



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:

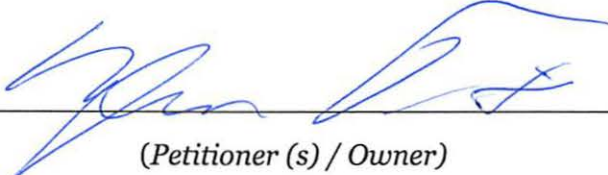
Renovation of an existing basement to be used for occupancy and connected to the first floor and we are proposing a new third floor addition to be connected to the floor below (2nd floor).

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)

WAMEN DEFAU
(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

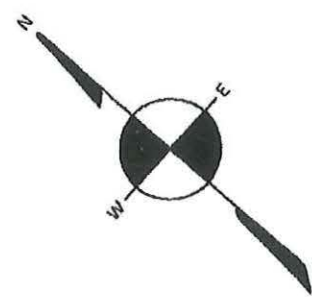
Present Use/Occupancy: Multi family 4 units
Zone: Residence B Zone
Requested Use/Occupancy: Multi family 4 units

		<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: ²</u>		.488	.84	.5	
<u>LOT AREA OF EACH DWELLING UNIT</u>		n/a	n/a	n/a	
<u>SIZE OF LOT:</u>	WIDTH	55	55	50	
	DEPTH	98.45	98.45	N/A	
<u>SETBACKS IN FEET:</u>	FRONT	9.4	9.4	15	
	REAR	32.4	32.4	25	
	LEFT SIDE	19.9	19.9	7.6 sum of 20	
	RIGHT SIDE	7.8	7.8	7.6 sum of 20	
<u>SIZE OF BUILDING:</u>	HEIGHT	23.5	33.83	35	
	WIDTH	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	

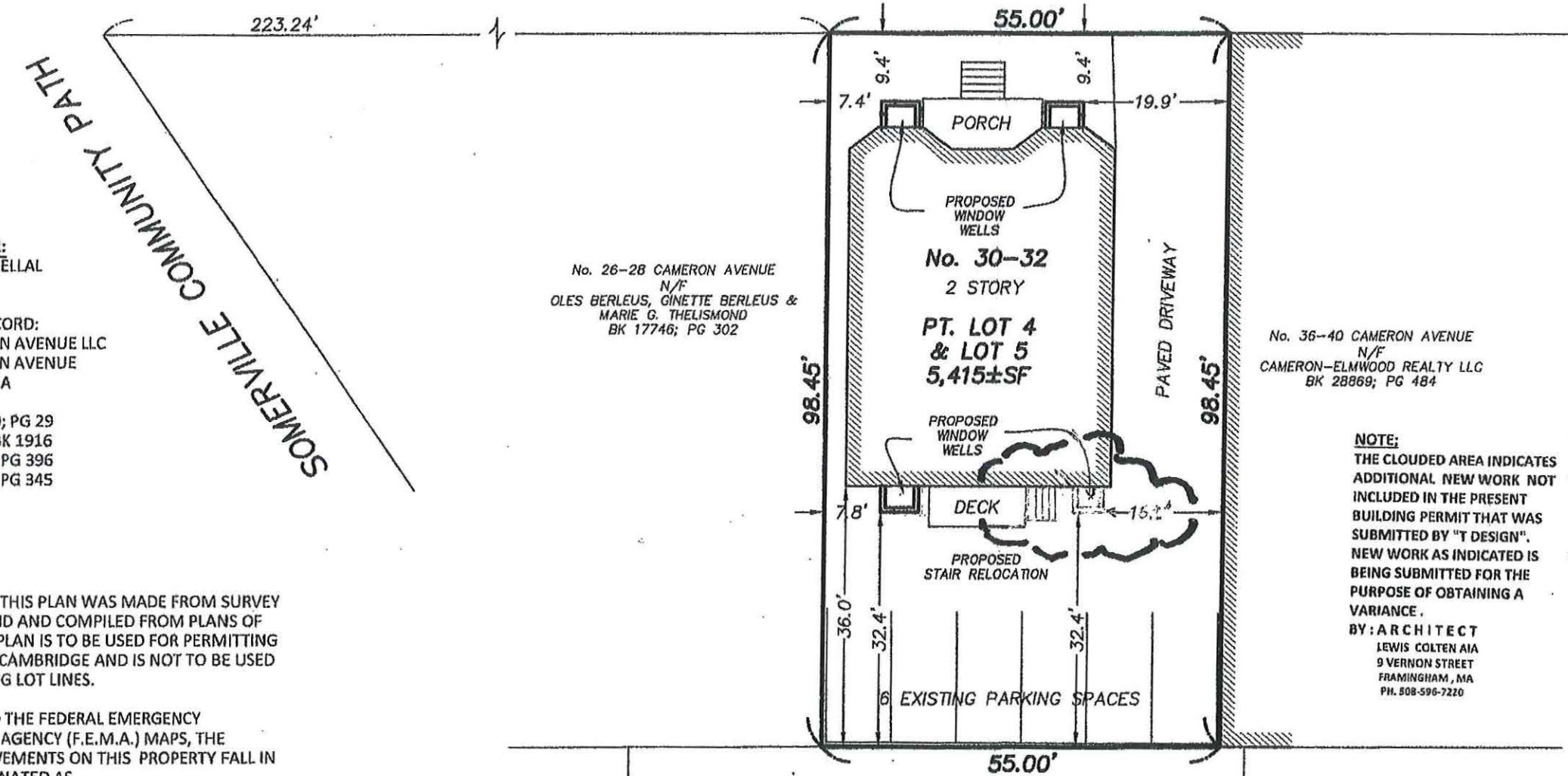
Describe where applicable, other occupancies on the same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g; wood frame, concrete, brick, steel, etc.:

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'.



CAMERON AVENUE
 (PUBLIC - 60.0' WIDE)



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

No. 30-32
 2 STORY
PT. LOT 4
& LOT 5
5,415±SF

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

PREPARED FOR:
 MOHAMMED BELLAL

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

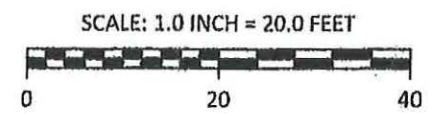
DEED: BK 77680; PG 29
 PLAN: END OF BK 1916
 BK 7707; PG 396
 BK 1957; PG 345

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.

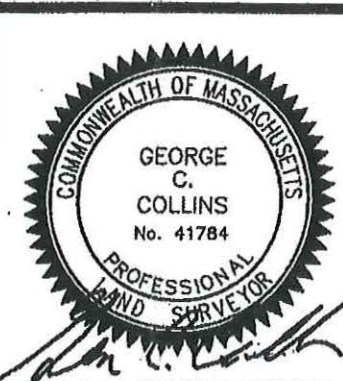
ACCORDING TO THE FEDERAL EMERGENCY
 MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE
 MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN
 AN AREA DESIGNATED AS
 ZONE: X
 COMMUNITY PANEL: 25017C0419E
 EFFECTIVE DATE: JUNE 4, 2010

No. 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



FIELD:	GCC
DRAFT:	SAP
CHECK:	GCC
DATE:	11/04/21
JOB #	21-00469



RENOVATION CONSTRUCTION

30 CAMERON AVENUE, CAMBRIDGE, MA.








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- 3. SECOND FLOOR PLAN
- 4. FRONT AND REAR ELEVATION VIEW
- 5. RIGHT ELEVATION VIEW
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- 7. FOUNDATION UNDERPIN
- 8. FLOOR FRAMING
- 9. FLOOR FRAMING
- 10. THIRD FLOOR & ROOF PLANS

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- S-1
- S-2
- S-3
- R-1

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.

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 9 VERNON STREET
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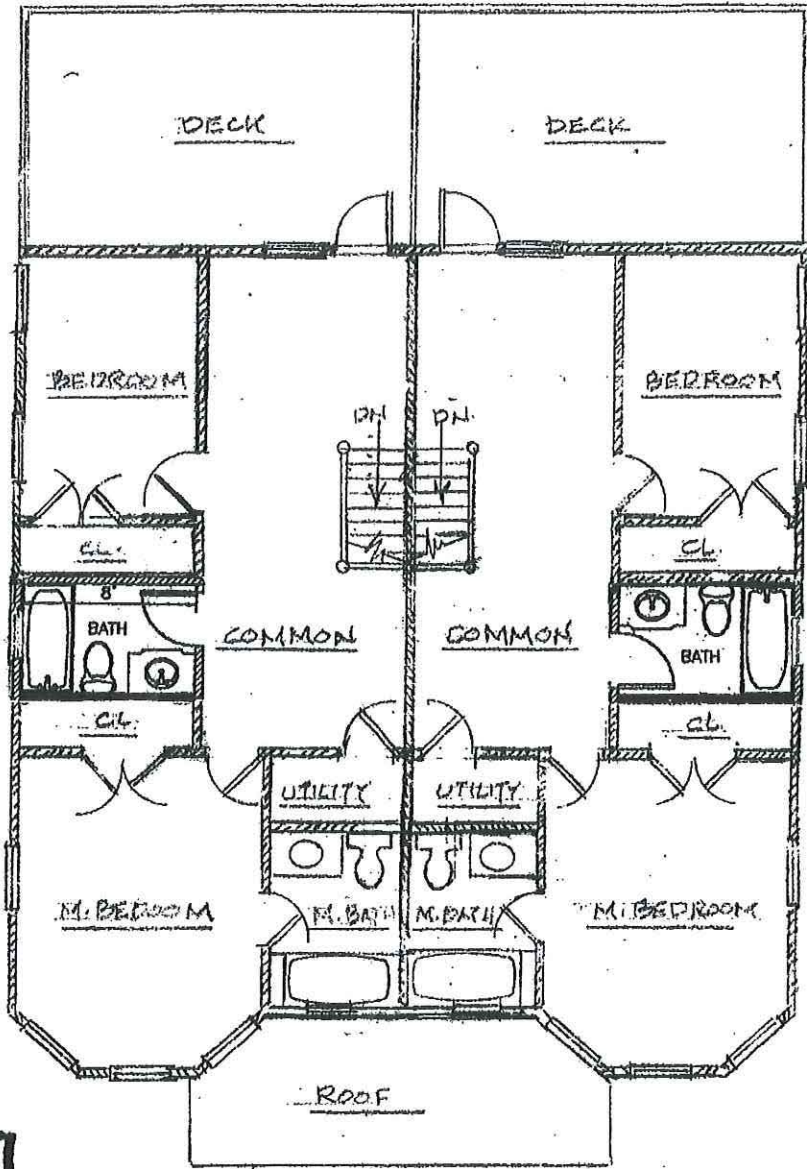
RENOVATION CONSTRUCTION
 30 CAMERON AVENUE
 CAMBRIDGE, MA.

T DESIGN, LLC

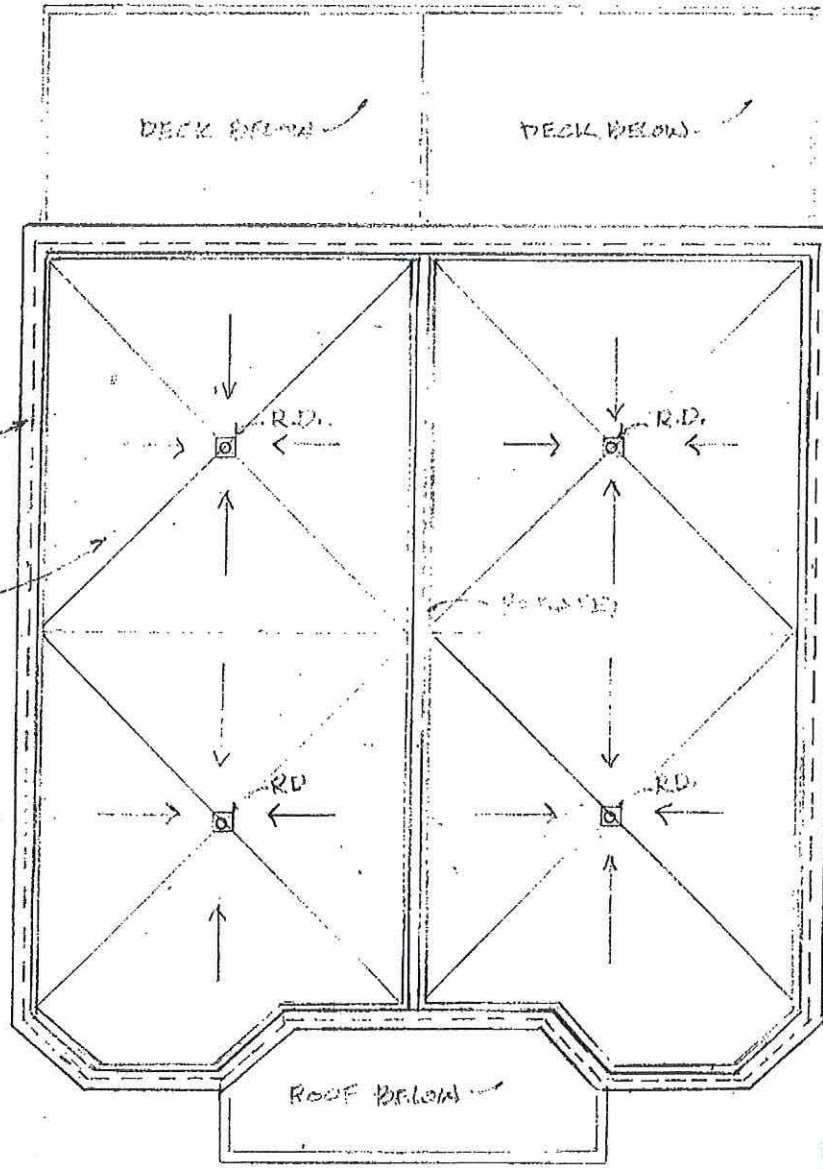
1248 RANDOLPH AVE
 MILTON, MA 02186
 TEL: (617)-797-6637
 EMAIL: QUOCTUANPE@GMAIL.COM



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
30 CAMERON AVENUE
CAMBRIDGE, MA.

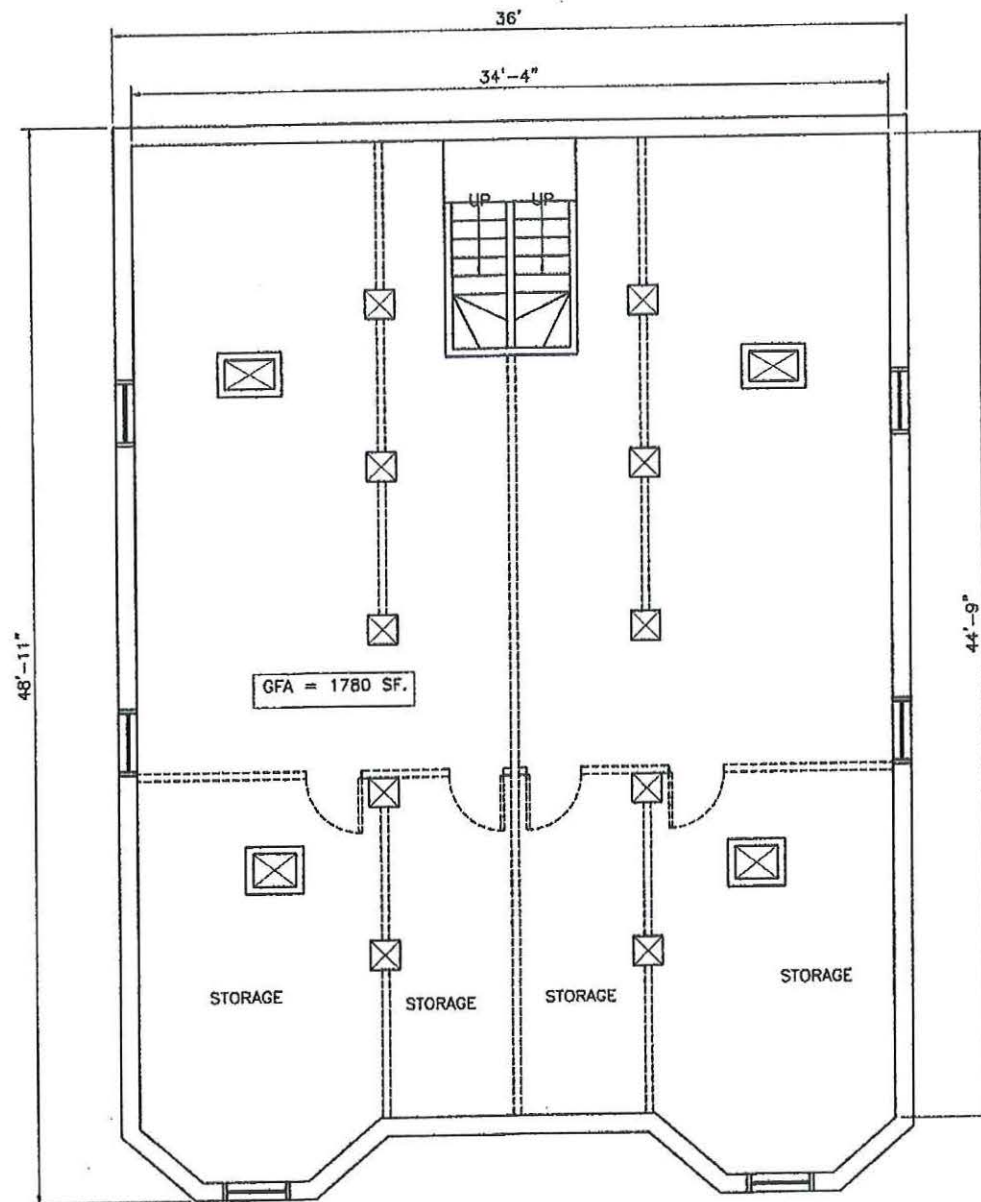
T DESIGN, LLC

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



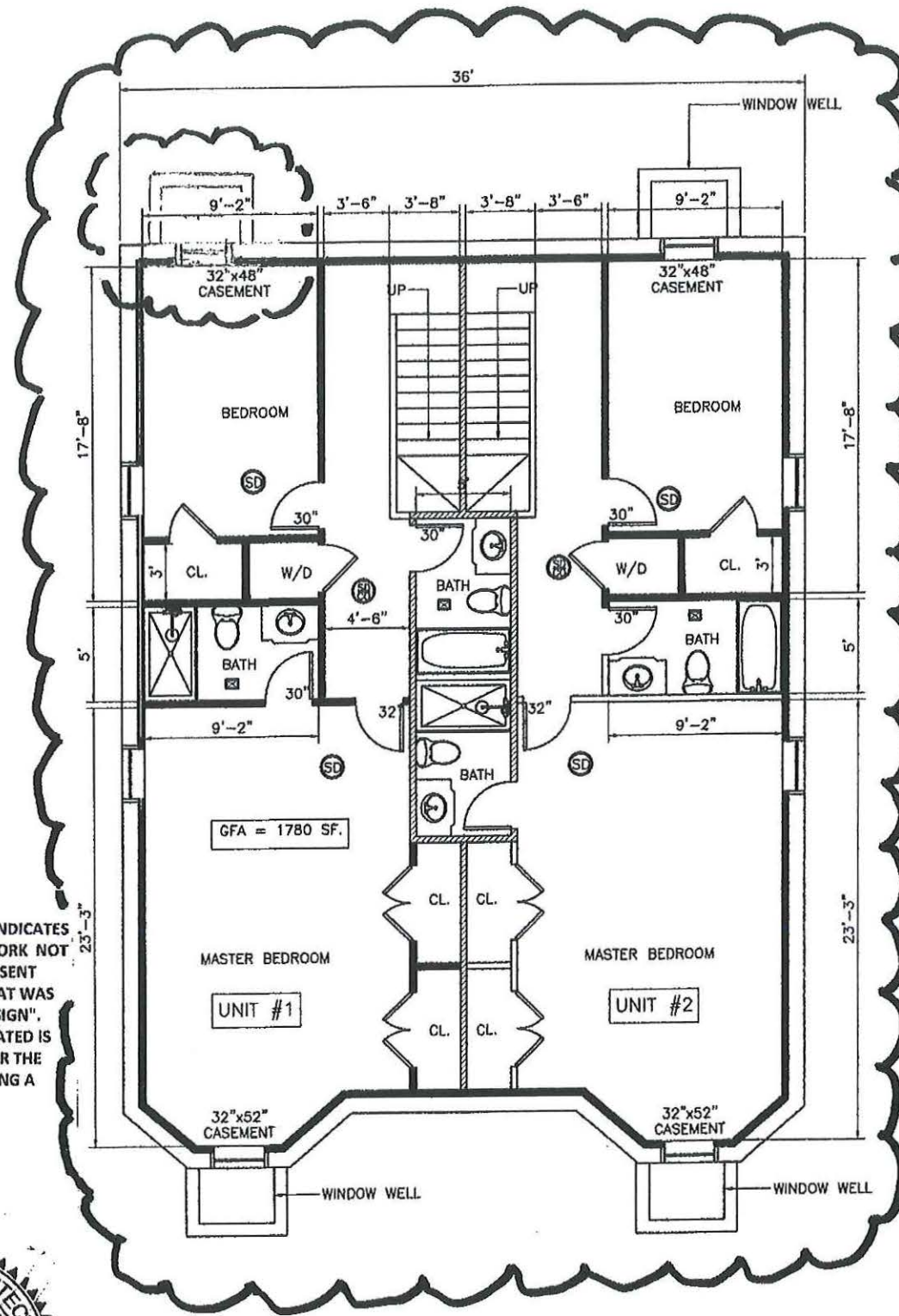
REV.	DATE

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



BASEMENT DEMOLITION PLAN
SCALE: $\frac{1}{8}'' = 1'-0''$

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



PROPOSED BASEMENT PLAN
SCALE: $\frac{1}{8}'' = 1'-0''$

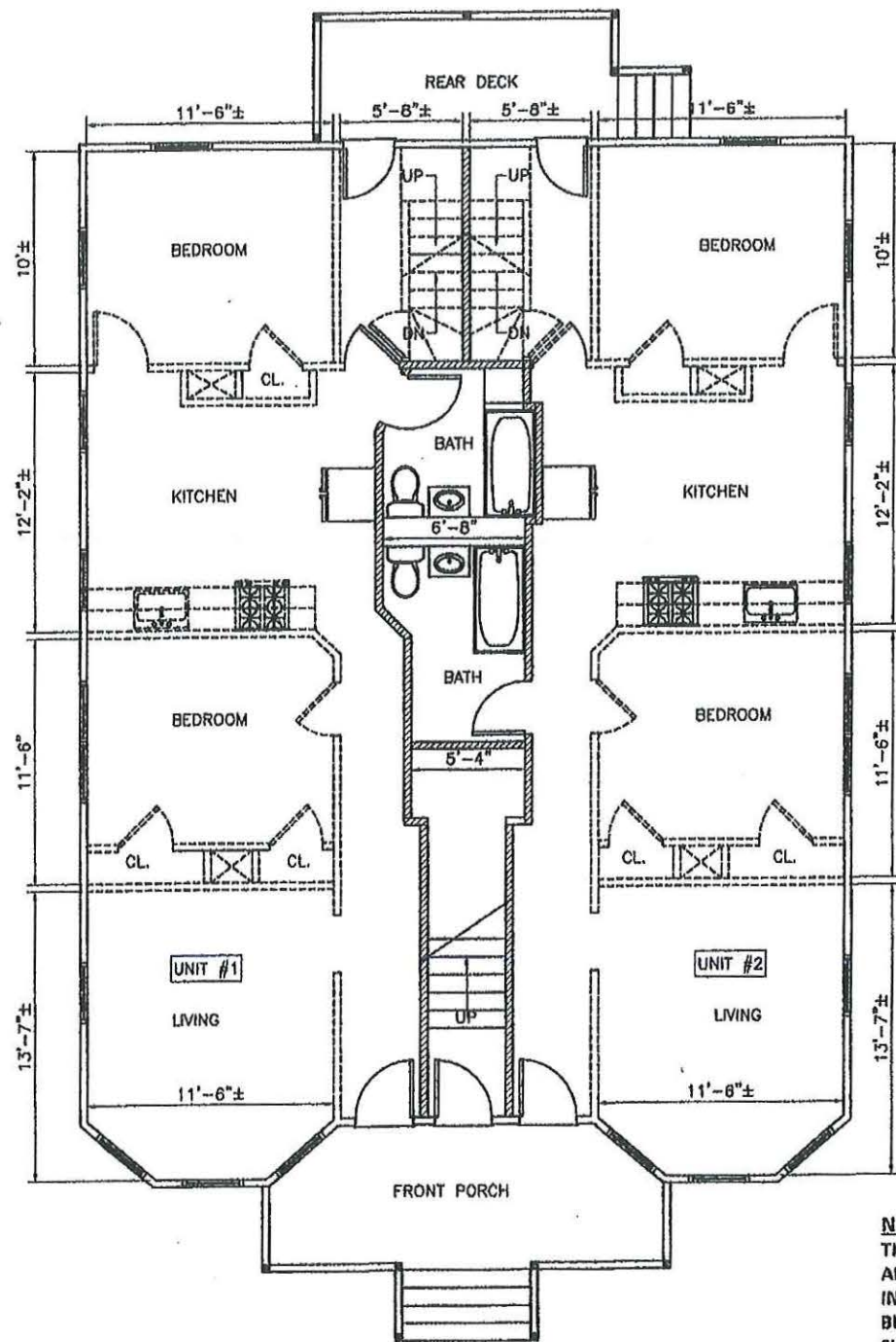
RENOVATION CONSTRUCTION
30 CAMERON AVENUE
CAMBRIDGE, MA.

T DESIGN, LLC

1248 RANDOLPH AVE
MILTON, MA 02186
TEL: (617)-797-8837
EMAIL: QUOCTUANPE@GMAIL.COM

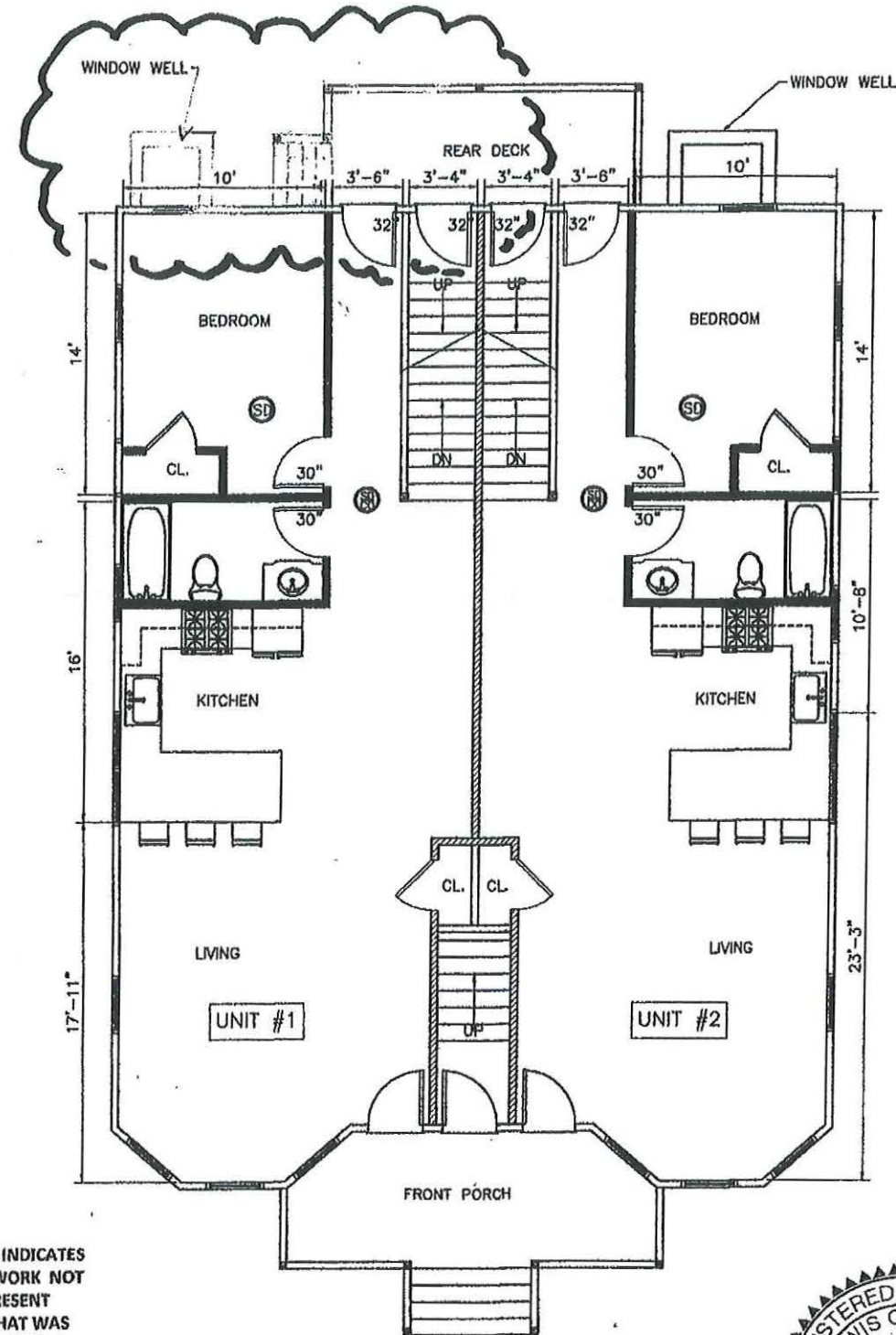


REV.	DATE
	11/18/21
BY: TN	
DATE: 08/26/2021	
SCALE:	
SHEET NO.: A-1	



FIRST FLOOR PLAN DEMOLITION PLAN

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



PROPOSED FIRST FLOOR PLAN

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

NOTE:
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9 VERNON STREET
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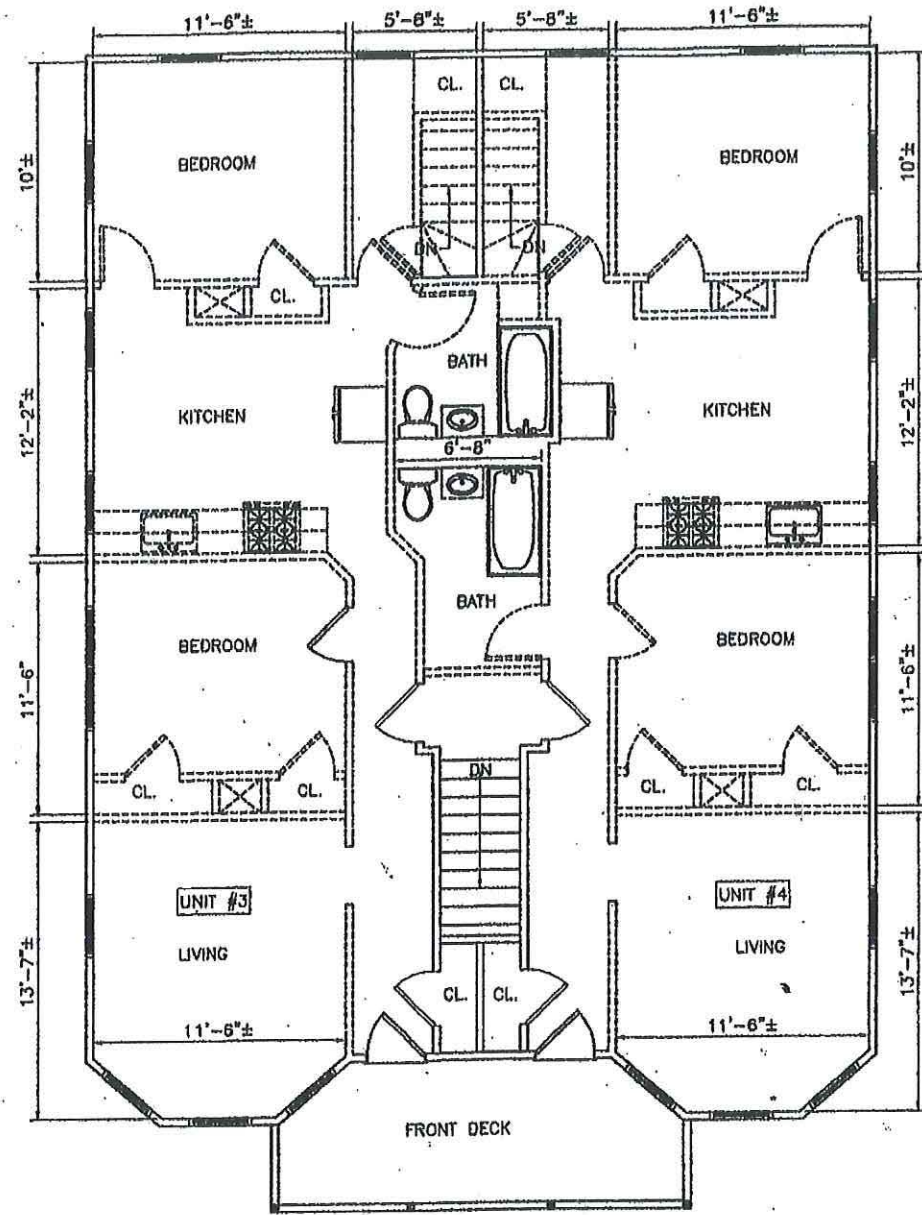
RENOVATION CONSTRUCTION
30 CAMERON AVENUE
CAMBRIDGE, MA.

T DESIGN, LLC

1248 RANDOLPH AVE
MILTON, MA 02186
TEL: (617)-707-8837
EMAIL: QUOCTUANP@GMAIL.COM



REV.	DATE
	11/18/21
BY:	TN
DATE:	08/26/2021
SCALE:	
SHEET NO.:	A-2

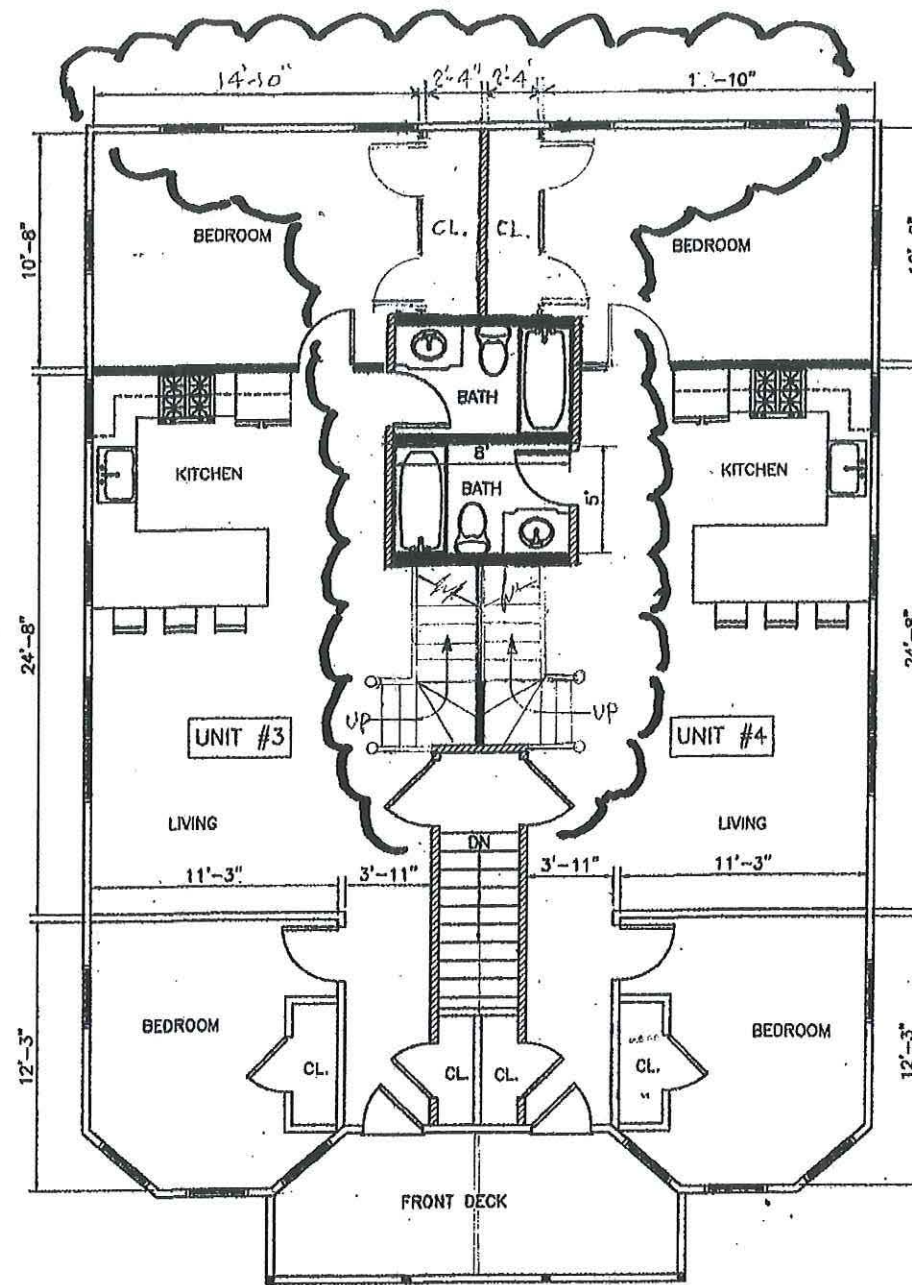


SECOND FLOOR DEMOLITION PLAN

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

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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: QUOCQUANP@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 1/2"



EXISTING REAR ELEVATION VIEW

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

23'-6 1/2"

NOTE:
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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"

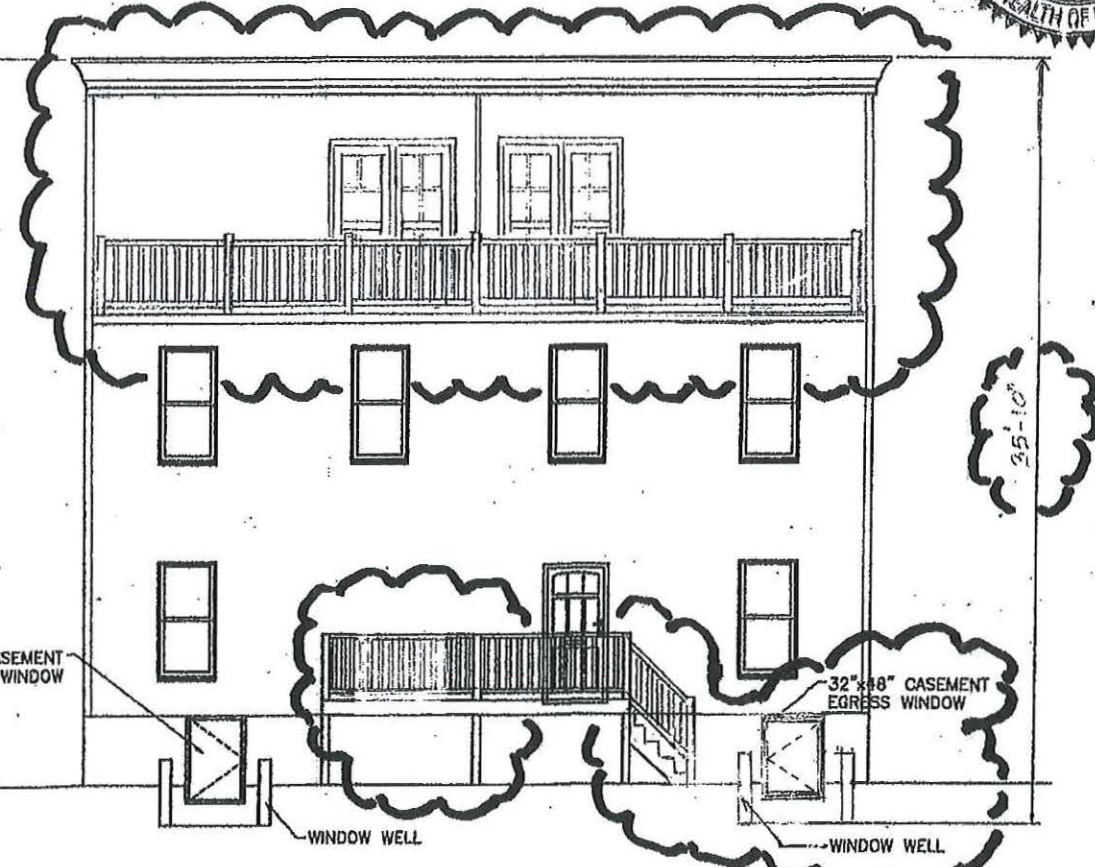
35'-10"

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"

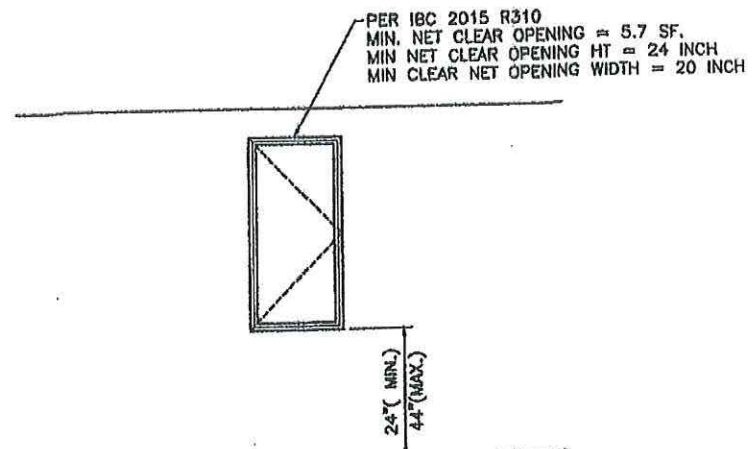
RENOVATION CONSTRUCTION
30 CAMERON AVENUE
CAMBRIDGE, MA.

T DESIGN, LLC

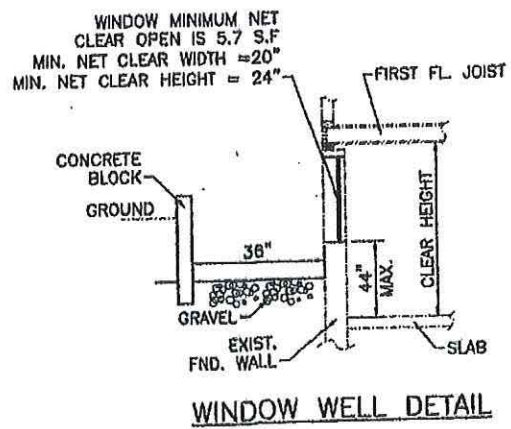
1248 RANDOLPH AVE
MILTON, MA 02166
TEL: (617)-797-8837
EMAIL: QUOC Tuan P2@GMAIL.COM



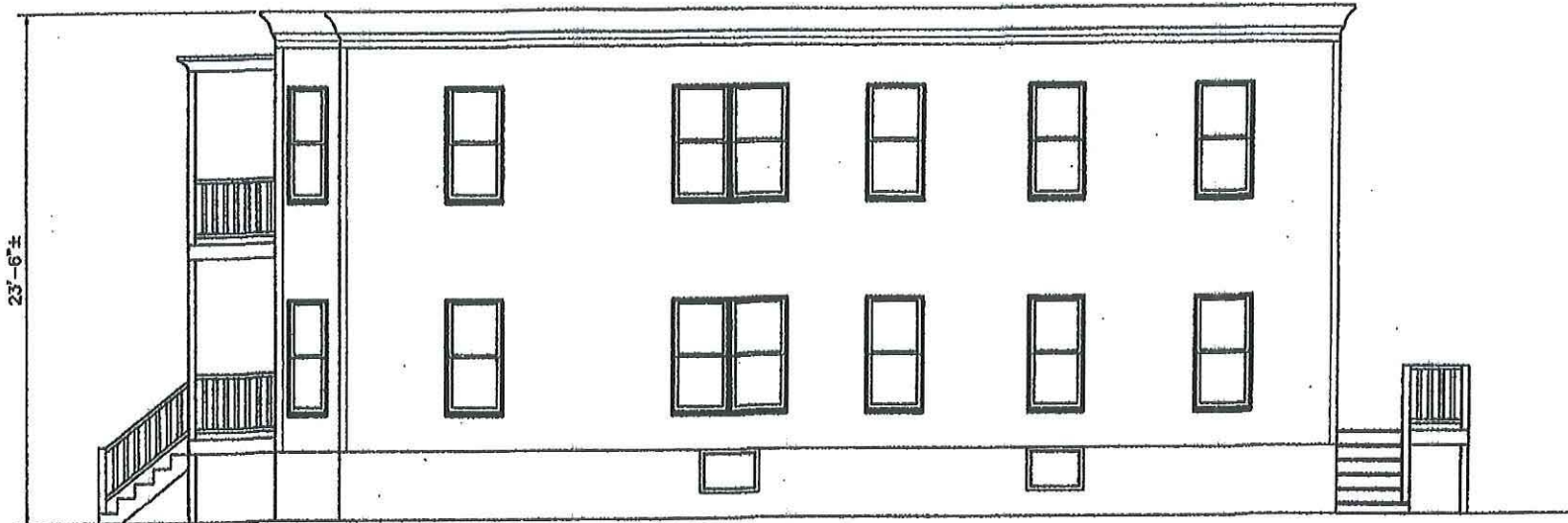
REV.	DATE
	11/18/21
BY: TN	
DATE: 08/26/2021	
SCALE:	
SHEET NO.: A-4	



BEDROOM FIRE ESCAPE WINDOW DETAIL
PER IBC 2015

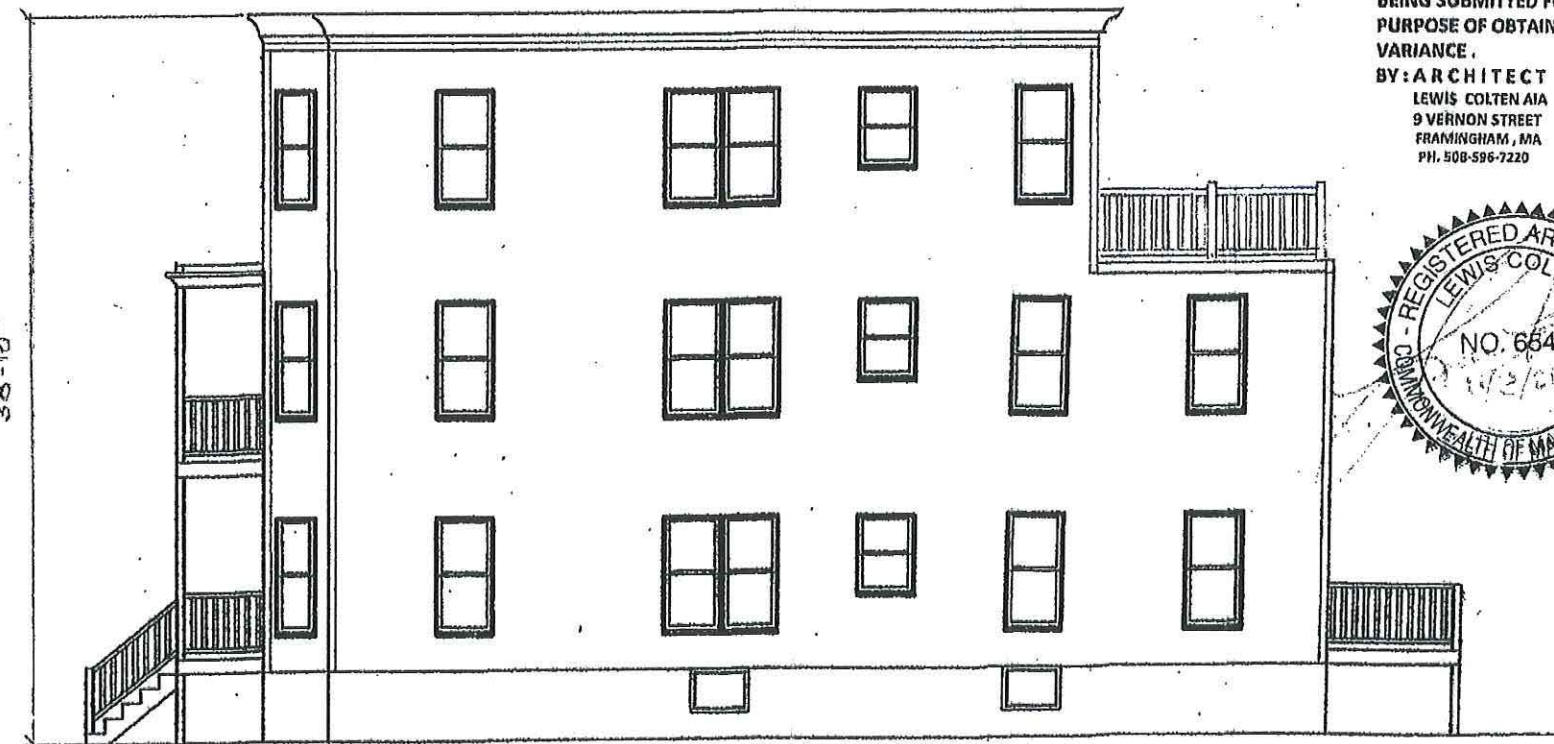


WINDOW WELL DETAIL



EXISTING RIGHT ELEVATION VIEW

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



PROPOSED RIGHT ELEVATION VIEW

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

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RENOVATION CONSTRUCTION
30 CAMERON AVENUE
CAMBRIDGE, MA.

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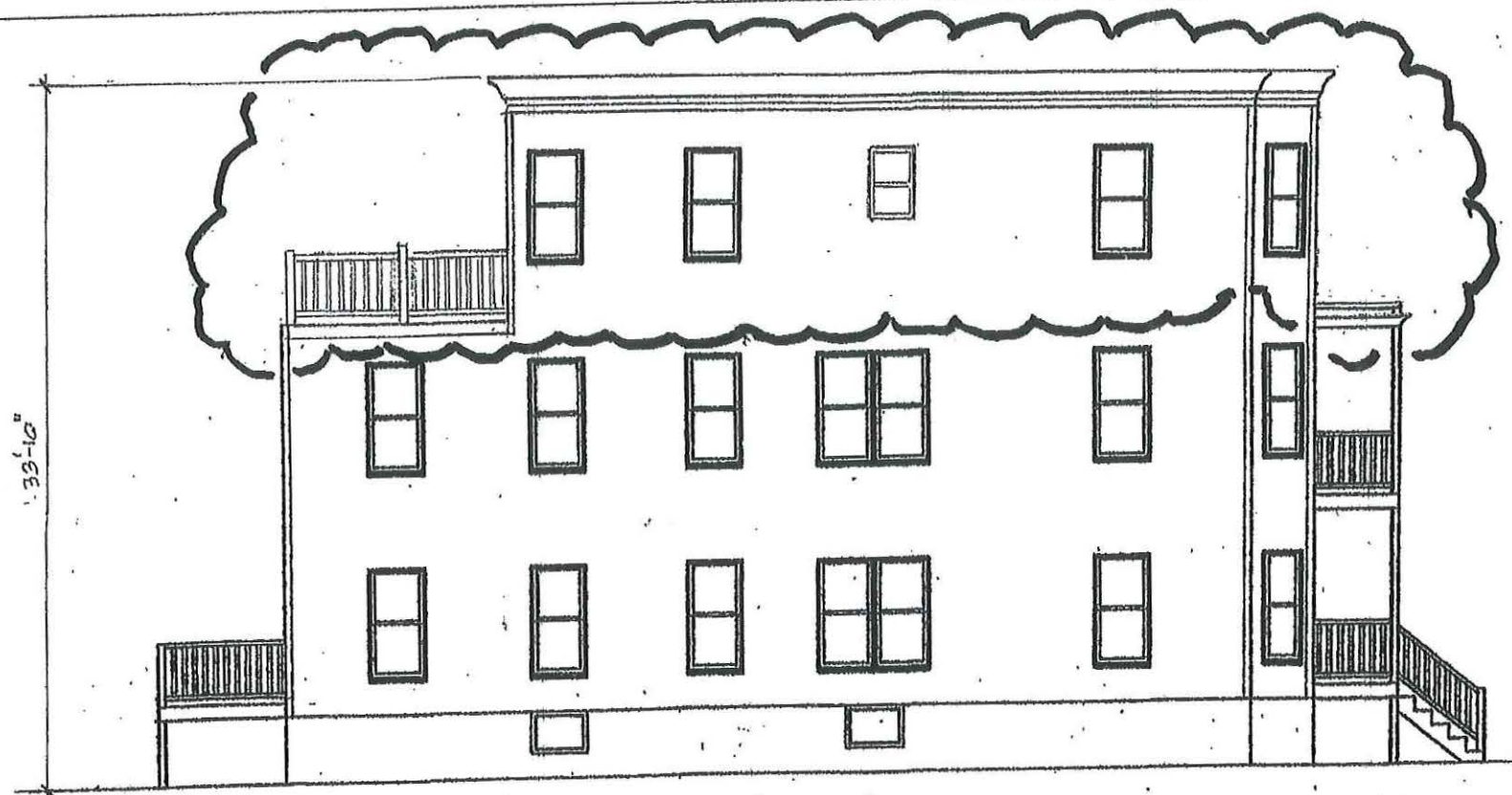
REV.	DATE
	11/18/21

BY: TN

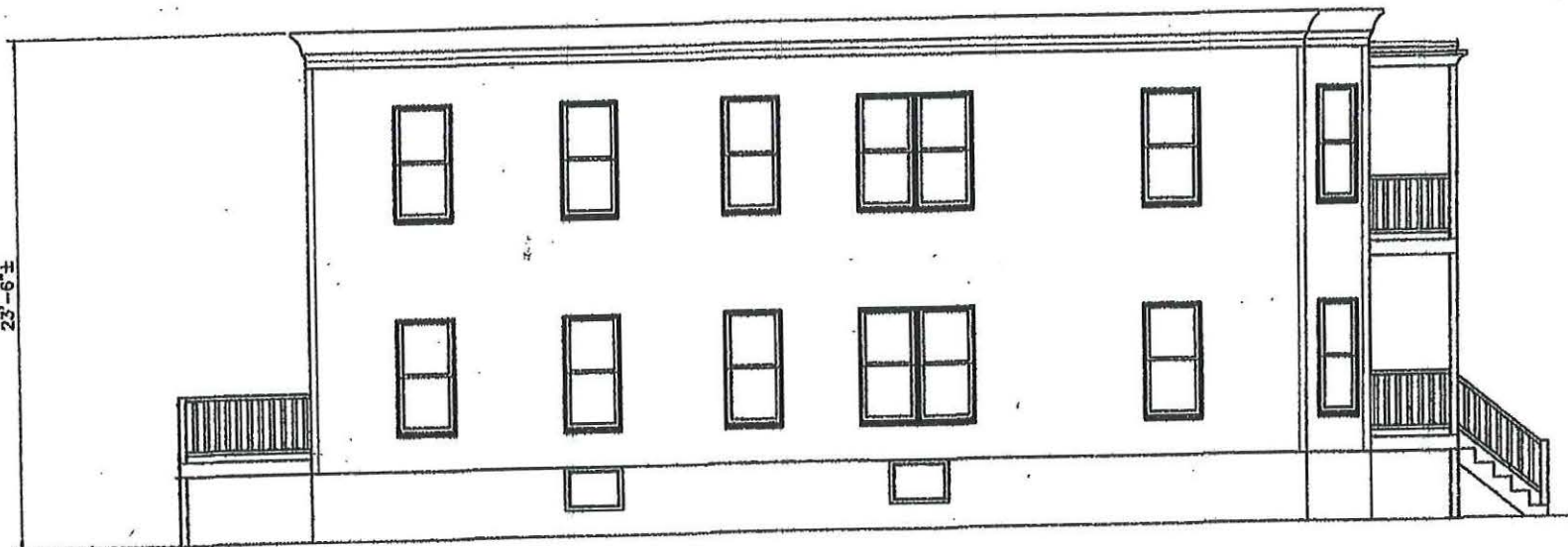
DATE: 08/26/2021

SCALE:

SHEET NO.: A-5



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



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

NOTE:
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RENOVATION CONSTRUCTION
30 CAMERON AVENUE
CAMBRIDGE, MA.



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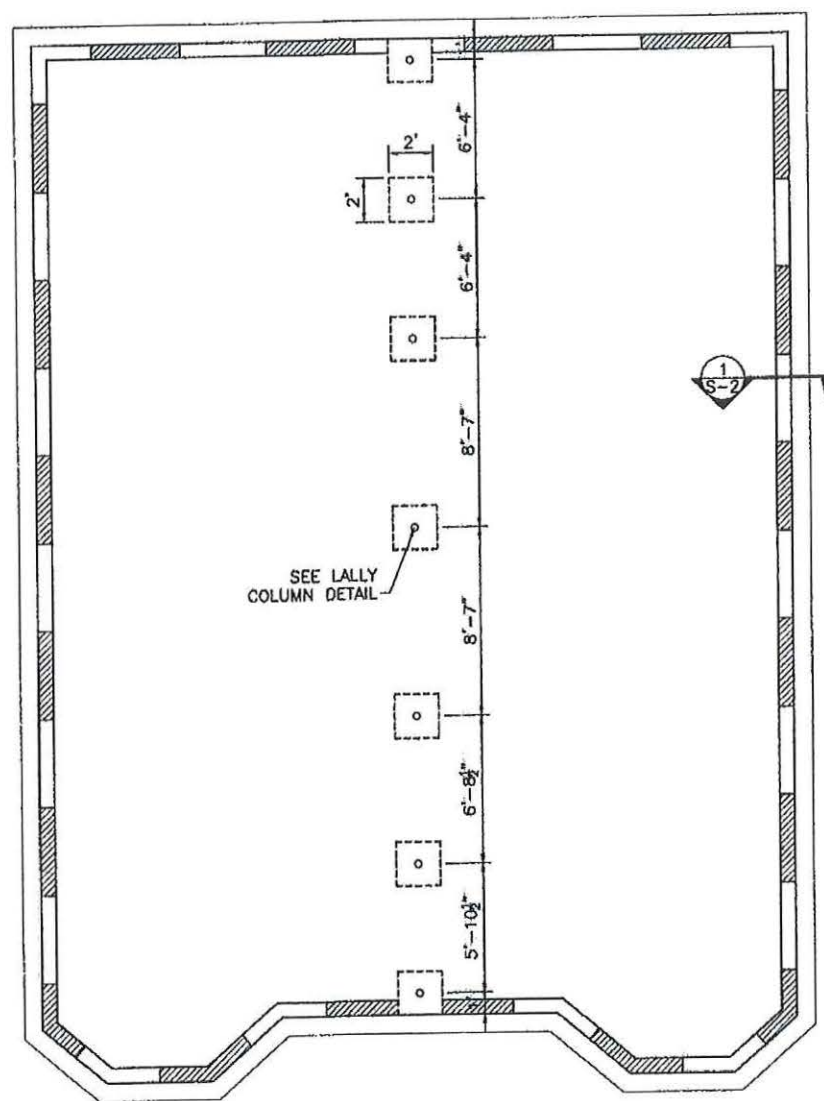
1248 RANDOLPH AVE
MILTON, MA 02186
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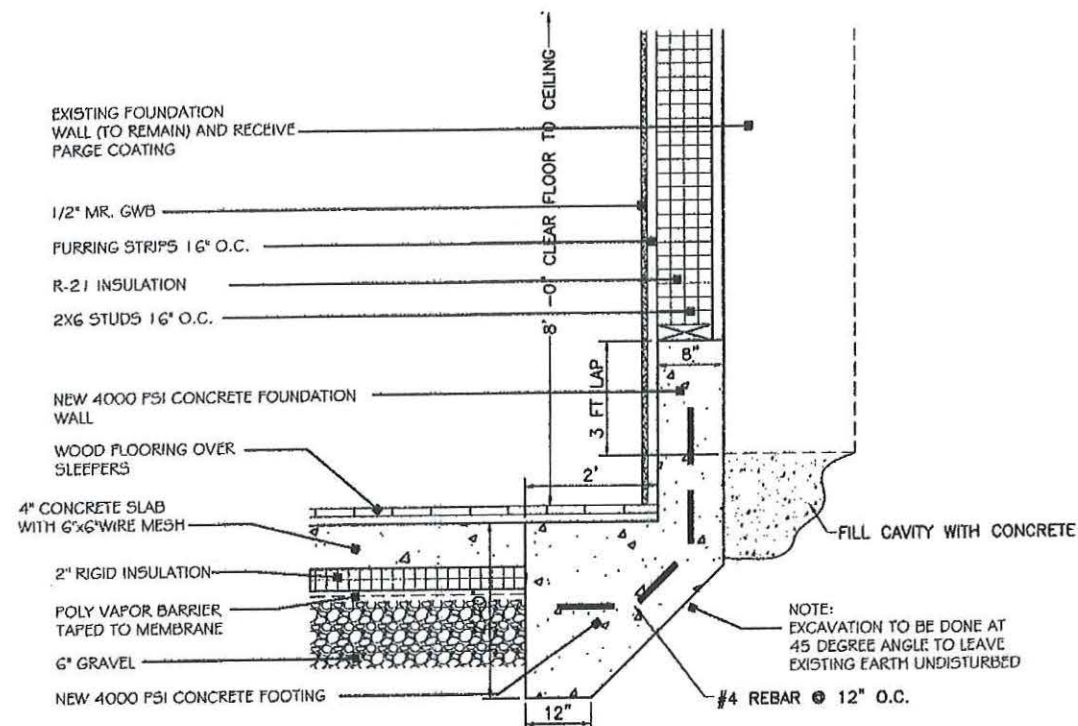
REV.	DATE
	11/18/21
BY: TN	
DATE: 09/20/2021	
SCALE:	
SHEET NO.: A-6	

LEGEND

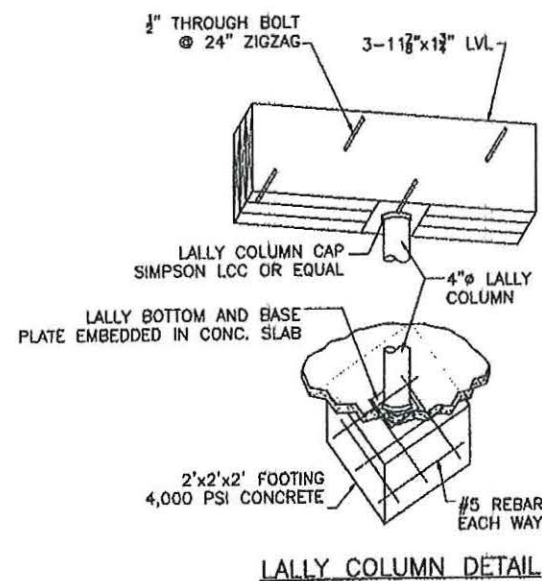
-  STAGE 1 CONSTRUCTION
-  STAGE 2 CONSTRUCTION



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



SECTION 1



LALLY COLUMN DETAIL

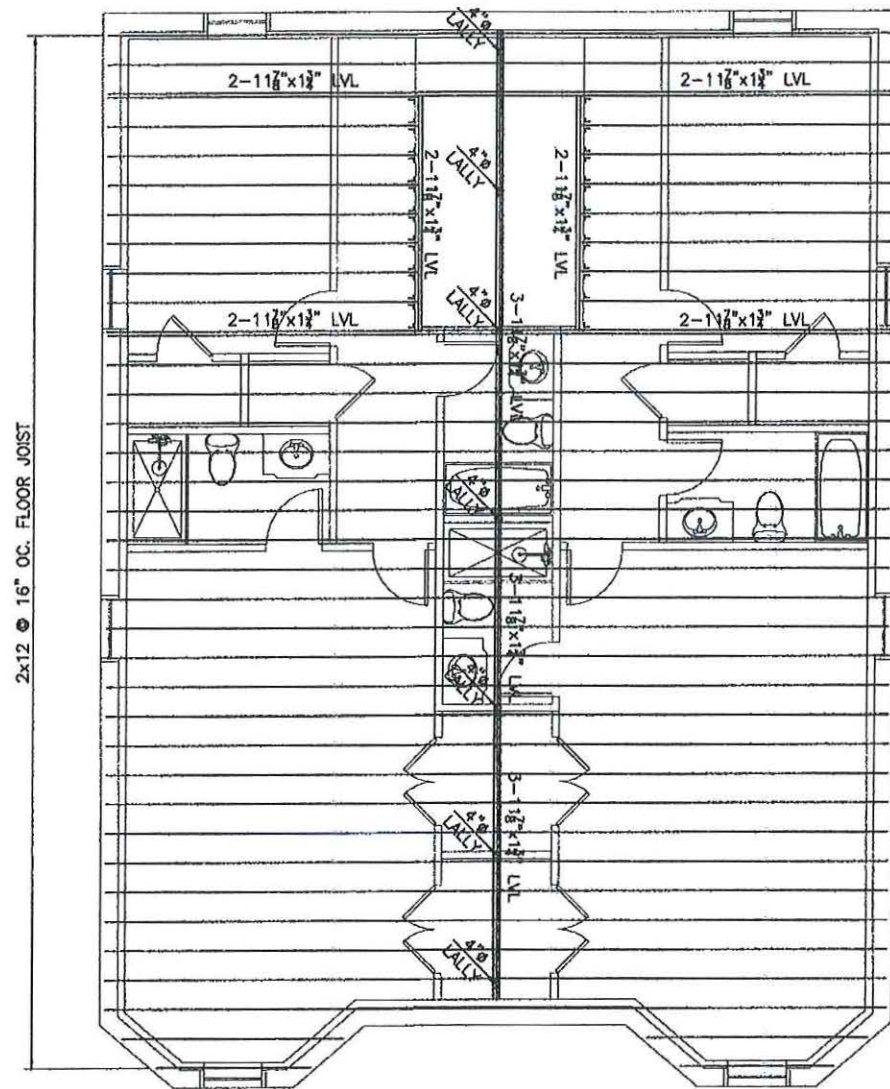
RENOVATION CONSTRUCTION
30 CAMERON AVENUE
CAMBRIDGE, MA.

T DESIGN, LLC

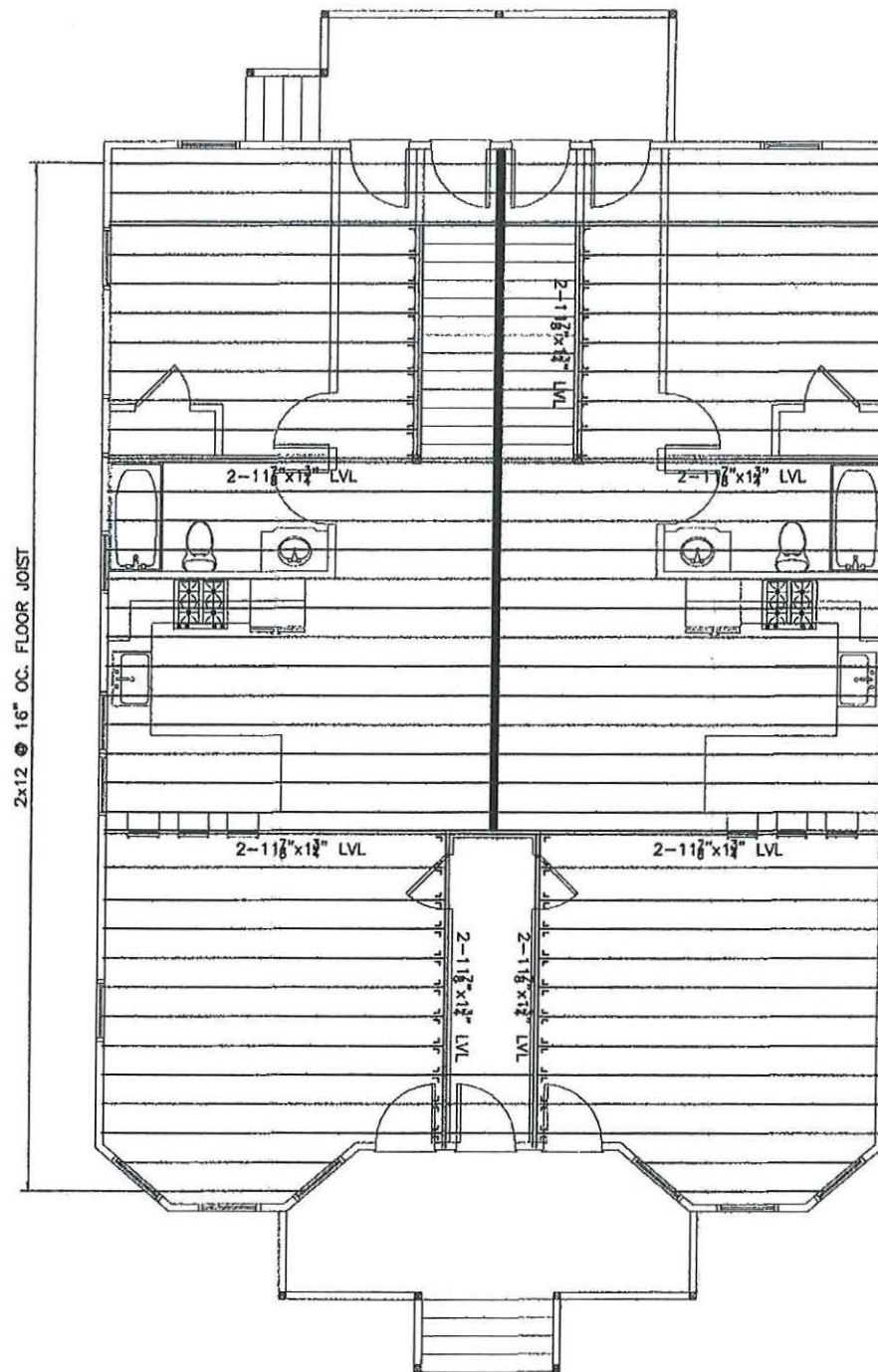
1248 RANDOLPH AVE
 MILTON, MA 02188
 TEL: (617)-797-8637
 EMAIL: QUOC Tuan P@GMAIL.COM



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.

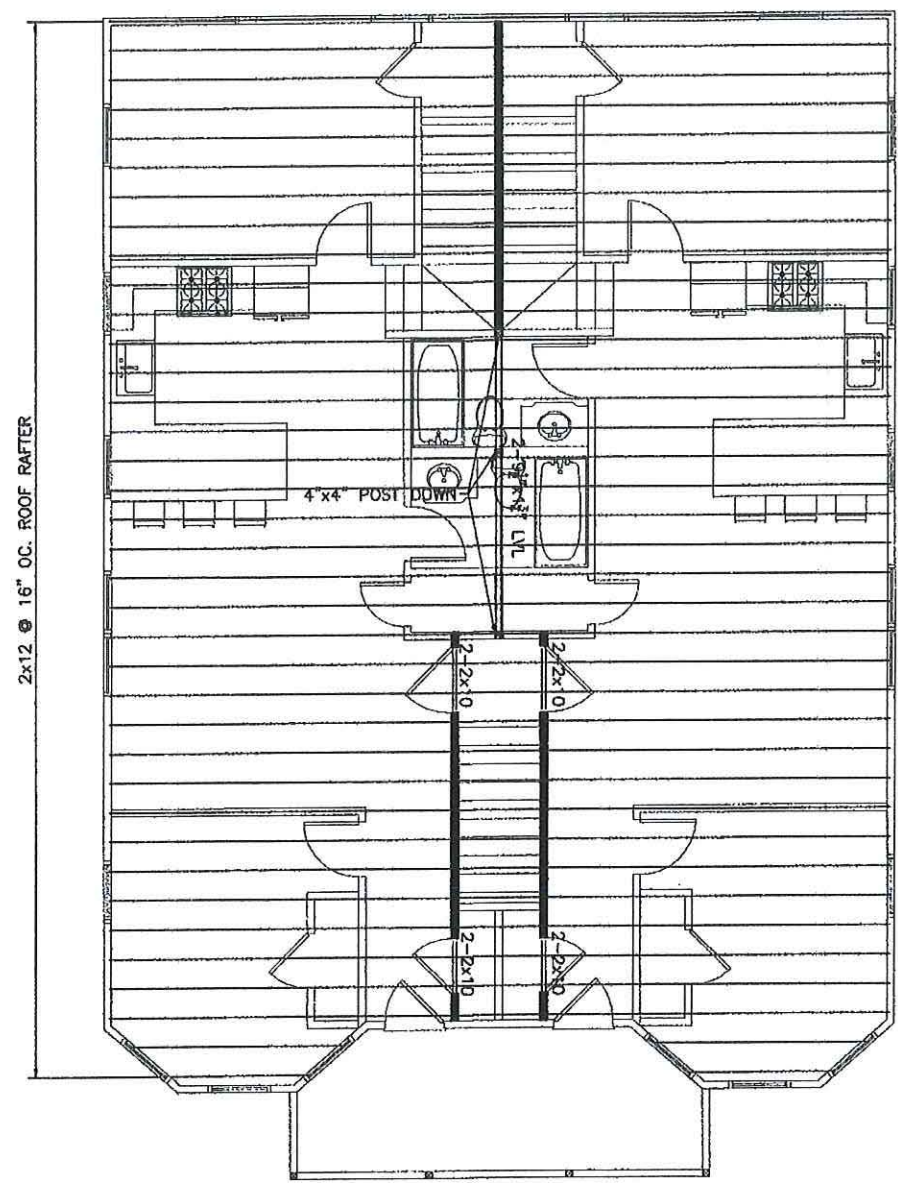
T DESIGN, LLC

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

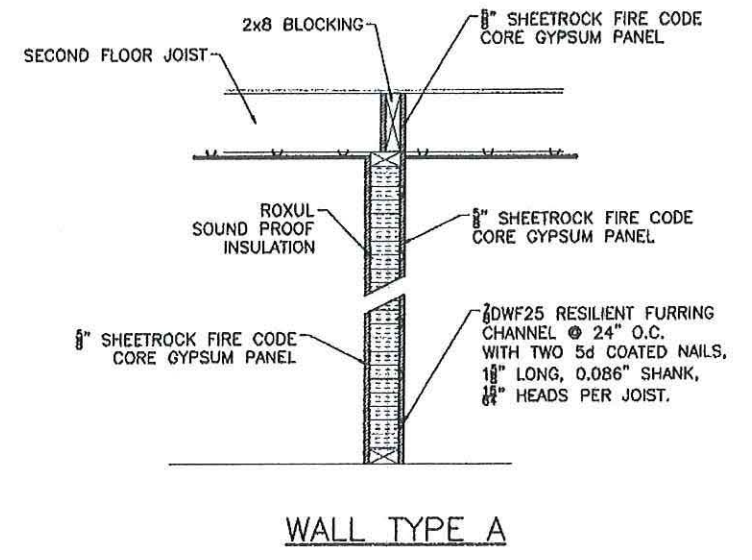


REV.	DATE

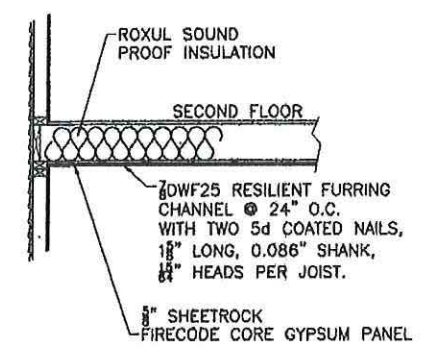
BY:	TN
DATE:	08/26/2021
SCALE:	
SHEET NO.:	S-2



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

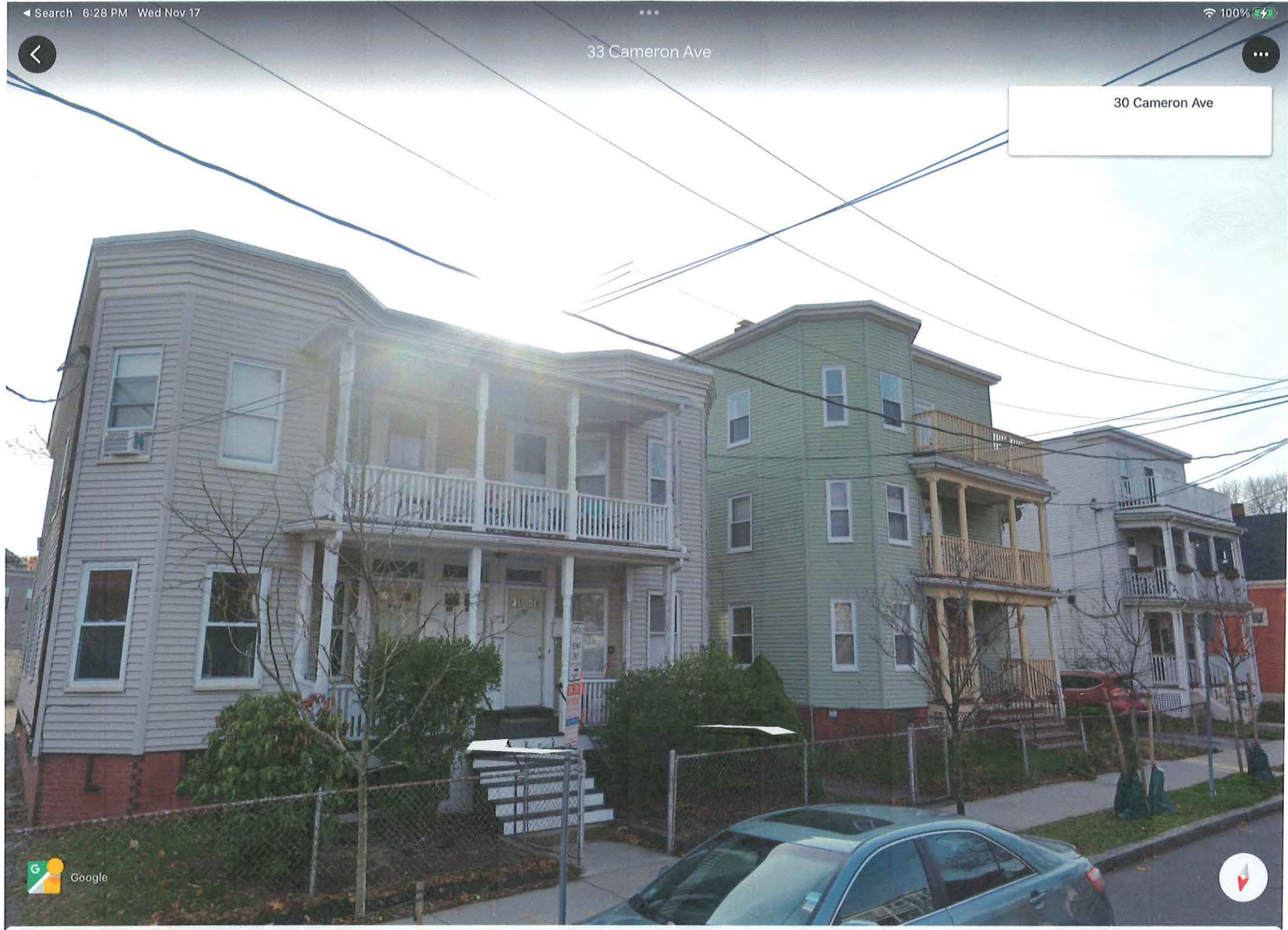
1248 RANDOLPH AVE
MILTON, MA 02186
TEL: (617)-797-6637
EMAIL: QUOCTUANPE@GMAIL.COM



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

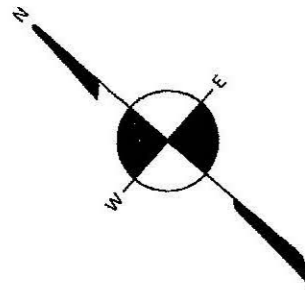
33 Cameron Ave

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

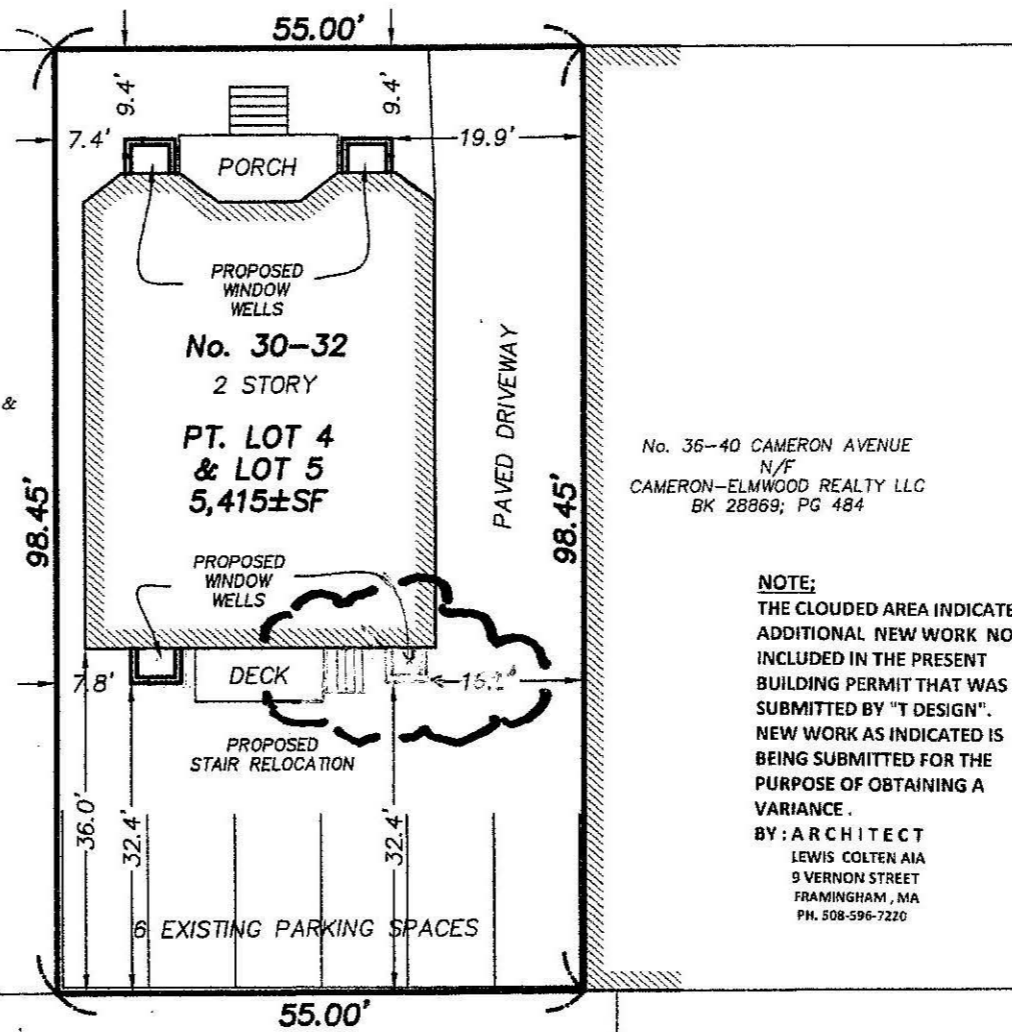
DEED: BK 77680; PG 29
 PLAN: END OF BK 1916
 BK 7707; PG 396
 BK 1957; PG 345

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.

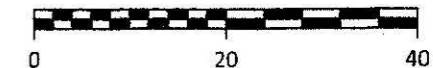
BY: ARCHITECT
 LEWIS COLTEN AIA
 9 VERNON STREET
 FRAMINGHAM, MA
 PH. 508-596-7220

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

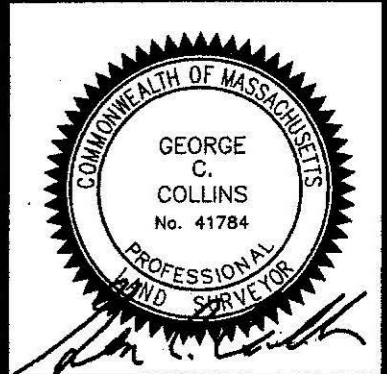
CERTIFIED PLOT PLAN

LOCATED AT
 30-32 CAMERON AVENUE
 CAMBRIDGE, MA

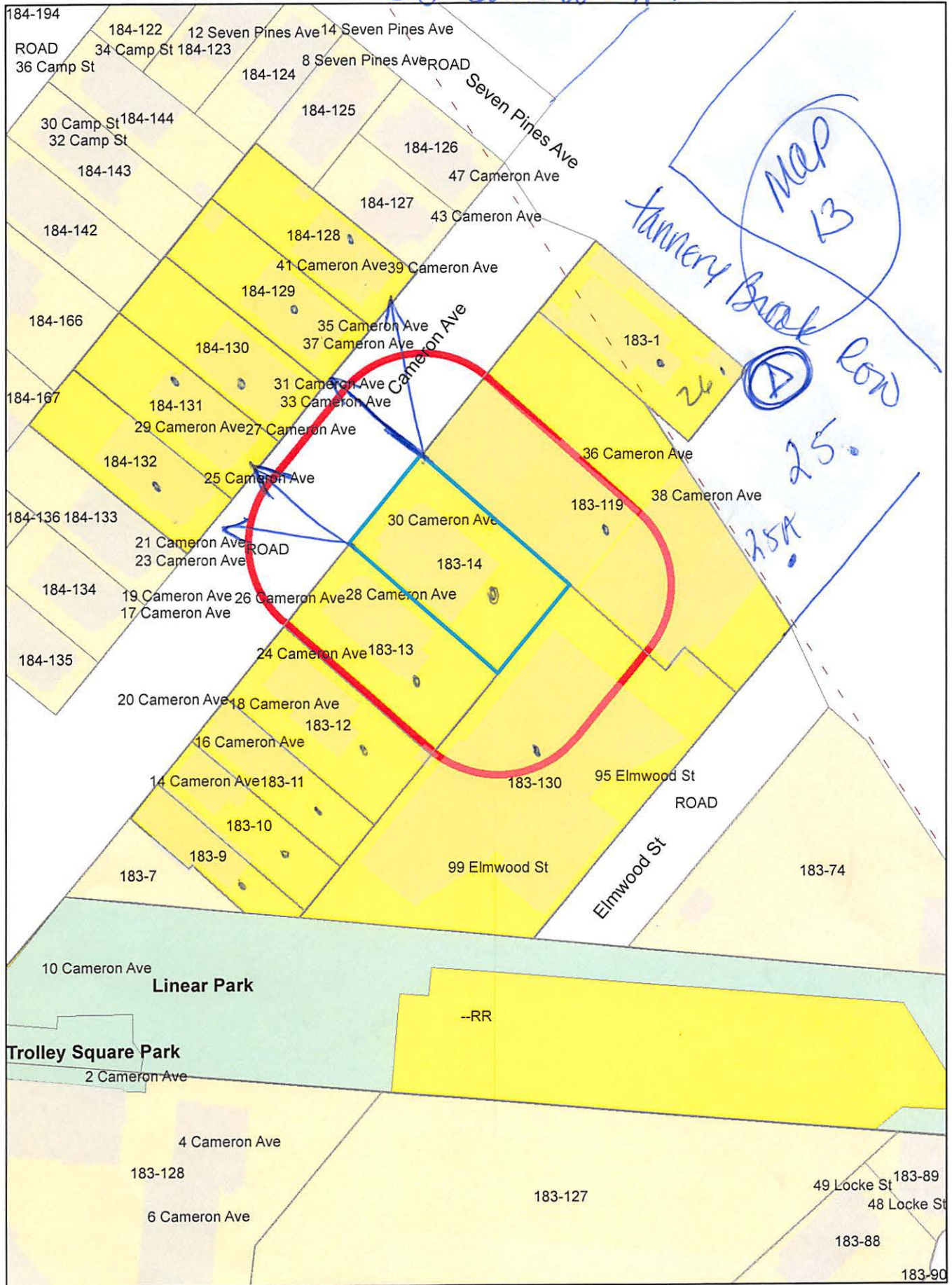
SCALE: 1.0 INCH = 20.0 FEET



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
MACCARTAIN, 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

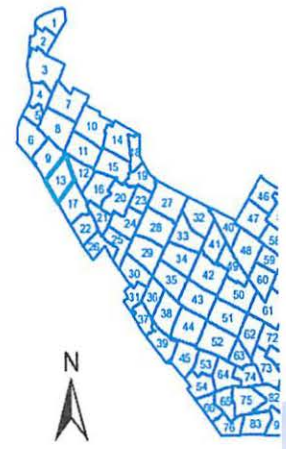
13/D/26

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

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

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

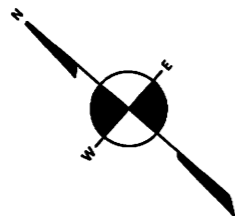
30 Cameron Ave



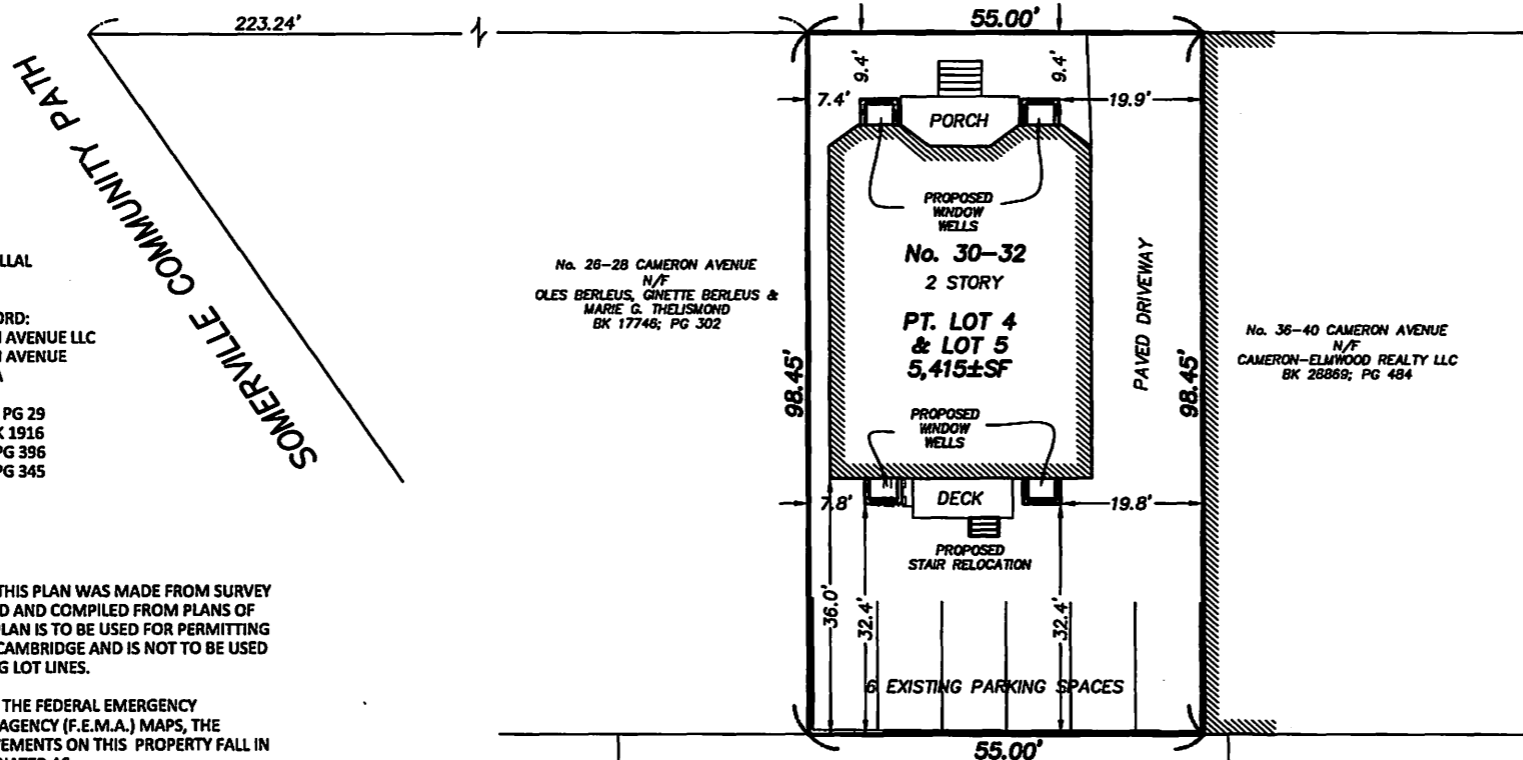
30 Cameron Ave BZA-154682



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.

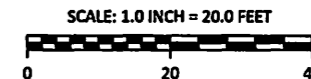
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS
ZONE: X
COMMUNITY PANEL: 25017C0419E
EFFECTIVE DATE: JUNE 4, 2010

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

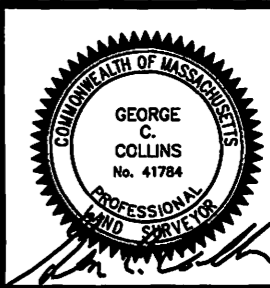
No. 95-99 ELMWOOD STREET
N/F
98-99 ELMWOOD STREET LLC
BK 70260; PG 260

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

2022 JAN 12 PM 3:58
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

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