



# CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

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

## 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/

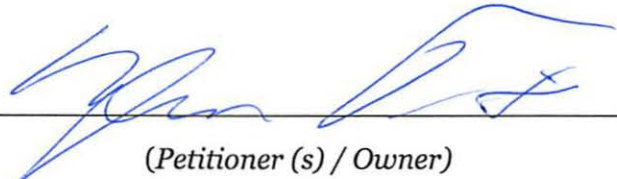
**DESCRIPTION OF PETITIONER'S PROPOSAL:**

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)

Wahnen De-Fac. Bay  
(Print Name)

Address: \_\_\_\_\_  
Tel. No.                    617-417-4860  
E-Mail Address:        bellal1234@yahoo.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 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: <sup>2</sup></u>		.488	.84	.5	
<u>LOT AREA OF EACH DWELLING UNIT</u>		n/a	n/a	n/a	
<u>SIZE OF LOT:</u>	<u>WIDTH</u>	55	55	50	
	<u>DEPTH</u>	98.45	98.45	N/A	
<u>SETBACKS IN FEET:</u>	<u>FRONT</u>	9.4	9.4	15	
	<u>REAR</u>	32.4	32.4	25	
	<u>LEFT SIDE</u>	19.9	19.9	7.6 sum of 20	
	<u>RIGHT SIDE</u>	7.8	7.8	7.6 sum of 20	
<u>SIZE OF BUILDING:</u>	<u>HEIGHT</u>	23.5	33.83	35	
	<u>WIDTH</u>	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'.

1 \* \* \* \* \*

2 6:02 p.m.)

3 Sitting Members: Brendan Sullivan, Constantine Alexander,  
4 Jim Monteverde, Laura Wernick, and Jason  
5 Marshall

6 BRENDAN SULLIVAN: First case I'm going to call  
7 tonight is BZA No. 154682 -- 30 Cameron Avenue. Anybody  
8 representing the petitioner on the line?

9 [Pause]

10 There is none. We are in receipt of  
11 correspondence from Attorney David Glick to Ms. Maria  
12 Pacheco.

13 "I have spoken with the Building Inspector and  
14 have been informed that the revised set of proposed building  
15 plans that have been submitted to the Building Department  
16 for review...

17 "Given these revised plans that were only  
18 recently submitted, coupled with the lack of notice of  
19 tonight's hearings, I will be requesting a continuance of  
20 this application to the next hearing date. If you have any  
21 questions, please let me know.

22 "Thank you,

1 Attorney David Glick."

2 The next available date will be May 5, 2022. Mr.  
3 Alexander, will you be available on May 5 as a case heard?

4 CONSTANTINE ALEXANDER: I will.

5 BRENDAN SULLIVAN: Jason, will you be available  
6 on May 5?

7 JASON MARSHALL: I will not, Mr. Chair.

8 BRENDAN SULLIVAN: Will not? Okay. It is a case  
9 heard. So the next available date after that will be May  
10 19? Will you be available on the nineteenth?

11 JASON MARSHALL: Yes, I will.

12 BRENDAN SULLIVAN: Okay. Laura, will you be  
13 available on nineteenth?

14 JASON MARSHALL: Yes, I expect to be. Yes.

15 BRENDAN SULLIVAN: Okay. And Gus, back to you  
16 again on the nineteenth?

17 CONSTANTINE ALEXANDER: I'll be available.

18 BRENDAN SULLIVAN: And Jim, you're available on  
19 the nineteenth?

20 JIM MONTEVERDE: I am, thank you.

21 BRENDAN SULLIVAN: And I am available on the  
22 nineteenth.

1           Let me make a motion, then, to continue this  
2 matter to May 19, 2022, on the condition that the petitioner  
3 change the posting sign to reflect the new date of May 19,  
4 2022 and the time of 6:00 p.m. The date, May 19, 2022 and  
5 the time of 6:00 p.m. (sic)

6           Also, that should any submissions not in the file  
7 tonight be submitted, they must be in the file by the 5:00  
8 p.m. on the Monday prior to the May 19 hearing -- a revised  
9 set of drawings and also dimensional forms reflecting those  
10 new submittals. Anything else to add?

11           CONSTANTINE ALEXANDER: So -- did you mention the  
12 posting sign?

13           BRENDAN SULLIVAN: The posting sign and time and  
14 the date. On the motion then, to continue this matter until  
15 May 19, 2022 at 6:00 p.m. Mr. Alexander?

16           CONSTANTINE ALEXANDER: I vote in favor.

17           BRENDAN SULLIVAN: Jim Monteverde?

18           JIM MONTEVERDE: I vote in favor.

19           BRENDAN SULLIVAN: Jason Marshall?

20           JASON MARSHALL: Jason Marshall in favor.

21           BRENDAN SULLIVAN: Laura Wernick?

22           LAURA WERNICK: I vote in favor.

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BRENDAN SULLIVAN: Brendan Sullivan yes, voting in

favor.

[All vote YES]

The matter is continued until May 19, 2022 at

6:00.



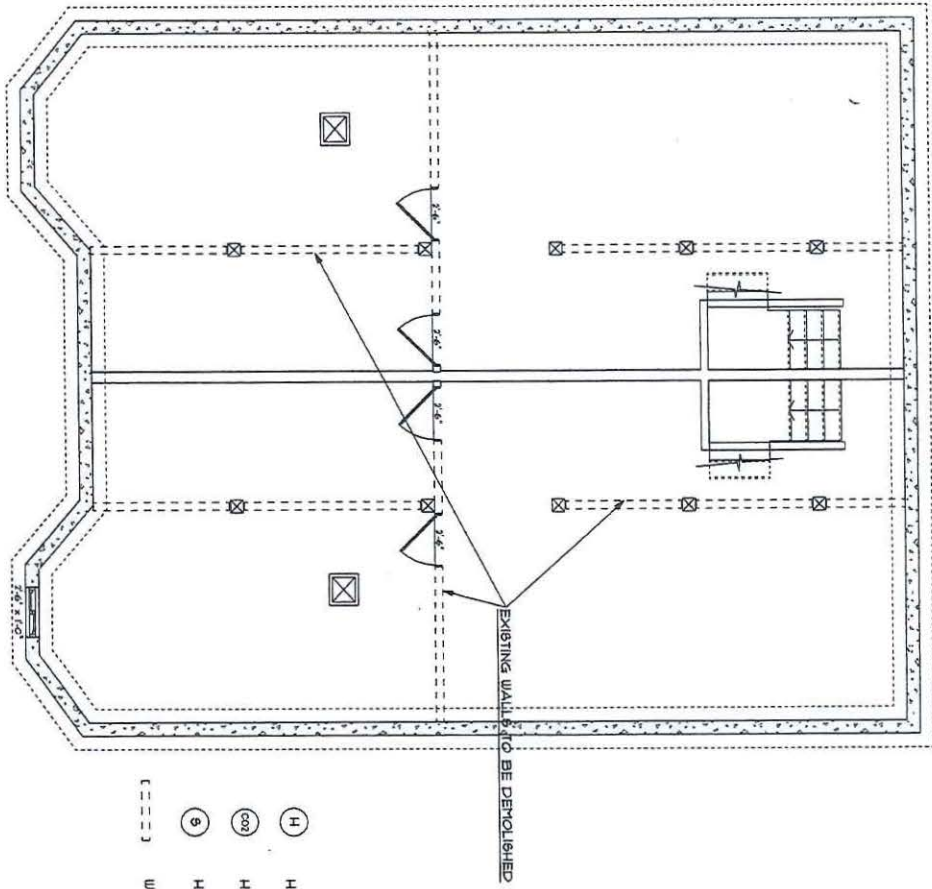
**RENOVATION CONSTRUCTION**  
**30 CAMERON AVENUE CAMBRIDGE, MA**

CITY OF CAMBRIDGE  
 INSPECTORIAL SERVICES  
 2022 MAY 16 P 4:00



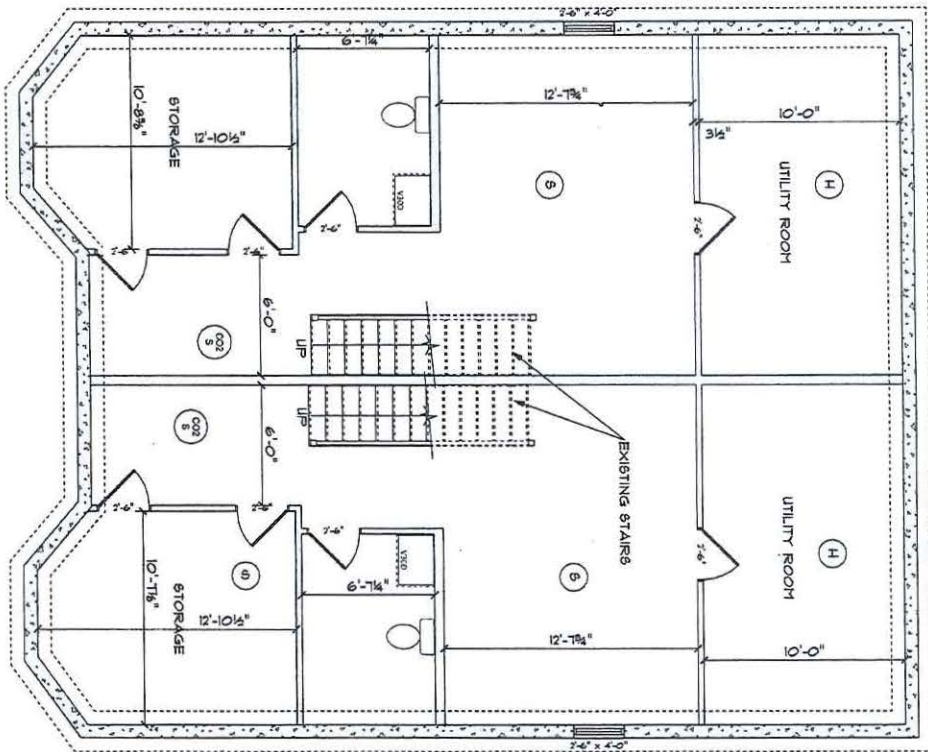
<b>Lewis Colten AIA</b> ARCHITECT 9 Vernon Street, Framingham, MA 01701 Phone: 508-596-7220 Email: Lewcoltmaia@gmail.com	<b>Bella Residence</b> 30 Cameron Avenue Cambridge Massachusetts PHONE: FAX: MOBILE: 14'-0"	SCALE: As Noted DRAWN BY: S.S. DATE: Tuesday, March 1, 2022 CHECKED BY: L.C. APPROVED:	SECTION LETTER  PAGE NUMBER	<b>GINN VISION CONCEPTS</b> "Building the future, One Vision at a time!" PHONE: 617-990-1041 innervisionconcepts29@gmail.com	Cover	PAGE: 1 / 1
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**BASEMENT DEMOLITION PLAN**  
SCALE: 1/4" = 1'-0"

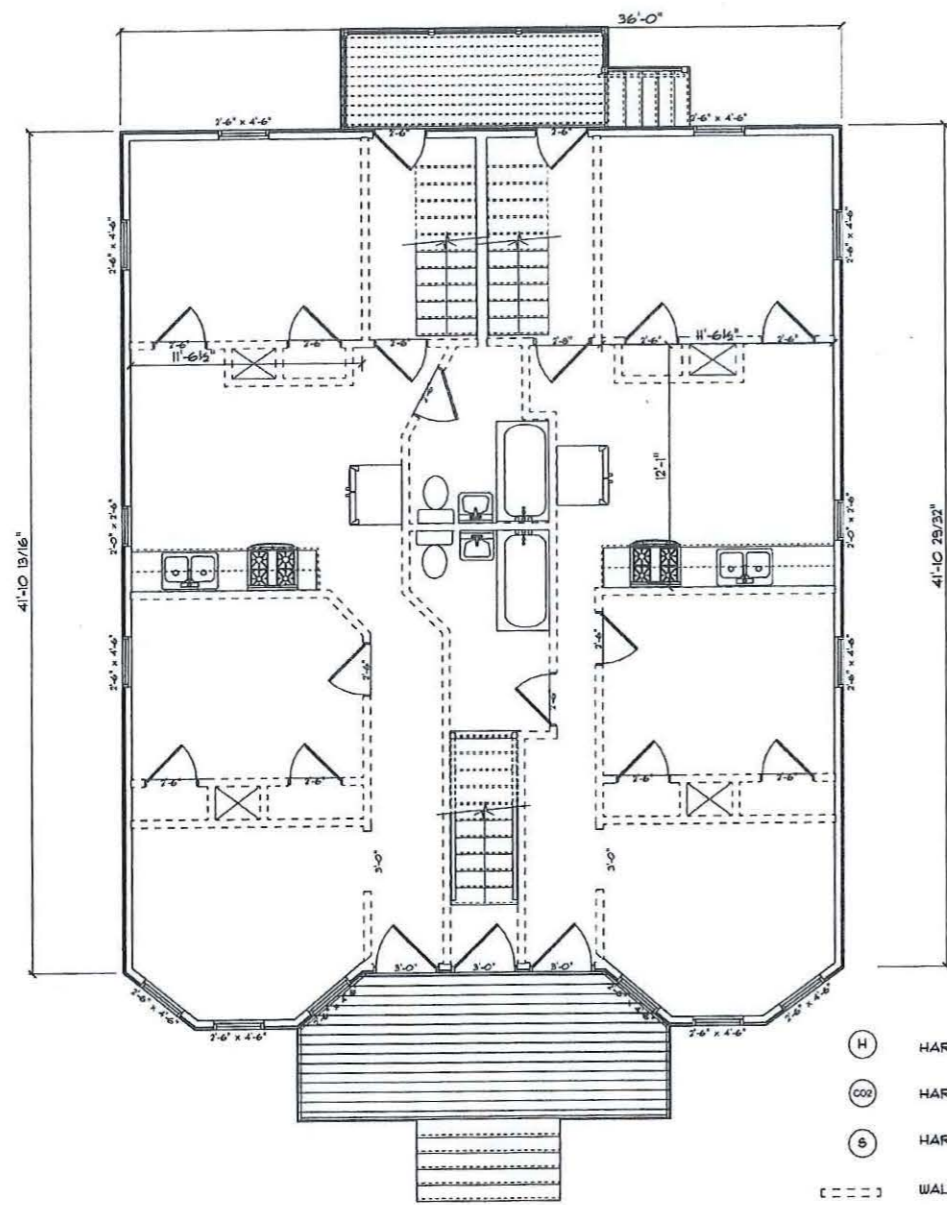


- (H) HARD WIRED HEAT DETECTOR
- (CO) HARD WIRED COMBINATION SMOKE/CO2 DETECTOR
- (S) HARD WIRED SMOKE DETECTOR
- [---] WALLS TO BE REMOVED

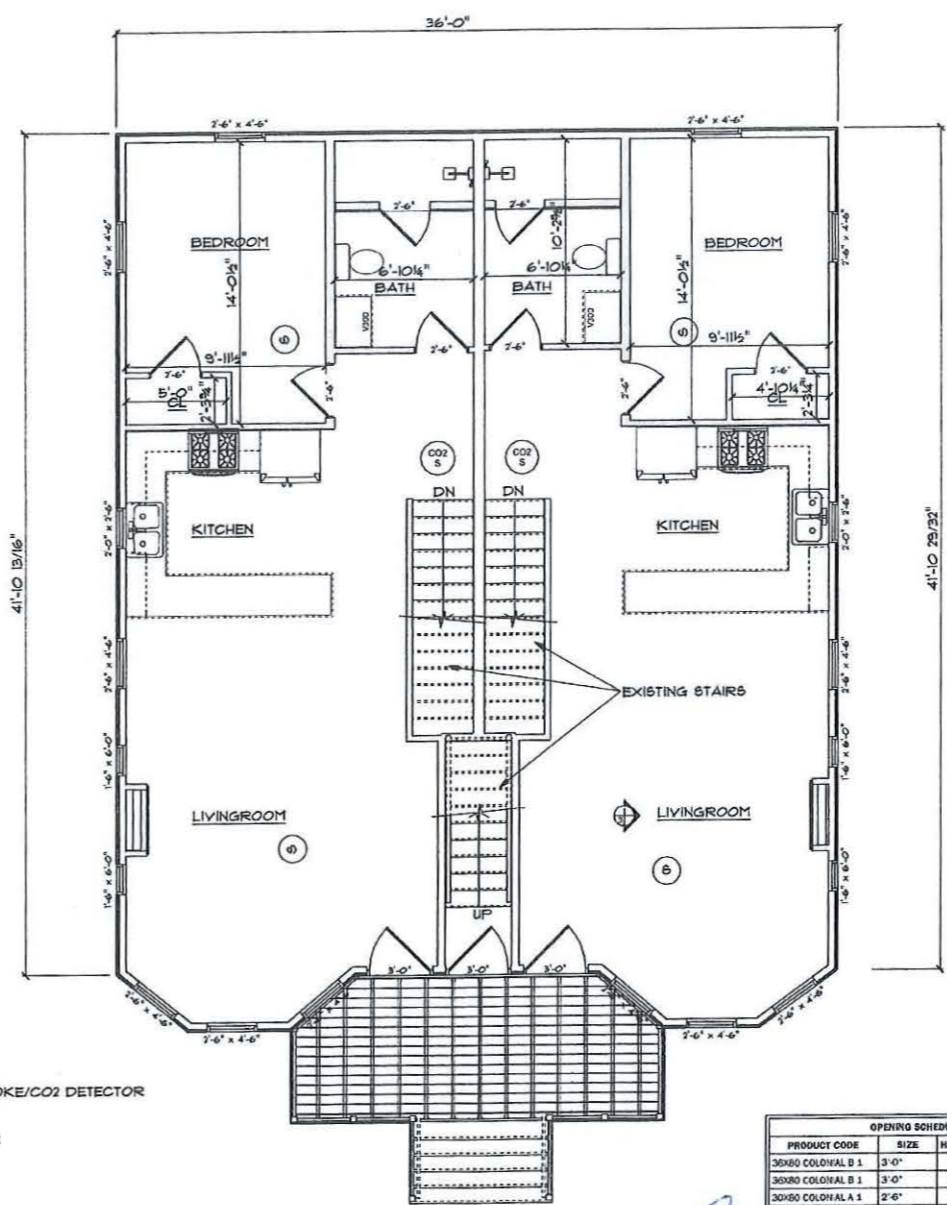
**BASEMENT**  
SCALE: 1/4" = 1'-0"



<p><b>Lewis Colten AIA</b> ARCHITECT 9 Vernon Street, Framingham, MA 01701 Phone: 508-596-7220 Email: Lewcoltenaia@gmail.com</p>	<p><b>Bellal Residence</b> 30 Cameron Avenue Cambridge Massachusetts</p> <p>PHONE: 14'-9" FAX: MOBILE:</p>	<p>SCALE: 1/4" = 1'-0" DRAWN BY: S.S. DATE: Tuesday, March 1, 2022 CHECKED BY: L.C. APPROVED:</p>	<p>SECTION LETTER <b>A</b> PAGE NUMBERS <b>11</b></p>	<p><b>GINNERSVISIONCONCEPTS</b> "Building the Future, One Vision at a time." PHONE: 617-980-1041 innervisionconcepts25@gmail.com</p>	<p>Basement plans</p>	<p>PAGE: 2</p>
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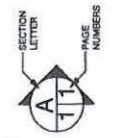
**FIRST FLOOR DEMOLITION PLAN**  
SCALE: 1/4" = 1'-0"



**MAIN FLOOR**  
SCALE: 1/4" = 1'-0"

- (H) HARD WIRED HEAT DETECTOR
- (CO2) HARD WIRED COMBINATION SMOKE/CO2 DETECTOR
- (S) HARD WIRED SMOKE DETECTOR
- (---) WALLS TO BE REMOVED

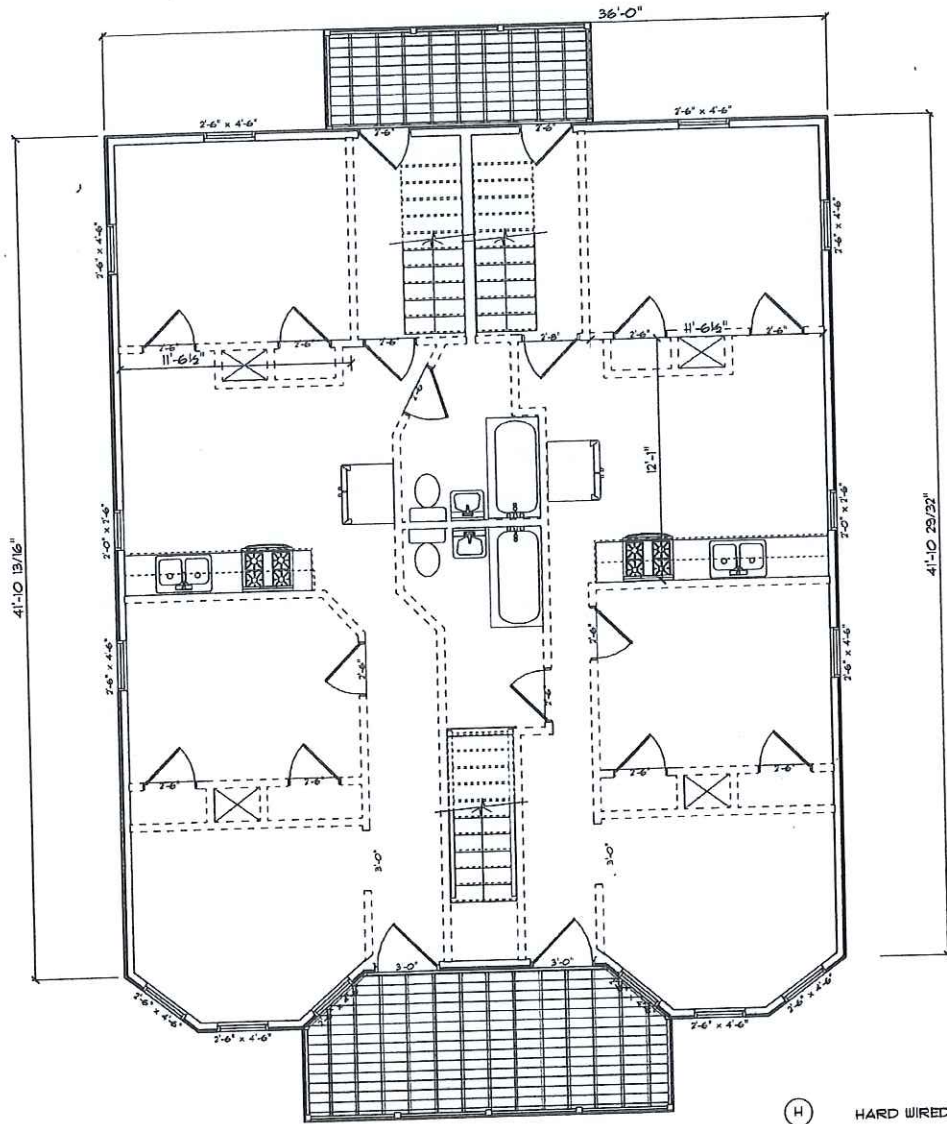
PRODUCT CODE	SIZE	HW	REVERSED	COUNT
30x80 COLONIAL B 1	3'-0"	L	NO	2
30x80 COLONIAL B 1	3'-0"	R	NO	1
30x80 COLONIAL A 1	2'-6"	L	NO	1
30x80 COLONIAL A 1	2'-6"	R	NO	1
30x80 COLONIAL E 1	2'-6"	L	NO	2
30x80 COLONIAL E 1	2'-6"	R	NO	2
30x80 GLASS	2'-6"	L	YES	1
30x80 GLASS	2'-6"	R	YES	1
18x72 DOUBLE HUNG 1	1'-6" x 6'-0"	U	NA	4
24x30 DOUBLE HUNG 1	2'-0" x 2'-6"	U	NA	2
30x54 DOUBLE HUNG 1	2'-6" x 4'-6"	U	NA	12



SCALE: 1/4" = 1'-0"  
DRAWN BY: S.S.  
DATE: Tuesday, March 1, 2022  
CHECKED BY: L.C.  
APPROVED:

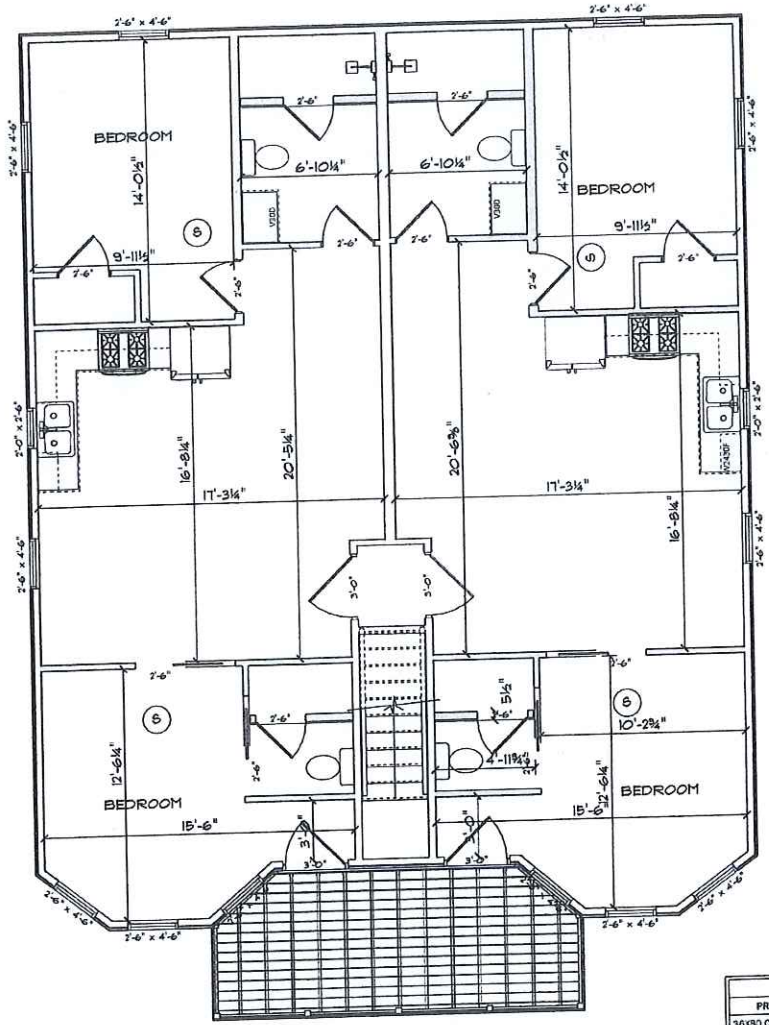
**Bellal Residence**  
30 Cameron Avenue  
Cambridge  
Massachusetts  
14'-3"

**Lewis Colten AIA**  
**ARCHITECT**  
9 Vernon Street, Framingham, MA 01701  
Phone: 508-596-7226 Email: lewcoltenaia@gmail.com



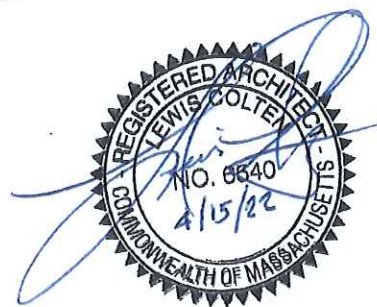
**SECOND FLOOR DEMOLITION PLAN**  
SCALE: 1/4" = 1'-0"

- (H) HARD WIRED HEAT DETECTOR
- (CO2) HARD WIRED COMBINATION SMOKE/CO2 DETECTOR
- (S) HARD WIRED SMOKE DETECTOR
- (---) WALLS TO BE REMOVED



**SECOND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

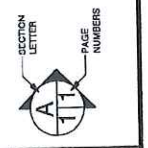
PRODUCT CODE	SIZE	HINGE	REVERSED	COUNT
30X80 COLONIAL B 1	3'-0"	L	NO	2
30X80 COLONIAL B 1	3'-0"	R	NO	2
30X80 COLONIAL A 1	2'-6"	L	NO	1
30X80 COLONIAL A 1	2'-6"	R	NO	1
30X80 COLONIAL E 1	2'-6"	L	NO	2
30X80 COLONIAL E 1	2'-6"	R	NO	2
30X80 COLONIAL POCKET 1	2'-6"	N	NO	4
30X80 GLASS	2'-6"	L	YES	2
30X80 GLASS	2'-6"	R	YES	2
24X30 DOUBLE HUNG 1	2'-0" x 2'-6"	U	NA	2
30X54 DOUBLE HUNG 1	2'-6" x 4'-0"	U	NA	12



**Lewis Colten AIA**  
**ARCHITECT**  
9 Vernon Street, Framingham, MA 01701  
Phone: 508-536-7220 Email: Lewiscoltenaia@gmail.com

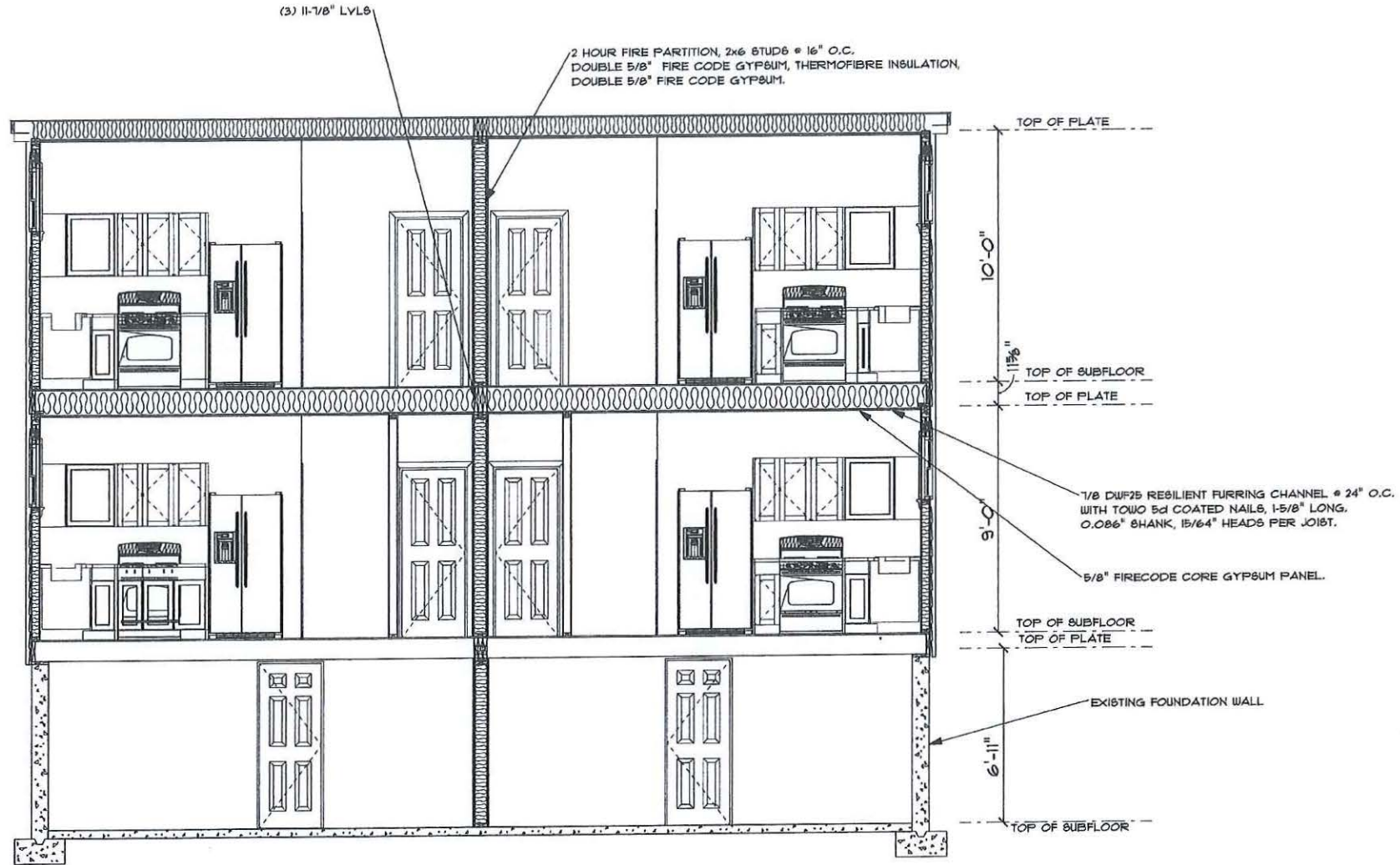
**Bellia Residence**  
10 Cameron Avenue  
Cambridge  
Massachusetts  
PHONE: FAX: MOBILE: 14-3'

SCALE: 1/4" = 1'-0"  
DRAWN BY: S.S.  
DATE: Tuesday, March 1, 2022  
CHECKED BY: L.C.  
APPROVED:



**IMMERSION CONCEPTS**  
"Building the Future. One Vision at a Time!"  
PHONE: 817-988-1041  
Immersionconcepts@gmail.com

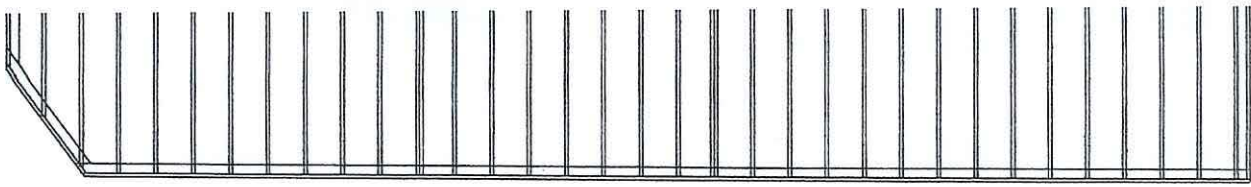
Second Floorplans



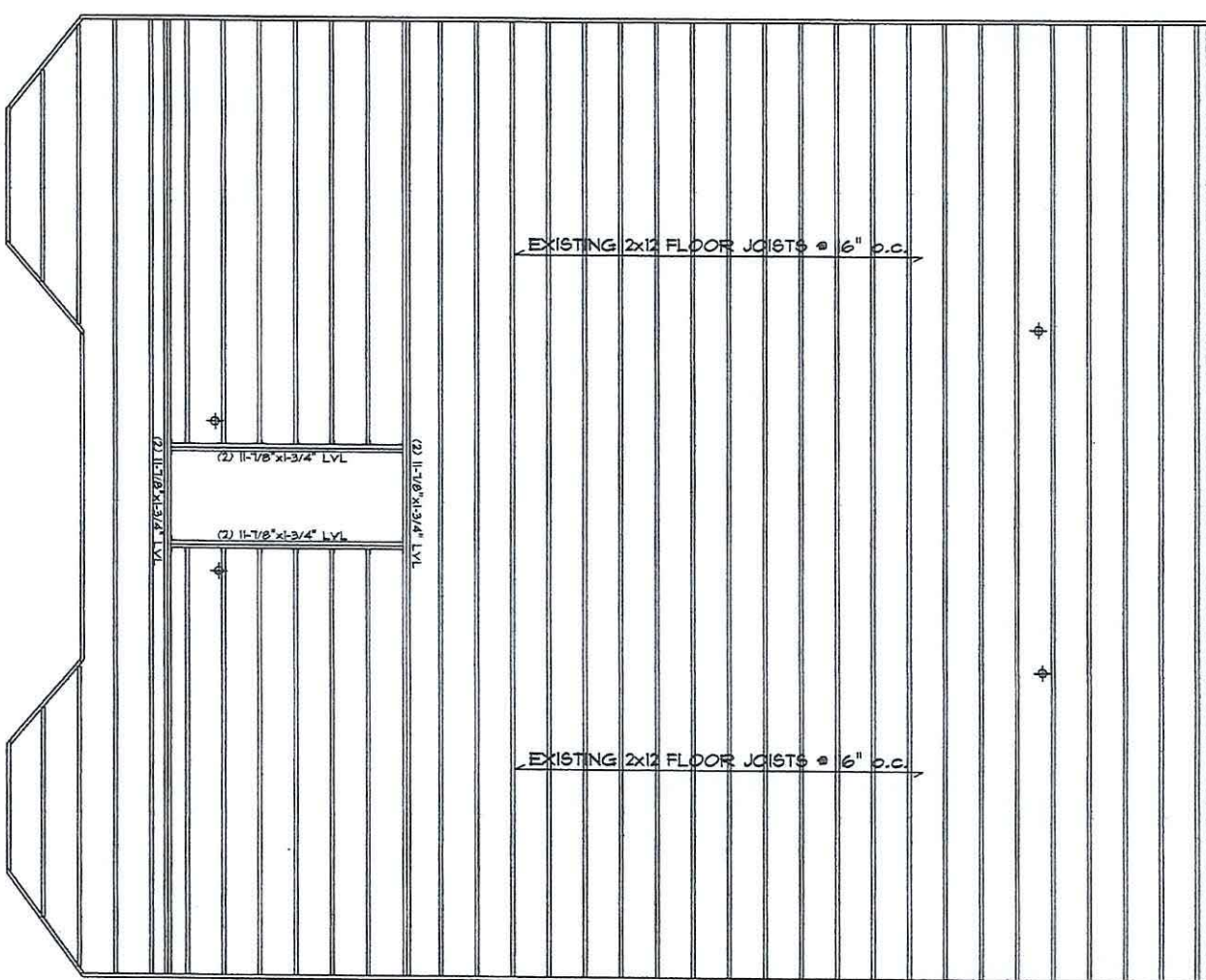
**CROSS SECTION A**  
SCALE: 3/8" = 1'-0"



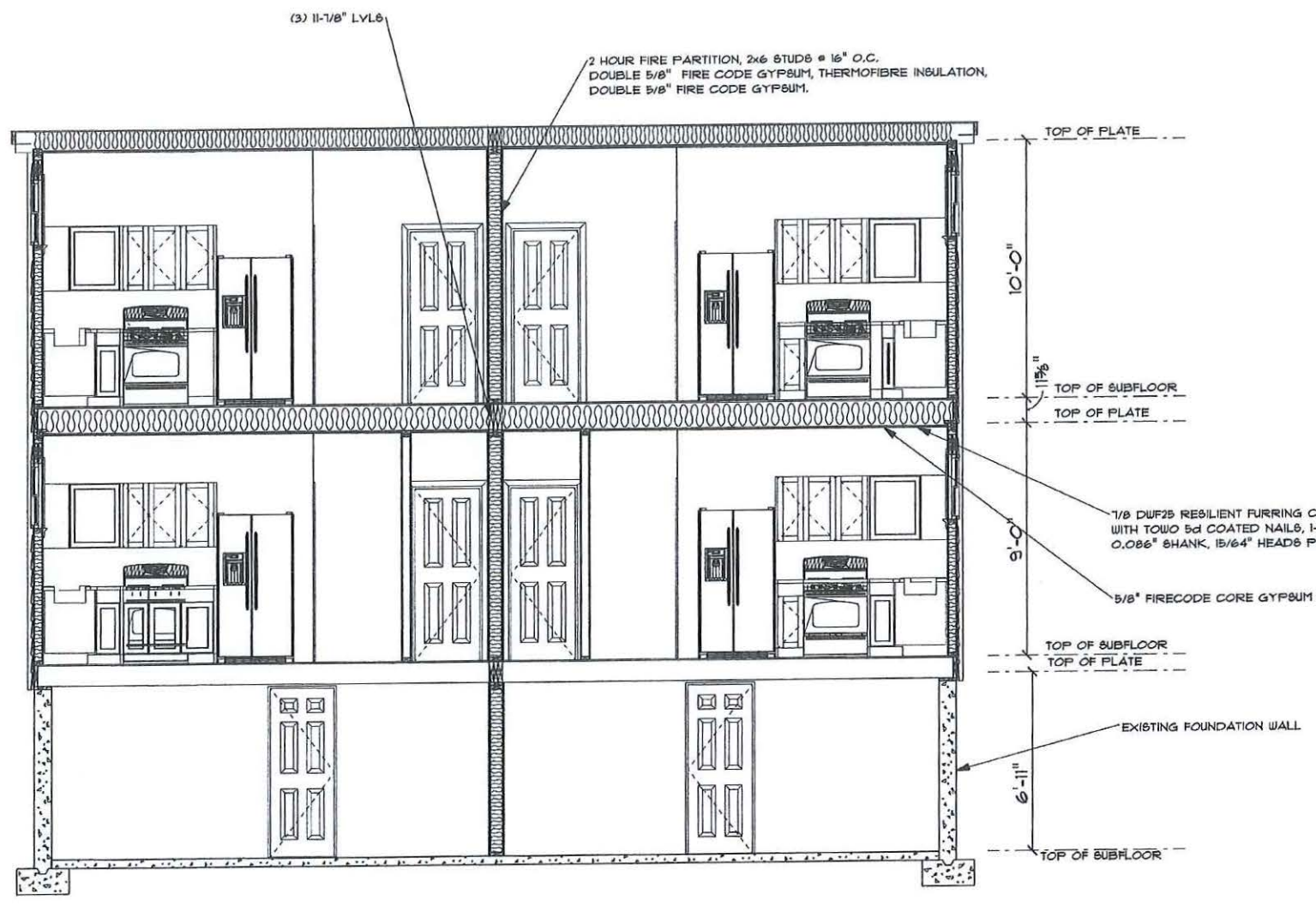
PAGE: 5 / A	Sections	<b>GANNERY/CONCEPTS</b> "Building the future, One Vision at a time." PHONE: 617-860-1041 INFO: 617-860-1041 INTERNET: ganneryconcepts@gmail.com	SECTION LETTER: A DRAWING NUMBER: 11	SCALE: 3/8" = 1'-0" DRAWN BY: S.S. DATE: Tuesday, March 1, 2022 CHECKED BY: L.C. APPROVED:	<b>Bellal Residence</b> 30 Cameron Avenue Cambridge Massachusetts PHONE: 617-860-1041 FAX: 617-860-1041 MOBILE: 617-860-1041 14'-9"	<b>Lewis Colten AIA</b> <b>ARCHITECT</b> 9 Vernon Street, Framingham, MA 01701 Phone: 508-596-7220 Email: Lewiscolten@aia.com
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**SECOND FLOOR FRAMING PLAN**  
SCALE: 1/4" = 1'-0"



<p>[A] 01 ail.com</p>	<p><b>Bellal Residence</b> 30 Cameron Avenue Cambridge Massachusetts</p>	<p>PHONE: FAX: MOBILE: 14'-9"</p>	<p>SCALE: 1/4" = 1'-0"</p>	<p>SECTION LETTER PAGE NUMBERS</p>	<p><b>INNERSIONCONCEPTS</b> "Building the future. One Vision at a time!" PHONE: 617-980-1041 innervisionconcepts29@gmail.com</p>	<p>Floor Framing Plans</p>	<p>PAGE: 51 <i>A</i></p>
		<p>DRAWN BY: <b>S.S.</b></p>	<p>DATE: Tuesday, March 1, 2022</p>				
		<p>CHECKED BY: <b>L.C.</b></p>	<p>APPROVED:</p>				



**CROSS SECTION A**  
SCALE: 3/8" = 1'-0"



<p><b>Lewis Colten AIA</b> ARCHITECT 9 Vernon Street, Framingham, MA 01701 Phone: 508-596-7220 Email: Lewiscolten@aia.com</p>	<p><b>Bellal Residence</b> 30 Cameron Avenue Cambridge Massachusetts 14'-3"</p> <p>PHONE: FAX: MOBILE:</p>	<p>SCALE: 3/8" = 1'-0"</p> <p>DRAWN BY: S.S. DATE: Tuesday, March 1, 2022 CHECKED BY: L.C. APPROVED:</p>	<p>SECTION LETTER: A PAGE NUMBER: 11</p>	<p>Cross Section A</p>	<p>PAGE: S2 / A</p>
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**INTERVISIONCONCEPTS**  
"Building the future, One Vision at a time"  
PHONE: 617-890-1041  
Intervisionconcepts@gmail.com



# City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.  
(617) 349-6100

*Replacement  
sign*

BZA

## POSTING NOTICE – PICK UP SHEET

The undersigned picked up the notice board for the Board of Zoning Appeals Hearing.

Name: MOHAMMED BELLAL Date: 9/27/22  
(Print)

Address: 30 Cameron Ave

Case No. BZA-154682

Hearing Date: 10/6/22

Thank you,  
Bza Members



1 \* \* \* \* \*

2 (6:03 p.m.)

3 Sitting Members: Constantine Alexander, Brendan Sullivan,  
4 Jim Monteverde, Laura Wernick, and Jason  
5 Marshall

6 BRENDAN SULLIVAN: The Board will hear Case No.  
7 154682 -- 30 Cameron Avenue. Yes, good evening, Madam  
8 Chair, and Members of the Board. My name is Attorney David  
9 Gluck (phonetic), on behalf of 30-32 Cameron Ave, LLC, with  
10 regards to what was originally an application for a  
11 dimensional variance under Article 5, Section 5.31.

12 If you remember previously, as it related to this  
13 property, which is two-story, four-family residential  
14 dwelling, which has six parking spaces on site, the initial  
15 proposed build that was subject to the initial application.

16 It had a request for an additional third floor to  
17 add living space to be added to the top two units, Units #3  
18 and #4, as well as additional floor space in a basement to  
19 accommodate the first and second units that were located on  
20 the first floor.

21 Since that time, the plans which have been  
22 submitted to the Board have been modified. The third-floor

1 portion of the proposed build has been -- has essentially  
2 been terminated, and the interest here is to move forward  
3 with the demolition and renovations of the first and second  
4 floor of the property, and the four units, as well as to  
5 move forward, if I may -- I don't know if I can have access  
6 to show the in-plan, if I may share my screen?

7 So if you go down to the second -- this is the  
8 renovation construction at 30 Cameron Ave -- the second  
9 screen, #2.

10 Just bringing you to this, essentially in the  
11 basement the idea would be to have two windows facing the  
12 street side to renovate an area for a utility room in the  
13 rear of the dwelling, as well as storage in the front, and  
14 then to provide for two bathrooms in the basement as well.

15 So the idea would be -- and actually, if I can  
16 direct your attention down to Tab #5, or Screen #5, bringing  
17 you down to the basement level, you'll see that between the  
18 top of the plate and the top of the subfloor, it's roughly 6  
19 feet 11 inches for the height of the basement.

20 The idea here, and for the Board's consideration  
21 would be to have an area that could accommodate those two  
22 units on the first floor for Unit #2 and #3 that would fall

1 within a possible -- or fall within an exemption in the  
2 Article 2 of the definitions, identifying gross floor area,  
3 and what it does include and what it doesn't include.

4 In this case, it states that "Gross floor area  
5 shall not include any basement or cellar living space in any  
6 other type of structure with the issuance of the special  
7 permit.

8 "In granting such a special permit, the permit  
9 granting authority may approve the exemption of a portion of  
10 gross floor area located in the basement or cellar from a  
11 calculation of GFA, provided the permit granting authority  
12 finds that the use is occupying such exempted GFA support  
13 the character of the neighborhood or district in which the  
14 applicable lot is located."

15 At the present time, the gross floor area of the  
16 dwelling is 3416 feet. The lot area is 5415 feet. What  
17 we're seeking in modifying this build is essentially to seek  
18 relief per -- could be a special permit -- in order to have  
19 an exemption and maintain the same gross floor area, as I  
20 imagine many other residential dwellings in Cambridge do, in  
21 order to allow for some extra additional space, as well as  
22 to accommodate the utility rooms in the [16:18 audio

1 unclear] area.

2           CONSTANTINE ALEXANDER: This is Gus Alexander,  
3 member of the Board.

4           DAVID GLUCK: Sure.

5           CONSTANTINE ALEXANDER: The fact -- the petition  
6 is for a variance. That's what we have, a request for a  
7 variance. What are you talking about a special permit for?

8           DAVID GLUCK: So we -- we're looking to switch  
9 from a variance, and not move forward on a variance for  
10 additional gross floor area.

11           CONSTANTINE ALEXANDER: I'll defer to the Chair,  
12 but I think you have to readvertise and start all over  
13 again. You just can't come to the hearing with a case  
14 that's supposed to be a variance, and on the fly ask us to  
15 change it with a special permit.

16           Sorry. In my view, anyway.

17           BRENDAN SULLIVAN: Attorney Gluck, well, there's a  
18 couple issues that I have: number one that I received the  
19 new drawings on Monday. And I reviewed them Monday and the  
20 -- actually Tuesday.

21           And I guess the question I have, well what are  
22 they asking for? And because there was really no narrative

1 as to what the basement is going to be used for. So you can  
2 obviously go to the drawing, you see that there's two  
3 utility rooms and open space, two bathrooms and storage.

4 So it appears that it's going to be finished  
5 storage space. Is that correct?

6 DAVID GLUCK: I mean, that -- as it would stand  
7 now, it would essentially just be nonuse able space.

8 BRENDAN SULLIVAN: Okay. All right. So -- all  
9 right, so I think you can do that as-of-right. You can  
10 finish off the space and do it as-of-right. I believe that  
11 you're already permitted for the two bathrooms, which --  
12 again -- you can do as-of-right.

13 The other issue that I have is that if you're  
14 asking for relief, and potentially it's special permit, that  
15 you really need to refile --

16 DAVID GLUCK: Yeah.

17 BRENDAN SULLIVAN: -- for a special permit, as Mr.  
18 Alexander said. The other issue is that if you want to say  
19 continue with the variance request with a modified plan, à  
20 la the one that's before us, which was filed on Monday then  
21 we don't have a dimensional form reflecting the changes,  
22 because you've eliminated the third floor.

1           And as per your presentation, the basement was  
2 never FAR, so that dimensional form -- the dimensional  
3 numbers are going to change, and yet a new submittal hasn't  
4 been changed.

5           So there seems to be some defect in the  
6 application, à la the new plan before us.

7           DAVID GLUCK: Thank you, Mr. Chair.

8           BRENDAN SULLIVAN: Am I clear?

9           DAVID GLUCK: Very clear. I think at this point  
10 it would just be a matter of if I'm -- you know, with this  
11 modified plan, it -- we're not looking to move forward on  
12 the variance.

13           However, what I would -- I think what we would  
14 like to do is to review, if necessary, an application, or to  
15 go forward with an application for a special permit if we  
16 need to.

17           BRENDAN SULLIVAN: Right. And again, the other --

18           DAVID GLUCK: This --

19           BRENDAN SULLIVAN: The other flipped coin of that  
20 -- flip of the coin on that is that if we were to continue  
21 with this application as -- you know, as a -- again, asking  
22 for a continuance and to modify this, Mr. Alexander cannot

1 be here until October.

2 You would probably be heard sooner on a new  
3 application for the special permit, if that would be  
4 appropriate, but also to bring the paperwork, the  
5 dimensional form up to, you know, proper standing, that's  
6 all, and have a proper application so that -- you know,  
7 again, going forward, these may be units sold, and the  
8 documentation has to be ironclad for potential buyers of the  
9 space.

10 DAVID GLUCK: Okay. So --

11 BRENDAN SULLIVAN: So we're asking, I think, for a  
12 -- let us continue this matter, all right?

13 And then I think what we need to do then is to  
14 have you guys huddle, and then in consultation with the  
15 Commissioner is to come back with a new application, à la  
16 either, well, you're going to need to resubmit the -- an  
17 appropriate dimensional form, anyhow.

18 DAVID GLUCK: Understood, yep.

19 BRENDAN SULLIVAN: Okay. So let me make a motion,  
20 then, to --

21 JIM MONTEVERDE: Mr. Chair, I think the proponent  
22 would like to be heard.

1 BRENDAN SULLIVAN: Yes, absolutely, Jim. Jim  
2 Monteverde?

3 JIM MONTEVERDE: No, I think the proponent is  
4 waving his hand on the screen.

5 BRENDAN SULLIVAN: Oh, I'm sorry.

6 CONSTANTINE ALEXANDER: On our screen.

7 BRENDAN SULLIVAN: Anybody want to be heard on  
8 this matter, Board members? No? Okay.

9 JIM MONTEVERDE: There's -- Mohammed Bellal is --

10 BRENDAN SULLIVAN: Okay.

11 JIM MONTEVERDE: -- waving his hand around.

12 JASON MARSHALL: Yeah, Mr. Chair, I see it as  
13 well. It looks like the applicant is asking to be heard.

14 JIM MONTEVERDE: Yeah, I can't tell if he's on  
15 mute, but --

16 DAVID GLUCK: There's two people with the same --  
17 called in with the same --

18 JIM MONTEVERDE: Line.

19 DAVID GLUCK: -- line, it seems like. There's no  
20 audio. You're muted.

21 BRENDAN SULLIVAN: There's -- either that or  
22 they're on mute.



1 JIM MONTEVERDE: Right.

2 DAVID GLUCK: Now --

3 JIM MONTEVERDE: There we go.

4 BRENDAN SULLIVAN: Okay.

5 JIM MONTEVERDE: Mohammed, you can unmute  
6 yourself?

7 BRENDAN SULLIVAN: Mr. Bellal? He's on unmute.

8 JIM MONTEVERDE: Yeah, he's just got to unmute  
9 himself.

10 BRENDAN SULLIVAN: David, are you reaching him at  
11 all?

12 DAVID GLUCK: Yeah, he's --

13 BRENDAN SULLIVAN: Mr. Bellal, you're on mute, if  
14 it's okay --

15 DAVID GLUCK: His mic isn't working.

16 LAURA WERNICK: He has to say something. He  
17 hasn't said anything yet. Say something.

18 DAVID GLUCK: He is.

19 JIM MONTEVERDE: He is.

20 LAURA WERNICK: Okay, okay.

21 DAVID GLUCK: I'm not getting him.

22 LAURA WERNICK: I'm sorry, we cannot --

1 MOHAMMED BELLAL: I can see them only, but not  
2 hearing them -- Mr. David Gluck. Are you guys hearing me?

3 COLLECTIVE: Yes.

4 MOHAMMED BELLAL: Okay. Good afternoon, sir. And  
5 thank you everybody. Thank you for helping me out here. I  
6 just have -- I just have -- that is in my mind. My house is  
7 posted as a two-story building.

8 As my attorney explained already, I don't want to  
9 go on too long, but my -- I am feeling pain only one thing  
10 (sic): Across my house is the #45 house number, Cameron  
11 Ave. It's the same location.

12 They don't have that -- like I have, they get the  
13 approved extension without the zoning, they get the  
14 basement, pool, with the two bathrooms, two bedrooms, and I  
15 do not get even basement finished, need to go Zoning or need  
16 to go, or I can do it, I just don't understand what I have  
17 to do and they don't have to do, and why is I am looking --

18 BRENDAN SULLIVAN: I believe you're asking for  
19 relief under the Ordinance, and it appears that --

20 JIM MONTEVERDE: No, I don't think that -- I don't  
21 think it's the proponent who was just talking. Because he's  
22 still waving his hand.

1 BRENDAN SULLIVAN: Yeah. I don't know who --

2 DAVID GLUCK: That is the -- that's the architect,  
3 Lou Colton, who is here for a second.

4 BRENDAN SULLIVAN: All right. Let me make a  
5 motion, then, to continue this matter. It's going to have  
6 to be in October.

7 CONSTANTINE ALEXANDER: I think it's going to be  
8 --

9 BRENDAN SULLIVAN: October 6. Continue this  
10 matter until October 6, 2022, at 6:00 p.m. on the condition  
11 that the petitioner change the posting sign and maintain it  
12 for a period of 14 days prior to October 6. The design  
13 should reflect the new date of October 6, 2022, at 6:00 p.m.

14 Any new submittals regarding this petition should  
15 be in the file by 5:00 p.m. prior to the October 6 hearing..  
16 By the Monday, by -- I'm sorry, that any new submittal be in  
17 the file by 5:00 p.m. on the Monday prior to the October 6  
18 hearing.

19 On the motion, then, to continue this matter?

20 CONSTANTINE ALEXANDER: I vote in favor.

21 BRENDAN SULLIVAN: Jim Monteverde?

22 JIM MONTEVERDE: In favor.

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BRENDAN SULLIVAN: Laura Wernick?

LAURA WERNICK: In favor.

BRENDAN SULLIVAN: Jason Marshall?

JASON MARSHALL: Yes, in favor of the continuance.

BRENDAN SULLIVAN: Yes, in favor.

[All vote YES]

BRENDAN SULLIVAN: The matter is continued until  
October 6. Okay, thank you very much.

DAVID GLUCK: Thank you.

BRENDAN SULLIVAN: Laura, thank you.

Lewis Colten AIA  
A R C H I T E C T

9 Vernon Street  
Framingham, MA 01701

Phone: 508-596-7220 Fax: 508-820-9708  
Electronic Mail: lewcoltenaia@gmail.com

---

November 22, 2022

By E-Mail and First Class Mail

Ms. Maria Pacheco  
Department of Inspectional Services  
City of Cambridge  
831 Massachusetts Avenue, 1st Fl.  
Cambridge, MA 02139

Re: 30 Cameron Avenue - *BZA-154682*

Dear Maria:

Please accept this letter as a notice of withdrawal of our request for a variance for the expansion of the above-noted project. Accordingly, please remove us from the agenda for the upcoming hearing.

The owner of this project is moving forward without using the proposed expansion of the additional floor. The work will proceed as a renovation and alteration of the existing conditions and will, therefore, not require any variances.

Thank you for your time and effort regarding this matter.

Sincerely,



Lewis Colten AIA, CBO

cc: Mohammed Bellal  
David Click, Esq.

1 \* \* \* \* \*

2 (6:01 p.m.)

3 Sitting Members: Brendan Sullivan, Jim Monteverde, Laura  
4 Wernick, and Slater W. Anderson

5 BRENDAN SULLIVAN: First case we'll call tonight  
6 is BZA No. 154682 -- 30 Cameron Avenue. Anybody from the  
7 petitioner wish to speak? We are in receipt of  
8 correspondence from Lewis Colten, C-o-l-t-e-n.

9 "As the representative for Mohammed Bellal, I am  
10 requesting a continuance of the hearing that is to take  
11 place today at 30 Cameron Street. Should you have any  
12 questions, please let me know.

13 "Lewis Colten, AIA, CBO."

14 On the motion, then, to continue this matter to  
15 December 1, 2022, on the condition that the petitioner  
16 change the posting sign to reflect the new date of December  
17 1, 2022, and the new time at 6:00 p.m. Also, that said sign  
18 must be maintained and visible the public at least 14 days  
19 prior to the December 01, 2022 hearing.

20 Also, should there be any changes to any of the  
21 filing application material that is not currently in the  
22 file, that said new submittals must be in the file 5:00 p.m.

1 on the Monday prior to December 1, 2022. And I believe we  
2 do have a waiver of the sign.

3 So on the motion, then, to continue the matter to  
4 December 1, Andrea Hickey? Or Jim Monteverde, sorry.

5 JIM MONTEVERDE: In favor of the continuance.

6 BRENDAN SULLIVAN: Laura Wernick?

7 LAURA WERNICK: In favor of the continuance.

8 BRENDAN SULLIVAN: Slater Anderson?

9 SLATER ANDERSON: In favor.

10 BRENDAN SULLIVAN: And Brendan Sullivan in favor.

11 [All vote YES]

12 BRENDAN SULLIVAN: Four affirmative votes, the  
13 matter is continued to December 1, 2022.

14 LAURA WERNICK: So I think that's it for me,  
15 Brendan, so I'm going --

16 BRENDAN SULLIVAN: Yeah.

17 LAURA WERNICK: -- to check out.

18 BRENDAN SULLIVAN: Thank you, thank you.

19 JIM MONTEVERDE: Yeah, I think that was the only  
20 one for me as well for this evening.

21 BRENDAN SULLIVAN: Thank you. And for everything.

22 JIM MONTEVERDE: All right. Thank you all. Bye-

1     bye.

2                     LAURA WERNICK:   Bye.

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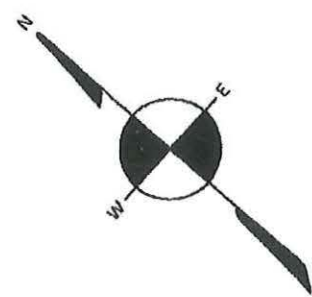
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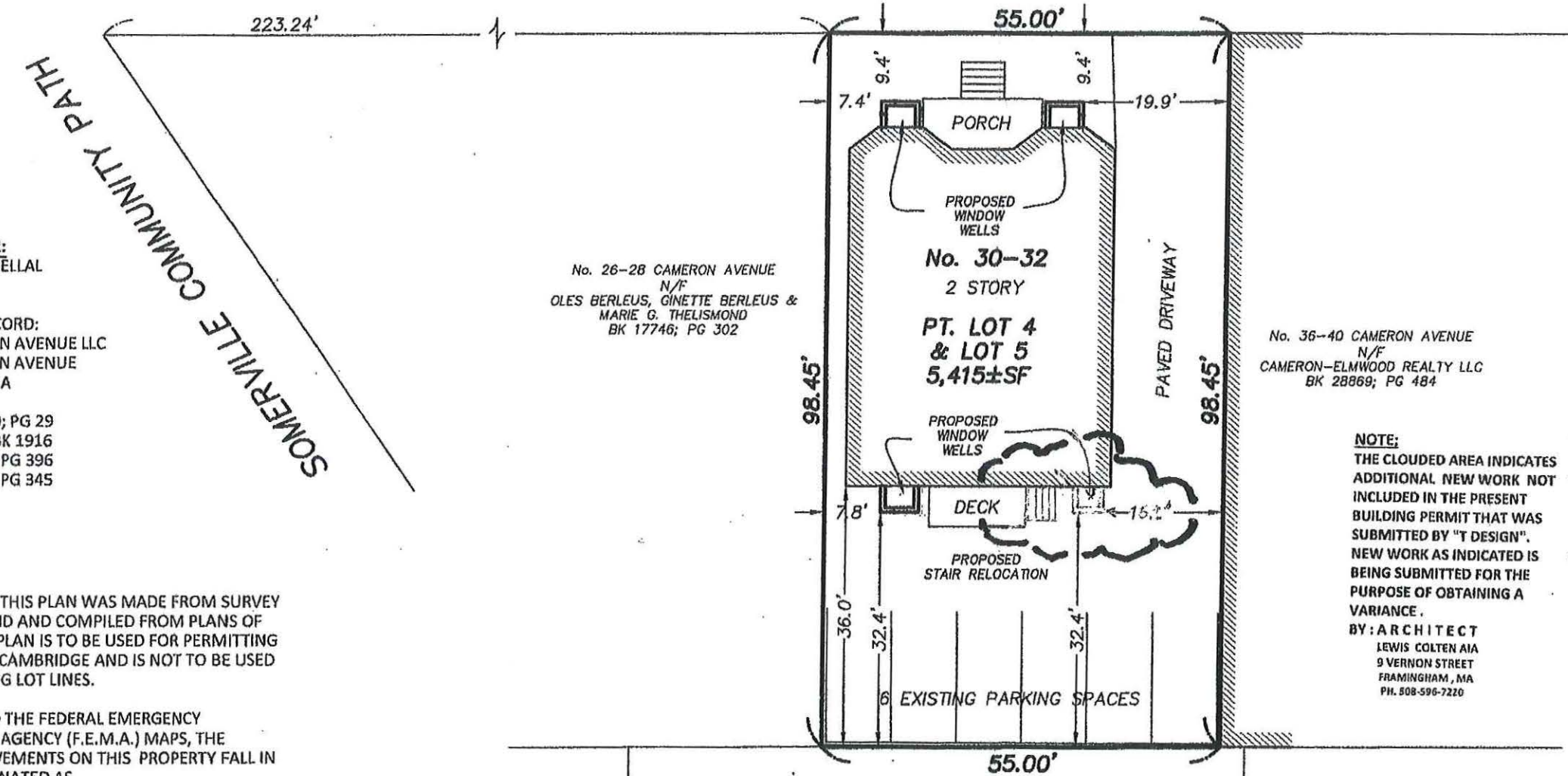
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22





**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

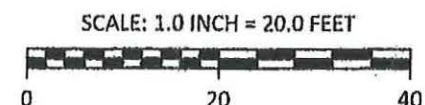
No. 26-28 CAMERON AVENUE  
 N/F  
 OLES BERLEUS, GINETTE BERLEUS &  
 MARIE G. THELISMOND  
 BK 17746; PG 302

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

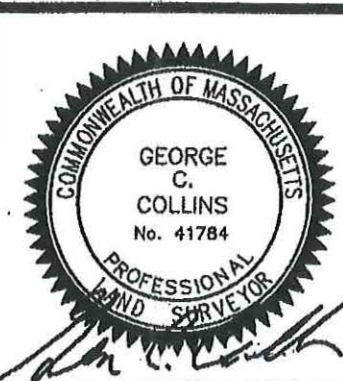
No. 95-99 ELMWOOD STREET  
 N/F  
 98-99 ELMWOOD STREET LLC  
 BK 70260; PG 260

**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**



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

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**LEGEND**

-  SMOKE DETECTOR
-  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	1,708± SF.
TOTAL	6,832± SF.

**NOTE:**

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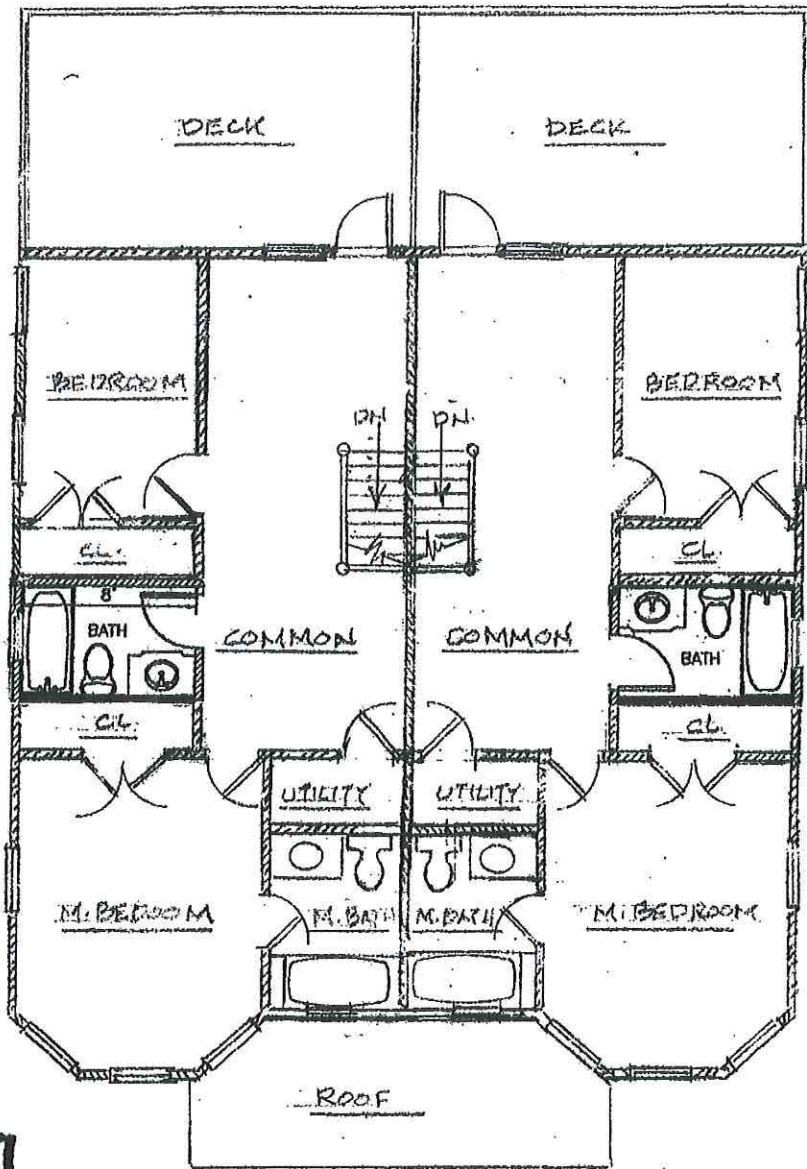
**RENOVATION CONSTRUCTION**  
**30 CAMERON AVENUE**  
**CAMBRIDGE, MA.**

**T DESIGN, LLC**

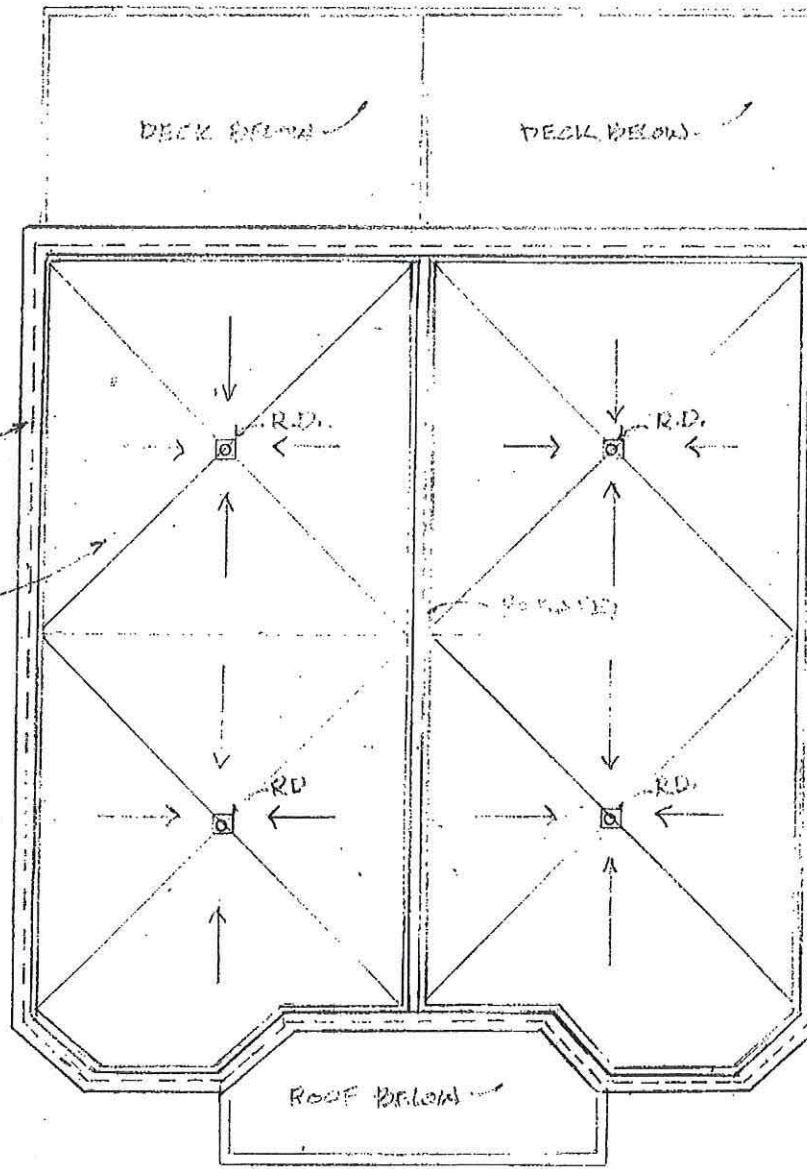
1248 RANDOLPH AVE  
MILTON, MA 02186  
TEL: (617)-797-6637  
EMAIL: QUOCTUANPE@GMAIL.COM



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:**  
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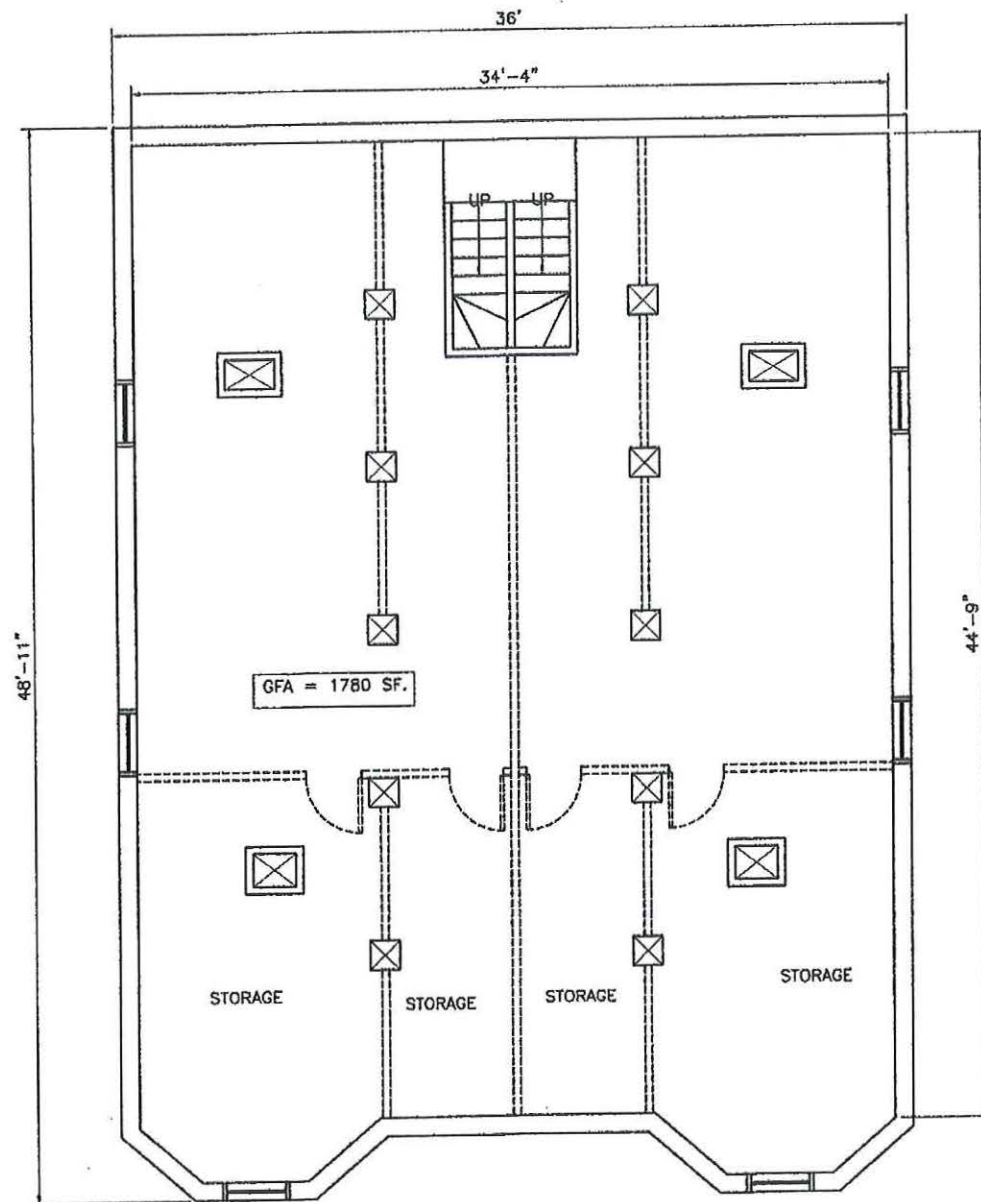
RENOVATION CONSTRUCTION  
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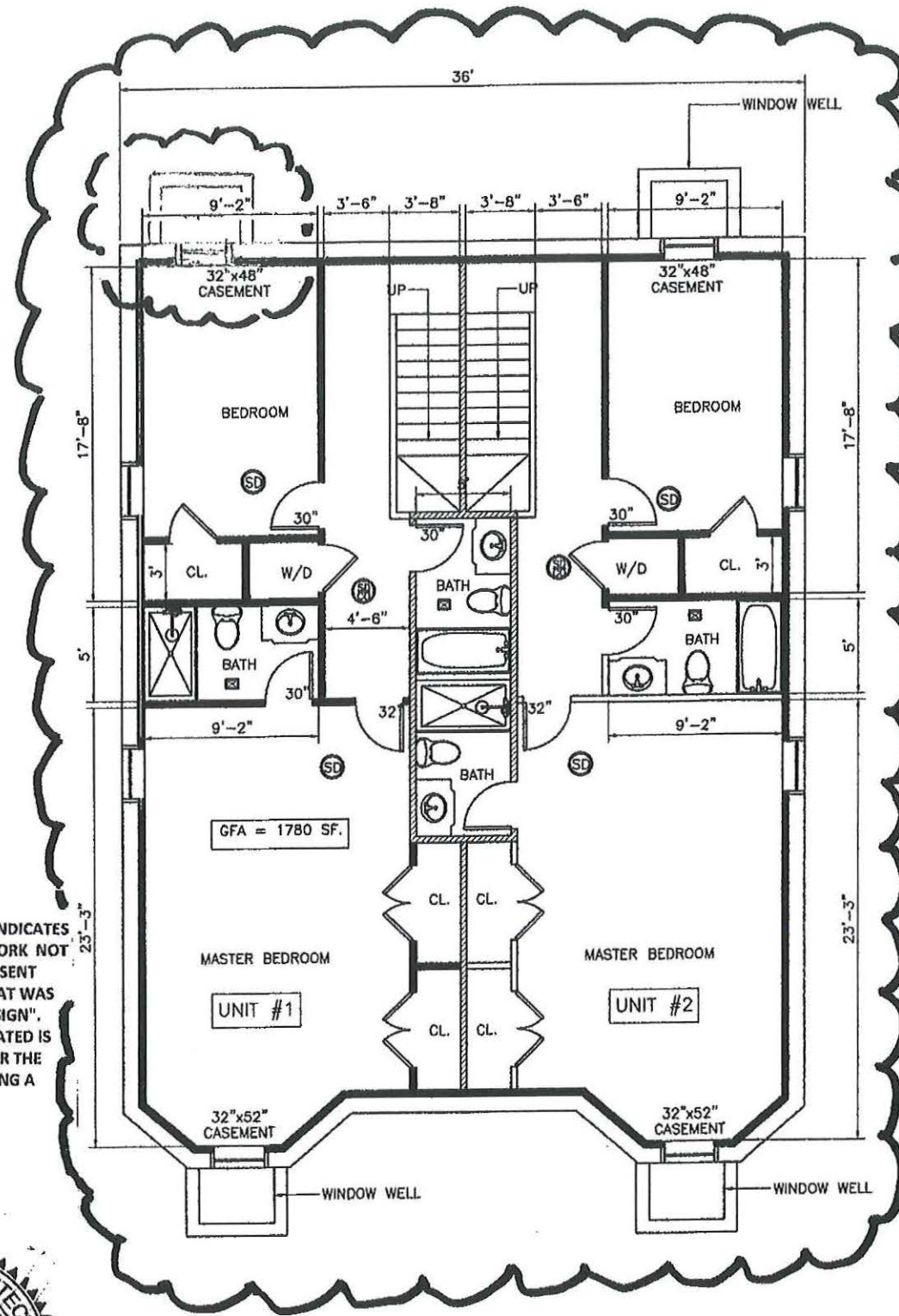


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BY:	LC
DATE:	11/18/21
SCALE:	
SHEET NO.:	R-1



**BASEMENT DEMOLITION PLAN**  
SCALE: 1/8" = 1'-0"

**NOTE:**  
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INCLUDED IN THE PRESENT  
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VARIANCE.  
BY: ARCHITECT  
LEWIS COLTEN AIA  
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FRAMINGHAM, MA  
PH. 508-596-7220



**PROPOSED BASEMENT PLAN**  
SCALE: 1/8" = 1'-0"

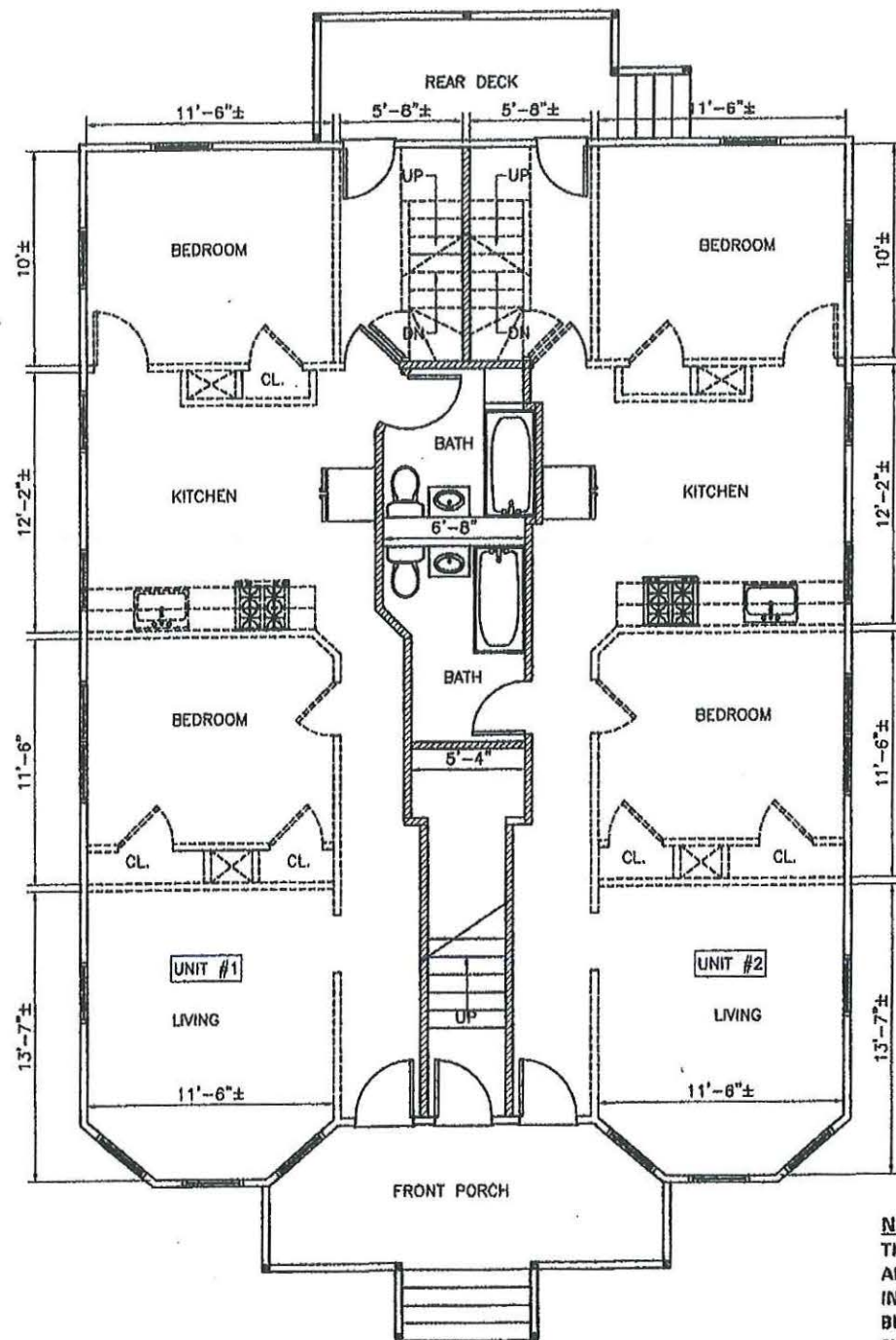
**RENOVATION CONSTRUCTION**  
**30 CAMERON AVENUE**  
**CAMBRIDGE, MA.**

**T DESIGN, LLC**

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TEL: (617)-797-8837  
EMAIL: QUOCTUANPE@GMAIL.COM

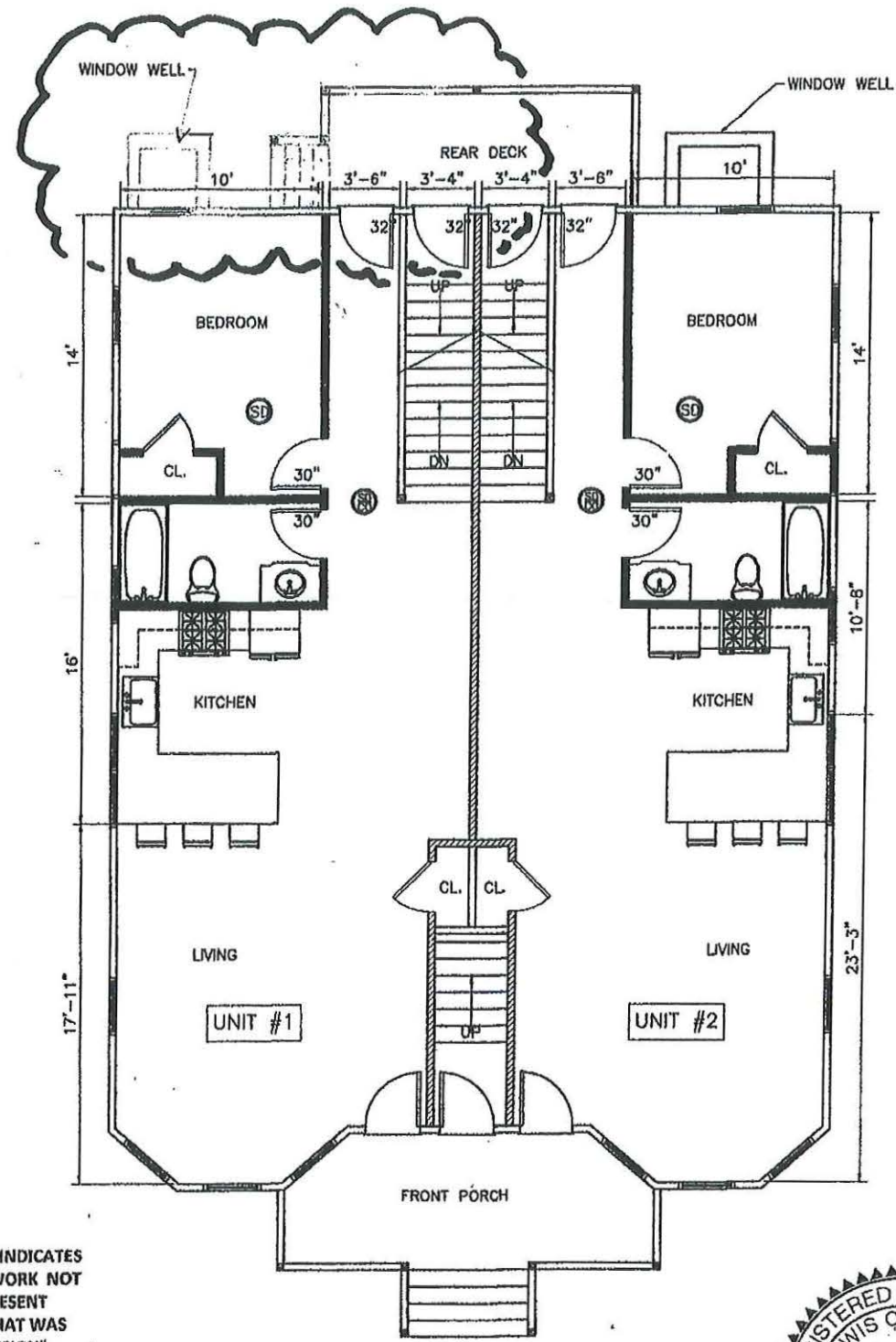


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	11/18/21
BY: TN	
DATE: 08/26/2021	
SCALE:	
SHEET NO.: A-1	



FIRST FLOOR PLAN DEMOLITION PLAN

SCALE: 3/8" = 1'-0"



PROPOSED FIRST FLOOR 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



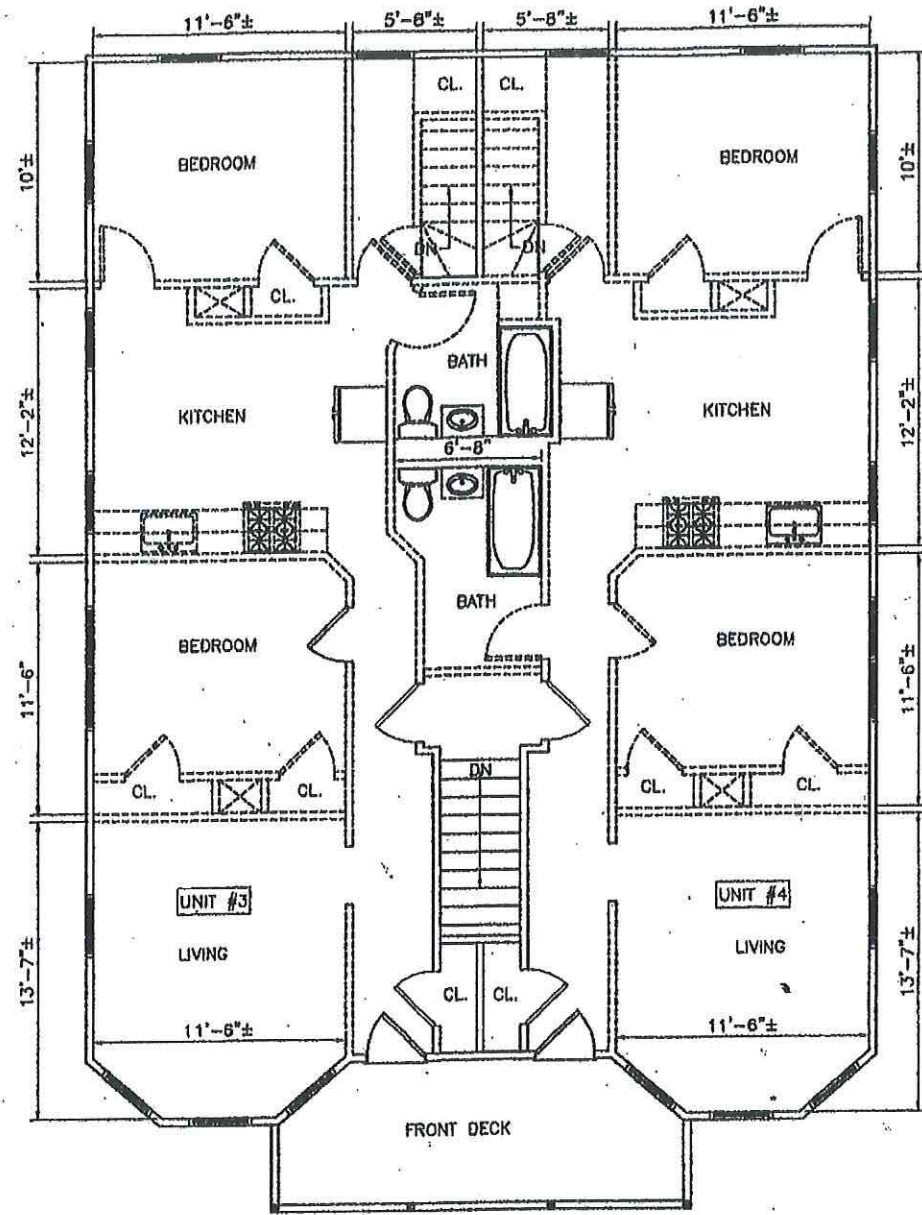
RENOVATION CONSTRUCTION  
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CAMBRIDGE, MA.

T DESIGN, LLC

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MILTON, MA 02186  
TEL: (617)-707-8837  
EMAIL: QUOCTUANP@GMAIL.COM



REV.	DATE
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DATE:	08/26/2021
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SHEET NO.:	A-2

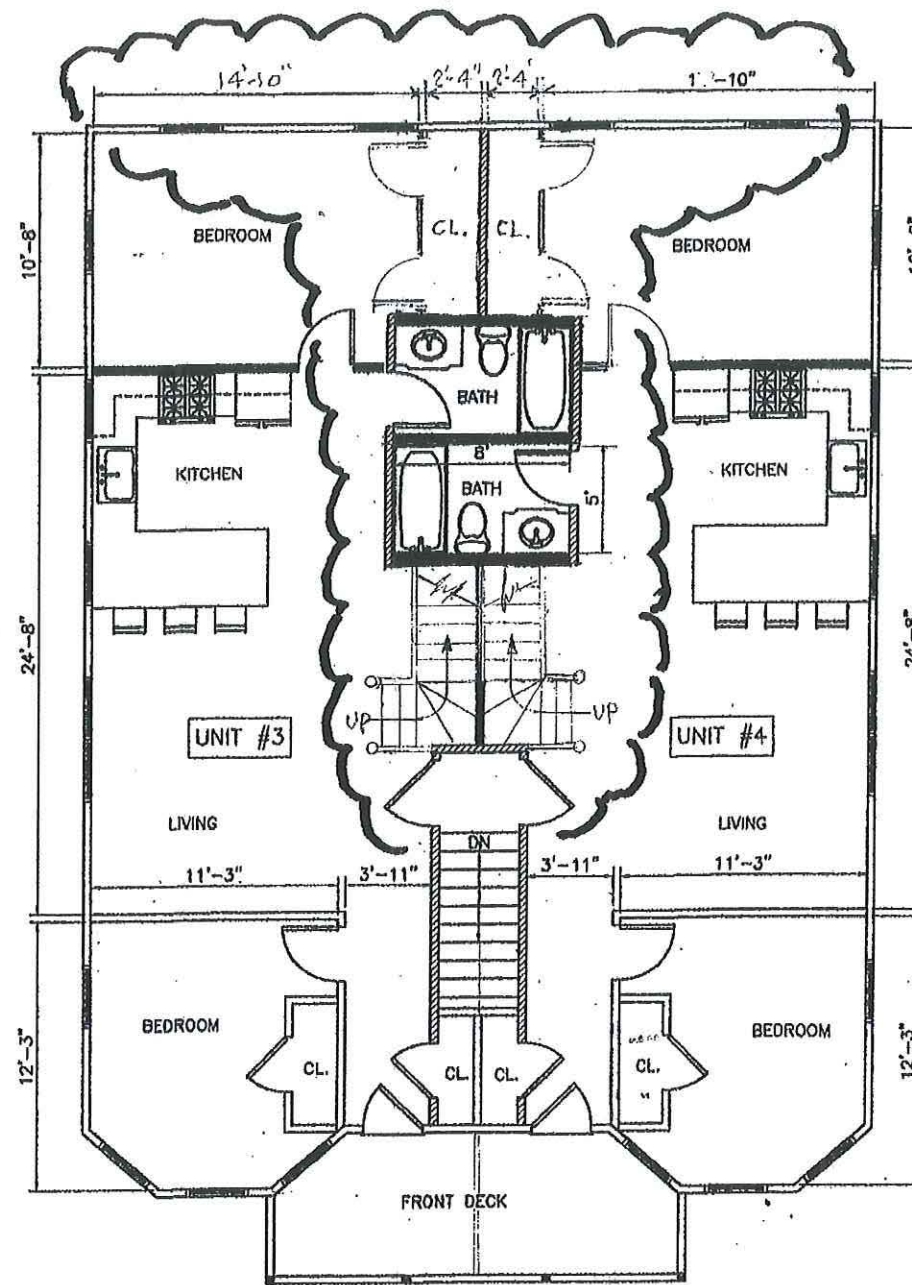


SECOND FLOOR DEMOLITION PLAN

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 SECOND FLOOR PLAN

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

RENOVATION CONSTRUCTION  
 30 CAMERON AVENUE  
 CAMBRIDGE, MA.

T DESIGN, LLC

1248 RANDOLPH AVE  
 MILTON, MA 02186  
 TEL: (617)-797-8697  
 EMAIL: QUOCQUANPRO@gmail.com



REV.	DATE
	11/18/21
BY: TN	
DATE: 08/20/2021	
SCALE:	
SHEET NO.: A-3	



EXISTING FRONT ELEVATION VIEW

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

23'-6"±



EXISTING REAR ELEVATION VIEW

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



NOTE:  
THE CLOUDED AREA INDICATES  
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NEW WORK AS INDICATED IS  
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VARIANCE.

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



PROPOSED FRONT ELEVATION VIEW

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

35'-10"

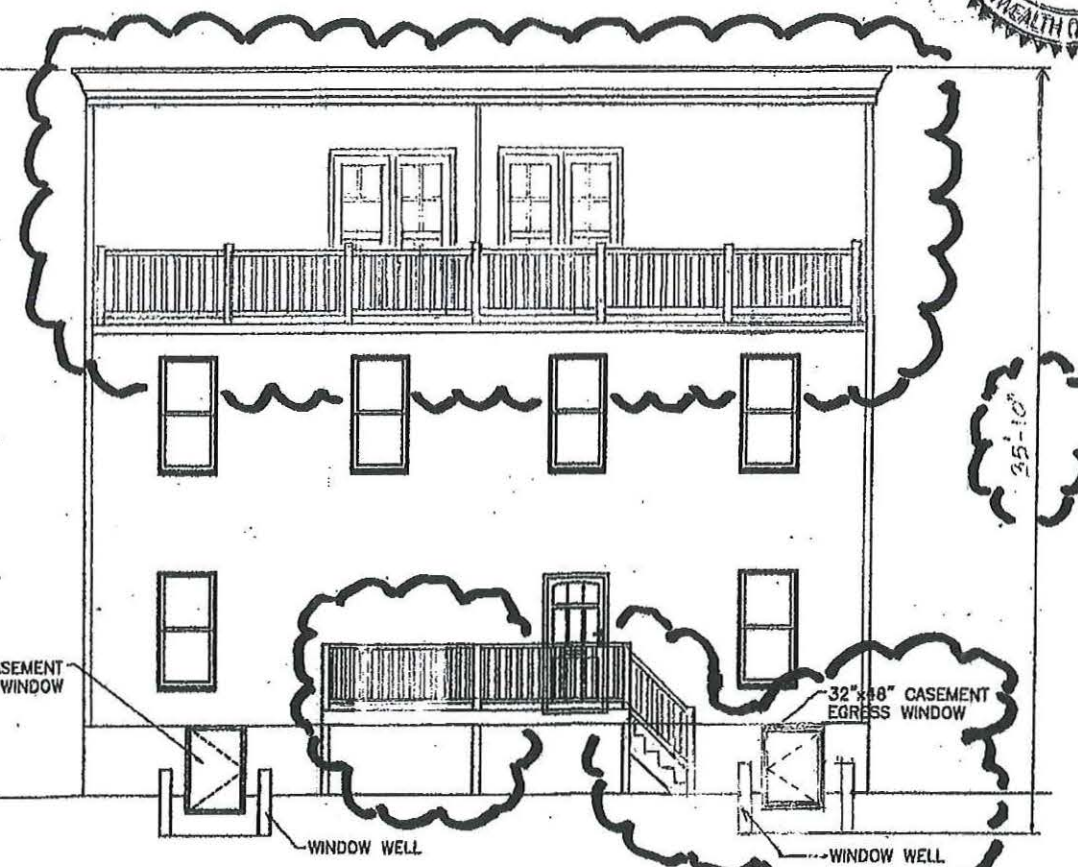
35'-10"

32"x48" CASEMENT  
EGRESS WINDOW

32"x48" CASEMENT  
EGRESS WINDOW

WINDOW WELL

WINDOW WELL



PROPOSED REAR ELEVATION VIEW

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

32"x48" CASEMENT  
EGRESS WINDOW

32"x48" CASEMENT  
EGRESS WINDOW

WINDOW WELL

WINDOW WELL

35'-10"

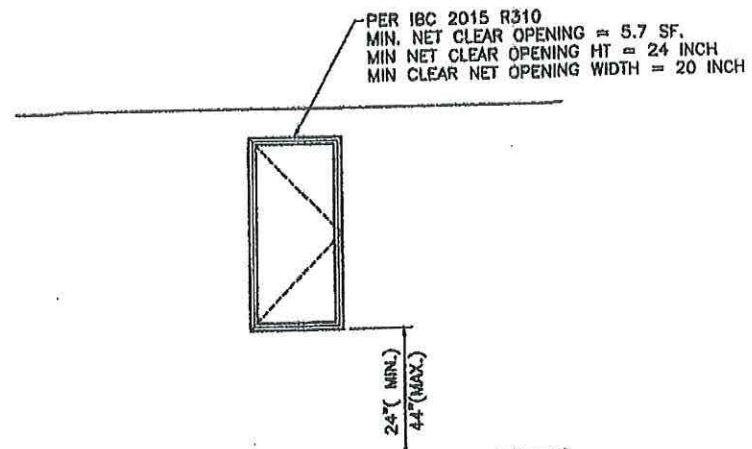
RENOVATION CONSTRUCTION  
30 CAMERON AVENUE  
CAMBRIDGE, MA.

T DESIGN, LLC

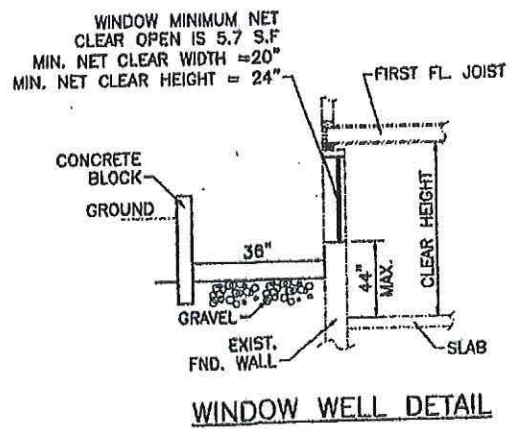
1248 RANDOLPH AVE  
MILTON, MA 02166  
TEL: (617)-797-8837  
EMAIL: QUOC Tuan P2@GMAIL.COM



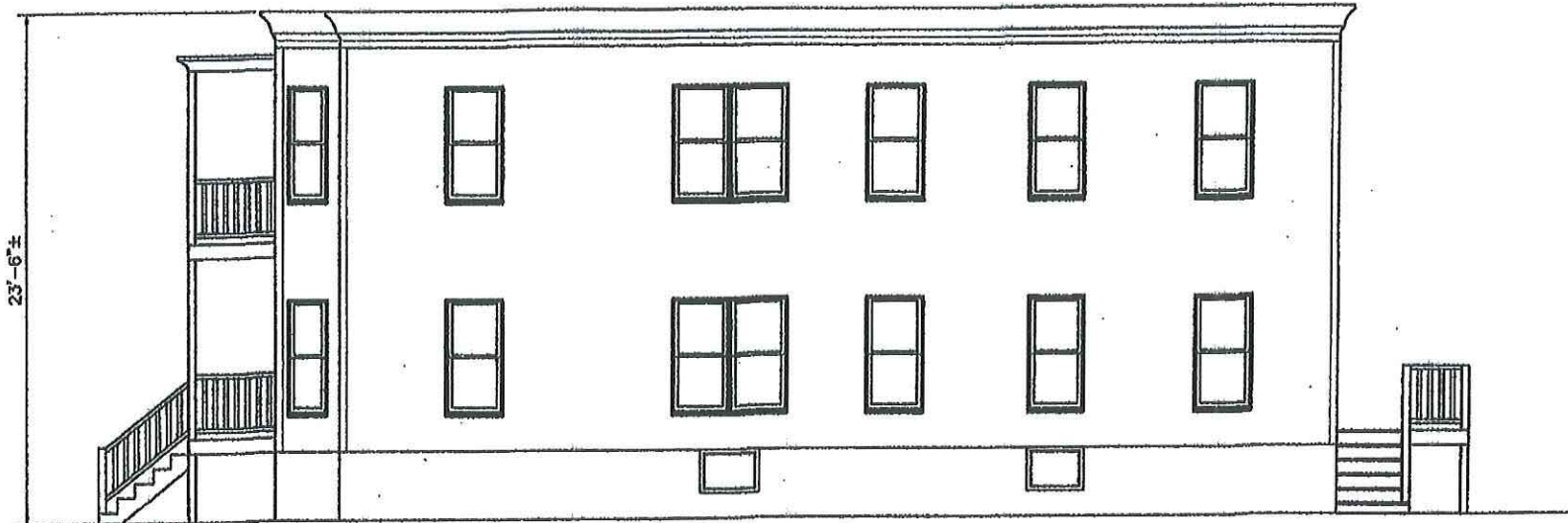
REV.	DATE
	11/18/21
BY:	TN
DATE:	08/26/2021
SCALE:	
SHEET NO.:	A-4



**BEDROOM FIRE ESCAPE WINDOW DETAIL**  
PER IBC 2015

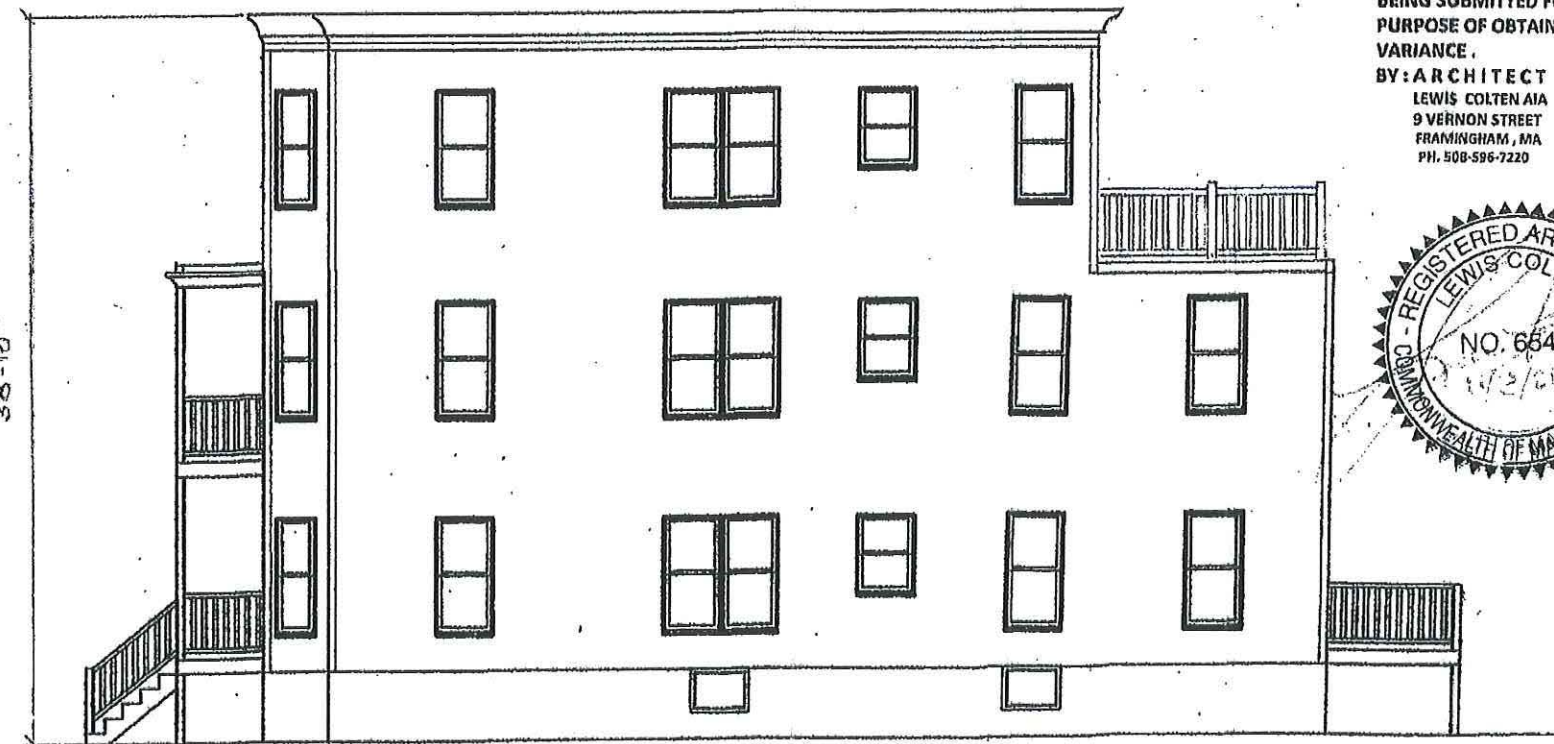


**WINDOW WELL DETAIL**



**EXISTING RIGHT ELEVATION VIEW**

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



**PROPOSED RIGHT 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. 508-596-7220



**RENOVATION CONSTRUCTION**  
**30 CAMERON AVENUE**  
**CAMBRIDGE, MA.**

**T DESIGN, LLC**

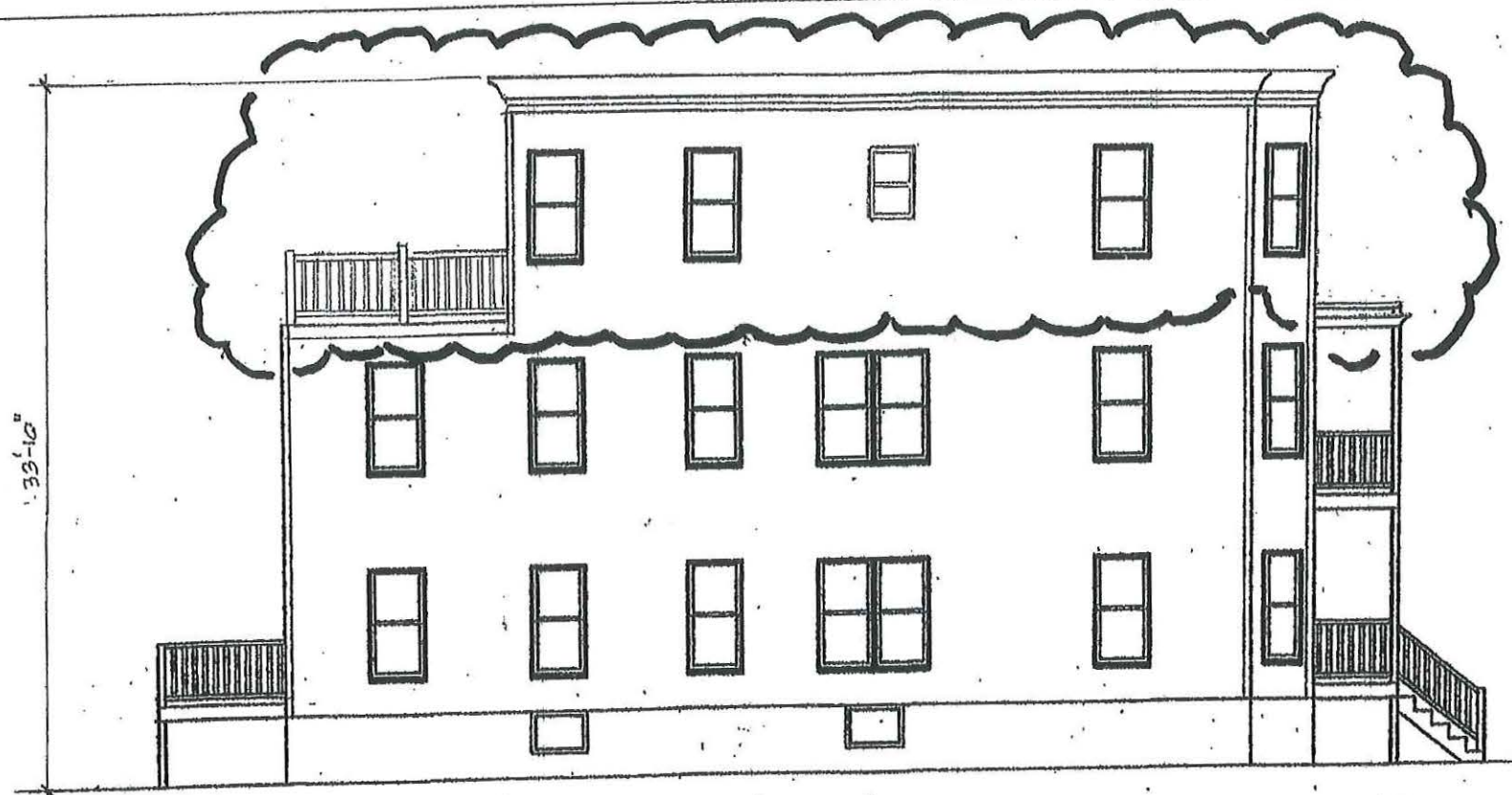
1248 RANDOLPH AVE  
MILTON, MA 02186  
TEL: (617)-797-6637  
EMAIL: QUOCYUANP@GMAIL.COM



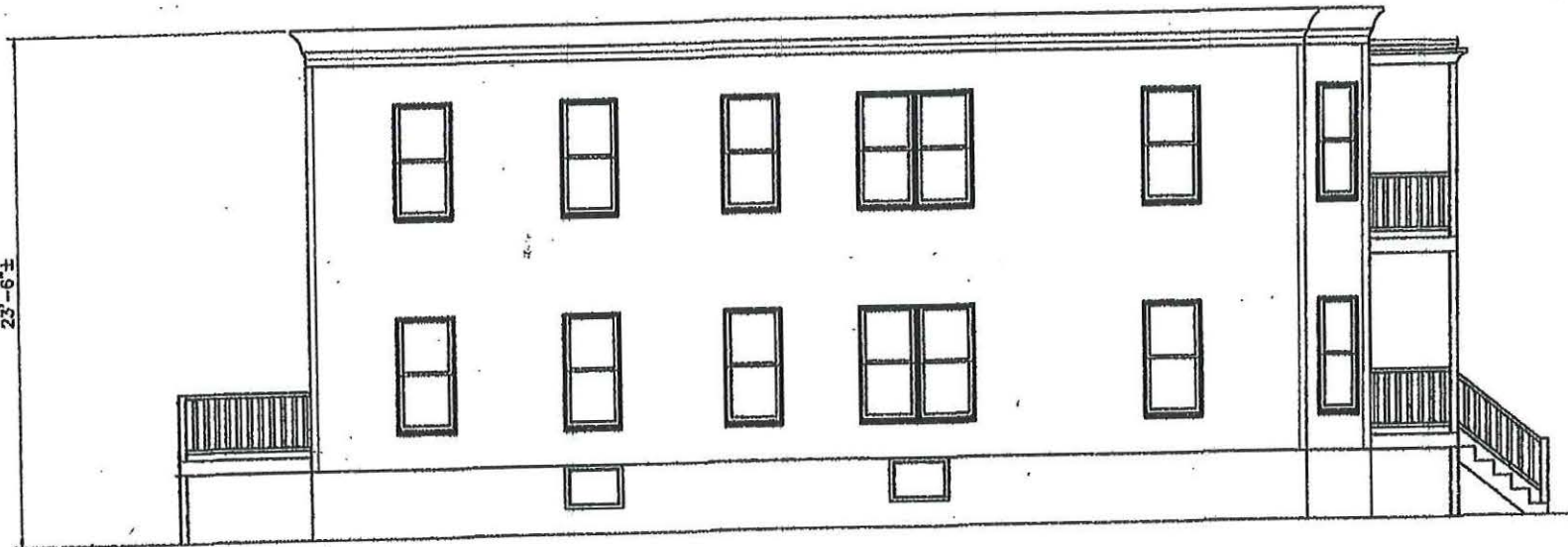
REV.	DATE
	11/18/21

BY:	TN
DATE:	08/26/2021
SCALE:	
SHEET NO.:	A-5





**PROPOSED LEFT ELEVATION VIEW**  
SCALE: 3/8"=1'-0"



**EXISTING LEFT ELEVATION VIEW**  
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. 508-596-7220



**RENOVATION CONSTRUCTION**  
**30 CAMERON AVENUE**  
**CAMBRIDGE, MA.**



**T DESIGN, LLC**

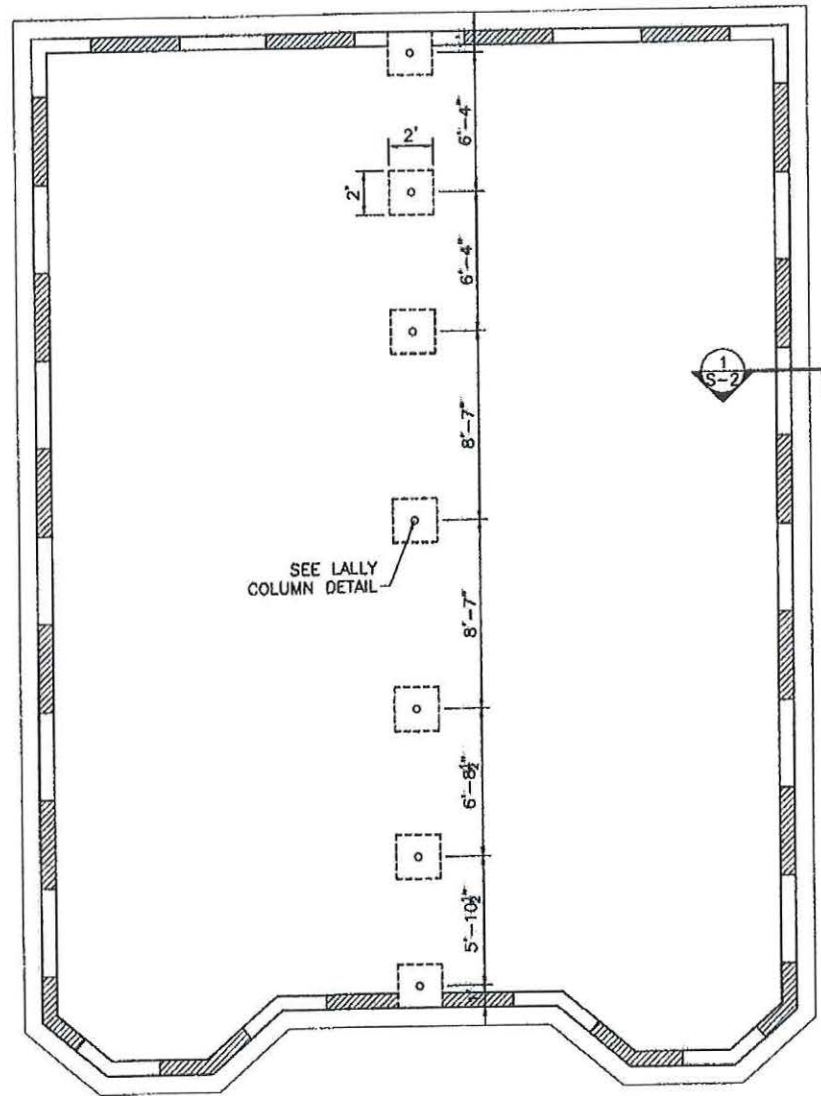
1248 RANDOLPH AVE  
MILTON, MA 02186  
TEL: (617)-797-8637  
EMAIL: QUOCTUANP@GMAIL.COM



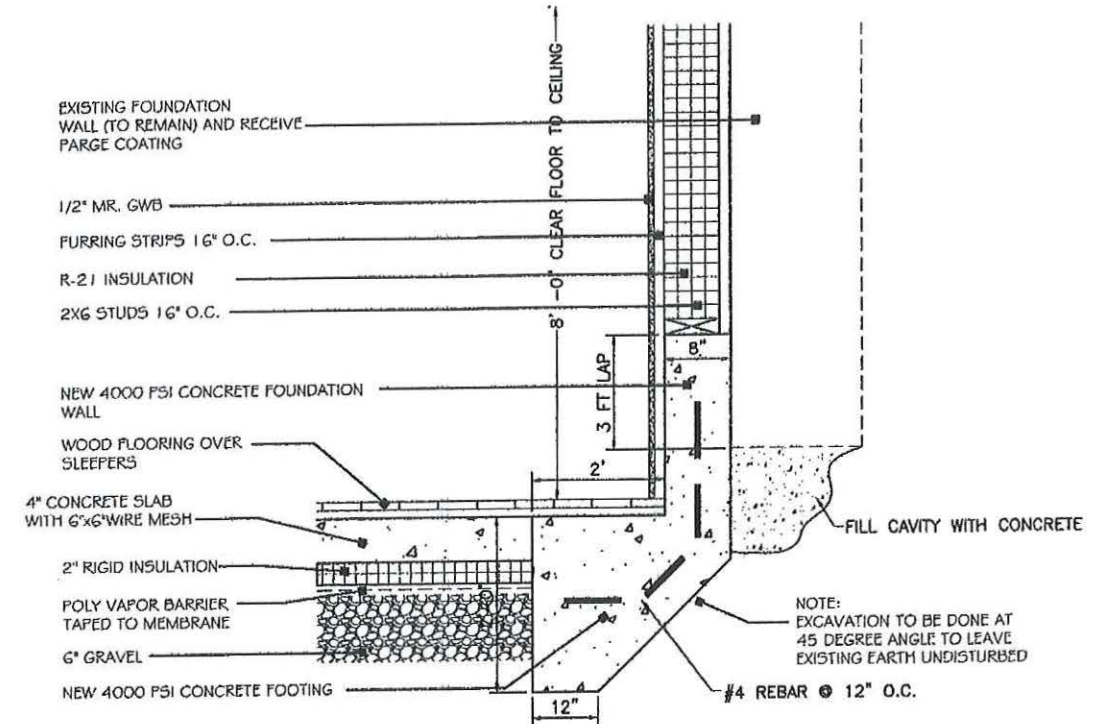
REV.	DATE
	11/18/21
BY: TN	
DATE: 09/20/2021	
SCALE:	
SHEET NO.: A-6	

**LEGEND**

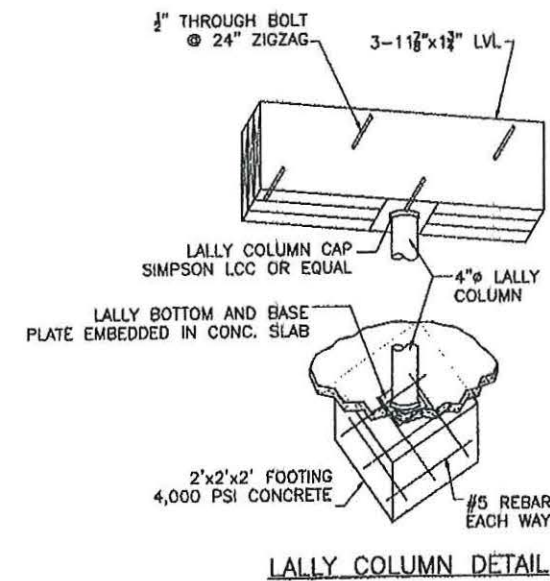
-  STAGE 1 CONSTRUCTION
-  STAGE 2 CONSTRUCTION



NOTE: MAXIMUM 4 UNDER-PIN CONSTRUCTION AT A TIME  
**UNDER-PIN PLAN**  
 SCALE: 1/8" = 1'-0"



**SECTION 1**



**LALLY COLUMN DETAIL**

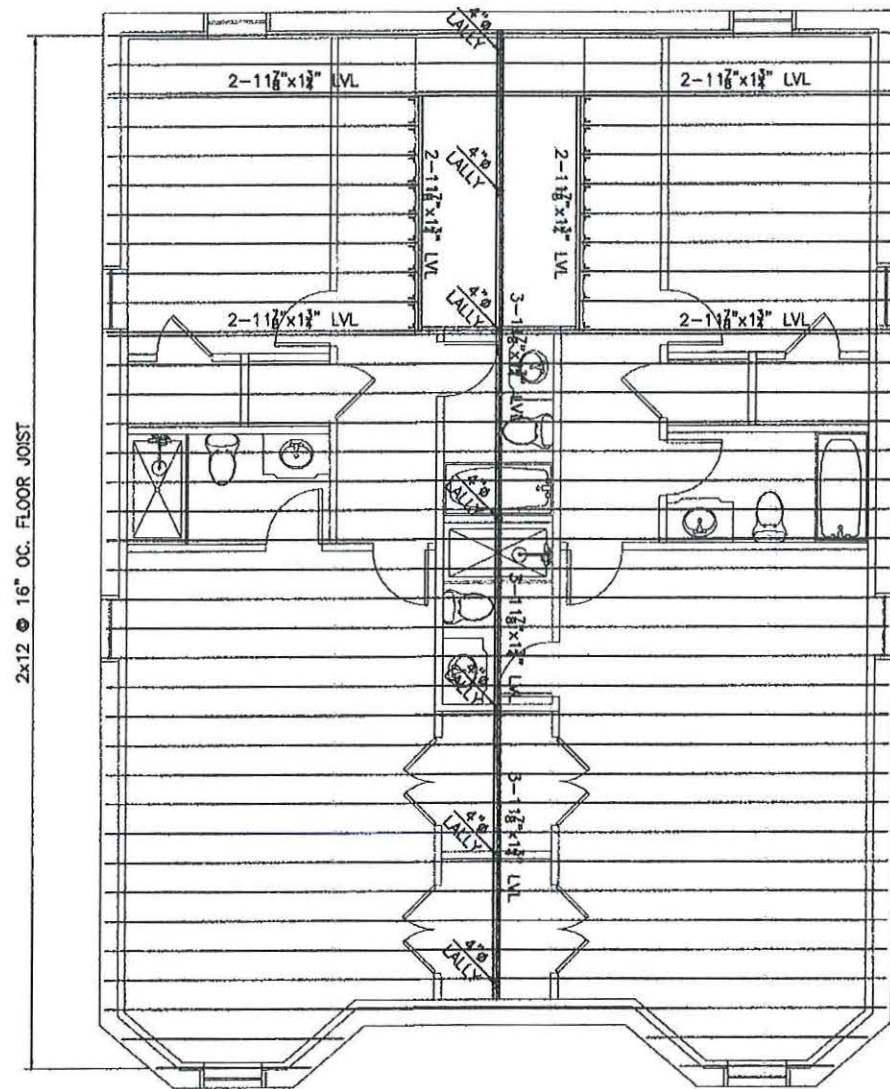
**RENOVATION CONSTRUCTION**  
**30 CAMERON AVENUE**  
**CAMBRIDGE, MA.**

**T DESIGN, LLC**

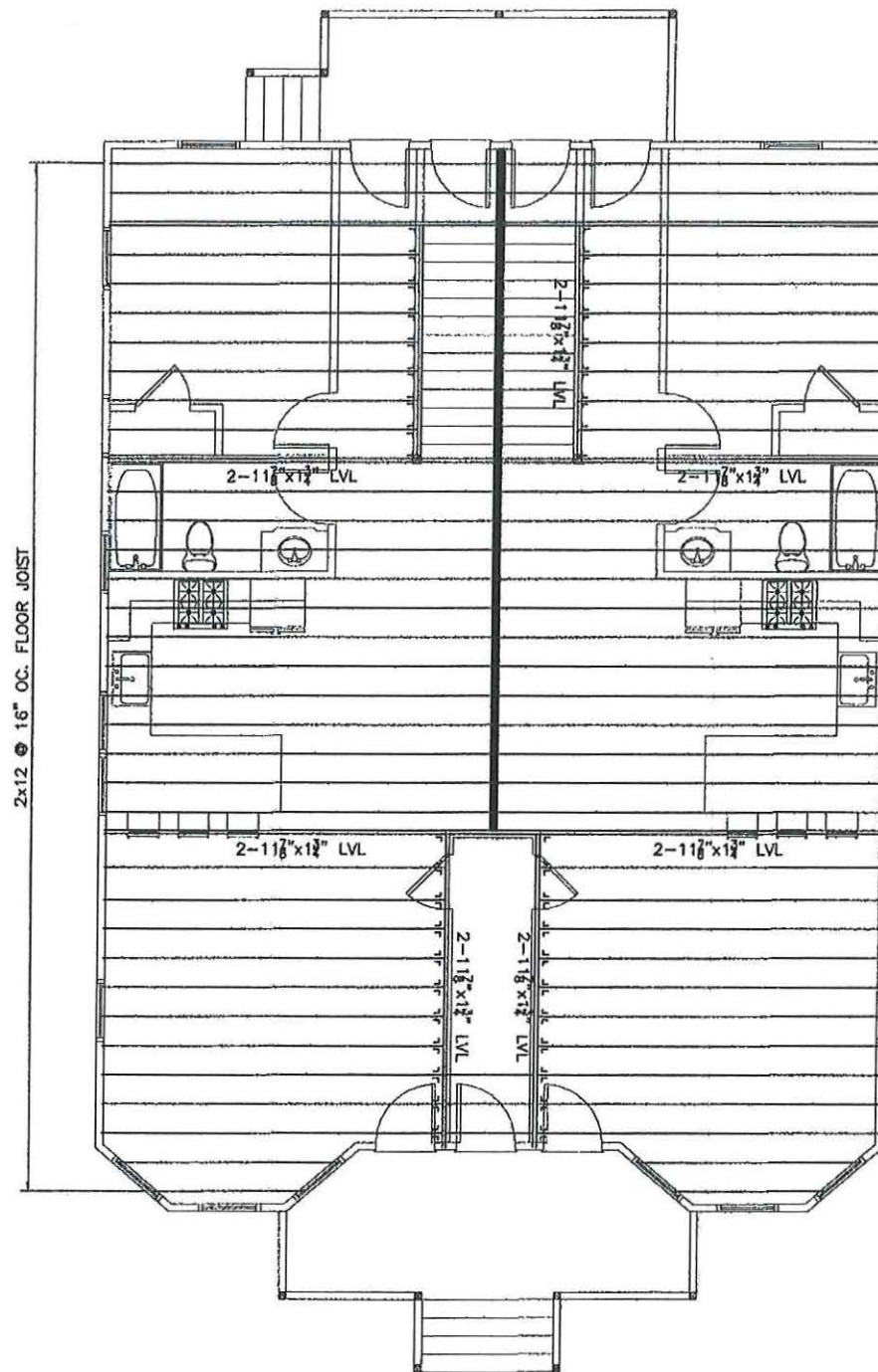
1248 RANDOLPH AVE  
 MILTON, MA 02188  
 TEL: (617)-797-8637  
 EMAIL: QUOC Tuan P@GMAIL.COM



REV.	DATE
BY:	TN
DATE:	08/26/2021
SCALE:	
SHEET NO.:	S-1



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



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

RENOVATION CONSTRUCTION  
30 CAMERON AVENUE  
CAMBRIDGE, MA.

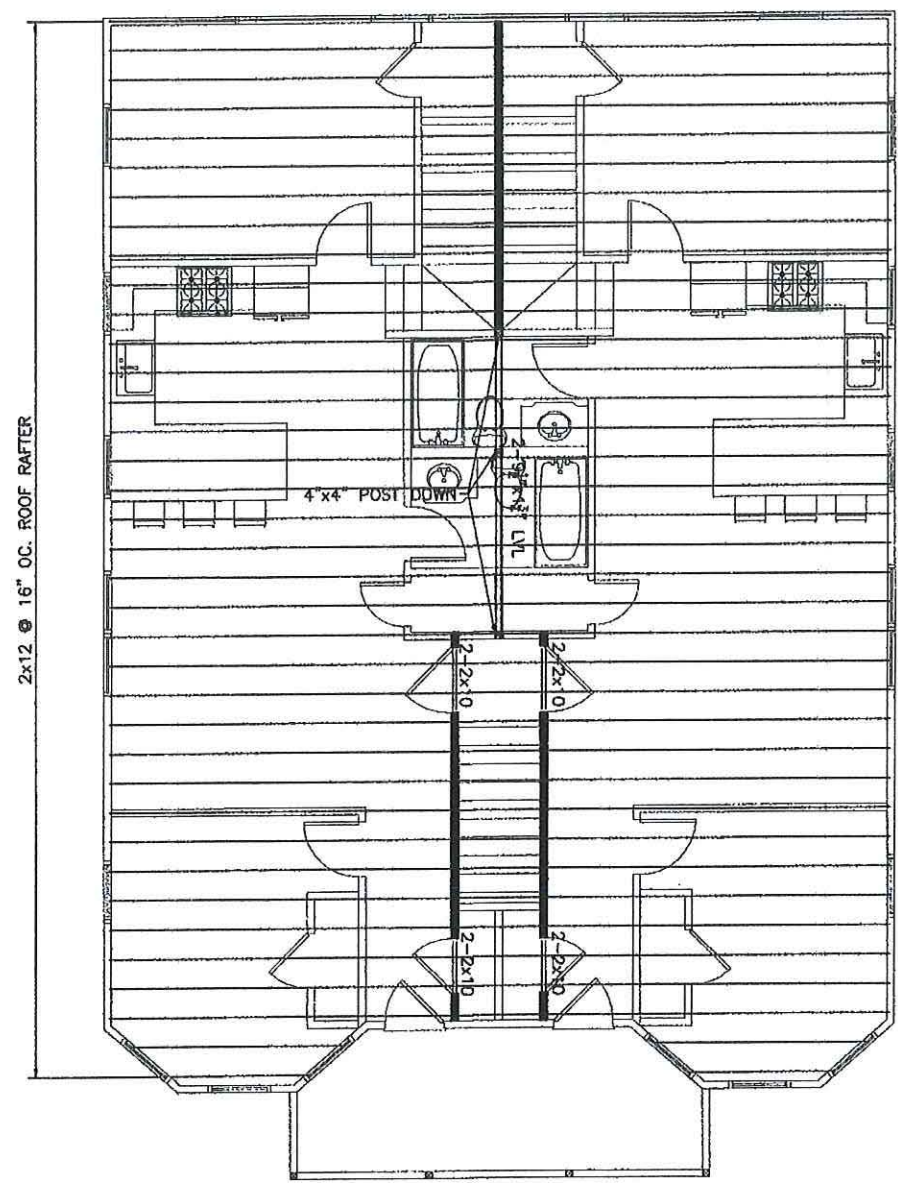
T DESIGN, LLC

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

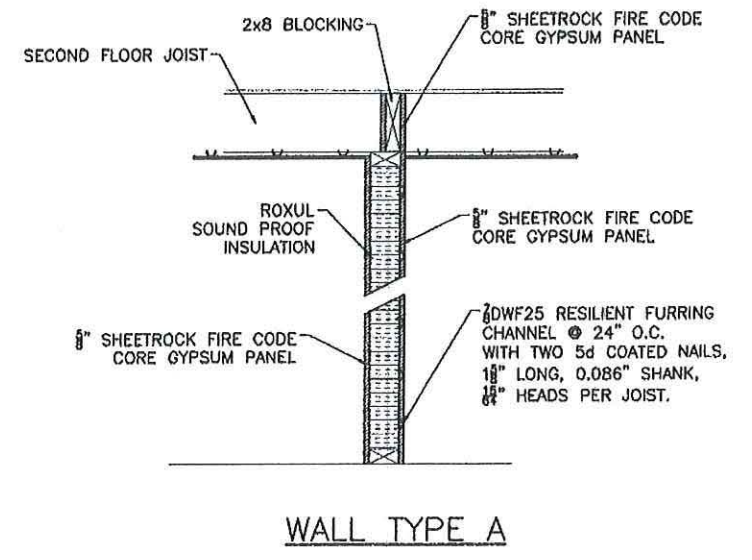


REV.	DATE

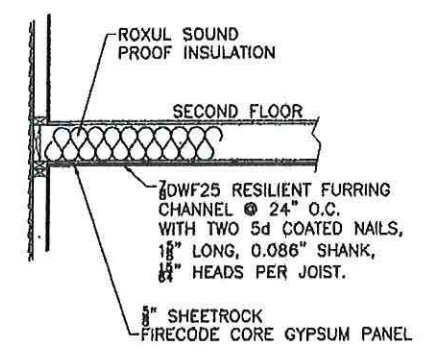
BY:	TN
DATE:	08/26/2021
SCALE:	
SHEET NO.:	S-2



**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**

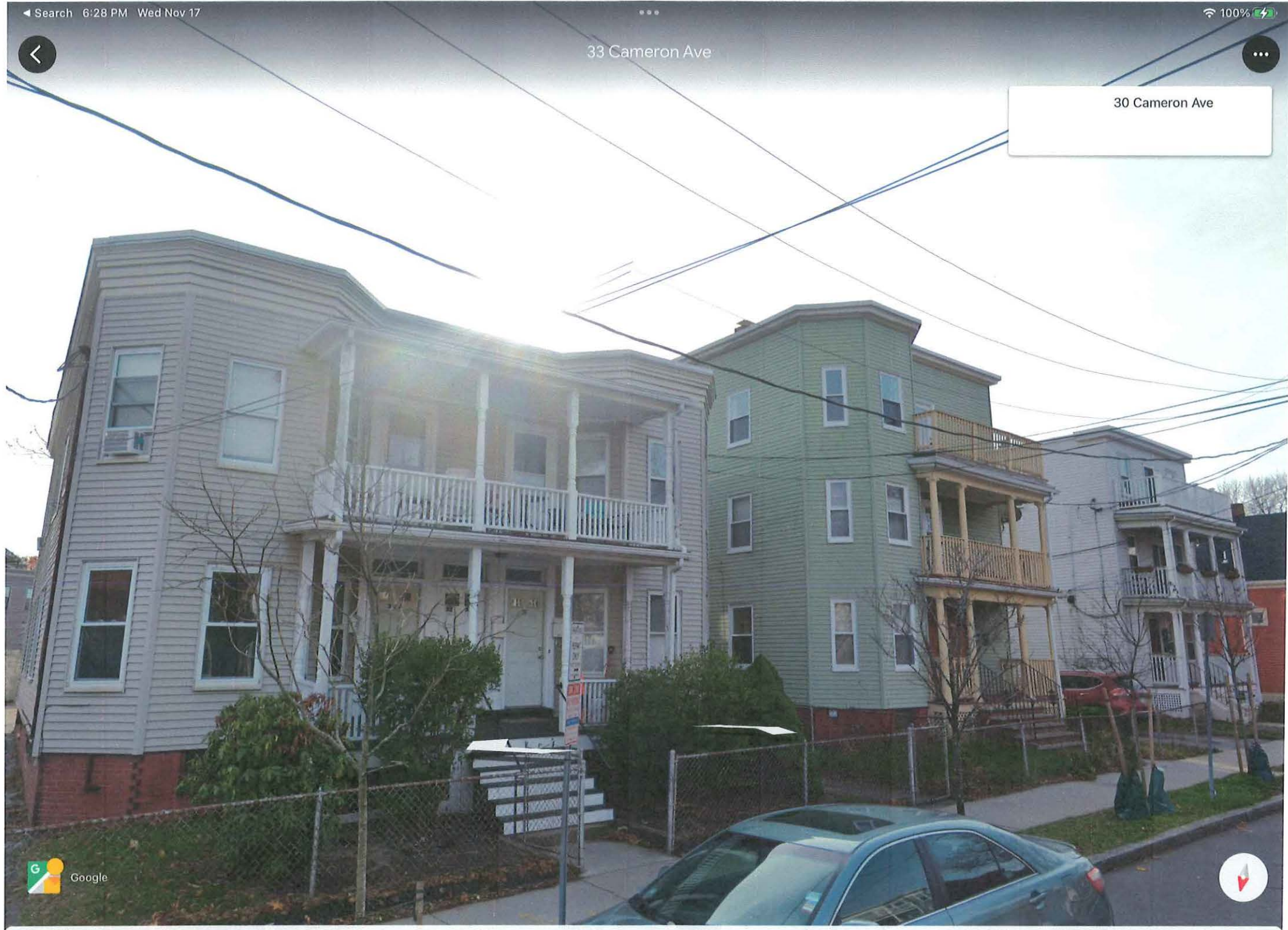
1248 RANDOLPH AVE  
MILTON, MA 02186  
TEL: (617)-797-6637  
EMAIL: QUOCTUANPE@GMAIL.COM



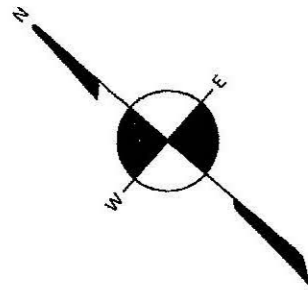
REV.	DATE
BY:	TN
DATE:	08/26/2021
SCALE:	
SHEET NO.:	S-3

33 Cameron Ave

30 Cameron Ave



Google



**CAMERON AVENUE**  
 (PUBLIC - 60.0' WIDE)

223.24'

SOMERVILLE COMMUNITY PATH

PREPARED FOR:  
 MOHAMMED BELLAL

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

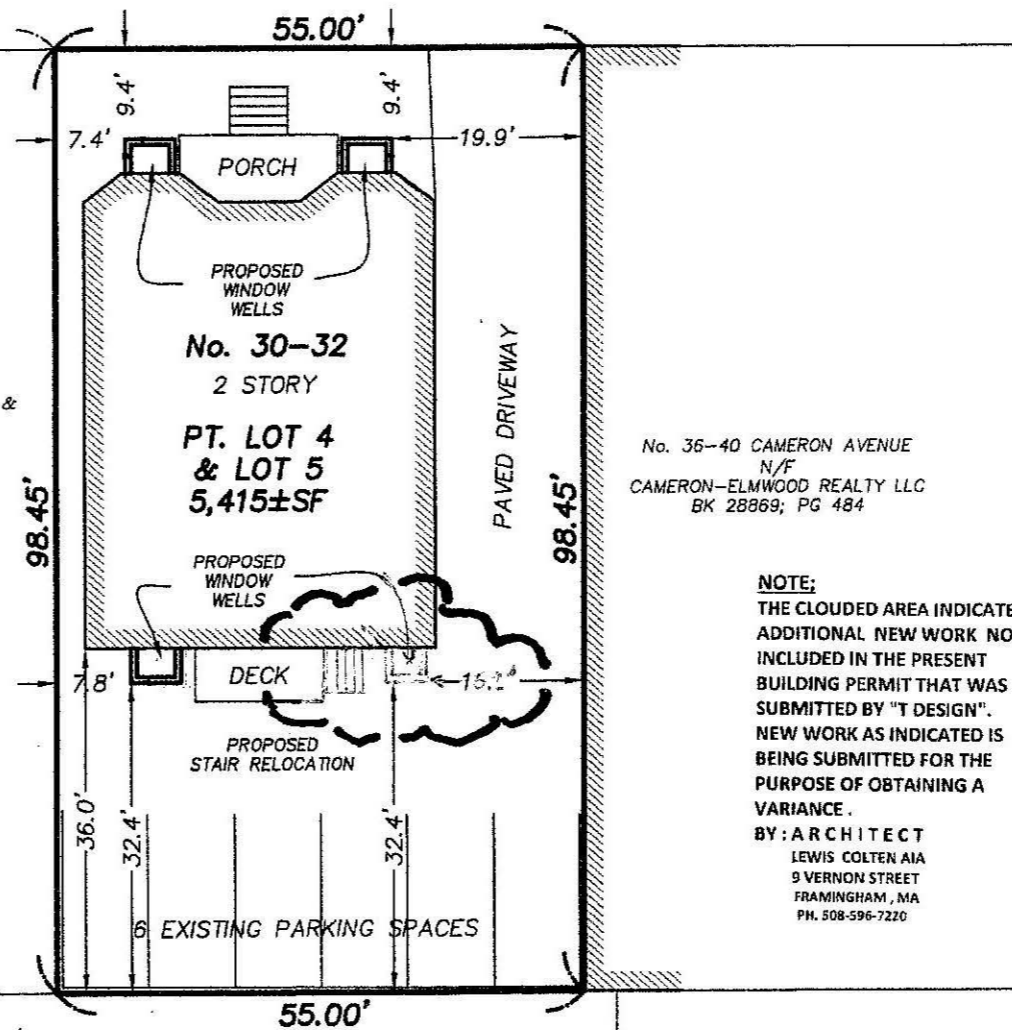
DEED: BK 77680; PG 29  
 PLAN: END OF BK 1916  
 BK 7707; PG 396  
 BK 1957; PG 345

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. 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.

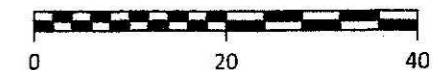
BY: ARCHITECT  
 LEWIS COLTEN AIA  
 9 VERNON STREET  
 FRAMINGHAM, MA  
 PH. 508-596-7220

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

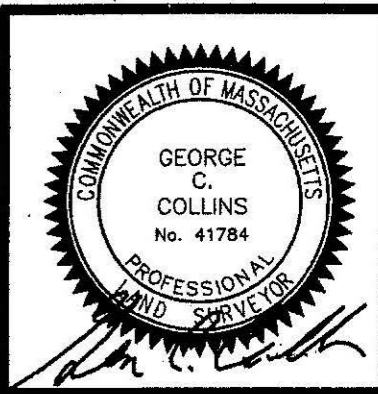
**CERTIFIED PLOT PLAN**

LOCATED AT  
 30-32 CAMERON AVENUE  
 CAMBRIDGE, MA

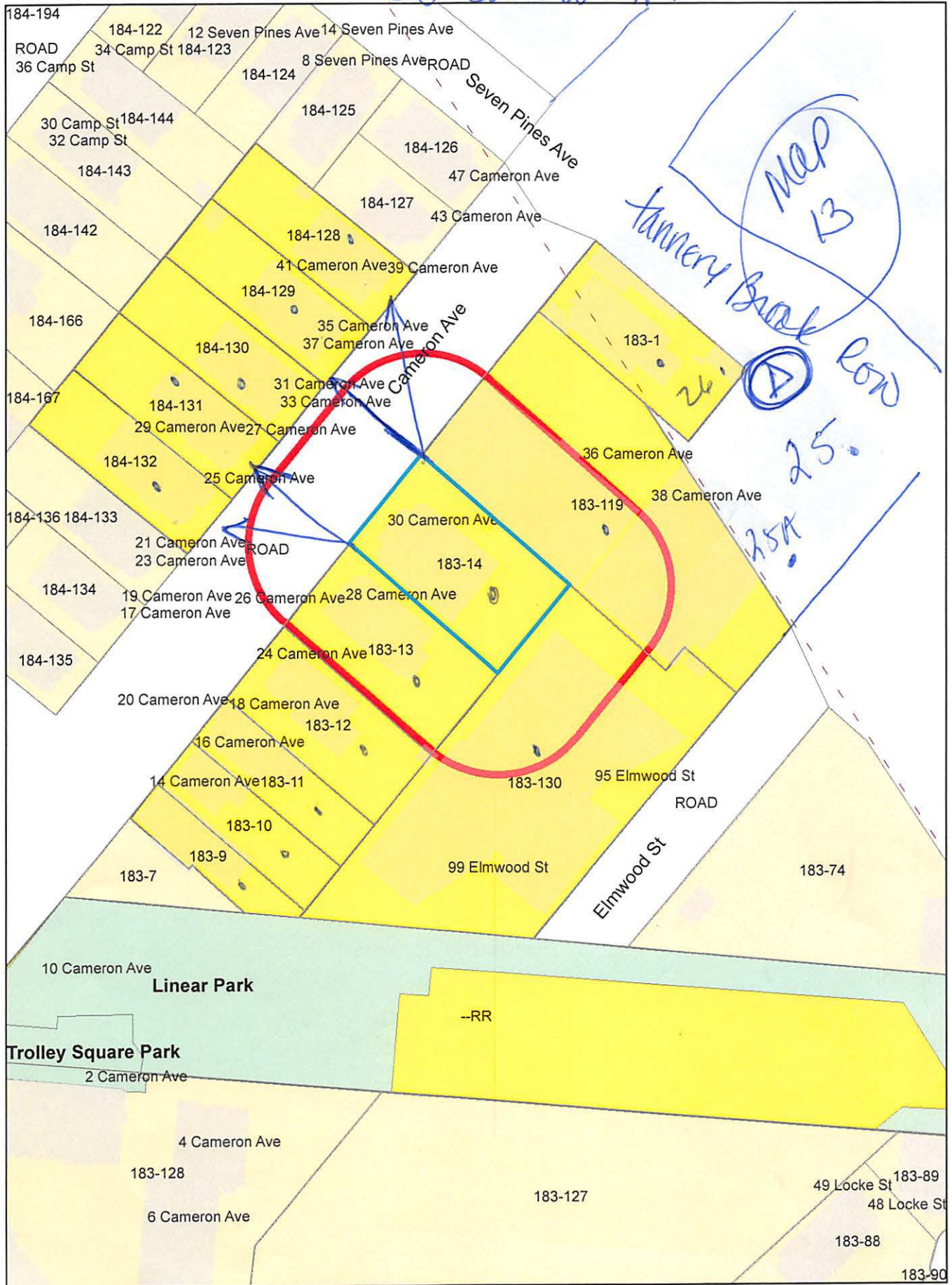
SCALE: 1.0 INCH = 20.0 FEET



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  
MACCURTAIN, 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

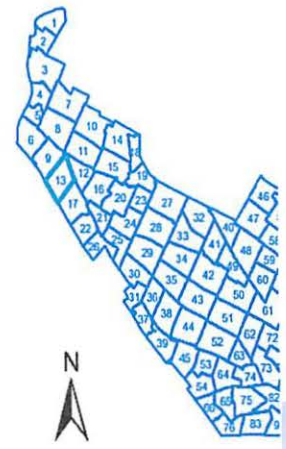
13/D/26

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 st 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

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

<b>Owner</b>	DIGIORGIO ROBERT P	<b>Sale Price</b>	\$1,800,000
<b>Co-Owner</b>		<b>Certificate</b>	
<b>Address</b>	11 TANNERY BROOK ROW 4 SOMERVILLE, MA 02144	<b>Book &amp; Page</b>	72397/ 242
		<b>Sale Date</b>	03/29/2019
		<b>Instrument</b>	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

33 Cameron Ave

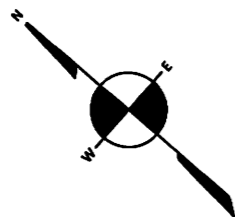
30 Cameron Ave



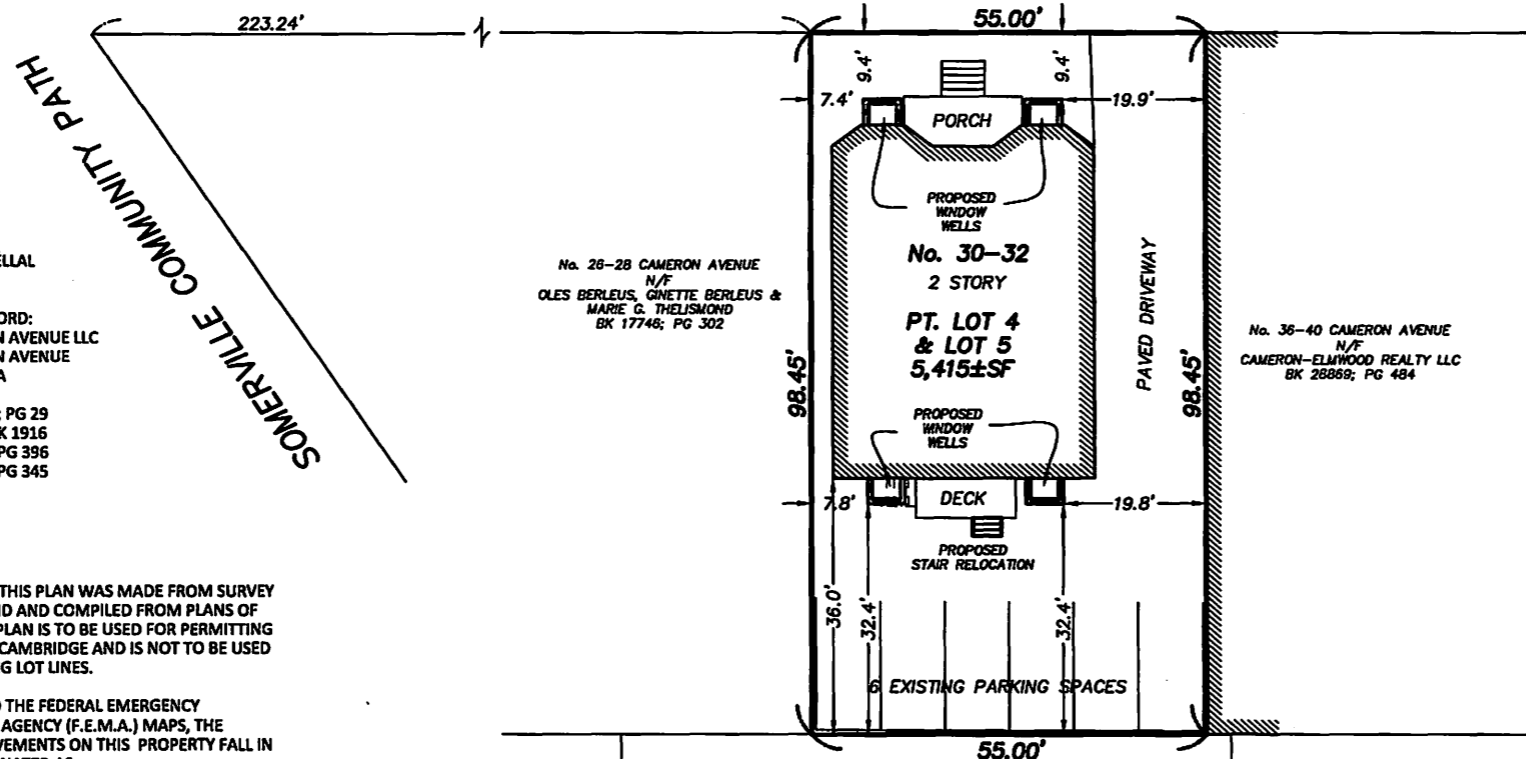
30 Cameron Ave BZA-154682



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



**CAMERON AVENUE**  
 (PUBLIC - 60.0' WDE)



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.

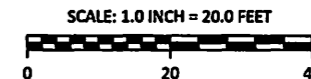
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS  
 ZONE: X  
 COMMUNITY PANEL: 25017C0419E  
 EFFECTIVE DATE: JUNE 4, 2010

No. 28-28 CAMERON AVENUE  
 N/F  
 OLES BERLEUS, GINETTE BERLEUS &  
 MARIE G. THELISMOND  
 BK 17748; PG 302

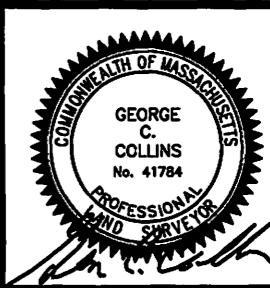
No. 95-99 ELMWOOD STREET  
 N/F  
 98-99 ELMWOOD STREET LLC  
 BK 70260; PG 260

No. 36-40 CAMERON AVENUE  
 N/F  
 CAMERON-ELMWOOD REALTY LLC  
 BK 28889; PG 484

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



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.**

\* \* \* \* \*

(7:41 p.m.)

Sitting Members: Brendan Sullivan, Constantine Alexander,  
Jim Monteverde, Jason Marshall, and Laura  
Wernick

BRENDAN SULLIVAN: The Board will hear Case  
#154682 -- 30 Cameron Avenue. Anybody here regarding --  
representing the petitioner? 30 Cameron Avenue? Mr. Bellal  
Defreitas?

JIM MONTEVERDE: They're there. They were just  
there a second ago, and then they disappeared.

BRENDAN SULLIVAN: Mr. Bellal [(sic) and per  
Liberty]?

JIM MONTEVERDE: No, Defreitas is trying to  
connect the audio. At least that's what my screen says.  
Nope, now he's on mute.

LAURA WERNICK: Mr. Defreitas, you need to switch  
off of mute.

JIM MONTEVERDE: There you go.

BELLAL DEFREITAS: Hello.

LAURA WERNICK: Hello.

JIM MONTEVERDE: Hi.

1           WAGNER DEFREITAS: I think we should have Attorney  
2 David in the meeting as well with us.

3           BRENDAN SULLIVAN: I don't think he's in. Are you  
4 with us?

5           WAGNER DEFREITAS: Hi, I'm here.

6           BRENDAN SULLIVAN: Okay. If you would identify  
7 yourself for the record?

8           WAGNER DEFREITAS: I'm Wagner Defreitas.

9           BRENDAN SULLIVAN: Your address?

10          WAGNER DEFREITAS: The property address?

11          CONSTANTINE ALEXANDER: We have that.

12          WAGNER DEFREITAS: Okay. So 72 Gore Road in  
13 Revere, Massachusetts.

14          BRENDAN SULLIVAN: Okay. Okay, your case.

15          CONSTANTINE ALEXANDER: All right. Present the  
16 case. Your obligation is to tell us why you should give us  
17 the relief you're seeking.

18          JIM MONTEVERDE: Yeah. Mr. Defreitas, are you  
19 waiting for your attorney to join you?

20          WAGNER DEFREITAS: Yes. That's what I was waiting  
21 for. And the architect. He was supposed to be here, but I  
22 don't --

1           JIM MONTEVERDE: Maybe we can move this to the end  
2 of the Agenda, Mr. Chair?

3           WAGNER DEFREITAS: Can we do that, so I can try to  
4 get hold of them?

5           BRENDAN SULLIVAN: Yes. All right.

6           CONSTANTINE ALEXANDER: We're not quite at 7:45,  
7 which is the next case; we're a couple minutes away.

8           WAGNER DEFREITAS: Okay.

9           CONSTANTINE ALEXANDER: We might as well do it.

10          CONSTANTINE ALEXANDER: People waiting.

11          OLIVIA RATAY?: What are the names of the people  
12 you're waiting for?

13          WAGNER DEFREITAS: Lewis and David. David Click.  
14 I mean, everyone knew about the meeting, so. Can I try to  
15 get hold of them? It looks like they're on, from the  
16 Participant list.

17          BRENDAN SULLIVAN: Could you call them?

18          WAGNER DEFREITAS: Hang on one second.

19          OLIVIA RATAY?: Lewis Colton, you can speak.

20          WAGNER DEFREITAS: [Phone call] Lewis? Are you --  
21 you trying to -- yeah, can you talk to them or not? What  
22 about David? They can't hear you? What about David? I'll



1 call him. One second. Am I heard?

2 OLIVIA RATAY: You're on the phone.

3 CONSTANTINE ALEXANDER: Hello?

4 [Echo: "Hello"]

5 DAVID CLICK: Good evening, Mr. Chairman and  
6 Members of the Board. This is Attorney David Click. My  
7 apologies. I was having some technical difficulties on  
8 signing in. Can you hear me okay?

9 BRENDAN SULLIVAN: Yes.

10 CONSTANTINE ALEXANDER: Yes.

11 DAVID CLICK: Okay. Thank you. This is an  
12 application from the applicant 30-32 Cameron, LLC for relief  
13 from the Uniform Dimensional Requirements under Article 5  
14 Section 5.31 for the construction related to certain -- a  
15 certain multifamily building at 30-32 Cameron Ave in  
16 Cambridge.

17 This application: It relates to this multifamily  
18 building, which just to give the Board a resynopsis (sic) of  
19 the surrounding area, it's in a Residence B zone.

20 The building is a two-story building. It's a bit  
21 unique in the sense that as opposed to the surrounding  
22 multifamily buildings or residences that are roughly over,

1 under and three-story buildings, this is a two-story side-  
2 by-side, in that there are four units within the property  
3 with a total square footage of 3420 square feet.

4 The lot area at the property is approximately 5415  
5 square feet. The current building height is roughly 23.5  
6 feet. The current parking -- amount of parking spaces for  
7 the facility or for the residence is six, and so essentially  
8 this application comes before the Board based on the intent  
9 of the owner in order to enlarge the gross square footage at  
10 the residence that would -- and I can get to it later, but  
11 would coincide and dovetail with the surrounding  
12 neighborhood.

13 At this point, the -- as I mentioned before, the  
14 gross floor area is roughly -- it's under about 3416 feet.  
15 The ordinance requirements are roughly 2645 square feet. So  
16 it's already falling outside of compliance with what the  
17 maximum requirements could be under the circumstances.

18 What we're essentially requesting is to take this  
19 four-unit essentially a two-story residence and expand the  
20 living space for the two units on the first floor that are  
21 side-by-side, to expand those into a living space in the  
22 right now underutilized and unused basement.

1           At the same time, we are asking to expand the  
2 third and fourth unit that are both located side-by-side on  
3 the second floor of the residence into a third floor that  
4 would be of similar height, but would still fall under the  
5 height restriction of 35 feet in the Residence B zone.

6           The proposed -- and I'm happy at any time just in  
7 the existing, or what I can say is the existing -- oh, thank  
8 you for bringing it up -- so this right here is the actual  
9 set of plans showing the existing and proposed. If I may, I  
10 don't know if I could have the ability to control the  
11 pointer? Is that possible?

12           BRENDAN SULLIVAN: No, Staff controls it. Olivia  
13 Ratay is going to have to control the scrolling.

14           DAVID CLICK: Okay, that's fine.

15           BRENDAN SULLIVAN: You can put in a request, and  
16 then she's more than capable of complying with that.

17           DAVID CLICK: Okay. So essentially what we're  
18 looking to do here, if you could please turn to Sheet A1?

19           CONSTANTINE ALEXANDER: Excuse me, sir. This is  
20 Constantine Alexander, a Member of the Board. This is a  
21 variance. The variance -- requirements of the variance are  
22 set by state law. You've got to address and convince us

1 that you satisfy the requirements for a variance for state  
2 law. I mean, the fact that you want to -- you're building  
3 on and all that is very nice, but if you don't meet the  
4 requirements of a variance, we can't grant you relief.

5 DAVID CLICK: Yep.

6 CONSTANTINE ALEXANDER: You're going to address  
7 the fact of the substantial hardship if we enforce the  
8 ordinance? The hardship that I can see is that the property  
9 can't -- you want to make the property more valuable than it  
10 is now. That's not a hardship for the purpose of the  
11 zoning.

12 Moreover, the hardship must be owing to  
13 circumstances relating to the soil conditions, shape or  
14 topography of such land or structures, and especially  
15 affecting such land or structure, but not affecting  
16 generally the zoning district in which it is located.

17 I have seen nothing in our files that addresses  
18 that issue. You have to persuade us -- and that's one of  
19 the requirements maybe not mentioned -- you have to persuade  
20 us that you meet these requirements.

21 DAVID CLICK: Okay. Thank you. So what I would  
22 suggest as it relates to hardship and to discuss that now,

1 due to the uniqueness of this lot; this long-standing  
2 existing lot and its shape, coupled with the shape of the  
3 structure that's there, that a literal enforcement of the  
4 dimensional provisions under 5.31 would involve a  
5 substantial hardship, financial or otherwise, as  
6 contemplated under Section 40 or Chapter 40A Section 10,  
7 here you have a shape of a lot.

8           And I reference the uniqueness of the shape of the  
9 structure because of the way that it's set, and how that  
10 affects the Dimensional Requirements -- i.e., the ratio of  
11 gross floor area to lot area. The required gross floor area  
12 to lot area is 0.5. In our case, the existing conditions  
13 already are 0.488.

14           Our requested conditions, which I was going to get  
15 to after explaining somewhat of what the build is is  
16 essentially 0.84.

17           But what we're saying is is that considering the  
18 shape and the current -- the shape of the lot, current shape  
19 of the structure, that any request for any form of an  
20 improvement to the structure or to the property, as would be  
21 of benefit to all parties -- those in the surrounding  
22 community as well as the applicant -- that it can't be done

1 without seeking relief..

2 And -- or seeking relief from this uniform  
3 restriction in the Table of Dimensions.

4 BRENDAN SULLIVAN: Mr. Councillor, this is Brendan  
5 Sullivan. I'll amplify upon Mr. Alexander's comments and  
6 say that you're not entitled to any expansion; that there is  
7 nothing unique about the size or shape of this lot vis-à-vis  
8 other sizes and shapes of lots in the surrounding area.  
9 Now, you may say it's unique because it only goes up two  
10 stories, other properties go up three stories.

11 Across the street, there is a mix of two- and  
12 three-story buildings. And it is encumbered by the current  
13 zoning ordinance, which at some point whoever drafted the  
14 zoning ordinance and the application of the ordinance to  
15 this particular area decided to stay with that 0.50, and  
16 that not to exceed that under -- until extreme  
17 circumstances.

18 And yet again, I don't see anything unique about  
19 this property as far as the soil, shape or topography, or  
20 the placement of the building. Yes, it predates the  
21 existing ordinance, but at some point the drafters of -- and  
22 obviously started with Community Development, went to

1 Planning Board; they approved it and went to the City  
2 Council to enact is as the governing ordinance for this  
3 particular district.

4 Can we just back up a little bit? When did 30-32  
5 Cameron Ave, LLC purchase this property?

6 DAVID CLICK: Sometime in the beginning of last  
7 year.

8 BRENDAN SULLIVAN: May of 2021? I don't mean to  
9 be cute, but I mean is that roughly it?

10 DAVID CLICK: If you can bear with me, I can tell  
11 you right now. Yes, I believe -- honestly --

12 BRENDAN SULLIVAN: So that at the time, was the  
13 building was occupied or was it vacant, when the new owners  
14 took title to it?

15 DAVID CLICK: I would let Mr. Defreitas answer  
16 that.

17 WAGNER DEFREITAS: Hello. Can you hear me?

18 BRENDAN SULLIVAN: Yes.

19 WAGNER DEFREITAS: Okay. Yeah, so there was one  
20 unit occupied. But once we purchased the building, they  
21 moved out like the next two days.

22 BRENDAN SULLIVAN: Yeah. Was the building when

1 you purchased it -- was it condominiums or was it rentals?

2

3 WAGNER DEFREITAS: I'm not sure.

4 BRENDAN SULLIVAN: Well, you had one person living

5 --

6 DAVID CLICK: It was a -- rental.

7 BRENDAN SULLIVAN: Well, you had one person living

8 there.

9 DAVID CLICK: Mm-hm.

10 BRENDAN SULLIVAN: Did they pay you rent the day

11 after you took --

12 WAGNER DEFREITAS: Yeah, it was rental. It was

13 rental. Yeah, I just got a text from my --

14 BRENDAN SULLIVAN: It was rental. So what we're

15 being asked to -- what we're being asked is to take a four-

16 unit previously rental building. And I would assume that

17 given the size of the units and also the condition of the

18 building, it's probably somewhat moderate affordable rental

19 units.

20 And it would appear that the Cameron Ave, LLC:

21 They then decided that, well, we can maximize this building

22 by -- and again, I'm reading your pleadings, which -- again,



1 didn't make much sense to me -- that, just stay with me for  
2 a minute, the "existing non-occupied space is wasteful and  
3 not being effectively used for the inhabitants of this  
4 building." So I'm saying to myself, "Well, so then they've  
5 taken it all away and decided to put units in there. What  
6 benefit is that for the inhabitants of the building?"

7           And then also adding the third structure -- what  
8 benefit is that to the inhabitants of the building, and  
9 there is none. It was really an attempt to take this  
10 building, take away the rental aspect of it, which there was  
11 obviously a community benefit to that, and then to turn it  
12 into condos. And so now we get into the area of development  
13 and the expansion of the building.

14           Regarding the -- what you're -- where it was and  
15 where you're going, the basement -- we can go floor by floor  
16 -- the basement before had no bedrooms, no bathrooms,  
17 correct?

18           DAVID CLICK: That's correct.

19           BRENDAN SULLIVAN: Okay. The first floor was --  
20 had four bedrooms? Two bedrooms on one side, two bedrooms  
21 on the other?

22           DAVID CLICK: So each unit had two bedrooms, one

1 bath.

2 BRENDAN SULLIVAN: On the first floor, you had  
3 four bedrooms. On the second floor, which was probably a  
4 mirror image of the first floor, there was also four  
5 bedrooms there. Is that correct? Two on one side, two on  
6 the other.

7 WAGNER DEFREITAS: Yes.

8 DAVID CLICK: That is correct, because you can see  
9 on the left-hand side second floor demolition plan.

10 BRENDAN SULLIVAN: Right. Okay. So now we're up  
11 to -- there is a total of eight bedrooms in the existing --  
12 preexisting building.

13 On the bathrooms -- on the first -- on the  
14 basement, obviously, there were none. Because there was no  
15 useable space on there or at the higher levels --  
16 residential occupiable space. The proposal is for four  
17 bathrooms in the basement?

18 DAVID CLICK: Correct.

19 BRENDAN SULLIVAN: On the first floor, there were  
20 two existing, and there are now two more proposed. On the  
21 second floor, there were two existing, and now two proposed.

22 So I guess where I'm going with this is that in

1 the existing building there were eight existing bedrooms.  
2 What you're proposing is 14 bedrooms. There were four  
3 existing bathrooms, and the proposal before us is for 12  
4 proposed bathrooms.

5 Dramatically going to increase the intensity and  
6 use of that building. And I understand you're fighting the  
7 ordinance and the -- how you're hampered by it.

8 The purpose of the zoning ordinance is that it shall be the  
9 purpose of the ordinance -- and I'm citing from Section 1.30  
10 -- to lesson congestion in the street, conserve health, to  
11 secure safety from fire, flood, panic, other dangers -- to  
12 provide adequate light and air to prevent the overcrowding  
13 of land and to avoid the undue concentration of population  
14 and to encourage housing of persons of all income levels.

15 What we're being asked is for you to go from the  
16 fairly reasonable, moderate rental -- and you purchased the  
17 property, obviously, for its current use; I can't think that  
18 somebody who's going to pay an exorbitant amount of property  
19 because of what they potentially can do -- potentially have  
20 to come down before this Board in order to enhance that  
21 investment.

22 However, that happens to be a business decision

1 that you're purchasing a piece of property for its current  
2 use, current condition, and the ability to pay for that.

3 But it's the intensity of the use where I think I  
4 draw the line as to what was there existing --

5 WAGNER DEFREITAS: Yep.

6 BRENDAN SULLIVAN: -- had some public benefit, and  
7 what is now being proposed. Is there anybody else? Again,  
8 Mr. Click, I'll allow you to come back. You may want to  
9 hear some other members of the Board.

10 Jason, any thoughts on --

11 JASON MARSHALL: Thanks, Mr. Chair. You know, I  
12 guess similar to you, I have reviewed this application  
13 several times before the hearing, and really struggled with  
14 understanding what the hardship is.

15 And to Mr. Alexander's earlier comments -- and as  
16 you know, Counsel, variance isn't exactly standard -- I  
17 can't discern what our legal ability would be to grant the  
18 variance based on the given reason here.

19 And I agree with the Chair that this is quite an  
20 intensive request. So I am struggling with this  
21 application. So I don't need to pile on. The Chairman went  
22 into it in great detail, and I'll look forward to hearing

1 what my fellow Board Members say and your response. But  
2 that's where I am at this point.

3 DAVID CLICK: Thank you, Mr. Marshall. I'm open  
4 to hear what the Board says. And obviously, you know, it's  
5 certainly good feedback to hear. The initial -- just in  
6 order to maintain transparency as to bringing this  
7 dimensional variance -- dimensional variances are not a --  
8 there's not a streamlined definition as to what the hardship  
9 would be for a dimensional variance.

10 And what level of hardship needs to be shown when  
11 you have a dimensional variance under circumstances where  
12 the -- essentially the footprint of the property remains the  
13 same and the general character of the use remains the same.

14 That said, certainly open to hear comments from  
15 the Board, as to what other -- you know, what other  
16 reflections they may have as to what the build is now, and  
17 what it could potentially be.

18 BRENDAN SULLIVAN: Jim Monteverde, your comments,  
19 questions?

20 JIM MONTEVERDE: No, I had two concerns initially.  
21 And I think I heard discussion about some of them. I didn't  
22 follow the hardship, and I notice that the FAR she is

1 considerably above the allowed. So -- and from everything  
2 I've heard, I would not be in support of the application as  
3 it stands.

4 BRENDAN SULLIVAN: Laura?

5 LAURA WERNICK: Yeah. I think my fellow Board  
6 members have articulated any concerns that I have. Thank  
7 you.

8 BRENDAN SULLIVAN: Okay. Well, Mr. Glick, it's a  
9 high hurdle. I'm not sure how you can -- given those  
10 comments by the Board, I think the sentiment of the Board is  
11 to try to explain away the application and the extent of the  
12 relief being requested.

13 DAVID CLICK: So at this time I just would need  
14 given the response from the Board, I would need time to  
15 speak with my client before making a further request. Can  
16 we come back on a further call, or what are our options for  
17 the Board?

18 BRENDAN SULLIVAN: Well, we could recess this. We  
19 have two more cases that may go fairly quickly that -- you  
20 know, if you want to recess this, you can come back. Stay  
21 tuned; it may be -- you know, a half-an-hour, 45 minutes at  
22 the outset. After you huddle, what are the options?

1           The options are either to we can go forward or we  
2 can take a vote up or down. The ramifications of that is  
3 that should you be denied relief based on this particular  
4 application, that you are precluded for two years coming  
5 back.

6           DAVID CLICK: In which I can state, Mr. Chair,  
7 that we're not inclined to go forward to vote.

8           BRENDAN SULLIVAN: Okay. And on the -- why don't  
9 you huddle for 30 minutes, and the other option would be  
10 then to continue this matter and take into consideration the  
11 comments of the Board and potentially come back with a  
12 revised plan?

13           Do you want to take a 30-minute break, or do you  
14 want to just go forward now with the continuance?

15           DAVID CLICK: I would just go forward with the  
16 continuance right now.

17           BRENDAN SULLIVAN: Okay, that's fine. All right.  
18 That's fine. We are into -- we would be into March 10.  
19 It's a case heard, and so we would need Mr. Alexander to be  
20 present.

21           CONSTANTINE ALEXANDER: I can be available on the  
22 tenth.

1           BRENDAN SULLIVAN: Mr. Alexander is available.

2 Jason, are you available on the tenth?

3           JASON MARSHALL: I am, yes.

4           BRENDAN SULLIVAN: Jim Monteverde, are you  
5 available on the tenth?

6           JIM MONTEVERDE: I am available.

7           BRENDAN SULLIVAN: And Laura on the tenth?

8           LAURA WERNICK: Tenth of February?

9           BRENDAN SULLIVAN: Tenth of March.

10          LAURA WERNICK: Of March? I'm sorry. Yes, I  
11 expect to be.

12          BRENDAN SULLIVAN: Yes?

13          LAURA WERNICK: Yes.

14          BRENDAN SULLIVAN: Yes. Okay, great. And  
15 [Brendan Sullivan] I'm not going anywhere anyhow. So we are  
16 all available on March 10, if that works for you, Mr. Click?

17          DAVID CLICK: It certainly does. I appreciate  
18 your availability.

19          BRENDAN SULLIVAN: Okay. Let me make a motion  
20 then to continue this matter until March 10, 2022 at 6:00  
21 p.m. on the condition that the petitioner change the posting  
22 date on the sign to March 10, 2022 at 6:00 p.m.



1           That any changes to the submittal that is before  
2 us tonight be in the file by the 5:00 p.m. on the Monday  
3 prior to March 10.

4           That the petitioner sign a waiver to the statutory  
5 requirement for a hearing and the decision to be rendered  
6 thereof. Such waiver shall be in the file by a week from  
7 this coming Monday 5:00 p.m. And it should be sent to  
8 either Ms. Pacheco or Ms. Ratay.

9           And I think that's it. Oh, changing the posting  
10 sign; any new submittals be in by 5:00 p.m. prior to March  
11 10 -- by 5:00 p.m. on Monday prior to March 10 and the  
12 signing of the waiver. Great. On the motion --

13           DAVID CLICK: And then --

14           BRENDAN SULLIVAN: Yes?

15           DAVID CLICK: I apologize; the waiver, when must  
16 that be submitted to --

17           BRENDAN SULLIVAN: A week from Monday.

18           DAVID CLICK: Okay. Okay, thank you.

19           CONSTANTINE ALEXANDER: I should add that a  
20 failure to do that means this case will be dismissed  
21 automatically.

22           DAVID CLICK: Understood.

1           BRENDAN SULLIVAN: Yeah. It's very important that  
2 that waiver -- and again, it's very easy; you can sign it,  
3 and then you just --

4           DAVID CLICK: Yeah.

5           BRENDAN SULLIVAN: -- attach it and sent it right  
6 back again. So, on the motion, then, to continue this  
7 matter until March 10? Mr. Alexander?

8           CONSTANTINE ALEXANDER: I vote in favor.

9           BRENDAN SULLIVAN: Mr. Marshall?

10          JASON MARSHALL: Yes in favor of the continuance.

11          BRENDAN SULLIVAN: Jim Monteverde?

12          JIM MONTEVERDE: Jim Monteverde in favor of  
13 continuance.

14          BRENDAN SULLIVAN: Laura Wernick?

15          LAURA WERNICK: Laura Wernick in favor of the  
16 continuance.

17          BRENDAN SULLIVAN: And Brendan Sullivan in favor  
18 of continuing.

19                 [All vote YES]

20          BRENDAN SULLIVAN: The matter is continued until  
21 6:00 p.m. March, 10. Thank you, Mr. Click.

22          DAVID CLICK: Thank you, Mr. Chair. Thank you,

1 Members of the Board.

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# City of Cambridge

MASSACHUSETTS

## BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.  
(617) 349-6100

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### Board of Zoning Appeal Waiver Form

The Board of Zoning Appeal  
831 Mass Avenue  
Cambridge, MA 02139

RE: Case # BZA-154682

Address: 30 Cameron St

Owner,  Petitioner, or  Representative: Mohammed Bellal  
(Print Name) (Manager, 30-32 Cameron Ave, LLC)

hereby waives the required time limits for holding a public hearing as required by Section 9 or Section 15 of the Zoning Act of the Commonwealth of Massachusetts, Massachusetts General Laws, Chapter 40A. The  Owner,  Petitioner, or  Representative further hereby waives the Petitioner's and/or Owner's right to a Decision by the Board of Zoning Appeal on the above referenced case within the time period as required by Section 9 or Section 15 of the Zoning Act of the Commonwealth of Massachusetts, Massachusetts General Laws, Chapter 40A, and/or Section 6409 of the federal Middle Class Tax Relief and Job Creation Act of 2012, codified as 47 U.S.C. §1455(a), or any other relevant state or federal regulation or law.

Date: 1/11/2022

M. Bellal  
Signature