



# CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2024 NOV 26 PM 2:02

OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

## BZA Application Form

**BZA Number: 1143415**

### General Information

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

Special Permit:   X  

Variance:           

Appeal:           

**PETITIONER:** Thomas Smolenski + Nisha Smolenski C/O Christopher Taylor, CjT Architects

**PETITIONER'S ADDRESS:** 6 Cerina Road, Jamaica Plain, MA 02130

**LOCATION OF PROPERTY:** 207 Lexington Ave , Cambridge, MA

**TYPE OF OCCUPANCY:** Residential

**ZONING DISTRICT:** Residence B Zone

### **REASON FOR PETITION:**

/Conversion to Additional Dwelling Units/

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

Construct a ground floor Accessory Apartment. New/enlarged door and window openings at rear and side facades.

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

- Article: 4.000      Section: 4.22 (Accessory Apartments)
- Article: 5.000      Section: 5.31 (Table of Dimensional Requirements)
- Article: 8.000      Section: 8.22.2(c) ( Non-Conforming Structure)
- Article: 8.000      Section: 8.22.2(d) (Alteration of Non-Conforming Structure)
- Article: 10.000     Section: 10.40 (Special Permits)

Original  
Signature(s):

  
\_\_\_\_\_  
(Petitioner (s) / Owner)

Christopher Taylor  
\_\_\_\_\_  
(Print Name)

**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 Thomas Smolenski + Nisha Smolenski  
(OWNER)

Address: 218 Lexington Ave, Cambridge MA 02138

State that I/We own the property located at 207 Lexington Ave, Unit 1, which is the subject of this zoning application.

The record title of this property is in the name of \_\_\_\_\_  
Thomas Smolenski + Nisha Smolenski

\*Pursuant to a deed of duly recorded in the date June 23, 2016, Middlesex South County Registry of Deeds at Book 67482, Page 73; or Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_  
Book \_\_\_\_\_ Page \_\_\_\_\_.

Thomas Smolenski Nisha Smolenski  
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT\*


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

Commonwealth of Massachusetts, County of Middlesex

The above-name Thomas Smolenski + Nisha Smolenski personally appeared before me, this 25<sup>th</sup> of May, 2023, and made oath that the above statement is true.

[Signature] Notary

My commission expires 01-05-2029 (Notary Seal).

 THERESA KAUFMAN  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires  
January 05, 2029

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

## BZA Application Form

### SUPPORTING STATEMENT FOR A SPECIAL PERMIT

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

**Granting the Special Permit requested for 207 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:
- The proposed accessory apartment meets all conditions of 4.22.1 (Dwelling is over 1,800sf, and Accessory Apartment is less than 900sf or 35% of GFA)
- 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 requirement for an additional parking space is not applicable for an accessory apartment.
- 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:
- There will be no adverse affects to the adjacent uses, as the residential use and exterior measurements will remain the same.
- 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:
- There will be no changes to the street facade of the building, and minimal changes to the side facades. The entrance to the accessory apartment will not be visible from a public way.
- 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:
- There will be no adverse affects to the adjacent uses, as the residential use and exterior measurements will remain the same.

**\*If you have any questions as to whether you can establish all of the applicable legal requirements, you should consult with an attorney.**

Address: \_\_\_\_\_  
 Tel. No. 617-335-6191  
 E-Mail Address: chris@cjtarchitects.com

Date: 11/26/24

**BZA Application Form**

**DIMENSIONAL INFORMATION**

**Applicant:** Thomas Smolenski + Nisha Smolenski  
**Location:** 207 Lexington Ave., Cambridge, MA  
**Phone:** 617-335-6191

**Present Use/Occupancy:** Residential  
**Zone:** Residence B Zone  
**Requested Use/Occupancy:** Residential

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		5057	5057	3260	(max.)
<u>LOT AREA:</u>		7173	7173	5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup></u>		.70	.70	.5	
<u>LOT AREA OF EACH DWELLING UNIT</u>		3587	3587	2500	
<u>SIZE OF LOT:</u>	WIDTH	47	47	50	
	DEPTH	153	153	100	
<u>SETBACKS IN FEET:</u>	FRONT	18.6	18.6	15	
	REAR	86.3	86.3	25	
	LEFT SIDE	5'	5'	7.5'	
	RIGHT SIDE	7.4	7.4	7.5	
<u>SIZE OF BUILDING:</u>	HEIGHT	38.7	39.1	35	
	WIDTH	34.6	34.5	n/a	
	LENGTH	48.1	48.1	n/a	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		73%	73%	40%	
<u>NO. OF DWELLING UNITS:</u>		2	3	2	
<u>NO. OF PARKING SPACES:</u>		2	2	2	
<u>NO. OF LOADING AREAS:</u>		n/a	n/a	n/a	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		60.5	60.5	n/a	

Describe where applicable, other occupancies on the same lot, the size of adjacent buildings on same lot, and type of construction

# 207 LEXINGTON AVE CAMBRIDGE, MA 02138 ACCESSORY DWELLING UNIT

## ARCHITECT

CjT Architects  
6 Cerina Road  
Jamaica Plain, MA 02130  
617.335.6191

## STRUCTURAL ENGINEER

Brian C Eseppi, PE  
Eseppi & Associates, LLC  
413.446.3355

## GENERAL CONTRACTOR

Smith + Awudo  
Construction, Inc.  
617.828.3729

## LIST OF DRAWINGS

### GENERAL

G1.0 COVER SHEET

### ARCHITECTURAL

C1.1 SITE PLAN

C1.2 PHOTOS

D1.0 GROUND FLOOR DEMOLITION PLAN

A1.0 PROPOSED GROUND FLOOR PLAN

A3.1 EXISTING/PROPOSED WEST ELEVATION

A3.2 EXISTING SOUTH ELEVATION

A3.3 PROPOSED SOUTH ELEVATION

A3.4 EXISTING EAST ELEVATION

A3.5 PROPOSED EAST ELEVATION

A3.6 EXISTING/PROPOSED EAST ELEVATION

## ZONING INFO:

ZONING DISTRICT: Residential B Zone

OVERLAYS: None

NOTE: Zoning relief for proposed dormer has been granted under BZA # 228381  
(Existing GFA includes proposed dormer and existing ground floor)

	ALLOWED/REQ'D	EXISTING	PROPOSED
GFA	3,260 sf	5,097 sf	no change
GFA OF ADU	900 sf / 35%	n/a	897 sf / 18%
LOT AREA	5,000 sf	7,173 sf	no change
FAR	.5	.71	no change
LOT AREA/DU	2,500 sf	3,587 sf	no change
FRONT SETBACK	15'	18.6'	no change
SIDE SETBACK	7.5'	5', 7.4'	no change
REAR SETBACK	25'	86.3'	no change
MAX HEIGHT	35'	38.7'	39.1*

\* Average height increase due to new ground floor stair and window wells

**BUILDING CODE:** 2015 IRC with Massachusetts Amendments (780 CMR)

**ENERGY CODE:** 2021 IECC with Massachusetts Amendments + Specialized Stretch Code Amendments (225 CMR 22)

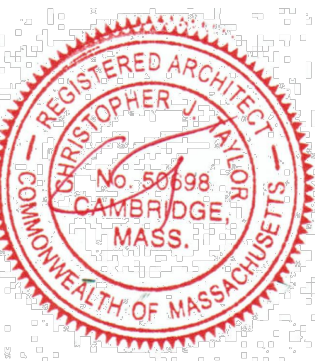
Alteration Level: Level 2 (Less than 50% of the building is renovated and reconfigured)  
Compliance Method: Prescriptive Compliance Method (2021 IECC R401.2.1)

**GENERAL NOTES:** The Contractor and all Subcontractors shall verify all dimensions and existing conditions in the field.

Contractor shall secure all permits, approvals and inspections required for construction.

Neither the architect nor the owner will enforce safety measures or regulations. The Contractor shall be solely responsible for conforming to local, state, and federal health and safety standards, including, but not limited to, those related to hazardous materials.

To the best of the architects' knowledge, information, and belief, these drawings conform to the requirements of the Massachusetts State Building Codes. These drawings do not reflect the full scope of Work required to construct the Work. The contractor is solely responsible for executing the Work in compliance with applicable building codes and with other ordinances and standards. The architect makes no warranties, expressed, or implied.



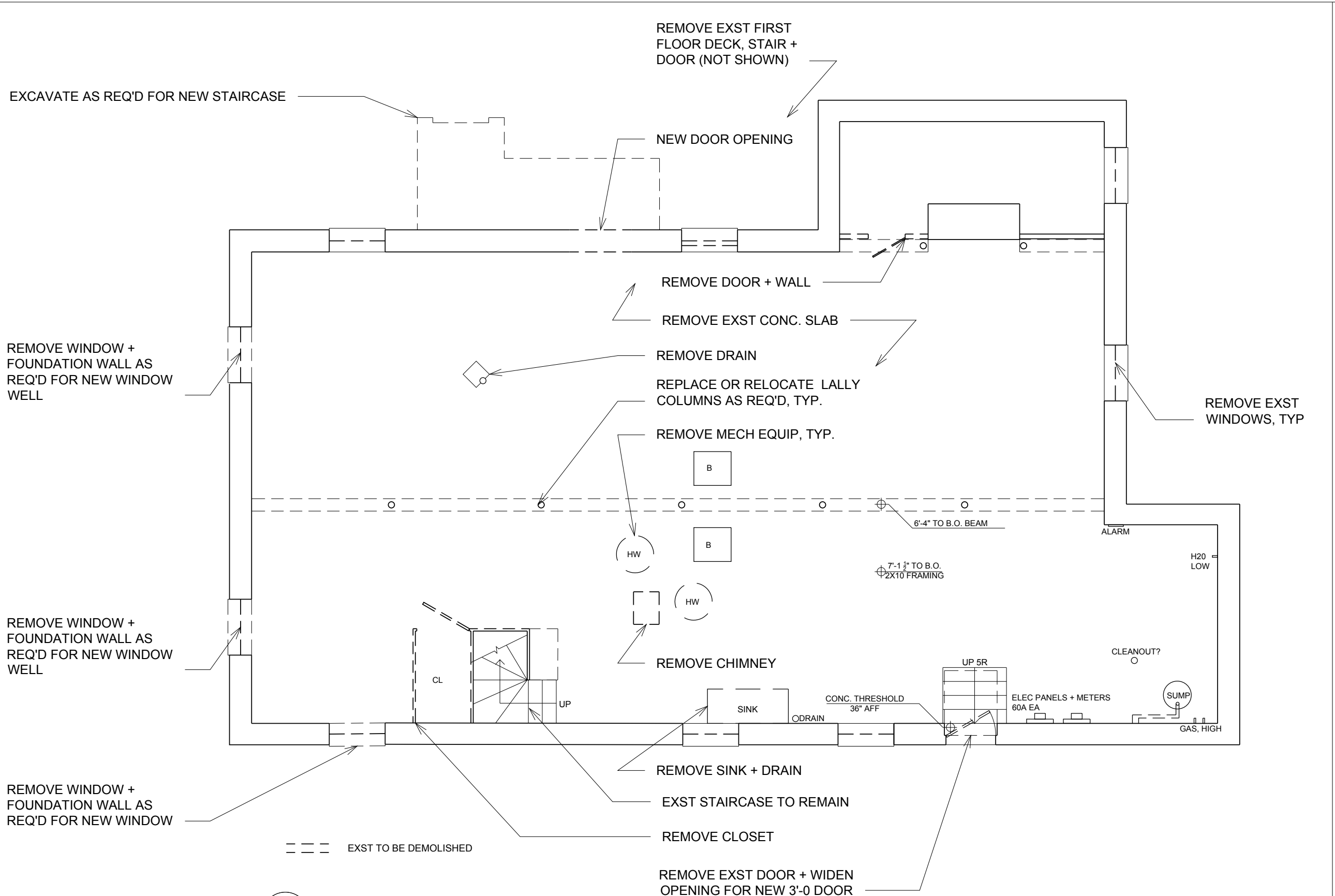
## ISSUE DATE:

NOVEMBER 15, 2024

SPECIAL PERMIT APPLICATION

NOVEMBER 15, 2024

207 LEXINGTON AVE



**1** GROUND FLOOR DEMOLITION PLAN  
1/4" = 1'-0"

**207 LEXINGTON  
AVE - ADU**

CAMBRIDGE, MA 02138

**ARCHITECT:**  
CJT ARCHITECTS  
6 CERINA ROAD  
JAMAICA PLAIN, MA 02130

617.335.6191

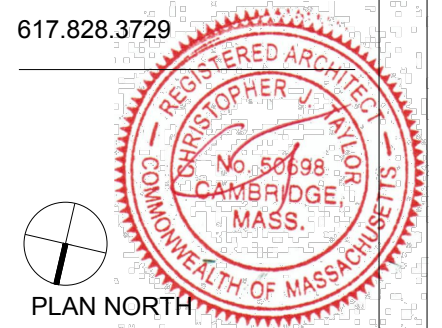
**STRUCTURAL ENGINEER:**  
ESEMPI & ASSOCIATES,  
LLC

PO BOX 393  
HINSDALE, MA 01235

413.446.3355

**GENERAL CONTRACTOR:**  
SMITH & AWUDO  
CONSTRUCTION, INC.

617.828.3729



**GROUND  
FLOOR  
DEMOLITION  
PLAN**

**SCALE:**  
3/16" = 1'-0"  
**DATE:**  
NOVEMBER 15, 2024

**D1.0**



**207 LEXINGTON  
AVE - ADU**

CAMBRIDGE, MA 02138

**ARCHITECT:**  
CJT ARCHITECTS  
6 CERINA ROAD  
JAMAICA PLAIN, MA 02130

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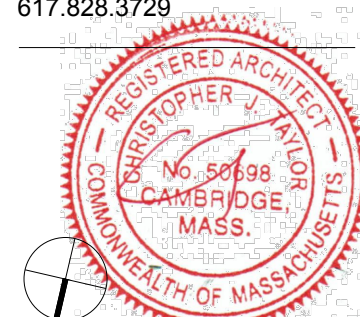
**STRUCTURAL ENGINEER:**  
ESEMPI & ASSOCIATES,  
LLC

PO BOX 393  
HINSDALE, MA 01235

413.446.3355

**GENERAL CONTRACTOR:**  
SMITH & AWUDO  
CONSTRUCTION, INC.

617.828.3729

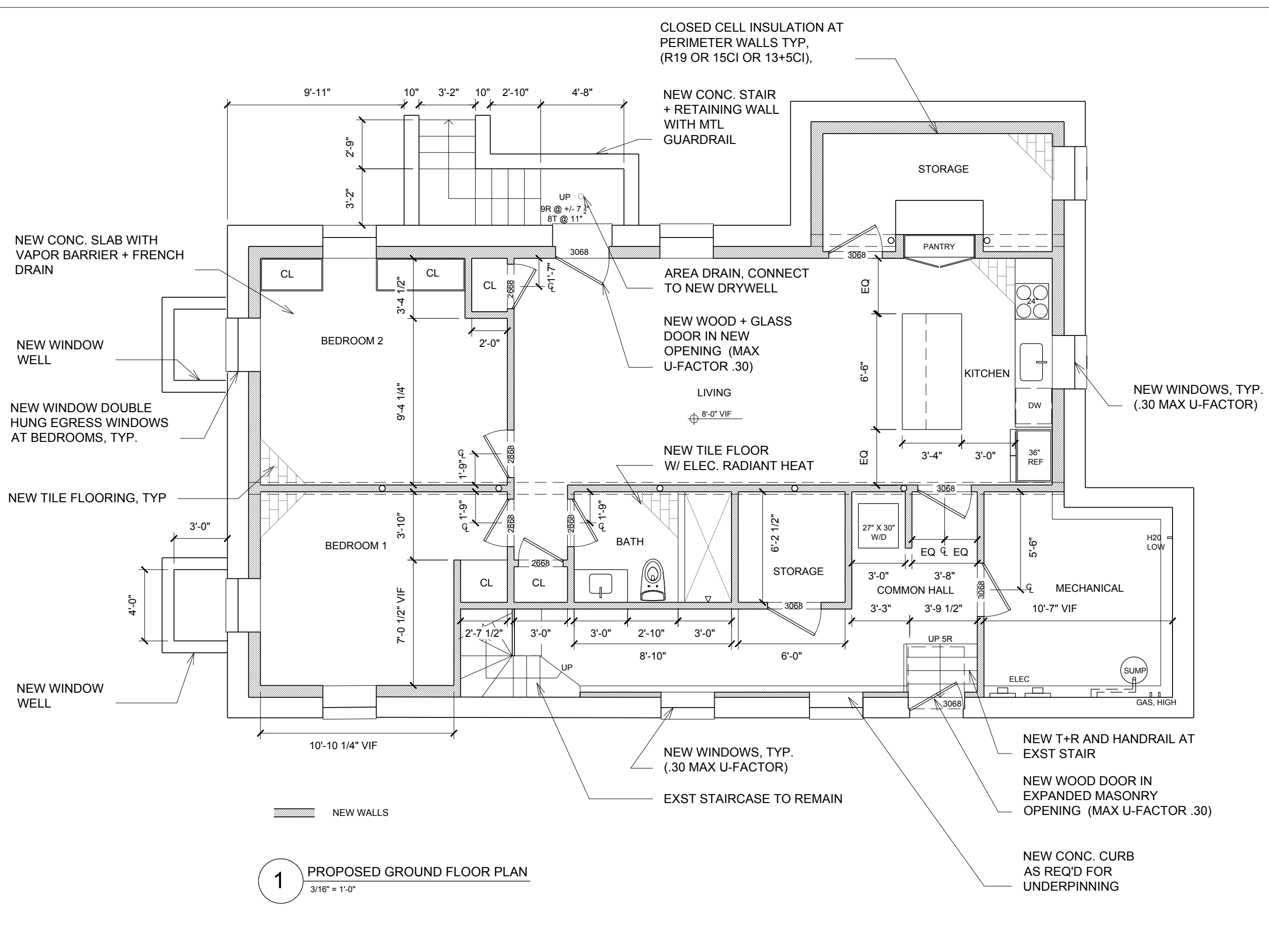


PLAN NORTH

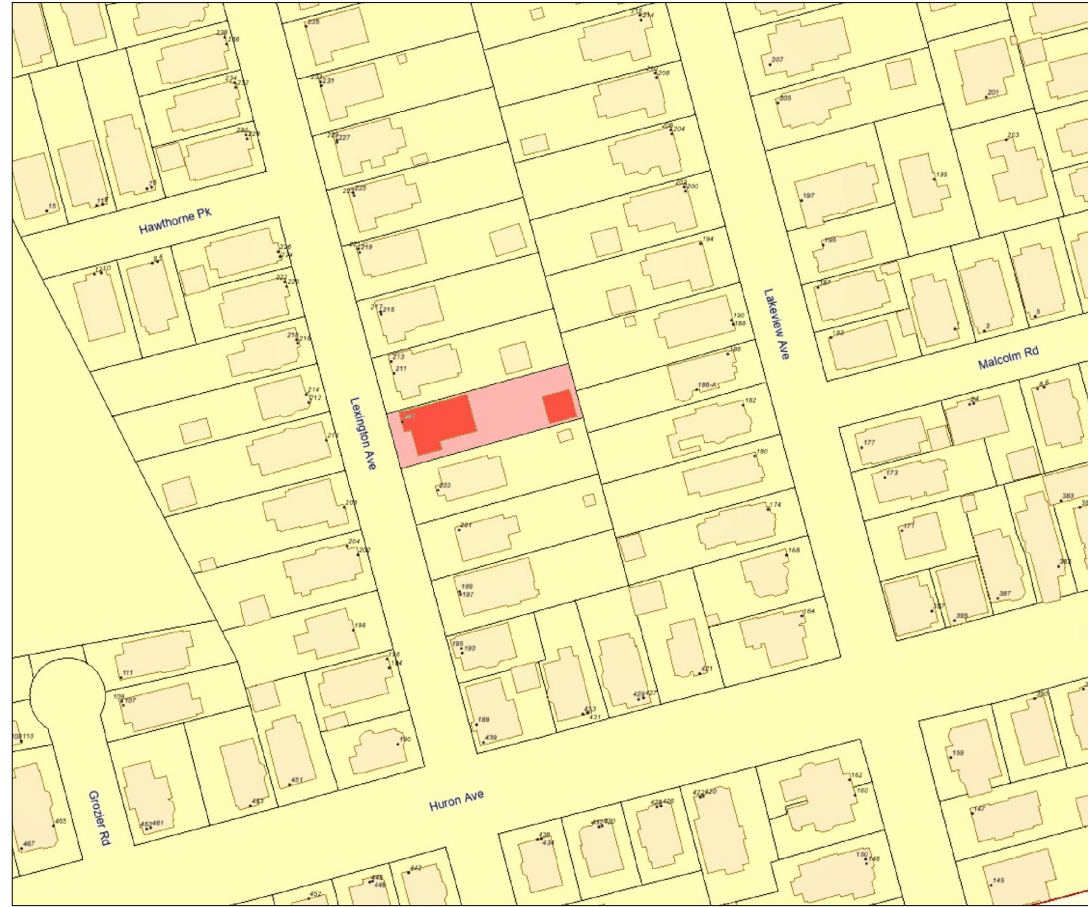
**PROPOSED  
GROUND  
FLOOR PLAN**

**SCALE:**  
3/16" = 1'-0"  
**DATE:**  
NOVEMBER 15, 2024

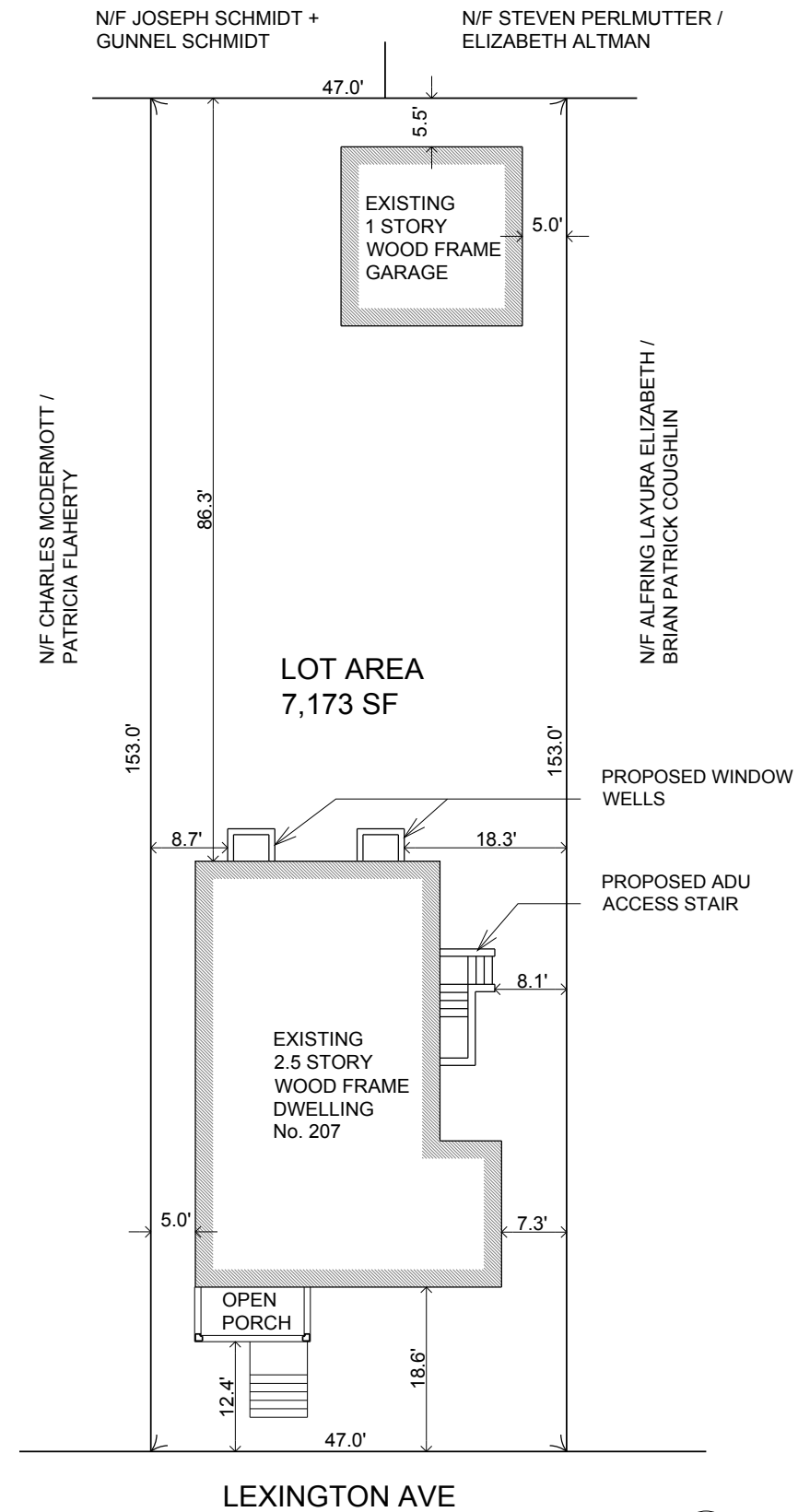
**A1.0**



**1** PROPOSED GROUND FLOOR PLAN  
3/16" = 1'-0"



NEIGHBORHOOD LOCUS PLAN  
NOT TO SCALE



SCALE: 1"=20'  
0 5 10 20



# 207 LEXINGTON AVE - ADU

CAMBRIDGE, MA 02138

**ARCHITECT:**  
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6 GERINA ROAD  
JAMAICA PLAIN, MA 02130

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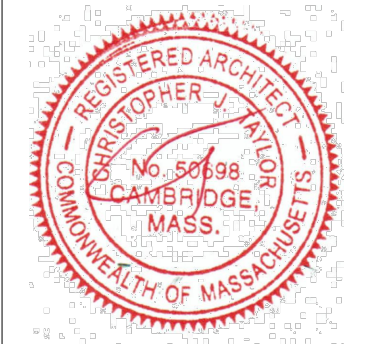
**STRUCTURAL ENGINEER:**  
ESEMPI & ASSOCIATES,  
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HINSDALE, MA 01235

413.446.3355

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SMITH & AWUDO  
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## SITE PLAN

**SCALE:**  
AS NOTED  
**DATE:**  
NOVEMBER 15, 2024

# C1.1



**207 LEXINGTON  
AVE - ADU**

CAMBRIDGE, MA 02138

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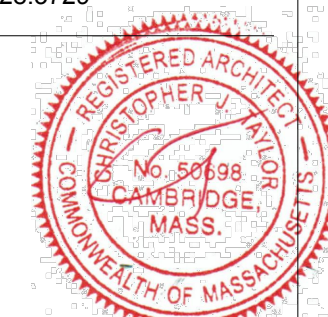
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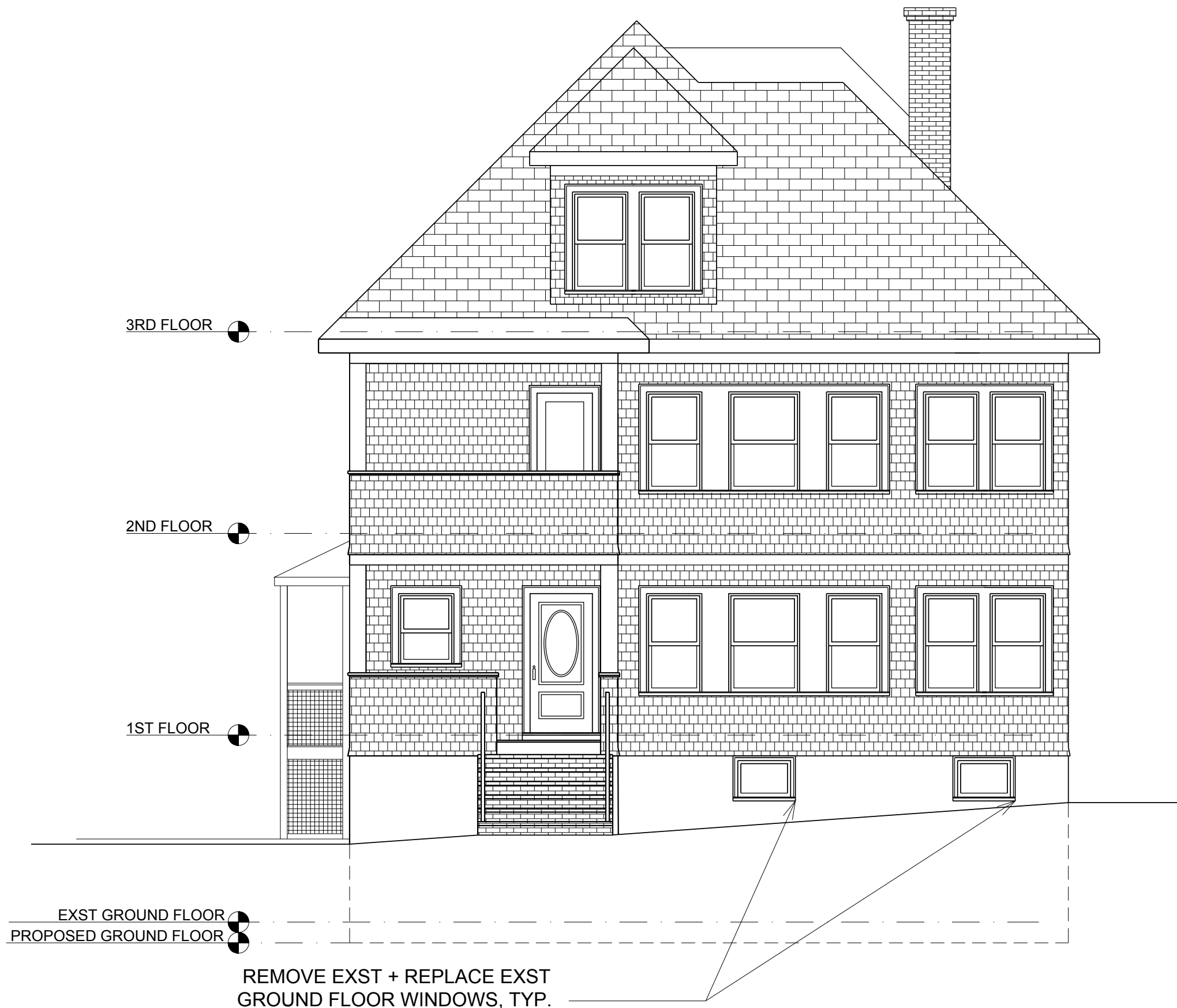


**EXISTING /  
PROPOSED  
WEST  
ELEVATION**

**SCALE:**  
3/16" = 1'-0"

**DATE:**  
NOVEMBER 15, 2023

**A3.1**



3RD FLOOR

2ND FLOOR

1ST FLOOR

EXST GROUND FLOOR  
PROPOSED GROUND FLOOR

REMOVE EXST + REPLACE EXST  
GROUND FLOOR WINDOWS, TYP.

**207 LEXINGTON  
AVE - ADU**

CAMBRIDGE, MA 02138

**ARCHITECT:**  
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6 CERINA ROAD  
JAMAICA PLAIN, MA 02130

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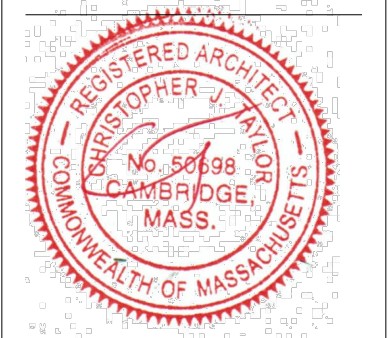
**STRUCTURAL ENGINEER:**  
ESEMPI & ASSOCIATES,  
LLC

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HINSDALE, MA 01235

413.446.3355

**GENERAL CONTRACTOR:**  
SMITH & AWUDO  
CONSTRUCTION, INC.

617.828.3729



**EXISTING  
SOUTH  
ELEVATION**

**SCALE:**  
3/16" = 1'-0"

**DATE:**  
NOVEMBER 15, 2023

**A3.2**



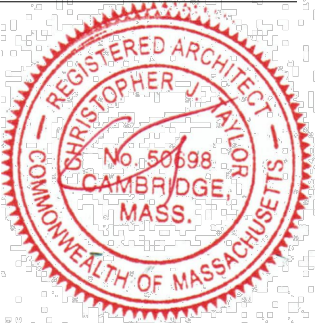
**207 LEXINGTON  
AVE - ADU**

CAMBRIDGE, MA 02138

**ARCHITECT:**  
CJT ARCHITECTS  
6 CERINA ROAD  
JAMAICA PLAIN, MA 02130  
617.335.6191

**STRUCTURAL ENGINEER:**  
ESEMPI & ASSOCIATES,  
LLC  
PO BOX 393  
HINSDALE, MA 01235  
413.446.3355

**GENERAL CONTRACTOR:**  
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CONSTRUCTION, INC.  
617.828.3729



**PROPOSED  
SOUTH  
ELEVATION**

**SCALE:**  
3/16" = 1'-0"

**DATE:**  
NOVEMBER 15, 2023

**A3.3**



**207 LEXINGTON  
AVE - ADU**

CAMBRIDGE, MA 02138

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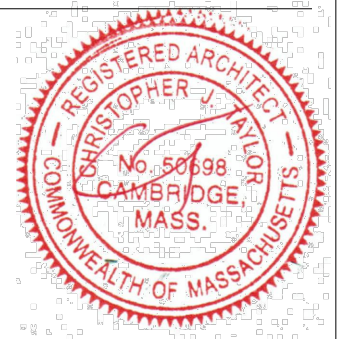
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**EXISTING EAST  
ELEVATION**

**SCALE:**  
3/16" = 1'-0"

**DATE:**  
NOVEMBER 15, 2023

**A3.4**



3RD FLOOR

2ND FLOOR

1ST FLOOR

REMOVE DECK + STAIR BEYOND

EXST GROUND FLOOR

REMOVE WINDOWS. FOUNDATION  
WALL + EXCAVATE AS REQ'D FOR  
NEW EGRESS WINDOWS + WELLS

**207 LEXINGTON  
AVE - ADU**

CAMBRIDGE, MA 02138

**ARCHITECT:**  
CJT ARCHITECTS  
6 CERINA ROAD  
JAMAICA PLAIN, MA 02130

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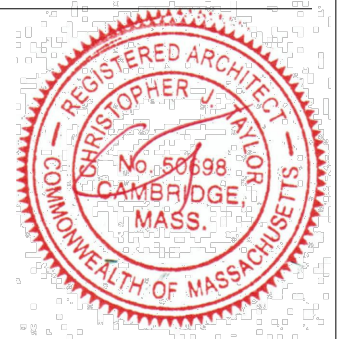
**STRUCTURAL ENGINEER:**  
ESEMPI & ASSOCIATES,  
LLC

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HINSDALE, MA 01235

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**PROPOSED  
EAST  
ELEVATION**

**SCALE:**  
3/16" = 1'-0"

**DATE:**  
NOVEMBER 15, 2023

**A3.5**

3RD FLOOR

2ND FLOOR

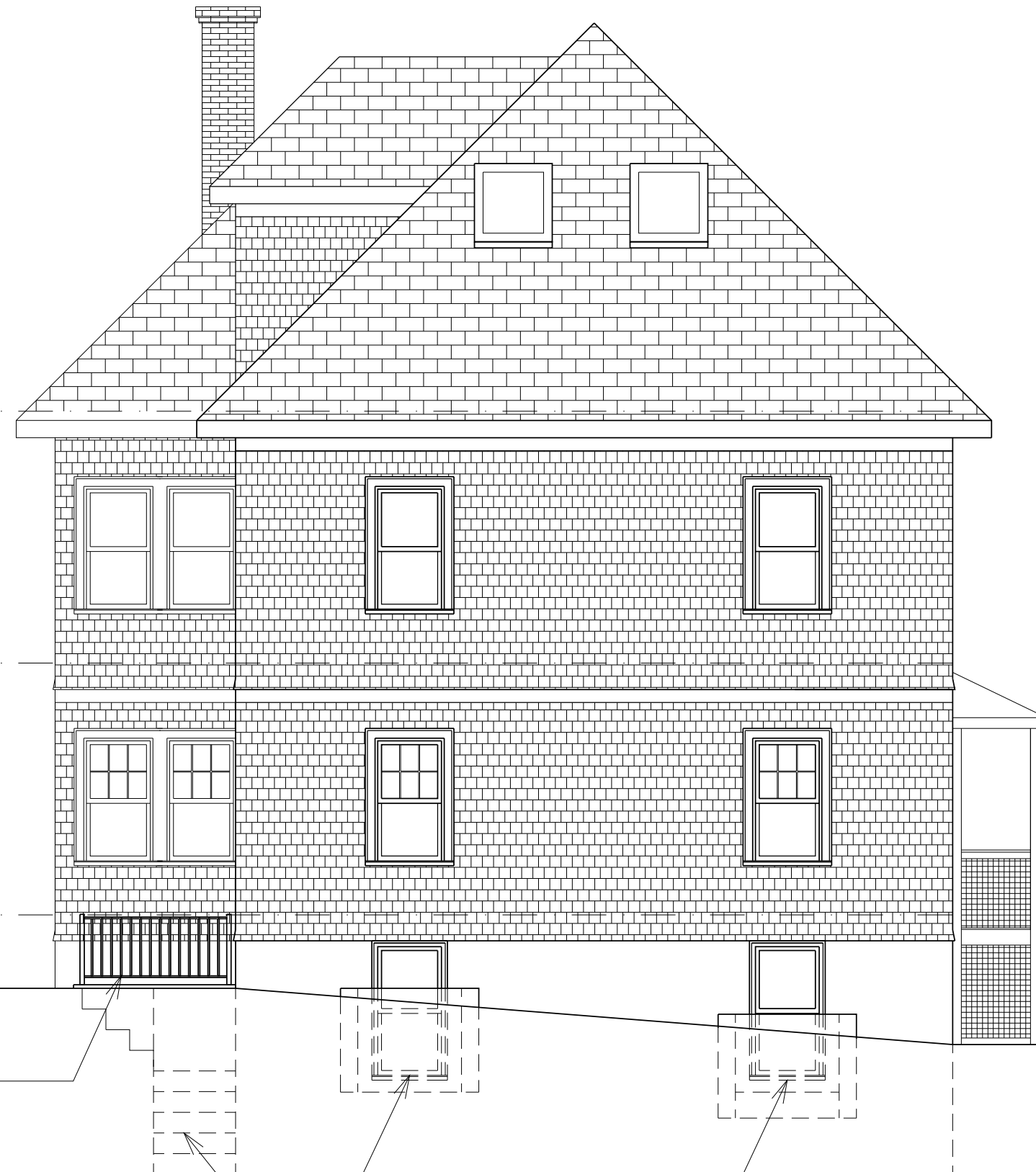
1ST FLOOR

PROPOSED GROUND FLOOR

NEW PTD STEEL  
GUARDRAIL + HANDRAIL

NEW CONC. STAIR + WALLS SHOWN DASHED

NEW EGRESS WINDOWS + WINDOW WELLS





**207 LEXINGTON  
AVE - ADU**

CAMBRIDGE, MA 02138

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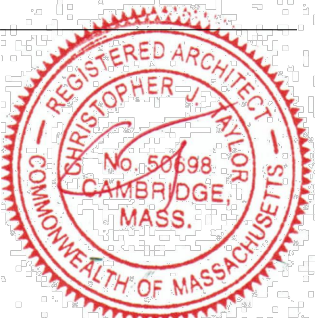
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**EXISTING /  
PROPOSED  
NORTH  
ELEVATION**

**SCALE:**  
3/16" = 1'-0"

**DATE:**  
NOVEMBER 15, 2023

**A3.6**



- NEW DOOR + CASING TO MATCH EXST
- NEW WINDOWS IN EXST OPENINGS
- NEW WINDOW IN EXPANDED OPENING
- NEW WINDOW WELLS BEYOND



**207 LEXINGTON  
AVE - ADU**

CAMBRIDGE, MA 02138

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**STRUCTURAL ENGINEER:**  
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617.828.3729



EXISTING VIEW OF SW CORNER



EXISTING VIEW OF NW CORNER



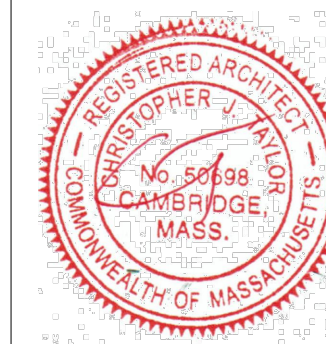
EXISTING VIEW OF SE CORNER



EXISTING VIEW OF EAST/REAR FACADE



EXISTING VIEW OF NORTH FACADE



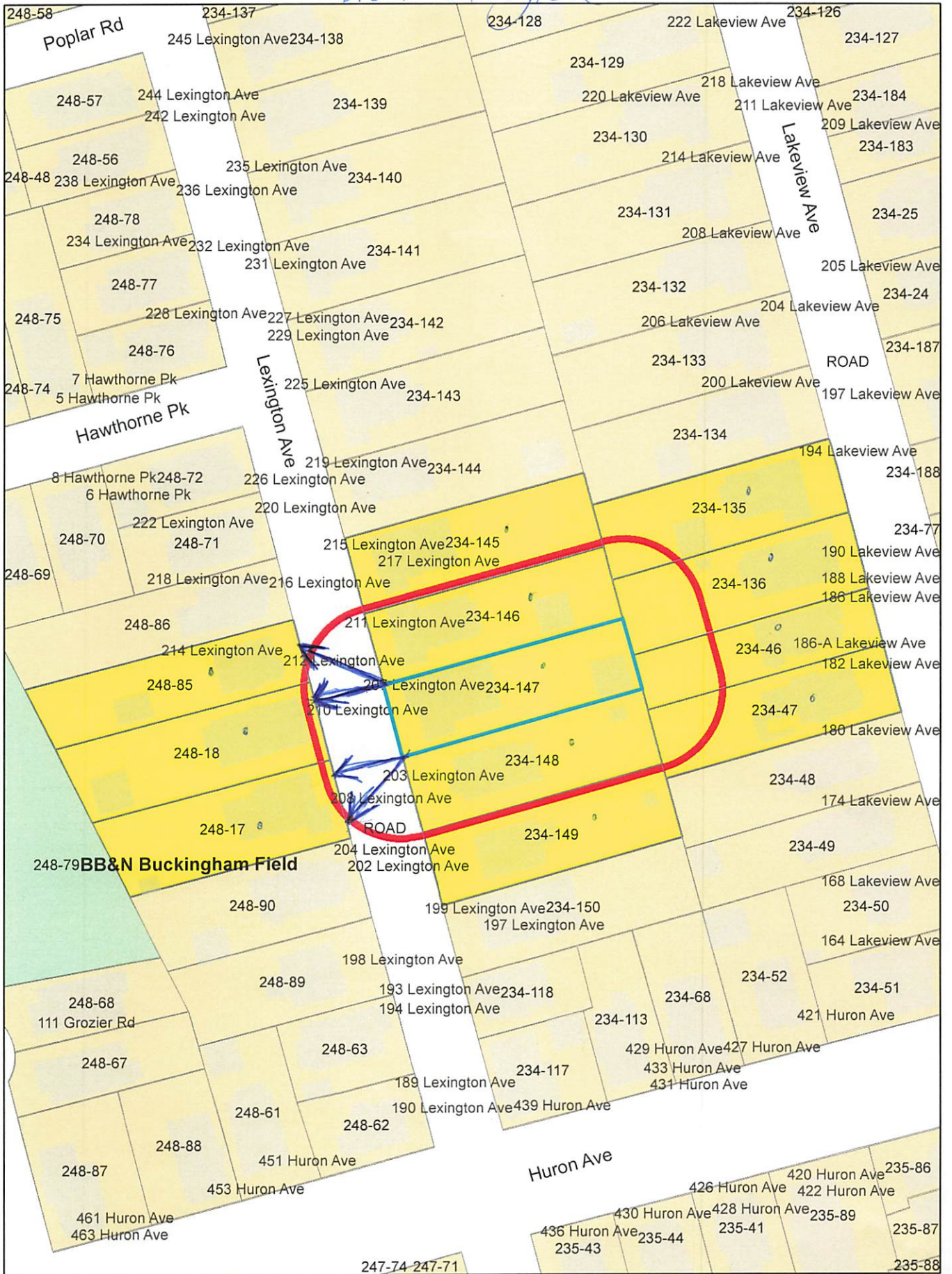
**PHOTOS**

**SCALE:**  
AS NOTED  
**DATE:**  
NOVEMBER 15, 2024

**C1.2**



207 Lexington Ave



207 Lexington Ave

Petitioner

234-136  
SCHMIDT, JOSEPH R. GUNNEL J SCHMIDT  
188 LAKEVIEW AVE  
CAMBRIDGE, MA 02138-2132

234-146  
MCDERMOTT, CHARLES G. &  
PATRICIA E. FLAHERTY  
211-213 LEXINGTON AVE  
CAMBRIDGE, MA 02138

CJT ARCHITECTS  
C/O CHRISTOPHER TAYLOR  
6 CERINA ROAD  
JAMAICA PLAIN, MA 02130

234-145  
SAWYER, TIMOTHY & JOAN S. SAWYER  
TRUSTEES OF SAWYER REALTY TRUST,  
217 LEXINGTON AVE.  
CAMBRIDGE, MA 02138-2137

248-17  
JORDAN, MARY LOU & PETER O. HARRIS  
184 W FAIRLEE RD  
FAIRLEE, VT 05045

234-147  
SMOLENSKI, THOMAS & NISHA SMOLENSKI  
218 LEXINGTON AVE  
CAMBRIDGE, MA 02138

234-46  
PERLMUTTER, STEVEN F. &  
ELISABETH A. ALTMAN  
186 LAKEVIEW AVE  
CAMBRIDGE, MA 02138-2132

234-149  
HAUSMAN, NANCY M.,  
TRUSTEE THE NANCY HAUSMAN TRUST  
201 LEXINGTON AVE  
CAMBRIDGE, MA 02138

248-18  
MAHONEY, MICHAEL J. &  
ANNE MARIE MAHONEY  
210 LEXINGTON AVE  
CAMBRIDGE, MA 02138

234-148  
ALFRING LAURA ELIZABETH  
BRIAN PATRICK COUGHLIN  
203 LEXINGTON AVE  
CAMBRIDGE, MA 02138

248-85  
BARLOW, BENJAMIN H. CAROLINE NOLAN  
212-214 LEXINGTON AVE  
CAMBRIDGE, MA 02138

234-47  
ST. ONGE, MATTHEW J.  
TRS ST. ONGE, BETSEY M. TRS  
182 LAKEVIEW AVE  
CAMBRIDGE, MA 02138

234-135  
DORNELAS LUXURY PROPERTIES LLC  
81 LOWELL AVE  
SOMERVILLE, MA 02143