



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2023 DEC -6 PM 3: 01

BZA Application Form

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Number: 250963

General Information

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

Special Permit: X Variance: Appeal:

PETITIONER: Eleanor Joseph & Andrew Johnston

PETITIONER'S ADDRESS: 82 Avon Hill Street, Cambridge MA, MA, Cambridge 02140

LOCATION OF PROPERTY: 82 Avon Hill St., Cambridge, MA

TYPE OF OCCUPANCY: Single Family

ZONING DISTRICT: Residence A-2 Zone

REASON FOR PETITION:

/Additions/

DESCRIPTION OF PETITIONER'S PROPOSAL:

We are seeking a special permit to construct single-story additions that will increase the existing non-conforming GFA and are located within, though do not increase, existing non-conforming setbacks. New fenestration on non-conforming side elevation.

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):

(Petitioner (s) / Owner)

Eleanor Joseph & Andrew Johnston
(Print Name)

Address:

82 Avon Hill Street, Cambridge, MA

Tel. No.

646-303-2811

E-Mail Address:

eleanor.joseph@gmail.com

Date: 12/6/2023

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: Eleanor Joseph & Andrew Johnston
Location: 82 Avon Hill St., Cambridge, MA
Phone: 646-303-2811

Present Use/Occupancy: Single Family
Zone: Residence A-2 Zone
Requested Use/Occupancy: Single Family

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 Eleanor Joseph & Andrew Johnston
(OWNER)

Address: 82 Avon Hill Street, Cambridge, MA 02140

State that I/We own the property located at 82 Avon Hill Street, which is the subject of this zoning application.

The record title of this property is in the name of Eleanor Joseph & Andrew Johnston

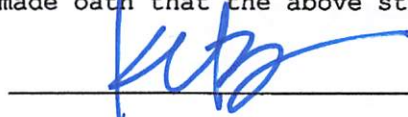
*Pursuant to a deed of duly recorded in the date 3/14/2022, Middlesex South County Registry of Deeds at Book 79817, Page 169; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.


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 ELEANOR JOSEPH & ANDREW JOHNSTON personally appeared before me, this 30 of NOV, 2023, and made oath that the above statement is true.

 Notary

My commission expires 5.13.27 (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 82 Avon Hill St., 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 special permit relief seeks to add 2 small first floor additions for a total net increase of +326 sf. This is a modest extension of currently non-conforming GFA. The additions will not create any further violation of the dimensional requirements of the CZA Article 5.

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 special permit request is for a minor increase in area. The granting of the special permit will not cause a change to traffic or existing traffic patterns. In fact, the owners wish to engage in work that would render the garage useable, thus potentially reducing the need for street parking.

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 proposed project will have no adverse impact on adjacent uses. The use of the property as a single family is consistent with surrounding structures and the zoning district and the project has been reviewed and approved for appropriateness by the Avon Hill NCD

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 changes are minimal in scope and will not create a nuisance or hazard to occupants or citizens of the City of Cambridge.

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

The proposed use is unchanged and consistent with the integrity of this district

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

		Existing Conditions	Requested Conditions	Ordinance Requirements	
TOTAL GROSS FLOOR AREA:		3020	3346	2981	(max.)
LOT AREA:		5962	5962	6000	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: ²		0.51	0.56	0.5	
LOT AREA OF EACH DWELLING UNIT:		5962	5962	4500	
SIZE OF LOT:	WIDTH	45	45	65	
	DEPTH	135.5	135.5	n/a	
SETBACKS IN FEET:	FRONT	10.2	10.2	20	
	REAR	60.6	60.6	33.4	
	LEFT SIDE	4.5	4.5	10	
	RIGHT SIDE	1	1	15	
SIZE OF BUILDING:	HEIGHT	35	35	35	
	WIDTH	61.7	61.7	n/a	
	LENGTH	39.5	39.5	N/A	
RATIO OF USABLE OPEN SPACE TO LOT AREA:		73	62	50	
NO. OF DWELLING UNITS:		1	1	1	
NO. OF PARKING SPACES:		2	2	0	
NO. OF LOADING AREAS:		0	0	0	
DISTANCE TO NEAREST BLDG. ON SAME LOT		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'.

82 AVON HILL STREET

CAMBRIDGE, MA 02140

PREPARED FOR

CAMBRIDGE BOARD OF ZONING APPEAL

PREPARED BY

KELLY BOUCHER ARCHITECTURE
54 HARVARD STREET, BROOKLINE MA 02445
www.boucherarchitecture.com

UPDATED NOVEMBER 29, 2023

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COVER SHEET

BZA SPECIAL PERMIT SUBMISSION SET

82 AVON HILL STREET, CAMBRIDGE MA



Date
11.29.23

Drawing no.
A000

ZONING REQUEST SUMMARY

PROJECT DESCRIPTION:

WE PROPOSED TO INCREASE EXISTING NONCONFORMITY IN A SINGLE FAMILY RESIDENTIAL STRUCTURE AREA/ SETBACK WITH THE ADDITION OF 2 SINGLE STORY ADDITION AT THE FIRST FLOOR LEVEL. PROPOSED ADDITION CREATES +373 SF.

82 AVON HILL STREET EXISTING NONCONFORMITY:

FAR / LOT SIZE / SETBACKS / LOT WIDTH / BUILDING HEIGHT

ZONING REQUEST

SPECIAL PERMIT TO INCREASE NONCONFORMING FAR

ALLOWABLE FAR: 0.5
 EXISTING FAR: 0.51
 PROPOSED FAR: 0.56 (+0.05)

2981 SF ALLOWED
 3020 SF EXISTING
 3346 SF PROPOSED (+326 SF)

SPECIAL PERMIT TO CHANGE FENESTRATION WITHIN A NONCONFORMING SETBACK

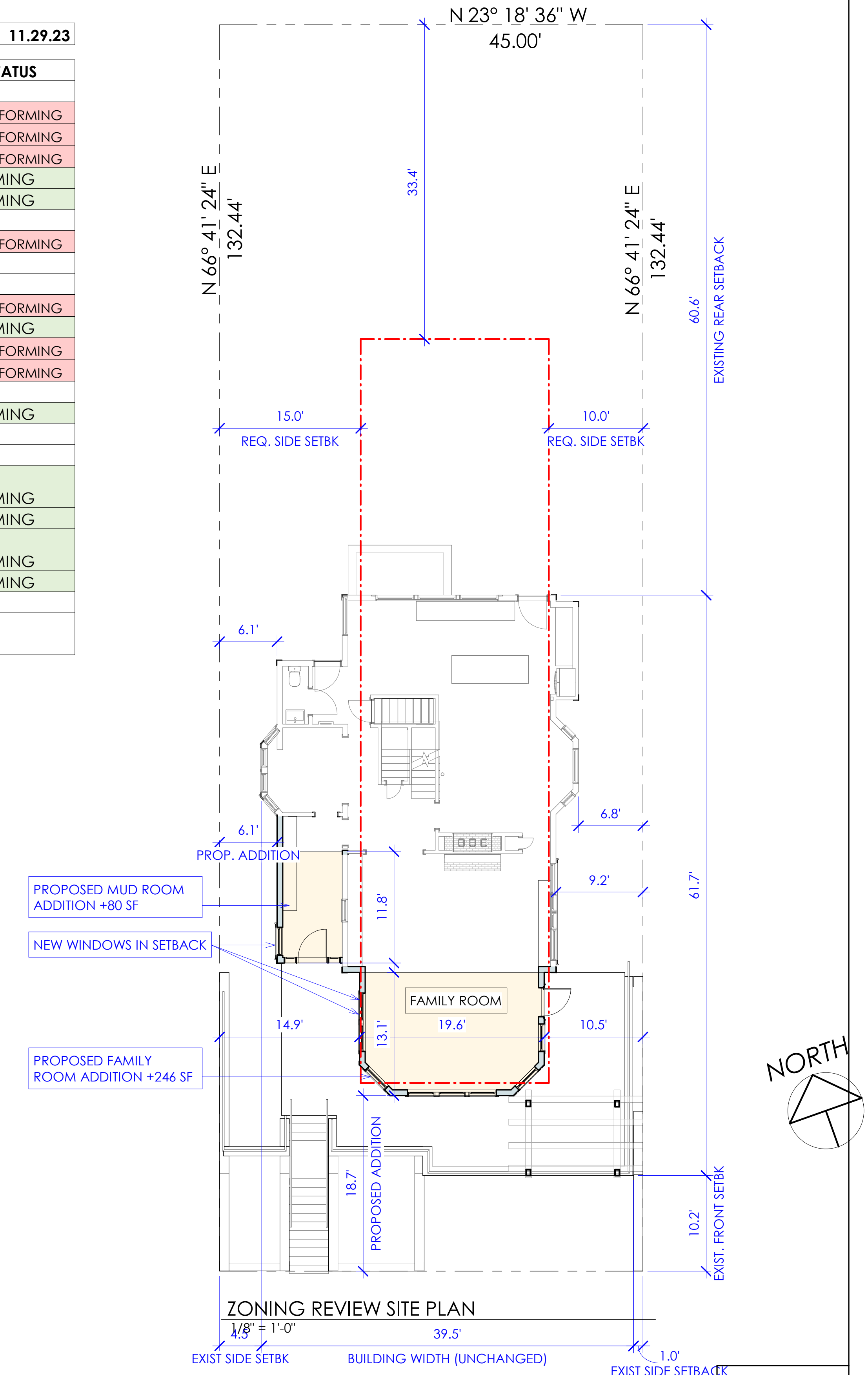
FRONT YARD + RIGHT SIDE YARD SETBACKS ARE ALREADY NON-CONFORMING TO THE CZO. OUR ADDITION DOES NOT INCREASE THESE EXISTING NON-CONFORMITIES

OUR BUILDING HEIGHT IS UNCHANGED

OUR PROPOSED PROJECT IS COMPLIANT FOR OPEN SPACE

THIS PROJECT WAS REVIEWED AND APPROVED BY THE AVON HILL NEIGHBORHOOD CONSERVATION DISTRICT ON NOV. 27, 2023

LOCATION	82 AVON HILL STREET, CAMBRIDGE MA			11.29.23	
	EXISTING	REQUESTED	CZO REQ	ZONING STATUS	
ZONE	RES A2	Unchanged			
LOT AREA	5962	Unchanged	6000	EXIST NON-CONFORMING	
FAR	0.51	0.56	0.5	EXIST NON-CONFORMING	
GFA	3020	3346	2981	EXIST NON-CONFORMING	
LOT AREA PER DU	1	Unchanged	4500	CONFORMING	
NO OF UNITS	5962.0	Unchanged	1.0	CONFORMING	
SIZE OF LOT					
	W	45	Unchanged	65	EXIST NON-CONFORMING
	D	133.5	Unchanged		
SETBACKS					
	FRONT	10.2'	Unchanged	20	EXIST NON-CONFORMING
	REAR	60.4'	Unchanged	33.4'	CONFORMING
	LEFT SIDE	4.3'	Unchanged	10' SUM 25'	EXIST NON-CONFORMING
	RIGHT SIDE	6.8'	Unchanged	10' SUM 25'	EXIST NON-CONFORMING
SIZE OF BLDG					
	HEIGHT	35' +/-	Unchanged	35	CONFORMING
	LENGTH	43.8'	55.5'		
	WIDTH	31.5'	31.5'		
RATIO OF USEABLE OPEN SPACE	73%	62%	50%	CONFORMING	
TOTAL OPEN SPACE	4386 SF / 73.5	3685 SF / 61.8	50.0	CONFORMING	
TOTAL PRIVATE OPEN SPACE	3378 SF / 56.7	2727 SF / 45.7	25.0	CONFORMING	
PARKING SPACES	2	Unchanged	0	CONFORMING	
LOADING AREA	0	0	0		
DISTANCE TO NEAREST BLDG	N/A	N/A	10 or H+H/6		



ZONING SUMMARY

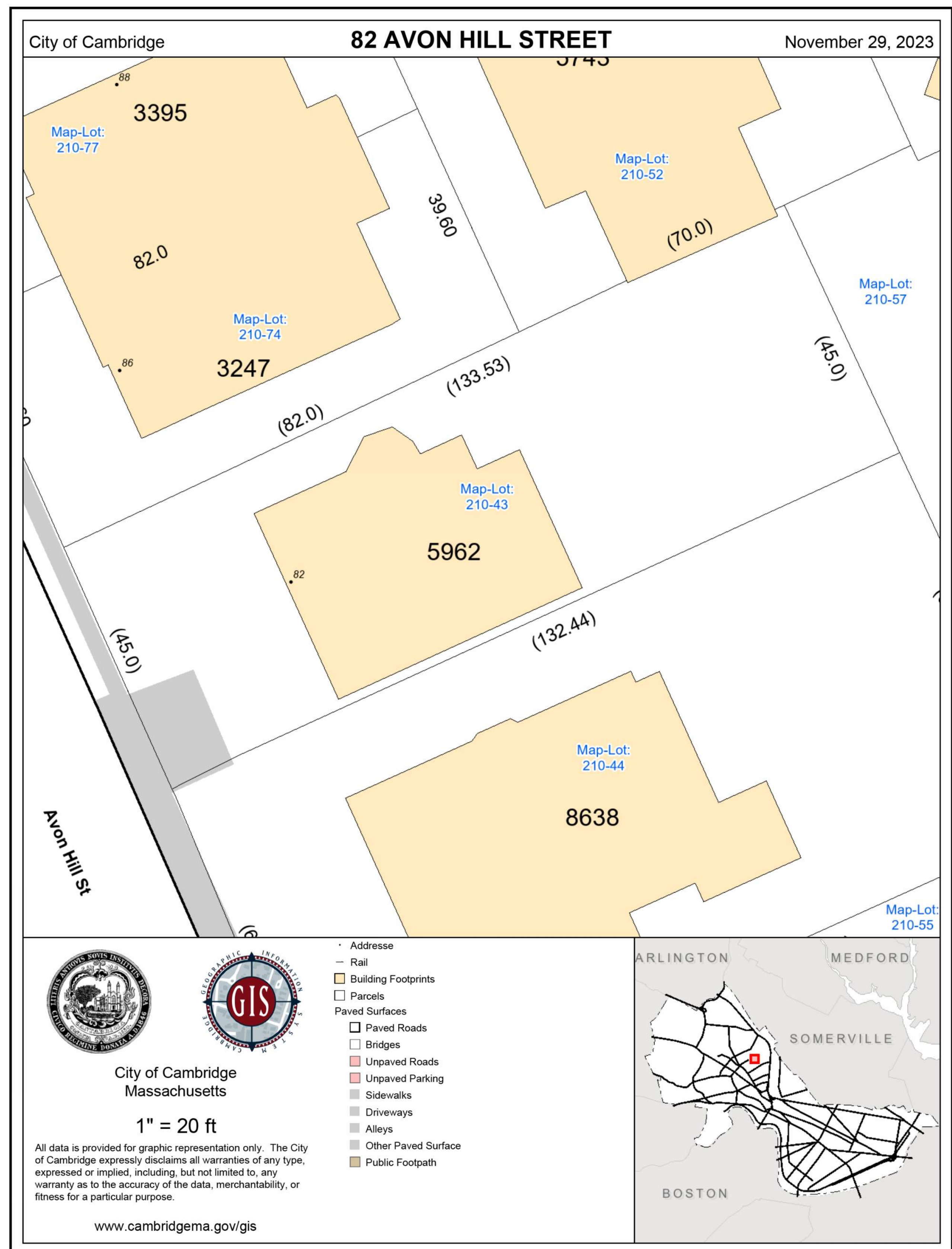
BZA SPECIAL PERMIT SUBMISSION SET

82 AVON HILL STREET, CAMBRIDGE MA

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Date: 11.29.23
 Drawing no.: A001

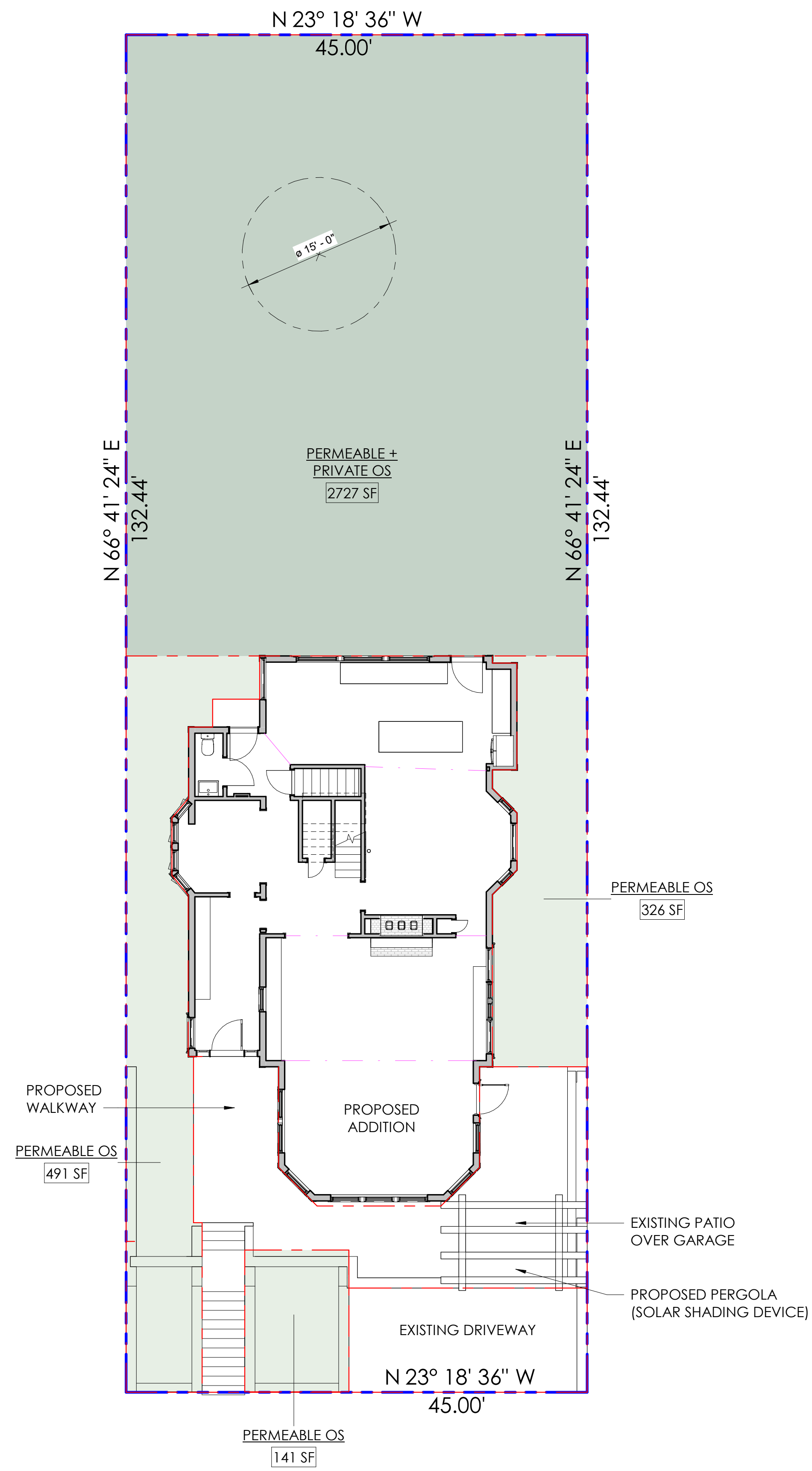


ASSESSOR'S MAP AND EXISTING PHOTOS
 BZA SPECIAL PERMIT SUBMISSION SET

82 AVON HILL STREET, CAMBRIDGE MA

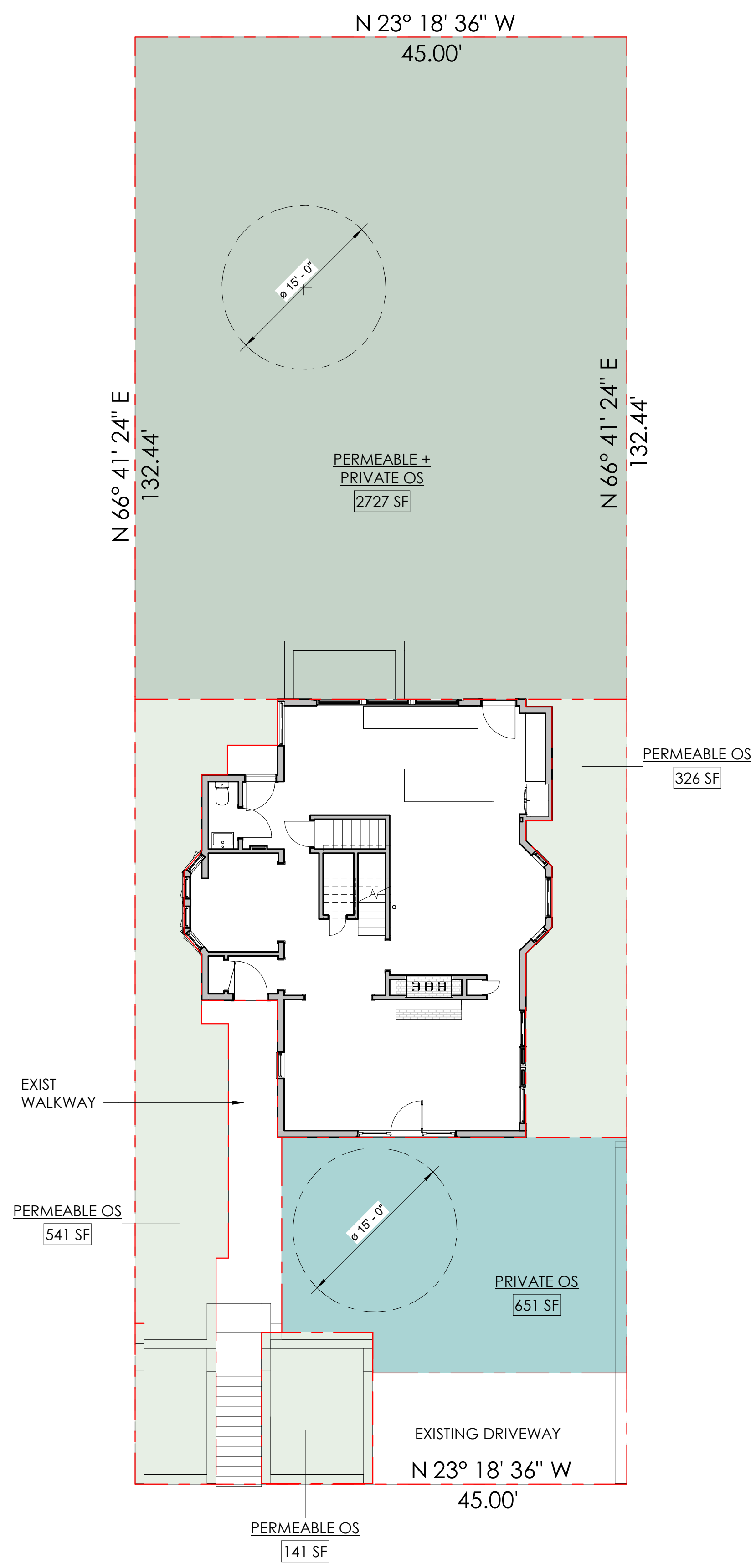


Date 11.29.23
 Drawing no. A002



PROPOSED OPEN SPACE DIAG

1/8" = 1'-0"



EXISTING OPEN SPACE DIAG

1/8" = 1'-0"

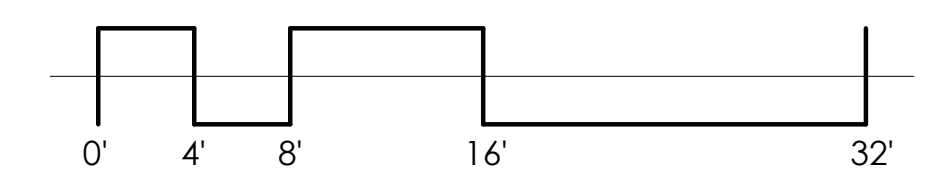
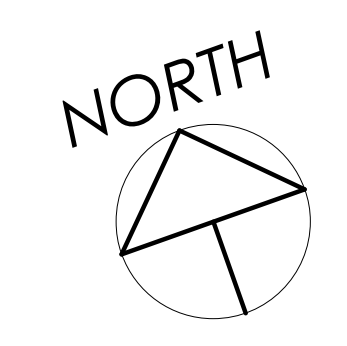
EXISTING OPEN SPACE	
OPEN SPACE TYPE	AREA
PERMEABLE + PRIVATE OS	2727 SF
PERMEABLE OS	1008 SF
PRIVATE OS	651 SF
TOTAL EXISTING OS	4386 SF

PROPOSED OPEN SPACE	
OPEN SPACE TYPE	AREA
PERMEABLE + PRIVATE OS	2727 SF
PERMEABLE OS	958 SF
TOTAL PROPOSED OS	3685 SF

OPEN SPACE CALCULATIONS			
LOT AREA	5962 SF		
REQUIRED OPEN SPACE			
MIN TOTAL OPEN SPACE (PERMEABLE + PRIVATE)	50%	(5962 * 0.5)	2981 SF
MIN PRIVATE OPEN SPACE	25%	(5962 * 0.5)	1490.5 SF
EXISTING OPEN SPACE			
BOTH PERM. + PRIVATE OS	2727	45.7%	
PRIVATE OS	651	10.9%	
PERMEABLE OS	1008	16.9%	
TOTAL EXIST OS	4386	73.5%	COMPLIES
PROVIDED OPEN SPACE			
BOTH PERM. + PRIVATE OS	2727	45.7%	
PRIVATE OPEN SPACE	0	0%	
PERMEABLE OS	958	16.0%	
TOTAL PROPOSED OS	3685	61.8%	COMPLIES

OPEN SPACE KEY

- PERMEABLE + PRIVATE OS
- PERMEABLE OS
- PRIVATE OS



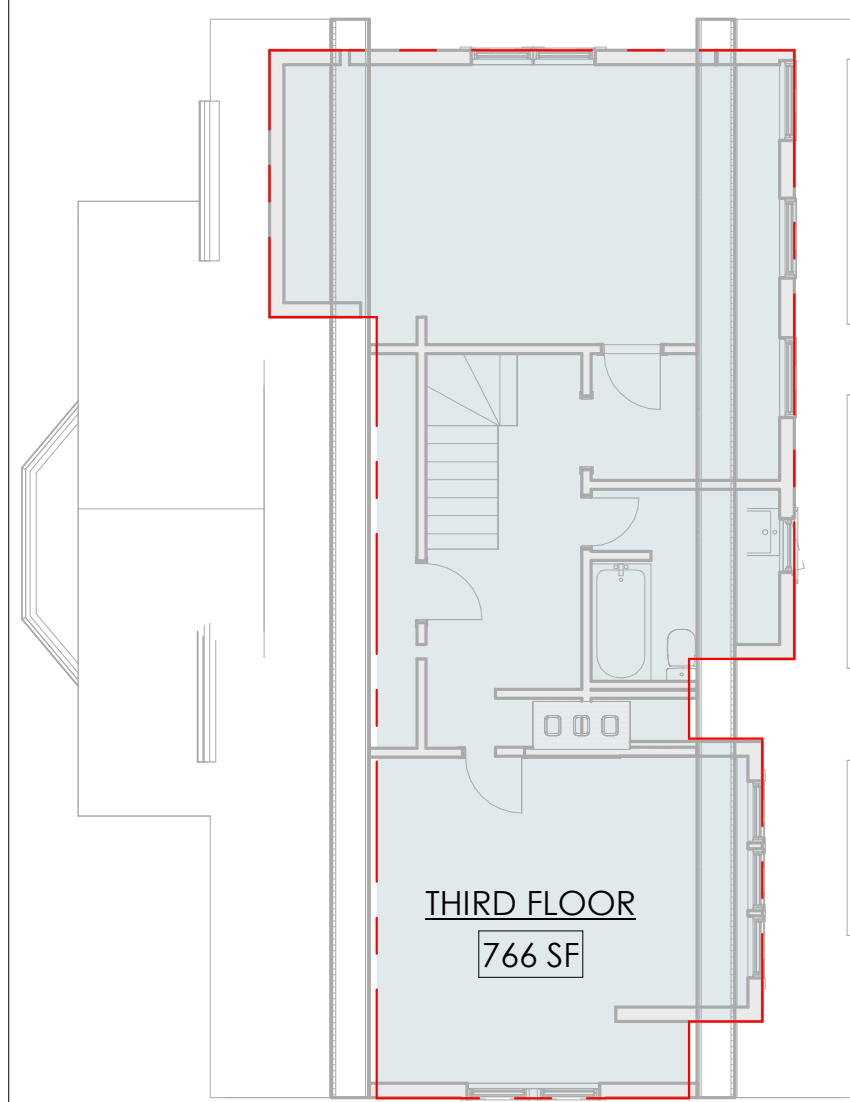
ZONING COMPLIANCE - OPEN SPACE
BZA SPECIAL PERMIT SUBMISSION SET

82 AVON HILL STREET, CAMBRIDGE MA

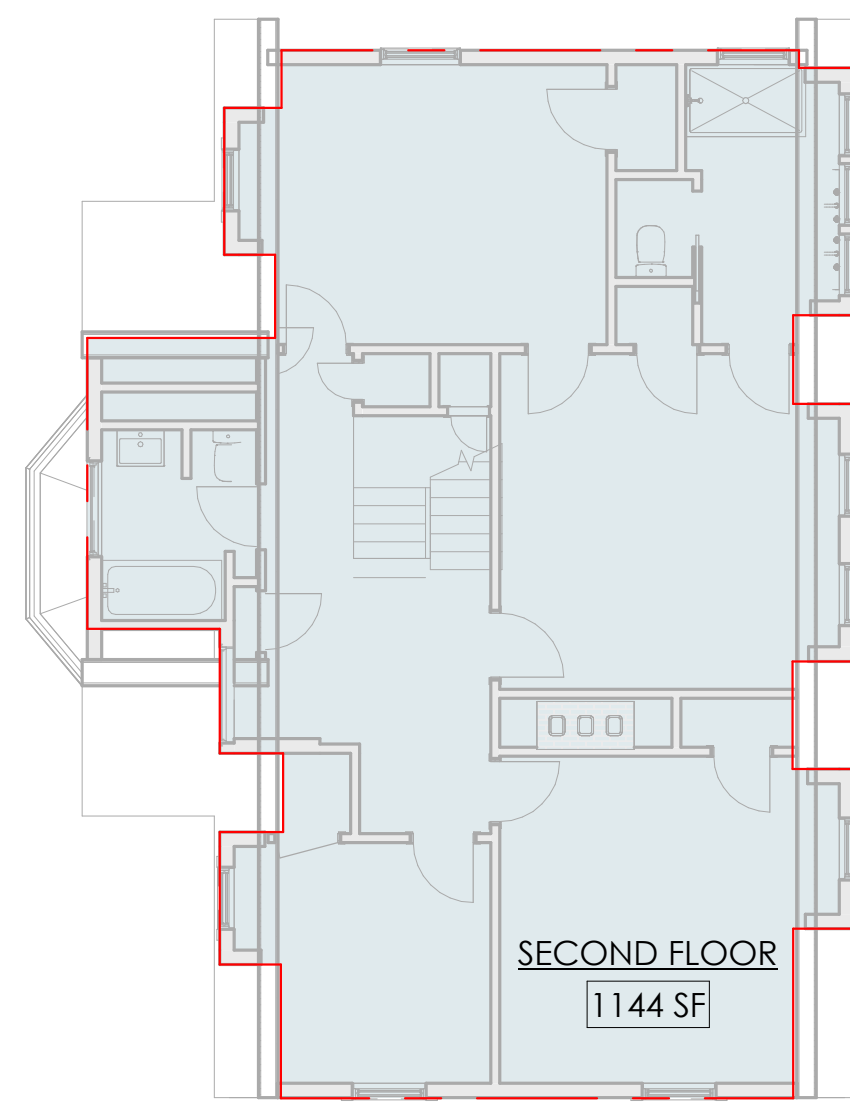


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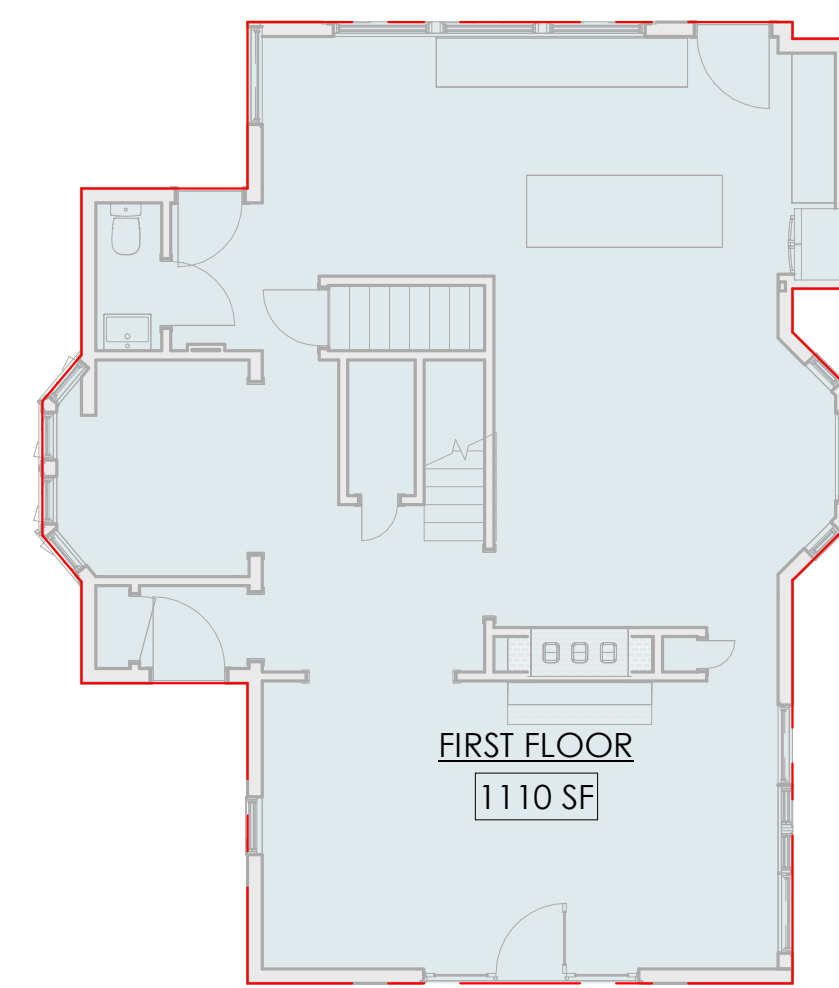
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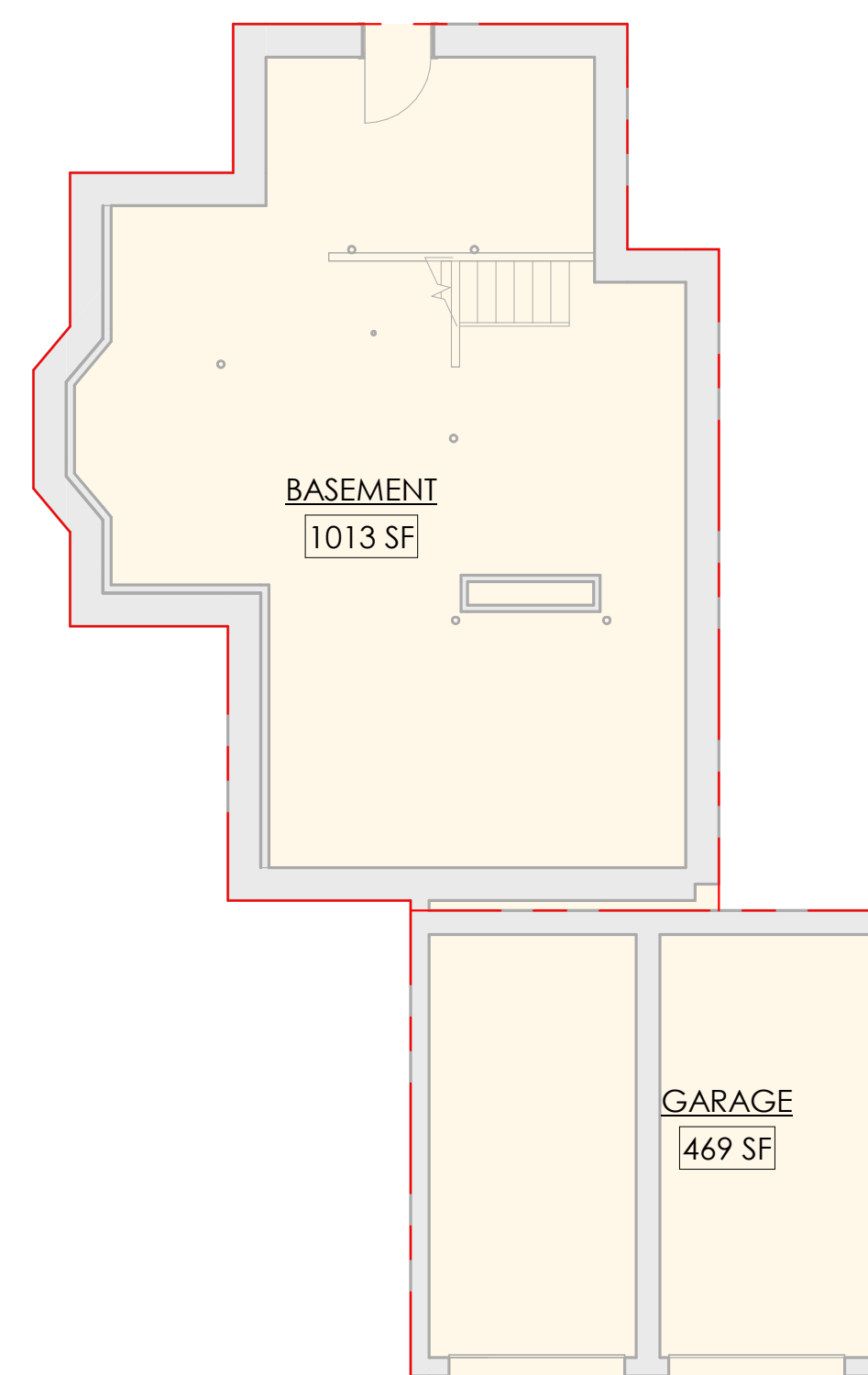
EXIST 3RD FL GFA DIAG
1/8" = 1'-0"



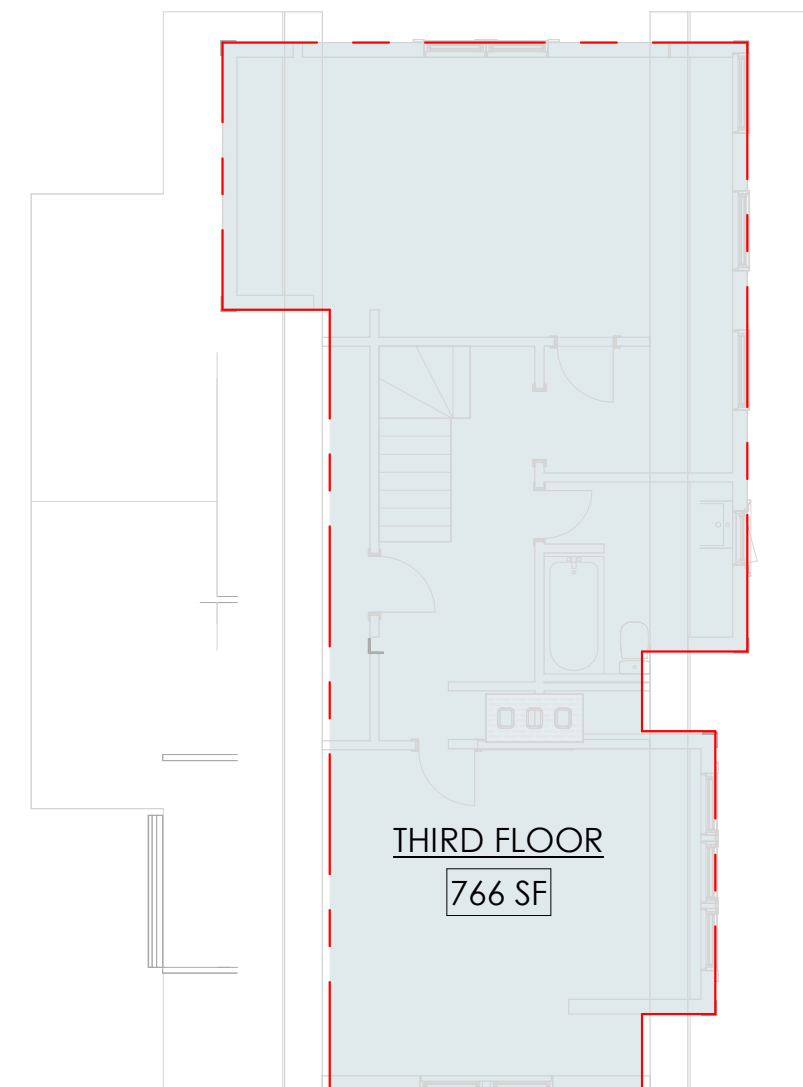
EXIST 2ND FL GFA DIAG
1/8" = 1'-0"



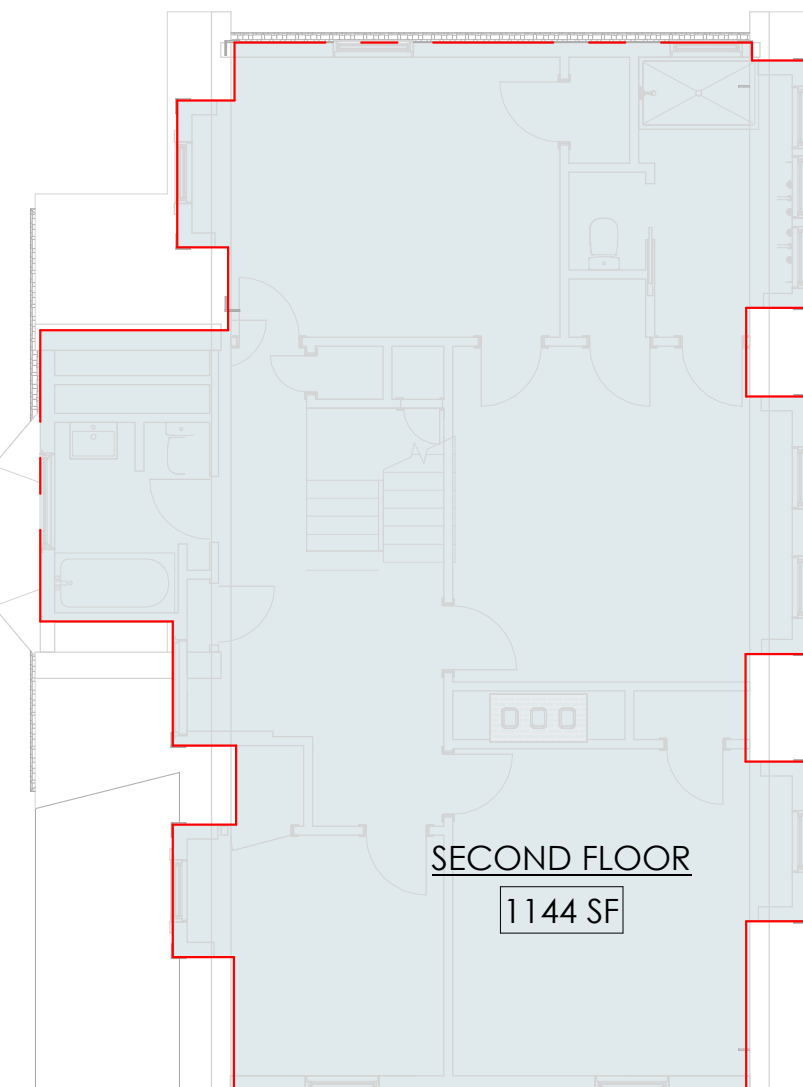
EXIST 1ST FL GFA DIAG
1/8" = 1'-0"



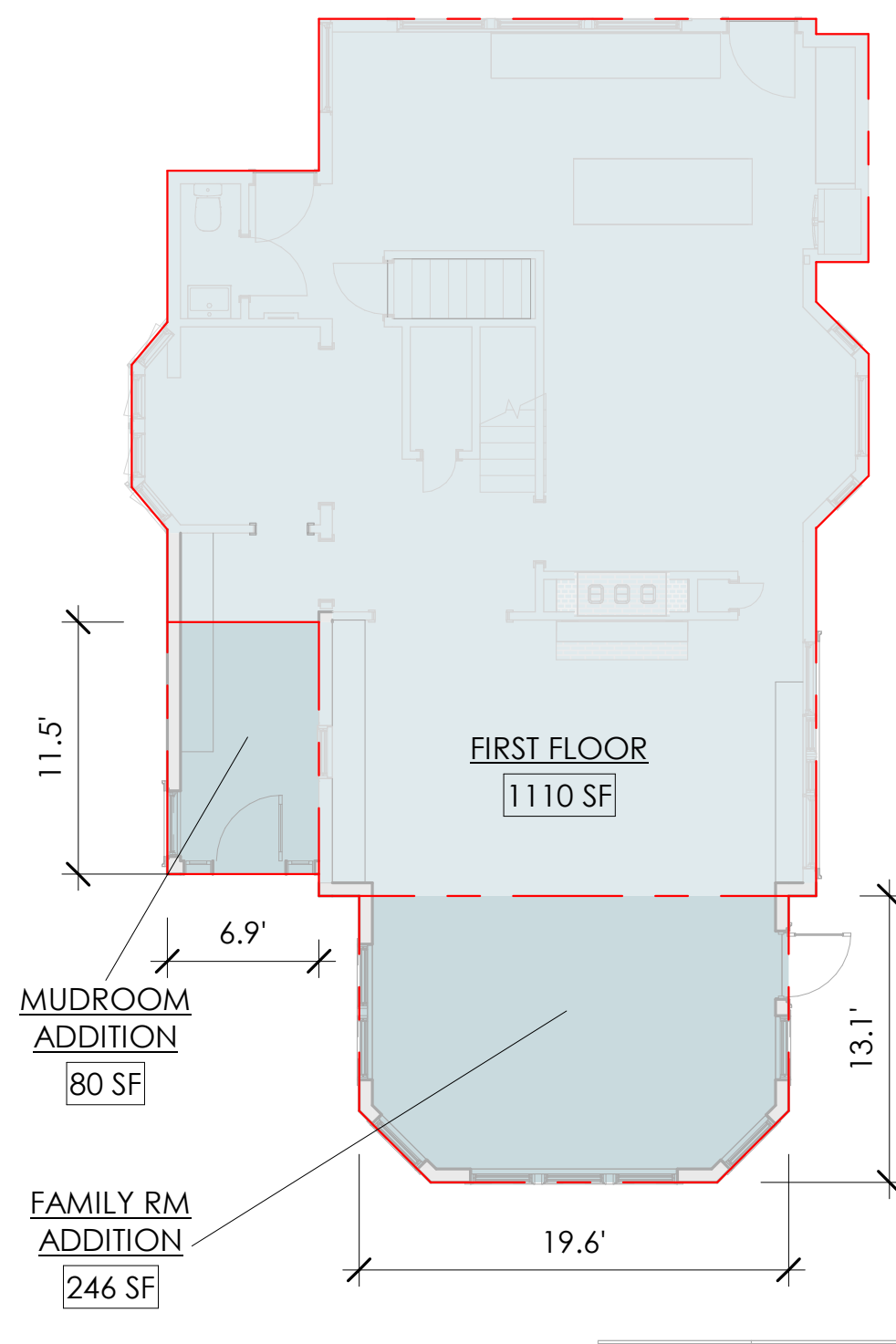
EXIST BMENT GFA DIAG
1/8" = 1'-0"



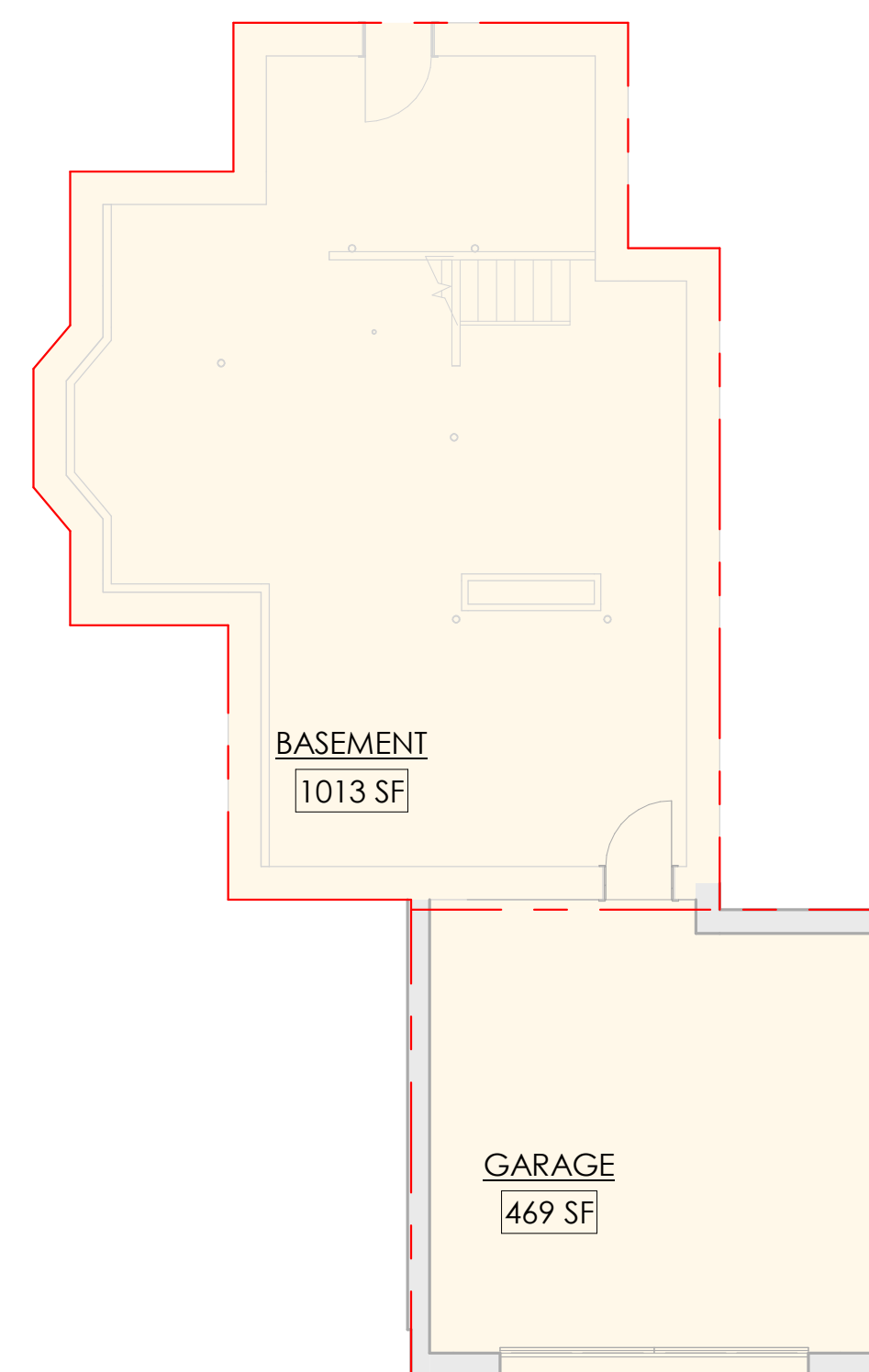
PROP 3RD FL GFA DIAG
1/8" = 1'-0"



PROP 2ND FL GFA DIAG
1/8" = 1'-0"



PROP 1ST FL GFA DIAG
1/8" = 1'-0"



PROP BMENT GFA DIAG
1/8" = 1'-0"

EXISTING AREA	
NAME	AREA
FIRST FLOOR	1110 SF
SECOND FLOOR	1144 SF
THIRD FLOOR	766 SF
GFA	3020 SF

BASEMENT	1013 SF
GARAGE	469 SF
NON - GFA	1482 SF

PROPOSED AREA	
NAME	AREA
FIRST FLOOR	1110 SF
SECOND FLOOR	1144 SF
THIRD FLOOR	766 SF
EXIST GFA	3020 SF

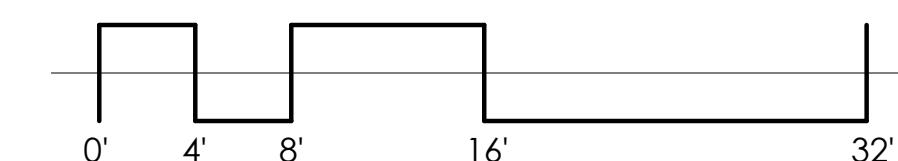
FAMILY RM ADDITION	246 SF
MUDROOM ADDITION	80 SF
NEW GFA	326 SF

BASEMENT	1013 SF
GARAGE	469 SF
NON - GFA	1482 SF

EXISTING GFA: 3020 SF

PROPOSED GFA: 3020 + 326 = 3346 SF

LOCATION	82 AVON HILL STREET, CAMBRIDGE MA			11.29.23
	EXISTING	REQUESTED	CZO REQ	ZONING STATUS
ZONE	RES A2	Unchanged		
LOT AREA	5962	Unchanged	6000	EXIST NON-CONFORMING
FAR	0.51	0.56	0.5	EXIST NON-CONFORMING
GFA	3020	3346	2981	EXIST NON-CONFORMING
LOT AREA PER DU	1	Unchanged	4500	CONFORMING
NO OF UNITS	5962.0	Unchanged	1.0	CONFORMING
SIZE OF LOT				
	W	45	Unchanged	65
	D	133.5	Unchanged	
SETBACKS				
	FRONT	10.2'	Unchanged	20
	REAR	60.4'	Unchanged	33.4'
	LEFT SIDE	4.3'	Unchanged	10' SUM 25'
	RIGHT SIDE	6.8'	Unchanged	10' SUM 25'
SIZE OF BLDG				
	HEIGHT	35' +/-	Unchanged	35
	LENGTH	43.8'	55.5'	
	WIDTH	31.5'	31.5'	
RATIO OF USEABLE OPEN SPACE	73%	62%	50%	CONFORMING
TOTAL OPEN SPACE	4386 SF / 73.5	3685 SF / 61.8	50.0	CONFORMING
TOTAL PRIVATE OPEN SPACE	3378 SF / 56.7	2727 SF / 45.7	25.0	CONFORMING
PARKING SPACES	2	Unchanged	0	CONFORMING
LOADING AREA	0	0	0	
DISTANCE TO NEAREST BLDG	N/A	N/A	10 or H+H/6	



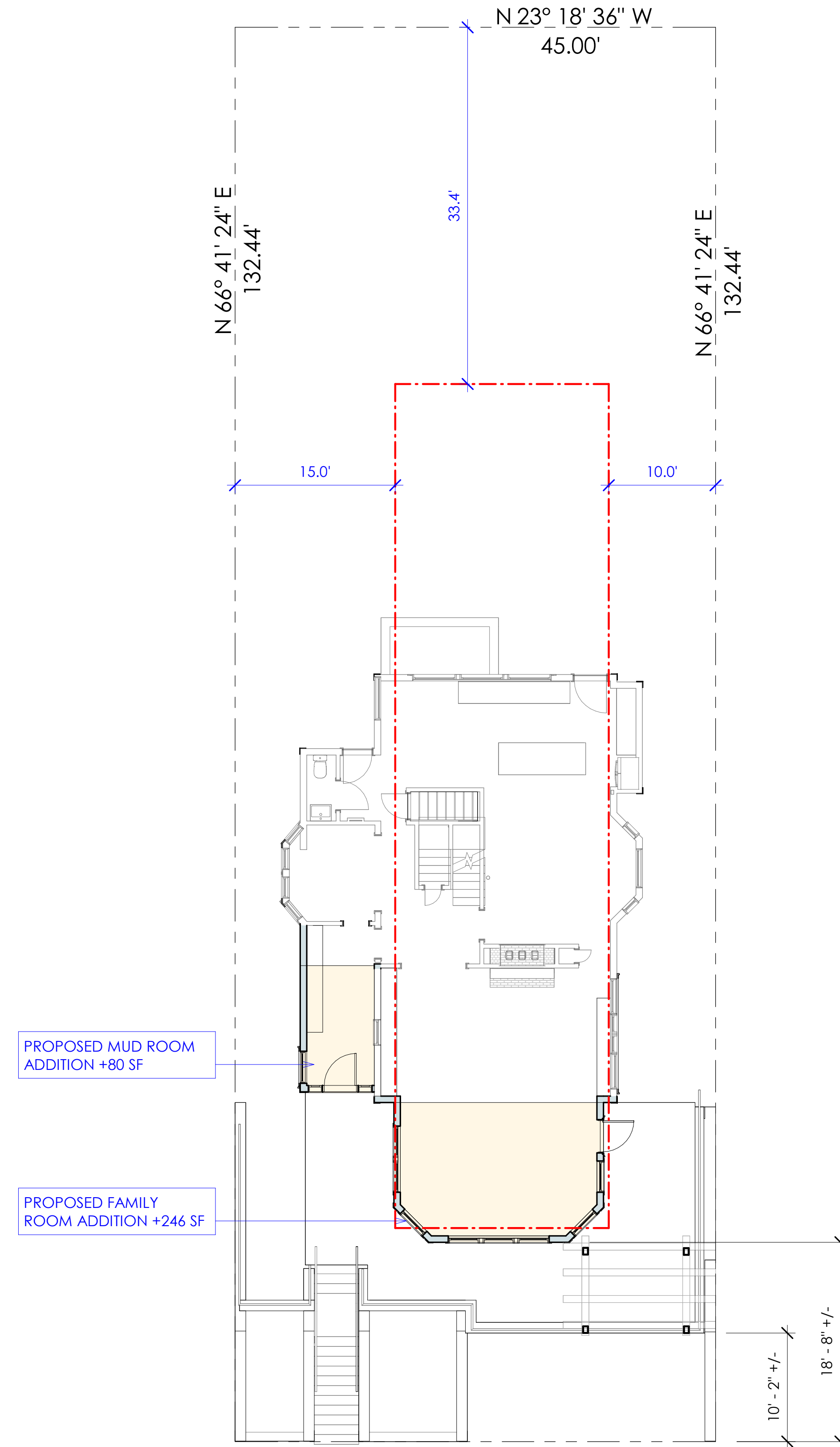
ZONING COMPLIANCE - GFA DIAGRAMS

BZA SPECIAL PERMIT SUBMISSION SET

82 AVON HILL STREET, CAMBRIDGE MA

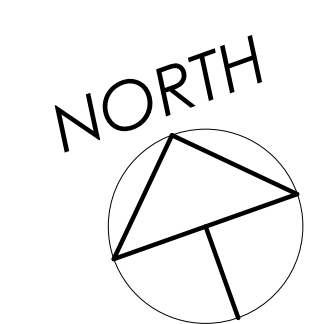


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Drawing no.: A011



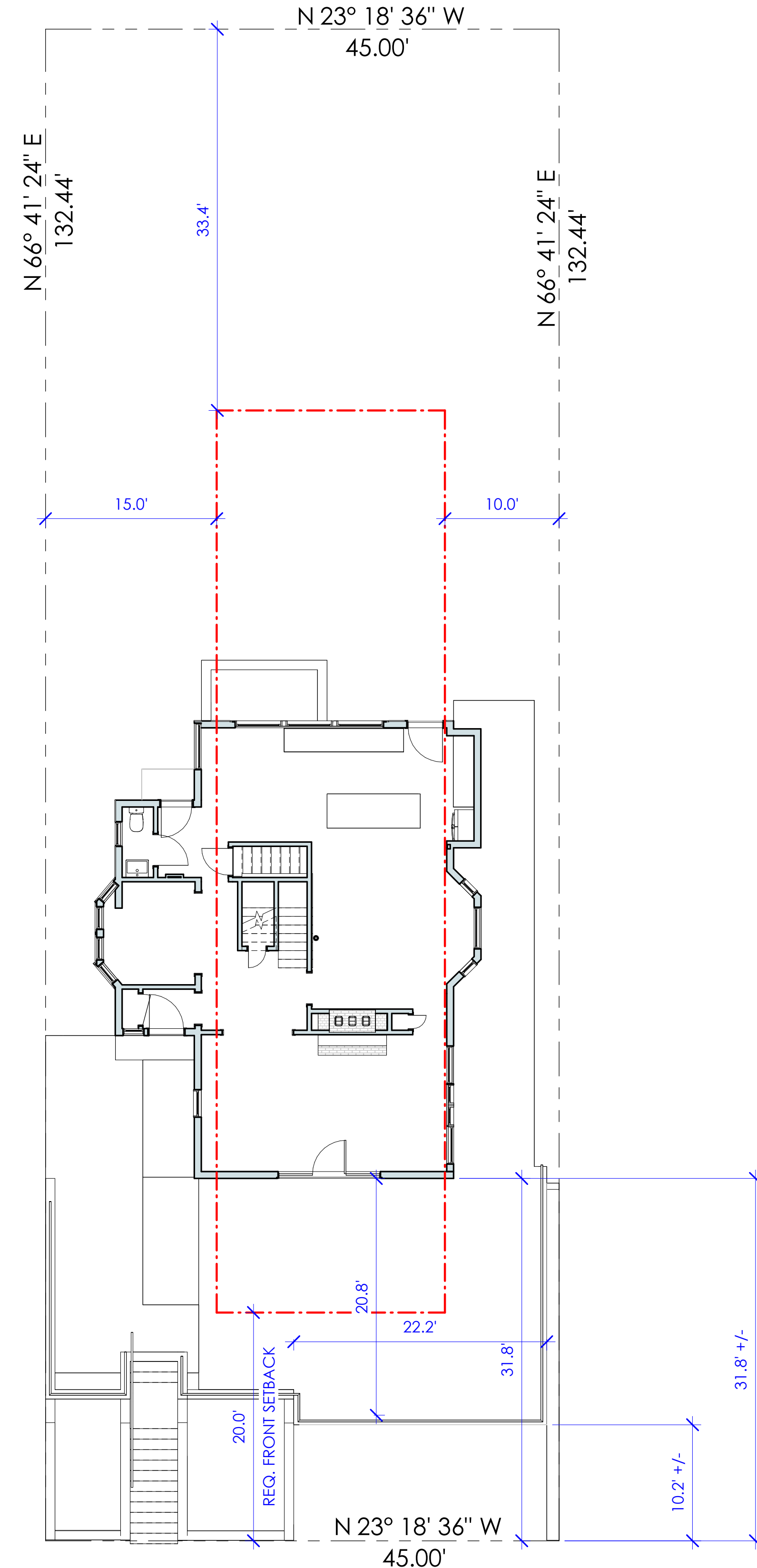
PROPOSED MUD ROOM
ADDITION +80 SF

PROPOSED FAMILY
ROOM ADDITION +246 SF



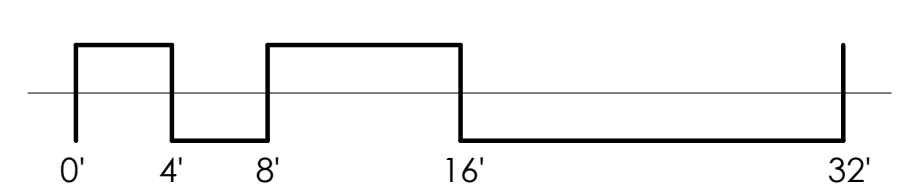
PROPOSED SITE PLAN

1/8" = 1'-0"



EXISTING SITE PLAN

1/8" = 1'-0"



SITE PLANS

BZA SPECIAL PERMIT SUBMISSION SET

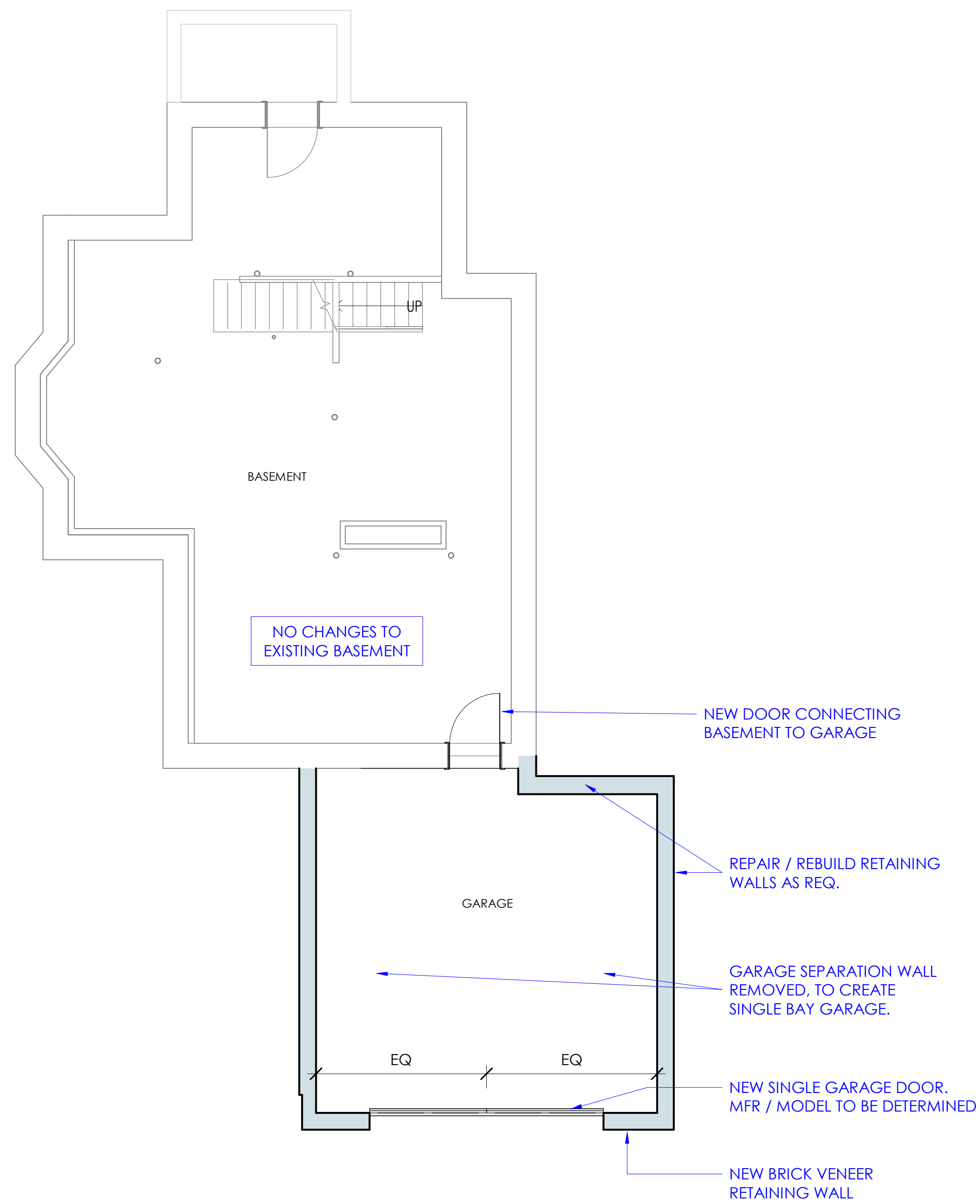
82 AVON HILL STREET, CAMBRIDGE MA



KBA
KELLY BOUCHER ARCHITECTURE
kelly@kbaarchitect.com
phone: (617) 827-3527

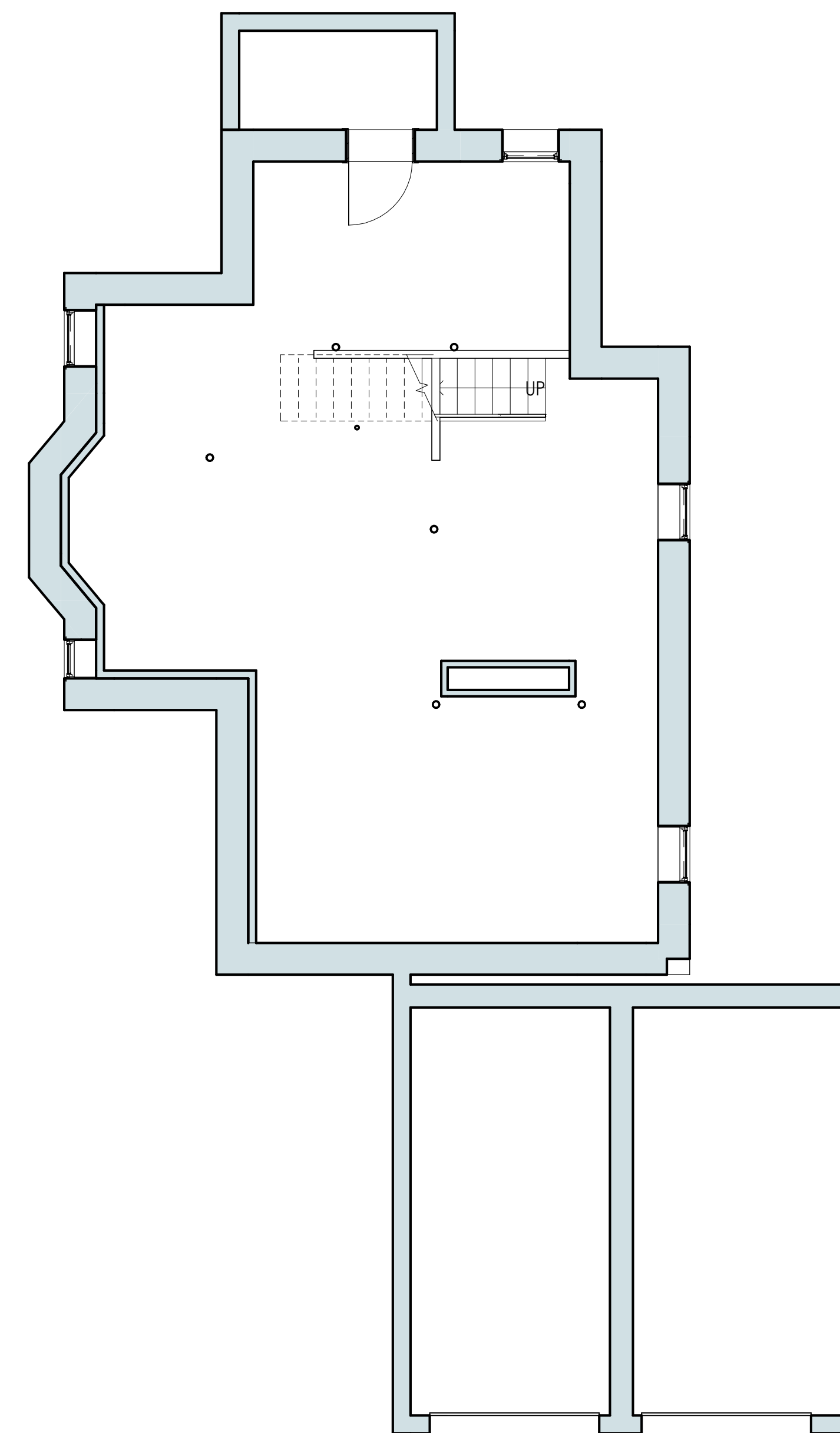
Date
11.29.23

Drawing no.
A020



PROPOSED GROUND FL PLAN

3/16" = 1'-0"



EXISTING GROUND FL PLAN

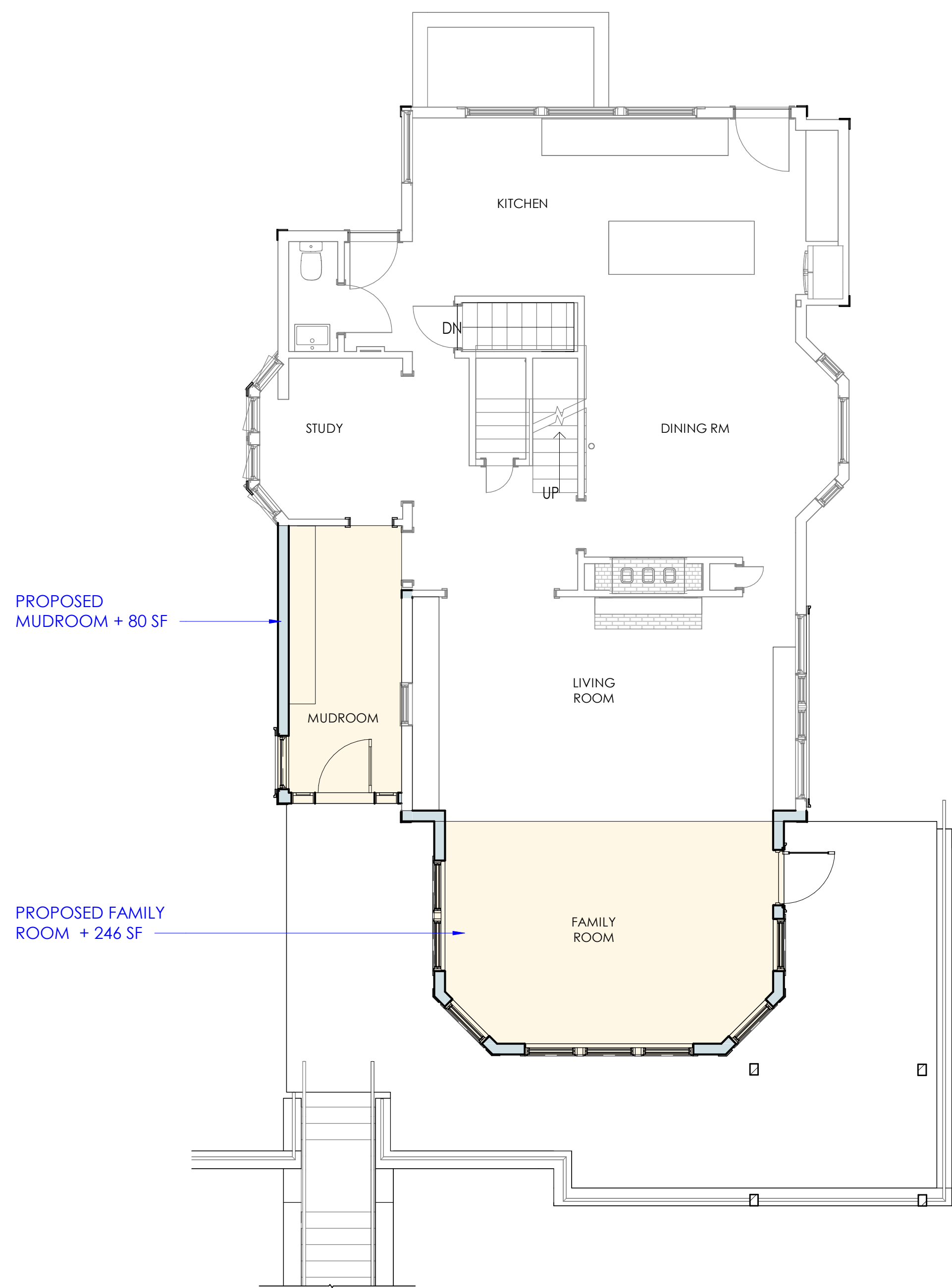
3/16" = 1'-0"

EXISTING AND PROPOSED PLANS
 BZA SPECIAL PERMIT SUBMISSION SET

82 AVON HILL STREET, CAMBRIDGE MA

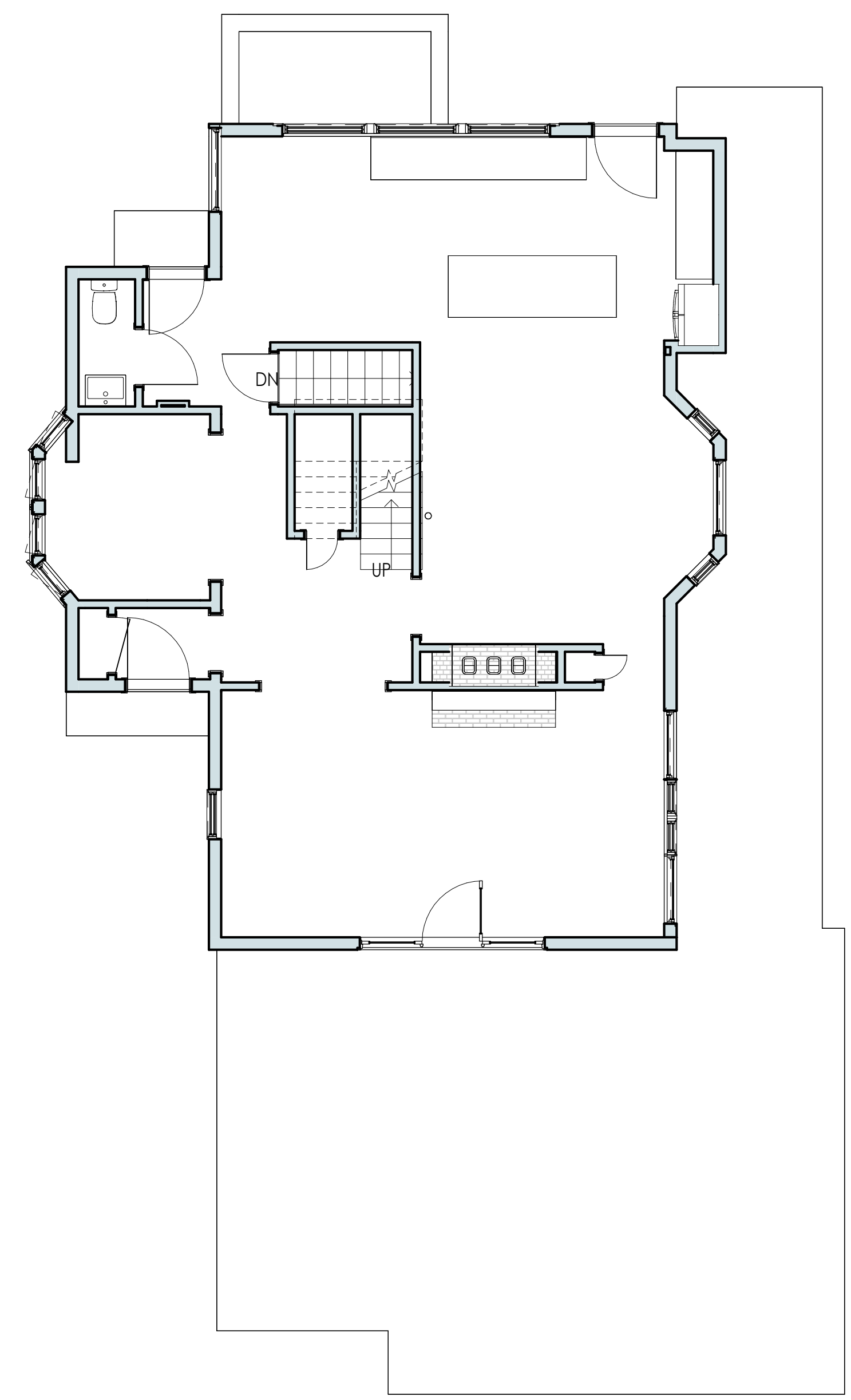


Date	11.29.23
Drawing no.	A100



PROPOSED FIRST FL PLAN

3/16" = 1'-0"



EXISTING FIRST FL PLAN

3/16" = 1'-0"

EXISTING AND PROPOSED PLANS
 BZA SPECIAL PERMIT SUBMISSION SET

82 AVON HILL STREET, CAMBRIDGE MA

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Date	11.29.23
Drawing no.	A101



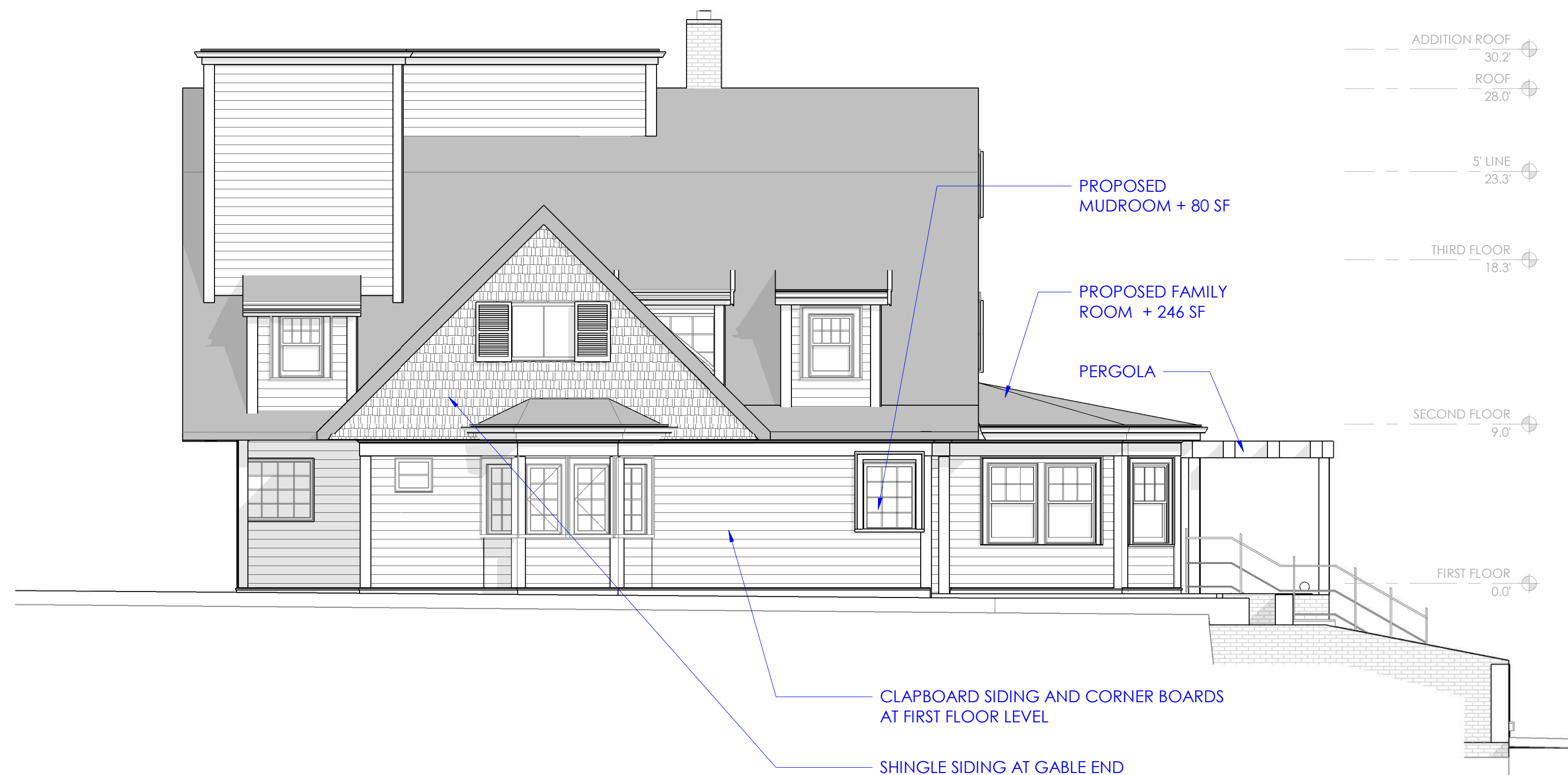
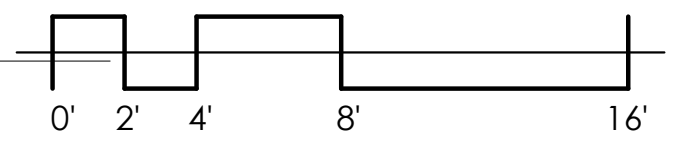
EXISTING LEFT SIDE ELEVATION

3/16" = 1'-0"



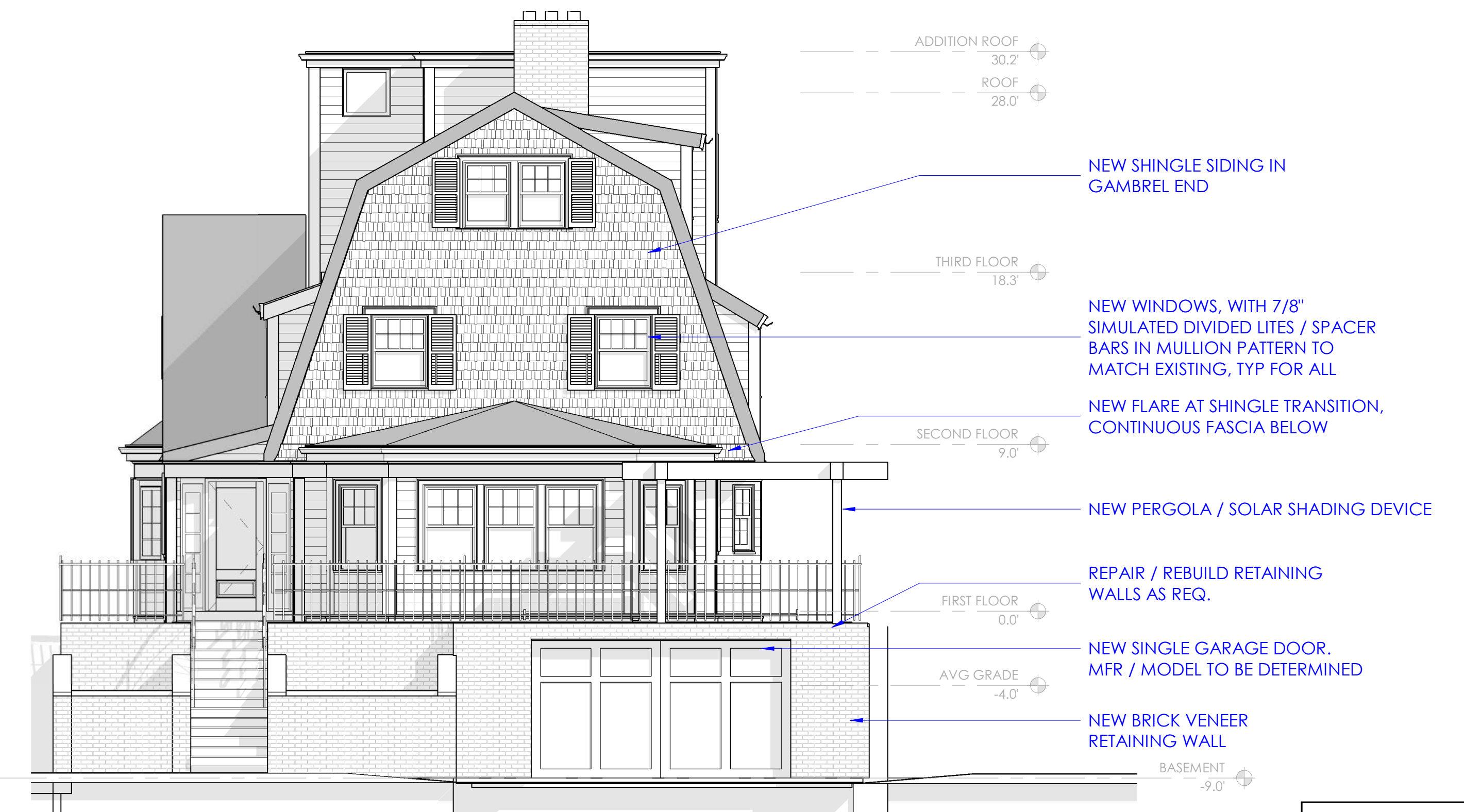
EXISTING FRONT ELEVATION

3/16" = 1'-0"



PROPOSED LEFT SIDE ELEVATION

3/16" = 1'-0"



PROPOSED FRONT ELEVATION

3/16" = 1'-0"

**EXISTING AND PROPOSED ELEVATIONS
BZA SPECIAL PERMIT SUBMISSION SET**

82 AVON HILL STREET, CAMBRIDGE MA



Date	11.29.23
Drawing no.	A200



EXISTING RIGHT SIDE ELEVATION

3/16" = 1'-0"



EXISTING REAR ELEVATION

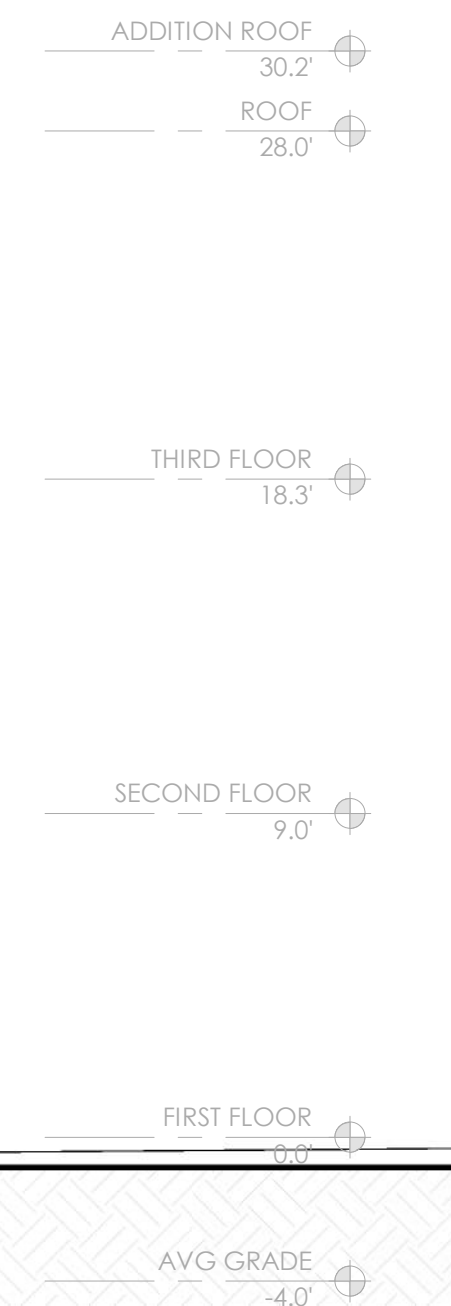
3/16" = 1'-0"



NEW WINDOWS, WITH 7/8" SIMULATED DIVIDED LITES / SPACER BARS IN MULLION PATTERN TO MATCH EXISTING, TYP FOR ALL

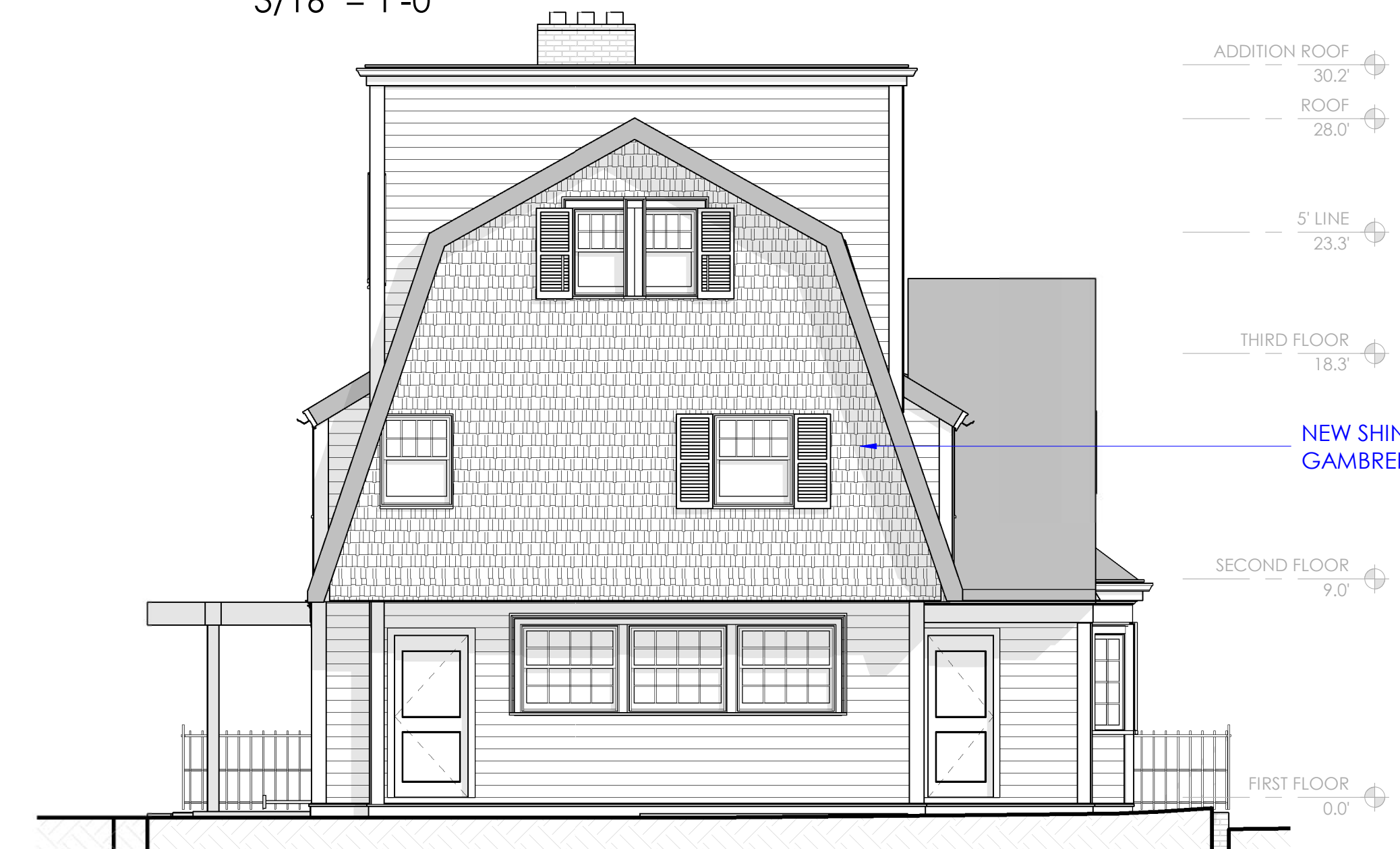
PROPOSED FAMILY ROOM + 246 SF

NEW PERGOLA / SOLAR SHADING DEVICE



PROPOSED RIGHT SIDE ELEVATION

3/16" = 1'-0"



NEW SHINGLE SIDING IN GAMBREL END



PROPOSED REAR ELEVATION

3/16" = 1'-0"

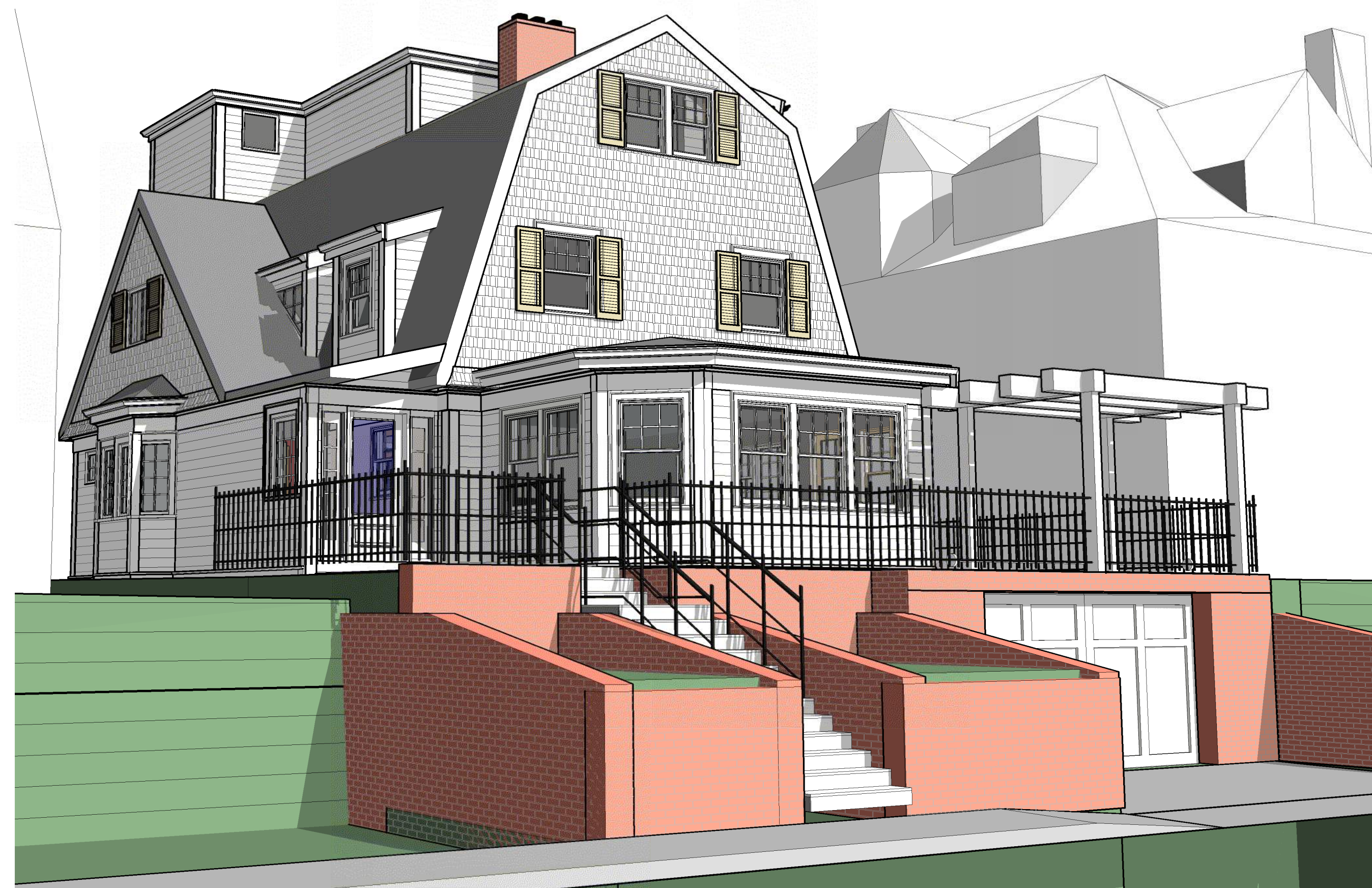
**EXISTING AND PROPOSED ELEVATIONS
BZA SPECIAL PERMIT SUBMISSION SET**

82 AVON HILL STREET, CAMBRIDGE MA

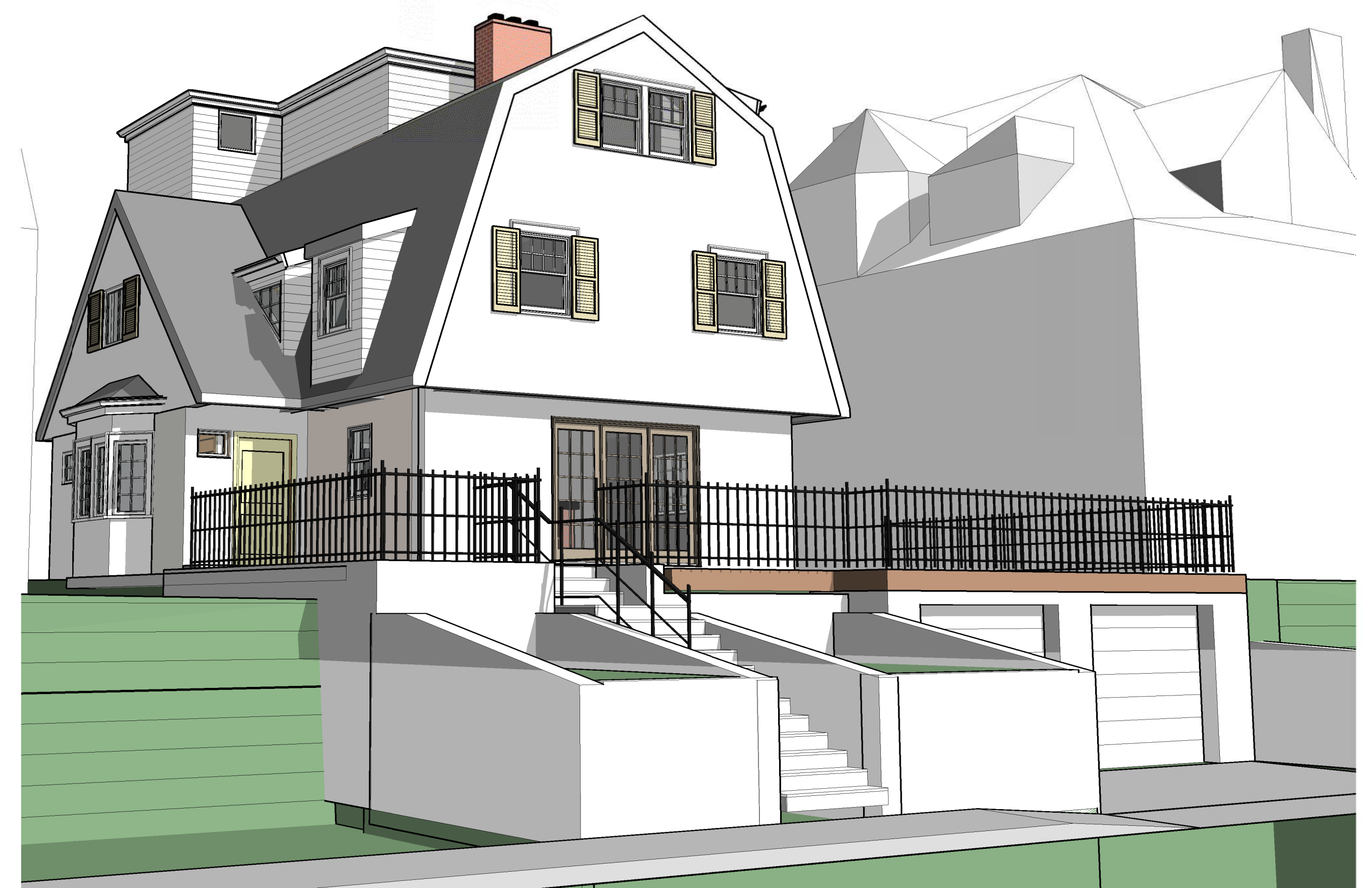
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Date	11.29.23
Drawing no.	A201



PROPOSED STREET VIEW



EXISTING STREET VIEW

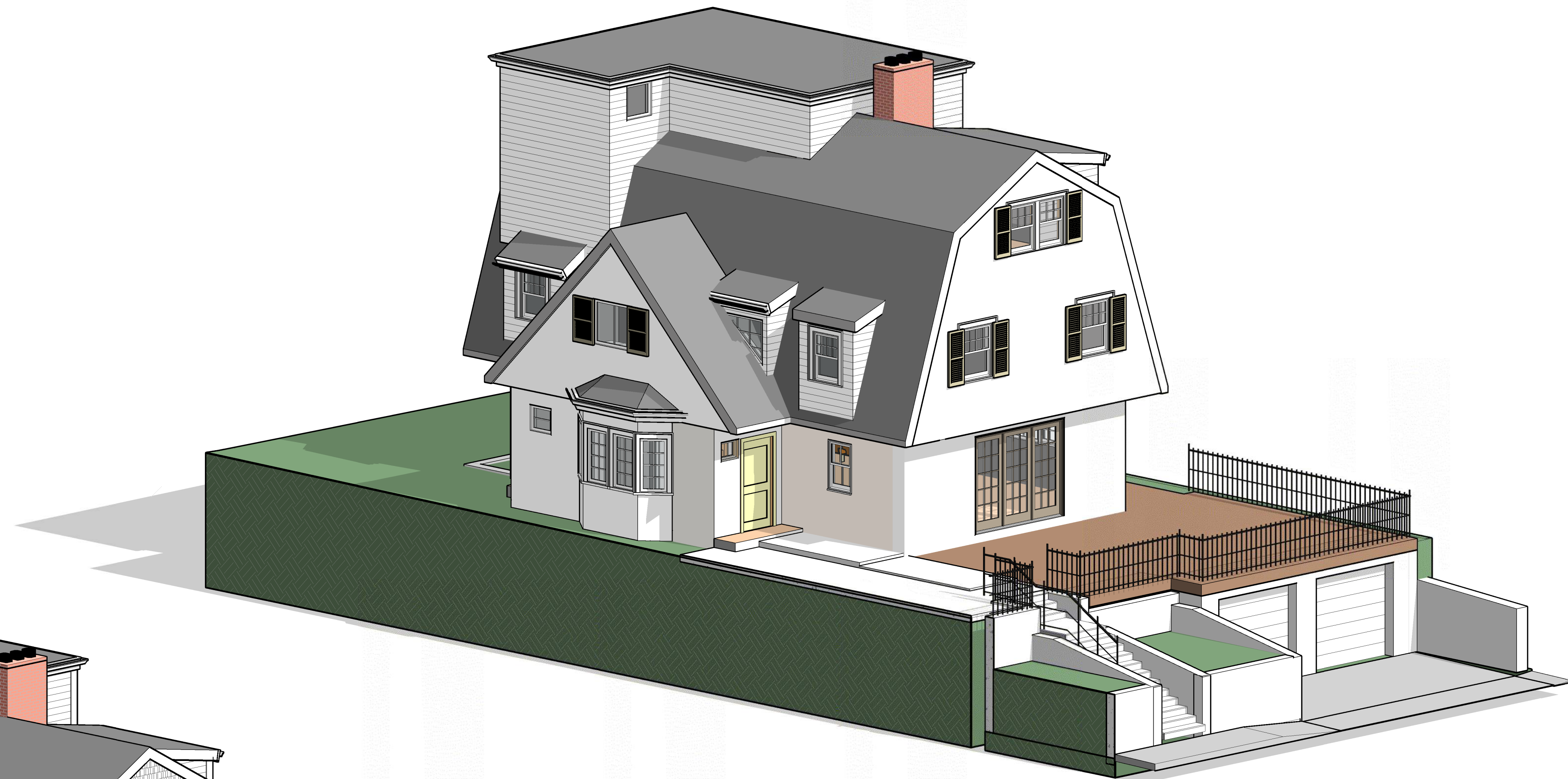
3D VIEWS

BZA SPECIAL PERMIT SUBMISSION SET

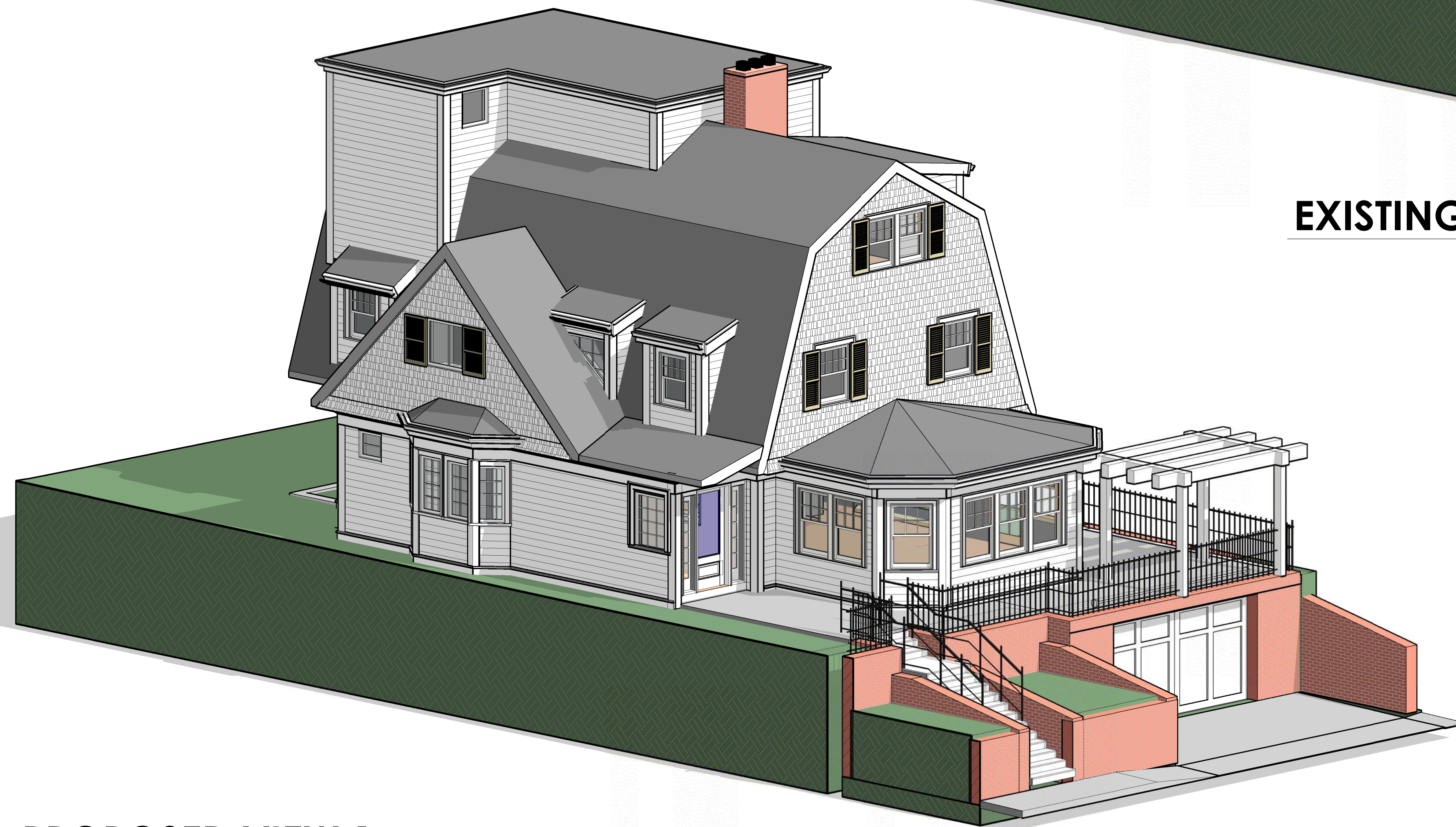
82 AVON HILL STREET, CAMBRIDGE MA



Date 11.29.23
Drawing no. A400



EXISTING VIEW 1



PROPOSED VIEW 1

3D VIEWS

BZA SPECIAL PERMIT SUBMISSION SET

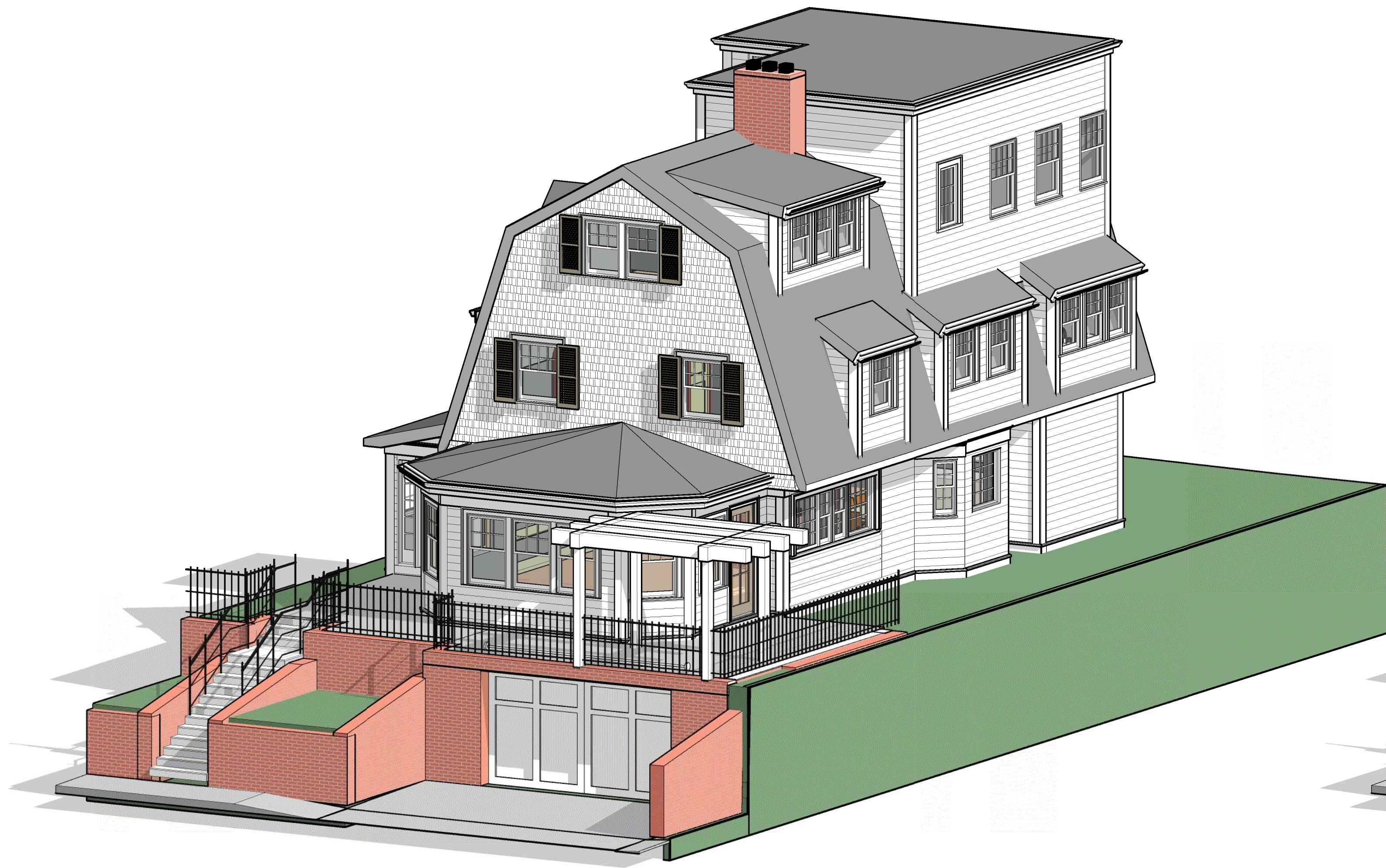
82 AVON HILL STREET, CAMBRIDGE MA



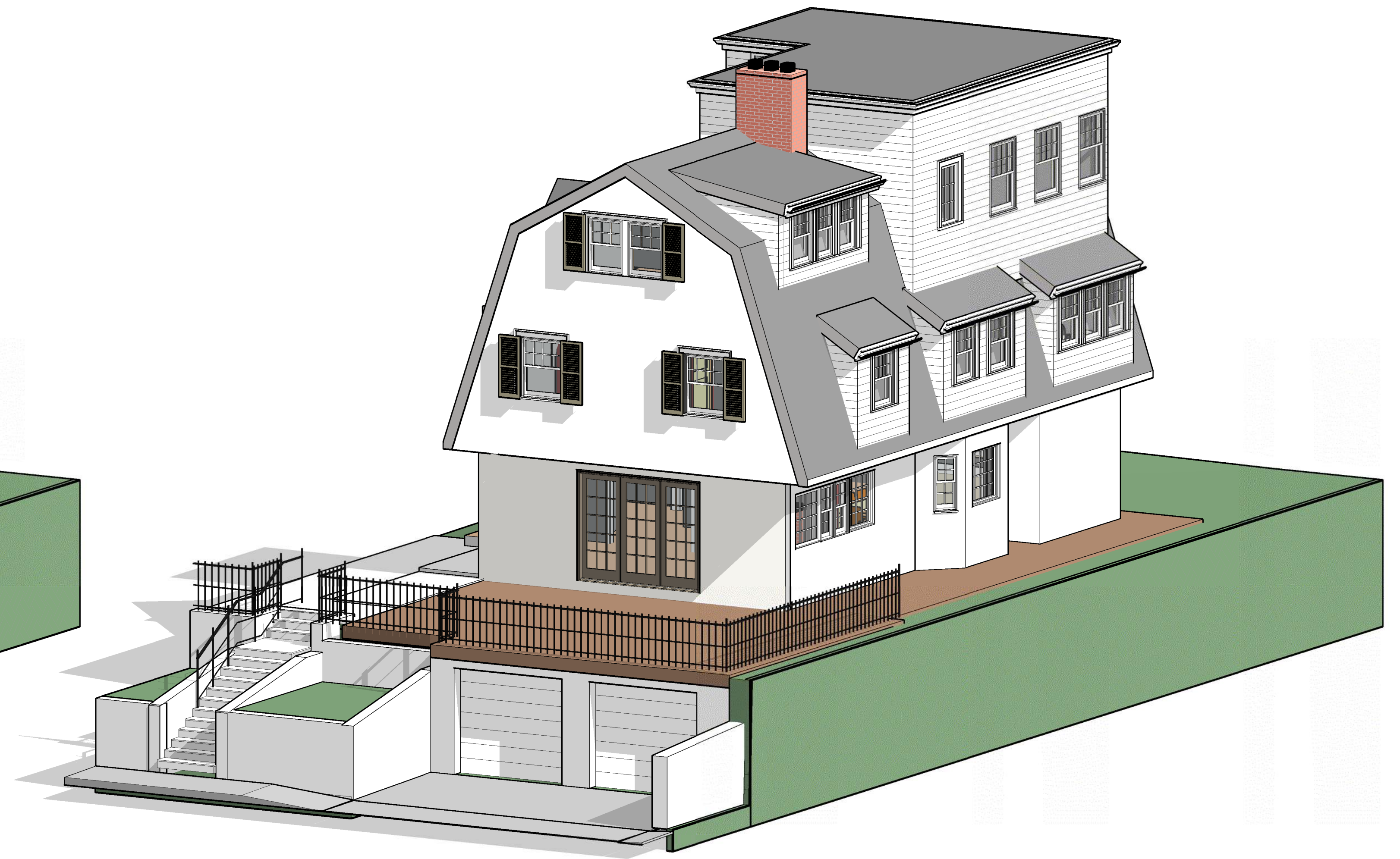
KBA
KELLY BOUCHER ARCHITECTURE
kelly@kbaarchitect.com
phone: (617) 827-3027

Date
11.29.23

Drawing no.
A401



PROPOSED VIEW 2



EXISTING VIEW 2

3D VIEWS

BZA SPECIAL PERMIT SUBMISSION SET

82 AVON HILL STREET, CAMBRIDGE MA

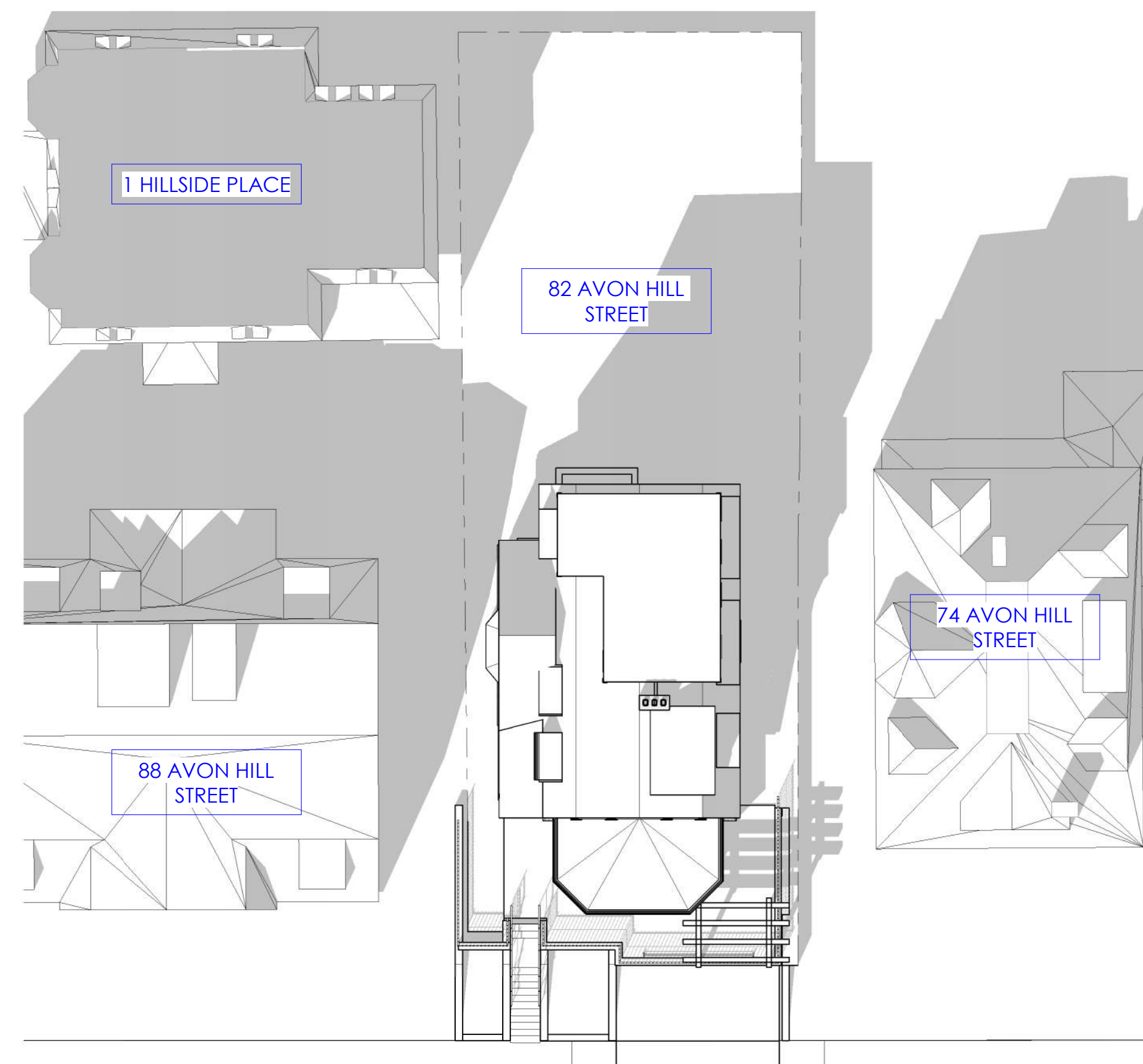
12/1/2023 1:00:33 PM



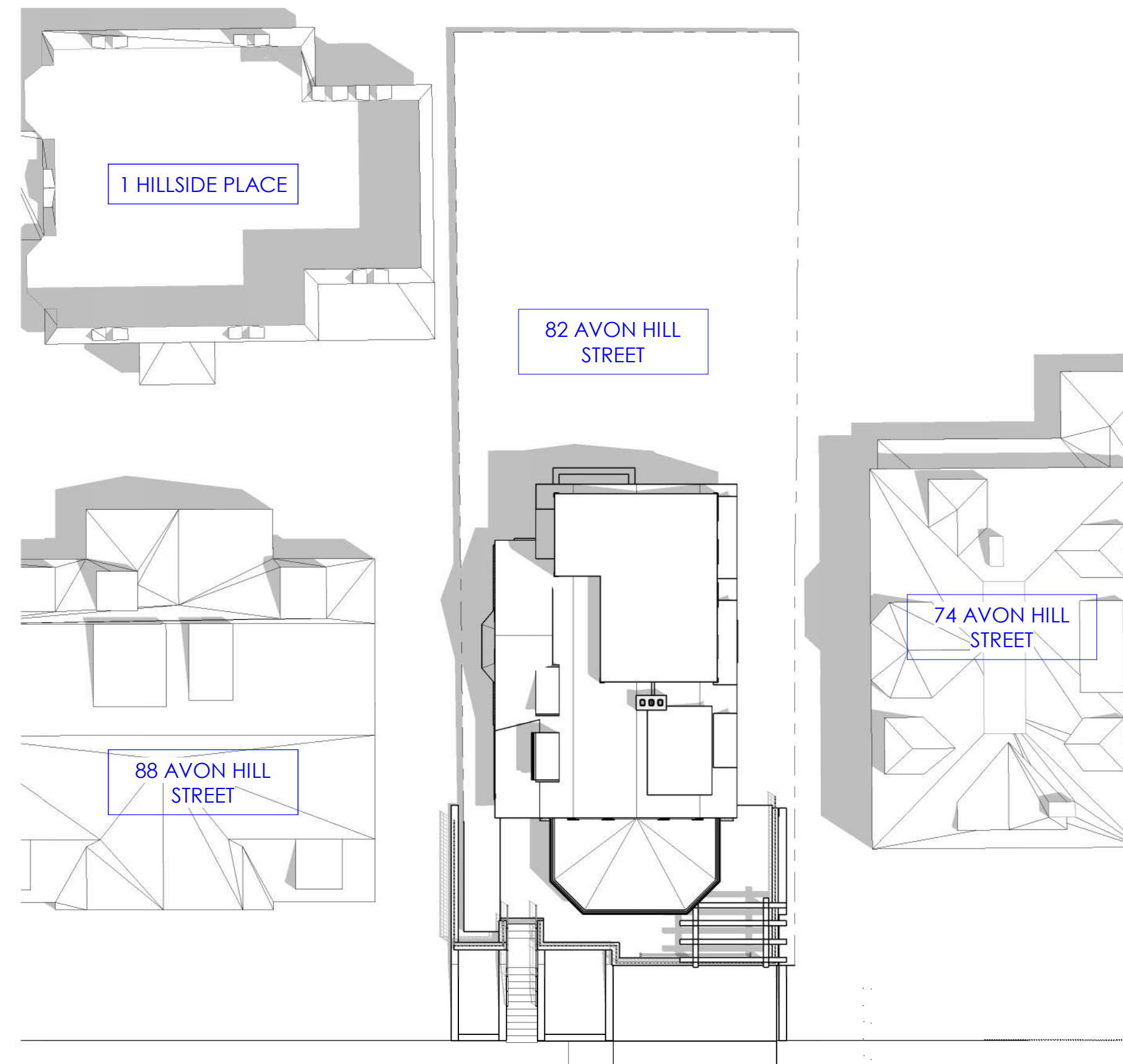
KBA
KELLY BOUCHER ARCHITECTURE
kelly@kbaarchitect.com
phone: (617) 827-3027

Date
11.29.23

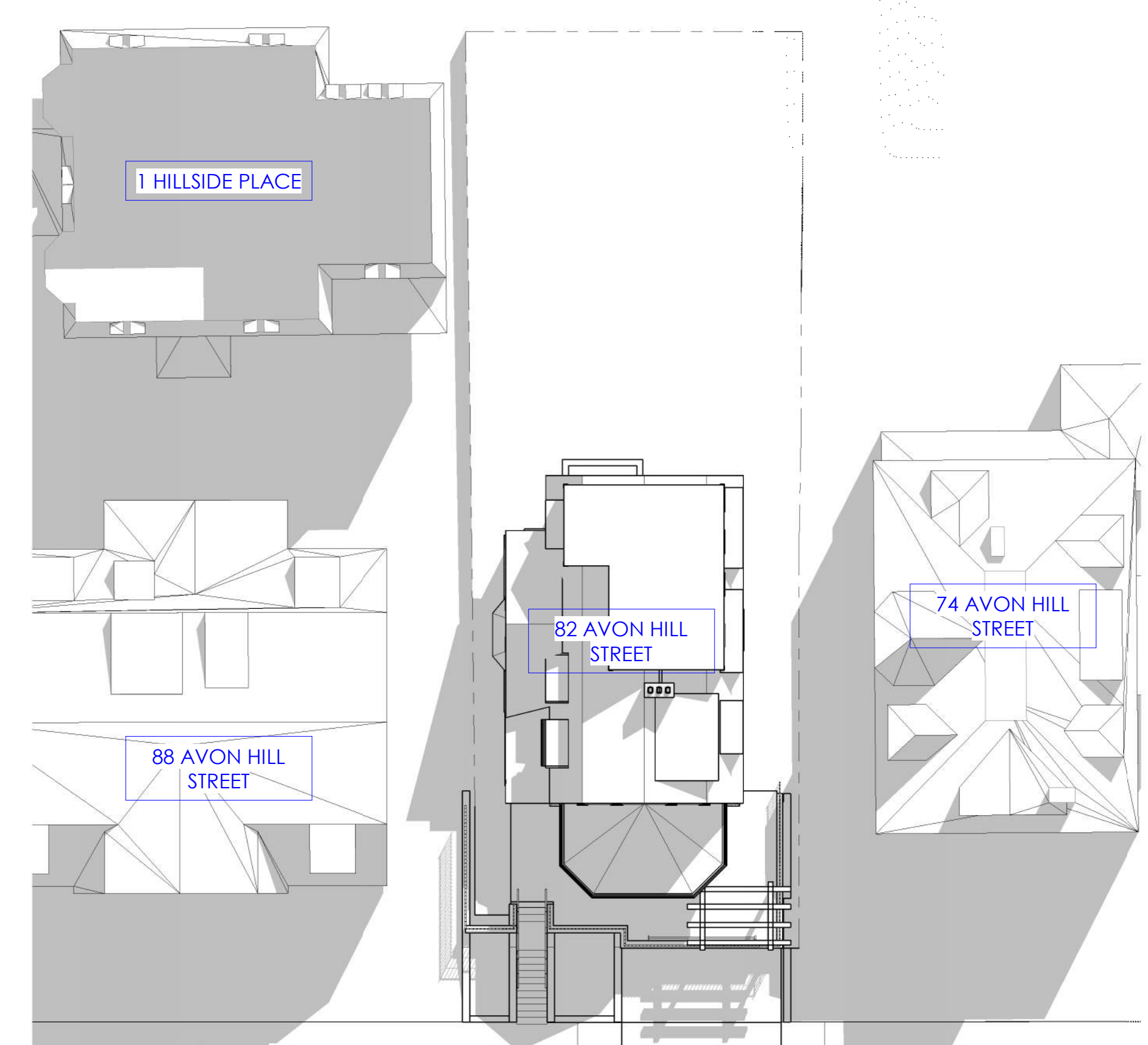
Drawing no.
A402



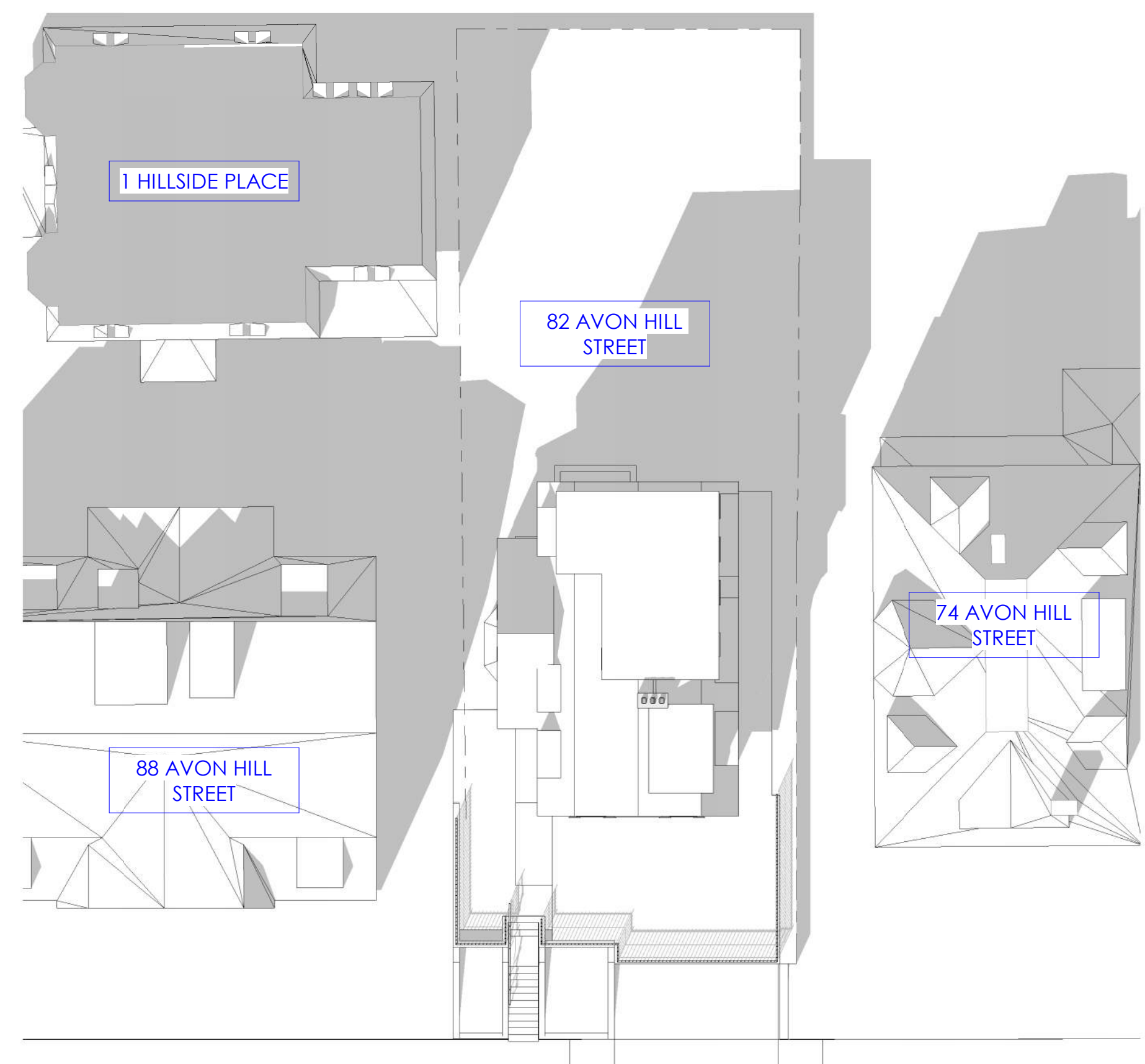
proposed shadow study 6/1 4PM



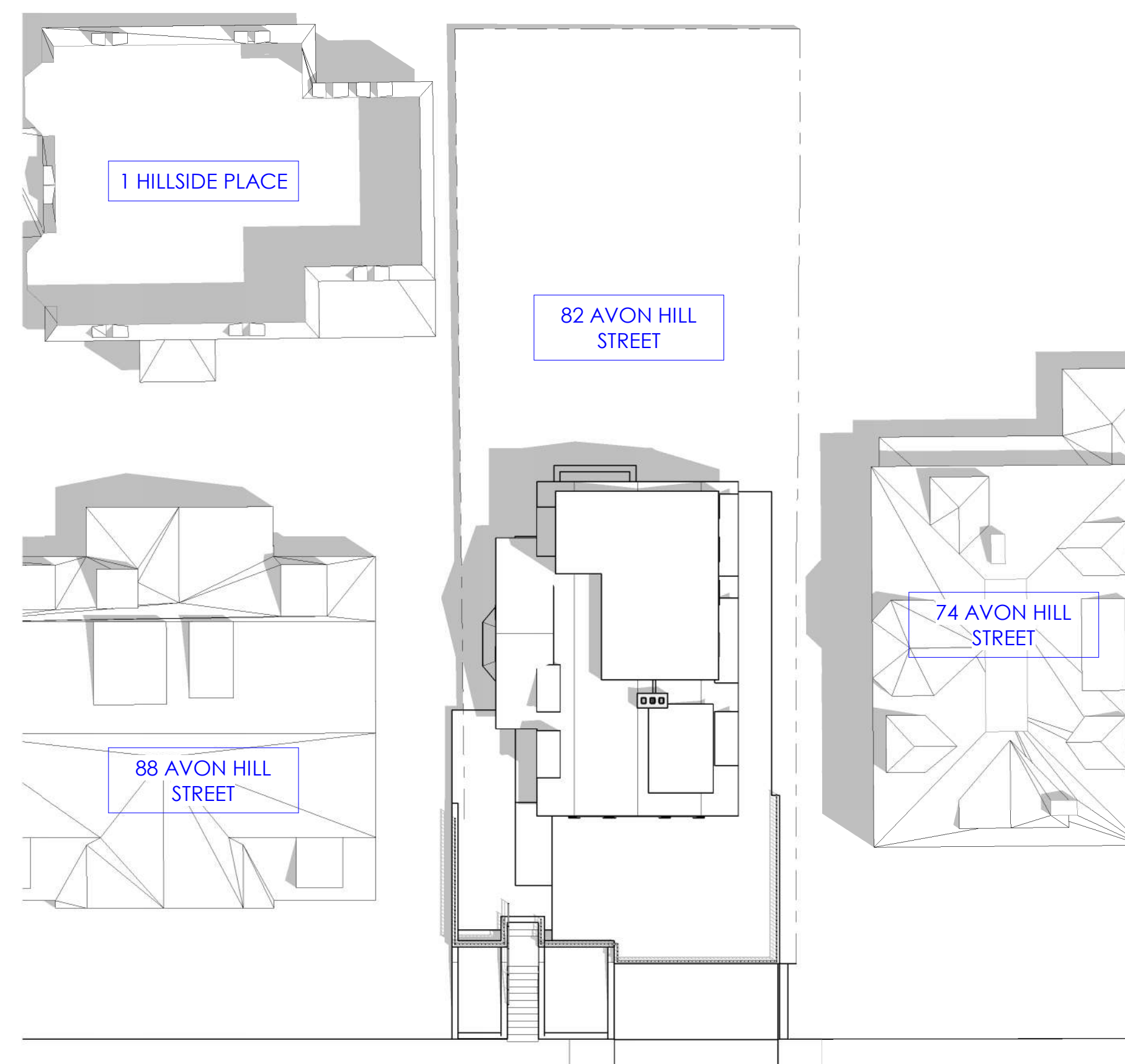
proposed shadow study 6/1 12PM



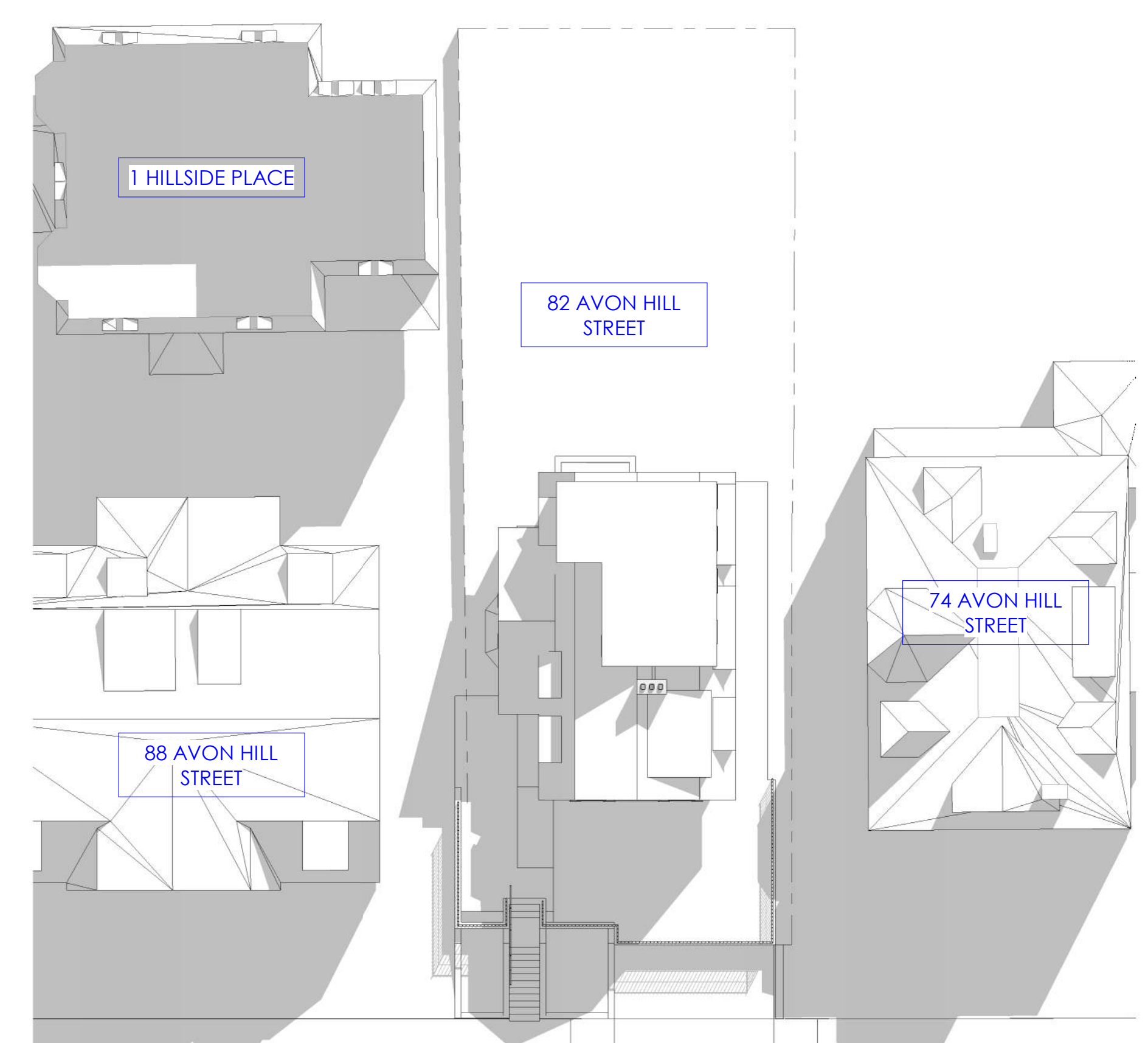
proposed shadow study 6/1 8AM



existing shadow study 6/1 4PM



existing shadow study 6/1 12PM

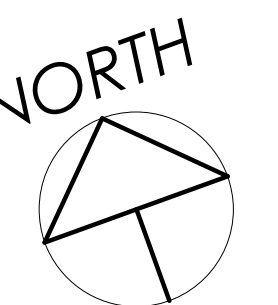


existing shadow study 6/1 8AM

SUN / SHADOW STUDY

BZA SPECIAL PERMIT SUBMISSION SET

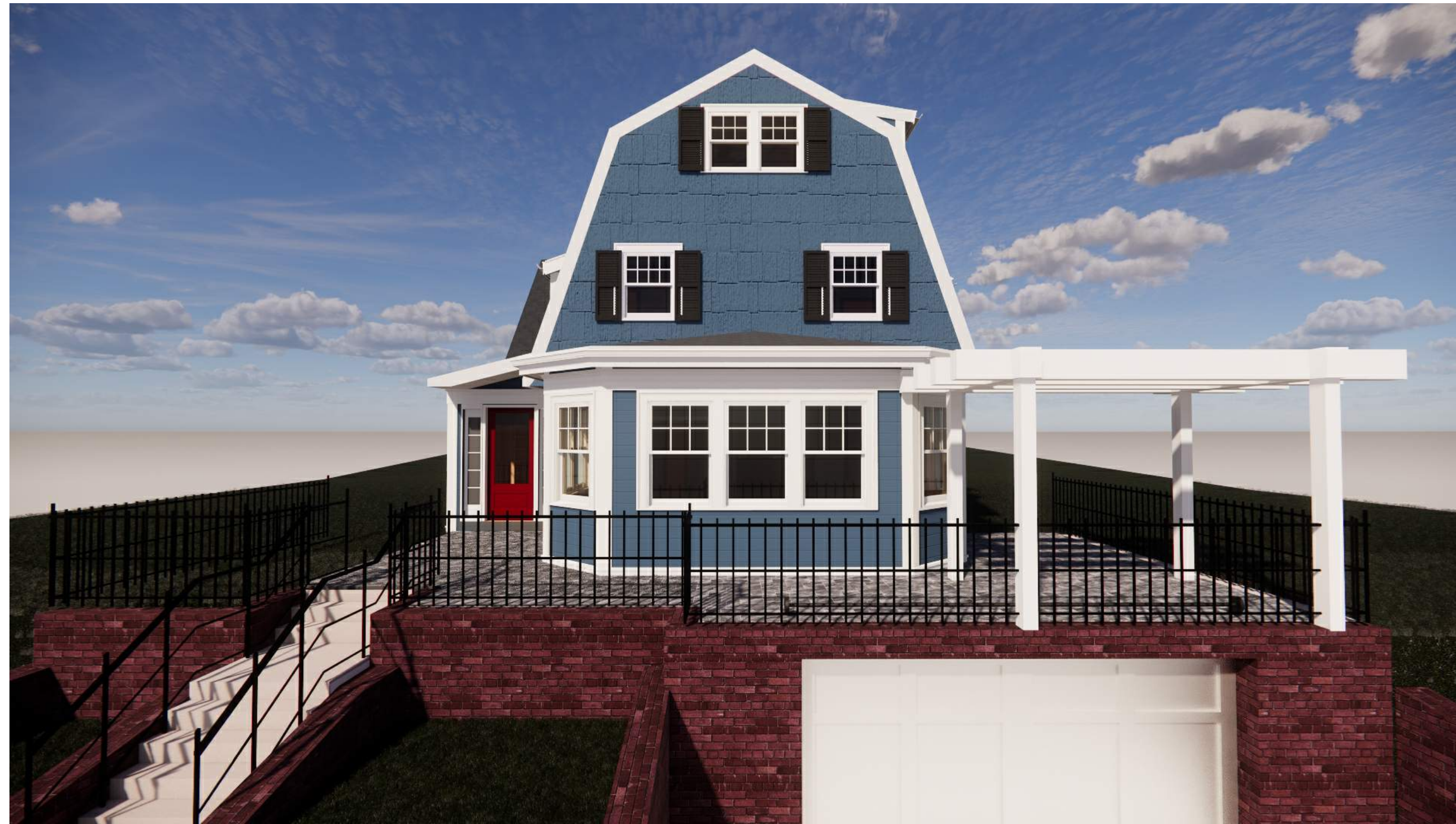
82 AVON HILL STREET, CAMBRIDGE MA



K B A
KELLY BOUCHER ARCHITECTURE
kelly@kbaarchitect.com
phone: (617) 827-3027

Date 11.29.23

Drawing no. A403



PROPOSED RENDERING
BZA SPECIAL PERMIT SUBMISSION SET

82 AVON HILL STREET, CAMBRIDGE MA



KBA
KELLY BOUCHER ARCHITECTURE
kelly@kbaarchitecture.com
phone: (617) 827-3027

Date
11.29.23

Drawing no.
A410



EXISTING STUCCO SIDING TO BE REMOVED

1. NEW FLARE ADDED AT BOTTOM OF GAMBREL

2. RUN FLAT TRIM/CROWN UNDER OVERHANG (OR FLARE) CONTINUOUS AROUND HOUSE TO TOP OF WINS.

3. BUILD OUT EAVE TO ACCEPT CROWN AT RAKE



HOUSES IN THE NEIGHBORHOOD WITH SIMILAR CONDITIONS.
WE WILL CREATE A NEW SIM. FLARE DETAIL WITH OUR RENOVATION

TRIM DETS

BZA SPECIAL PERMIT SUBMISSION SET

82 AVON HILL STREET, CAMBRIDGE MA

12/1/2023 1:04:41 PM



KBA
KELLY BOUCHER ARCHITECTURE
kelly@kbaarchitecture.com
phone: (617) 827-3027

Date
11.29.23

Drawing no.
A411

PROPOSED REPLACEMENT WINDOWS

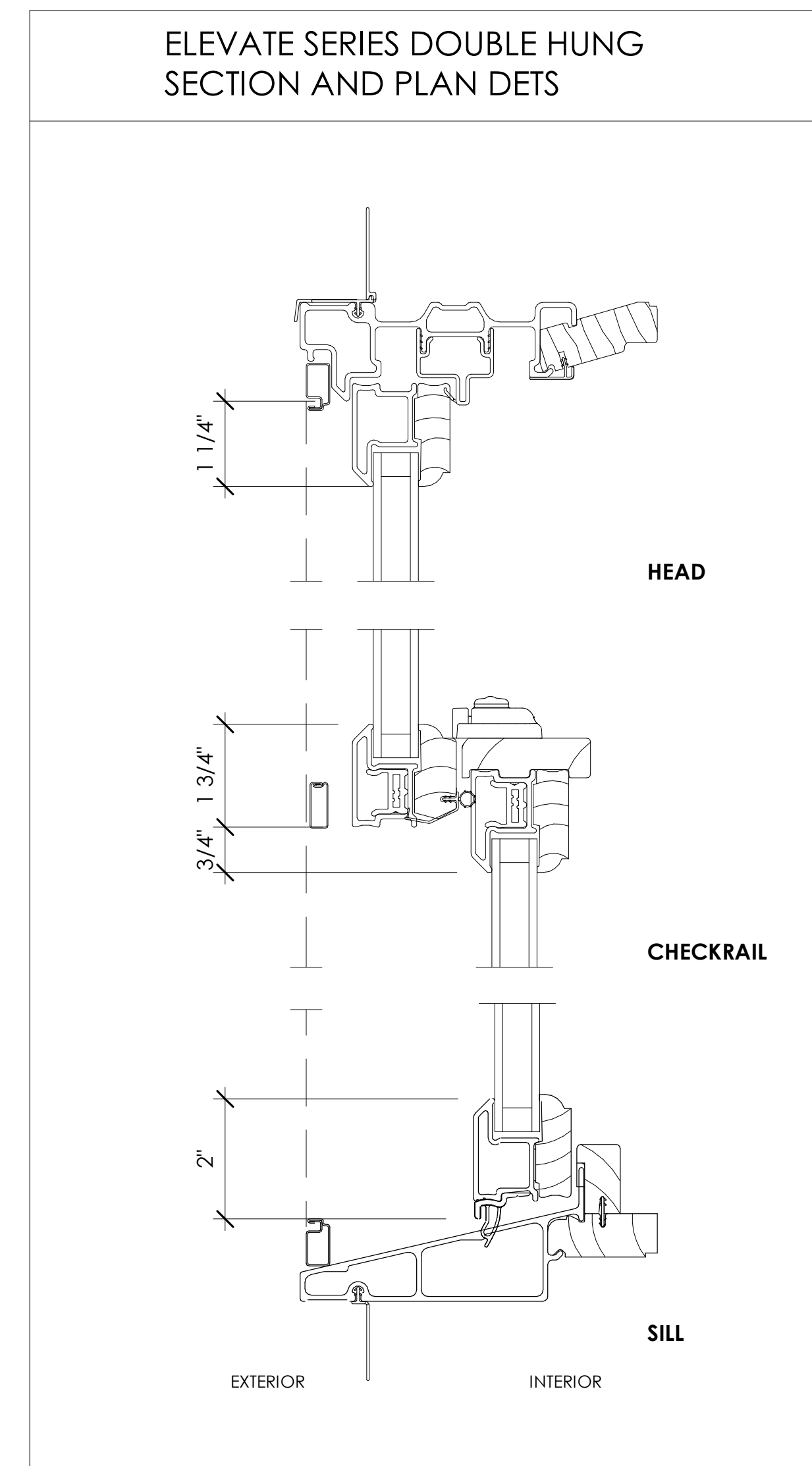
- HOMEOWNER WILL BE PRICING BOTH MARVIN AND ANDERSON BRAND WINDOWS. ALL THE OTHER WINDOWS ADDED TO THE BACK (KITCHEN RENO) WERE MARVIN.
- 7/8" OGEE STICKING PROFILE, SIMULATED DIVIDED LITES
- ALL MULLION PATTERNS TO REPLICATE EXISTING
- WINDOWS WILL MEET NEW 2023 STRETCH ENERGY CODE REQUIREMENTS
- FULL SCREENS OR HALF SCREENS AVAILABLE



RECENTLY INSTALLED REAR FACING MARVIN WINDOWS



EXISTING WINDOWS
6 LITES OVER 1, TRIPLE TRACK STORM WINS



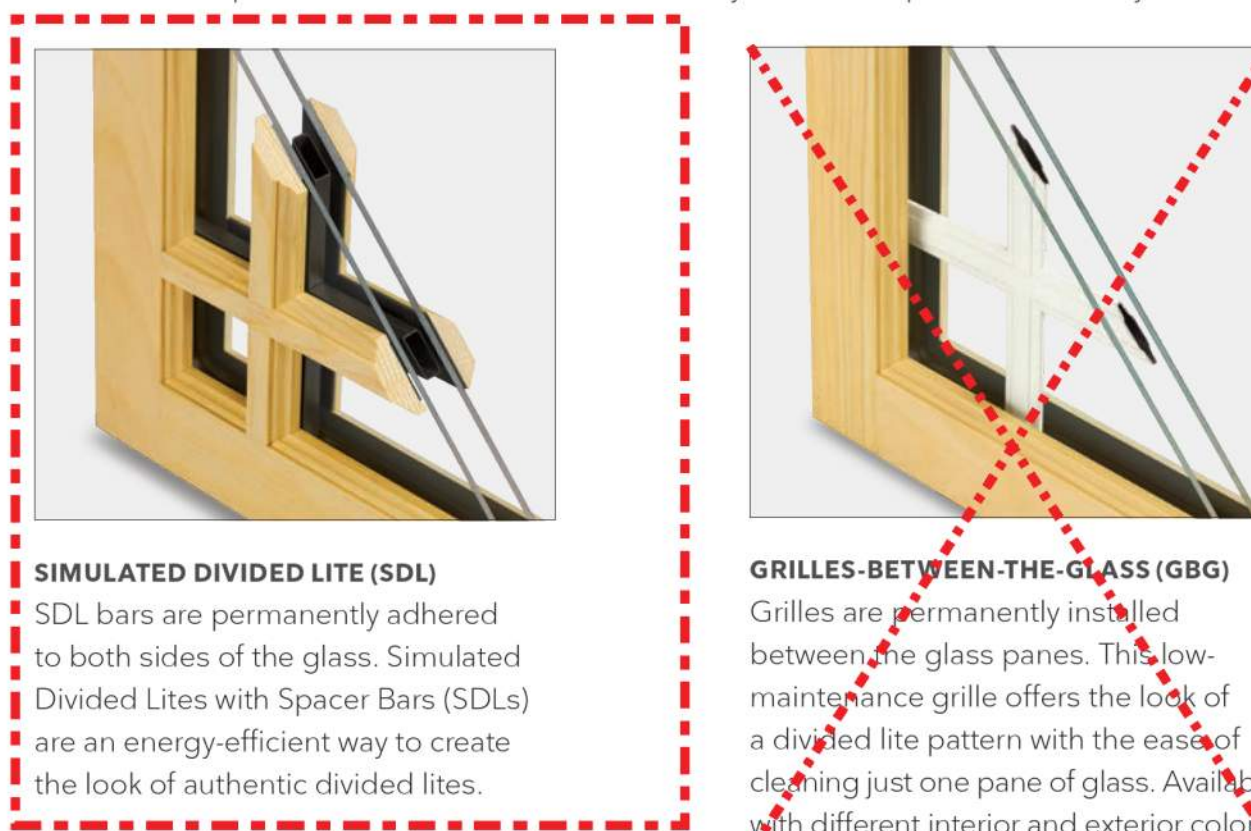
MARVIN WIN DETAIL

6" = 1'-0"

DIVIDED LITES

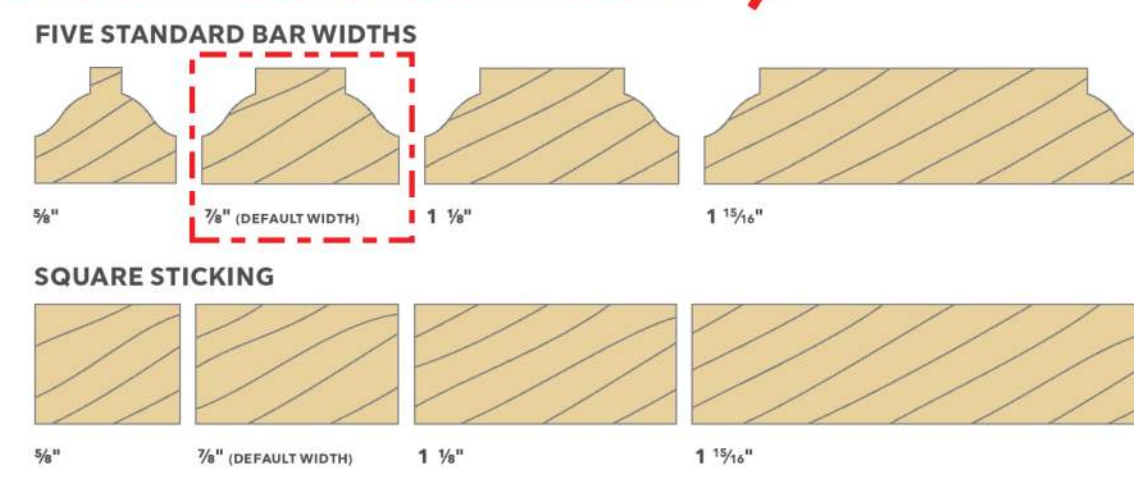
Simulated divided lites, available in a number of different styles, mimic the look of individual panes of glass with the energy efficiency of dual pane insulated glass.

Our custom capabilities allow us to create almost any divided lite pattern to match your design style.

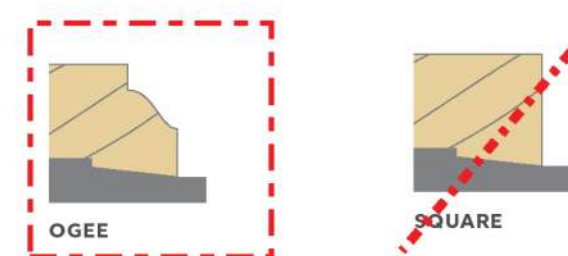


SIMULATED DIVIDED LITE (SDL)
SDL bars are permanently adhered to both sides of the glass. Simulated Divided Lites with Spacer Bars (SDLs) are an energy-efficient way to create the look of authentic divided lites.

GRILLES-BETWEEN-THE-GLASS (GBG)
Grilles are permanently installed between the glass panes. The low-maintenance grille offers the look of a divided lite pattern with the ease of cleaning just one pane of glass. Available with different interior and exterior colors.



STICKING AND PROFILES
Sticking refers to the interior profiles of your wood window. Choose from the standard Ogee profile (used on traditional projects) or the optional



PROPOSED WINDOWS
BZA SPECIAL PERMIT SUBMISSION SET

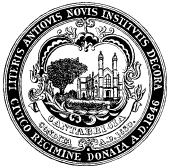
82 AVON HILL STREET, CAMBRIDGE MA



KBA
KELLY BOUCHER ARCHITECTURE
kelly@kbaarchitecture.com
phone: (617) 827-3027

Date
11.29.23

Drawing no.
A500



City of Cambridge
Massachusetts

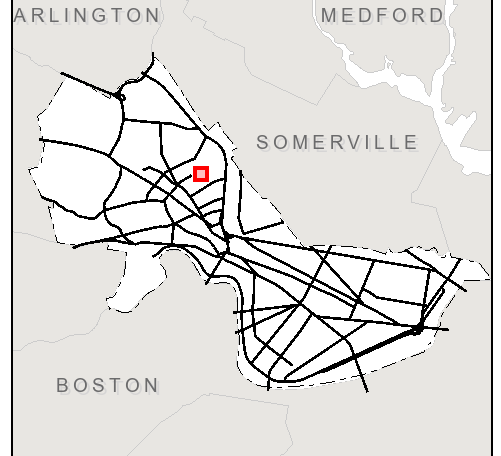
1" = 20 ft

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www.cambridgema.gov/gis



- Address
- Rail
- Building Footprints
- Parcels
- Paved Surfaces
 - Paved Roads
 - Bridges
 - Unpaved Roads
 - Unpaved Parking
 - Sidewalks
 - Driveways
 - Alleys
 - Other Paved Surface
 - Public Footpath





YARD WASTE





















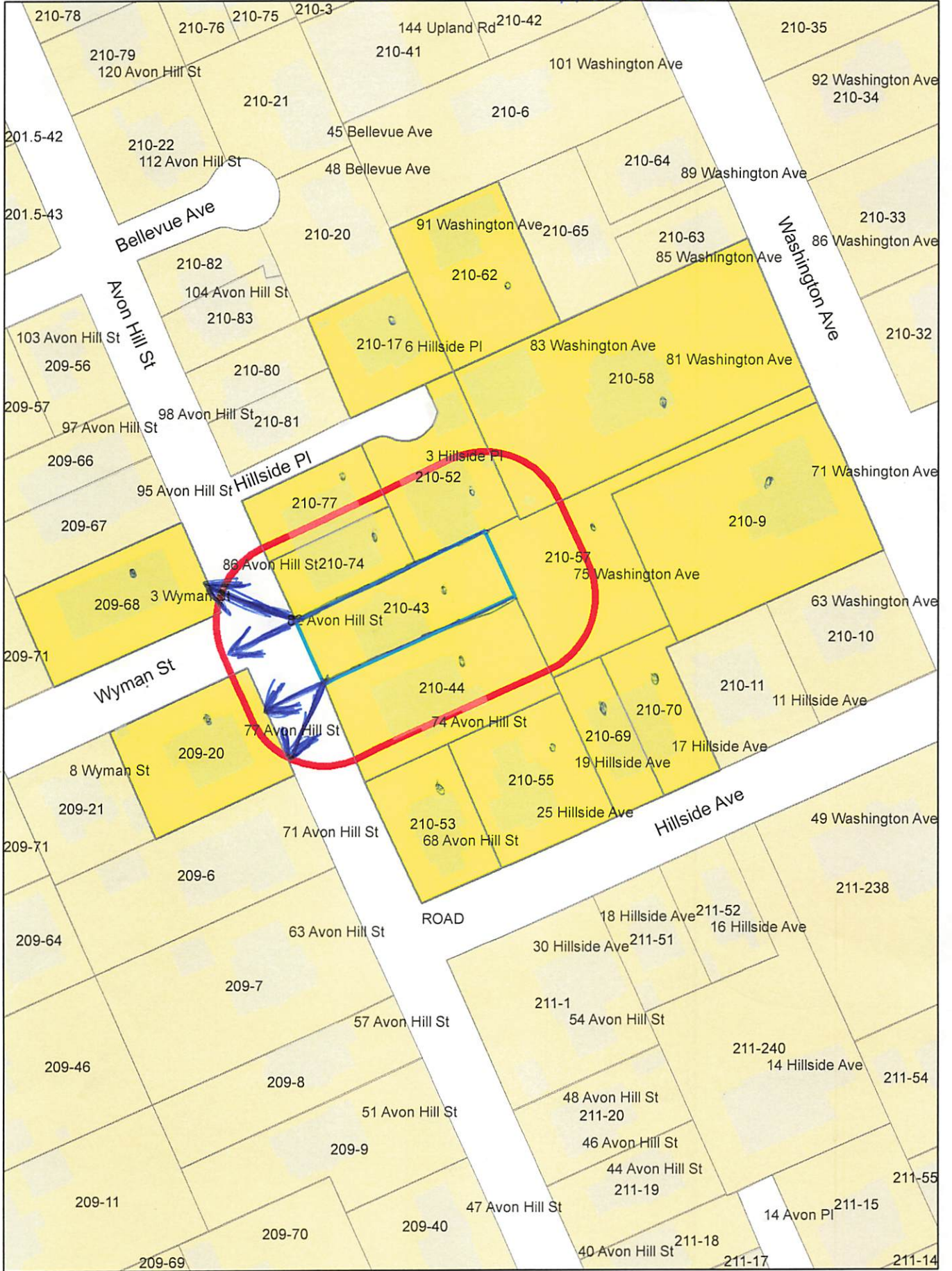




RED WASTE ONLY



82 Avon Hill St.



82 Avon Hill St .

Petitioner

209-68
FITZSIMMONS, STEPHEN J.,
TR. THE STEPHEN J. FITZSIMMONS REV TRUST
3 WYMAN ST
CAMBRIDGE, MA 02140

210-44
MELTSNER, MICHAEL & HELI MELTSNER
74 AVON HILL ST.
CAMBRIDGE, MA 02140-3631

210-43
JOSEPH, ELEANOR & ANDREW JOHNSTON
82 AVON HILL ST
CAMBRIDGE, MA 02140

210-57
HOFF, EDWARD J. & KATHLEEN M. O'CONNELL
TRUSTEE OF 75 WASHINGTON AVE TRUST
17 HILLSIDE AVE
CAMBRIDGE, MA 02140-3615

210-69
HOFF, EDWARD J. & KATHLEEN M. O'CONNELL
19 HILLSIDE AVE
CAMBRIDGE, MA 02139

KELLY BOUCHEAR, ARCHITECT
54 HARVARD STREET
BROOKLINE, MA 02145

210-58
ISAACSON, JOHN M. & CONSUELO ISAACSON
81 WASHINGTON AVE #MH
CAMBRIDGE, MA 02140

210-9
GOODWIN, NEIL & MARGOT B. GOODWIN
71 WASHINGTON AVE
CAMBRIDGE, MA 02140

210-17
CAMBRIDGE NURSERY SCHOOL INC
6 HILLSIDE PL
CAMBRIDGE, MA 02140

210-70
HOFF, EDWARD J. & KATHLEEN M. O'CONNELL
17 HILLSIDE AVE.
CAMBRIDGE, MA 02140-3615

210-74
BLOUT, LISA H.
86 AVON HILL ST
CAMBRIDGE, MA 02140-3631

210-77
LAMB, CHRISTOPHER C.
88 AVON HILL ST
CAMBRIDGE, MA 02140

210-55
CORNWALL MARK SUSAN H. FARBSTEIN
25 HILLSIDE AVE - UNIT 1
CAMBRIDGE, MA 02140

210-52
ANGUELOVA ANGUELINA TRS THE ANGUELINA
ANGUELOVA REVOCABLE TR
1 HILLSIDE PL
CAMBRIDGE, MA 02138

210-53
GRAHAM WILLIAM A JR
BARBARA S GRAHAM TRS
68 AVON HILL ST
CAMBRIDGE, MA 02140

210-55
VERPLOEGEN, ERIC ANTON
VIRGINIA SPANOUDAKI
25 HILLSIDE AVE UNIT 2
CAMBRIDGE, MA 02140

210-62
BENNETT, KAROL
91 WASHINGTON AVE
CAMBRIDGE, MA 02140

210-58
KOECHNER, DIRK W. & SUSAN KOECHNER
AM NAGELFLUH 13
82335, BERG

209-20
MEHROTRA, RAHUL JITENDRA
NONDITA CORREA MEHROTRA
77 AVON HILL ST
CAMBRIDGE, MA 02140

210-52
BYRNE, ALEXANDER &
CAROLE KENNEDY HOOVEN
1-3 HILLSIDE PL #3
CAMBRIDGE, MA 02138



Avon Hill Neighborhood Conservation District Commission

831 Massachusetts Avenue, 2nd Fl., Cambridge, Massachusetts 02139
Telephone: 617 349 4683 TTY: 617 349 6112 histncds@cambridgema.gov
<http://www.cambridgema.gov/historic/districtshistoricproperties/avonhillncd>

Constantin von Wentzel, *Chair*; Mark Golberg, *Vice Chair*
McKelden Smith, Freweyni Gebrehiwet, Heli Meltsner, *Members*
Levin Campbell, Theresa Hamacher, *Alternates*

CERTIFICATE OF APPROPRIATENESS

PROPERTY: **82 Avon Hill Street**

OWNER: **Andrew Johnston & Eleanor Joseph**
82 Avon Hill Street
Cambridge, MA 02140

The Avon Hill Neighborhood Conservation District Commission hereby certifies, pursuant to Title 2, Chapter 2.78, Article III, Section 2.78.140-270 of the Code of the City of Cambridge and the City Council order establishing the Commission, that the alterations described below are appropriate in terms of style and materials and is not incongruous to the historic aspects or architectural character of the building or district:

Construct additions at main entrance and southwest façade; replace siding on house and garage; replace windows and garage doors.

The Commission approved the proposal as submitted with the condition that CHC staff review the final details for cladding, trim, windows, and garage doors.

Approval was granted based on the following findings:

1. The existing structure has already been significantly altered.
2. The proposed alterations are consistent with the Avon Hill NCD guidelines and harmonize with the surrounding neighborhood.

Work is to be carried out as indicated in the plans titled “82 Avon Hill Street,” by Kelly Boucher Architecture, Brookline MA, dated November 15, 2023.

The plans referenced above are incorporated into this certificate, which is binding on the applicant, and all improvements shall be carried out as described herein.

This certificate is granted upon the condition that the work authorized is commenced within six months after the date of issuance. If the work authorized by this certificate is not commenced within six months after the date of issuance, or if such work is suspended in significant part for a period of one year after the time the work is commenced, this certificate shall expire and be of no further effect; provided that, for cause, one or more extensions not exceeding ninety days each may be allowed in writing by the Chair.

Case Number: **AH-812**

Date of Certificate: **November 30, 2023**

Attest: A true and correct copy of decision filed with the office of the City Clerk and the Avon Hill Neighborhood Conservation District Commission on November 30, 2023.

By Mark Golberg /aac, Chair.

Twenty days have elapsed since the filing of this decision.

No appeal has been filed_____. Appeal has been filed_____.

Date _____, City Clerk.



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: KELLY BOUWER Date: 12/27/23
(Print)

Address: 85 AVON HILL ST.

Case No. BZA-250963

Hearing Date: 1/11/24

Thank you,
Bza Members

Pacheco, Maria

From: Anguelina A <aanguelina@yahoo.com>
Sent: Tuesday, January 9, 2024 9:37 AM
To: Pacheco, Maria
Subject: In support of 82 Avon Hill St proposed enhancements

Hello,

We understand that our neighbors at 82 Avon Hill St have submitted architectural plans to enhance their property and there is hearing on this project on 1/11/24.

We reside at 1-3 Hillside Pl, unit 1 and border the 82 Avon Hill property. We have no objections to any changes and believe that any proposed changes will enhance the current look and space to better fit the property owners' needs. Change is always encouraged and supported.

If you have any question, please feel free to reach out.

Best,
Anguelina Anguelova and Abdallah Akar
617-953-8299

November 17, 2023

To Whom it May Concern:

Our names are Keith Wang and Katherine Sayn-Wittgenstein, we live at 44 Avon Hill St, Cambridge, MA 02140. We are neighbors to Andrew Johnston and Elenor Joseph and are writing to state our support for their application for a special permit for their home at 82 Avon Hill Street.

Sincerely,

Handwritten signatures of Keith Wang and Katherine Sayn-Wittgenstein. The signature on the left is 'Keith Wang' and the signature on the right is 'Katherine Sayn-Wittgenstein'.

Keith Wang and Katherine Sayn-Wittgenstein

Pacheco, Maria

From: Bliss Austin Spooner <baustinspooner@gmail.com>
Sent: Tuesday, January 2, 2024 12:05 PM
To: Pacheco, Maria
Subject: Fwd: Support for 82 Avon Hill Street project

Good afternoon -

Please accept this neighbor endorsement of Eleanor Joseph and Andrew Johnson's renovation of 82 Avon Hill Street.

Many thanks,
Bliss Austin Spooner
48 Avon Hill Street

----- Forwarded message -----

From: Bliss Austin Spooner <baustinspooner@gmail.com>
Date: Tue, Nov 14, 2023 at 7:20 PM
Subject: Support for 82 Avon Hill Street project
To: <acrosbie@cambridgema.gov>

Good evening -

I fully support the addition that Eleanor Joseph and Andrew Johnston wish to add to their 82 Avon Hill Street home.

For reference I live about 150 yards away.

Best regards,
Bliss Austin Spooner
48 Avon Hill Street

Pacheco, Maria

From: Andrew Johnston <andrew@andrewtjohnston.com>
Sent: Monday, January 8, 2024 7:16 PM
To: Pacheco, Maria
Cc: Eleanor Joseph; kelly@boucherarchitecture.com
Subject: Fwd: Re: 82 AVON HILL STREET CAMBRIDGE, MA 02140

Please see the attached in support of the project at 82 Avon Hill Street.

----- Forwarded message -----

From: steve_fitzsimmons@comcast.net
To: "acrosbie@cambridgema.gov" <acrosbie@cambridgema.gov>
Date: 11/14/2023 3:15 PM EST
Subject: Re: 82 AVON HILL STREET CAMBRIDGE, MA 02140

Dear Ms. Crosbie:

I am writing in support of the proposed renovation project for the house located on 82 Avon Hill Street. I am the home owner of the house located kitty-corner to this house, so that I see it everyday from my window and in coming and going from my house.

I have reviewed the proposed construction plans contained in their submission to your office and generally find the overall plan to be both sound and an improvement of the house -- while still maintaining the architectural character of the building itself. Moreover, since the street-side modification to this building is below street level, I doubt the many passers-by would notice the change.

Should you have any question regarding this endorsement, please feel free to contact me with any questions that you may have.

Stephen Fitzsimmons
3 Wyman Street
Cambridge MA 02140



Pacheco, Maria

From: Andrew Johnston <andrew.johnston.atj@gmail.com>
Sent: Monday, January 8, 2024 7:12 PM
To: Pacheco, Maria
Cc: kelly@boucherarchitecture.com; Eleanor Joseph
Subject: Fwd: Support for proposed work at 82 Avon Hill St.

Please see the attached in support of the project at 82 Avon Hill Street.

----- Forwarded message -----

From: Charlotte <cmcguinness@gmail.com>
Date: Mon, Nov 20, 2023 at 9:37 AM
Subject: Support for proposed work at 82 Avon Hill St.
To: Crosbie, Allison <acrosbie@cambridgema.gov>
Cc: Andrew Johnston <andrew.johnston.atj@gmail.com>, Eleanor Joseph <eleanor.joseph@gmail.com>, Kotinr <kotinr@gmail.com>

Dear Allison,

My husband, Robert Kotin and I would like to express our support for the architectural work proposed by our neighbors, Eleanor Joseph and Andrew Johnston, of [82 Avon Hill Street](#).

We live at 71 Avon Hill St and can easily see the front and side of their home from our property. Eleanor and Andrew have notified us of their plans, provided a detailed written description as well as schematics of their proposed work, and invited us to discuss with them any concerns that we might have.

We consider all aspects of their proposal, including to replace the deteriorated stucco siding with cedar shingles, reinforce and resurface the failing retaining walls and garage with brick, and add a sun-shading pergola and small addition to their living room, to be reasonable, attractive, and commensurate with the historical character of the neighborhood. The proposed modifications are a substantial improvement to the structure, and we fully support the project.

Thank you for your time and we appreciate your consideration.

Sincerely yours,

Charlotte McGuinness

Pacheco, Maria

From: Andrew Johnston <andrew.johnston.atj@gmail.com>
Sent: Monday, January 8, 2024 7:11 PM
To: Pacheco, Maria
Cc: Eleanor Joseph; kelly@boucherarchitecture.com
Subject: Fwd: FW: Support for Johnson/Joseph family and their proposed work at 82 Avon Hill Street

Please see the attached in support of the project at 82 Avon Hill Street.

----- Forwarded message -----

From: Francis Martin O'Sullivan <frankie@mit.edu>
Date: Sun, Nov 26, 2023 at 8:11 PM
Subject: FW: Support for Johnson/Joseph family and their proposed work at 82 Avon Hill Street
To: andrew.johnston.atj@gmail.com <andrew.johnston.atj@gmail.com>, Eleanor Joseph <eleanor.joseph@gmail.com>

FYI

From: Frank O'Sullivan <frankie@mit.edu>
Date: Sunday, November 26, 2023 at 8:08 PM
To: "acrosbie@cambridgema.gov" <acrosbie@cambridgema.gov>
Cc: Christina Cosman <ccosman@verizon.net>
Subject: Support for Johnson/Joseph family and their proposed work at 82 Avon Hill Street

Dear Ms. Crosbie,

My name is Frank O'Sullivan and together with my wife Christina and our three children we reside at 97 Avon Hill St.

I'm reaching out to express our complete support for the works being proposed by our neighbors, Andrew Johnson and Eleanor Joseph, at number at 82 Avon Hill St.

Our home is located two houses up Avon Hill St, and we have direct views of the front and side of the Johnson/Joseph home from our property. Eleanor and Andrew kindly informed us regarding their plans and along with providing a very detailed written description they also shared the schematics of their proposed work with us.

Christina and I consider all aspects of their proposal, including the replacement of the deteriorated stucco siding with cedar shingles, reinforcement and resurfacing of the failing retaining walls and garage with brick, and the addition of a sun-shading pergola and small expansion to their living room, to be very reasonable and very much aligned with the historical character of the neighborhood.

We do hope the Commission will look very favorably on this application.

Yours sincerely,

Dr. Francis O'Sullivan & Ms. Christina Cosman,

97 Avon Hill St.

Pacheco, Maria

From: Eleanor Joseph <eleanor.joseph@gmail.com>
Sent: Monday, January 8, 2024 7:13 PM
To: Pacheco, Maria
Cc: Kelly Boucher; Andrew Johnston
Subject: Fwd: support for Joseph/Johnston proposal before NCD

Hello,

Please see below writing in support of our proposed renovation at 82 Avon Hill Street.

Thank you!
Eleanor

From: "Crosbie, Allison" <acrosbie@cambridgema.gov>
Date: November 20, 2023 at 10:09:39 AM EST
To: Mary Jane Kornacki <amicusmjk@gmail.com>
Cc: Jack Silversin <Jack@consultamicus.net>
Subject: RE: support for Joseph/Johnston proposal before NCD

Hi Mary Jane,

Thank you for your comments. I will distribute them to the Commissioners.

Best regards,

Allison A. Crosbie, Preservation Administrator

Cambridge Historical Commission

831 Mass Ave., 2nd Fl.

Cambridge, MA 02139

617-349-4683

she/her/hers

From: Mary Jane Kornacki <amicusmjk@gmail.com>
Sent: Sunday, November 19, 2023 6:23 PM
To: Crosbie, Allison <acrosbie@cambridgema.gov>
Cc: Jack Silversin <jack@consultamicus.net>
Subject: support for Joseph/Johnston proposal before NCD

Dear Allison -

I've had an excellent conversation with Eleanor Joseph and Andrew Johnston about their proposal for an addition and re-cladding their home at 82 Avon Hill Street. My husband, Jack Silversin, and I have also reviewed their site plans and elevations.

I speak for us both in endorsing the plans they shared. The house has always, to our eyes, architecturally incongruous with neighboring homes on our street. I don't believe every house has to look similar or even speak to the same era. But this one currently seems "odd."

We very much like the look of the proposed renovations. The one-story extension toward the street gives the house a better relationship to the street. It looks more like the front of a home than existing conditions do. Also re-cladding with clapboard or shingles helps the house better "fit."

In short, the plans enhance the home visually; it would more aesthetically fit with others on the street.

We wish our neighbors success in their request and look forward to the finished project.

With best regards,

Mary Jane Kornacki

--

Mary Jane Kornacki
103 Avon Hill St
Cambridge, MA 02140

617.354.7983 (h)
617.480.5778 (m)

Pacheco, Maria

From: Eleanor Joseph <eleanor.joseph@gmail.com>
Sent: Tuesday, January 2, 2024 11:34 AM
To: Pacheco, Maria
Cc: Kelly Boucher; Andrew Johnston
Subject: Fwd: 82 Avon Hill Street, Cambridge

FYI -- written in support of the proposed project at 82 Avon Hill Street.

----- Forwarded message -----

From: Nondita Correa Mehrotra <nondita@rmaarchitects.com>
Date: Wed, Nov 15, 2023 at 10:30 PM
Subject: 82 Avon Hill Street, Cambridge
To: Allison Crosbie <acrosbie@cambridgema.gov>
Cc: Rahul Mehrotra <mehrotra@gsd.harvard.edu>

Dear Ms. Crosbie,

We are writing in support of the application for renovation of the house at 82 Avon Hill Street. We have seen the proposal and feel that the addition will enhance the house in two significant ways:

1. It will engage more with the street as the house at present steps back significantly.
2. The addition – of a family room stepping out onto the terrace, makes it more usable by young families. This in our opinion is crucial to make the neighborhood and the community stronger.

We are close neighbors, residing at 77 Avon Hill Street, directly across the street from number 82, and have no objection to the changes being proposed. In fact, we support the addition. Please don't hesitate to reach out if you have any further questions.

Kind regards,
Nondita & Rahul Mehrotra

Nondita Correa Mehrotra / Principal / **RMA Architects**, LLC / Mumbai + Boston / www.RMAarchitects.com
43, V B Gandhi Marg, Fort, Mumbai 400 023, India T: +91 22 3513 1907
244 Brighton Avenue, Suite 105, Boston MA 02134, USA
T: +1 617 274 8686

Please note that I do not expect a response to this email outside your normal working hours.

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Pacheco, Maria

From: Eleanor Joseph <eleanor.joseph@gmail.com>
Sent: Tuesday, January 2, 2024 11:39 AM
To: Pacheco, Maria
Cc: Kelly Boucher; Andrew Johnston
Subject: Fwd: Support for renovation plans oat 82 Avon Hill street

Please see below for a letter in support of the project at 82 Avon Hill Street.

Sent from my 

From: Crosbie, Allison <acrosbie@cambridgema.gov>
Sent: Tuesday, November 21, 2023 1:47 PM
To: Hooven, Carole Kennedy <hooven@fas.harvard.edu>
Cc: 'Alex Byrne' <abyrne@mit.edu>
Subject: RE: Support for renovation plans oat 82 Avon Hill street

Hi Carole and Alex,

Thank you very much for your comments. They will be distributed to the Commissioners.

Best regards,

Allison A. Crosbie, Preservation Administrator
Cambridge Historical Commission
831 Mass Ave., 2nd Fl.
Cambridge, MA 02139
617-349-4683
she/her/hers

From: Hooven, Carole Kennedy <hooven@fas.harvard.edu>
Sent: Tuesday, November 21, 2023 1:44 PM
To: Crosbie, Allison <acrosbie@cambridgema.gov>
Cc: 'Alex Byrne' <abyrne@mit.edu>
Subject: Support for renovation plans oat 82 Avon Hill street

Dear Allison,

We (Carole Hooven and Alex Byrne) would like to express our support for the architectural work proposed by our neighbors, Eleanor Joseph and Andrew Johnston, of 82 Avon Hill Street.

We live at 3 Hillside Place, and directly abut the property at issue. We have reviewed Eleanor and Andrew's proposed plans. We consider all aspects of their proposal, including to replace the deteriorated stucco siding with cedar shingles and clapboard, reinforce and resurface the failing retaining walls and garage with brick, and add a sun-shading pergola and addition to their living room and entryway, to be reasonable, attractive, and commensurate with the historical character of the neighborhood. The proposed modifications are a substantial improvement to the structure, and we support the project.

Thank you for your time and we appreciate your consideration.

Sincerely yours,
Carole and Alex