



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:

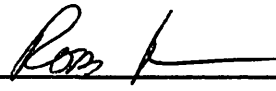
190 Lexington Ave is currently a two-family residence located in the Huron Village neighborhood of Cambridge. A building permit has already been issued for alternations. The proposed work of this application includes the following items:

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):



(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

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		2479	2589	1804 (max.)	(max.)
<u>LOT AREA:</u>		3608	3608	5000 (min.)	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		0.69	0.72	0.5 (max.)	
<u>LOT AREA OF EACH DWELLING UNIT</u>		1804	3608	2500 (min.)	
<u>SIZE OF LOT:</u>	<u>WIDTH</u>	50	50	50 (min.)	
	<u>DEPTH</u>	72.16	72.16	100 (min.)	
<u>SETBACKS IN FEET:</u>	<u>FRONT</u>	10.7 - Lexington frontage	10.7	15 (min.)	
	<u>REAR</u>	10 - Huron frontage	10	15 (min.)	
	<u>LEFT SIDE</u>	11.7	11.7	10 (min.)	
	<u>RIGHT SIDE</u>	16.3	16.3	10 (min.)	
<u>SIZE OF BUILDING:</u>	<u>HEIGHT</u>	37.6	37.7	35 (max.)	
	<u>WIDTH</u>	44.8	44.8	n/a	
	<u>LENGTH</u>	28	28	n/a	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		54.4%	59.0%	40% (min.)	
<u>NO. OF DWELLING UNITS:</u>		2	1	1.4 (max.)	
<u>NO. OF PARKING SPACES:</u>		1	1	0	
<u>NO. OF LOADING AREAS:</u>		0	0	0	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		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 14th 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

FEDERAL BUREAU OF INVESTIGATION

MEMORANDUM FOR THE DIRECTOR

FROM: SAC, NEW YORK

SUBJECT: [Illegible]

Reference is made to [Illegible]

[Illegible]

[Illegible]

[Illegible]

[Illegible]

[Illegible]

[Illegible]

[Illegible]

[Illegible]

[Illegible]

[Illegible]

[Illegible]

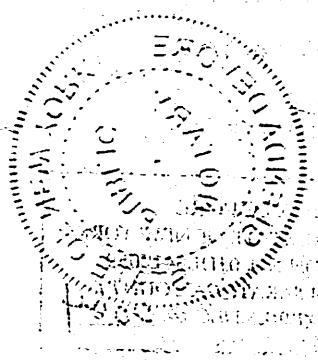
[Illegible]

[Illegible]

[Illegible]

[Illegible]

[Illegible]



Handwritten notes and signatures, including 'New York', 'Post-Konon', and '15-11-54'.

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 (GRADE LEVEL)

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, broken down by relief requested:

HEIGHT:

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.

EXISTING HEIGHT: 37.6'
 PROPOSED HEIGHT: 37.7'

GFA:

2. Reconfiguration of an existing dormer on the east side of the structure. This work extends a pre-existing nonconformity, adding 10 SF of GFA.

3. Extension of a permitted dormer on the west side of the structure. This work extends a pre-existing nonconformity, adding 66 SF of GFA.

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 nonconformity, adding 34 SF of GFA.

EXISTING GFA: 2479 SF (0.69 FAR)
 PROPOSED GFA: 2589 SF (0.72 FAR)

OPEN SPACE:

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.

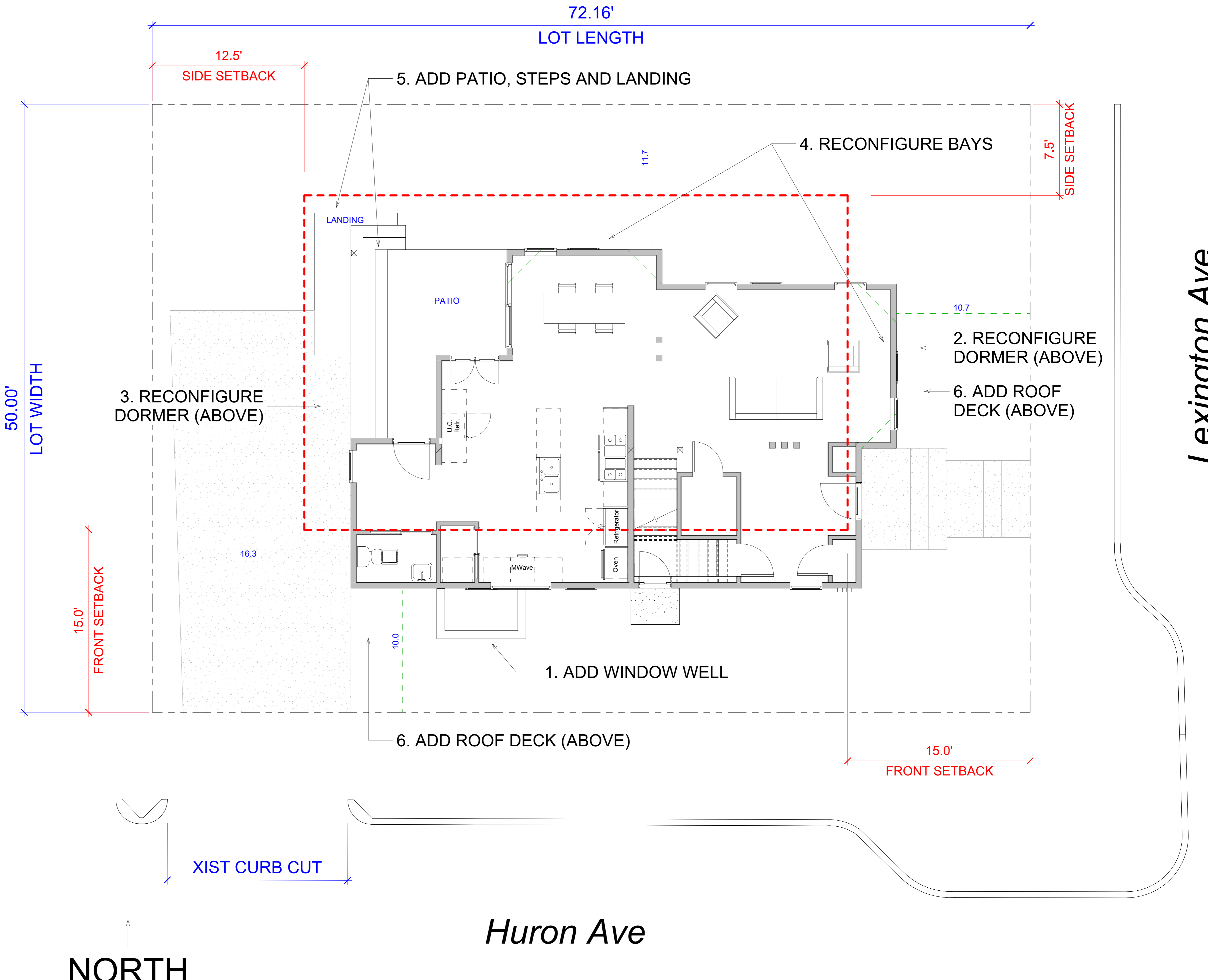
EXISTING PRIV. O.S. RATIO: 13.1%
 PROPOSED PRIV. O.S. RATIO: 6.2%

EXISTING TOTAL O.S. RATIO: 54.4%
 PROPOSED TOTAL O.S. RATIO: 59.0%

SETBACKS:

6. Addition of roof decks on the south and east sides of the third level. This work extends a pre-existing setback nonconformity.

As part of this project, the dwelling will be converted to a single-family residence, but no relief is required for this change.



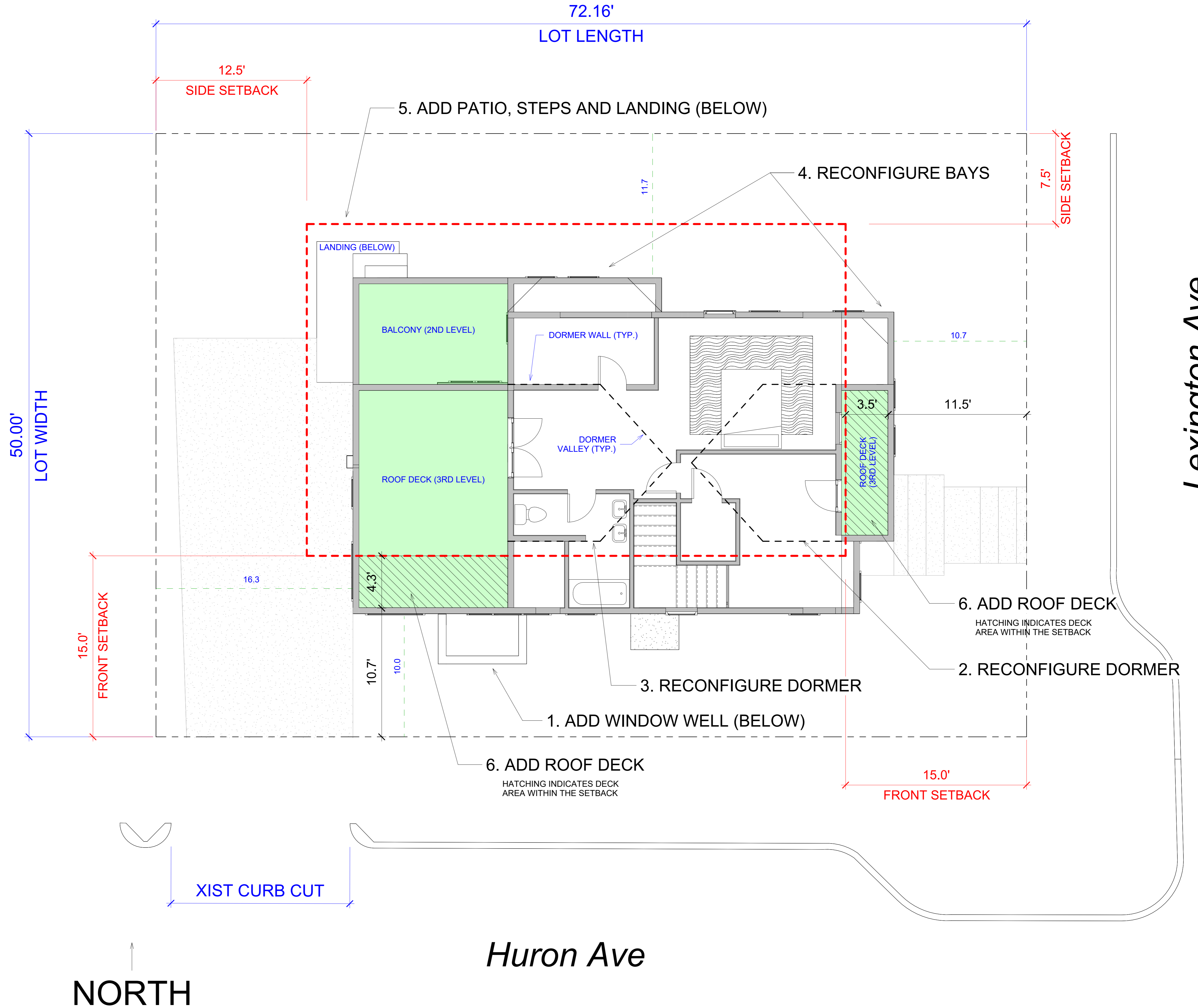
NORTH

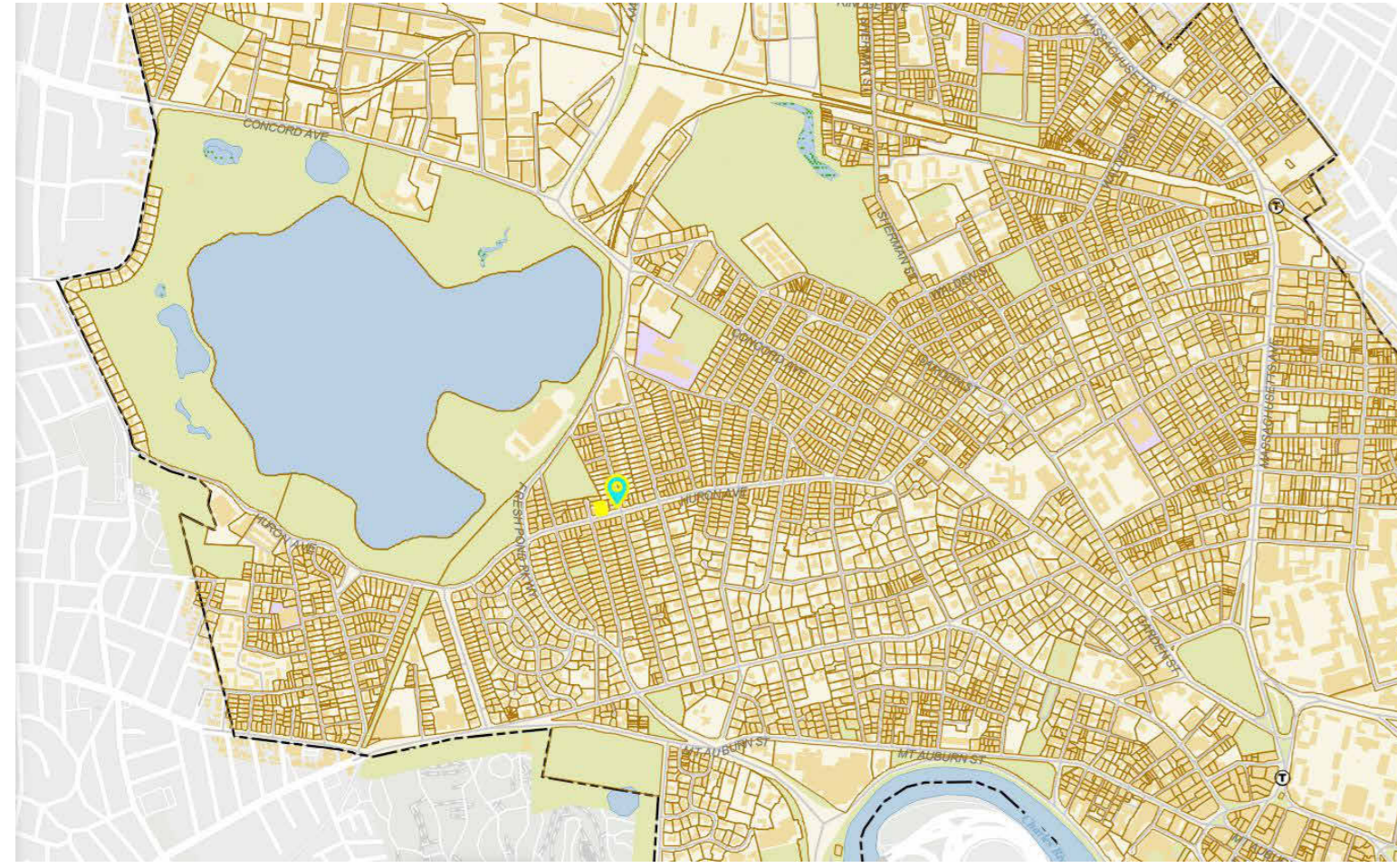
① Site - Ph2 (BZA)
 1/4" = 1'-0"

Lexington Ave

Huron Ave

SITE PLAN (THIRD LEVEL)





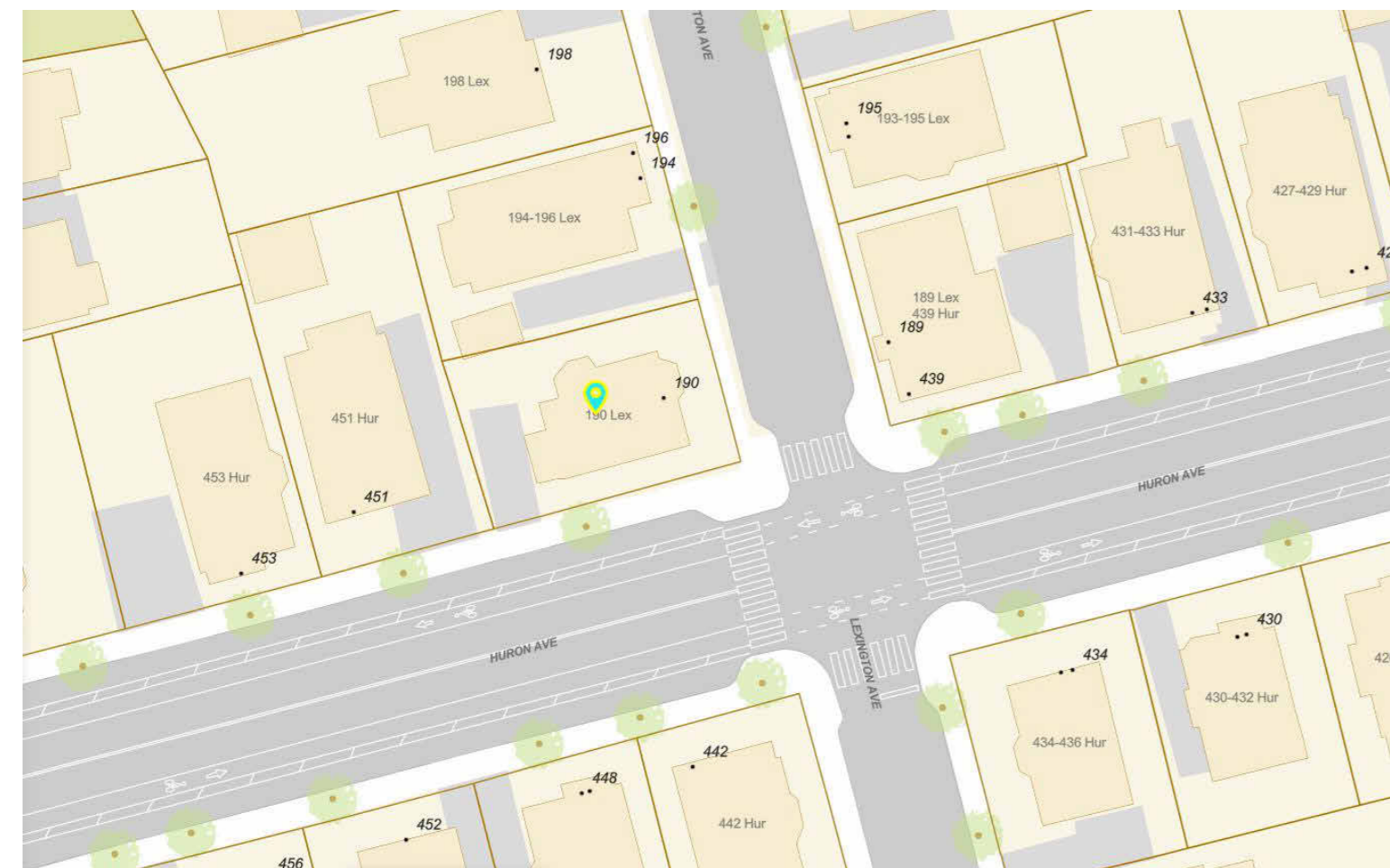
View looking northeast from Huron Ave



View looking southwest from Lexington Ave



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



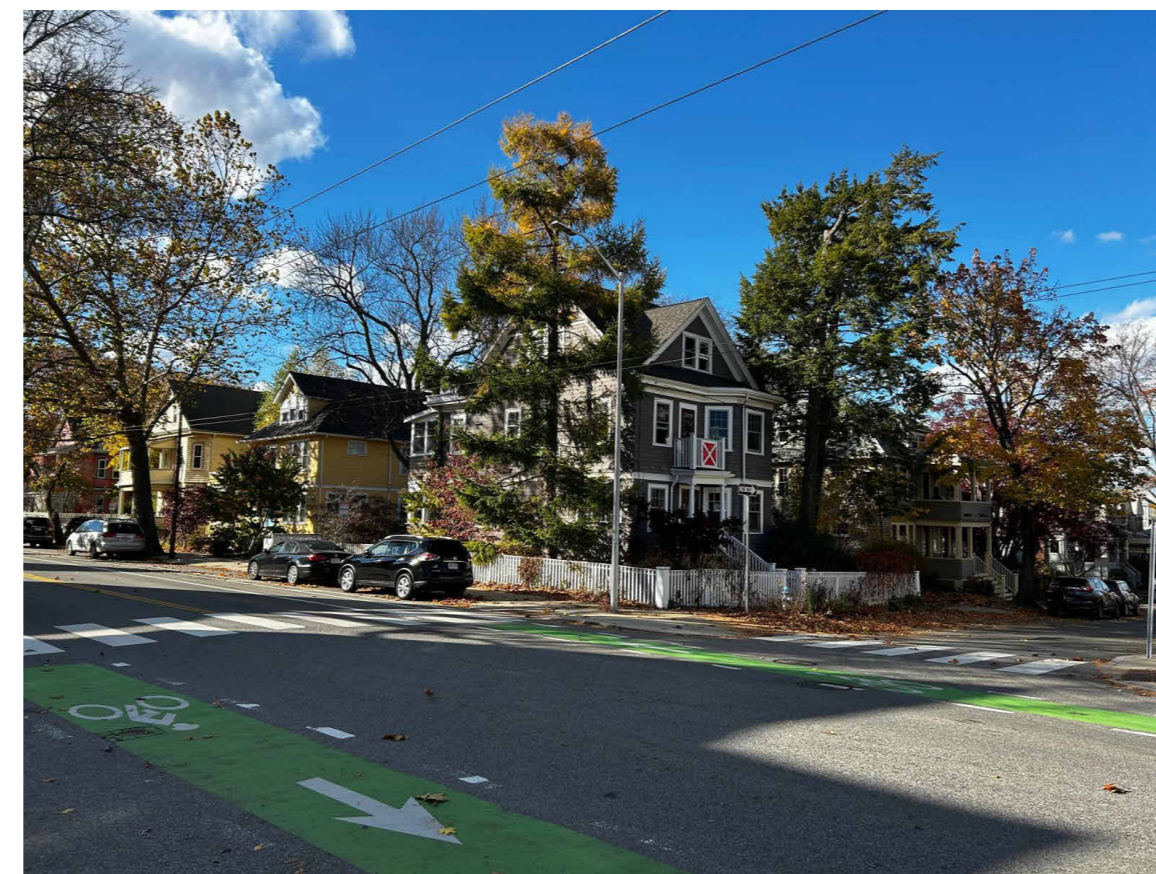
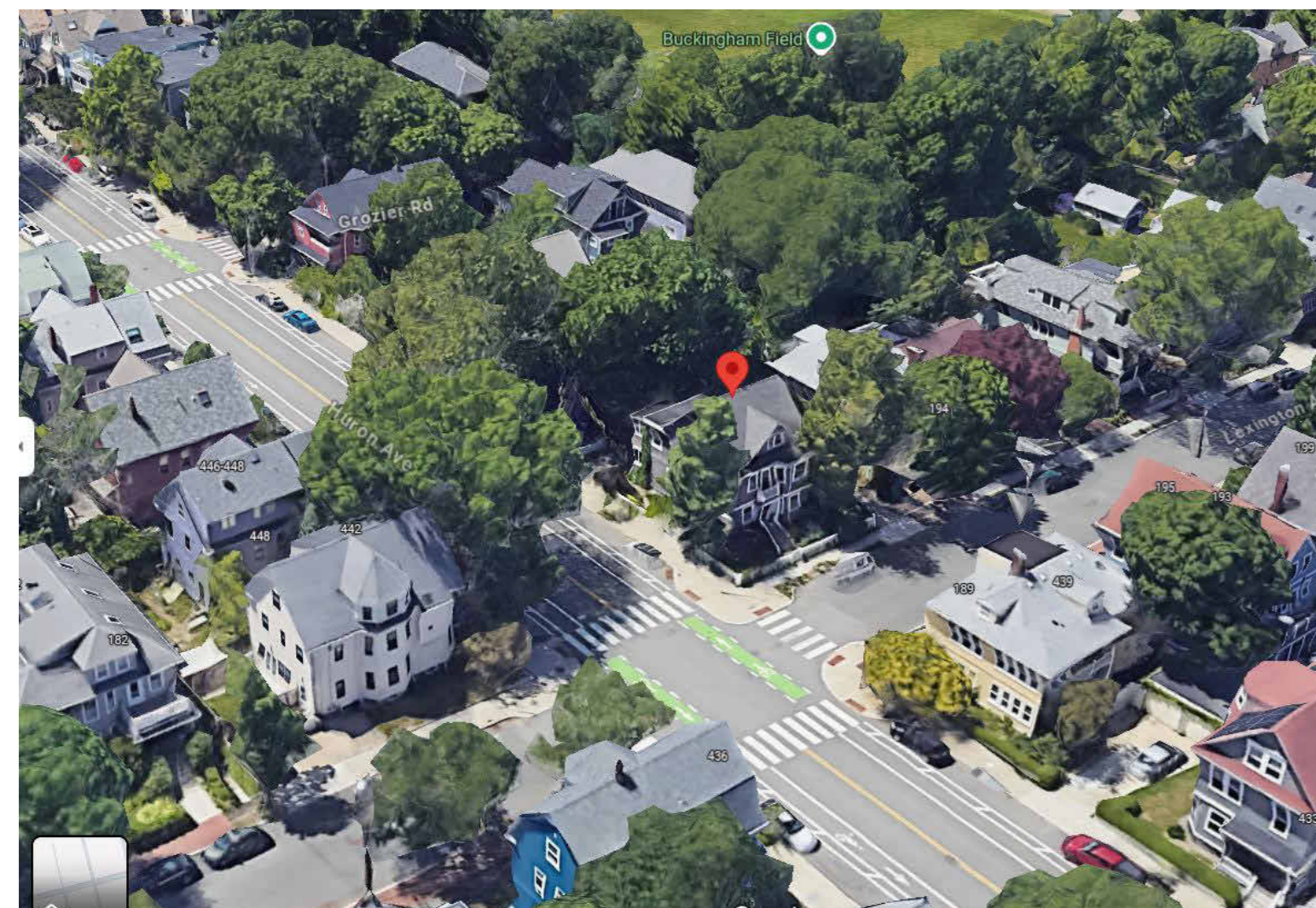
View of the south elevation, looking north from Huron Ave



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



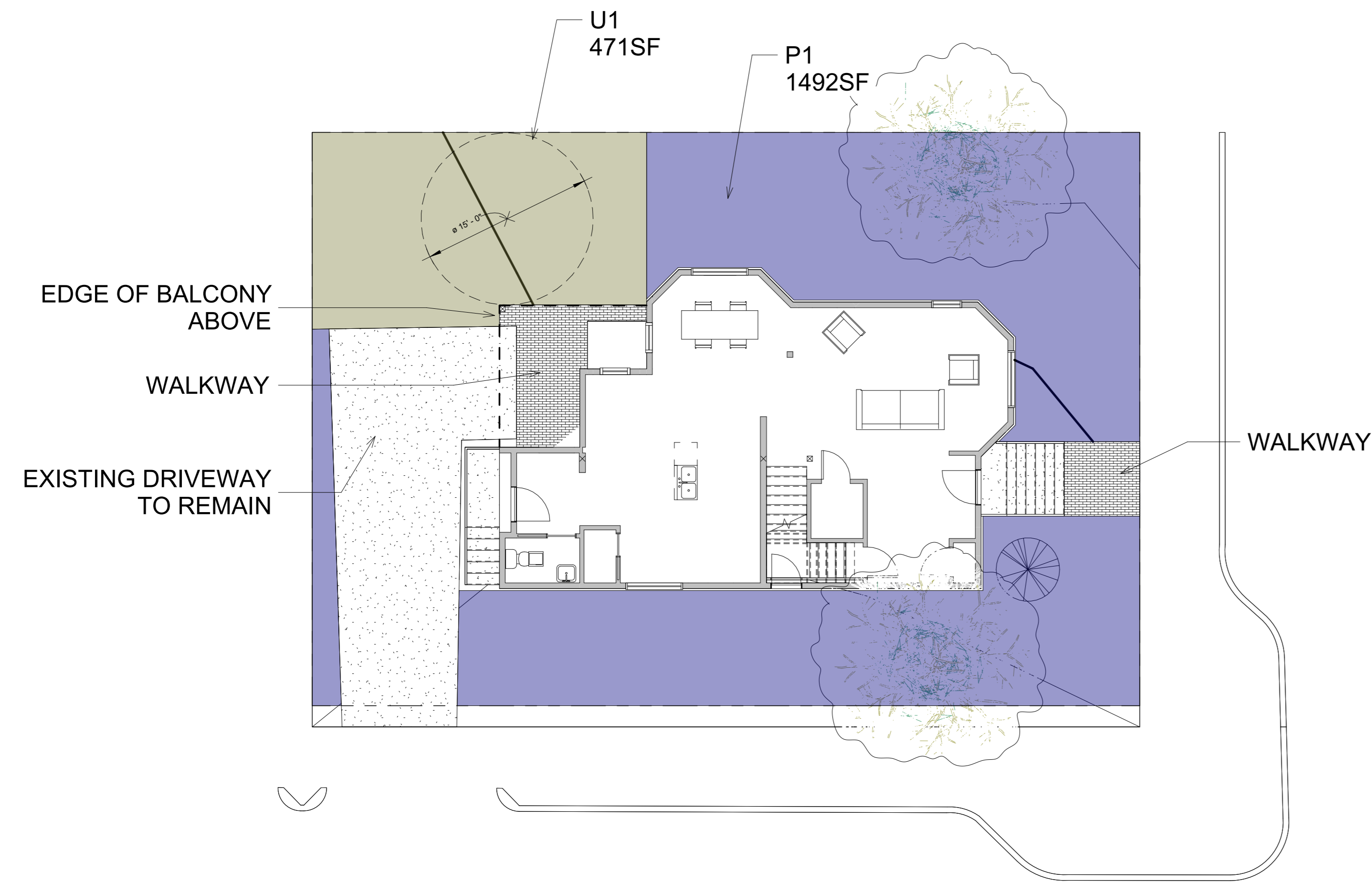
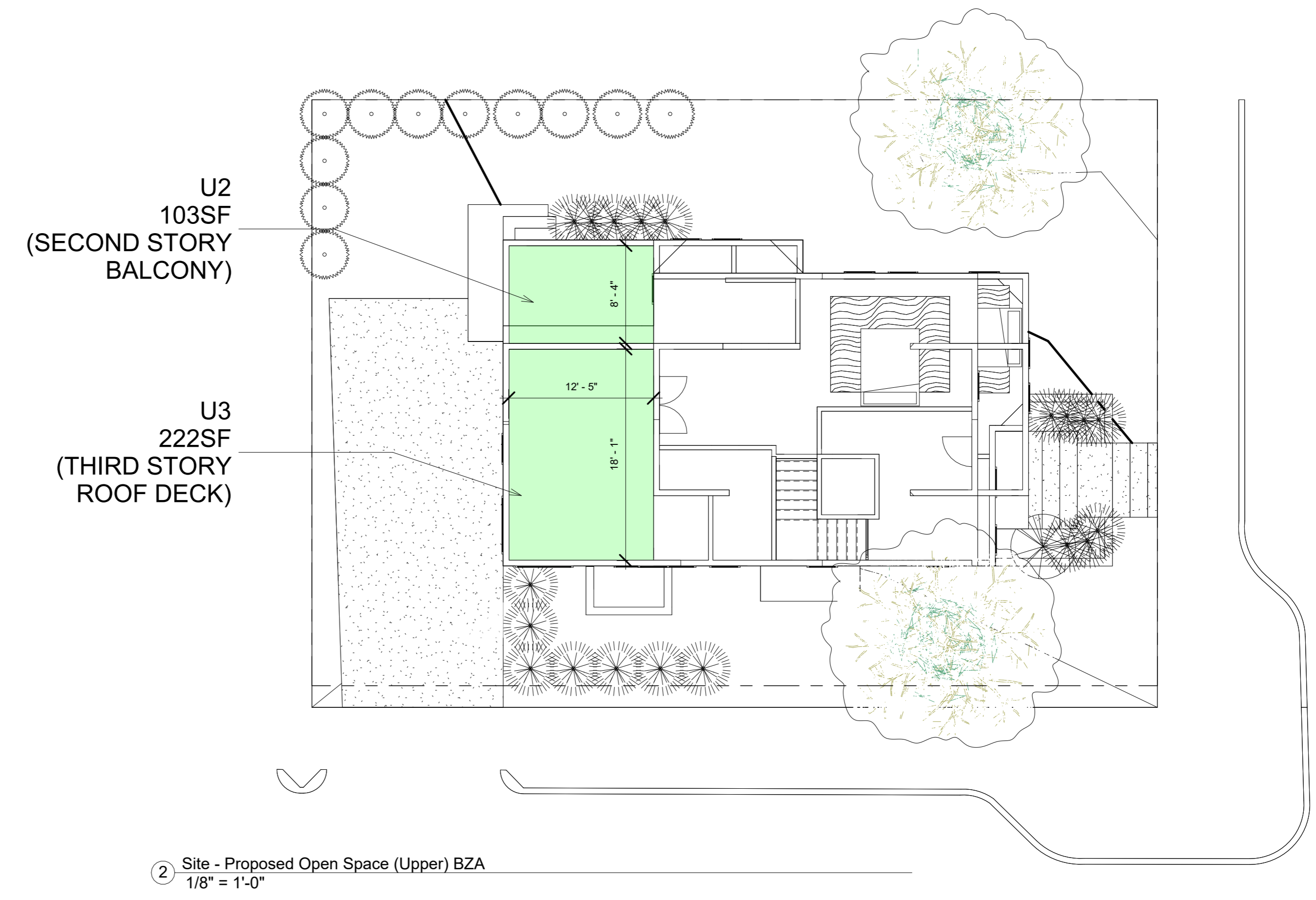
View of the east elevation, looking west from Lexington Ave



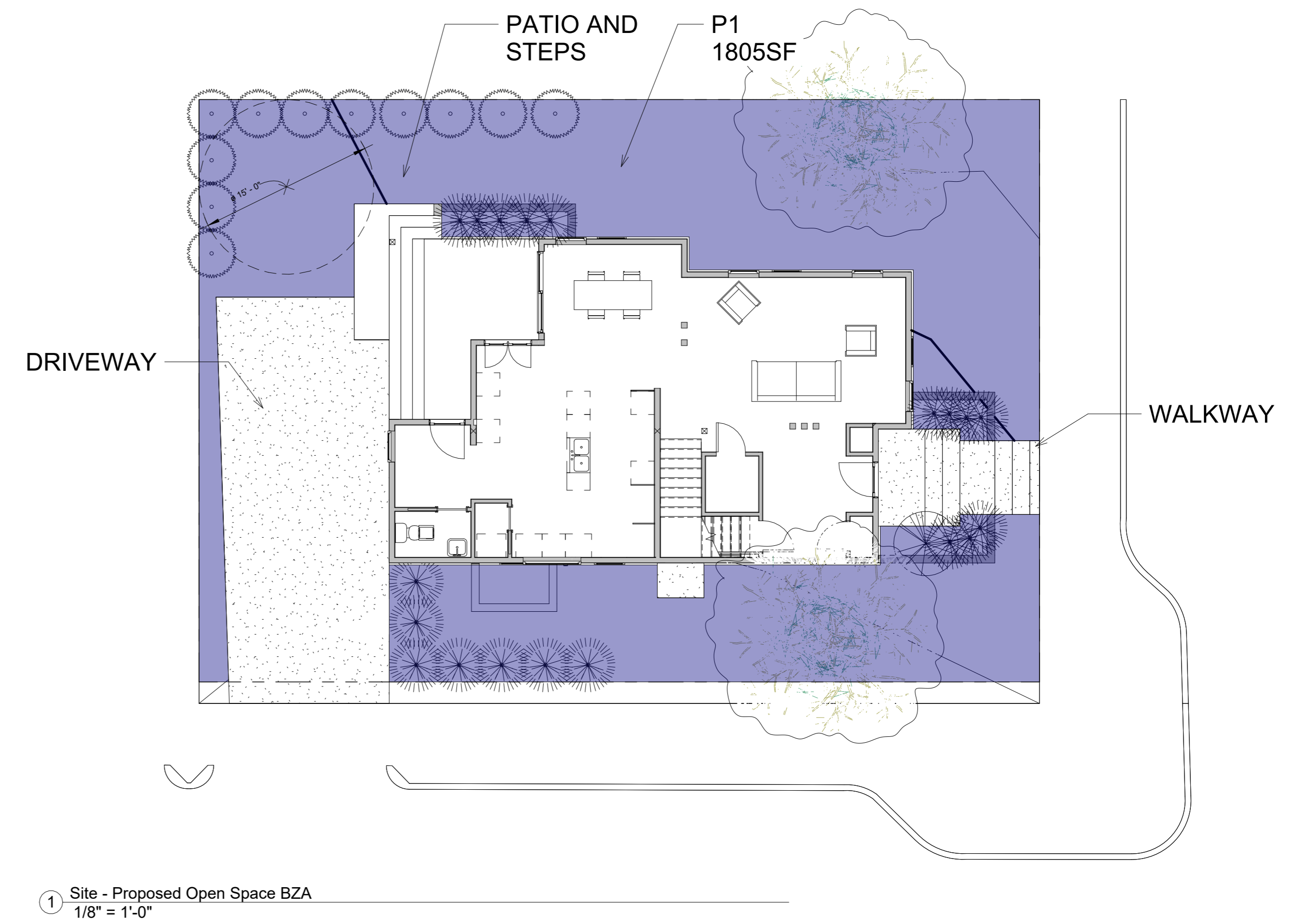
View of west elevation, looking east from the driveway

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%

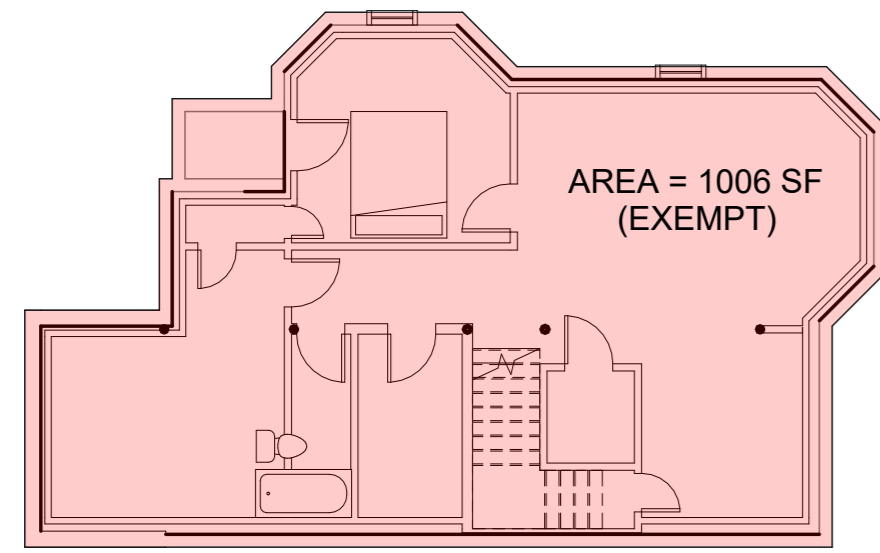


EXISTING CONDITIONS



PROPOSED

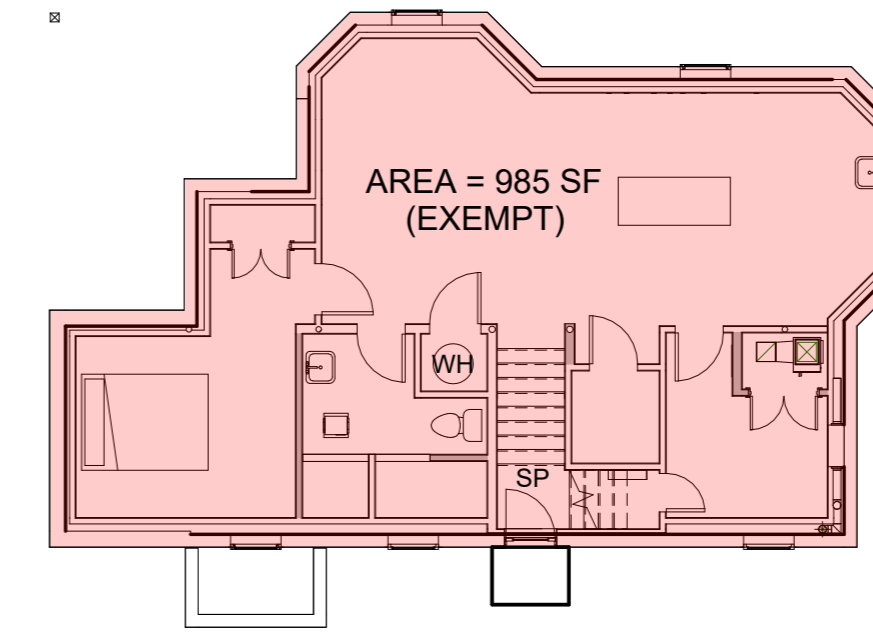
EXISTING CONDITIONS



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

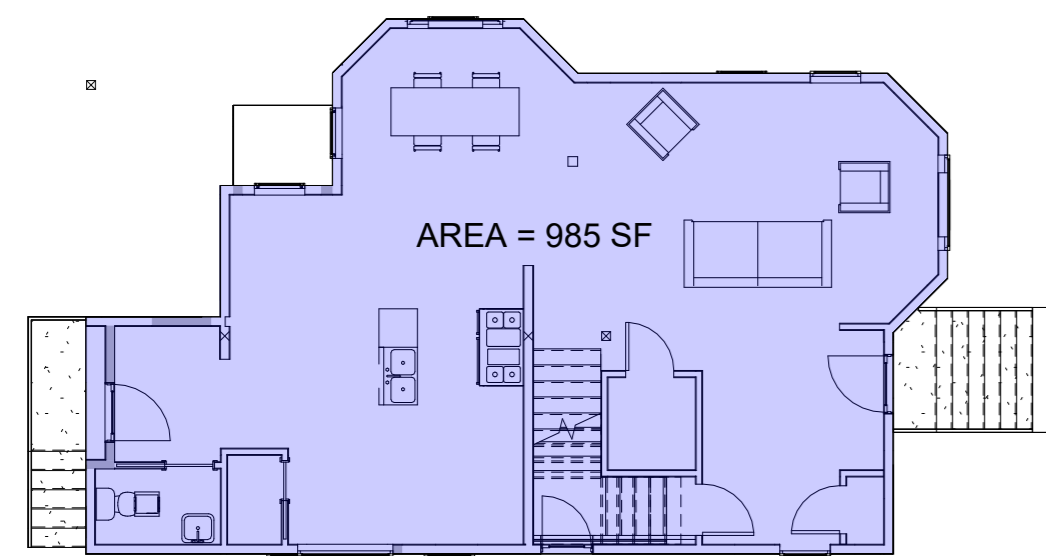
Existing Building Area		
Location	GFA (SF)	Exempt Area (SF)
Basement		1006
First Floor	985	0
Second Floor	985	0
Third Floor	509	0
Totals	2479	1006

PROPOSED

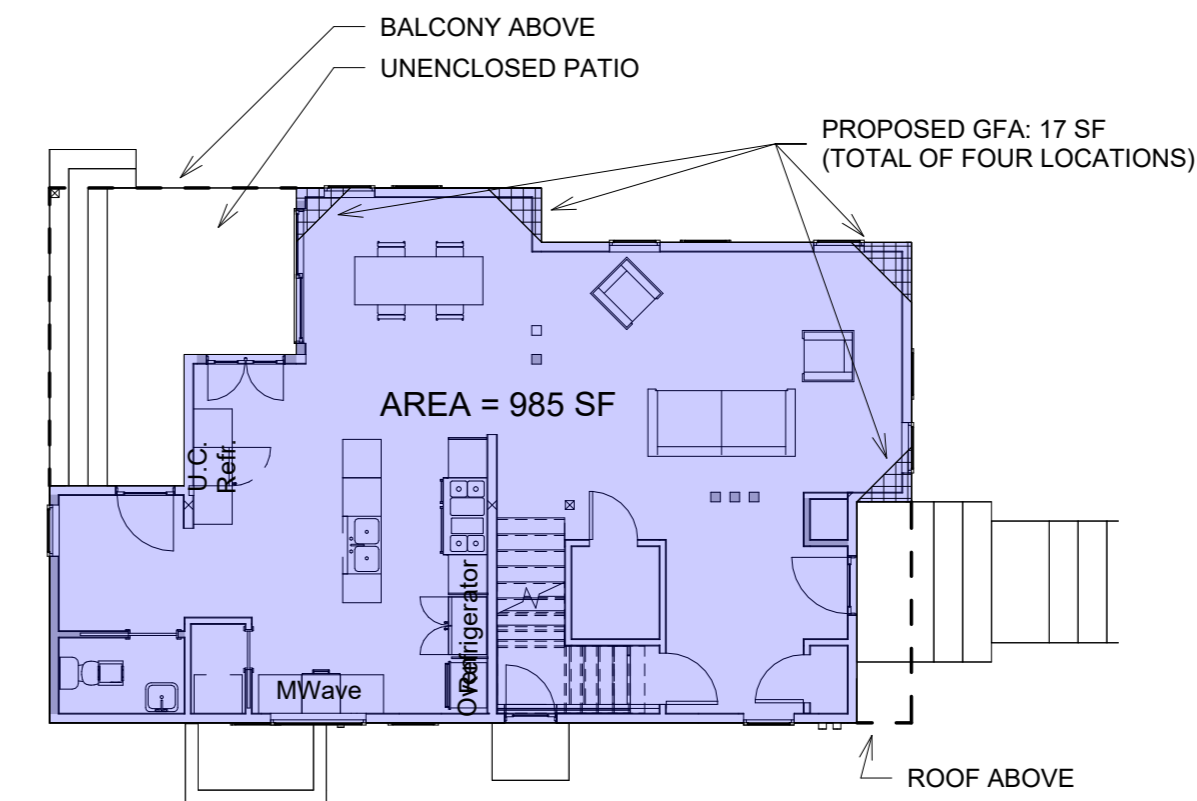


① L 0.1 - Bsmt Flr - Proposed GFA (BZA)
1" = 10'-0"

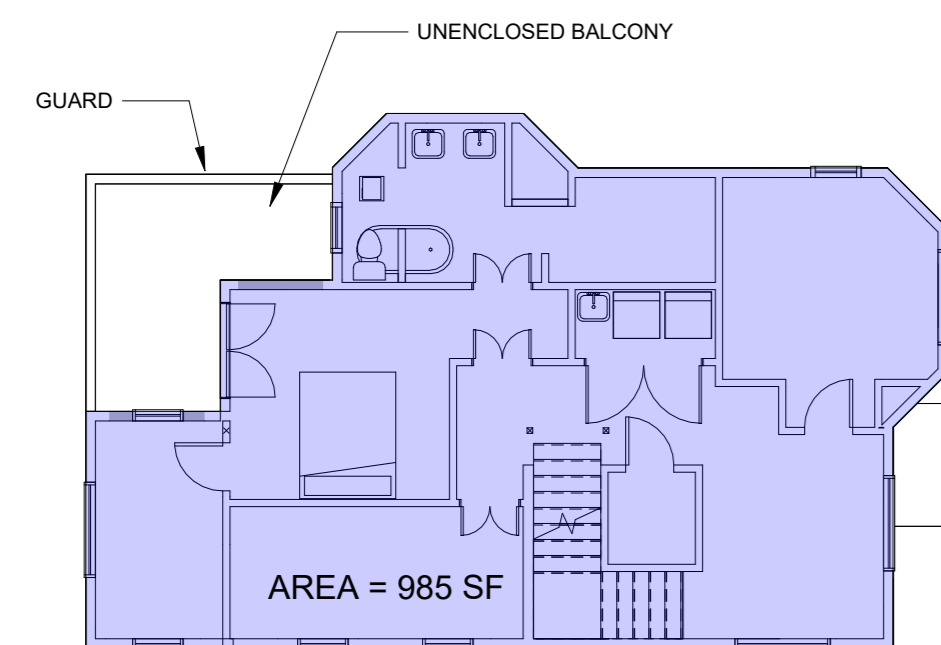
Proposed Building Area		
Location	GFA (SF)	Exempt Area (SF)
Basement		985
First Floor (985 + 17)	1002	0
Second Floor (985 + 17)	1002	0
Third Floor (509 + 66 + 10)	585	0
Totals	2589	985



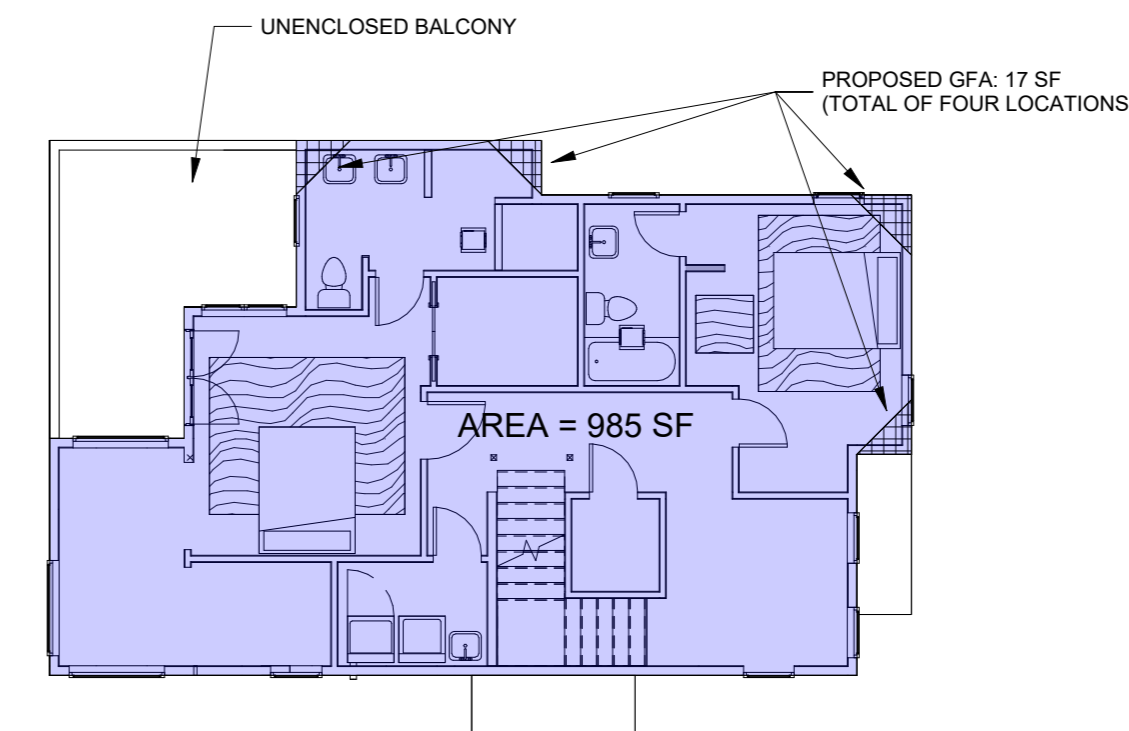
⑥ Level 1 - Existing GFA (BZA)
1" = 10'-0"



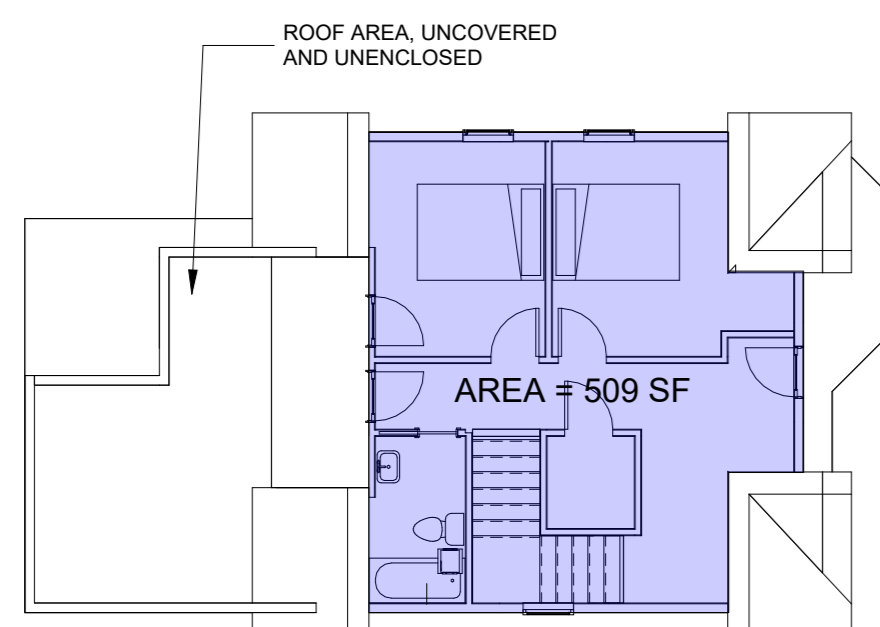
② Level 1 - Proposed GFA (BZA)
1" = 10'-0"



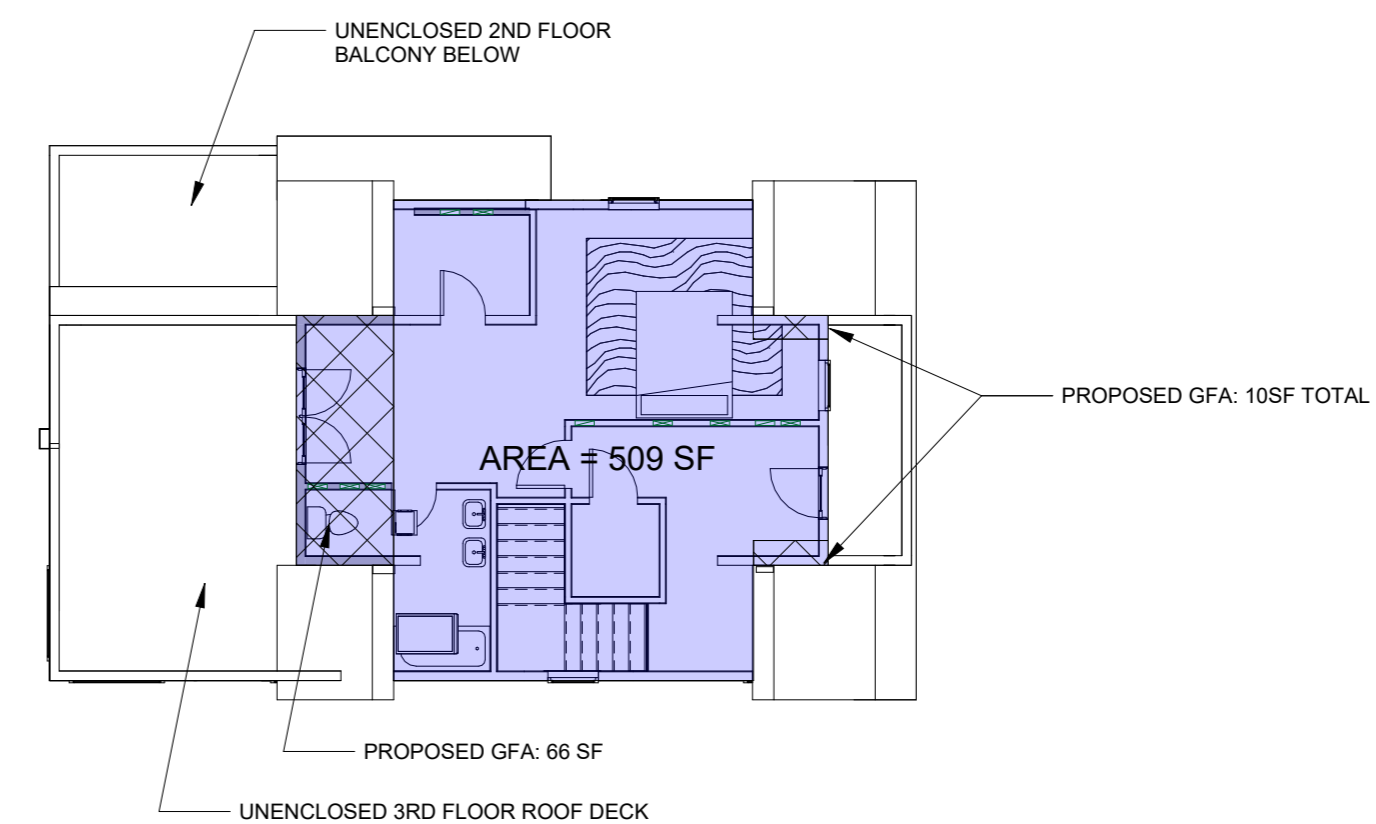
⑦ Level 2 - Existing GFA (BZA)
1" = 10'-0"



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

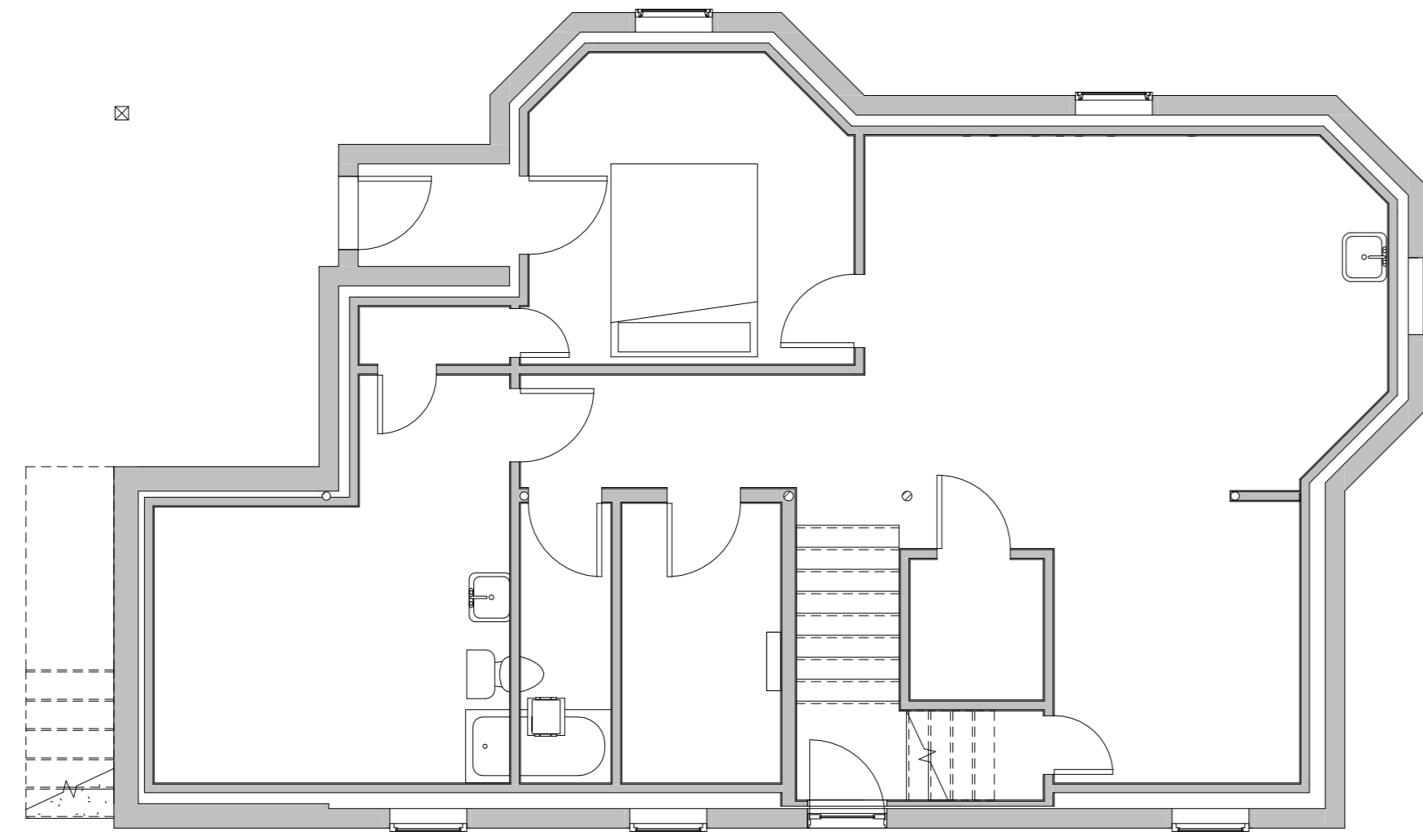


⑧ Level 3 - Existing GFA (BZA)
1" = 10'-0"

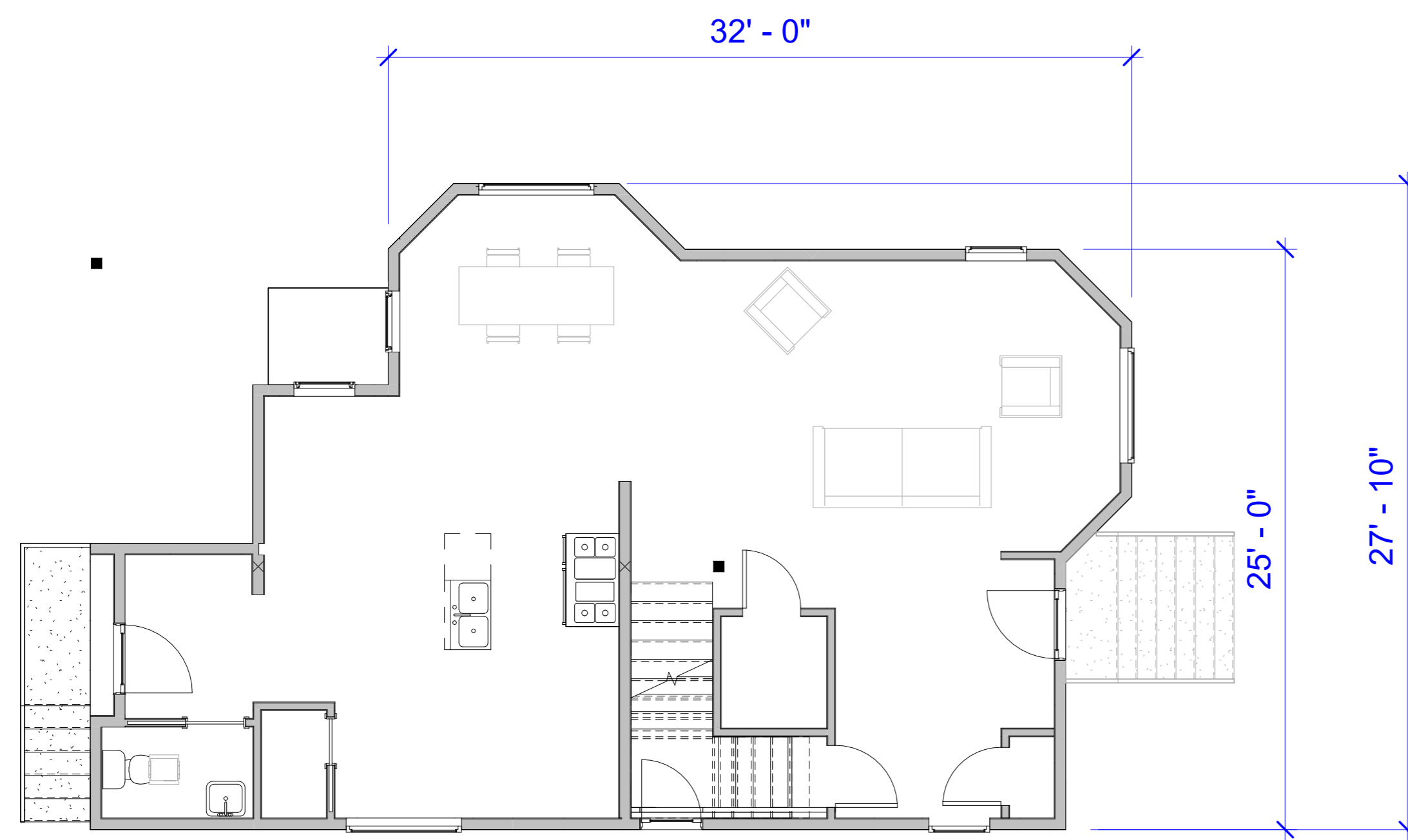


④ Level 3 - Proposed GFA (BZA)
1" = 10'-0"

EXISTING CONDITIONS

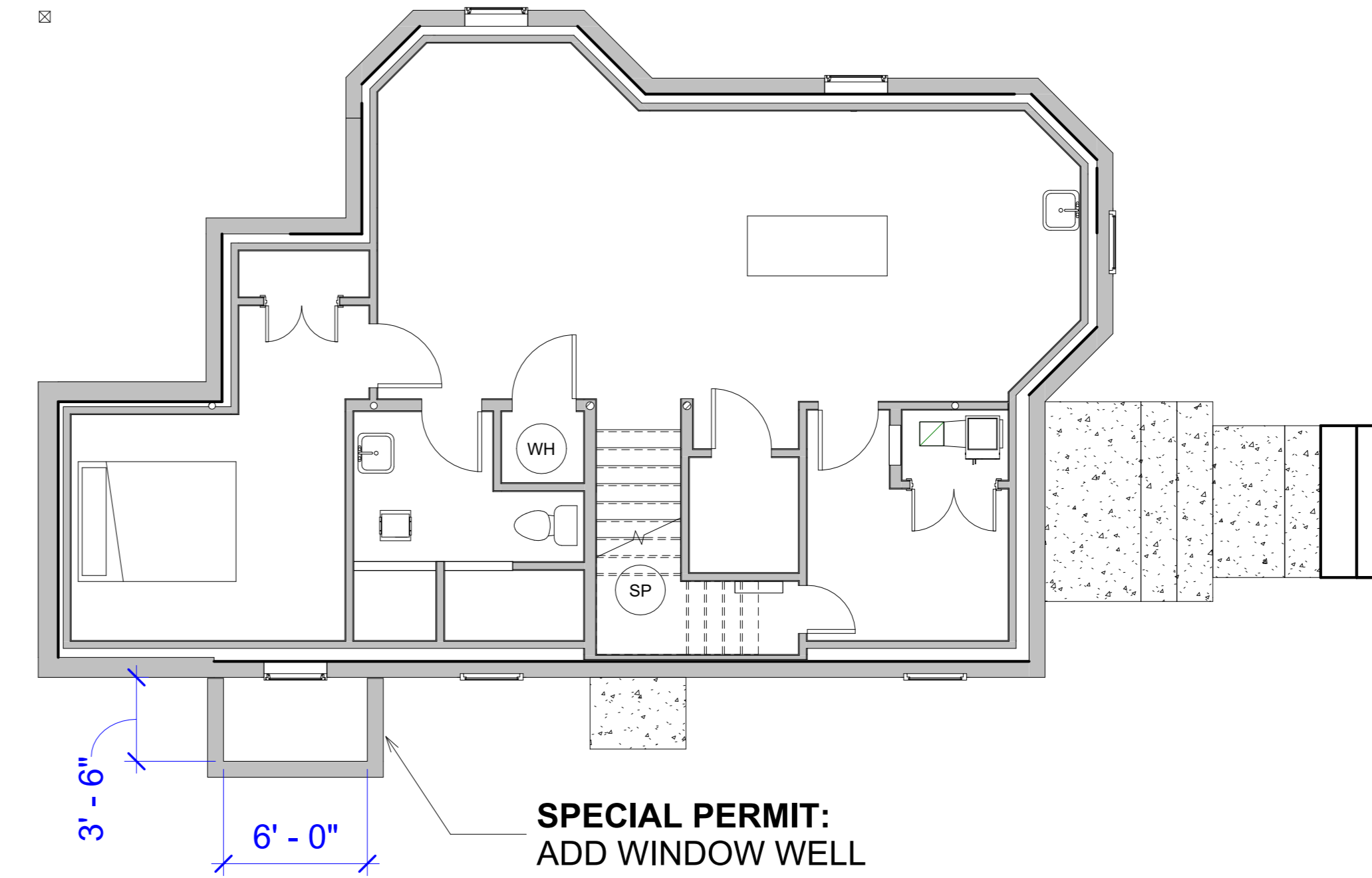


③ L 0.1 - Bsmt Flr - Existing (BZA)
3/16" = 1'-0"

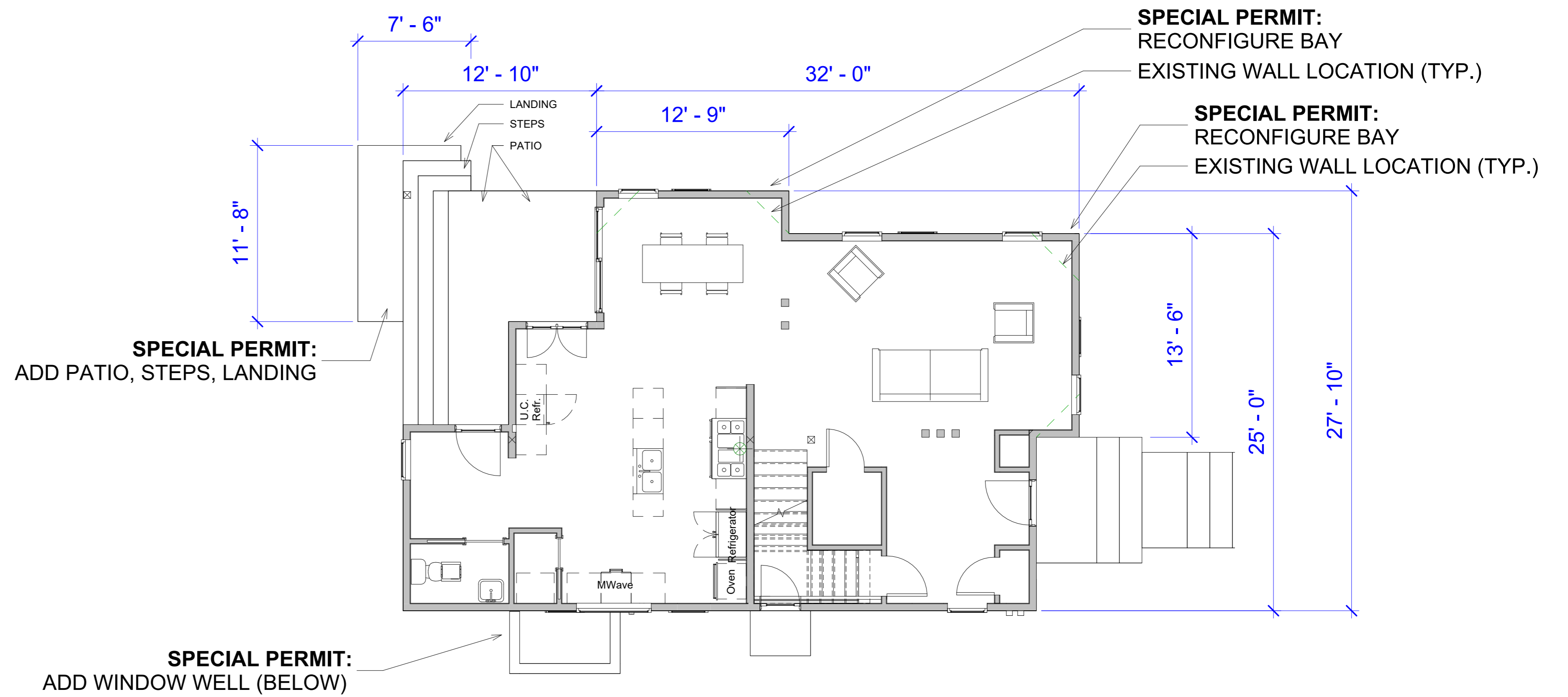


④ Level 1 - Existing (BZA)
3/16" = 1'-0"

PROPOSED

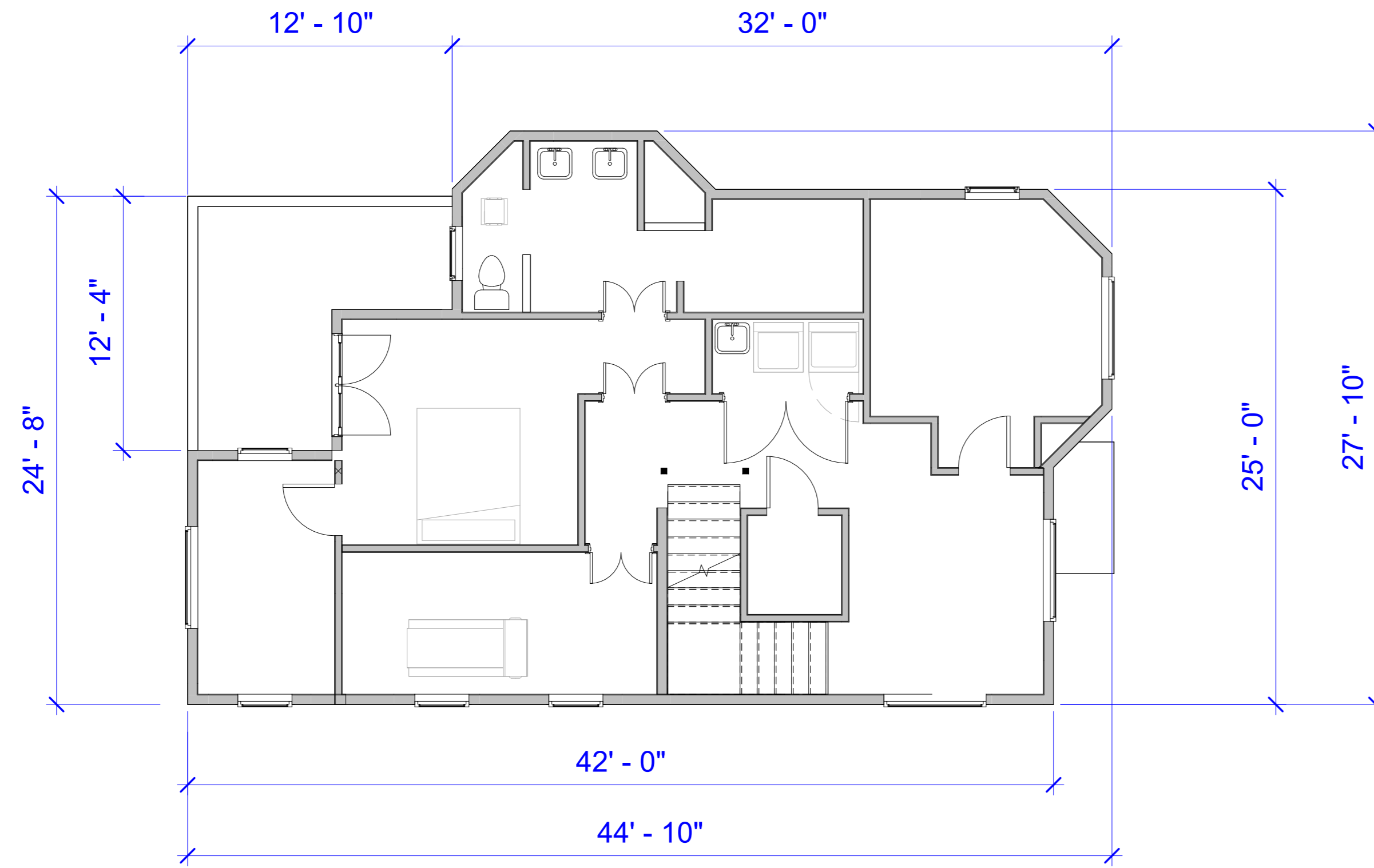


① L 0.1 - Bsmt Flr - Proposed (BZA)
3/16" = 1'-0"

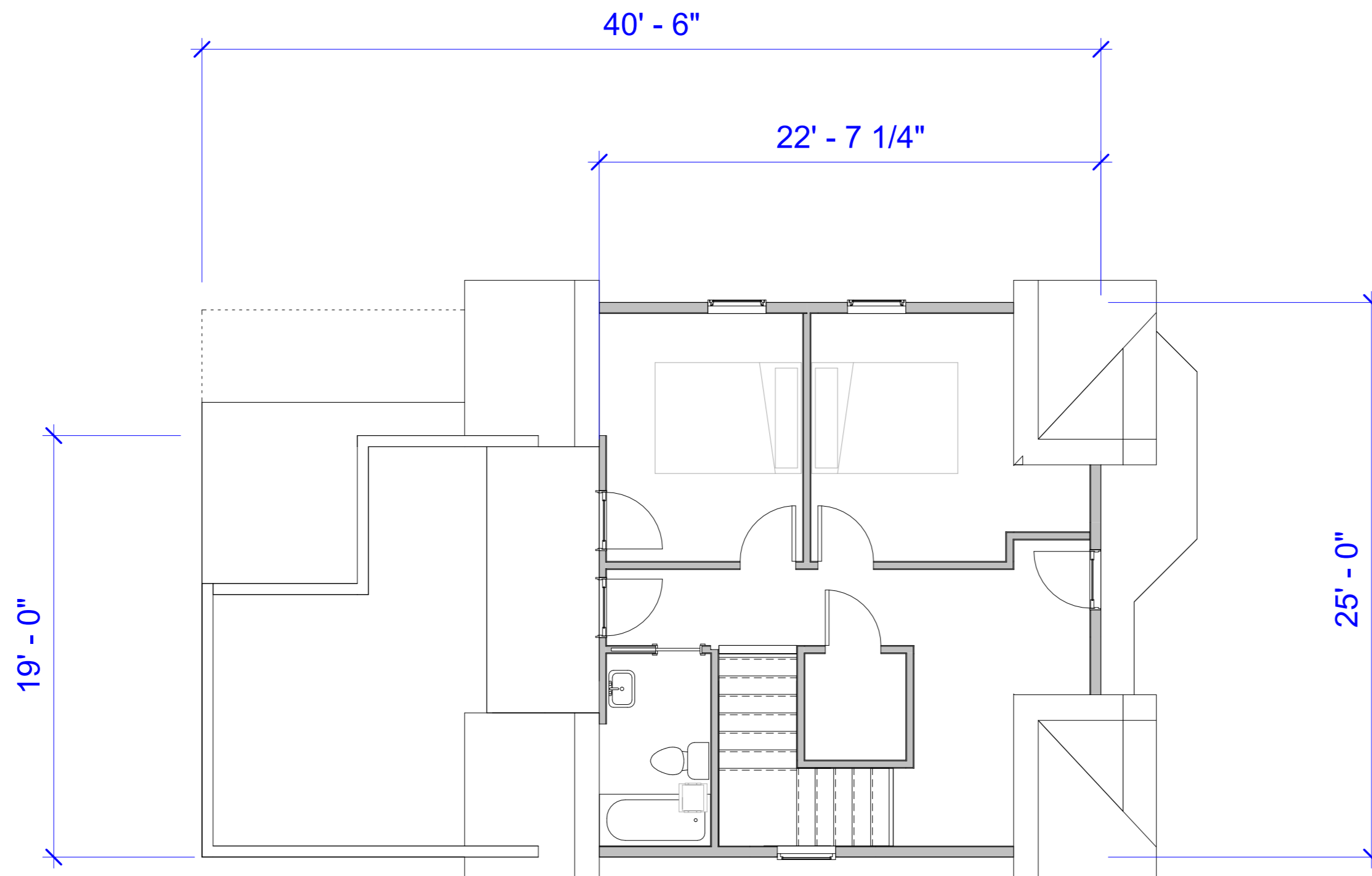


② Level 1 - Proposed (BZA)
3/16" = 1'-0"

EXISTING CONDITIONS

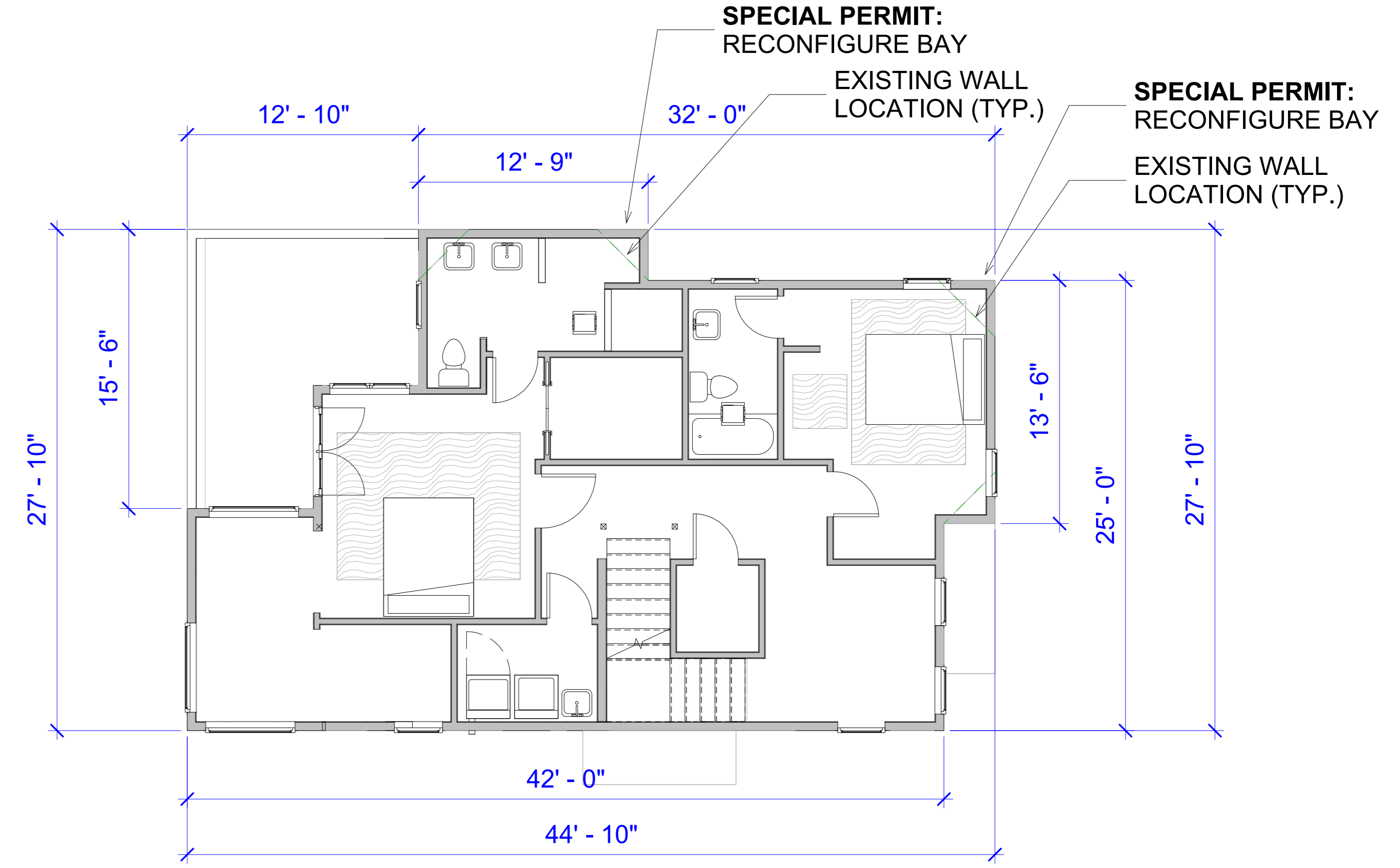


② Level 2 - Existing (BZA)
3/16" = 1'-0"

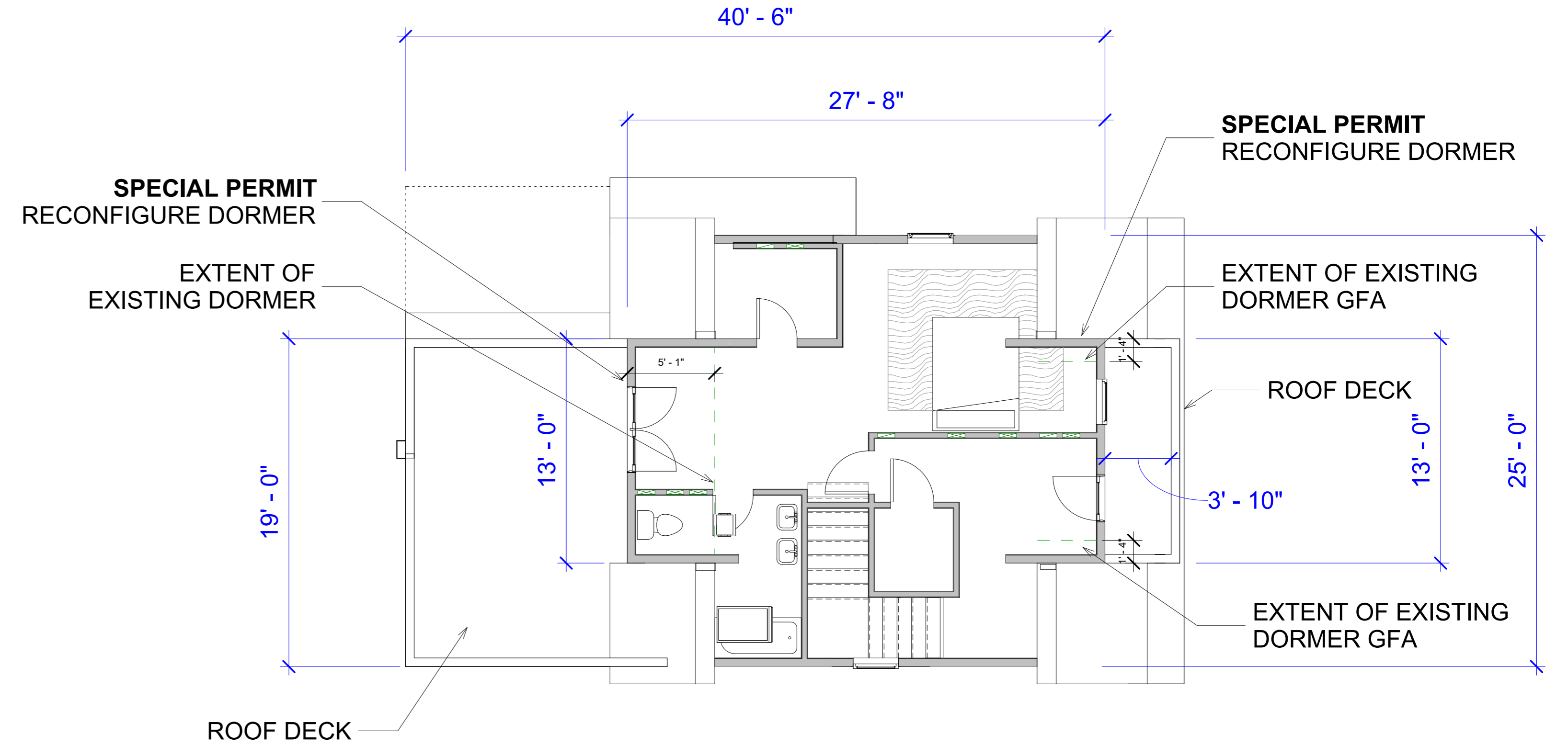


① Level 3 - Existing (BZA)
3/16" = 1'-0"

PROPOSED



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



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

EXISTING
CONDITIONS

EAST



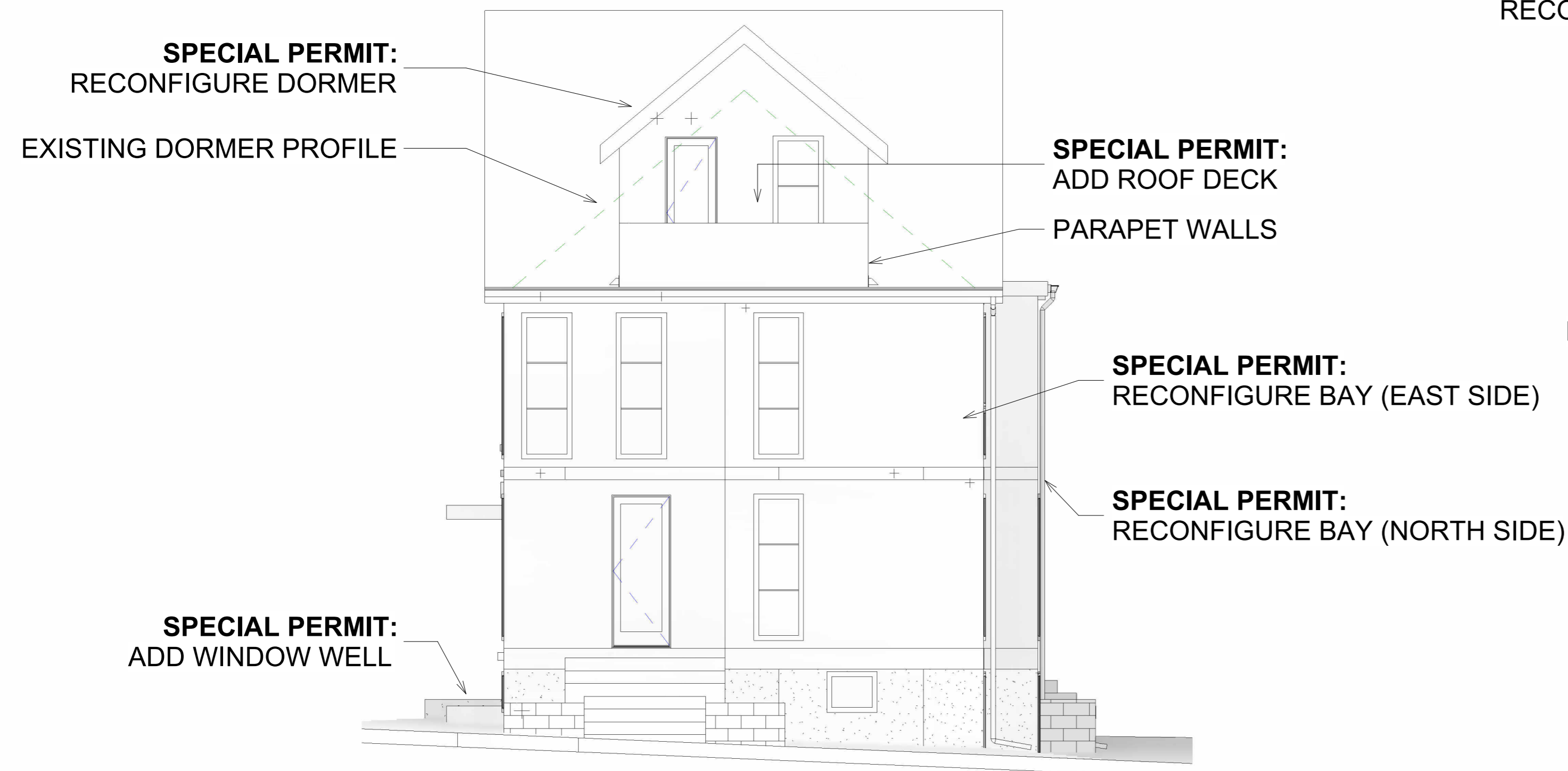
③ East - Existing (BZA)
3/16" = 1'-0"

NORTH

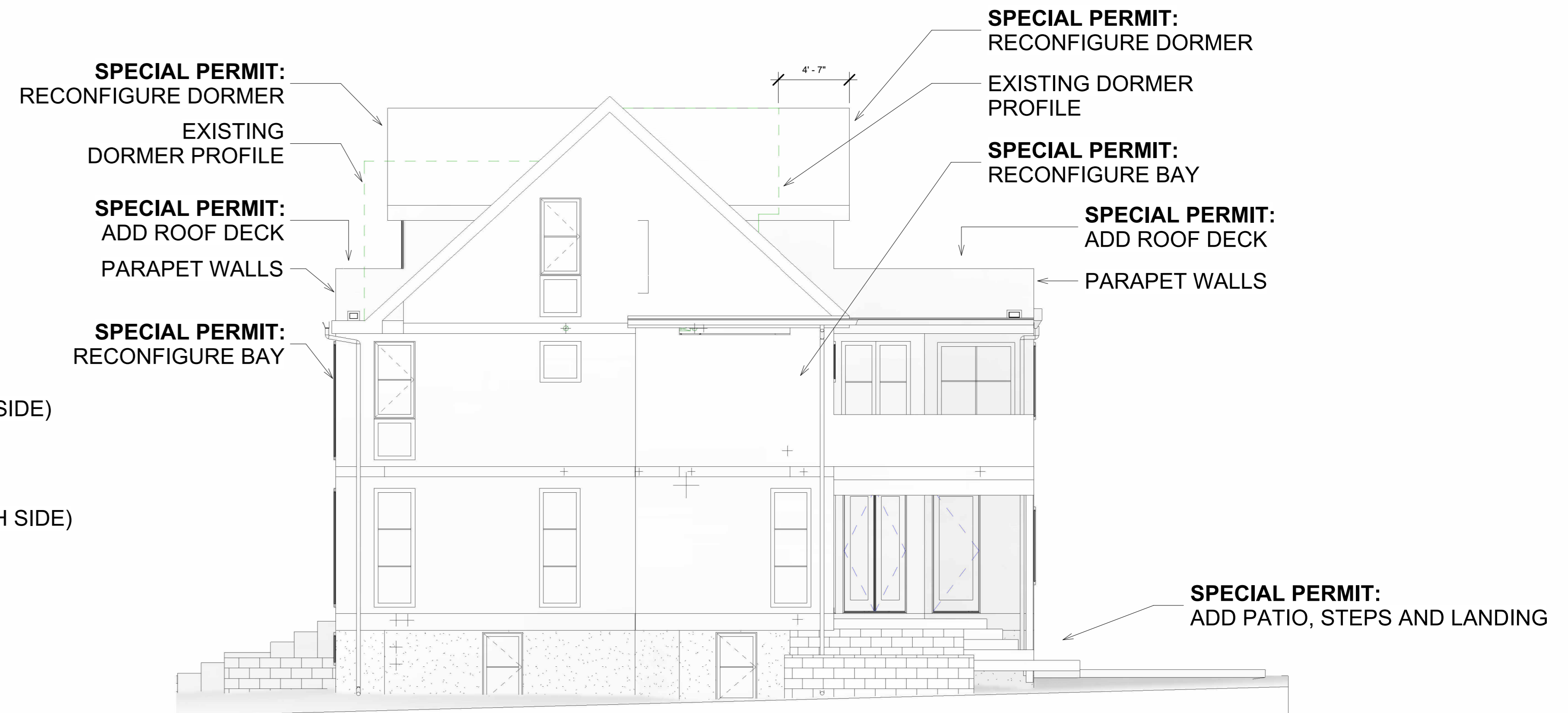


④ North - Existing (BZA)
3/16" = 1'-0"

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

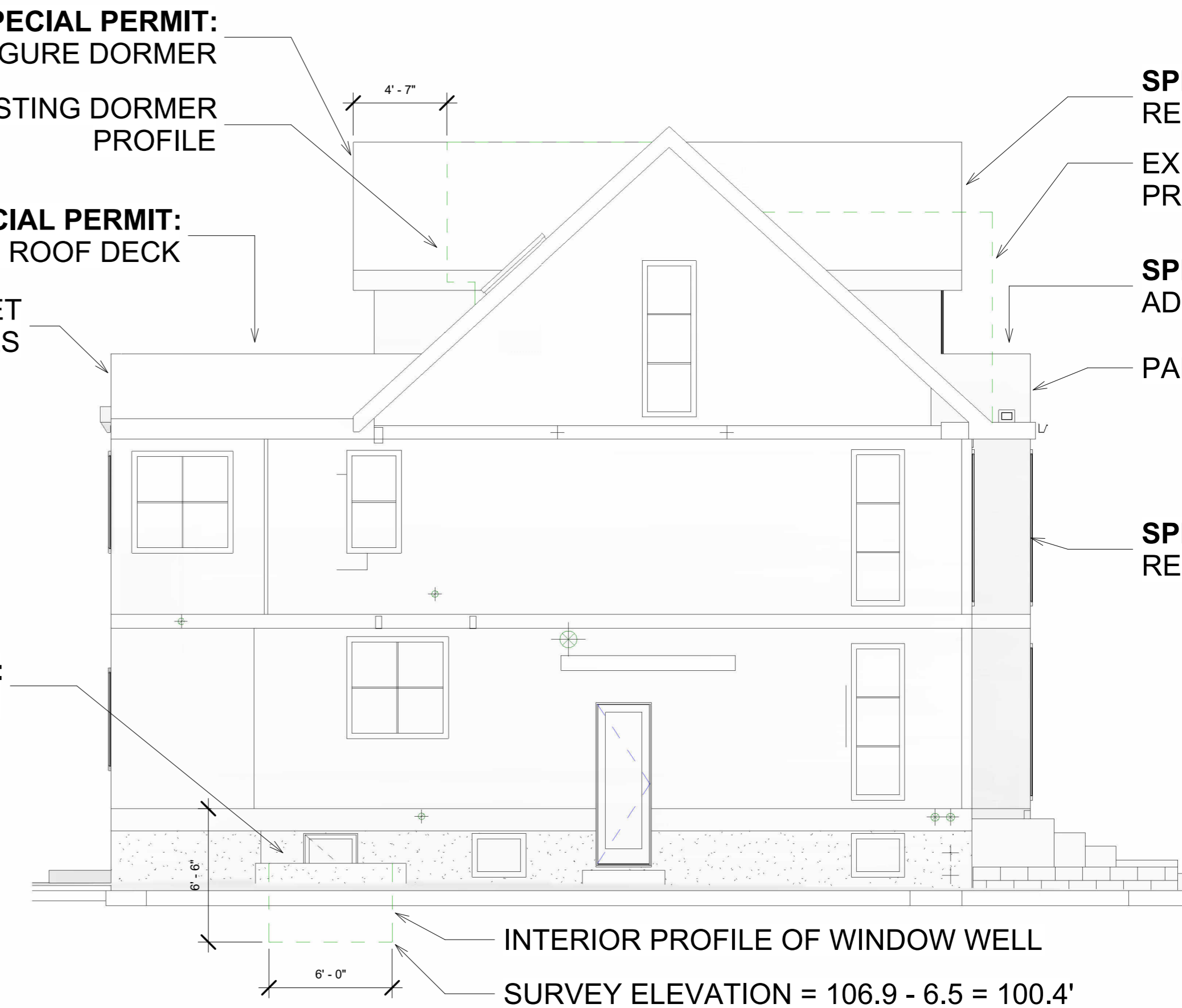
EXISTING DORMER
PROFILE

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

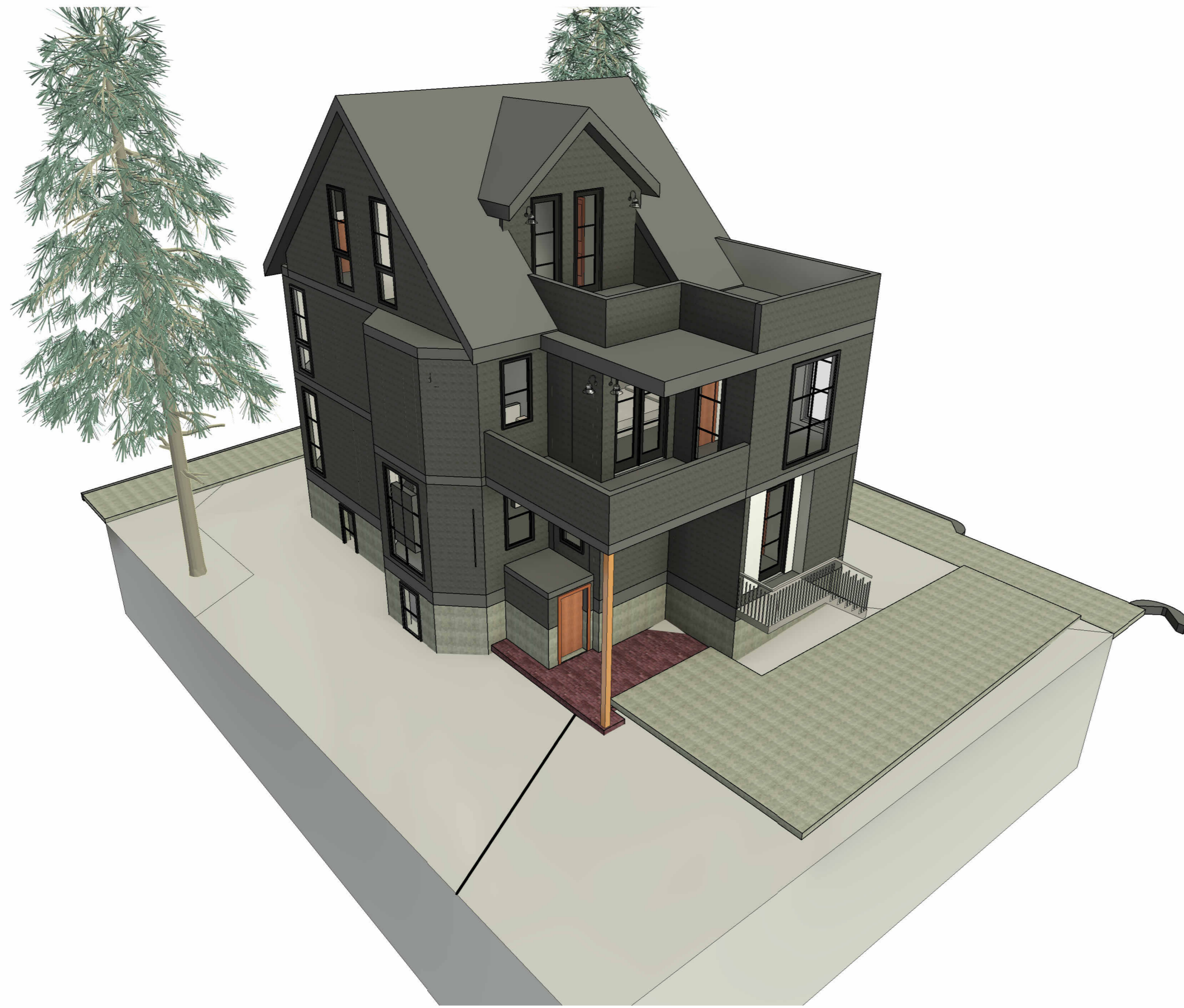
SPECIAL PERMIT:
RECONFIGURE BAY

INTERIOR PROFILE OF WINDOW WELL

SURVEY ELEVATION = 106.9 - 6.5 = 100.4'

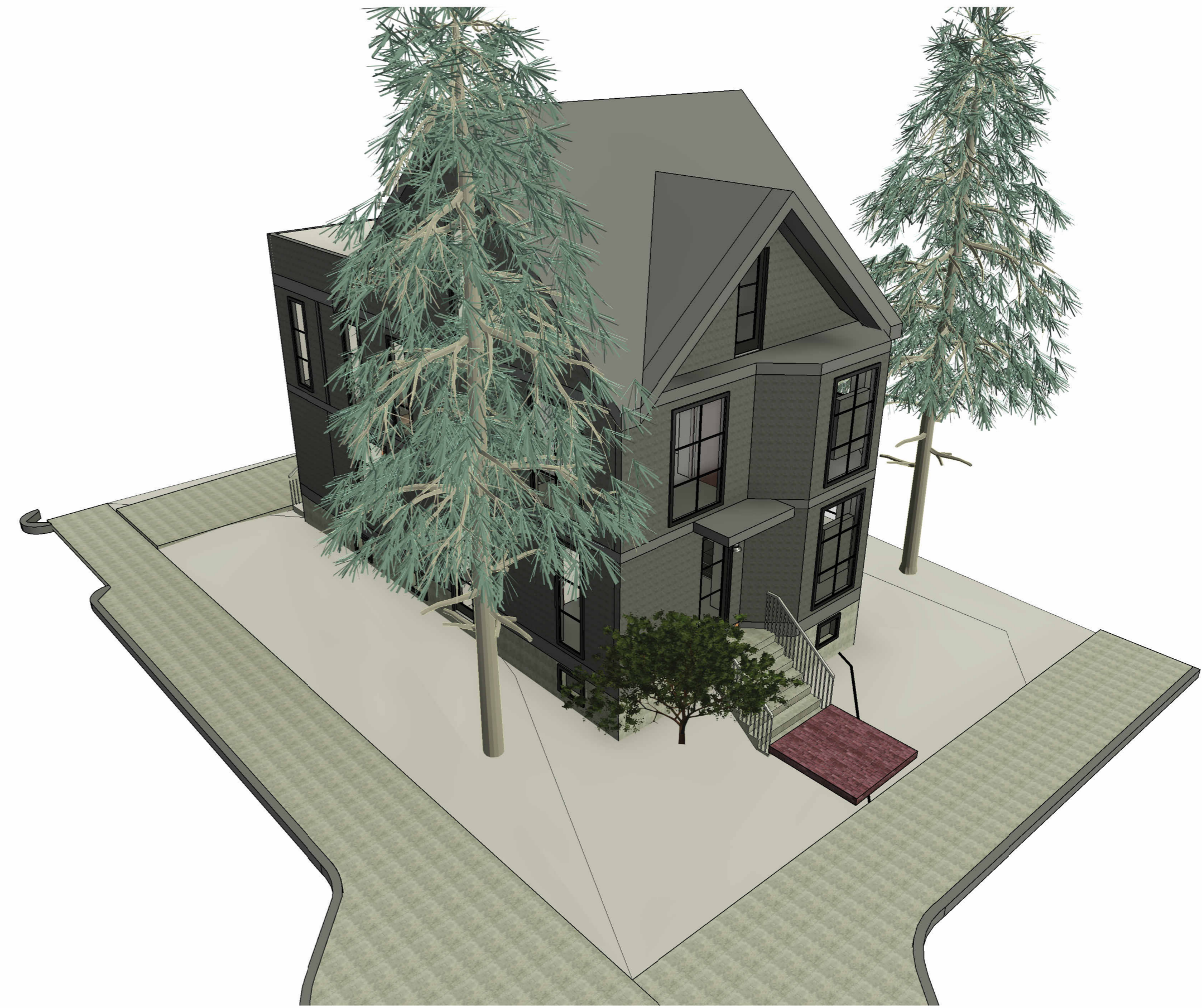
EXISTING
CONDITIONS

FROM BACK OF LOT



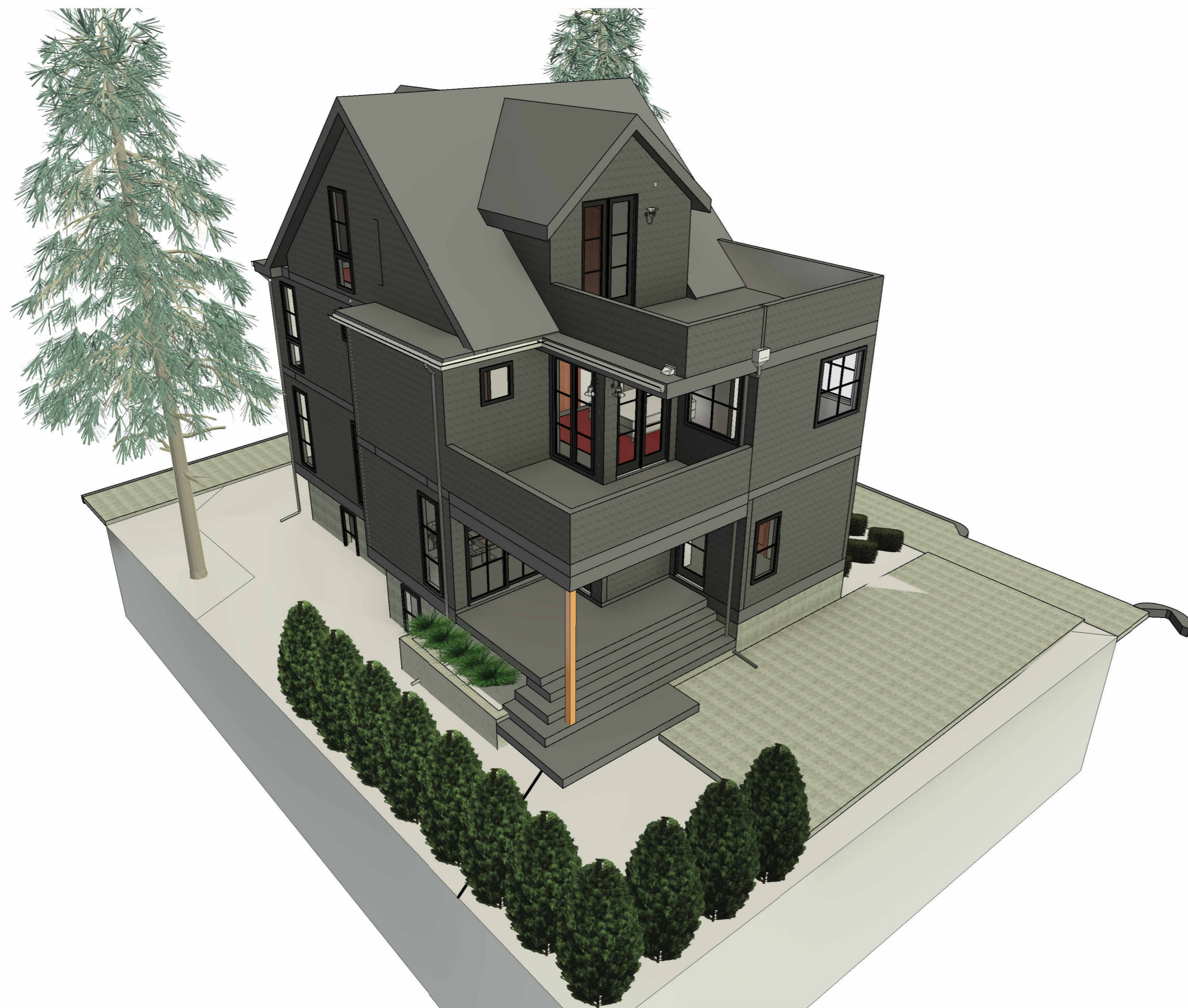
③ 3D from Northwest - Existing (BZA)

FROM STREET CORNER

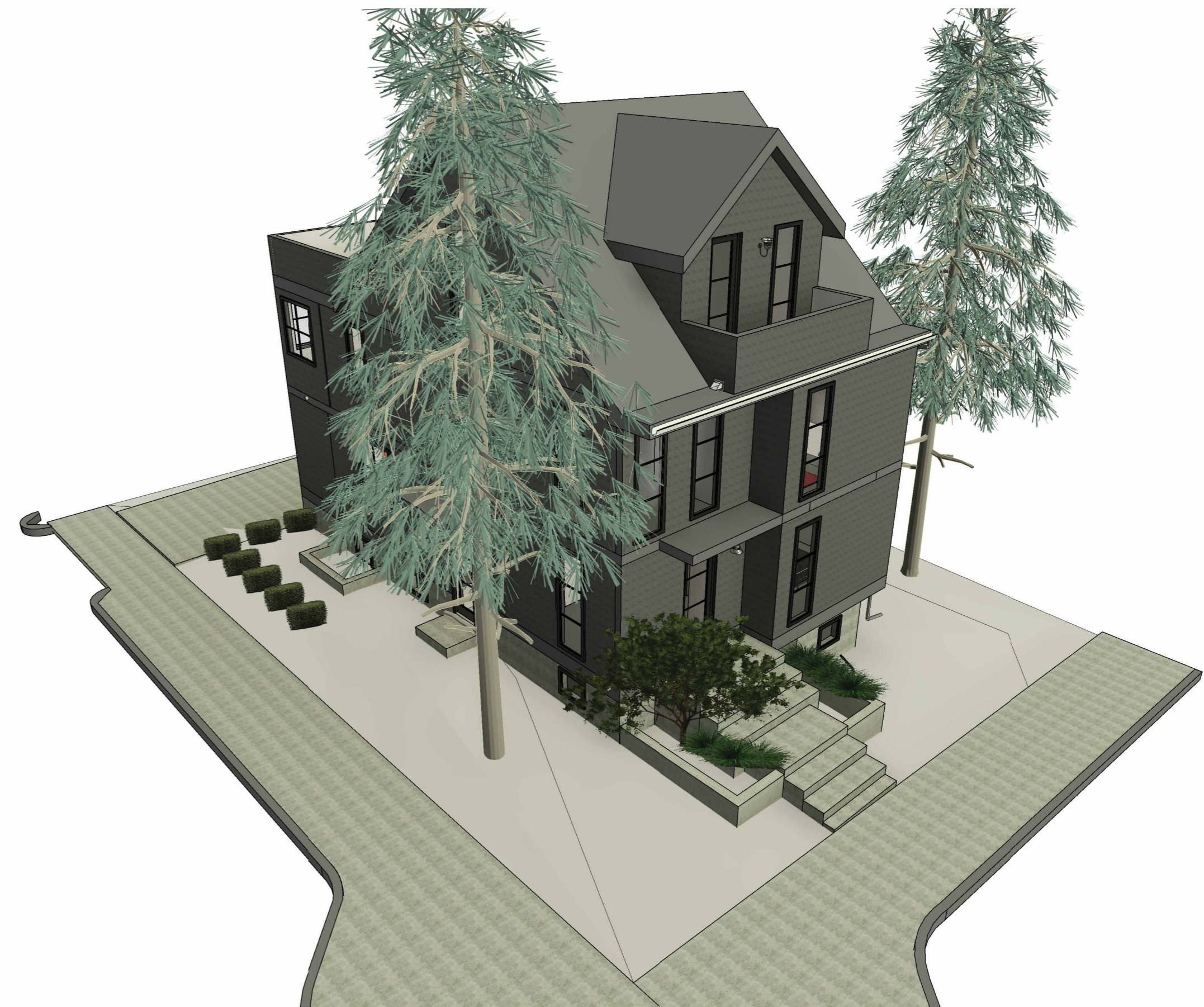


④ 3D from Southeast - Existing (BZA)

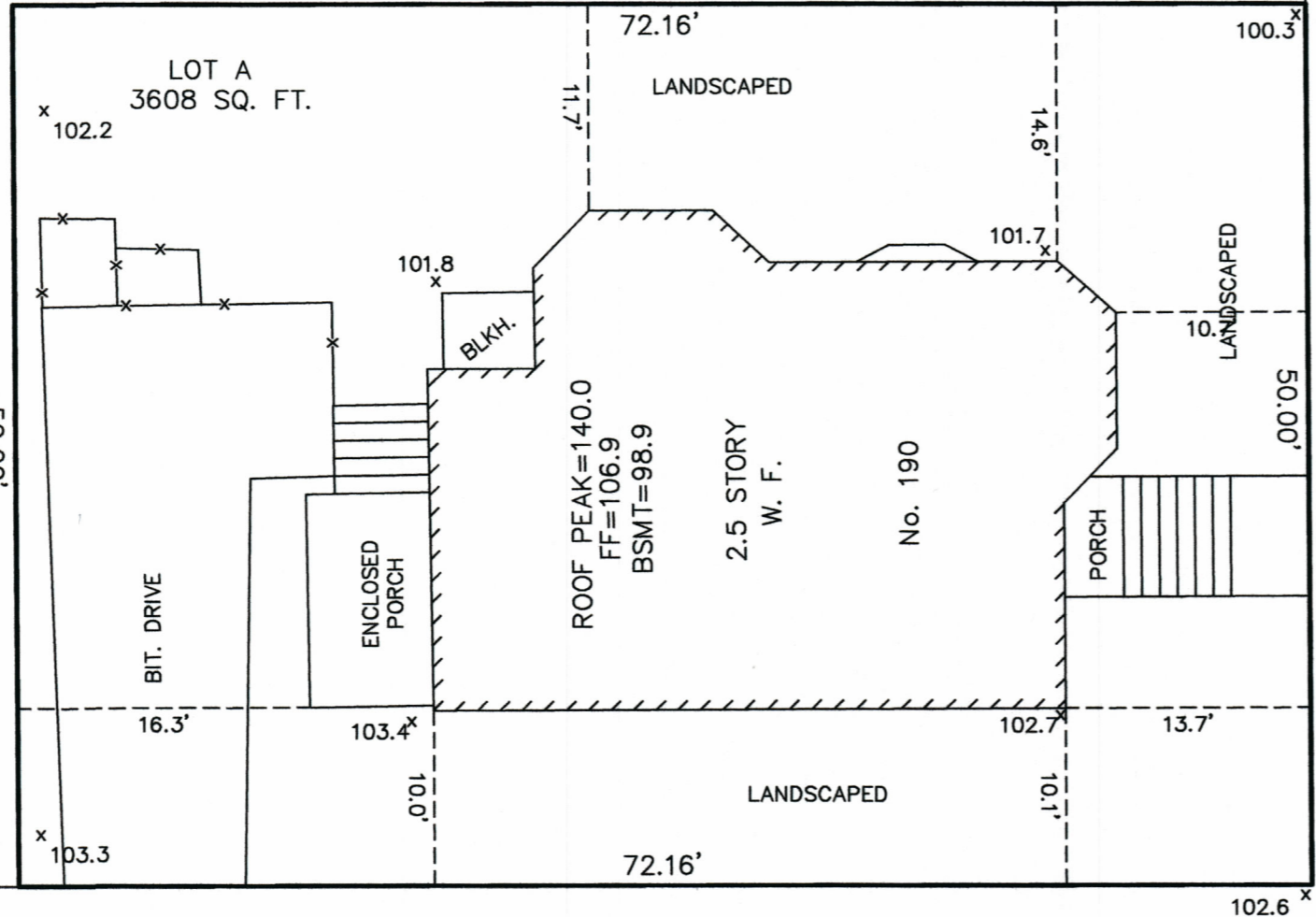
PROPOSED



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

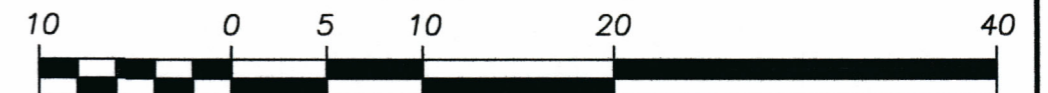
PLOT PLAN
 190 LEXINGTON AVENUE
 CAMBRIDGE, MASS.

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

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



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

2 Bds

BZA

POSTING NOTICE – PICK UP SHEET

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

Name: Ross Kenyon Date:
(Print)

Address: 190 Lexington Ave

Case No. BZA-1143353

Hearing Date: 1/9/2025

Thank you,
Bza Members

190 Lexington Ave, Cambridge, MA 02138

BZA Application Set

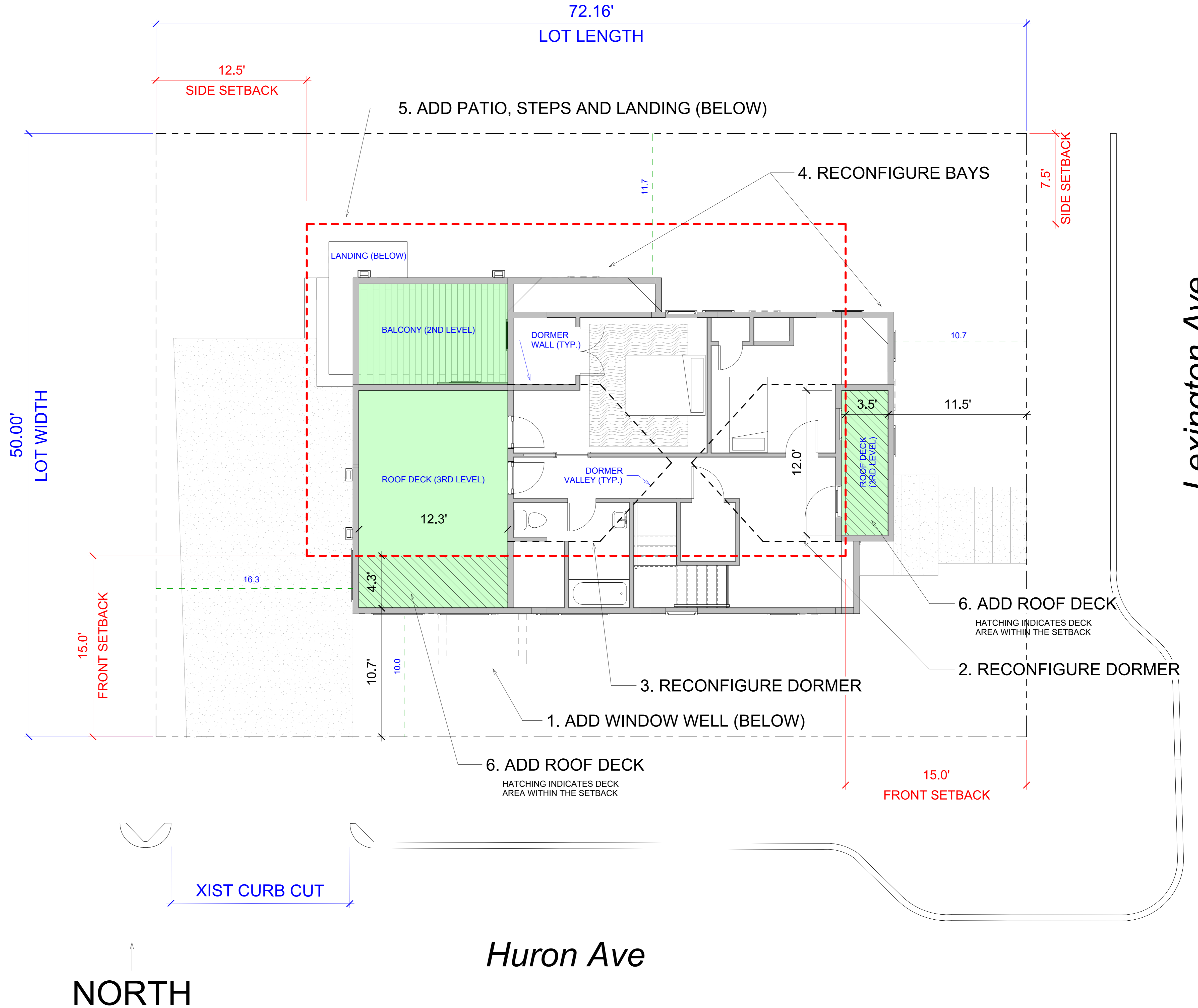
Updated 2 Jan 2025

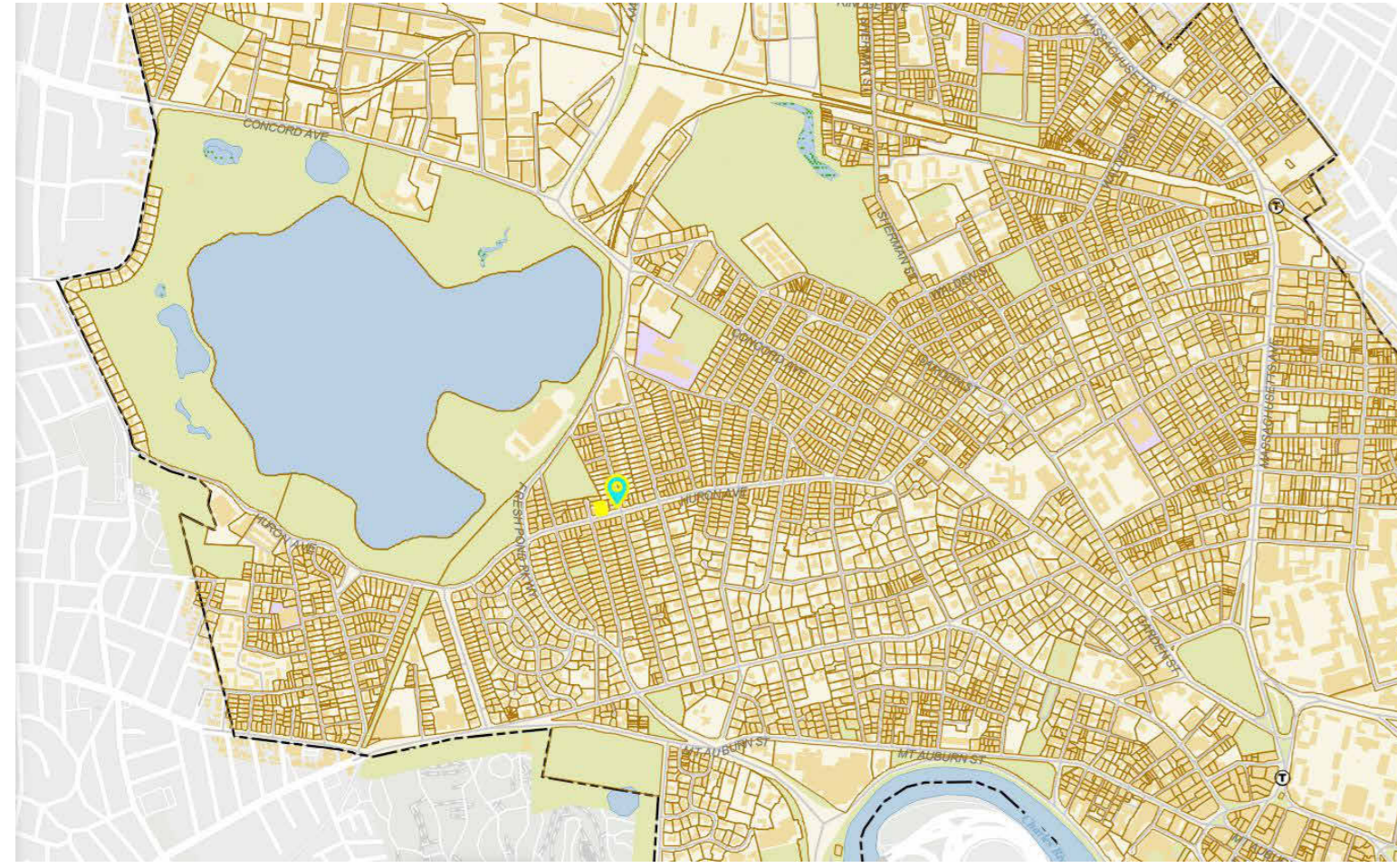
DRAWING LIST:

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)





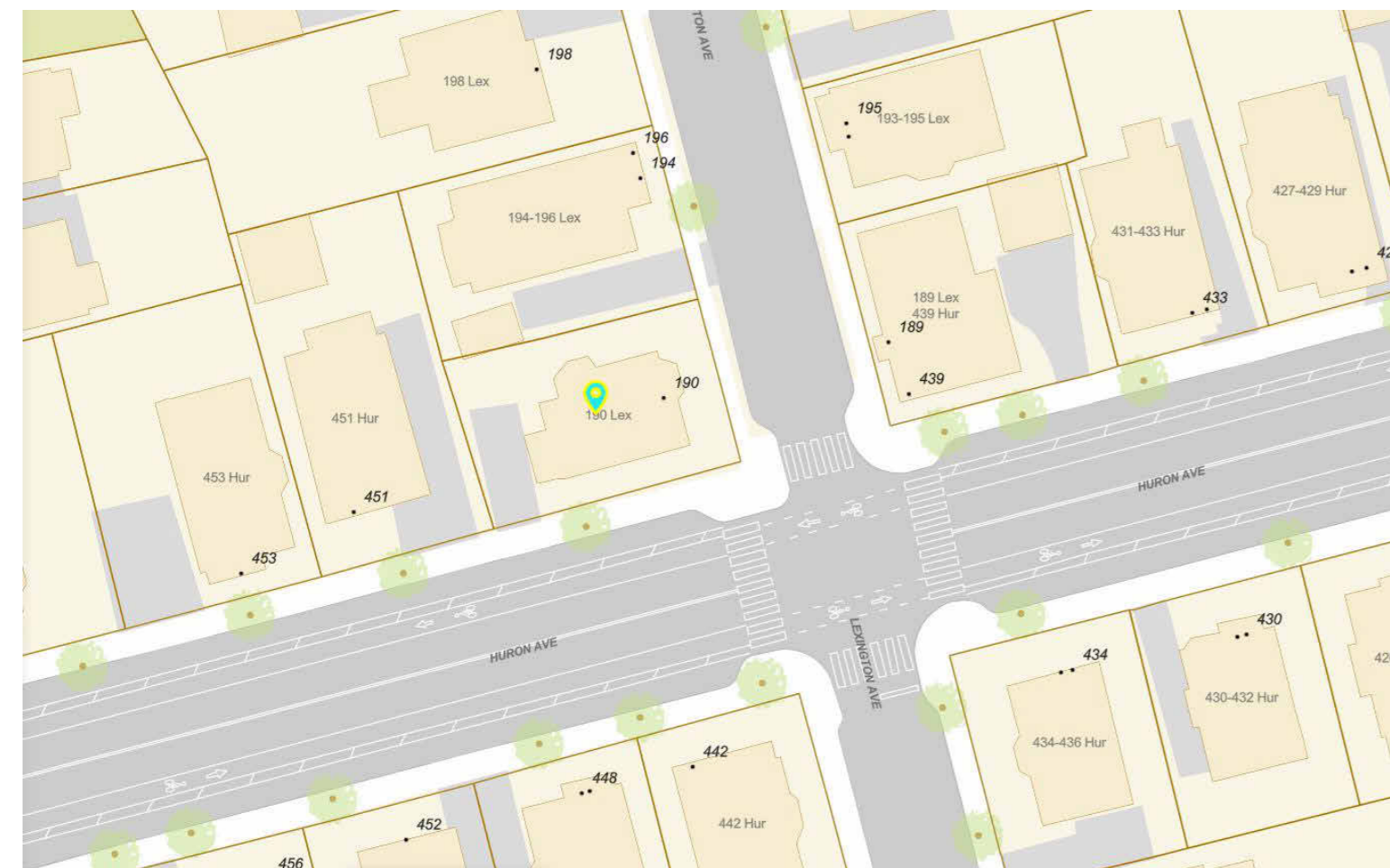
View looking northeast from Huron Ave



View looking southwest from Lexington Ave



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



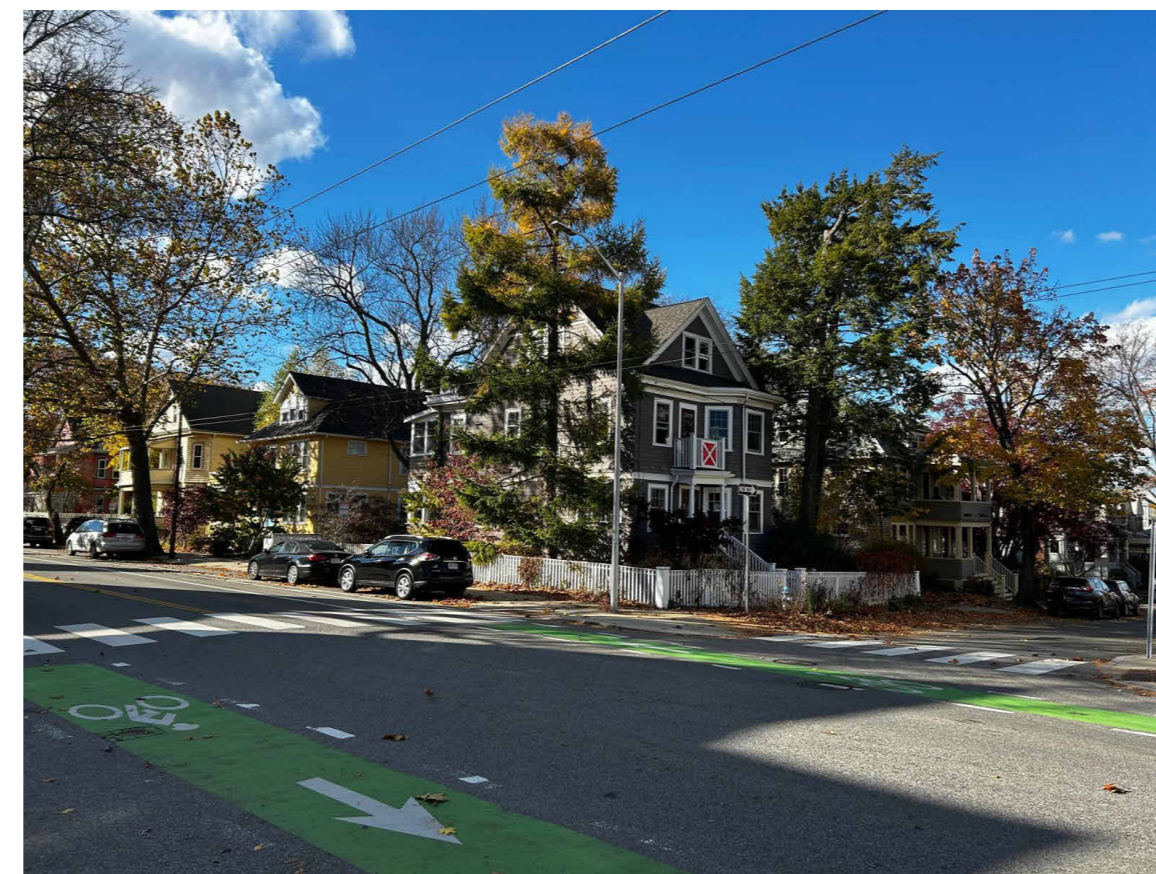
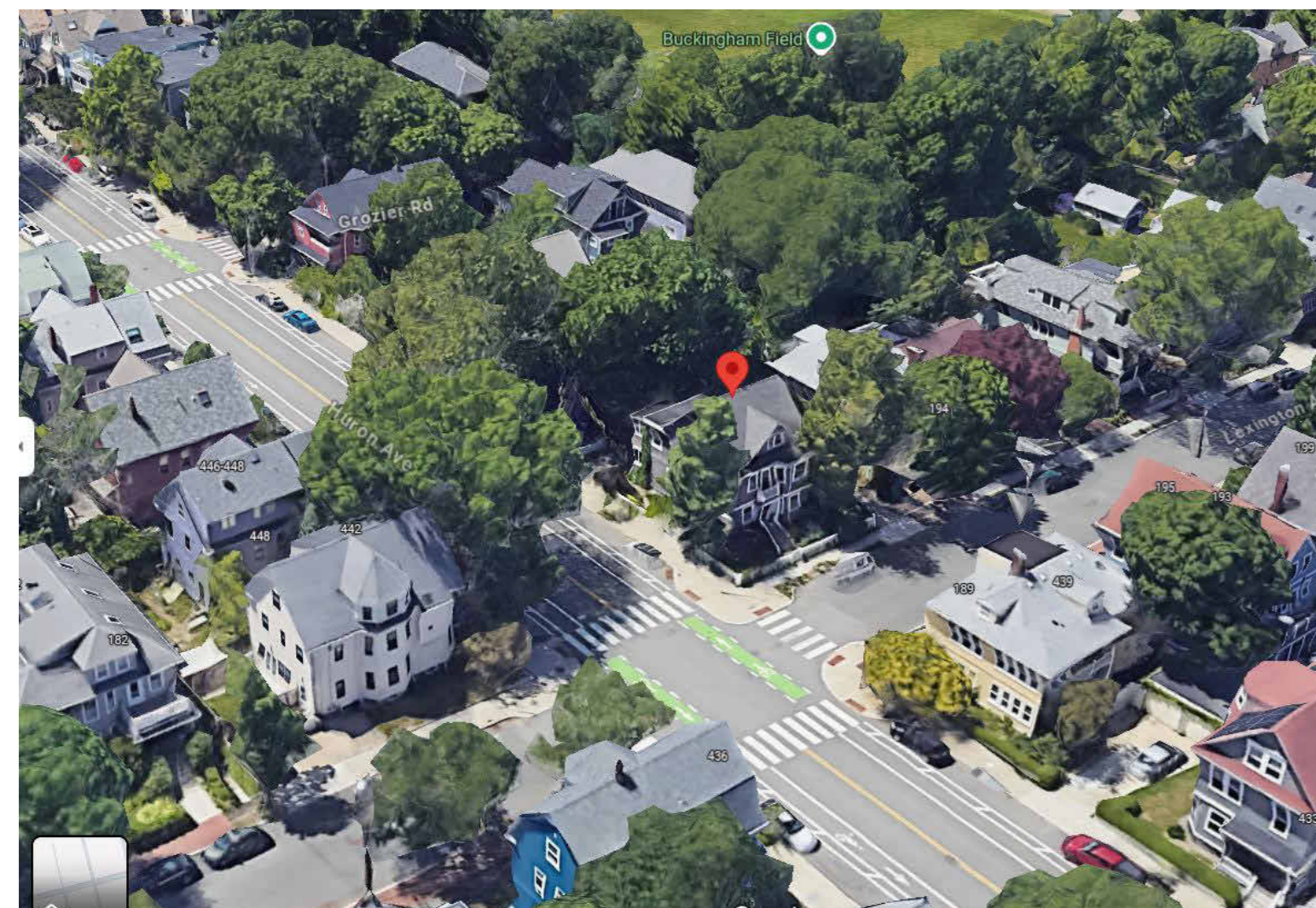
View of the south elevation, looking north from Huron Ave



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

NOTE: SITE PHOTOS REFLECT THE CONDITION OF THE STRUCTURE AT THE TIME OF SPECIAL PERMIT APPLICATION.

ALTERATIONS TO THE STRUCTURE HAVE BEEN APPROVED AS PER BUILDING PERMIT NUMBER BLDC-281328-2024



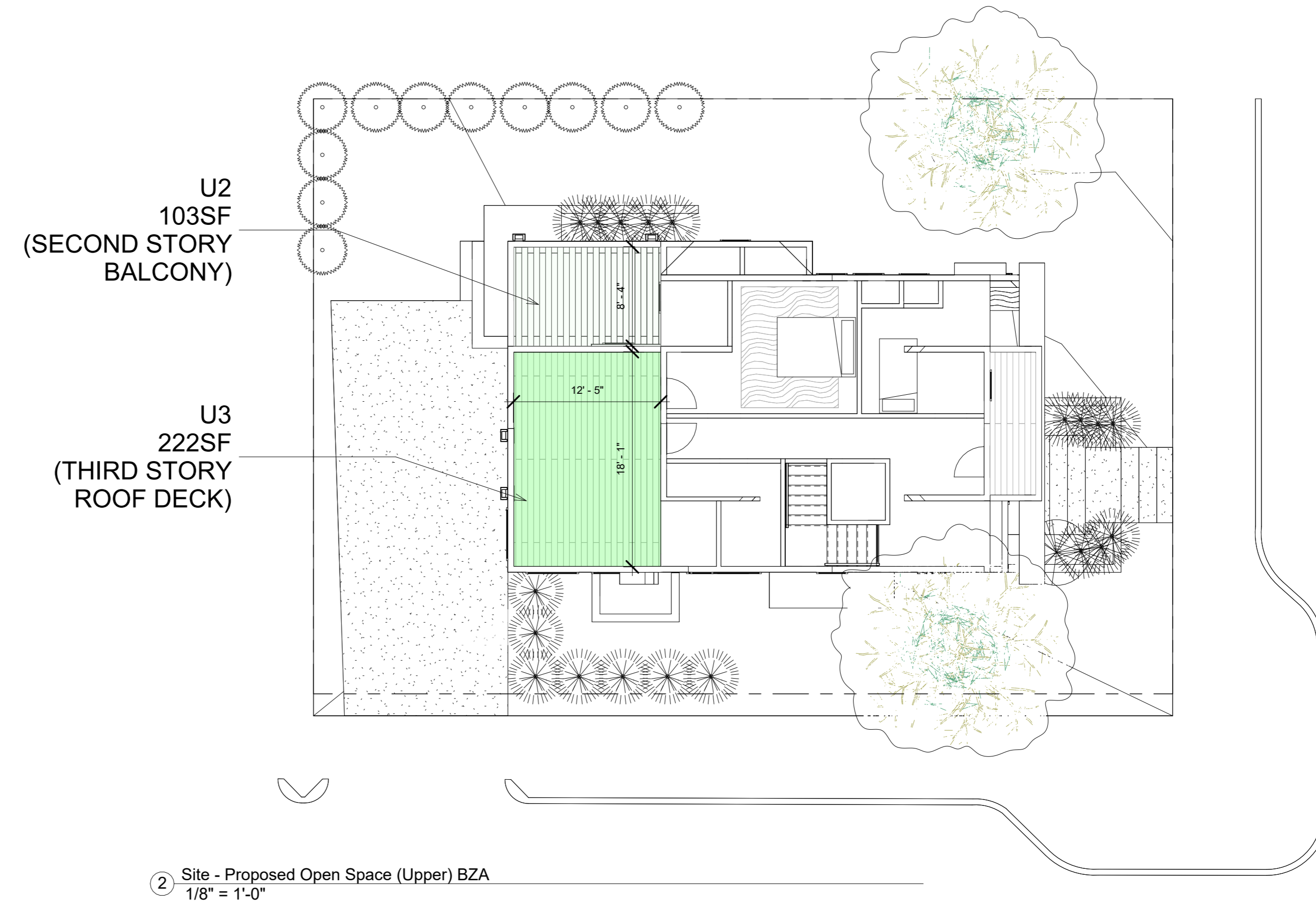
View of the east elevation, looking west from Lexington Ave



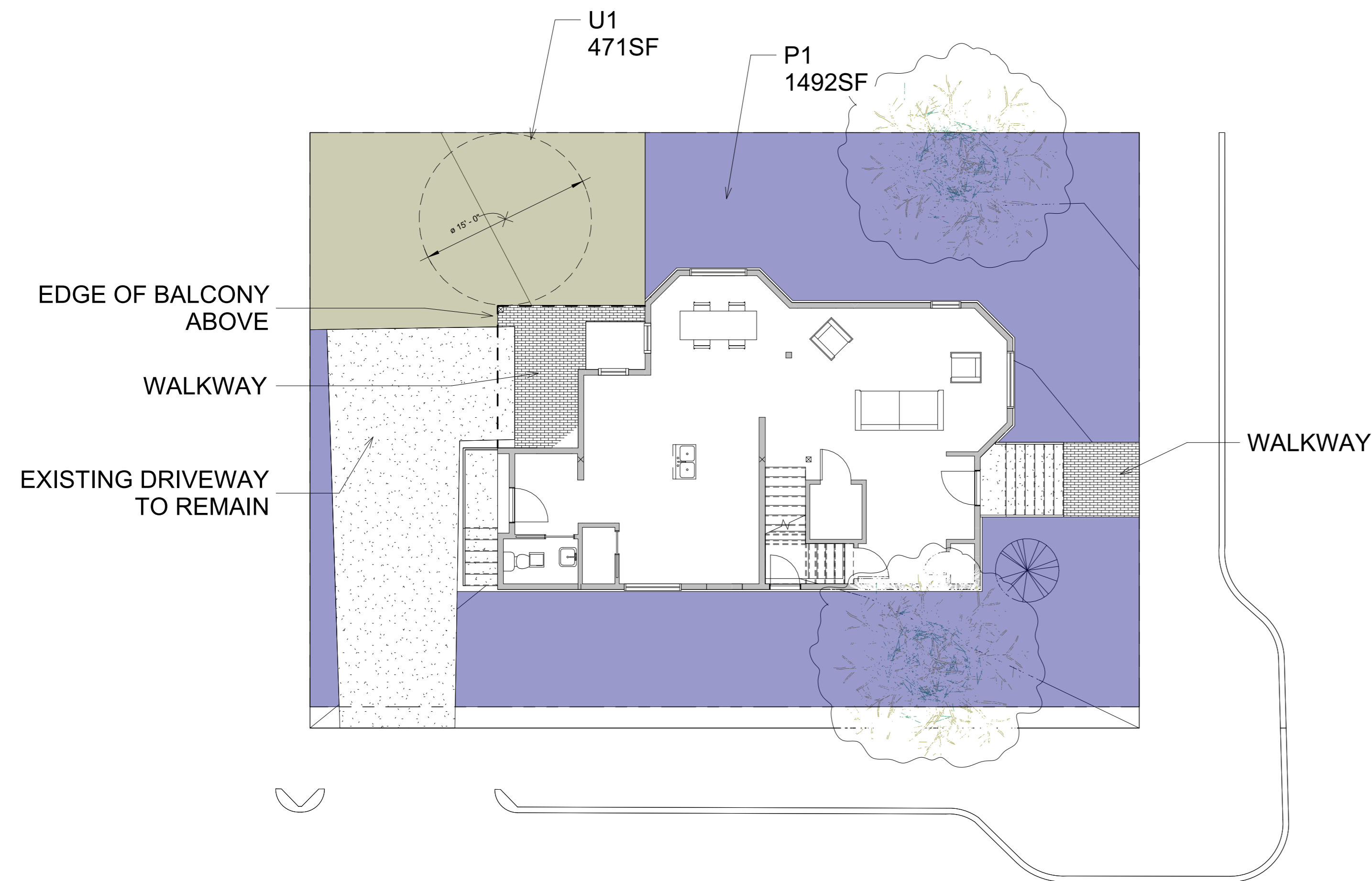
View of west elevation, looking east from the driveway

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%

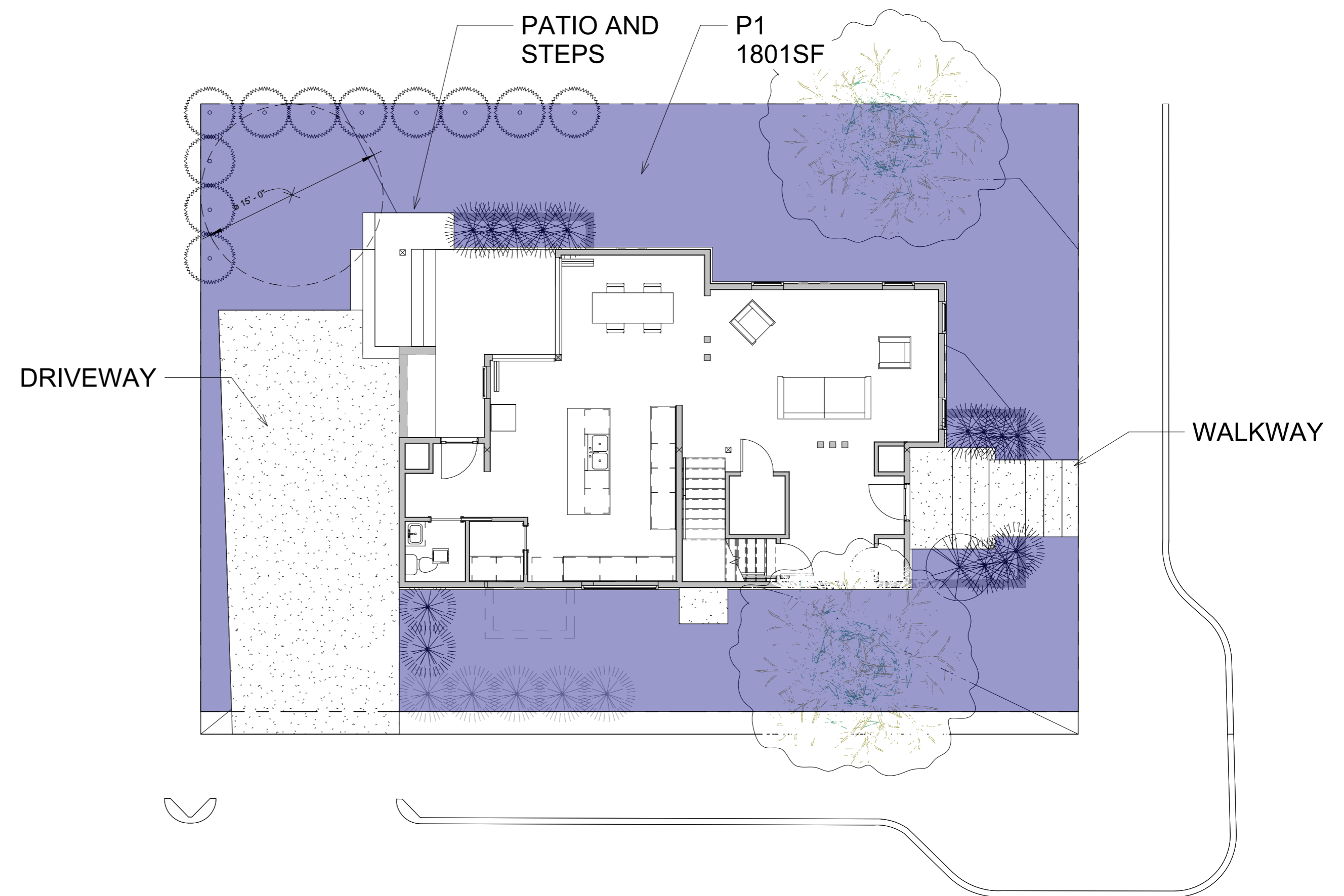
Proposed Open Space		
Name	Area (SF)	% Lot Area
<i>Permeable</i>		
P1	1801	49.9%
<i>Private</i>		
U2 (Second Level)	103	2.9%
U3 (Third Level)	222	6.2%
<i>Total Private Open Space</i>		
	325	6.2%
<i>Total Open Space</i>		
	2126	58.9%



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



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

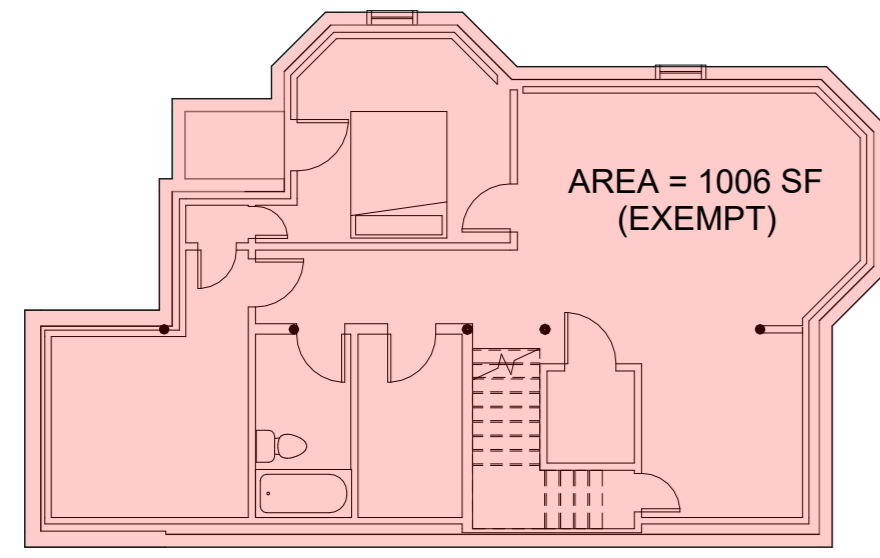


1 Site - Proposed Open Space BZA
1/8" = 1'-0"

EXISTING CONDITIONS

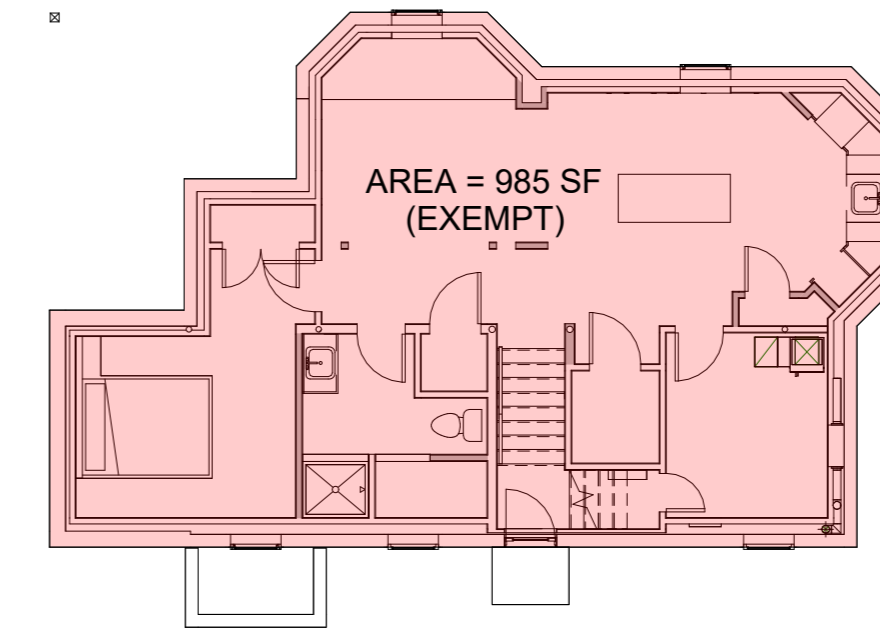
THESE REFLECT ALTERATIONS APPROVED
UNDER PERMIT NUMBER BLDC-281328-2024

PROPOSED



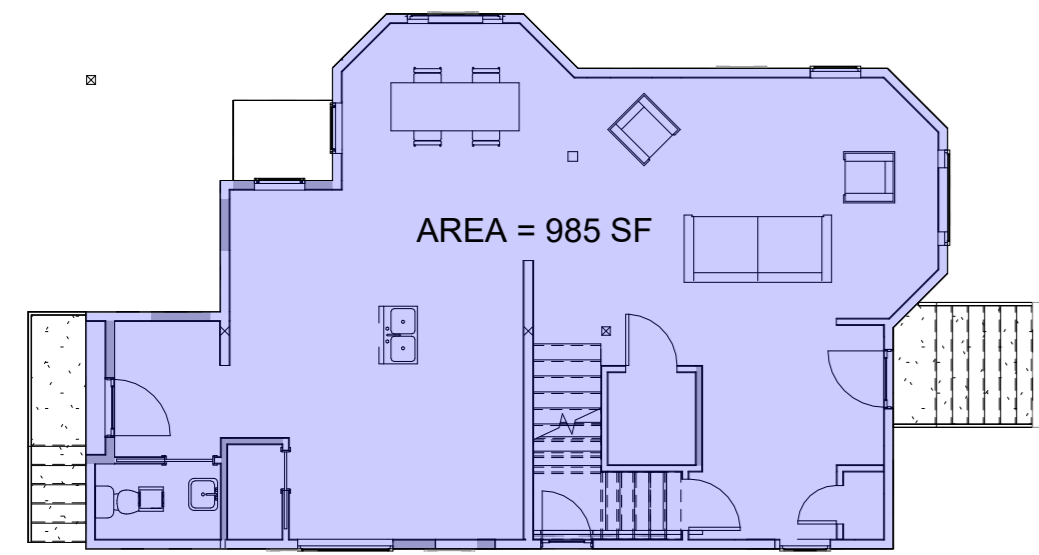
⑤ L 0.1 - Bsmt Flr - Existing GFA BZA
1" = 10'-0"

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

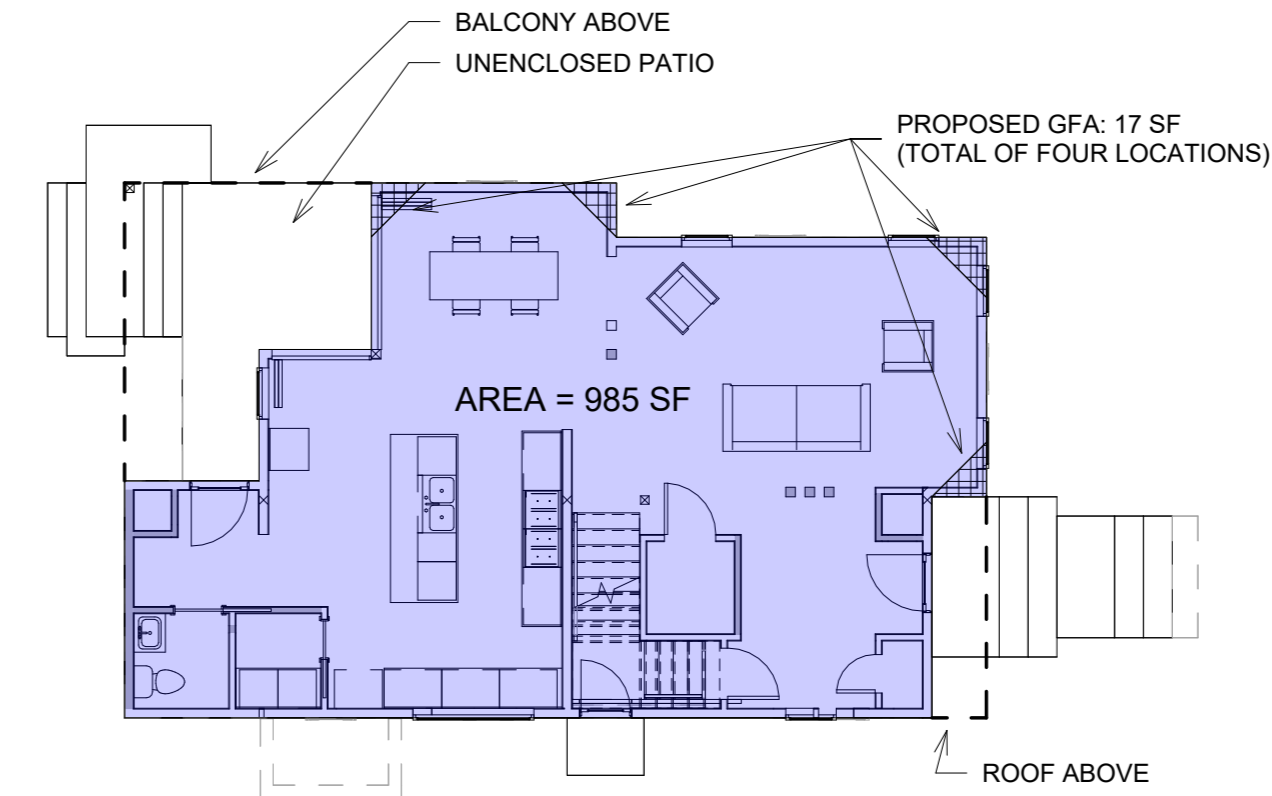


① L 0.1 - Bsmt Flr - Proposed GFA (BZA)
1" = 10'-0"

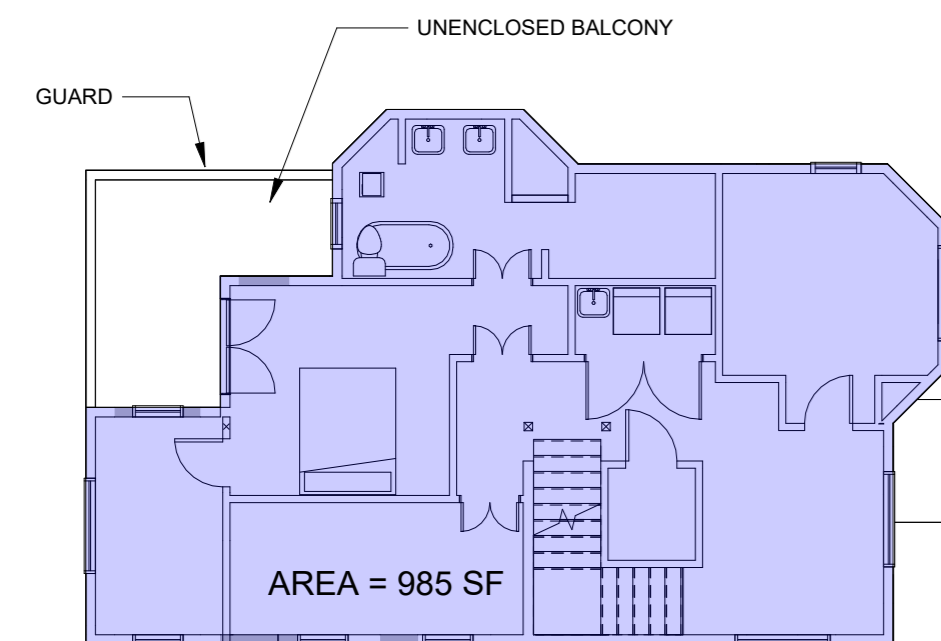
Proposed Building Area		
Location	GFA (SF)	Exempt Area (SF)
Basement		985
First Floor (985 + 17)	1002	0
Second Floor (985 + 17)	1002	0
Third Floor (509 + 66 + 10)	585	0
Totals	2589	985



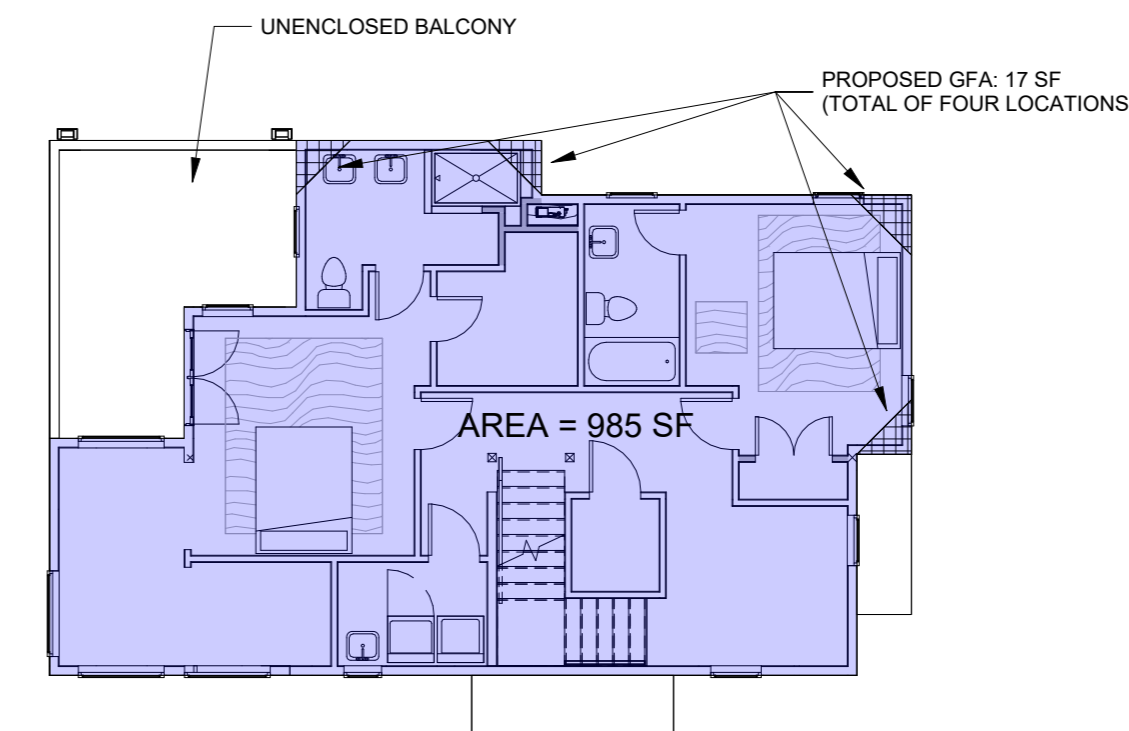
⑥ Level 1 - Existing GFA (BZA)
1" = 10'-0"



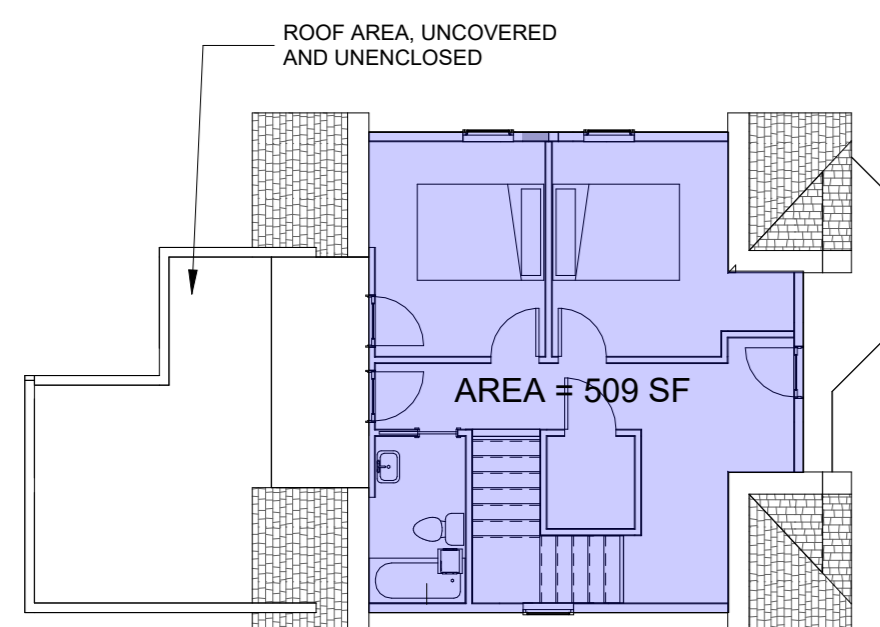
② Level 1 - Proposed GFA (BZA)
1" = 10'-0"



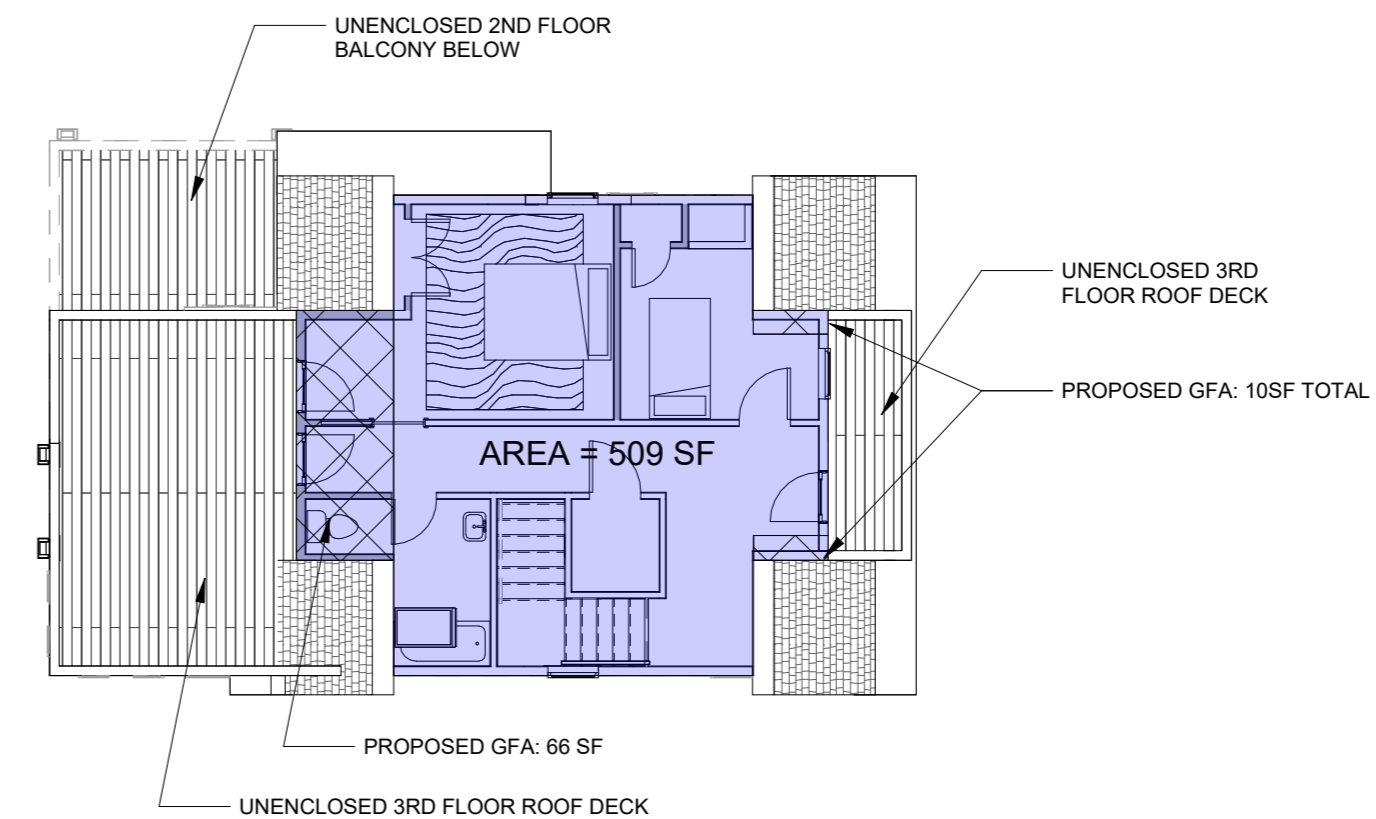
⑦ Level 2 - Existing GFA (BZA)
1" = 10'-0"



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

THESE REFLECT ALTERATIONS APPROVED UNDER PERMIT NUMBER BLDC-281328-2024

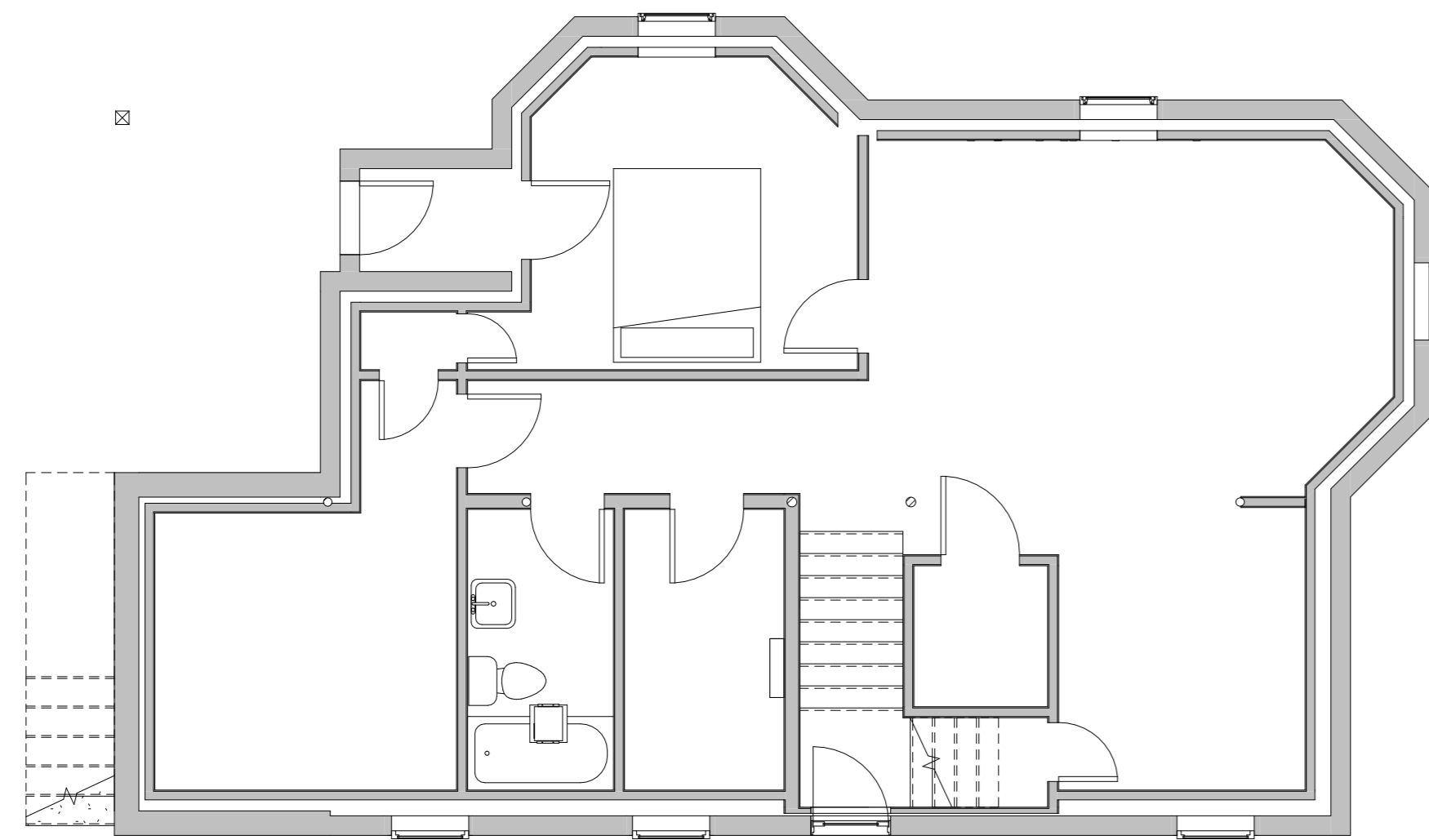
PROPOSED

BOARD OF ZONING APPEAL SUBMISSION
190 LEXINGTON AVENUE, CAMBRIDGE MA

Building Area Calc.
BZA-004
Date: 2JAN2025
Drawn by: RHK

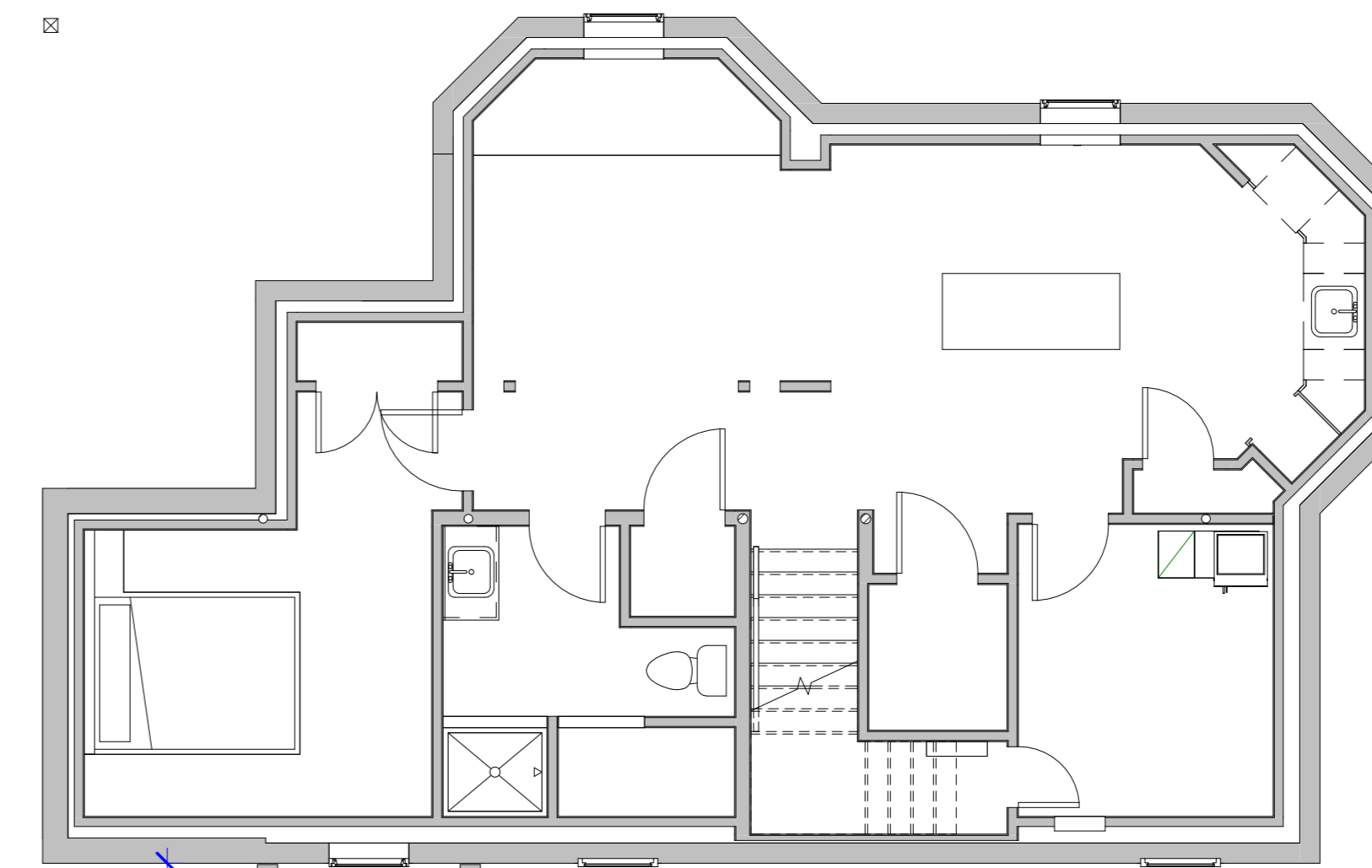
EXISTING CONDITIONS

THESE REFLECT ALTERATIONS APPROVED
UNDER PERMIT NUMBER BLDC-281328-2024



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

PROPOSED

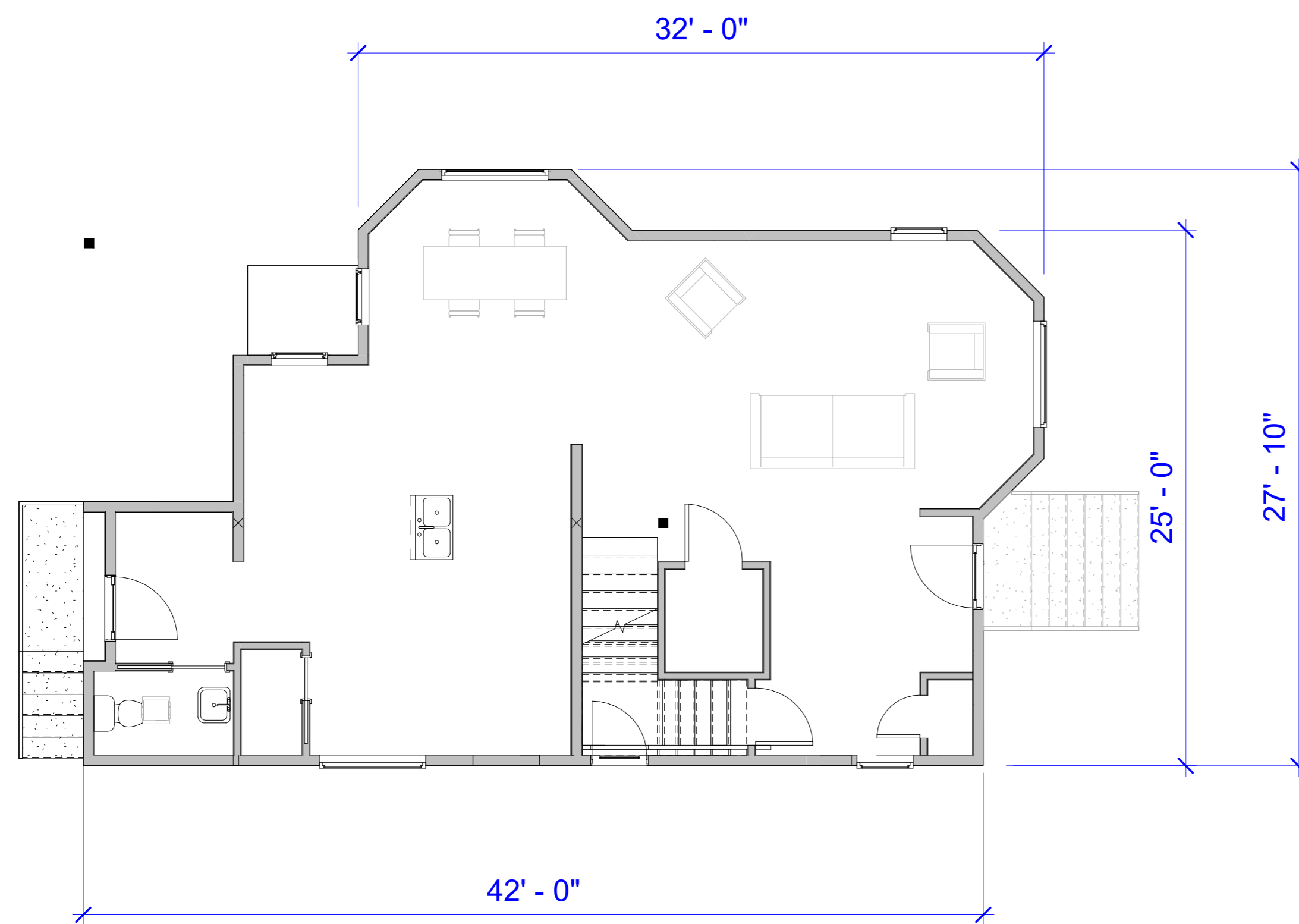


① L 0.1 - Bsmt Flr - Proposed (BZA)
3/16" = 1'-0"

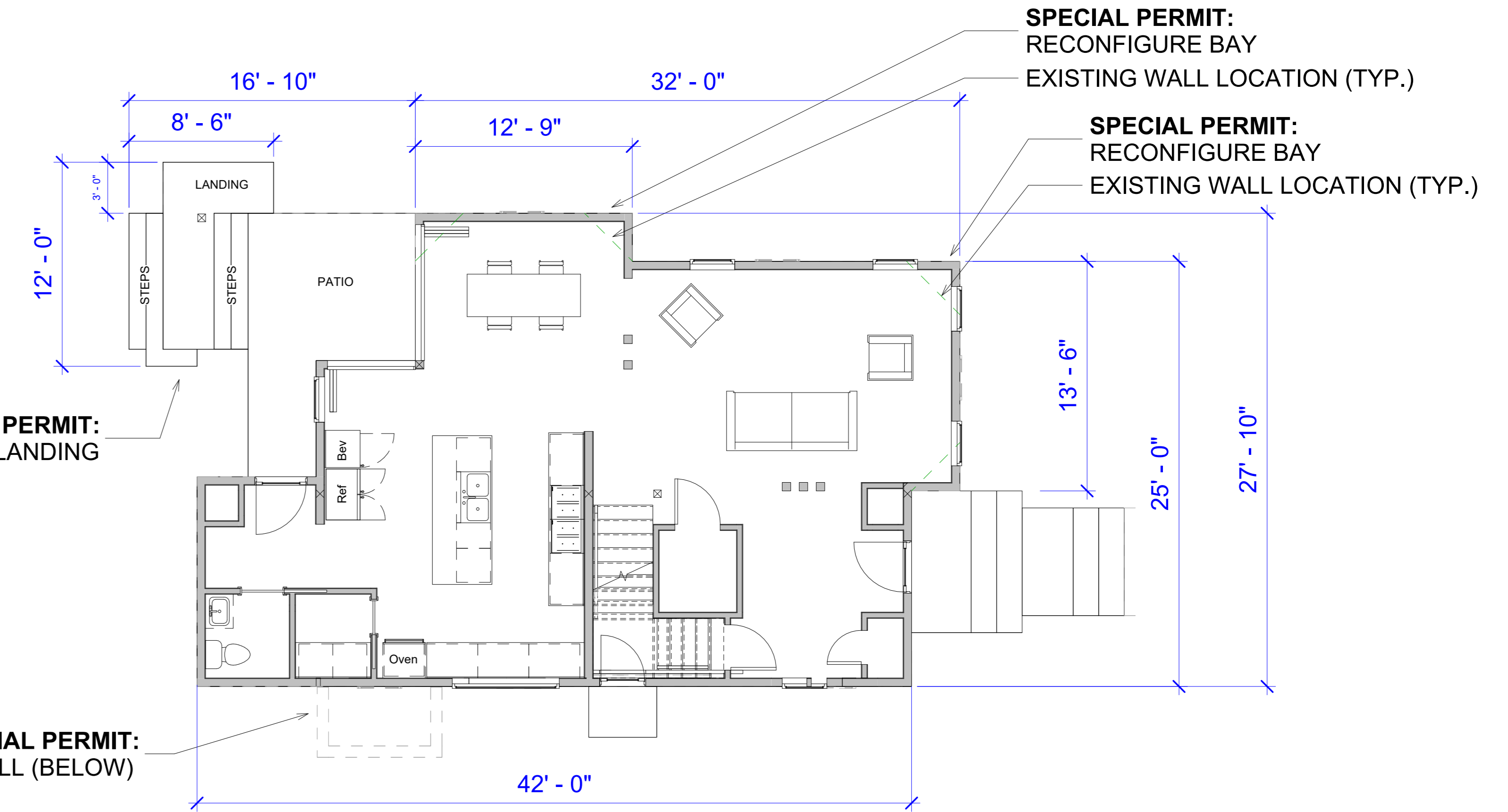
SPECIAL PERMIT:
ADD WINDOW WELL

BASEMENT

LEVEL 1



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



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

SPECIAL PERMIT:
ADD PATIO, STEPS, LANDING

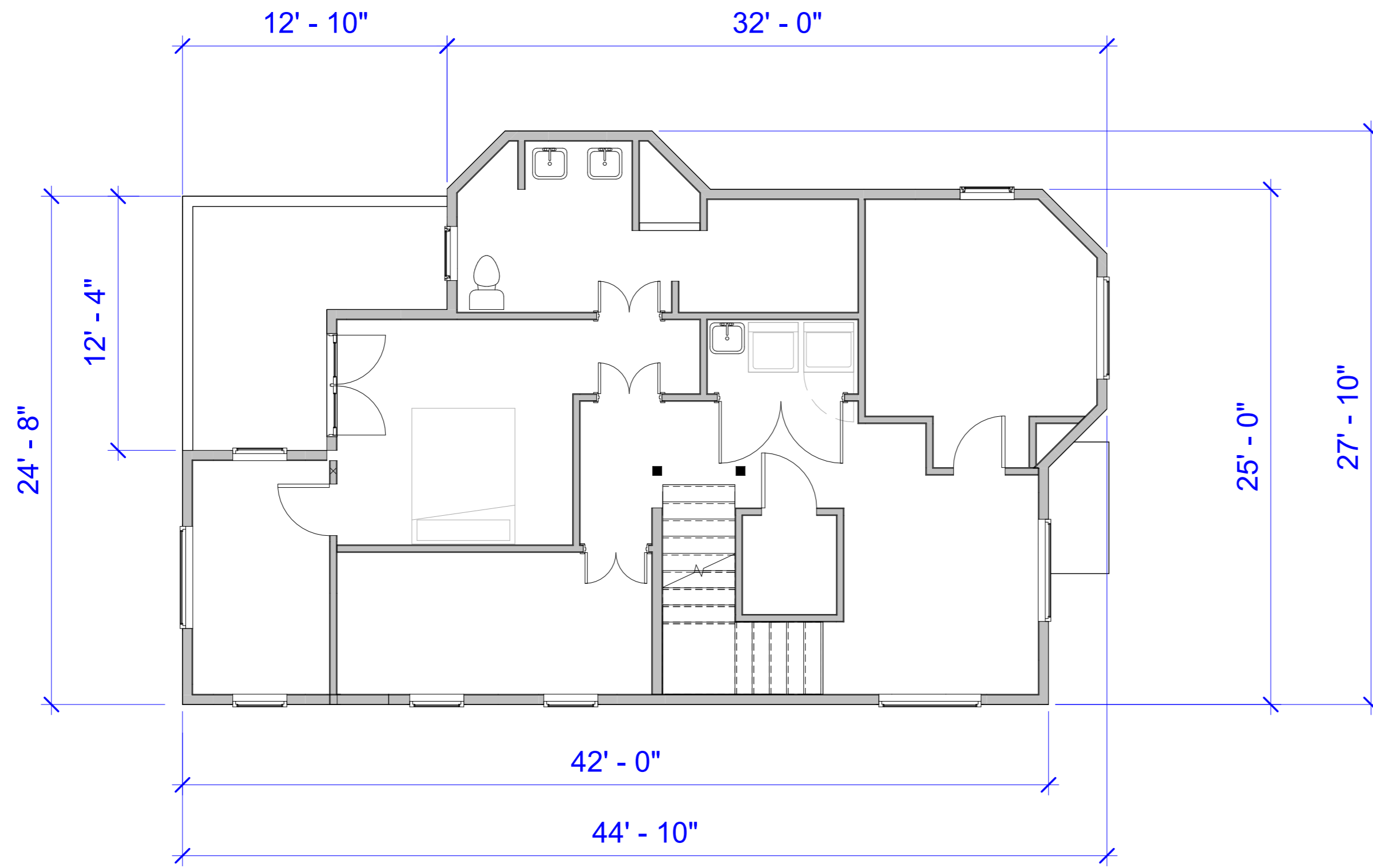
SPECIAL PERMIT:
ADD WINDOW WELL (BELOW)

SPECIAL PERMIT:
RECONFIGURE BAY
EXISTING WALL LOCATION (TYP.)

SPECIAL PERMIT:
RECONFIGURE BAY
EXISTING WALL LOCATION (TYP.)

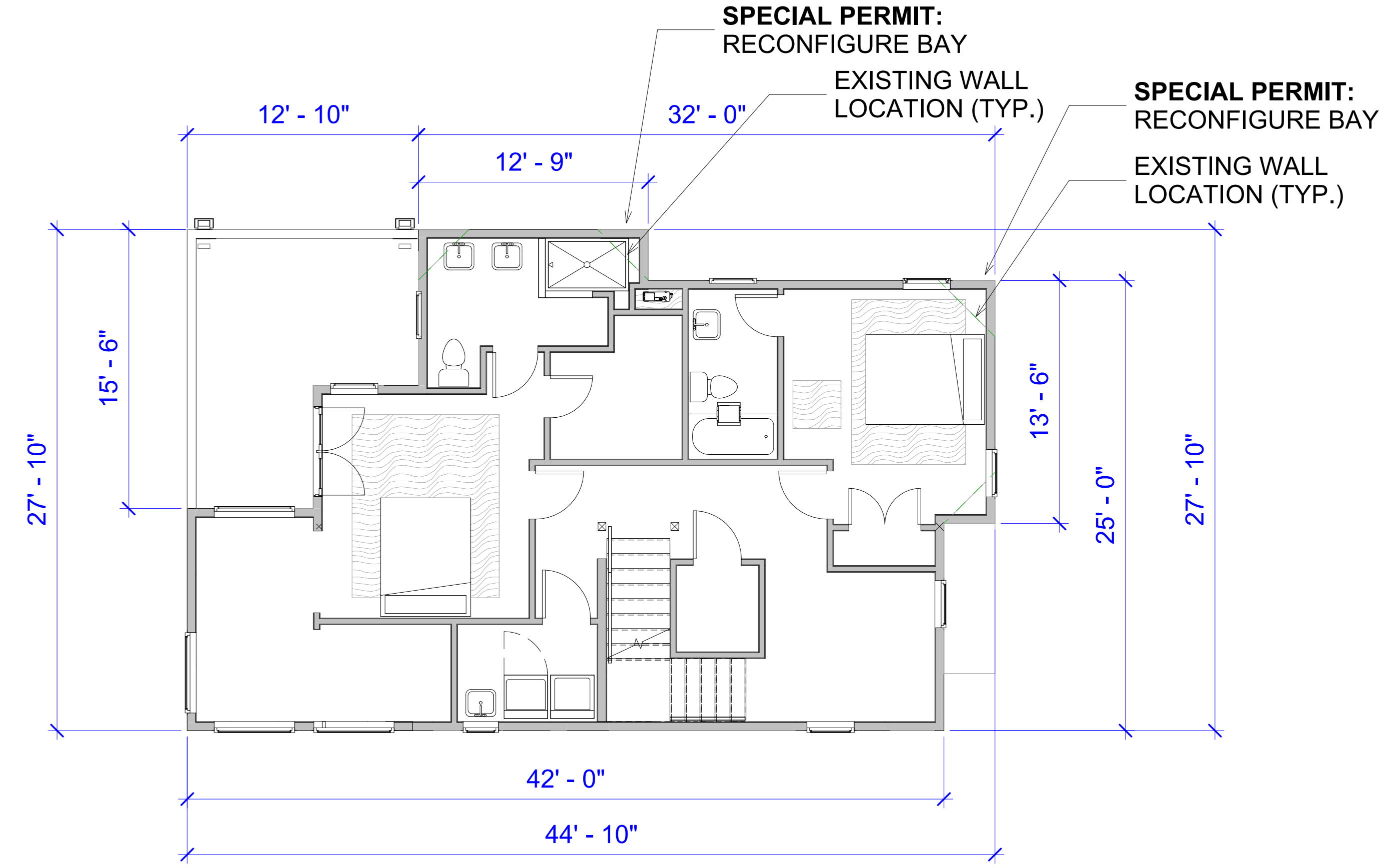
EXISTING CONDITIONS

THESE REFLECT ALTERATIONS APPROVED
UNDER PERMIT NUMBER BLDC-281328-2024



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

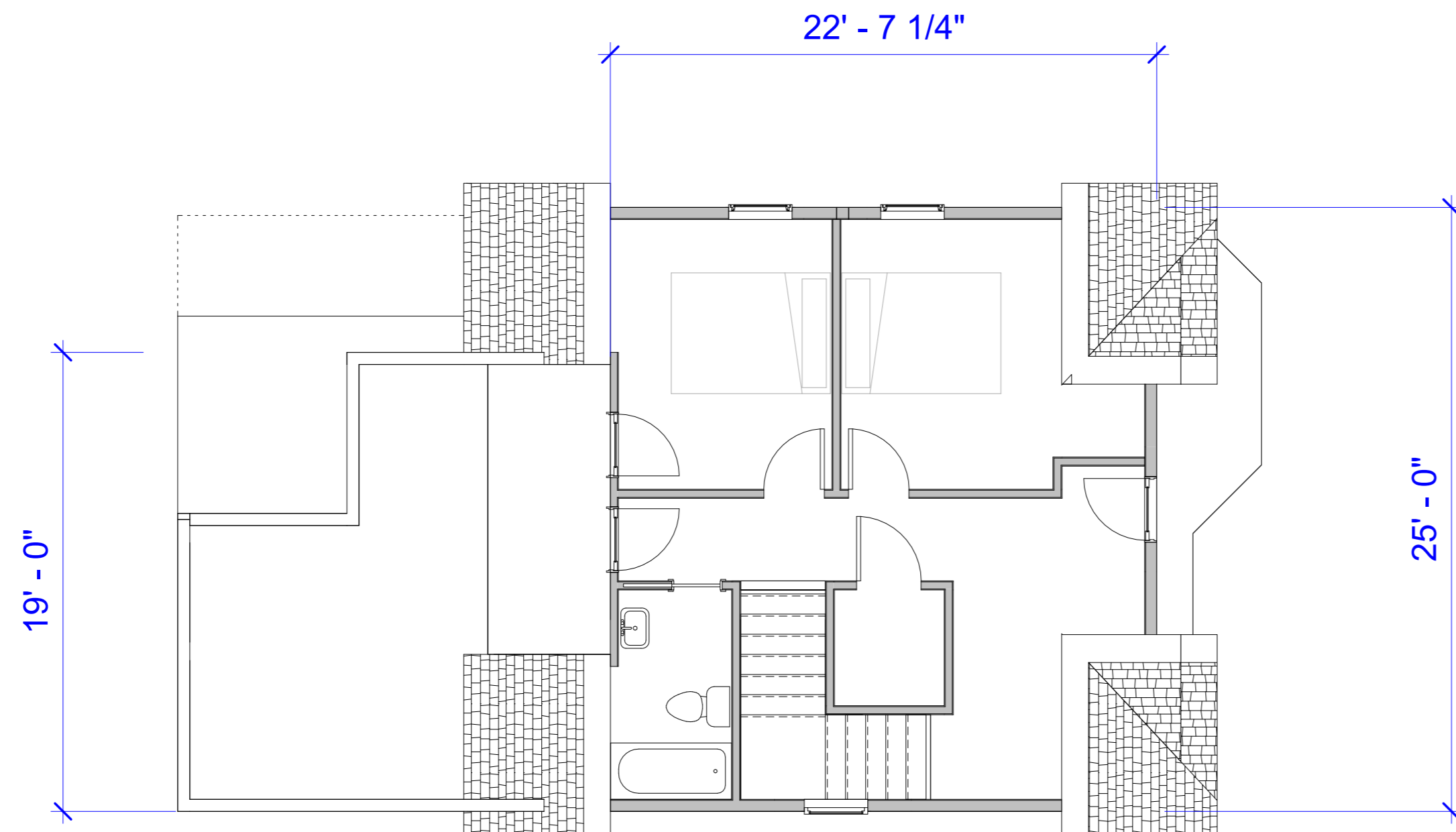
PROPOSED



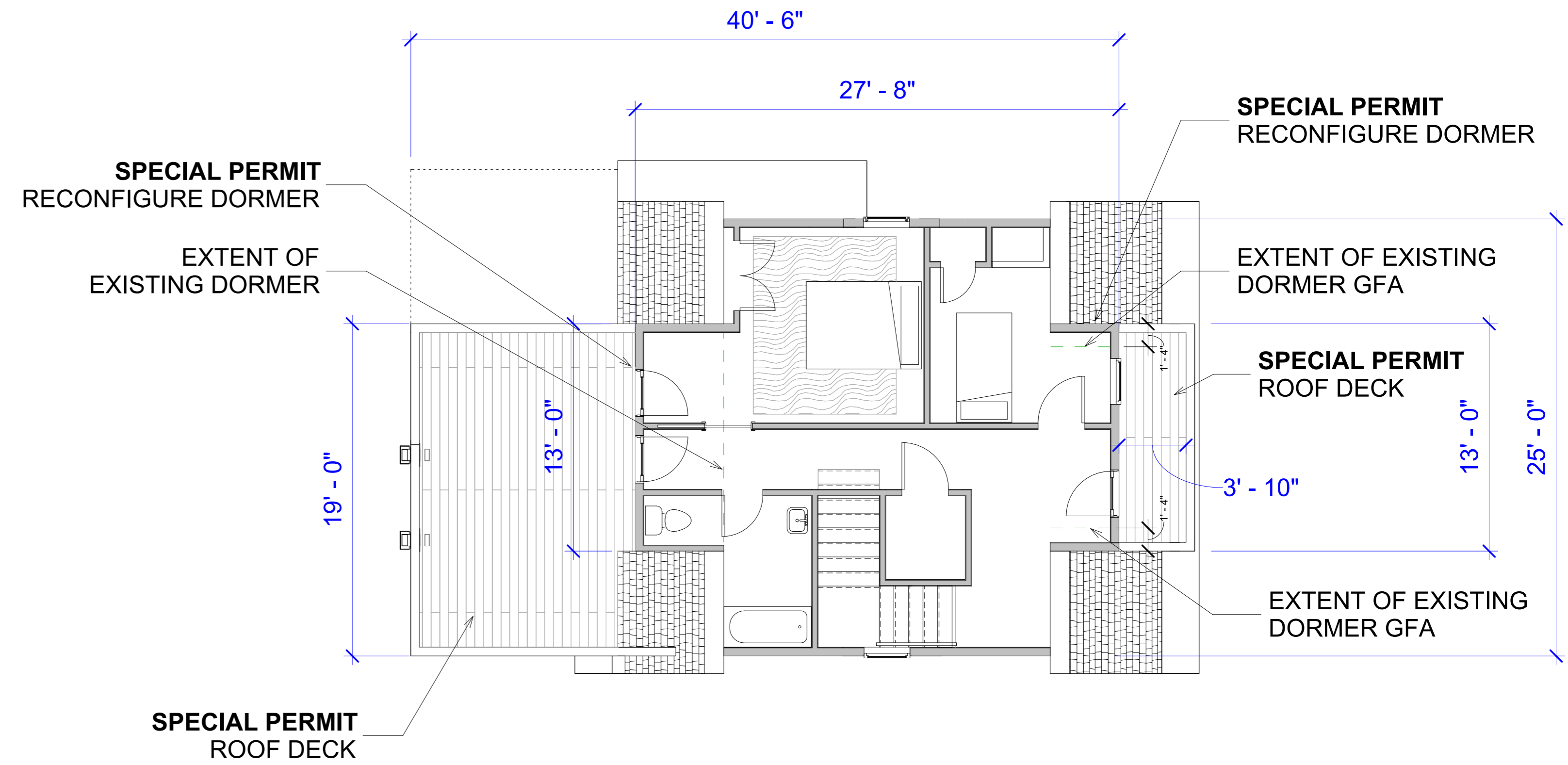
③ Level 2 - Proposed (BZA)
3/16" = 1'-0"

LEVEL 2

LEVEL 3



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



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

**EXISTING
CONDITIONS**

THESE REFLECT ALTERATIONS APPROVED
UNDER PERMIT NUMBER BLDG-281328-2024

EAST



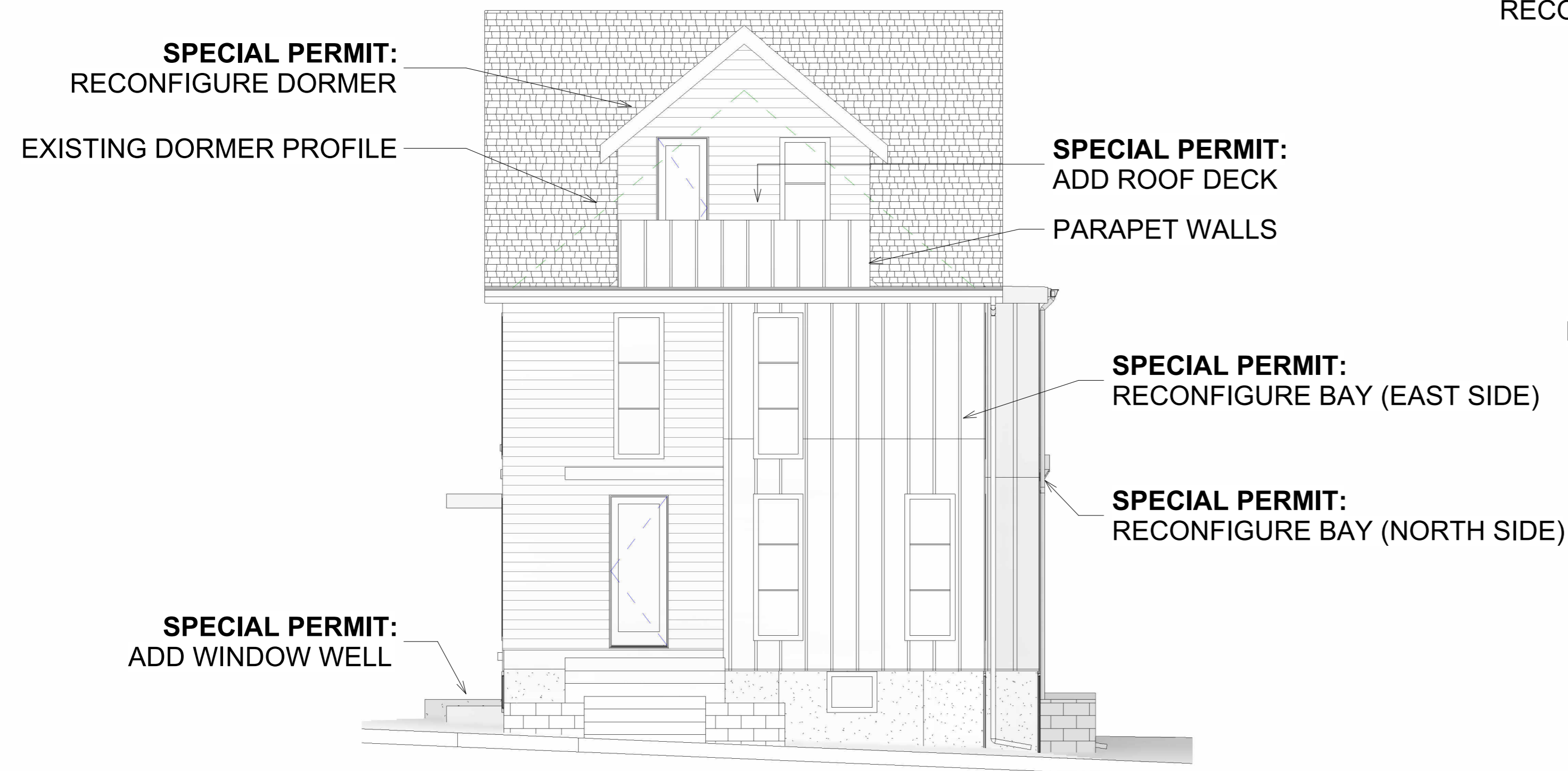
③ East - Existing (BZA)
3/16" = 1'-0"

NORTH

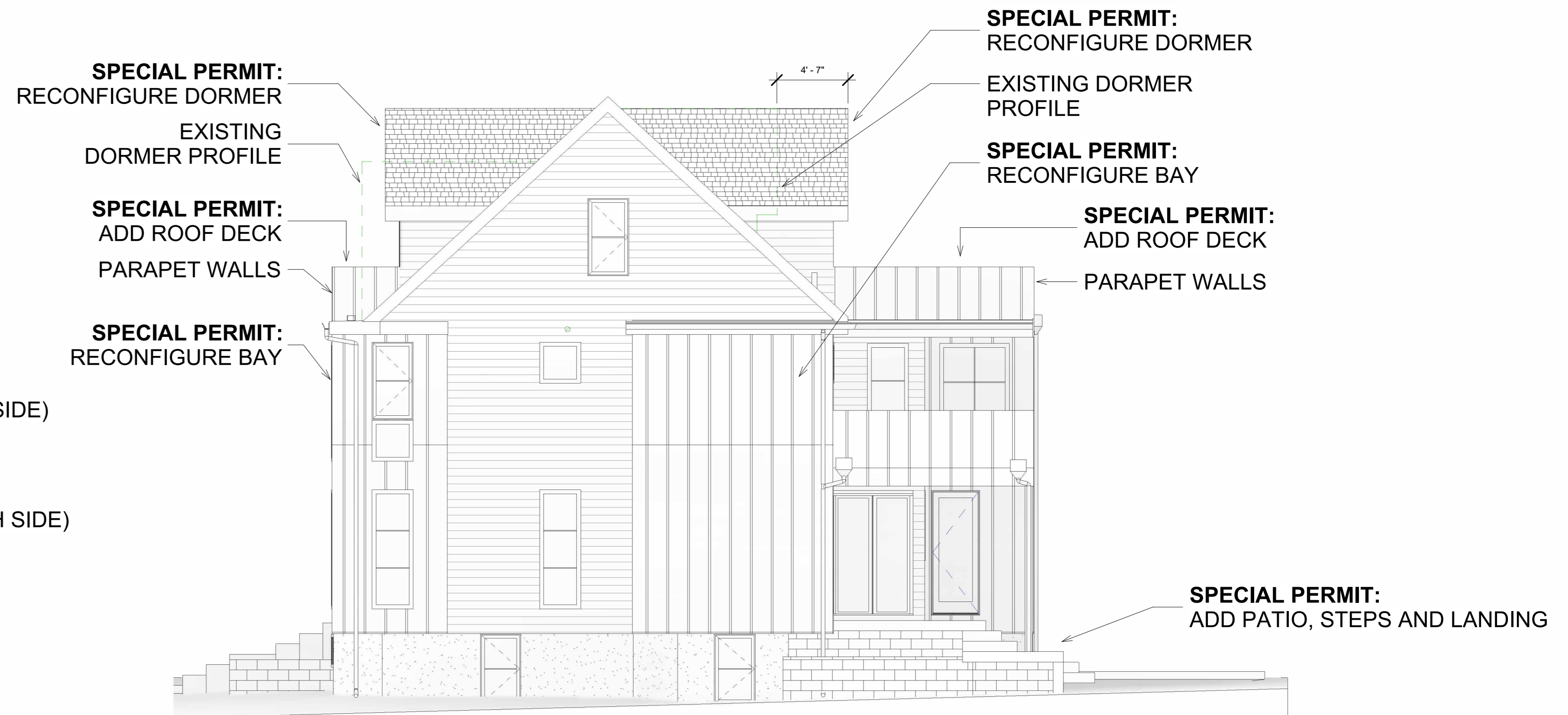


④ North - Existing (BZA)
3/16" = 1'-0"

PROPOSED



① East - Proposed (BZA)
3/16" = 1'-0"



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

EXISTING CONDITIONS

THESE REFLECT ALTERATIONS APPROVED UNDER PERMIT NUMBER BLD-281328-2024

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



SPECIAL PERMIT:
RECONFIGURE DORMER

EXISTING DORMER PROFILE

SPECIAL PERMIT:
ADD ROOF DECK

PARAPET WALLS

SPECIAL PERMIT:
RECONFIGURE BAY

INTERIOR PROFILE OF WINDOW WELL

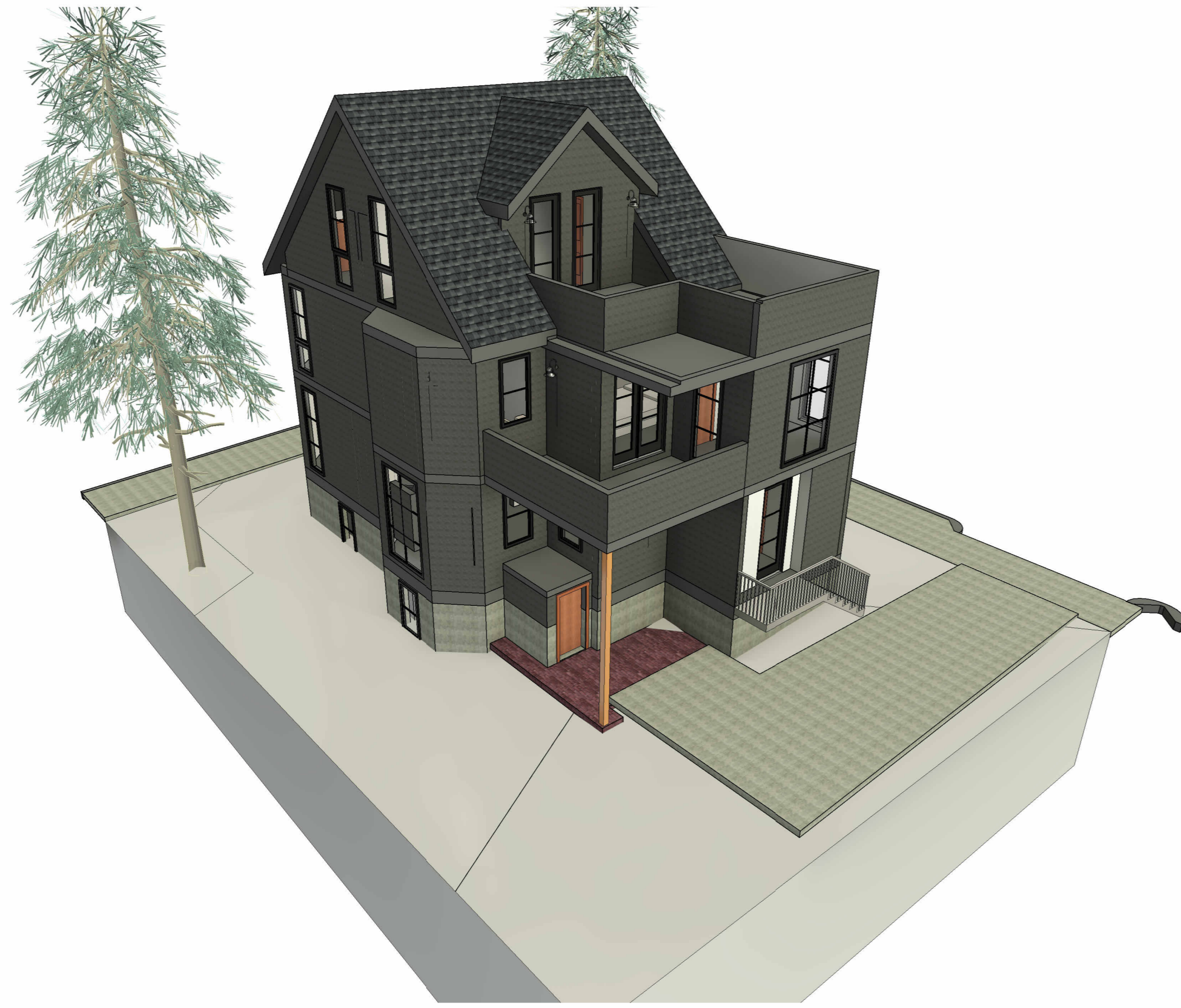
SURVEY ELEVATION = 106.9 - 6.5 = 100.4'

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

EXISTING
CONDITIONS

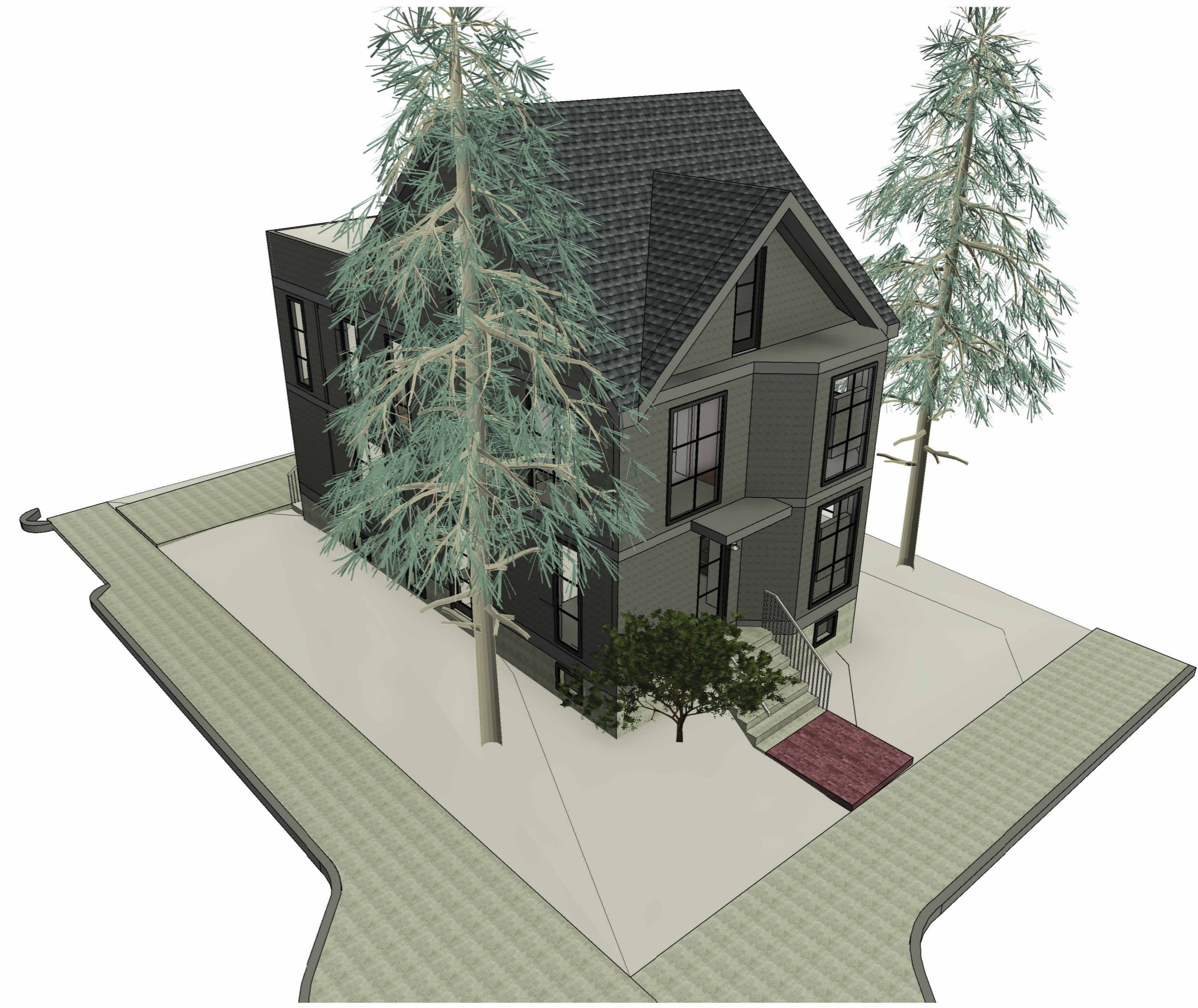
THESE REFLECT ALTERATIONS APPROVED
UNDER PERMIT NUMBER BLDG-281328-2024

FROM BACK OF LOT



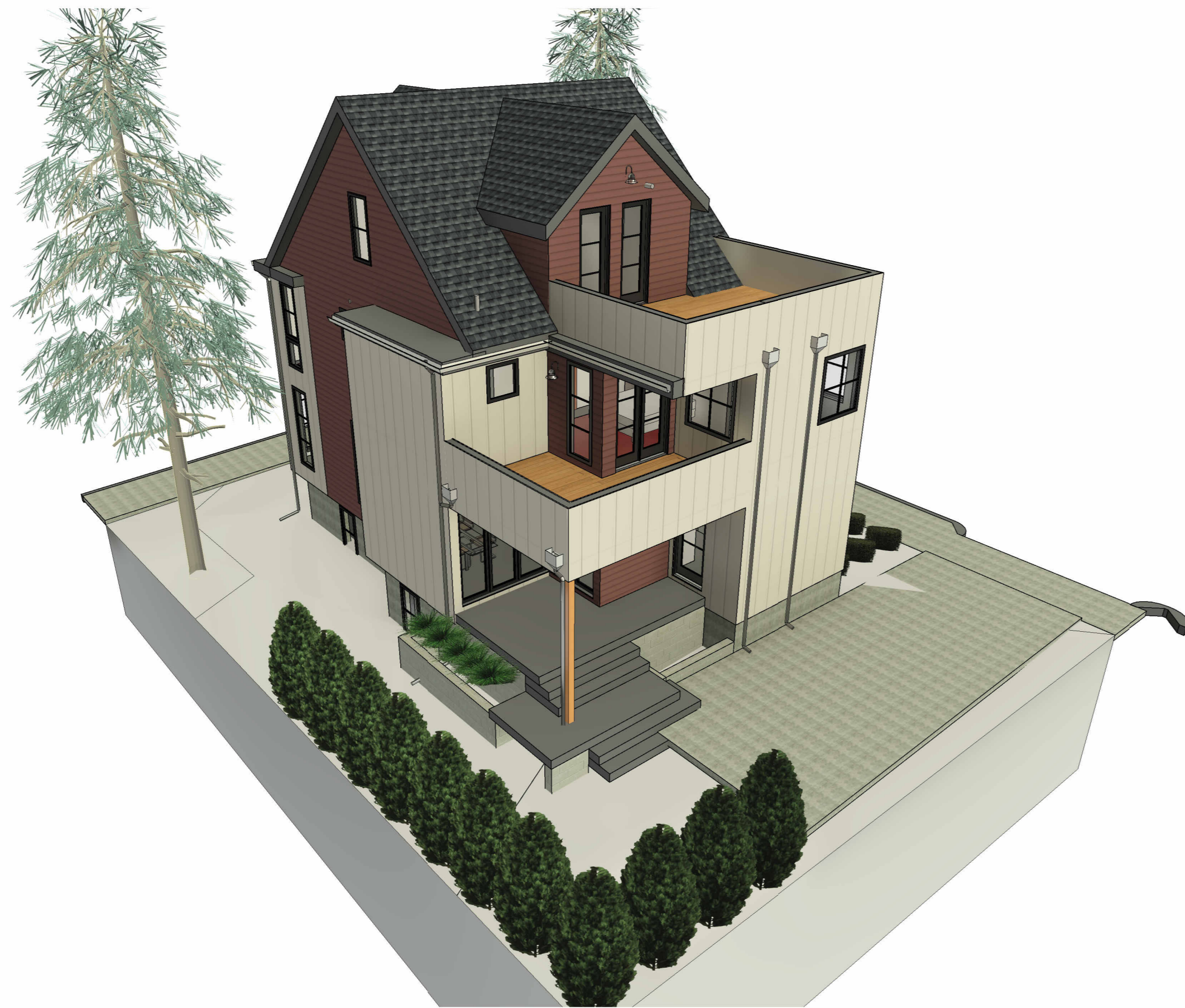
③ 3D from Northwest - Existing (BZA)

FROM STREET CORNER

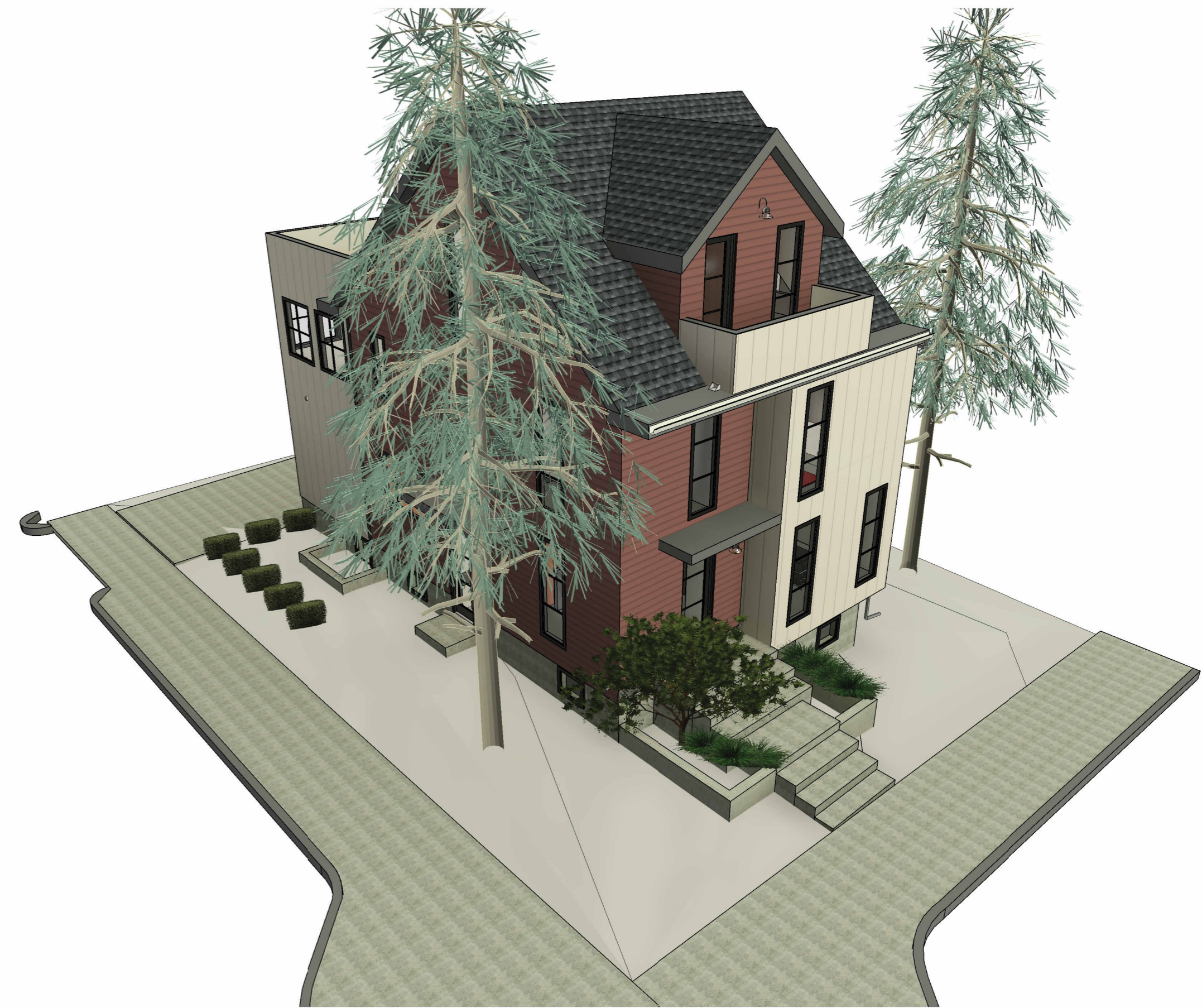


④ 3D from Southeast - Existing (BZA)

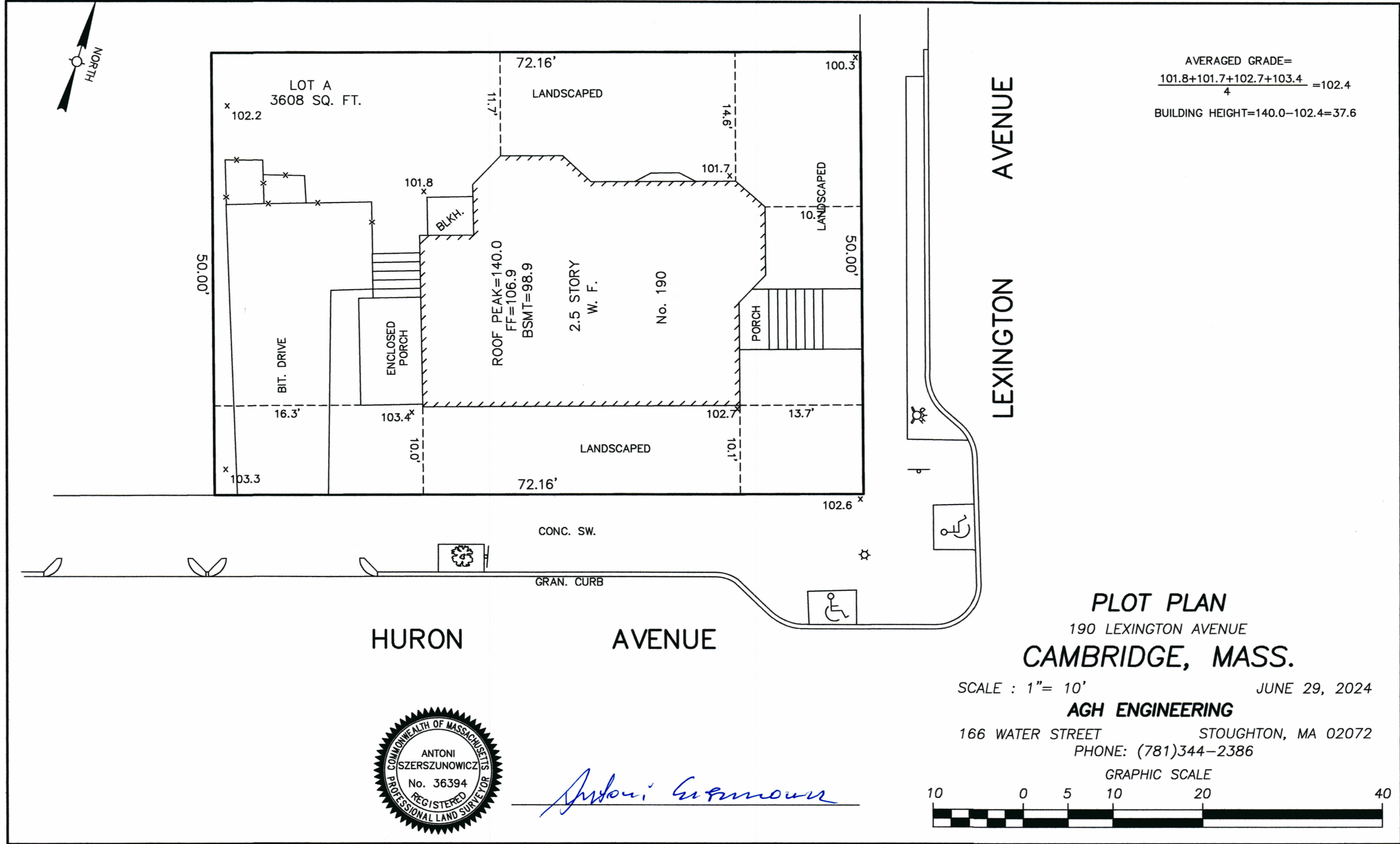
PROPOSED



① 3D from Northwest - Proposed (BZA)



② 3D from Southeast - Proposed (BZA)



Pacheco, Maria

From: susan@susanlapides.com <susanlapidesphotography@gmail.com> on behalf of Susan Lapides <susan@susanlapides.com>
Sent: Sunday, January 5, 2025 10:15 PM
To: Pacheco, Maria
Subject: 190 Lexington

Hello Maria,

I live/own 451 Huron which abuts 190 Lexington which is on the corner of Huron. We have met with Anu and Ross Kenyon regarding their plans for renovation.

We have no objections to the plans and are pleased they will be our new neighbors.

Thank you.

Sincerely
Susan Lapides
& Peter Wilson
451 Huron ave
6175047200