

# CITY OF CAMBRIDGE

## BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2022 FEB 10 PM 4:36

OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

### BZA Application Form

**BZA Number: 161807**

#### General Information

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

Special Permit:   X                        Variance:   X                        Appeal:       

**PETITIONER:** Jennifer Albrecht and Brian Albrecht C/O James J. Rafferty

**PETITIONER'S ADDRESS:** 907 Massachusetts Avenue, Cambridge, MA 02139

**LOCATION OF PROPERTY:** 239 Brookline St., Cambridge, MA

**TYPE OF OCCUPANCY:** single family

**ZONING DISTRICT:** Special District 9

**REASON FOR PETITION:**

/Additions/

#### **DESCRIPTION OF PETITIONER'S PROPOSAL:**

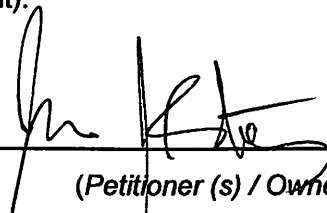
Petitioners seek to construct roof over proposed porch on Allston Street frontage and relief from 10' minimum separation requirement for accessory structures.

Petitioners seek to construct rear addition, dormers and new rear entry to single family dwelling.

#### **SECTIONS OF ZONING ORDINANCE CITED:**

- Article: 5.000            Section: 5.13 (Minimum Distance Between Buildings).
- Article: 5.000            Section: 5.31 (Table of Dimensional Requirements).
- Article: 8.000            Section: 8.22.2(d) (Non-conforming Structure).
- Article: 10.000          Section: 10.30 (Variance) & 10.40 (Special Permit).

Original  
Signature(s):

  
\_\_\_\_\_  
(Petitioner (s) / Owner)

James J. Rafferty, Attorney for Petitioner  
(Print Name)

Address: 907 Massachusetts Avenue, Suite 300  
Tel. No. 617.492.4100  
E-Mail Address: jrafferty@adamsrafferty.com

**OWNERSHIP INFORMATION FOR BOARD OF ZONING APPEAL RECORD**

To be completed by OWNER, signed and returned to Secretary of Board of Appeal

Brian Albrecht and Jennifer Albrecht  
(Owner or Petitioner)

Address: c/o James J. Rafferty 907 Massachusetts Avenue, Cambridge MA 02139

Location of Premises: 239 Brookline Street

the record title standing in the name of Brian Albrecht and Jennifer Albrecht

whose address is 239 Brookline Street, Cambridge MA 02139  
(Street) (City or Town) (State & Zip Code)

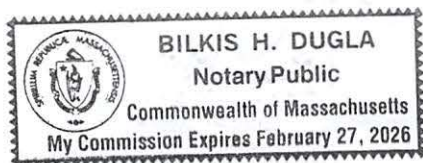
by a deed duly recorded in the Middlesex South County Registry of Deeds in

Book 78860 Page 105 or \_\_\_\_\_ Registry

District of Land Court Certificate No. \_\_\_\_\_ Book \_\_\_\_\_ Page owner #1  
owner #2

[Handwritten Signature]  
(Owner)

On this 7<sup>th</sup> day of February 2022, before me, the undersigned notary public, personally appeared Brian K Albrecht & Jennifer P. Albrecht proved to me through satisfactory evidence of identification, which were MA DL'S / MA DL'S, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.



[Handwritten Signature]  
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:

A literal enforcement of the Ordinance would prevent the Petitioners from constructing a covering over a portion of the proposed porch.

- 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:

The hardship is directly related to the shape and size of the lot and the age and layout of the building.

- 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 installation of a deck and rear entry, and the siting of said entry within 10 feet of the existing garage, will not have a detrimental effect on the public good.

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

The nature and intensity of the use of this single family structure will not change as a result of the proposed modifications.

**\*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**

### **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 239 Brookline 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:**

Section 8.22.2(d) allows for the construction of the proposed addition upon the issuance of a Special Permit.

**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 addition will not alter the traffic patterns associated with this single family dwelling.

**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 continued operation of adjacent uses will not be impacted by the construction of dormers and a rear addition.

**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 proposed rear addition and dormer represent an increase of approximately 11% of the gross floor area of the existing structure which will not create any detriment to the health of Cambridge citizens.

**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 intensity and use of this single family dwelling will not be altered as a result of the proposed addition. Moreover, the structure complies with the lot area per dwelling unit, height, parking and open space requirements of the Residence C-1 Zoning District and the purpose of the Special District 9 Zoning District to facilitate the development of housing that is "integrated with the existing neighborhood physically, architecturally, and socially."

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

Date: 2/7/22**BZA Application Form****DIMENSIONAL INFORMATION**

**Applicant:** Jennifer Albrecht and Brian Albrecht  
**Location:** 239 Brookline St., Cambridge, MA  
**Phone:** 617.492.4100

**Present Use/Occupancy:** single family  
**Zone:** Special District 9  
**Requested Use/Occupancy:** single family

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<b>TOTAL GROSS FLOOR AREA:</b>		2,506 sf	2,903 sf	2821 sf	(max.)
<b>LOT AREA:</b>		4,702 sf	no change	5,000 sf	(min.)
<b>RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup></b>		0.53	0.617	0.60	
<b>LOT AREA OF EACH DWELLING UNIT</b>		4,702 sf	no change	5,000 sf	
<b>SIZE OF LOT:</b>	WIDTH	53.25'	no change	50'	
	DEPTH	51'	no change	N/A	
<b>SETBACKS IN FEET:</b>	FRONT	(brookline) 9.6'	no change	13.43'	
	REAR	(allston front) 24.8'	22.16'	20.48'	
	LEFT SIDE	(brookline) 3.9'	no change	16.39'	
	RIGHT SIDE	(allston) 31.96'	25.96'	10.38'	
<b>SIZE OF BUILDING:</b>	HEIGHT	31.73'	no change	35'	
	WIDTH	46.25'	52.25'	N/A	
<b>RATIO OF USABLE OPEN SPACE TO LOT AREA:</b>		65%	48%	36%	
<b>NO. OF DWELLING UNITS:</b>		1	no change	1	
<b>NO. OF PARKING SPACES:</b>		2	no change	1	
<b>NO. OF LOADING AREAS:</b>		0	no change	N/A	
<b>DISTANCE TO NEAREST BLDG. ON SAME LOT</b>		15.33	9.33	10	

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.:

n/a

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'.

## **Pacheco, Maria**

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**From:** Roy Hodgman <royhodgman@gmail.com>  
**Sent:** Wednesday, March 23, 2022 12:08 AM  
**To:** Pacheco, Maria  
**Subject:** comments on BZA-161807

Hi Maria and members of the Board of Zoning Appeals,

I am writing about BZA-161807, the property at 239 Brookline St owned by Jennifer and Brian Albrecht. I live across the street at 238 Brookline St, and have spoken to Jennifer and Brian several times about their plans to renovate and revitalize their home. I am excited for them to fix up the house and surrounding grounds, and I think their design for doing so will be great. They are a nice family, great neighbors, and I appreciate the thoughtful and tasteful approach to this project not only in how they plan to use the house, but also in how they have considered how their project will impact me and our other neighbors. Everything looks great, and I'm excited to see how it all turns out.

Thanks,  
Roy Hodgman

## **Pacheco, Maria**

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**From:** Charles Eccles <noreply-webcontactform@cambridgema.gov>  
**Sent:** Tuesday, March 22, 2022 8:26 PM  
**To:** Pacheco, Maria  
**Subject:** Regarding case number BZA - 161807 Cambridge Inspectional Services Department

Sender's Email: Ceccles54@gmail.com

Sender's Name: Charles Eccles

Sent from a web contact form at <https://www.cambridgema.gov/inspection/contactforms/zoningdivision/mariapacheco>

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Dear Ms Maria Pacheco,

We are writing you to let you know how pleased we are to have the Albrechs as our new neighbors. It is an answer to our prayers for a good family to move in next door to our church, St. Augustine's African Orthodox Procathedral. The Albrechs are a family who would not drastically alter their property, but only enhance it.

We have seen architects drawings and approve of the small changes that ought to be made. The fact that the Albrechs were already neighborhood people is a big plus. We could not wish for better neighbors.

Best wishes,

Rev. Charles Eccles and the Members of St. Augustine's Vestry

**Renée Beard and Adam Bard  
201 Brookline Street, Unit 5  
Cambridge, MA 02139**

March 20, 2022

Dear members of the Board of Zoning Appeal,

We are writing this letter in strong support of Jennifer and Bryan Albrecht's request for a variance (BZA number 161807) at their 239 Brookline Street property. We have children the same age that attend Amigos at 15 Upton Street and have known them for roughly 10 years.

Nearly 5 years ago, we were in a similar situation as they found themselves last year: after 10 years of living in our home, we had run out of space for our growing family, yet were confronted with the stark reality that we had been priced out of the local market. In our case, we were able to appeal to the BZA and were granted permission to build a modest second level to accommodate another bathroom and bedroom. In their home of nearly 18 years, at 179 Chestnut Street, the Albrecht's do not have that option. They were fortunate to know John Walsh, part-owner of 239 Brookline, from living in the neighborhood and having kids who played at "Old Morse" park across the street, and ultimately were able to purchase the home from the Walsh brothers. John astutely saw in the Albrecht's what those who know them well see: a nice family with deep roots and a strong commitment to living in Cambridgeport.

The Albrecht's are the type of neighbors that everyone wants. They are conscientious, kind and respectful. They are engaged participants in the city of Cambridge, through the public schools, participation in various community sports and attendance in summer programming. Rather than move to the suburbs, the Albrecht's are so committed to raising their kids in Cambridge that they bought what would by any standards be called a "fixer-upper."

Based on the plans we have seen and our conversations with them, we understand that the Albrecht's are asking for 1) a variance to exceed the GFA slightly to allow for coverage of a small side porch entry at the Allston rear of the house. The reason they require the variance is because covered porches are calculated into the gross living area. They are also asking for 2) a variance to be within less than 10' of their garage (coming in at roughly 9') and 3) a special permit to build a dormer in their setback to the neighbor on Brookline so that they can bring the stairs to their children's bedrooms on the second floor up to code, which requires ceiling height clearance. It is our understanding that the Brookline abutter is also supportive of this request.

The Albrecht's are not increasing the height of the home, which would be compliant with the 35' code and fit into the neighborhood. Instead, they are asking for variances for very minor infringements to make the house a home they can safely live in for the foreseeable future.

It is our understanding that the special districting was originally designated to support residential construction in the neighborhood, including by converting businesses into condominiums like ours. Unless we are mistaken, Special District 9 also aimed to encourage families to rehab existing houses. The Albrecht's have the patience, long-sightedness, and commitment to Cambridgeport that we believe fits the intentions of this special districting precisely.

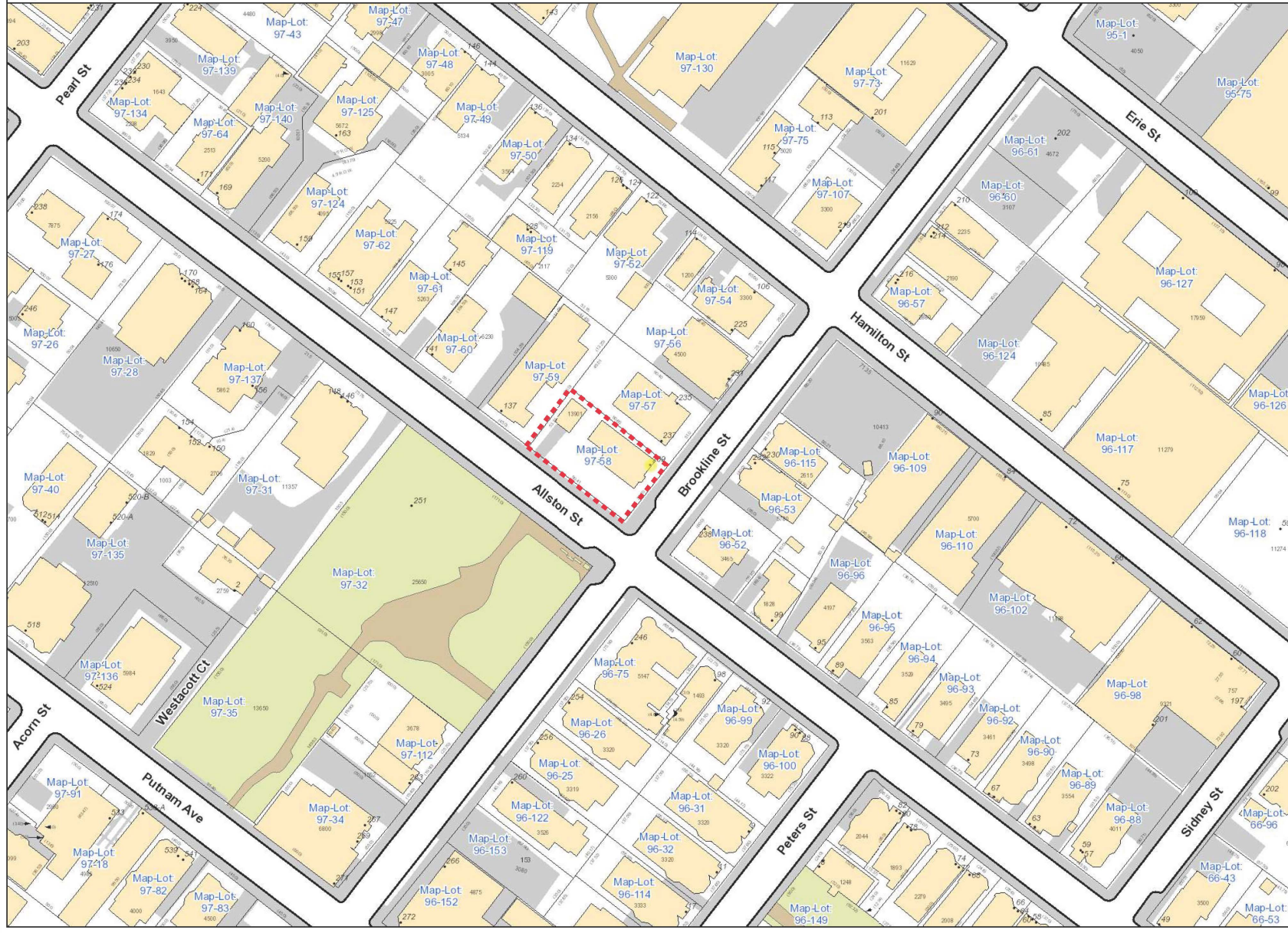


The Albrecht's plan is not only tasteful and in keeping with the neighborhood, but it will greatly improve the ascetic value of the current lot and allow a young family to continue to live in the city they love and call home.

We whole-heartedly endorse the 2 variances and 1 special permit that are the only hurdles to the Albrecht's achieving their family dream of continuing to live in Cambridgeport.

Respectfully,

Renée Beard and Adam Bard



LEGEND

- Address
- Rail
- Building Footprints
- Parcels
- Paved Surfaces
  - Paved Roads
  - Bridges
  - Unpaved Roads
  - Unpaved Parking
  - Sidewalks
  - Driveways
  - Alleys
  - Other Paved Surface
  - Public Footpath



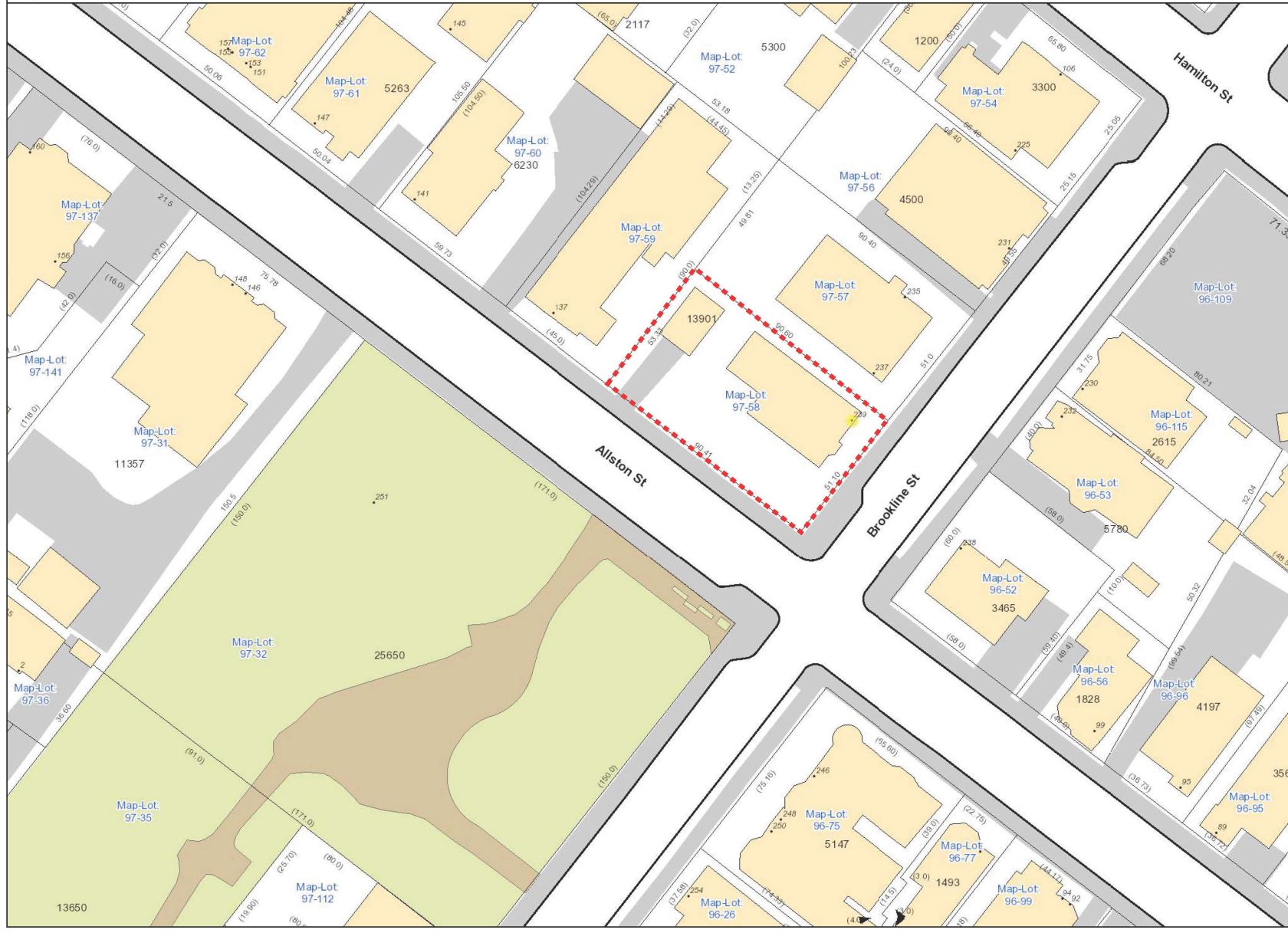
City of Cambridge  
Massachusetts

1" = 69 ft

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[www.cambridgema.gov/gis](http://www.cambridgema.gov/gis)





- ### LEGEND
- Address
  - Rail
  - Building Footprints
  - Parcels
  - Paved Surfaces
    - Paved Roads
    - Bridges
    - Unpaved Roads
    - Unpaved Parking
    - Sidewalks
    - Driveways
    - Alleys
    - Other Paved Surface
    - Public Footpath



City of Cambridge  
Massachusetts  
1" = 35 ft

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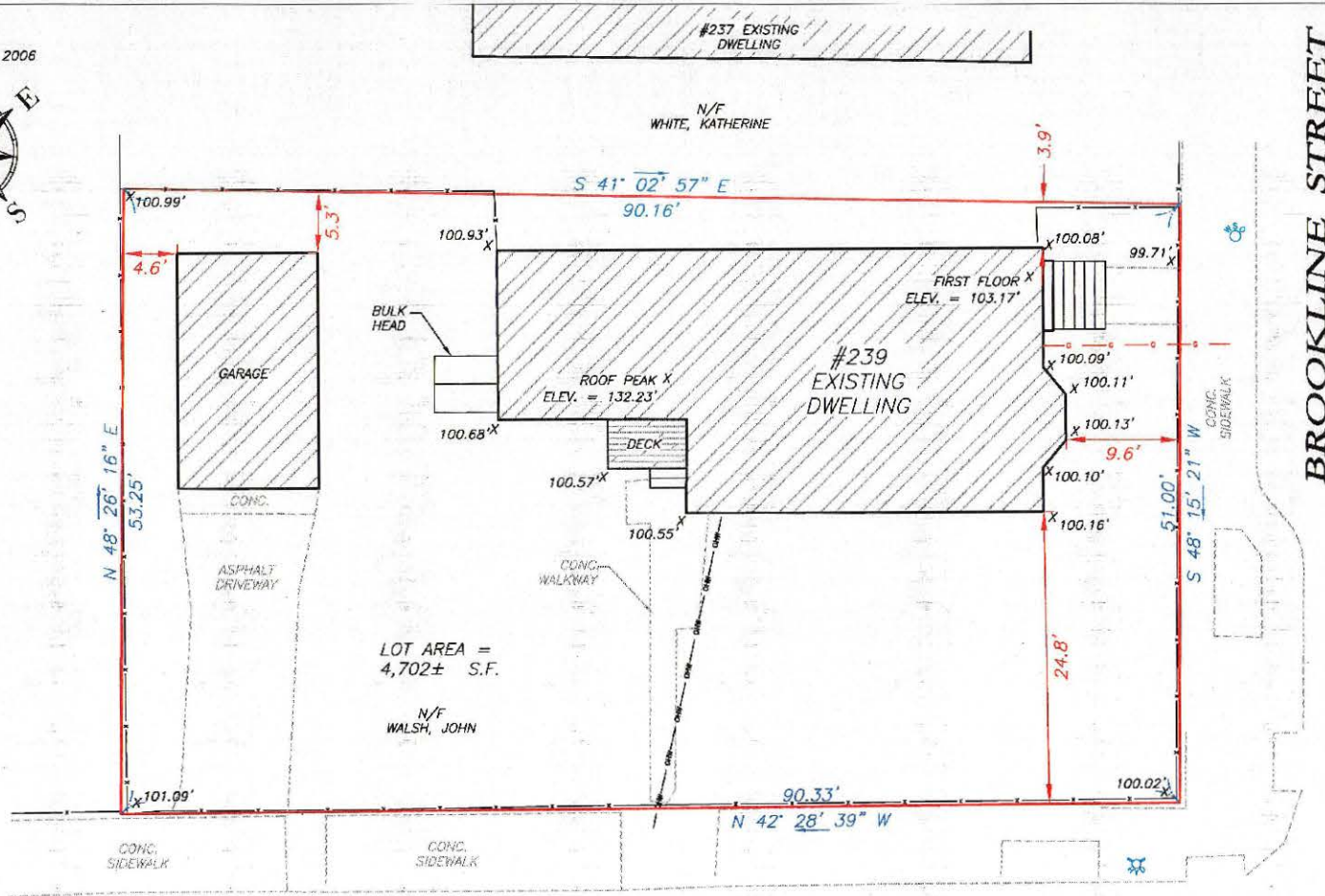
[www.cambridgema.gov/gis](http://www.cambridgema.gov/gis)



PLAN 964 OF 2006



N/F  
NURSE  
GLADSTONE  
ST CLAIR

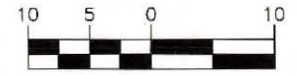


LOT AREA =  
4,702± S.F.

N/F  
WALSH, JOHN

**ALLSTON STREET**

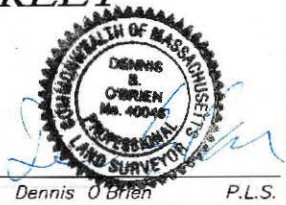
EXISTING LOT COVERAGE = (24.9%) 1173.1 S.F.  
EXISTING OPEN SPACE = (65.0%) 3055.8 S.F.



NOTES:

ALL ELEVATIONS ARE ON AN ASSUMED DATUM.

ALL OFFSETS AND DIMENSIONS ARE TO SIDING UNLESS OTHERWISE NOTED.



**D. O'BRIEN**  
LAND SURVEYING  
480 WEST CENTRAL ST. 1ST FLR  
FRANKLIN, MA 02038 508-541-0240

**CERTIFIED PLOT PLAN**  
239 BROOKLINE STREET  
CAMBRIDGE, MA MIDDLESEX COUNTY

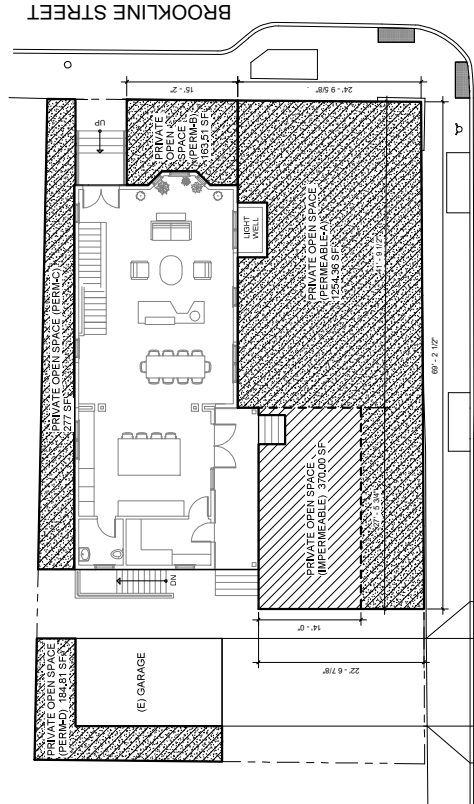
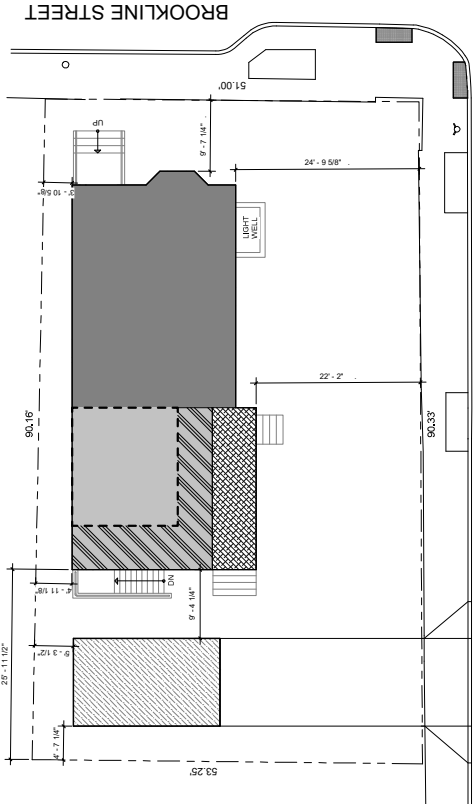
SCALE: 1:10'	DATE: 11/10/2021	REVISED: 12/7/2021	DRAWN BY: A.R.M.	CHECKED BY: D.O.
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- LEGEND**
- █ EXISTING HOUSE TO BE RENOVATED
  - ▣ EXISTING HOUSE TO BE REBUILT
  - ▨ HOUSE ADDITION (EXPANDED FOOTPRINT)
  - ▩ COVERED PORCH
  - ▧ EXISTING ONE-CAR GARAGE TO REMAIN
  - PROPERTY LINE

- LEGEND**
- ▨ PRIVATE OPEN SPACE - IMPERMEABLE
  - ▩ PRIVATE OPEN SPACE - PERMEABLE
  - PROPERTY LINE

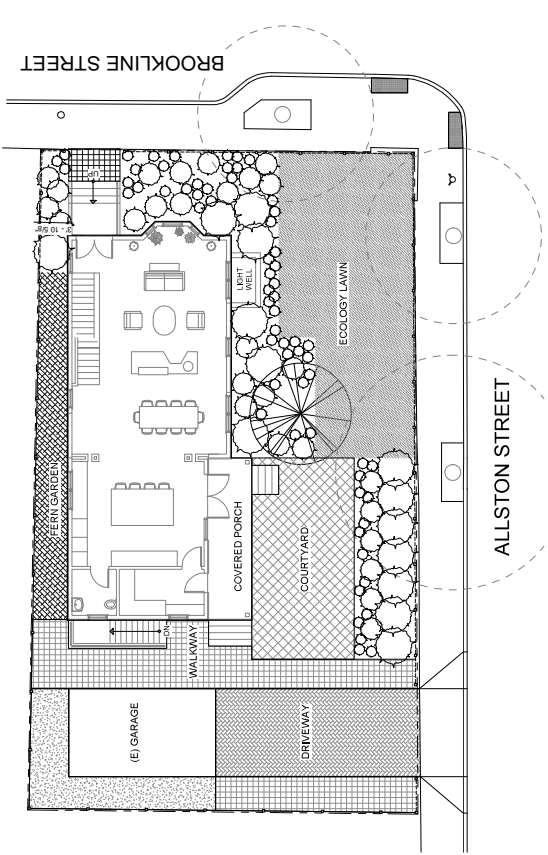
**OPEN SPACE CALCULATIONS**

	ALLOWED/REQUIRED	EXISTING	PROPOSED
MIN LOT AREA	5000 SF	4702 SF	4702 SF
OPEN SPACE RATIO	36% (MIN)	65%	46%
PRIVATE OPEN SPACE	1892.72 SF	3055.80 SF	2246.68 SF
PERMEABLE OPEN SPACE	846.36 SF	3055.80 SF	1878.68 SF



**LEGEND**

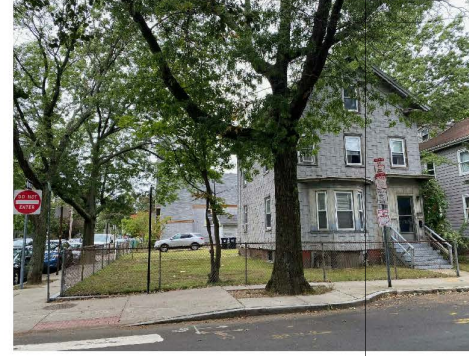
- ORNAMENTAL TREE (PROPOSED)
- SHRUBS AND PERENNIALS (PROPOSED)
- PAVERS - TYPE 1
- PAVERS - TYPE 2
- PAVERS - TYPE 3
- GRAVEL
- SHADE-TOLERANT ECOLOGY LAWN
- FERN AND GROUNDCOVER MIX
- WOOD FENCE - 72" HT
- WOOD FENCE - 42" HT
- PROPERTY LINE



1 OVERALL LANDSCAPE PLAN  
 1/8" = 1'-0"



VIEW FROM ALLSTON STREET



VIEW FROM BROOKLINE STREET



VIEW FROM CORNER OF ALLSTON AND BROOKLINE STREETS



VIEW FROM BROOKLINE STREET



Kelley Pagano  
landscape  
architecture, llc  
200 Alyn Street  
Brookline, MA 02148  
781.437.0267  
kel@kelkpagano.com

PROJECT:  
ALBRECHT RESIDENCE - RENOVATIONS  
200 BROOKLINE STREET  
CAMBRIDGE, MA 02138

page: 21/009

professional seal

**NOT FOR  
CONSTRUCTION**

revisions:  
no. date by


document set:  
**SCHEMATIC DESIGN**

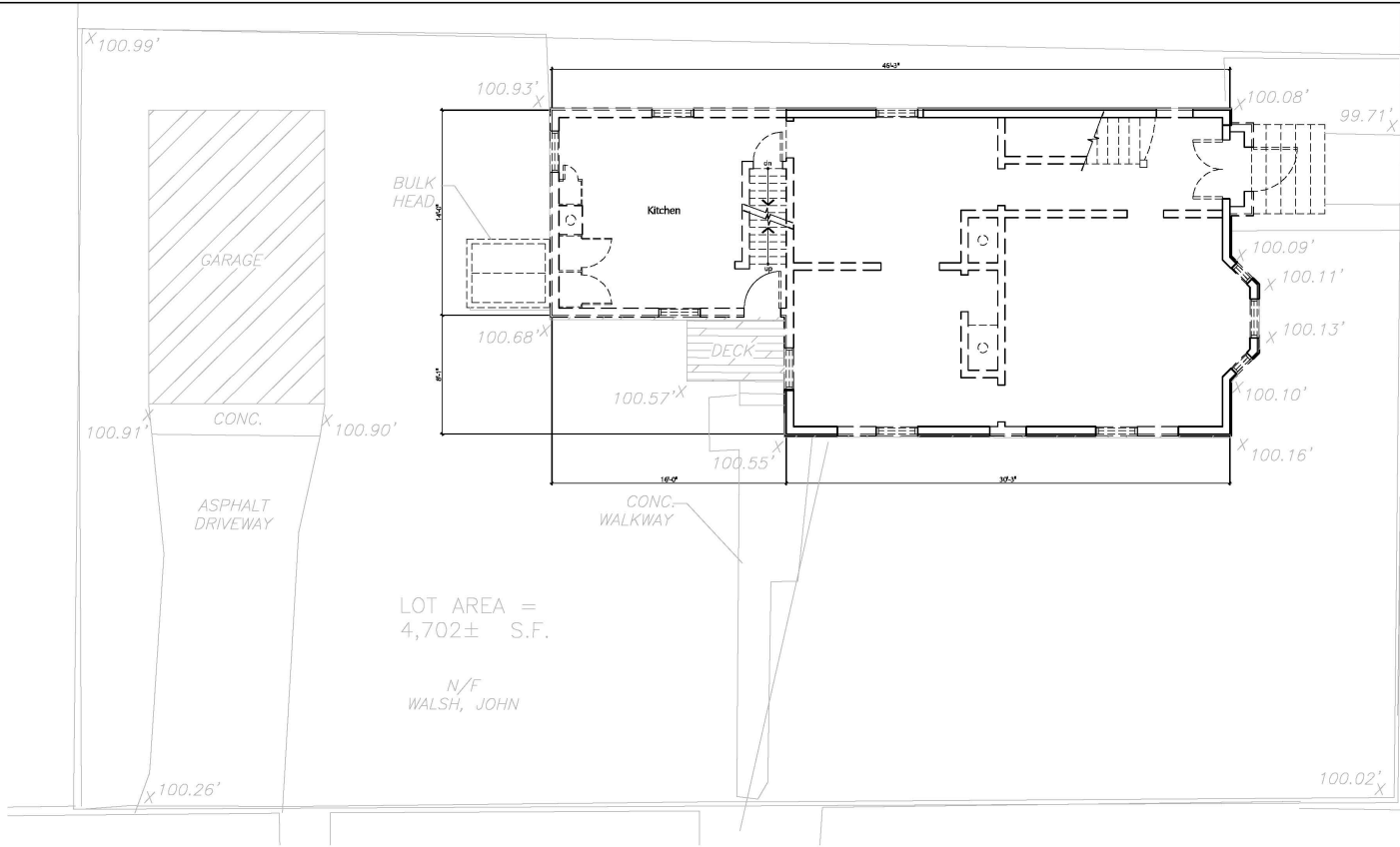
designed by/ drawn by:

scale: AS NOTED ON SHEET 8/22 24"x36"

issue date: 01.11.2022

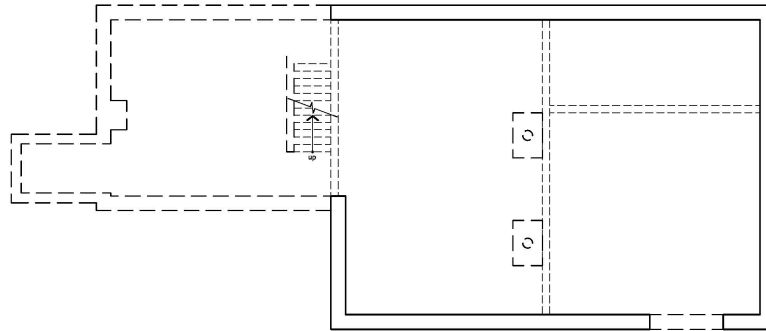
sheet title:  
**EXISTING  
CONDITIONS  
PHOTOGRAPHY**

**EX-1**



Existing First Floor Plan  
SCALE: 1/4" = 1'-0"

1  
D1



Existing Basement Plan  
SCALE: 1/4" = 1'-0"

2  
D1

ALBRECHT RESIDENCE- RENOVATIONS  
299 BROADKING STREET CAMBRIDGE, MASSACHUSETTS 02139

**STRUCTURES**  
138 GREEN ST. UNIT 202  
WORCESTER, MA 01604  
508-459-1102  
maggie@mpstructures.com

DRAWINGS ARE PRELIMINARY  
DIMENSIONS ARE APPROXIMATE WITHIN INCHES

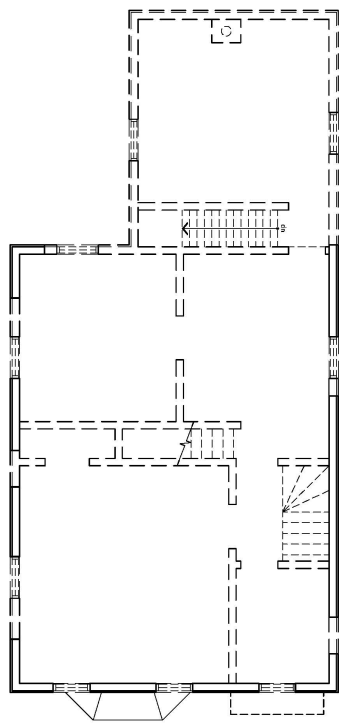
Existing Basement and  
First Floor Plans

D1



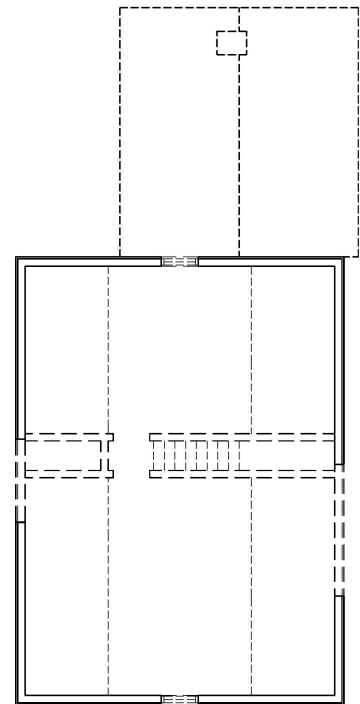
Existing Second Floor Plan  
SCALE: 1/8" = 1'-0"

102



Existing Attic Plan  
SCALE: 1/8" = 1'-0"

103



DRAWINGS ARE PRELIMINARY  
DIMENSIONS ARE APPROXIMATE WITHIN INCHES

**STRUCTURES**

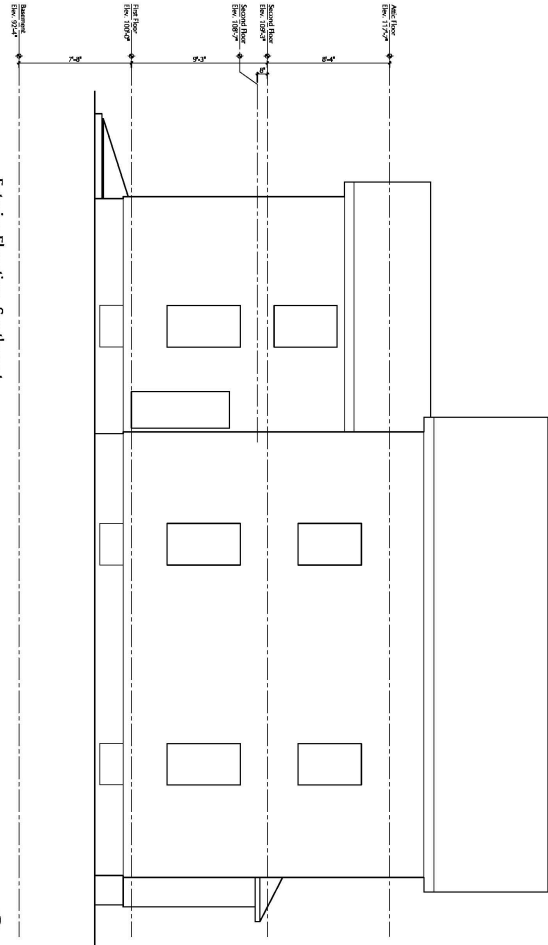
138 GREEN ST. Unit 202  
WORCESTER, MA 01604  
508-459-1162  
mpaganoo@mp-structures.com

ALBRECHT RESIDENCE- RENOVATIONS  
239 BROOKLINE STREET CAMBRIDGE, MASSACHUSETTS 02139

SCALE:	AS NOTED
DATE:	7/11/2022
REVISIONS:	

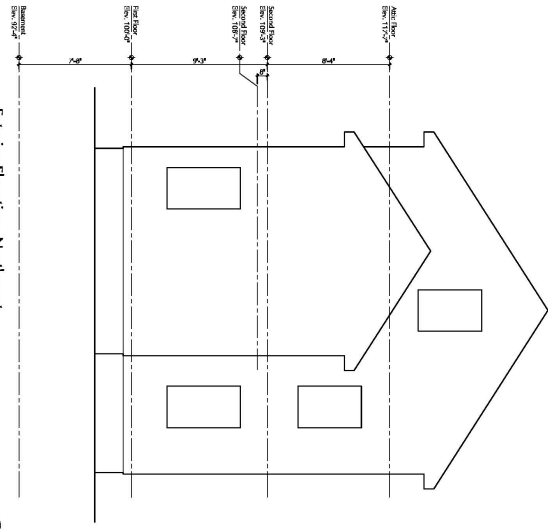
Existing Second and  
Attic Floor Plans

**D2**



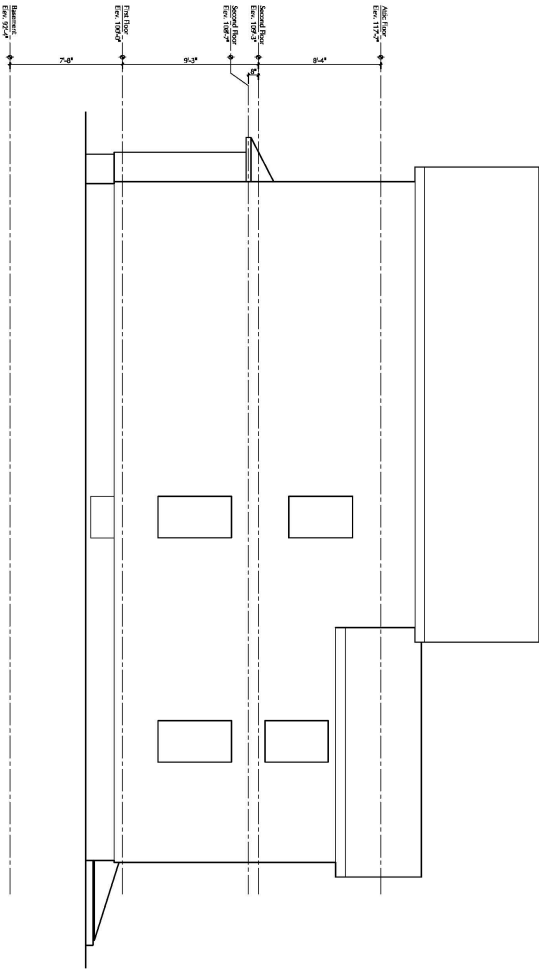
Exterior Elevation- Southwest  
SCALE: 1/4" = 1'-0"

13



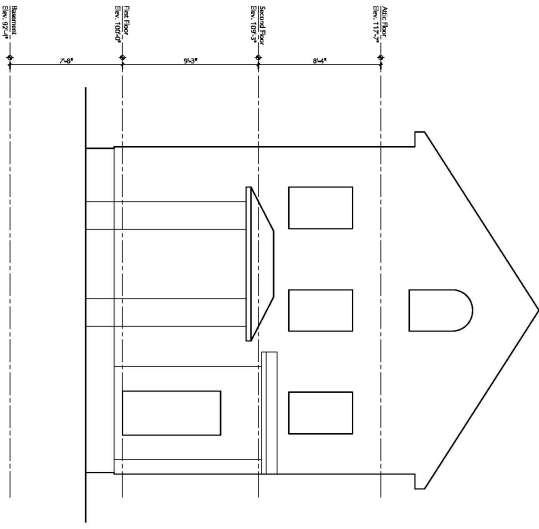
Exterior Elevation- Northwest  
SCALE: 1/4" = 1'-0"

13



Exterior Elevation- Northeast  
SCALE: 1/4" = 1'-0"

13



Exterior Elevation- Southeast  
SCALE: 1/4" = 1'-0"

13

DRAWINGS ARE PRELIMINARY  
DIMENSIONS ARE APPROXIMATE WITHIN INCHES

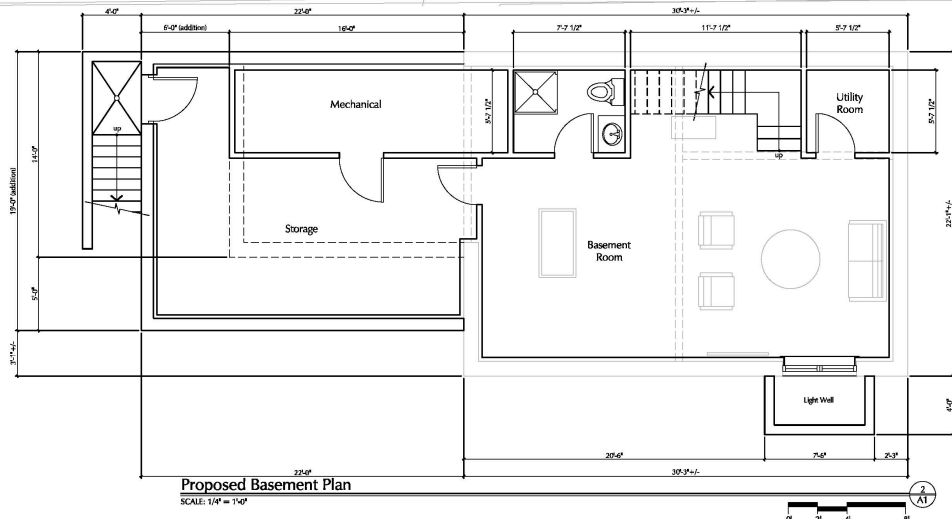
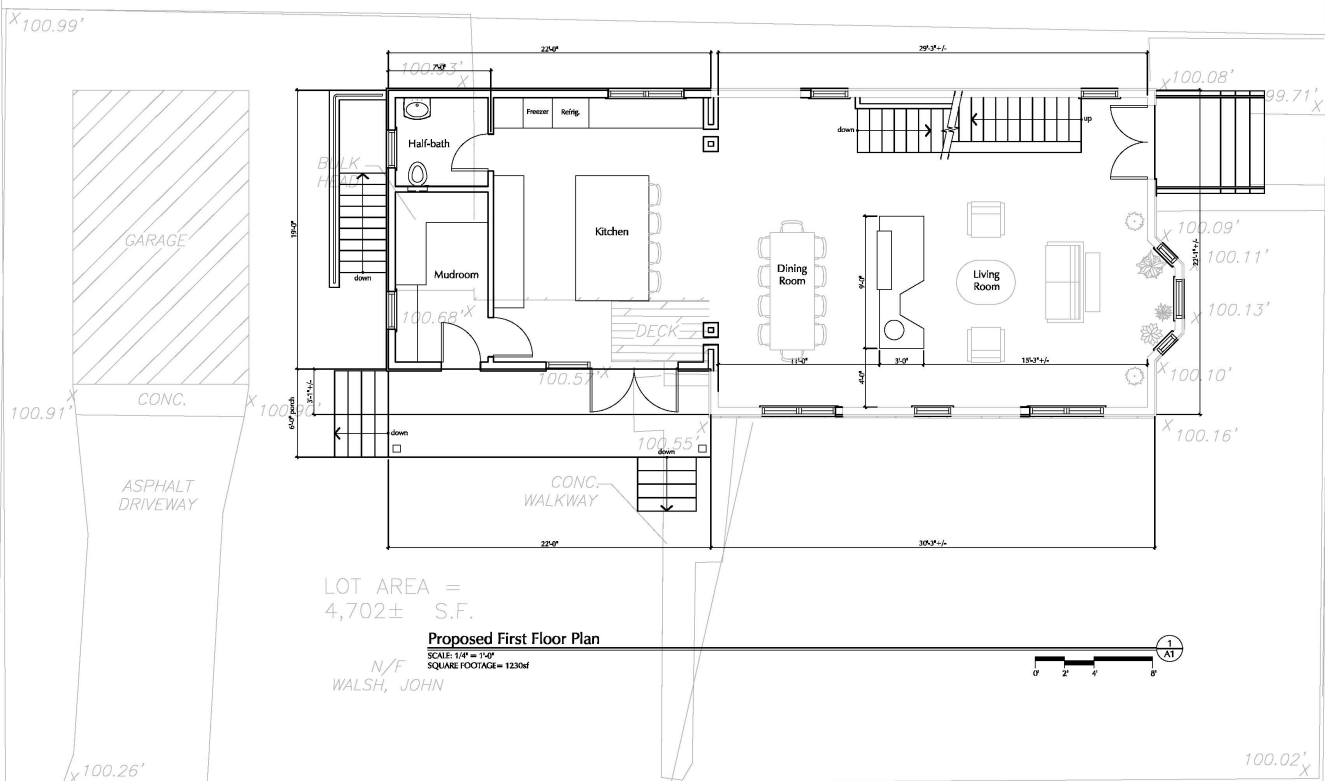
**STRUCTURES**  
138 GREEN ST. Unit 202  
WORCESTER, MA 01604  
508-459-1162  
mpagan@mp-structures.com

**ALBRECHT RESIDENCE- RENOVATIONS**  
239 BROOKLINE STREET CAMBRIDGE, MASSACHUSETTS 02139

SCALE: AS NOTED
DATE: 7/11/2022
REVISIONS:

Existing Exterior  
Elevations

**D3**



ALBRECHT RESIDENCE- RENOVATIONS  
 239 BROOKLINE STREET CAMBRIDGE, MASSACHUSETTS 02139

SCALE: AS NOTED  
 DATE: 07/2022  
 RESIDENCE:

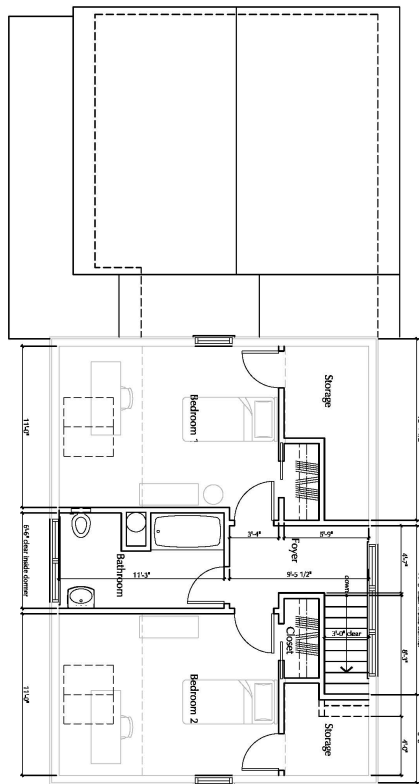
STRUCTURES

138 GREEN ST. UH1 202  
 WORCESTER, MA 01604  
 508-459-1102  
 mo@structures.com

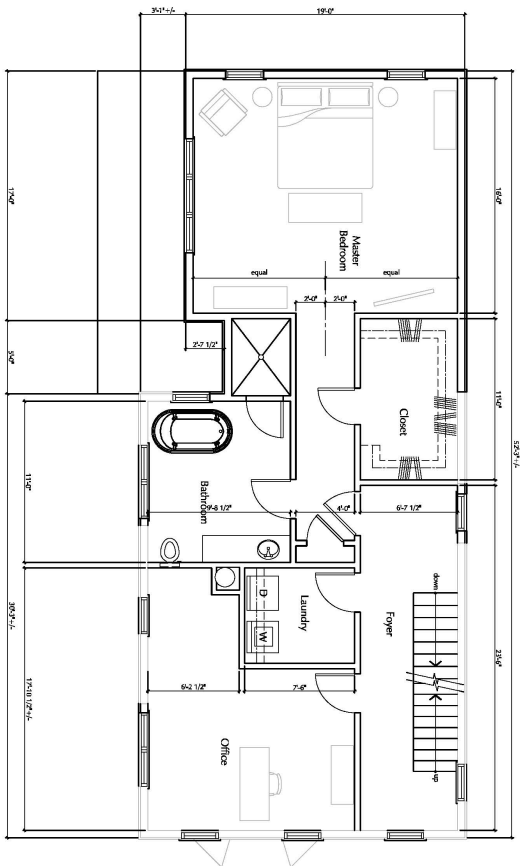
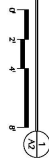
DRAWINGS ARE PRELIMINARY  
 DIMENSIONS ARE APPROXIMATE WITHIN INCHES

Schematic Basement  
 and First Floor Plans

A1



Proposed Attic Plan  
 SCALE: 1/8" = 1'-0"  
 SCALE: 1/8" = 1'-0"



Proposed Second Floor Plan  
 SCALE: 1/8" = 1'-0"  
 SCALE: 1/8" = 1'-0"



DRAWINGS ARE PRELIMINARY  
 DIMENSIONS ARE APPROXIMATE WITHIN INCHES

**STRUCTURES**  
 138 GREEN ST. Unit 202  
 WORCESTER, MA 01604  
 508-459-1162  
 mpagano@mp-structures.com

**ALBRECHT RESIDENCE- RENOVATIONS**  
 239 BROOKLINE STREET CAMBRIDGE, MASSACHUSETTS 02139

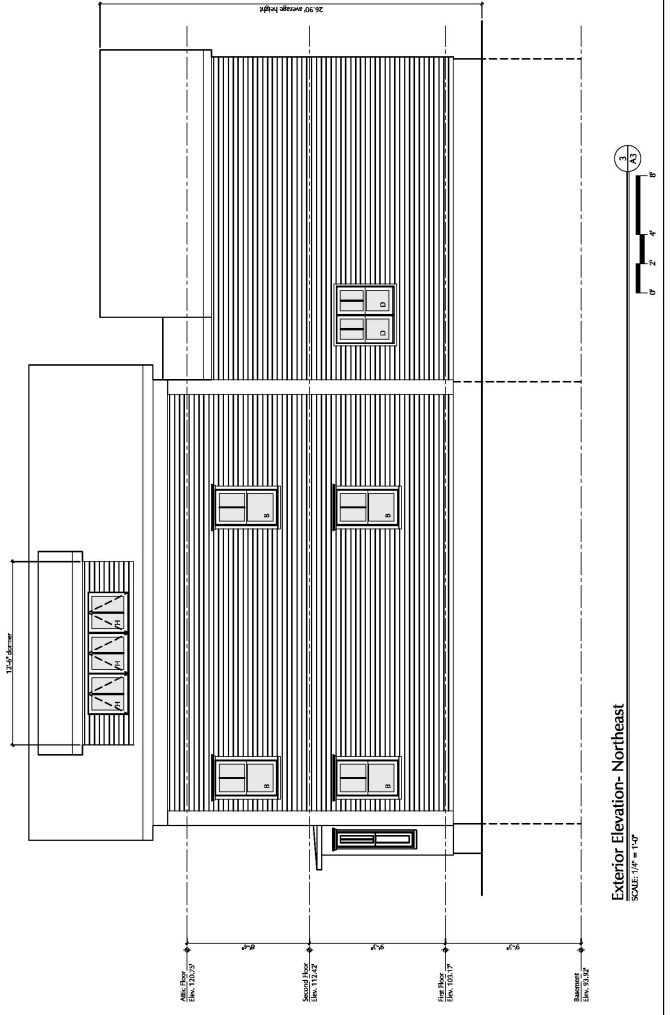
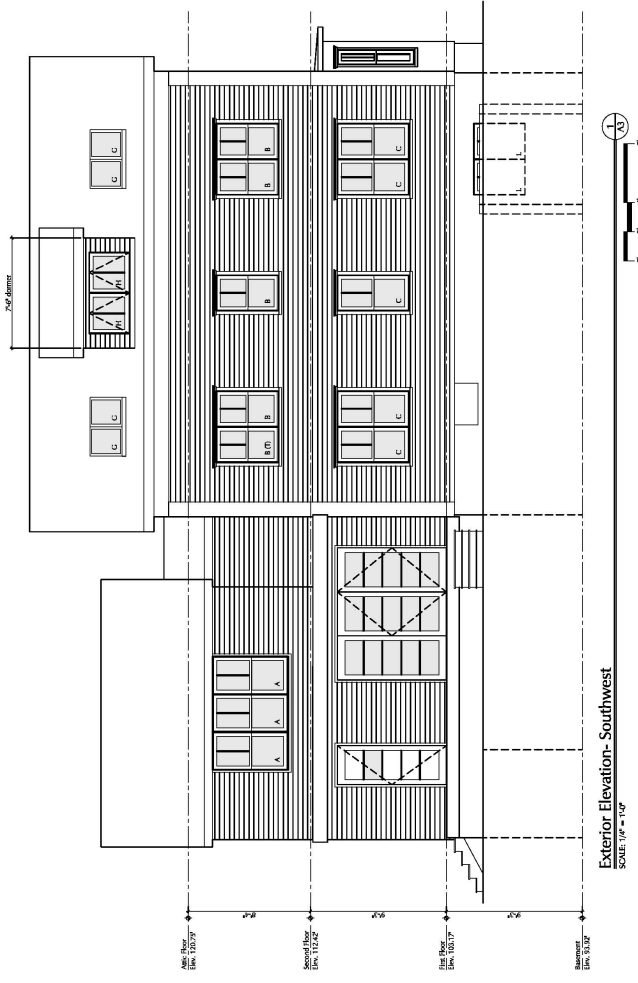
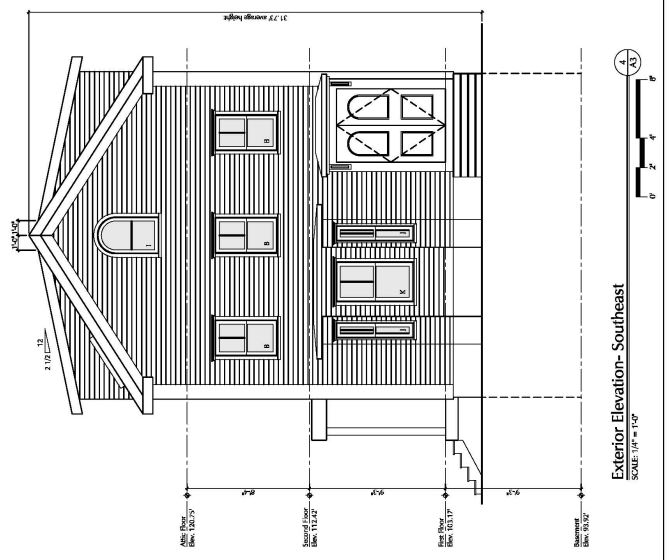
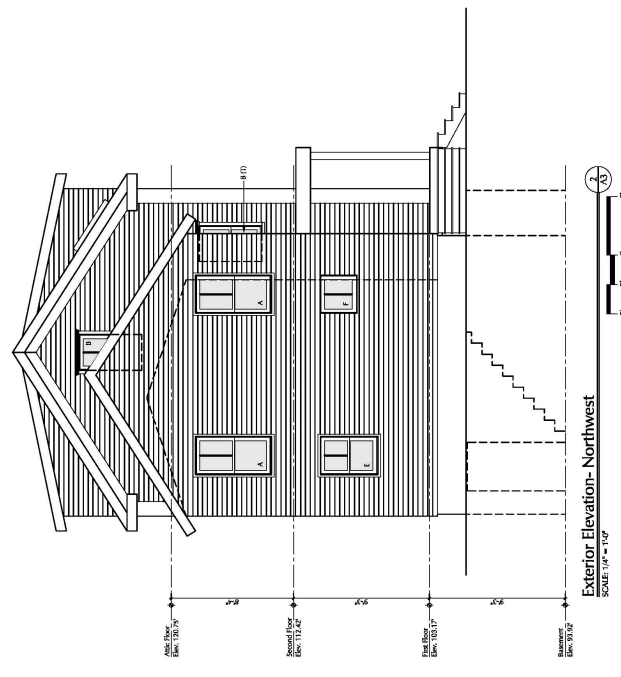
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 DATE: 7/11/2022  
 REVISIONS:

Schematic Second and  
 Attic Floor Plans

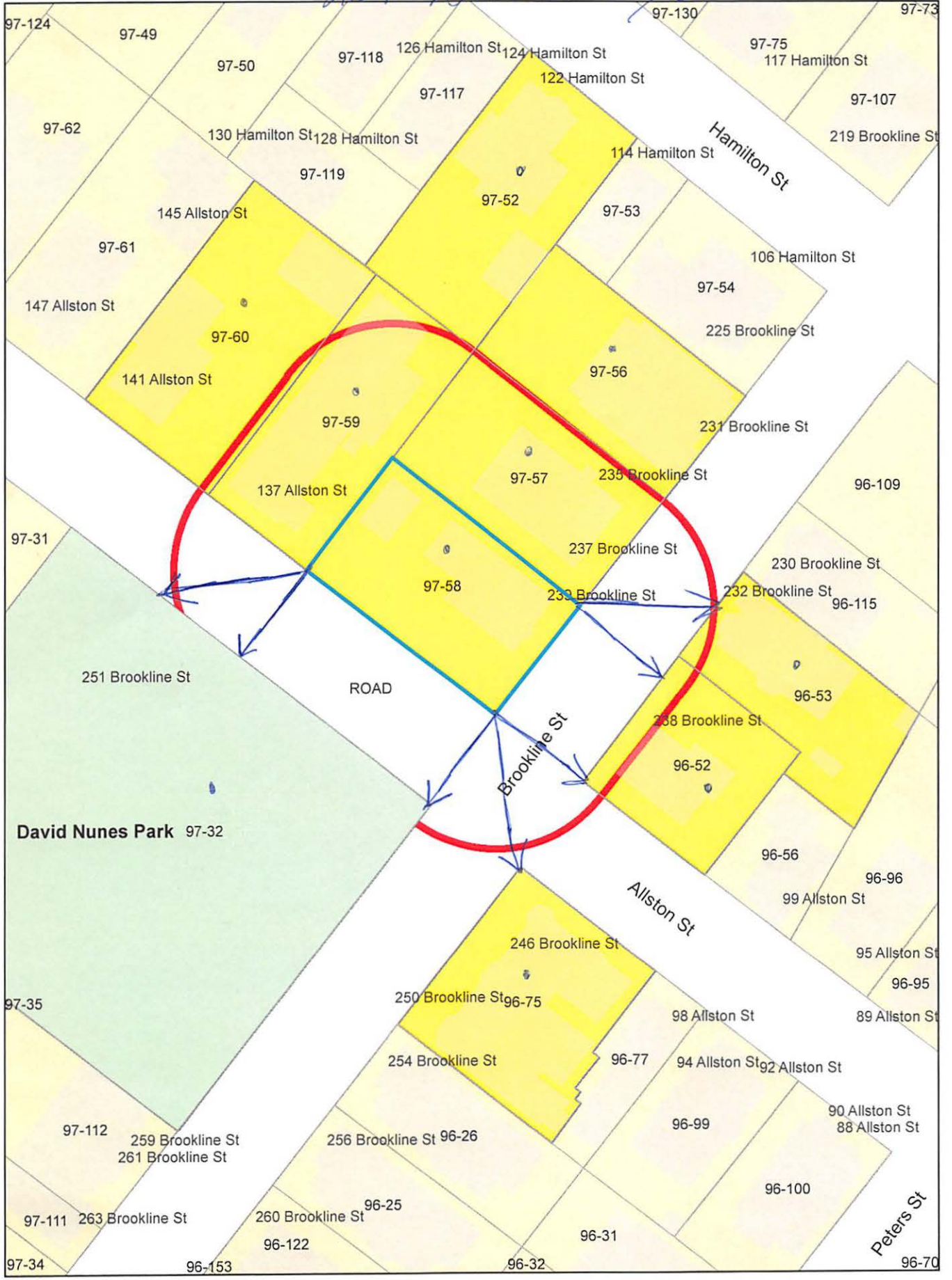
**A2**

DRAWINGS ARE PRELIMINARY  
 DIMENSIONS ARE APPROXIMATE WITHIN INCHES

Window Schedule		
No.	Symbol	Notes
1	W1	6'-0" x 4'-0"
2	W2	4'-0" x 4'-0"
3	W3	4'-0" x 4'-0"
4	W4	4'-0" x 4'-0"
5	W5	4'-0" x 4'-0"
6	W6	4'-0" x 4'-0"
7	W7	4'-0" x 4'-0"
8	W8	4'-0" x 4'-0"
9	W9	4'-0" x 4'-0"
10	W10	4'-0" x 4'-0"
11	W11	4'-0" x 4'-0"
12	W12	4'-0" x 4'-0"
13	W13	4'-0" x 4'-0"
14	W14	4'-0" x 4'-0"
15	W15	4'-0" x 4'-0"
16	W16	4'-0" x 4'-0"
17	W17	4'-0" x 4'-0"
18	W18	4'-0" x 4'-0"
19	W19	4'-0" x 4'-0"
20	W20	4'-0" x 4'-0"
21	W21	4'-0" x 4'-0"
22	W22	4'-0" x 4'-0"
23	W23	4'-0" x 4'-0"
24	W24	4'-0" x 4'-0"
25	W25	4'-0" x 4'-0"
26	W26	4'-0" x 4'-0"
27	W27	4'-0" x 4'-0"
28	W28	4'-0" x 4'-0"
29	W29	4'-0" x 4'-0"
30	W30	4'-0" x 4'-0"
31	W31	4'-0" x 4'-0"
32	W32	4'-0" x 4'-0"
33	W33	4'-0" x 4'-0"
34	W34	4'-0" x 4'-0"
35	W35	4'-0" x 4'-0"
36	W36	4'-0" x 4'-0"
37	W37	4'-0" x 4'-0"
38	W38	4'-0" x 4'-0"
39	W39	4'-0" x 4'-0"
40	W40	4'-0" x 4'-0"
41	W41	4'-0" x 4'-0"
42	W42	4'-0" x 4'-0"
43	W43	4'-0" x 4'-0"
44	W44	4'-0" x 4'-0"
45	W45	4'-0" x 4'-0"
46	W46	4'-0" x 4'-0"
47	W47	4'-0" x 4'-0"
48	W48	4'-0" x 4'-0"
49	W49	4'-0" x 4'-0"
50	W50	4'-0" x 4'-0"
51	W51	4'-0" x 4'-0"
52	W52	4'-0" x 4'-0"
53	W53	4'-0" x 4'-0"
54	W54	4'-0" x 4'-0"
55	W55	4'-0" x 4'-0"
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57	W57	4'-0" x 4'-0"
58	W58	4'-0" x 4'-0"
59	W59	4'-0" x 4'-0"
60	W60	4'-0" x 4'-0"
61	W61	4'-0" x 4'-0"
62	W62	4'-0" x 4'-0"
63	W63	4'-0" x 4'-0"
64	W64	4'-0" x 4'-0"
65	W65	4'-0" x 4'-0"
66	W66	4'-0" x 4'-0"
67	W67	4'-0" x 4'-0"
68	W68	4'-0" x 4'-0"
69	W69	4'-0" x 4'-0"
70	W70	4'-0" x 4'-0"
71	W71	4'-0" x 4'-0"
72	W72	4'-0" x 4'-0"
73	W73	4'-0" x 4'-0"
74	W74	4'-0" x 4'-0"
75	W75	4'-0" x 4'-0"
76	W76	4'-0" x 4'-0"
77	W77	4'-0" x 4'-0"
78	W78	4'-0" x 4'-0"
79	W79	4'-0" x 4'-0"
80	W80	4'-0" x 4'-0"
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82	W82	4'-0" x 4'-0"
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87	W87	4'-0" x 4'-0"
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90	W90	4'-0" x 4'-0"
91	W91	4'-0" x 4'-0"
92	W92	4'-0" x 4'-0"
93	W93	4'-0" x 4'-0"
94	W94	4'-0" x 4'-0"
95	W95	4'-0" x 4'-0"
96	W96	4'-0" x 4'-0"
97	W97	4'-0" x 4'-0"
98	W98	4'-0" x 4'-0"
99	W99	4'-0" x 4'-0"
100	W100	4'-0" x 4'-0"



239 Brookline St.



239 Brookline St.

Petitioner

97-52  
MASSE, CRAIG E. & KRISTEN BUTEAU  
122 HAMILTON STREET, UNIT #2  
CAMBRIDGE, MA 02139

97-52  
HODGMAN, ROY D.  
238 BROOKLINE STREET  
CAMBRIDGE, MA 02139

JAMES J. RAFFERTY, ESQ.  
907 MASS AVENUE – SUITE 300  
CAMBRIDGE, MA 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

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

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

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

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

97-56  
CAMPORT REALTY LLC.  
825 BEACON ST  
NEWTON CENTER, MA 02459-1834

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

97-59  
NURSE GLADSTONE ST CLAIR, JAMES R BROWNE  
& CLAUDINS S JONES,  
TRS. OF THE ST AUGUSTINES MISSION  
129 ALLSTON  
CAMBRIDGE, MA 02139

97-60  
CAMPANELLA, JOSE &  
GABRIELE S. V. CAMPANELLA  
141 ALLSTON ST  
CAMBRIDGE, MA 02139

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

Amended 3/21

**DIMENSIONAL FORM**

**APPLICANT:** Brian & Jennifer Albrecht    **PRESENT USE/OCCUPANCY:** Single Family Residence  
**LOCATION:** 239 Brookline Street    **ZONE** SD-9  
**PHONE:** 617-230-2483    **REQUESTED USE/OCCUPANCY:** Single Family Residence

CITY OF CAMBRIDGE  
INSPECTIONAL SERVICES  
2022 MAR 21 P 1:03

	<b>EXISTING CONDITIONS</b>	<b>REQUESTED CONDITIONS</b>	<b>ORDINANCE REQUIREMENTS<sup>1</sup></b>
TOTAL GROSS FLOOR AREA (SF):	2506	2903	2821.2 (based on the actual lot area of 4702 SF)
LOT AREA (SF):	4702	4702	5000
RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup>	0.53	0.617	0.60
LOT AREA FOR EACH DWELLING UNIT (SF):	4702	4702	5000
SIZE OF LOT (FT):			
WIDTH:	53.25 (max) 51.00 (min)	53.25 (max) 51.00 (min)	50
DEPTH:	90.33 (max) 90.16 (min)	90.33 (max) 90.16 (min)	N/A
SETBACKS (FT):			
FRONT (Brookline St):	9.6	9.6	13.43
FRONT (Allston St):	24.8	22.16	20.48
SIDE (Brookline St):	3.9 (min)	3.9 (min)	16.39
SIDE (Allston St):	31.96	25.96	10.38
SIZE OF BUILDING (FT):			
HEIGHT:	31.73	32.56	35 (max)
LENGTH:	46.25	52.25	N/A
WIDTH:	22	25	N/A
RATIO OF USABLE OPEN SPACE TO LOT AREA: <sup>3</sup>	0.65	0.48	0.36 (min)
NO. OF DWELLING UNITS:	1	1	
NO. OF PARKING SPACES:	2	2	1 (min)

<sup>1</sup> SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).  
<sup>2</sup> TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'3" IN HEIGHT AND ATTIC AREAS GREATER THAN 5") DIVIDED BY LOT AREA.  
<sup>3</sup> OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.



NO. OF BIKE SPACES: N/A

NO. OF LOADING AREAS: N/A

DISTANCE TO NEAREST  
BLDG. (FT): 15.33 9.33 10

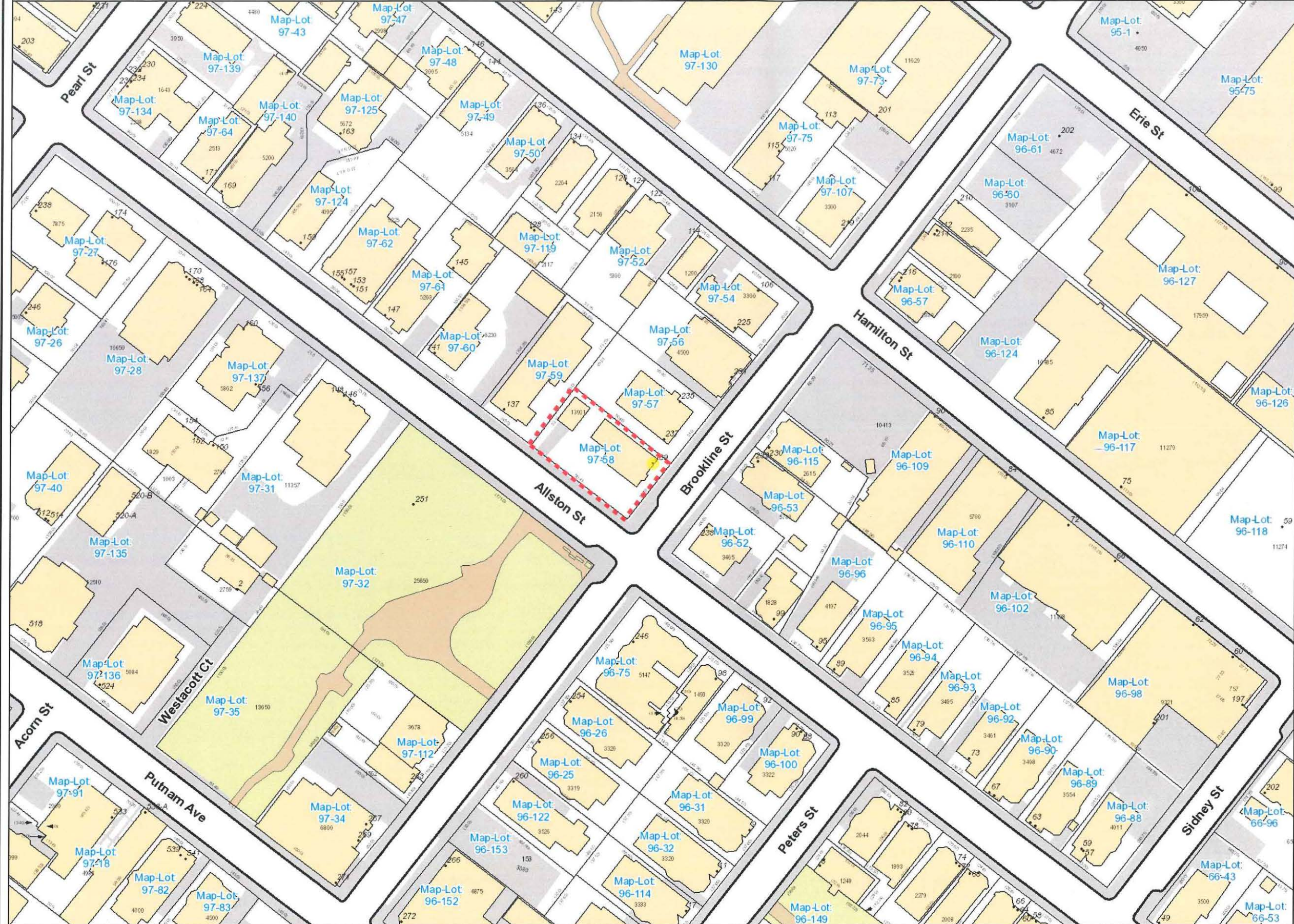
SIZE OF BLDGS. ADJACENT  
ON SAME LOT: N/A

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

Amended 3/21

City of Cambridge

January 2, 2022



**LEGEND**

- Address
- Rail
- Building Footprints
- Parcels
- Paved Surfaces
  - Paved Roads
  - Bridges
  - Unpaved Roads
  - Unpaved Parking
  - Sidewalks
  - Driveways
  - Alleys
  - Other Paved Surface
  - Public Footpath



City of Cambridge  
Massachusetts

1" = 69 ft

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[www.cambridgema.gov/gis](http://www.cambridgema.gov/gis)



CITY OF CAMBRIDGE  
INSPECTIONAL SERVICES  
2022 MAR 21 P 1:03

LEGEND

- Address
- Rail
- Building Footprints
- Parcels
- Paved Surfaces
  - Paved Roads
  - Bridges
  - Unpaved Roads
  - Unpaved Parking
  - Sidewalks
  - Driveways
  - Alleys
  - Other Paved Surface
  - Public Footpath

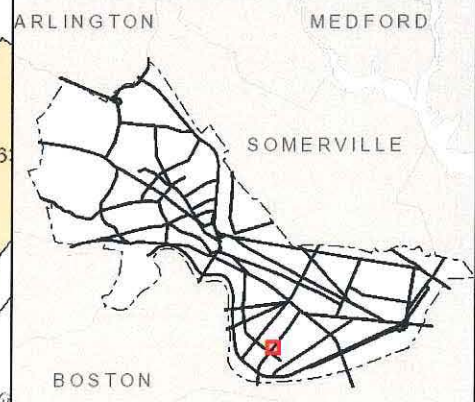


City of Cambridge  
Massachusetts

1" = 35 ft

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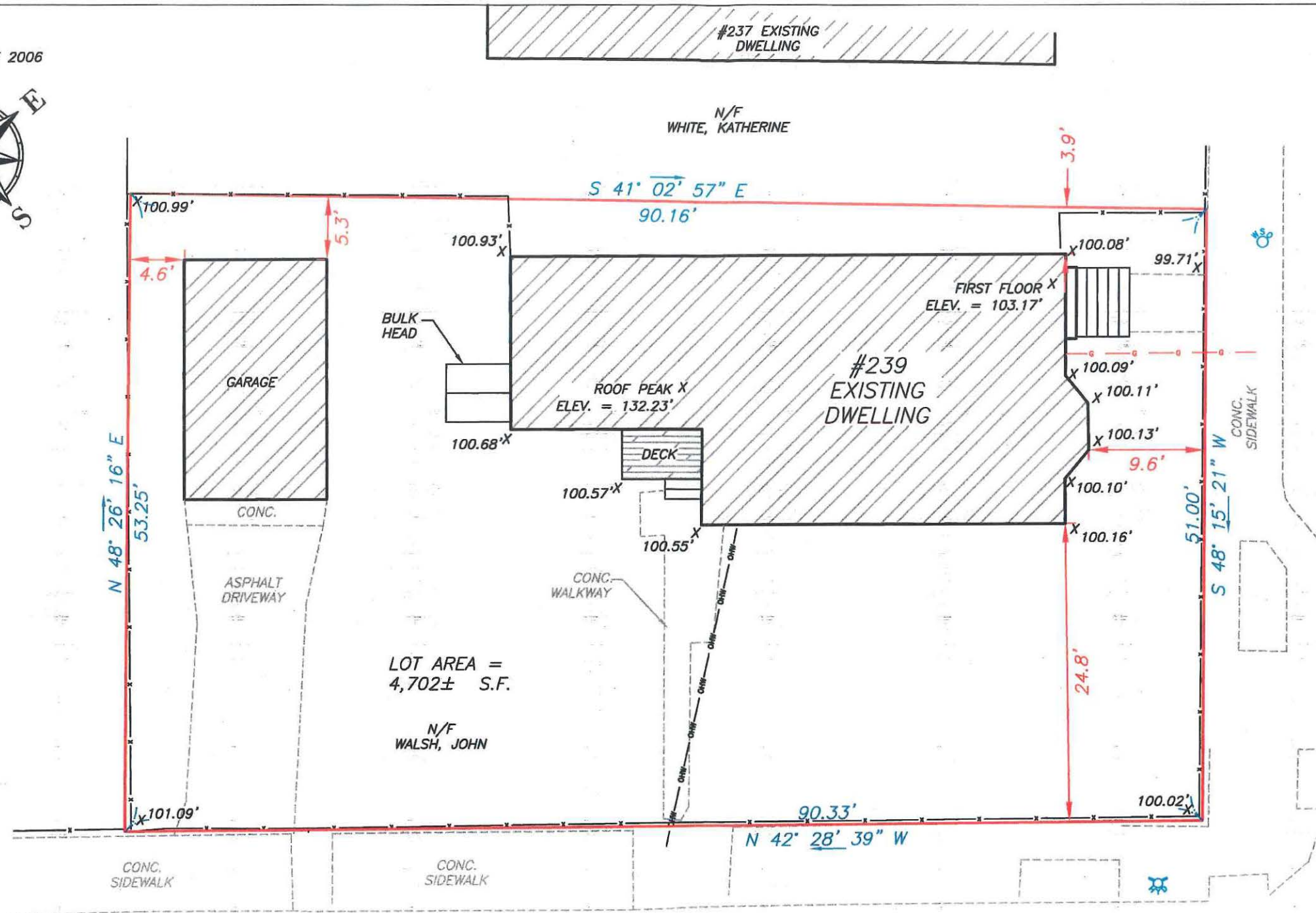
[www.cambridgema.gov/gis](http://www.cambridgema.gov/gis)



PLAN 964 OF 2006



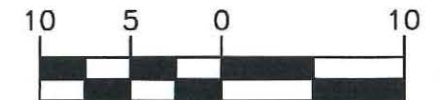
N/F NURSE GLADSTONE ST CLAIR



BROOKLINE STREET

ALLSTON STREET

EXISTING LOT COVERAGE = (24.9%) 1173.1 S.F.  
EXISTING OPEN SPACE = (65.0%) 3055.8 S.F.



NOTES:

ALL ELEVATIONS ARE ON AN ASSUMED DATUM.

ALL OFFSETS AND DIMENSIONS ARE TO SIDING UNLESS OTHERWISE NOTED.



Dennis O'Brien P.L.S.

**D. O'BRIEN**  
LAND SURVEYING  
EST 1996  
480 WEST CENTRAL ST.  
FRANKLIN, MA 02038 508-541-0048

<b>CERTIFIED PLOT PLAN</b>				
239 BROOKLINE STREET				
CAMBRIDGE, MA MIDDLESEX COUNTY				
SCALE: 1:10'	DATE: 11/10/2021	REVISED: 12/7/2021	DRAWN BY: A.R.M.	CHECKED BY: D.O.

NOT FOR  
CONSTRUCTION

revisions:

no.	date	by

document set:

**SCHEMATIC DESIGN**

designed by/ drawn by: KAP

scale: AS NOTED ON SHEET SIZE 24"x36"

issue date:

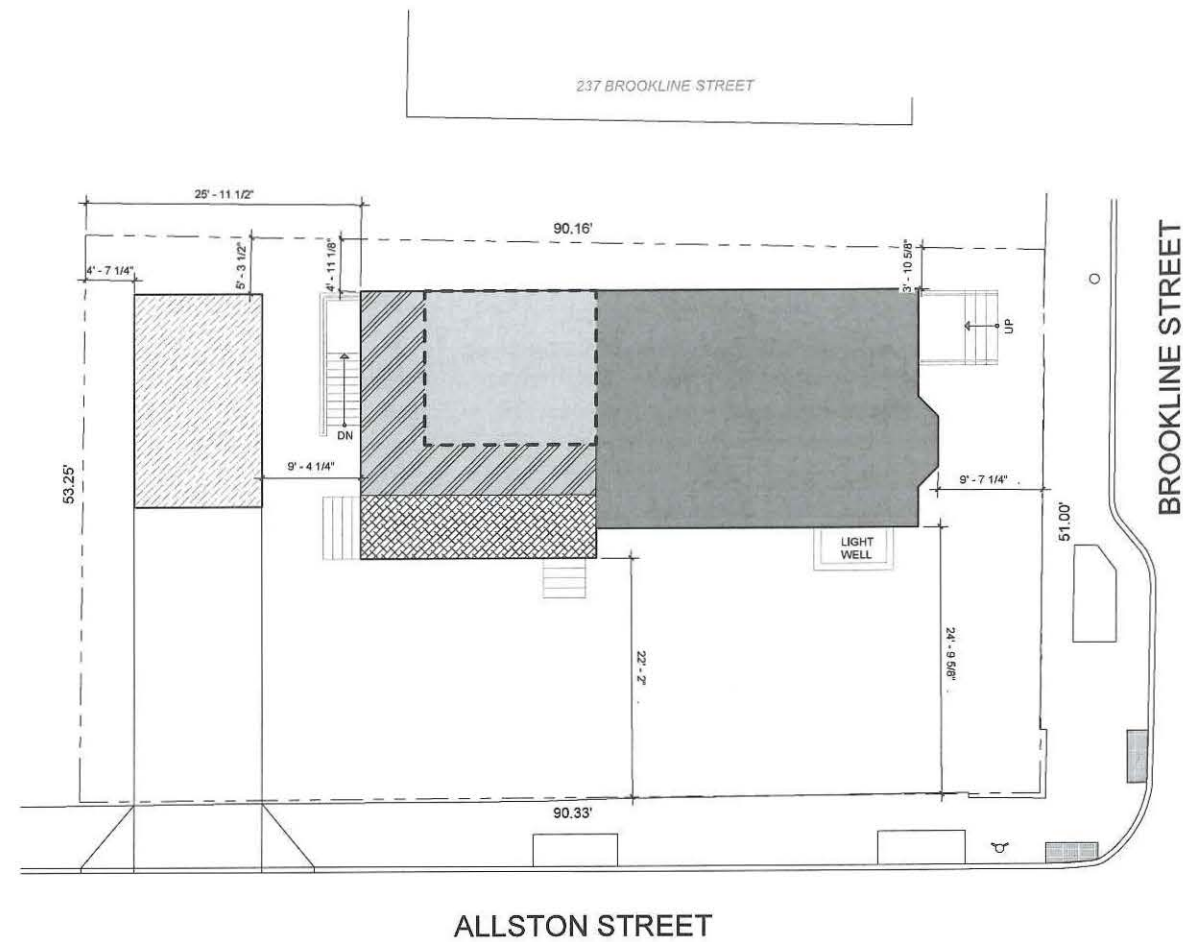
03.21.2022 (rev.)

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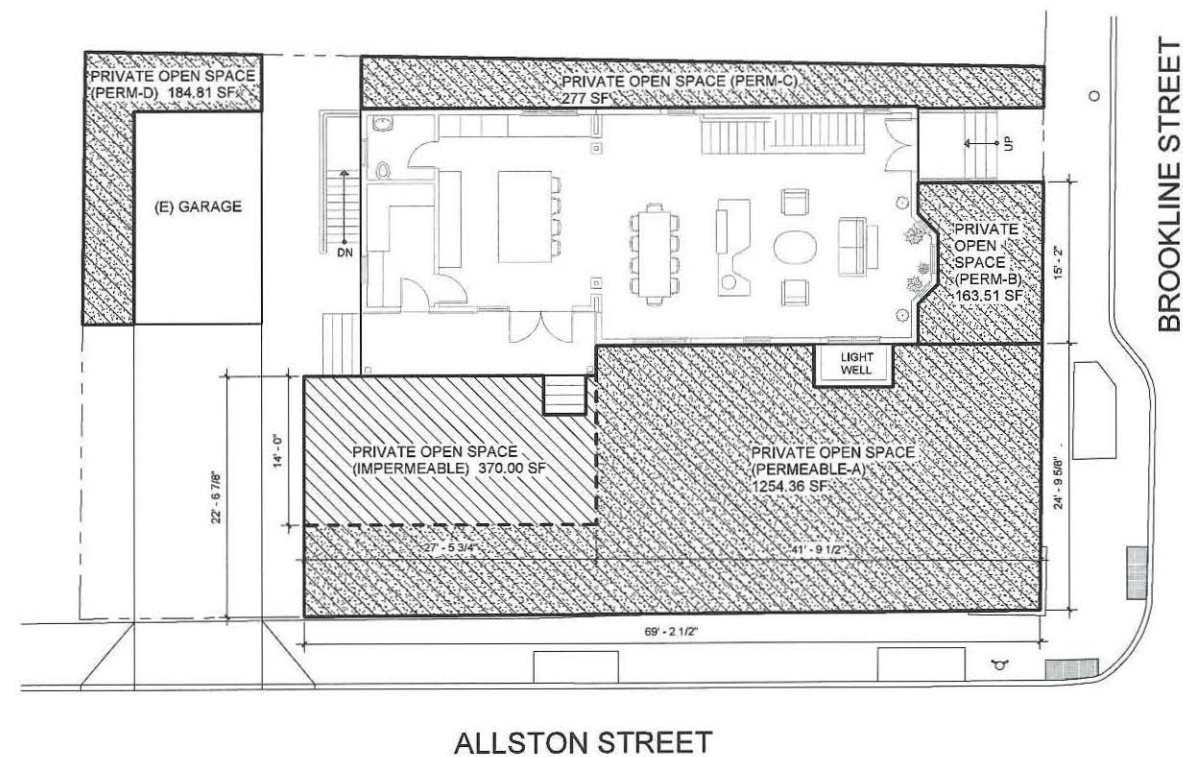
ZONING SITE DIAGRAMS

ZONING SITE  
DIAGRAMS

L1.0



1 PROPOSED SITE PLAN  
1/8" = 1'-0"



2 OPEN SPACE DIAGRAM  
1/8" = 1'-0"



**LEGEND**

- EXISTING HOUSE TO BE RENOVATED
- EXISTING HOUSE TO BE REBUILT
- HOUSE ADDITION (EXPANDED FOOTPRINT)
- COVERED PORCH
- EXISTING ONE-CAR GARAGE TO REMAIN
- PROPERTY LINE

**LEGEND**

- PRIVATE OPEN SPACE - IMPERMEABLE
- PRIVATE OPEN SPACE - PERMEABLE
- PROPERTY LINE

**OPEN SPACE CALCULATIONS**

	ALLOWED/ REQUIRED	EXISTING	PROPOSED
MIN LOT AREA	5000 SF	4702 SF	4702 SF
OPEN SPACE RATIO	36% MIN	65%	48%
PRIVATE OPEN SPACE	1692.72 SF	3055.80 SF	2249.68 SF
PERMEABLE OPEN SPACE	846.36 SF	3055.80 SF	1879.68 SF

professional seal:

**NOT FOR  
 CONSTRUCTION**

revisions:	no.	date	by

document set:  
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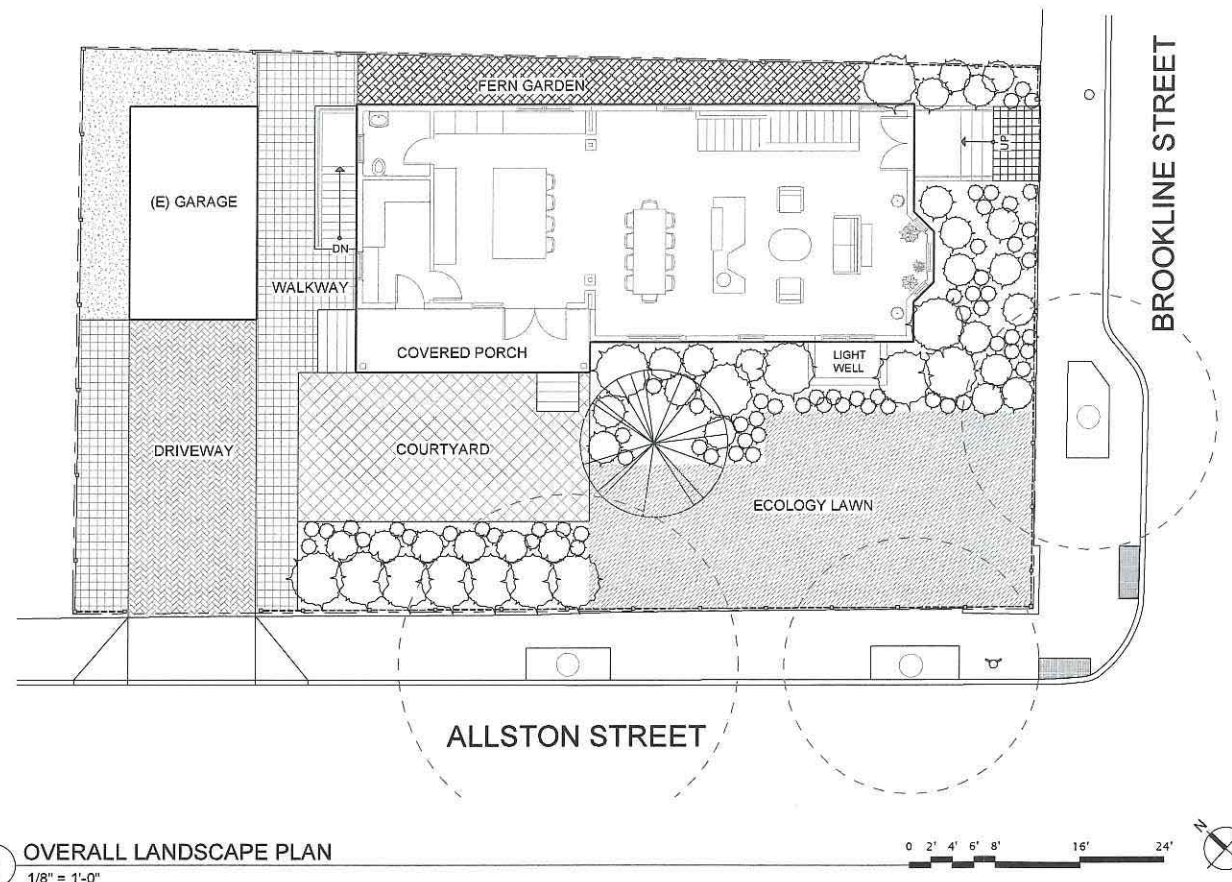
designed by/ drawn by: KAP

scale: AS NOTED ON  
 SHEET SIZE 24"x36"

issue date:  
 03.21.2022 (rev.)

sheet title:  
**LANDSCAPE SITE  
 PLAN**

**L1.1**



1 OVERALL LANDSCAPE PLAN  
 1/8" = 1'-0"

Kelley Pagano  
 landscape  
 architecture, llc  
 2907 e. Lynn Street  
 Seattle, WA 98112  
 774.375.0857  
 kelley@kelleypagano.com

project:  
**ALBRECHT RESIDENCE - RENOVATIONS**  
 239 BROOKLINE STREET  
 CAMBRIDGE, MA 02139

job no.: 21009

professional seal:

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revisions:  
 no. date by


document set:  
**SCHEMATIC DESIGN**

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scale: AS NOTED ON SHEET SIZE 24"x36"

issue date:  
 03.21.2022 (rev.)

sheet title:  
**EXISTING  
 CONDITIONS  
 PHOTOGRAPHY**

**EX-1**



VIEW FROM ALLSTON STREET



VIEW FROM BROOKLINE STREET

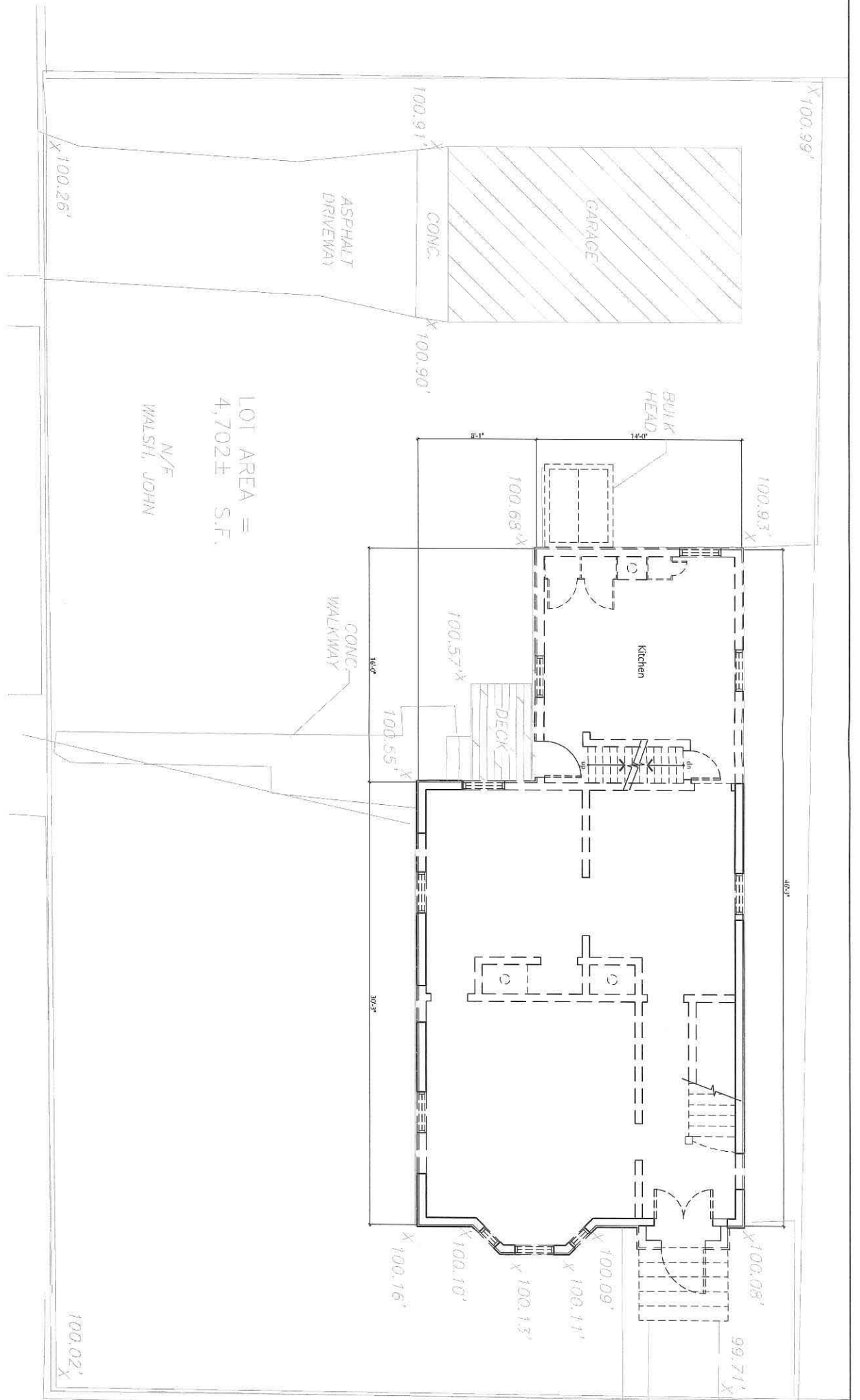


VIEW FROM CORNER OF ALLSTON AND BROOKLINE STREETS

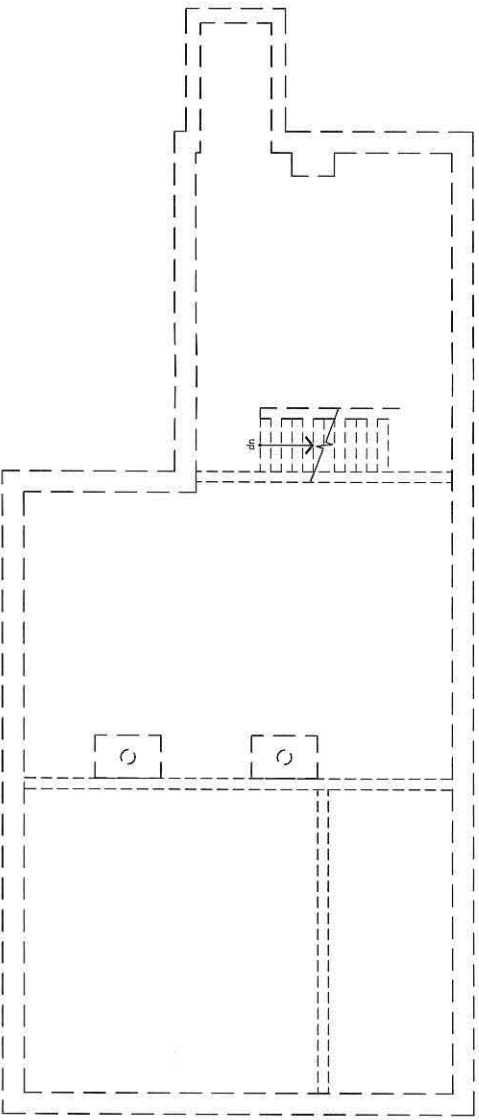


VIEW FROM BROOKLINE STREET





Existing First Floor Plan  
SCALE: 1/4" = 1'-0"



Existing Basement Plan  
SCALE: 1/4" = 1'-0"



138 GREEN ST. Unit 202  
WORCESTER, MA 01604  
508-459-1162  
mpagano@mp-structures.com

ALBRECHT RESIDENCE- RENOVATIONS

239 BROOKLINE STREET CAMBRIDGE, MASSACHUSETTS 02139

SCALE: AS NOTED

DATE: 3/21/2022 (rev.)

REVISIONS:

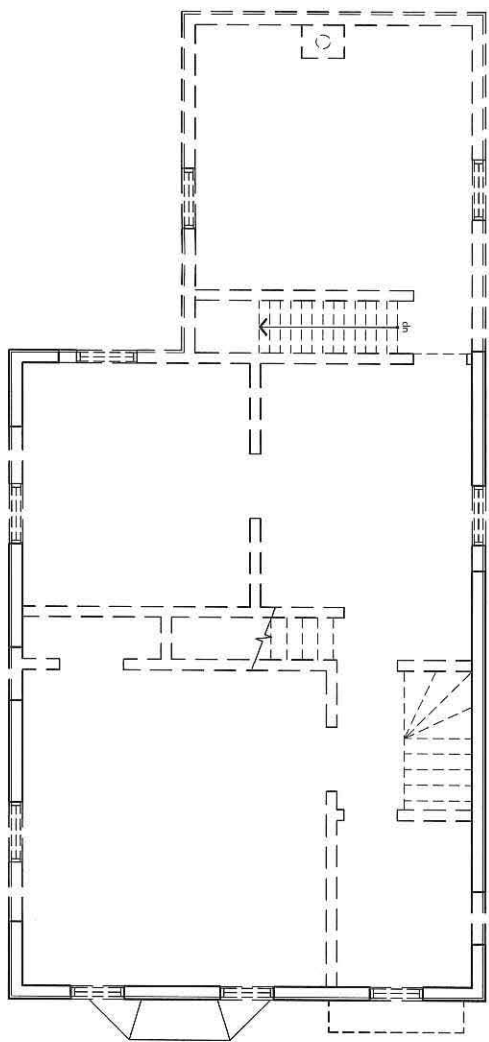
Existing Basement and  
First Floor Plans

D1

DRAWINGS ARE PRELIMINARY  
DIMENSIONS ARE APPROXIMATE WITHIN INCHES

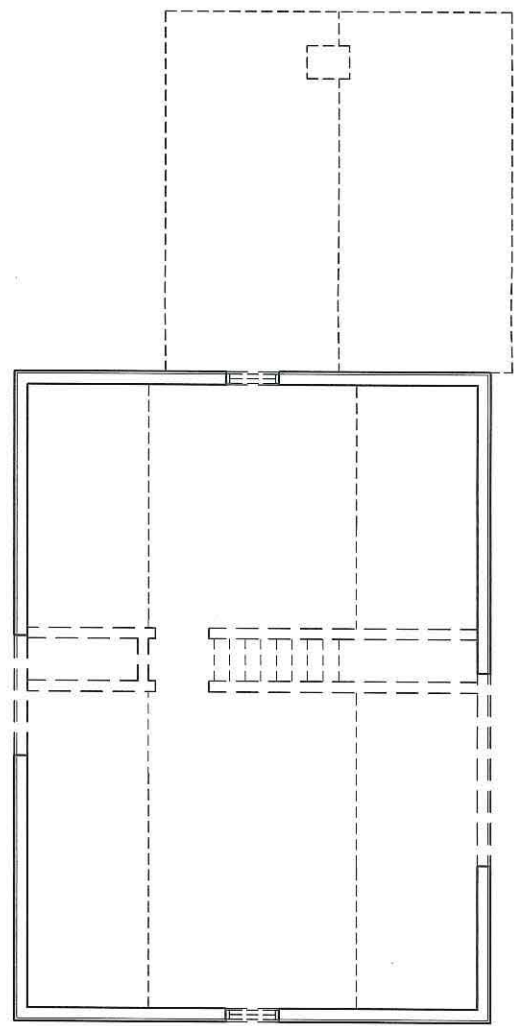


Existing Second Floor Plan  
SCALE: 1/4" = 1'-0"



2  
D2

Existing Third Plan  
SCALE: 1/4" = 1'-0"



1  
D2

DRAWINGS ARE PRELIMINARY  
DIMENSIONS ARE APPROXIMATE WITHIN INCHES

**STRUCTURES**  
138 GREEN ST. Unit 202  
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508 · 459 · 1162  
mpagano@mp-structures.com

**ALBRECHT RESIDENCE- RENOVATIONS**

239 BROOKLINE STREET CAMBRIDGE, MASSACHUSETTS 02139

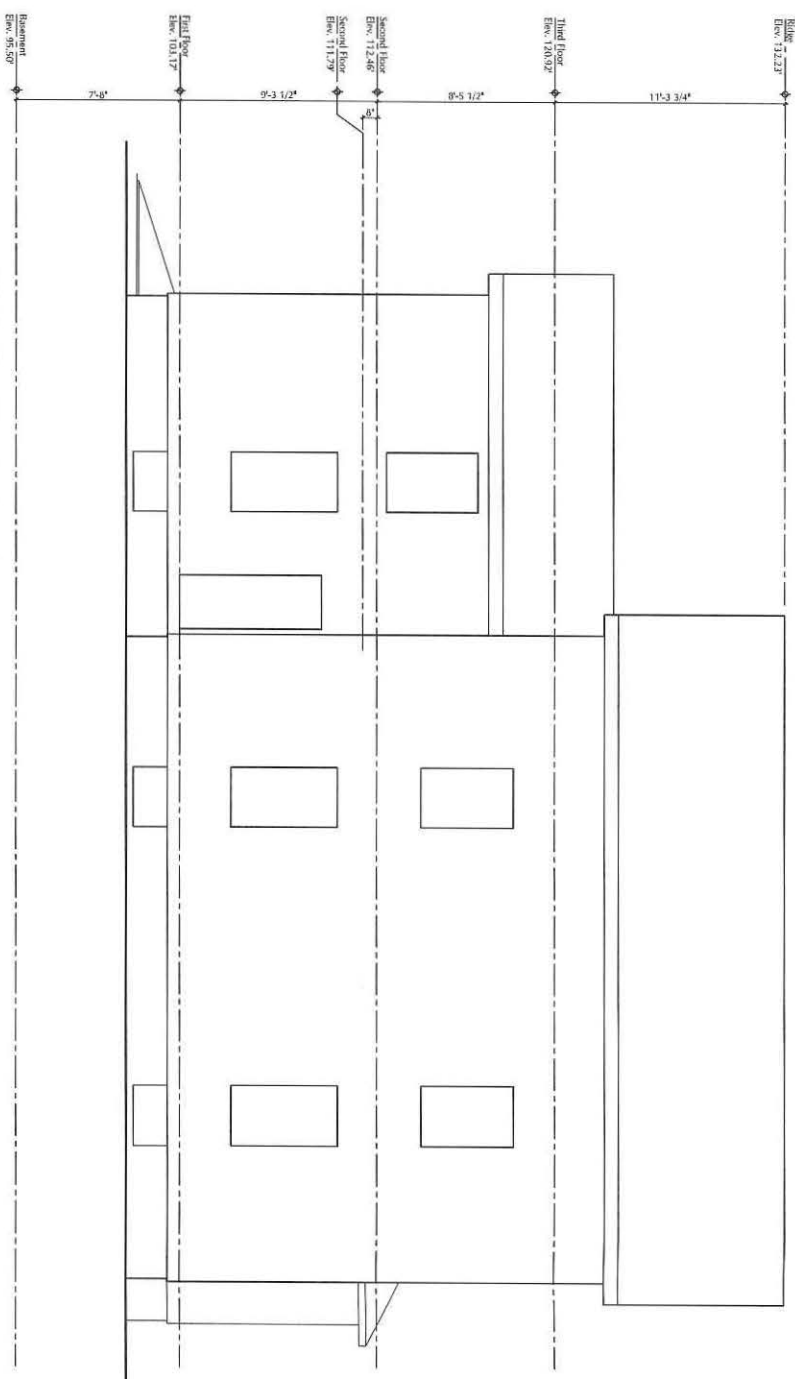
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DATE: 3/21/2022 (rev.)

REVISIONS:

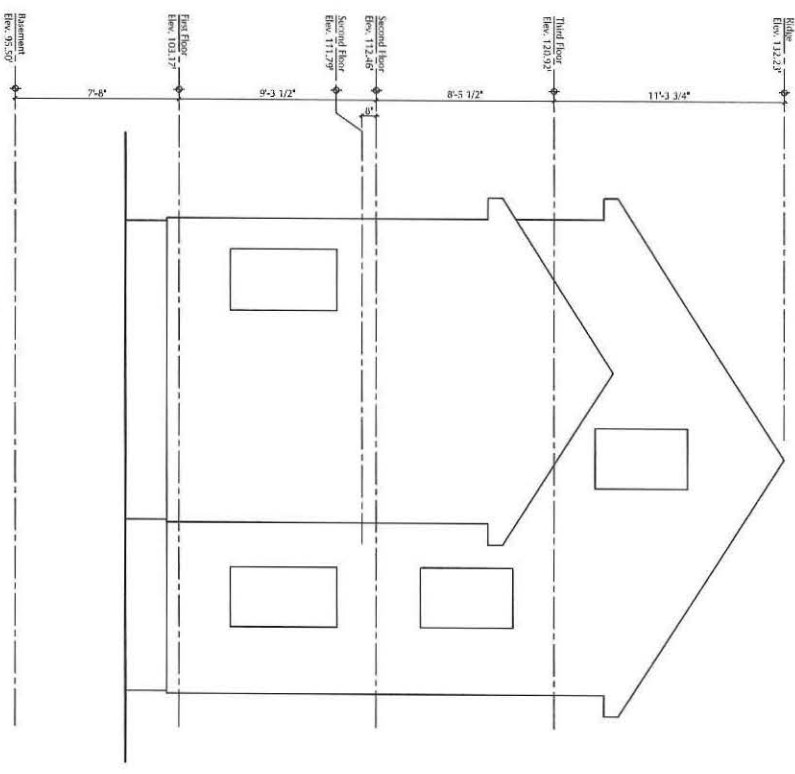
Existing Second and  
Attic Floor Plans

**D2**



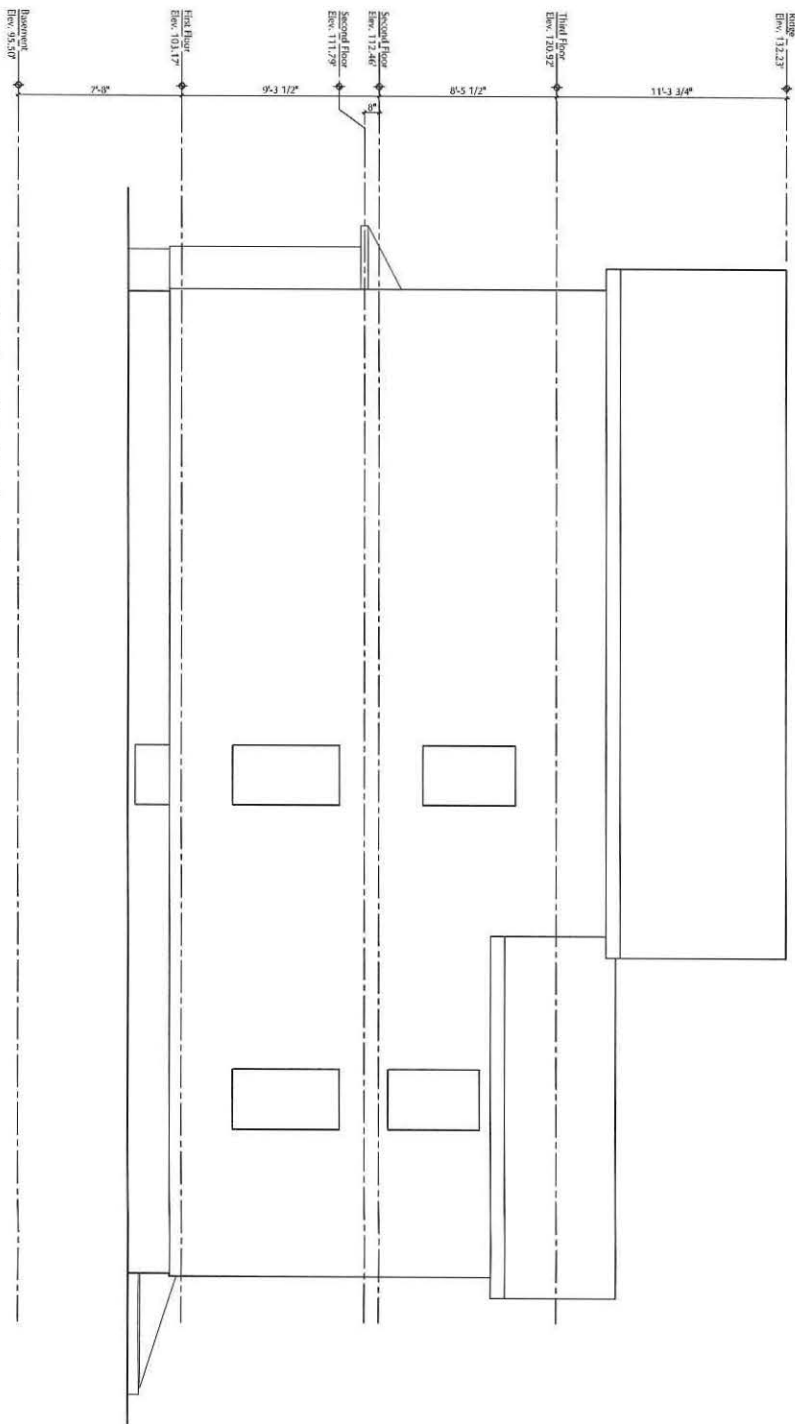
Exterior Elevation - Southwest

1  
D3



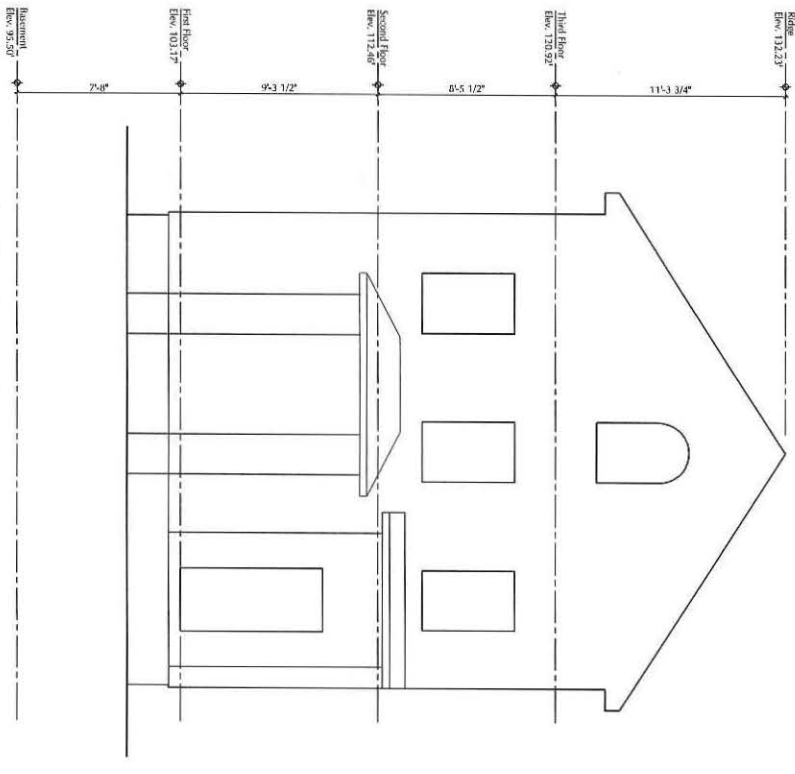
Exterior Elevation - Northwest

2  
D3



Exterior Elevation - Northeast

3  
D3



Exterior Elevation - Southeast

4  
D3

DRAWINGS ARE PRELIMINARY  
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**ALBRECHT RESIDENCE- RENOVATIONS**

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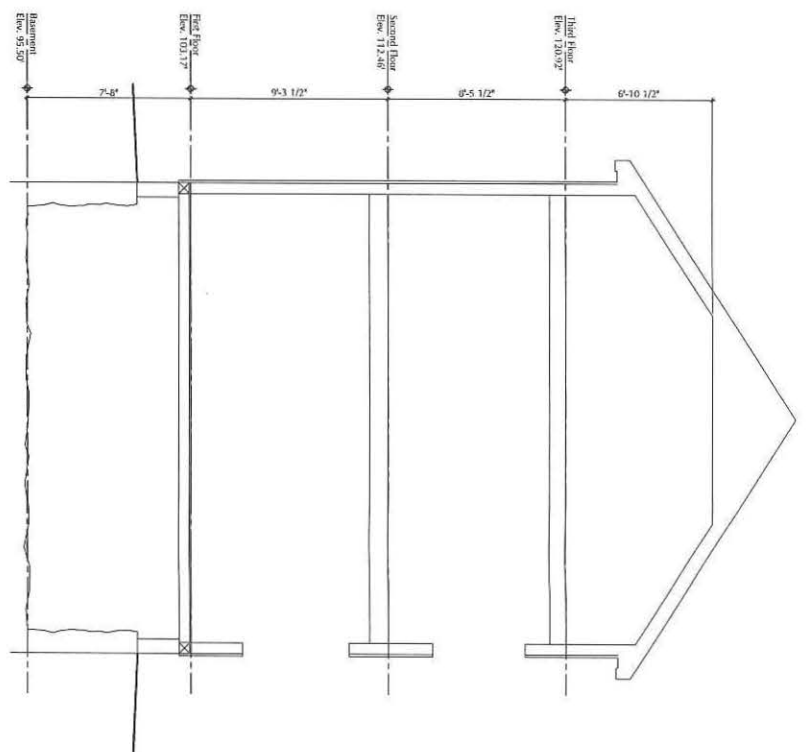
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DATE: 3/21/2022 (rev.)

REVISIONS:

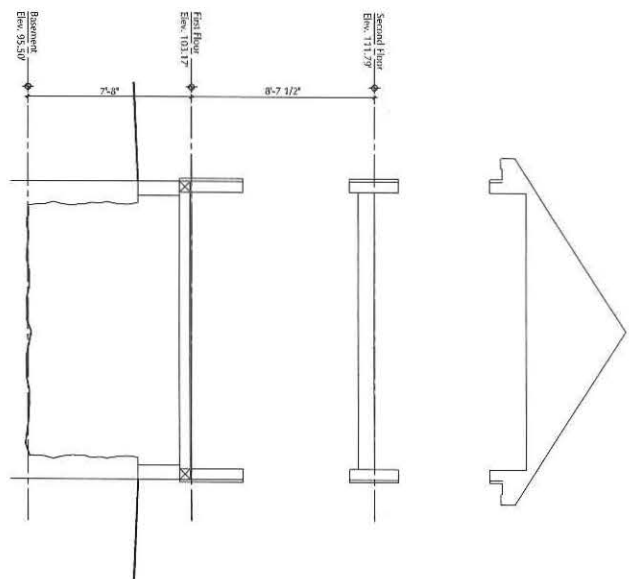
Existing Exterior  
Elevations

**D3**



Building Section  
SCALE: 1/4" = 1'-0"

1  
D4



Building Section  
SCALE: 1/4" = 1'-0"

2  
D4

**STRUCTURES**

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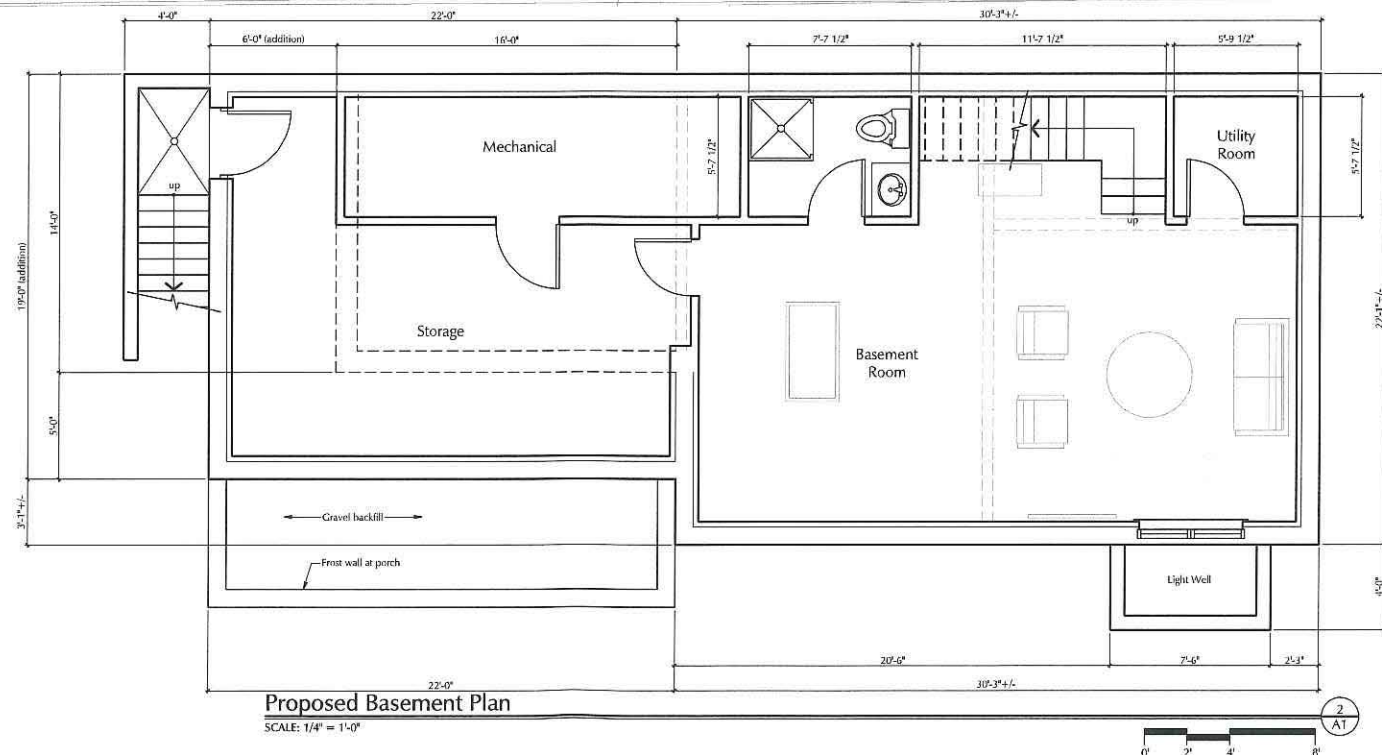
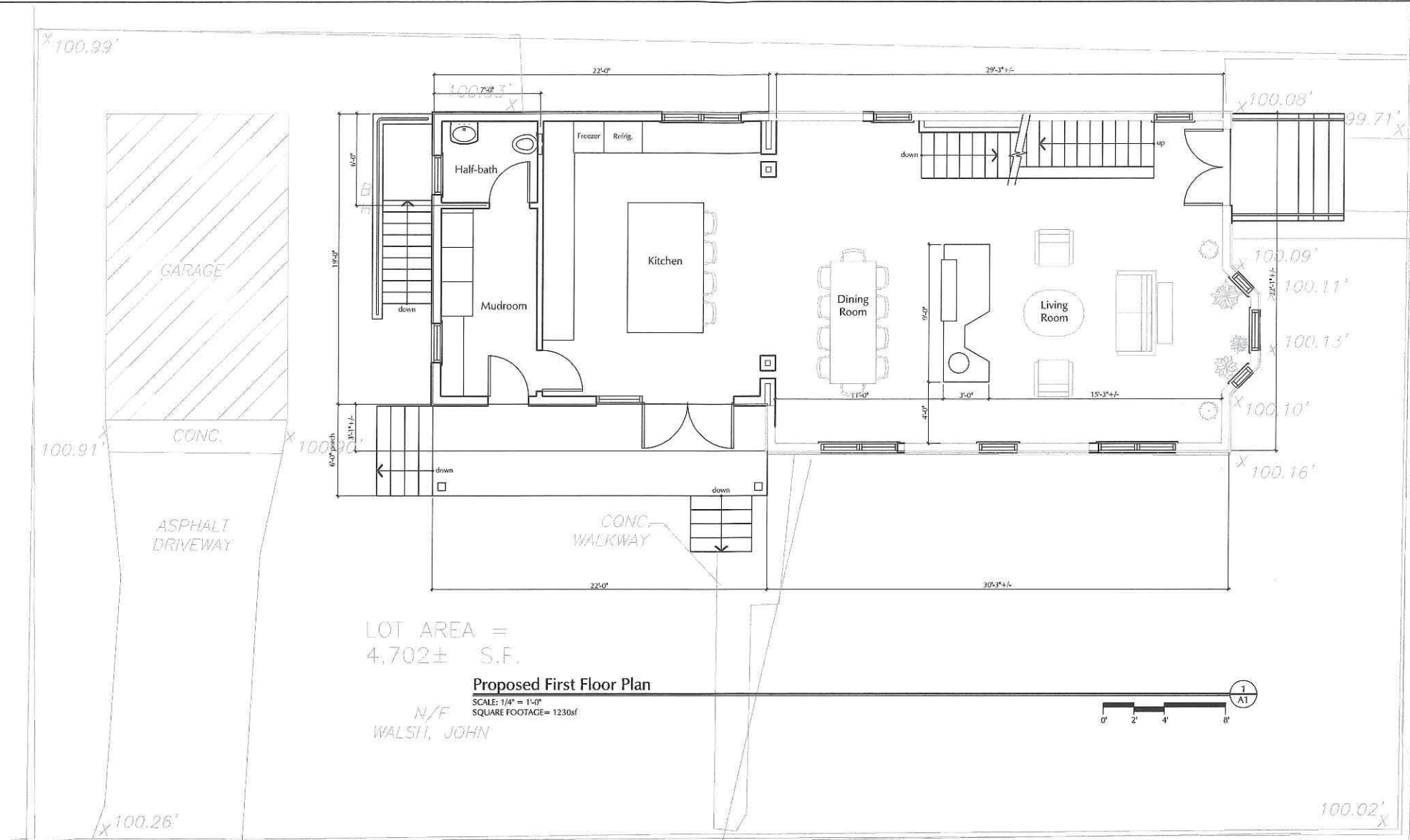
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SCALE: AS NOTED
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REVISIONS:

Building Sections

**D4**



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 239 BROOKLINE STREET CAMBRIDGE, MASSACHUSETTS 02139

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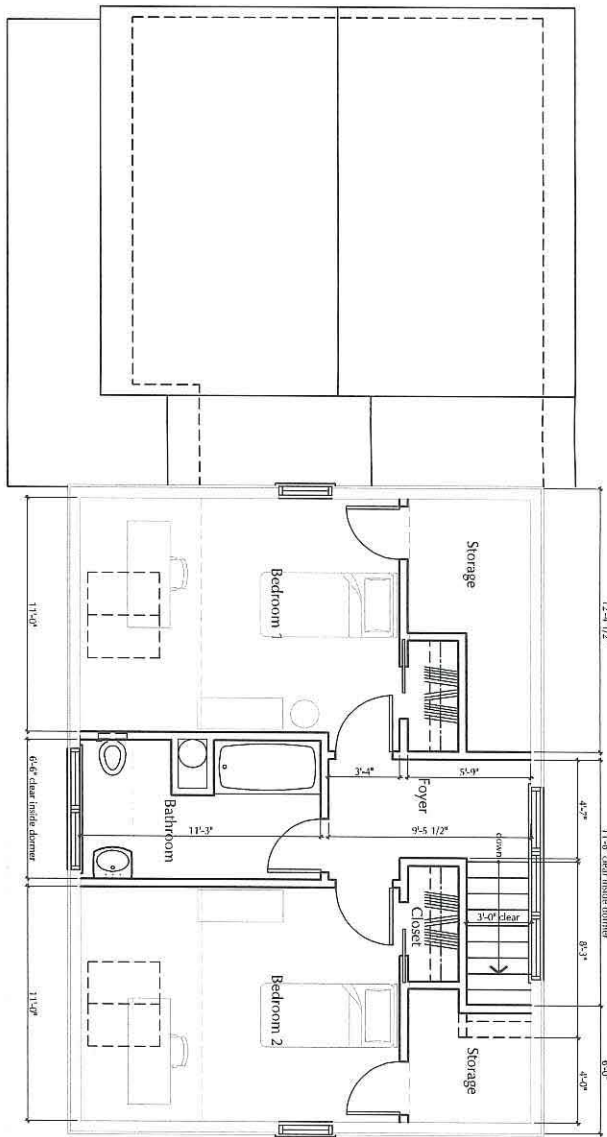
**STRUCTURES**

138 GREEN ST. Unit 202  
 WORCESTER, MA 01604  
 508-459-1162  
 mpagan@mp-structures.com

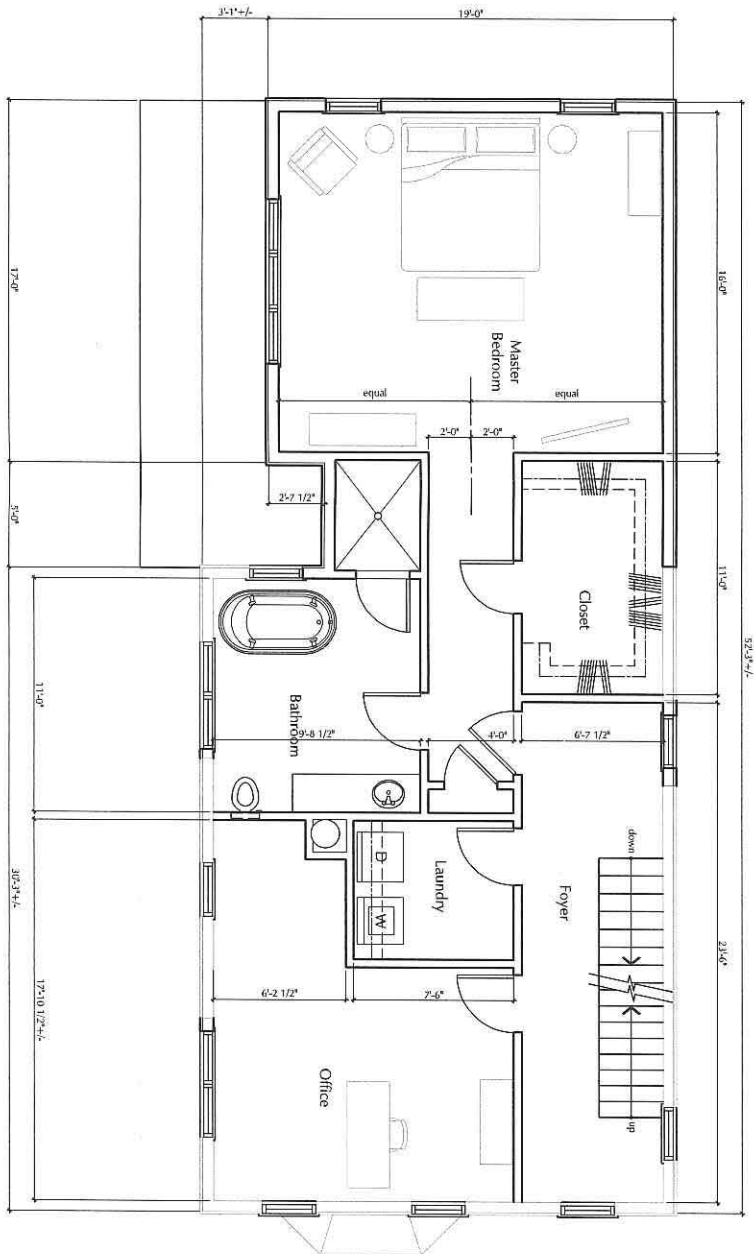
DRAWINGS ARE PRELIMINARY  
 DIMENSIONS ARE APPROXIMATE WITHIN INCHES

Schematic Basement  
 and First Floor Plans

A1



Proposed Third Plan  
 SCALE: 1/8" = 1'-0"  
 SQUARE FOOTAGE = 603sf



Proposed Second Floor Plan  
 SCALE: 1/8" = 1'-0"  
 SQUARE FOOTAGE = 1099sf



**STRUCTURES**

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 mpagano@mp-structures.com

**ALBRECHT RESIDENCE- RENOVATIONS**

239 BROOKLINE STREET CAMBRIDGE, MASSACHUSETTS 02139

SCALE: AS NOTED  
 DATE: 3/21/2022 (rev.)  
 REVISIONS:

Schematic Second and  
 Attic Floor Plans

**A2**

DRAWINGS ARE PRELIMINARY  
 DIMENSIONS ARE APPROXIMATE WITHIN INCHES



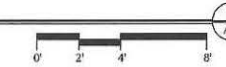
Exterior Elevation- Southwest

SCALE: 1/4" = 1'-0"



Exterior Elevation- Northwest

SCALE: 1/4" = 1'-0"



Exterior Elevation- Northeast

SCALE: 1/4" = 1'-0"



Exterior Elevation- Southeast

SCALE: 1/4" = 1'-0"



Window Schedule		
No.	Unit Dimension	Notes
A	2'-6"	4'-8"
B	2'-6"	4'-6"
C	2'-8"	5'-2"
D	2'-0"	4'-0"
E	2'-6"	4'-0"
F	2'-6"	2'-6"
G	2'-0"	4'-0"
H	2'-10"	2'-10"
I	2'-8"	4'-6"
J	Verify	Verify
K	Verify	Verify
L	2'-8"	3'-6"

**STRUCTURES**

138 GREEN ST. Unit 202  
 WORCESTER, MA 01604  
 508-459-1162  
 mpagan@mp-structures.com

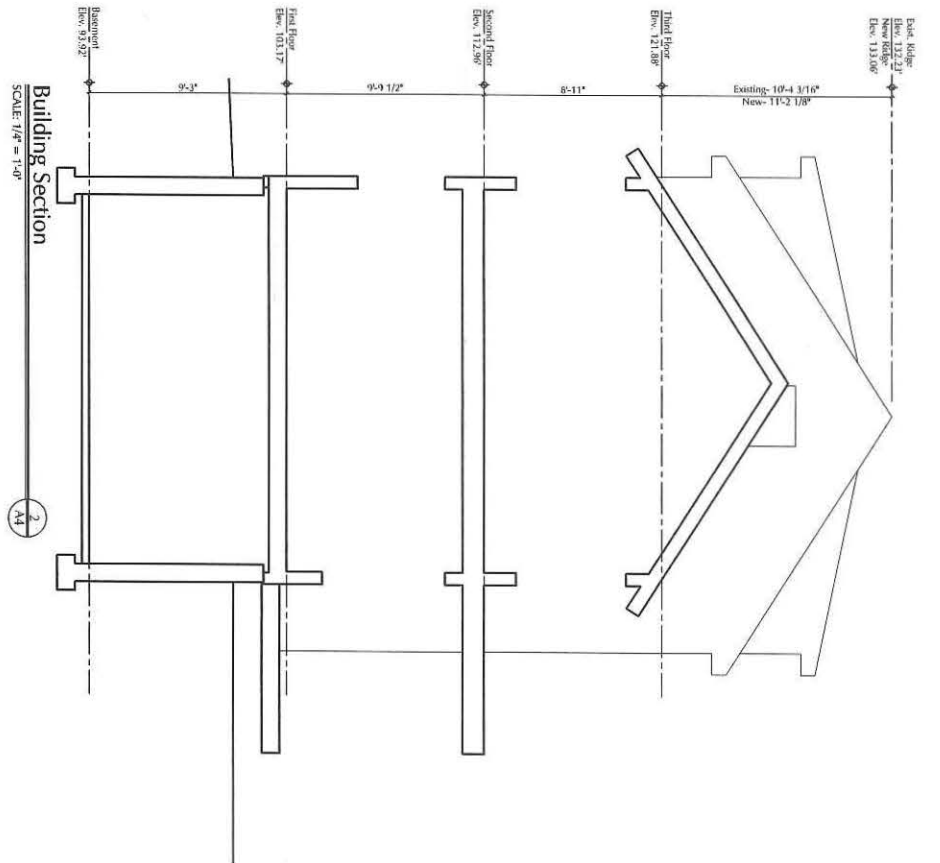
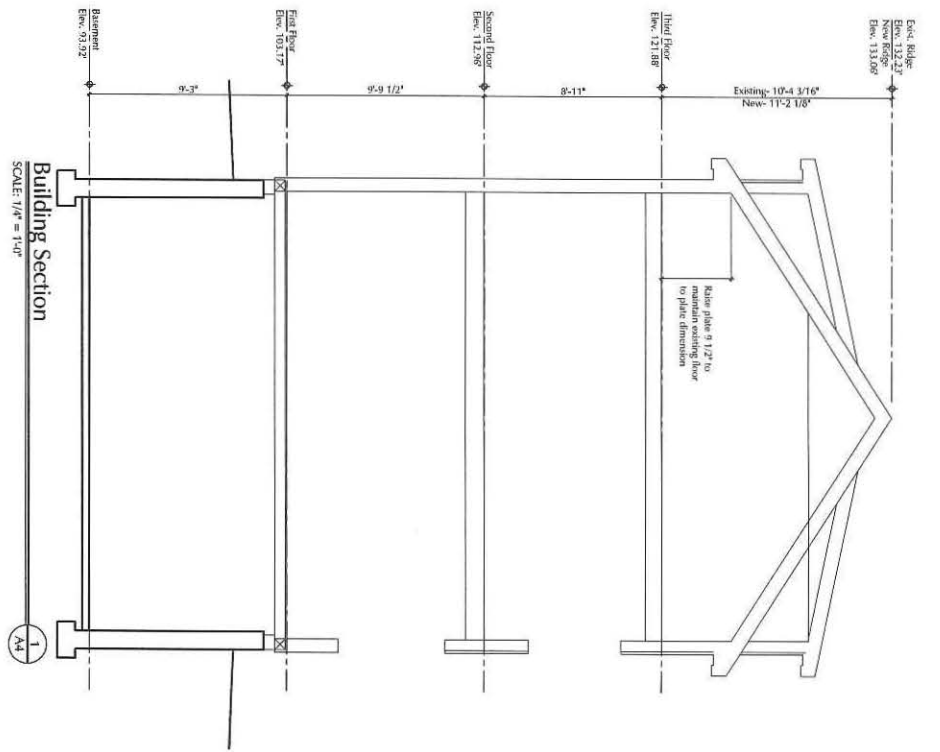
ALBRECHT RESIDENCE- RENOVATIONS  
 239 BROOKLINE STREET CAMBRIDGE, MASSACHUSETTS 02139

SCALE: AS NOTED  
 DATE: 3/21/2022 (rev.)  
 REVISIONS:

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Schematic Exterior  
 Elevations

A3



DRAWINGS ARE PRELIMINARY  
DIMENSIONS ARE APPROXIMATE WITHIN INCHES

**STRUCTURES**  
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**ALBRECHT RESIDENCE- RENOVATIONS**

239 BROOKLINE STREET CAMBRIDGE, MASSACHUSETTS 02139

SCALE: AS NOTED

DATE: 3/21/2022 (rev.)

REVISIONS:

Building Sections

**A4**

March 10, 2022

To the Cambridge Board of Zoning Appeals:

As the owner of 235/237 Brookline Street, I am a direct abutter to the property at 239 Brookline Street currently under review by your board. Since 1982, I have been the neighbor and friend to the Walsh family, the previous owners. John Walsh and I were so thrilled when a family purchased the property. Jennifer and Brian Albrecht have shown me their plans and designs. I have no objections to the plans they have shown me, including the proposed dormer they are planning to construct.

Best regards,

Katharine White



Kate Regal  
171 Allston St.  
Cambridge, MA 02139

March 16, 2022

Board of Zoning Appeals  
City of Cambridge  
831 Mass Avenue,  
Cambridge, MA 02139

To Whom It May Concern,

I am writing in support of Jennifer and Brian Albrecht's petition for a variance and special permit, Case # BZA-161807, for their home at 239 Brookline St, on the corner of Allston St.

I have owned our home on the same block of Allston St for nearly 20 years (Dec. 2002) and have seen many houses in the neighborhood be sold to developers who add one, and sometimes two, additional houses on the lot - often without needing a special permit or variance.

I am so happy a neighborhood family has bought this home and will keep it a single family. The changes they are requesting are modest and keep with the character of the neighborhood and original home. The updates they plan will make #239 into a beautiful corner of our neighborhood.

Sincerely,  
Kate Regal

**Pacheco, Maria**

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**From:** emily hoffman <ems.hoffman@gmail.com>  
**Sent:** Monday, March 21, 2022 1:16 PM  
**To:** Pacheco, Maria  
**Subject:** Letter in Support of BZA-161807

To the respected members of the Cambridge Board of Zoning Appeals,

I am a lifelong resident of Cambridge, have lived in Cambridgeport since 1977 and am currently a nearby neighbor of Jennifer and Brian Albrech. I was so encouraged when the Albrech family had purchased 239 Brookline Street and heard that they were intending to restore and maintain the house as is, especially with the tremendous amount of development that has taken place in the neighborhood.

I would like to have this email serve as my full support of the Albrech's petition for a variance and special permit (Case # BZA-161807) as these changes are modest and will help in the preservation of an important corner of our neighborhood. These changes will allow for the family to be comfortable in their new home and have little to no negative impact on their neighbors.

Sincerely,  
Emily Hoffman  
61 Allston Street  
Cambridge, MA 02139

March 10, 2022

To the Cambridge Board of Zoning Appeals:

As the owner of 235/237 Brookline Street, I am a direct abutter to the property at 239 Brookline Street currently under review by your board. Since 1982, I have been the neighbor and friend to the Walsh family, the previous owners. John Walsh and I were so thrilled when a family purchased the property. Jennifer and Brian Albrecht have shown me their plans and designs. I have no objections to the plans they have shown me, including the proposed dormer they are planning to construct.

Best regards,

Katharine White

**Pacheco, Maria**

---

**From:** Lauryn Zipse <lauryn.zipse@gmail.com>  
**Sent:** Monday, March 21, 2022 6:10 PM  
**To:** Pacheco, Maria  
**Subject:** support for BZA-161807 Jennifer & Brian Albrecht

Dear Cambridge BZA,

I am writing to support the modest request for a variance and special permit by Jennifer and Brian Albrecht.

The request is very much in keeping with the neighborhood's character and furthers the city's goals of creating more housing for families.

My family has come to know the Albrechts because our kids attend the local public school and play little league together. Jen and Brian are active members of the school and Cambridge kids' sports community and this request will make it easier for them to renovate their home and stay in the neighborhood.

I appreciate you taking the time to read this, and the work the volunteer board performs.

Sincerely,  
Lauryn Zipse  
29 Fairmont Avenue



# 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: Jennifer Albrecht Date: 3/7/2022  
(Print)

Address: 239 Brookline St.

Case No. BZA-161807

Hearing Date: 3/24/22

Thank you,  
Bza Members