



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

BZA APPLICATION FORM

Plan No: BZA-011523-2016

GENERAL INFORMATION

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

Special Permit : _____ Variance : √ Appeal : _____

PETITIONER : Julia Miner Studio - C/O Julia Miner

PETITIONER'S ADDRESS : 40 Stow Street Concord, MA 01742

LOCATION OF PROPERTY : 15 Wendell St Cambridge, MA

TYPE OF OCCUPANCY : Residence ZONING DISTRICT : Residence C-1 Zone

REASON FOR PETITION :
 Additions

DESCRIPTION OF PETITIONER'S PROPOSAL :

To raise the roof by 4' and install an east facing dormer at the rear of the house and to increase the size of the west facing dormer on the 3rd floor.

SECTIONS OF ZONING ORDINANCE CITED :

Article 5.000 Section 5.31 (Table of Dimensional Requirements).

Original Signature(s) :

Julia H Miner
 (Petitioner(s) / Owner)

JULIA H MINER
 (Print Name)

Address :

40 Stow Street
Concord, MA 01742

Tel. No. :

339-222-9315

E-Mail Address :

jmr@juliaminer.com

Date : 10/3/16

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 Peter C. L. Nohnberg
(OWNER)

Address: 15 Wendell Street, Cambridge, MA 02138

State that I/We own the property located at 15 Wendell Street, Cambridge, MA which is the subject of this zoning application.

The record title of this property is in the name of Peter C. L. Nohnberg

*Pursuant to a deed of duly recorded in the date July 10, 2006, Middlesex South County Registry of Deeds at Book 47782, Page 166; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.

Peter C. L. Nohnberg
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 Peter C Nohnberg personally appeared before me, this 21st of Sept., 2016, and made oath that the above statement is true.

Elena D. Matarova-Pantcheva Notary
(Notary Seal).

My commission expires _____
ELENA D. MATAROVA-PANTCHEVA
Notary Public, Commonwealth of Massachusetts
My Commission Expires November 13, 2020

- 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:

Because of the needs of their growing children and aging parents, Peter and Michele Nohrnberg need to add a bedroom while maintaining separate studies that are functional. The proposed solution turns an existing 2nd floor study back into a bedroom, while adding 160 SF on the 3rd floor for a new study.

- 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 but not affecting generally the zoning district in which it is located for the following reasons:

The hardship relates to the nonconfirming aspect of the structure in terms of height and setbacks. Proposed solutions does not impact neighborhood or site because footprint will not change and attic roof will not be raised above the existing roof. FAR stays well below maximum. Dormers follow the precedent of the existing Victorian architecture and the recommended guidelines for the City of Cambridge.

- C) *DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:***

- 1)** Substantial detriment to the public good for the following reasons:

Raising the attic roof in this location does not substantially impact the neighbors, setbacks, usage FAR or visible appearance of the house.

- 2)** Relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons:

The nonconforming aspect of the structure (setbacks and height) was created prior to the Ordinance. The proposed addition does not increase areas of the house that are already nonconforming. It does not increase the area of the third floor except in usable space by raising the attic roof.

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

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 15 Wendell 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:
a non-conforming structure may be enlarged provided alteration is not further in violation of dimensional requirements of 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:
Single family use maintained and work in study has not and will not generate extra traffic or parking needs
- 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:
Single family use will be maintained.
- 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:
Single family use only.
- 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:
City of Cambridge recommendations for dormers observed.



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2016 OCT 12 PM 3:26
 OFFICE OF THE CITY CLERK
 CAMBRIDGE, MASSACHUSETTS

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Original Signature(s) :

Julia Miner
 (Petitioner(s) / Owner)

JULIA H MINER
 (Print Name)

Address : 40 Stow St
Concord, MA 01742

Tel. No. : 339-227-9395

E-Mail Address : jma@juliaminer.com

Date : 10/3/16



CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2nd 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., Shary Page Berg, 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 15 Wendell Street

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 application anticipated. --SLB
- 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 September 28, 2016

Received by Uploaded to Energov Date September 28, 2016

Relationship to project BZA 11523-2016

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.

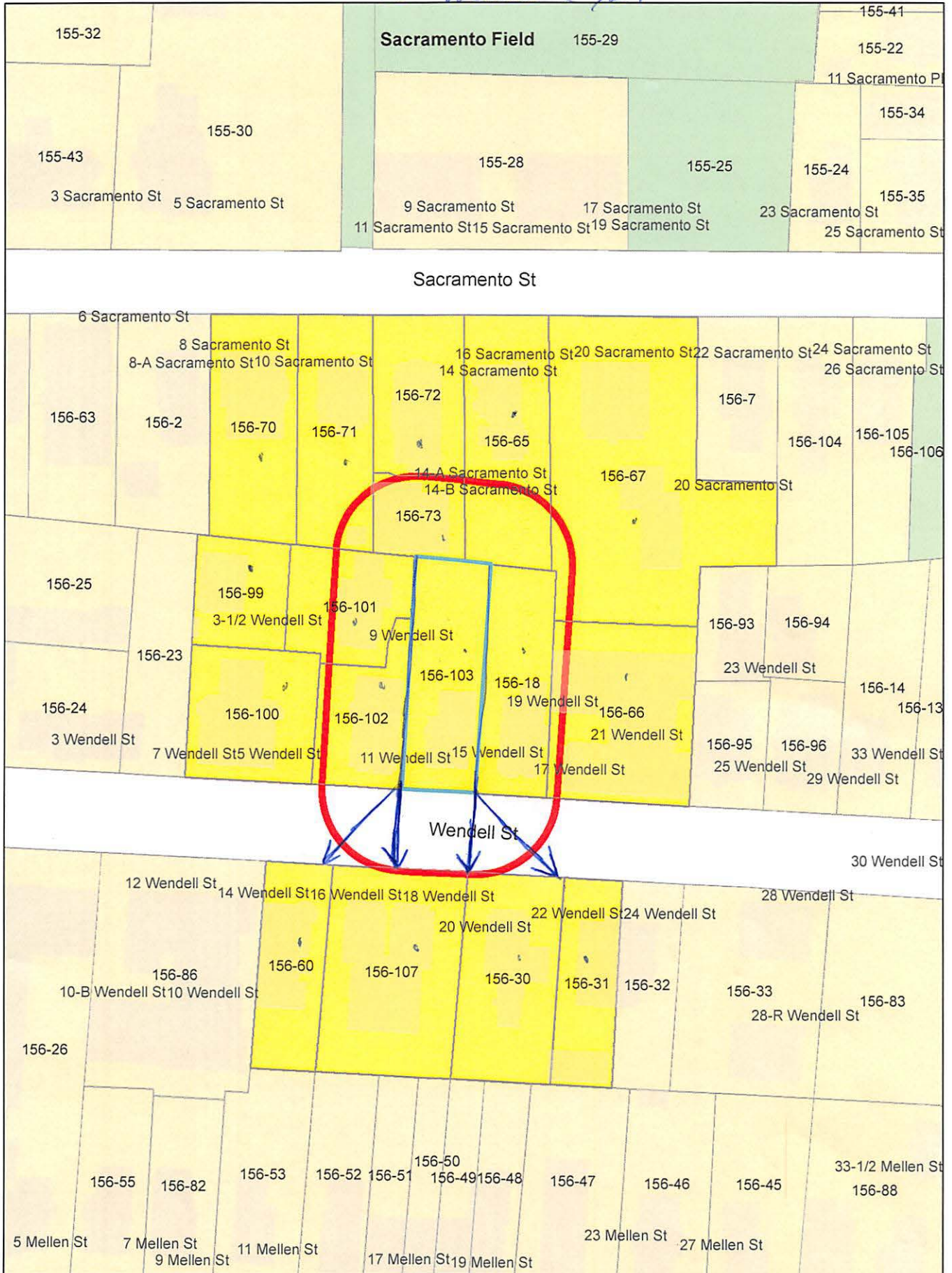
Demolition permit applications can be obtained from the Inspectional Services Department. The completed application should be submitted to the Historical Commission, where the staff will review the application. If the Executive Director of the Historical Commission makes an initial determination that 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., 2nd Fl.
Cambridge, MA 02139
Ph: 617/349-4683 or TTY: 617/349-6112
<http://www.cambridgema.gov/Historic>

15 Wendell St.



15 Wendell St.

Petitioner

156-99
CHILINSKI, DAVID & WENDY PRELLWITZ
3 1/2 WENDELL ST
CAMBRIDGE, MA 02138

156-60-31-30-107
LESLEY COLLEGE
29 EVERETT STREET
CAMBRIDGE, MA 02138

JULIA MINER STUDIO
C/O JULIA MINER
40 STOW STREET
CONCORD, MA 01742

156-65
KRAAKMAN, REINIER H. &
CATHERINE G. KRUPNICK
16 SACRAMENT STREET
CAMBRIDGE, MA 02138

156-66
WENDELL TERRACE LLC,
C/O CHESTNUT HILL REALTY CORP
P.O BX 396
CHESTNUT HILL, MA 02467

156-67
AGASSIZ NEIGHBORHOOD COUNCIL, INC.
20 SACRAMENTO STREET
CAMBRIDGE, MA 02138

156-72
CHARETTE, ANNE
14 SACRAMENTO #3
CAMBRIDGE, MA 02138

156-100
BOLOGNE, JOSEPH,
TR. OF L.A.B. TRUST
105 MYRTLE STREET
METHUEN, MA 01844

156-101
BEREZNICKI, IVAN J. Z. &
MARIANNA CHIAKOVSKY
TRS THE SUNFLOWER TRUST
9 WENDELL ST.
CAMBRIDGE, MA 02138

156-102
MAKHOUL, JOHN IBRAHIM
19C WESTON AVENUE
SOMERVILLE, MA 02144

156-70
HOGSTADIUS, ANN-CHARLOTTE
10 SACRAMENTO ST
CAMBRIDGE, MA 02138

156-72
ROIJEN, THEODORA VAN
14 SACRAMENTO ST. UNIT#2
CAMBRIDGE, MA 02138

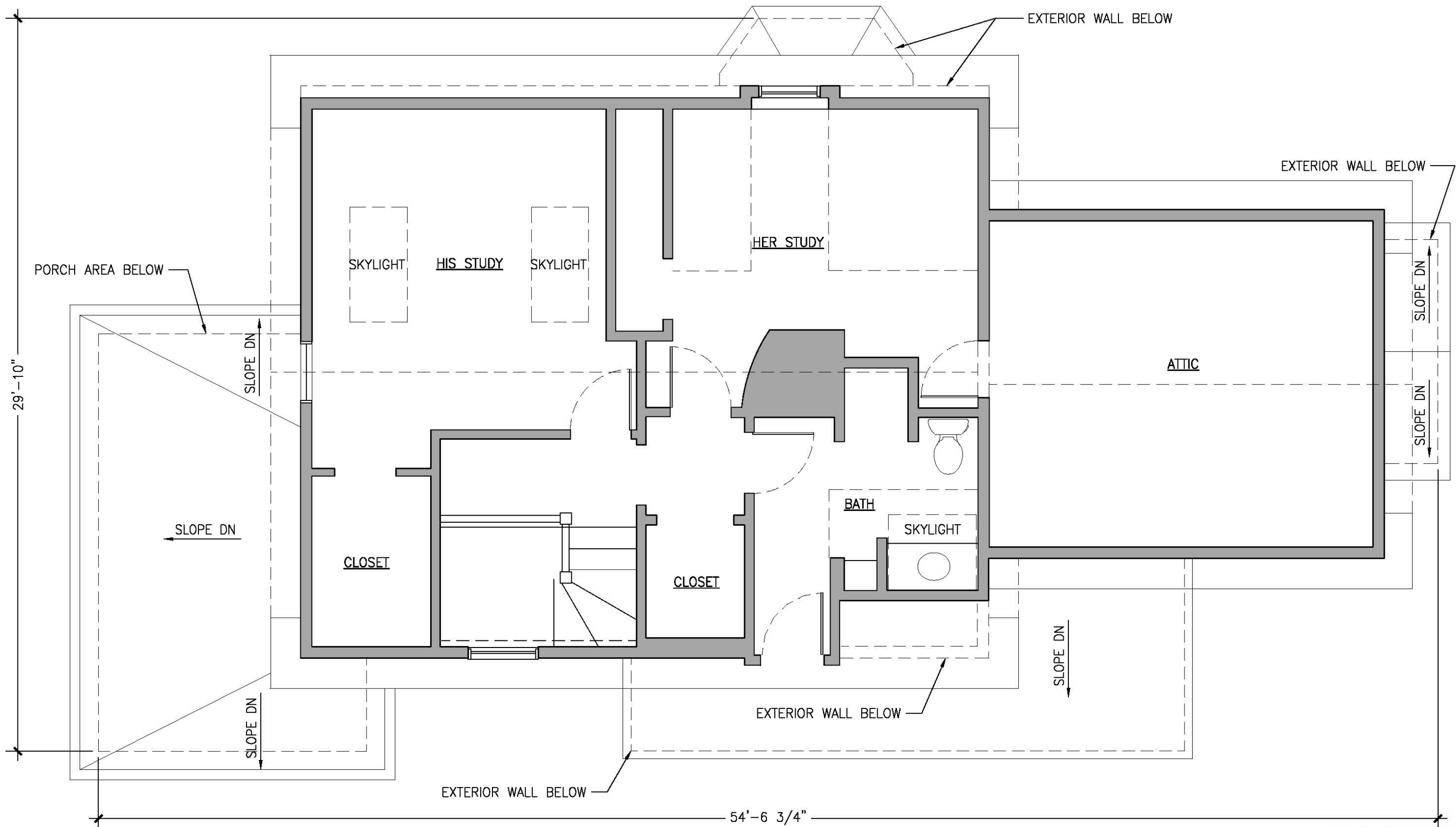
156-103
NOHRNBERG, PETER C.L
15 WENDELL ST
CAMBRIDGE, MA 02138

156-73
ELK CAMP PARTNERS, LLC C/O PETER THORNE
19 ARLINGTON STREET
CAMBRIDGE, MA 02140

156-18
LIVE, THEODORE R. & BARBARA J. ALLEN
17 WENDELL ST
CAMBRIDGE, MA 02138

156-72
RUSTOW, JANET S., TRUSTEE JANET S. RUSTOW
2008 REV TRUST
14 SACRAMENTO ST., #1
CAMBRIDGE, MA 02138

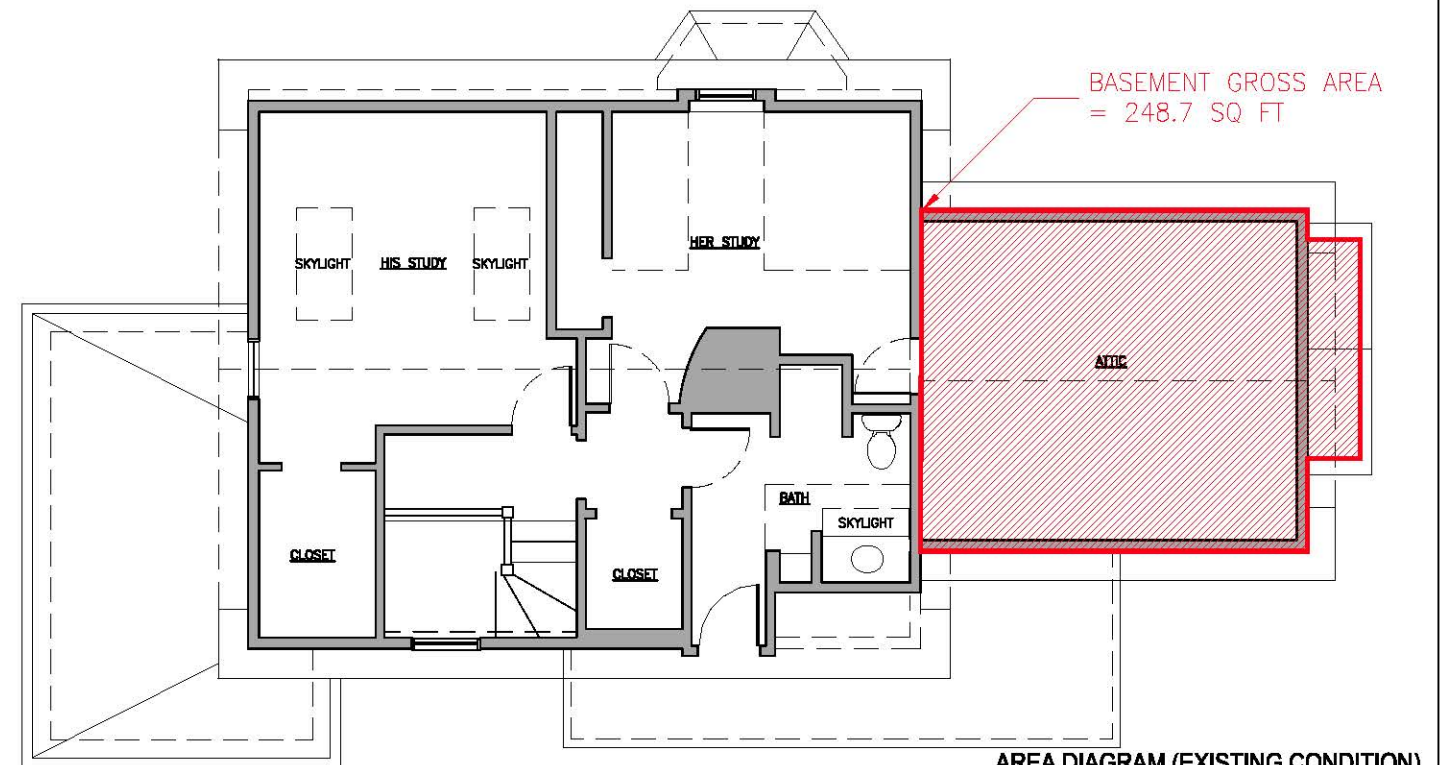
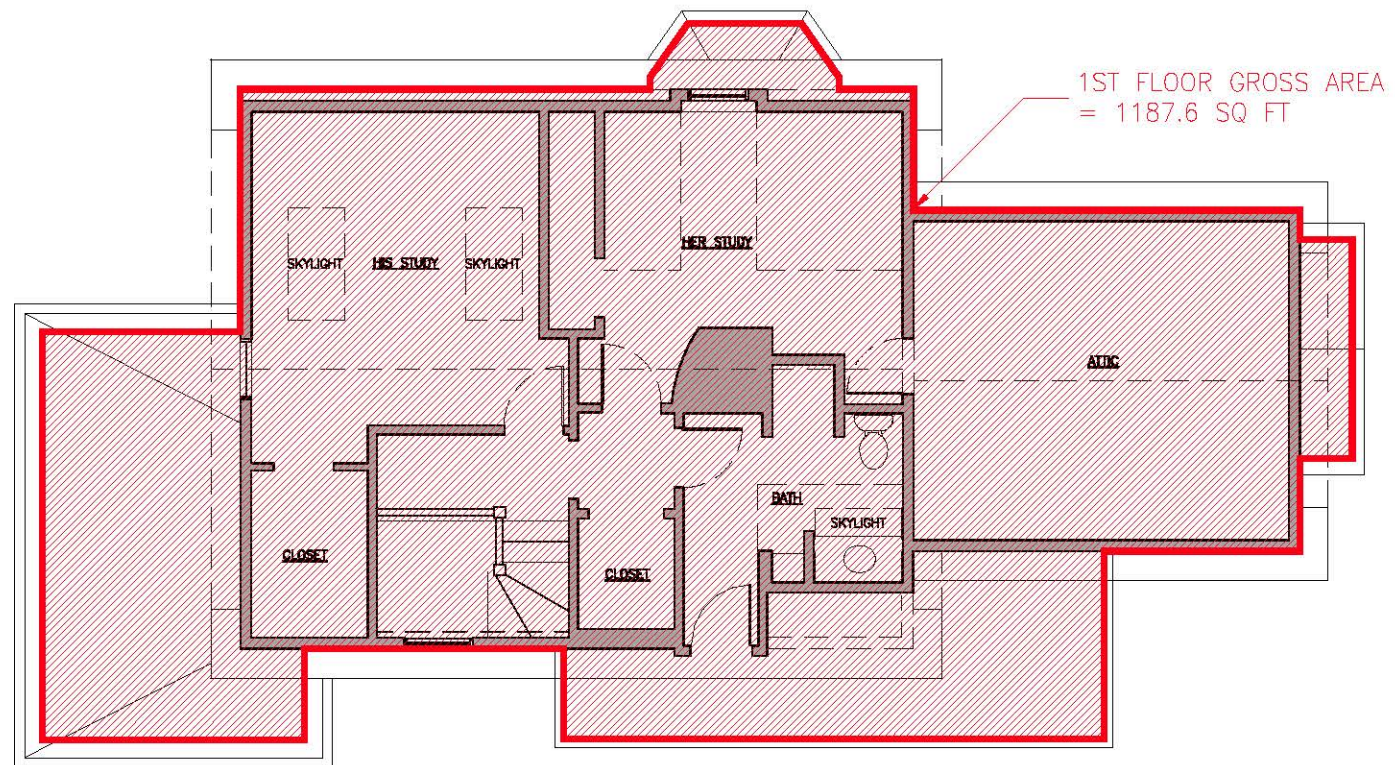
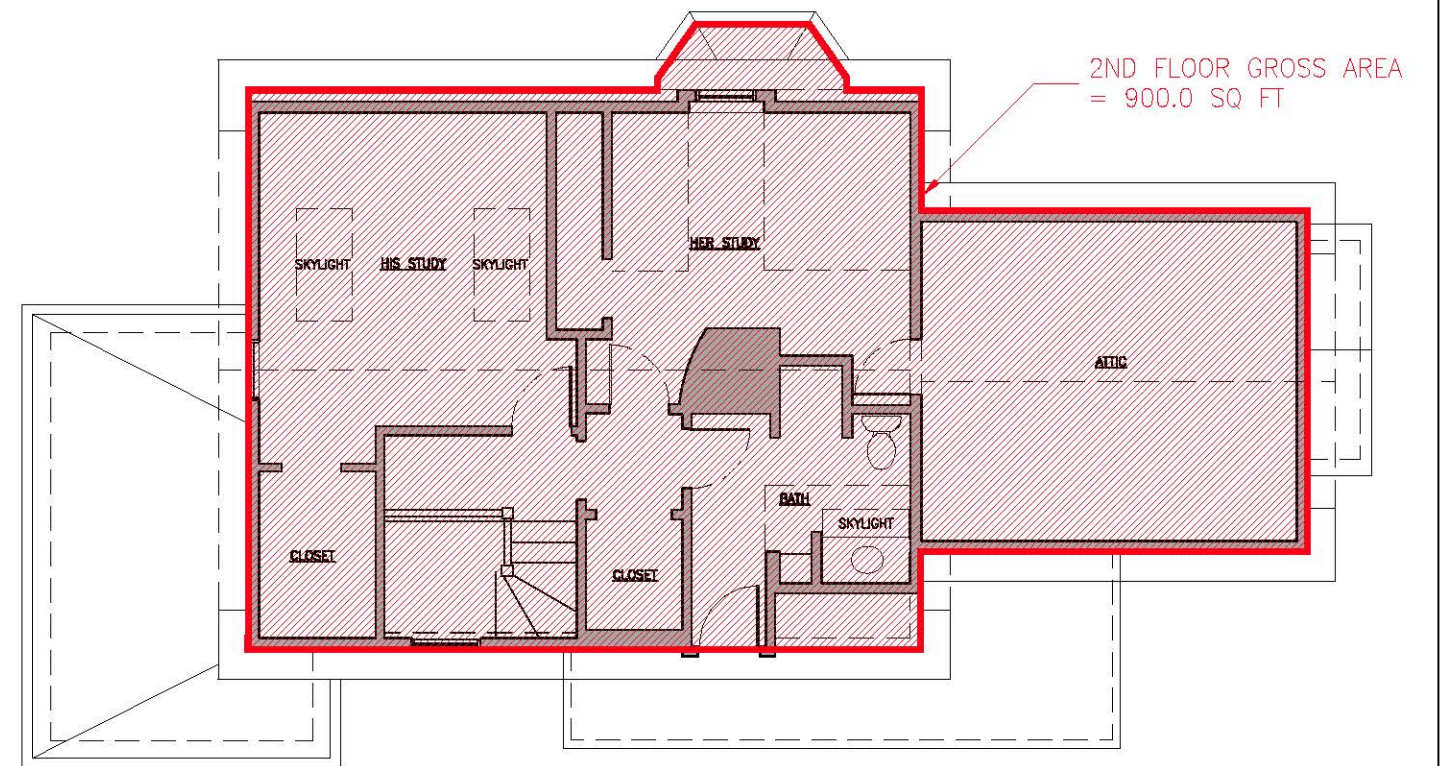
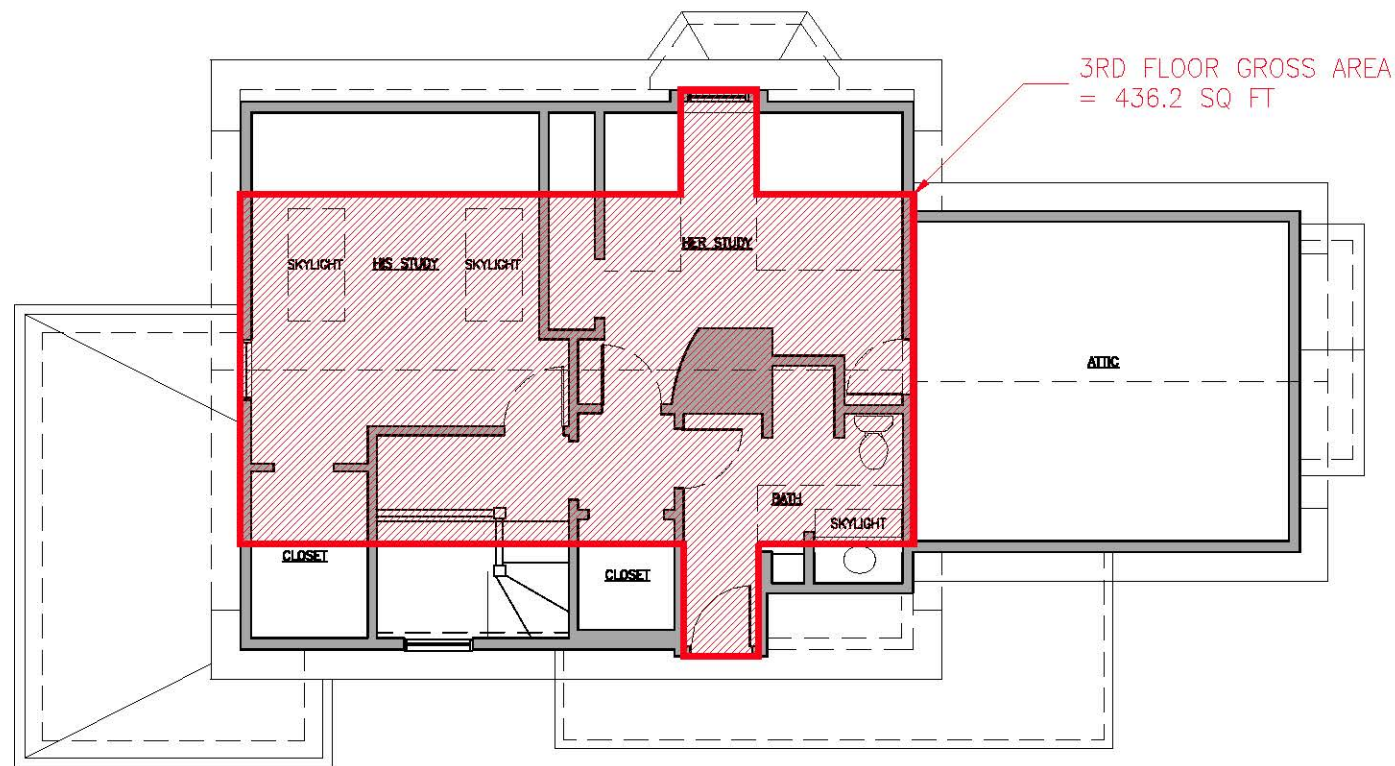
156-71
FRIEDEN, SUSAN D. & KARL A, FRIEDEN
12 SACRAMENTO ST
CAMBRIDGE, MA 02138



THIRD FLOOR PLAN (AS-BUILT)
SCALE 1/4" = 1'-0"

**PRELIMINARY -
NOT FOR
CONSTRUCTION**

Project No:	160121	Date:	SEP 19, 2016	Revised To:	
Design/Drawn:	JM/FS	Printed On:		DESIGN DEVELOPMENT	
NOHRNBERG RESIDENCE 15 WENDELL STREET, CAMBRIDGE, MA					



AREA DIAGRAM (EXISTING CONDITION)
SCALE 1/8" = 1'-0"

**PRELIMINARY -
NOT FOR
CONSTRUCTION**

Project No: 160121 Date: SEP 19, 2016 Revised To:
Design/Drawn: JM/FS Printed On: DESIGN DEVELOPMENT

NOHRNBERG RESIDENCE
15 WENDELL STREET, CAMBRIDGE, MA



EXTERIOR ELEVATION: NORTH & WEST (AS-BUILT)
SCALE 1/8" = 1'-0"

**PRELIMINARY -
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Design/Drawn:	JM/FS	Printed On:	DESIGN DEVELOPMENT	

NOHRNBERG RESIDENCE
15 WENDELL STREET, CAMBRIDGE, MA

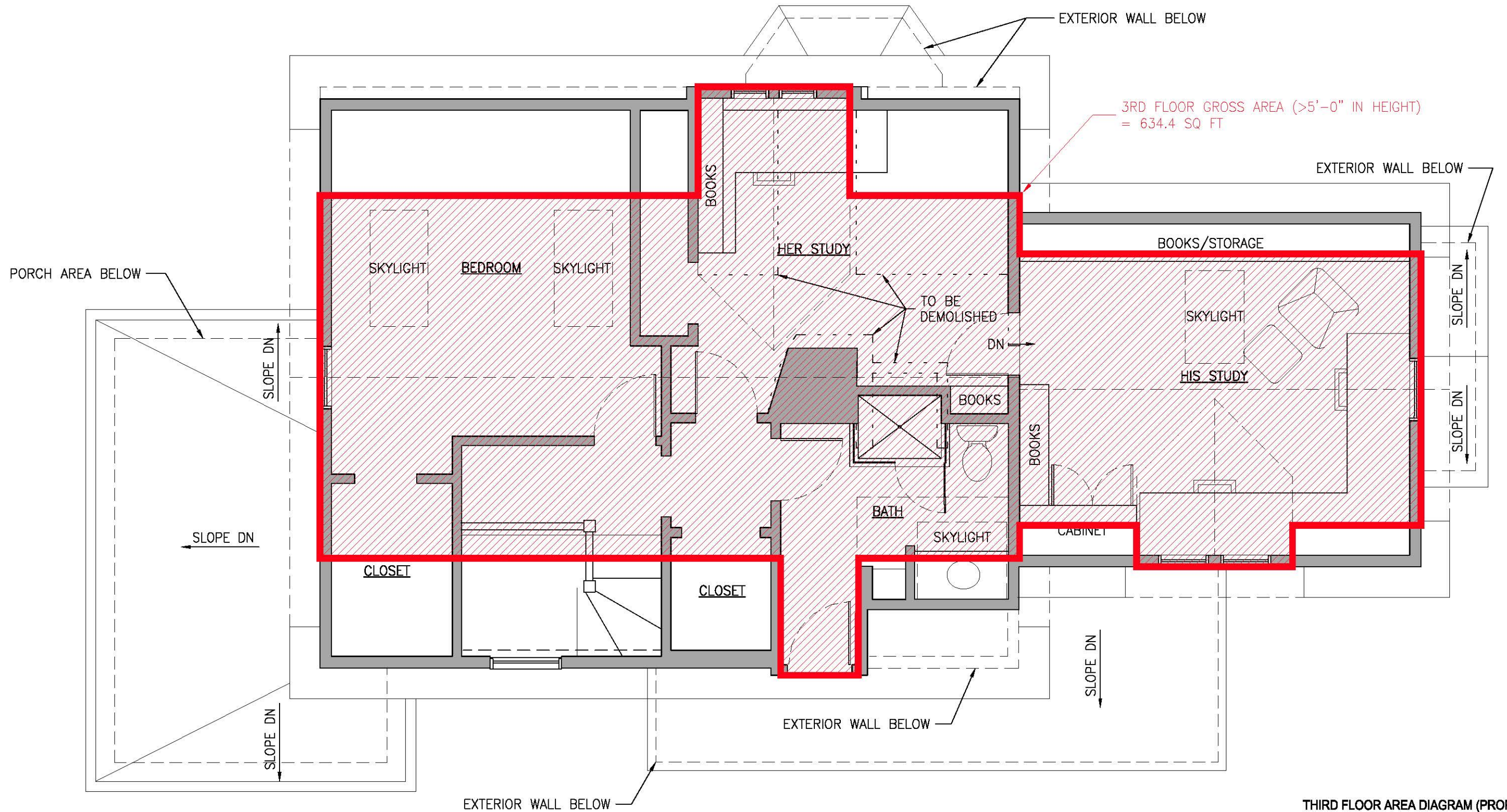


EXTERIOR ELEVATION: SOUTH & EAST (AS-BUILT)
SCALE 1/8" = 1'-0"

PRELIMINARY -
NOT FOR
CONSTRUCTION

Project No: 160121 Date: SEP 19, 2016 Revised To:
Design/Drawn: JM/FS Printed On: DESIGN DEVELOPMENT

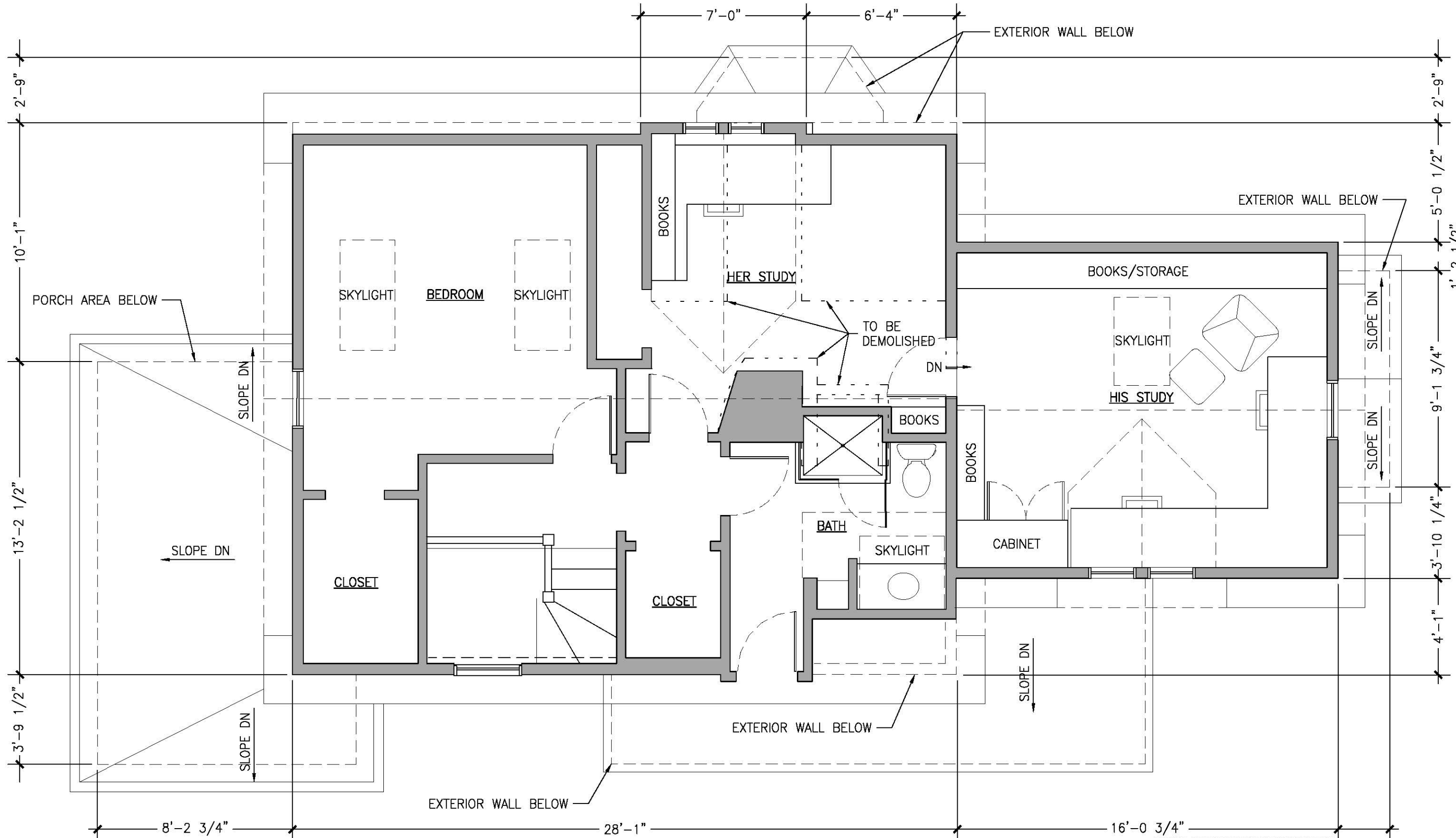
NOHRNBERG RESIDENCE
15 WENDELL STREET, CAMBRIDGE, MA



THIRD FLOOR AREA DIAGRAM (PROPOSED)
SCALE 1/4" = 1'-0"

**PRELIMINARY -
NOT FOR
CONSTRUCTION**

Project No:	160121	Date:	SEP 19, 2016	Revised To:
Design/Drawn:	JM/FS	Printed On:		DESIGN DEVELOPMENT
NOHRNBERG RESIDENCE 15 WENDELL STREET, CAMBRIDGE, MA				



THIRD FLOOR PLAN (PROPOSED)
SCALE 1/4" = 1'-0"

**PRELIMINARY -
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CONSTRUCTION**

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Design/Drawn:	JM/FS	Printed On:		DESIGN DEVELOPMENT

NOHRNBERG RESIDENCE
15 WENDELL STREET, CAMBRIDGE, MA



EXTERIOR ELEVATION: NORTH & WEST (PROPOSED)
SCALE 1/8" = 1'-0"

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CONSTRUCTION**

Project No:	160121	Date:	SEP 18, 2016	Revised To:
Design/Drawn:	JM/FS	Printed On:	DESIGN DEVELOPMENT	

NOHRNBERG RESIDENCE
15 WENDELL STREET, CAMBRIDGE, MA

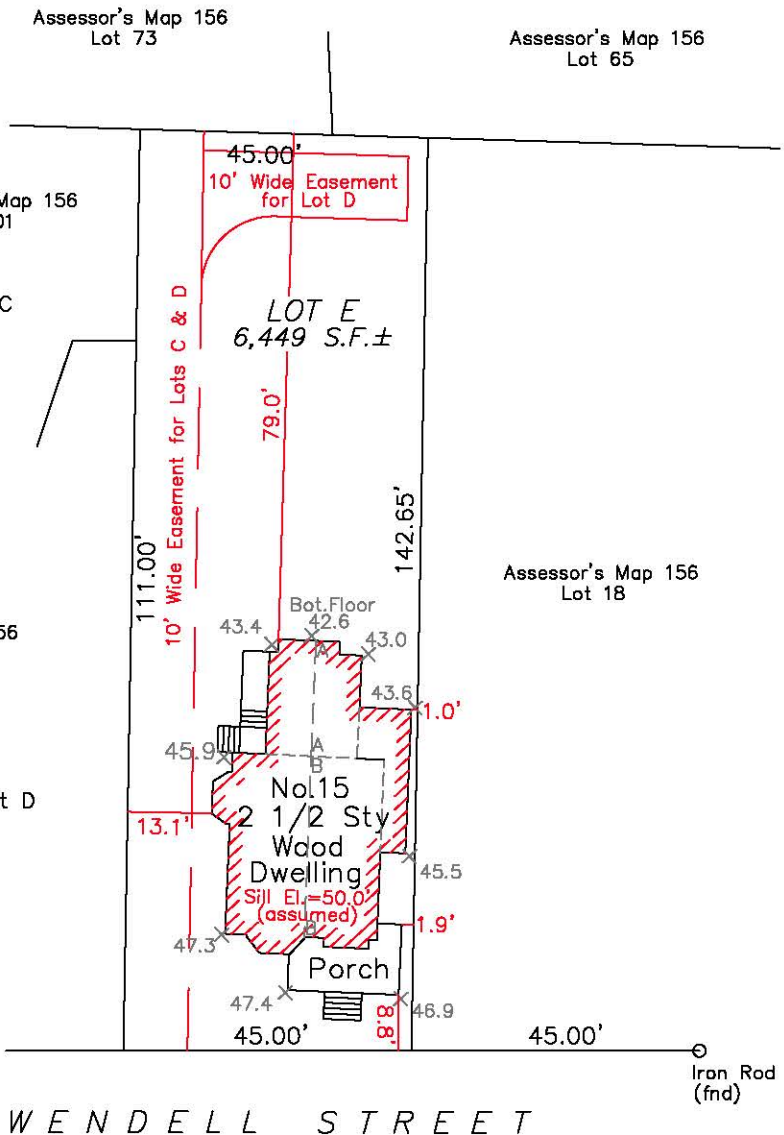


EXTERIOR ELEVATION: SOUTH & EAST (PROPOSED)
SCALE 1/8 = 1'-0"

**PRELIMINARY -
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CONSTRUCTION**

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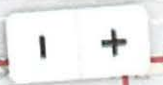
NOHRNBERG RESIDENCE
15 WENDELL STREET, CAMBRIDGE, MA



PLOT PLAN OF LAND CAMBRIDGE, MA.

PREPARED FOR:
PETER C. NOHRNBERG
15 WENDELL STREET
 SCALE: 1"=30' DATE: JUNE 20, 2016
DAVID P. TEREZONI, P.L.S.
4 ALLEN ROAD, PEABODY, MA. 01960

Zoning District: C-1
 Deed Reference: Book 47782, Page 166
 Assessor's Map 86, Lot 103
 Existing Lot Coverage = 20.0% ±



174

173

155

Enter an Address

Baldwin School

WENDELL ST
156

15 X

157

MELLEN ST

Permalink | Cambridge GIS, PeopleGIS, Esri, Delorme, NAVTEO

150

149

148

