



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2024 OCT 29 AM 11:02
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 1139935

General Information

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

Special Permit: X Variance: Appeal:

PETITIONER: Jason Krupp and Hao Quan

PETITIONER'S ADDRESS: 22 Stein Cir , Newton, 02459

LOCATION OF PROPERTY: 43 Cameron Ave , Cambridge, MA

TYPE OF OCCUPANCY: single family

ZONING DISTRICT: Residence B Zone

REASON FOR PETITION:

/Additions/ /Dormer/

DESCRIPTION OF PETITIONER'S PROPOSAL:

addition on the back of the house and single dormer on one side

SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000 Section: 5.31 (Table of Dimensional Requirements)
Article: 8.000 Section: 8.22.2. d (Non-Conforming Structure).
Article: 10.000 Section: 10.40 (Special Permit)

Original
Signature(s):

[Handwritten Signatures]

(Petitioner (s) / Owner)

Hao Quan Jason Krupp

(Print Name)

Address:
Tel. No.

22 Stein Cir Newton, MA 02459
6179019160

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.

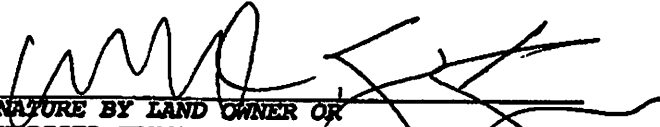
I/We Hao Quan (OWNER)

Address: 22 Stein Cir, Newton MA 02459

State that I/We own the property located at 43 Cameron Ave which is the subject of this zoning application.

The record title of this property is in the name of Hao Quan and Jason Krupp


*Pursuant to a deed of duly recorded in the date 9/18/2014 Middlesex South County Registry of Deeds at Book 83253 Page 517; or Middlesex Registry District of Land Court, Certificate No. N/A Book N/A Page N/A.


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 Norfolk County

The above-name Hao Quan and Jason Krupp personally appeared before me, this 16 of October, 2024, and made oath that the above statement is true.

 Notary

My commission expires May 2nd 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 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 43 Cameron 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:

Petitioners propose to build a small rear addition and a single sided dormer to this preexisting non-conforming single family home, in order to increase functional livable space for their family. The rear addition will be replacing the existing back portion of the home (with a modest increase of 76sf in footprint). The dormer will be less than 15ft in length in order to create the new code compliant stairwell to the third level.

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 creation of the back addition and dormer in this dwelling will not alter traffic patterns on Cameron Ave or the surrounding neighborhood. The proposed work will have no impact on patterns of access and egress to the home, or otherwise result in any change to the established neighborhood character. The rear addition will provide space for additional bathrooms on the first floor and second floor, to meet the petitioners' multi-generational family living needs. The changes proposed are modest and will be in keeping with similar residential homes in the area and will improve (and not harm) the neighborhood character.

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 adjacent uses are mostly larger multiple units residential dwellings. The creation of addition and dormer will not have an adverse affect caused to neighboring residential uses. The rear addition will be unseen from the public way. The new dormer will be on top of a stairwell, set back from the street and consistent with the neighborhood character.

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 proposed dormer and back addition will be constructed in accordance with the requirements of the State Building Code. The proposed work will not cause nuisance or hazard, and will allow the owners to improve the living conditions and meet their family needs.

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 requested special permit relief can be granted without impairing the integrity of the districts or adjoining districts, the proposal will allow for improvements to an existing single-family home functionality without changing the neighborhood characteristics.

E-Mail Address: hannah.hao.quan@gmail.com

Date: 10/26/24

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: Jason Krupp and Hao Quan
Location: 43 Cameron Ave., Cambridge, MA
Phone: 6179019160

Present Use/Occupancy: single family
Zone: Residence B Zone
Requested Use/Occupancy: single family

		<u>Existing Conditions</u>		<u>Requested Conditions</u>		<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		1472		2120		1140.5	(max.)
<u>LOT AREA:</u>		2281		2281		5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		0.65		0.9		0.5	
<u>LOT AREA OF EACH DWELLING UNIT</u>		1372		1372		2500	
<u>SIZE OF LOT:</u>	<u>WIDTH</u>	35.01		35.01		50	
	<u>DEPTH</u>	65		65		--	
<u>SETBACKS IN FEET:</u>	<u>FRONT</u>	9.5		9.5		15	
	<u>REAR</u>	19		16		25	
	<u>LEFT SIDE</u>	3		3		7.5 (sum 20)	
	<u>RIGHT SIDE</u>	11		11		7.5 (sum 20)	
<u>SIZE OF BUILDING:</u>	<u>HEIGHT</u>	28		28		35	
	<u>WIDTH</u>	34.5		38		--	
	<u>LENGTH</u>	23		23		--	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		41.3%		41%		40%	
<u>NO. OF DWELLING UNITS:</u>		1		1		1	
<u>NO. OF PARKING SPACES:</u>		2		2		--	
<u>NO. OF LOADING AREAS:</u>		-		-		-	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		-		-		-	

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.:

GENERAL NOTES

1. ALL WORK SHALL CONFORM WITH THE MASSACHUSETTS STATE BUILDING CODES, THE NATIONAL ELECTRICAL CODE AND ALL OTHER APPLICABLE CODES.
2. CONTRACTOR TO VERIFY EXISTING CONDITIONS
3. WORK NOT INCLUDED IS NOTED "NOT IN CONTRACT" (N.I.C.)
4. THE CONTRACTOR IS RESPONSIBLE FOR SECURING ALL PERMITS AND APPROVALS REQUIRED FOR CONSTRUCTION
5. DO NOT SCALE DRAWINGS
6. CONTRACTOR MUST BE LICENSED WITH THE STATE OF MASSACHUSETTS AND MUST MAINTAIN ALL REQUIRED INSURANCES DURING ALL CONSTRUCTION PHASES.
- 7.

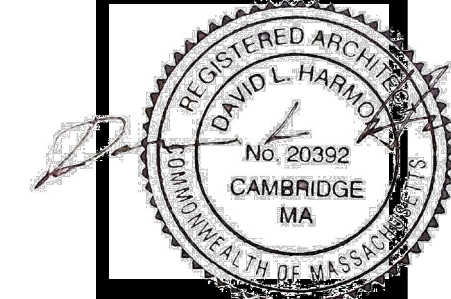
SCOPE OF WORK

RENOVATION AND REAR ADDITION



ARCHITECT:
DAVID HARMON ARCHITECTURE
BOSTON PORTLAND
DHAIPARTNERS.COM

T 617 870 4548



OWNER:

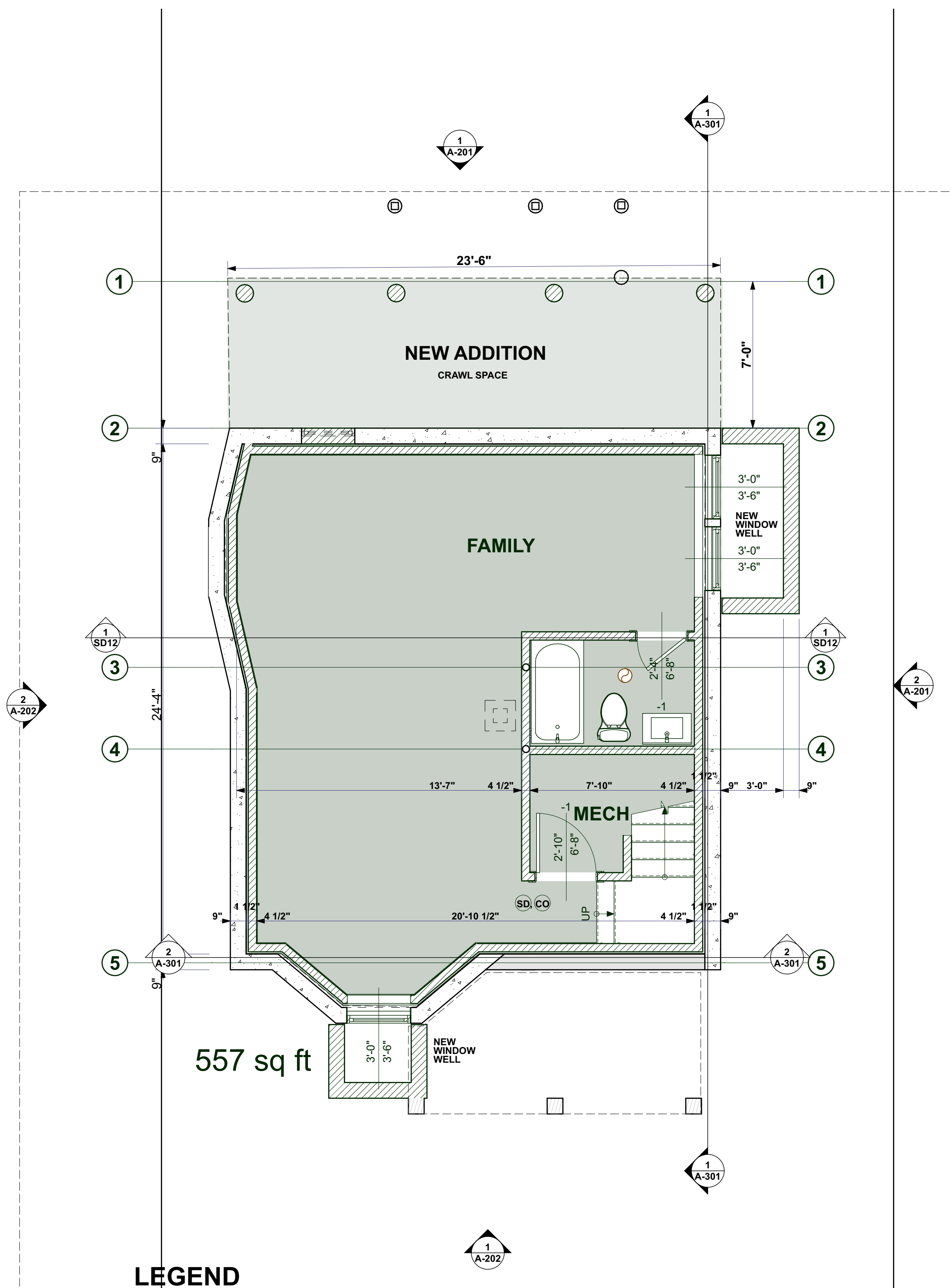
QUAN

PROJECT LOC. :
**43 CAMERON AV
CAMBRIDGE**

DATE:
10-07-24

DWG. TITLE:
Cover Sheet

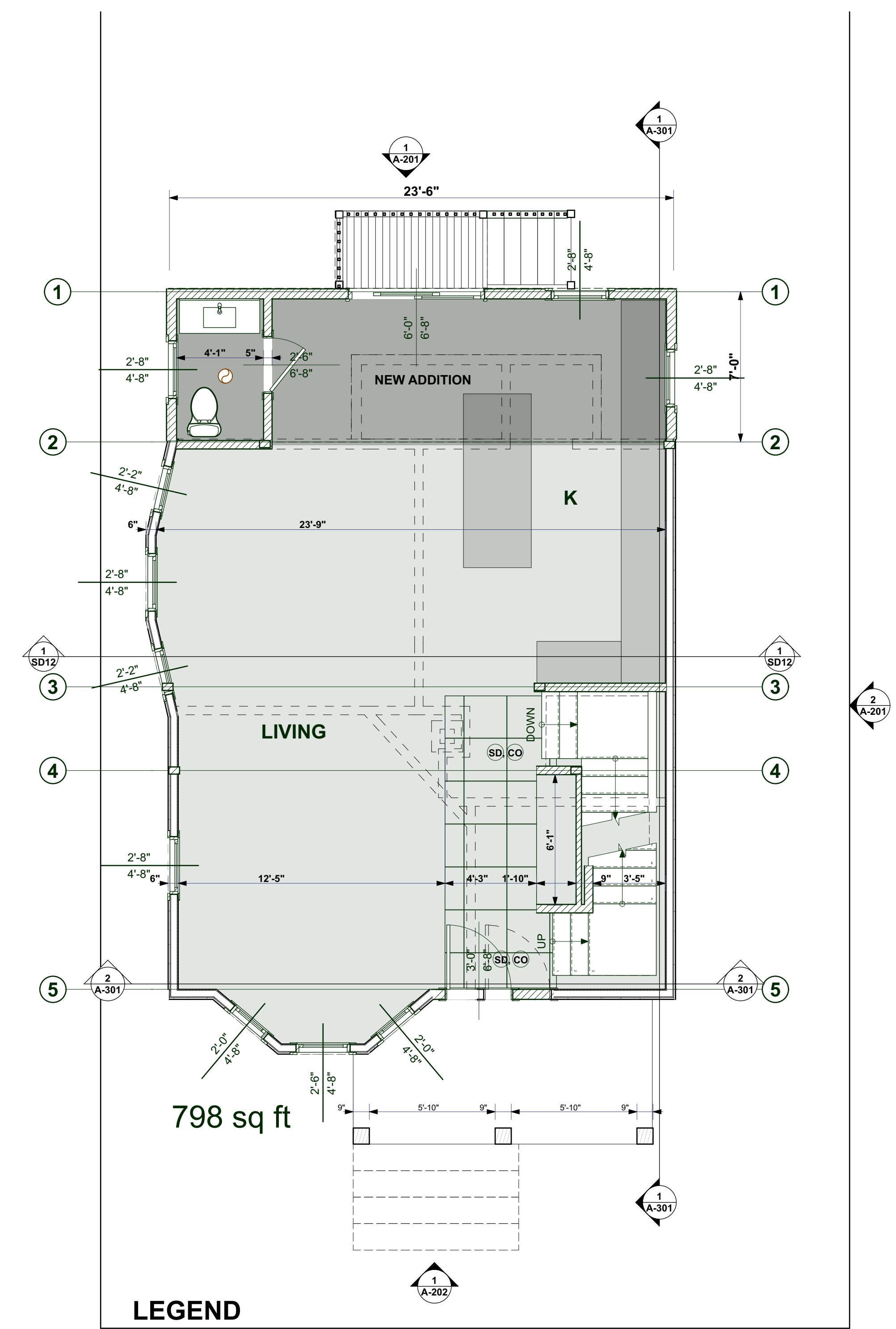
SHEET NO.
G-001



LEGEND

- NEW WALLS
- EXISTING WALLS
- REMOVED WALLS
- EXHAUST FAN
- SMOKE, CARBON MONOXIDE DETECTOR

2 **Basement**
SCALE: 1/4" = 1'-0"



LEGEND

- NEW WALLS
- EXISTING WALLS
- REMOVED WALLS
- EXHAUST FAN
- SMOKE, CARBON MONOXIDE DETECTOR

1 **First Floor Plan**
SCALE: 1/4" = 1'-0"

ARCHITECT:
DAVID HARMON ARCHITECTURE
BOSTON PORTLAND
DHAIPARTNERS.COM
T 617 870 4548

REGISTERED ARCHITECT
DAVID L. HARMON
No. 20392
CAMBRIDGE
MA
COMMONWEALTH OF MASSACHUSETTS

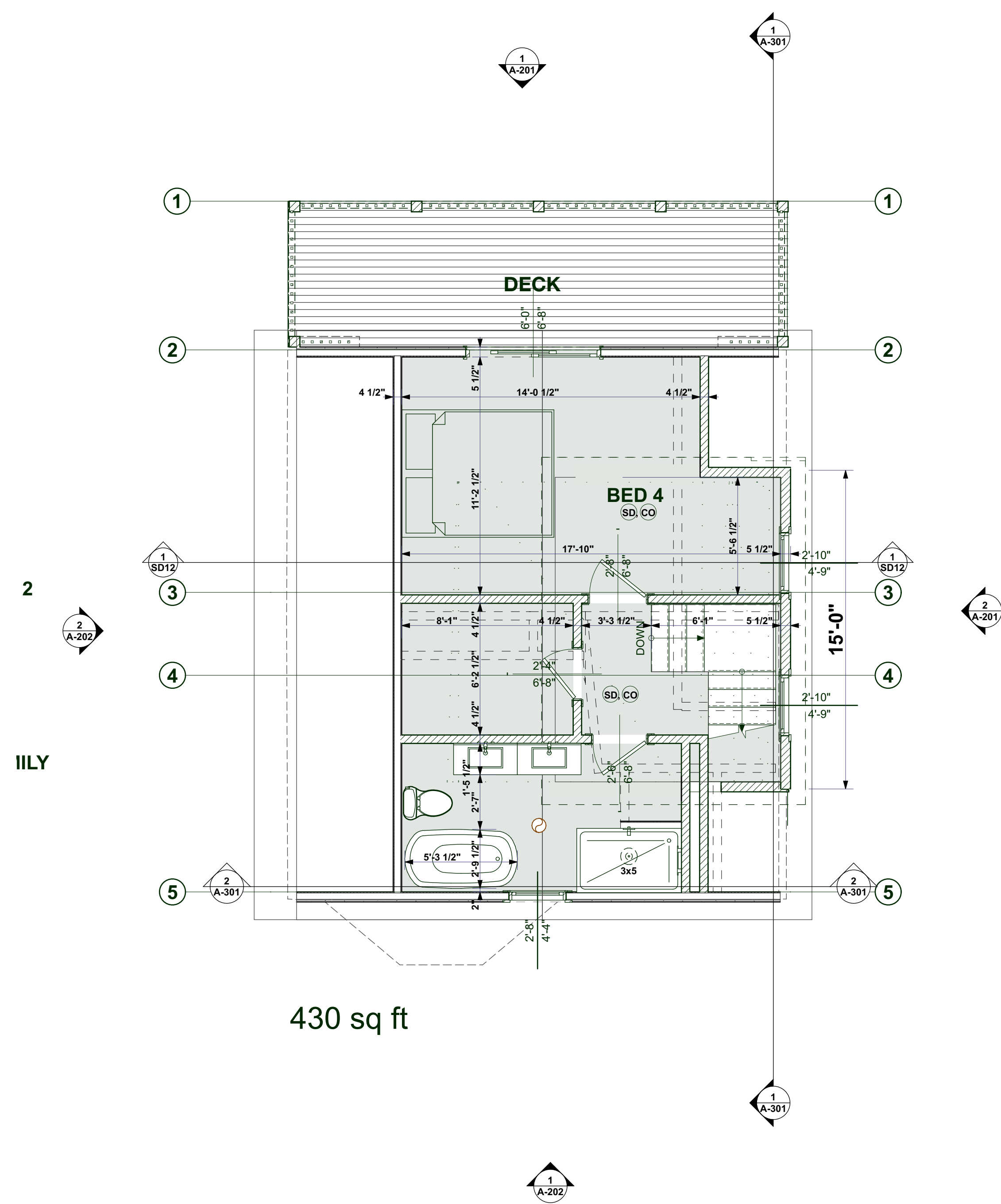
OWNER:
QUAN

PROJECT LOC.:
43 CAMERON AV
CAMBRIDGE

DATE:
10-07-24

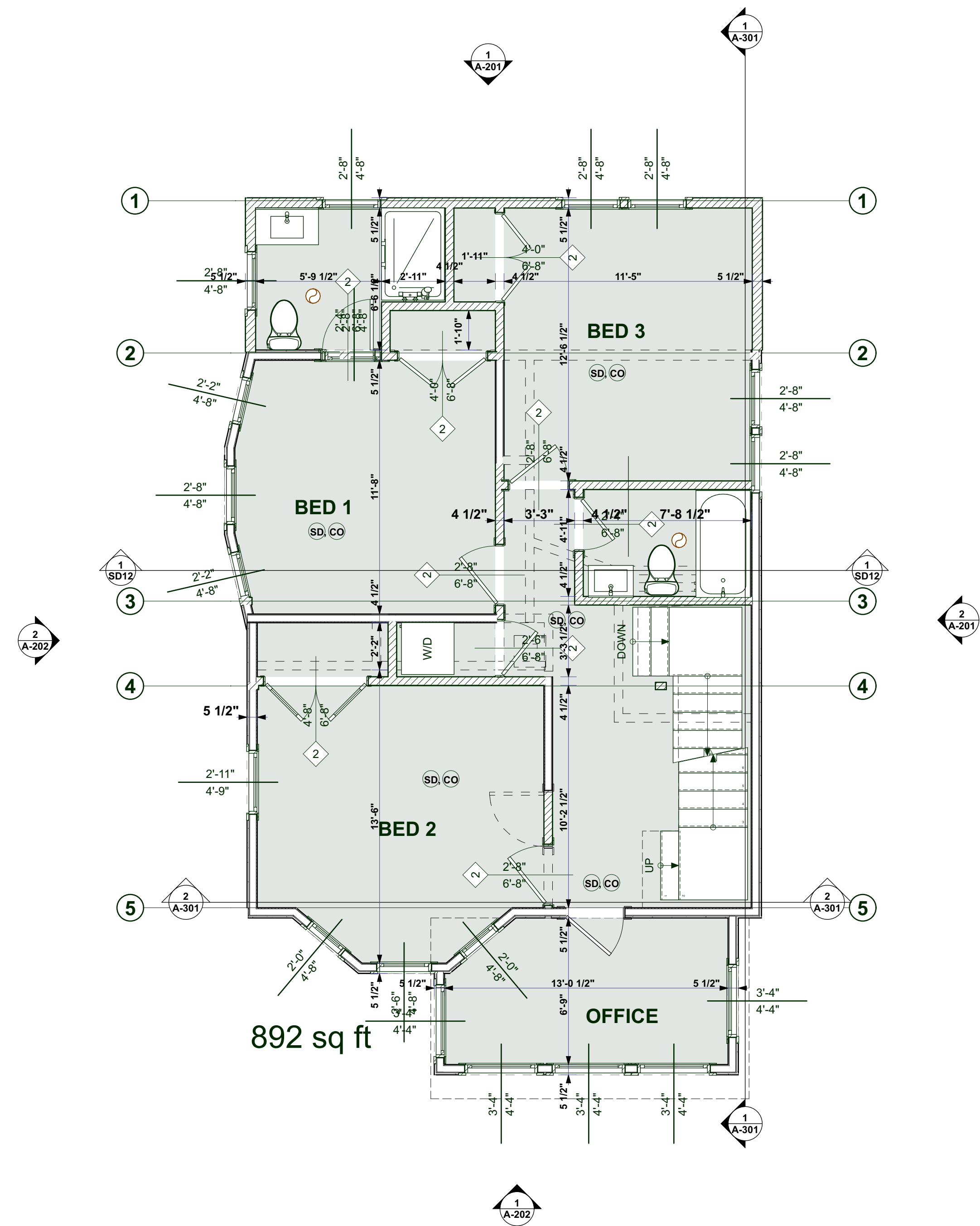
DWG. TITLE:
Floor Plans

SHEET NO.
A-109



430 sq ft

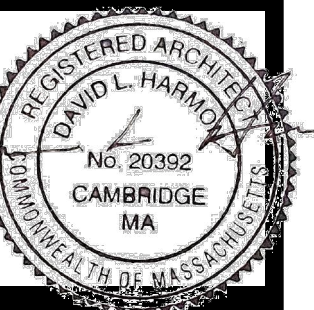
1 Third Floor Plan
SCALE: 1/4" = 1'-0"
0 2' 4' 8'



892 sq ft

2 Second Floor Plan
SCALE: 1/4" = 1'-0"
0 2' 4' 8'

ARCHITECT:
DAVID HARMON
ARCHITECTURE
BOSTON PORTLAND
DHPARTNERS.COM
T 617 870 4548



OWNER:
QUAN
PROJECT LOC.:
43 CAMERON AV
CAMBRIDGE

DATE:
10-07-24

DWG. TITLE:
Floor Plans

SHEET NO.
A-110



2 NE Elevation

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



1 NW Elevation

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

ARCHITECT:
DAVID HARMON ARCHITECTURE
 BOSTON PORTLAND
 DHAIPARTNERS.COM
 T 617 870 4548

REGISTERED ARCHITECT
 DAVID L. HARMON
 No. 20382
 CAMBRIDGE
 MA

OWNER:
QUAN

PROJECT LOC.:
**43 CAMERON AV
 CAMBRIDGE**

DATE:
10-07-24

DWG. TITLE:
Exterior Elevations

SHEET NO.
A-201



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



2 SW Elevation
SCALE: 1/4" = 1'-0"

ARCHITECT:
DAVID HARMON ARCHITECTURE
BOSTON PORTLAND
DHAAPARTNERS.COM
T 617 870 4548

REGISTERED ARCHITECT
DAVID L. HARMON
No. 20392
CAMBRIDGE
MA

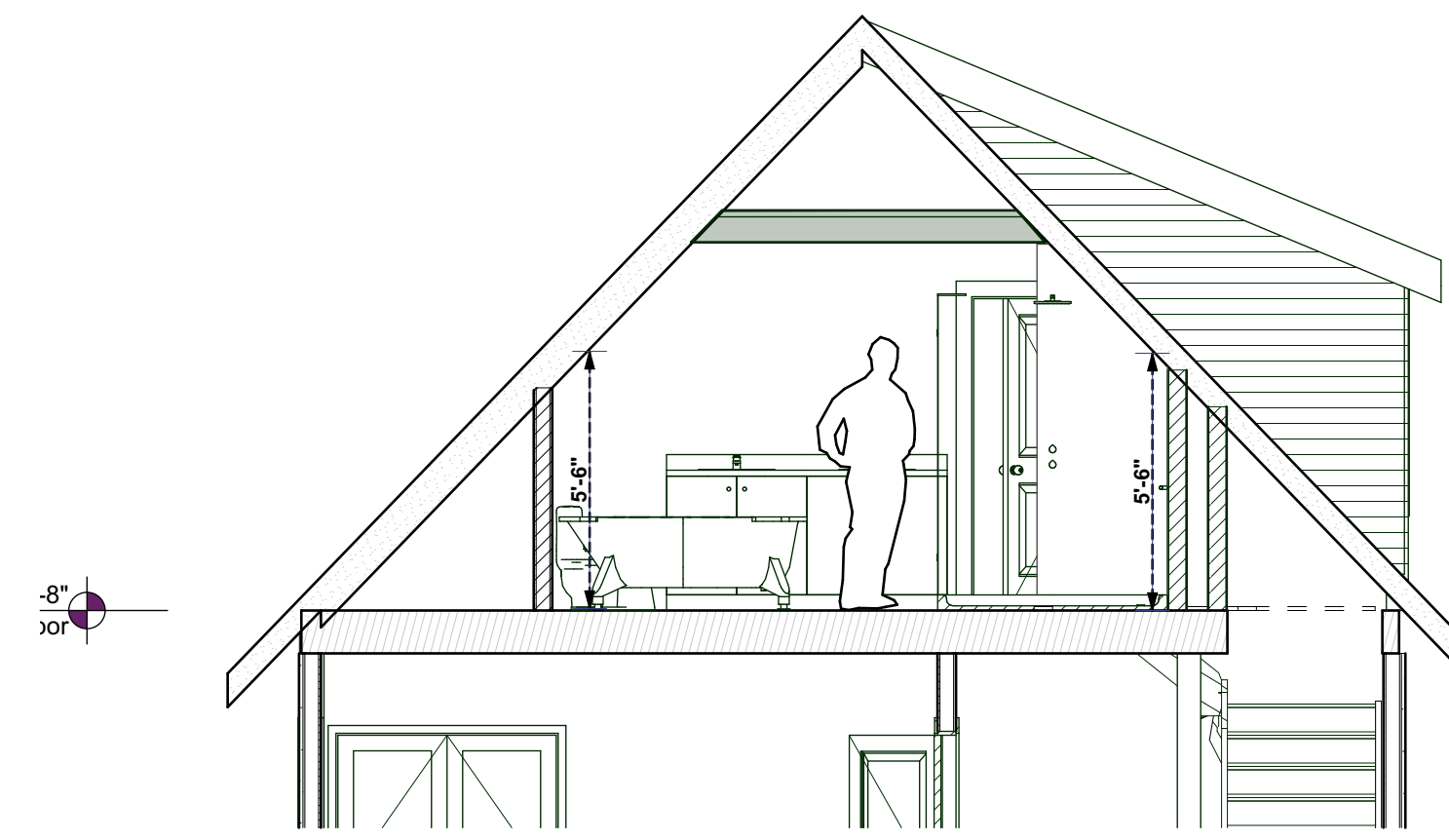
OWNER:
QUAN

PROJECT LOC.:
43 CAMERON AV
CAMBRIDGE

DATE:
10-07-24

DWG. TITLE:
Exterior Elevations

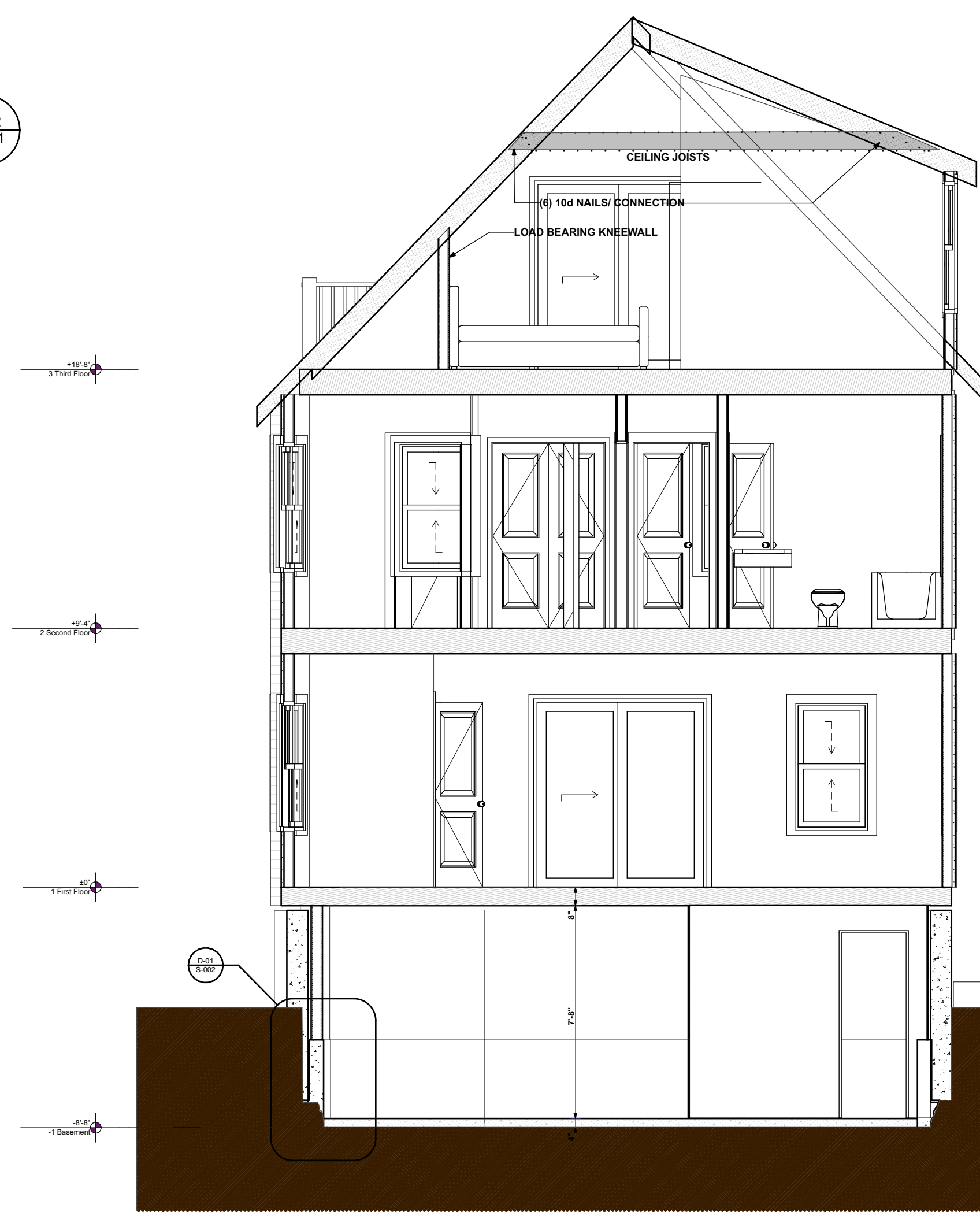
SHEET NO.
A-202



2 Building Section D
SCALE: 1/4" = 1'-0"

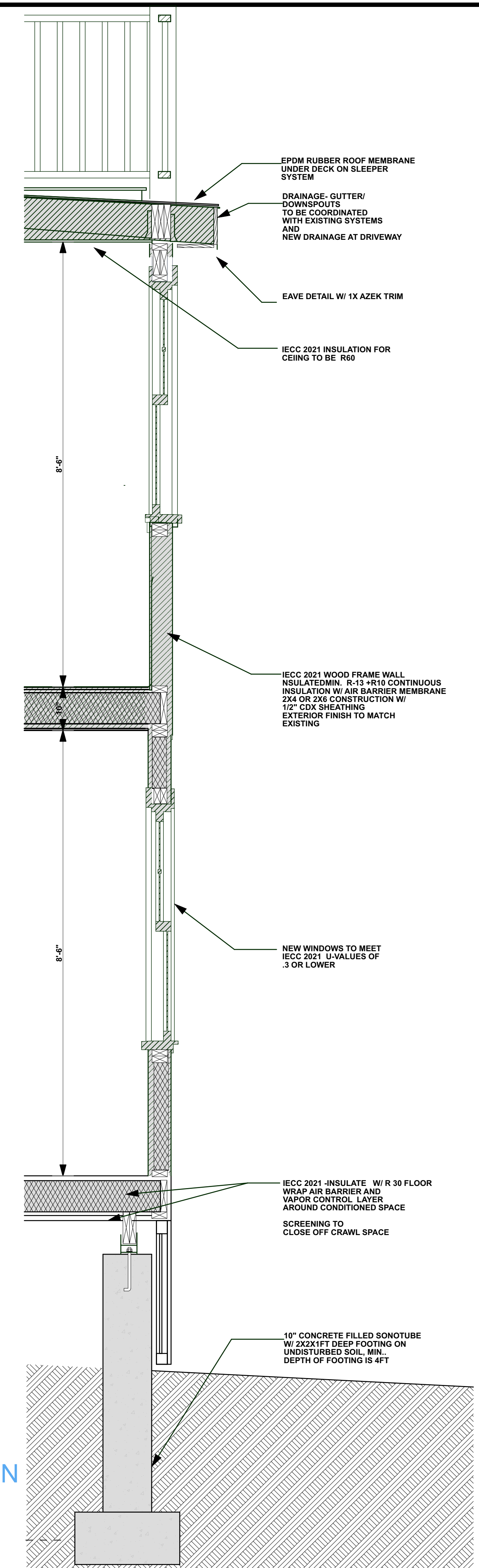


1 Building Section C
SCALE: 1/4" = 1'-0"



3 Building Section B
SCALE: 1/4" = 1'-0"

4 WALL SECTION - NEW ADDITION
SCALE: 3/4" = 1'-0"



ARCHITECT:
DAVID HARMON ARCHITECTURE
BOSTON PORTLAND
DHAIPARTNERS.COM
T 617 870 4548

REGISTERED ARCHITECT
DAVID L. HARMON
No. 20392
CAMBRIDGE
MA
STATE OF MASSACHUSETTS

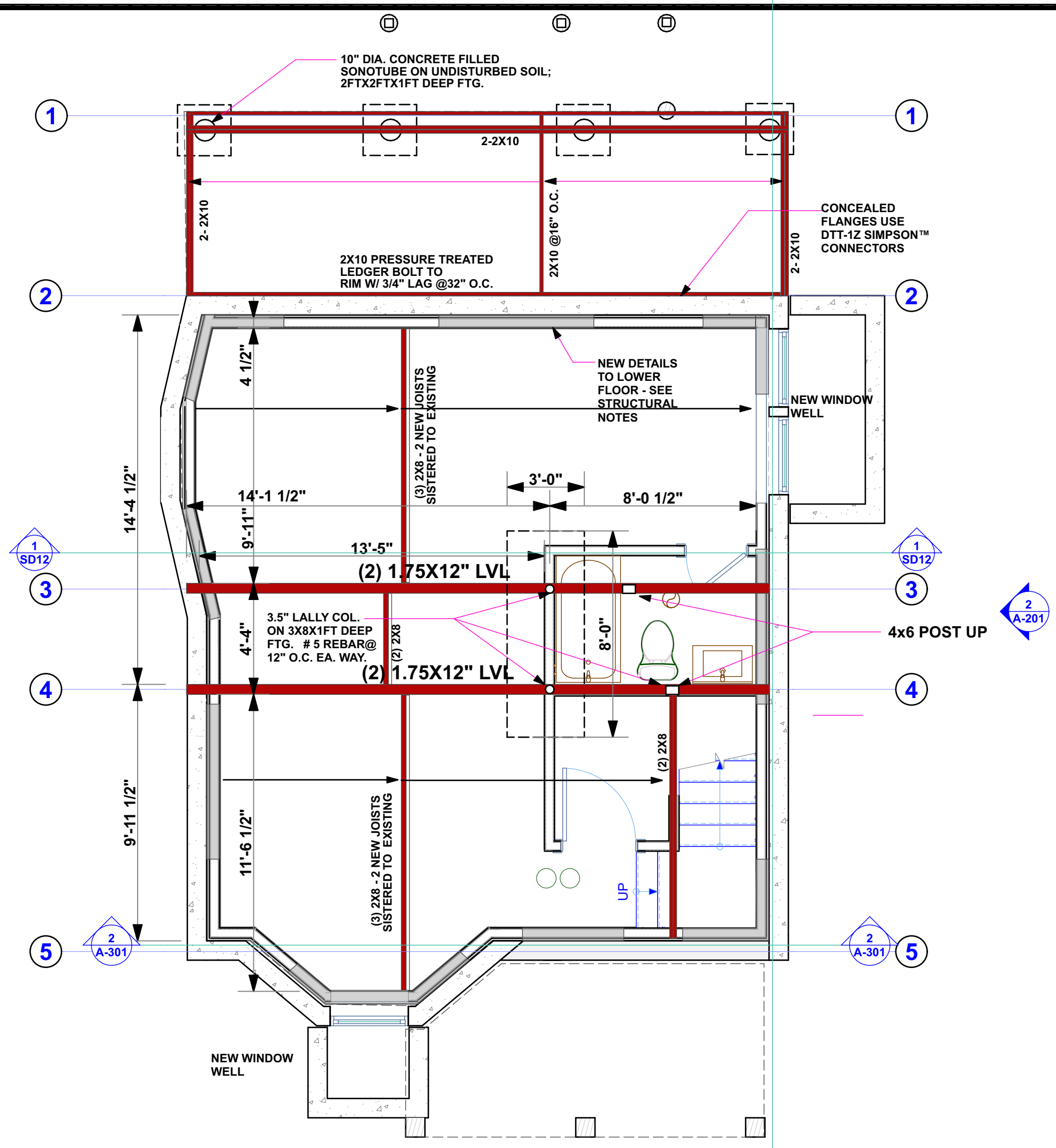
OWNER:
QUAN

PROJECT LOC.:
43 CAMERON AV
CAMBRIDGE

DATE:
10-07-24

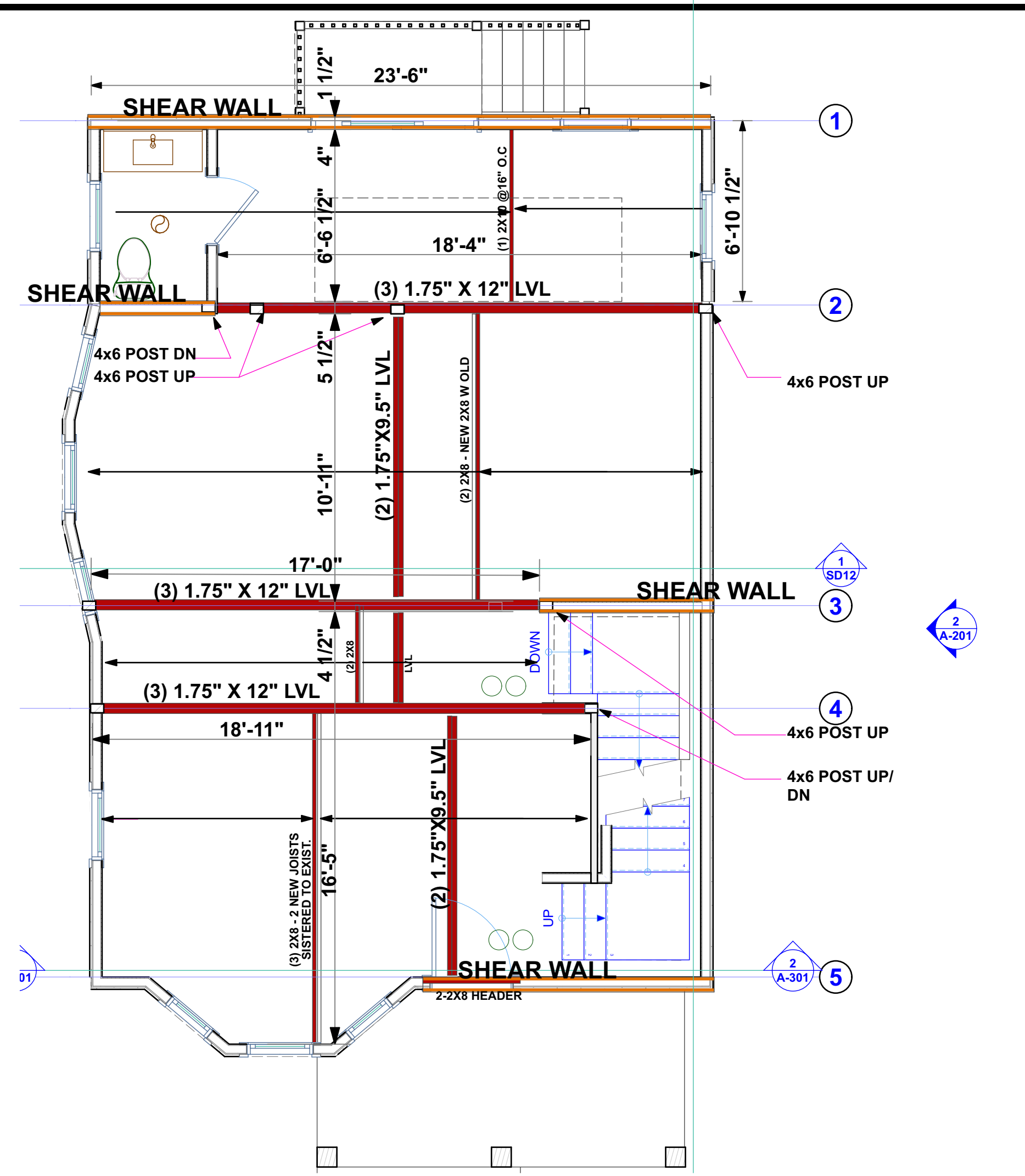
DWG. TITLE:
Building Sections

SHEET NO.
A-301



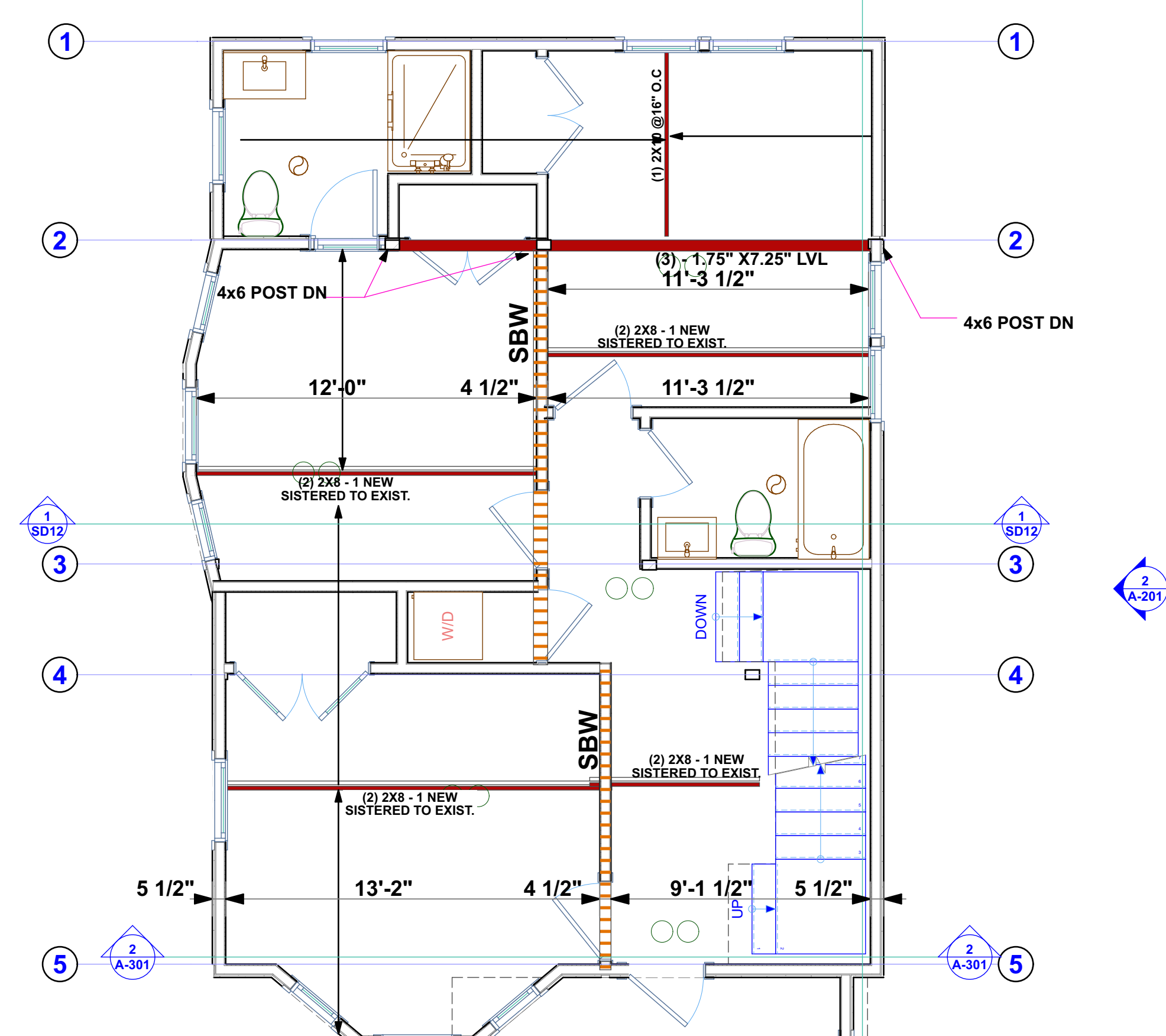
1 1ST FLOOR FRAMING

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



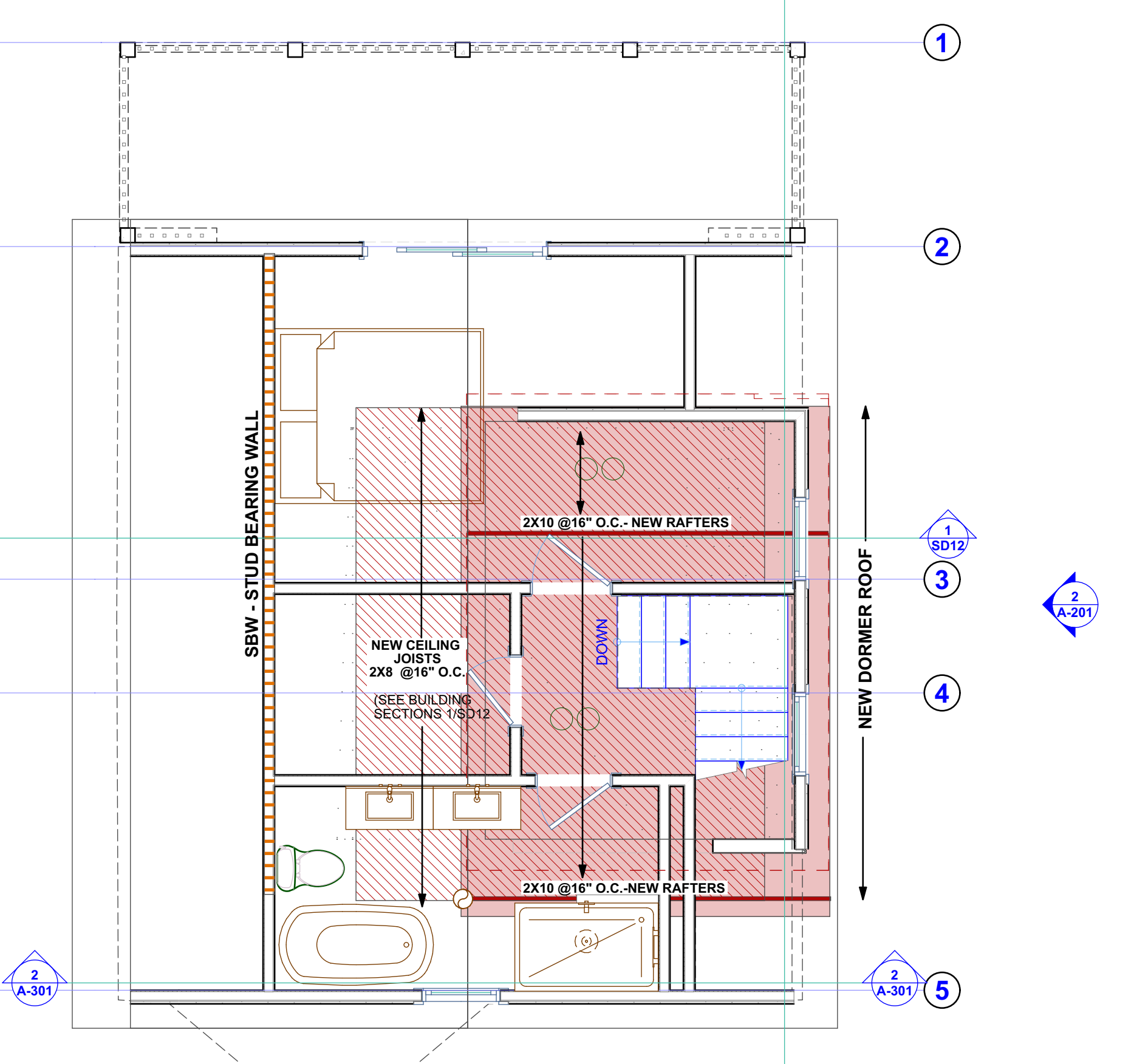
2 2ND FLOOR FRAMING

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



3 3RD FLOOR FRAMING

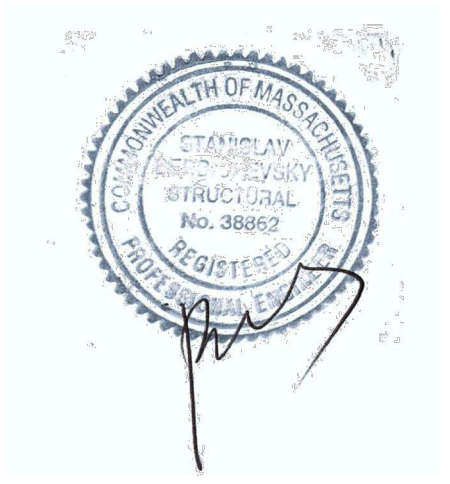
SCALE: 1/4" = 1'-0"



4 ROOF FRAMING

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

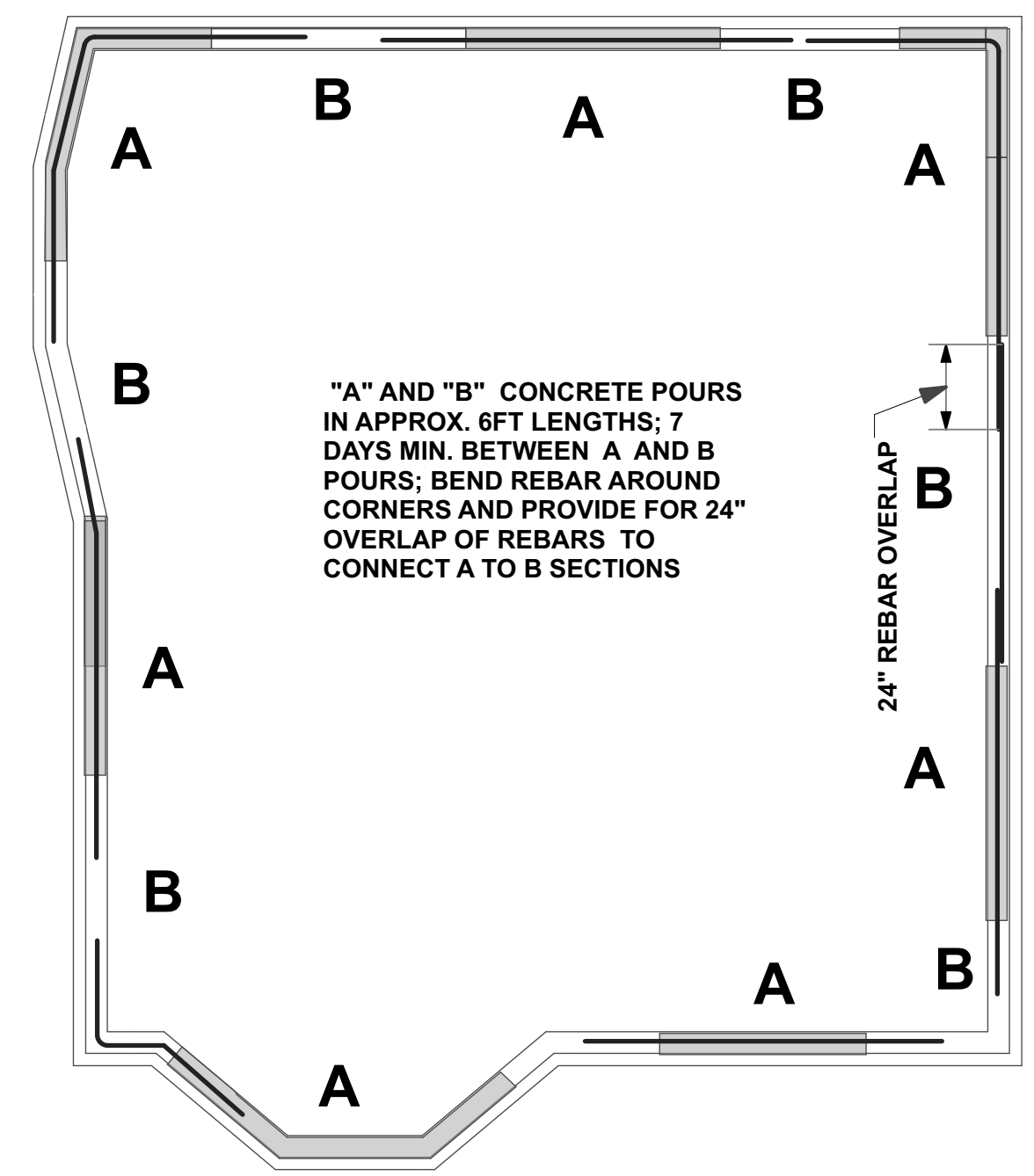
- STRUCTURAL NOTES:**
- GENERAL: BASIC WIND SPEED (RISK CATEGORY 2) 128 MPH GROUND SNOW LOAD SNOW 40 PSF ALL LOADS AND LOADING CONDITIONS ARE PER IBC 2015 (9TH EDITION OF THE MASSACHUSETTS BUILDING CODE)
 - ALL WORK SHALL CONFORM TO THE LATEST COMMONWEALTH OF MASSACHUSETTS STATE BUILDING CODE AND THE INTERNATIONAL BUILDING CODE
 - ALL FOUNDATIONS SHALL REST ON SOLID BEARING (MIN. CAPACITY 2000 PSF). WHERE RESTING ON FILL, SUCH FILL'S MATERIAL AND COMPACTION METHOD SHALL BE AS APPROVED IN WRITING BY THE ENGINEER. NOTIFY THE ENGINEER IF LESSER CAPACITY MATERIAL IS ENCOUNTERED BEFORE PROCEEDING WITH THE WORK.
 - THE CONTRACTOR SHALL PROVIDE ALL NECESSARY SHORING & BRACING UNTIL ALL STRUCTURAL WORK IS COMPLETE. ALL WOOD SHALL BE PRESSURE TREATED "SELECT STRUCTURAL" FOR DECKS/PORCHES AND WHERE INDICATED IN DRAWINGS.
 - LVL BEAMS : Fb=3100 PSI PSL POSTS Fb=2650 PSI CONCRETE : Fc=3000 PSI
 - ALL DIMENSIONAL LUMBER SHALL BE OF CONSTRUCTION GRADE OR BETTER; ALL EXPOSED WOOD SHALL BE PRESSURE TREATED; ALL EXPOSED CONNECTORS AND FASTENERS SHALL BE GALVANIZED; ALL STRUCTURAL COLUMNS ARE 4X4 PSL OR 3.5" LALLY, UNO. PROVIDE BRACING OF ALL COLUMNS(STEEL AND TIMBER) AT EACH FLOOR LEVEL.
 - USE SIMPSON HURRICANE TIES TO ATTACH ROOF RAFTERS TO THE WALLS WHERE APPLICABLE. DOUBLE JOISTS UNDER NOT LOAD BEARING PARTITIONS.
 - ALL POSTS (CONCENTRATED LOADS) SHALL BE TRACED TO THE FOUNDATION LEVEL AND TERMINATE EITHER ABOVE EXISTING EXTERIOR FOUNDATION WALL OR ABOVE EXISTING LALLY COLUMN OR ABOVE NEW LALLY COLUMN AS SPECIFIED.
 - NAILING AND FASTENING: ALL FASTENERS AND CONNECTORS SHOULD BE GALVANIZED. USE 4" O.C. @ EDGES AND 12" O.C. IN FIELD TO ATTACH ALL FLOOR AND ROOF PLYWOOD AND EXTERIOR SHEATHING.
 - CONTRACTOR MAY SUBSTITUTE SINGLE LVL BEAMS FOR COMBINATION OF 1.75" PLIES. ALL COMBINED LVL PLIES SHALL BE CONNECTED PER MANUFACTURER SPECIFICATION FOR SIDE- LOADED ASSEMBLIES.



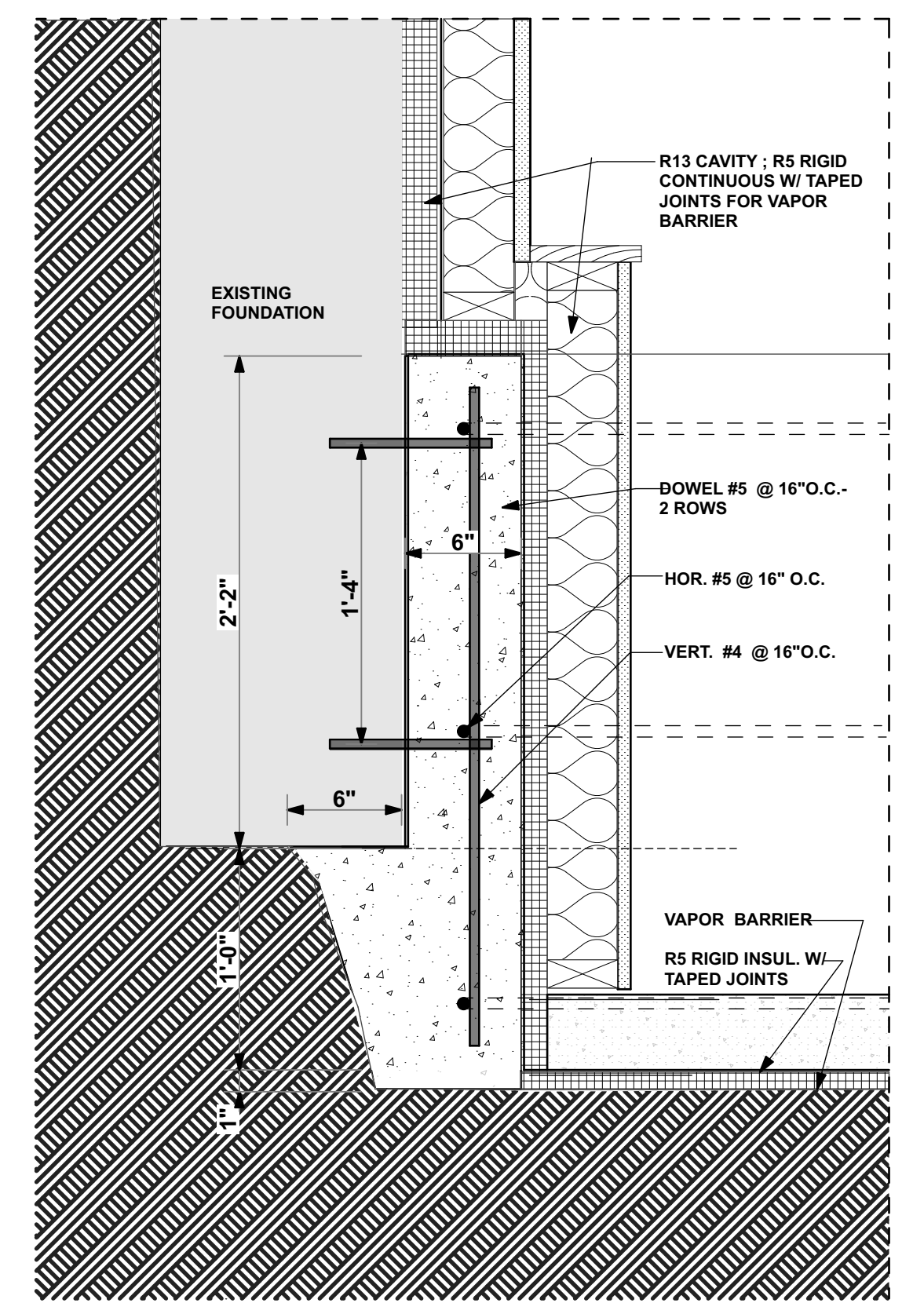
ARCHITECT:	DAVID HARMON ARCHITECTURE BOSTON PORTLAND DHA PARTNERS.COM
T 617 870 4548	
OWNER:	QUAN
PROJECT LOC.:	43 CAMERON AV CAMBRIDGE
DATE:	10-07-24
DWG. TITLE:	STRUCTURAL PLANS
SHEET NO.	S-001



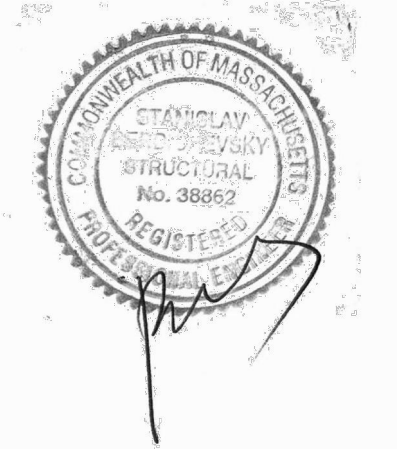
1 SECTION B
 SCALE: 1/2" = 1'-0"
 0 1' 2' 4'



3 UNDERPINNING DETAILS
 SCALE: 1/4" = 1'-0"
 0 2' 4' 8'



2 EXIST. WALL UNDERPINNING
 SCALE: 1/2" = 1'-0"
 0 6" 12" 18"



ARCHITECT:	DAVID HARMON ARCHITECTURE BOSTON, MA DHA@HARMONARCH.COM T 617 870 4548
OWNER:	QUAN
PROJECT LOC.:	43 CAMERON AV CAMBRIDGE
DATE:	10-07-24
DWG. TITLE:	SECTION / DETAILS
SHEET NO.:	S-002

RENEY, MORAN, & TIVNAN

REGISTERED LAND SURVEYORS
75 HAMMOND STREET - FLOOR 2
WORCESTER, MA 01610-1723
PHONE: 508-752-8885
FAX: 508-752-8895
RMT@HSTGROUP.NET
A Division of H. S. & T. Group, Inc.

MORTGAGE INSPECTION PLAN

NAME HAO QUAN

LOCATION 43 CAMERON AVENUE

CAMBRIDGE, MA

SCALE 1" = 30' DATE 8/30/24

REGISTRY MIDDLESEX SOUTH

DEED BOOK/PAGE 13496/522

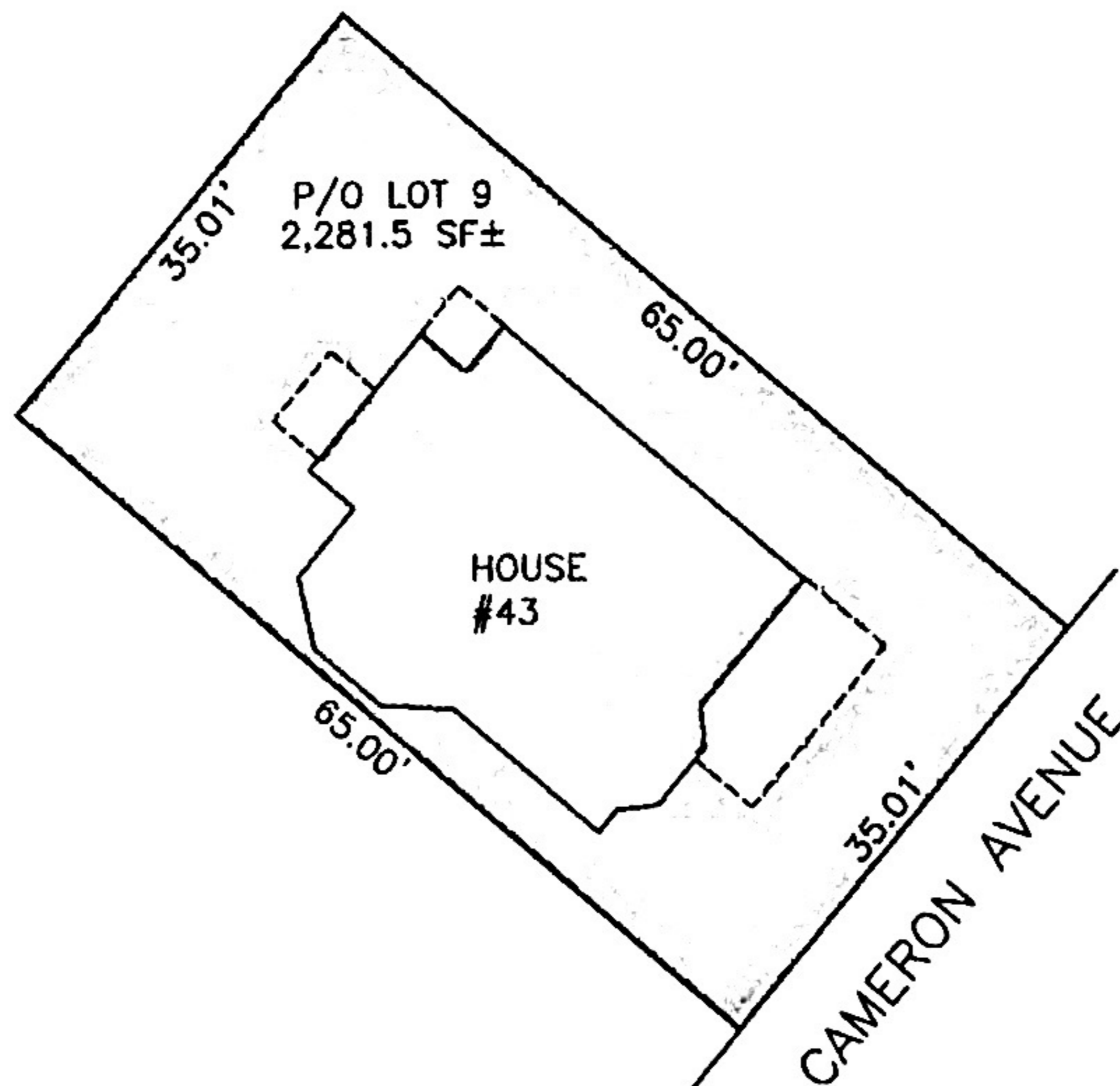
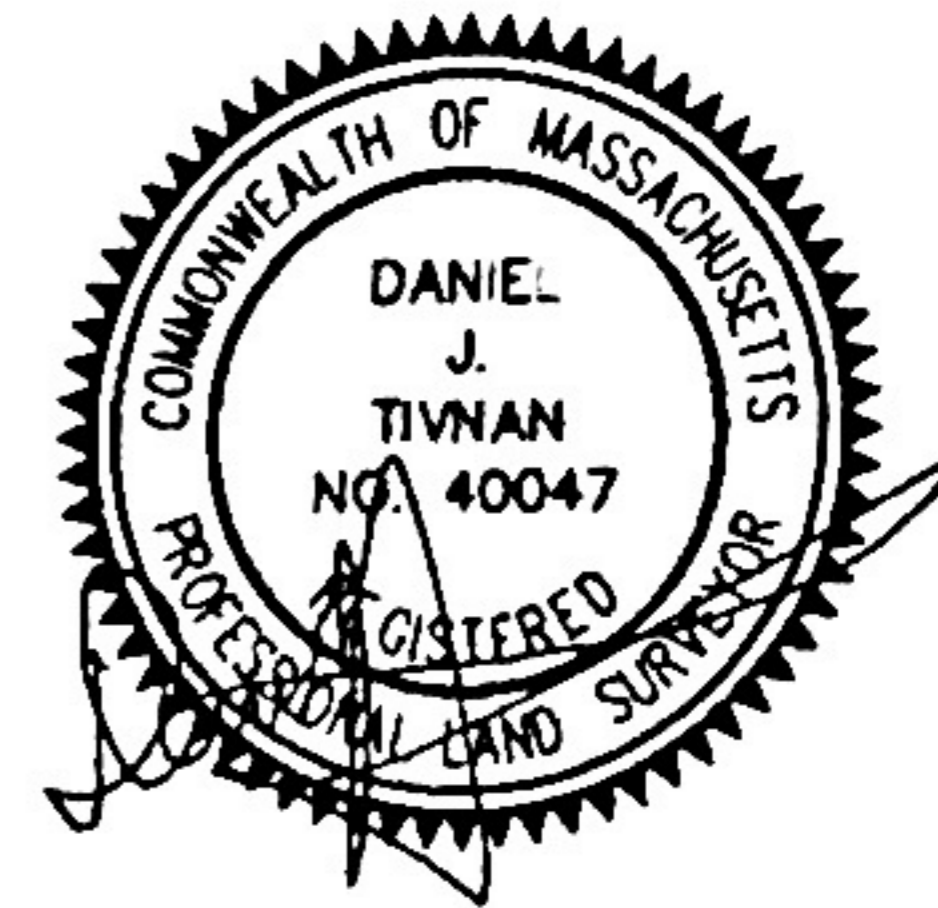
PLAN BOOK/PLAN 101/14

WE CERTIFY THAT THE BUILDING(S) ARE NOT WITHIN THE SPECIAL FLOOD HAZARD AREA. SEE FEMA MAP:

419E DTD 6/4/10

FLOOD HAZARD ZONE HAS BEEN DETERMINED BY SCALE AND IS NOT NECESSARILY ACCURATE. UNTIL DEFINITIVE PLANS ARE ISSUED BY FEMA AND/OR A VERTICAL CONTROL SURVEY IS PERFORMED, PRECISE ELEVATIONS CANNOT BE DETERMINED.

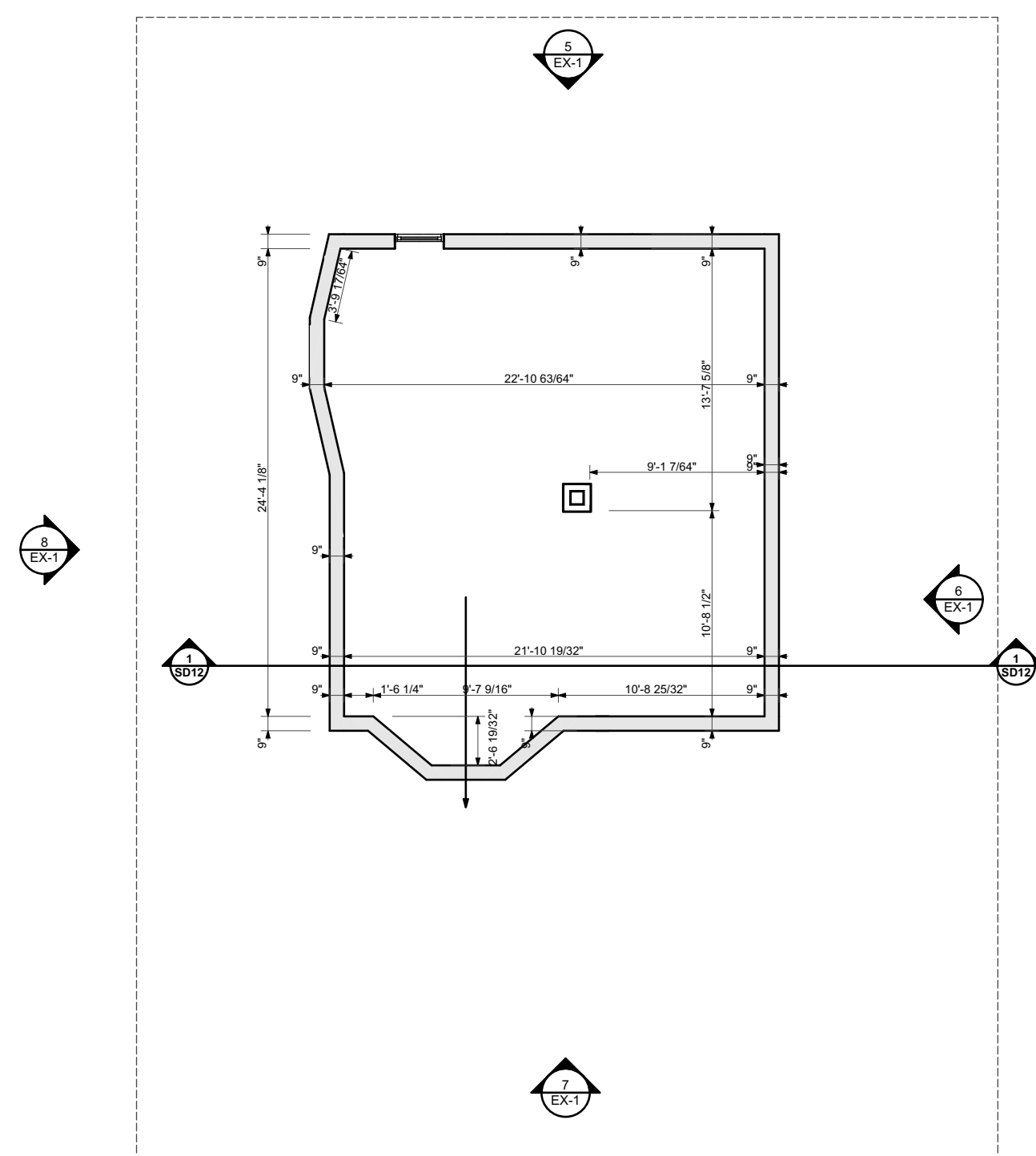
GENERAL NOTES (1) THE ONLY MEASUREMENTS REQUIRED OF THIS FIRM WERE MADE OF THE FRONTAGE AND APPROXIMATE BUILDING LOCATIONS WITH FOUNDATIONS SHOWN HEREIN IN OUR JUDGMENT. ALL VISIBLE EASEMENTS ARE SHOWN. (2) THE DECLARATIONS AND REPRESENTATIONS MADE HEREIN ARE ON THE BASIS ON MY KNOWLEDGE, INFORMATION AND BELIEF AS THE RESULT OF A MORTGAGE INSPECTION TAPE SURVEY, NOT THE RESULT OF AN INSTRUMENT SURVEY MADE TO THE NORMAL STANDARD OF CARE OF REGISTERED LAND SURVEYORS PRACTICING IN MASSACHUSETTS. (3) THE DECLARATIONS AND REPRESENTATIONS ARE MADE TO THE ABOVE NAMED CLIENT ONLY AND ONLY AS OF THIS DATE, AND ANY CERTIFICATION HEREUNDER IS NON-TRANSFERABLE. (4) THIS SKETCH WAS NOT MADE FOR RECORDING PURPOSES. FOR USE IN PREPARING DEED DESCRIPTIONS OR FOR CONSTRUCTION OR IMPROVEMENT OF THE PROPERTY. (5) ACCURATE VERIFICATION OF PROPERTY LINE DIMENSIONS, BUILDING OFFSETS, FENCES, SHEDS, POOLS, DRIVEWAYS AND PARKING AREAS, AND LOT CONFIGURATION MAY BE ACCOMPLISHED ONLY BY AN ACCURATE INSTRUMENT SURVEY. (6) NO RESPONSIBILITY IS ASSUMED HEREIN TO THE PROPERTY OWNER OR OCCUPANT. (7) NOT DEFINED AND NOT COVERED BY THIS CERTIFICATION ARE ABOVE GROUND POOLS, DRIVEWAYS, PARKING AREAS, SHEDS, OTHER OUTBUILDINGS, OR OTHER IMPROVEMENTS TO THE EXTENT THAT THIS SKETCH SHOWS THE SAME. NO LIABILITY FOR THE ACCURACY OF THE INFORMATION IS ASSUMED WITHOUT AN INSTRUMENT SURVEY. (8) THE DECLARATIONS AND REPRESENTATIONS ARE MADE WITH THE PROVISION THAT THE INFORMATION PROVIDED TO THIS FIRM IS ACCURATE AND THAT THE MEASUREMENTS USED ARE ACTUALLY LOCATED IN RELATION TO THE PROPERTY LINES. (10) NO LIABILITY IS ASSUMED UNLESS AND UNTIL THERE OCCURS A FINAL JUDGMENT ENFORCING ZONING AND REQUIRING THE FORCED REMOVAL OF A COVERED BUILDING.



REQUESTING OFFICE: CHERRY TREE TITLE LLC
REQUESTED BY:

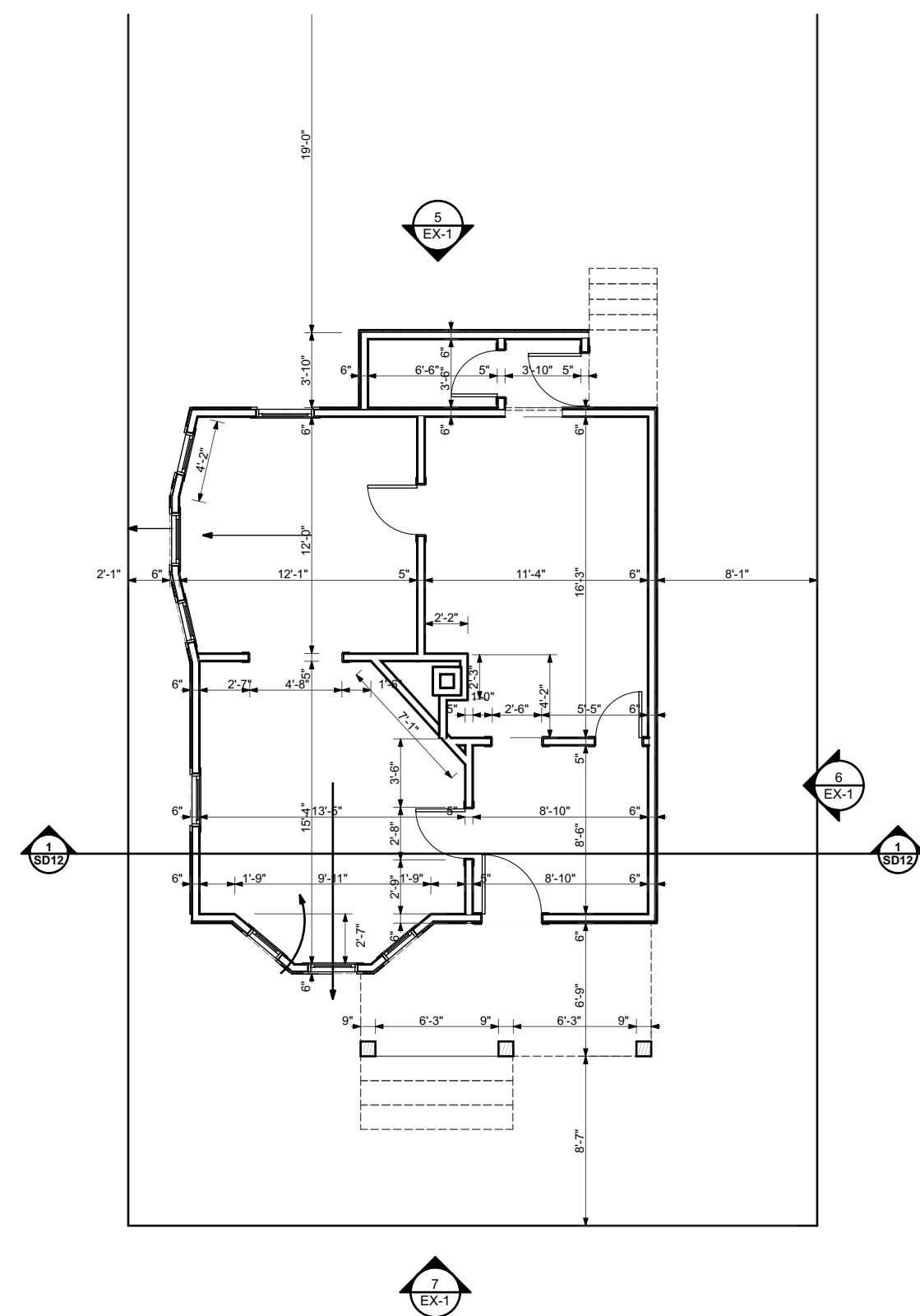
DRAWN BY: DA
CHECKED BY:

JOB # 08-1293-24



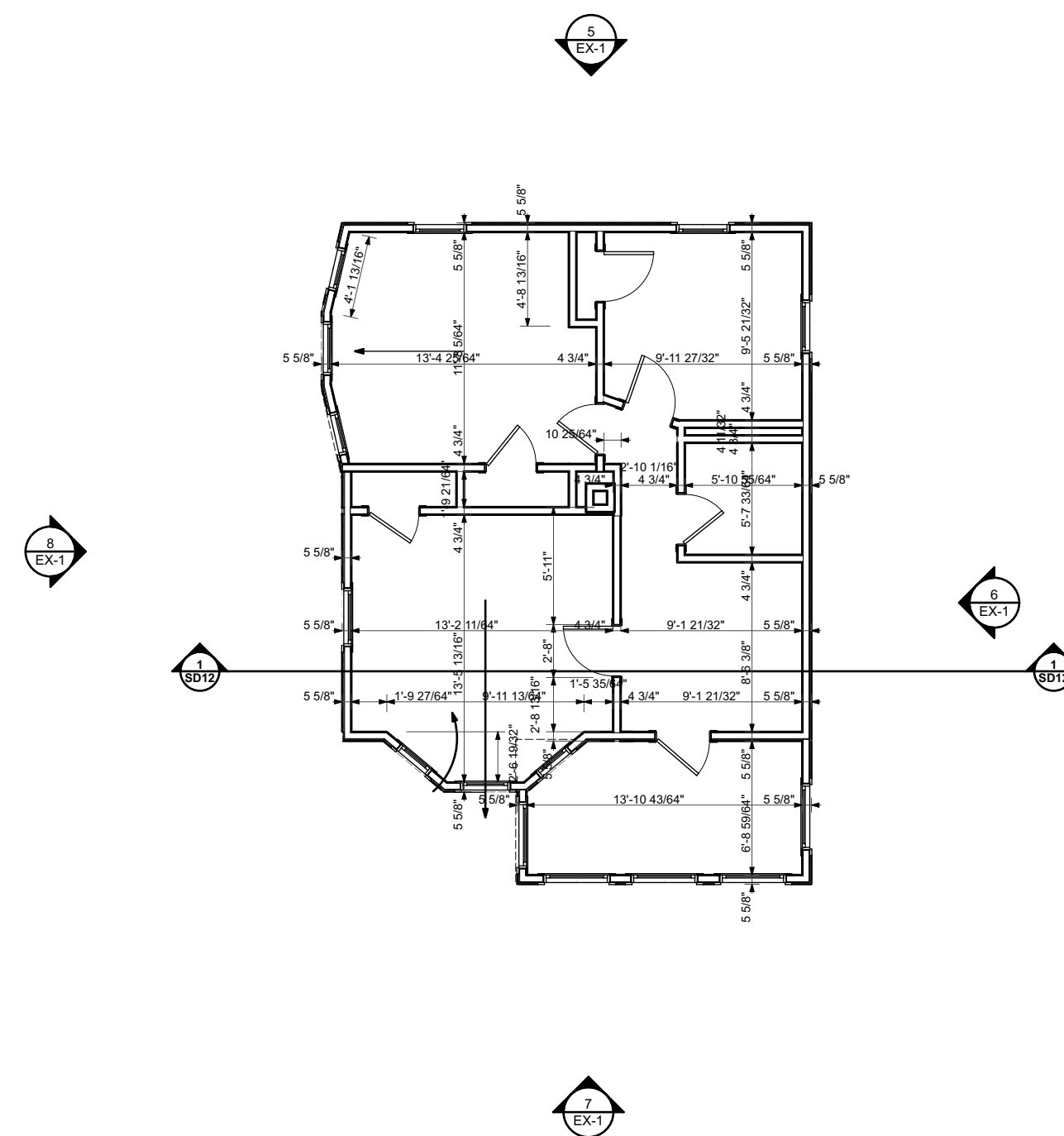
1 Basement

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



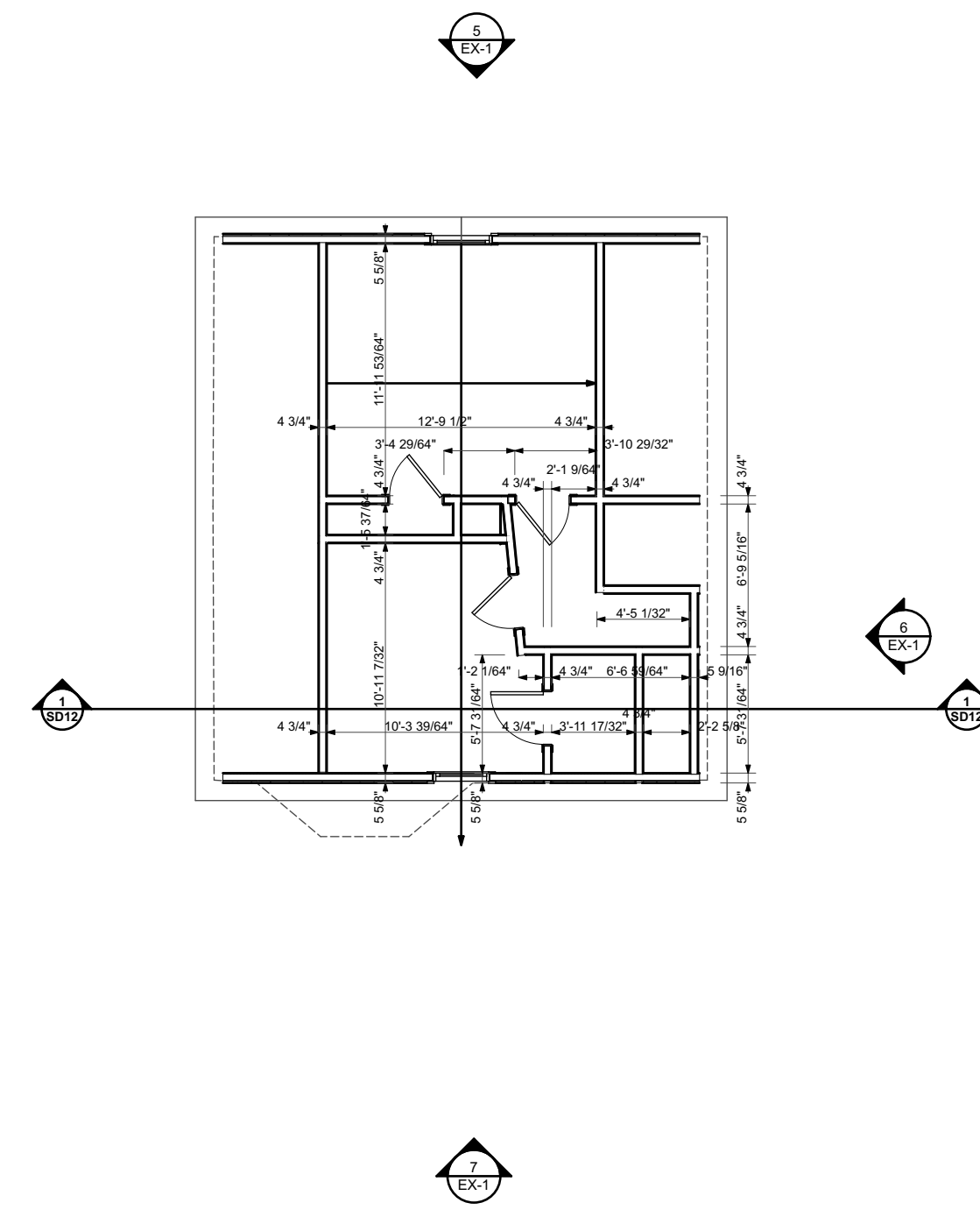
2 First Floor Plan

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



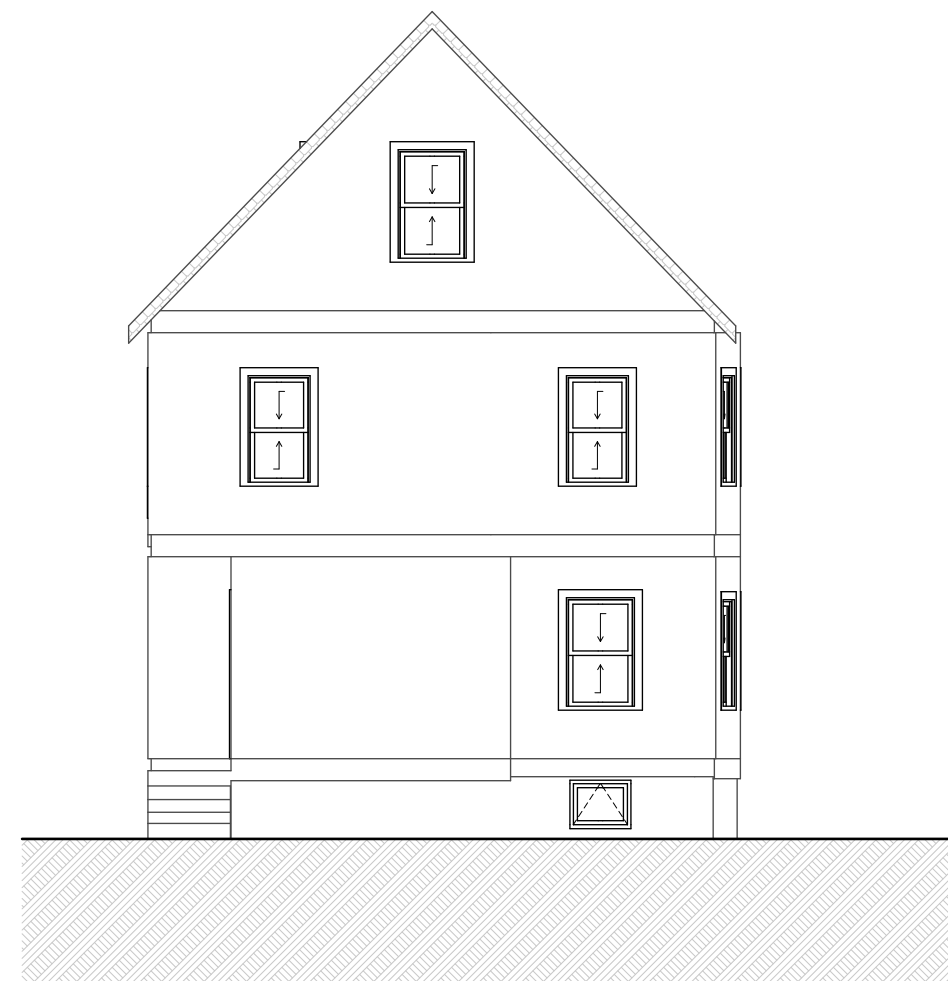
3 Second Floor Plan

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



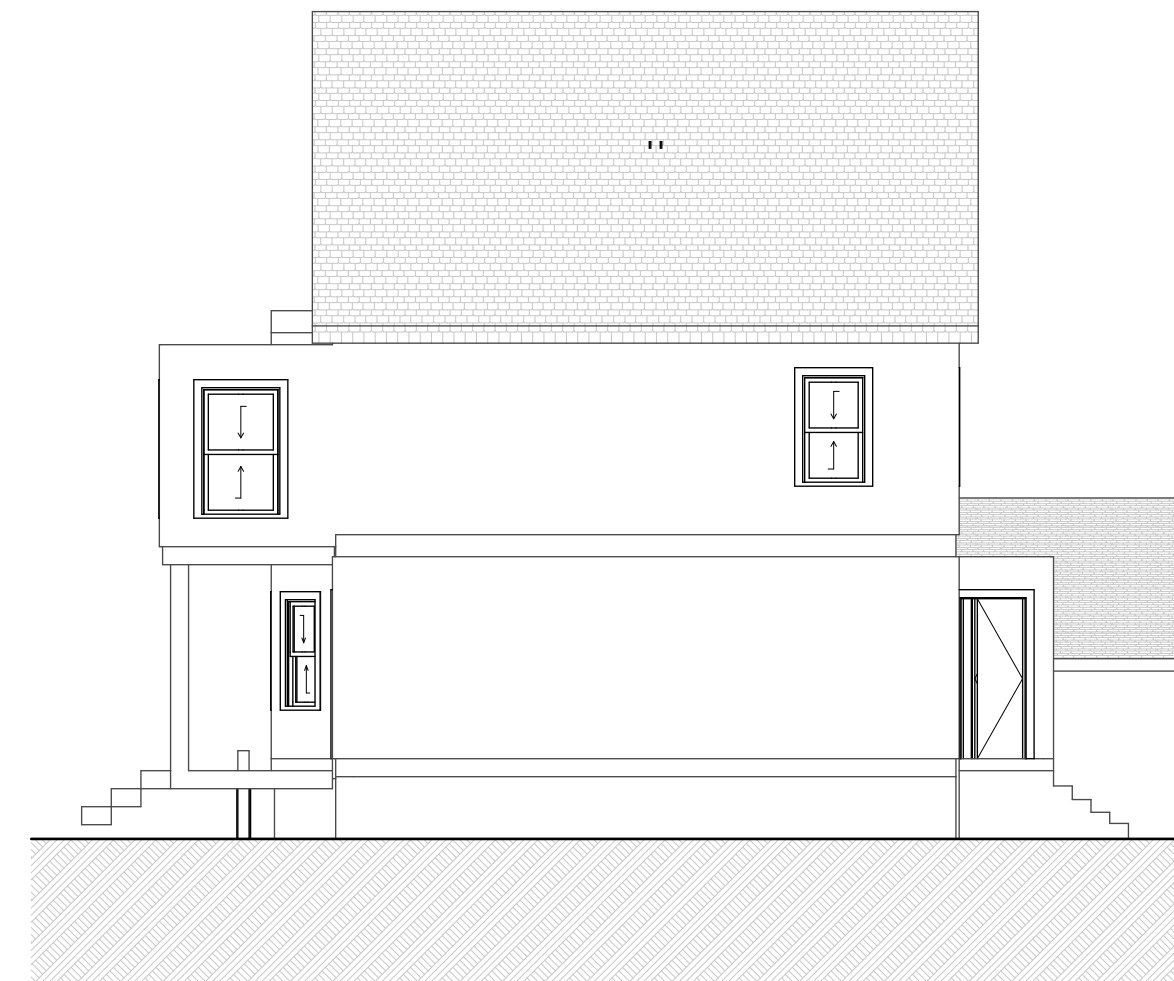
4 Third Floor Plan

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



5 NW Elevation

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



6 NE Elevation

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



7 SE Elevation

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



8 SW Elevation

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

ARCHITECT:

DAVID HARMON
ARCHITECTURE
BOSTON PORTLAND
DHAIPARTNERS.COM

T 617 870 4548

OWNER:

QUAN

PROJECT LOC.:
43 CAMERON AV
CAMBRIDGE

DATE:
10-07-24

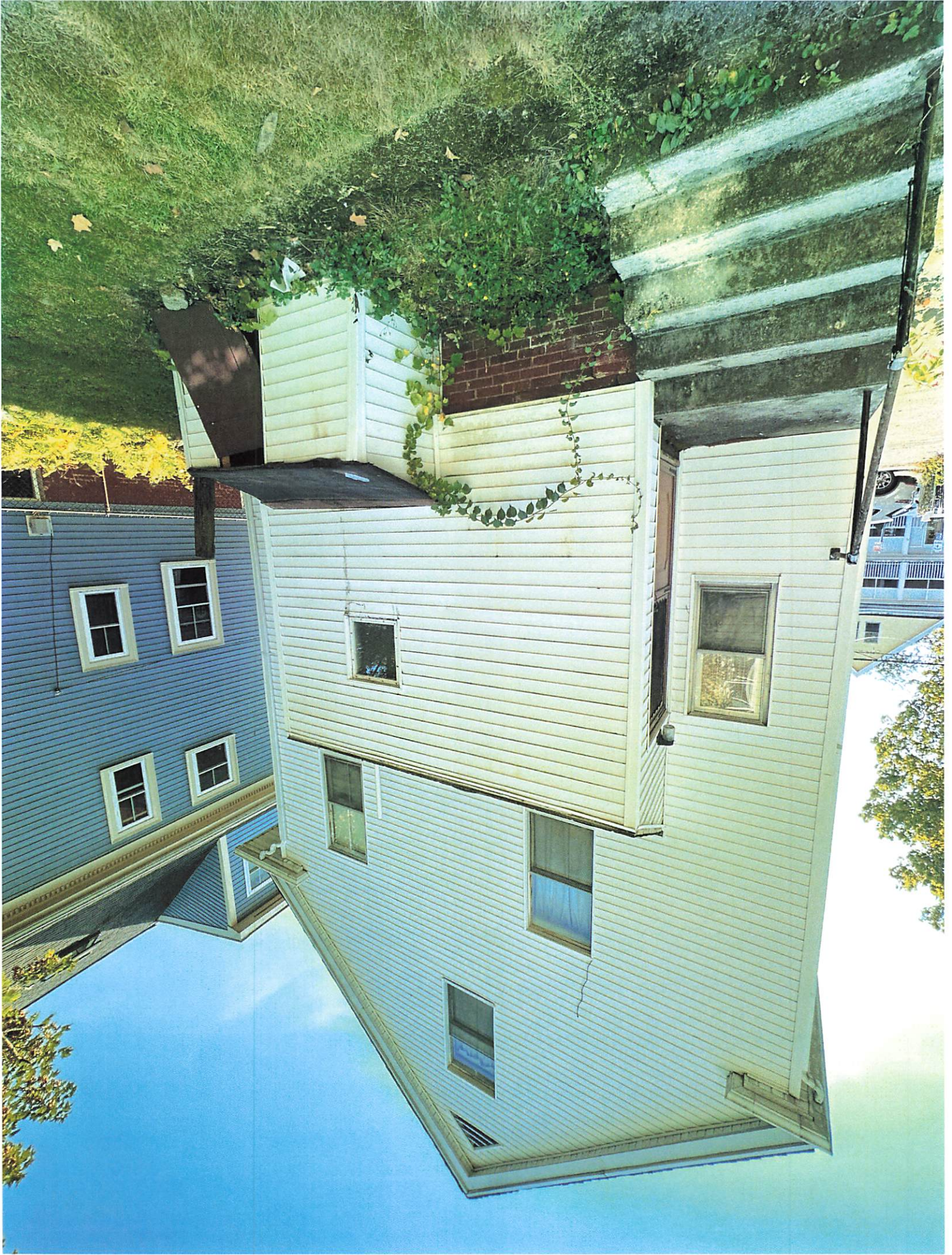
DWG. TITLE:
EXISTING
PLANS

SHEET NO.
EX-1

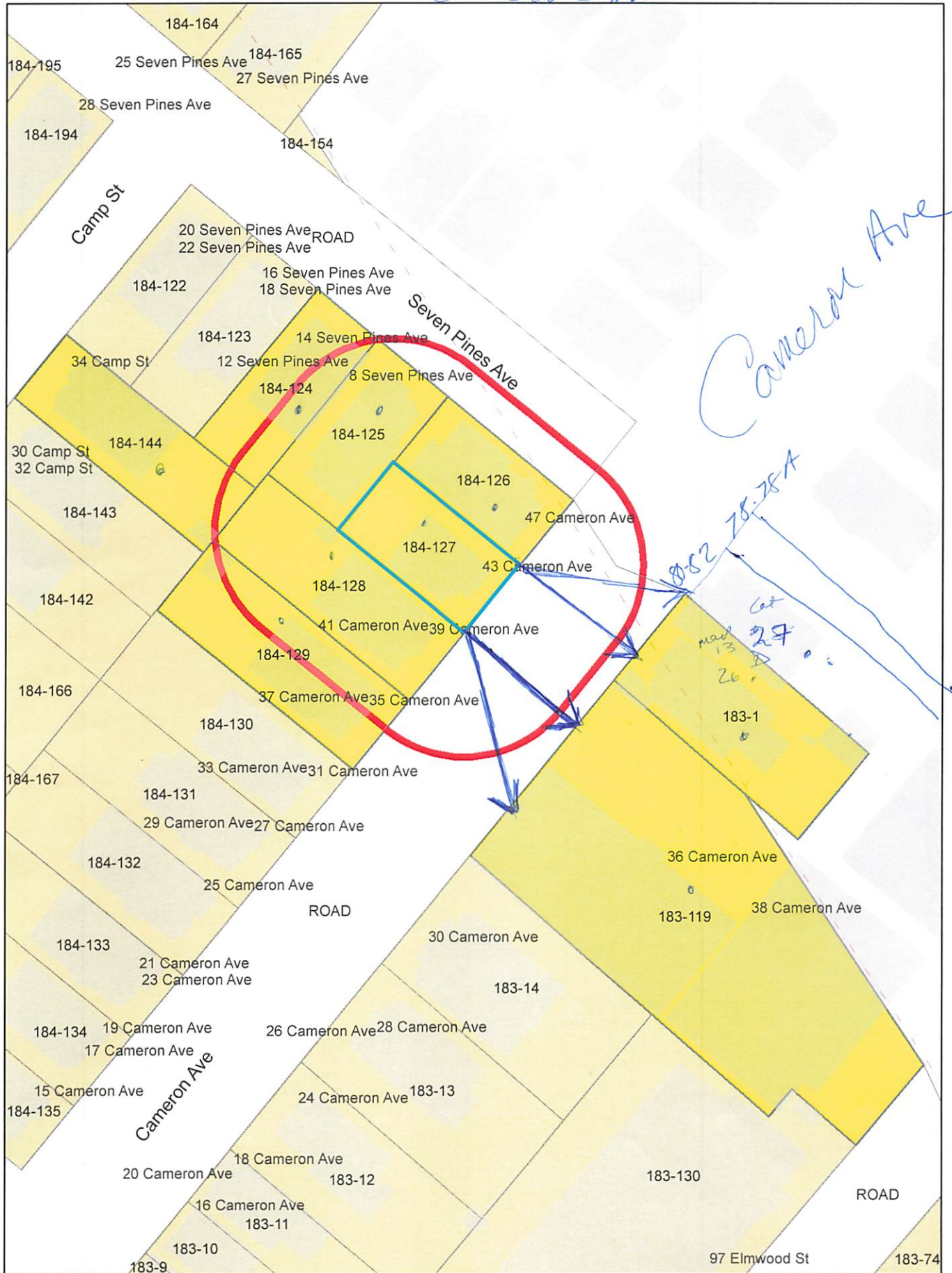
BZA-1139935
43 Cameron Ave







43 Cameron Ave



43 Cameron Ave

Petitioner

183-1
NICKERSON, WILLIE F.
80 CAMERON AVE
SOMERVILLE, MA 02144-2404

184-144
HAMMATT, NATHANIEL M. & J
ESSICA BASSETT TRUSTEES
36 CAMP ST UNIT 3
CAMBRIDGE, MA 02140

184-127
QUAN, HAO JAOSN KRUPP
43 CAMERON AVE
CAMBRIDGE, MA 02140

184-144
SULLIVAN, BRYCE M. & PATRICIA HODGMAN
36 CAMP ST UNIT 2
CAMBRIDGE, MA 02139

183-119
CAMERON-ELMWOOD REALTY, L.L.C.
C/O JOSHUA MASSEY
91 PERKINS STREET
SOMERVILLE, MA 02145

184-129
GONZALEZ, DANIEL & MARY LYDECKER
35-37 CAMERON AVE. UNIT 35
CAMBRIDGE, MA 02140

184-129
ADLER, ARI & MELISSA GONZALEZ-BRENES
35-37 CAMERON AVE. UNIT 37
CAMBRIDGE, MA 02140

184-144
JAIN, KALPANA
34-36 CAMP ST. UNIT 1
CAMBRIDGE, MA 02140

184-124
CHIN, CHRISTINE M
137 HEMLOCK HILL RD
CARLISLE, MA 01741

184-126
BANNON, ANDREW
47 CAMERON AVE - UNIT 1
CAMBRIDGE, MA 02140

184-126
SAUTINA, KSENIIA
490 W MCKINELY AVE APT 212
SUNNYVALE, CA 94086

184-128
KEEN, STEPHEN G. & DIANE P.K. GRAY
41 CAMERON AVE
CAMBRIDGE, MA 02140

184-125
8 SEVEN PINES LLC
12 GARRISON ST
CHESTNUT HILL, MA 02467

184-126
KIM, VICTORIA S. WOOSHIK KIM
47 CAMERON AVE - UNIT 3
CAMBRIDGE, MA 02140

13-D-27
JOSE FERNANDES
76 CAMERON AVENUE
SOMERVILLE, MA 02144

13-D-26
SHIRLEY E. McCLOUD &
GAYLE E. WASHINGTON
82 CAMERON AVENUE
SOMERVILLE, MA 02144

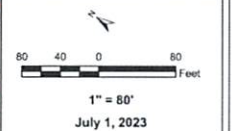
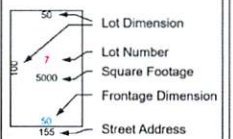
43 Cannon Ave - Cars

City of Somerville Massachusetts



Assessors Map

- Parcel Boundary
- Block/ROW Boundary
- Other ROW Boundary
- Assessor Map Boundary
- Water Body
- Building
- Railroad ROW



Sources: Rights-of-way and building footprints were originally developed from Fowler, Edson Company data, 1990 and have been updated by City of Somerville. Parcel data were originally developed from assessor maps by CDM Smith, 1999 and have been updated by City of Somerville based on City of Somerville records.

NOTE: The data represented on these maps indicate distances and depicted locations of easement boundaries in the City of Somerville. They are NOT survey data and should not be treated as such.



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Map 8

Map 12

Map 17

Map 9

CAMBRIDGE

76 CAMERON AVE

Location 76 CAMERON AVE

Mblu 13/ D/ 27/ /

Acct# 12365105

Owner FERNANDES JOSE

Assessment \$1,459,600

PID 84

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$731,800	\$727,800	\$1,459,600

Owner of Record

Owner FERNANDES JOSE
Co-Owner
Address 76 CAMERON AVE
SOMERVILLE, MA 02144

Sale Price \$1
Certificate
Book & Page 35044/0397
Sale Date 03/14/2002
Instrument 1J

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
FERNANDES JOSE	\$1		35044/0397	1J	03/14/2002
FERNANDES JOAO M & FRANCISCA	\$190,000		26501/0175	1H	07/17/1996
LAMBERT AUGUSTUS J & EDNA L	\$0		/0		02/13/1973

Building Information

Building 1 : Section 1

Year Built: 1900
Living Area: 2,737
Replacement Cost: \$1,133,697
Building Percent Good: 64
Replacement Cost
Less Depreciation: \$725,600

Building Photo

 Building Photo

<https://images.vgsi.com/photos/SomervilleMAPhotos/0010516004.jpg>

Building Attributes

Field	Description
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80 CAMERON AVE

Location 80 CAMERON AVE

Mblu 13/ D/ 26/ I

Acct# 14493085

Owner MC CLOUD SHIRLEY E

Assessment \$959,600

PID 3483

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$412,700	\$546,900	\$959,600

Owner of Record

Owner MC CLOUD SHIRLEY E
Co-Owner WASHINGTON GAYLE E
Address 82 CAMERON AVE
SOMERVILLE, MA 02144

Sale Price \$0
Certificate
Book & Page 08P2904EPI/0
Sale Date 10/14/2008
Instrument 1H

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
MC CLOUD SHIRLEY E	\$0		08P2904EPI/0	1H	10/14/2008
NICKERSON WILLIE F	\$0		12411/0047		01/19/1967

Building Information

Building 1 : Section 1

Year Built: 1900
Living Area: 2,573
Replacement Cost: \$699,524
Building Percent Good: 59
Replacement Cost
Less Depreciation: \$412,700

Building Attributes	
Field	Description
STYLE:	Two Family