



# CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2024 NOV 26 PM 2:01

OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

## BZA Application Form

**BZA Number: 1143353**

### General Information

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

Special Permit:   X                        Variance:                             Appeal:       

**PETITIONER:** Ross Kenyon

**PETITIONER'S ADDRESS:** 43 Doten Ave, Saratoga Springs, NY 12866

**LOCATION OF PROPERTY:** 190 Lexington Ave., Cambridge, MA

**TYPE OF OCCUPANCY:** Two family residential                      **ZONING DISTRICT:** Residence B Zone

**REASON FOR PETITION:**

/Additions/ /Dormer/

### **DESCRIPTION OF PETITIONER'S PROPOSAL:**

Project Description:

190 Lexington Ave is currently a two-family residence located in the Huron Village neighborhood of Cambridge. A building permit has already been issued for alternations. The proposed work of this application includes the following items:

1. Addition of one new egress window well on the south side of the structure. The addition of the window well extends a pre-existing height nonconformity.
2. Reconfiguration of an existing dormer on the east side of the structure. This work extends a pre-existing GFA nonconformity.
3. Extension of a permitted dormer on the west side of the structure. This work extends a pre-existing GFA nonconformity.
4. Reconfiguration of bays on the first and second floors on both the north and east elevations of the structure. This work extends a pre-existing GFA nonconformity.
5. Addition of a patio, steps and landing on the northwest corner of the structure. This work extends a pre-existing private open space nonconformity.
6. add roof deck off the 3rd floor within setbacks

### **SECTIONS OF ZONING ORDINANCE CITED:**

- |                 |  |
|-----------------|--|
| Article: 5.000  | Section: 5.31 (Table of Dimensional Requirements).               |
| Article: 8.000  | Section: 8.22.2.d (Enlargement of a Pre-existing Nonconformity). |
| Article: 10.000 | Section: 10.40 (Special Permit).                                 |

Original  
Signature(s):

Ross K  
\_\_\_\_\_

(Petitioner (s) / Owner)

Ross Kenyon  
\_\_\_\_\_

(Print Name)

Address:

43 Doten Ave, Saratoga Springs NY

Tel. No.

203-770-3674

E-Mail Address:

ross.kenyon@gmail.com

Date: 11/20/2024

### **BZA Application Form**

#### **DIMENSIONAL INFORMATION**

**Applicant:** Ross Kenyon  
**Location:** 190 Lexington Ave., Cambridge, MA  
**Phone:** 203-770-3674

**Present Use/Occupancy:** Two family residential  
**Zone:** Residence B Zone  
**Requested Use/Occupancy:** Single family residential

		<b><u>Existing Conditions</u></b>	<b><u>Requested Conditions</u></b>	<b><u>Ordinance Requirements</u></b>	
<b><u>TOTAL GROSS FLOOR AREA:</u></b>		2479	2589	1804 (max.)	(max.)
<b><u>LOT AREA:</u></b>		3608	3608	5000 (min.)	(min.)
<b><u>RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup></u></b>		0.69	0.72	0.5 (max.)	
<b><u>LOT AREA OF EACH DWELLING UNIT</u></b>		1804	3608	2500 (min.)	
<b><u>SIZE OF LOT:</u></b>	<b>WIDTH</b>	50	50	50 (min.)	
	<b>DEPTH</b>	72.16	72.16	100 (min.)	
<b><u>SETBACKS IN FEET:</u></b>	<b>FRONT</b>	10.7 - Lexington frontage	10.7	15 (min.)	
	<b>REAR</b>	10 - Huron frontage	10	15 (min.)	
	<b>LEFT SIDE</b>	11.7	11.7	10 (min.)	
	<b>RIGHT SIDE</b>	16.3	16.3	10 (min.)	
<b><u>SIZE OF BUILDING:</u></b>	<b>HEIGHT</b>	37.6	37.7	35 (max.)	
	<b>WIDTH</b>	44.8	44.8	n/a	
	<b>LENGTH</b>	28	28	n/a	
<b><u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u></b>		54.4%	59.0%	40% (min.)	
<b><u>NO. OF DWELLING UNITS:</u></b>		2	1	1.4 (max.)	
<b><u>NO. OF PARKING SPACES:</u></b>		1	1	0	
<b><u>NO. OF LOADING AREAS:</u></b>		0	0	0	
<b><u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u></b>		n/a	n/a	n/a	

**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 Ross Kenyon \_\_\_\_\_  
(OWNER)

Address: 190 Lexington Ave \_\_\_\_\_

State that I/We own the property located at 190 Lexington Ave, which is the subject of this zoning application.

The record title of this property is in the name of ESC Group LLC

\*Pursuant to a deed of duly recorded in the date 7/11/2024, Middlesex South County Registry of Deeds at Book 82989, Page 82; or Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_  
Book \_\_\_\_\_ Page \_\_\_\_\_.

Ross Kenyon  
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT\*

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

-----  
Commonwealth of New York, County of Saratoga

The above-name Ross Kenyon personally appeared before me, this 14<sup>th</sup> of November 2024, and made oath that the above statement is true.

Glenda Devore  
Notary

My commission expires 12-14-24 (Notary Seal).

GLENDA DEVORE  
NOTARY PUBLIC, STATE OF NEW YORK  
REGISTRATION NO. 01DE6412059  
QUALIFIED IN SARATOGA COUNTY  
COMMISSION EXPIRES DEC 14, 2024  
by court order, recent

• If ownership is not shown in recorded deed, e.g. if deed, or inheritance, please include documentation.

UNITED STATES DEPARTMENT OF JUSTICE

INVESTIGATION OF THE ACTS OF VIOLENCE COMMITTED BY THE ORGANIZATION OF BLACK PANTHER PARTY

MEMORANDUM FOR THE DIRECTOR

DATE: 10/15/68

FROM: SAC, NEW YORK (100-100000)

SUBJECT: [Illegible]

RE: [Illegible]

[Illegible]

[Illegible]

[Illegible]

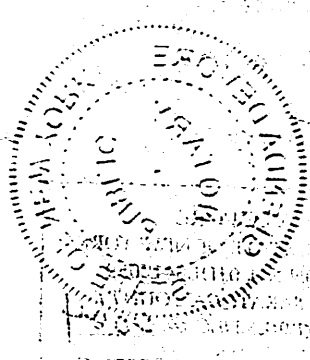
[Illegible]

[Illegible]

[Illegible]

[Illegible]

[Illegible]



100-100000-1000



## **BZA Application Form**

### **SUPPORTING STATEMENT FOR A SPECIAL PERMIT**

**Please describe in complete detail how you meet each of the following criteria referring to the property and proposed changes or uses which are requested in your application. Attach sheets with additional information for special permits which have additional criteria, e.g.; fast food permits, comprehensive permits, etc., which must be met.**

**Granting the Special Permit requested for 190 Lexington Ave., Cambridge, MA (location) would not be a detriment to the public interest because:**

**A) Requirements of the Ordinance can or will be met for the following reasons:**

Article 8.22.2.d of the Cambridge Zoning Ordinance allows the alteration or enlargement of preexisting dimensionally nonconforming structures where no new dimensional nonconformity is created, provided that the BZA determine that the proposed alteration is not substantially more detrimental to the neighborhood than the existing nonconforming structure. As allowed by 8.22.2.d the proposed alterations at 190 Lexington Ave modestly increase the nonconforming nature of the existing structure with respect to GFA, Building Height, and Private Open Space but do not create any new nonconformities. The proposed alterations at 190 Lexington Ave are consistent with other structures and uses in the neighborhood and are not more detrimental than the existing non-conforming structure.

**B) Traffic generated or patterns of access or egress would not cause congestion hazard, or substantial change in established neighborhood character for the following reasons:**

The proposed alterations will not alter patterns of access or egress given that the driveway and curb cut will remain in their current location. The number of dwelling unit is being decreased which would reduce congestion hazard.

**C) The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would not be adversely affected by the nature of the proposed use for the following reasons:**

The special permit requested will have no adverse impact on the adjacent uses. The property will continue to be a residential use and the number of dwelling units will be reduced. The amount of off-street parking will be maintained. The setbacks and open space will be maintained.

**D) Nuisance or hazard would not be created to the detriment of the health, safety, and/or welfare of the occupant of the proposed use or the citizens of the City for the following reasons:**

The special permit requested will add light, fresh air and life safety to the existing basement. It will also add additional light and headroom for the third floor. It will not create a detriment to the health, safety and/or welfare of the occupants or the citizens of the City.

**E) For other reasons, the proposed use would not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this ordinance for the following reasons:**

The proposed continued residential use of the structure and the alterations is in line with the character of the neighborhood and larger district.



190 Lexington Ave, Cambridge, MA 02138

## BZA Application Set

### DRAWING LIST:

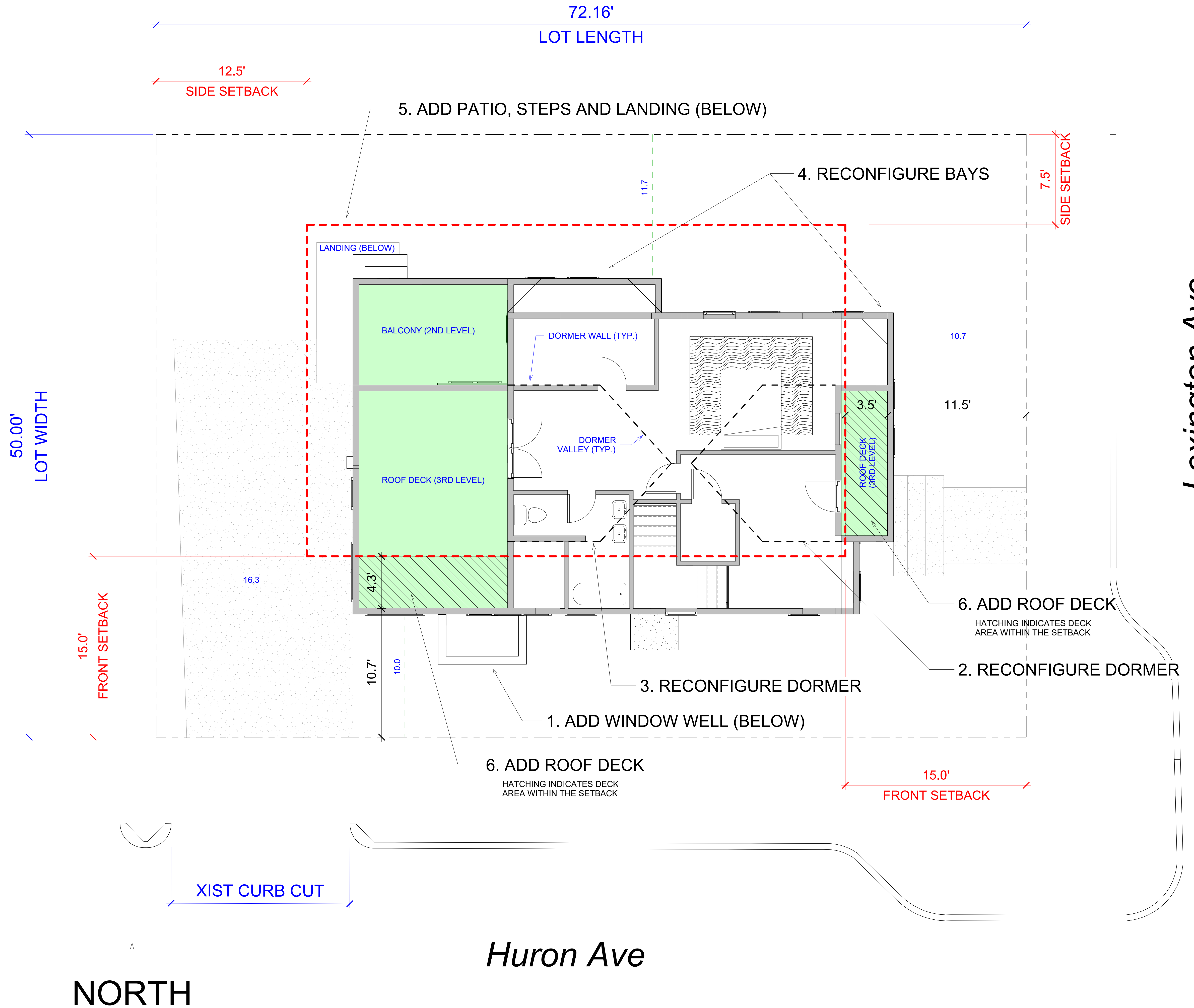
BZA-000	Cover Sheet
BZA-001	Site Plan (at Grade) and Project Summary
BZA-001a	Site Plan (at Third Level)
BZA-002	Site Photos
BZA-003	Open Space Diagrams
BZA-004	Building Area Calculations
BZA-005	Floor Plans (Basement and First)
BZA-006	Floor Plans (Second and Third)
BZA-007	Elevations
BZA-008	Elevations
BZA-009	3D Views
BZA-010	Survey



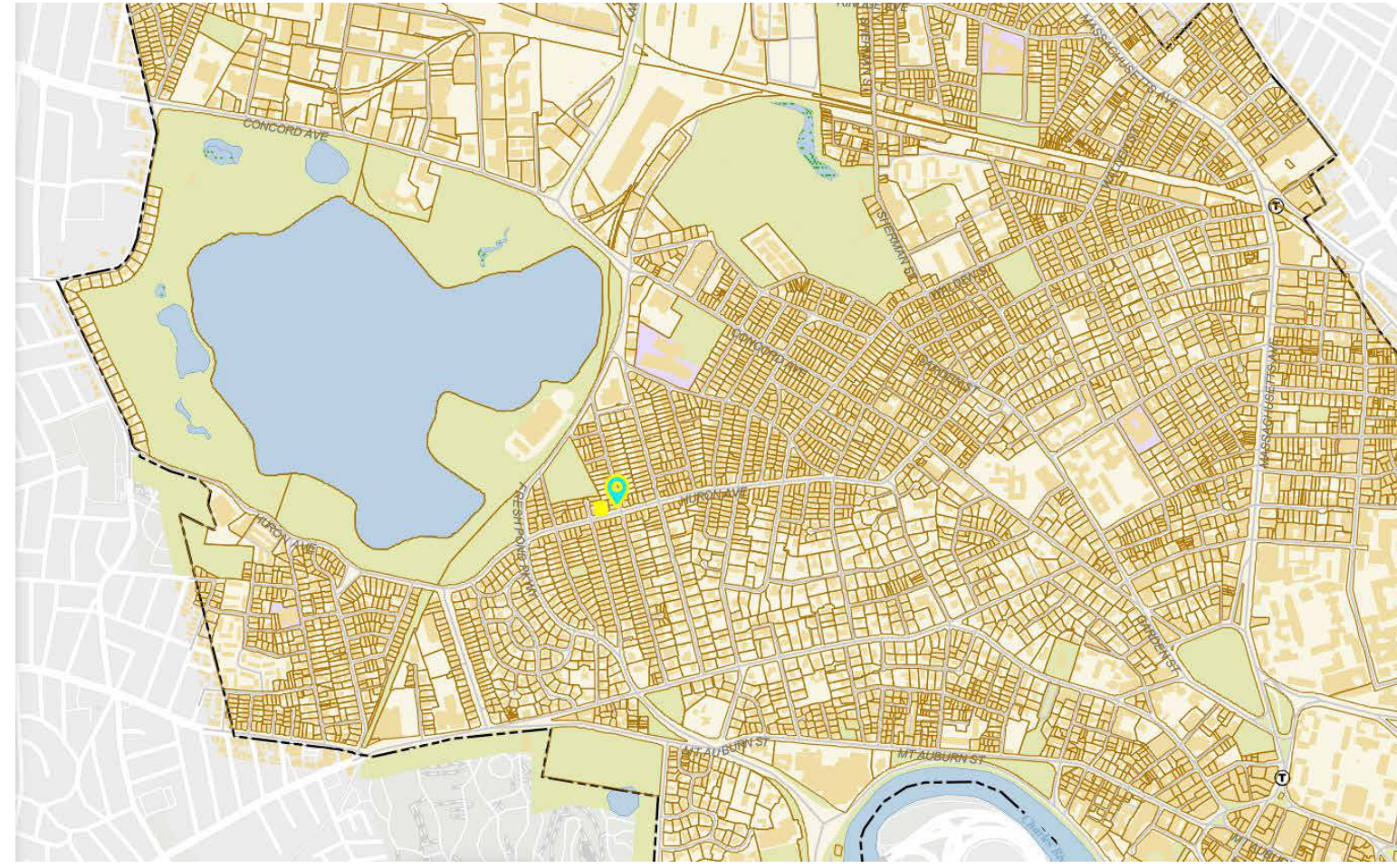




# SITE PLAN (THIRD LEVEL)







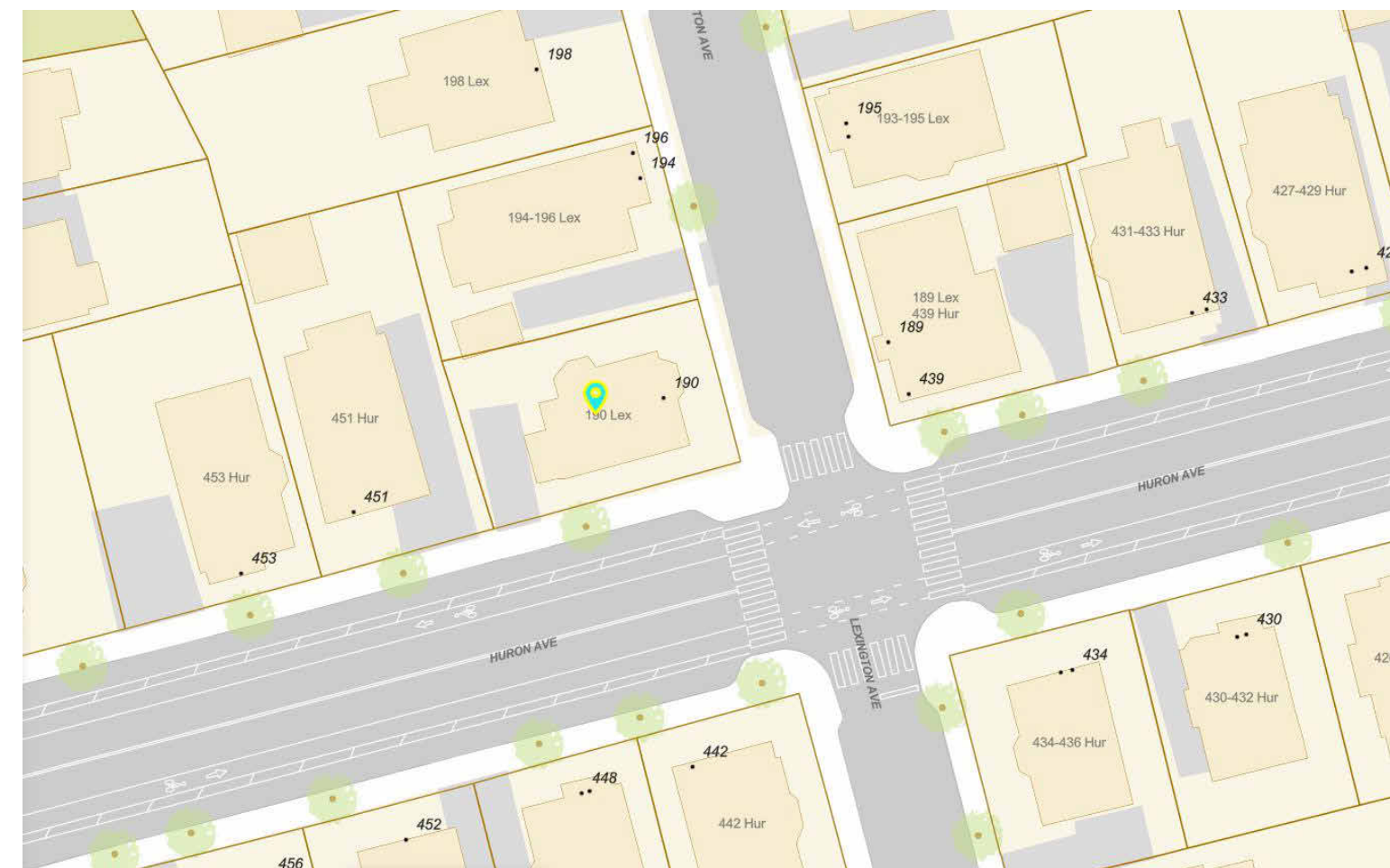
View looking northeast from Huron Ave



View looking southwest from Lexington Ave



View of the proposed window well, looking north from Huron Ave



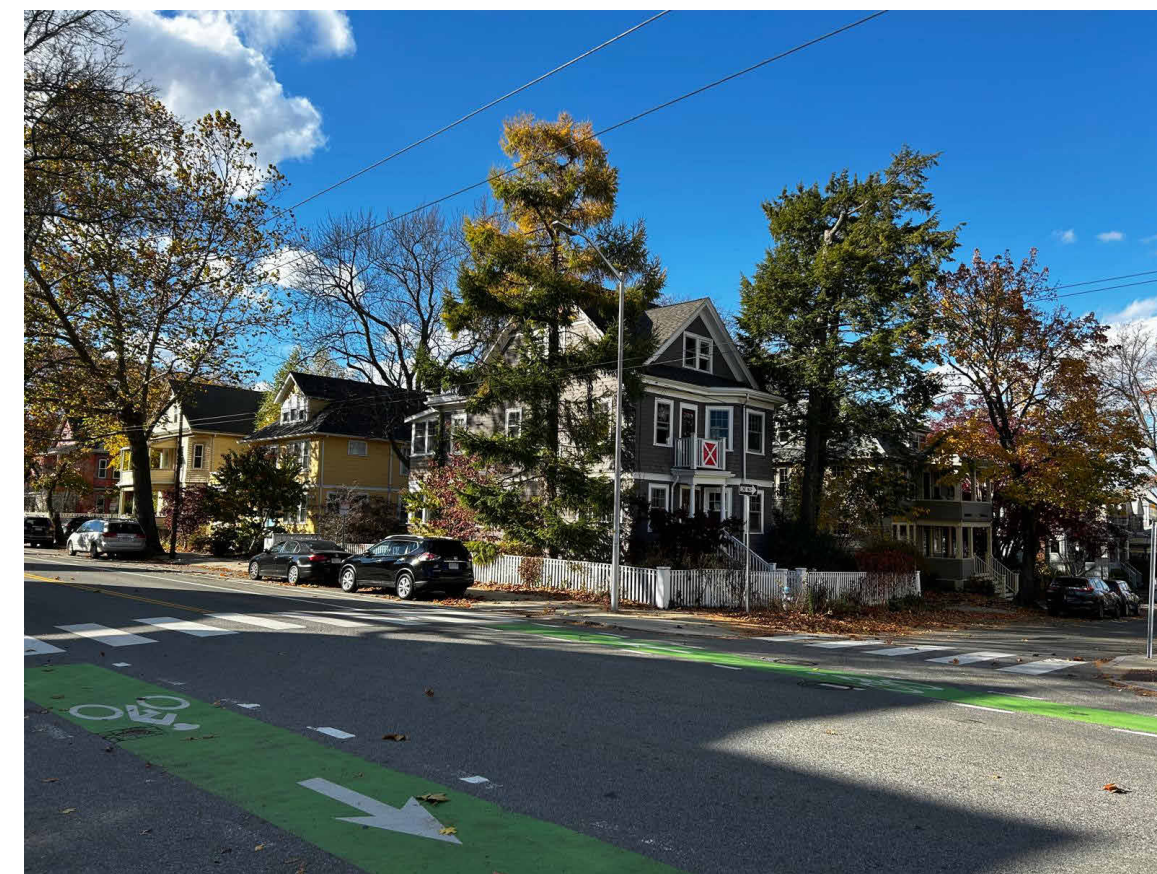
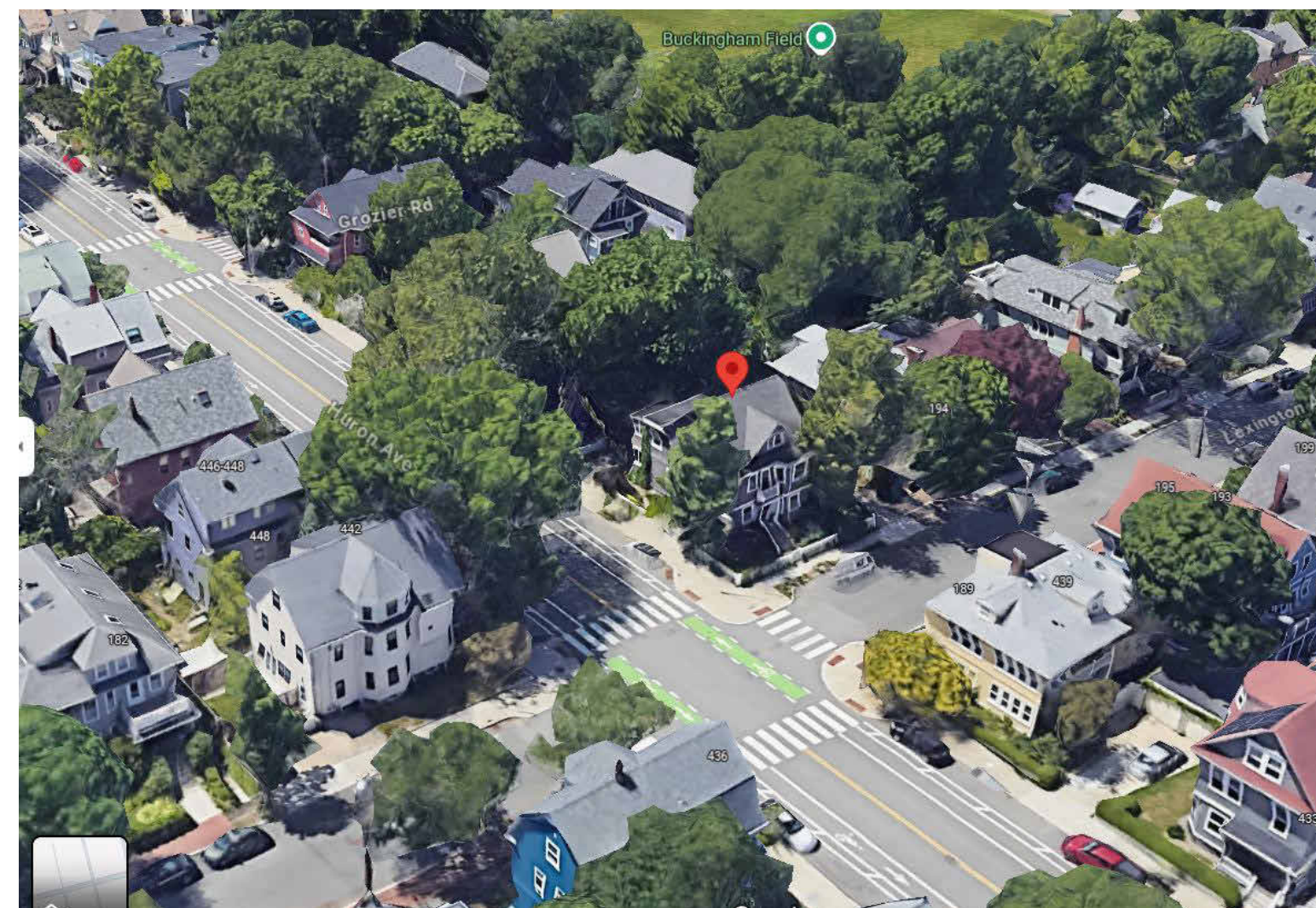
View of the south elevation, looking north from Huron Ave



View of the north elevation, looking south from the yard



View of the northwest corner of the lot



View looking northwest from the intersection of Huron Ave and Lexington Ave



View looking southeast from the yard



View of the east elevation, looking west from Lexington Ave

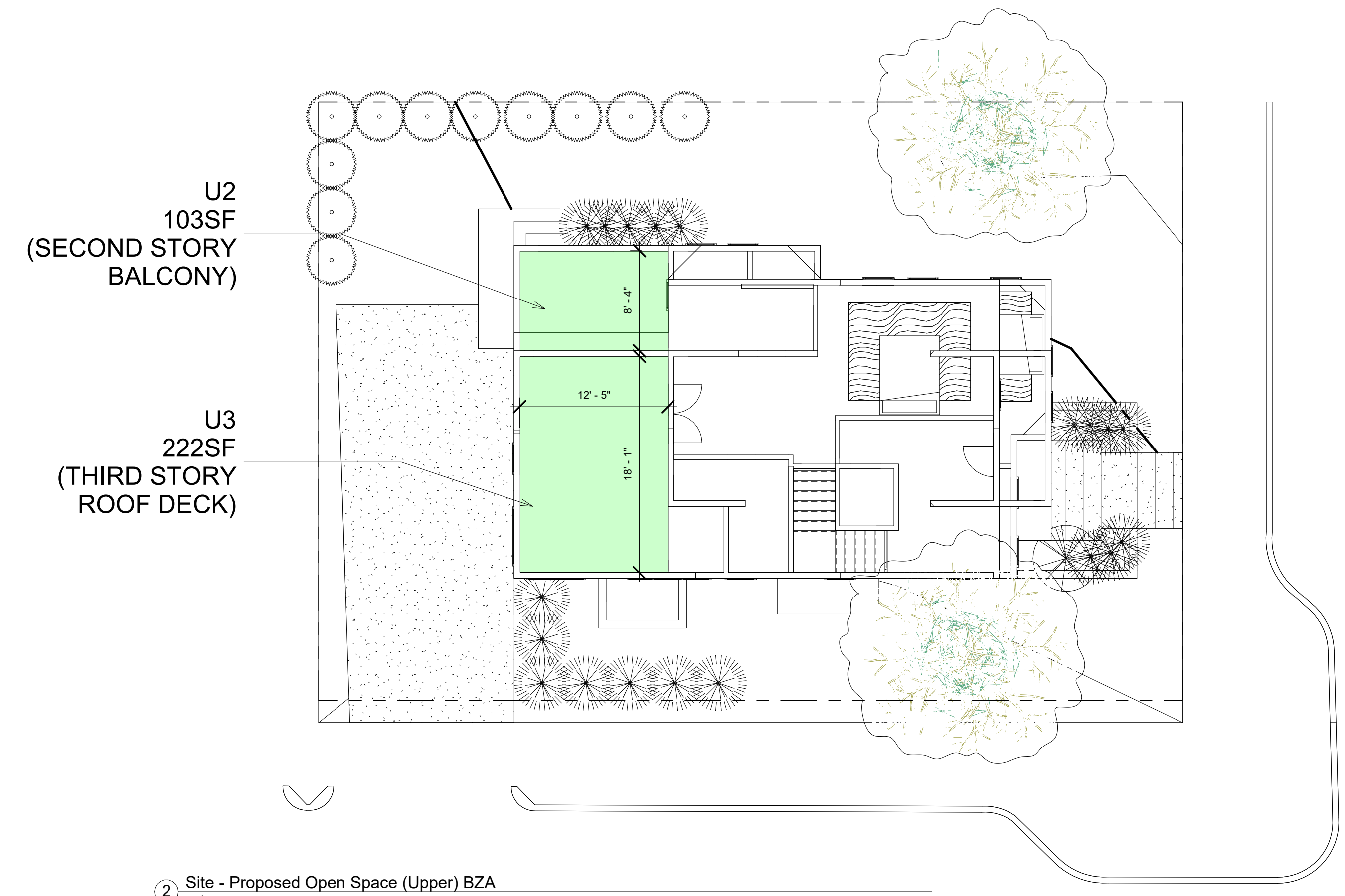


View of west elevation, looking east from the driveway

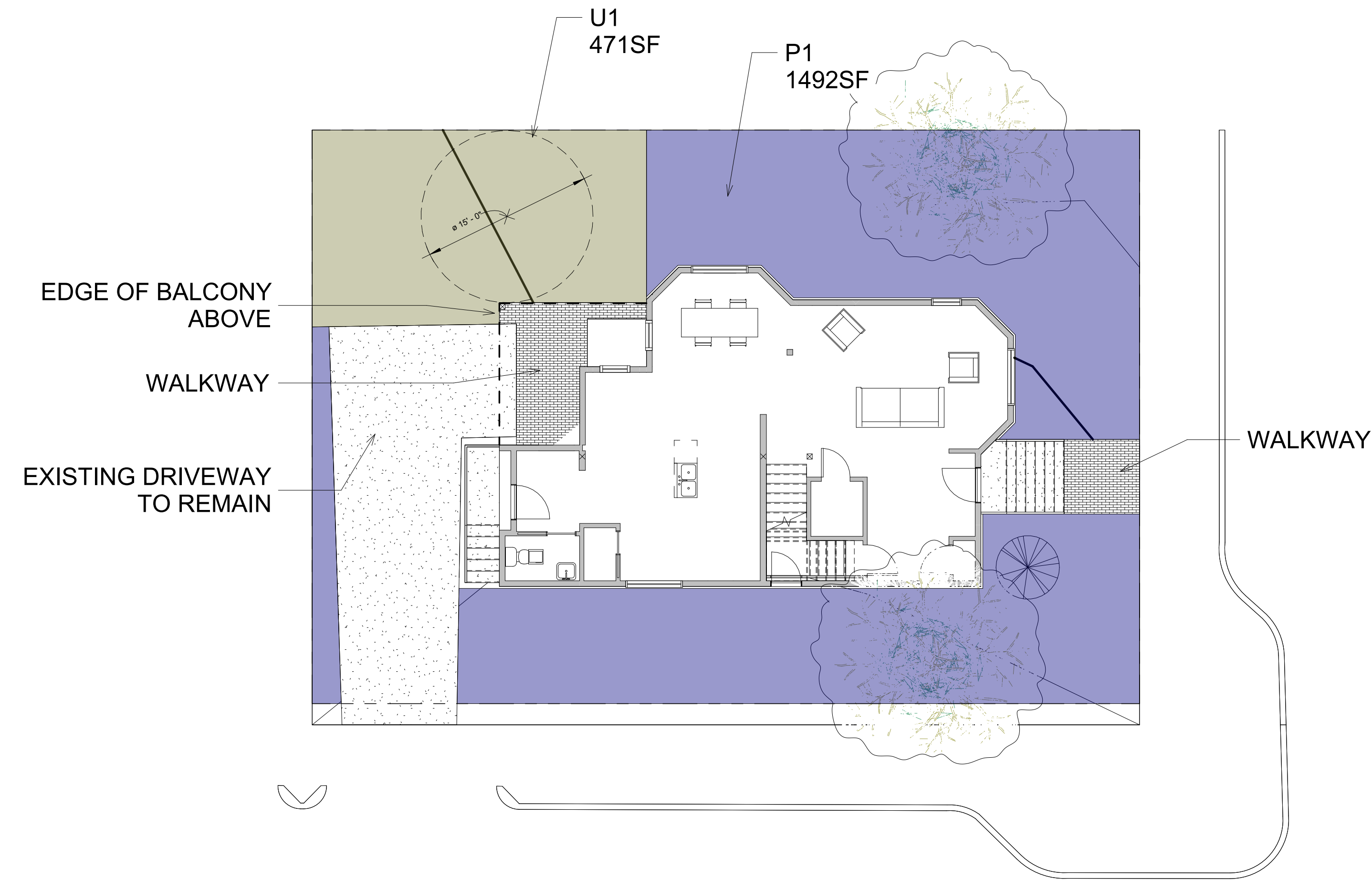


Existing Open Space		
Name	Area (SF)	% Lot Area
<i>Permeable</i>		
P1	1492	41.4%
<i>Private</i>		
U1	471	13.1%
<i>Total Private Open Space</i>		
	471	13.1%
<i>Total Open Space</i>		
	1963	54.4%

Proposed Open Space		
Name	Area (SF)	% Lot Area
<i>Permeable</i>		
P1	1805	50.0%
<i>Private</i>		
U2 (Second Level)	103	2.9%
U3 (Third Level)	222	6.2%
<i>Total Private Open Space</i>		
	325	6.2%
<i>Total Open Space</i>		
	2130	59.0%

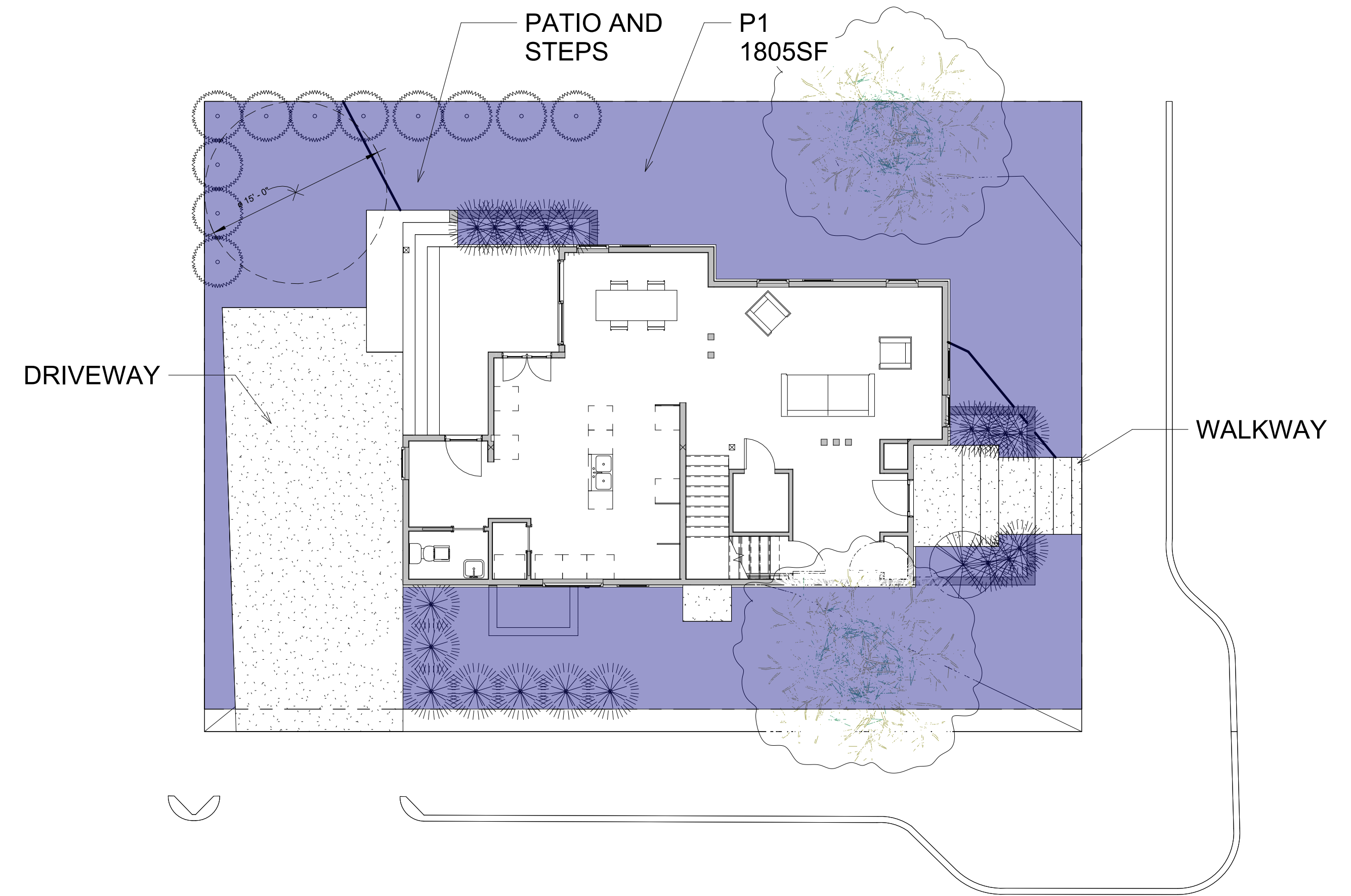


2 Site - Proposed Open Space (Upper) BZA  
1/8" = 1'-0"



3 Site - Existing Open Space (BZA)  
1/8" = 1'-0"

EXISTING CONDITIONS

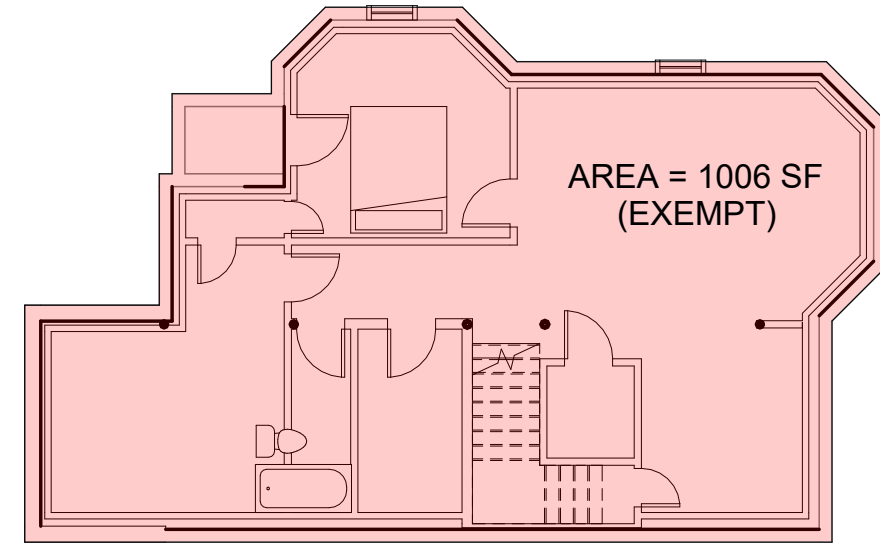


1 Site - Proposed Open Space BZA  
1/8" = 1'-0"

PROPOSED



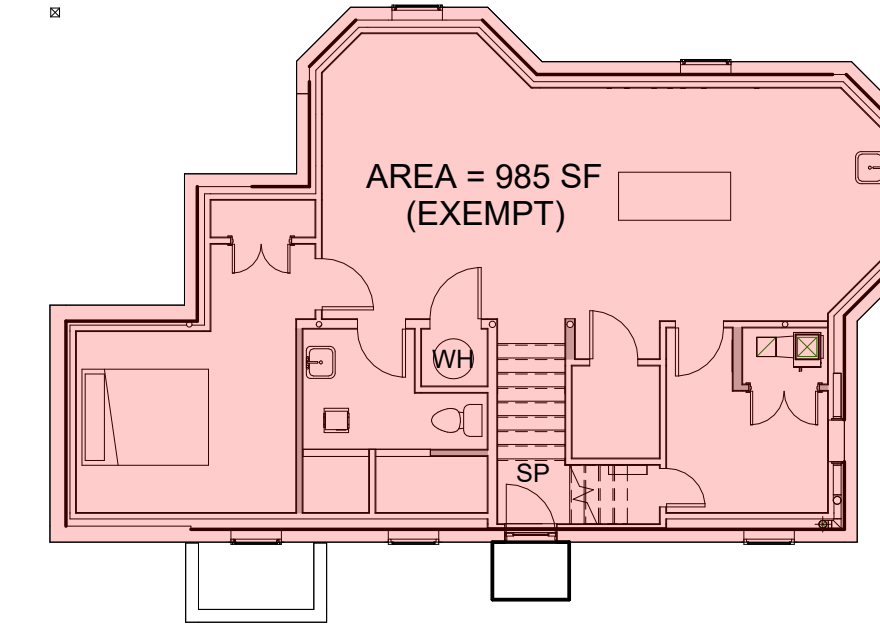
**EXISTING CONDITIONS**



⑤ L 0.1 - Bsmt Fir - Existing GFA BZA  
1" = 10'-0"

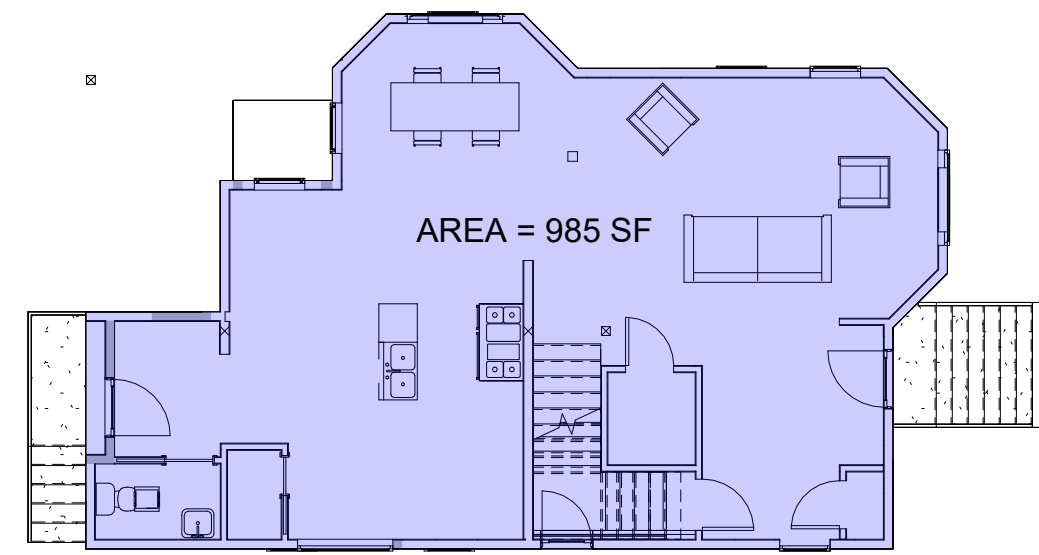
Existing Building Area		
Location	GFA (SF)	Exempt Area (SF)
Basement		1006
First Floor	985	0
Second Floor	985	0
Third Floor	509	0
<b>Totals</b>	<b>2479</b>	<b>1006</b>

**PROPOSED**

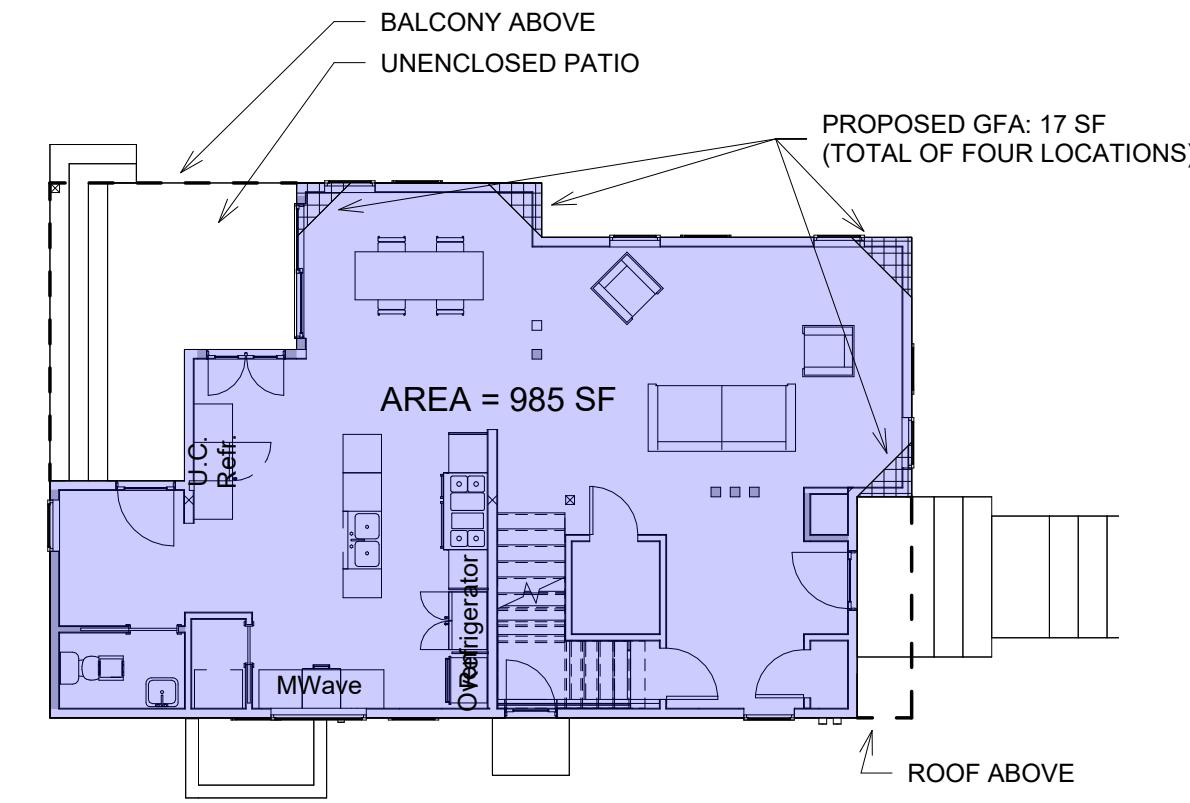


① L 0.1 - Bsmt Fir - Proposed GFA (BZA)  
1" = 10'-0"

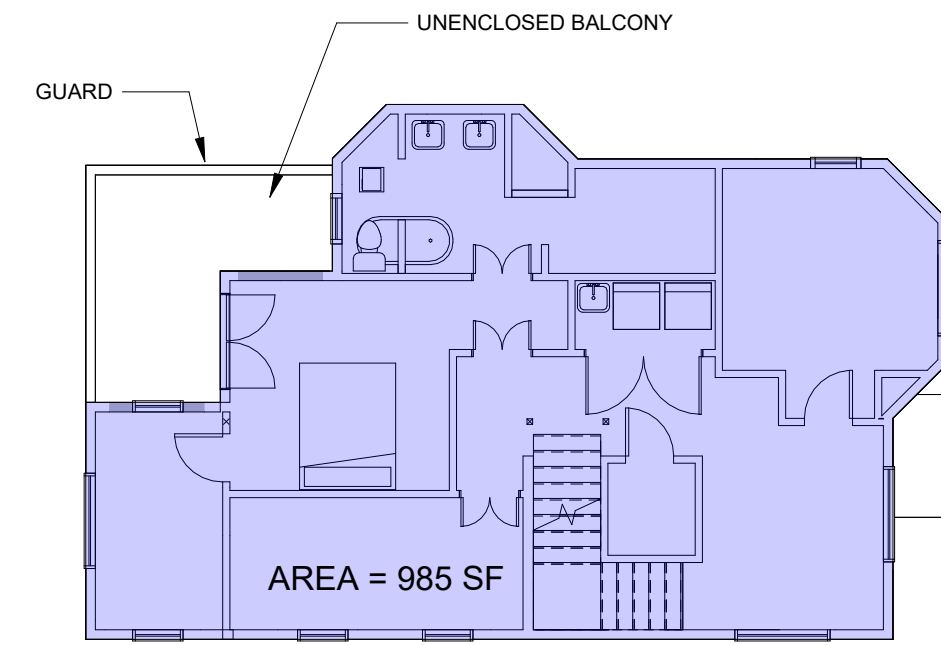
Proposed Building Area		
Location	GFA (SF)	Exempt Area (SF)
Basement		985
First Floor (985 + 17)	1002	0
Second Floor (985 + 17)	1002	0
Third Floor (509 + 66 + 10)	585	0
<b>Totals</b>	<b>2589</b>	<b>985</b>



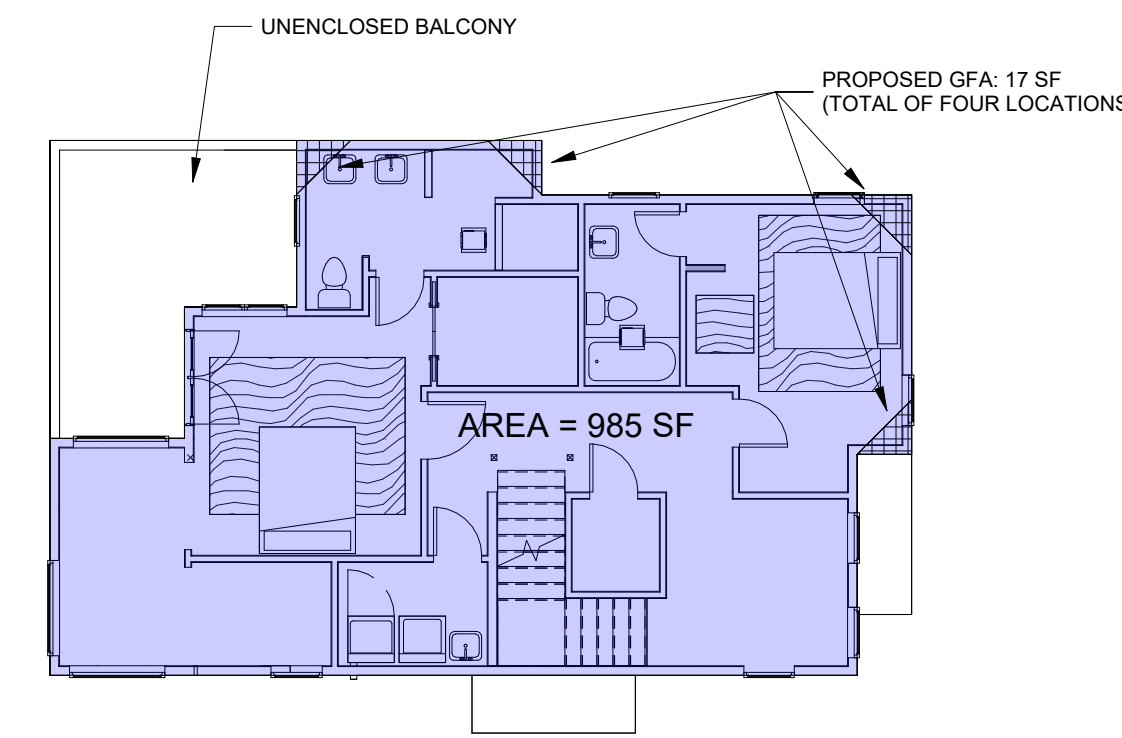
⑥ Level 1 - Existing GFA (BZA)  
1" = 10'-0"



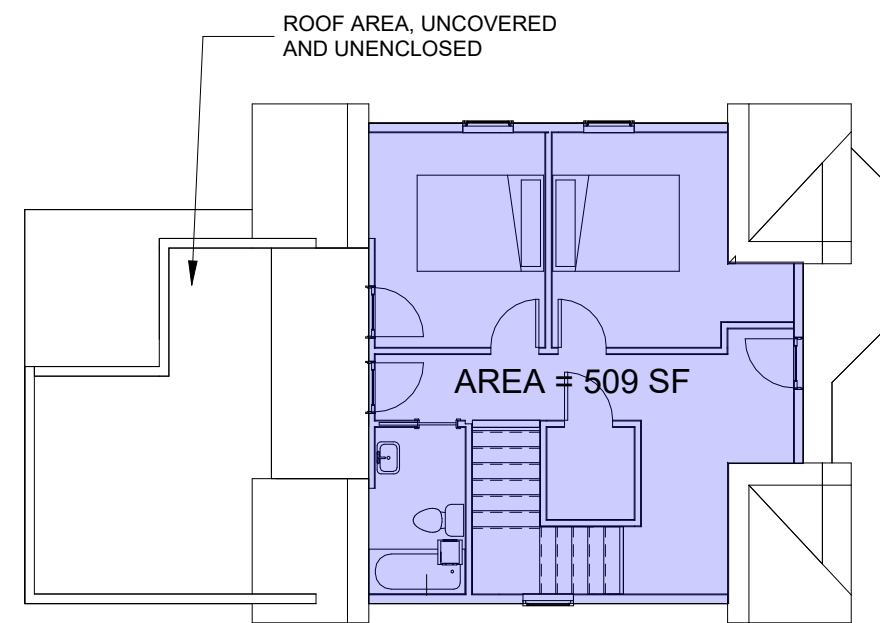
② Level 1 - Proposed GFA (BZA)  
1" = 10'-0"



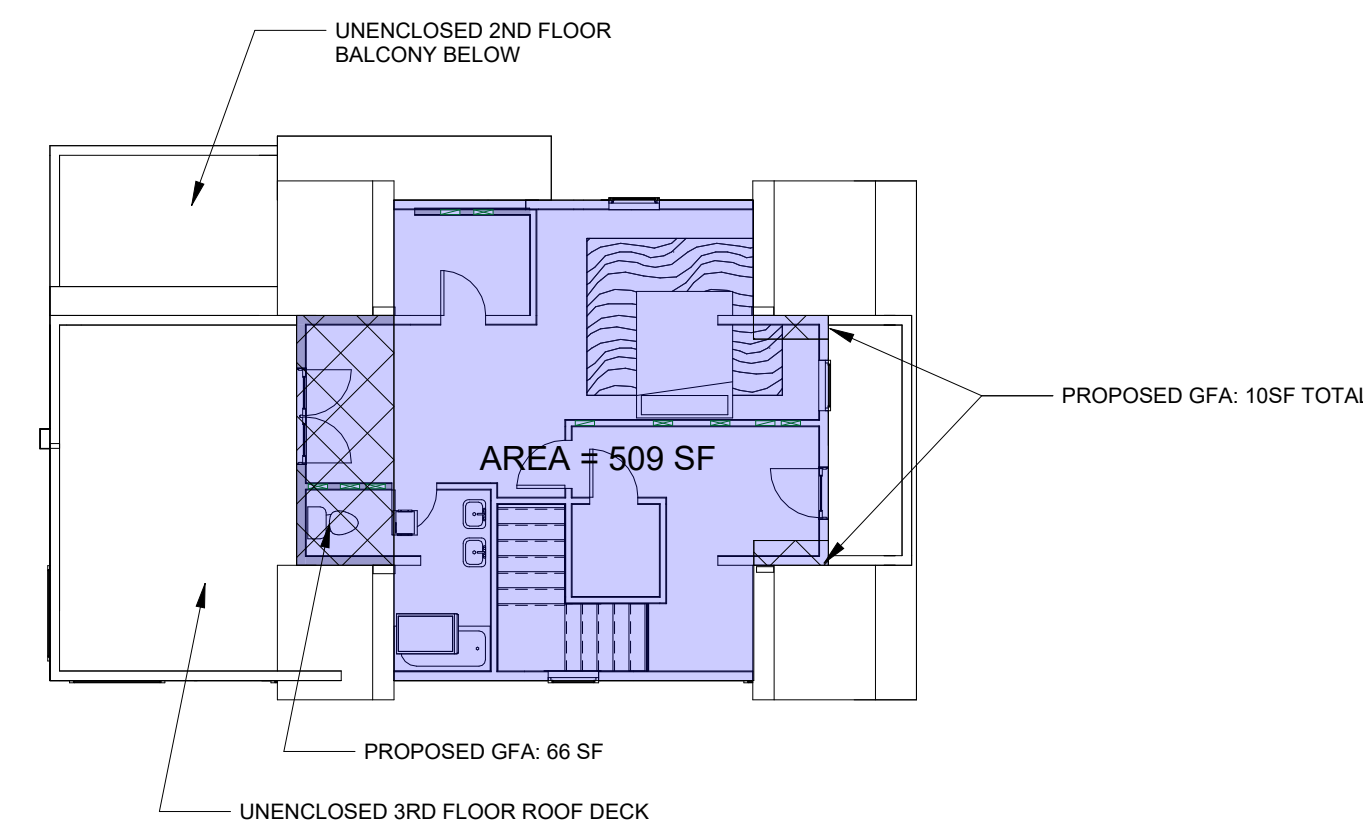
⑦ Level 2 - Existing GFA (BZA)  
1" = 10'-0"



③ Level 2 - Proposed GFA (BZA)  
1" = 10'-0"

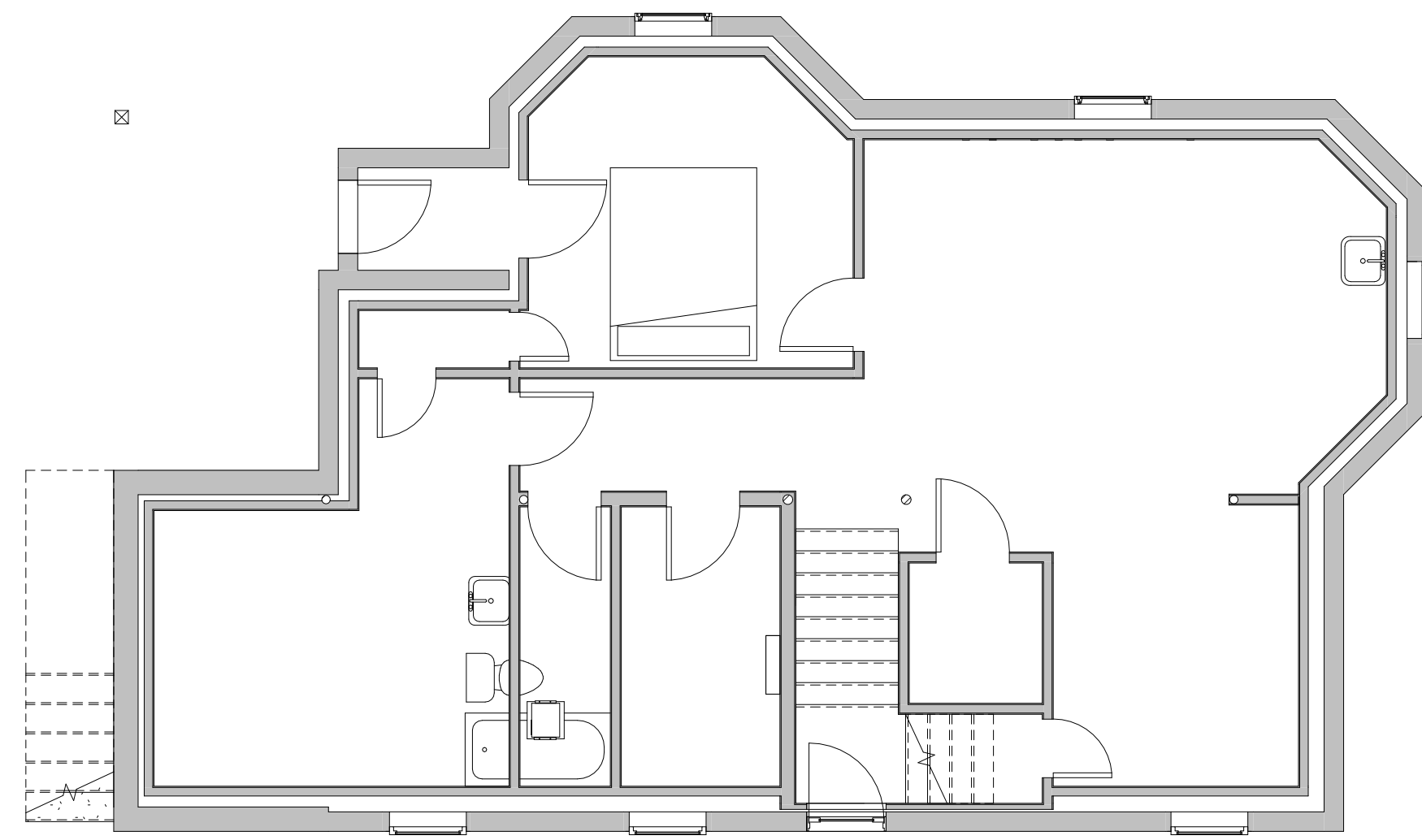


⑧ Level 3 - Existing GFA (BZA)  
1" = 10'-0"

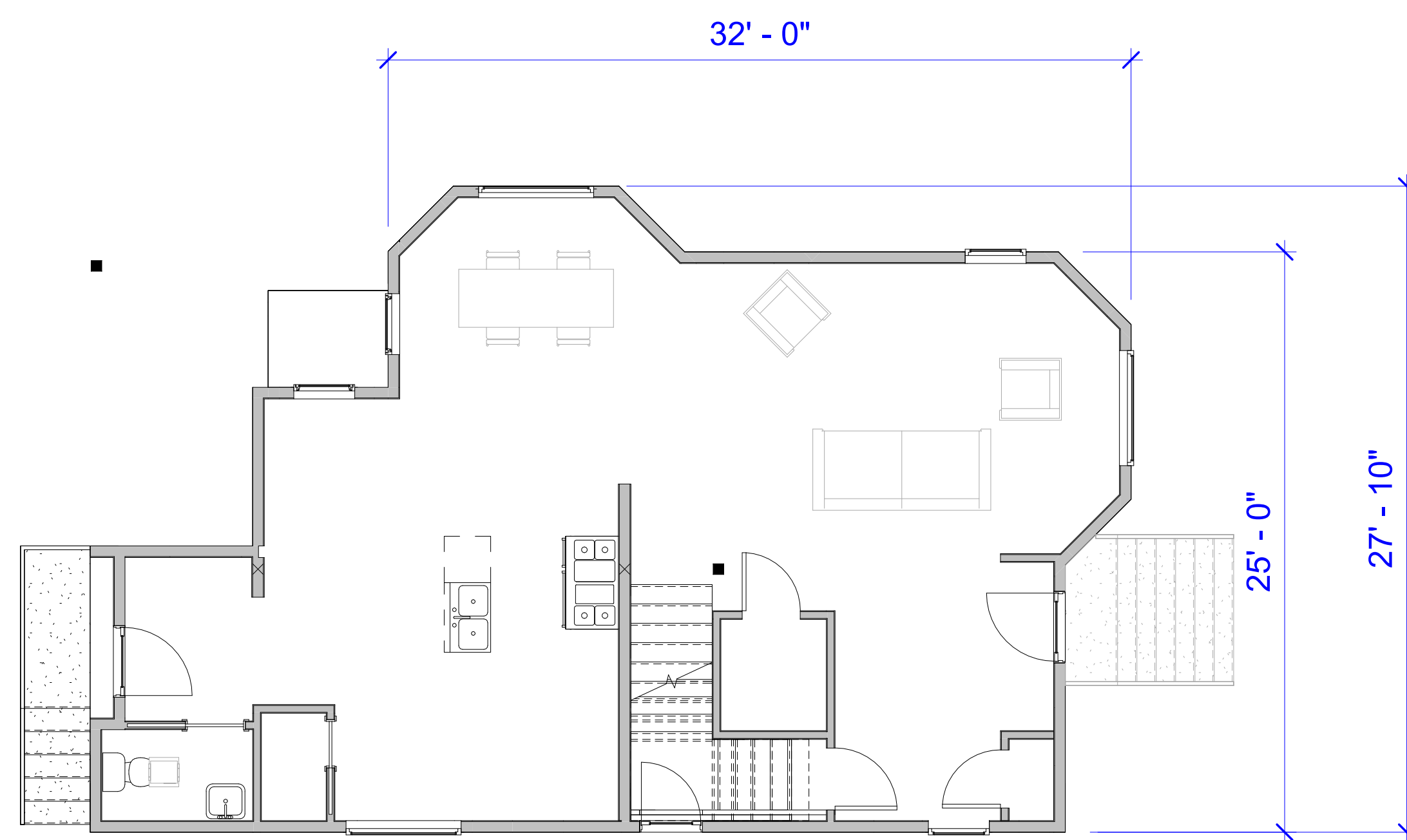


④ Level 3 - Proposed GFA (BZA)  
1" = 10'-0"

# EXISTING CONDITIONS

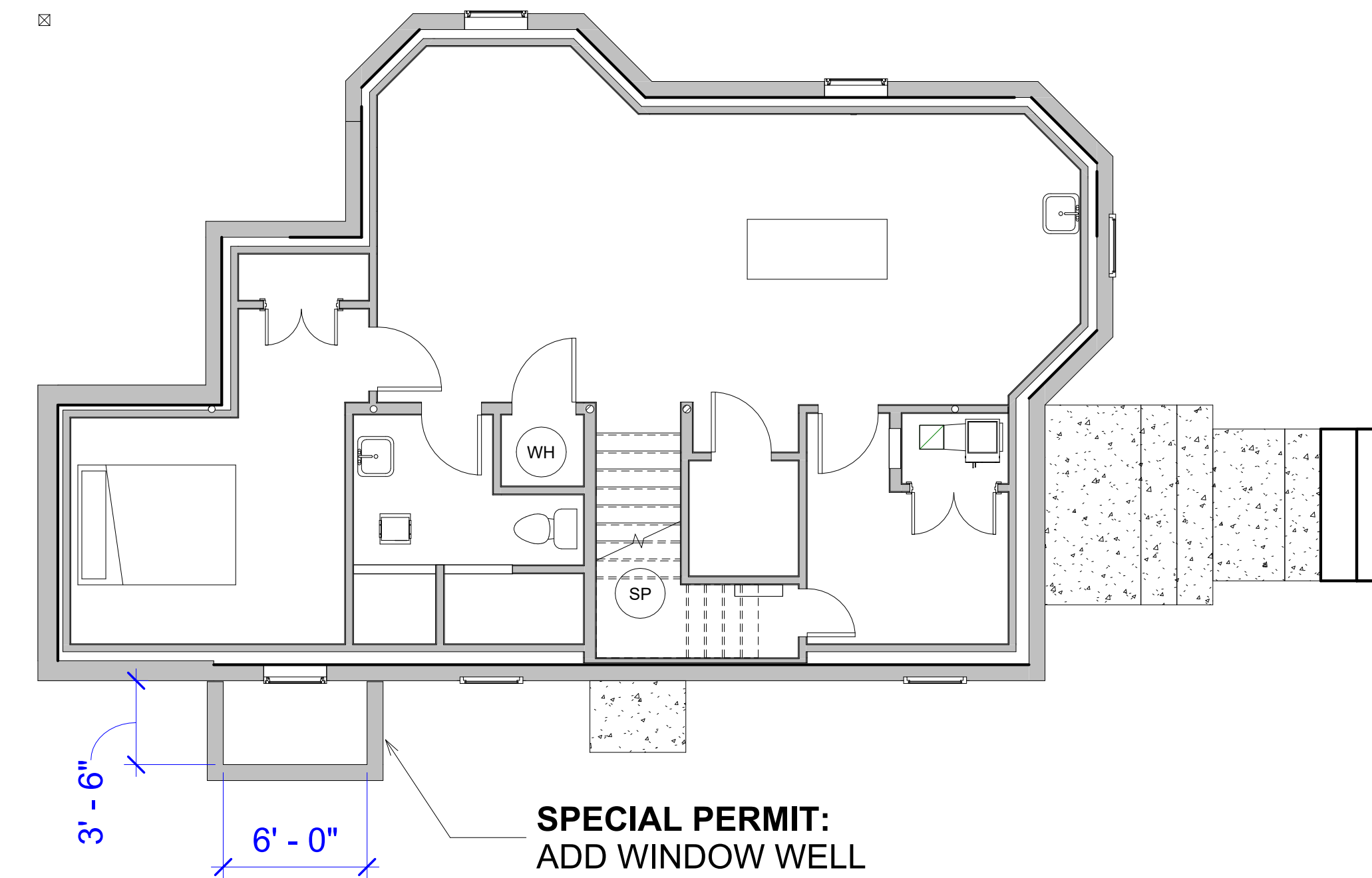


③ L 0.1 - Bsmt Flr - Existing (BZA)  
3/16" = 1'-0"

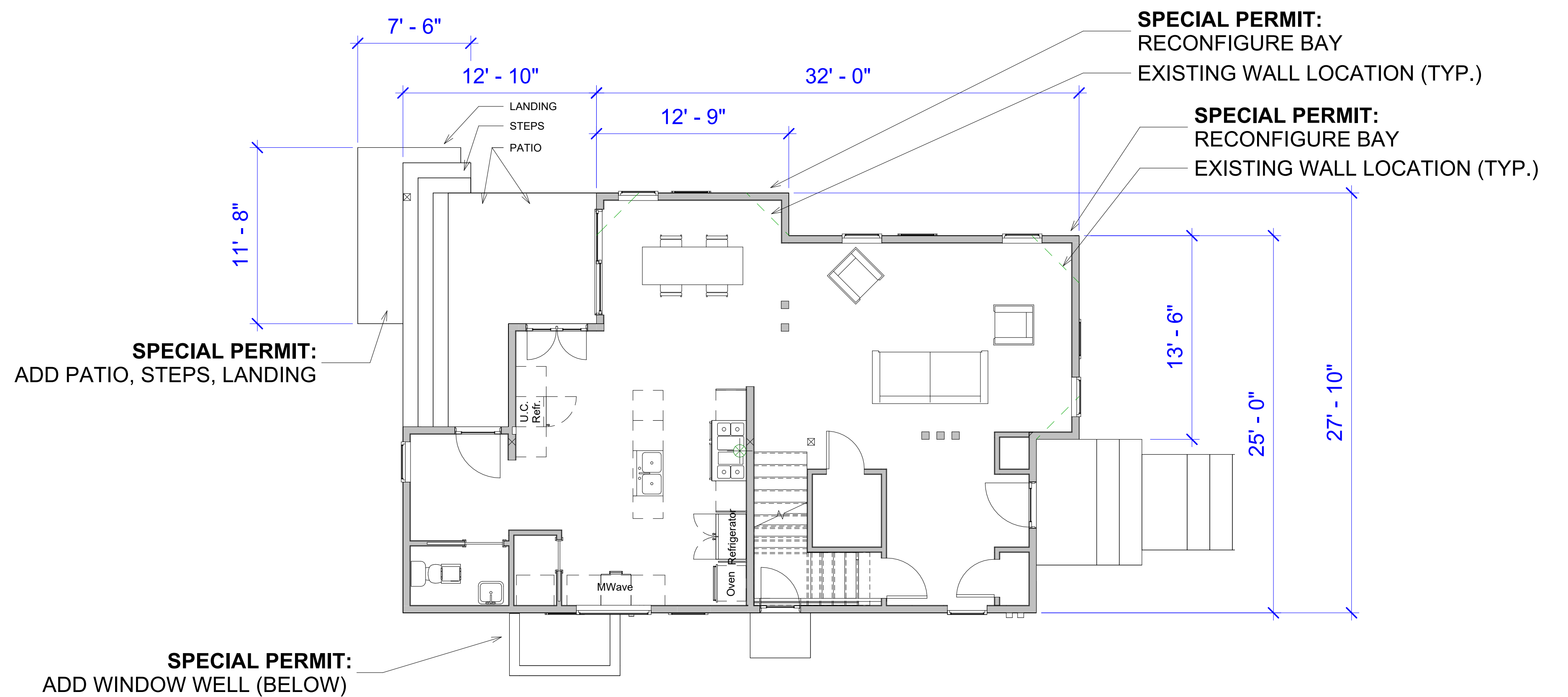


④ Level 1 - Existing (BZA)  
3/16" = 1'-0"

# PROPOSED



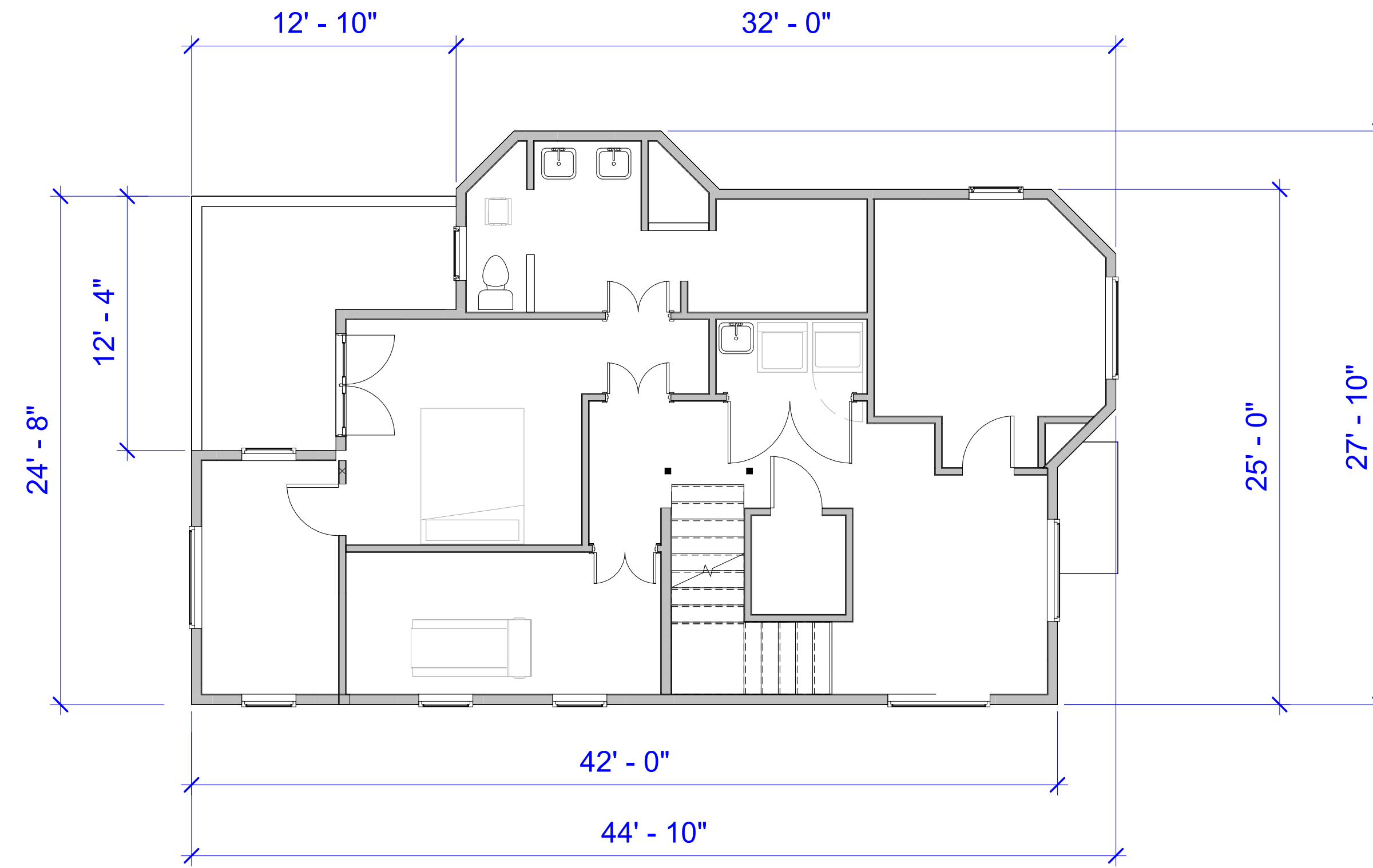
① L 0.1 - Bsmt Flr - Proposed (BZA)  
3/16" = 1'-0"



② Level 1 - Proposed (BZA)  
3/16" = 1'-0"

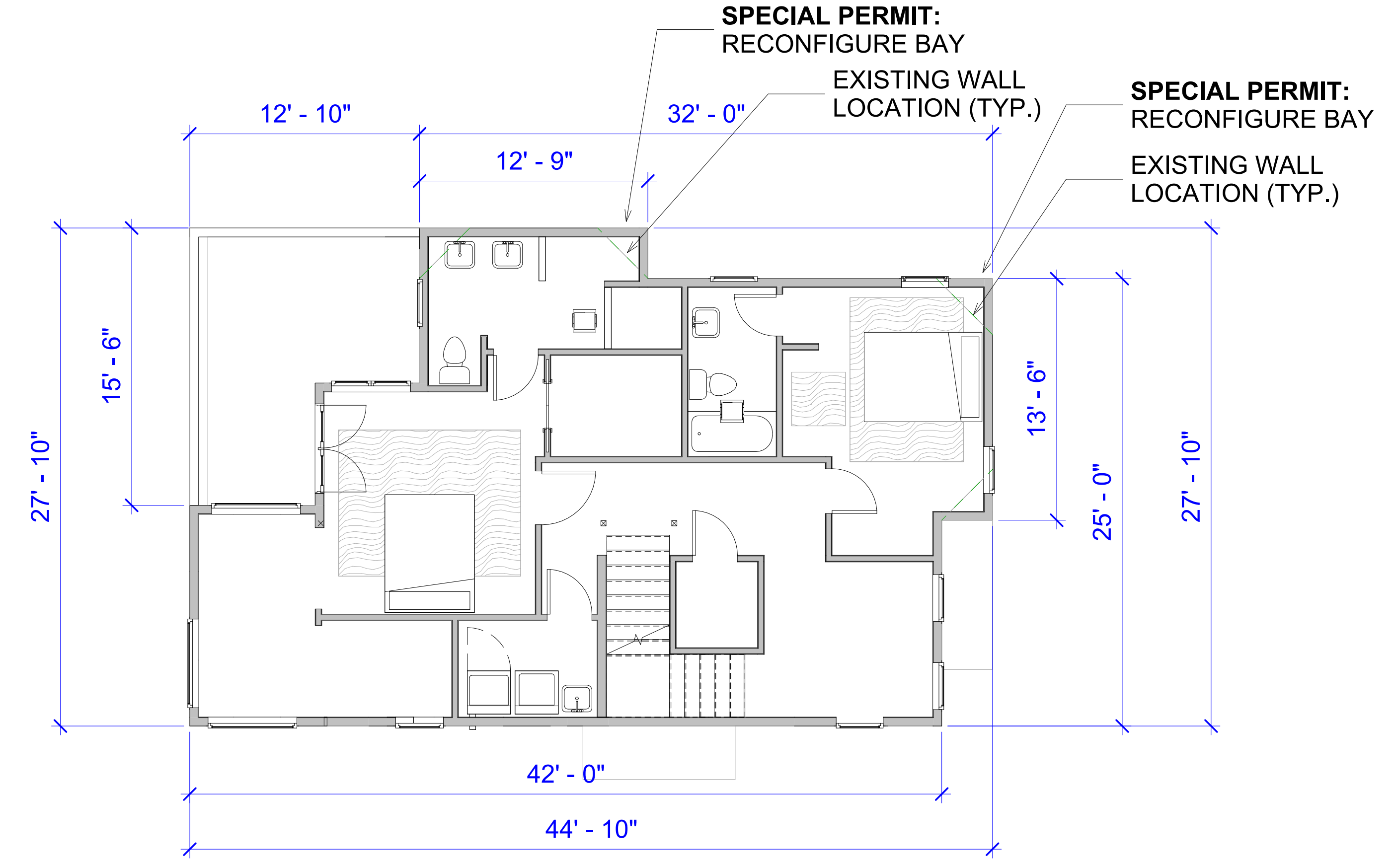


# EXISTING CONDITIONS

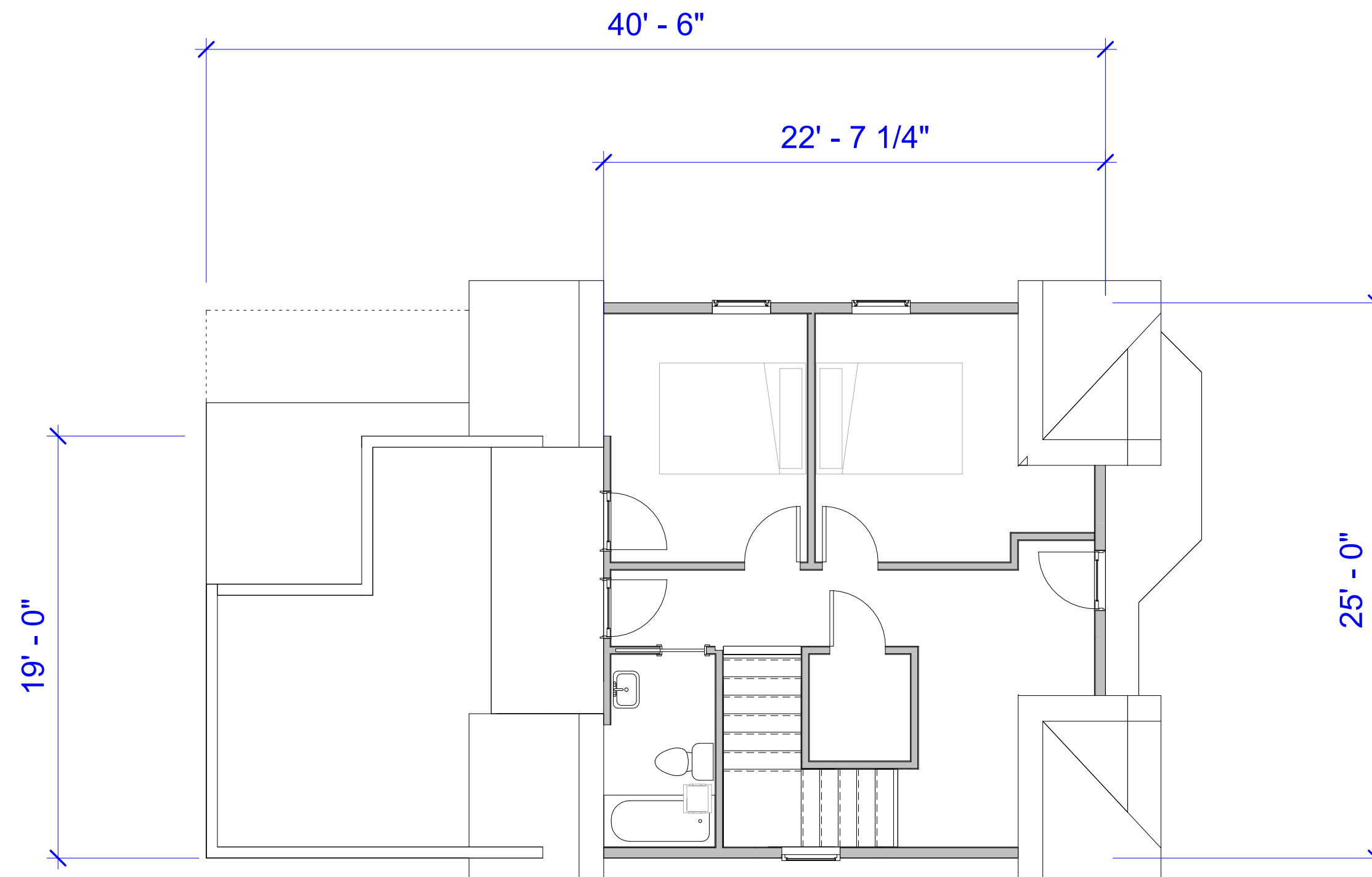


② Level 2 - Existing (BZA)  
3/16" = 1'-0"

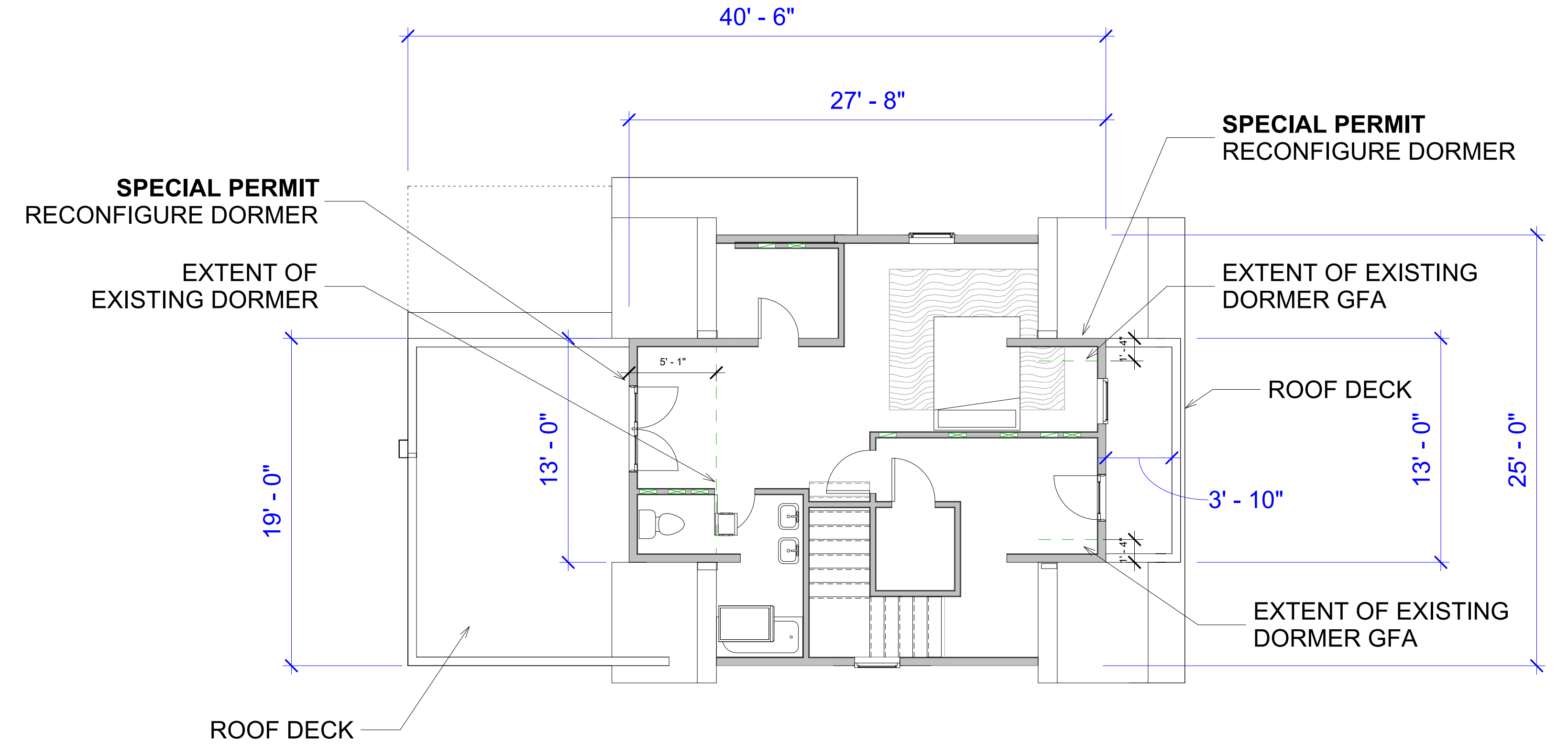
# PROPOSED



③ Level 2 - Proposed (BZA)  
3/16" = 1'-0"



① Level 3 - Existing (BZA)  
3/16" = 1'-0"



④ Level 3 - Proposed (BZA)  
3/16" = 1'-0"

EXISTING  
CONDITIONS

EAST



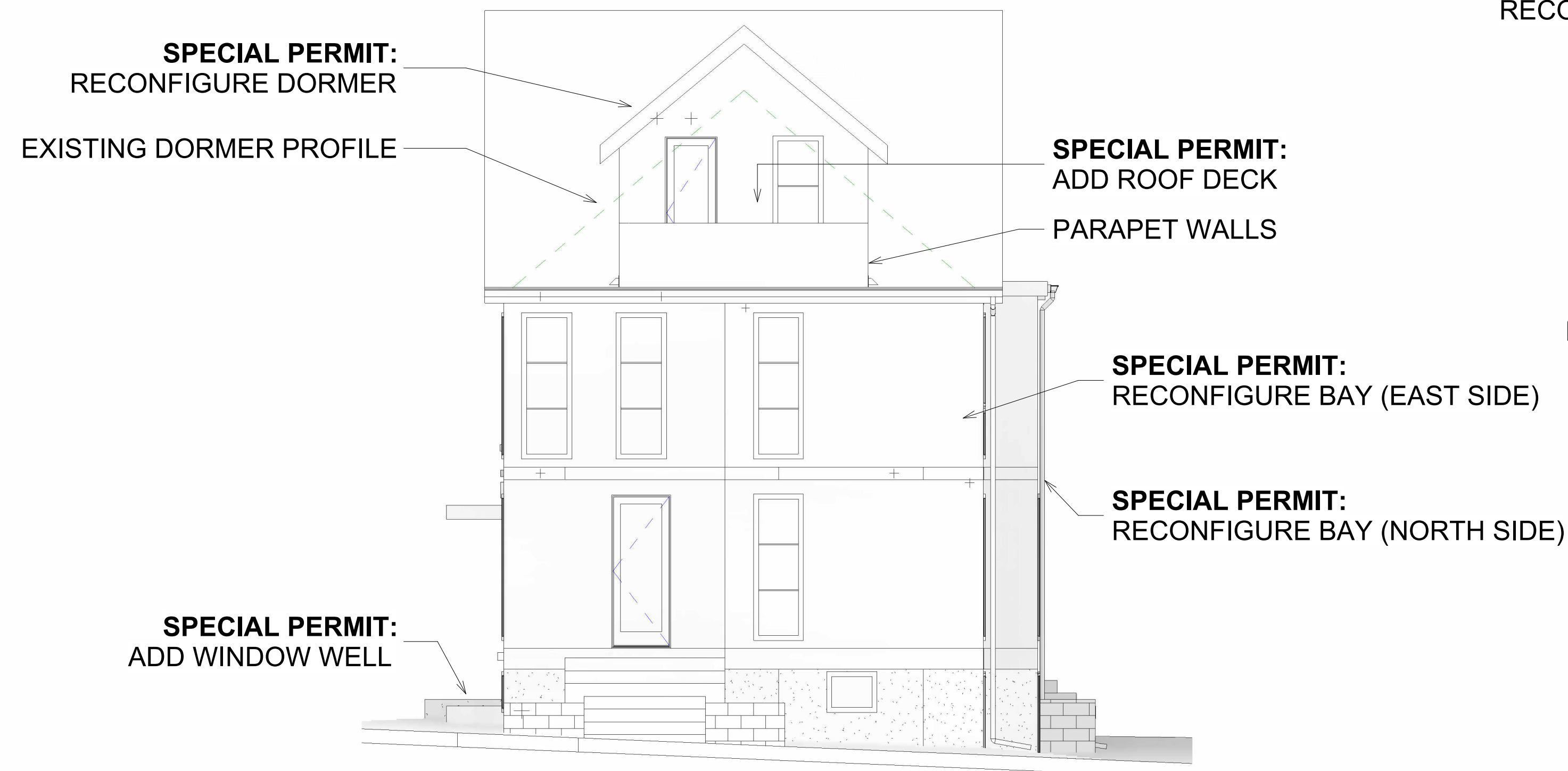
③ East - Existing (BZA)  
3/16" = 1'-0"

NORTH

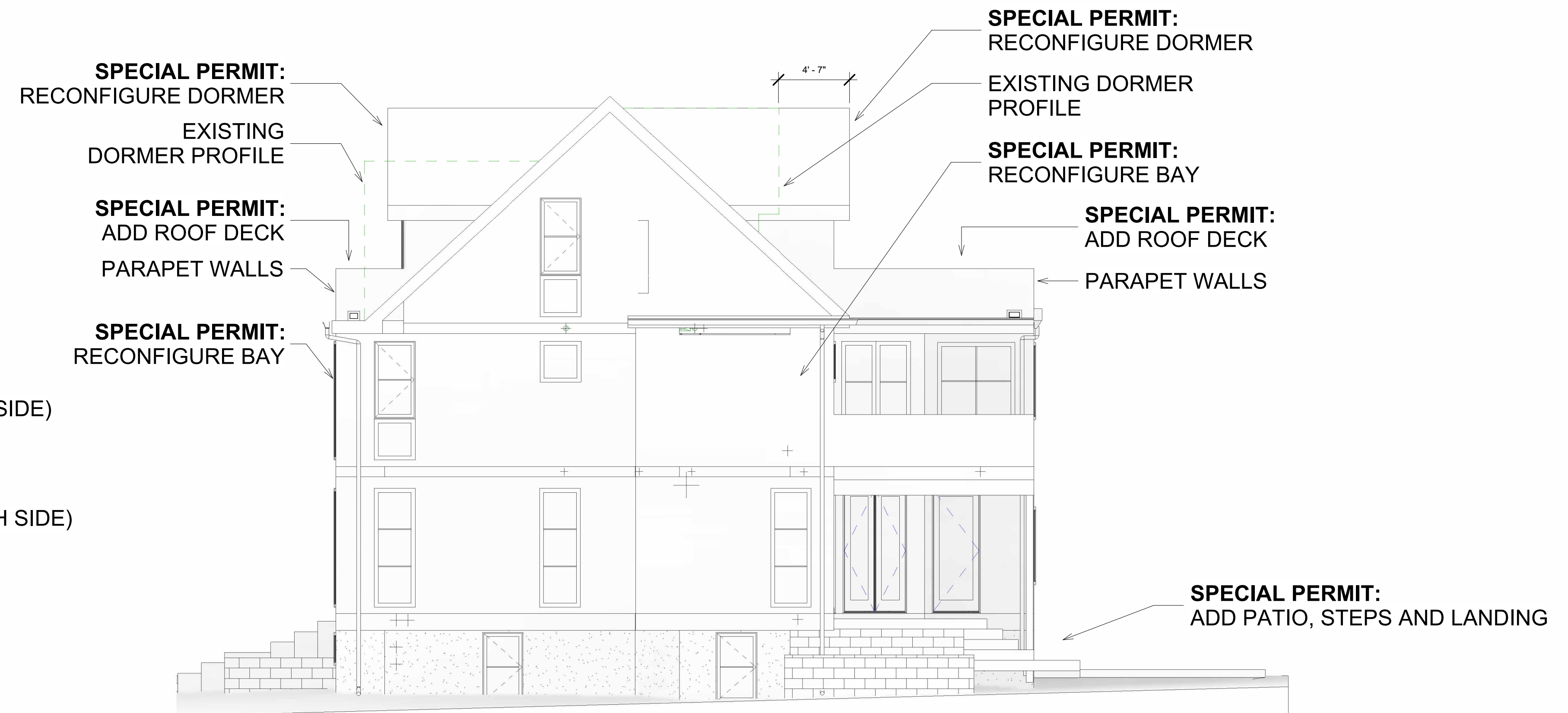


④ North - Existing (BZA)  
3/16" = 1'-0"

PROPOSED



① East - Proposed (BZA)  
3/16" = 1'-0"



② North - Proposed (BZA)  
3/16" = 1'-0"



**EXISTING  
CONDITIONS**

**WEST**

**SOUTH**

Existing Height Calculation	
Item	Value (ft)
Average Grade	102.40
Roof Peak	140.00
Building Height	37.60



④ West - Existing (BZA)  
3/16" = 1'-0"



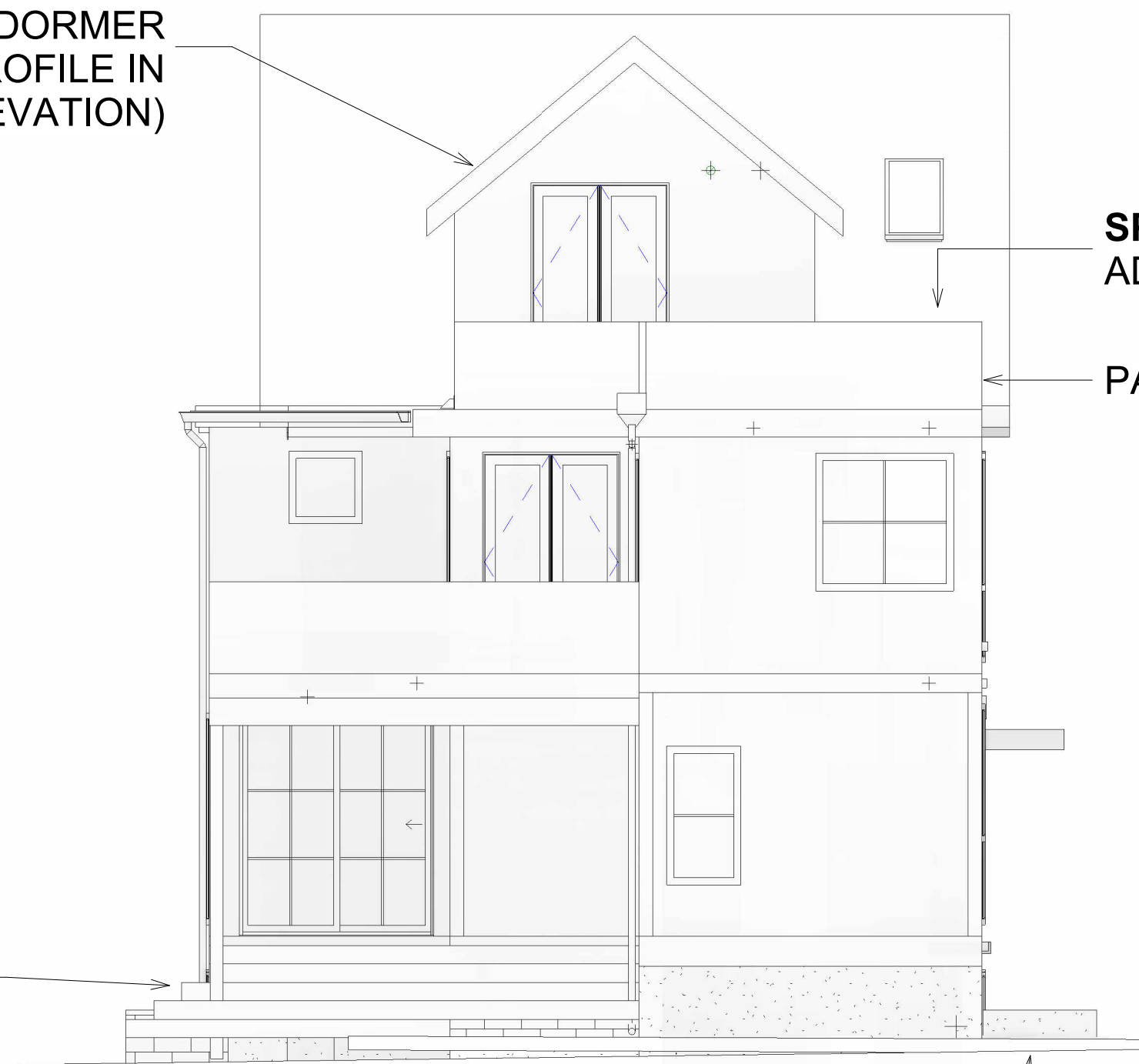
③ South - Existing (BZA)  
3/16" = 1'-0"

**PROPOSED**

Proposed Height Calculation	
Item	Value (ft)
Existing Avg Grade	102.40
Perimeter of Building	138.55
Length of New Wells	6.00
Elevation of Bottom of Well	100.40
New Average Grade	102.31
Roof Peak	140.00
Building Height	37.69

**SPECIAL PERMIT:**  
RECONFIGURE DORMER  
(NO CHANGE TO PROFILE IN  
THIS ELEVATION)

**SPECIAL PERMIT:**  
ADD PATIO, STEPS AND LANDING



**SPECIAL PERMIT:**  
ADD ROOF DECK

PARAPET WALLS

**SPECIAL PERMIT:**  
ADD WINDOW WELL

① West - Proposed (BZA)  
3/16" = 1'-0"

**SPECIAL PERMIT:**  
RECONFIGURE DORMER

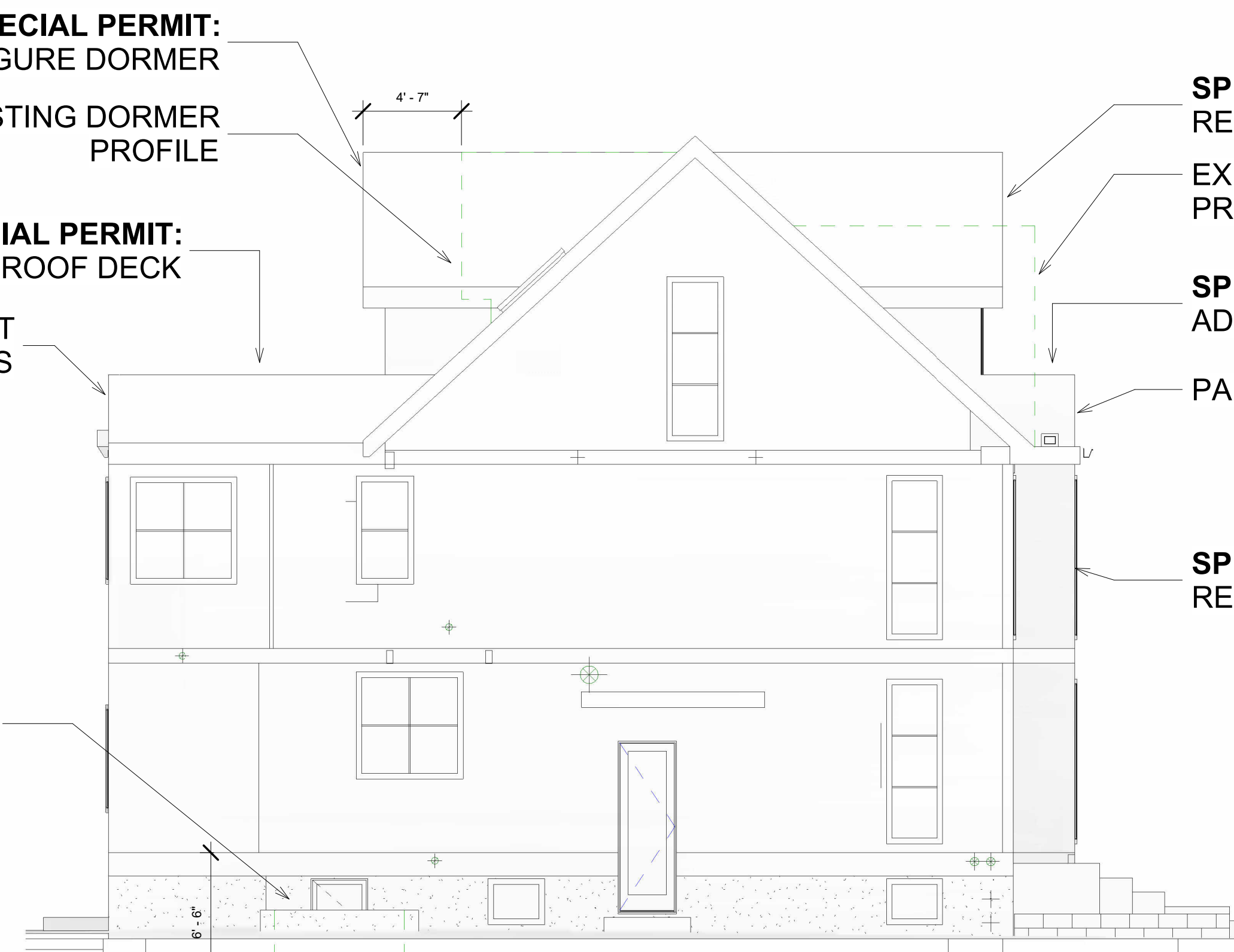
EXISTING DORMER  
PROFILE

**SPECIAL PERMIT:**  
ADD ROOF DECK

PARAPET  
WALLS

**SPECIAL PERMIT:**  
ADD WINDOW WELL

② South - Proposed (BZA)  
3/16" = 1'-0"



**SPECIAL PERMIT:**  
RECONFIGURE DORMER

EXISTING DORMER  
PROFILE

**SPECIAL PERMIT:**  
ADD ROOF DECK

PARAPET WALLS

**SPECIAL PERMIT:**  
RECONFIGURE BAY

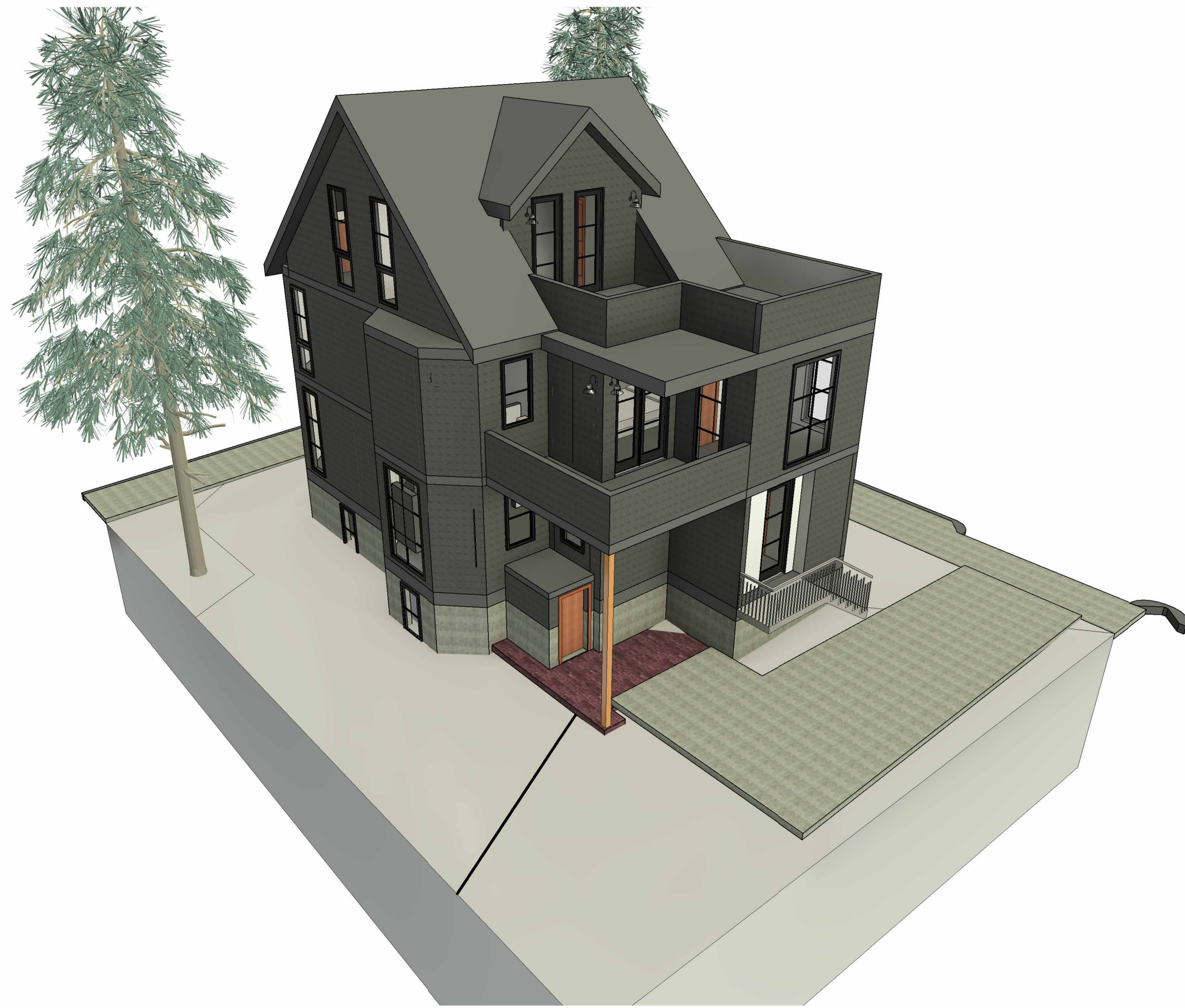
INTERIOR PROFILE OF WINDOW WELL

SURVEY ELEVATION = 106.9 - 6.5 = 100.4'



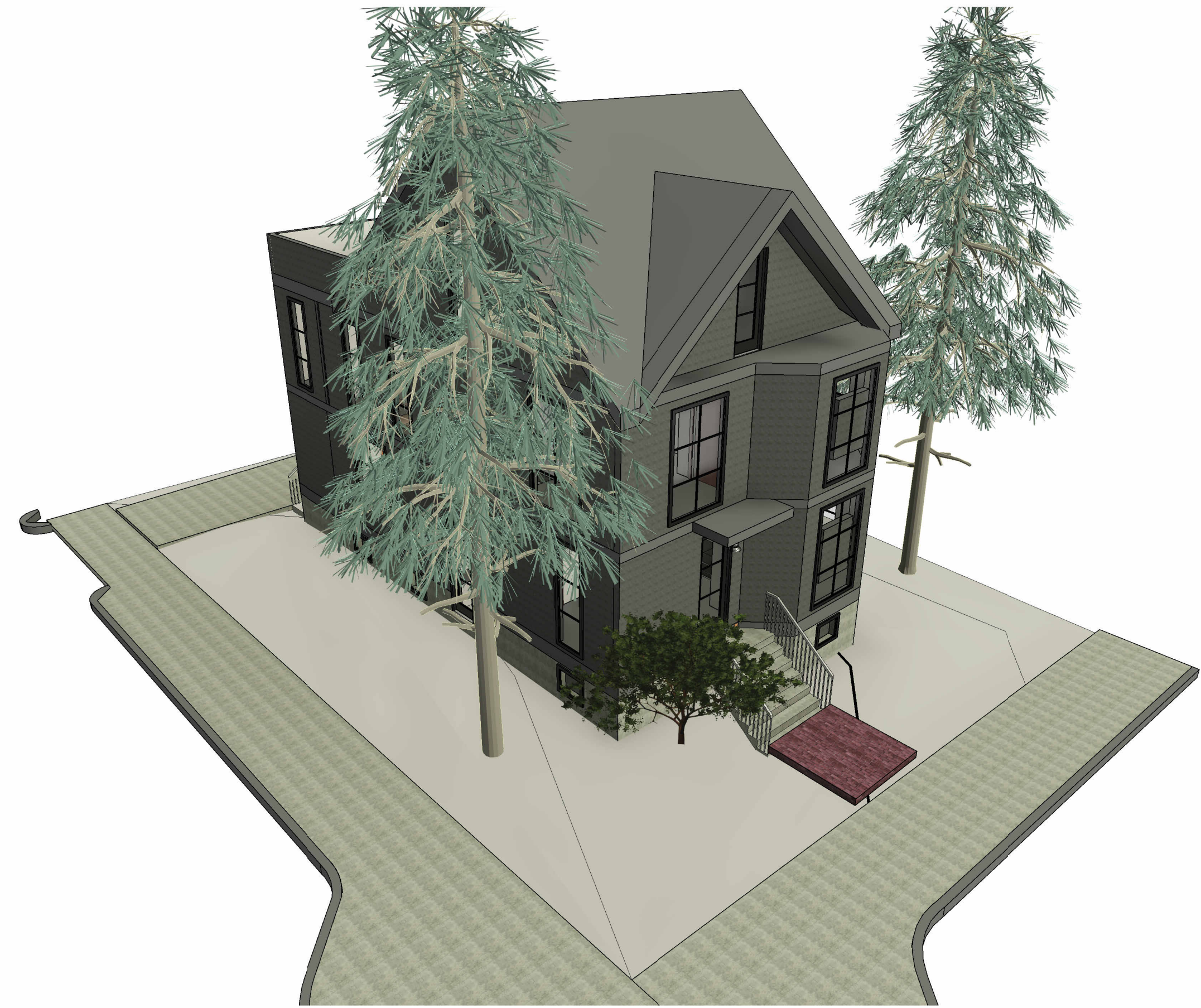
EXISTING  
CONDITIONS

FROM BACK OF LOT



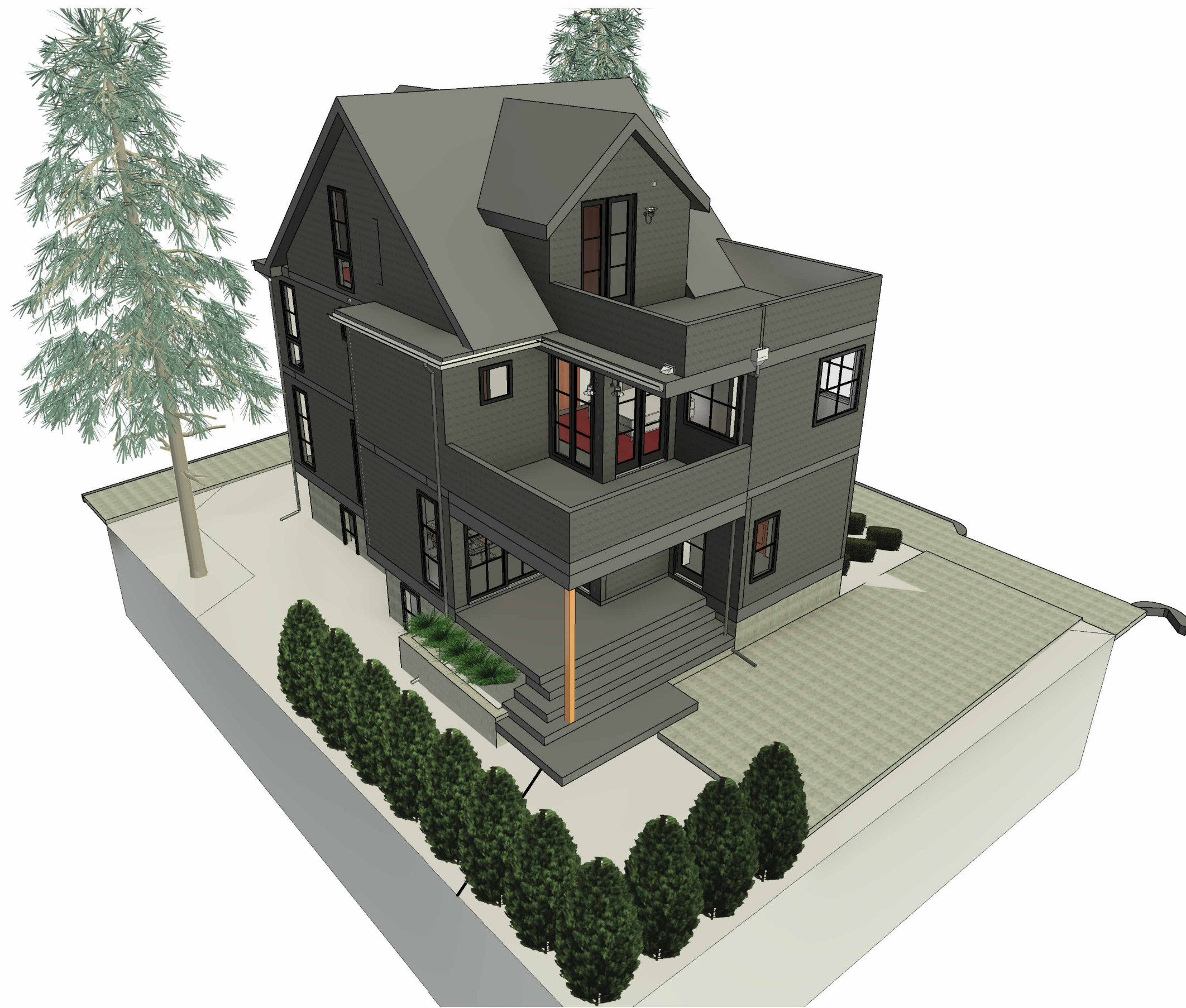
③ 3D from Northwest - Existing (BZA)

FROM STREET CORNER

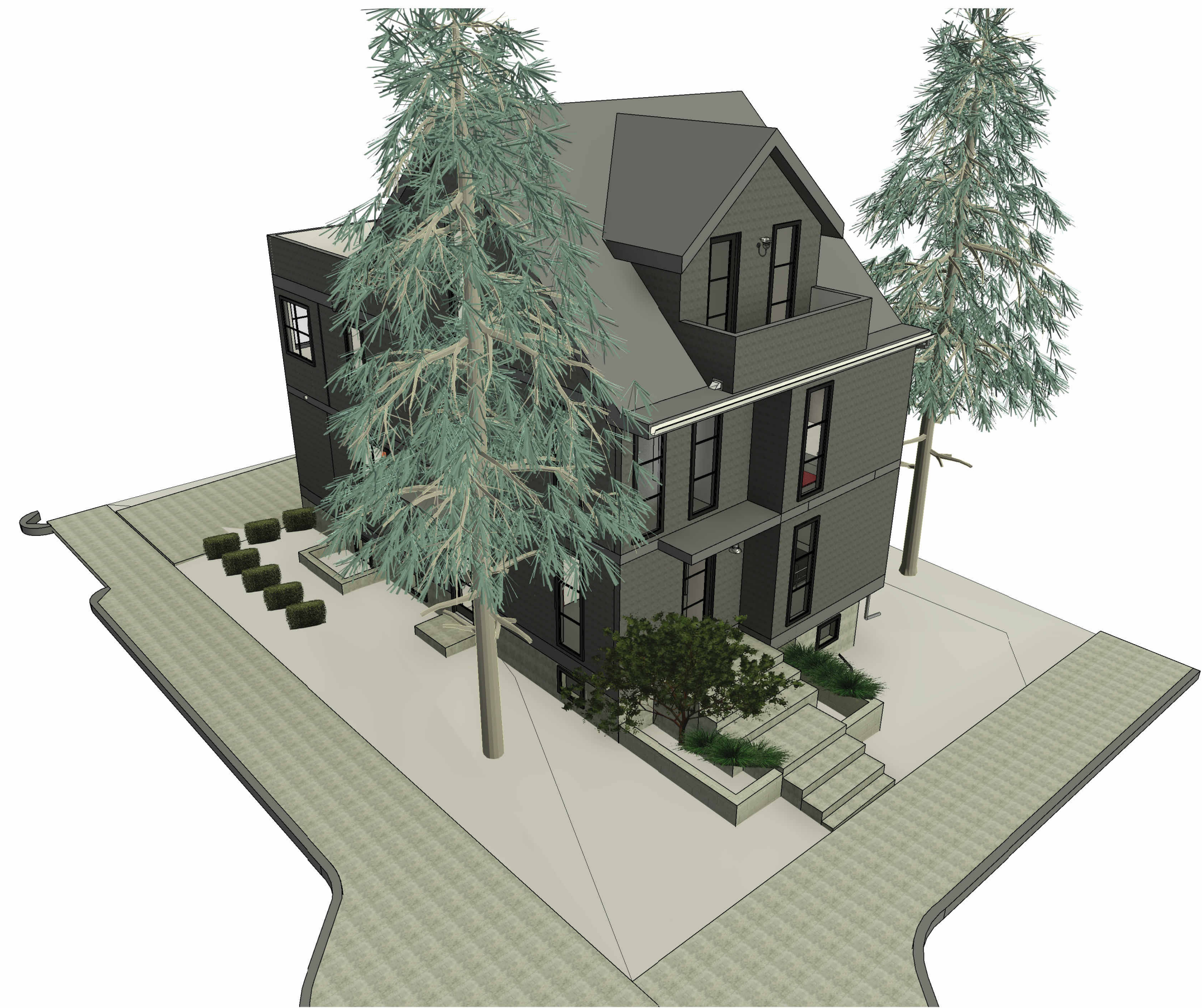


④ 3D from Southeast - Existing (BZA)

PROPOSED

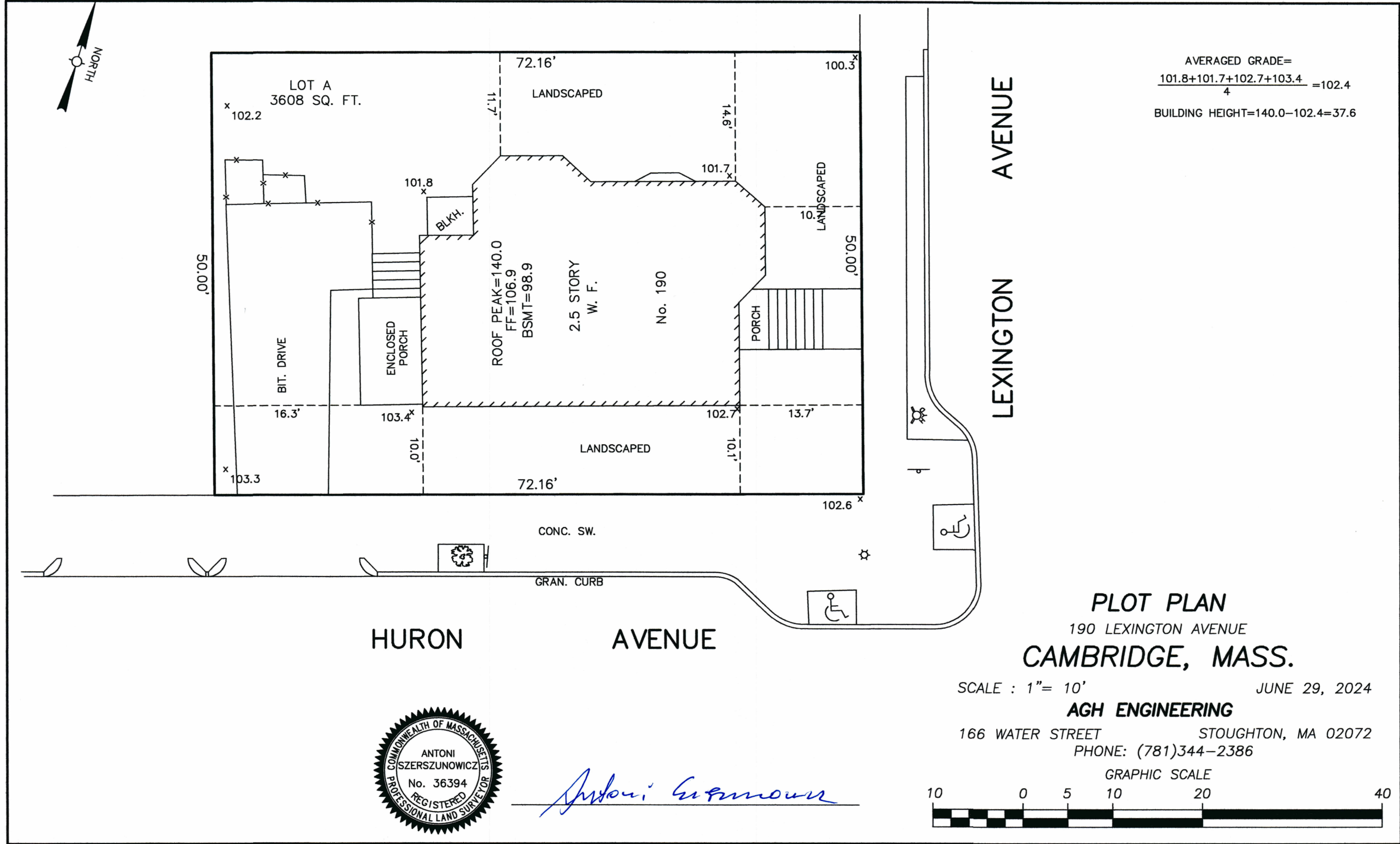


① 3D from Northwest - Proposed (BZA)

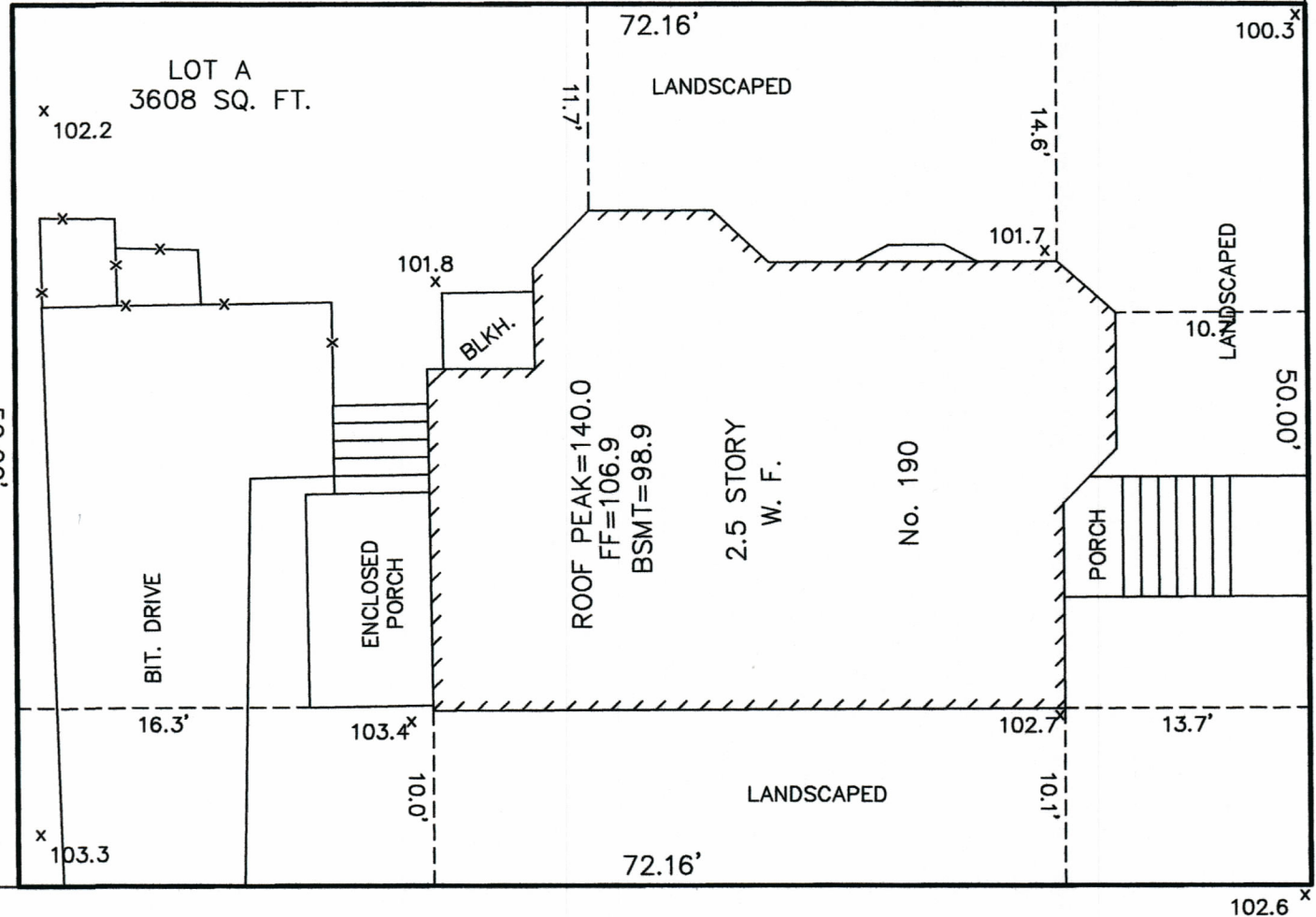


② 3D from Southeast - Proposed (BZA)









AVERAGED GRADE=  
 $\frac{101.8+101.7+102.7+103.4}{4} = 102.4$   
 BUILDING HEIGHT=140.0-102.4=37.6

LEXINGTON AVENUE

HURON AVENUE

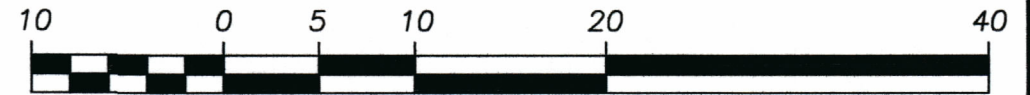
**PLOT PLAN**  
 190 LEXINGTON AVENUE  
**CAMBRIDGE, MASS.**

SCALE : 1" = 10' JUNE 29, 2024

**AGH ENGINEERING**

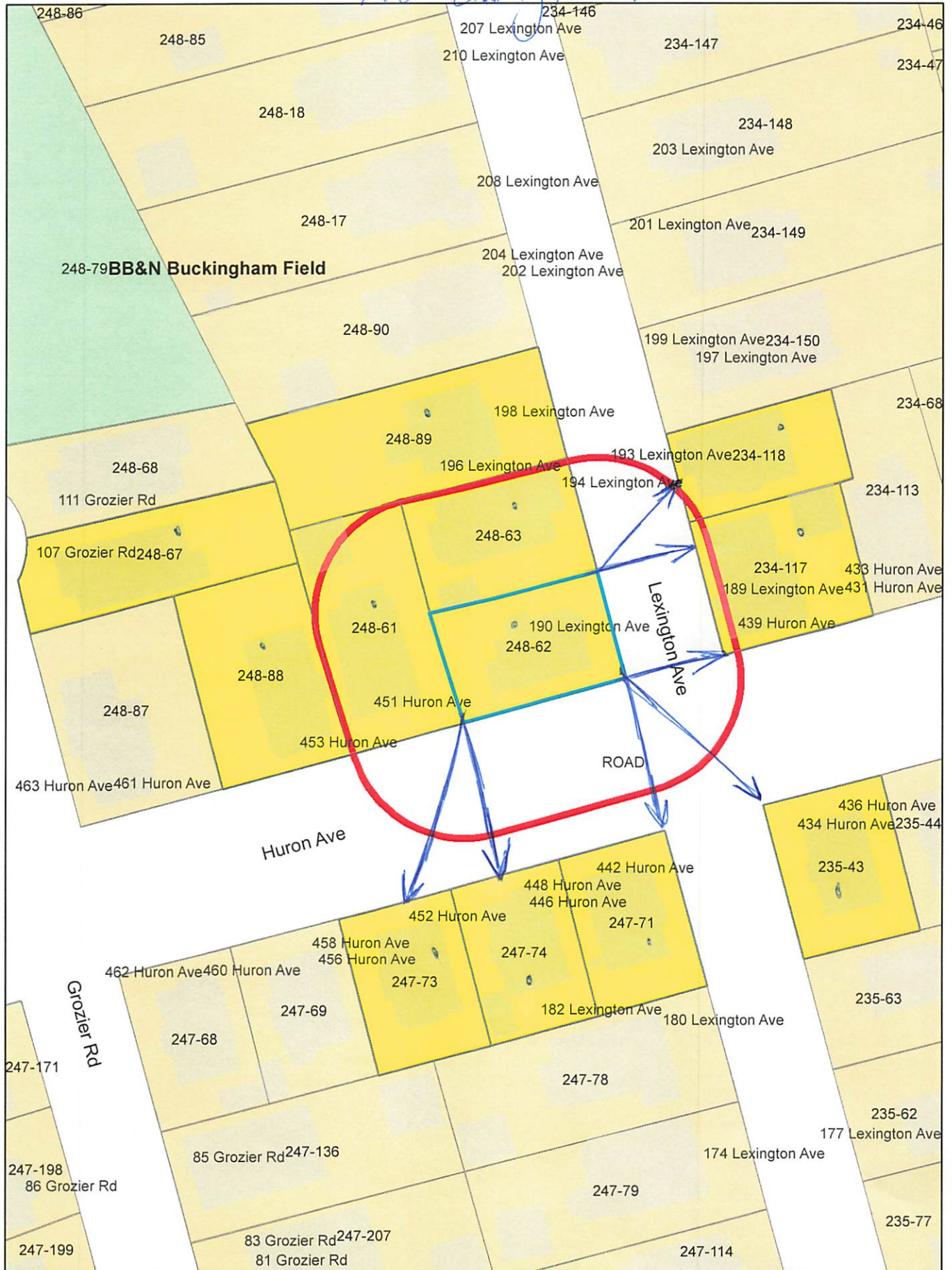
166 WATER STREET STOUGHTON, MA 02072  
 PHONE: (781)344-2386

GRAPHIC SCALE



*Antoni Szerszunowicz*

190 Lexington Ave



190 Lexington Ave

Petitioner

248-63  
PROPHET, STEPHEN A. & ANAN NATHIF  
194 LEXINGTON AVE UNIT 194  
CAMBRIDGE, MA 02138

248-63  
JACOBBI, MARIANNE  
196 LEXINGTON AVE  
CAMBRIDGE, MA 02138

ROSS KENYON  
43 DOTEN AVE  
SARATOGA SPRINGS, NY 12866

248-61  
LAPIDES, SUSAN J.  
451 HURON AVE  
CAMBRIDGE, MA 02138-2129

248-88  
CHERNOV, JONATHAN & JOLITA JONENAITE  
453 HURON AVE  
CAMBRIDGE, MA 02138

248-62  
ESC GROUP LLC  
190 LEXINGTON AVE  
CAMBRIDGE, MA 02138

234-118  
HOAGLAND, CYNDEE DERMODY  
100 GARDEN STREET  
CAMBRIDGE, MA 02138-2137

235-43  
DUNPHY, RALPH J., LIFE ESTATE &  
RALPH E. DUNPHY  
434 HURON AVE.  
CAMBRIDGE, MA 02138-2126

247-71  
SCOTT, ALEN & KATHERINE N. SCOTT  
442 HURON AVE  
CAMBRIDGE, MA 02138-2127

247-74  
NORRIS, CHARLES R., III &  
DIANE CHARYK NORRIS  
446-448 HURON AVE  
CAMBRIDGE, MA 02138

248-67  
BEAUMONT-SMITH, NATALIE E.  
107-109 GROZIER RD UNIT 109  
CAMBRIDGE, MA 02138

248-67  
GREEN, CONNOR LAURA GREEN  
107-109 GROZIER RD 107  
CAMBRIDGE, MA 02138

247-73  
ITZKOVITZ, DANIEL & NATASHA LIFTON  
452 HURON AVE  
CAMBRIDGE, MA 02138

234-117  
LANNON, TUCKER ROGERS  
CRYSTAL E. CHAPPELL  
439 HURON AVE UNIT 2  
CAMBRIDGE, MA 02138

234-117  
GALISON, PETER L. & CAROLINE A. JONES  
TRUSEES OF THE PETER L. GALISON 1997 TR.  
22 MEADOW WAY  
CAMBRIDGE, MA 02138

248-89  
VAN SLYCK, TRUDI  
198 LEXINGTON AVE.  
CAMBRIDGE, MA 02138-2138