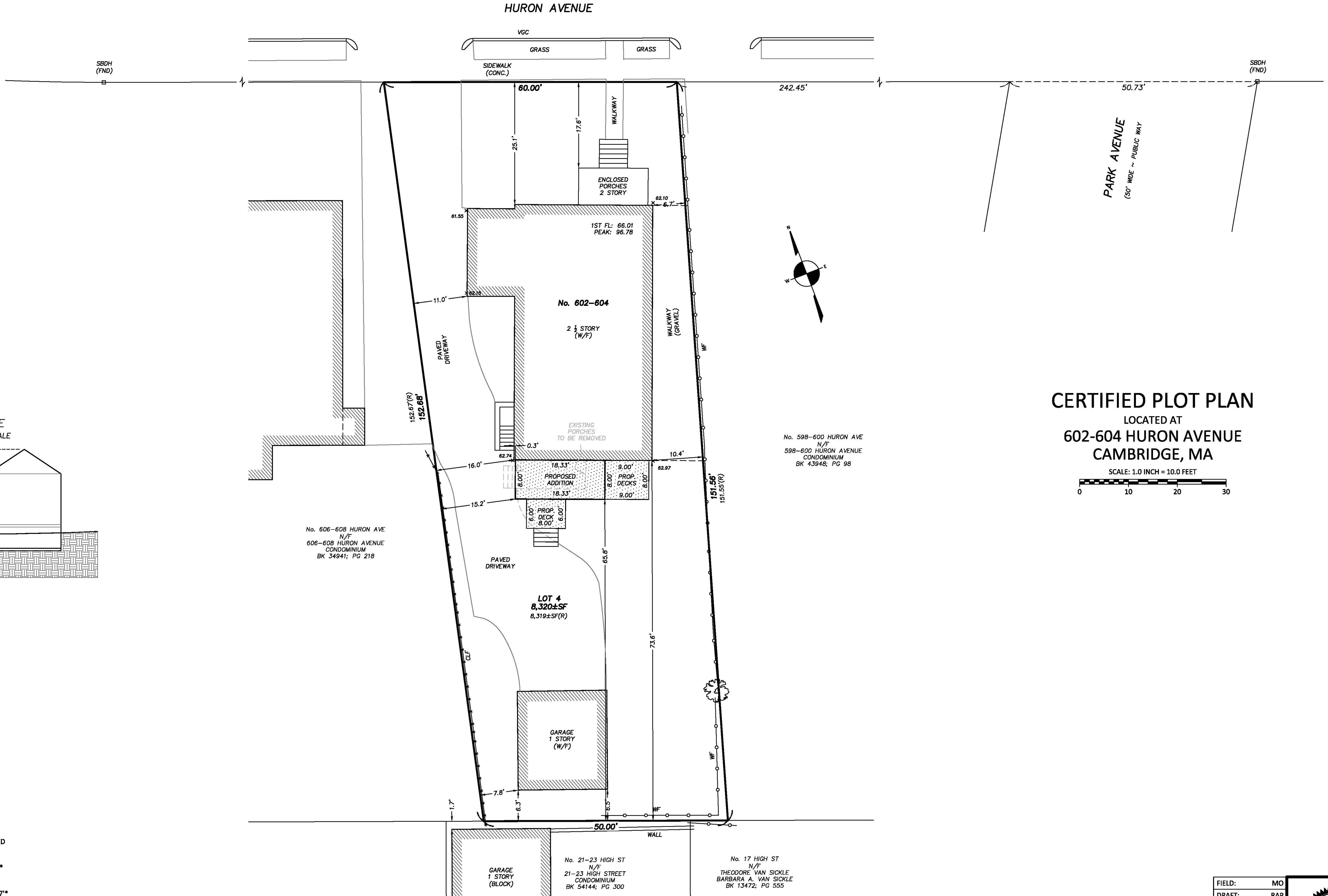
STR-13-33 HIGH STREET  
PL 9024



ZONING  
MAP/LOT: 253-72  
ZONING: B  
PROPERTY CLASS: TWO-FAMILY RESIDENTIAL

		REQUIRED	EXISTING	PROPOSED
FAR	(MAX.)	0.5	-	-
LOT SIZE	(MIN.)	5,000 SF	8,320±SF	8,320±SF
LOT AREA/DW. UNIT	(MIN.)	4,500 SF	4,160±SF*	4,160±SF*
LOT WIDTH	(MIN.)	50'	58.38'	58.38'
FRONT SETBACK	(MIN.)	15'	17.6'	17.6'
SIDE SETBACK	(MIN.)	7.5'/±20'	6.7'*/16.7'*	6.7'*/16.7'*
REAR SETBACK	(MIN.)	25'	67.9'	65.8'
HEIGHT	(MAX.)	35'	34.5'	34.5'
PVT. OP. SPACE	(MIN.)	40%	32.6%*	32.3%*

\* NON-CONFORMING

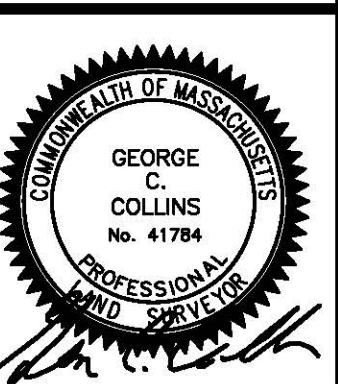


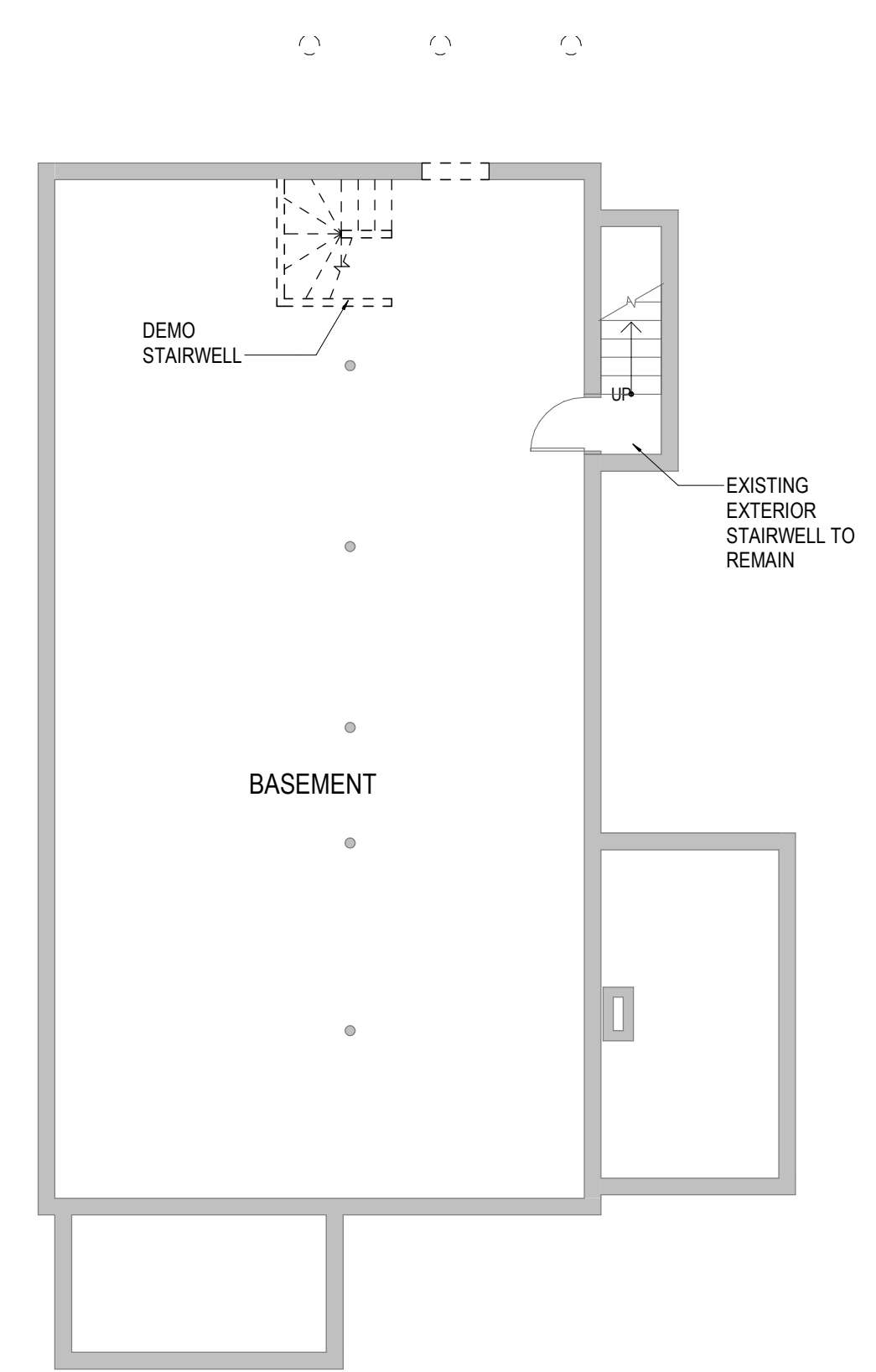
## CERTIFIED PLOT PLAN

LOCATED AT  
602-604 HURON AVENUE  
CAMBRIDGE, MA

SCALE: 1.0 INCH = 10.0 FEET  
0 10 20 30

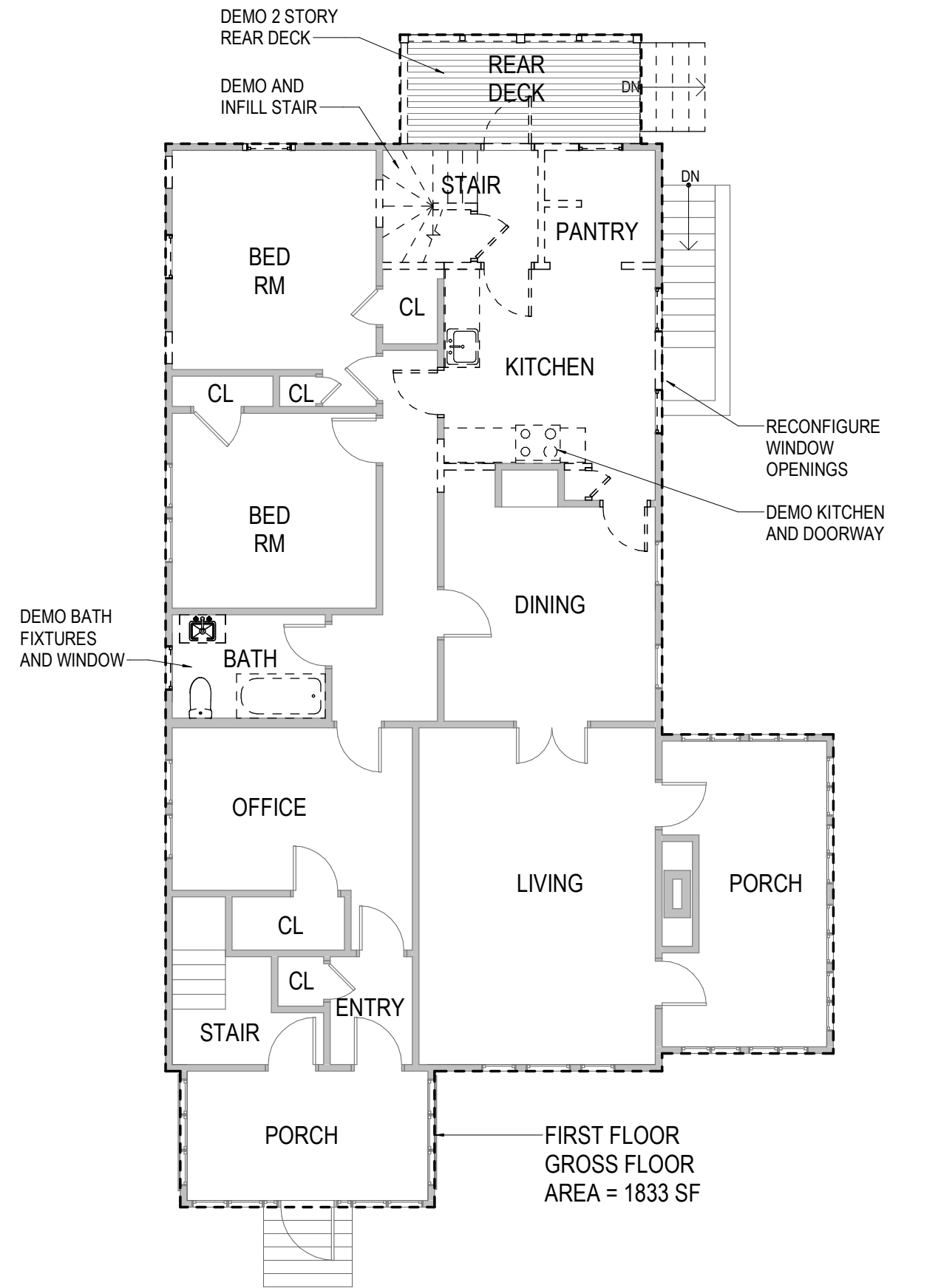
FIELD: MO  
DRAFT: RAP  
CHECK: GCC  
DATE: 09/17/21  
JOB # 21-00450





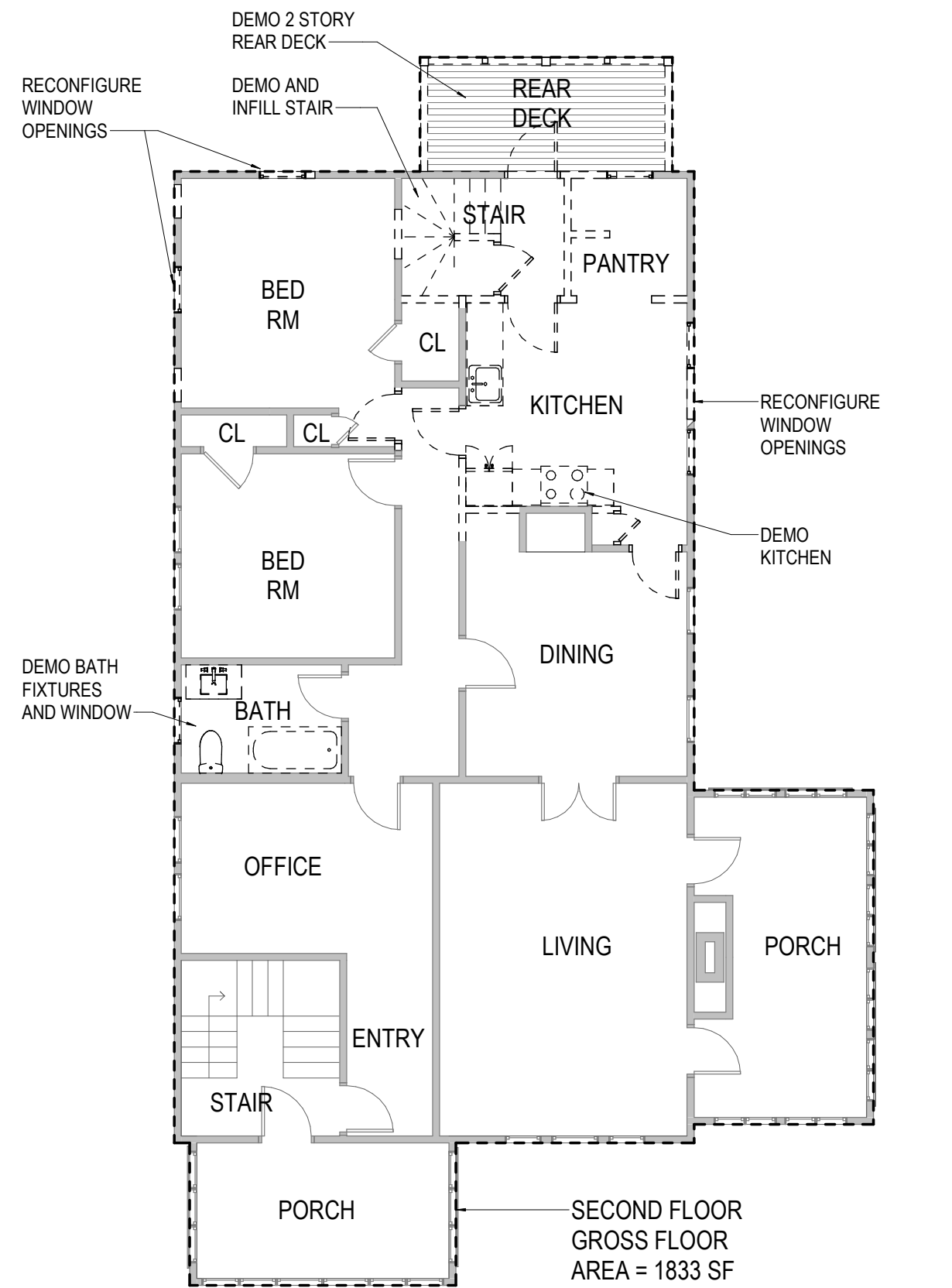
EXISTING WALL OR ELEMENT TO REMAIN  
WALL OR ELEMENT TO BE DEMOLISHED

E0 BASEMENT FLOOR PLAN - EXISTING  
1/8" = 1'-0"



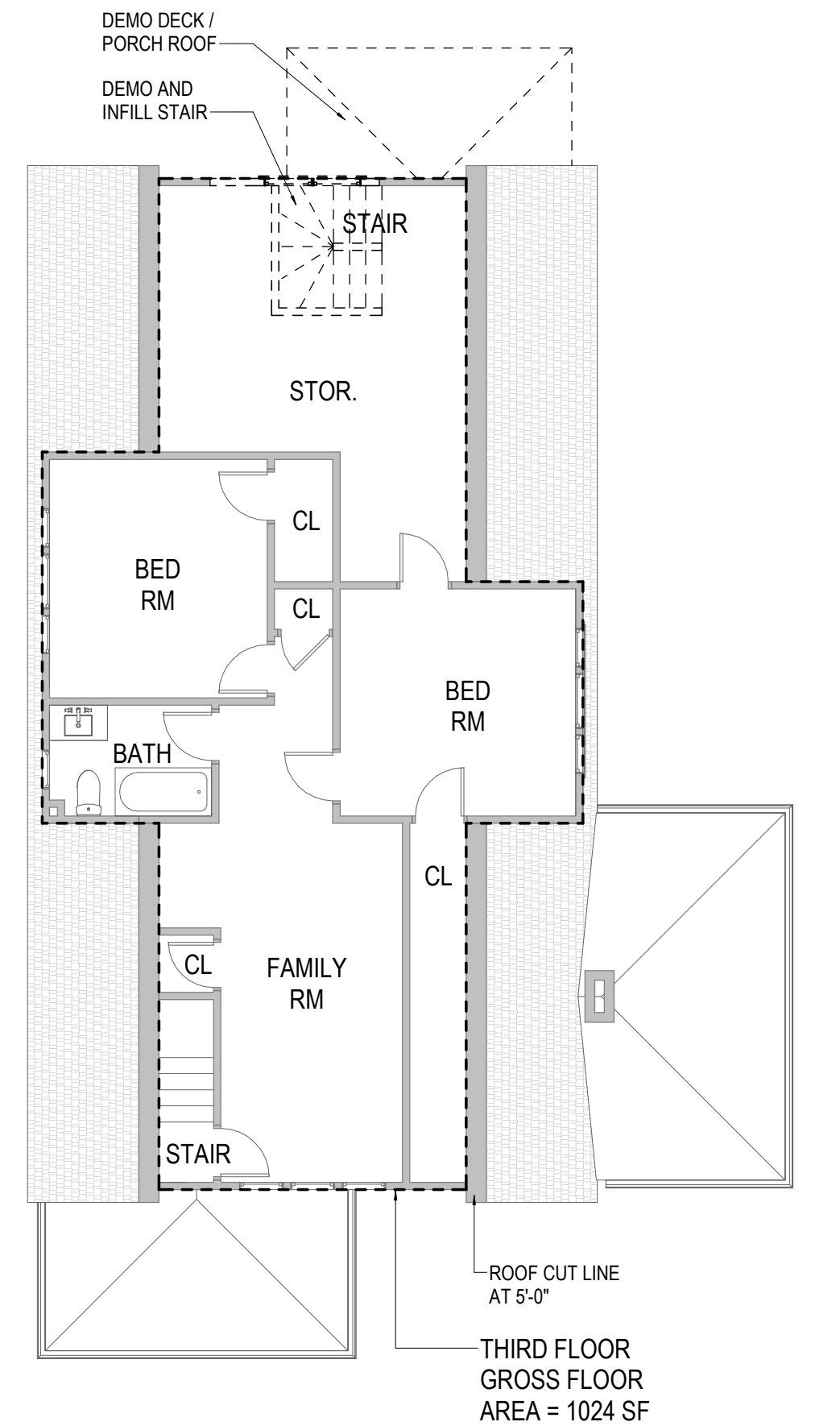
EXISTING WALL OR ELEMENT TO REMAIN  
WALL OR ELEMENT TO BE DEMOLISHED

E1 UNIT 1 / FIRST FLOOR PLAN - EXISTING  
1/8" = 1'-0"



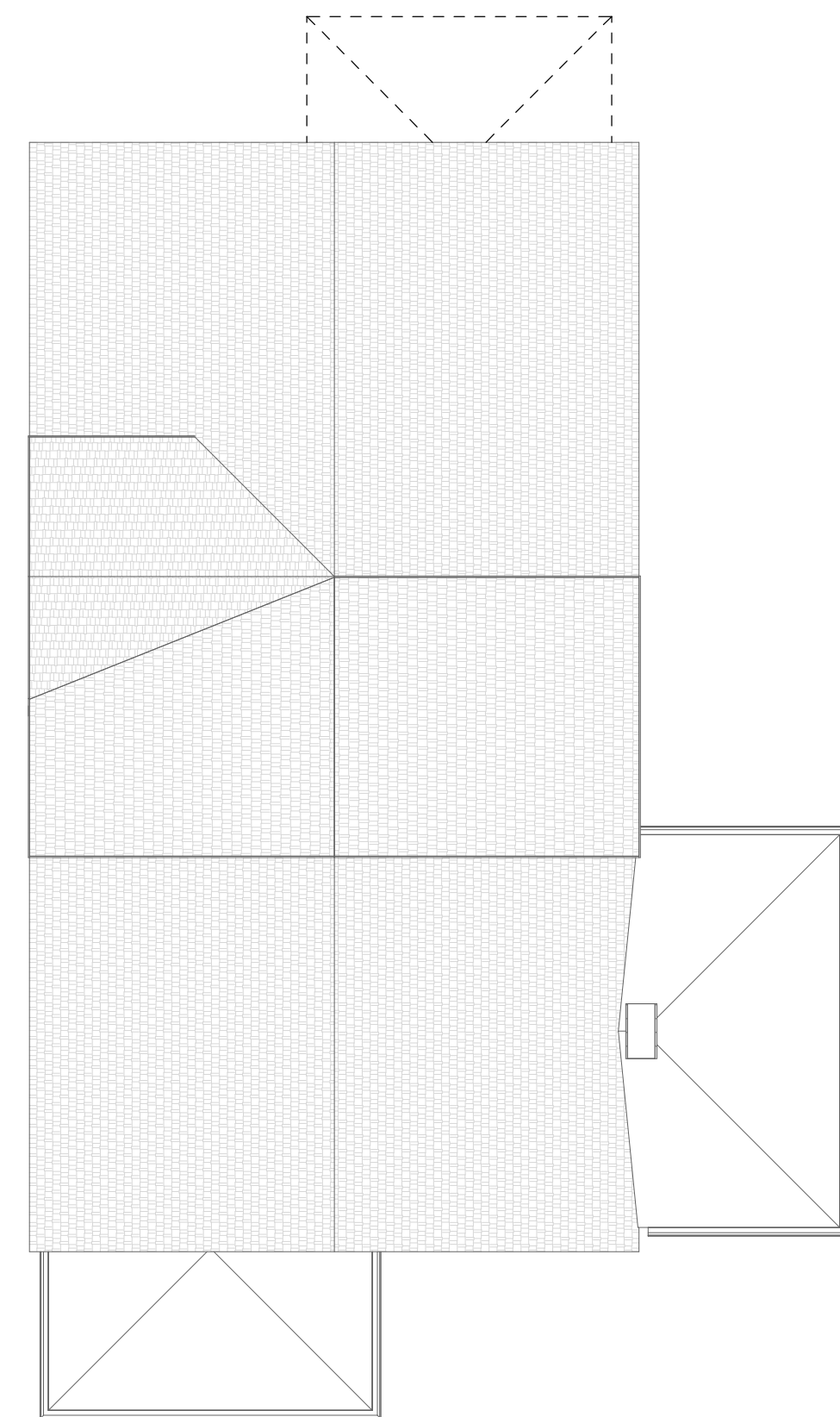
EXISTING WALL OR ELEMENT TO REMAIN  
WALL OR ELEMENT TO BE DEMOLISHED

E2 UNIT 2 / SECOND FLOOR PLAN - EXISTING  
1/8" = 1'-0"



EXISTING WALL OR ELEMENT TO REMAIN  
WALL OR ELEMENT TO BE DEMOLISHED

E3 UNIT 2 / THIRD FLOOR PLAN - EXISTING  
1/8" = 1'-0"



EXISTING WALL OR ELEMENT TO REMAIN  
WALL OR ELEMENT TO BE DEMOLISHED

E4 ROOF PLAN EXISTING  
1/8" = 1'-0"

BOND WORTHINGTON  
ARCHITECT  
110A INMAN ST  
CAMBRIDGE MA 02139



Project  
602-604 HURON  
AVENUE  
CAMBRIDGE MA

DRAWING ISSUE DATE 1.20.22

Date 1.20.22

Scale As indicated

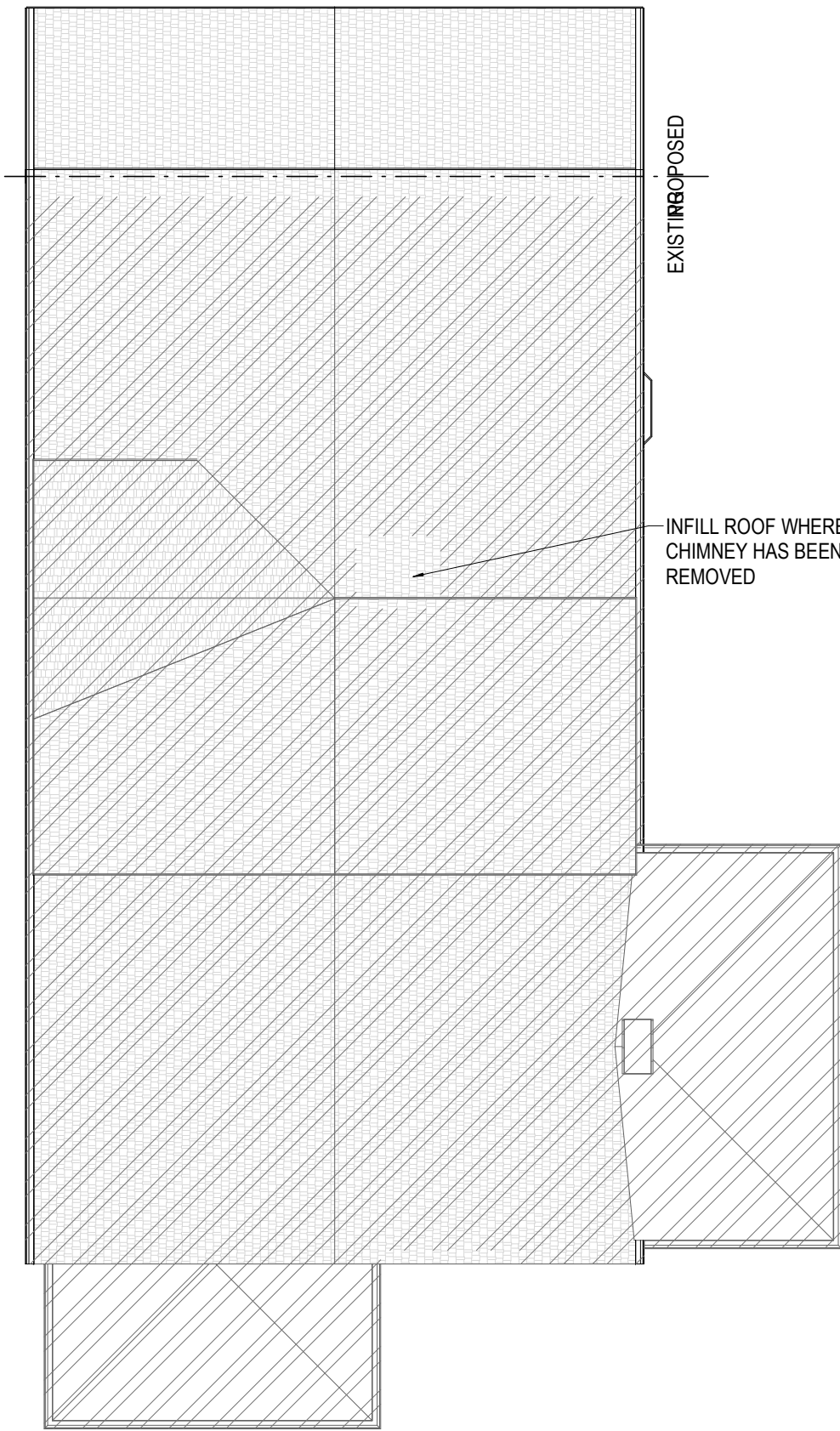
EXISTING / DEMO  
PLANS

AD01

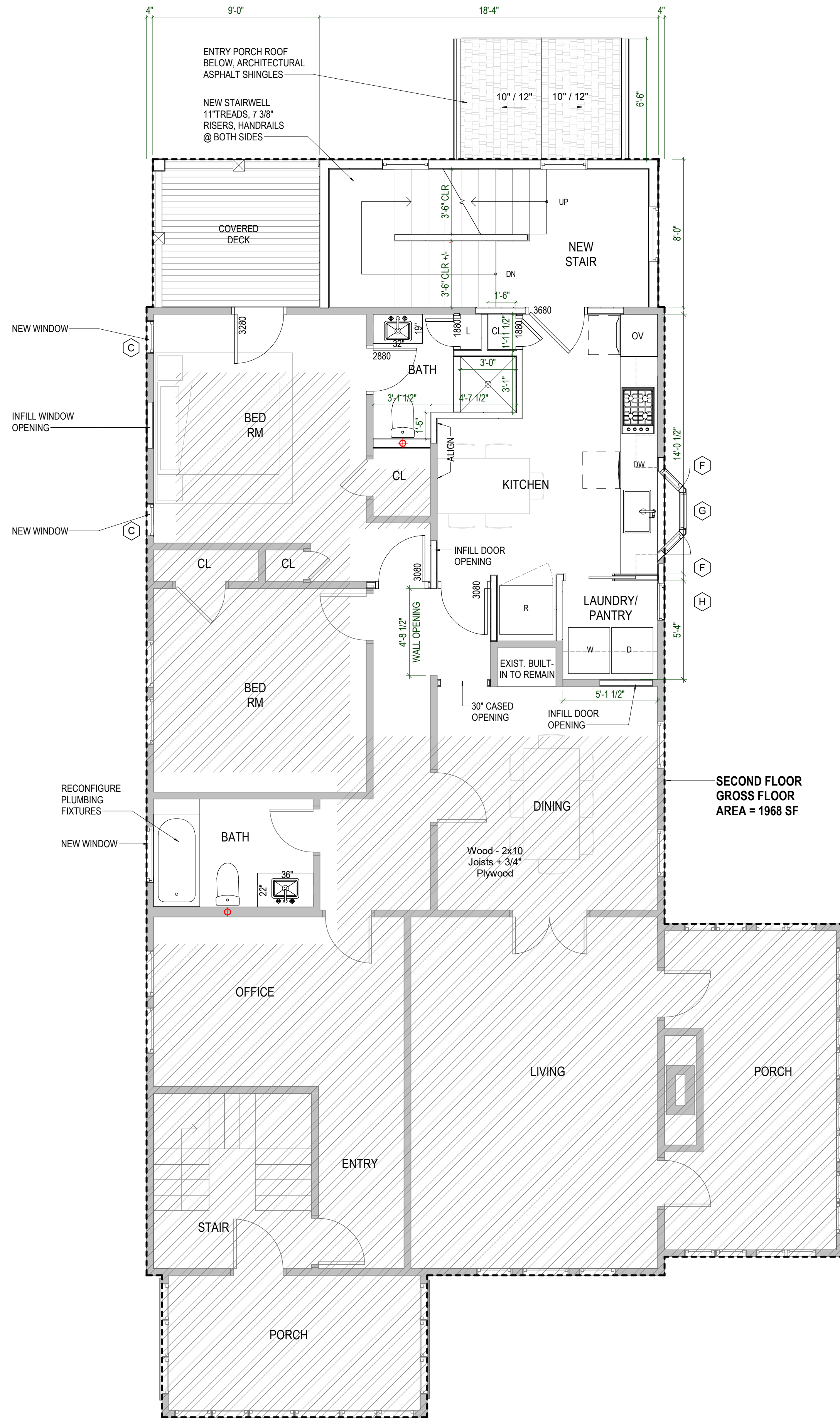




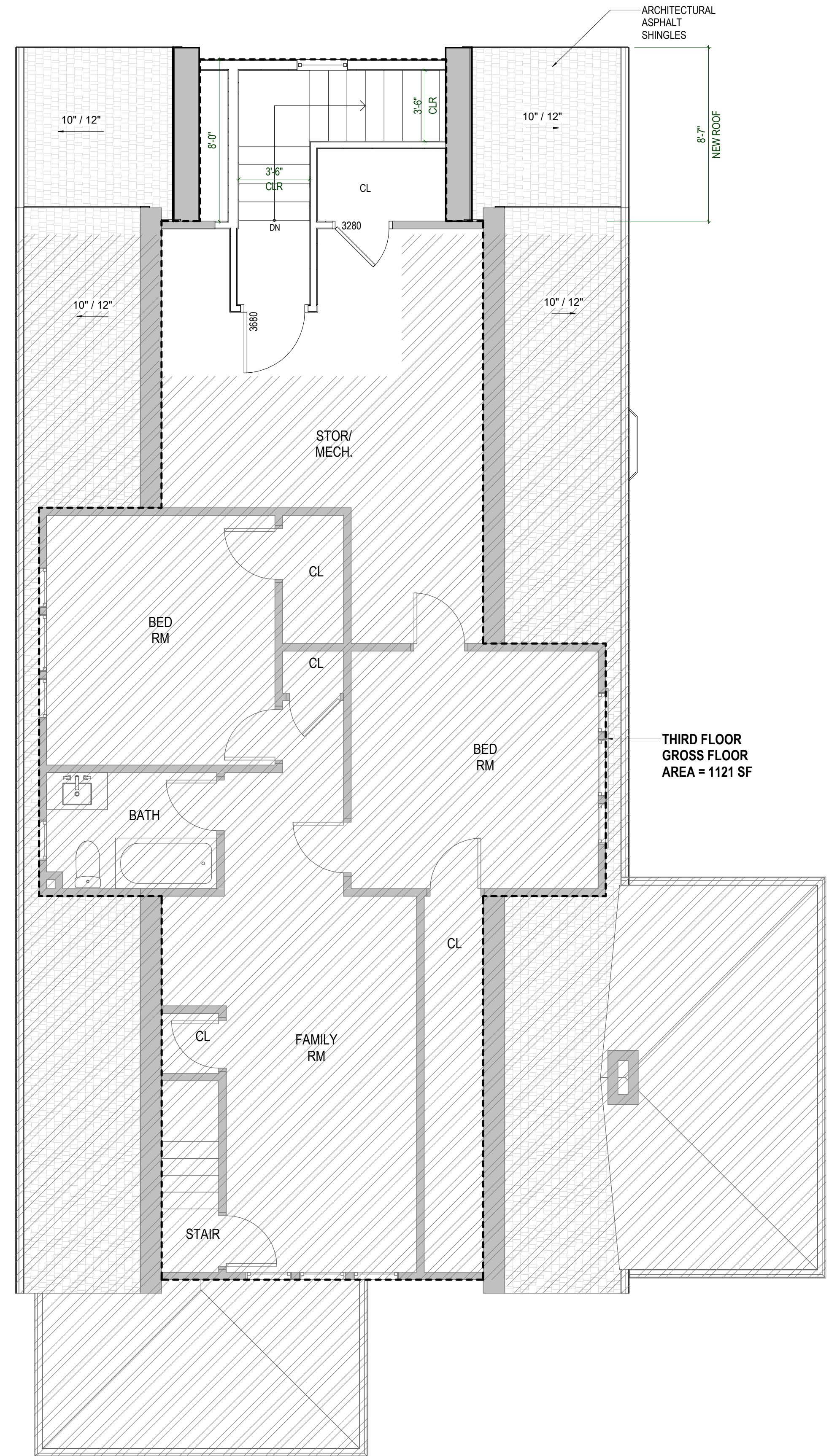




1 PROPOSED ROOF PLAN  
1/8" = 1'-0"



A2 PROPOSED SECOND FLOOR PLAN  
1/4" = 1'-0"

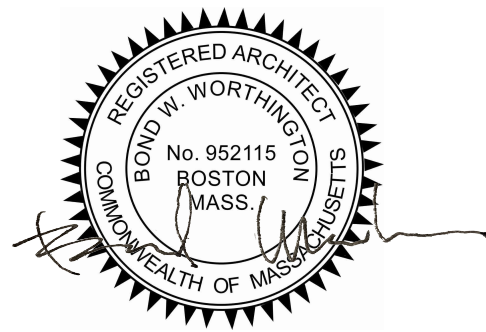


A3 PROPOSED THIRD FLOOR PLAN  
1/4" = 1'-0"

BOND WORTHINGTON  
ARCHITECT  
110A INMAN ST  
CAMBRIDGE MA 02139

PLAN LEGEND

- EXISTING WALL OR ELEMENT TO REMAIN
- PROPOSED WALL OR ELEMENT
- NO SCOPE OF WORK
- FLOOR AREA BOUNDARY LINE



Project  
602-604 HURON  
AVENUE  
CAMBRIDGE MA

DRAWING ISSUE DATE 1.20.22

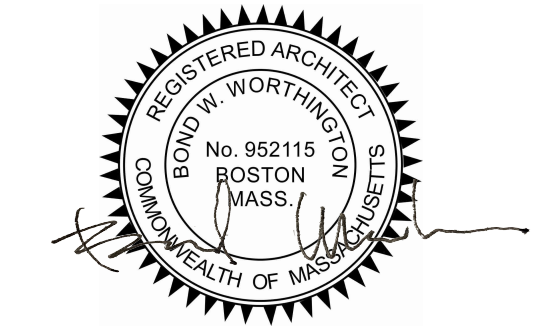
Date 1.20.22

Scale As indicated

PROPOSED SECOND  
AND THIRD FLOOR  
PLANS

A102





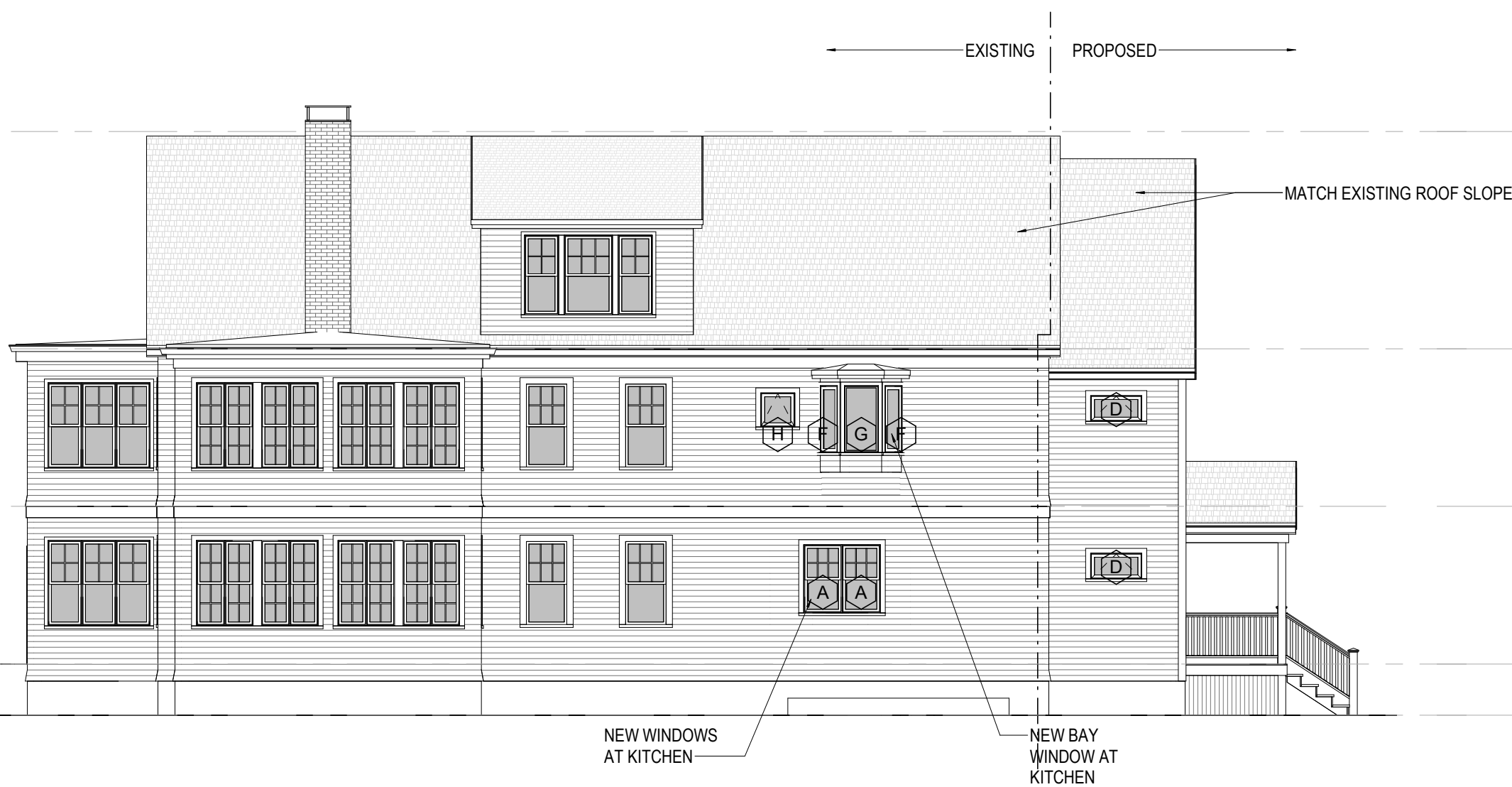
WEST ELEVATION - EXISTING  
1/8" = 1'-0"



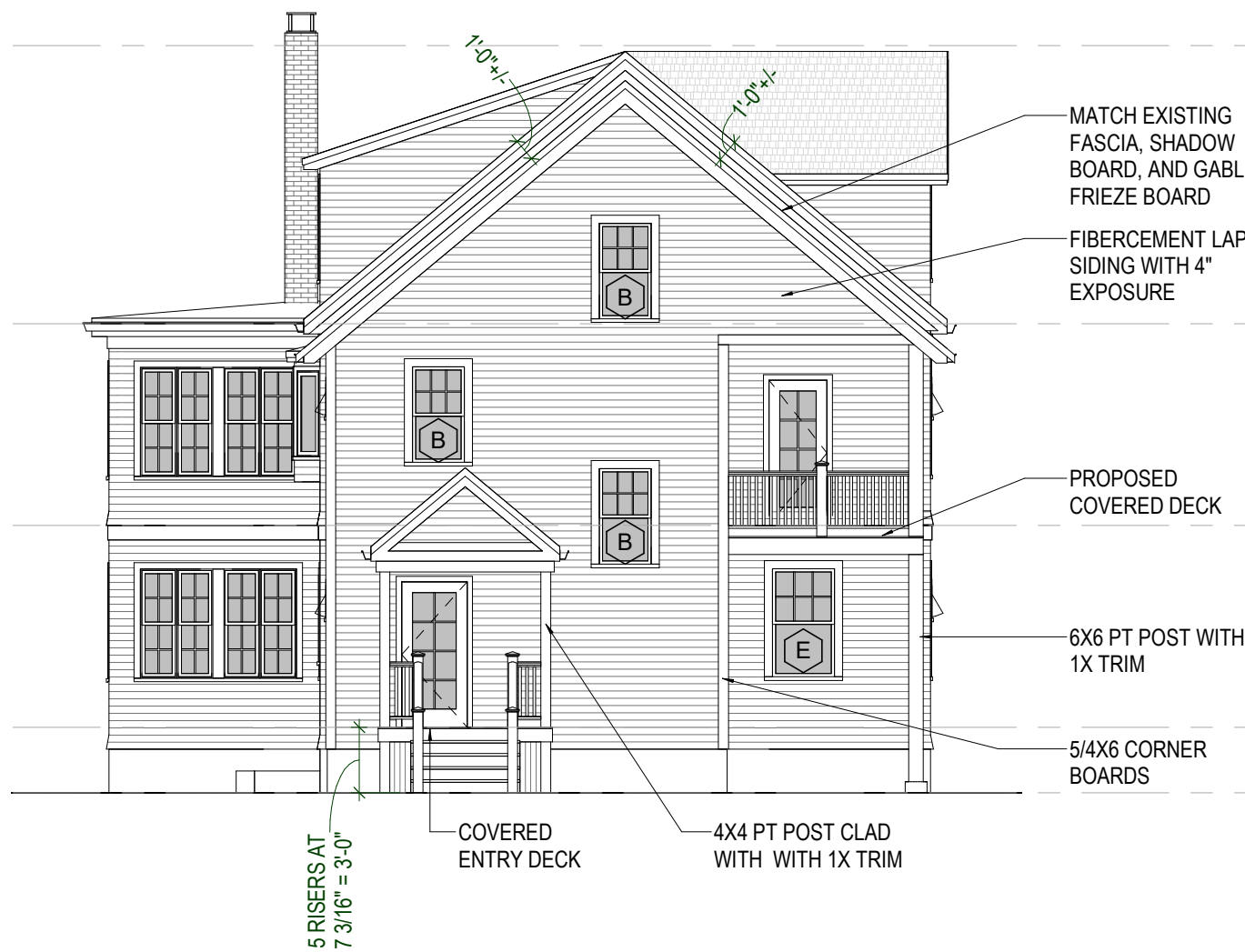
SOUTH ELEVATION - EXISTING  
1/8" = 1'-0"



EAST ELEVATION - EXISTING  
1/8" = 1'-0"



WEST ELEVATION - PROPOSED  
1/8" = 1'-0"



SOUTH ELEVATION - PROPOSED  
1/8" = 1'-0"



EAST ELEVATION - PROPOSED  
1/8" = 1'-0"

Project  
**602-604 HURON  
AVENUE**  
CAMBRIDGE MA

DRAWING ISSUE DATE 1.20.22

Date 1.20.22

Scale 1/8" = 1'-0"

**EXTERIOR  
ELEVATIONS**

A201

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: 06/04/2010

**PREPARED FOR:**  
**OWNER OF RECORD:**  
**CARL L. LEVINE**  
**602 HURON AVENUE**  
**CAMBRIDGE, MA 02138**

**REFERENCES:**  
DEED: BK 78372; PG 253  
PLAN: PL BK 96; PL 6  
PL BK 389; PL 44  
PL 2002 #191  
PL 2004 #1238  
PL 2010 #580  
LCC: 7475-A

CITY OF CAMBRIDGE ENGINEERING RECORDS  
FB 158; PG 50  
FB 166; PGS 16-21

STR-13-33 HIGH STREET  
PL 9024

**PROFILE**  
NOT TO SCALE

PEAK: 96.78

34.5'

1ST FL: 66.01

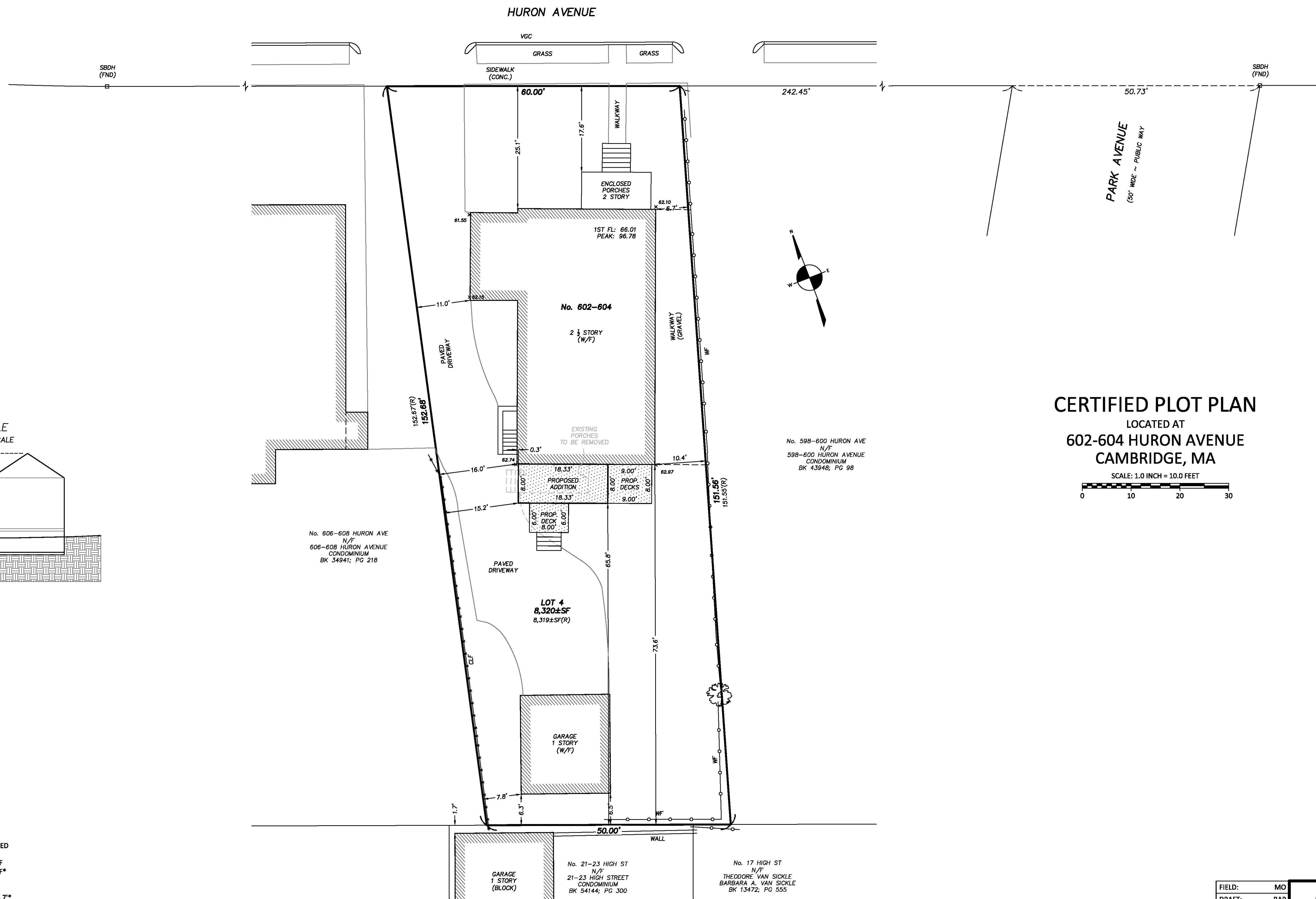
AVE GRADE: 62.3

The profile view shows a building with a gabled roof. The peak of the roof is at an elevation of 96.78. The first floor level is at 66.01. The average ground level (ave grade) is at 62.3. The building is shown with a cross-hatched foundation area below the ground level. A vertical dimension line indicates a height of 34.5' from the first floor level to the peak of the roof.

**ZONING**  
**MAP/LOT:** 253-72  
**ZONING:** B  
**PROPERTY CLASS:** TWO-FAMILY RESIDENTIAL

	REQUIRED	EXISTING	PROPOSED
FAR (MAX.)	0.5	-	-
LOT SIZE (MIN.)	5,000 SF	8,320±SF	8,320±SF
LOT AREA/DW. UNIT	4,500 SF	4,160±SF*	4,160±SF*
LOT WIDTH (MIN.)	50'	58.38'	58.38'
FRONT SETBACK (MIN.)	15'	17.6'	17.6'
SIDE SETBACK (MIN.)	7.5' / ≥20'	6.7"/16.7*	6.7"/16.7*
REAR SETBACK (MIN.)	25'	67.9'	65.8'
HEIGHT (MAX.)	35'	34.5'	34.5'
PVT. OP. SPACE (MIN.)	40%	32.6%*	32.3%*

\* NON-CONFORMING



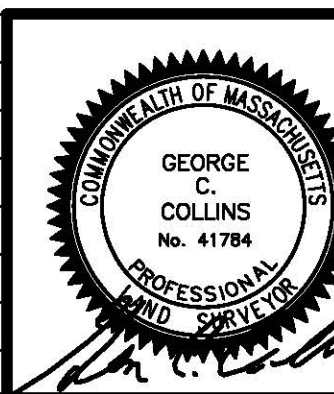
# CERTIFIED PLOT PLAN

LOCATED AT  
602-604 HURON AVENUE  
CAMBRIDGE, MA

SCALE: 1.0 INCH = 10.0 FEET



FIELD:	MO
DRAFT:	RAP
CHECK:	GCC
DATE:	09/17/21
JOB #	21-00450









----- Forwarded message -----

On Sep 18, 2021, at 6:39 PM, Jane Attanucci <[jane.attanucci@gmail.com](mailto:jane.attanucci@gmail.com)> wrote:

Hi, Max,

Thanks for sending the architect's plans for renovation of the back of your house. It looks great!

We're happy for you.

All best,

Jane and John Attanucci

608 Huron Avenue

Cambridge, MA 02138

---

Jane Attanucci

[\*A River Within Spills Light\*](#) | released September 2021

[\*First Mud\*](#) | released August 2015

**From:** Peter Weiler <[weiler@bc.edu](mailto:weiler@bc.edu)>  
**Date:** September 19, 2021 at 12:55:37 PM EDT  
**To:** [max@maxlevine.com](mailto:max@maxlevine.com)  
**Subject:** Plans for 602-604 Huron

Dear Max,

We have seen your plans for changes to 602-604 and we certainly approve of them.  
Good luck with it.

Kathleen and Peter Weiler  
606 Huron Ave

Sent from my iPad

----- Forwarded message -----

Date: Tue, Oct 5, 2021, 8:23 PM

Subject: Fwd: Letter of support for improvements at 602-604 Huron Avenue

To: <[cmax777@gmail.com](mailto:cmax777@gmail.com)>

On Oct 5, 2021, at 7:56 PM, Comcast Home <[johmeli@comcast.net](mailto:johmeli@comcast.net)> wrote:

Dear Max,

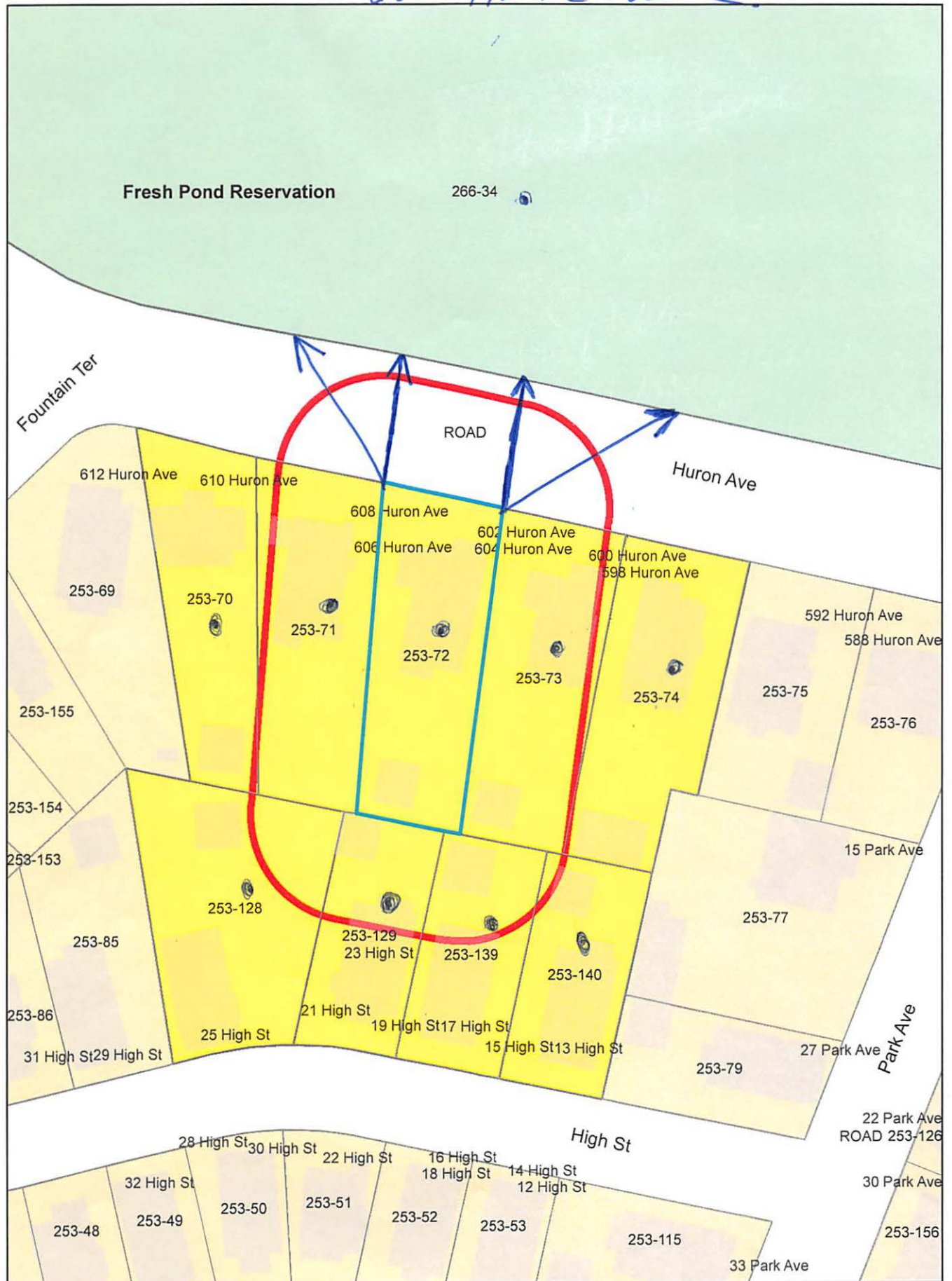
This is Meliti Dikeos and John Hollister at 610 Huron Avenue and as your neighbor, we are pleased to see the architectural drawings showing the intended improvements to your house at 602-604 Huron. Please know that we support what we see and wish you all the best with the next steps!

Also, I am delighted to share that I worked with your architect, Bond Worthington, for years while at Tappe Architects in downtown Boston. You are in very capable hands!

All best,  
Meliti

Sent by Meliti Dikeos

602 Huron Avenue



253-140  
BRADNER, SCOTT O.  
15 HIGH ST.  
CAMBRIDGE, MA 02138-4503

253-128  
GEORGE, MEGAN R. &  
STEPHEN J. GEORGE TRUSTEES  
25 HIGH ST  
CAMBRIDGE, MA 02138

253-71  
WEILER, PETER & KATHLEEN WEILER  
606 HURON AVE 606  
CAMBRIDGE, MA 02138

253-73  
FEUERSTEIN, JOYCE &  
CITY OF CAMBRIDGE TAX TITLE  
598-600 HURON AVE. #1  
CAMBRIDGE, MA 02138

253-74  
CHUNG, DANIEL C. & JOSEPH PAUL CHART  
TR. OF THE CHUNG CHART 2019 REVOC TR.  
594 HURON AVE  
CAMBRIDGE, MA 02138

266-34  
CITY OF CAMBRIDGE  
C/O LOUIS DEPASQUALE  
CITY MANAGER

253-70  
ROGERS, CHARLES P.,  
TRUSTEE THE 610 HURON AVE. IRREV. TRUST  
14 LAWRENCE LN  
ARLINGTON, MA 02474

253-139  
VAN SICKLE, THEODORE &  
BARBARA A. VAN SICKLE  
19 HIGH ST  
CAMBRIDGE, MA 02138-4503

253-73  
FEUERSTEIN, JOYCE &  
CITY OF CAMBRIDGE TAX TITLE  
598-600 HURON AVE. UNIT 3  
CAMBRIDGE, MA 02138

253-129  
BUTLER, PHYLLIS  
21 HIGH ST. #23  
CAMBRIDGE, MA 02139

266-34  
CAMBRIDGE CITY OF WATER DEPT  
250 FRESH POND PKWY  
CAMBRIDGE, MA 02138

253-71  
ATTANUCCI, JOHN P. & JANE S. ATTANUCCI  
TRS, THE 608 HURON AVE REALTY TRUST  
608 HURON AVE., #608  
CAMBRIDGE, MA 02138

*Petitioner*  
BOND WORTHINGTON, ARCHITECT  
110A INMAN STREET  
CAMBRIDGE, MA 02139

253-72  
LEVINE CARL L.  
TR. OF CARL L. LEVINE REVOCABLE TR.  
602 HURON AVE  
CAMBRIDGE, MA 02138-4512

253-73  
ARAY, LEONARDI & TANYA JOHN  
598-600 HURON AVE., UNIT #2  
CAMBRIDGE, MA 02138

253-129  
MONTGOMERY, JOSHUA DREW WILLIAMS &  
SRIGOWRI VIJAYAKUMAR  
21-23 HIGH ST UNIT #21  
CAMBRIDGE, MA 02138

266-34  
CITY OF CAMBRIDGE  
C/O NANCY GLOWA  
CITY SOLICITOR



# 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: BOND WORTHINGTON Date: 2-9-22  
(Print)

Address: 602 Huron Ave

Case No. BZA-145143

Hearing Date: 2/24/22

Thank you,  
Bza Members

To: City of Cambridge  
Zoning Board of Appeal  
831 Massachusetts Avenue  
Cambridge MA

#145143

Re: Proposed construction at 602/604 Huron Ave.

I/We have seen the proposed plans for an addition to the house at 602-604 Huron Ave. We are in support of this project.

Signature(s):

Judith G. Miller

Printed

Name(s):

Judith G. Miller

Address:

129 Holworthy St. Cambridge

Additional Comments:





To: City of Cambridge  
Zoning Board of Appeal  
831 Massachusetts Avenue  
Cambridge MA

Re: Proposed construction at 602/604 Huron Ave.

I/We have seen the proposed plans for an addition to the house at 602-604 Huron Ave. We are in support of this project.

Signature(s): Scott Braden

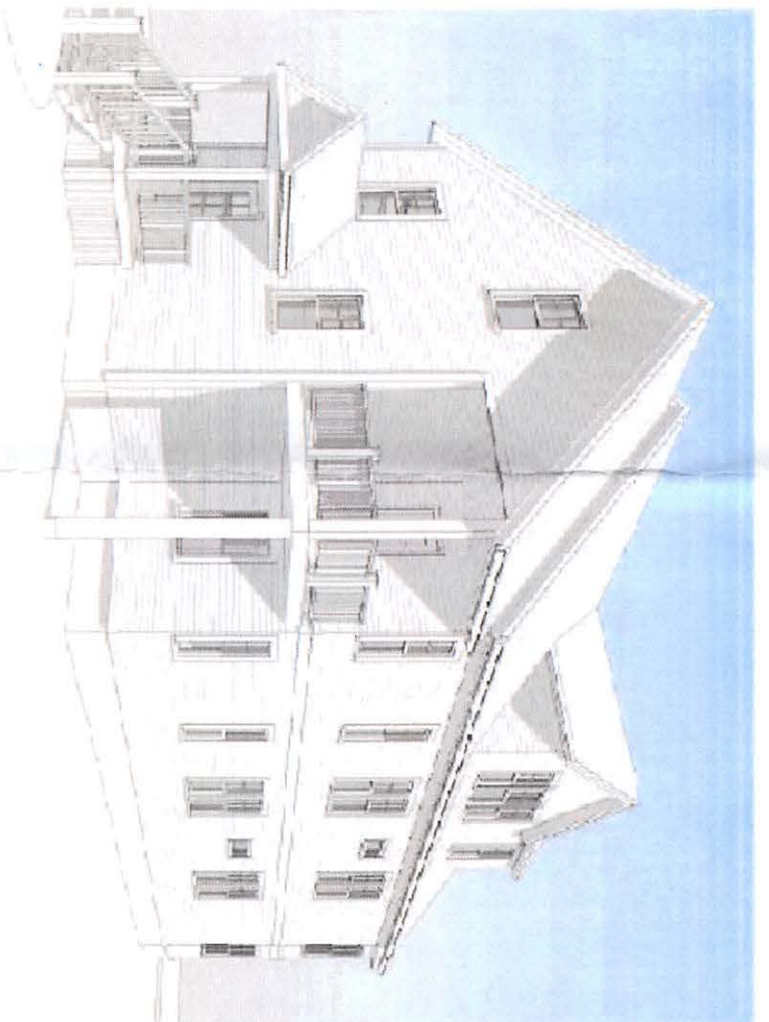
Printed  
Name(s): Scott Braden

Address: 45 High St, Cambridge, MA 02138

Additional Comments:



Current rear view



Proposed rear view