



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

BZA APPLICATION FORM

Plan No: BZA-014181-2017

GENERAL INFORMATION

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

Special Permit : \_\_\_\_\_ Variance : ✓ Appeal : \_\_\_\_\_

PETITIONER : Brian Howard

PETITIONER'S ADDRESS : 81 Kirkland Street #2 Cambridge, MA 02138

LOCATION OF PROPERTY : 81 Kirkland St 2 Cambridge, MA

TYPE OF OCCUPANCY : existing two family ZONING DISTRICT : Residence C-1/A-2 Zone

REASON FOR PETITION :

Additions

DESCRIPTION OF PETITIONER'S PROPOSAL :

Relief is sought to increase the existing non-conforming GFA by adding a roof over an existing second floor roof deck. The roofdeck will continue to be exterior space, and will increase the GFA on the lot by 0.03.

SECTIONS OF ZONING ORDINANCE CITED :

Article 5.000 Section 5.31 (Table of Dimensional Requirements).

Original Signature(s) :

(Petitioner(s) / Owner)

Brian Howard

(Print Name)

Address :

81 Kirkland St. #2

Cambridge MA 02138

Tel. No. :

607 227 3888

E-Mail Address :

brian.ahoward@gmail.com

Date :

8/17/17

**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 Brian Howard  
(OWNER)

Address: 81 Kirkland St. #2, Cambridge MA 02138

State that I/We own the property located at 81 Kirkland St. #2, which is the subject of this zoning application.

The record title of this property is in the name of Brian Howard

\*Pursuant to a deed of duly recorded in the date 3/23/95, Middlesex South County Registry of Deeds at Book 25238, Page 83; 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.*

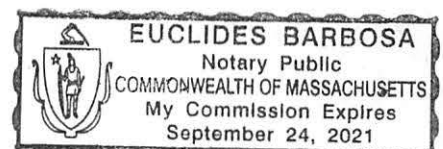
Commonwealth of Massachusetts, County of Middlesex

The above-name Brian W Howard personally appeared before me, this 10th of August, 2017, and made oath that the above statement is true.

 Notary

My commission expires 09-24-2021 (Notary Seal).

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



September 5th 1951  
 BY COMMISSIONER EX-104  
 DEPARTMENT OF TRANSPORTATION  
 MOTOR VEHICLES  
 REGISTRATION DIVISION



150-8-PS-70

BEING AS FOLLOWS:  
 1. The undersigned, being duly sworn, depose and say that the foregoing is a true and correct copy of the original document filed in the office of the undersigned on the 5th day of September, 1951.

WITNESSED my hand and the seal of the Department of Transportation at Washington, D.C., this 5th day of September, 1951.

Very truly yours,  
 Commissioner of Motor Vehicles  
 Department of Transportation  
 Washington, D.C.

150-8-PS-70

150-8-PS-70

**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:
- a. Currently, the rubber roof under the existing roofdeck is in need of repair, as it leaks into the first floor unit. In order to repair the rubber roof, it is likely that the existing roofdeck would need to be completely removed. Additionally, there is an interior enclosure, likely add during renovations in 1996, which may also be impeding repair of the rubber roof. The roofdeck and interior enclosure will likely need to be removed to replace the rubber roof, and its details and age may even be contributing to the leaks. Further, in an effort to better prevent future leaks, the Owner would like to add a roof over the roofdeck itself, which will keep rain and snow from sitting on the roofdeck and accelerating its deterioration. Presently, the floorboards of the deck are in an advanced stage of rot due to exposure. Preventing the Owner from building the roof will ensure that the Owner will just have to replace the roofdeck soon again, because of exposure to weather. Due to the positioning of the home relative to prevailing winds, the current deck traps blowing snow resulting in heavy accumulations. The resulting snowbank creates an ice dam which causes water to overrun the rubber roof's flashing. A slanted roof would fully mitigate the snow buildup and associated leaks.
  - b. Currently, the rear exterior steps into the house are exposed to the weather; during winter, they become coated with ice and snow, and become a serious slip hazard. The slope of the existing roof sheds melting snow and ice directly onto the steps. Building this roofdeck will allow these stairs to be protected from weather.
  - c. Currently, the rear of the house, with the flat roofdeck, is not in the same architectural character as the rest of the house. Adding the roof will tie the rear of the house together more harmoniously with the rest of the house; the Owner is planning on being a long-term occupant and is interested in adding positively to a neighborhood with strong architectural character with this renovation.
  - d. Currently, the deck is not usable in times of high/direct sun, or if there is any precipitation; adding the roof to the deck will ensure it is usable in more circumstances. The existing interior enclosure with the flat roof is poorly insulated, so it becomes very hot during summer days.
  - e. Currently, a toilet vent pipe is situated in the corner of the deck. If winds blow in the wrong direction, the deck may be exposed to vent odors. The roof will ensure that gasses from the vent do not drift onto the deck.
  - f. Currently, the design of the roofdeck incorporates a gap space between the floorboards and the rubber roof below to allow for drainage since the deck is exposed. A family of five racoons has moved into the gap space, creating a risk for disease and other problems. The addition of a slated roof above the deck will enable the owner to effectively reduce / seal this space, eliminating the risk of future infestation.
- 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:

- a. The roofdeck as it exists, on the second floor, is particularly exposed to the weather; this is a function of the construction and orientation of the roofdeck on this house, not a function of zoning. Covered porches are more common among other homes of similar design than exposed roofdecks.
- b. Currently, the shape of the roofdeck, which is generally flat, is not necessarily in the character of this home or many of the homes in the area; adding the gable roof will help the integrate the roofdeck more completely into the house itself. Moreover, the existing interior enclosure was clearly an afterthought, with little consideration for design or aesthetics

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

- 1) Substantial detriment to the public good for the following reasons:
    - i. The roofdeck already exists, so this application is not adding a use or space that has not already existed in this space for some years. Adding the roof will actually make the deck more private, and less visible or its occupants less audible from neighboring properties or the street.
    - ii. The roofdeck is not in violation of any setbacks, meaning it's not any closer to the neighbors' houses than the existing roofdeck. It is adding GFA to the property, but only because covered roofdecks must be counted toward GFA, but unocovered decks, which is what the deck is now, do not count towards GFA - in short, the GFA is increasing, but the deck will continue to exist whether the roof is there or not. In any case, the increase in GFA is only 0.03.
    - iii. There is significant support for this project from abutters and neighbors, who do not object to this proposal.
  - 2) Relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons:
    - i. The roofdeck already exists; the Owner is seeking relief to make the deck more usable, integrate the existing roofdeck more into the architectural character of the house, make the rear entry more safe during the winter months, and to prevent accelerated deterioration/protect the deck from weather.
    - ii. The roofdeck is not in violation of any setbacks, meaning it's not any closer to the neighbors' houses than the existing roofdeck. It is adding GFA to the property, but only because covered roofdecks must be counted toward GFA, but unocovered decks, which is what the deck is now, do not count towards GFA - in short, the GFA is increasing, but the deck will continue to exist whether the roof is there or not. In any case, the increase in GFA is only 0.03.
- \* 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****DIMENSIONAL INFORMATION**

**APPLICANT:** Runcible Studios      **PRESENT USE/OCCUPANCY:** residential  
**LOCATION:** 81 Kirkland St 2 Cambridge, MA      **ZONE:** Residence C-1/A-2 Zone  
**PHONE:** \_\_\_\_\_ **REQUESTED USE/OCCUPANCY:** residential

		<b><u>EXISTING CONDITIONS</u></b>	<b><u>REQUESTED CONDITIONS</u></b>	<b><u>ORDINANCE REQUIREMENTS</u></b> <sup>1</sup>	
<b><u>TOTAL GROSS FLOOR AREA:</u></b>		4886	5071	4095	(max.)
<b><u>LOT AREA:</u></b>		5758	5758	5000	(min.)
<b><u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u></b> <sup>2</sup>		.85	.88	.75	(max.)
<b><u>LOT AREA FOR EACH DWELLING UNIT:</u></b>		1500	2879	2879	(min.)
<b><u>SIZE OF LOT:</u></b>	WIDTH	49.36	49.36	50	(min.)
	DEPTH	116	116	n/a	
<b><u>SETBACKS IN FEET:</u></b>	FRONT	16.5	16.5	10	(min.)
	REAR	33.5	33.5	7.5	(min.)
	LEFT SIDE	4.5	4.5	16.5	(min.)
	RIGHT SIDE	16.5	16.5	10	(min.)
<b><u>SIZE OF BLDG.:</u></b>	HEIGHT	33	33	35	(max.)
	LENGTH	62.5	62.5	n/a	
	WIDTH	33.75	33.75	n/a	
<b><u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u></b>		.49	.46	.3	(min.)
<b><u>NO. OF DWELLING UNITS:</u></b>		2	2	2	(max.)
<b><u>NO. OF PARKING SPACES:</u></b>		2	2	2	(min./max)
<b><u>NO. OF LOADING AREAS:</u></b>		0	0	0	(min.)
<b><u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u></b>		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.

See plans

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 AUG 17 PM 1:35

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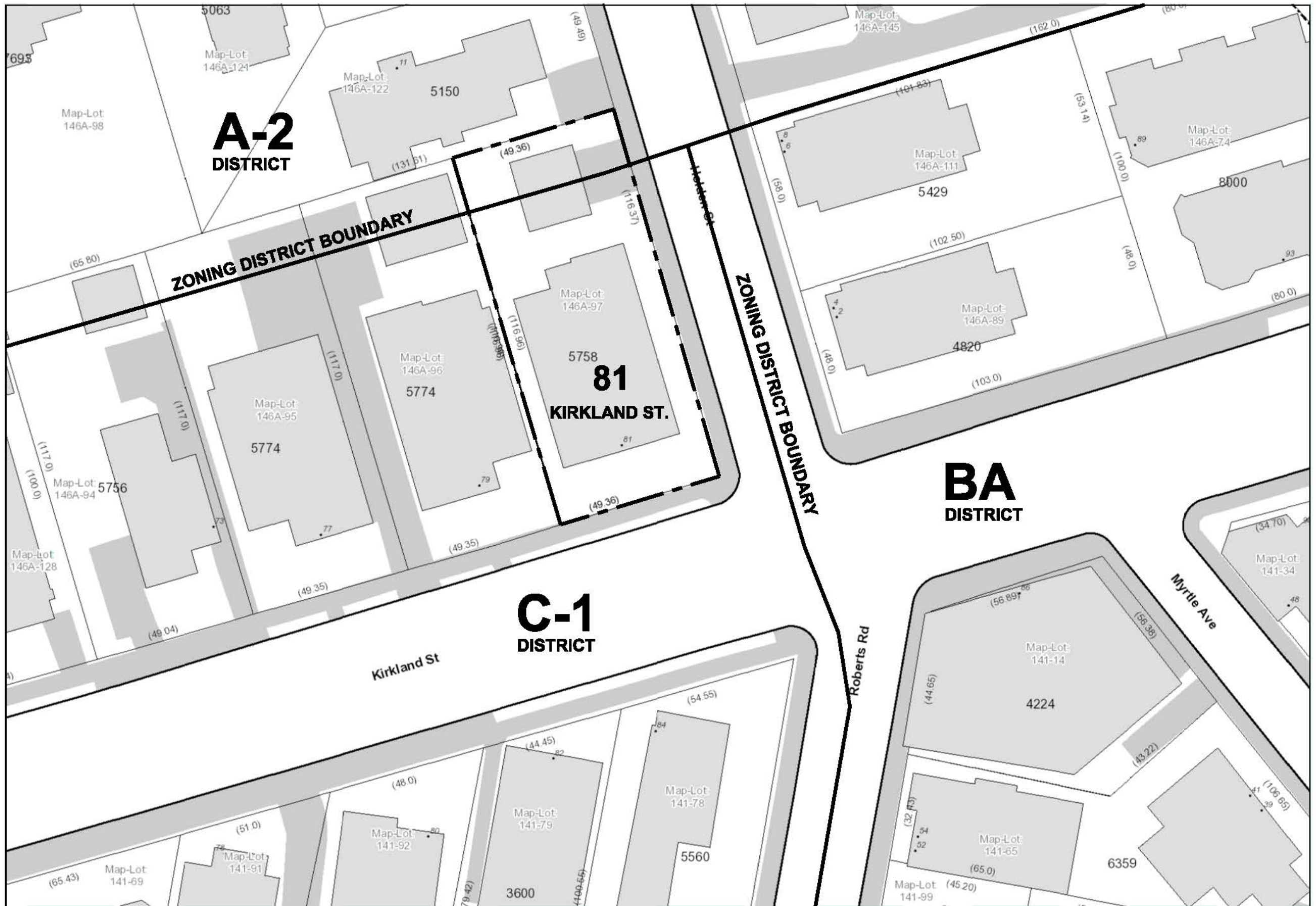
Tel. No. : 607 227 3888

E-Mail Address : brianwhoward@gmail.com

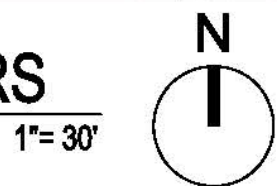
Date :

8/17/17

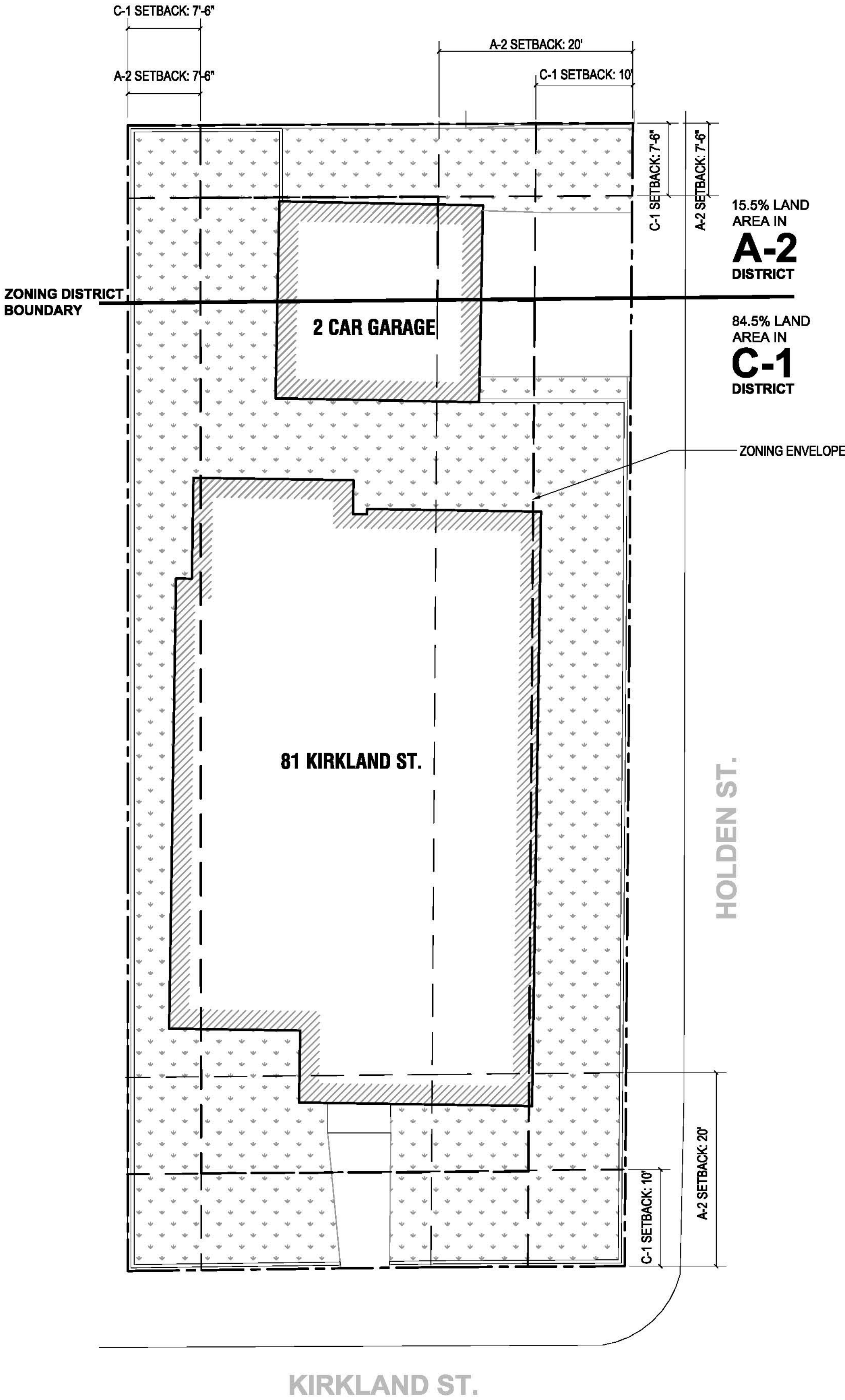




**SITE CONTEXT & ABUTTERS**  
BASED ON CITY OF CAMBRIDGE GIS DATA



**SITE PHOTOS**  
SEE SITE PLAN FOR APPROX. VIEW LOCATIONS



**SITE PLAN**  
BASED ON CITY OF CAMBRIDGE GIS DATA



**81 KIRKLAND**

81 KIRKLAND STREET, UNIT 2  
CAMBRIDGE, MA 02138

PROJECT

BRIAN HOWARD

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OWNER

**RUNCIBLE STUDIOS**

MARILYN W. MOEDINGER, AIA, LEED AP  
CAMBRIDGE, MA  
617-939-9888  
MARILYN@RUNCIBLESTUDIOS.COM

ARCHITECT

STRUCTURAL

09 AUG 2017 ZONING APPLICATION

SCALE  
AS NOTED

**BUILDING, SITE,  
CONTEXT, & GENERAL  
INFORMATION**

**A 0.0**



PROPERTY INFORMATION

ZONING MAP	146A
PROPERTY ID	146A-97-2
LAND AREA	5758
PID	22016
DISTRICT	C-1 & A-2
SUBDISTRICTS	NONE
OVERLAYS	NONE

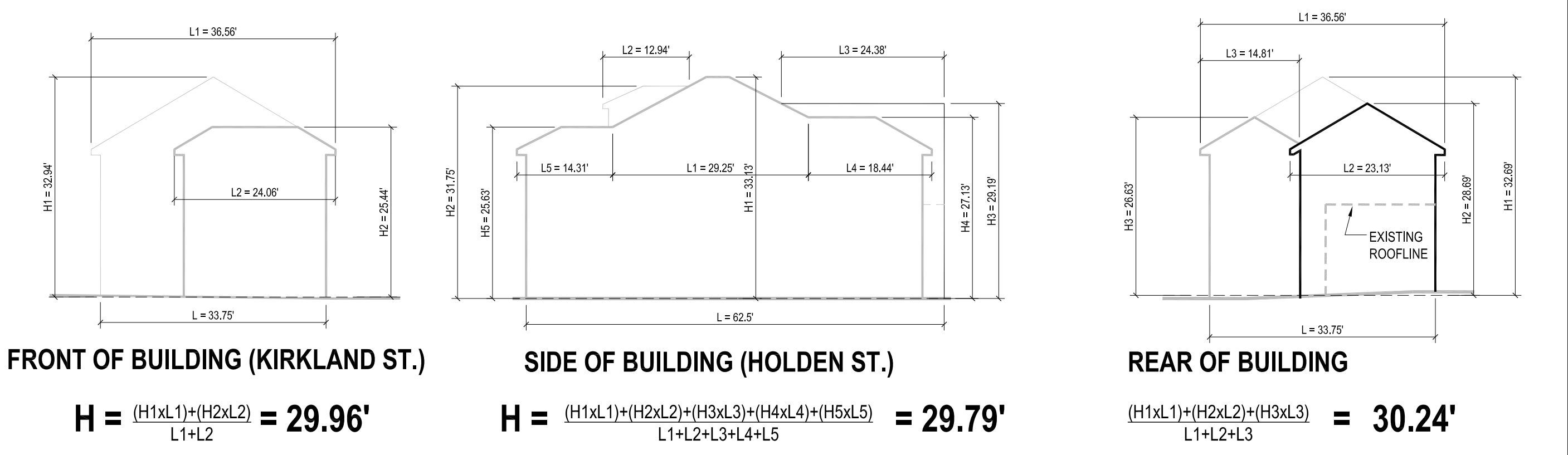
BUILDING INFORMATION

BUILDING HEIGHT	33	HIGHEST POINT OF ROOF: FROM SITE MEASUREMENTS
"H" SIDE OF BUILDING	29.79	SEE AVG HEIGHT DIAGRAMS
"H" FRONT OF BUILDING	29.96	SEE AVG HEIGHT DIAGRAMS
"H" REAR OF BUILDING	30.24	SEE AVG HEIGHT DIAGRAMS
BUILDING LENGTH	N/A	FROM SITE MEASUREMENTS
"L" SIDE OF BUILDING	62.5	SEE AVG HEIGHT DIAGRAMS FOR OVERALL "L" OF EACH SIDE
"L" FRONT OF BUILDING	33.75	SEE AVG HEIGHT DIAGRAMS FOR OVERALL "L" OF EACH SIDE
"L" REAR OF BUILDING	33.75	SEE AVG HEIGHT DIAGRAMS FOR OVERALL "L" OF EACH SIDE
LAND AREA	5758	FROM CITY GIS DATA
LAND AREA, C-1	4866	84.5% OF TOTAL LOT AREA
LAND AREA, A-2	892	15.5% OF TOTAL LOT AREA
LOT DEPTH	117	FROM CITY GIS DATA
FOOTPRINT	2935	FROM CITY GIS DATA
HOUSE	2243	INCLUDES ROOF OVERHANGS
GARAGE	428	INCLUDES ROOF OVERHANGS
DRIVEWAY	264	
GROSS FLOOR AREA EXISTING	4886	FROM SITE MEASUREMENTS
HOUSE	4458	CALCULATED PER "GFA" DEFINITION IN ARTICLE 2.000
GARAGE	428	CALCULATED PER "GFA" DEFINITION IN ARTICLE 2.000
GROSS FLOOR AREA PROPOSED	5071	FROM SITE MEASUREMENTS
2ND FLOOR COVERED PORCH	242	EXISTING PORCH, NOW WITH COVERED PORCH
1ST FLOOR COVERED STAIRS	17	NEW PORCH OVERHANG TO PROVIDE COVER FOR STAIRS BELOW
2ND FLOOR SUNROOM (REMOVED)	-74	REMOVED
HOUSE	4458	NO CHANGE
GARAGE	428	NO CHANGE
OPEN SPACE, PRIVATE [EXISTING]	2823	CALCULATED PER "OPEN SPACE, PRIVATE" DEFINITION IN ARTICLE 2.000
OPEN SPACE, PRIVATE [PROPOSED]	2638	CALCULATED PER "OPEN SPACE, PRIVATE" DEFINITION IN ARTICLE 2.000

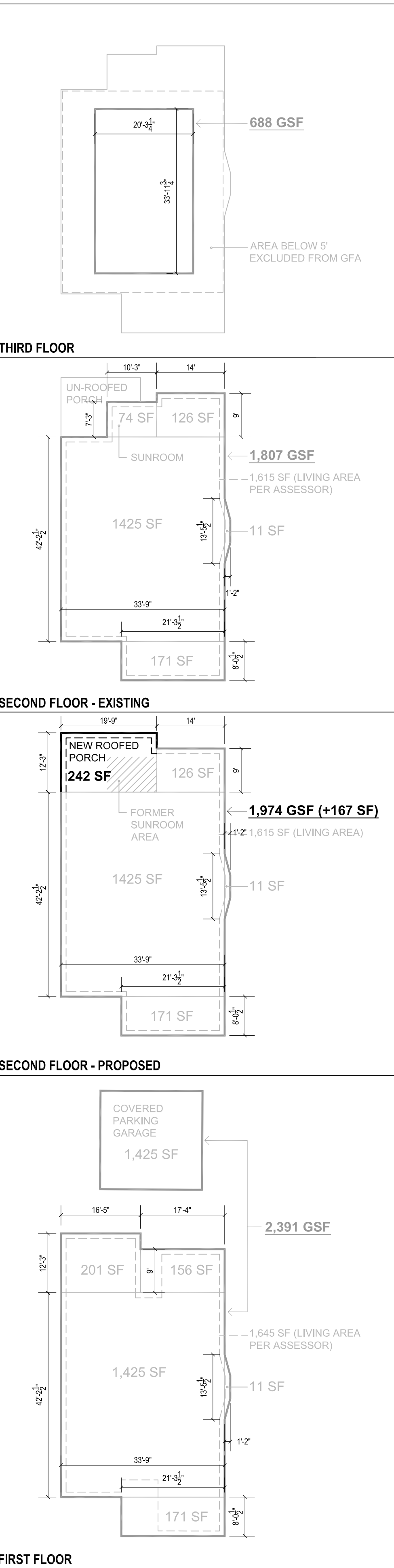
ZONING ANALYSIS

		ALLOWED, C-1	ALLOWED, A-2	ALLOWED, COMBO	EXISTING	PROPOSED	CONFORMS TO C-1?	CONFORMS TO A-2?	MADE MORE NON-CONFORMING BY PROPOSAL?
	FAR	0.75	0.5		0.85	0.88	NO [EXISTING NON-CONFORMING]	NO [EXISTING NON-CONFORMING]	YES
NOTE 5	MAX GFA			4095	4886	5071	NO [EXISTING NON-CONFORMING]	NO [EXISTING NON-CONFORMING]	YES
	MIN LOT AREA	5000	6000		5758	5758	YES	NO [EXISTING NON-CONFORMING]	NO
	MIN LOT AREA FOR EACH DWLG UNIT	1500	4500		2879	2879	YES	NO [EXISTING NON-CONFORMING]	NO
	MIN LOT WIDTH	50	65		49.36'	49.36'	NO [EXISTING NON-CONFORMING]	NO [EXISTING NON-CONFORMING]	NO
NOTE 1, 3, 6	MIN FRONT YARD SETBACK [KIRKLAND]	10	20		16.5'	16.5'	YES	NO [EXISTING NON-CONFORMING]	NO
NOTE 1, 3, 6	MIN FRONT YARD SETBACK [HOLDEN]	10	20		16.5'	16.5'	NO [EXISTING NON-CONFORMING]	NO [EXISTING NON-CONFORMING]	NO
NOTE 2, 3	MIN SIDE YARD SETBACK [PARALLEL TO HOLDEN]	7'6"	7'6"		4.5'	4.5'	NO [EXISTING NON-CONFORMING]	NO [EXISTING NON-CONFORMING]	NO
NOTE 2, 3	MIN SIDE YARD SETBACK [PARALLEL TO KIRKLAND]	7'6"	7'6"		33.5'	33.5'	YES	YES	NO
NOTE 3	MIN REAR YARD SETBACK	N/A	N/A		N/A	N/A	N/A	N/A	N/A
	MAX HEIGHT	35	35		33	33	YES	YES	NO
NOTE 4	MIN OPEN SPACE RATIO	0.3	0.5		0.49	0.46	YES	NO [EXISTING NON-CONFORMING]	YES, BUT ONLY FOR A-2 DISTRICT
	PARKING SPACES	1 PER D.U	1 PER D.U.		2	2	YES	YES	NO
	DWELLING UNITS	MULTI	1		2	2	YES	NO [EXISTING NON-CONFORMING]	NO
	1	MEASURED FROM CENTER OF STREET IN C-1, BUT CAN'T BE LESS THAN 10' FROM STREET LINE; DENOMINATOR CAN INCREASE BY 2 PER 5.24.4; FORMULA FOR KIRKLAND YIELDS 10.62 FROM CL OF STREET; FORMULA FOR HOLDEN YIELDS 15' FROM CL OF STREET							
	2	5.21.1 ON LOTS WITH LESS THAN REQ'D FRONTAGE, SIDE YARDS NEED NOT BE MORE THAN 30% OF LOT WIDTH; EACH SIDE YARD MUST BE MIN OF 7'6"							
		49.36x30% = 14.8'; 14.8'/2 = 7.4'; MUST USE 7'6" SIDE YARD							
	3	5.24.3 ON LOTS ABUTTING STREETS ON MORE THAN ONE SIDE, THE FRONT YARD REQUIREMENTS APPLY; REMAINING SIDES WILL BE CONSIDERED SIDE YARDS.							
	4	CAN'T INCLUDE PARKING, DRIVEWAYS, OR COVERED AREAS; CAN INCLUDE PRIVATE PORCHES/DECKS							
	5	MAX GFA FOR COMBINED LOTS IS CALCULATED PER 5.27.2							
	6	MEASURED FROM STREET LINE IN A-2							

AVERAGE HEIGHT (H) PER SIDE FOR YARD FORMULAS



GROSS FLOOR AREA DIAGRAM & DIMENSIONS



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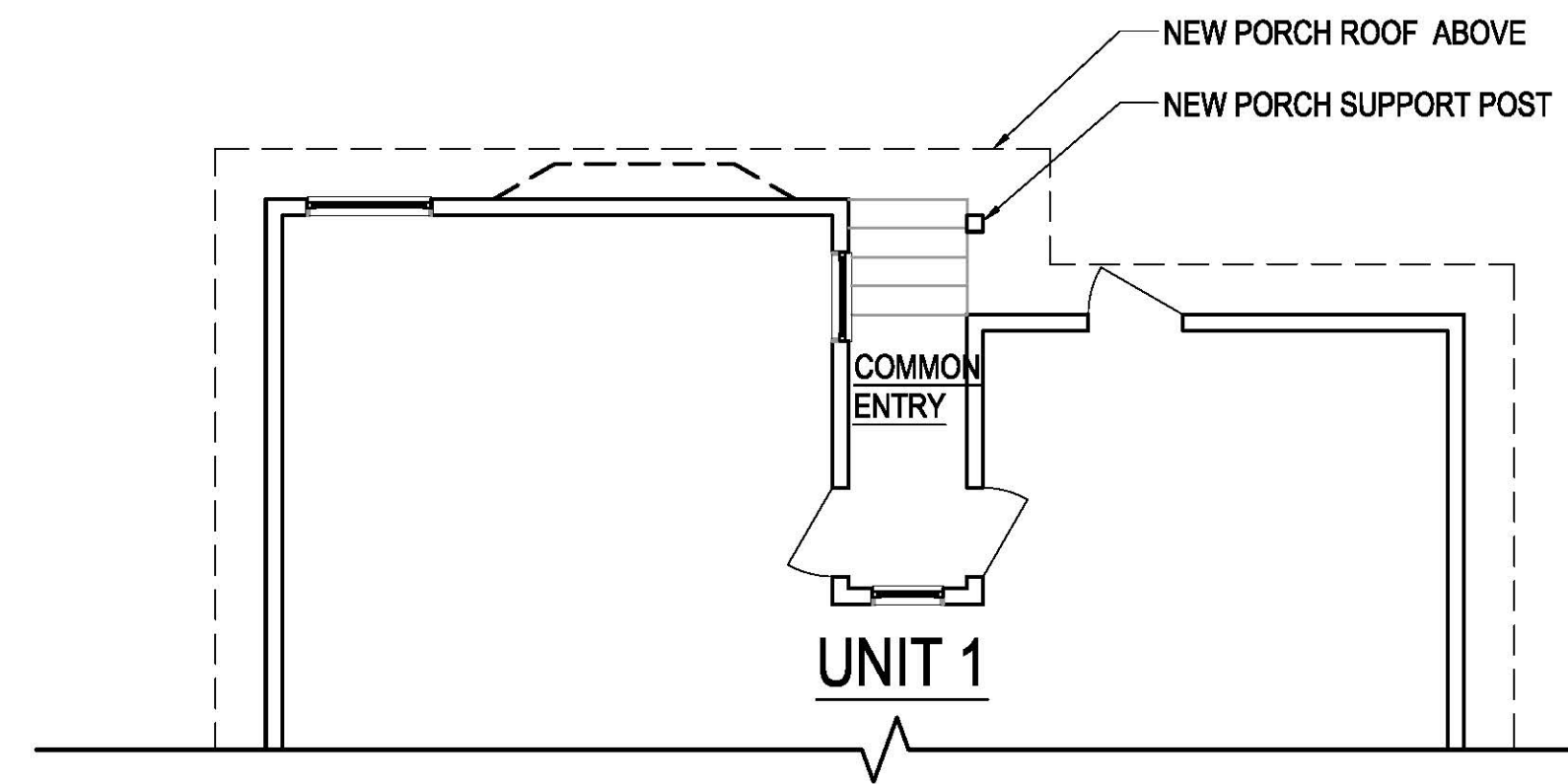
09 AUG 2017

ZONING APPLICATION

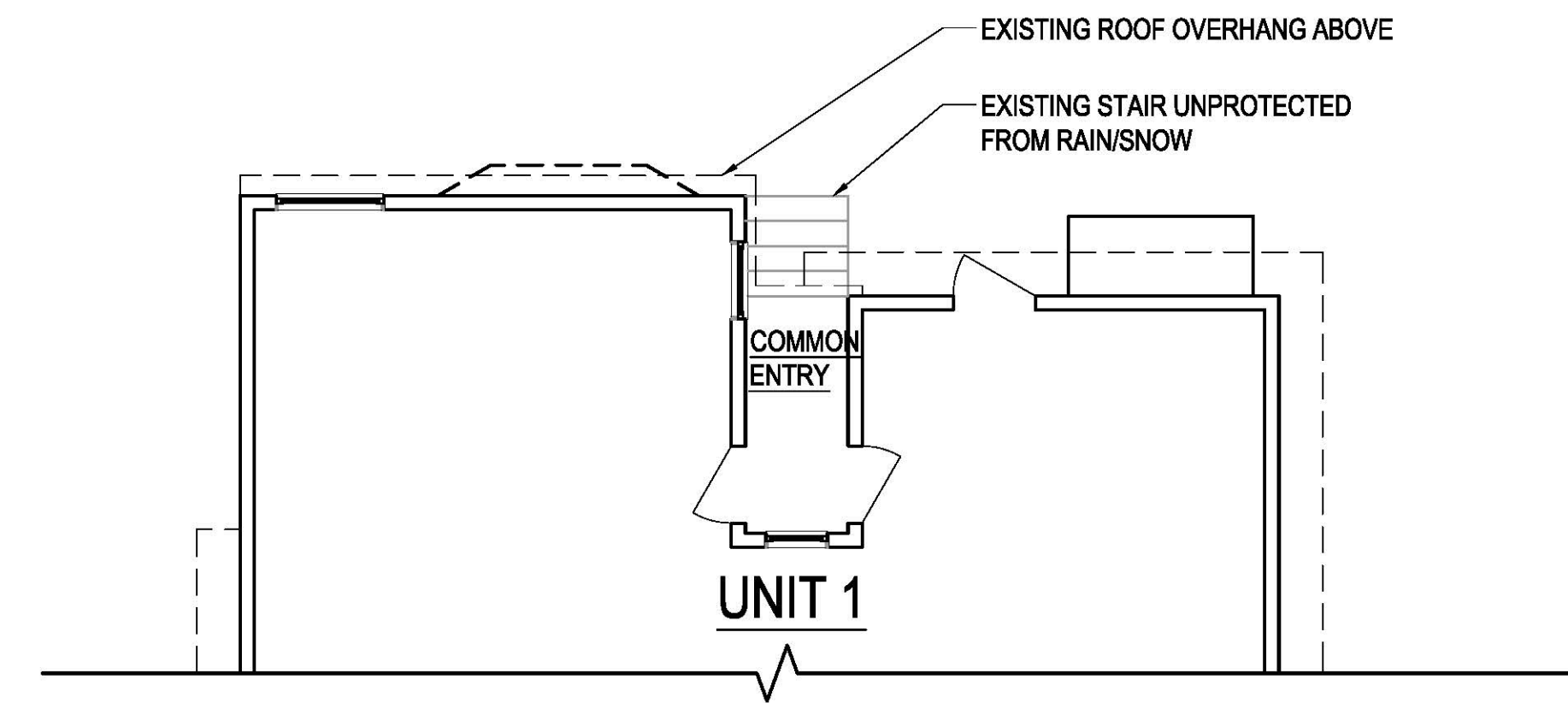
SCALE  
AS NOTED

ZONING CALCULATIONS & COMPLIANCE ANALYSIS

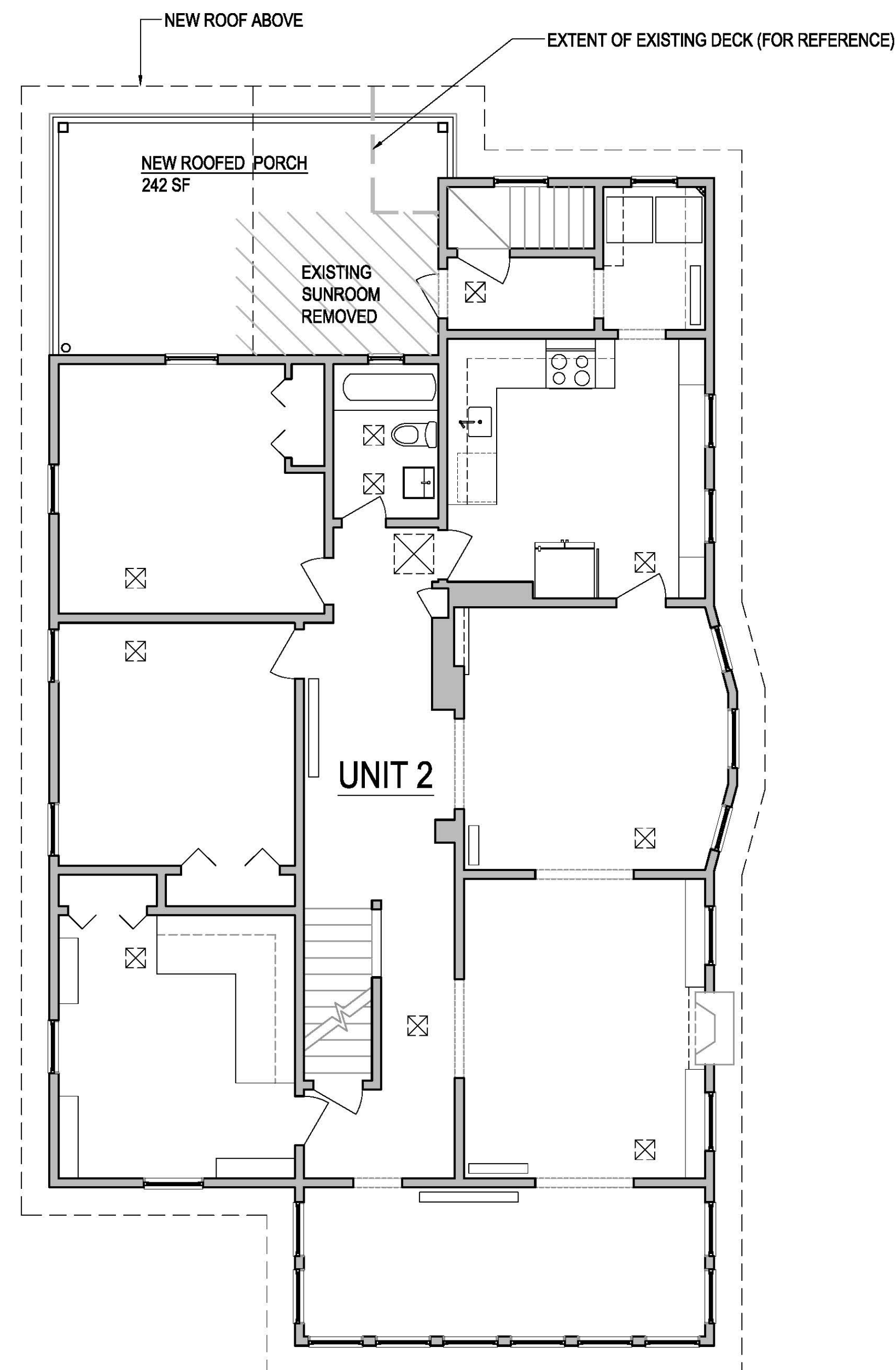
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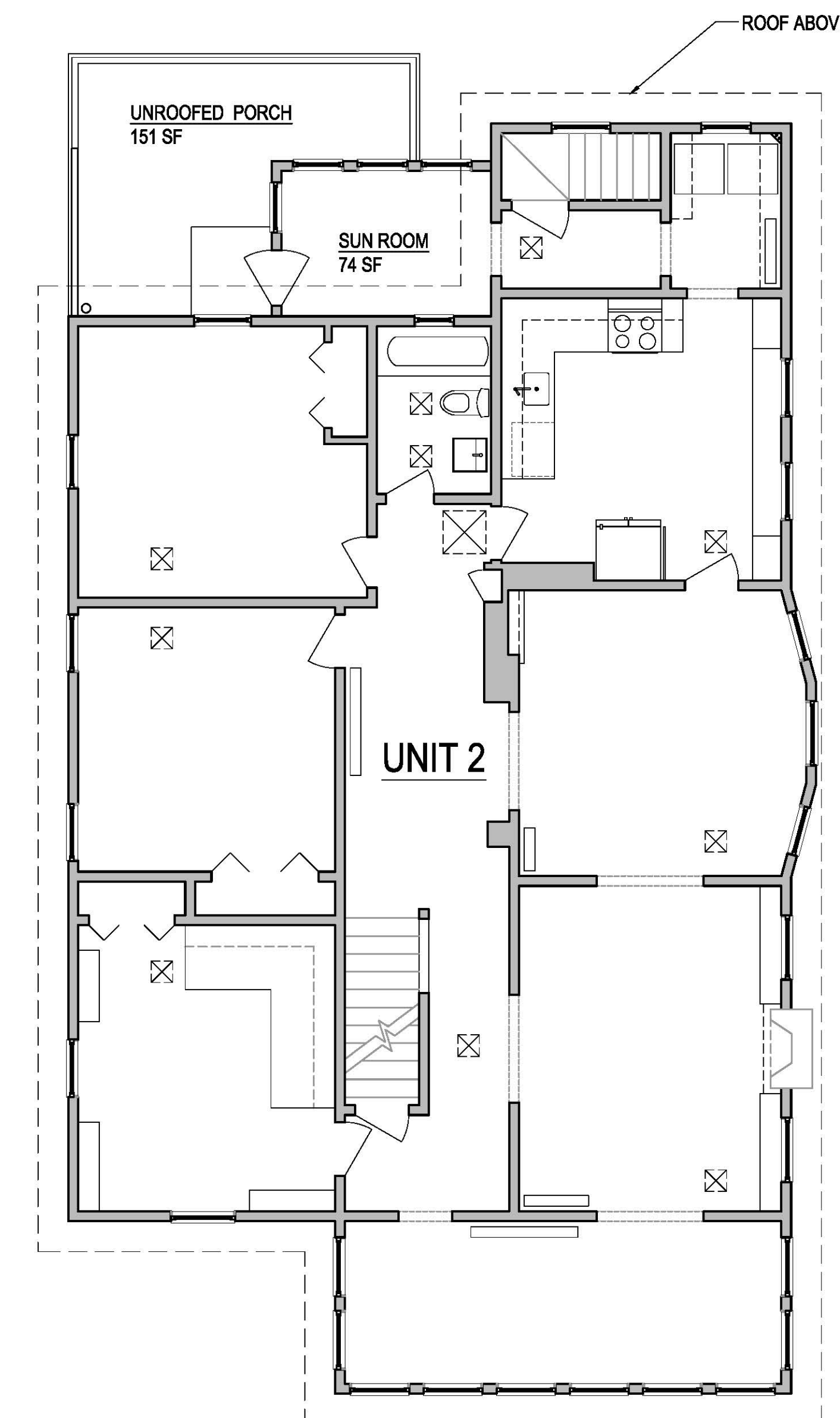
FIRST FLOOR - PROPOSED PLAN  
3/16"=1'-0"



FIRST FLOOR - EXISTING PLAN  
3/16"=1'-0"



SECOND FLOOR - PROPOSED PLAN  
3/16"=1'-0"



SECOND FLOOR - EXISTING PLAN  
3/16"=1'-0"

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EXISTING & PROPOSED  
PLANS

# A 1.0



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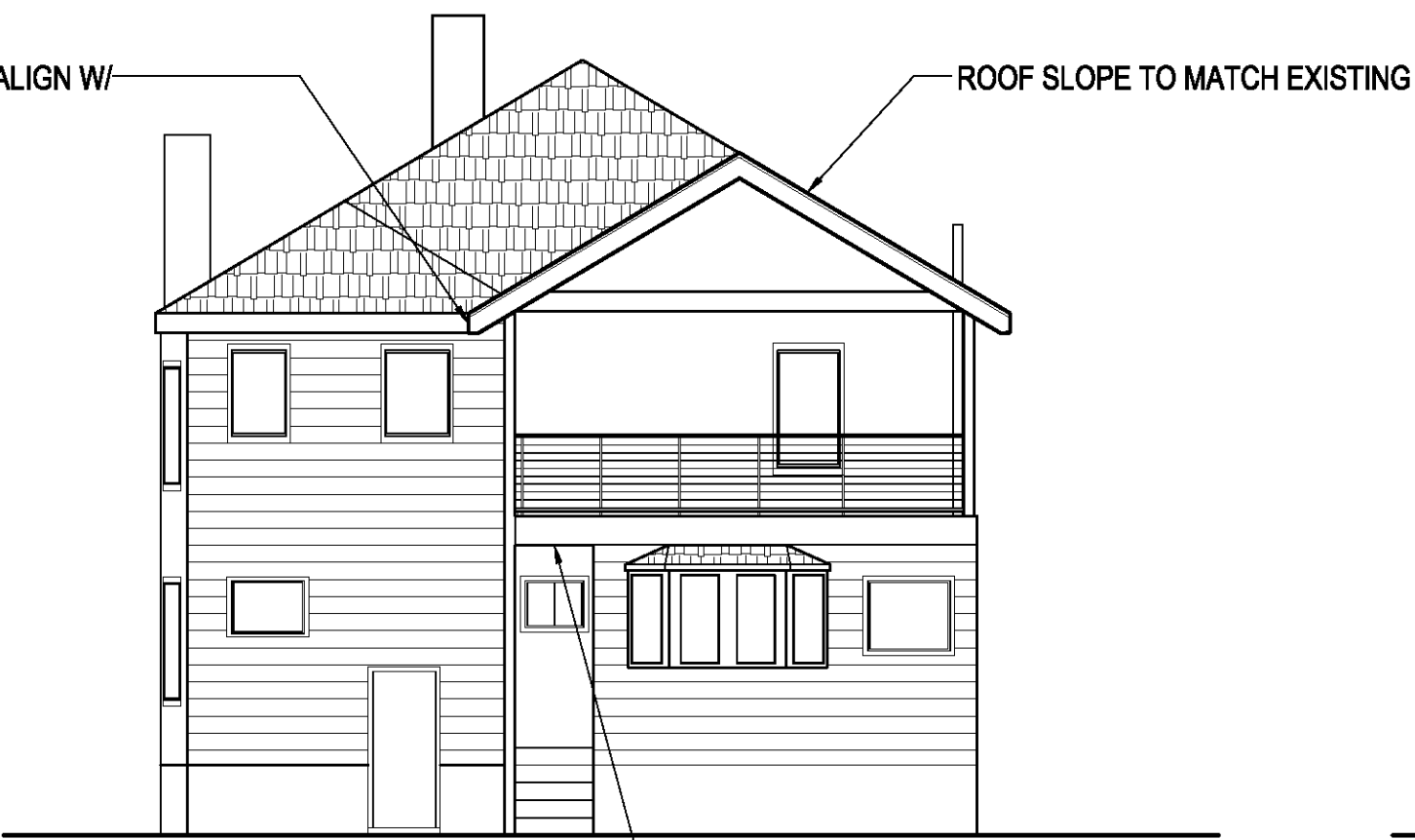
AS NOTED

EXISTING & PROPOSED  
ELEVATIONS

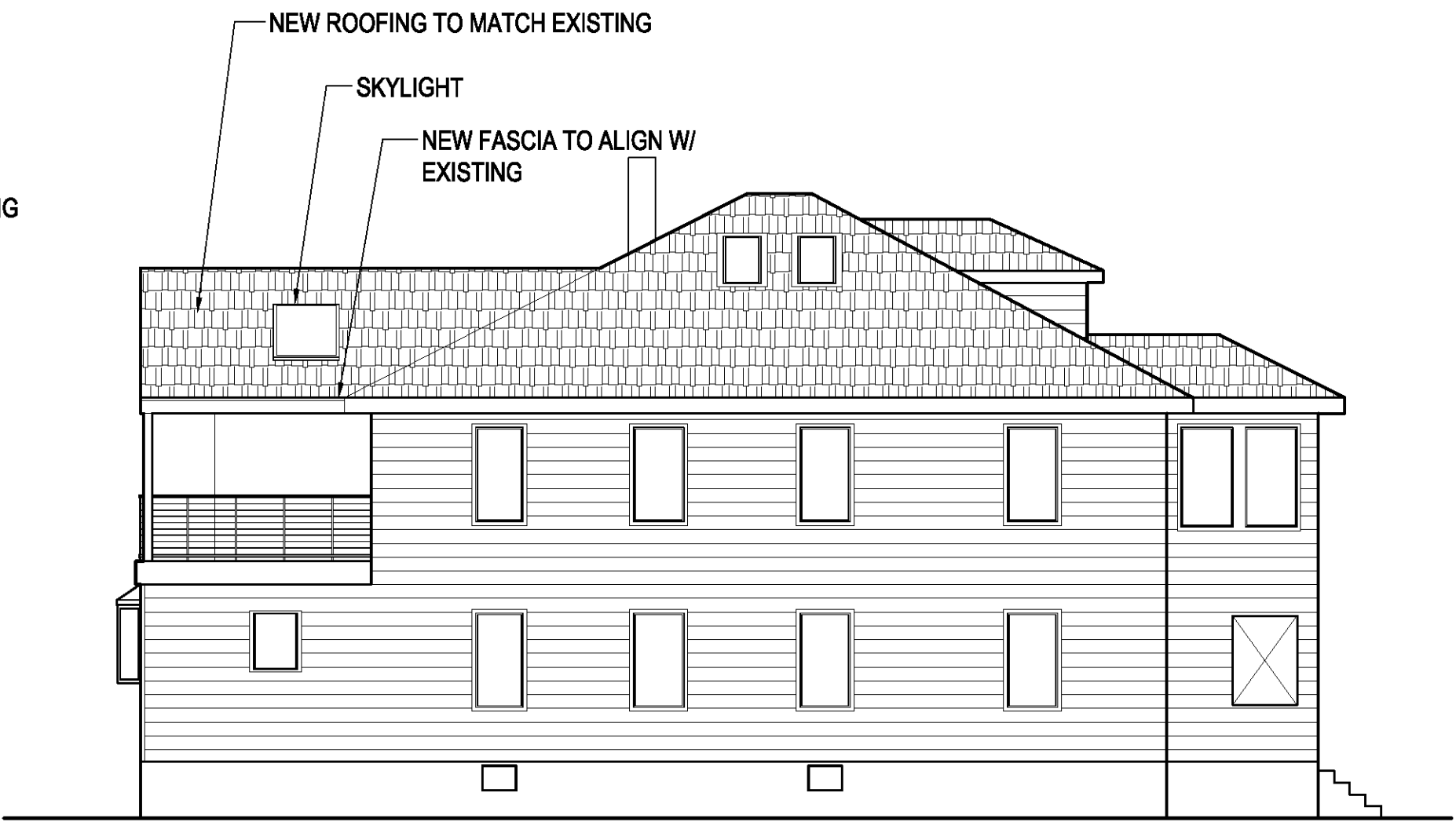
A 2.1



6 PROPOSED EAST ELEVATION  
1/8"=1'-0"



5 PROPOSED NORTH ELEVATION  
1/8"=1'-0"



4 PROPOSED WEST ELEVATION  
1/8"=1'-0"



3 EXISTING EAST ELEVATION  
1/8"=1'-0"



2 EXISTING NORTH ELEVATION  
1/8"=1'-0"



1 EXISTING WEST ELEVATION  
1/8"=1'-0"

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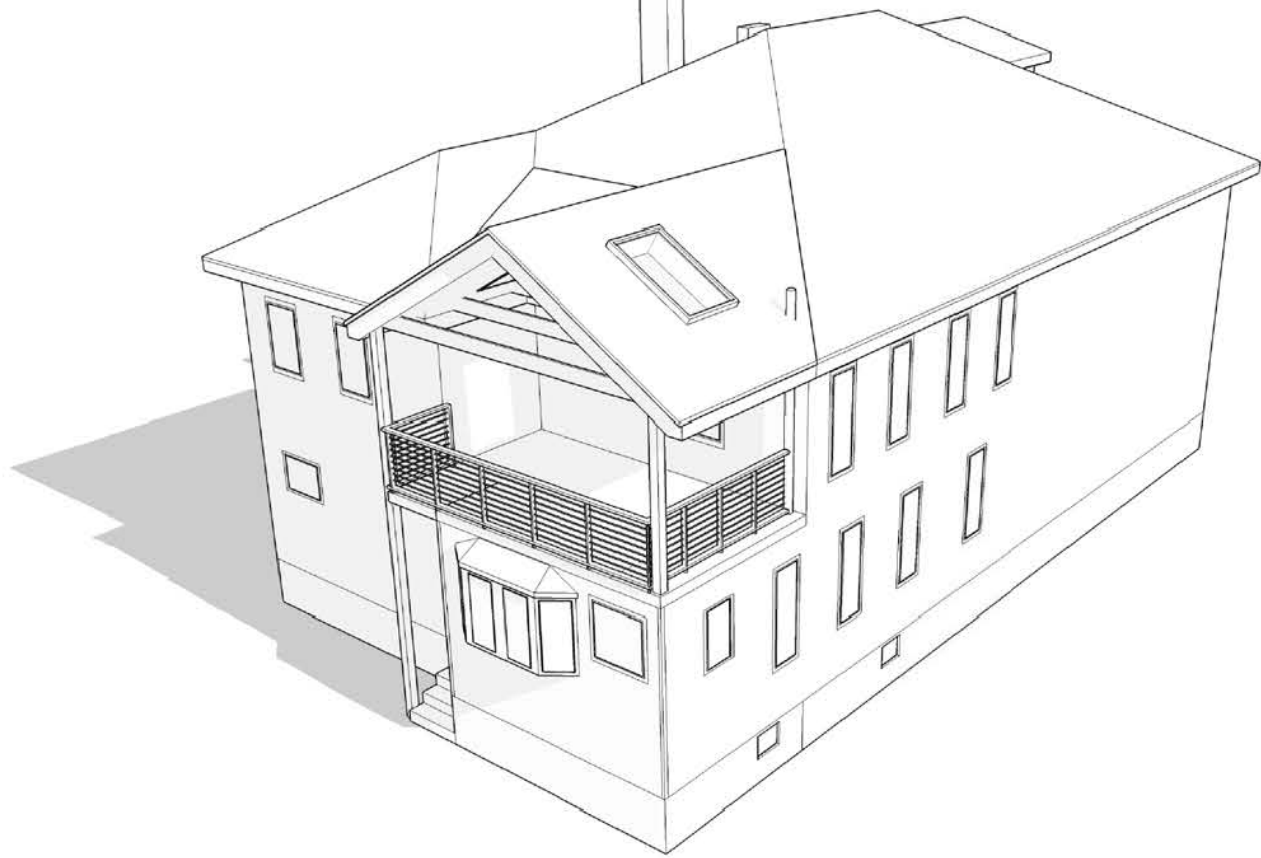
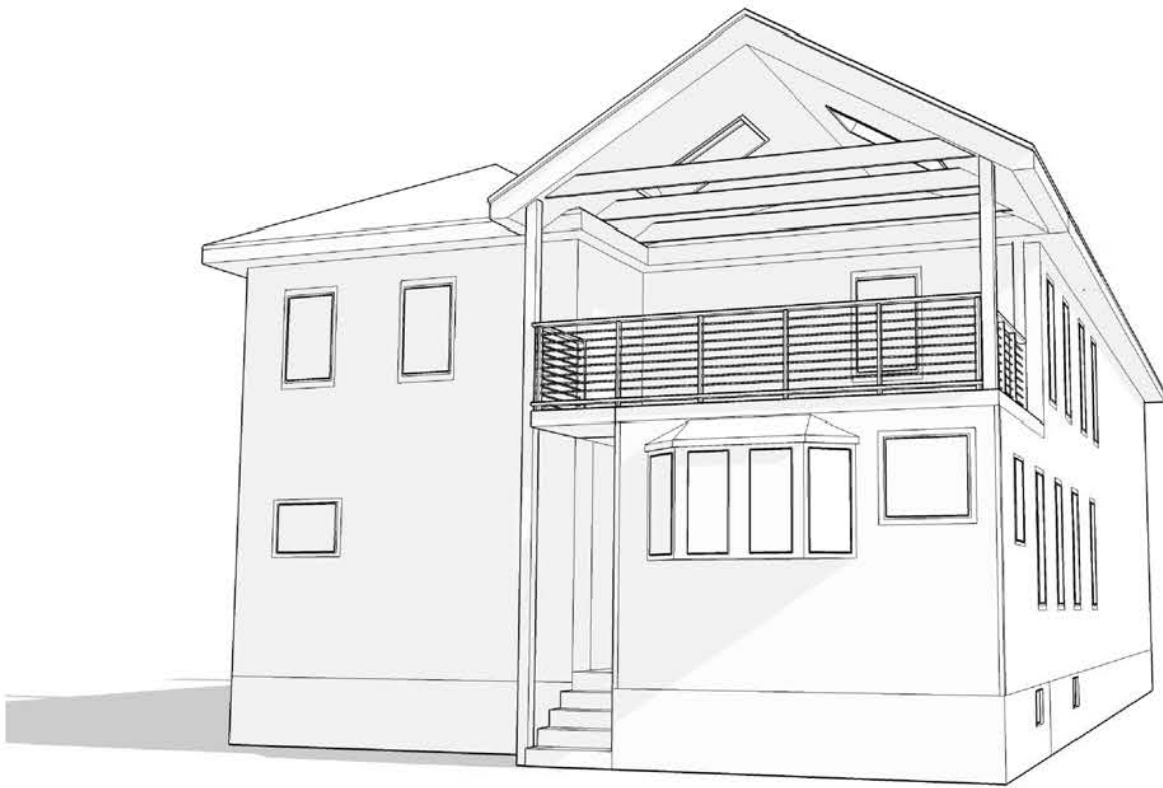
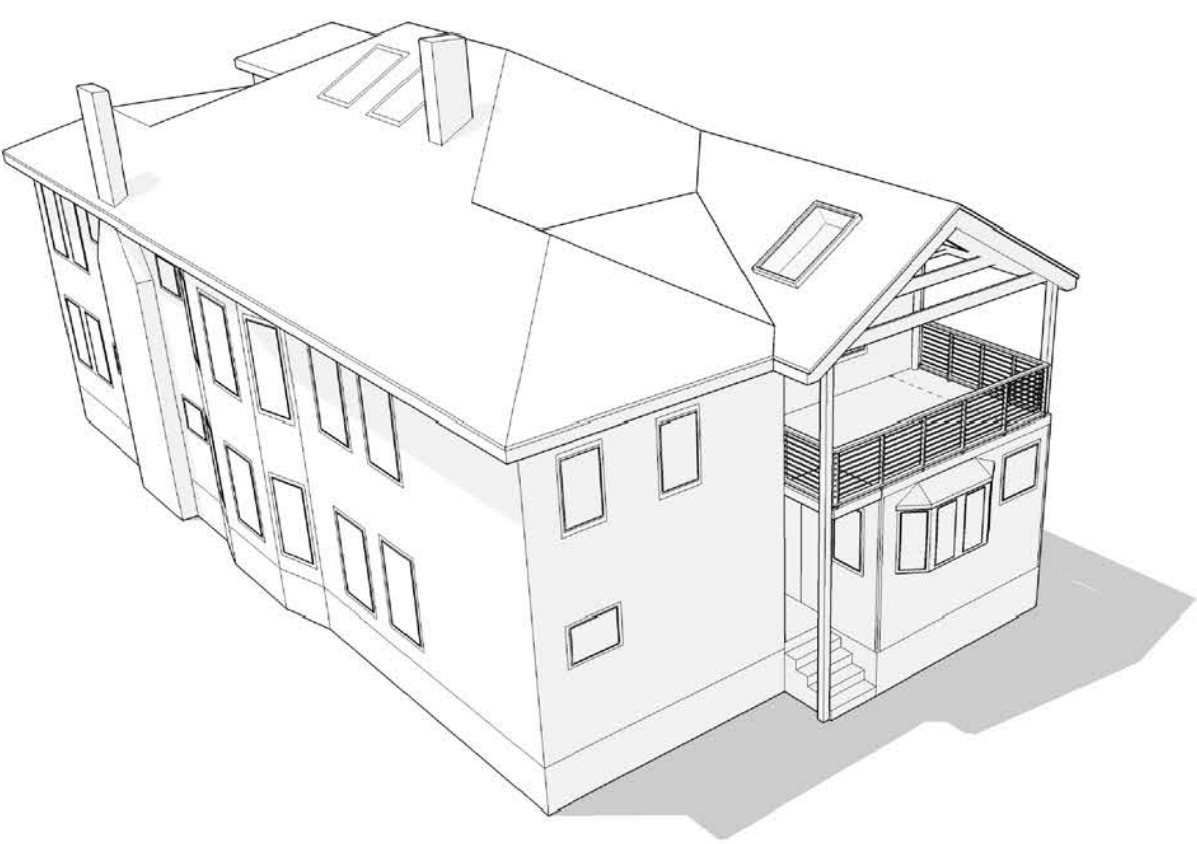
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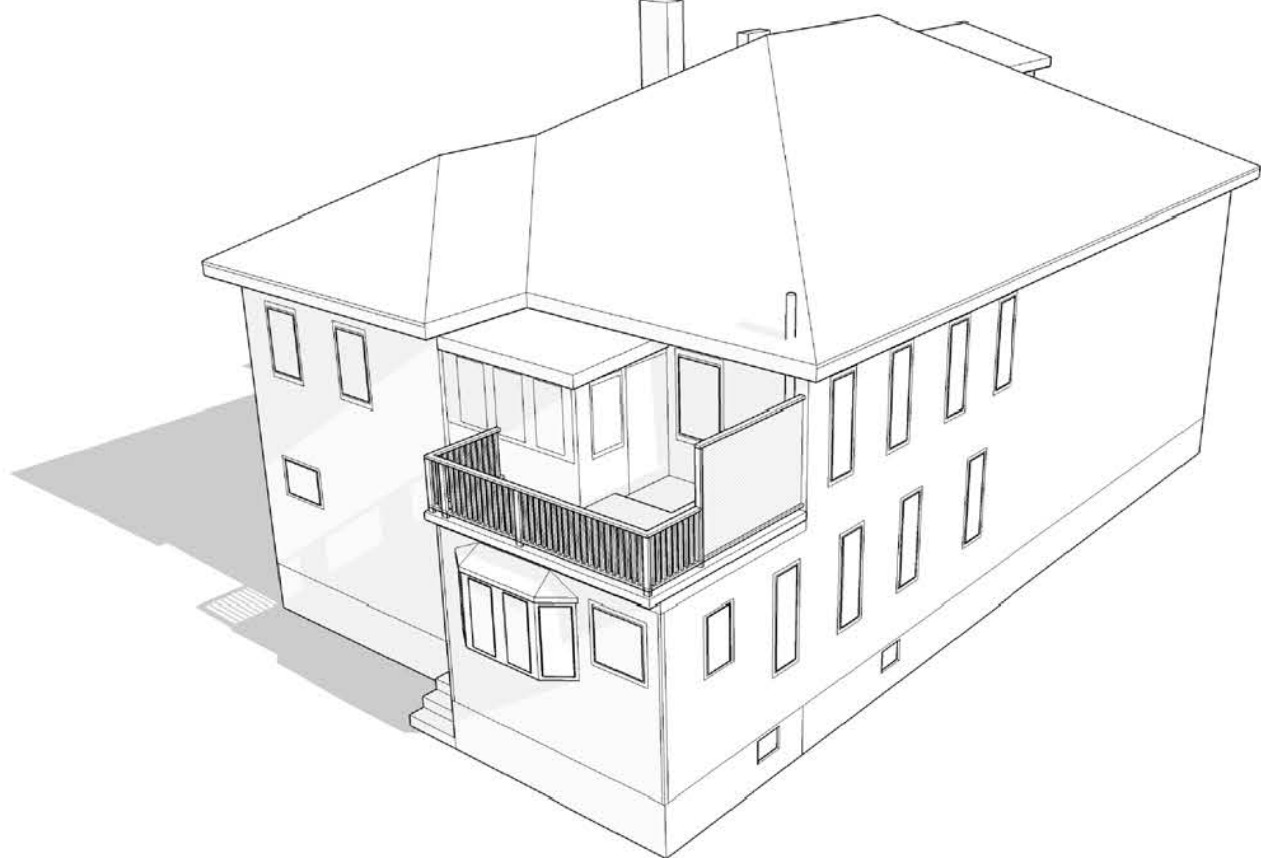
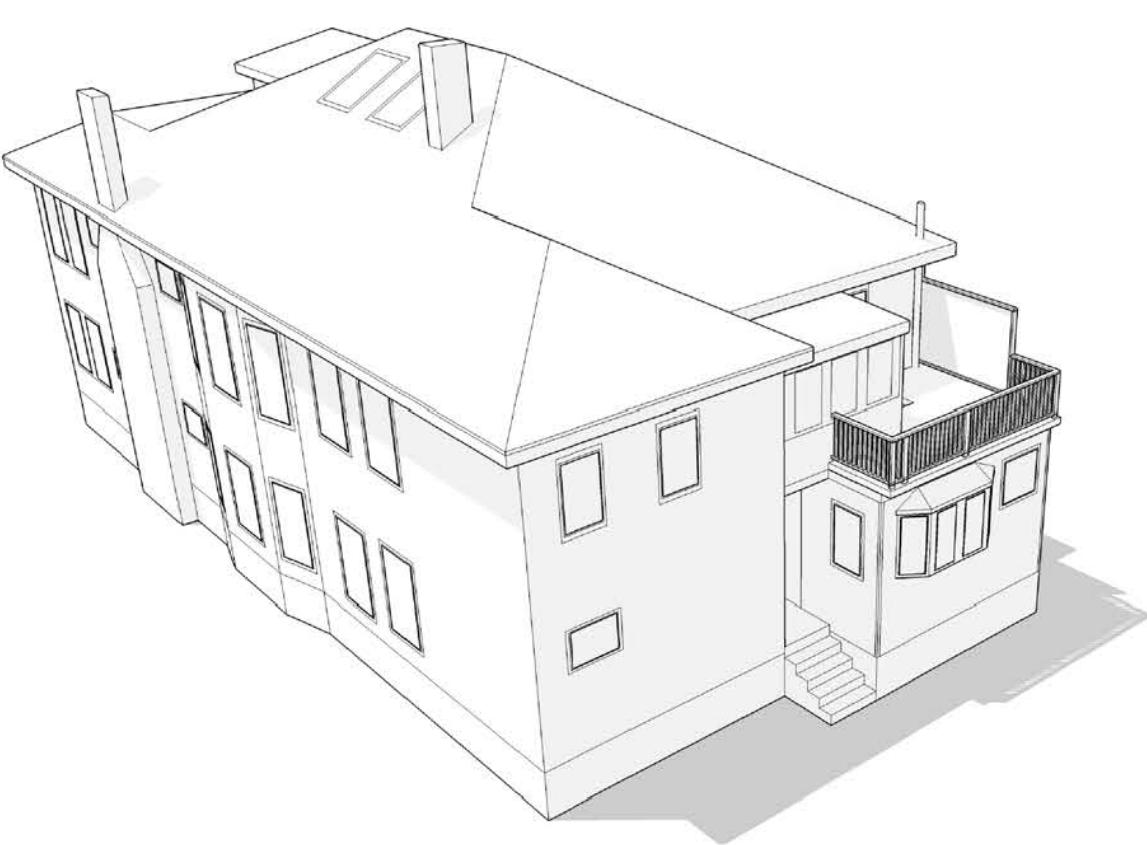
3D VIEWS

A 2.2



WITH PROPOSED PORCH

1/8"=1'-0"

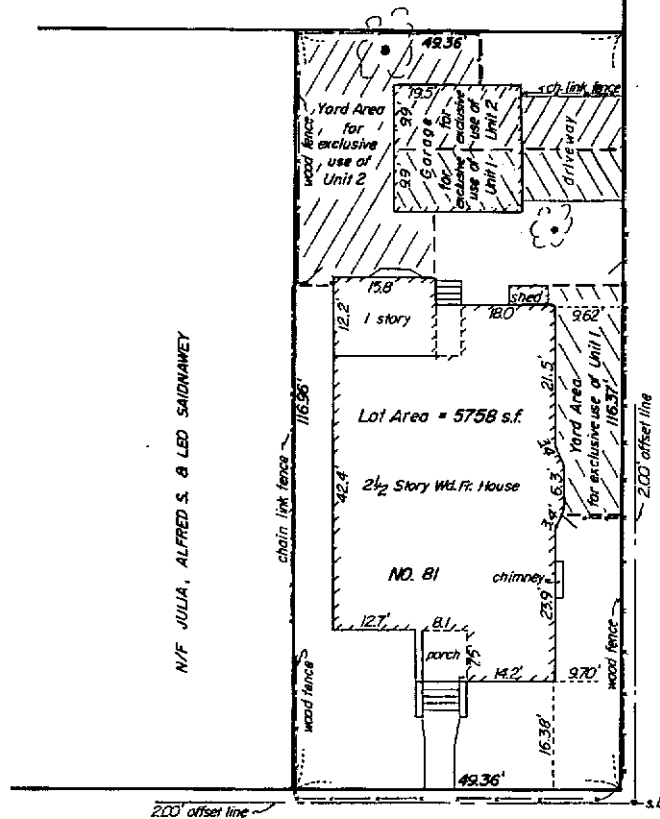


EXISTING BUILDING

1/8"=1'-0"



N/F WILLIAM A. & ALICE M. OTIS



STREET

(Public - 40' Wide)

HOLDEN

STREET

KIRKLAND

(Public - 60' Wide)

PROPERTY REFERENCES:

Middlesex South Registry of Deeds  
Book 20328, Pg 29  
Plan Bk. 305, Plan 37 & 38

I certify that the parcel shown hereon does not lie within a special flood hazard area as indicated on the Flood Insurance Rate Maps for the City of Cambridge, MA, dated July 5, 1982.

I certify that the property lines shown are the lines dividing existing ownerships, and the lines of streets and ways shown are those of public or private streets or ways already established and that no new lines for the division of existing ownership or for new ways are shown.

I certify that this plan of 81 KIRKLAND STREET CONDOMINIUM fully and accurately depicts the layout of the building dimensions, property lines and common areas to which it has access as built.

I further certify that this plan has been prepared in accordance with the rules and regulations of the Registers of Deeds of the Commonwealth of Massachusetts.

*Wendell H. Mason*



Middlesex Registry of Deeds,  
Southern District  
Cambridge, Massachusetts  
Plan No. 236 (see 2) of 19 95  
Rec'd 3-23 19 95  
at 10:56 AM Doc No. 251  
Rec'd, Bk 25238 Page 81

Attest

*Register*  
Register

RESERVED FOR REGISTRY USE



90°00'00"

SITE PLAN

81 KIRKLAND STREET CONDOMINIUM  
CAMBRIDGE, MASS.

SCALE: 1" = 16'

MARCH 8, 1995

WENDELL H. MASON  
122 ESSEX ST.

PROF. LAND SURVEYOR  
BEVERLY, MA 01915



Jeff Newton  
Robin Wheatley  
81 Kirkland St., Apt 1  
Cambridge, MA 02138  
August 4, 2017

Board of Zoning Appeal  
831 Massachusetts Avenue  
Cambridge MA 02139

To Whom It May Concern:

We are writing to express enthusiastic support for the porch renovation that our upstairs neighbor Brian Howard has proposed. We hope to support Brian in person at his zoning board hearing, but in case we cannot be there, we wanted to provide a letter outlining the reasons that we support this project.

We have reviewed the structural drawings and strongly support both the design and scope of this project. Brian has worked with a local architect to develop a beautiful porch which is consistent with the style of our building and the other homes in our neighborhood. His design incorporates a gable-style roof, which will complement the existing lines of our home. Although the proposed changes won't be visible from the street, they will enhance the aesthetics of the rear of our building. We look forward to enjoying the improvement from our garden.

In addition to the cosmetic improvements, this project will help to remedy several long-time challenges that we have experienced. We have lived in this building for 14 years and throughout that time we have been plagued with leaks from the flat roof above our back room (under the deck). Despite efforts and considerable expense to improve the current roof, it continues to leak (particularly during the winter when snow accumulates on the deck and creates an ice dam). The slanted roof will finally solve this frustrating and costly issue once and for all. The proposed design will also provide much needed shelter for our rear steps, which are currently exposed. During the winter, it's nearly impossible to keep these stairs free of ice (because the existing roof sheds melting snow onto them). Covering the steps will dramatically improve the safety of our rear egress. Finally, the project will close off the space between the deck and the roof, a place which has been home to raccoons on and off for several years despite our repeated attempts to dislodge them.

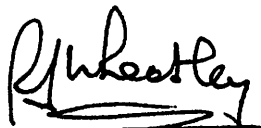
Lastly, we wanted to note that Brian has been a wonderful neighbor. Since he moved in last August, he has worked hard to improve our property. We've been particularly happy with the new garden that he has planted. We couldn't be happier to have a neighbor like Brian and we look forward to sharing this building together with him for many years.

In closing, we couldn't be more eager to support Brian's project. We encourage the zoning board to approve this improvement to our building.

Regards,



Jeffrey Newton



Robin Wheatley



August 10, 2017

To the Cambridge Board of Zoning Appeal:

My name is Michael Byrne.

My wife and I own and reside at 79 Kirkland Street, which is directly next to 81 Kirkland Street.

We have been informed that Brian Howard of 81 Kirkland Street is seeking approval for a building plan which requires a variance approval from the Board.

**I am writing this letter to offer 100% support and approval for Brian Howard's plan.**

Brian is a great addition to the neighborhood, having already done substantial work and repair on his property as well as completely improving the public-facing grounds of the property with landscaping and plantings.

If you look on a map, our property is the *only* residence that is actually adjacent to his property, (as 81 Kirkland sits on the corner, and on the Holden Street side his building is adjacent to an existing free-standing garage.)

The point is, any possible negative impact from the building plan, such as changes in view or sight lines, etc. will fall almost entirely on us at 79 Kirkland Street; furthermore, the proposed changes will be essentially invisible to any other residence, and to any pedestrians.

Moreover, architecturally speaking the design is a tasteful improvement to what is currently there, and the sheltering of the back steps will increase safety during winter ice storms.

Additionally, Brian has been generous and courteous with us, and shared his intentions and plans ahead of time all along in this process, so we have great trust in him with this project.

So in summary,

We are the only neighbor that will be actually affected by this plan, and we 100% support it.


Thank you for your attention,

A handwritten signature in black ink that reads "Michael Byrne". The signature is fluid and cursive, with a long, sweeping underline that extends to the right.

Michael Byrne  
79 Kirkland Street  
Cambridge

To Whom It May Concern:

I have reviewed the proposed design for the porch at 81 Kirkland St. and enthusiastically support this project. I encourage the city to approve the requested zoning variance.

  
\_\_\_\_\_  
*Sign*

MARGARET O. KUDARAUSKAS  
\_\_\_\_\_  
*Print*

AUGUST 6 2017  
\_\_\_\_\_  
*Date*

(11 Holden St., rear neighbor)



We have seen the plans that our neighbor, Brian Howard, of 81 Kirkland Street has for his rear porch alterations and have no objections to his request for a zoning variance.

James Gray  
Patricia Marti  
84 Kirkland Street  
Cambridge, MA

[illegible]



81 Kirkland St. #2

Petitioner

146A-89-111  
DEWIRE, THOMAS ARTHUR, JR. &  
JAMES MICHAEL DEWIRE  
TR OF DEWIRE FAMILY  
2 HOLDEN ST  
CAMBRIDGE, MA 02138

146A-94  
POOR, RIVA M.  
TRUSTEE OF RIVA POOR FAMILY TRUST  
73 KIRKLAND ST  
CAMBRIDGE, MA 02138

BRIAN HOWARD  
81 KIRKLAND STREET #2  
CAMBRIDGE, MA 02138

146A-95  
LIU, JENNIFER L. & JAMES C. CHAN  
77 KIRKLAND ST., #2  
CAMBRIDGE, MA 02138

146A-96  
BYRNE, ANNA ECKERT,  
TRUSTEE THE KIRKLAND STREET REALTY TRUST  
79 KIRKLAND ST., #3  
CAMBRIDGE, MA 02138

146A-97  
NEWTON, JEFFREY L. & ROBIN J. WHEATLEY  
81 KIRKLAND ST., UNIT #1  
CAMBRIDGE, MA 02138

146A-97  
LANGE, ROBERT V.  
81 KIRKLAND ST. #2  
CAMBRIDGE, MA 02139

146A-98  
REISEN, HARRY E. & SCHERI FULTINEER  
20 FARRAR ST  
CAMBRIDGE, MA 02138

146A-95  
CARNEY, NEAL R. & LYNN EVANS  
77 KIRKLAND ST. UNIT#1  
CAMBRIDGE, MA 02138

146A-119  
MITCHELL, ROBERT C. & SUSAN J. PHARR  
26 FARRAR ST.  
CAMBRIDGE, MA 02138

146A-121  
SIEGEL, JORDAN IAN & SEA SIEGEL  
22 FARRAR ST  
CAMBRIDGE, MA 02138

146A-122  
KUDARAUSKAS, MARGARET  
11 HOLDEN ST  
CAMBRIDGE, MA 02138

146A-145  
PRESIDENT & FELLOWS OF HARVARD COLLEGE  
C/O HARVARD REAL ESTATE, INC.  
HOLYOKE CENTER, ROOM 1000  
1350 MASSACHUSETTS AVE  
CAMBRIDGE, MA 02138

141-14  
POOKADOODLE, LLC.  
C/O KIRKLAND CLEANERS  
92 HIGH ST - SUITE #B3  
MEDFORD, MA 02155

141-92  
TRAPANI, HARRIET H.  
80 KIRKLAND ST  
CAMBRIDGE, MA 02138

141-14  
TONG, YUE  
86 KIRKLAND ST., #2R  
CAMBRIDGE, MA 02138

141-14  
PAONE, CHRISTOPHER  
86 KIRKLAND ST. UNIT#3L  
CAMBRIDGE, MA 02139

141-14  
KIRKLAND VILLAGE, LLC  
384 WASHINGTON ST., UNIT #F  
SOMERVILLE, MA 02143

141-78  
GRAY, JAMES J. & PATRICIA E. MARTI  
84 KIRKLAND ST  
CAMBRIDGE, MA 02138

141-79  
TAO, FRANK M.  
82 KIRKLAND ST  
CAMBRIDGE, MA 02138



## 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>

Bruce A. Irving, *Chair*; Susannah Barton Tobin, *Vice Chair*; Charles M. Sullivan, *Executive Director*  
William G. Barry, Jr., Robert G. Crocker, Joseph V. Ferrara, Chandra Harrington, Jo M. Solet, *Members*  
Kyle Sheffield, *Alternate*

### Jurisdiction Advice

To the Owner of Property at 81 Kirkland 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 anticipated.**
  - ☐ 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 August 16, 2017

Received by Uploaded to Energov

Date August 16, 2017

Relationship to project BZA 14181-2017

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>