



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

BZA APPLICATION FORM

Plan No: BZA-016573-2018

GENERAL INFORMATION

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

Special Permit : ✓ Variance : ✓ Appeal :

PETITIONER : Geoff Pingree Studio - C/O Geoffrey Pingree, Architect -

PETITIONER'S ADDRESS : 25 Lee Street No. 3 Cambridge, MA 02139

LOCATION OF PROPERTY : 116 Henry St Cambridge, MA 02139

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

REASON FOR PETITION :

Additions

DESCRIPTION OF PETITIONER'S PROPOSAL :

Special Permit: The west elevation of the building is within the setback as a existing non-conforming condition. We are replacing 5 windows with new insulating windows and adding one new window.

Relief for the FAR: On the rear elevation (with a legal conforming setback), we are removing a window and adding a 'garden' window, which projects ~16" off the face of the exterior wall, adding ~ 7 sf. The FAR of the project is $0.75 \times 4173 = 3133$ sf.

The existing building GSF:

1st Flr	Enclosed = 1125	Porch = 240
2nd Flr	Enclosed = 1125	Porch = 240
3rd Flr	Enclosed = 736	Porch = 0
Total	2986	+ 480 = 3466 sf

The new window adds 7 sf to the 2nd floor envelope.

SECTIONS OF ZONING ORDINANCE CITED :

Article 5.000 Section 5.31 (Table of Dimensional Requirements).

Article 8.000 Section 8.22.2.C (Windows).

Original Signature(s) : 
(Petitioner(s) / Owner)

Geoffrey Pingree
(Print Name)

Address : 25 LEE ST #3
CAMBRIDGE MA

Tel. No. : 617.876.4796

E-Mail Address : gping@alum.mit.edu

Date :

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 Barbara Bryant
(OWNER)

Address: 116 Henry Street, Cambridge MA 02139

State that I/We own the property located at 114-116 Henry Street, Cambridge MA, which is the subject of this zoning application.

The record title of this property is in the name of Barbara Bryant

*Pursuant to a deed of duly recorded in the date 12/14/2001, Middlesex South County Registry of Deeds at Book 34314, Page 19; or Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

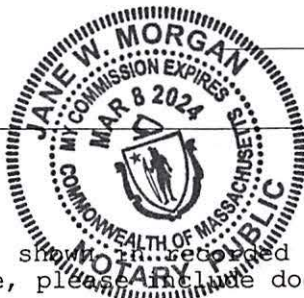
Barbara Bryant
SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

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

Commonwealth of Massachusetts, County of Middlesex

The above-name Barbara Bryant personally appeared before me, this 29th of May, 2018, and made oath that the above statement is true.

My commission expires



(Notary Seal).

[Signature] Notary

- 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:

The new garden window will be used by the owner for her gardening interests which she must now do in her basement.

- 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:

no affect

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

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

The window faces the rear of the building and is not visible to adjoining properties or the street.

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

the property is in an existing non-conforming condition, the garden window, while jutting out from the exterior wall by ~16" does not increase the actual floor area.

- *** 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 116 Henry St Cambridge, MA 02139 (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:
We are replacing old non insulated windows with new code compliant ones.
- 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:
no affect on traffic
- 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:
Windows do not affect the street or the adjacent property.
- D)** Nuisance or hazard would not be created to the detriment of the healthsafety and/or welfare of the occupant of the proposed use or the citizens of the City for the following reasons:
Windows do not affect the street or the adjacent property.
- 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:
Windows do not affect the street or the adjacent property.

BZA APPLICATION FORM**DIMENSIONAL INFORMATION**

APPLICANT: Geoff Pingree Studio **PRESENT USE/OCCUPANCY:** 2 Family
LOCATION: 116 Henry St Cambridge, MA 02139 **ZONE:** Residence C-C-1 Zone
PHONE: _____ **REQUESTED USE/OCCUPANCY:** 2 Family

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>	3466	3473	3133	(max.)
<u>LOT AREA:</u>	4177	4177	5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²	0.83	0.83	0.75	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	2087	2087	1500	(min.)
<u>SIZE OF LOT:</u>				
WIDTH	41.6'	41.6'	50	(min.)
DEPTH	101.23	101.23	-	
<u>SETBACKS IN FEET:</u>				
FRONT	25	25	15	(min.)
REAR	43.4	42.2	15	(min.)
LEFT SIDE	12.2	12.2	12	(min.)
RIGHT SIDE	4.2	4.2	12	(min.)
<u>SIZE OF BLDG.:</u>				
HEIGHT	34.5	34.5	35	(max.)
LENGTH	51	51	-	
WIDTH	25.25	25.25	-	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	-	-	-	(min.)
<u>NO. OF DWELLING UNITS:</u>	2	2	2	(max.)
<u>NO. OF PARKING SPACES:</u>	-	-	-	(min./max)
<u>NO. OF LOADING AREAS:</u>	-	-	-	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>	-	-	-	(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.

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'.

116 Henry St.

Defitioner

98-6
WINTER, JEFFREY & KIMBERLY KELLEY
344 PEARL ST
CAMBRIDGE, MA 02139

98-7
WALKER-CHIN, KIM
2020 WALNUT ST.
PHILADELPHIA, PA 19103

GEOFF PINGREE STUDIO
C/O GEOFFREY PINGREE, ARCHITECT
25 LEE STREET #3
CAMBRIDGE, MA 02139

98-13
CRAVEN, JULIE R.
15 ROCKINGHAM ST.
CAMBRIDGE, MA 02139

98-62
BEAUDOIN, PAMELA D.,
TRUSTEE THE FERRANTE REV TRUST
106 HENRY ST
CAMBRIDGE, MA 02139

98-63
WYMELENBERG, SUZANNE
9 ROCKINGHAM ST
CAMBRIDGE, MA 02139

98-81
SCHATTON, TOBIAS & QUINN CHARBONNEAU
322 PEARL ST
CAMBRIDGE, MA 02139

98-82
MARTIN, FELIPE SUVA,
MARIA CLARA SUVA MARTIN, ETAL
ANNAMARIE V. COLLINS
111 HENRY ST.
CAMBRIDGE, MA 02139

98-87
HARKAVY, BRAD & ANN MARIE MADOR
120-122 HENRY ST
CAMBRIDGE, MA 02139

98-88
BRYANT, BARBARA M.
116 HENRY ST
CAMBRIDGE, MA 02139

98-9
ZIEGLER-CHAMBLEE, LISA &
MARCUS C. CHAMBLEE
110-112 HENRY ST., #110
CAMBRIDGE, MA 02139

98-9
ZIEGLER, JEFFREY PETER, SALLY BENBASSET
C/O ZIEGLER, ROBERT G.
112 HENRY ST
CAMBRIDGE, MA 02139

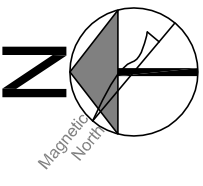
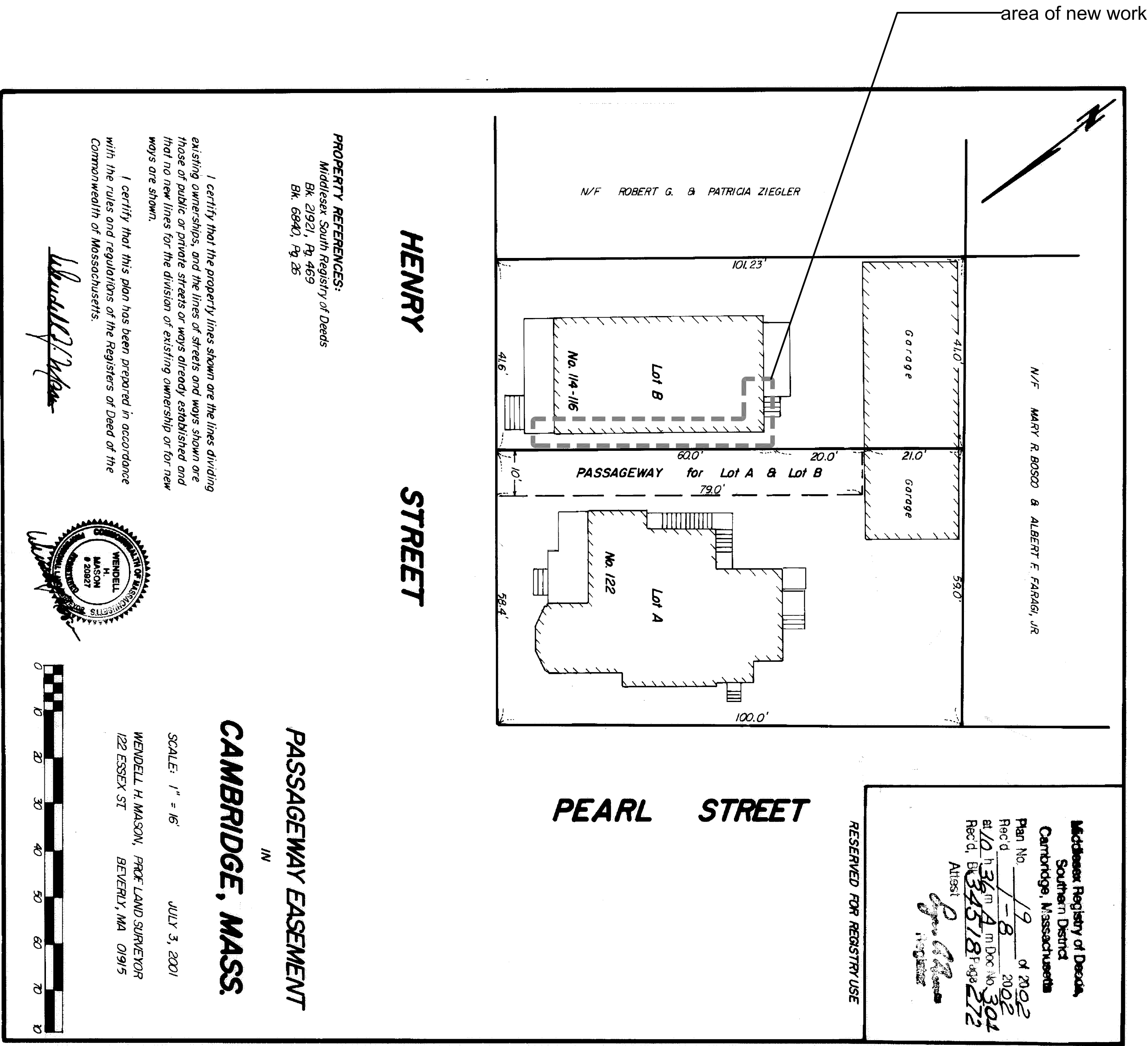
98-12
ADAMS, RONALD L. & JULIA E. HALPRIN
11 ROCKINGHAM ST.
CAMBRIDGE, MA 02139

Second Floor Window Replacements
114-116 Henry Street
Cambridge Massachusetts

Drawing List

- T.00 Title Sheet - Plot Plan - Zoning Review
- D.02 Second Floor Demolition Plan and Elevations
- A.02 Second Floor New Plan and Elevations Window Schedule

Zoning district	C/C1 (see below)	Year Built: 1930	
From Table 5-1. Table of Dimensional Requirements - Residential Districts			
Note (i)	The dimensional requirements of the Residence C-1 district as detailed in this Section 5.31 shall apply in the Residence C district for structures in existence as of December 1, 1986 under the following limitations and conditions:		
(1)	Any increase in floor area or numbers of units, provided all construction occurs within the limits of the existing structure: or		
		Allowed	Existing/Proposed
Min. lot area: sf		5000	4177
Min lot width: ft		50	41.0 - 41.6
Min Lot Frontage: ft		60	41.6
Floor Area Ratio (FAR):		0.75	for C1 district
FAR Calculation			
Gross Floor Area: sf (existing)	0.75 * 4173 =	3133	3466
New Floor Area: ft			7
Total New GFA: sf			3473
Building Height: ft		35 ft	34'-5"
Set backs			
Front: ft	H+L(a)/4	15	25
Side – west: ft	H+L/5 (Min.7'-6" sum of 20)	12	4.2
Side – east: ft	H+L/5 (Min.7'-6" sum of 20)	12	12.2
Rear: ft	H+L/4	15	43.4
Height: ft	H =	34.5	
Length: ft	L =	25.25	
GSF calculations	enclosed	porches	
1st Floor GSF	1125	240	1365
2nd Floor	1125	240	1365
3rd Floor	736	0	736
Total GSF	2986	480	3466



Bryant Residence

2nd Floor Windows
116 Henry Street
Cambridge MA

Geoff Pingree Studio

Geoffrey Pingree AIA LEED AP
25 Lee Street, Cambridge, MA 02139
Phone: 617-876-4796
Email: gpping@alum.mit.edu

Revision		
Number	Description	Date

Key Plan and North Arrow

2018-05-23 as shown
Date Scale

Tile Sheet
Plot Plan

T.00

Bryant Residence

2nd Floor Windows
116 Henry Street
Cambridge MA

Geoff Pingree Studio

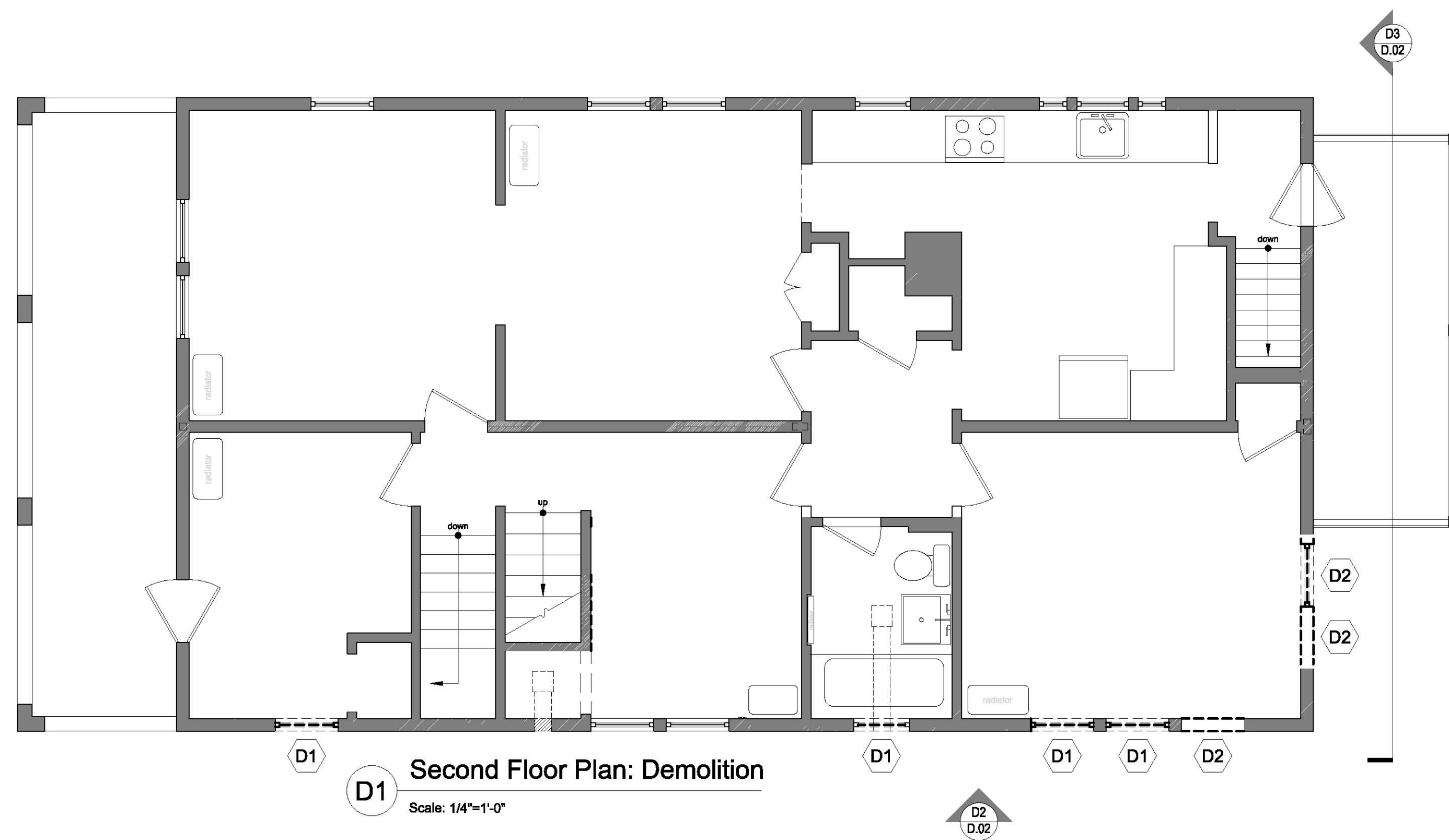
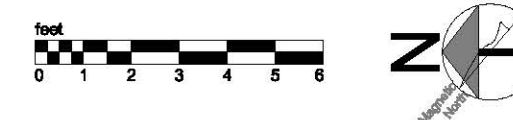
Geoffrey Pingree AIA LEED AP
25 Lee Street, Cambridge, MA 02139
Phone: 617-876-4796
Email: gpping@alum.mit.edu

Legend

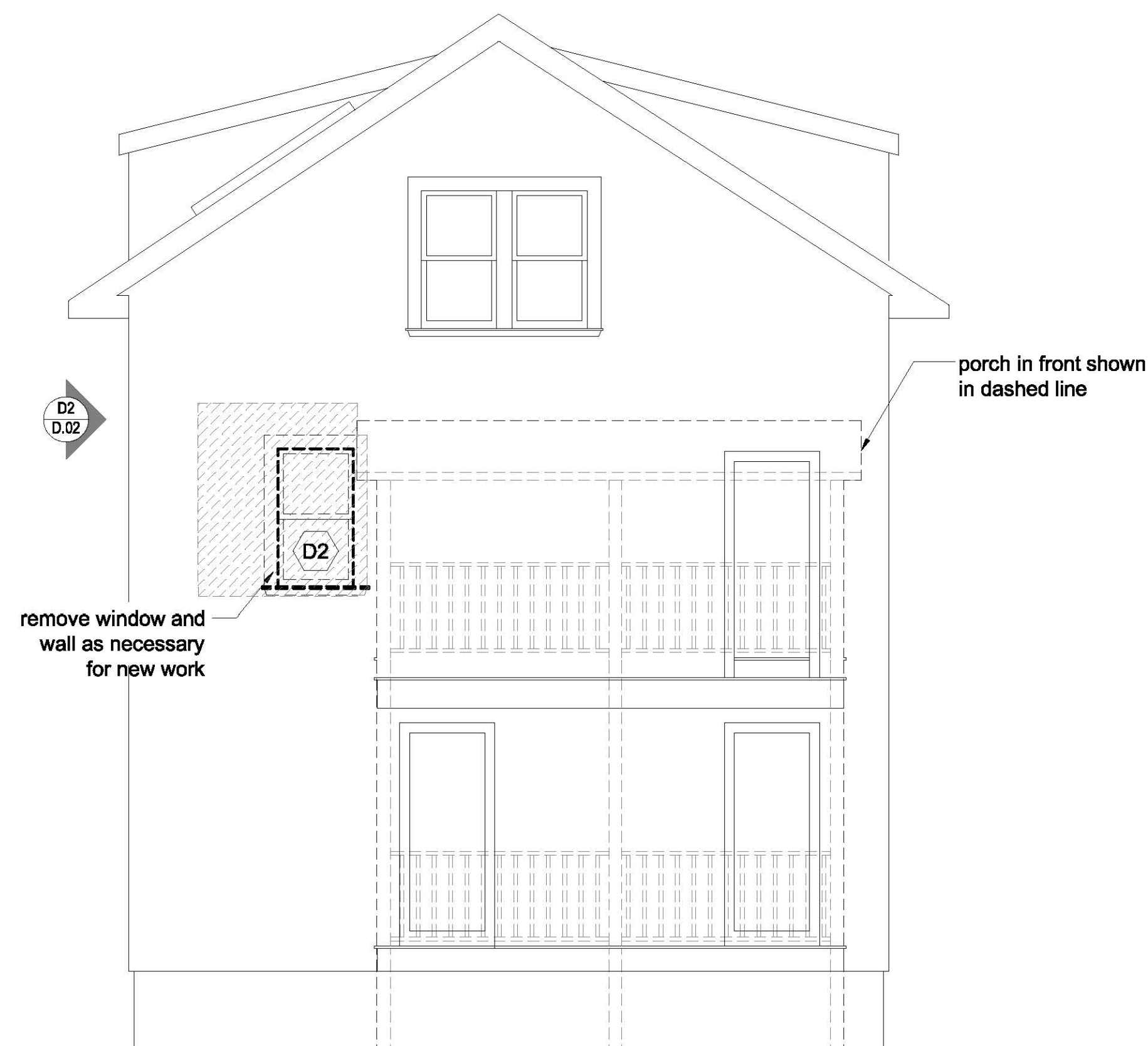
- D1 remove window for replacement window in existing opening
- D2 remove window/wall as necessary for new window

wall and windows to be removed

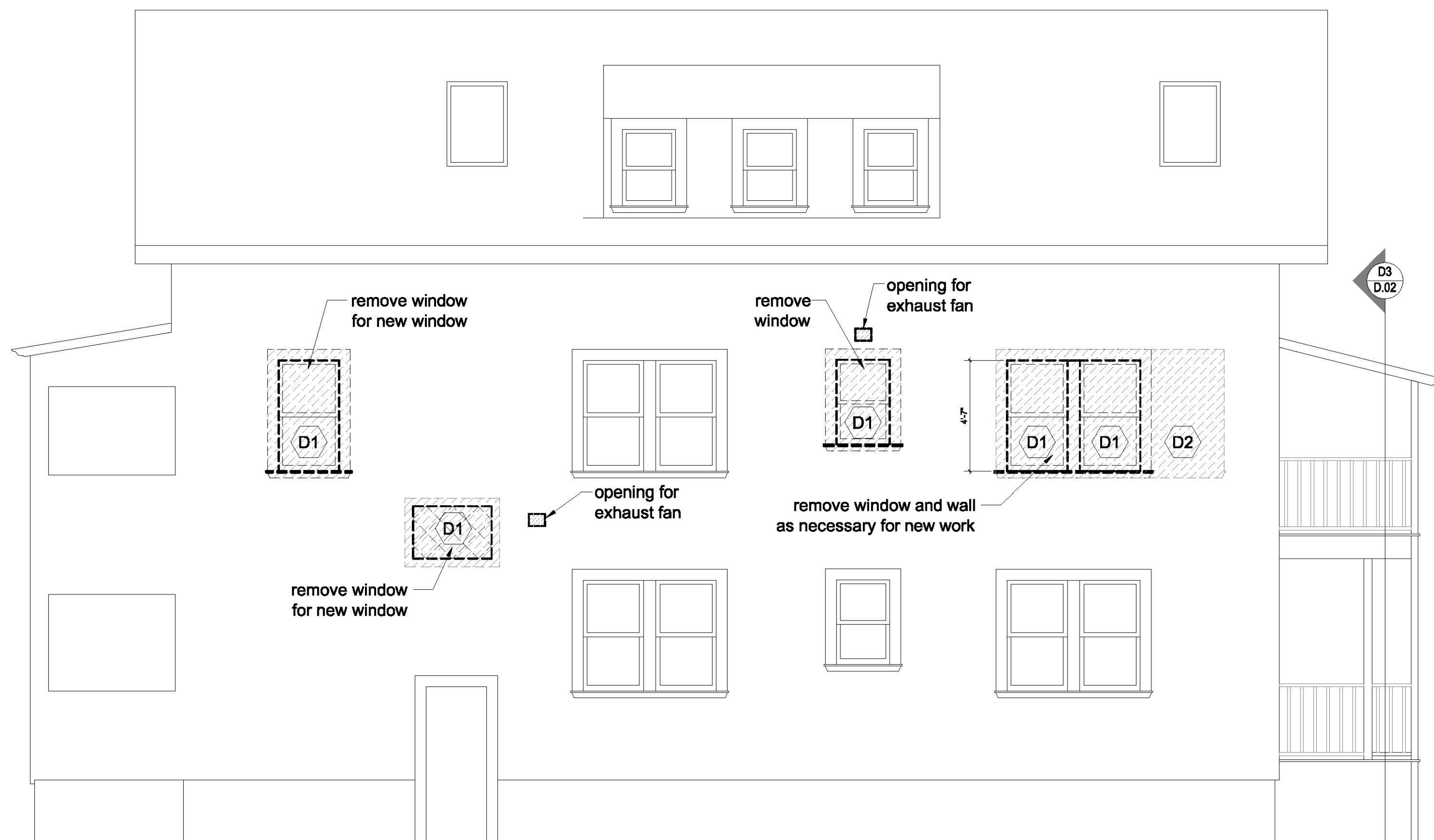
existing walls to remain



D1 Second Floor Plan: Demolition
Scale: 1/4"=1'-0"



D3 South Elevation Section Through Porch
Scale: 1/4"=1'-0"



D2 West Elevation
Scale: 1/4"=1'-0"

Revision		
Number	Description	Date

Key Plan and North Arrow

2018-05-23
Date

1/4"=1'-0"
Scale

2nd Floor
Demolition Plan
and Elevations

D.02

Bryant Residence

2nd Floor Windows
116 Henry Street
Cambridge MA

Geoff Pingree Studio

Geoffrey Pingree AIA LEED AP
25 Lee Street, Cambridge, MA 02139
Phone: 617-876-4796
Email: gping@alum.mit.edu

Legend

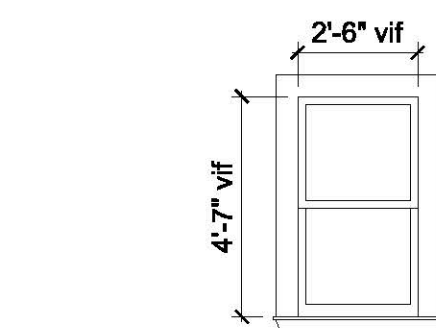
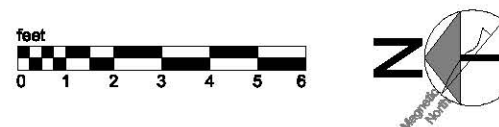
1A new window type 'A'
in existing window opening

B new window type 'B'
in existing window opening

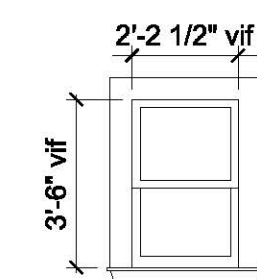
2A new window type 'A'
in new opening

2C new 'garden' window type 'C'
in new opening

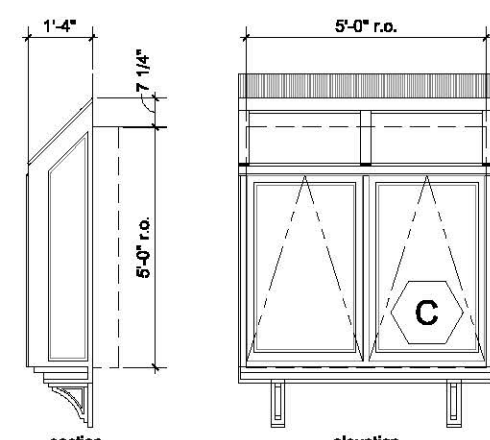
existing walls to remain



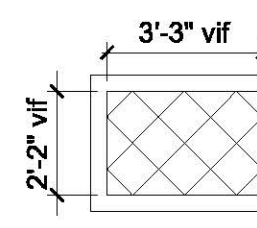
window type 'A' - new insulated double hung window to replace existing Marvin Ultimate aluminum clad or similar exterior trim to match existing



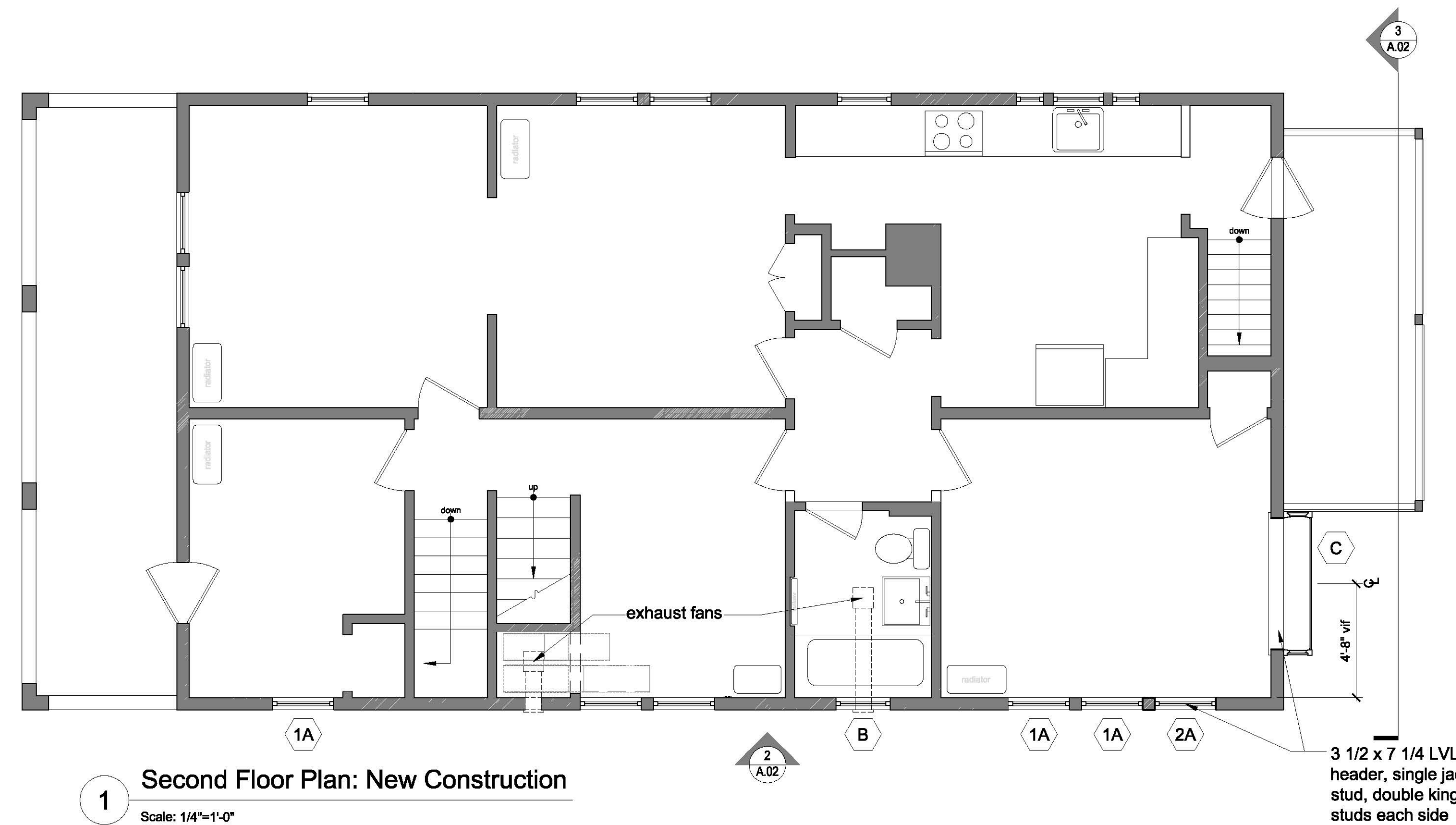
window type 'B' - new insulated double hung window to replace existing Marvin Ultimate aluminum clad or similar exterior trim to match existing



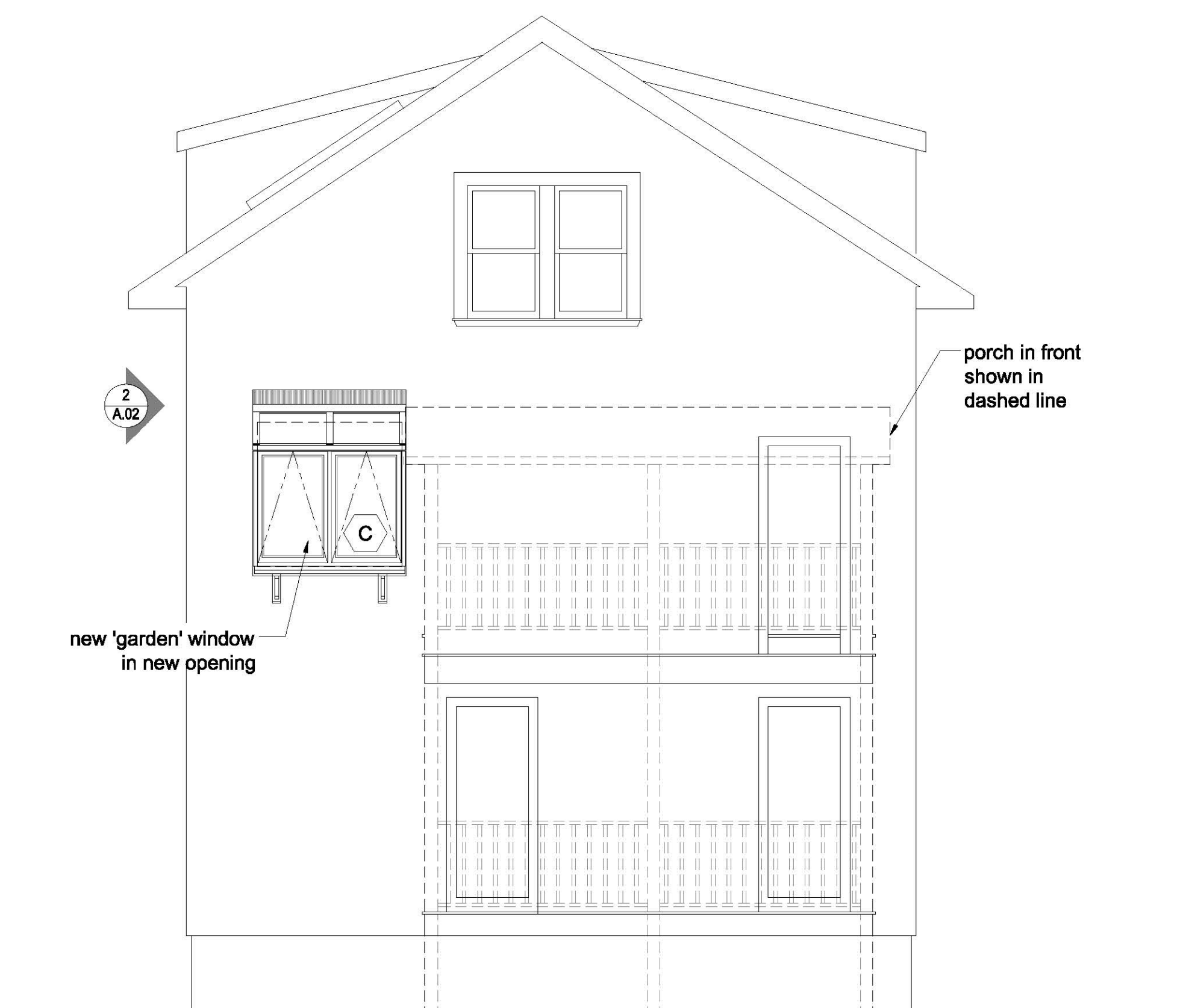
window type 'C' new conservatory window renaissance model 5050A sleeve mount with 16" projection and countertop extension <http://www.renaissance-online.com/>



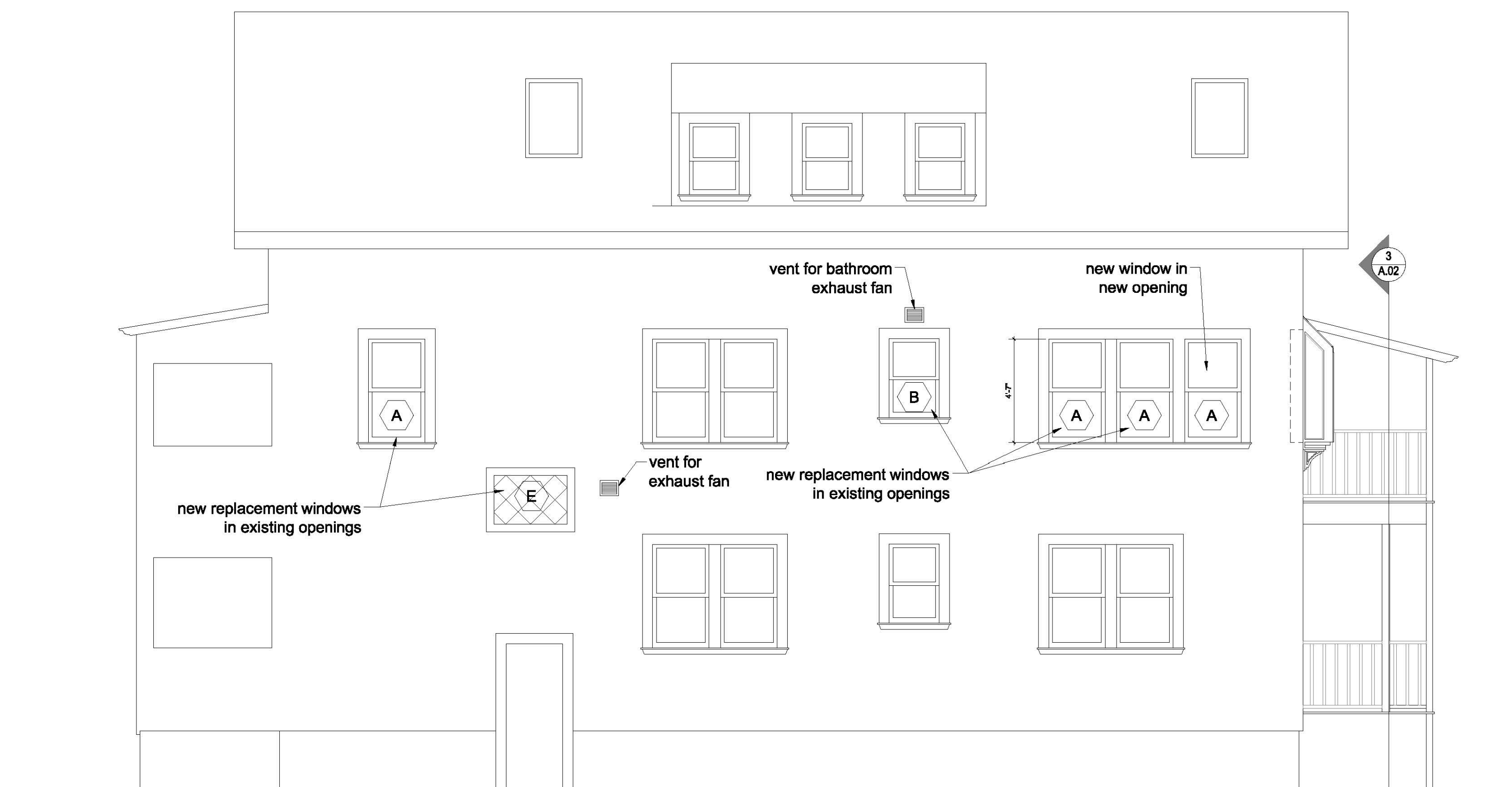
window type 'E' - new insulated fixed window with mullions in existing opening Marvin Ultimate aluminum clad or similar exterior trim to match existing



5 Exterior window and door schedule
Scale: 1/4"=1'-0"



3 South Elevation Section Through Porch
Scale: 1/4"=1'-0"



2 West Elevation
Scale: 1/4"=1'-0"

Revision		
Number	Description	Date

Key Plan and North Arrow

2018-05-23 Date
1/4"=1'-0" Scale

2nd Floor New Plan
and Elevations
Window Schedule

A.02

Geoff Pingree Studio

Geoffrey Gordon Pingree AIA, LEED AP

25 Lee Street No 3
Cambridge, MA 02139
617.876.4796
ggping@alum.mit.edu

25-May-2018

114/116 Henry Street Photographs



East
elevation



Rear/South
elevation

2018-05-25



Front/North elevation



West elevation