



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2022 APR 19 PM 3:06
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 170035

General Information

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

Special Permit: _____ Variance: X Appeal: _____

PETITIONER: Roy Hodgman C/O Thomas Rose Architect

PETITIONER'S ADDRESS: 114 Hamilton Street, Cambridge, MA. 02139

LOCATION OF PROPERTY: 238 Brookline St., Cambridge, MA

TYPE OF OCCUPANCY: Single family Residential **ZONING DISTRICT:** SD9

REASON FOR PETITION:

/Additions/

DESCRIPTION OF PETITIONER'S PROPOSAL:

To amend case BZA-017217-2019 previously granted which was to construct a conforming addition to a non-conforming building over 25%. Structure was not built to approved plans and has exceed the allowable FAR.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000 Section: 5.31 (Table of Dimensional Requirements).
Article: 8.000 Section: 8.22.3 (Non-Conforming Structure).
Article: 10.000 Section: 10.30 (Variance).

Original
Signature(s):

(Petitioner (s) / Owner)

Thomas Rose

(Print Name)

Address:

114 HAMILTON ST. CAMBRIDGE

Tel. No.

617-596-5272

E-Mail Address:

thomas@trosearc.com

02139

Date: 4/14/22

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 Roy Hodgman and Caroline McCloy
(OWNER)

Address: 238 Brookline St. Cambridge MA 02139

State that I/We own the property located at 238 Brookline St., which is the subject of this zoning application.

The record title of this property is in the name of _____

*Pursuant to a deed of duly recorded in the date _____, Middlesex South County Registry of Deeds at Book 4331, Page END; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.

[Signature]
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT*

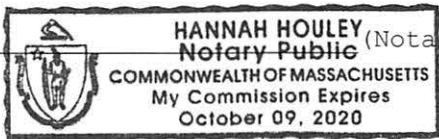
*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Middlesex

The above-name Roy Hodgman personally appeared before me, this 23rd of May, 2019, and made oath that the above statement is true.

[Signature] 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.



October 10, 2018
My Commission Expires
COMMONWEALTH OF MASSACHUSETTS
HANNAH HOLLEY
Notary Public



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:

We are seeking relief for changes that were made during the course of the construction.

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

Rear deck and stairs were substituted for Patio because of grading and drainage issues.

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

- 1)** Desirable relief may be granted without substantial detriment to the public good for the following reasons:

The indicated changes were minor and in keeping with the original design.

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

All changes were made within the original zoning envelope. The additional FAR was an unseen consequence of changes at the rear entry.

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

BZA Application Form**DIMENSIONAL INFORMATION**

Applicant: Roy Hodgman
Location: 238 Brookline St., Cambridge, MA
Phone: 617-596-5272

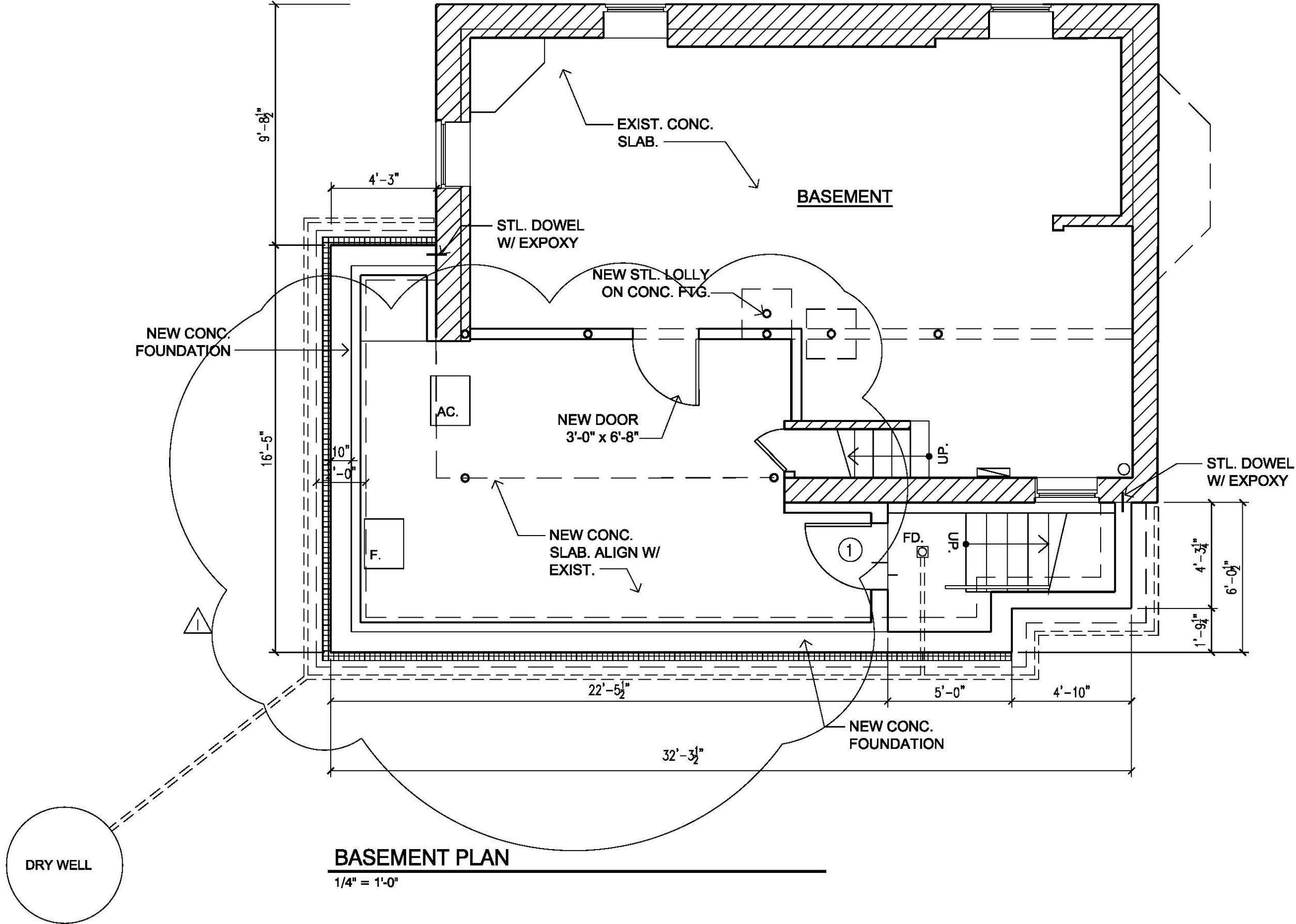
Present Use/Occupancy: Single family Residential
Zone: SD9
Requested Use/Occupancy: Residential

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		1,232	2084	2090.5	(max.)
<u>LOT AREA:</u>		3471	3471	5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		.35	.6	.6	
<u>LOT AREA OF EACH DWELLING UNIT</u>		3,484.8	3,484.8	1500	
<u>SIZE OF LOT:</u>	WIDTH	58	58	50	
	DEPTH	60	60	50	
<u>SETBACKS IN FEET:</u>	FRONT	9	9	10	
	REAR	21.4'	20.7	13.5	
	LEFT SIDE	12.4	12.4	10	
	RIGHT SIDE	15.4	15.4	11.5'	
<u>SIZE OF BUILDING:</u>	HEIGHT	24.25	31.75	35	
	WIDTH	33.25	33.6	36.5	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		79	73%	36	
<u>NO. OF DWELLING UNITS:</u>		1	1	2	
<u>NO. OF PARKING SPACES:</u>		2	2	1	
<u>NO. OF LOADING AREAS:</u>		na	na	na	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		na	na	na	

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.:

na

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'.

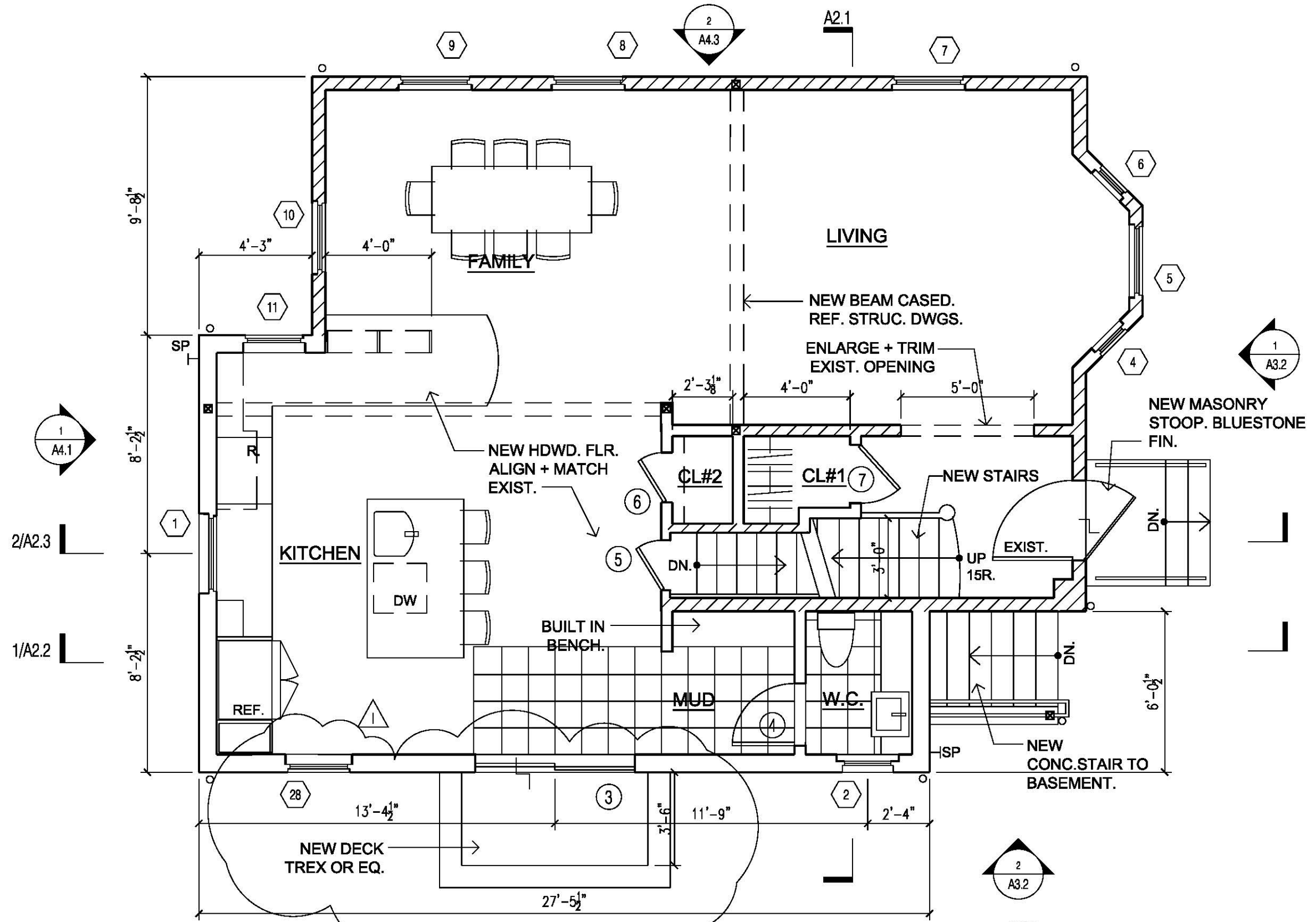


Hodgman Residence 238 Brookline Street, Cambridge MA.

Thomas Rose Architect, 114 Hamilton Street, Cambridge MA.

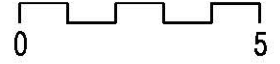
A1.1

AS BUILT MODIFIED 03-08-22



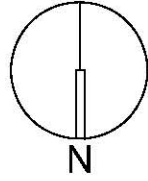
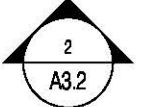
FIRST FLOOR PLAN

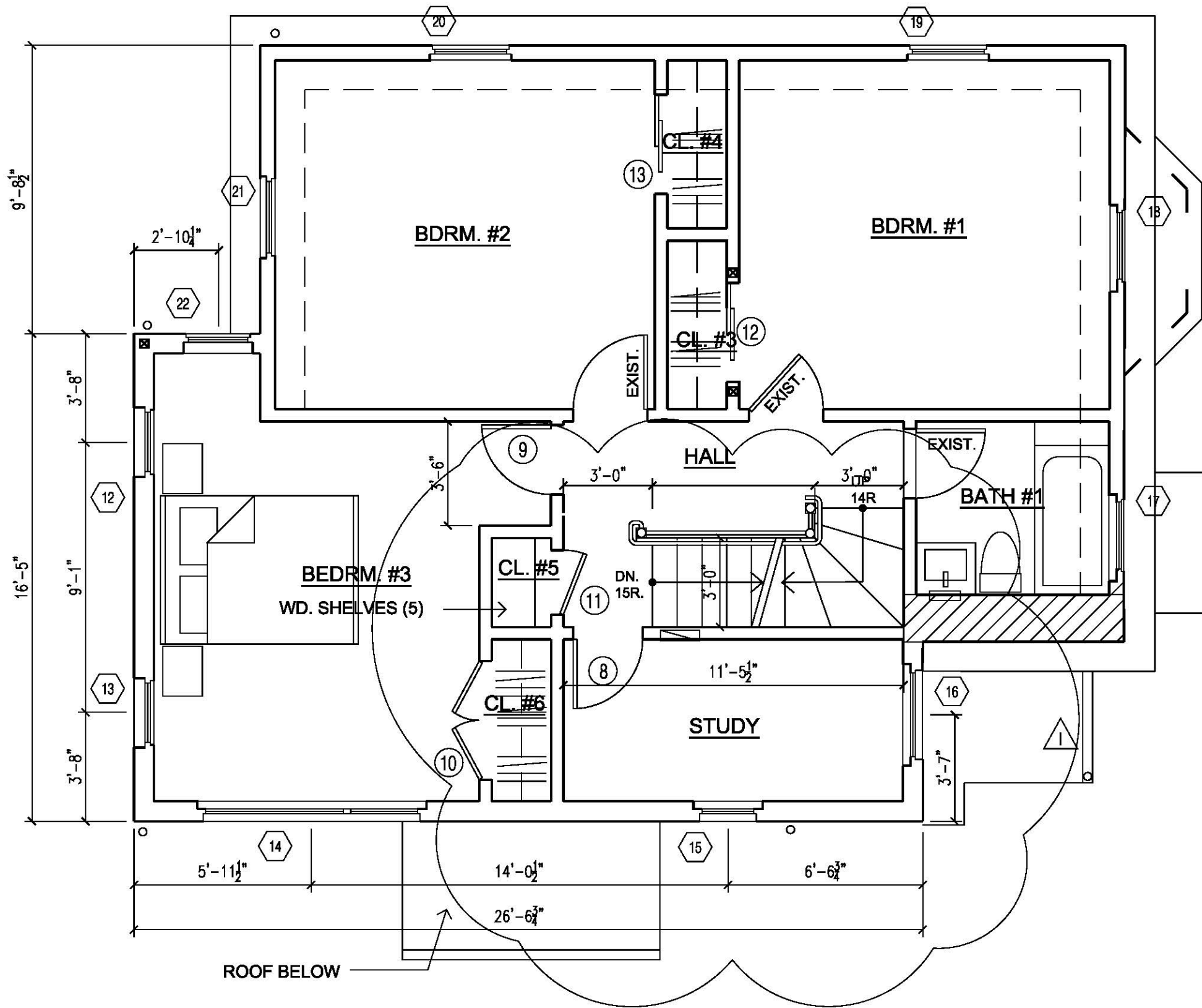
1/4" = 1'-0"



LEGEND

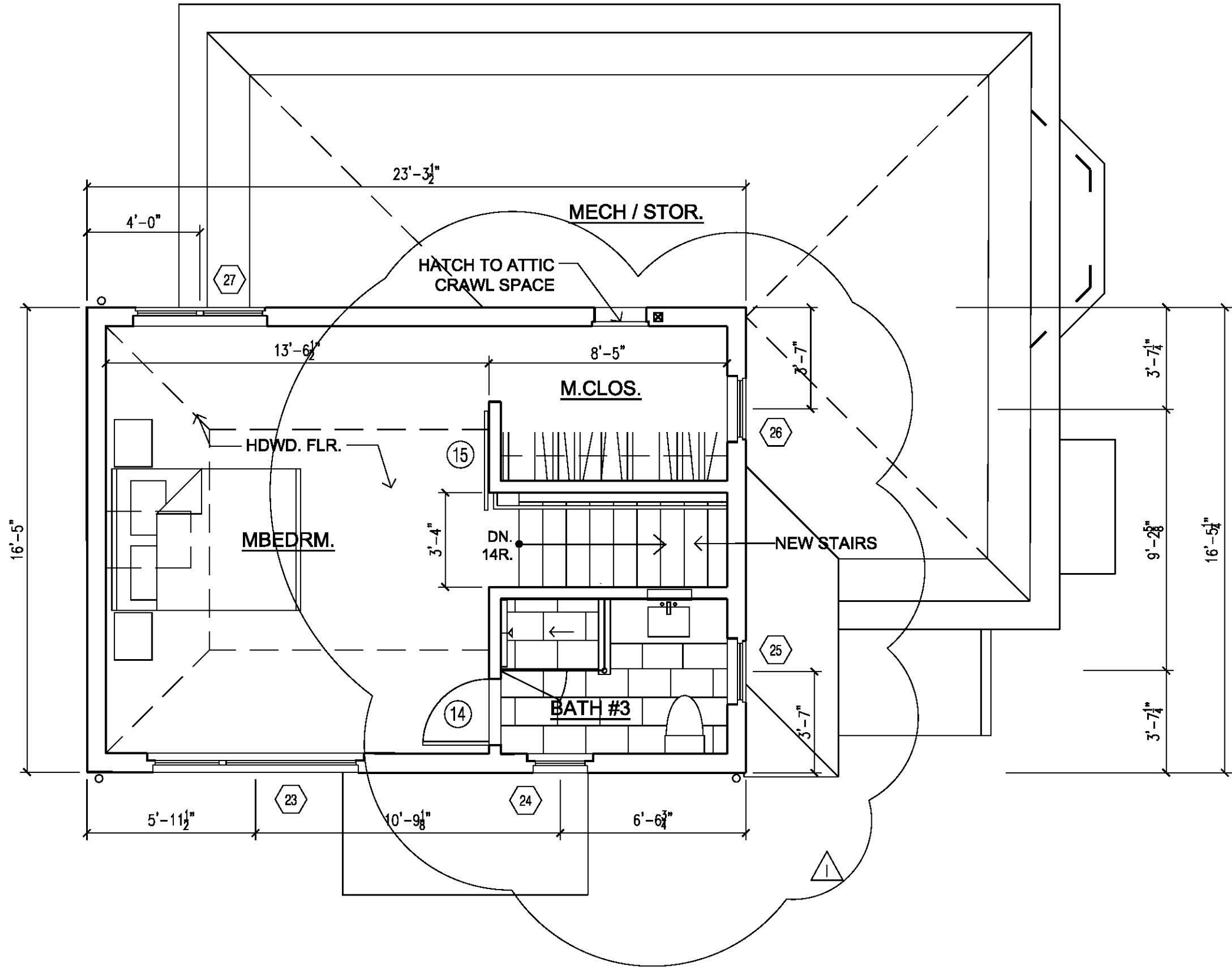
- EXIST. CONSTRUCTION
- NEW CONSTRUCTION





2ND. FLOOR PLAN

1/4" = 1'-0"



3RD. FLOOR ALT. PLAN

1/4" = 1'-0"

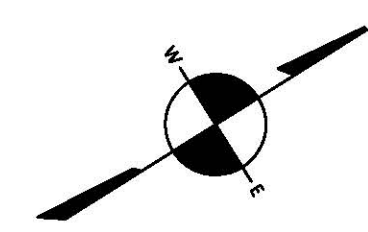
I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF DECEMBER 21, 2018 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS
 ZONE: X
 COMMUNITY PANEL: 25017C0576E
 EFFECTIVE DATE: JUNE 4, 2010

CERTIFIED PLOT PLAN

LOCATED AT
238 BROOKLINE STREET
CAMBRIDGE, MA

BOSTON SURVEY, INC.
 UNIT C-4 SHIPWAY PLACE
 CHARLESTOWN, MA 02129
 (617) 242-1313

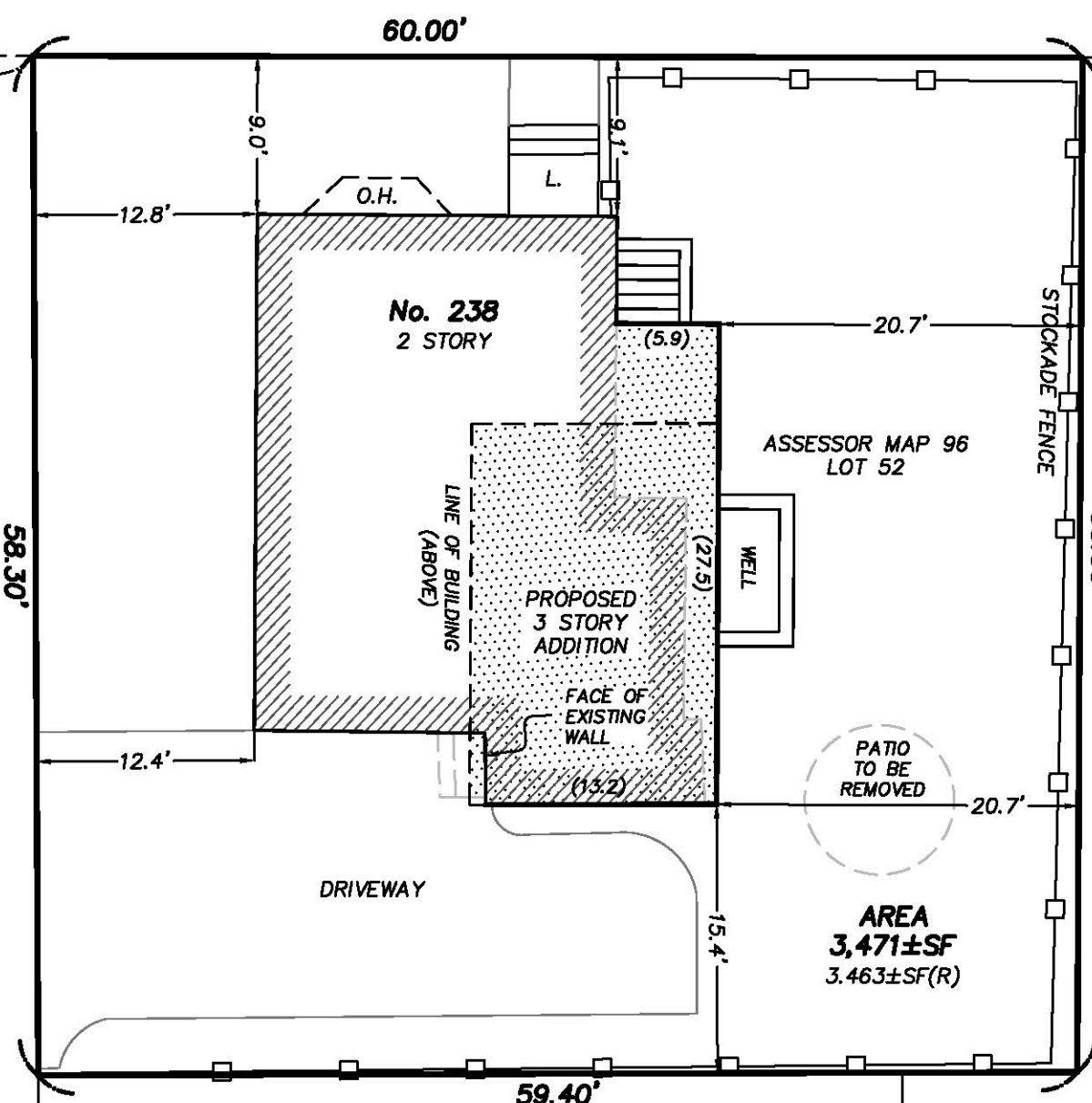


BROOKLINE STREET
 (PUBLIC - 40.0' WIDE)

PUTNAM AVENUE

HAMILTON STREET
 (PUBLIC - 40.0' WIDE)

ALLSTON STREET
 (PUBLIC - 40.0' WIDE)



No. 232 BROOKLINE STREET
 N/F
 LAWRENCE W. &
 LINDA J. KELLEY
 BK 13451; PG 138

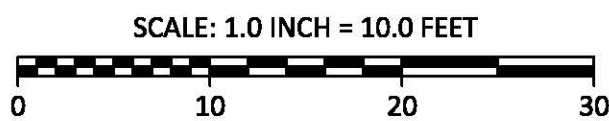
No. 99 ALLSTON STREET
 N/F
 RUTH A. CARRETTA &
 CARLOS SALAMANCA
 BK 49429; PG 107

PREPARED FOR:
 OWNER OF RECORD:
 ROY HODGMAN AND CAROLINE MCCOY
 238 BROOKLINE STREET
 CAMBRIDGE, MA 02139

REFERENCES:
 DEED: BK 71117; PG 369
 PLAN: PL BK 68; PL 7
 PL BK 205; PL 17
 BK 4331; PG END
 PL No. 98 OF 1964
 PL No. 752 OF 1995
 PL No. 1072 OF 1998
 PL No. 1351 OF 2005
 LCC: 13248-A
 17059-A
 20376-A
 20185-A

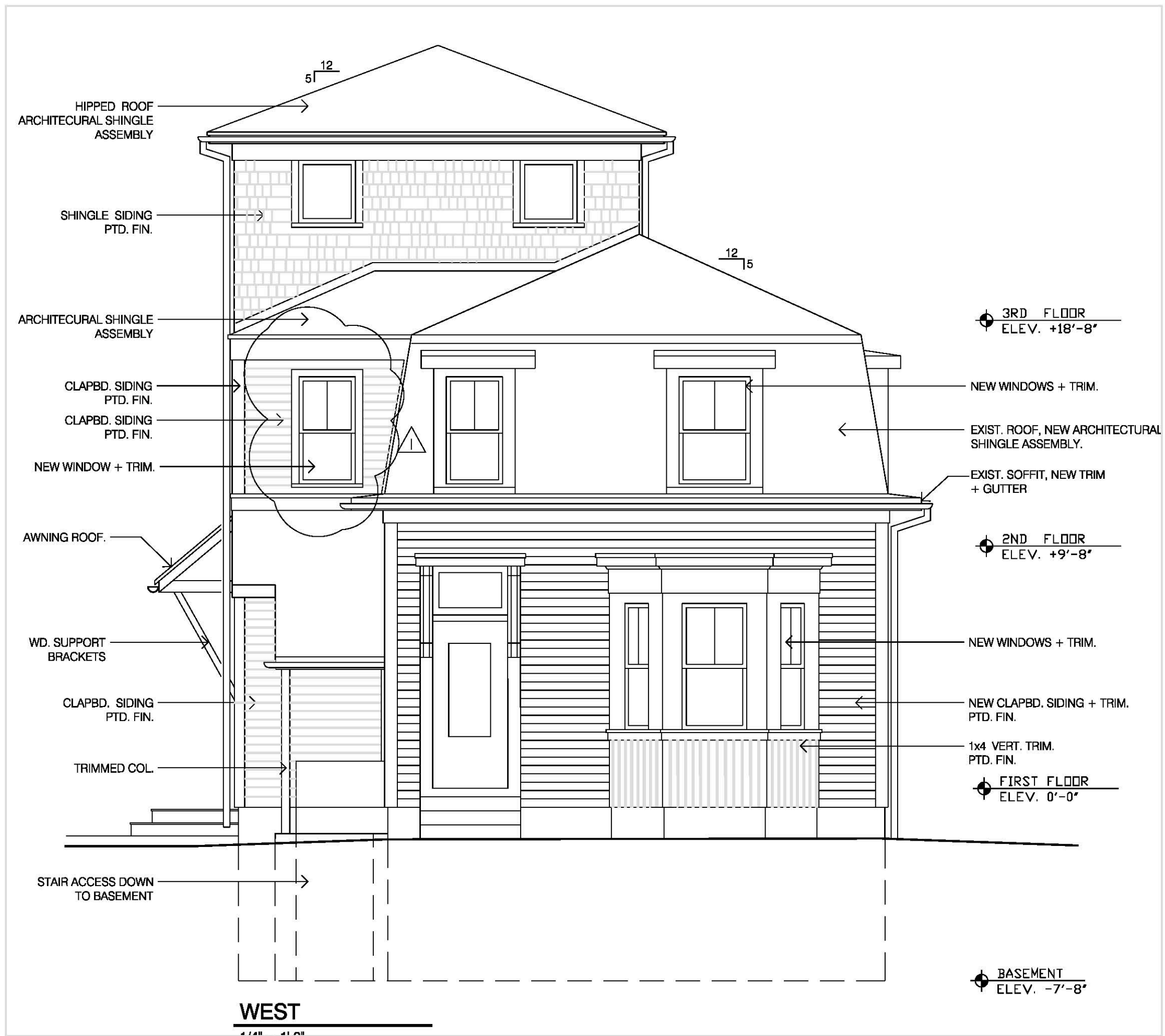
CITY OF CAMBRIDGE ENGINEERING:
 LAYOUT: STR-18-33 (HAMILTON STREET)
 STR-07-44 (ALLSTON STREET)

PLAN: 7003



FIELD:	MO
DRAFT:	SAP, RAP
CHECK:	GCC
DATE:	01/07/19
JOB #	18-00771





HIPPED ROOF
ARCHITECTURAL SHINGLE
ASSEMBLY

SHINGLE SIDING
PTD. FIN.

ARCHITECTURAL SHINGLE
ASSEMBLY

CLAPBD. SIDING
PTD. FIN.

CLAPBD. SIDING
PTD. FIN.

NEW WINDOW + TRIM.

AWNING ROOF.

WD. SUPPORT
BRACKETS

CLAPBD. SIDING
PTD. FIN.

TRIMMED COL.

STAIR ACCESS
DOWN
TO BASEMENT

3RD FLOOR
ELEV. +18'-8"

NEW WINDOWS + TRIM.

EXIST. ROOF, NEW ARCHITECTURAL
SHINGLE ASSEMBLY.

EXIST. SOFFIT, NEW TRIM
+ GUTTER

2ND FLOOR
ELEV. +9'-8"

NEW WINDOWS + TRIM.

NEW CLAPBD. SIDING + TRIM.
PTD. FIN.

1x4 VERT. TRIM.
PTD. FIN.

FIRST FLOOR
ELEV. 0'-0"

BASEMENT
ELEV. -7'-8"

WEST

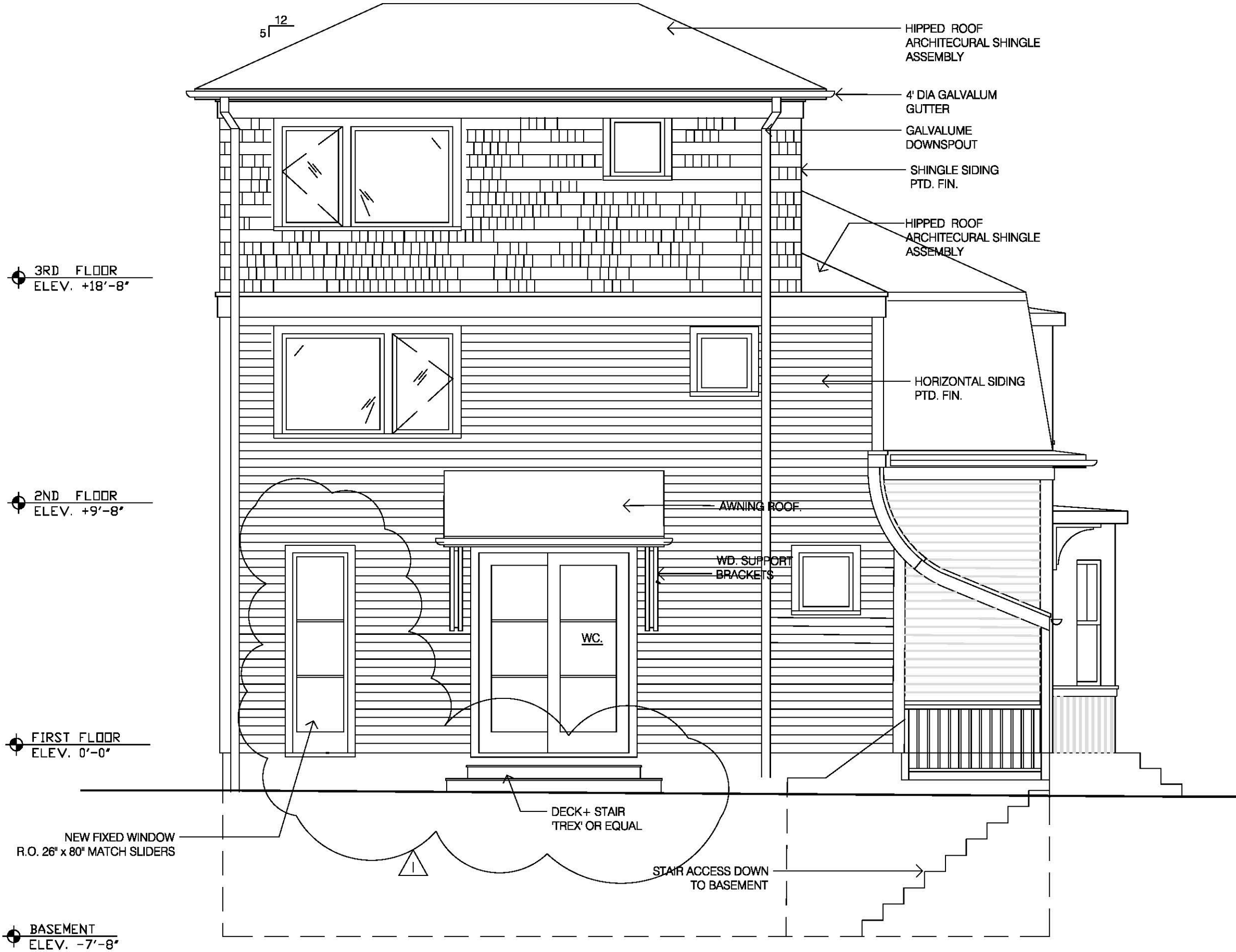
1/4" = 1'-0"

Hodgman Residence 238 Brookline Street, Cambridge MA.

Thomas Rose Architect, 114 Hamilton Street, Cambridge MA.

AS BUILT MODIFIED 03-08-22

A3.1



NORTH

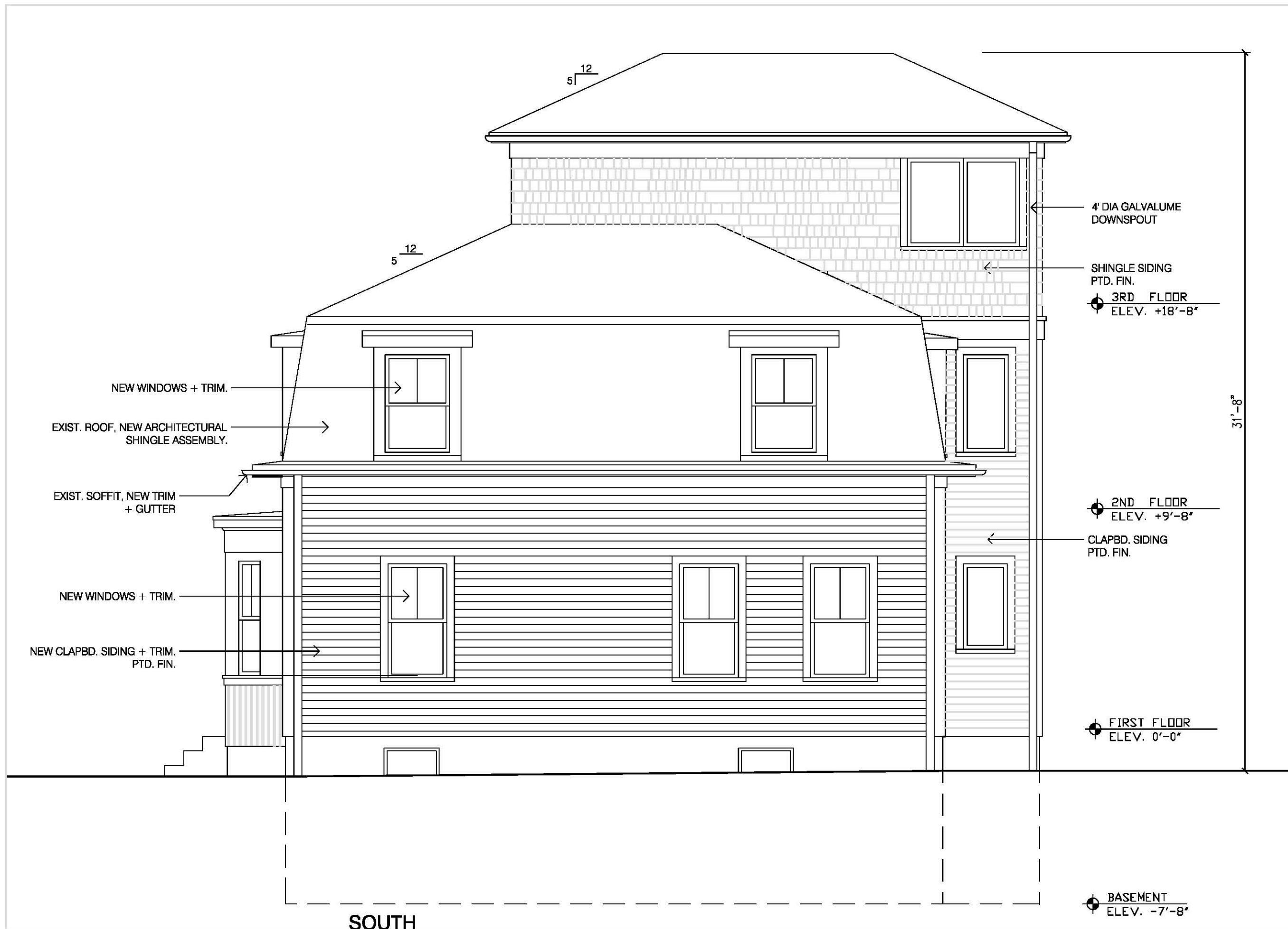
1/4" = 1'-0"

Hodgman Residence 238 Brookline Street, Cambridge MA.

Thomas Rose Architect, 114 Hamilton Street, Cambridge MA.

AS BUILT MODIFIED 03-08-22

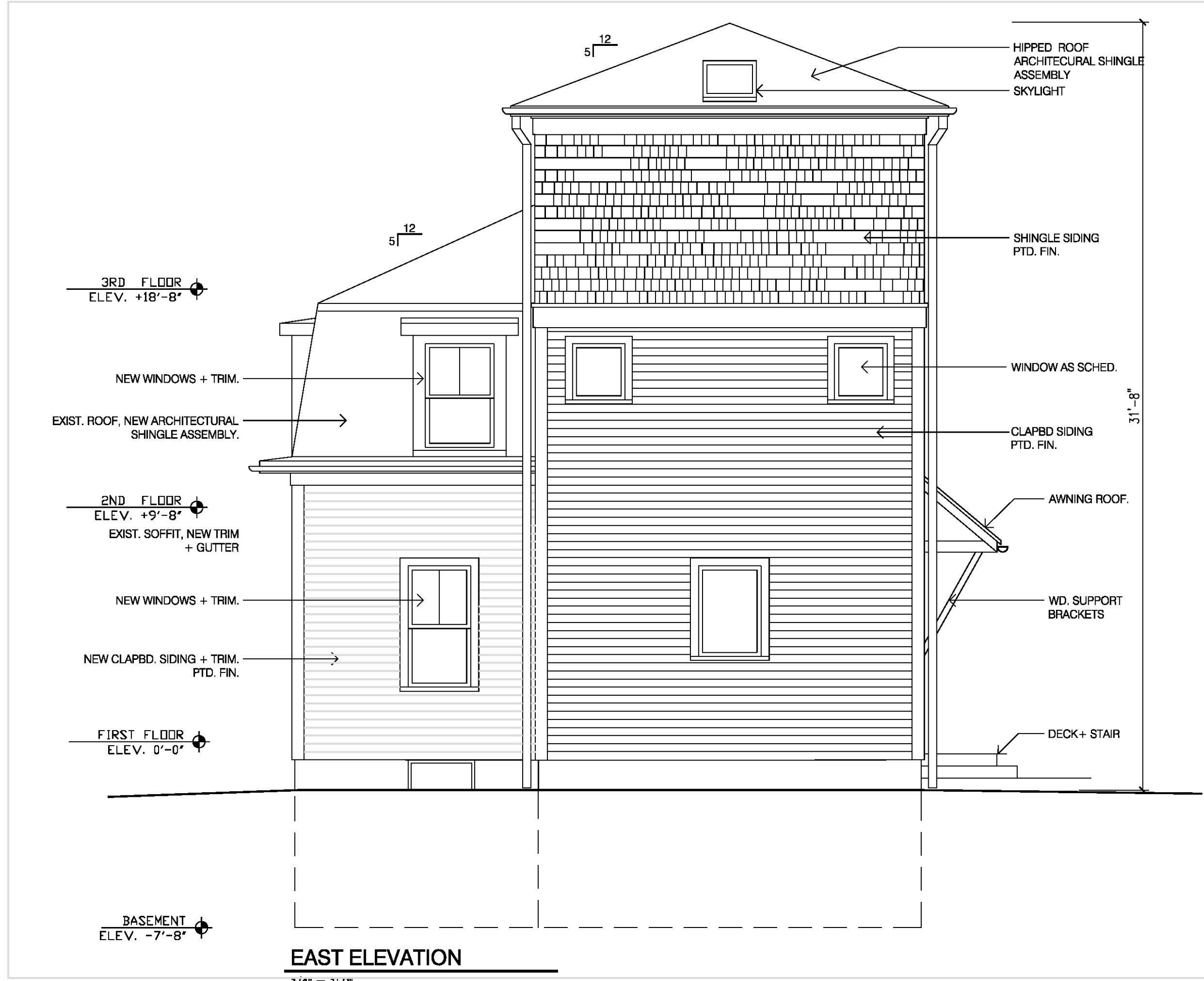
A3.2



Hodgman Residence 238 Brookline Street, Cambridge MA.
 Thomas Rose Architect, 114 Hamilton Street, Cambridge MA.

A3.3

AS BUILT MODIFIED 03-08-22



Hodgman Residence 238 Brookline Street, Cambridge MA.

AS BUILT MODIFIED 03-08-22

Thomas Rose Architect, 114 Hamilton Street, Cambridge MA.

A3.4

238 Brookline Street Cambridge, Existing Conditions - 4/8/2022



238 Brookline St. Petitioner
THOMAS ROSE, ARCHITECT
114 HAMILTON STREET
CAMBRIDGE, MA 02139

96-52
HODGMAN, ROY & CAROLINE MCCOY
238 BROOKLINE ST
CAMBRIDGE, MA 02139

96-77
LEVY, JOHN
98 ALLSTON ST UNIT 2
CAMBRIDGE, MA 02139-4532

96-96
YU, JEFFREY & PHOEBE K. YU
95 ALLSTON ST., #2
CAMBRIDGE, MA 02139

96-109
MRH HAMILTON LLC
1778 COMMONWEALTH AVE.
BRIGHTON, MA 02135

96-77
HALPERN, KENNETH
98 ALLSTON ST., #3
CAMBRIDGE, MA 02139

96-96
TANGBAN, NEJI
95 ALLSTON ST., #3
CAMBRIDGE, MA 02139

96-56
CARRETTA, RUTH A. & CARLOS SALAMANCA
99 ALLSTON ST
CAMBRIDGE, MA 02139

96-77
KAUFMAN, CAROLE D.
98 ALLSTON ST., UNIT #1
CAMBRIDGE, MA 02139-4532

96-115
CAMBRIDGE ADVISORS GROUP LLC
90 HAMILTON ST
CAMBRIDGE, MA 02139

97-57
WHITE, KATHERINE E.
237 BROOKLINE ST
CAMBRIDGE, MA 02139

96-53
ZHANG, XI HONG GE
232 BROOKLINE ST
CAMBRIDGE, MA 02139

96-75
B LINE PROPERTIES LLC
649 MASSACHUSETTE AVENUE SUITE 9
CAMBRIDGE, MA 02139

96-96
ZHANG, MENGJIAO
95 ALLSTON ST., #1
CAMBRIDGE, MA 02139

97-58
ALBRECHT BRIAN & JENNIFER ALBRECHT
179 CHESTNUT ST
CAMBRIDGE, 02139

97-32
CAMBRIDGE CITY OF SCHOOL DEPT
159 THORNDIKE ST
CAMBRIDGE, MA 02141

97-32
CITY OF CAMBRIDGE
C/O NANCY GLOWA
CITY SOLICITOR

97-32
CITY OF CAMBRIDGE
C/O LOUIS DEPASQUALE
CITY MANAGER

Pacheco, Maria

From: Brian Albrecht <bkalbrecht@icloud.com>
Sent: Thursday, May 12, 2022 5:47 PM
To: Pacheco, Maria
Subject: BZA-170035

Dear Board of Zoning Appeal,

We are writing in support of the petition set forth in case # BZA-170035. The changes made during construction to the rear deck/patio are minor and kept within the original design principle. In our opinion, the changes have no impact to the surrounding neighborhood.

Thank you.

Brian and Jennifer Albrecht
239 Brookline Street
Abutters to the petitioner



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: Thomas Rose Date: 4/29/22
(Print)

Address: 238 Brookline St.

Case No. BZA-170035

Hearing Date: 5/19/22

Thank you,
Bza Members