



CITY OF CAMBRIDGE  
MASSACHUSETTS  
BOARD OF ZONING APPEAL  
831 MASSACHUSETTS AVENUE  
CAMBRIDGE, MA 02139  
617 349-6100

BZA APPLICATION FORM

Plan No: BZA-013107-2017

GENERAL INFORMATION

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

Special Permit : ✓

Variance : \_\_\_\_\_

Appeal : \_\_\_\_\_

PETITIONER : Benjamin Pearce & Briana Hensold

PETITIONER'S ADDRESS : 12 Granville Rd #3 Cambridge, MA 02139

LOCATION OF PROPERTY : 12 Granville Rd 3 Cambridge, MA 02139

TYPE OF OCCUPANCY : RESIDENTIAL ZONING DISTRICT : Residence B Zone

REASON FOR PETITION :

Other: window installation

DESCRIPTION OF PETITIONER'S PROPOSAL :

The relief would allow installation of a window into a nonconforming wall in the attic.

SECTIONS OF ZONING ORDINANCE CITED :

Article 8.000 Section 8.22.2.C (Non-Conforming Structure).

Article 8.000 Section 8.31 (Table of Dimensional Requirements).

Original Signature(s) :

[Signature] BHensold

(Petitioner(s) / Owner)

BENJAMIN PEARCE Briana Hensold

(Print Name)

Address : 12 GRANVILLE RD #3

CAMBRIDGE MA 02138

Tel. No. : 401-484-8236

E-Mail Address : PERKIN.BEN@GMAIL.COM

Date :

4-25-17

**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 Benjamin Pearce and Briana Hensold  
(OWNER)

Address: 12 Granville Rd #3 Cambridge, MA 02138

State that I/We own the property located at above,  
which is the subject of this zoning application.

The record title of this property is in the name of Briana Z Hensold

\*Pursuant to a deed of duly recorded in the date 2-22-1994, Middlesex South  
County Registry of Deeds at Book 24302, Page 310; or  
Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_  
Book \_\_\_\_\_ Page \_\_\_\_\_.

  
\_\_\_\_\_  
**SIGNATURE BY LAND OWNER OR  
AUTHORIZED TRUSTEE, OFFICER OR AGENT\***

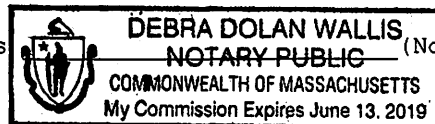
***\*Written evidence of Agent's standing to represent petitioner may be requested.***

Commonwealth of Massachusetts, County of Middlesex

The above-name Briana Z. Hensold personally appeared before me,  
this 12<sup>th</sup> of April, 2017, and made oath that the above statement is true.

  
\_\_\_\_\_  
Notary.

My commission expires



(Notary Seal).

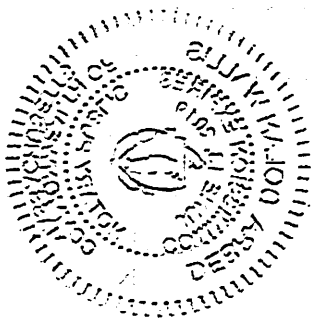
- If ownership is not shown in recorded deed, e.g. if by court order, recent deed, or inheritance, please include documentation.

DEBRA DOLAN WALLIS

NOTARY PUBLIC

COMMONWEALTH OF MASSACHUSETTS

DEBRA DOLAN WALLIS  
NOTARY PUBLIC  
COMMONWEALTH OF MASSACHUSETTS  
My Commission Expires June 17, 2019



**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 12 Granville Rd 3 Cambridge, MA 02138  
(location) would not be a detriment to the public interest because:

- A) Requirements of the Ordinance can or will be met for the following reasons:  
The proposed changes will not change the zoning status or dimensions of the structure.
- B) Traffic generated or patterns of access or egress would not cause congestion hazard, or substantial change in established neighborhood character for the following reasons:  
The proposed changes will not change the building use or impact traffic generated or access patterns.
- 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 change will only affect the existing structure.
- 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 impacts are not applicable to the proposed change.
- 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 change follows precedent of other buildings on this and adjacent streets in the neighborhood.

**BZA APPLICATION FORM****DIMENSIONAL INFORMATION**

**APPLICANT:** Benjamin Pearce      **PRESENT USE/OCCUPANCY:** STORAGE  
**LOCATION:** 12 Granville Rd 3 Cambridge, MA 02138      **ZONE:** Residence B Zone  
**PHONE:** \_\_\_\_\_ **REQUESTED USE/OCCUPANCY:** STORAGE

		<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> <sup>1</sup>	
<u>TOTAL GROSS FLOOR AREA:</u>		3396	3396	n/a	(max.)
<u>LOT AREA:</u>		3165	3165	n/a	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> <sup>2</sup>		1.07	1.07	nc	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>		n/a	n/a	n/a	(min.)
<u>SIZE OF LOT:</u>	<u>WIDTH</u>	41	41	nc	(min.)
	<u>DEPTH</u>	77.6	77.6	nc	
<u>SETBACKS IN FEET:</u>	<u>FRONT</u>	nc	nc	15	(min.)
	<u>REAR</u>	19.3	19.3	25	(min.)
	<u>LEFT SIDE</u>	3	nc	7.5	(min.)
	<u>RIGHT SIDE</u>	8	nc	7.5	(min.)
<u>SIZE OF BLDG.:</u>	<u>HEIGHT</u>	42.5	nc	35	(max.)
	<u>LENGTH</u>	41	nc	n/a	
	<u>WIDTH</u>	26	nc	n/a	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		n/a	n/a	n/a	(min.)
<u>NO. OF DWELLING UNITS:</u>		n/a	n/a	n/a	(max.)
<u>NO. OF PARKING SPACES:</u>		2	2	n/a	(min./max)
<u>NO. OF LOADING AREAS:</u>		0	0	n/a	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>		n/a	n/a	n/a	(min.)

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

This is the sole building on the lot.

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'.



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2017 MAY -2 PM 12:58

BZA APPLICATION FORM

CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

Plan No: BZA-013107-2017

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Original Signature(s):

BHensold  
(Petitioner(s) / Owner)

BENJAMIN PEARCE BRIANA HENSOLD  
(Print Name)

Address: 12 GRANVILLE RD #3  
CAMBRIDGE MA 02138

Tel. No.: 401-484-8736

E-Mail Address: PERCE@BEN.C6MMA.COM

Date:

4-25-17













# CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2<sup>nd</sup> Floor, Cambridge, Massachusetts 02139

Telephone: 617 349 4683 TTY: 617 349 6112

E-mail: histcomm@cambridgema.gov URL: <http://www.cambridgema.gov/Historic>

William B. King, *Chair*, Bruce A. Irving, *Vice Chair*, Charles M. Sullivan, *Executive Director*

William G. Barry, Jr., Robert G. Crocker, Chandra Harrington, Jo M. Solet, *Members*

Joseph V. Ferrara, Kyle Sheffield, Susannah Barton Tobin, *Alternates*

## Jurisdiction Advice

To the Owner of Property at 12 Granville Rd #3

The above-referenced property is subject to the jurisdiction of the Cambridge Historical Commission (CHC) by reason of the status referenced below:

- ☐ Old Cambridge Historic District
  - ☐ Fort Washington Historic District  
(M.G.L. Ch. 40C, City Code §2.78.050)
  - ☐ Avon Hill Neighborhood Conservation District
  - ☐ Half Crown – Marsh Neighborhood Conservation District
  - ☐ Harvard Square Conservation District
  - ☐ Mid Cambridge Neighborhood Conservation District
  - ☐ Designated Landmark
  - ☐ Property is being studied for designation: \_\_\_\_\_  
(City Code, Ch. 2.78., Article III, and various City Council Orders)
  - ☐ Preservation Restriction or Easement (as recorded)
  - ☒ Structure is fifty years or more old and therefore subject to CHC review of any application for a demolition permit, if one is required by ISD. (City Code, Ch. 2.78, Article II). **See the back of this page for definition of demolition.**  
**No demolition permit anticipated based on scope of work described.**
  - ☐ No jurisdiction: not a designated historic property and the structure is less than fifty years old.
  - ☐ No local jurisdiction, but the property is listed on the National Register of Historic Places; CHC staff is available for consultation, upon request.
- Staff comments: \_\_\_\_\_

The Board of Zoning Appeal advises applicants to complete Historical Commission or Neighborhood Conservation District Commission reviews before appearing before the Board.

**If a line indicating possible jurisdiction is checked, the owner needs to consult with the staff of the Historical Commission to determine whether a hearing will be required.**

CHC staff initials SLB

Date April 26, 2017

Received by Uploaded to Energov

Date April 26, 2017

Relationship to project BZA 13107-2017

cc: Applicant  
Inspectional Services Commissioner

## **Demolition Delay Ordinance and Application Information**

The Demolition Delay Ordinance (Chapter 2.78, Article II of the Cambridge Municipal Code) was adopted by the City Council in 1979 to afford public review of demolition permit applications for potentially significant buildings. When the Historical Commission determines that a building is significant and should be preserved, demolition will be delayed for up to six months so that solutions can be sought to preserve the building indefinitely. The Ordinance covers all buildings over 50 years old, city-wide. The Historical Commission archives provide dates of construction for all properties in the City.

Demolition is defined in the ordinance as "the act of pulling down, destroying, removing or razing a building or commencing the work of total or substantial destruction with the intent of completing the same." The Inspectional Services Commissioner has provided further guidelines to outline what actions require a demolition permit. **In addition to complete demolition of a building, the following actions may require a demolition permit,**

- **removal of a roof,**
- **removal of one side of a building,**
- **gutting of a building's interior to the point where exterior features (windows, etc.) are impacted, and**
- **removal of more than 25% of a structure.**

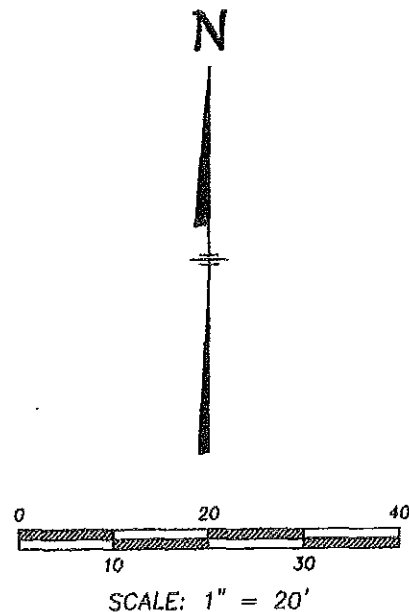
Please contact the building inspector or a staff member of the Historical Commission if you have questions about whether a demolition permit is required for a particular project.

Demolition permit applications can be obtained from the Inspectional Services Department. The completed application should be submitted to the Historical Commission, where the staff will review the application. If the Executive Director of the Historical Commission makes an initial determination that the building is significant, a public hearing will be scheduled with Historical Commission. If the staff makes an initial determination that the building is not significant, the application is released for further review by the Building Commissioner.

More information about the demolition permit application procedures is available on the Historical Commission's web site or by calling or dropping by the Historical Commission office.

July 2003

Cambridge Historical Commission  
831 Massachusetts Ave., 2<sup>nd</sup> Fl.  
Cambridge, MA 02139  
Ph: 617/349-4683 or TTY: 617/349-6112  
<http://www.cambridgema.gov/Historic>



CURRENT OWNER: 10-12 GRANVILLE ROAD CONDOMINIUM

TITLE REFERENCE: BOOK 24302 PAGE 310

PLAN REFERENCE: PLAN BOOK 197 PLAN 10  
PLAN BOOK 166 PLAN 17  
PLAN No. 943 OF 2005  
PLAN No. 953 OF 1996  
PLAN No. 797 OF 2009


THIS PLAN WAS PREPARED WITHOUT A FULL TITLE EXAMINATION AND IS NOT A CERTIFICATION TO THE TITLE OF THE LANDS SHOWN. THE OWNERSHIP OF ABUTTING PROPERTIES IS ACCORDING TO ASSESSORS RECORDS. THIS PLAN MAY OR MAY NOT SHOW ALL ENCUMBRANCES WHETHER EXPRESSED, IMPLIED OR PRESCRIPTIVE.

**SURVEYOR'S CERTIFICATION:**

TO: BENJAMIN PEARCE

I CERTIFY THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE GENERALLY ACCEPTABLE PRACTICES OF LAND SURVEYORS IN THE COMMONWEALTH OF MASSACHUSETTS FOR A PLAN AND SURVEY OF THIS TYPE. THIS CERTIFICATION IS MADE ONLY TO THE ABOVE NAMED INDIVIDUAL(S) AND IS NULL AND VOID UPON ANY FURTHER CONVEYANCE OF THIS PLAN.

THE FIELD WORK WAS COMPLETED ON: MARCH 4, 2016  
DATE OF PLAN: MARCH 7, 2016

  
RICHARD J. MEDE, JR. P.L.S.

03/07/2016  
DATE:



GRANVILLE ROAD  
(PUBLIC - 40' WIDE)

309 HURON AVENUE  
MEI LEE & LEE CHANG  
309 HURON AVENUE RT.  
BK 37632 PG 346

301 HURON AVENUE  
N/F  
301 HURON AVENUE RT.  
BK 60816 PG 434

14 GRANVILLE ROAD  
N/F  
DOUGLAS & LOIS  
PACKARD  
BK 13112 PG 367

71 RESERVOIR STREET  
N/F  
ELLEN T. GODUTI

69 RESERVOIR STREET  
N/F  
JAMES & VALERIE  
PECK  
BK 34743 PG 594

CURB  
48.00' N21° 59' 58"E  
11.9'  
BIT DRIVEWAY  
WOOD FENCE  
9.6'

78.81'  
N78° 09' 04"W

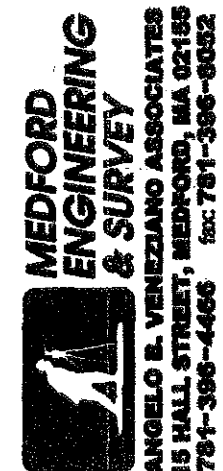
CHAIN LINK FENCE

CHAIN LINK FENCE

LOT 15  
3,185 S.F. ±

WOOD FENCE  
34.11'  
S21° 59' 58"W

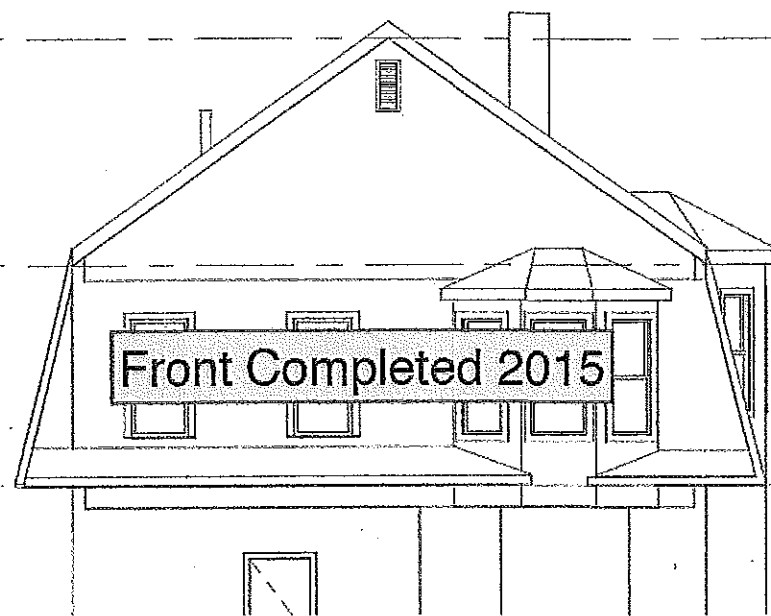
PREPARED BY:



PREPARED FOR:  
BENJAMIN PEARCE

DRAWN	CHECKED	FILE No.
KKG	RJM	19309

CERTIFIED PLOT PLAN  
GRANVILLE ROAD  
CAMBRIDGE, MA.  
(MIDDLESEX COUNTY)

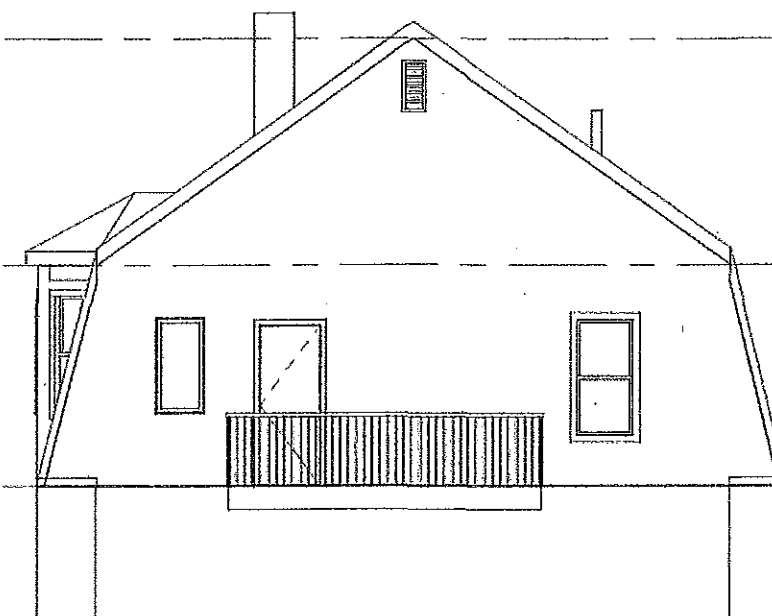


Bottom of Rafters  
18' - 7 1/2"

Attic Level  
9' - 2 1/2"

3rd Level EXISTING  
0' - 0"

① Street  
1/8" = 1'-0"

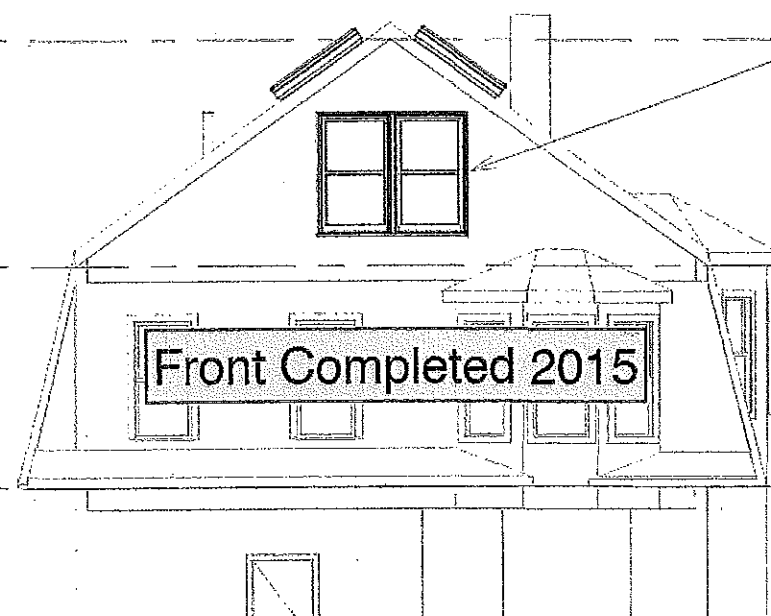


Bottom of Rafters  
18' - 7 1/2"

Attic Level  
9' - 2 1/2"

3rd Level EXISTING  
0' - 0"

② Rear EXISTING  
1/8" = 1'-0"

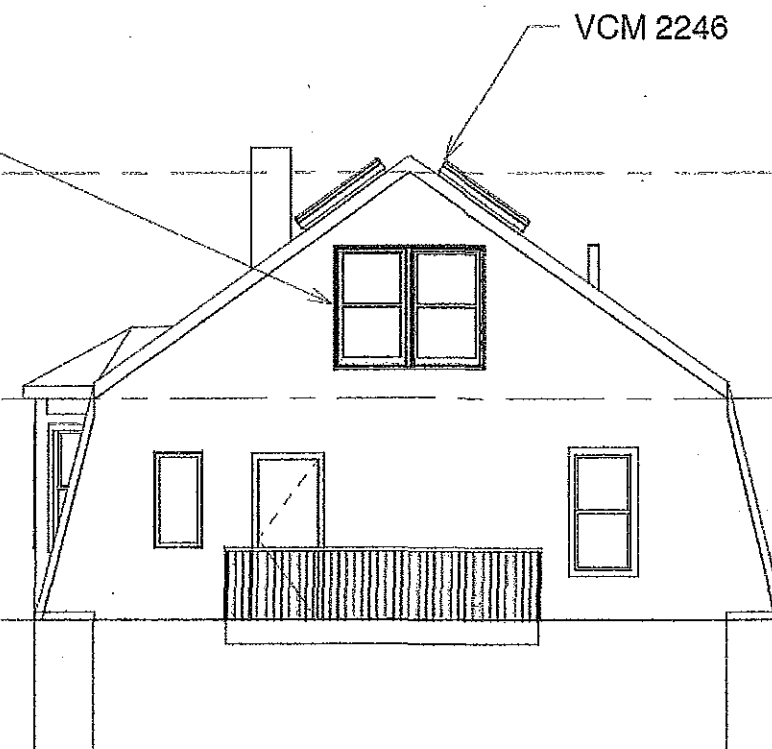


Bottom of Rafters  
18' - 7 1/2"

Attic Level  
9' - 2 1/2"

3rd Level EXISTING  
0' - 0"

④ Street PROPOSED  
1/8" = 1'-0"



Bottom of Rafters  
18' - 7 1/2"

Attic Level  
9' - 2 1/2"

3rd Level EXISTING  
0' - 0"

③ Rear PROPOSED  
1/8" = 1'-0"

Pearce Hensold  
Attic Renovation

No.	Description	Date

Elevations Existing

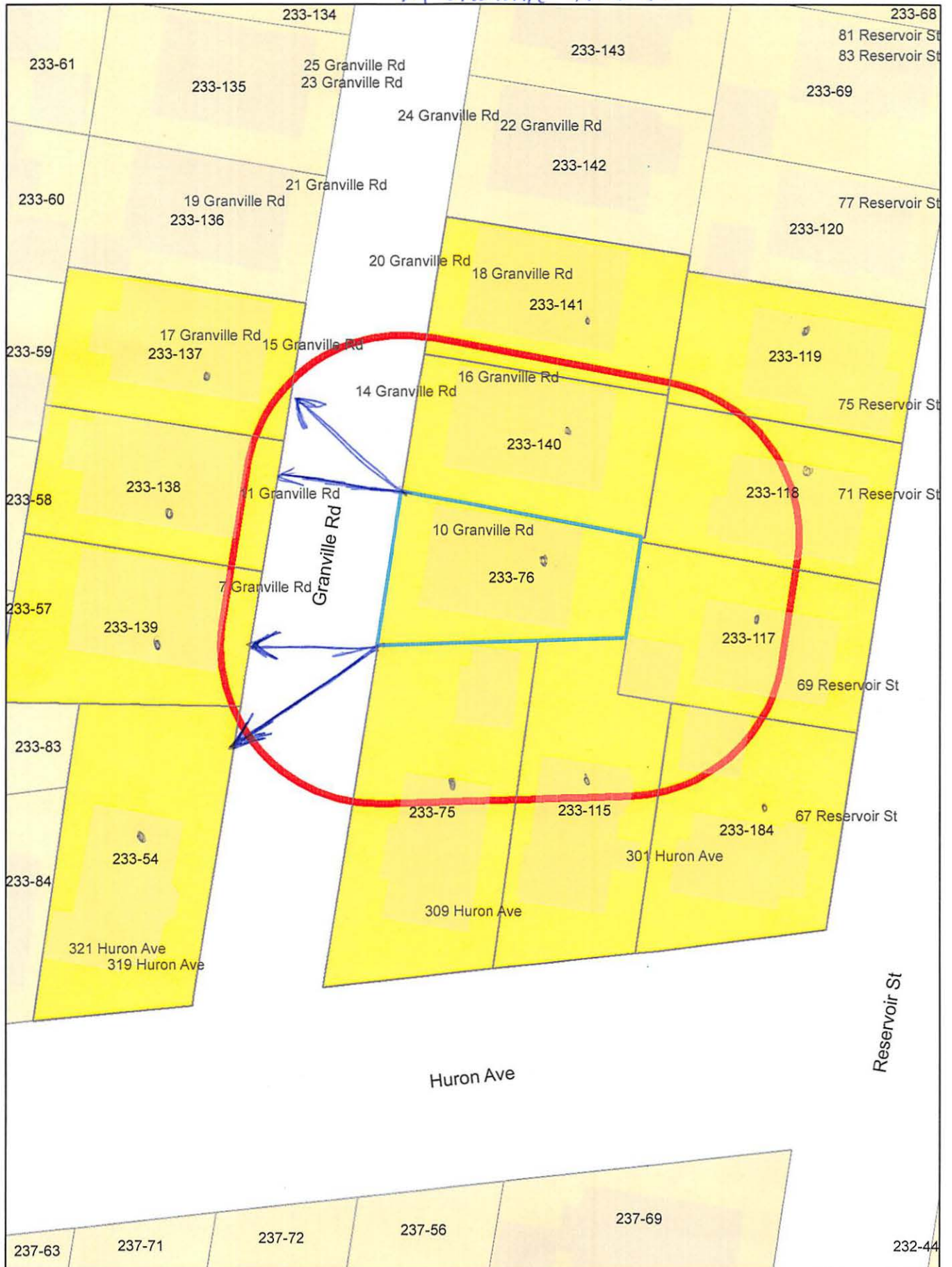
Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

A2

Scale 1/8" = 1'-0"



12 Granville Rd. #3





12 Granville Rd. # 3

233-119  
KLEIN, KATHARINE L.  
75 RESERVOIR ST., #1  
CAMBRIDGE, MA 02138

233-119  
GRECO, TARA ROMEI  
75 RESERVOIR ST., #2  
CAMBRIDGE, MA 02138

233-76  
HENSOLD, BRIANA & BENJAMIN PIERCE  
12 GRANVILLE RD., #3  
CAMBRIDGE, MA 02138

233-138  
OLIVET, JEFFREY & HANNAH OLIVET  
11 GRANVILLE RD., #3  
CAMBRIDGE, MA 02138

233-138  
VOIRET, MARTINE  
11 GRANVILLE RD., #2  
CAMBRIDGE, MA 02138

233-54  
ROBERTS, KATHERINE D., JOHN & ALISON  
TRS. THE KATHERINE D. ROBERTS TRUST  
321 HURON AVE  
CAMBRIDGE, MA 02138

233-75  
LEE, MEI HUA,  
TR. THE 66 HAMILTON STREET REALTY TR.  
309 HURON AVE  
CAMBRIDGE, MA 02138

233-76  
MACKIE, NATHANIEL & MOLLY FRAZIER  
105 WILSON RD  
BEDFORD, MA 01730

233-76  
TIGHE, RUTH E.,  
TRUSTEE THE TIGHE FAMILY TRUST  
10-12 GRANVILLE RD., #2  
CAMBRIDGE, MA 02138

233-138  
SCHMITT, SCOTT, KARINA KU & MAT YUEN KU  
11-13 GRANVILLE RD. UNIT#1  
CAMBRIDGE, MA 02138

233-115  
HENDERSON, ULRIKE KLEIN &  
MARTIN PETER KLEIN, TRUSTEES  
301 HURON AVE  
CAMBRIDGE, MA 02138

233-117  
PECK, JAMES C. & VALERIE PECK  
69 RESERVOIR ST  
CAMBRIDGE, MA 02138

233-118  
GODUTI, ELLEN T.  
73 RESERVOIR ST  
CAMBRIDGE, MA 02138

233-137  
MALIN, RALPH & MAUREEN MALIN  
10 OAK MEADOW  
LINCOLN, MA 01773

233-139  
CLOAD, SHARON T.  
7-9 GRANVILLE RD., UNIT #1  
CAMBRIDGE, MA 02138

233-139  
FISHER, MEREDITH & SHARON CLOAD  
7-9 GRANVILLE RD., #2  
CAMBRIDGE, MA 02138

233-139  
FISHER, MEREDITH  
7-9 GRANVILLE RD. UNIT#3  
CAMBRIDGE, MA 02138

233-140  
PACKARD, DOUGLAS W.  
16 GRANVILLE RD  
CAMBRIDGE, MA 02138

233-141  
WHITE, CHARLES S. JR. MARGARET B WHITE  
18 GRANVILLE RD  
CAMBRIDGE, MA 02138

233-184  
BARNE, G. STRWART  
P.O. BOX 1164  
CAMBRIDGE, MA 02238