

CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2022 MAY 16 PM 3:32
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 174527

General Information

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

Special Permit: X

Variance: X

Appeal:

PETITIONER: Patrick Downes and Jessica Kensky C/O James J. Rafferty

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

LOCATION OF PROPERTY: 241 Grove St., Cambridge, MA

TYPE OF OCCUPANCY: single family

ZONING DISTRICT: Residence A-2 Zone

REASON FOR PETITION:

/Additions/ /Conversion to Additional Dwelling Units/

DESCRIPTION OF PETITIONER'S PROPOSAL:

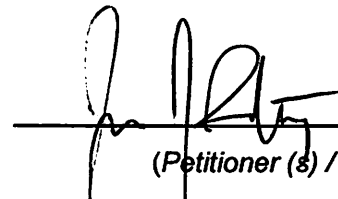
Petitioner seeks to create a second dwelling unit in the lower level of pre-existing single family dwelling and construct portion of expanded garage into the front setback.

Petitioner seeks to construct a rear addition to existing non-conforming single family dwelling.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 4.000	Section: 4.31.B (Two Family).
Article: 5.000	Section: 5.26 (Conversion).
Article: 5.000	Section: 5.31 (Table of Dimensional Requirements).
Article: 8.000	Section: 8.22.2.d (Non-Conforming Structure).
Article: 8.000	Section: 8.22.3 (Non-conforming Structure).
Article: 10.000	Section: 10.30 (Variance).
Article: 10.000	Section: 10.40 (Special Permit).

Original
Signature(s):


(Petitioner (s) / Owner)

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

Address:

907 Massachusetts Avenue, Suite 300
Cambridge, MA 02139

OWNERSHIP INFORMATION FOR BOARD OF ZONING APPEAL RECORD

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

Patrick Downes and Jessica Kensky
(Owner or Petitioner)

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

Location of Premises: 241 Grove Street

the record title standing in the name of J & P Grove Street Realty Trust

whose address is 241 Grove Street, Cambridge MA 02138

(Street)


(City or Town)

(State & Zip Code)

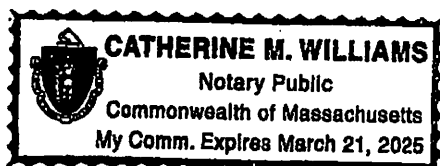
by a deed duly recorded in the Middlesex South County Registry of Deeds in

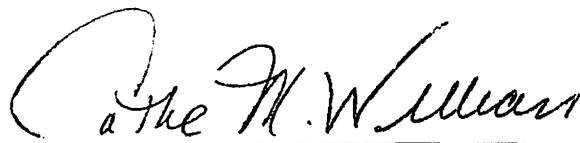
Book 79088 Page 386 or _____ Registry

District of Land Court Certificate No. _____ Book _____ Page _____


(Trustee)

On this 8th day of March, 2022, before me, the undersigned notary public, personally appeared Patrick Downes proved to me through satisfactory evidence of identification, which were MA Driver's License, 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.




Notary Public

My commission expires: 3/21/2025

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 Zoning Ordinance would preclude the lower level of the structure from being used as an accessory dwelling unit because at 1,459 sf, the existing gross floor area of the home is below the 1,800 sf minimum requirement of Section 4.22.1.2.

The garage expansion is needed to accomodate handicap accessible vehicles.

- 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 topography of the lot and the impact the slope of the lot has on the portion of the basement walls that are above-grade. Similarly, the location of the existing dwelling on the lot limits the ability to site the garage within the required setbacks.

- 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 creation of a second dwelling and expanded garage will not cause any detriment to 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:

Even with the construction of the proposed addition and creation of a second dwelling unit, the structure will still comply with the minimum lot area per dwelling unit, private open space and off street parking requirements of the Residence A-2 Zoning District.

***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 241 Grove 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 conforming addition to the pre-existing non-conforming structure upon the issuance of a Special Permit since the addition will not create any new non-conforming conditions. The existing structure does not comply with the side setback requirements. The proposed addition does comply with those requirements.

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 traffic patterns.

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 adjacent uses are largely single family dwellings which will not be affected by the proposed 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 additions will be constructed in accordance with all the requirements of the State Building Code.

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 dwelling will not be materially altered as a result of the proposed addition. As a result, there will not be any detrimental effect upon the neighborhood.

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

Tel. No. 617.492.4100
E-Mail Address: jrafferty@adamsrafferty.com

Date: May 12, 2022

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: Patrick Downes and Jessica Kensky
Location: 241 Grove St., Cambridge, MA
Phone: 617.492.4100

Present Use/Occupancy: single family
Zone: Residence A-2 Zone
Requested Use/Occupancy: two family

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		1,459 sf	3,264 sf	5,040 sf	(max.)
<u>LOT AREA:</u>		10,080 sf	no change	6,000 sf	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		0.145	0.324	0.500	
<u>LOT AREA OF EACH DWELLING UNIT</u>		10,080 sf	5,040 sf	4,500 sf	
<u>SIZE OF LOT:</u>	WIDTH	84'	no change	65'	
	DEPTH	120'	no change	N/A	
<u>SETBACKS IN FEET:</u>	FRONT	24'9"	15'3"	20'	
	REAR	68'	40' 1"	30'	
	LEFT SIDE	10'	no change	10' (sum 25')	
	RIGHT SIDE	10'5"	no change	10' (sum 25')	
<u>SIZE OF BUILDING:</u>	HEIGHT	19' 8"	20' 11"	35'	
	WIDTH	N/A	N/A	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		78.4	54.2	50	
<u>NO. OF DWELLING UNITS:</u>		1	2	2	
<u>NO. OF PARKING SPACES:</u>		1	2	2	
<u>NO. OF LOADING AREAS:</u>		N/A	N/A	N/A	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		N/A	N/A	N/A	

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

174527

From: diana macarthur <ddmacarthur@gmail.com>
Sent: Thursday, June 9, 2022 11:58 AM
To: Pacheco, Maria
Subject: 6/9/22 variance meeting for 241 Grove Street

Hello Ms. Pacheco,

The following is a letter to the Board of Zoning Appeal in regard to the meeting scheduled tonight. We at 255 Grove Street, Duncan & Diana MacArthur, are not able to attend due to our daughter's CRLS graduation tonight. Thank you!

Dear Zoning Board Members,

We are writing to ask you to postpone/continue the meeting for the multiple variance requests for 241 Grove Street.

We at 255 Grove, Duncan and Diana MacArthur, feel we would like more time to discuss the owners' plans in detail. We were only notified of their plans on May 31. Our daughter's CRLS graduation is tonight and the prior 8 days have been intense with end of year commitments. We have not had proper time to digest the 20+ pages of plans and variance requests in that time. We were hoping that there would have been a more generous attempt at community outreach considering the time that they've had the property and that they are asking for a lot of relief. Also our older neighbor, the direct abutter at 245, is away and wanted to be at the meeting.

To be able to support Patrick and Jessica of 241 Grove, we would like more time to discuss our concerns such as siding materials, window manufacturer, the second dwelling unit/conversion to a 2 family and discrepancies between their variance application and supplied plans.

We have had an email exchange with the owners asking them to postpone the meeting and they replied that they will try. During this postponement we believe we will have time to go over the details, not present on the plans, without being rushed to decide our support.

We at 255 would like to have Patrick and Jessica as neighbors, but we feel rushed to decide with too many questions and request more time to discuss their details. As it stands, if the meeting were to continue tonight, we do not support their plans going forward.

Respectfully,
Duncan & Diana MacArthur
255 Grove Street

- apparently since composing this email there has been a decision on continuance and I am including the email exchange...

From: Patrick Downes <downesp@gmail.com>
Date: June 9, 2022 at 11:14:34 AM EDT

To: Duncan <dmacarthur@maccoco.com>

Subject: Re: 241 Grove

Duncan,

I just got word that we have asked for a continuance until 6/30. We have done

Please send us specifics about your concerns with respect to the setbacks and your support of our project.

Thank you,
Patrick

On Thu, Jun 9, 2022 at 9:28 AM Duncan <dmacarthur@maccoco.com> wrote
Hi Patrick,

Do you know if Jim had success postponing? Thanks

Duncan MacArthur
617 648 6014 Cell
617 648 6014 Office

Sent from my tiny key pad. Please excuse itypos

Dmacarthur@maccoco.com (building)

617 864 2234

Duncan.MacArthur@commonmoves.com (real estate)

617 864 4600

On Jun 8, 2022, at 11:19 AM, Patrick Downes <downesp@gmail.com>

Duncan,

As you know, the timeline with this type of project is both critical and the continuance dates, per your request. Our hope would be that once you are comfortable supporting our project in the same neighborly spirit.

In addition, Jim would be happy to find a time to talk with you. This ob continuance date.

Shiplap is our current siding material, but we have not locked that in.

Thoughtfully,
Patrick & Jessica

Mrs. Carol A. Pechet
245 Grove Street
Cambridge, MA 02138

June 27, 2022

Dear Jessica and Patrick,

I am writing to provide my support for your proposed construction plans at 241 Grove Street, as amended and filed on June 27, 2022.

While I still have concerns about the size of the footprint that will extend to the rear of the property, I appreciate your compromise to withdraw the second dwelling unit application.

Following the conversation's, we have had, my expectations are that:

- You will provide reparations to any damage to my landscaping during construction
- That there will be communication and consideration to any concerns I may have during construction

I am appreciative of the time you have taken to discuss your plans with me, and to listen to my apprehensions.

I am very much looking forward to having you as neighbors.

Yours sincerely,

Kitty Pechet

P.P. Amy J. J. J.

ADAMS & RAFFERTY
ATTORNEYS AT LAW
A Professional Association *
907 Massachusetts Avenue, Suite 300
Cambridge, MA 02139

James J. Rafferty, P.C.
jrafferty@adamsrafferty.com

Telephone (617) 492-4100
Fax (617) 492-3131

June 8, 2022

Ms. Maria Pacheco
Board of Zoning Appeal
831 Massachusetts Avenue
Cambridge, MA 02139

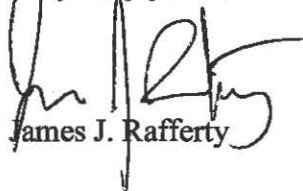
RE: BZA Case No. 174527
241 Grove Street

Dear Ms. Pacheco:

Please accept this correspondence as a request by the Petitioner to continue the above-captioned case Thursday, June 30, 2022.

Thank you for your attention to this matter.

Very truly yours,



James J. Rafferty

JJR/pwc

cc: Patrick Downes and Jessica Kensky

KENSKY & DOWNES RESIDENCE

JESSICA KENSKY &
PATRICK DOWNES
241 GROVE ST CAMBRIDGE,
MA 01238

EXTENDING FLOOR PLATE OF AN
EXISTING 50'S RANCH LAYOUT TO CREATE
AN ACCESSIBLE LAYOUT WITH
APPROPRIATE CLEARANCES AND
ACCESSILE UNIT IN BASEMENT BELOW.



BZA Set
05/09/2022

PROJECT #: 2111-0241

ARCHITECT:

SAM KACHMAR
ARCHITECTS
(p) 617-800-6223
www.SKA-MA.com
357 HURON AVE.
CAMBRIDGE MA, 02138



INTERIOR DESIGNER:

KATE MALONEY
4 MT. VERNON ST.
WINCHESTER, MA 01890
(p) 617-764-1054

GENERAL CONTRACTOR:

FRESH START CONTRACTING
30 B ST.
BURLINGTON, MA 01803
(P) 617-833-9202



STRUCTURAL ENGINEER:

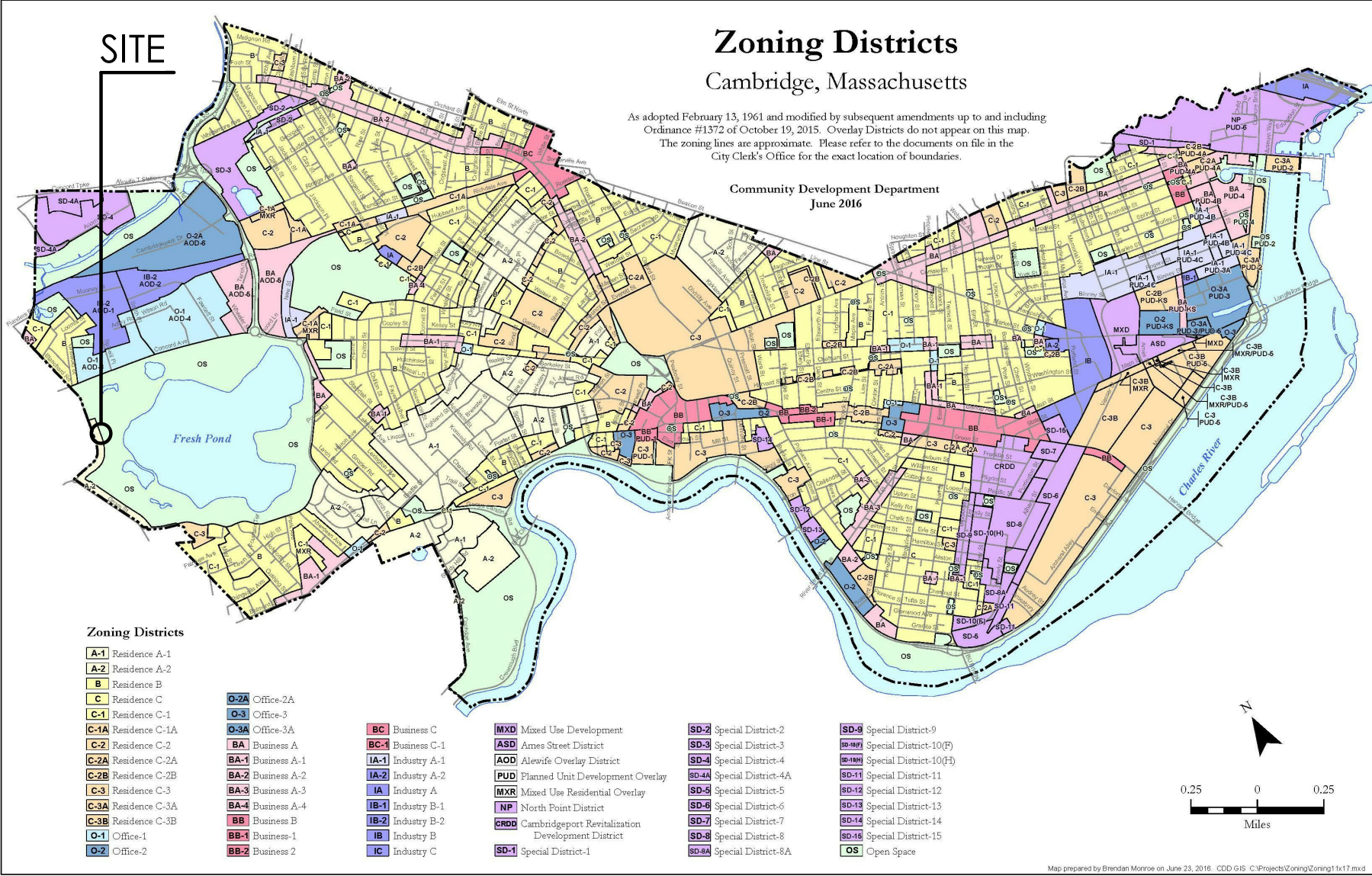
SIEGEL ASSOCIATES
860 Walnut St.
Newton, MA 02459
(P) 617-244-1612



ZONING ATTORNEY:

ADAMS & RAFFERTY
907 Massachusetts Ave, Suite 300
Cambridge, MA 02139
(P) 617-492-4100

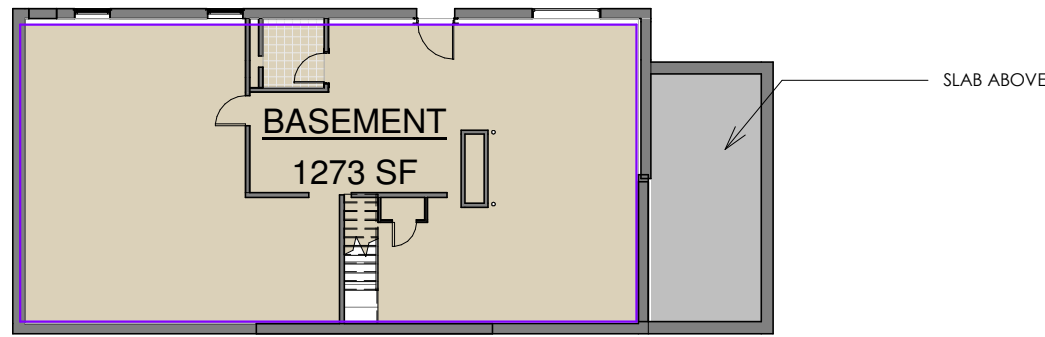
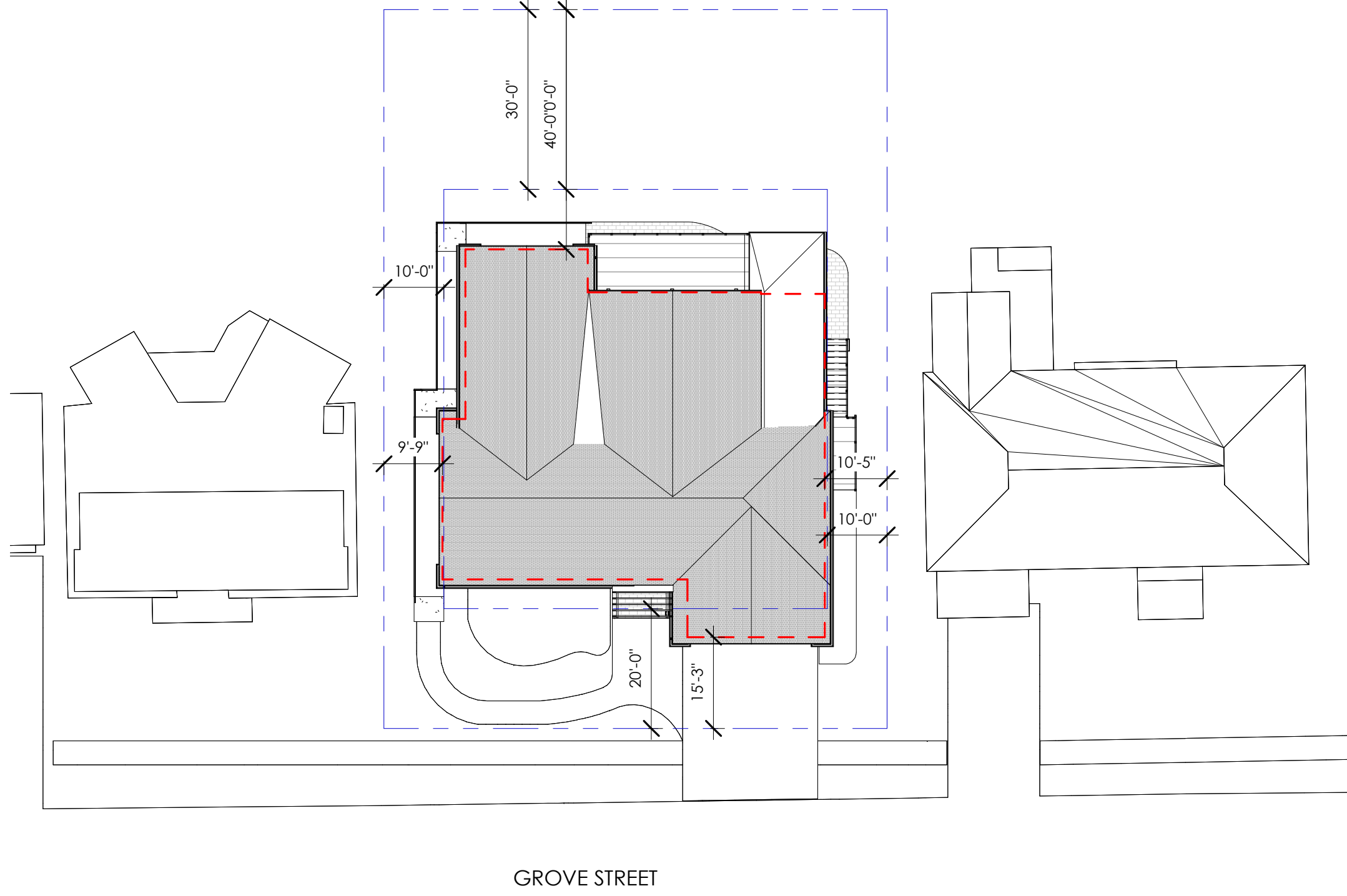
Sheet List - BZA			
Sheet Number	Sheet Name	Designed By	Current Revision
BZA-000	COVER	SKA	
BZA-001	AREA PLANS	SKA	
BZA-002	SITE PLANS	SKA	
BZA-003	EXISTING & PROPOSED SITE AXON	SKA	
BZA-005	STREETSCAPE	SKA	
BZA-006	SHADOW STUDY	SKA	
BZA-100	BASEMENT	SKA	
BZA-101	LEVEL 1	SKA	
BZA-102	ATTIC PLAN	SKA	
BZA-103	ROOF PLAN	SKA	
BZA-200	ELEVATION WEST (FRONT)	SKA	
BZA-201	ELEVATION SOUTH	SKA	
BZA-202	ELEVATION EAST (BACK)	SKA	
BZA-203	ELEVATION NORTH	SKA	
BZA-300	RENDER VIDEO	SKA	
BZA-301	ADDITIONAL INFORMATION	SKA	
BZA-302	PLOT PLAN	SKA	



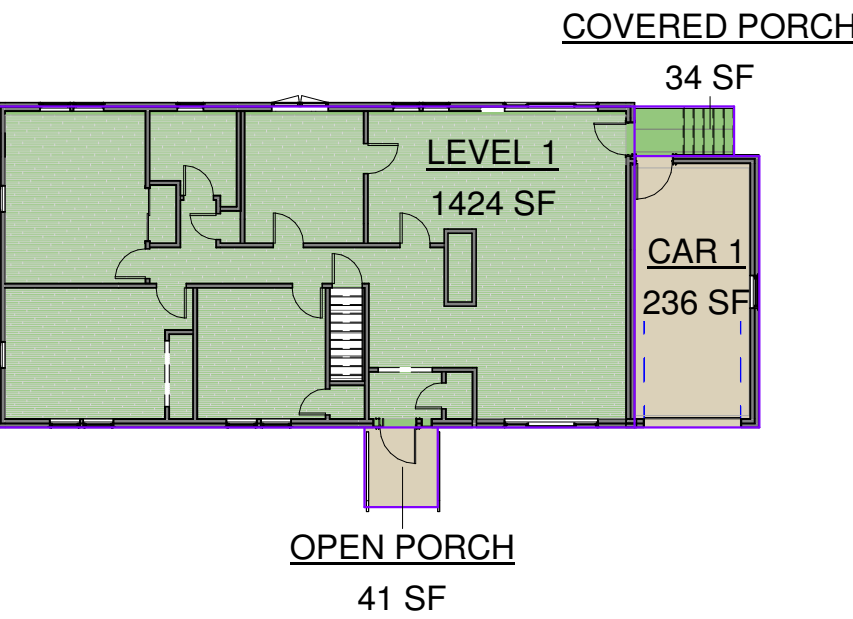
ZONE: A2
F.A.R. CALCULATIONS
LAND AREA: 10,080 SQFT
EXISTING LIVING AREA: 1,459 sqft
PROPOSED LIVING AREA: 3,264 sqft
EXISTING F.A.R. : 0.15
PROPOSED F.A.R. : 0.32
MAX. F.A.R. : 0.50

OPEN SPACE CALCULATIONS
EXISTING OPEN SPACE: 7,903 SQFT
PROPOSED OPEN SPACE: 5,460 SQFT
EXISTING OPEN SPACE RATIO 78.4%
PROPOSED OPEN SPACE RATIO 54.2%
ALLOWED OPEN SPACE RATIO: 50%

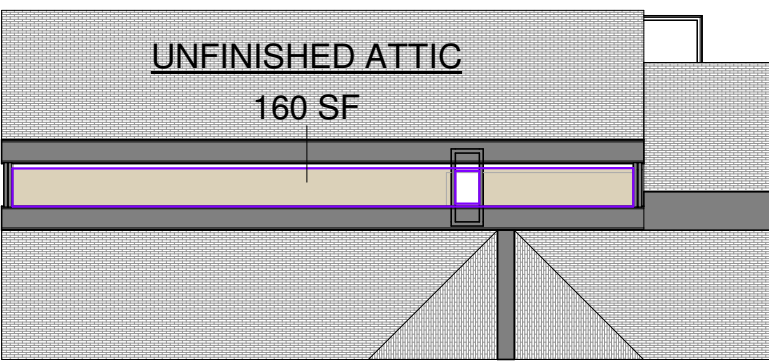
SETBACK	ALLOWED	CURRENT	PROPOSED
FRONT (WEST)	20'-0"	24'-9"	15'-3" *
SIDE (NORTH)	10'-0"	10'-0"	10'-0"
SIDE (SOUTH)	10'-0"	10'-5"	10'-5"
SIDE SUM	25'-0"	20'-5" *	20'-5" *
REAR (EAST)	30'-0"	68'-0"	40'-1"
HEIGHT	35'-0"	19'-6"	20'-11"



1 EXISTING - LEVEL 0
1/16" = 1'-0"

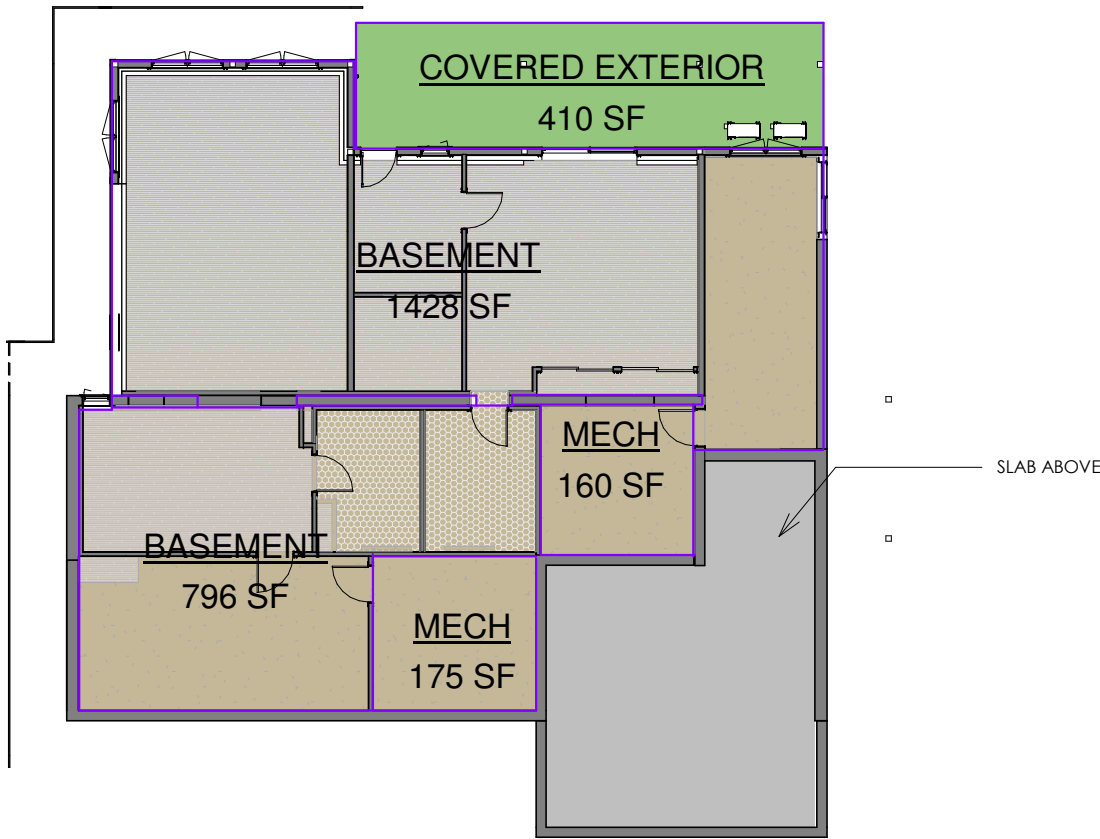


2 EXISTING - LEVEL 1
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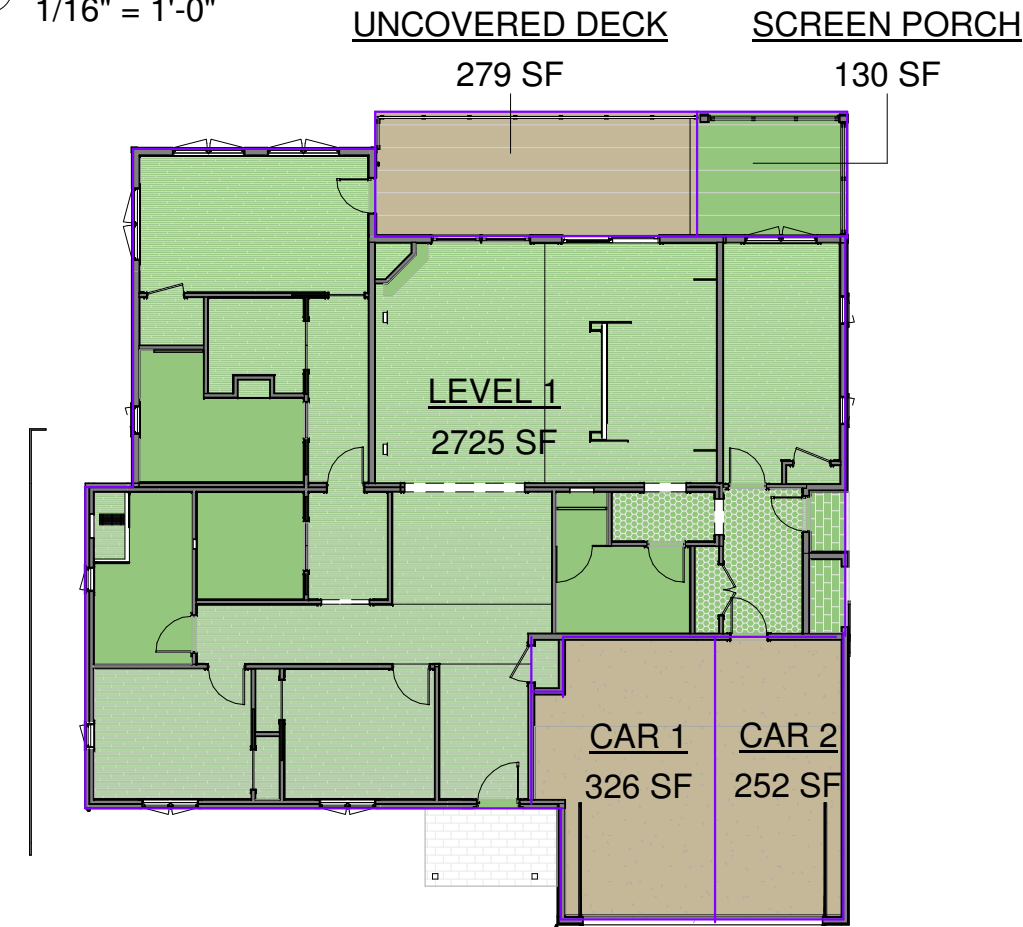


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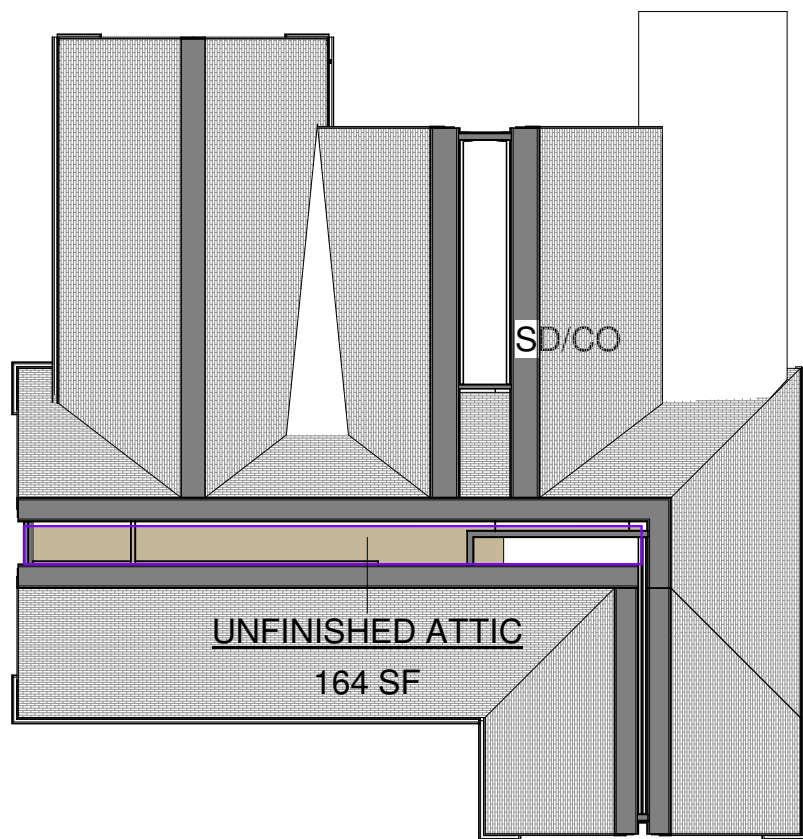
EXISTING - AREA PLANS	
Name	Area
CALCULATED IN FAR	
COVERED PORCH	34 SF
LEVEL 1	1424 SF
	1459 SF
EXCLUDED FROM FAR	
BASEMENT	1273 SF
CAR 1	236 SF
OPEN PORCH	41 SF
UNFINISHED ATTIC	160 SF
	1709 SF
Grand total	3167 SF



4 PROPOSED - LEVEL 0
1/16" = 1'-0"



5 PROPOSED - LEVEL 1
1/16" = 1'-0"



6 PROPOSED - LEVEL 2
1/16" = 1'-0"

PROPOSED - AREA PLANS	
Name	Area
CALCULATED IN FAR	
COVERED EXTERIOR	410 SF
LEVEL 1	2725 SF
SCREEN PORCH	130 SF
	3264 SF
EXCLUDED FROM FAR	
BASEMENT	1428 SF
BASEMENT	796 SF
MECH	175 SF
MECH	160 SF
CAR 1	326 SF
CAR 2	252 SF
UNCOVERED DECK	279 SF
UNFINISHED ATTIC	164 SF
	3579 SF
Grand total	6844 SF



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REGISTRATIONS:

**NOT FOR
CONSTRUCTION**

AREA PLANS

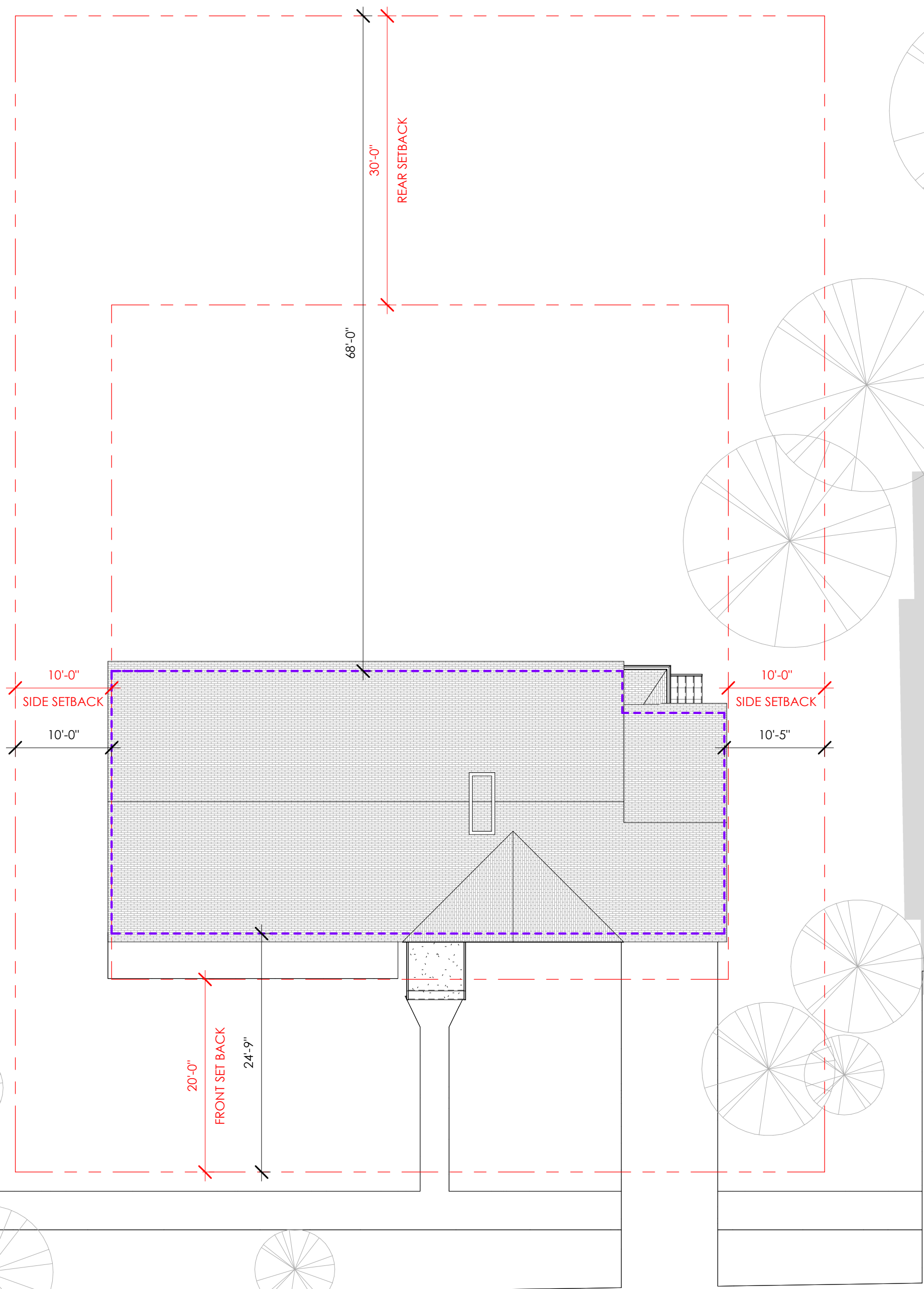
JESSICA KENSKY & PATRICK
DOWNES
KENSKY & DOWNES RESIDENCE
241 GROVE ST CAMBRIDGE, MA
01238

Project Status BZA Set
Project number 2111-0241
Date 05/09/2022
Drawn by Author
Checked by Checker

BZA-001

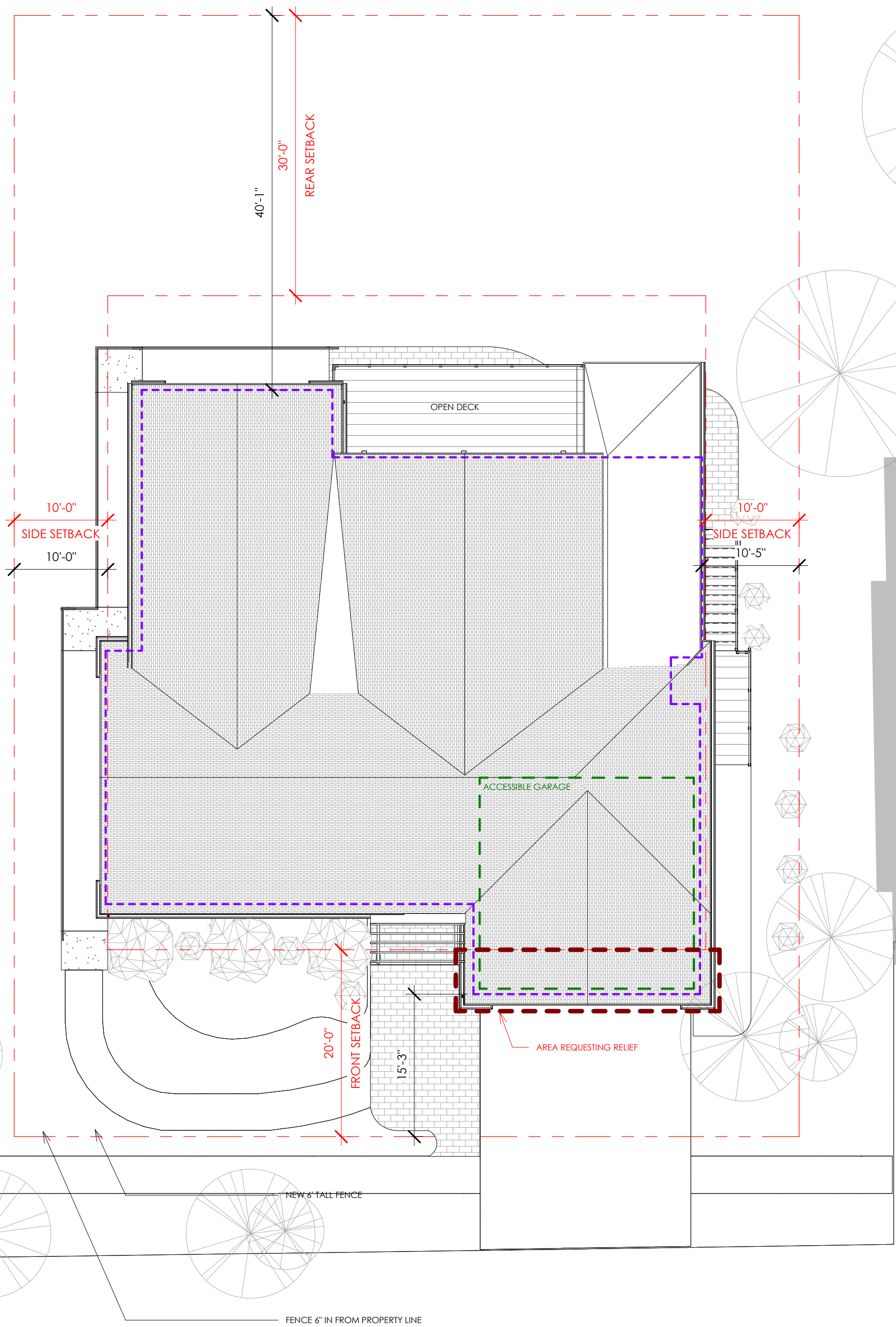
Scale As indicated

EXISTING SITE PLAN



① EXISTING - SITE PLAN
1" = 10'-0"

PROPOSED SITE PLAN



② PROPOSED - SITE PLAN
1" = 10'-0"



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REGISTRATIONS:

**NOT FOR
CONSTRUCTION**

SITE PLANS

JESSICA KENSKY & PATRICK
DOWNES

KENSKY & DOWNES RESIDENCE

241 GROVE ST CAMBRIDGE, MA
01238

Project Status	BZA Set
Project number	2111-0241
Date	05/09/2022
Drawn by	Author
Checked by	Checker

BZA-002

Scale 1" = 10'-0"

EXISTING SITE AXON



PROPOSED SITE AXON



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CAMBRIDGE MA, 02138

REGISTRATIONS:

**NOT FOR
CONSTRUCTION**

EXISTING & PROPOSED SITE
AXON

JESSICA KENSKY & PATRICK
DOWNES

KENSKY & DOWNES RESIDENCE

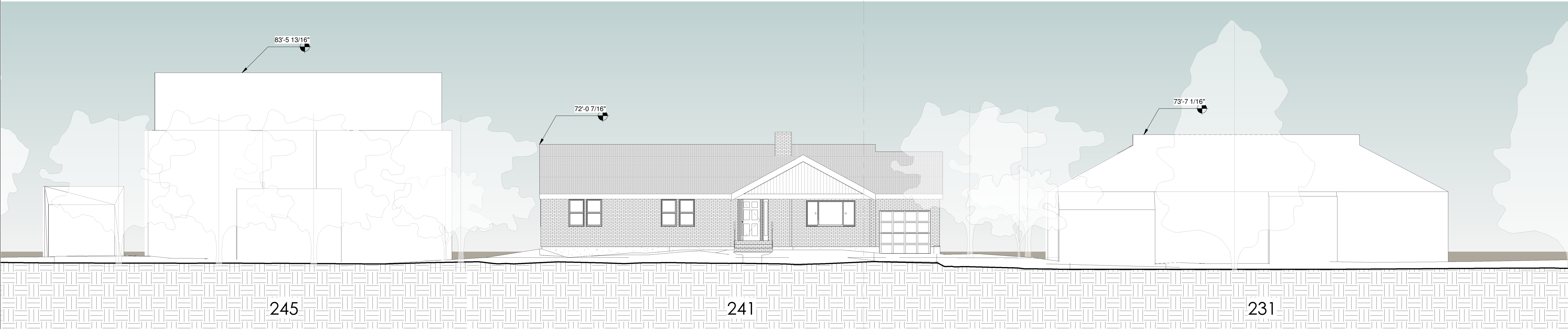
241 GROVE ST CAMBRIDGE, MA
01238

Project Status	BZA Set
Project number	2111-0241
Date	05/09/2022
Drawn by	Author
Checked by	Checker

BZA-003

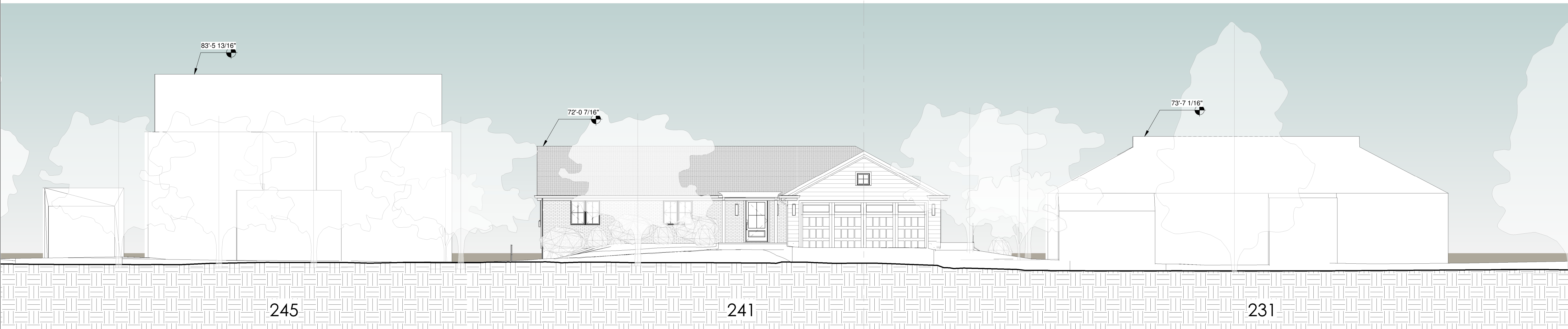
Scale

EXISTING STREETSCAPE



① EXISTING - STREETSCAPE
1/8" = 1'-0"

PROPOSED STREETSCAPE



② PROPOSED - STREETSCAPE
1/8" = 1'-0"



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REGISTRATIONS:

**NOT FOR
CONSTRUCTION**

STREETSCAPE

JESSICA KENSKY & PATRICK
DOWNES
KENSKY & DOWNES RESIDENCE
241 GROVE ST CAMBRIDGE, MA
01238

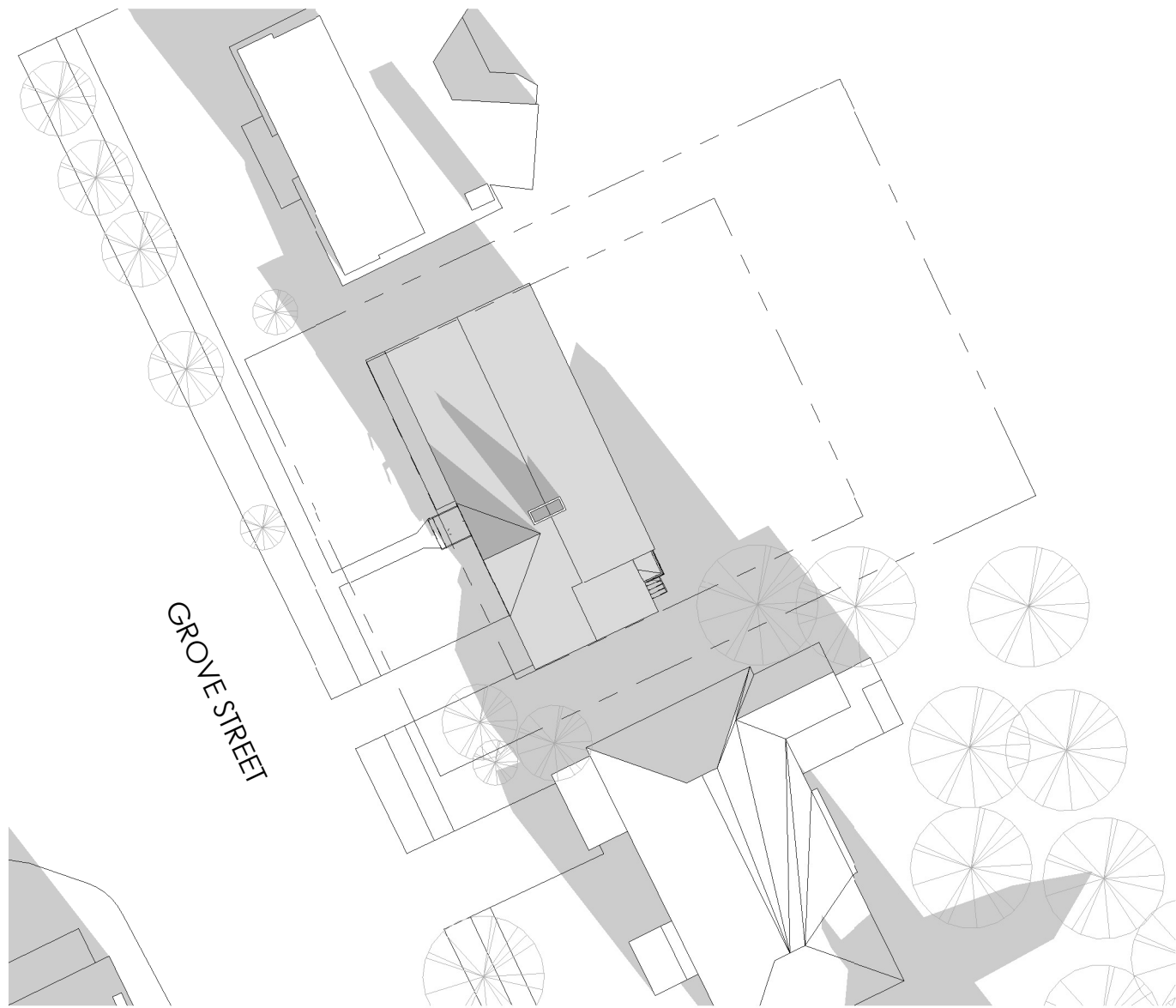
Project Status	BZA Set
Project number	2111-0241
Date	05/09/2022
Drawn by	SKA
Checked by	Checker

BZA-005

Scale 1/8" = 1'-0"

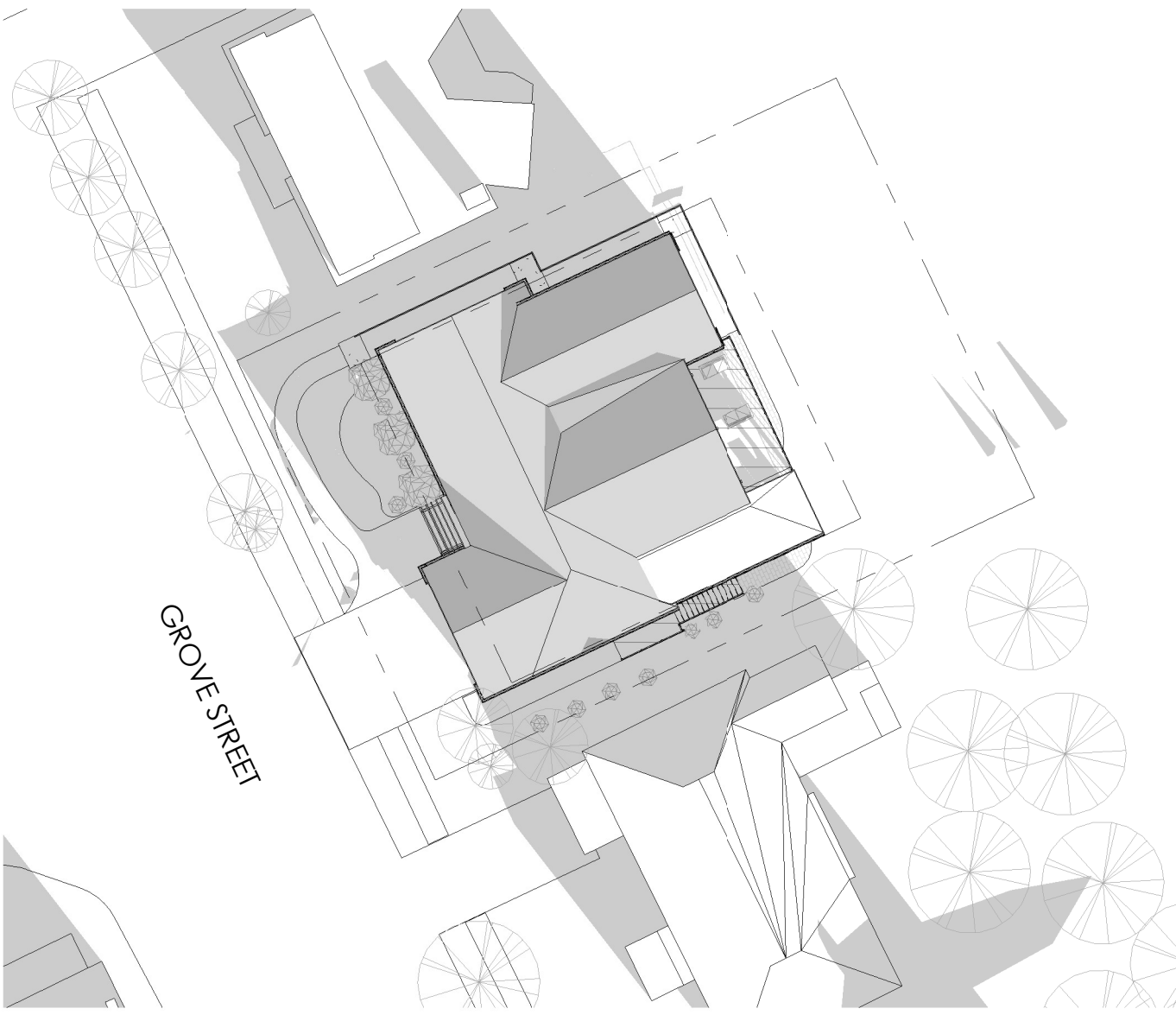
MORNING - 9 AM

WINTER - EXISTING



① BZA - EXISTING - WINTER - 9 AM
1" = 30'-0"

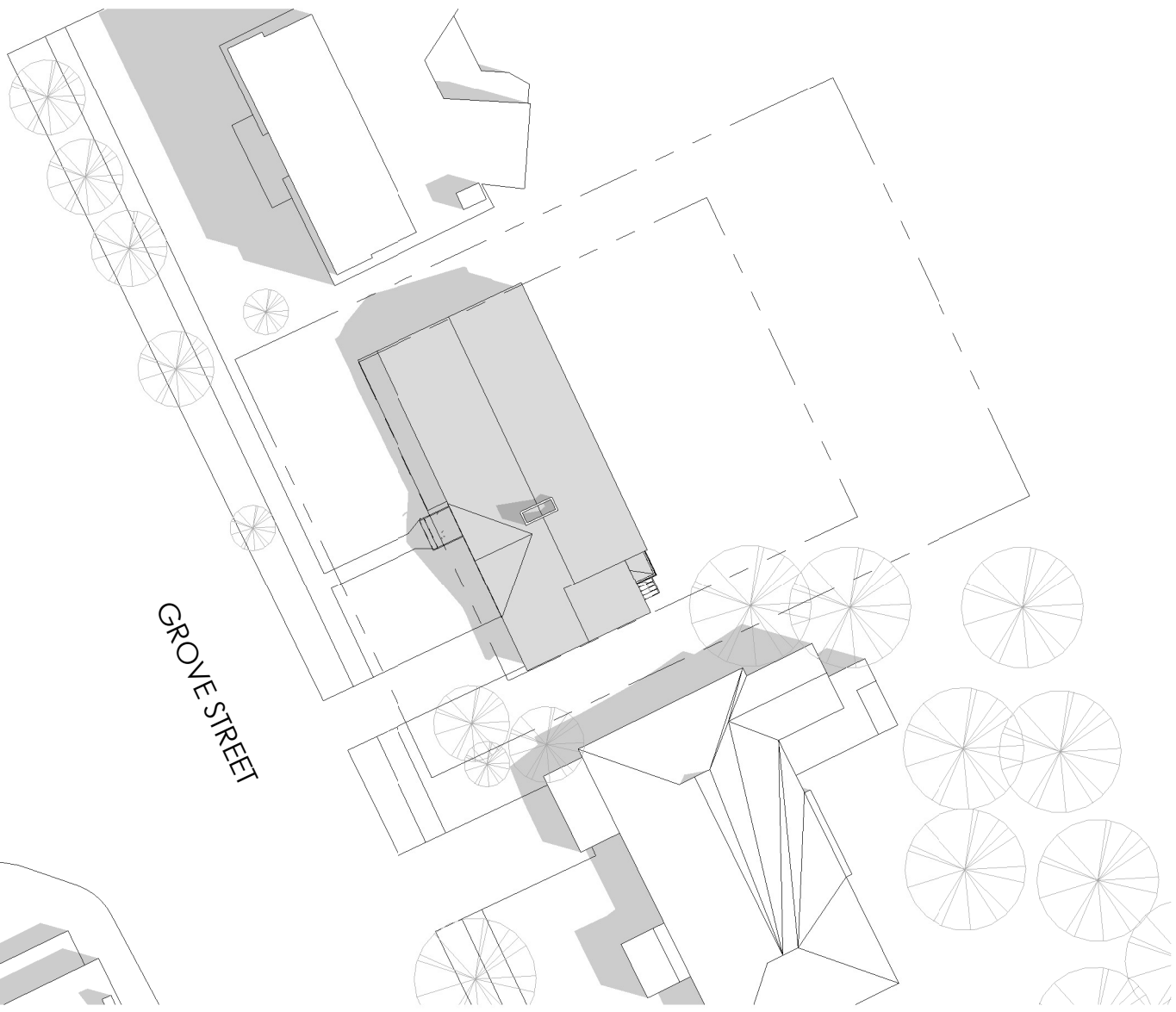
WINTER - PROPOSED



② BZA - PROPOSED - WINTER - 9 AM
1" = 30'-0"

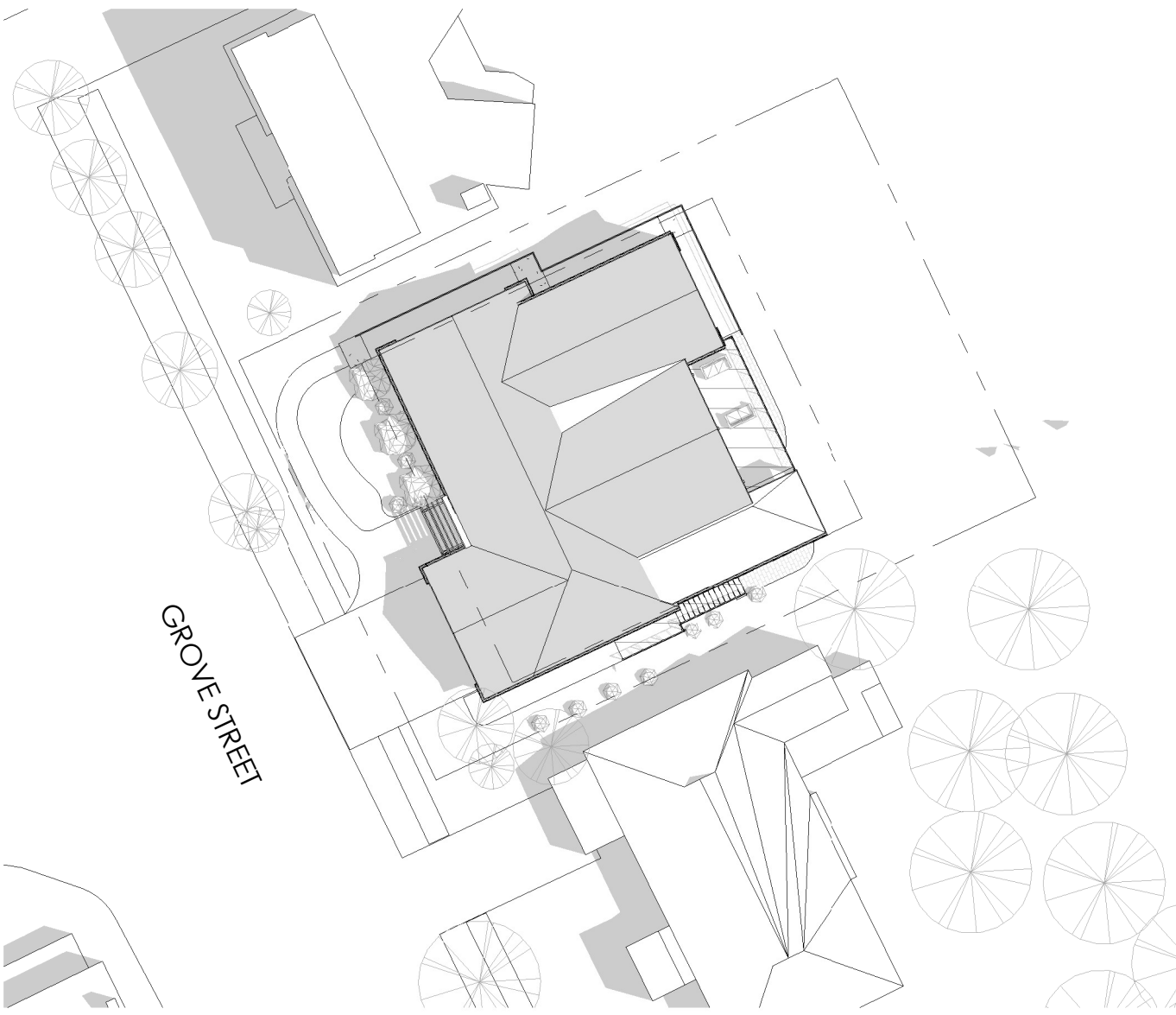


SUMMER - EXISTING



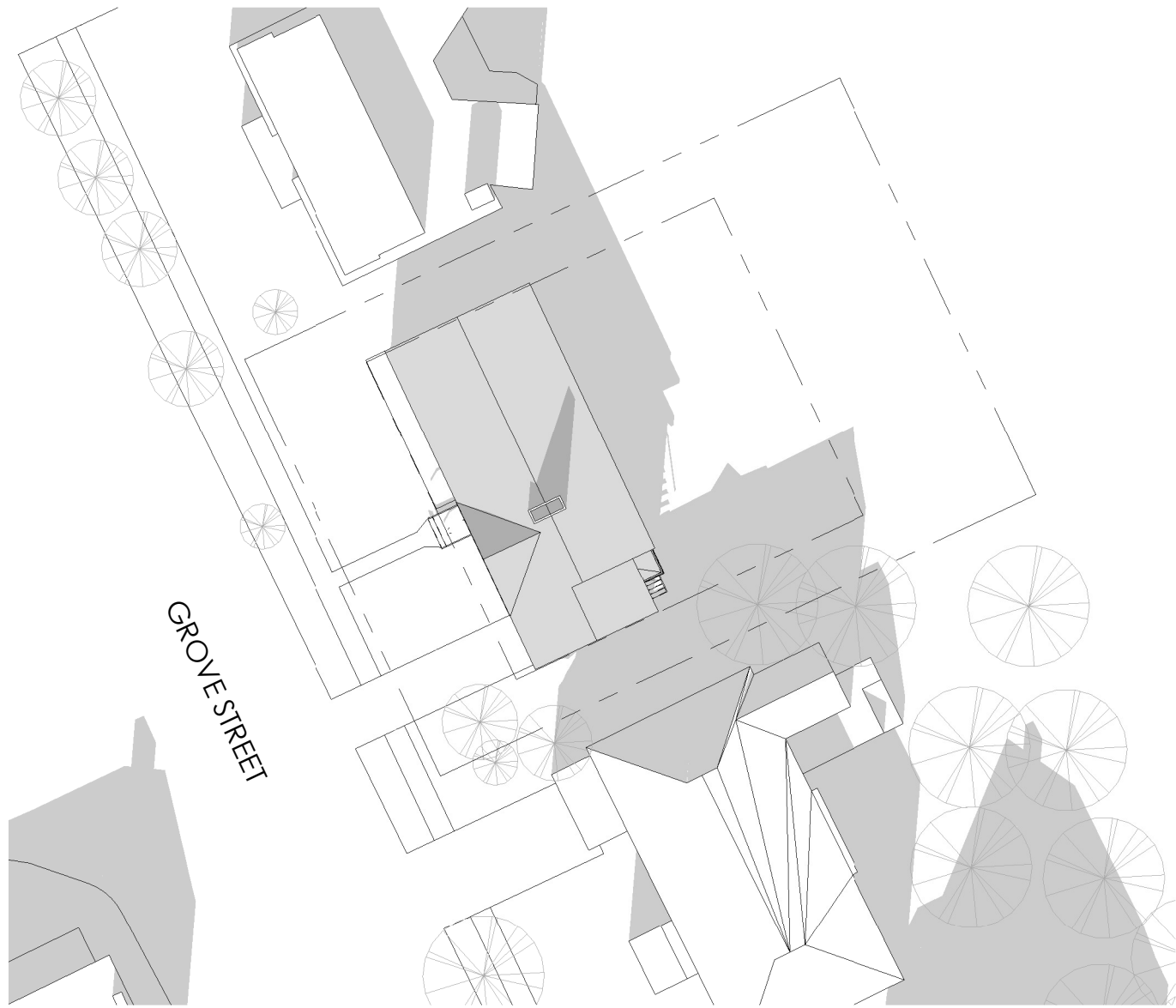
⑩ BZA - EXISTING - SUMMER - 9 AM
1" = 30'-0"

SUMMER - PROPOSED

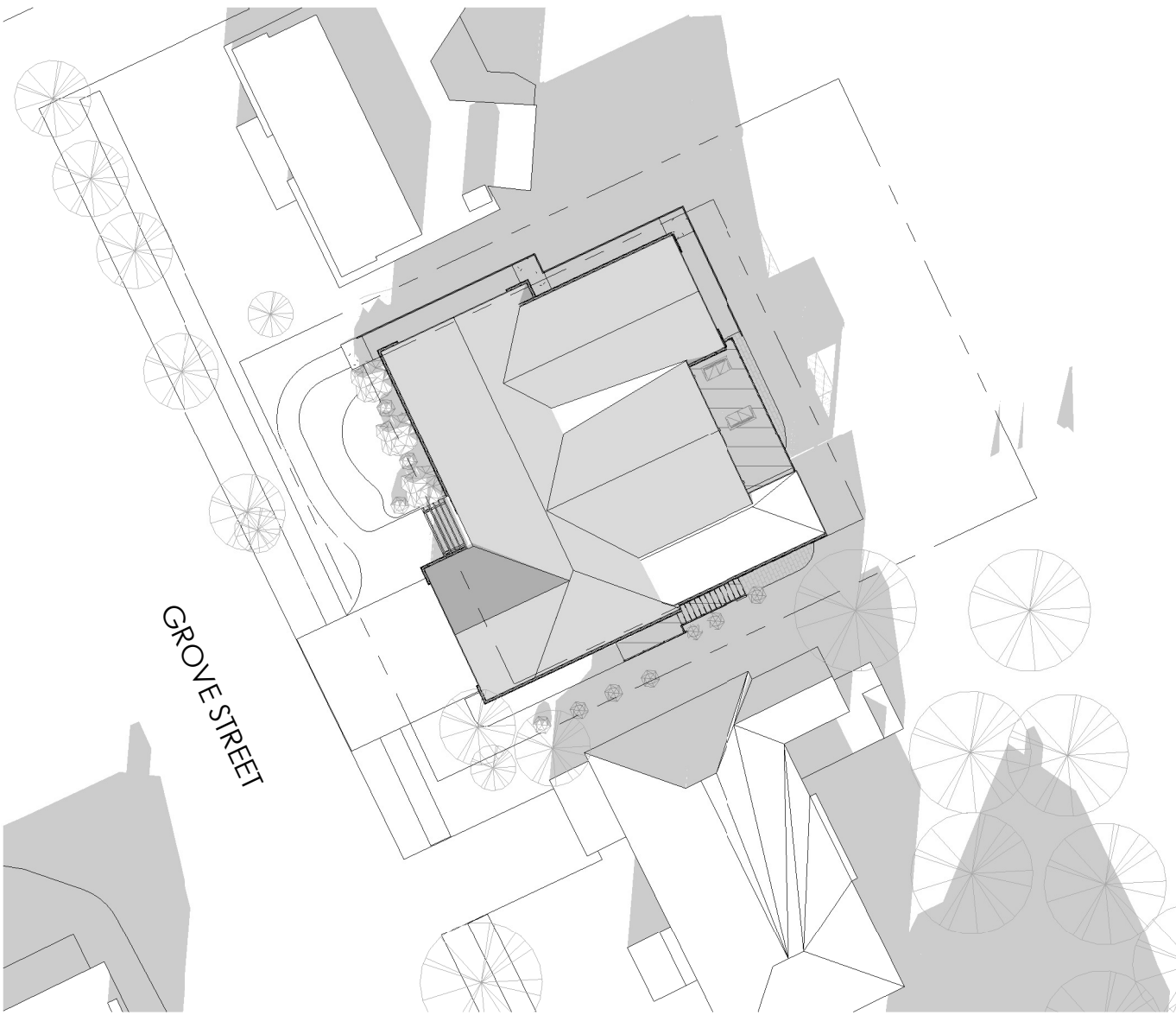


⑨ BZA - PROPOSED - SUMMER - 9 AM
1" = 30'-0"

NOON - 12 PM

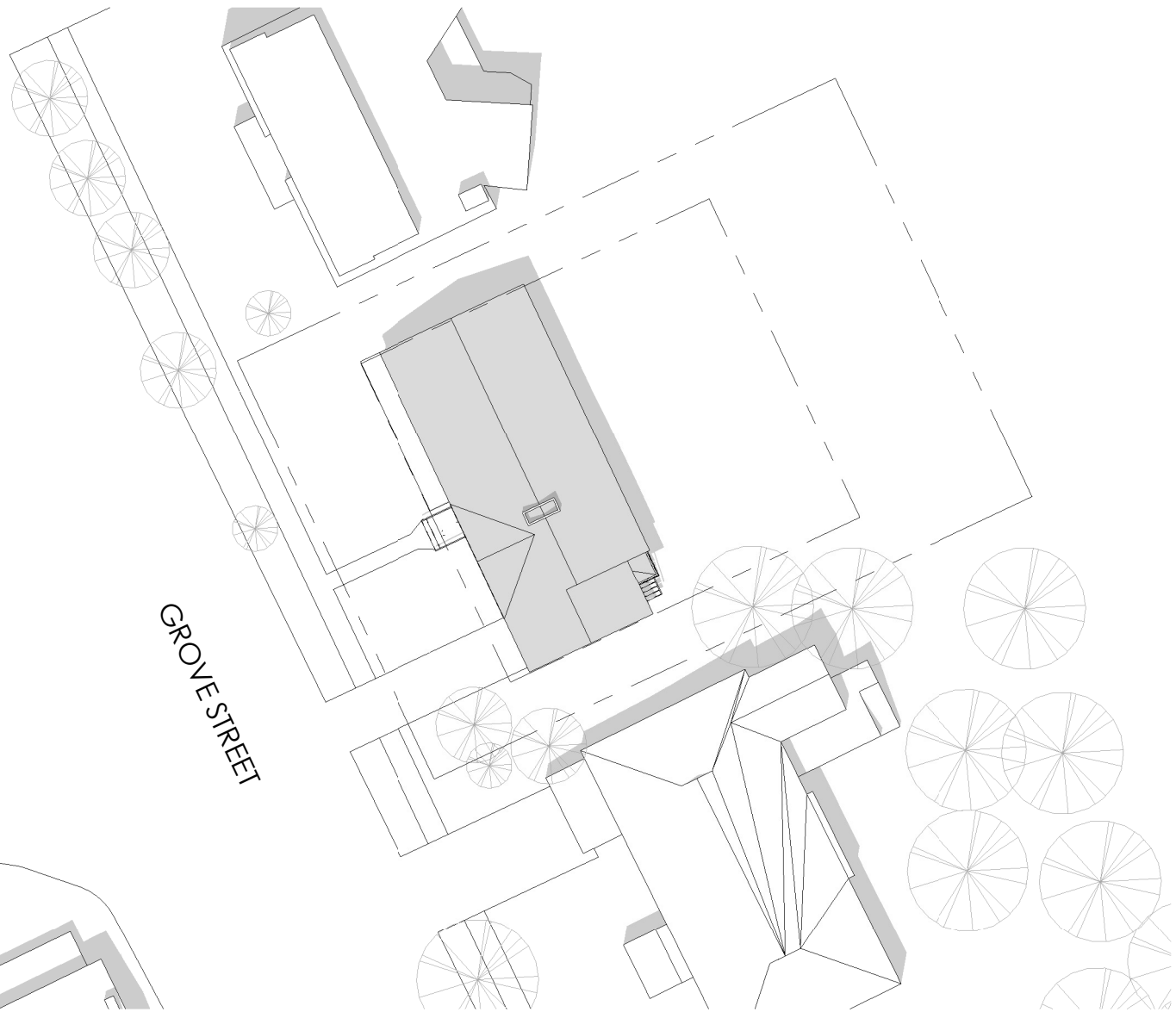


③ BZA - EXISTING - WINTER - 12 PM
1" = 30'-0"

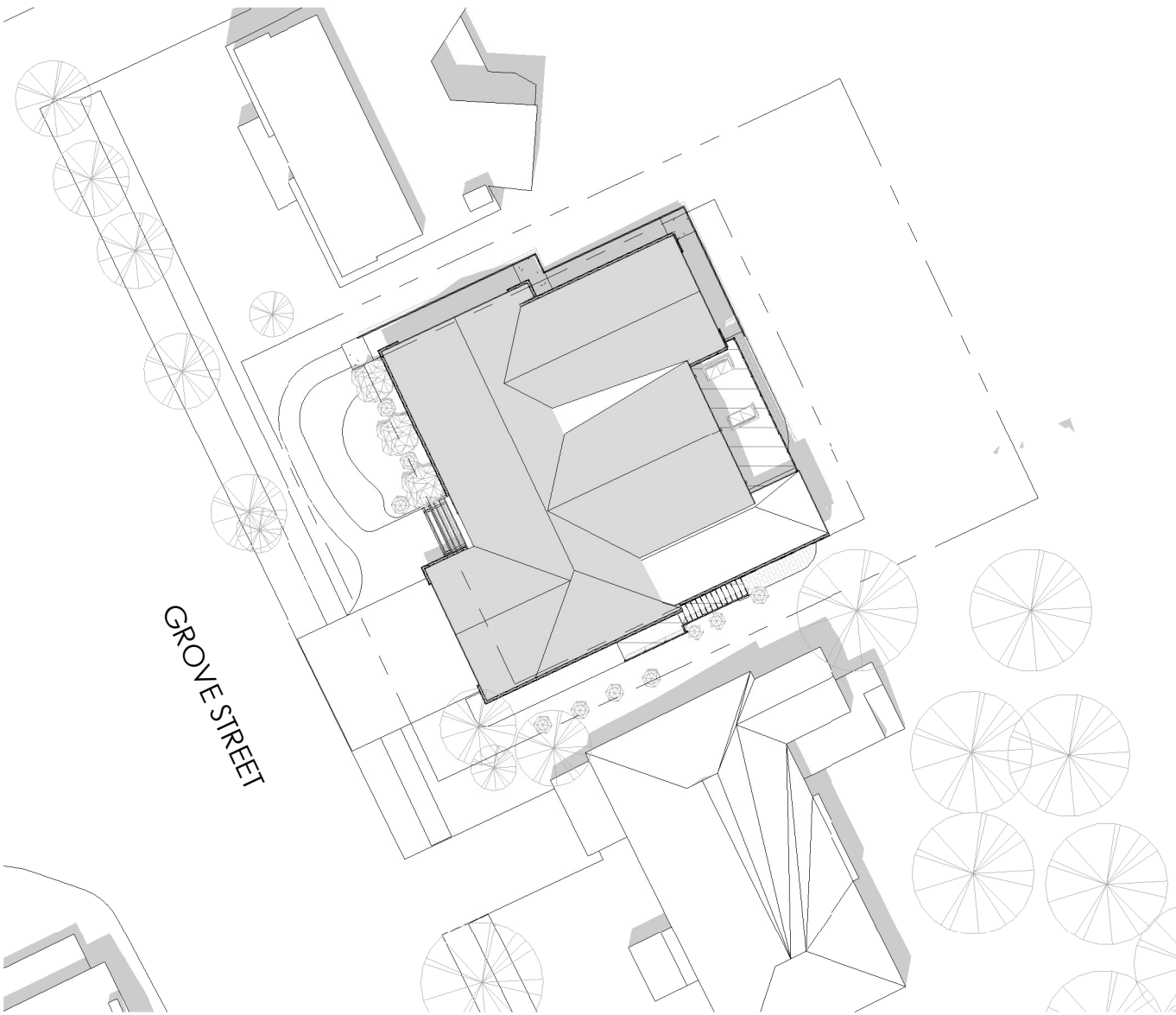


④ BZA - PROPOSED - WINTER - 12 PM
1" = 30'-0"

NOON - 12 PM



⑪ BZA - EXISTING - SUMMER - 12 PM
1" = 30'-0"

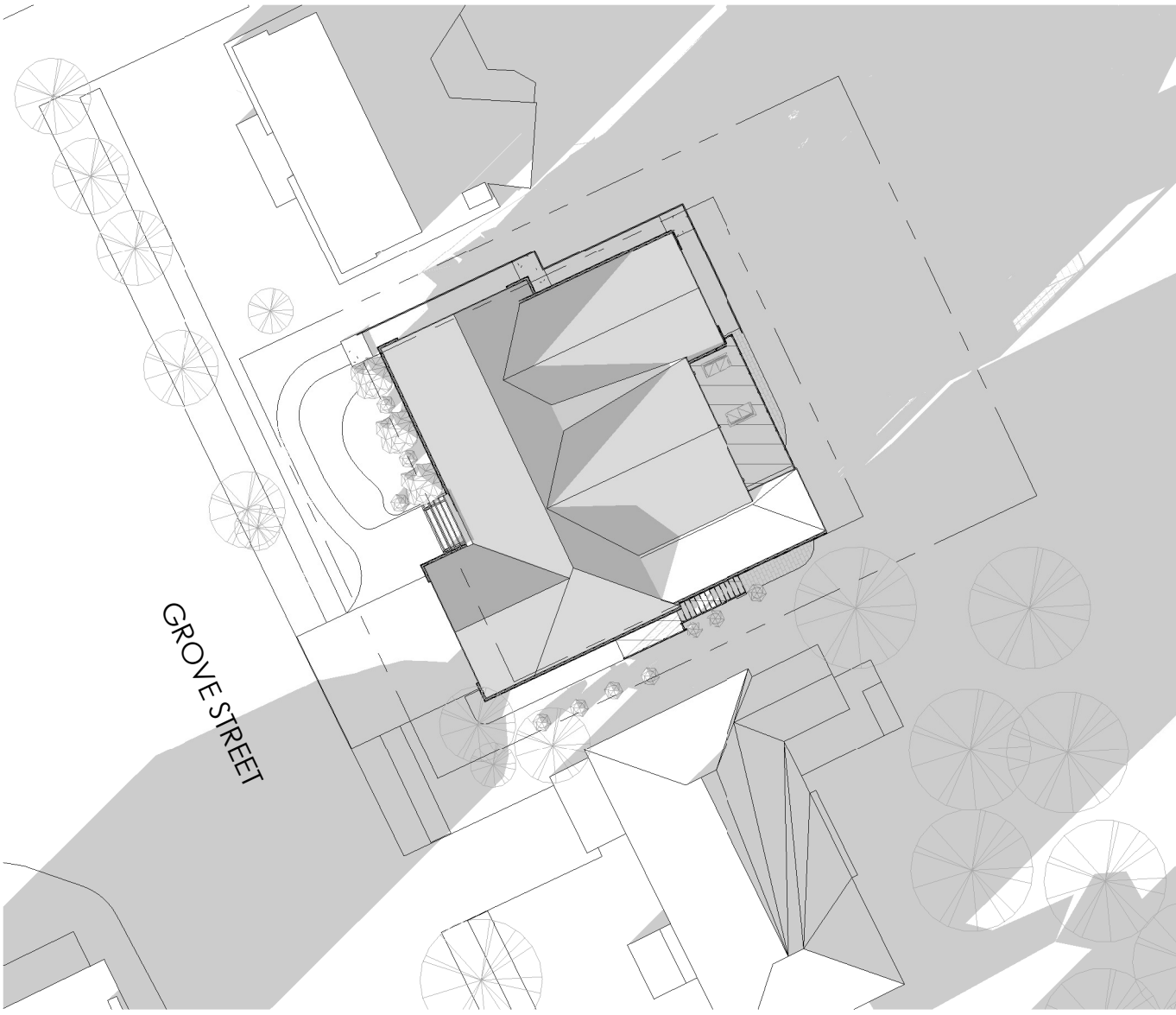


⑧ BZA - PROPOSED - SUMMER - 12 PM
1" = 30'-0"

AFTERNOON - 3 PM

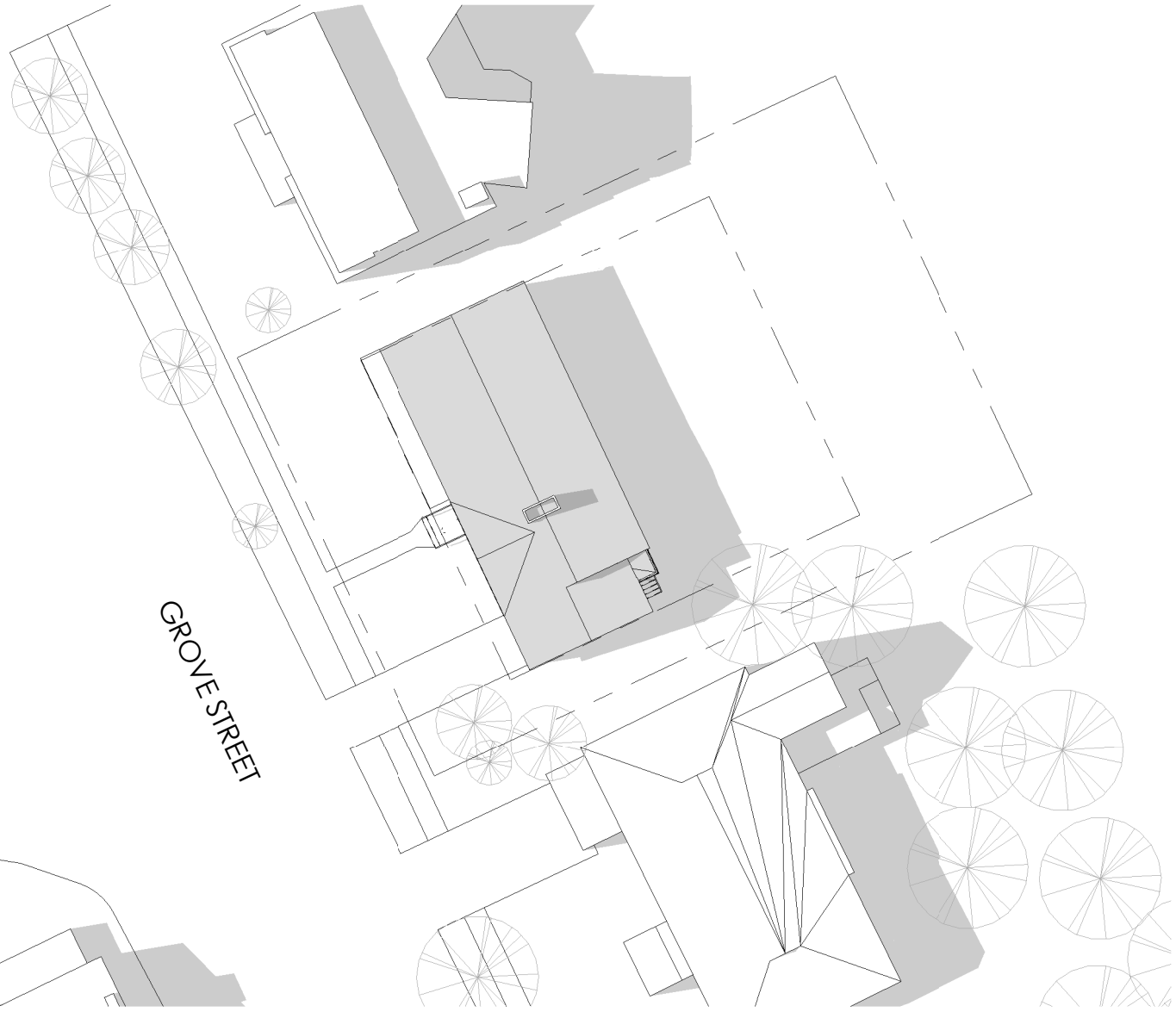


⑥ BZA - EXISTING - WINTER - 3 PM
1" = 30'-0"

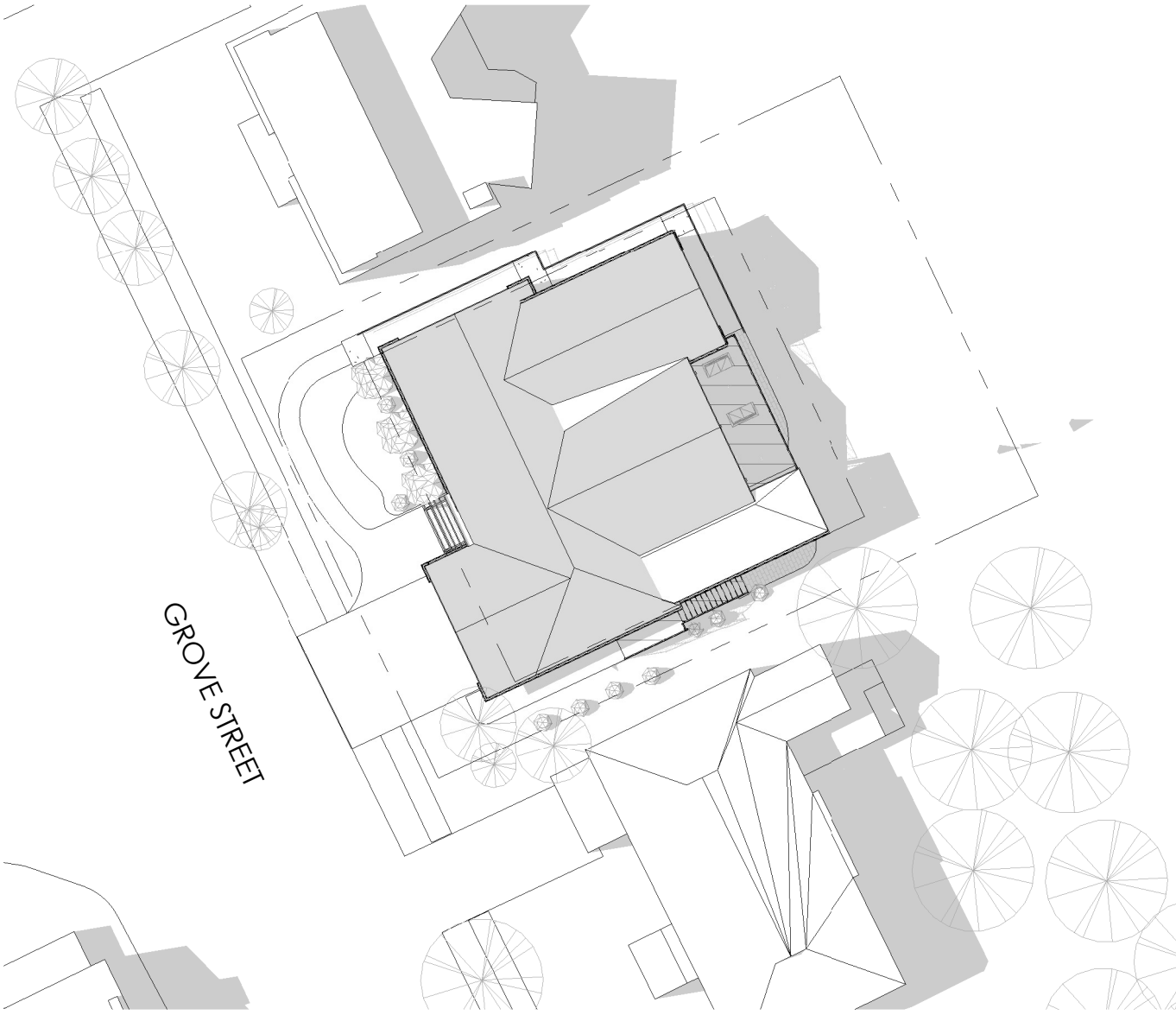


⑤ BZA - PROPOSED - WINTER - 3 PM
1" = 30'-0"

AFTERNOON - 3 PM



⑫ BZA - EXISTING - SUMMER - 3 PM
1" = 30'-0"



⑦ BZA - PROPOSED - SUMMER - 3 PM
1" = 30'-0"



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CONSTRUCTION**

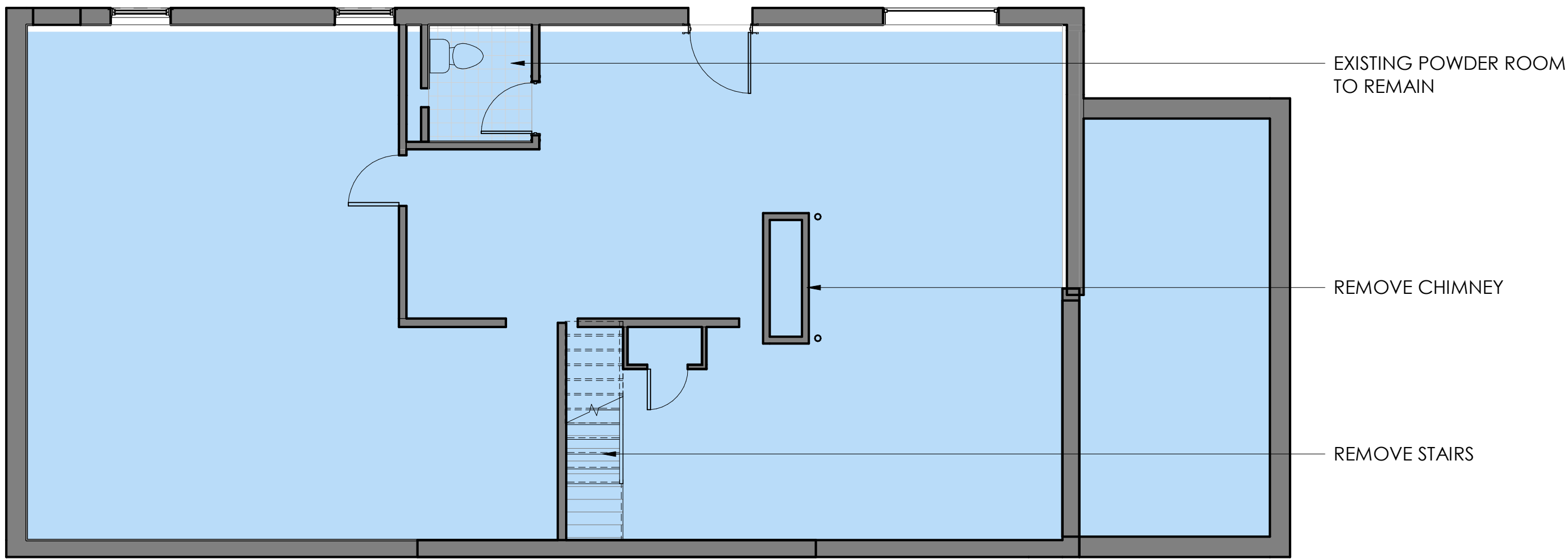
SHADOW STUDY

JESSICA KENSKY & PATRICK
DOWNES
KENSKY & DOWNES RESIDENCE
241 GROVE ST CAMBRIDGE, MA
01238

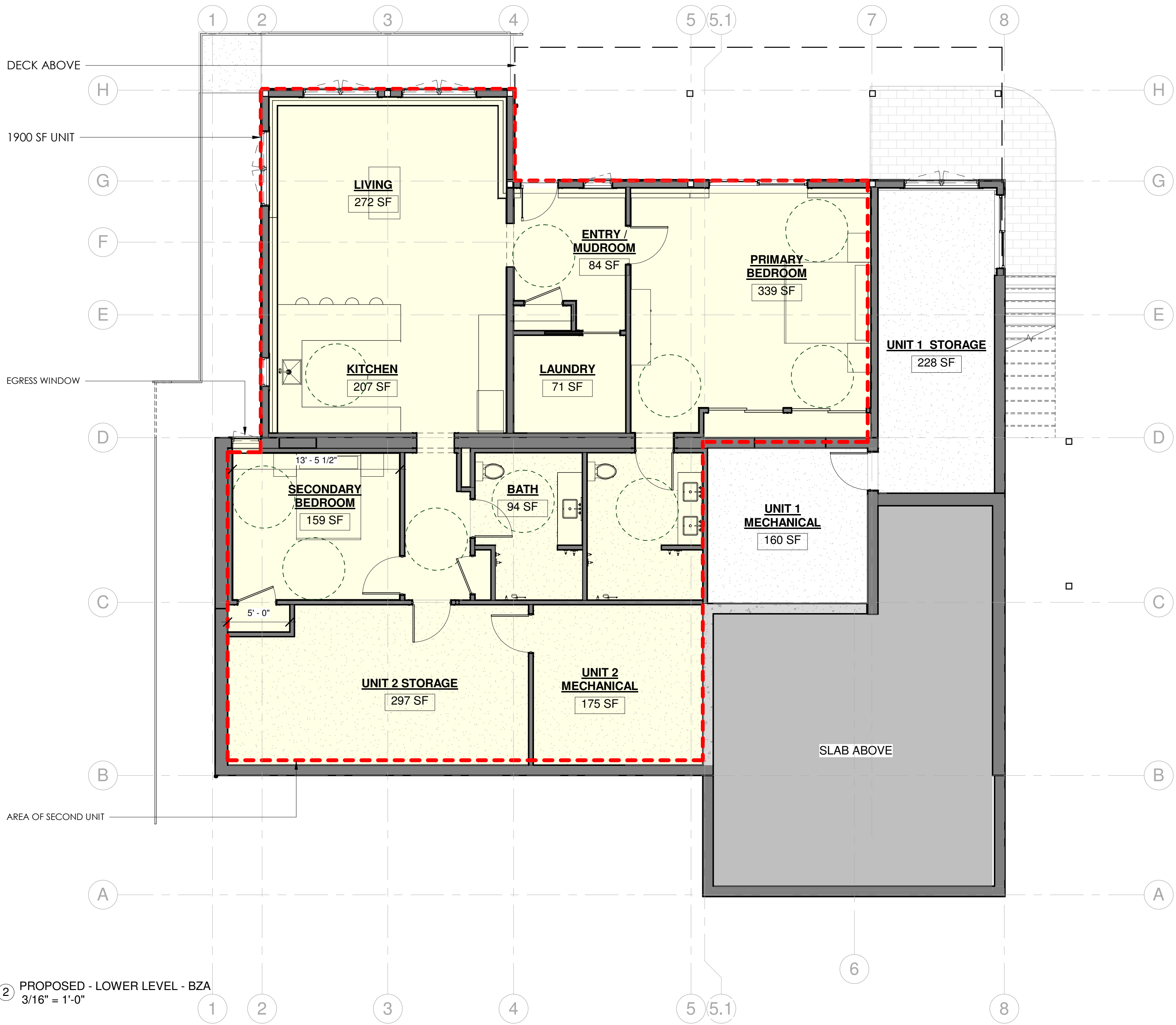
Project Status	BZA Set
Project number	2111-0241
Date	05/09/2022
Drawn by	Author
Checked by	Checker

BZA-006

Scale 1" = 30'-0"



1 EXISTING - LOWER LEVEL - BZA
3/16" = 1'-0"



2 PROPOSED - LOWER LEVEL - BZA
3/16" = 1'-0"



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BASEMENT

JESSICA KENSKY & PATRICK
DOWNES
KENSKY & DOWNES RESIDENCE
241 GROVE ST CAMBRIDGE, MA
01238

Project Status	BZA Set
Project number	2111-0241
Date	05/09/2022
Drawn by	Author
Checked by	Checker

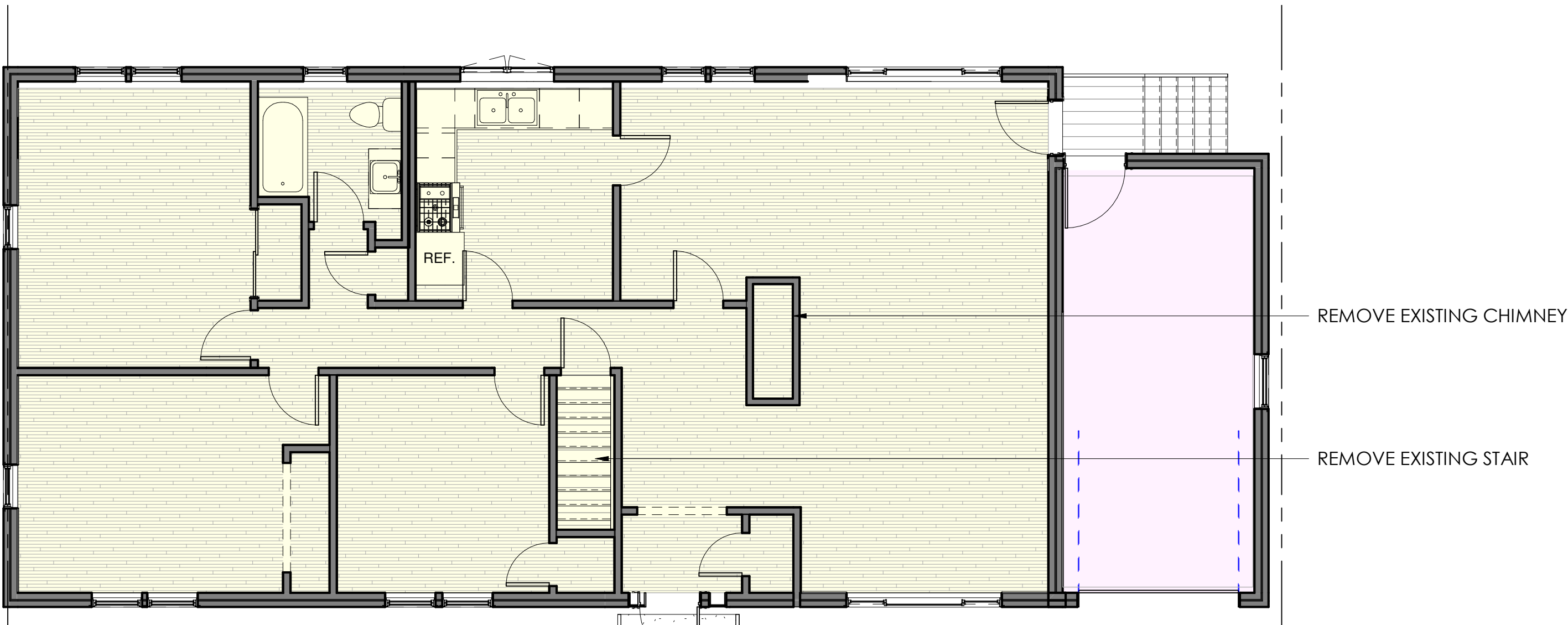
BZA-100

Scale 3/16" = 1'-0"

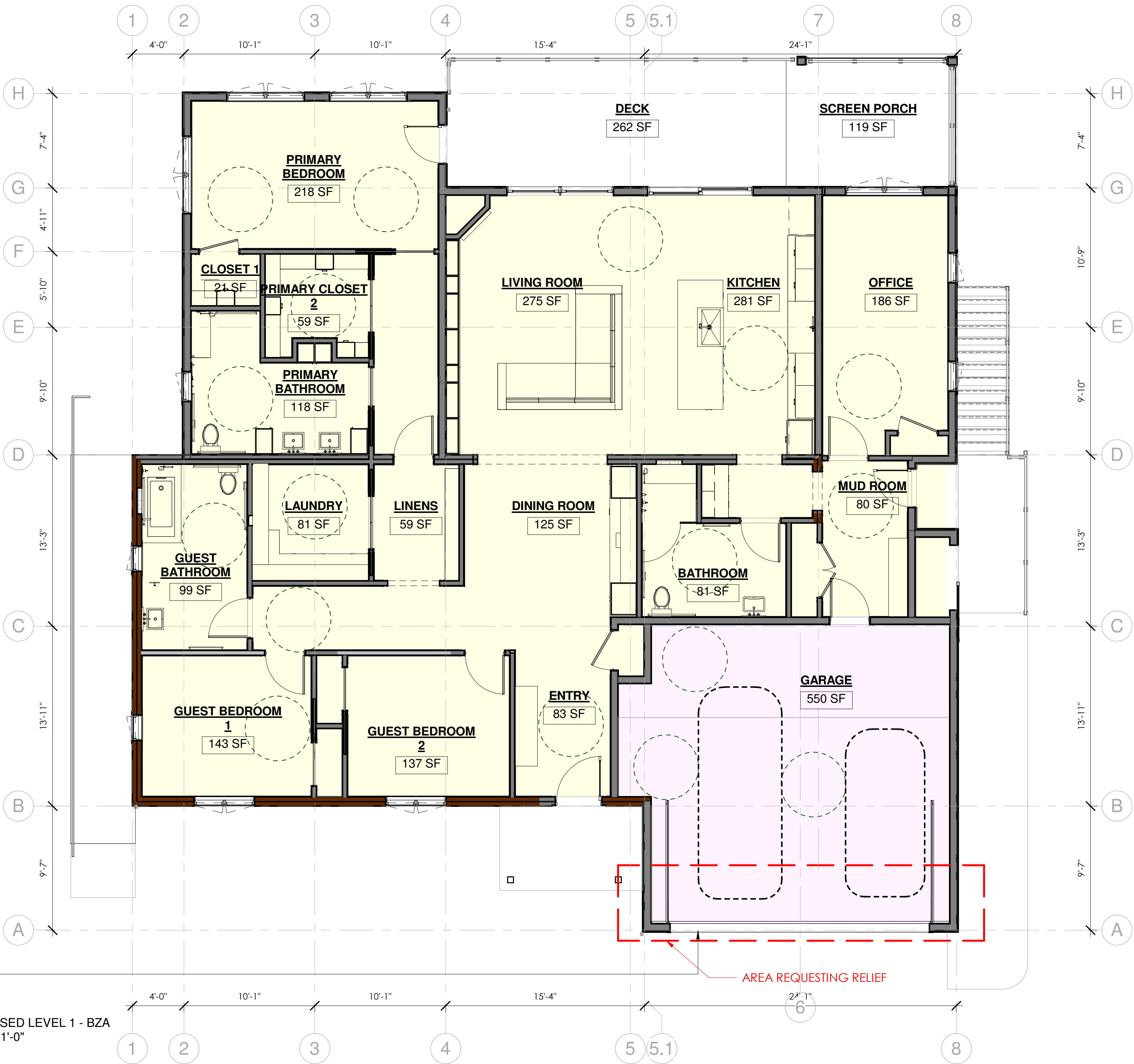


ACCESSIBLE GARAGE FOR
OWNER AND ACCESSORY UNIT

① EXISTING LEVEL 1 - BZA
3/16" = 1'-0"



② PROPOSED LEVEL 1 - BZA
3/16" = 1'-0"



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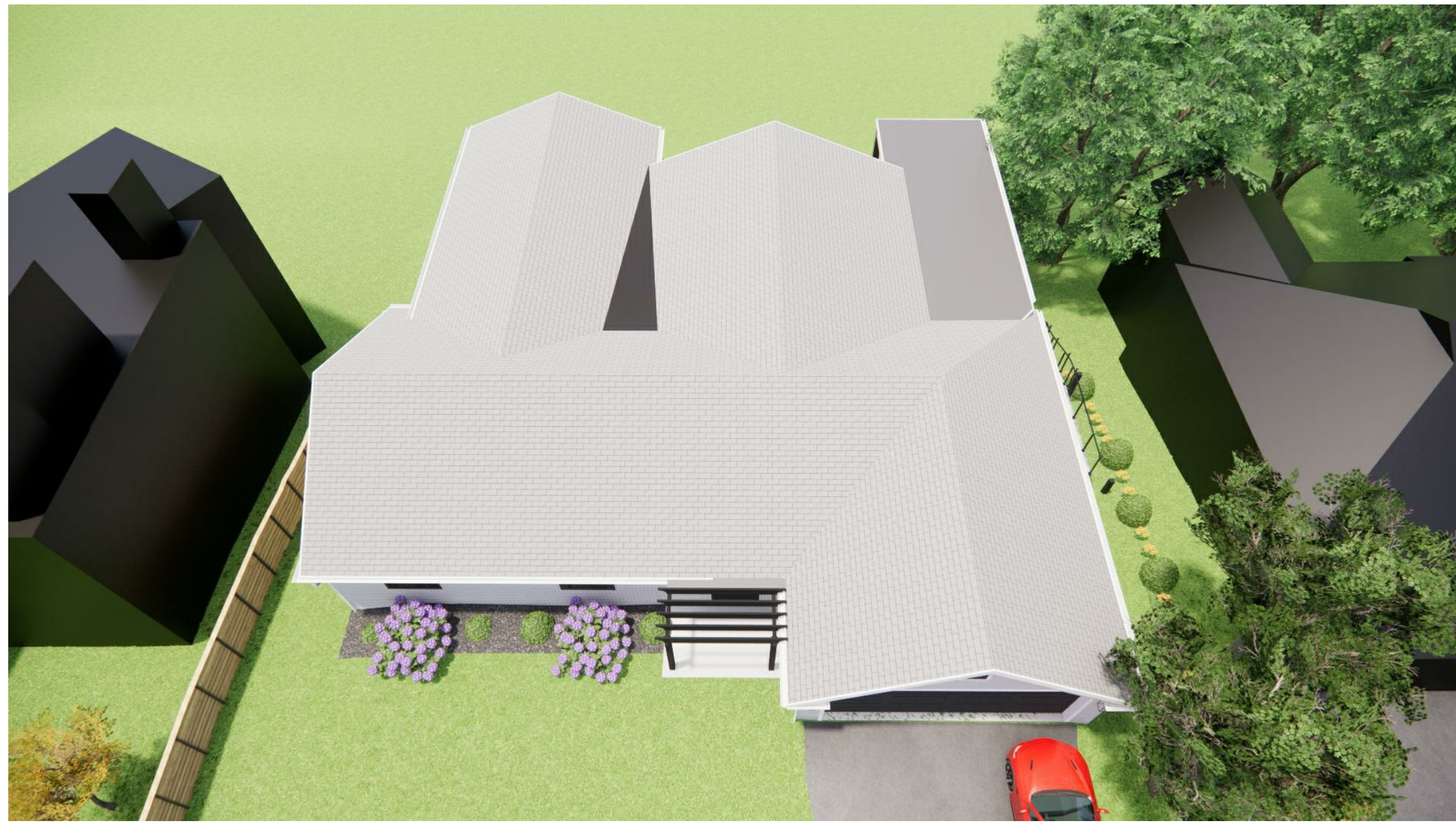
LEVEL 1

JESSICA KENSKY & PATRICK
DOWNES
KENSKY & DOWNES RESIDENCE
241 GROVE ST CAMBRIDGE, MA
01238

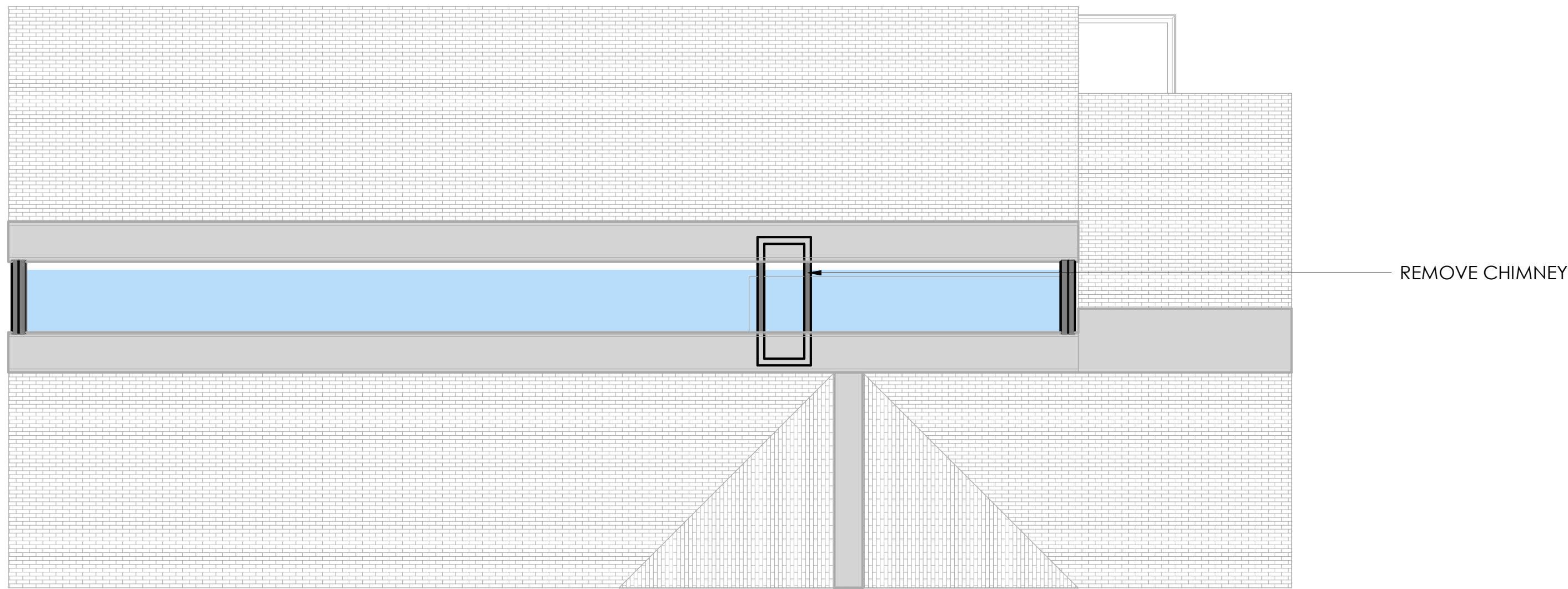
Project Status	BZA Set
Project number	2111-0241
Date	05/09/2022
Drawn by	Author
Checked by	Checker

BZA-101

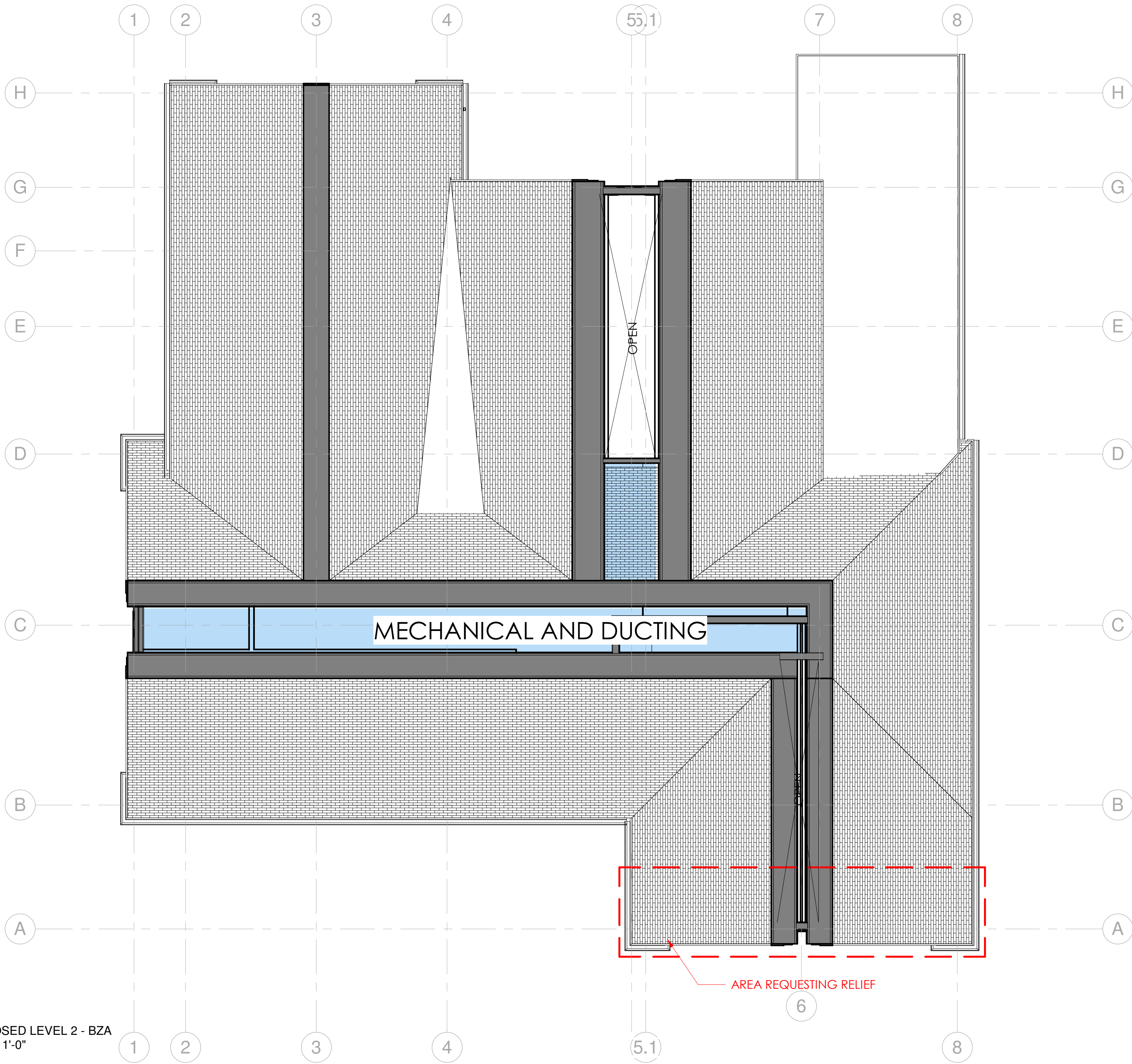
Scale 3/16" = 1'-0"



1 EXISTING LEVEL 2 - BZA
3/16" = 1'-0"



2 PROPOSED LEVEL 2 - BZA
3/16" = 1'-0"



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ATTIC PLAN

JESSICA KENSKY & PATRICK
DOWNES
KENSKY & DOWNES RESIDENCE
241 GROVE ST CAMBRIDGE, MA
01238

Project Status	BZA Set
Project number	2111-0241
Date	05/09/2022
Drawn by	Author
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BZA-102

Scale 3/16" = 1'-0"



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ROOF PLAN

JESSICA KENSKY & PATRICK
DOWNES
KENSKY & DOWNES RESIDENCE
241 GROVE ST CAMBRIDGE, MA
01238

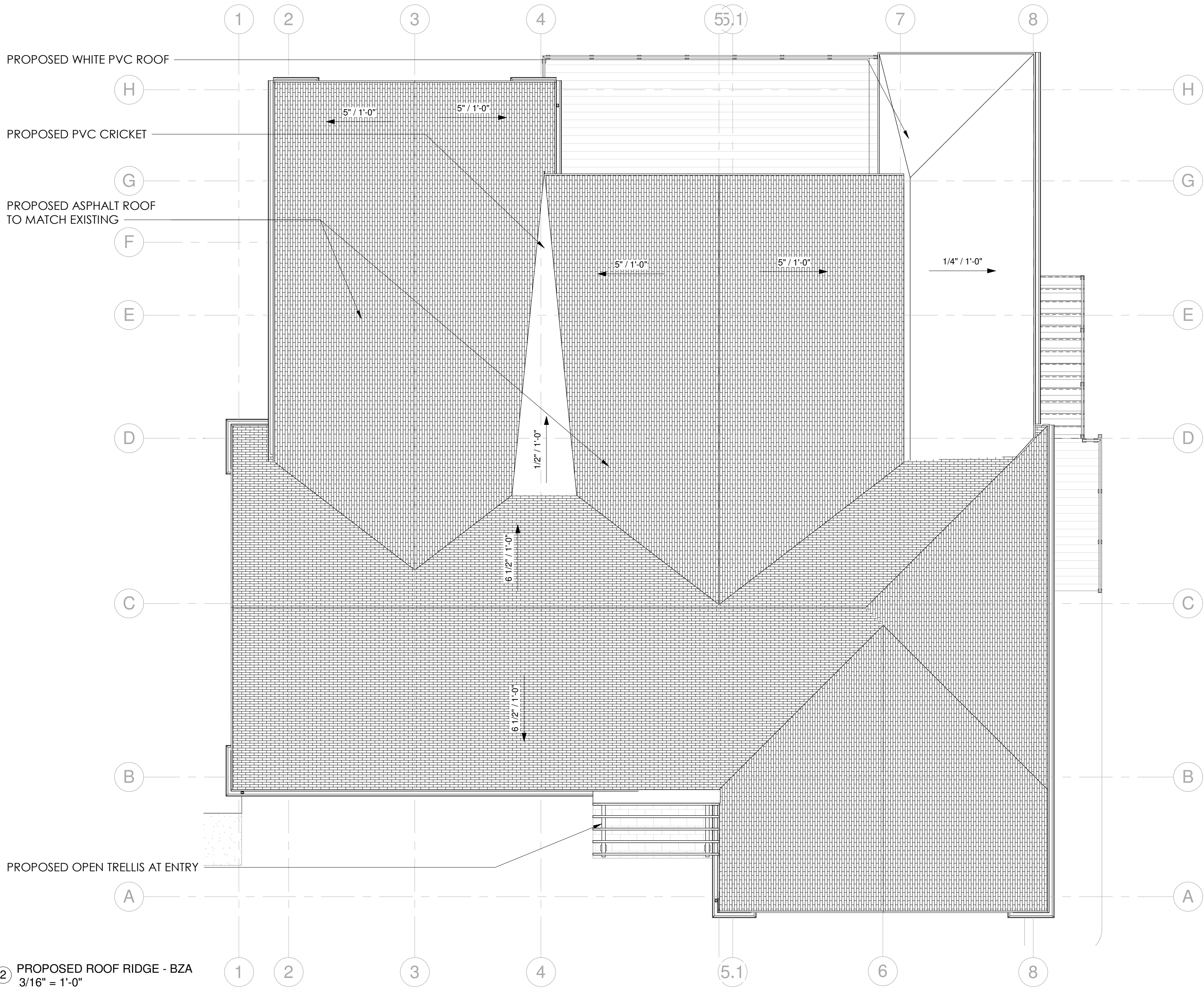
Project Status	BZA Set
Project number	2111-0241
Date	05/09/2022
Drawn by	Author
Checked by	Checker

BZA-103

Scale 3/16" = 1'-0"

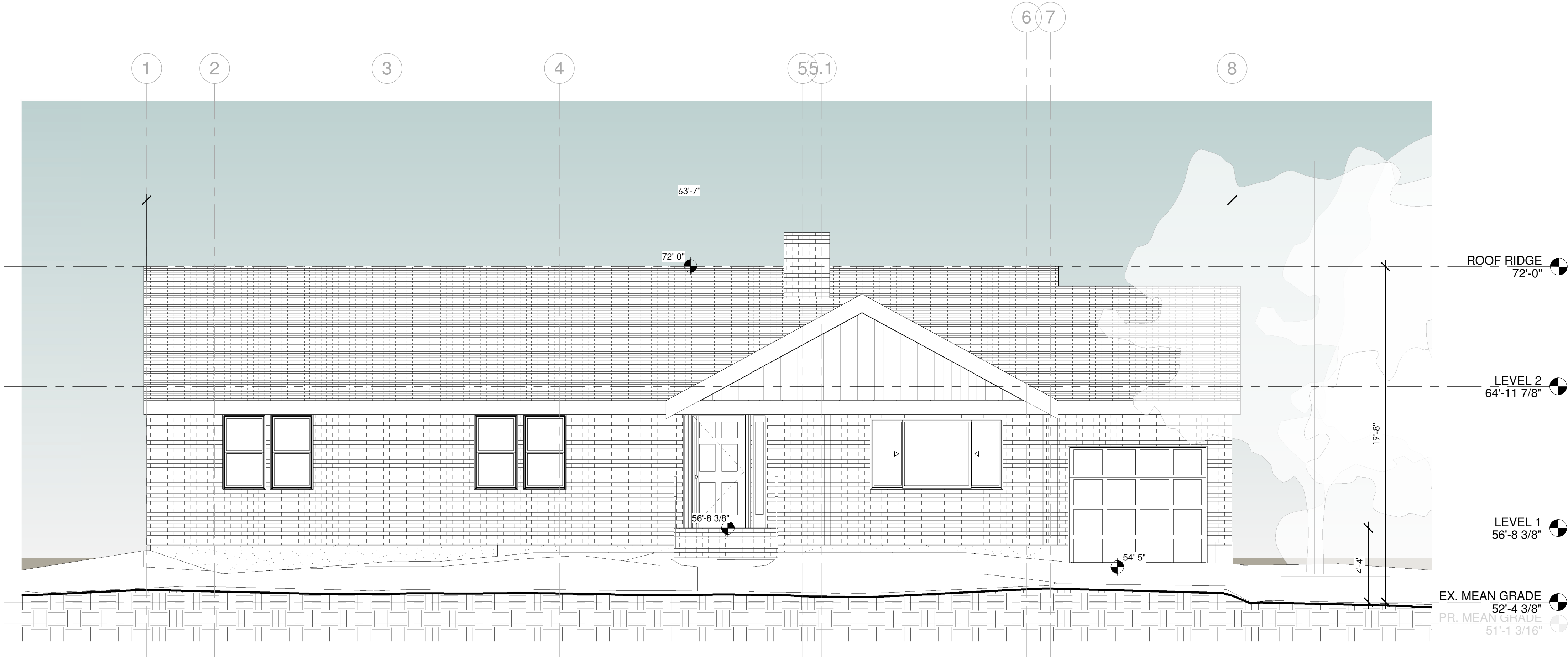
5/9/2022 4:50:03 PM

1 EXISTING RIDGE - BZA
3/16" = 1'-0"



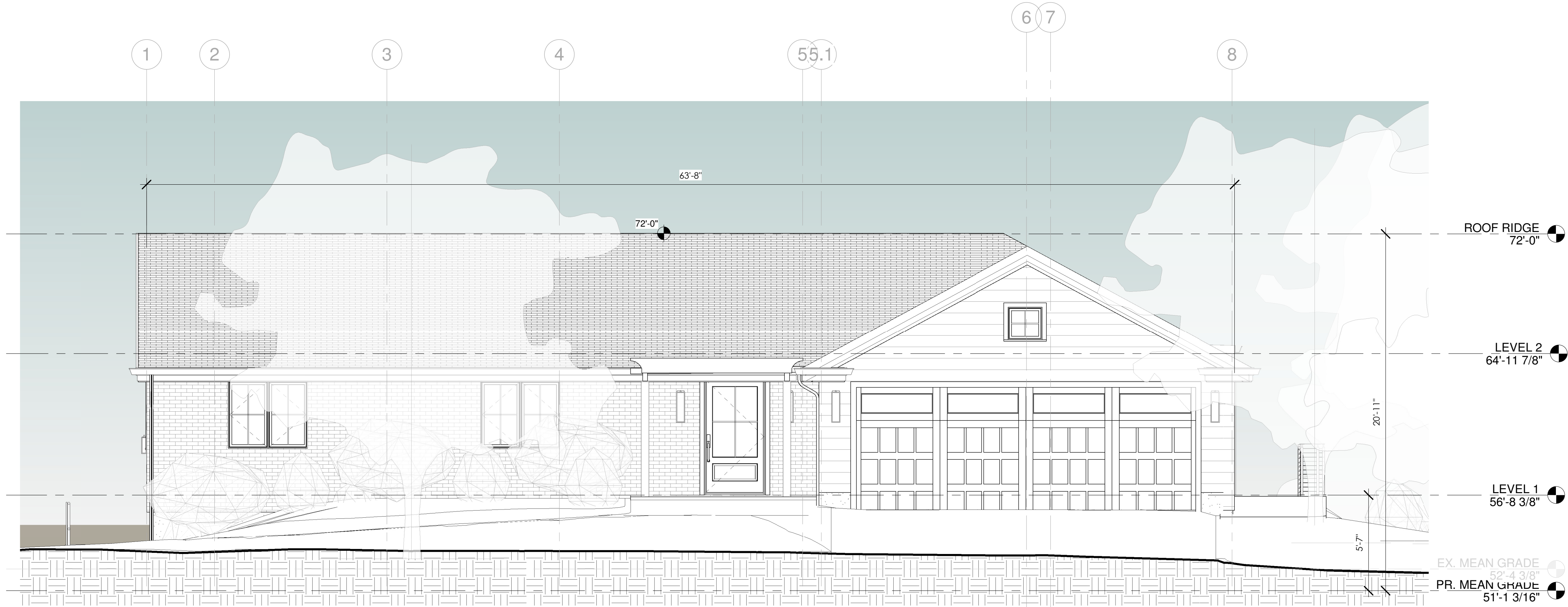
2 PROPOSED ROOF RIDGE - BZA
3/16" = 1'-0"

EXISTING



① BZA- EXISTING WESTERN ELEVATION
1/4" = 1'-0"

PROPOSED



② BZA- PROPOSED WESTERN ELEVATION
1/4" = 1'-0"



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REGISTRATIONS:

**NOT FOR
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ELEVATION WEST (FRONT)

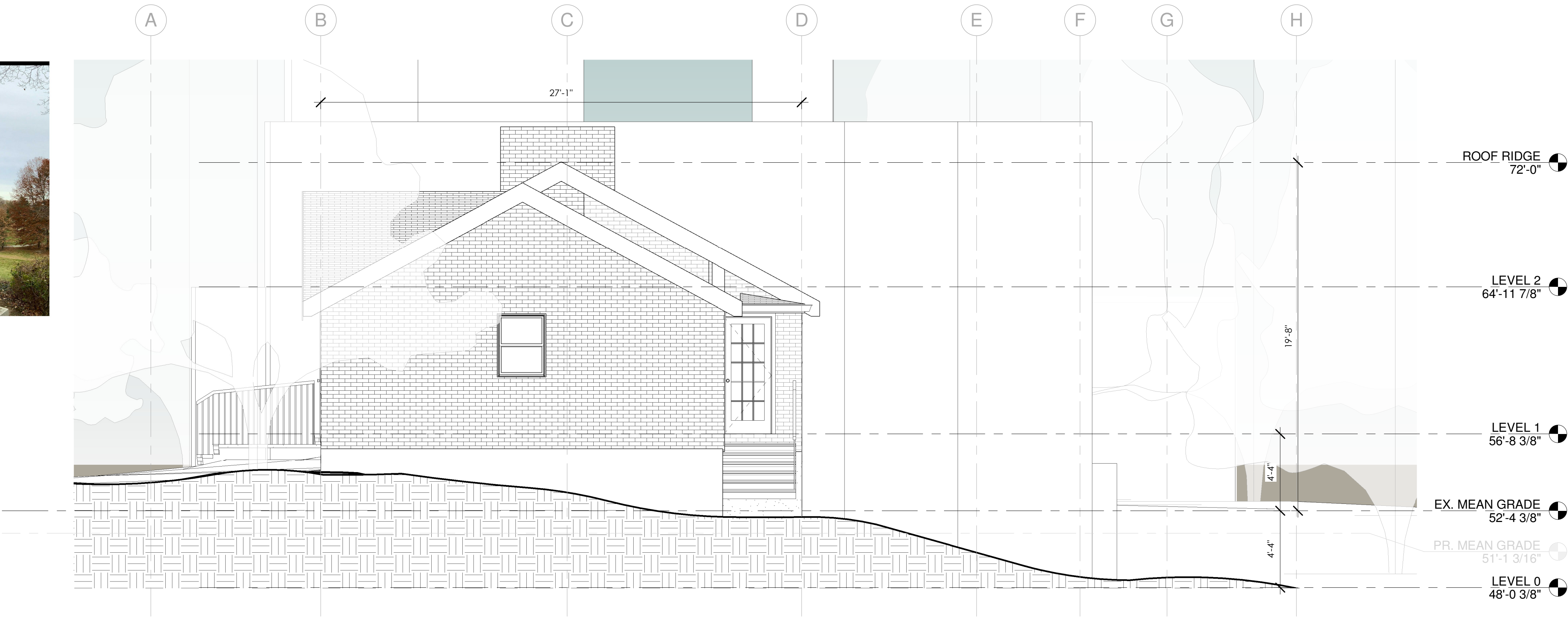
JESSICA KENSKY & PATRICK
DOWNES
KENSKY & DOWNES RESIDENCE
241 GROVE ST CAMBRIDGE, MA
01238

Project Status	BZA Set
Project number	2111-0241
Date	05/09/2022
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Checked by	Checker

BZA-200

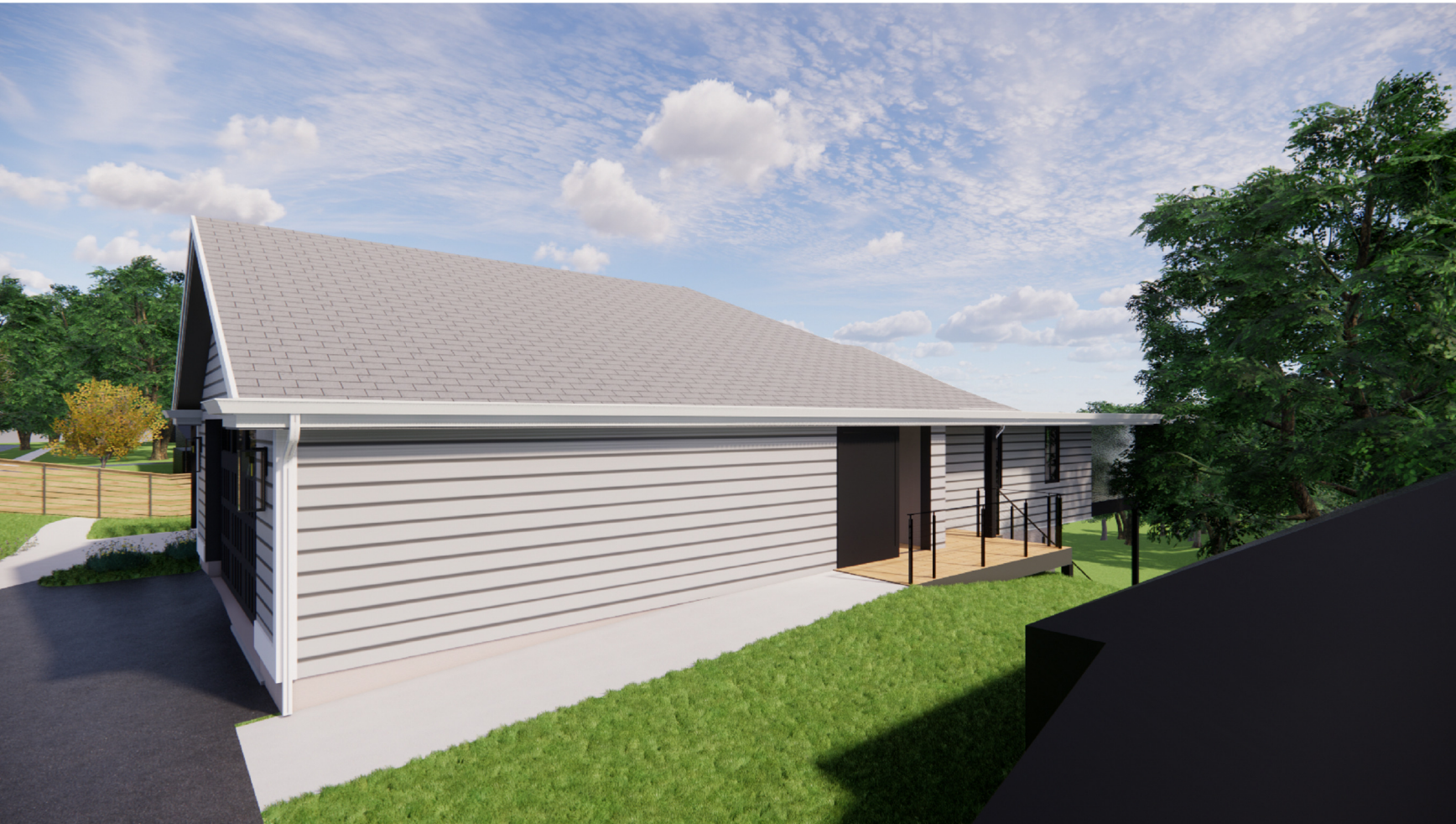
Scale 1/4" = 1'-0"

EXISTING



2 BZA-EXISTING SOUTHERN ELEVATION
1/4" = 1'-0"

PROPOSED



1 BZA-PROPOSED SOUTHERN ELEVATION
1/4" = 1'-0"



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REGISTRATIONS:

**NOT FOR
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ELEVATION SOUTH

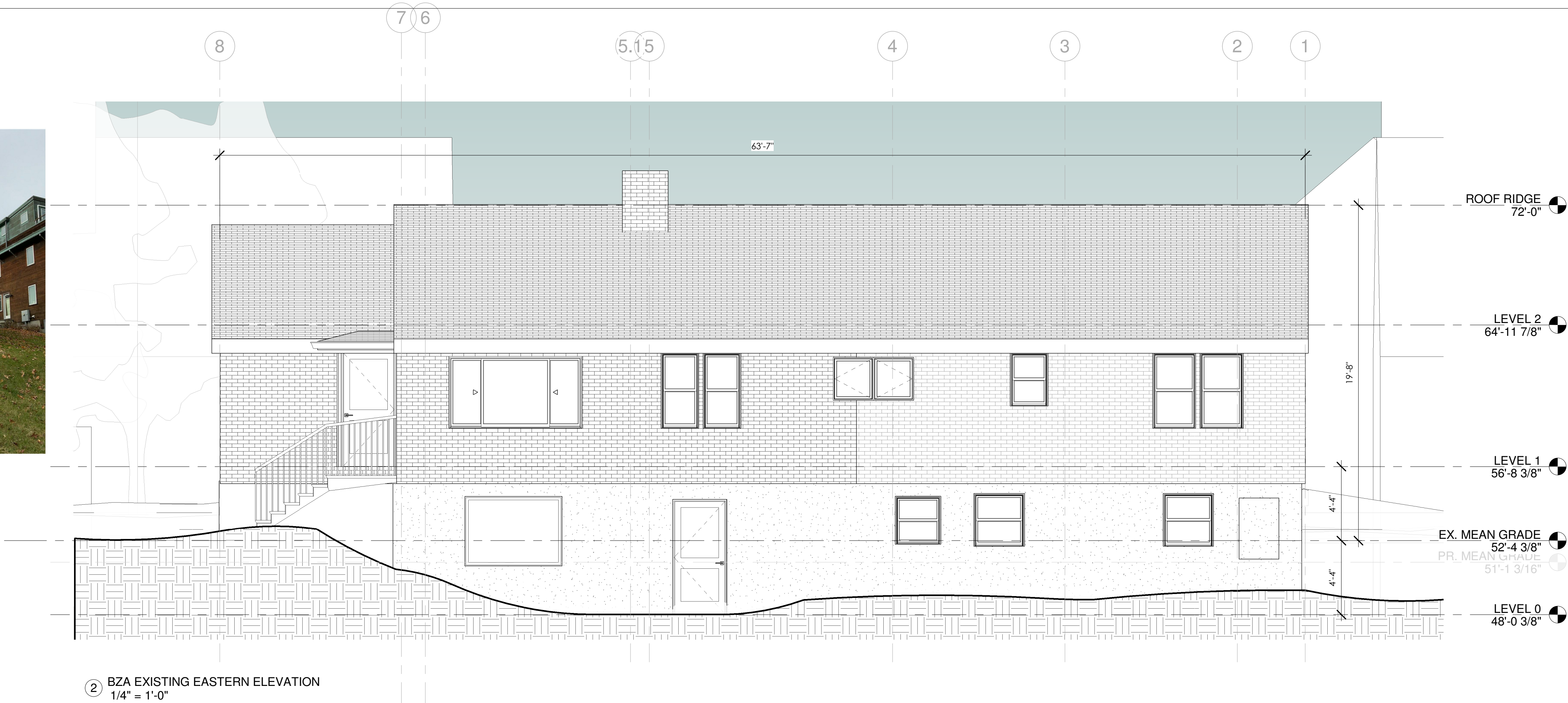
JESSICA KENSKY & PATRICK
DOWNES
KENSKY & DOWNES RESIDENCE
241 GROVE ST CAMBRIDGE, MA
01238

Project Status	BZA Set
Project number	2111-0241
Date	05/09/2022
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BZA-201

Scale 1/4" = 1'-0"

EXISTING



PROPOSED



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REGISTRATIONS:

**NOT FOR
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ELEVATION EAST (BACK)

JESSICA KENSKY & PATRICK
DOWNES

KENSKY & DOWNES RESIDENCE

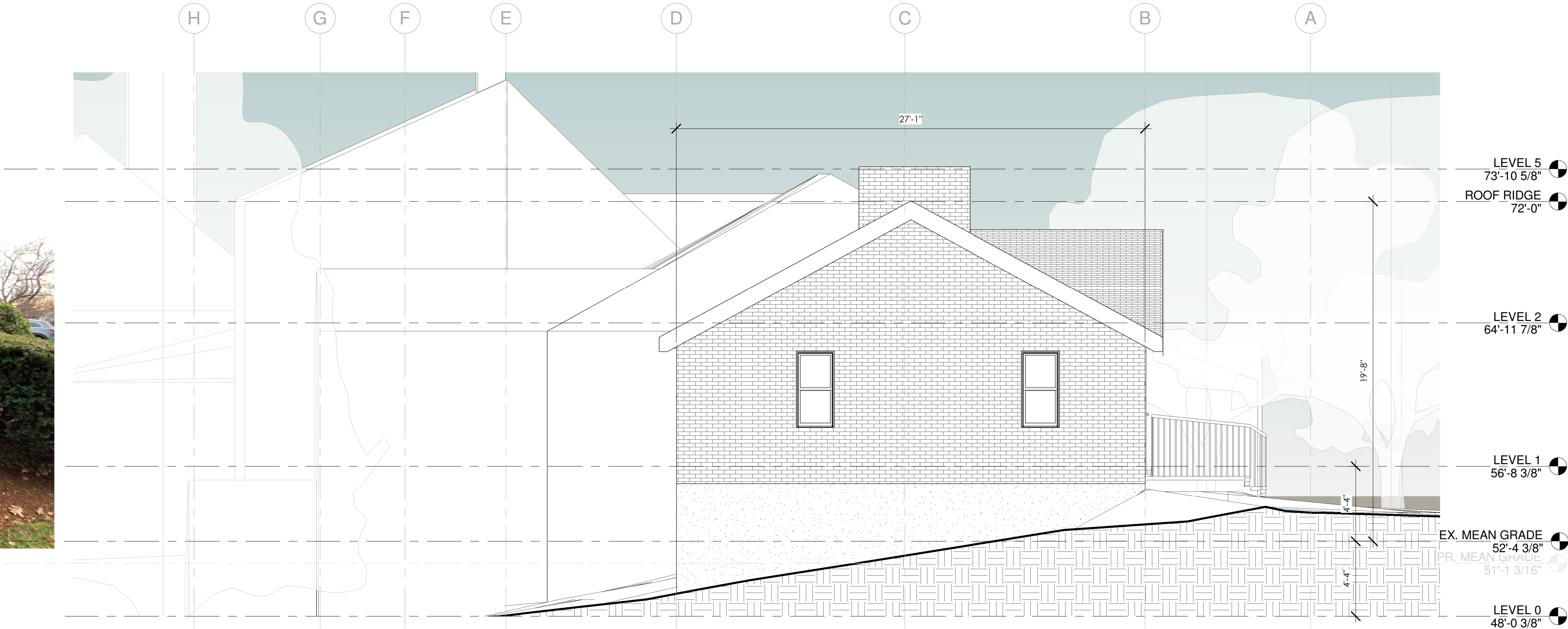
241 GROVE ST CAMBRIDGE, MA
01238

Project Status	BZA Set
Project number	2111-0241
Date	05/09/2022
Drawn by	Author
Checked by	Checker

BZA-202

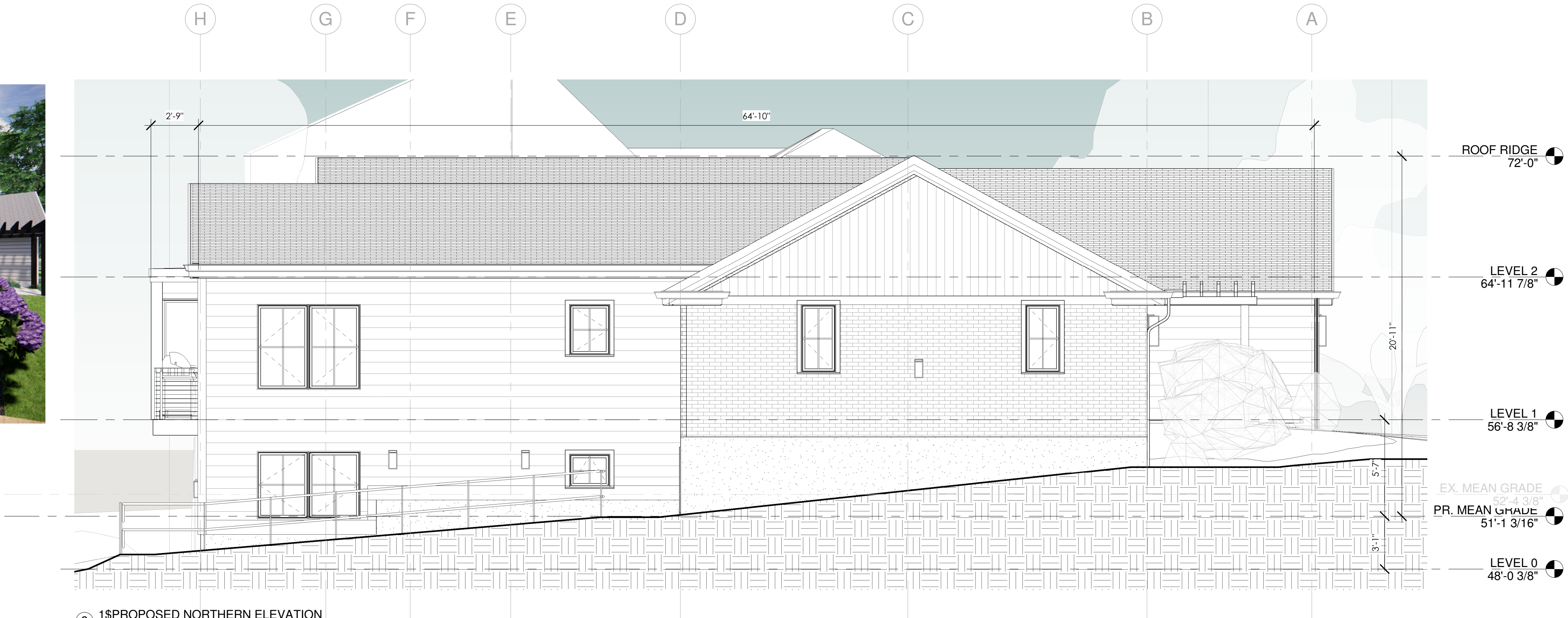
Scale 1/4" = 1'-0"

EXISTING



1\$EXISTING NORTHERN ELEVATION
1/4" = 1'-0"

PROPOSED



2\$PROPOSED NORTHERN ELEVATION
1/4" = 1'-0"



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REGISTRATIONS:

**NOT FOR
CONSTRUCTION**

ELEVATION NORTH

JESSICA KENSKY & PATRICK
DOWNES
KENSKY & DOWNES RESIDENCE
241 GROVE ST CAMBRIDGE, MA
01238

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Project number	2111-0241
Date	05/09/2022
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BZA-203

Scale 1/4" = 1'-0"



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RENDER VIDEO

JESSICA KENSKY & PATRICK
DOWNES

KENSKY & DOWNES RESIDENCE

241 GROVE ST CAMBRIDGE, MA
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Project number	2111-0241
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BZA-300

Scale



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ADDITIONAL
INFORMATION

JESSICA KENSKY & PATRICK
DOWNES

KENSKY & DOWNES RESIDENCE

241 GROVE ST CAMBRIDGE, MA
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Date	05/09/2022
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BZA-301

Scale



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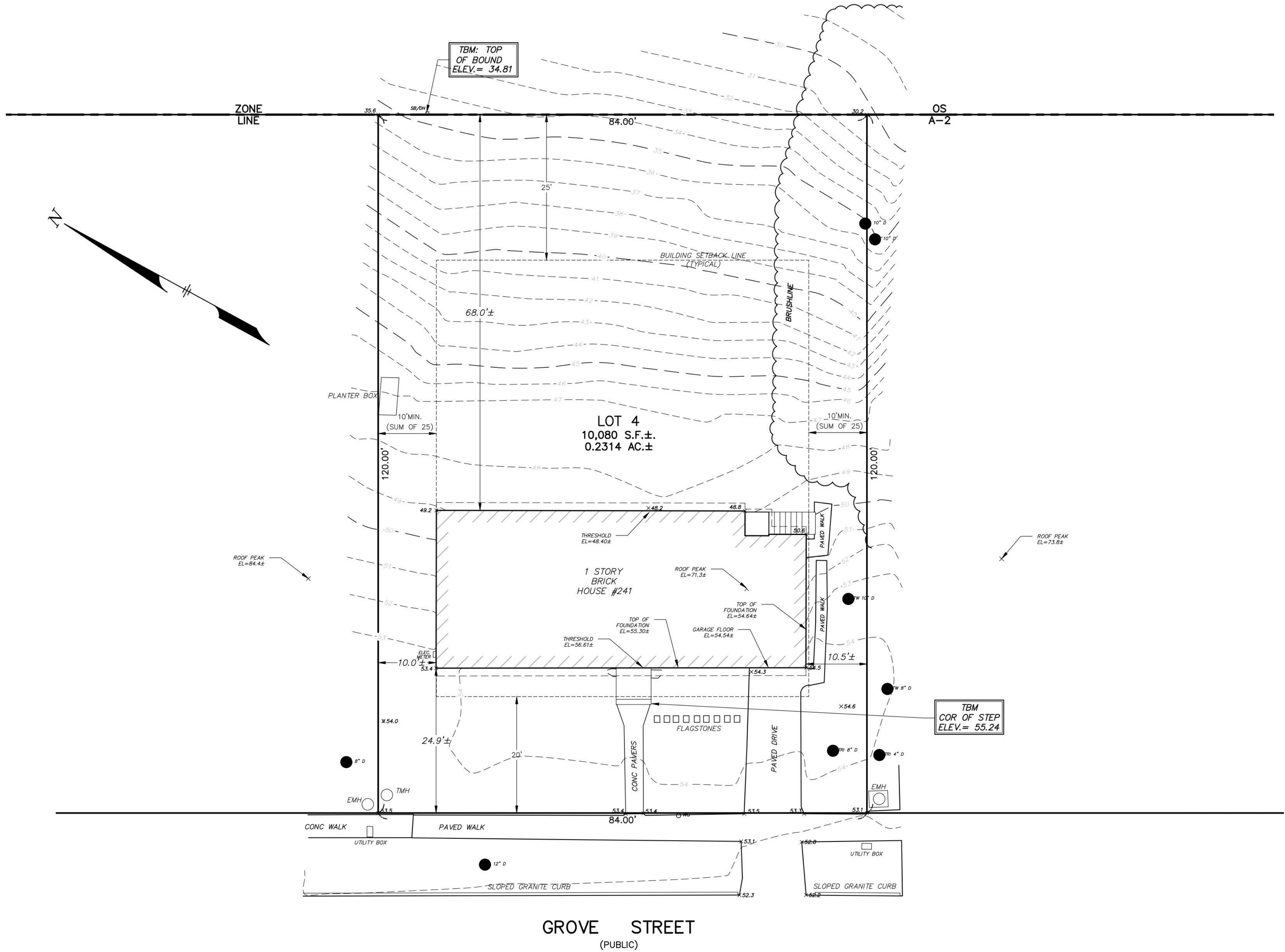
PLOT PLAN

JESSICA KENSKY & PATRICK
DOWNES
KENSKY & DOWNES RESIDENCE
241 GROVE ST CAMBRIDGE, MA
01238

Project Status	BZA Set
Project number	2111-0241
Date	05/09/2022
Drawn by	Author
Checked by	Checker

BZA-302

Scale



UTILITY NOTE:

ALL UNDERGROUND UTILITIES SHOWN HERE WERE COMPILED ACCORDING TO AVAILABLE RECORD PLANS FROM VARIOUS UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE ONLY. ACTUAL LOCATIONS MUST BE DETERMINED IN THE FIELD BEFORE DESIGNING, EXCAVATING, BLASTING, INSTALLING, BACKFILLING, GRADING, PAVEMENT RESTORATION OR REPAIRING. ALL UTILITY COMPANIES, PUBLIC AND PRIVATE, MUST BE CONTACTED INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THIS PLAN. SEE CHAPTER 370, ACTS OF 1963 MASS. WE ASSUME NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN. BEFORE PLANNING FUTURE CONNECTIONS THE APPROPRIATE PUBLIC UTILITY ENGINEERING DEPARTMENT MUST BE CONSULTED. DIG SAFE TELEPHONE No. 1-888-344-7233.

RECORD OWNER

J AND P GROVE STREET REALTY TRUST
241 GROVE STREET
CAMBRIDGE, MA

REFERENCE

MIDDLESEX REGISTRY OF DEEDS
SOUTH DISTRICT
DEED BOOK 79088 PAGE 386
PLAN No. 1922 OF 1951

ZONING DISTRICT

RESIDENCE A-2

DATUM

NAVD OF 1988.

TOPOGRAPHIC
PLAN OF LAND
IN
CAMBRIDGE, MASSACHUSETTS
(MIDDLESEX COUNTY)

FOR: DOWNES
SCALE: 1"=10' MARCH 22, 2022

STAMSKI AND MCNARY, INC.
1000 MAIN STREET ACTON, MASSACHUSETTS
ENGINEERING - PLANNING - SURVEYING



(6988work.dwg) 241 Grove Street SM-6988

241 Grove St.

Petitioner

266-3
STREAMLINE FAMILY OFFICE, INC
TRUSTEE, TRIANGLE REALTY TRUST
P.O. BOX 823
DOVER, MA 02030

266-5
HORI, MIYO, A LIFE ESTATE
231 GROVE ST
CAMBRIDGE, MA 02138

JAMES J. RAFFERTY, ESQ
907 MASS AVENUE - SUITE 300
CAMBRIDGE, MA 02139

266-7
CASH, SYDNEY S. & ANN KAO
219 GROVE ST
CAMBRIDGE, MA 02138-1013

266-8
KADET, HESSA B
TRUSTEE OF THE GROVE ST NOMINEE TRUST
213 GROVE ST
CAMBRIDGE, MA 02138

PATRICK DOWNES & JESSICA KENSKY
241 GROVE STREET
CAMBRIDGE, MA 02138

266-1
NADEL, AMY C. & BENJAMIN P. WILSON
265 GROVE ST
CAMBRIDGE, MA 02138

266-35
BERLIN, EDUARDO & PIA AGLIATI
267 GROVE ST
CAMBRIDGE, MA 02138

266-2
MACARTHUR DUNCAN & DIANA MACARTHUR
255 GROVE ST
CAMBRIDGE, MA 02138

266-4
NOTIS-MCCONARTY EDWARD &
TERESA A. BELMONTE, PATRICK B. DOWNES
241 GROVE ST
CAMBRIDGE, MA 02138

266-6
KHALIDI, WALID A.S.,
TRS THE WALID A. S. KHALIDI 2018 REV TR
225 GROVE ST
CAMBRIDGE, MA 02138

266-32
CAMBRIDGE CITY OF RECREATION DEPT
51 INMAN ST
CAMBRIDGE, MA 02139

266-32
CITY OF CAMBRIDGE
C/O NANCY GLOWA
CITY SOLICITOR

266-32
CITY OF CAMBRIDGE
C/O LOUIS DEPASQUALE
CITY MANAGER

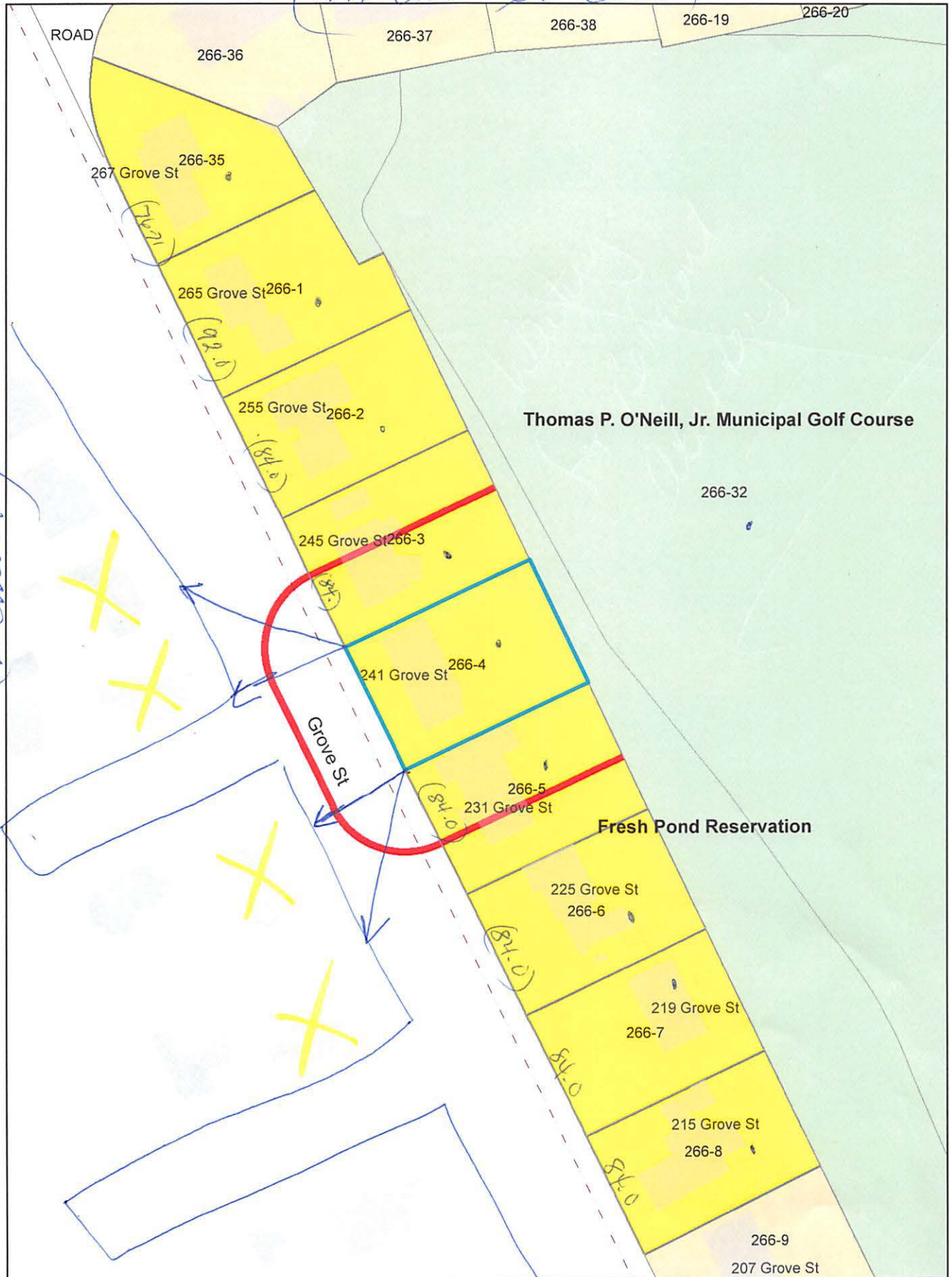
9-107
MAGDALENA S T HU
3 BETTS ROAD
BELMONT, MA 02478

9-108
JOANNE C. WILLIAMS
234 GROVE STREET
BELMONT, MA 02478

9-142
JEFFREY D. SINSAY &
ANGELA SINSAY
3 LIVERMORE ROAD
BELMONT, MA 02478

9-143
CATHERINE M. CURRAN
250 GROVE STREET
BELMONT, MA 02478

(241 Grove St - Camb.)



ROAD

266-36

266-37

266-38

266-19

266-20

266-35

267 Grove St

265 Grove St 266-1

255 Grove St 266-2

245 Grove St 266-3

241 Grove St 266-4

266-5

231 Grove St

225 Grove St 266-6

219 Grove St 266-7

215 Grove St 266-8

266-9

207 Grove St

Thomas P. O'Neill, Jr. Municipal Golf Course

Fresh Pond Reservation

250 Grove St 9-11-23

243 Grove St 9-14-2

234 Grove St 9-10-8

3 Beth 9-10-7

Beth 9-10-7

266-32

Grove St

CITY OF CAMBRIDGE

ST.

(21)

GROVE

BRIGHT RD.

ST.

RD.

HOUGHTON

RD.

DALTON

RD.

HARTLEY

RD.

SHAW

RD.

HERBERT

RD.

WASHINGTON

SCHOOL

PHILIP RD.

LEWIS RD.

(8)

SCALE
0 1 2 3 4

LIVERMORE

BETTS

AUDREY

RD.

WOODS

RD.

BACON

RD.

ELM

ST.

RD.

RD.

SARGENT

RD.

GROSVENOR

RD.

AN'S

RD.

RD.

TENNIS COURTS

EASEMENT FOR CAMBRIDGE WATER MAIN

(10)

9

ADAMS & RAFFERTY
ATTORNEYS AT LAW
A Professional Association *
907 Massachusetts Avenue, Suite 300
Cambridge, MA 02139

CITY OF CAMBRIDGE
INSPECTIONAL SERVICES
2022 JUN -6 P 4:34

James J. Rafferty, P.C.
jrafferty@adamsrafferty.com

Telephone (617) 492-4100
Fax (617) 492-3131

June 6, 2022

Board of Zoning Appeal
831 Massachusetts Avenue
Cambridge, MA 02139

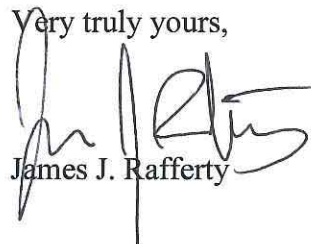
Re: Board of Zoning Appeal Case No. 174527
241 Grove Street
Cambridge, MA

Dear Chairman Sullivan and Members of the Board:

Please find delivered herewith revised plans and dimensional information for the above-captioned application.

Thank you for your time and consideration.

Very truly yours,



James J. Rafferty

JJR/pwc

Cc: Jessica Kensky and Patrick Downes

**not a partnership*

Tel. No. 617.492.4100
E-Mail Address: jrafferty@adamsrafferty.com

Date: _____

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: Patrick Downes and Jessica Kensky
Location: 241 Grove St., Cambridge, MA
Phone: 617.492.4100

Present Use/Occupancy: single family
Zone: Residence A-2 Zone
Requested Use/Occupancy: two family

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		1,459 sf	3,264 3,105 sf	5,040 sf	(max.)
<u>LOT AREA:</u>		10,080 sf	no change	6,000 sf	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²		0.145	0.324 0.308	0.500	
<u>LOT AREA OF EACH DWELLING UNIT</u>		10,080 sf	5,040 sf	4,500 sf	
<u>SIZE OF LOT:</u>	WIDTH	84'	no change	65'	
	DEPTH	120'	no change	N/A	
<u>SETBACKS IN FEET:</u>	FRONT	24'9"	15'3"	20'	
	REAR	68'	40' 1"	30'	
	LEFT SIDE	10'	no change	10' (sum 25')	
	RIGHT SIDE	10'5"	no change	10' (sum 25')	
<u>SIZE OF BUILDING:</u>	HEIGHT	19' 8"	20' 11"	35'	
	WIDTH	N/A	N/A	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		78.4	54.2	50	
<u>NO. OF DWELLING UNITS:</u>		1	2	2	
<u>NO. OF PARKING SPACES:</u>		1	2	2	
<u>NO. OF LOADING AREAS:</u>		N/A	N/A	N/A	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		N/A	N/A	N/A	

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'.

KENSKY & DOWNES RESIDENCE

BZA Set
06/06/2022

JESSICA KENSKY &
PATRICK DOWNES

241 GROVE ST CAMBRIDGE,
MA 01238

EXTENDING FLOOR PLATE OF AN
EXISTING 50'S RANCH LAYOUT TO
CREATE APPROPRIATE CLEARANCES
AND LAYOUT FOR ACCESSIBILITY.
PROVIDE A SECOND ACCESSIBLE UNIT
ON BASEMENT LEVEL.



BZA - 174527

SKA PROJECT #:2111-0241

ARCHITECT:

SAM KACHMAR
ARCHITECTS
(p) 617-800-6223
www.SKA-MA.com
357 HURON AVE.
CAMBRIDGE MA, 02138



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INTERIOR DESIGNER:

KATE MALONEY
4 MT. VERNON ST.
WINCHESTER, MA 01890
(p) 617-764-1054

GENERAL CONTRACTOR:

FRESH START CONTRACTING
30 B ST.
BURLINGTON, MA 01803
(P) 617-833-9202



STRUCTURAL ENGINEER:

SIEGEL ASSOCIATES
860 Walnut St.
Newton, MA 02459
(P) 617-244-1612

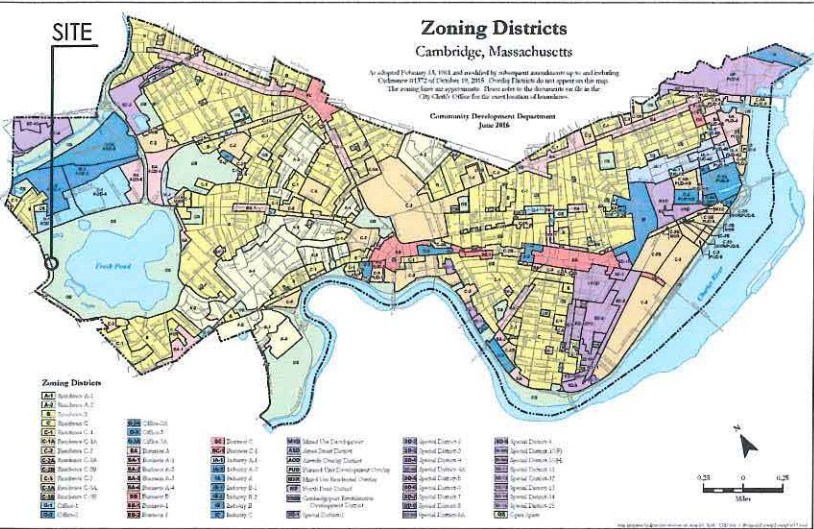


ZONING ATTORNEY:

ADAMS & RAFFERTY
907 Massachusetts Ave, Suite 300
Cambridge, MA 02139
(P) 617-492-4100

Sheet List - BZA			
Sheet Number	Sheet Name	Designed By	Current Revision
BZA-000	COVER	SKA	
BZA-001	AREA PLANS	SKA	
BZA-002	SITE PLANS	SKA	
BZA-003	EXISTING & PROPOSED SITE AXON	SKA	
BZA-005	STREETSCAPE	SKA	
BZA-006	SHADOW STUDY	SKA	
BZA-100	BASEMENT	SKA	
BZA-101	LEVEL 1	SKA	
BZA-102	ATTIC PLAN	SKA	
BZA-103	ROOF PLAN	SKA	
BZA-200	ELEVATION WEST (FRONT)	SKA	
BZA-201	ELEVATION SOUTH	SKA	
BZA-202	ELEVATION EAST (BACK)	SKA	
BZA-203	ELEVATION NORTH	SKA	
BZA-300	RENDER VIDEO	SKA	
BZA-301	ADDITIONAL INFORMATION	SKA	
BZA-302	PLOT PLAN	SKA	

2022 JUN - 6 P 4: 34
CITY OF CAMBRIDGE
INSPECTIONAL SERVICES



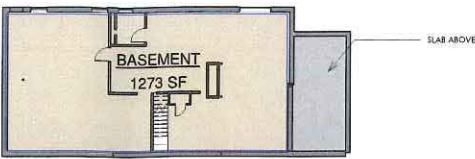
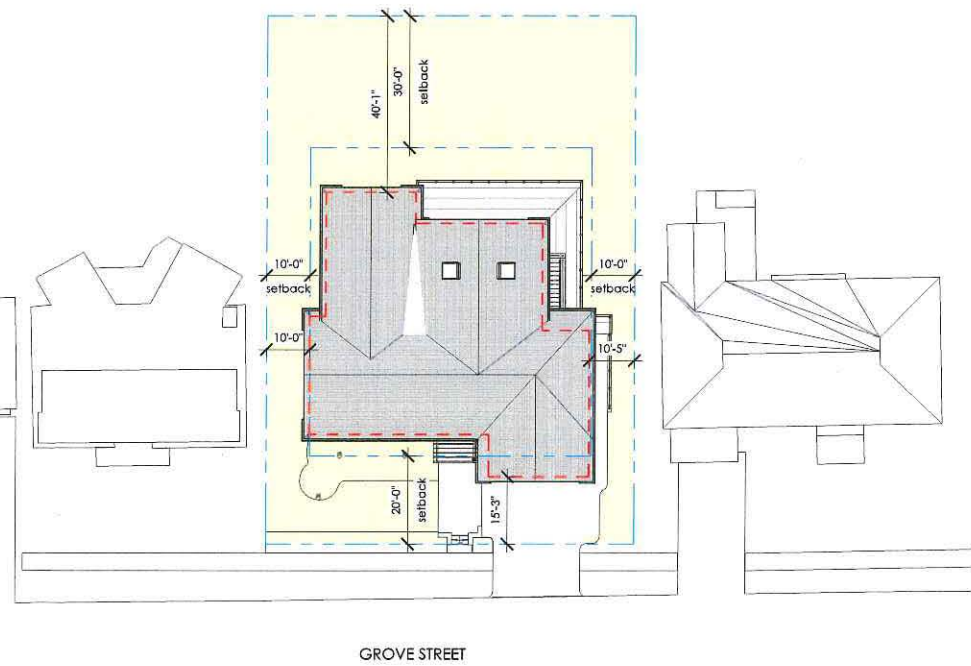
ZONE: A2
F.A.R. CALCULATIONS

LAND AREA: 10,080 sqft
EXISTING LIVING AREA: 1,459 sqft
PROPOSED LIVING AREA: 3,105 sqft
EXISTING F.A.R. : 0.15
PROPOSED F.A.R. : 0.31
MAX. F.A.R. : 0.50

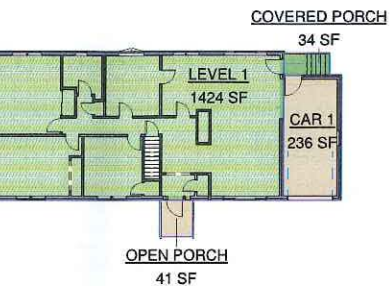
OPEN SPACE CALCULATIONS

EXISTING OPEN SPACE: 7,903 SQFT
PROPOSED OPEN SPACE: 5,460 SQFT
EXISTING OPEN SPACE RATIO 78.4%
PROPOSED OPEN SPACE RATIO 54.2%
ALLOWED OPEN SPACE RATIO: 50%

SETBACK	ALLOWED	CURRENT	PROPOSED
FRONT (WEST)	20'-0"	24'-9"	15'-3" *
SIDE (NORTH)	10'-0"	10'-0"	10'-0"
SIDE (SOUTH)	10'-0"	10'-5"	10'-5"
SIDE SUM	25'-0"	20'-5" *	20'-5" *
REAR (EAST)	30'-0"	68'-0"	40'-1"
HEIGHT	35'-0"	19'-6"	20'-11"



1 EXISTING - LEVEL 0
1/16" = 1'-0"

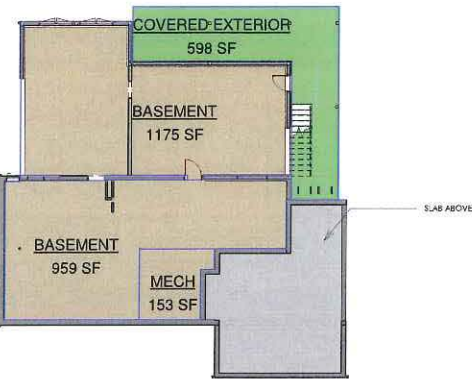


2 EXISTING - LEVEL 1
1/16" = 1'-0"

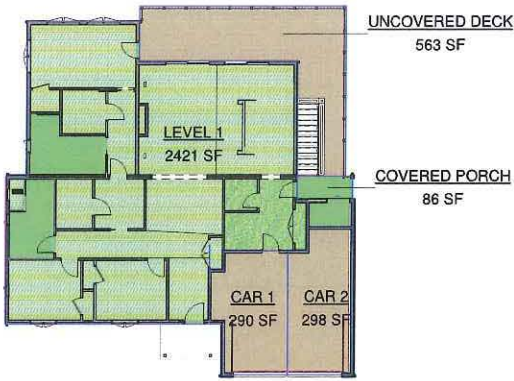


3 EXISTING - LEVEL 2
1/16" = 1'-0"

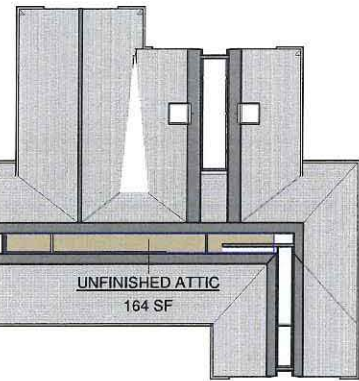
EXISTING - AREA PLANS	
Name	Area
CALCULATED IN FAR	
COVERED PORCH	34 SF
LEVEL 1	1424 SF
	1459 SF
EXCLUDED FROM FAR	
BASEMENT	1273 SF
CAR 1	236 SF
OPEN PORCH	41 SF
UNFINISHED ATTIC	160 SF
	1709 SF
Grand total	3167 SF



4 PROPOSED - LEVEL 0
1/16" = 1'-0"



5 PROPOSED - LEVEL 1
1/16" = 1'-0"



6 PROPOSED - LEVEL 2
1/16" = 1'-0"

PROPOSED - AREA PLANS	
Name	Area
CALCULATED IN FAR	
COVERED EXTERIOR	598 SF
COVERED PORCH	86 SF
LEVEL 1	2421 SF
	3105 SF
EXCLUDED FROM FAR	
MECH	Not Placed
BASEMENT	1175 SF
BASEMENT	959 SF
MECH	153 SF
CAR 1	290 SF
CAR 2	298 SF
UNCOVERED DECK	563 SF
UNFINISHED ATTIC	164 SF
	3602 SF
Grand total	6706 SF



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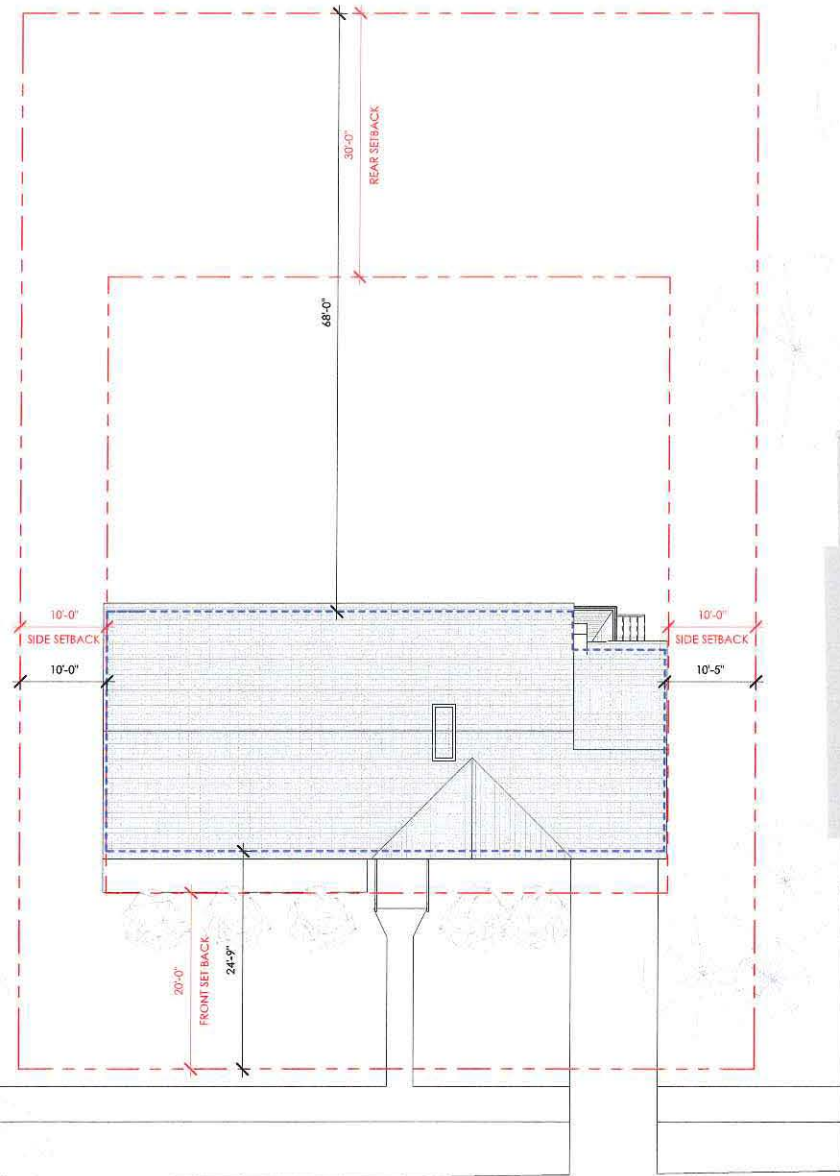
NOT FOR
CONSTRUCTION

AREA PLANS

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DOWNES
KENSKY & DOWNES RESIDENCE
241 GROVE ST CAMBRIDGE, MA
01238

Project Status	BZA Set
Project number	2111-0241
Date	06/06/2022
Drawn by	Author
Checked by	Checker
BZA-001	
Scale	As indicated

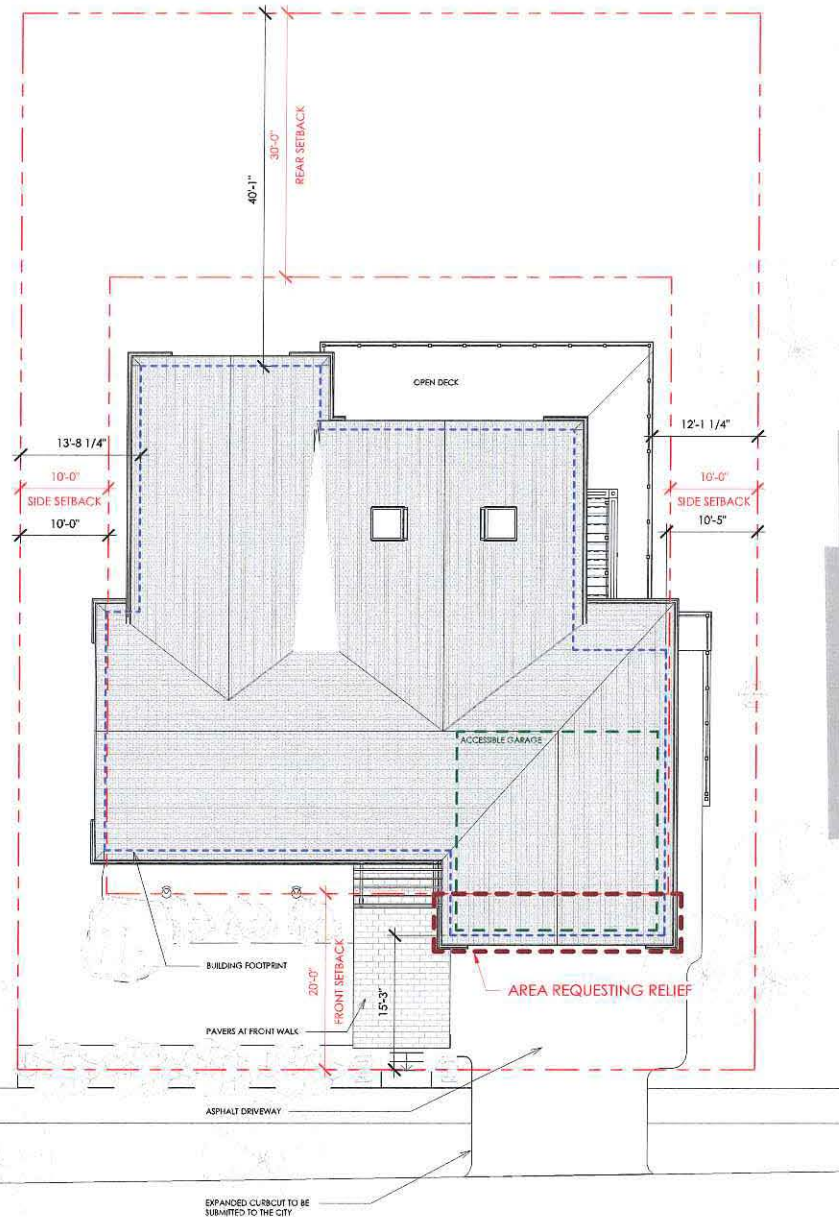
EXISTING SITE PLAN



GROVE STREET

1 EXISTING - SITE PLAN
1" = 10'-0"

PROPOSED SITE PLAN



GROVE STREET

2 PROPOSED - SITE PLAN
1" = 10'-0"



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SITE PLANS

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241 GROVE ST CAMBRIDGE, MA
01238

Project Status	BZA Set
Project number	2111-0241
Date	06/06/2022
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BZA-002	
Scale	1" = 10'-0"

EXISTING SITE AXON



PROPOSED SITE AXON



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EXISTING & PROPOSED SITE
AXON

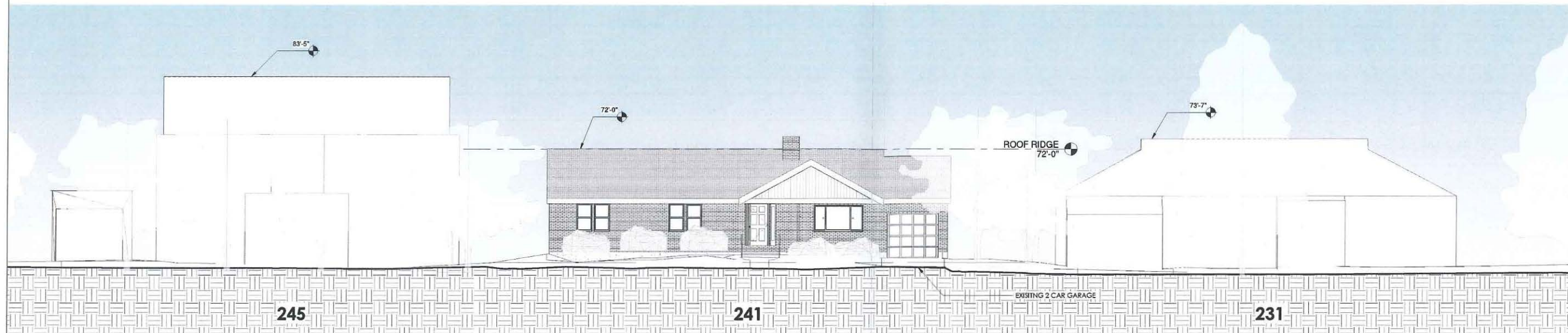
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01238

Project Status	BZA Set
Project number	2111-0241
Date	06/06/2022
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BZA-003

Scale

EXISTING STREETSCAPE



① EXISTING - STREETSCAPE
1/8" = 1'-0"

PROPOSED STREETSCAPE



② PROPOSED - STREETSCAPE
1/8" = 1'-0"



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STREETSCAPE

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241 GROVE ST CAMBRIDGE, MA
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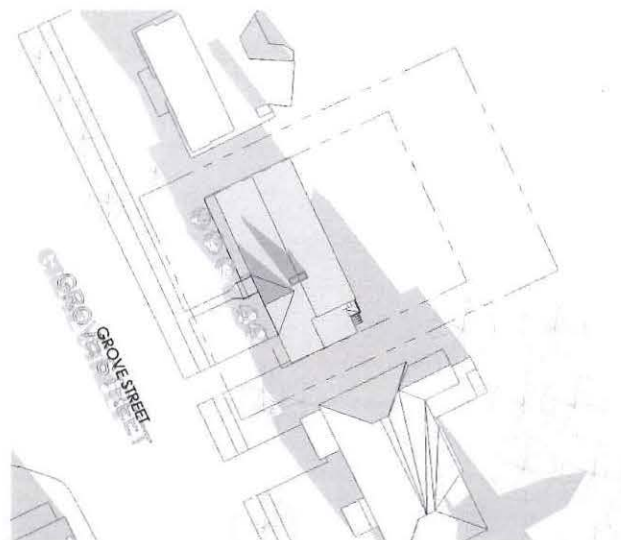
Project Status	BZA Set
Project number	2111-0241
Date	06/06/2022
Drawn by	SKA
Checked by	Checker

BZA-005

Scale 1/8" = 1'-0"

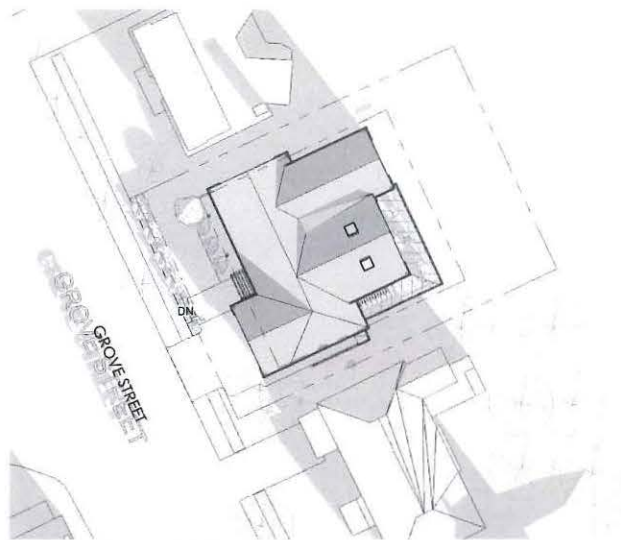
MORNING - 9 AM

WINTER - EXISTING

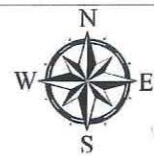


1 BZA - EXISTING - WINTER - 9 AM
1" = 30'-0"

WINTER - PROPOSED

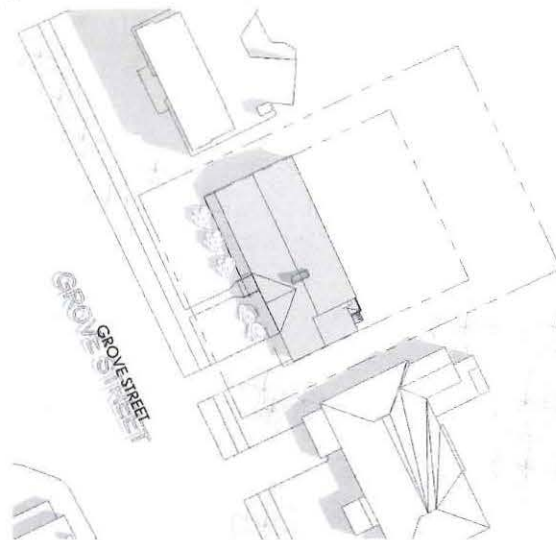


2 BZA - PROPOSED - WINTER - 9 AM
1" = 30'-0"



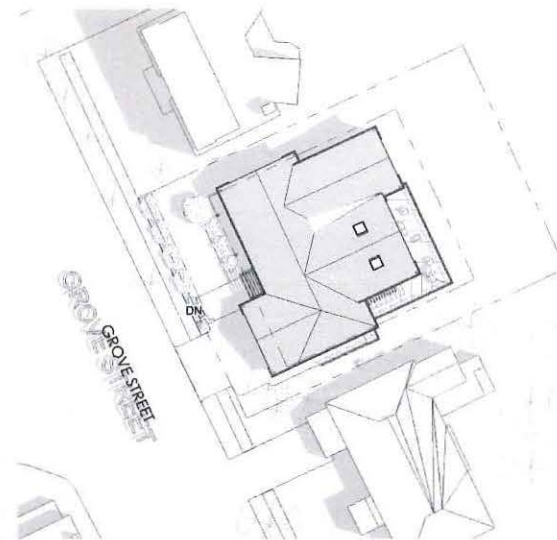
MORNING - 9 AM

SUMMER - EXISTING



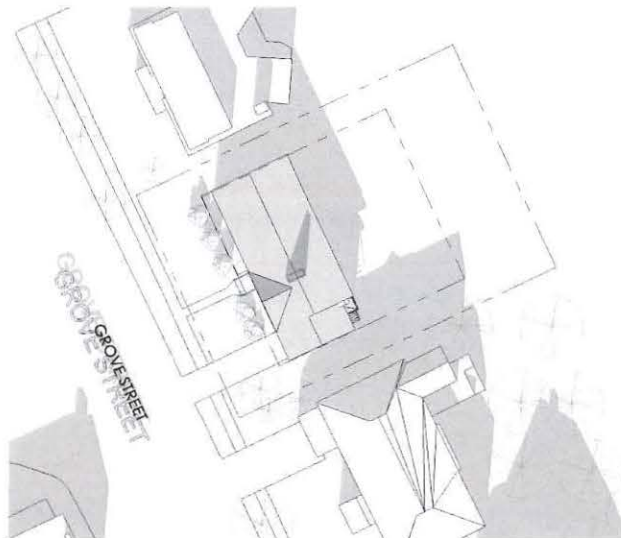
10 BZA - EXISTING - SUMMER - 9 AM
1" = 30'-0"

SUMMER - PROPOSED

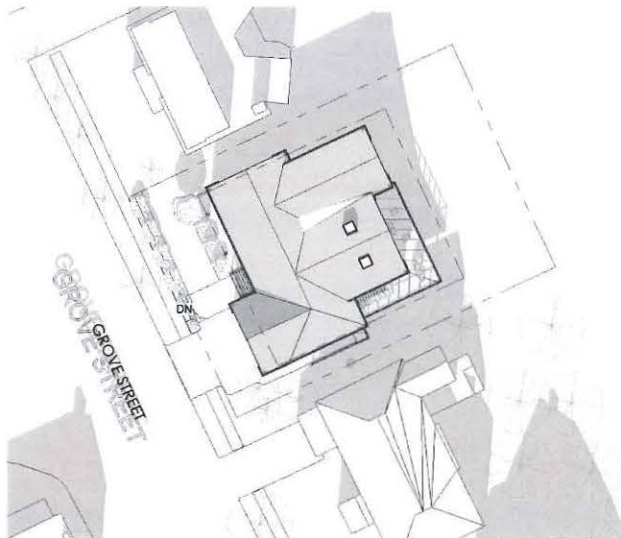


9 BZA - PROPOSED - SUMMER - 9 AM
1" = 30'-0"

NOON - 12 PM

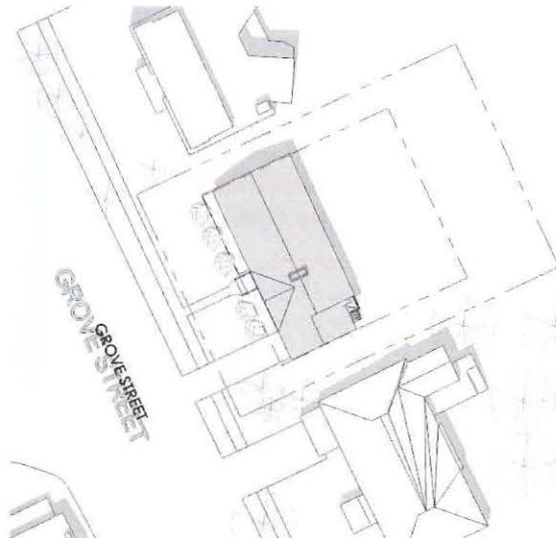


3 BZA - EXISTING - WINTER - 12 PM
1" = 30'-0"

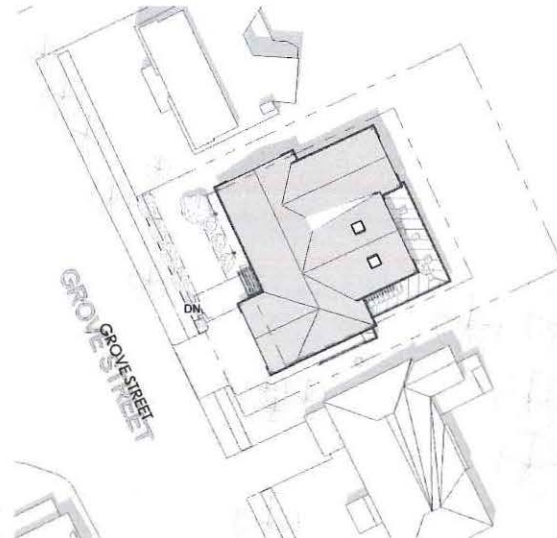


4 BZA - PROPOSED - WINTER - 12 PM
1" = 30'-0"

NOON - 12 PM



11 BZA - EXISTING - SUMMER - 12 PM
1" = 30'-0"

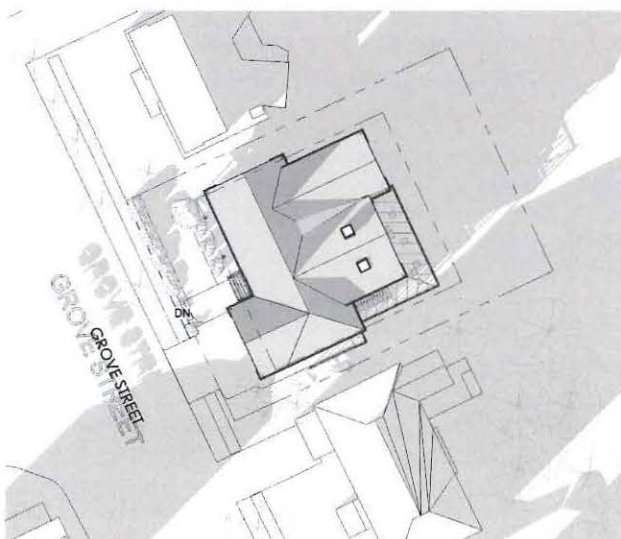


8 BZA - PROPOSED - SUMMER - 12 PM
1" = 30'-0"

AFTERNOON - 3 PM

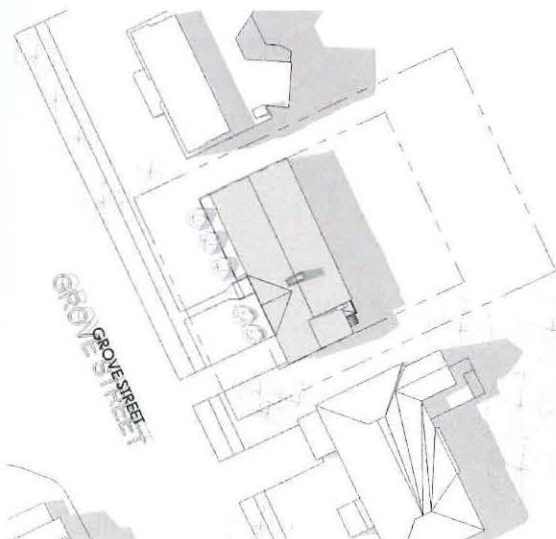


6 BZA - EXISTING - WINTER - 3 PM
1" = 30'-0"

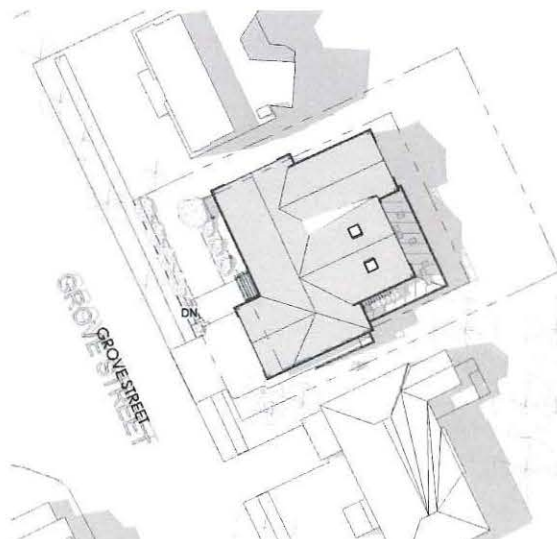


5 BZA - PROPOSED - WINTER - 3 PM
1" = 30'-0"

AFTERNOON - 3 PM



12 BZA - EXISTING - SUMMER - 3 PM
1" = 30'-0"



7 BZA - PROPOSED - SUMMER - 3 PM
1" = 30'-0"



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SHADOW STUDY

JESSICA KENSKY & PATRICK
DOWNES

KENSKY & DOWNES RESIDENCE

241 GROVE ST CAMBRIDGE, MA
01238

Project Status	BZA Set
Project number	2111-0241
Date	06/06/2022
Drawn by	Author
Checked by	Checker

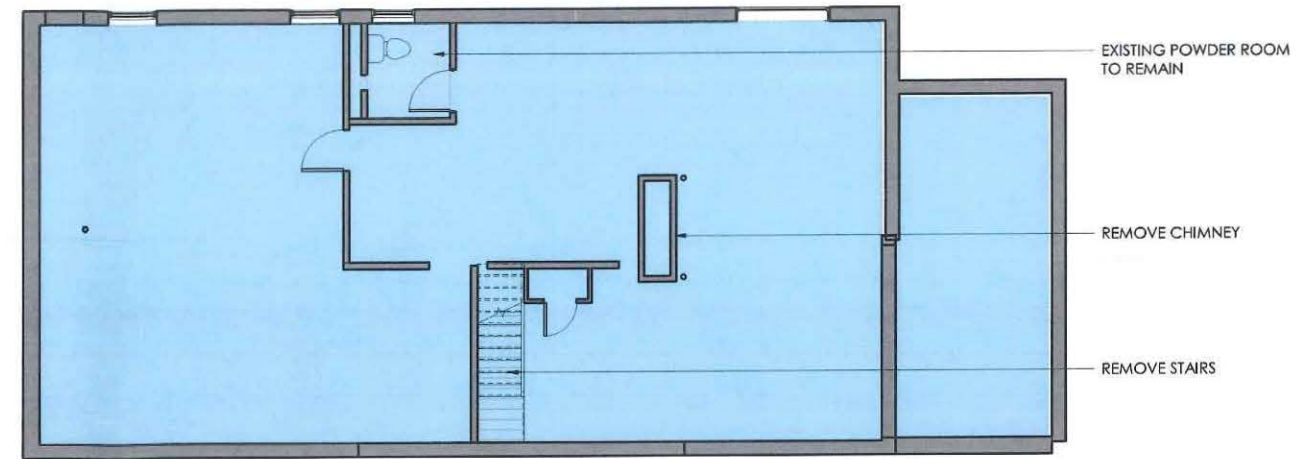
BZA-006

Scale 1" = 30'-0"

BZA-100 BASEMENT



① EXISTING - LOWER LEVEL - BZA
3/16" = 1'-0"



② PROPOSED - LOWER LEVEL - BZA
3/16" = 1'-0"



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BASEMENT

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BZA-100

Scale 3/16" = 1'-0"



① EXISTING LEVEL 1 - BZA
3/16" = 1'-0"



② PROPOSED LEVEL 1 - BZA
3/16" = 1'-0"



ACCESSIBLE GARAGE FOR
OWNER AND ACCESSORY UNIT



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LEVEL 1

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DOWNES
KENSKY & DOWNES RESIDENCE
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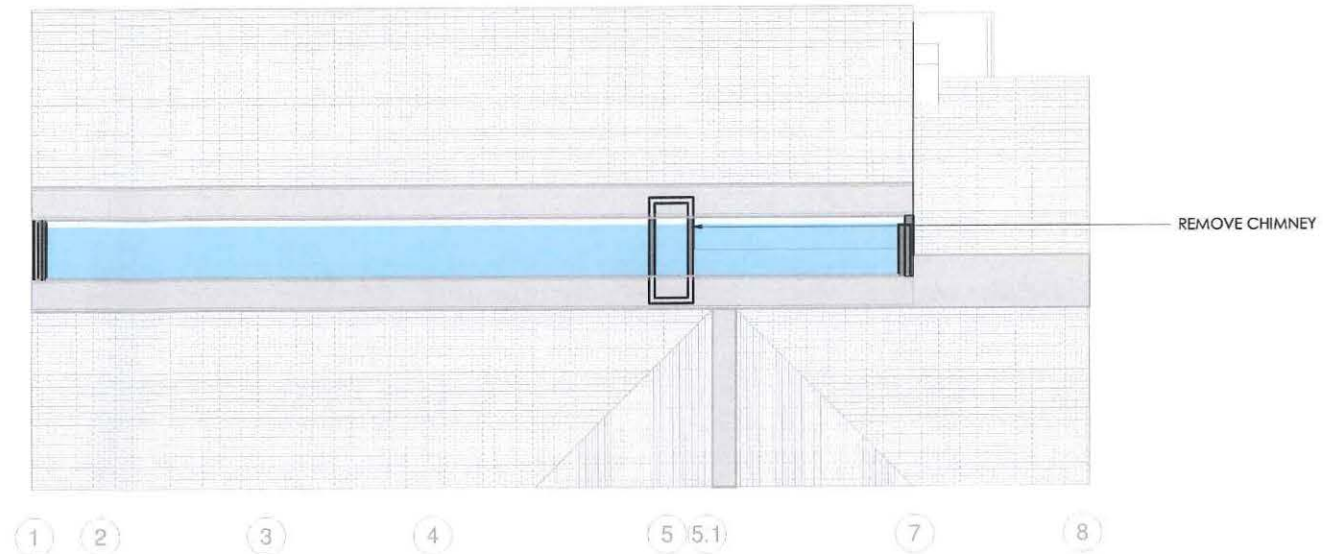
Project Status	BZA Set
Project number	2111-0241
Date	06/06/2022
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Checked by	Checker

BZA-101

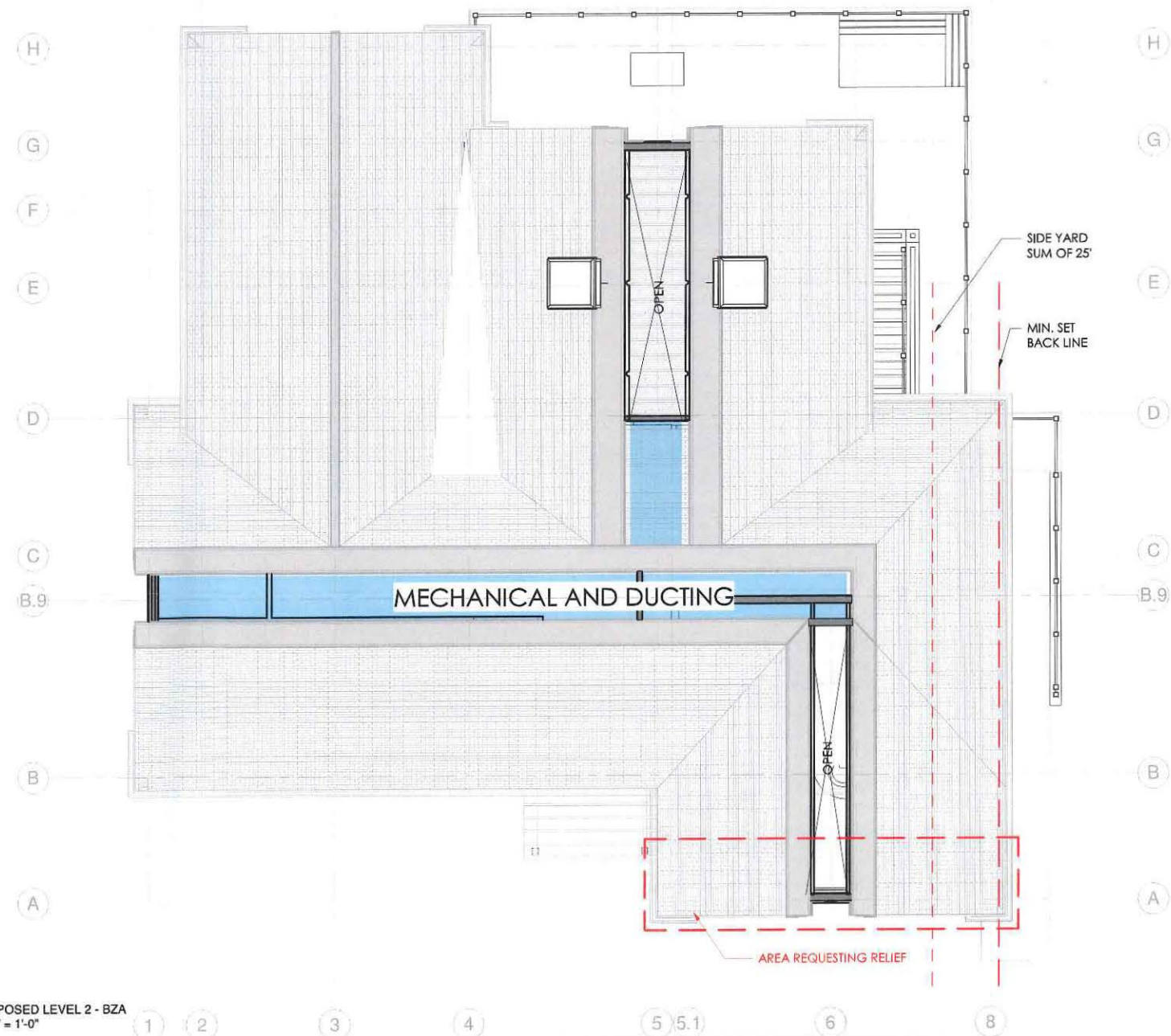
Scale 3/16" = 1'-0"



① EXISTING LEVEL 2 - BZA
3/16" = 1'-0"



② PROPOSED LEVEL 2 - BZA
3/16" = 1'-0"



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ATTIC PLAN

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 DOWNES
 KENSKY & DOWNES RESIDENCE
 241 GROVE ST CAMBRIDGE, MA
 01238

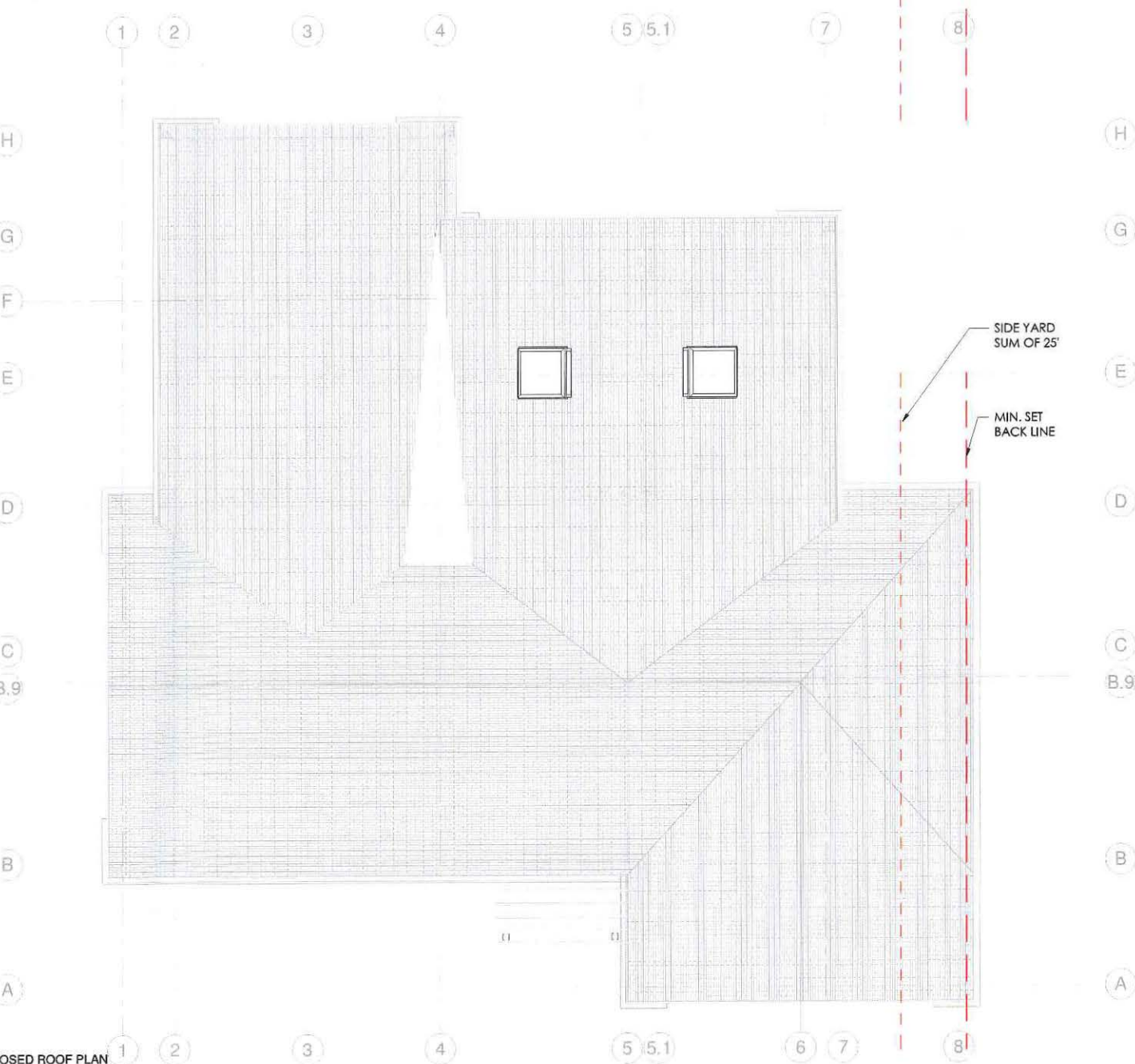
Project Status	BZA Set
Project number	2111-0241
Date	06/06/2022
Drawn by	Author
Checked by	Checker

BZA-102

Scale 3/16" = 1'-0"



2 EXISTING ROOF PLAN
3/16" = 1'-0"



1 PROPOSED ROOF PLAN
3/16" = 1'-0"



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ROOF PLAN

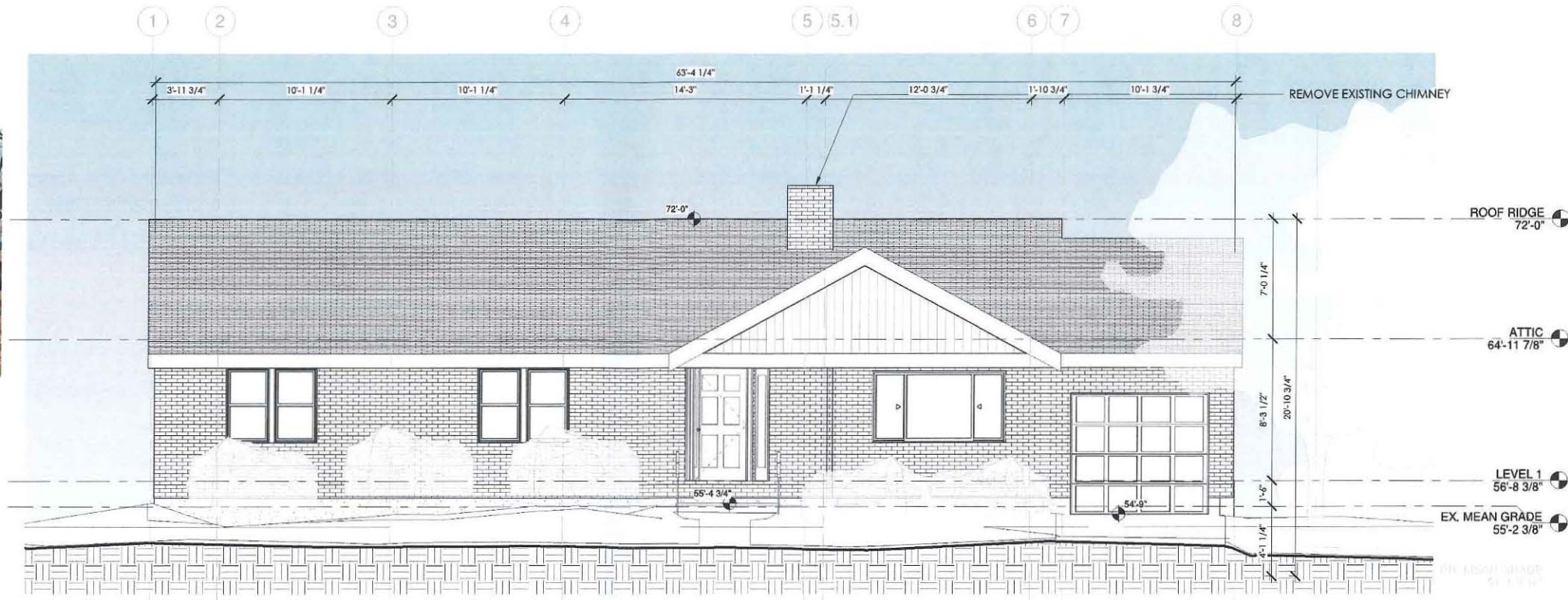
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KENSKY & DOWNES RESIDENCE
241 GROVE ST CAMBRIDGE, MA
01238

Project Status	BZA Set
Project number	2111-0241
Date	06/06/2022
Drawn by	Author
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BZA-103

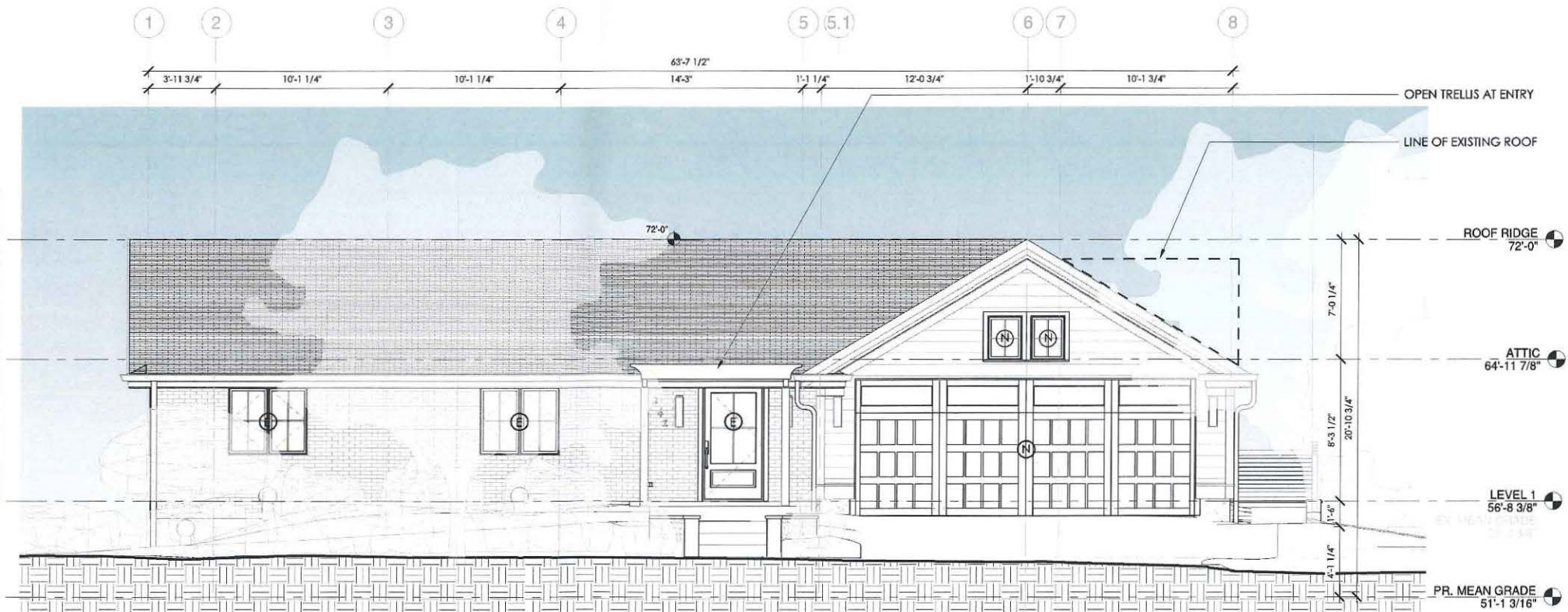
Scale 3/16" = 1'-0"

EXISTING



① BZA- EXISTING WESTERN ELEVATION
1/4" = 1'-0"

PROPOSED



② BZA- PROPOSED WESTERN ELEVATION
1/4" = 1'-0"



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REGISTRATIONS:

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ELEVATION WEST (FRONT)

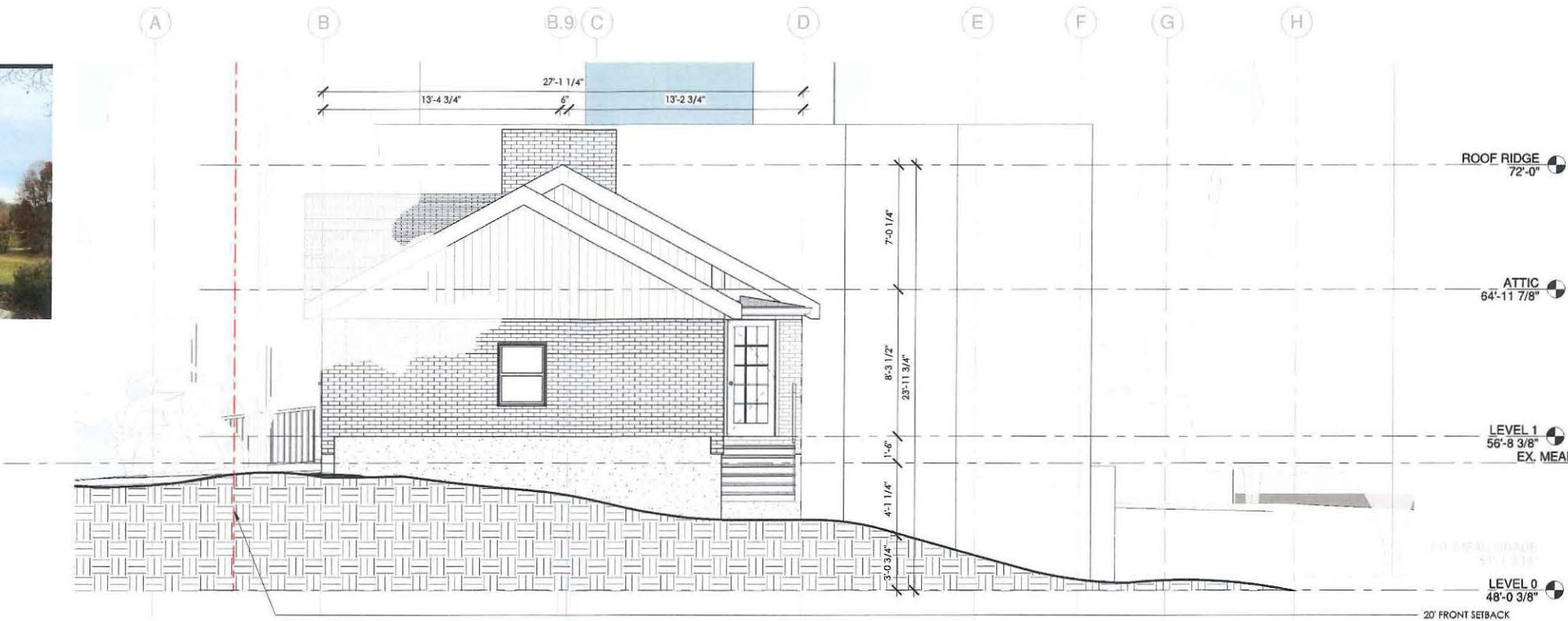
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Project number 2111-0241
Date 06/06/2022
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BZA-200

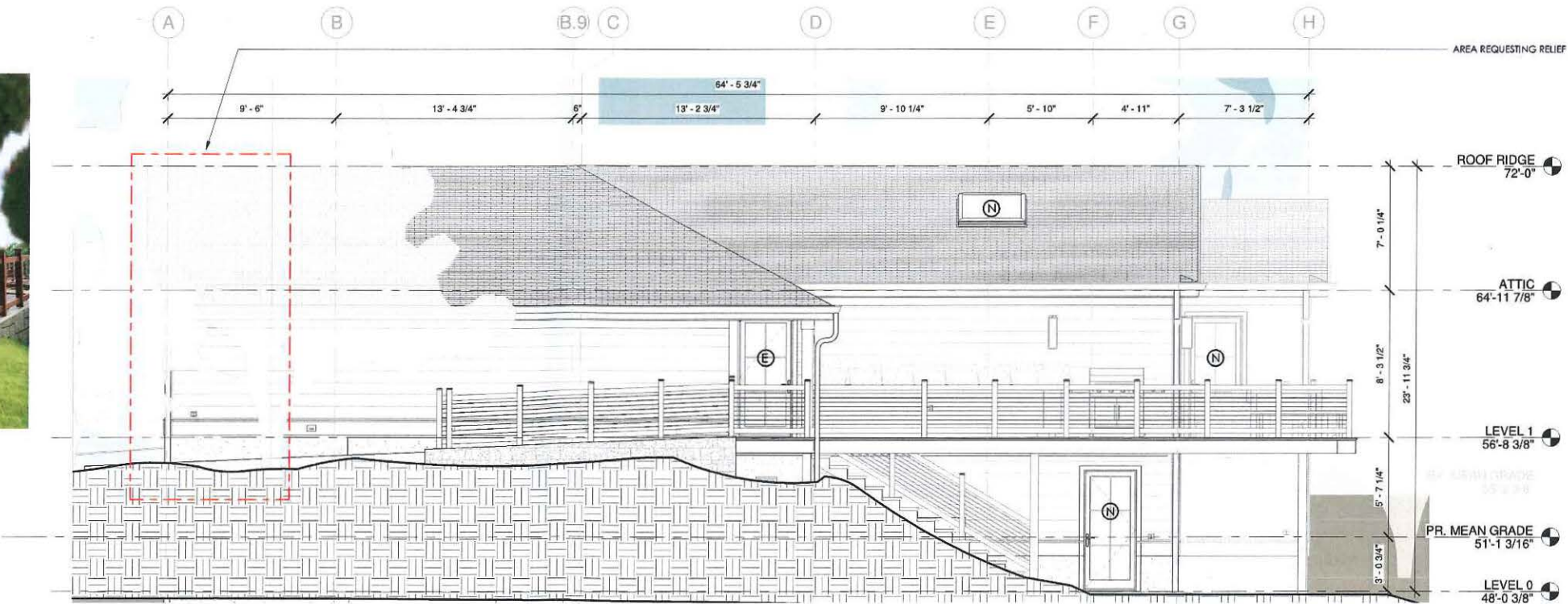
Scale 1/4" = 1'-0"

EXISTING



② BZA-EXISTING SOUTHERN ELEVATION
1/4" = 1'-0"

PROPOSED



① BZA-PROPOSED SOUTHERN ELEVATION
1/4" = 1'-0"



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REGISTRATIONS:

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ELEVATION SOUTH

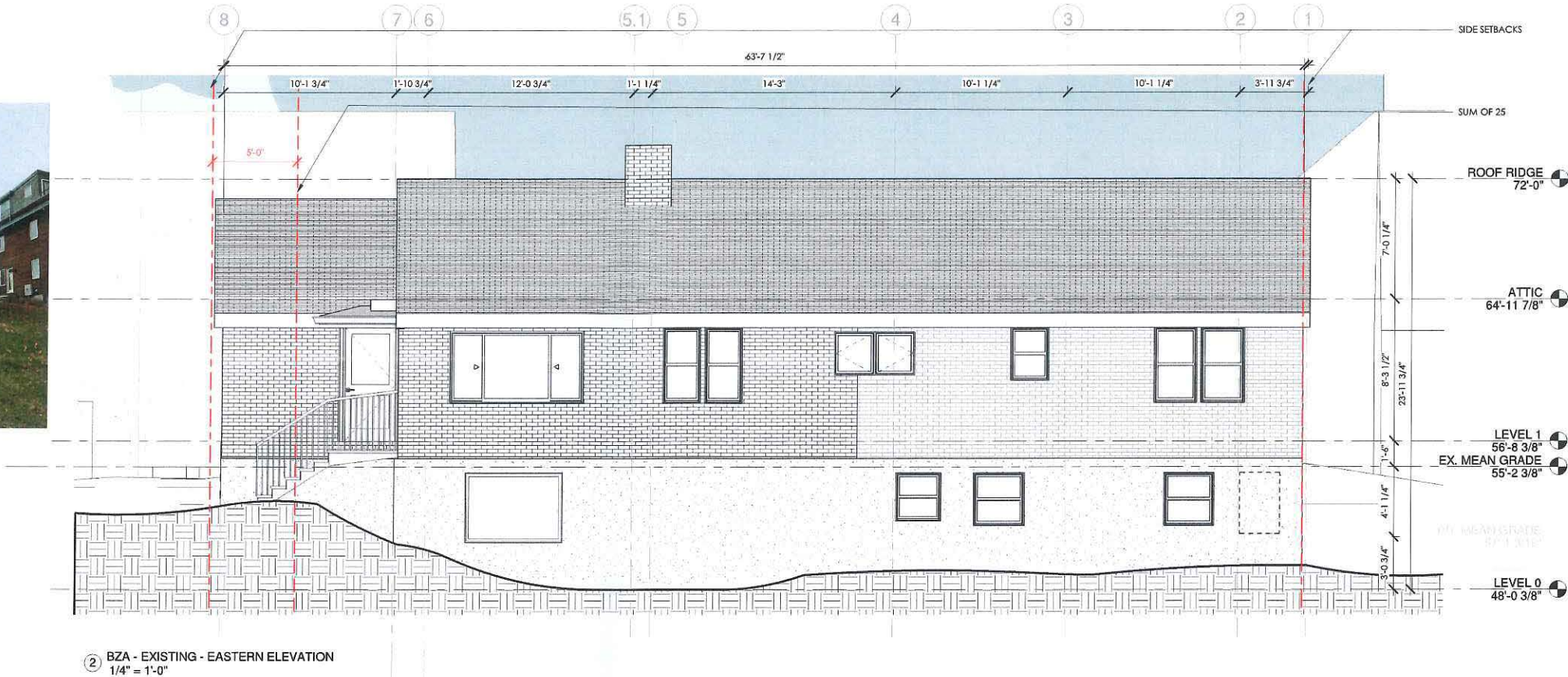
JESSICA KENSKY & PATRICK
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KENSKY & DOWNES RESIDENCE
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01238

Project Status BZA Set
Project number 2111-0241
Date 06/06/2022
Drawn by Author
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BZA-201

Scale 1/4" = 1'-0"

EXISTING



PROPOSED



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REGISTRATIONS:

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ELEVATION EAST (BACK)

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KENSKY & DOWNES RESIDENCE
241 GROVE ST CAMBRIDGE, MA
01238

Project Status BZA Set
Project number 2111-0241
Date 06/06/2022
Drawn by Author
Checked by Checker

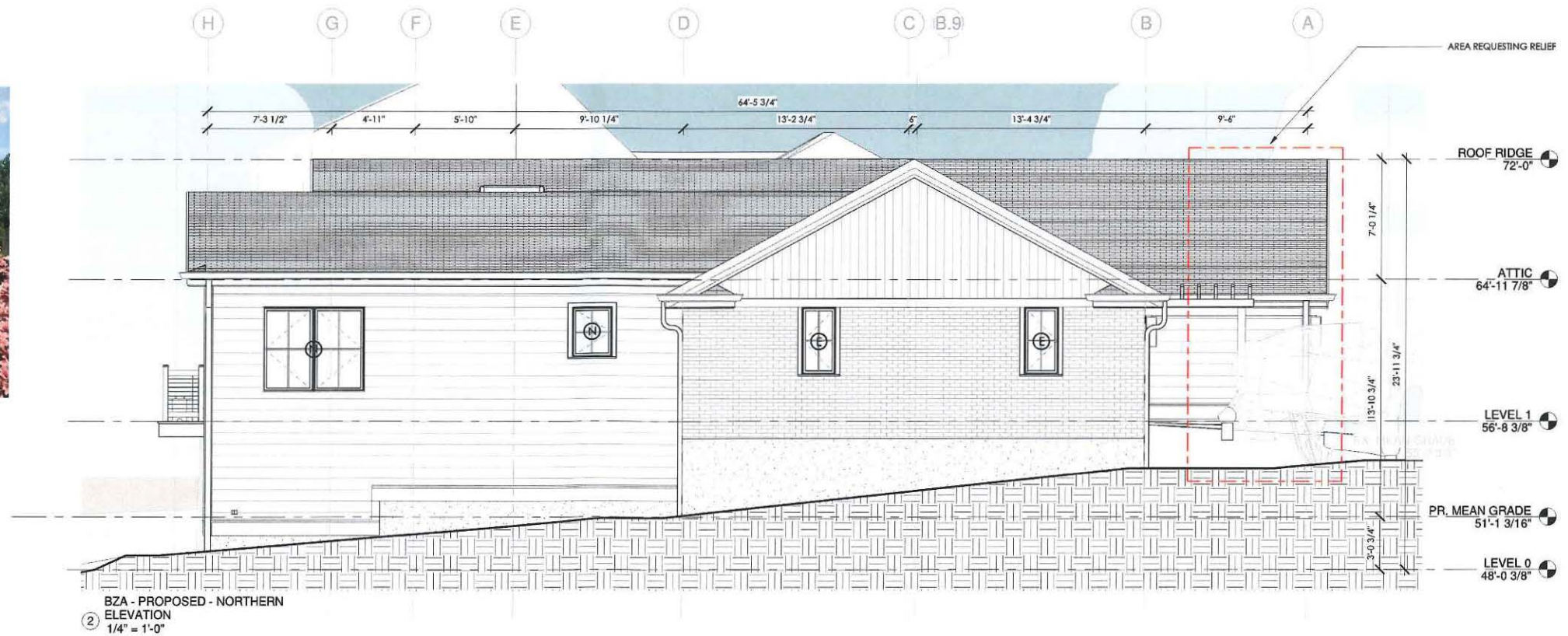
BZA-202

Scale 1/4" = 1'-0"

EXISTING



PROPOSED



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REGISTRATIONS:

NOT FOR
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ELEVATION NORTH

JESSICA KENSKY & PATRICK
DOWNES
KENSKY & DOWNES RESIDENCE
241 GROVE ST CAMBRIDGE, MA
01238

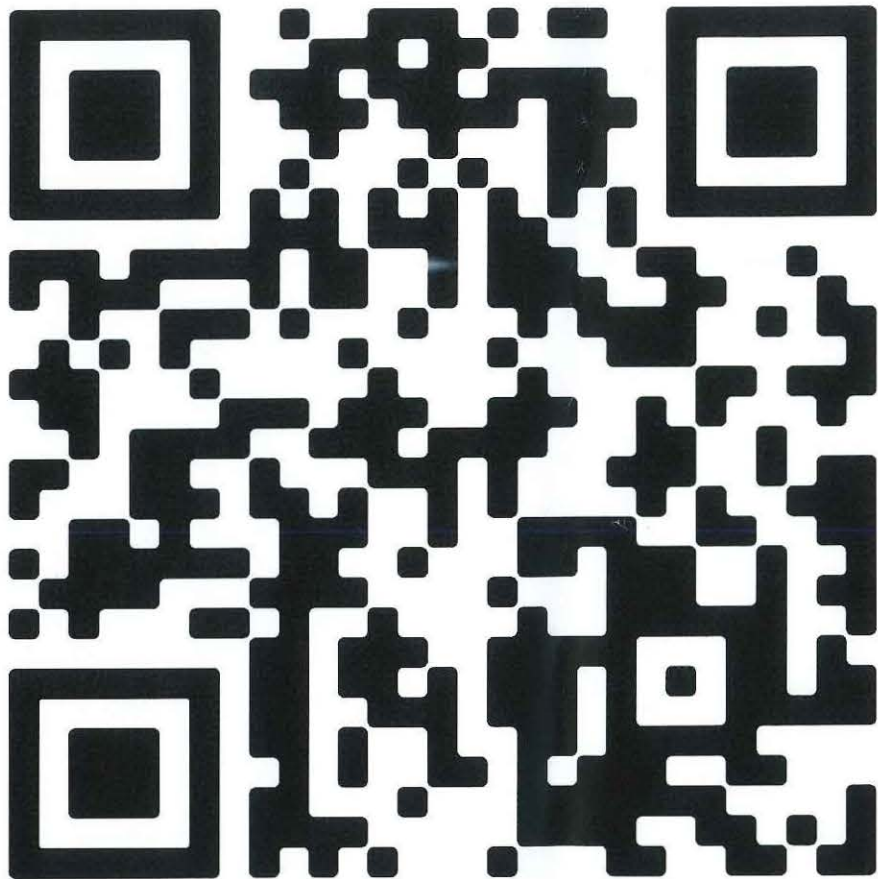
Project Status	BZA Set
Project number	2111-0241
Date	06/06/2022
Drawn by	Author
Checked by	Checker

BZA-203

Scale 1/4" = 1'-0"

END OF PRESENTATION

SCAN CODE BELOW WITH PHONE TO VIEW
241 GROVE EXTERIOR VIDEO RENDER



SUPPLEMENTARY SHEETS FOR REFERENCE FOLLOW



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RENDER VIDEO

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BZA-300

Scale



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ADDITIONAL
INFORMATION

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DOWNES
KENSKY & DOWNES RESIDENCE
241 GROVE ST CAMBRIDGE, MA
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Project Status	BZA Set
Project number	2111-0241
Date	06/06/2022
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BZA-301

Scale



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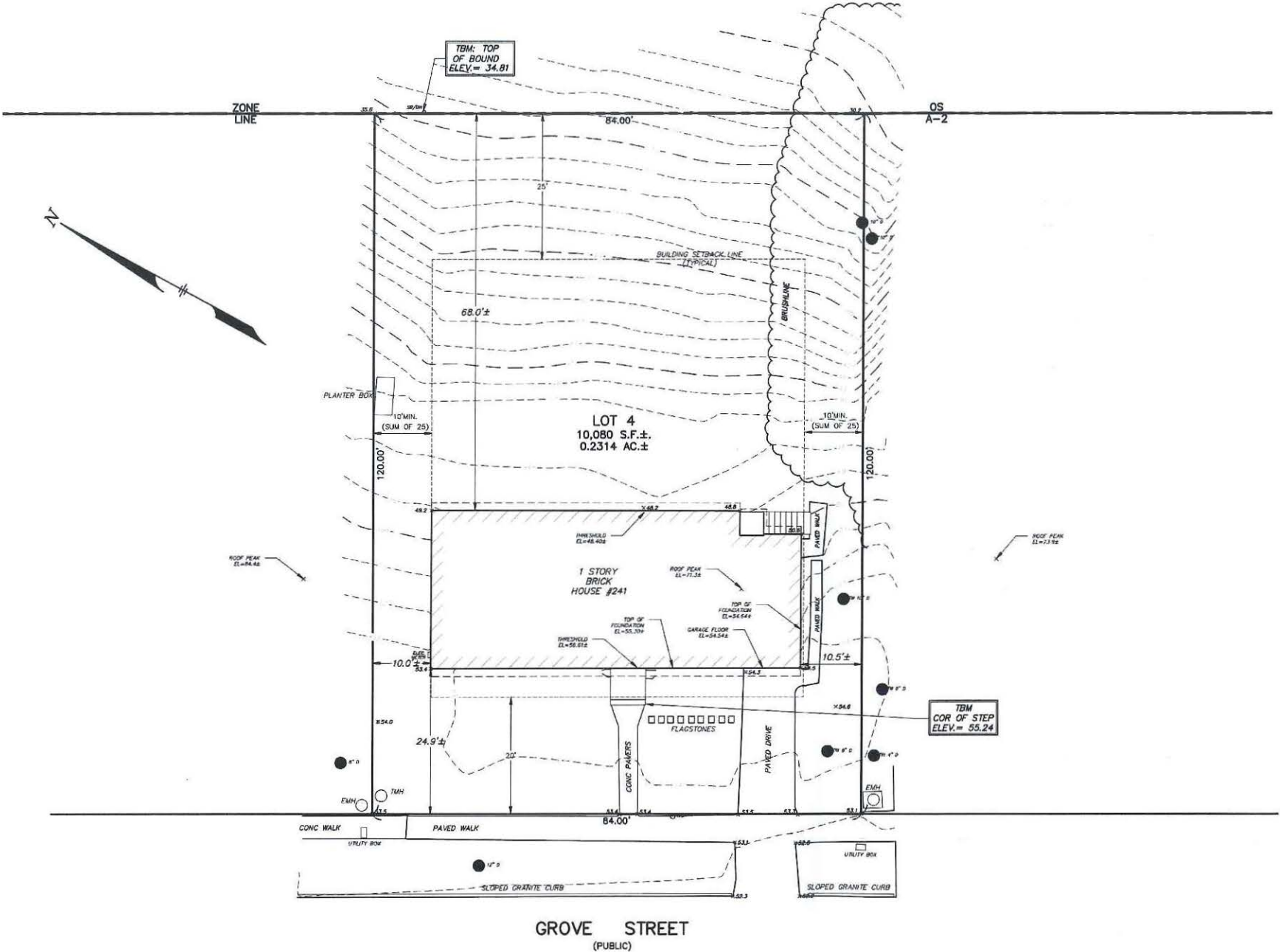
PLOT PLAN

JESSICA KENSKY & PATRICK
DOWNES
KENSKY & DOWNES RESIDENCE
241 GROVE ST CAMBRIDGE, MA
01238

Project Status	BZA Set
Project number	2111-0241
Date	06/06/2022
Drawn by	Author
Checked by	Checker

BZA-302

Scale



LEGEND:

- N/F NOW OR FORMERLY
- OVERHEAD WIRES
- TREE
- TREE LINE
- UTILITY POLE
- GG+ GAS GATE
- GG- GAS SERVICE (BURIED)
- WG+ WATER GATE
- WG- WATER SERVICE (BURIED)
- W DRAIN MANHOLE
- DMH SUB-SURFACE DRAIN LINE
- EXISTING CONTOUR
- EXISTING CONTOUR
- LIGHTPOLE
- WETLAND FLAG
- SPOT ELEVATION
- STONE WALL
- EDGE OF PAVEMENT

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ALL UNDERGROUND UTILITIES SHOWN HERE WERE COMPILED ACCORDING TO AVAILABLE RECORD PLANS FROM VARIOUS UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE ONLY. ACTUAL LOCATIONS MUST BE DETERMINED IN THE FIELD BEFORE DESIGNING, EXCAVATING, BLASTING, INSTALLING, BACKFILLING, GRADING, PAVEMENT RESTORATION OR REPAIRING. ALL UTILITY COMPANIES, PUBLIC AND PRIVATE, MUST BE CONTACTED INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THIS PLAN. SEE CHAPTER 370, ACTS OF 1963 MASS. WE ASSUME NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN. BEFORE PLANNING FUTURE CONNECTIONS THE APPROPRIATE PUBLIC UTILITY ENGINEERING DEPARTMENT MUST BE CONSULTED. DIG SAFE TELEPHONE No. 1-888-344-7233.

RECORD OWNER

J AND P GROVE STREET REALTY TRUST
241 GROVE STREET
CAMBRIDGE, MA

REFERENCE

MIDDLESEX REGISTRY OF DEEDS
SOUTH DISTRICT
DEED BOOK 79088 PAGE 386
PLAN No. 1922 OF 1951

ZONING DISTRICT

RESIDENCE A-2

DATUM

NAVD OF 1988.

TOPOGRAPHIC
PLAN OF LAND
IN
CAMBRIDGE, MASSACHUSETTS
(MIDDLESEX COUNTY)

FOR: DOWNES
SCALE: 1"=10' MARCH 22, 2022

STAMSKI AND MCNARY, INC.
1000 MAIN STREET ACTON, MASSACHUSETTS
ENGINEERING - PLANNING - SURVEYING



(6988work.dwg) 241 Grove Street SM-6988



Patrick Downes <downesp@gmail.com>

Support for variance

1 message

Kao, Ann, M.D. <AKAO@mgh.harvard.edu>
To: "downesp@gmail.com" <downesp@gmail.com>
Cc: "Cash, Sydney S., M.D." <SCASH@mgh.harvard.edu>

Tue, May 31, 2022 at 10:18 PM

5-31-2022

Cambridge Board of Zoning Appeals:

Our names are Ann Kao & Syd Cash and we live at [219 Grove Street, Cambridge, MA 02138](#). We are writing to state our support for our neighbors: Patrick Downes & Jessica Kensky, in their application for a variance for their home at 241 Grove Street.

Sincerely,

Ann Kao & Syd Cash

The information in this e-mail is intended only for the person to whom it is addressed. If you believe this e-mail was sent to you in error and the e-mail contains patient information, please contact the Mass General Brigham Compliance HelpLine at <https://www.massgeneralbrigham.org/complianceline>.

Please note that this e-mail is not secure (encrypted). If you do not wish to continue communication over unencrypted e-mail, please notify the sender of this message immediately. Continuing to send or respond to e-mail after receiving this message means you understand and accept this risk and wish to continue to communicate over unencrypted e-mail.



Patrick Downes <downesp@gmail.com>

241 Grove

1 message

AMY NADEL <kokiwilson@comcast.net>

Mon, Jun 6, 2022 at 7:08 AM

To: "downesp@gmail.com" <downesp@gmail.com>

Dear Jess and Patrick-

Ben and I write in support of your being granted the variances you would need to make the changes to your property at 241 Grove Street, as outlined in your letter on May 31, 2022. We look forward to seeing you in the neighborhood, soon.

Amy Nadel and Ben Wilson
265 Grove Street
617-642-7063
617-642-7083

Walid Khalidi
225 Grove St
Cambridge, MA 02138
Tel: 617.868.5128 Fax: 617.661.1458
email ad: w.alidkhalidi225@gmail.com

3/June/2022

Dear Ms Jessica Kensky & Mr Patrick Downes

Welcome to Grove Street. I am sorry
I missed your call. You have chosen well.

We at 225 Grove St have no objections
to your planned renovations at 241.

We look forward to you being
our neighbors & send you our very best
wishes.

Very sincerely
Walid Khalidi



Patrick Downes <downesp@gmail.com>

Proposed renovations at 241 Grove Street

1 message

hessakadet <hessakadet@comcast.net>
To: downesp@gmail.com

Mon, Jun 6, 2022 at 2:26 PM

Cambridge Board of Zoning Appeals

To whom it may concern:

My name is Hessa Kadet and I have lived at 215 Grove Street, Cambridge since 1994. Through the years I have seen many changes in the homes on the street including the rebuild of two colonial homes next door to 241 Grove into interesting contemporary homes. I have reviewed the plans proposed by the new owners of 241 Grove Street, Patrick Downes and Jessica Kensky, and see no reason why their proposed plans should pose any issue, particularly since they are not planning to increase the height of the home. I fully support their request which I think will likely add more beauty to the block. If I can be of any further assistance I can be reached at 617-840-7701.

Sincerely,

Hessa Kadet



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: Pat Conde Date: 5/19
(Print)

Address: 241 Grove St.

Case No. BZA-174527

Hearing Date: _____

Thank you,
Bza Members

ADAMS & RAFFERTY
ATTORNEYS AT LAW
A Professional Association *
907 Massachusetts Avenue, Suite 300
Cambridge, MA 02139

CITY OF CAMBRIDGE
INSPECTIONAL SERVICES
2022 JUN 27 P 2:08

James J. Rafferty, P.C.
jrafferty@adamsrafferty.com

Telephone (617) 492-4100
Fax (617) 492-3131

June 27, 2022

Brendan Sullivan, Chair
Board of Zoning Appeal
831 Massachusetts Avenue
Cambridge, MA 02139

Re: BZA Case No. 174527
241 Grove Street

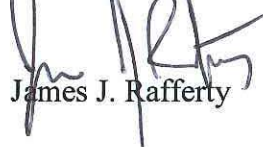
Dear Chairman Sullivan and Members of the Board:

Enclosed please find amended plans and application for the above-captioned case.

Please note that the Petitioner's have withdrawn the portion of their application seeking a variance for a second dwelling unit. As a result, the application now seeks a Special Permit to construct a conforming addition to a single family dwelling and a variance to allow for an expansion of a wheel chair compatible two car garage into a portion of the front setback.

Thank you for your attention and consideration.

Very truly yours,


James J. Rafferty

Cc: Patrick Downes and Jessica Kensky

Tel. No. 617.492.4100
E-Mail Address: jrafferty@adamsrafferty.com

Date: _____

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: Patrick Downes and Jessica Kensky

Present Use/Occupancy: single family

Location: 241 Grove St., Cambridge, MA

Zone: Residence A-2 Zone

Phone: 617.492.4100

Requested Use/Occupancy: ~~two family~~
SINGLE FAMILY

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		1,459 sf	3,264 sf 3,403	5,040 sf	(max.)
<u>LOT AREA:</u>		10,080 sf	no change	6,000 sf	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²		0.145	0.324 0.338	0.500	
<u>LOT AREA OF EACH DWELLING UNIT</u>		10,080 sf	5,040 sf	4,500 sf	
<u>SIZE OF LOT:</u>	WIDTH	84'	no change	65'	
	DEPTH	120'	no change	N/A	
<u>SETBACKS IN FEET:</u>	FRONT	24'9"	15'3"	20'	
	REAR	68'	40' 1"	30'	
	LEFT SIDE	10'	no change	10' (sum 25')	
	RIGHT SIDE	10'5"	no change	10' (sum 25')	
<u>SIZE OF BUILDING:</u>	HEIGHT	19' 8"	20' 11"	35'	
	WIDTH	N/A	N/A	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		78.4	54.2 55.1	50	
<u>NO. OF DWELLING UNITS:</u>		1	2 1	2	
<u>NO. OF PARKING SPACES:</u>		1	2	2	
<u>NO. OF LOADING AREAS:</u>		N/A	N/A	N/A	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		N/A	N/A	N/A	

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'.



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

AMENDED JUNE 27, 2022

BZA Application Form

BZA Number: 174527

General Information

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

Special Permit: X

Variance: X

Appeal:

PETITIONER: Patrick Downes and Jessica Kensky C/O James J. Rafferty

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

LOCATION OF PROPERTY: 241 Grove St., Cambridge, MA

TYPE OF OCCUPANCY: single family

ZONING DISTRICT: Residence A-2 Zone

REASON FOR PETITION:

/Additions/

DESCRIPTION OF PETITIONER'S PROPOSAL:

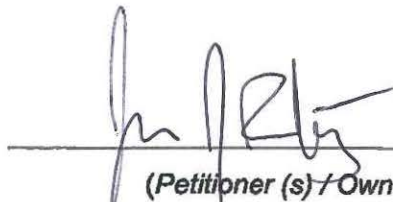
Variance: Petitioner seeks to construct portion of expanded garage in the front setback.

Special Permit: Petitioner seeks to construct a rear addition to existing non-conforming single family dwelling.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000	Section: 5.31 (Table of Dimensional Requirements).
Article: 8.000	Section: 8.22.2.d (Non-Conforming Structure).
Article: 8.000	Section: 8.22.3 (Non-conforming Structure).
Article: 10.000	Section: 10.30 (Variance).
Article: 10.000	Section: 10.40 (Special Permit).

Original
Signature(s):


(Petitioner (s) / Owner)

James J. Rafferty, Attorney for Petitioner

Address:

(Print Name)
907 Massachusetts Avenue, Suite 300
Cambridge, MA 02139

KENSKY & DOWNES RESIDENCE

JESSICA KENSKY &
PATRICK DOWNES

241 GROVE ST CAMBRIDGE,
MA 01238



BZA SET
CITY OF CAMBRIDGE
INSPECTIONAL SERVICES 06/24/2022
2022 JUN 27 P 2:08

BZA - 174527
SKA PROJECT #:2111-0241

ARCHITECT:

SAM KACHMAR
ARCHITECTS
(p) 617-800-6223
www.SKA-MA.com
357 HURON AVE.
CAMBRIDGE MA, 02138



INTERIOR DESIGNER:

KATE MALONEY
4 MT. VERNON ST.
WINCHESTER, MA 01890
(p) 617-764-1054

GENERAL CONTRACTOR:

FRESH START CONTRACTING
30 B ST.
BURLINGTON, MA 01803
(P) 617-833-9202



STRUCTURAL ENGINEER:

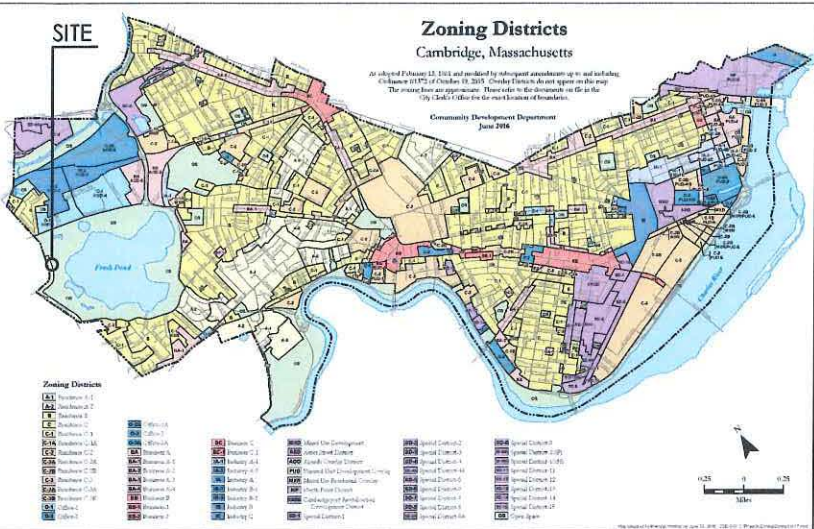
SIEGEL ASSOCIATES
860 Walnut St.
Newton, MA 02459
(P) 617-244-1612



ZONING ATTORNEY:

ADAMS & RAFFERTY
907 Massachusetts Ave, Suite 300
Cambridge, MA 02139
(P) 617-492-4100

Sheet List - BZA			
Sheet Number	Sheet Name	Designed By	Current Revision
BZA-000	COVER	SKA	
BZA-001	AREA PLANS	SKA	
BZA-002	SITE PLANS	SKA	
BZA-003	EXISTING & PROPOSED SITE AXON	SKA	
BZA-005	STREETSCAPE	SKA	
BZA-006	SHADOW STUDY	SKA	
BZA-100	BASEMENT	SKA	
BZA-101	LEVEL 1	SKA	
BZA-102	ATTIC PLAN	SKA	
BZA-103	ROOF PLAN	SKA	
BZA-200	ELEVATION WEST (FRONT)	SKA	
BZA-201	ELEVATION SOUTH	SKA	
BZA-202	ELEVATION EAST (BACK)	SKA	
BZA-203	ELEVATION NORTH	SKA	
BZA-300	RENDER VIDEO	SKA	
BZA-301	ADDITIONAL INFORMATION	SKA	
BZA-302	PLOT PLAN	SKA	



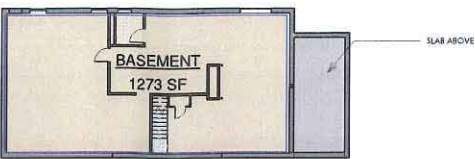
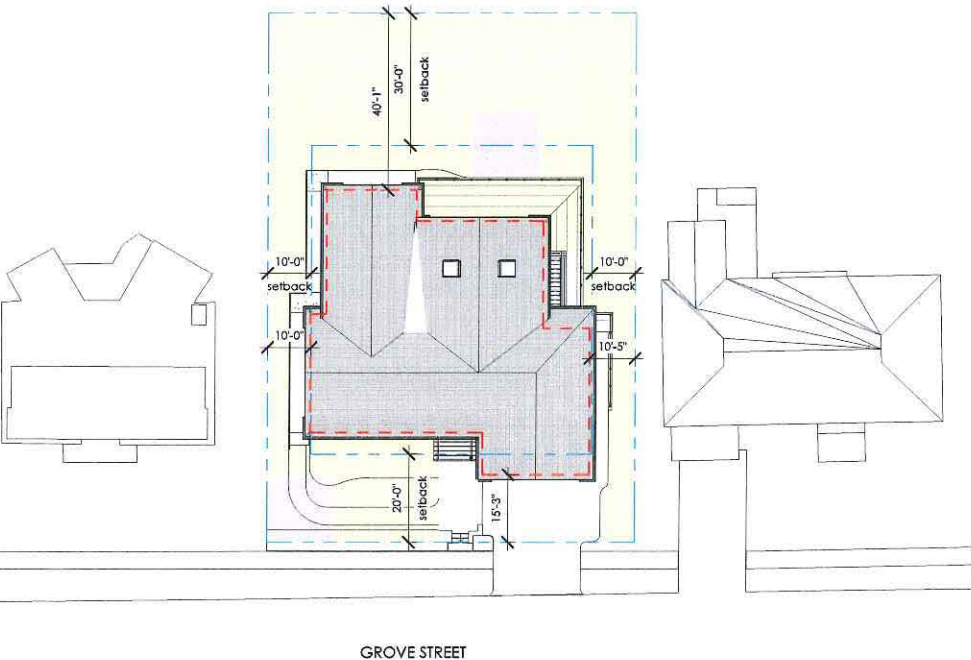
ZONE: A2
F.A.R. CALCULATIONS

LAND AREA: 10,080 sqft
EXISTING LIVING AREA: 1,459 sqft
PROPOSED LIVING AREA: 3,403 sqft
EXISTING F.A.R. : 0.15
PROPOSED F.A.R. : 0.31
MAX. F.A.R. : 0.50

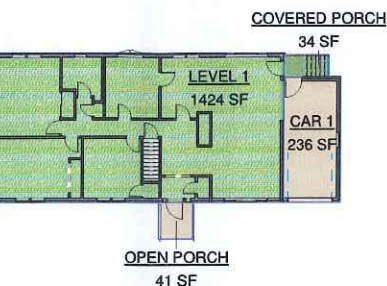
OPEN SPACE CALCULATIONS

EXISTING OPEN SPACE: 7,903 SQFT
PROPOSED OPEN SPACE: 5,553 SQFT
EXISTING OPEN SPACE RATIO 78.4%
PROPOSED OPEN SPACE RATIO 55.1%
ALLOWED OPEN SPACE RATIO: 50.0%

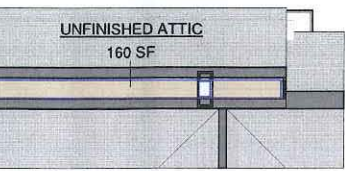
SETBACK	ALLOWED	CURRENT	PROPOSED
FRONT (WEST)	20'-0"	24'-9"	15'-3" *
SIDE (NORTH)	10'-0"	10'-0"	10'-0"
SIDE (SOUTH)	10'-0"	10'-5"	10'-5"
SIDE SUM	25'-0"	20'-5" *	20'-5" *
REAR (EAST)	30'-0"	68'-0"	40'-1"
HEIGHT	35'-0"	19'-6"	20'-11"



1 EXISTING - LEVEL 0
1/16" = 1'-0"

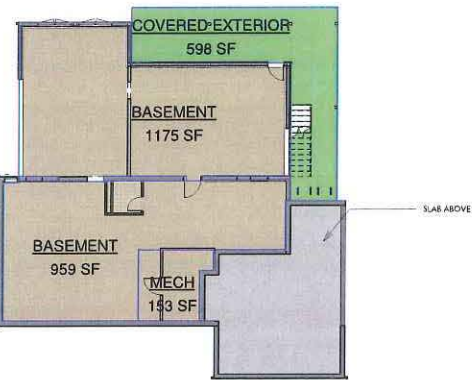


2 EXISTING - LEVEL 1
1/16" = 1'-0"

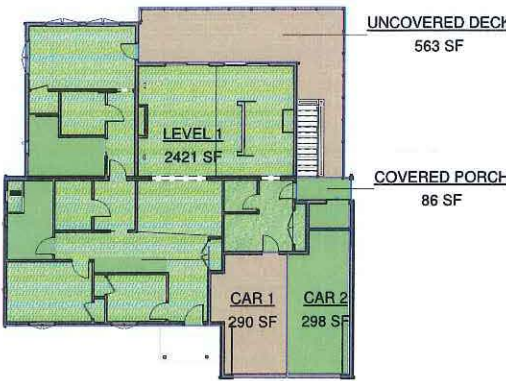


3 EXISTING - LEVEL 2
1/16" = 1'-0"

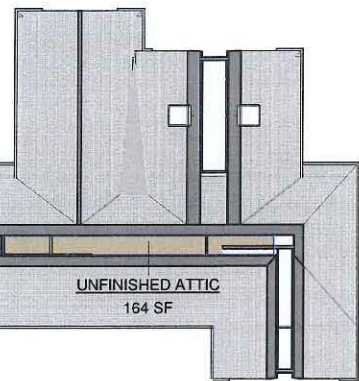
EXISTING - AREA PLANS	
Name	Area
CALCULATED IN FAR	
COVERED PORCH	34 SF
LEVEL 1	1424 SF
	1459 SF
EXCLUDED FROM FAR	
BASEMENT	1273 SF
CAR 1	236 SF
OPEN PORCH	41 SF
UNFINISHED ATTIC	160 SF
	1709 SF
Grand total	3167 SF



4 PROPOSED - LEVEL 0
1/16" = 1'-0"



5 PROPOSED - LEVEL 1
1/16" = 1'-0"



6 PROPOSED - LEVEL 2
1/16" = 1'-0"

PROPOSED - AREA PLANS	
Name	Area
CALCULATED IN FAR	
COVERED EXTERIOR	598 SF
CAR 2	298 SF
COVERED PORCH	86 SF
LEVEL 1	2421 SF
	3403 SF
EXCLUDED FROM FAR	
BASEMENT	1175 SF
BASEMENT	959 SF
MECH	153 SF
CAR 1	290 SF
UNCOVERED DECK	563 SF
UNFINISHED ATTIC	164 SF
	3304 SF
Grand total	6706 SF



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CAMBRIDGE MA, 02138

REGISTRATIONS:

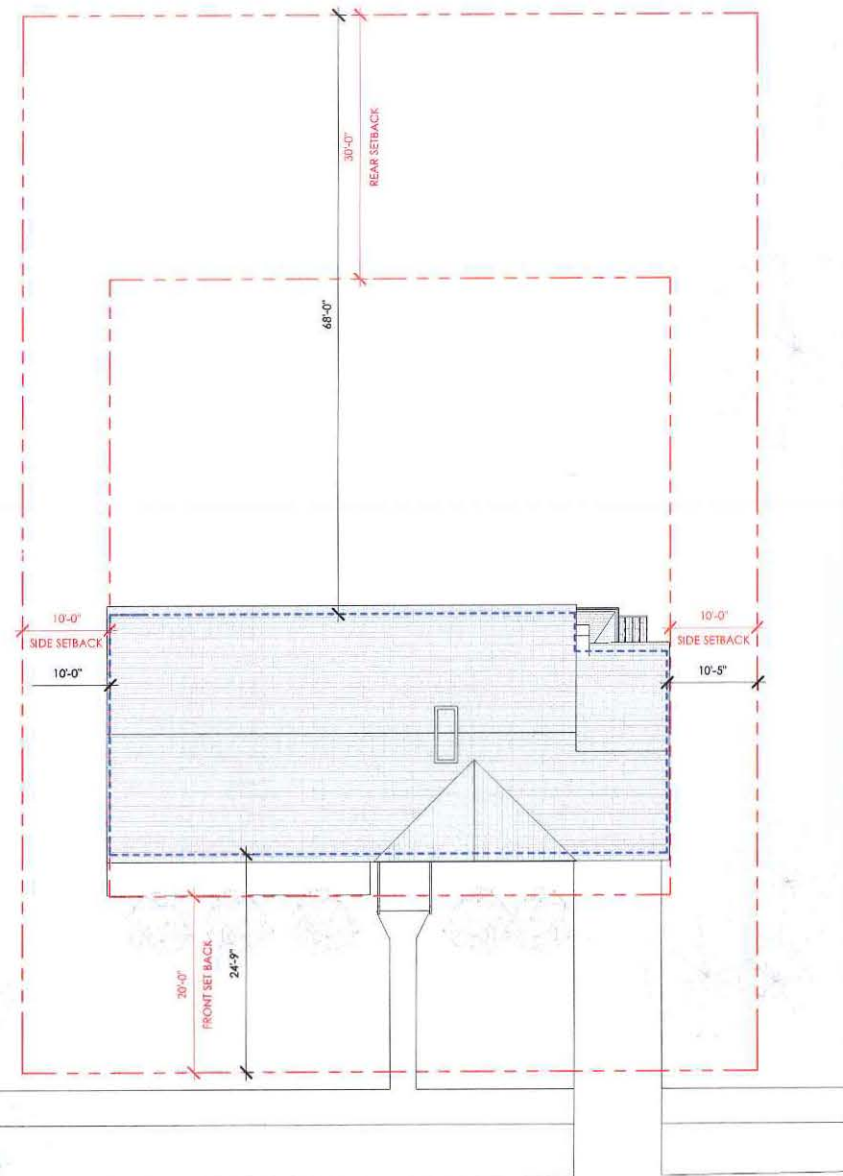
NOT FOR CONSTRUCTION

AREA PLANS

JESSICA KENSKY & PATRICK
DOWNES
KENSKY & DOWNES RESIDENCE
241 GROVE ST CAMBRIDGE, MA
01238

Project Status BZA SET
Project number 2111-0241
Date 06/24/2022
Drawn by Author
Checked by Checker
BZA-001
Scale As indicated

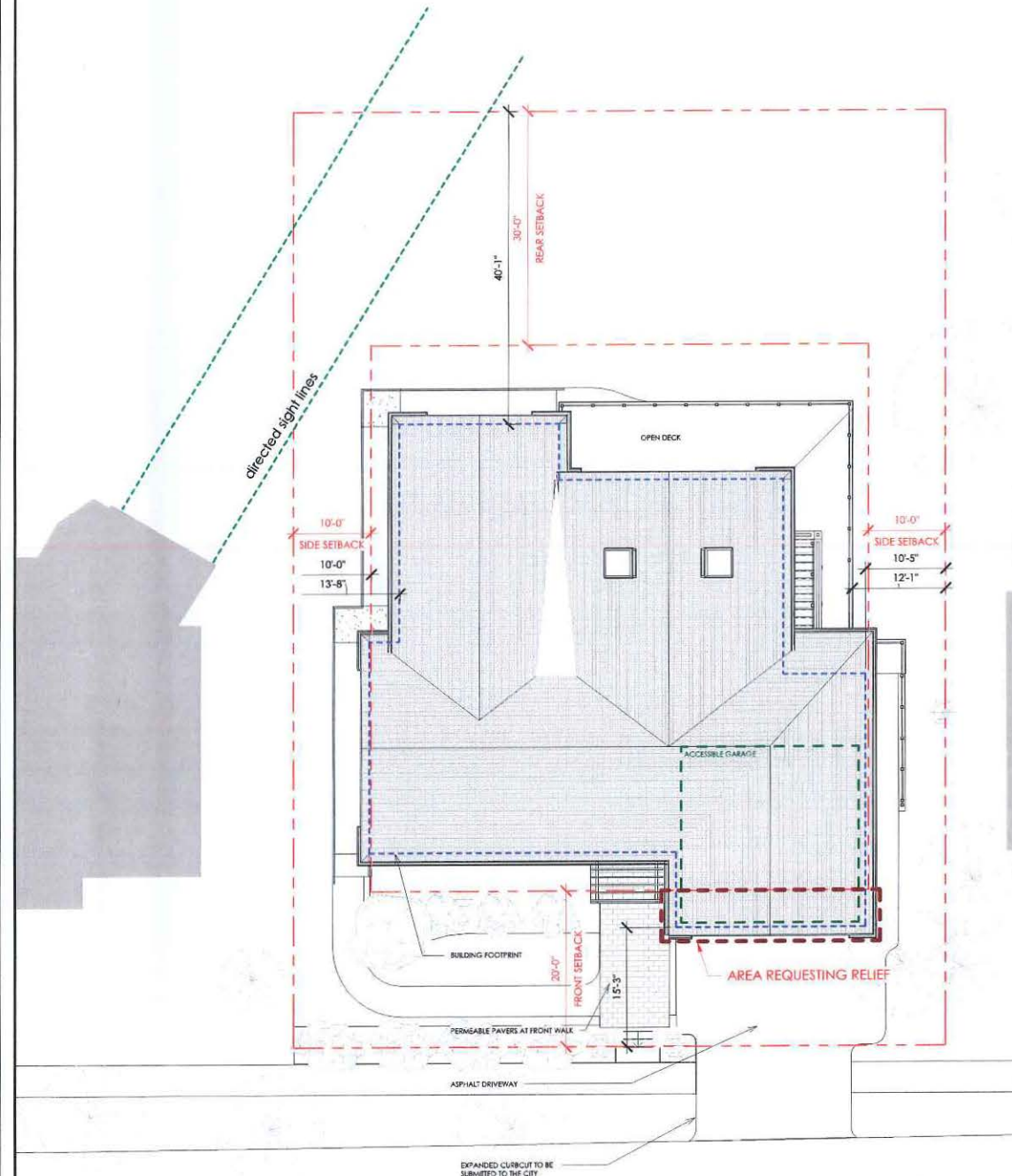
EXISTING SITE PLAN



GROVE STREET

1 EXISTING - SITE PLAN
1" = 10'-0"

PROPOSED SITE PLAN



GROVE STREET

2 PROPOSED - SITE PLAN
1" = 10'-0"



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CONSTRUCTION

SITE PLANS

JESSICA KENSKY & PATRICK
DOWNES
KENSKY & DOWNES RESIDENCE
241 GROVE ST CAMBRIDGE, MA
01238

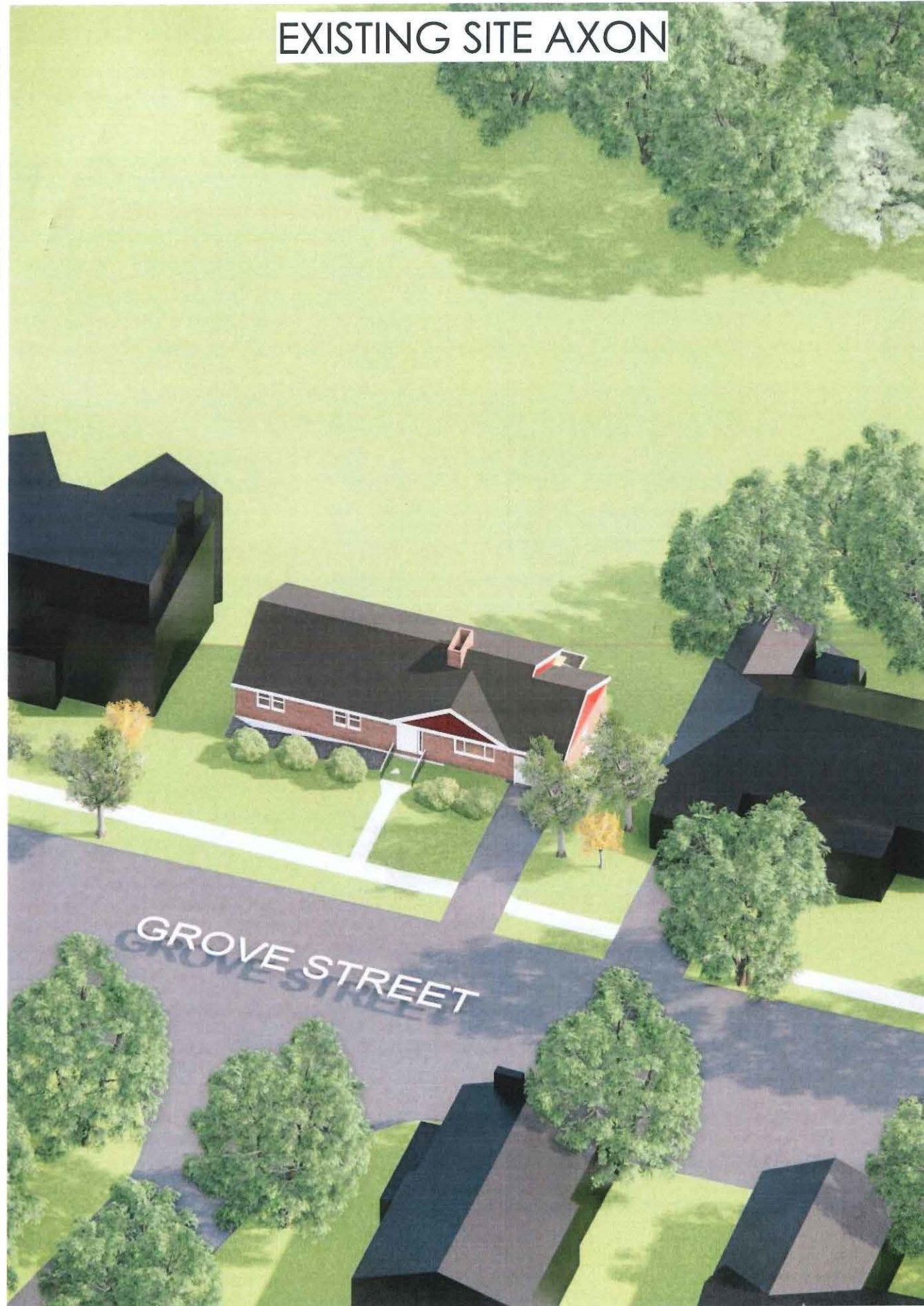
Project Status BZA SET
Project number 2111-0241
Date 06/24/2022
Drawn by Author
Checked by Checker

BZA-002

Scale 1" = 10'-0"

6/27/2022 10:29:04 AM

EXISTING SITE AXON



PROPOSED SITE AXON



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REGISTRATIONS:

**NOT FOR
CONSTRUCTION**

EXISTING & PROPOSED SITE
AXON

JESSICA KENSKY & PATRICK
DOWNES

KENSKY & DOWNES RESIDENCE

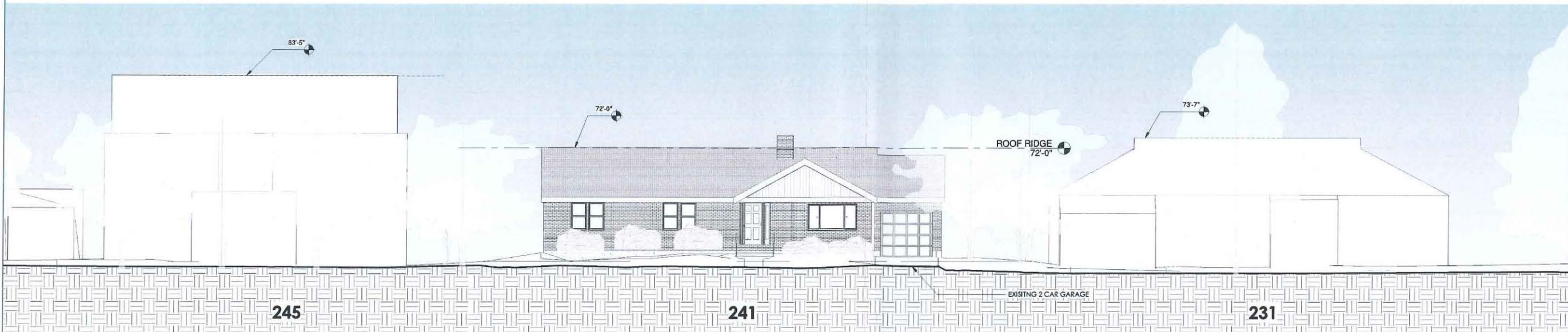
241 GROVE ST CAMBRIDGE, MA
01238

Project Status	BZA SET
Project number	2111-0241
Date	06/24/2022
Drawn by	Author
Checked by	Checker

BZA-003

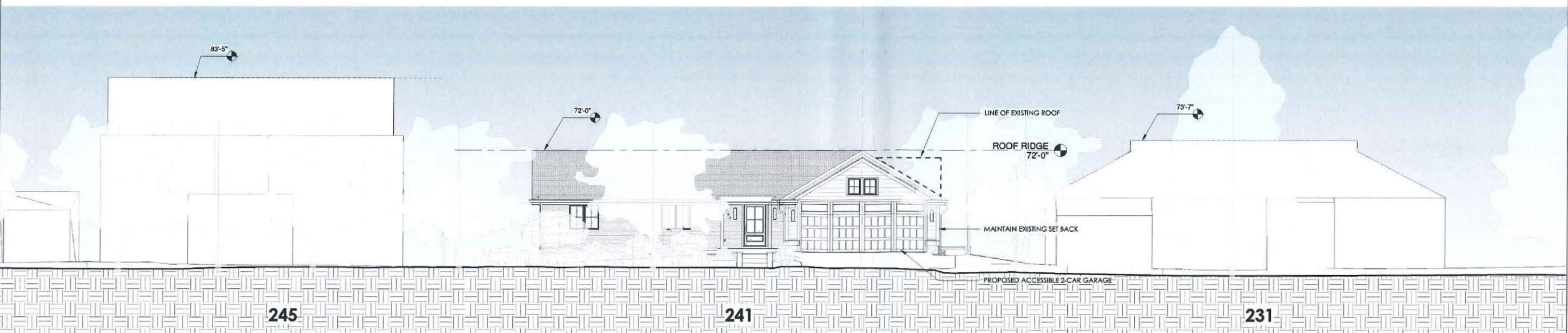
Scale

EXISTING STREETSCAPE



① EXISTING - STREETSCAPE
1/8" = 1'-0"

PROPOSED STREETSCAPE



② PROPOSED - STREETSCAPE
1/8" = 1'-0"



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REGISTRATIONS:

**NOT FOR
CONSTRUCTION**

STREETSCAPE

JESSICA KENSKY & PATRICK
DOWNES
KENSKY & DOWNES RESIDENCE
241 GROVE ST CAMBRIDGE, MA
01238

Project Status	BZA SET
Project number	2111-0241
Date	06/24/2022
Drawn by	SKA
Checked by	Checker

BZA-005

Scale 1/8" = 1'-0"

MORNING - 9 AM

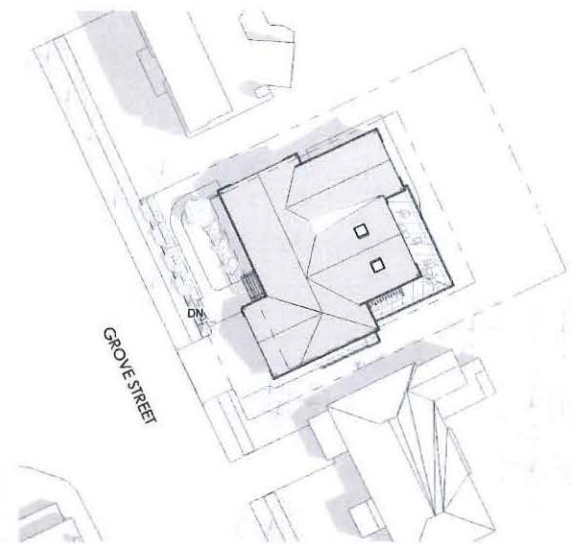
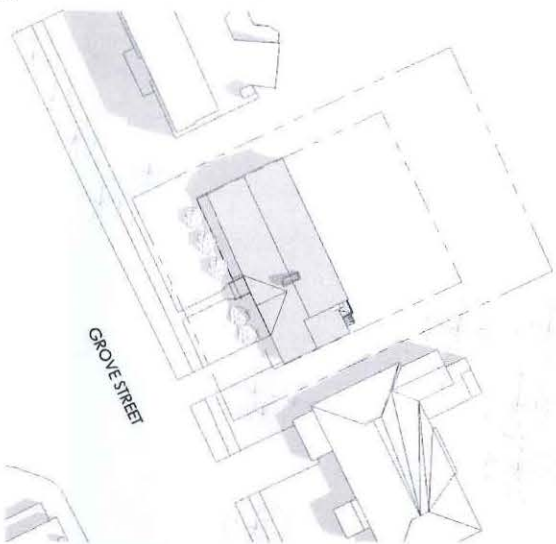
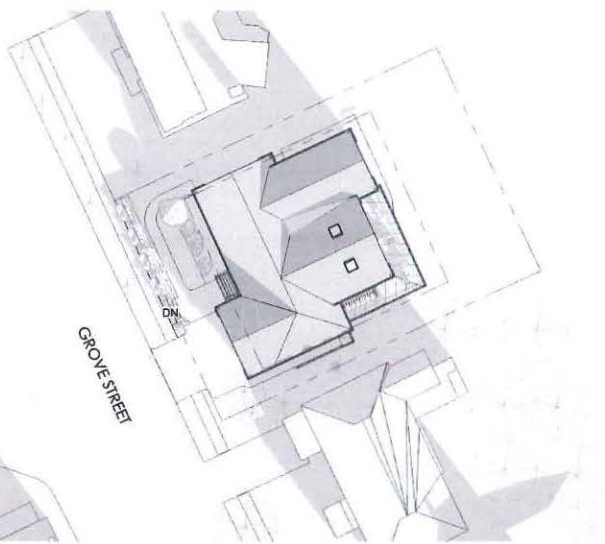
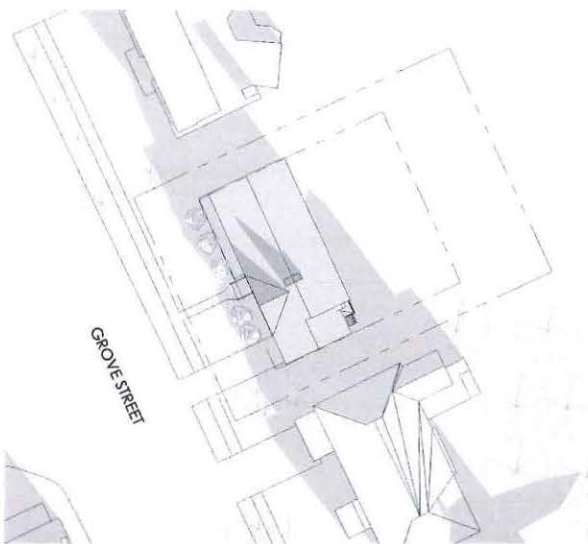
WINTER - EXISTING

WINTER - PROPOSED



SUMMER - EXISTING

SUMMER - PROPOSED



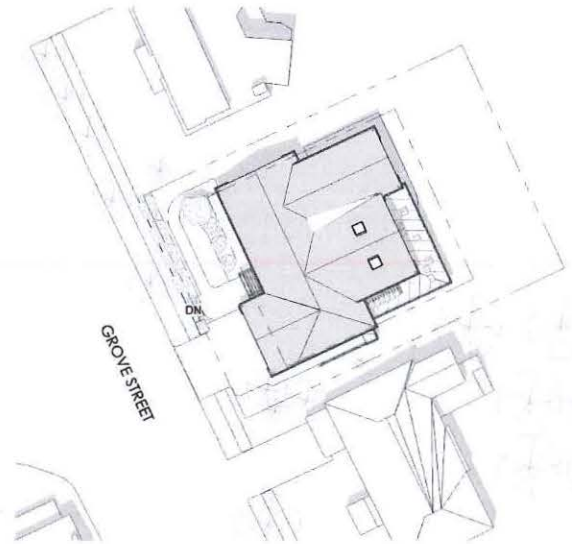
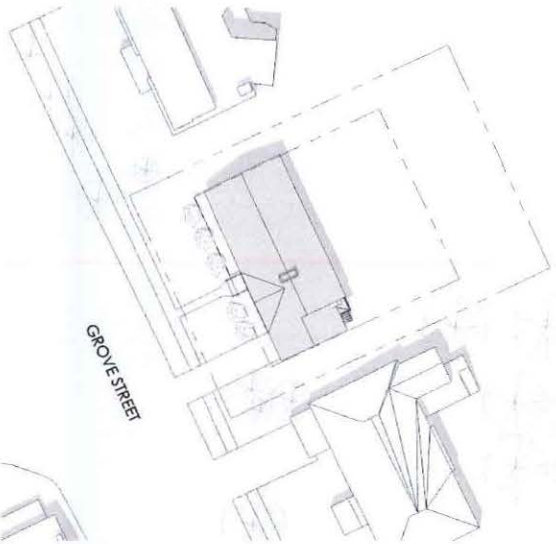
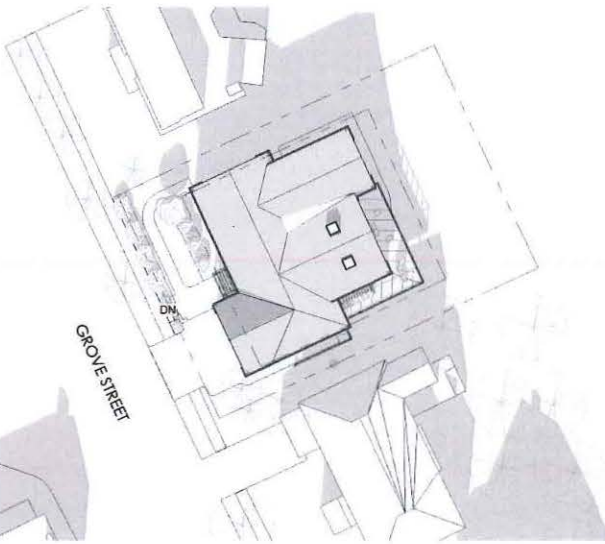
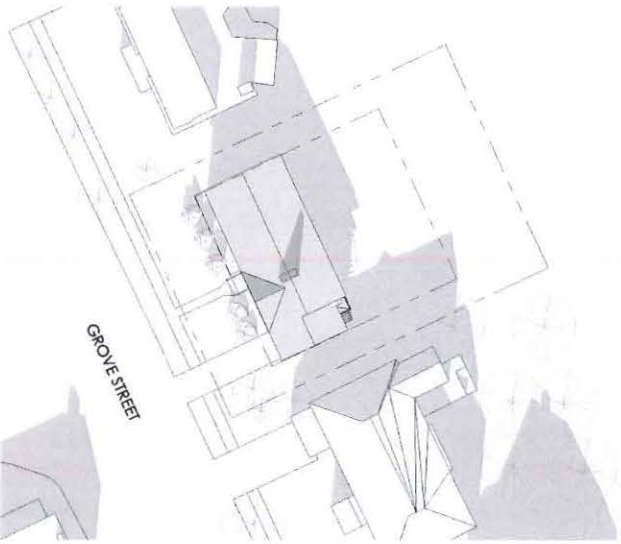
1 BZA - EXISTING - WINTER - 9 AM
1" = 30'-0"

2 BZA - PROPOSED - WINTER - 9 AM
1" = 30'-0"

10 BZA - EXISTING - SUMMER - 9 AM
1" = 30'-0"

9 BZA - PROPOSED - SUMMER - 9 AM
1" = 30'-0"

NOON - 12 PM



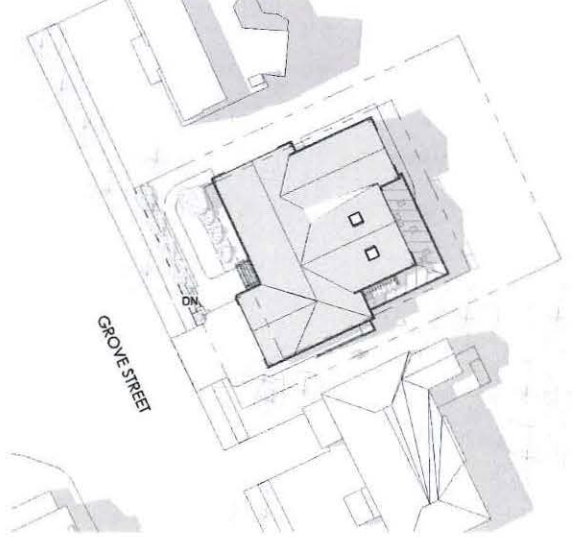
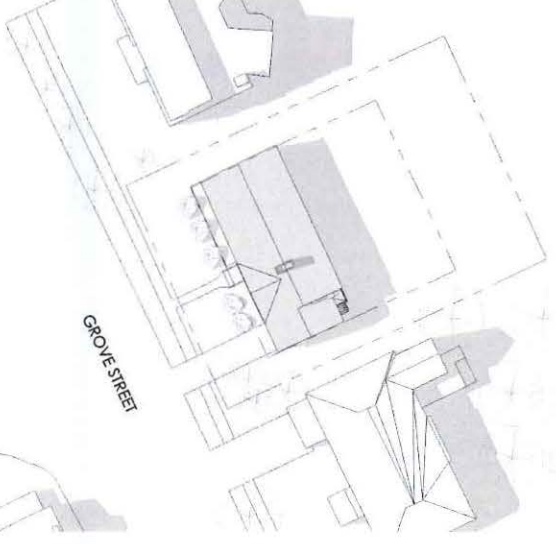
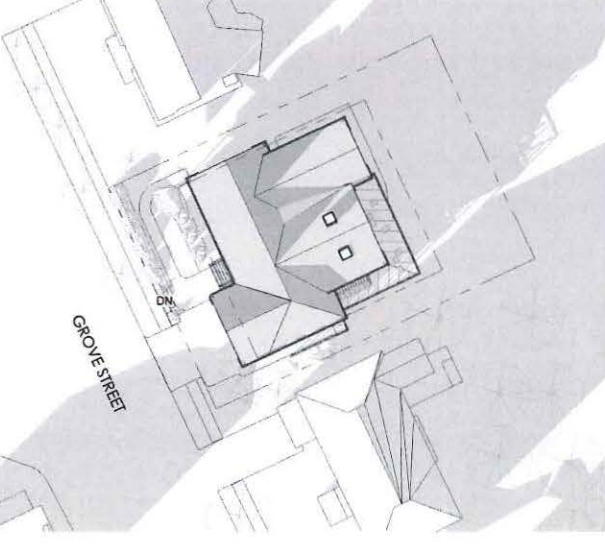
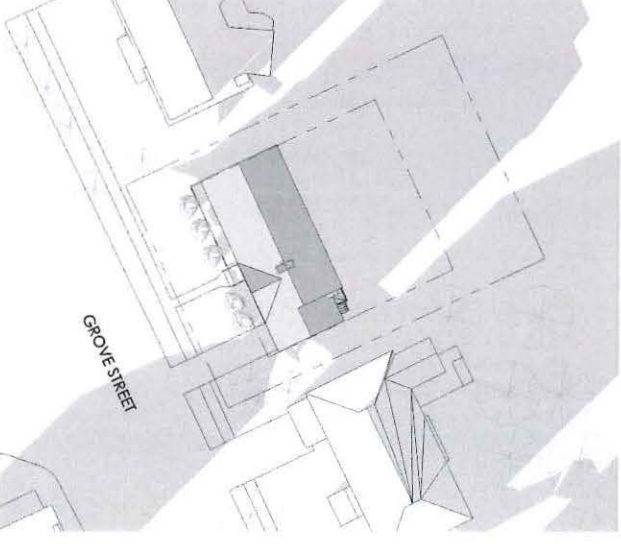
3 BZA - EXISTING - WINTER - 12 PM
1" = 30'-0"

4 BZA - PROPOSED - WINTER - 12 PM
1" = 30'-0"

11 BZA - EXISTING - SUMMER - 12 PM
1" = 30'-0"

8 BZA - PROPOSED - SUMMER - 12 PM
1" = 30'-0"

AFTERNOON - 3 PM



6 BZA - EXISTING - WINTER - 3 PM
1" = 30'-0"

5 BZA - PROPOSED - WINTER - 3 PM
1" = 30'-0"

12 BZA - EXISTING - SUMMER - 3 PM
1" = 30'-0"

7 BZA - PROPOSED - SUMMER - 3 PM
1" = 30'-0"



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REGISTRATIONS:

NOT FOR
CONSTRUCTION

SHADOW STUDY

JESSICA KENSKY & PATRICK
DOWNES
KENSKY & DOWNES RESIDENCE
241 GROVE ST CAMBRIDGE, MA
01238

Project Status	BZA SET
Project number	2111-0241
Date	06/24/2022
Drawn by	Author
Checked by	Checker

BZA-006

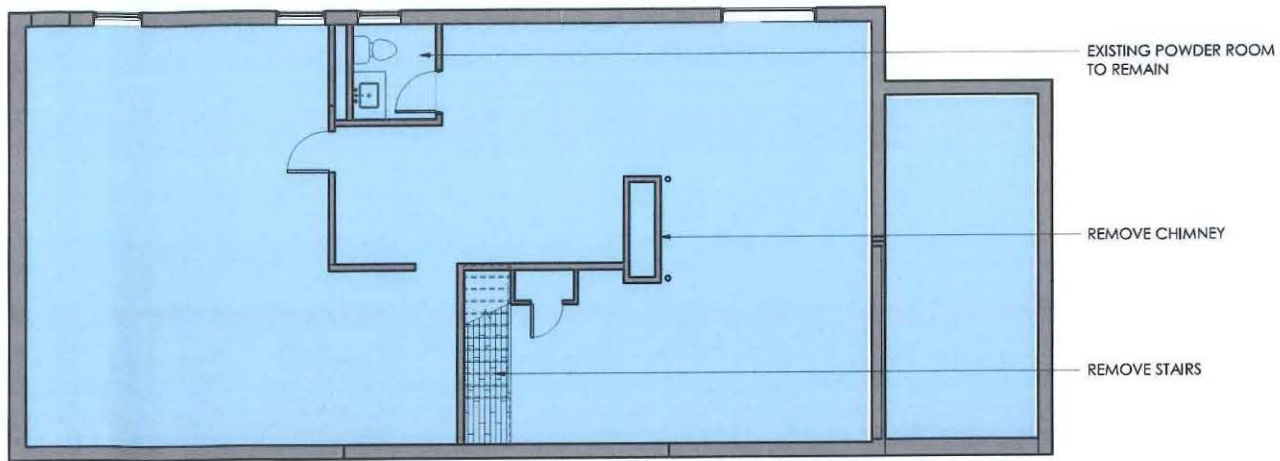
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6/27/2022 10:29:15 AM

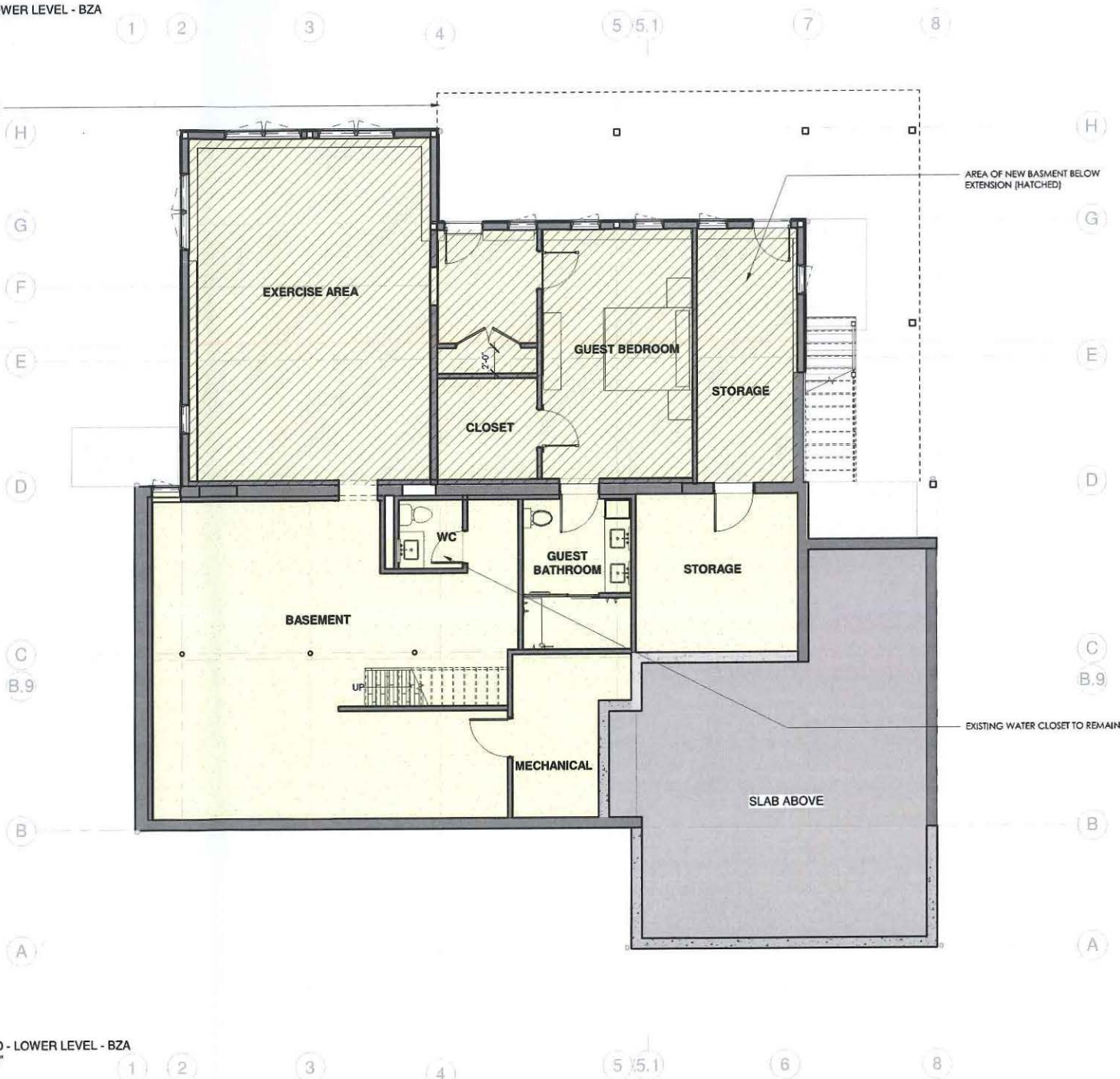
BZA-100 BASEMENT



① EXISTING - LOWER LEVEL - BZA
3/16" = 1'-0"



② PROPOSED - LOWER LEVEL - BZA
3/16" = 1'-0"



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REGISTRATIONS:

**NOT FOR
CONSTRUCTION**

BASEMENT

JESSICA KENSKY & PATRICK
DOWNES
KENSKY & DOWNES RESIDENCE
241 GROVE ST CAMBRIDGE, MA
01238

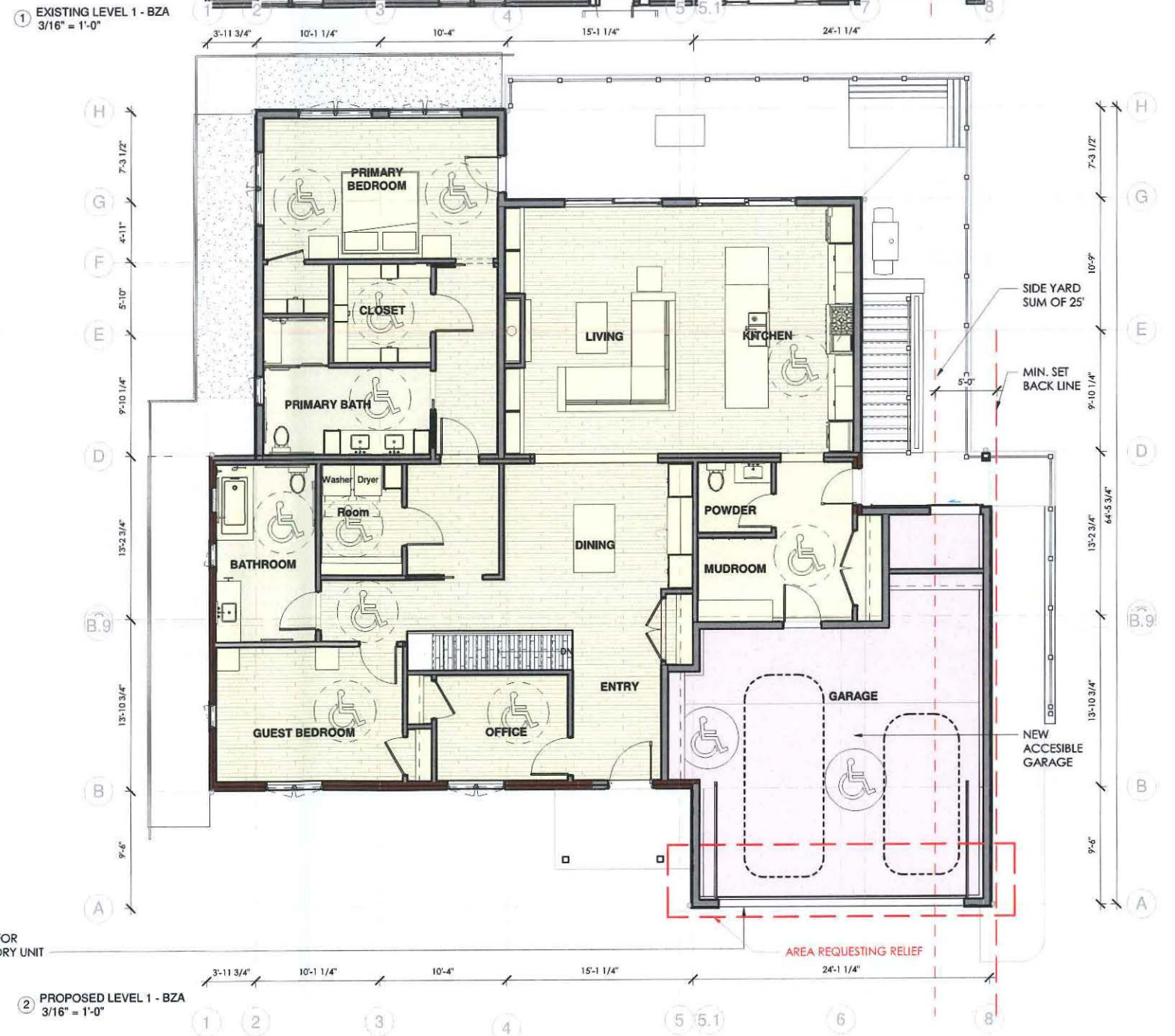
Project Status	BZA SET
Project number	2111-0241
Date	06/24/2022
Drawn by	Author
Checked by	Checker

BZA-100

Scale 3/16" = 1'-0"



① EXISTING LEVEL 1 - BZA
3/16" = 1'-0"



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 www.SKA-MA.com
 357 HURON AVE.
 CAMBRIDGE MA, 02138

REGISTRATIONS:

**NOT FOR
CONSTRUCTION**

LEVEL 1

JESSICA KENSKY & PATRICK
 DOWNES
 KENSKY & DOWNES RESIDENCE
 241 GROVE ST CAMBRIDGE, MA
 01238

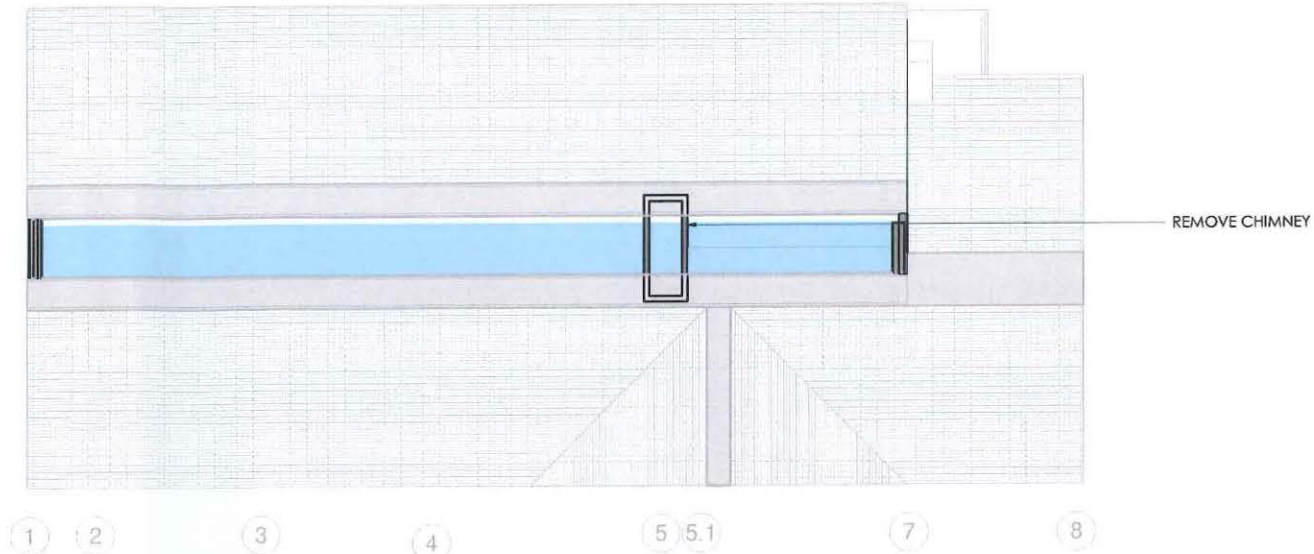
Project Status	BZA SET
Project number	2111-0241
Date	06/24/2022
Drawn by	Author
Checked by	Checker

BZA-101

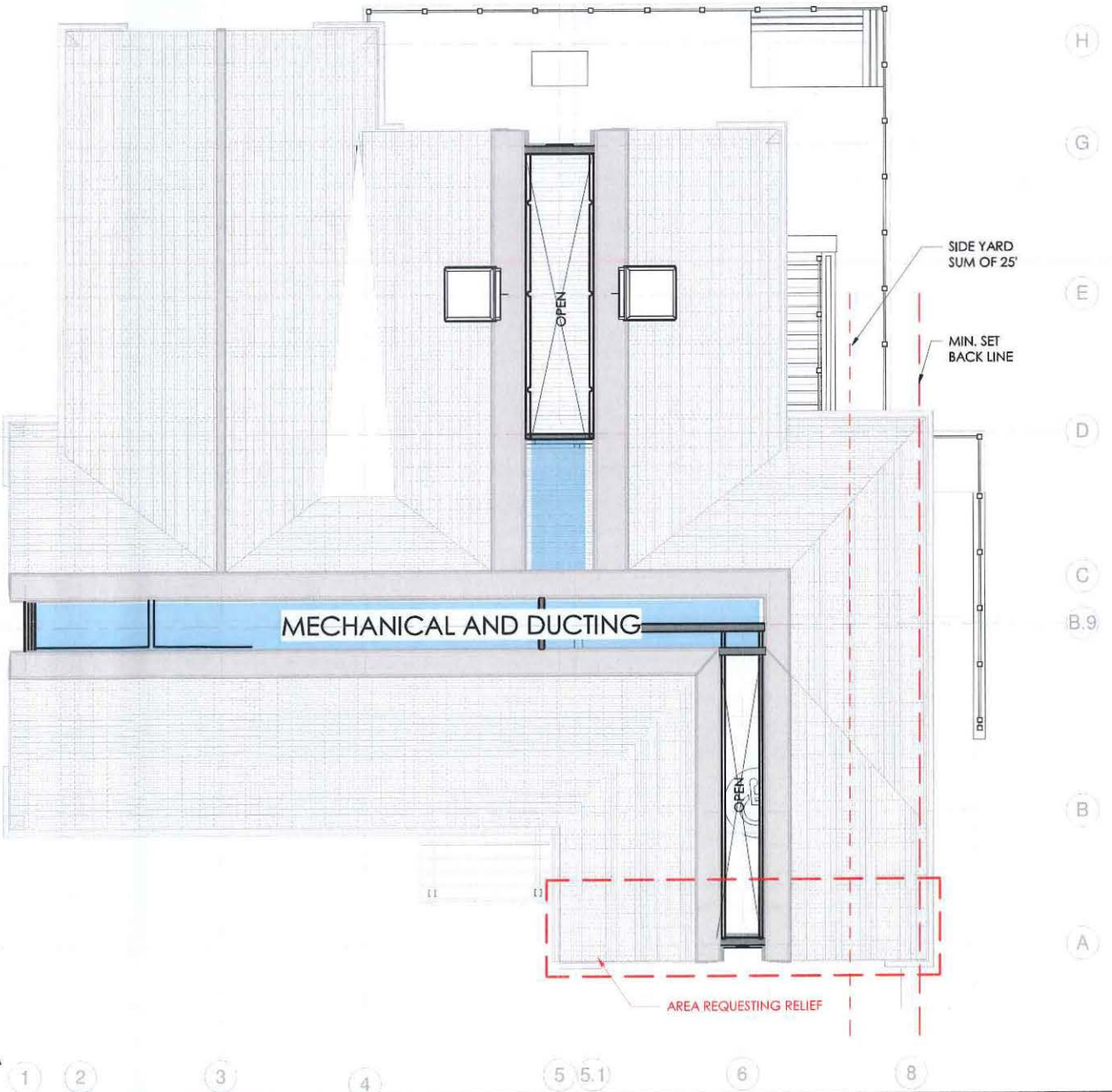
Scale 3/16" = 1'-0"



1 EXISTING LEVEL 2 - BZA
3/16" = 1'-0"



2 PROPOSED LEVEL 2 - BZA
3/16" = 1'-0"



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ATTIC PLAN

JESSICA KENSKY & PATRICK
DOWNES
KENSKY & DOWNES RESIDENCE
241 GROVE ST CAMBRIDGE, MA
01238

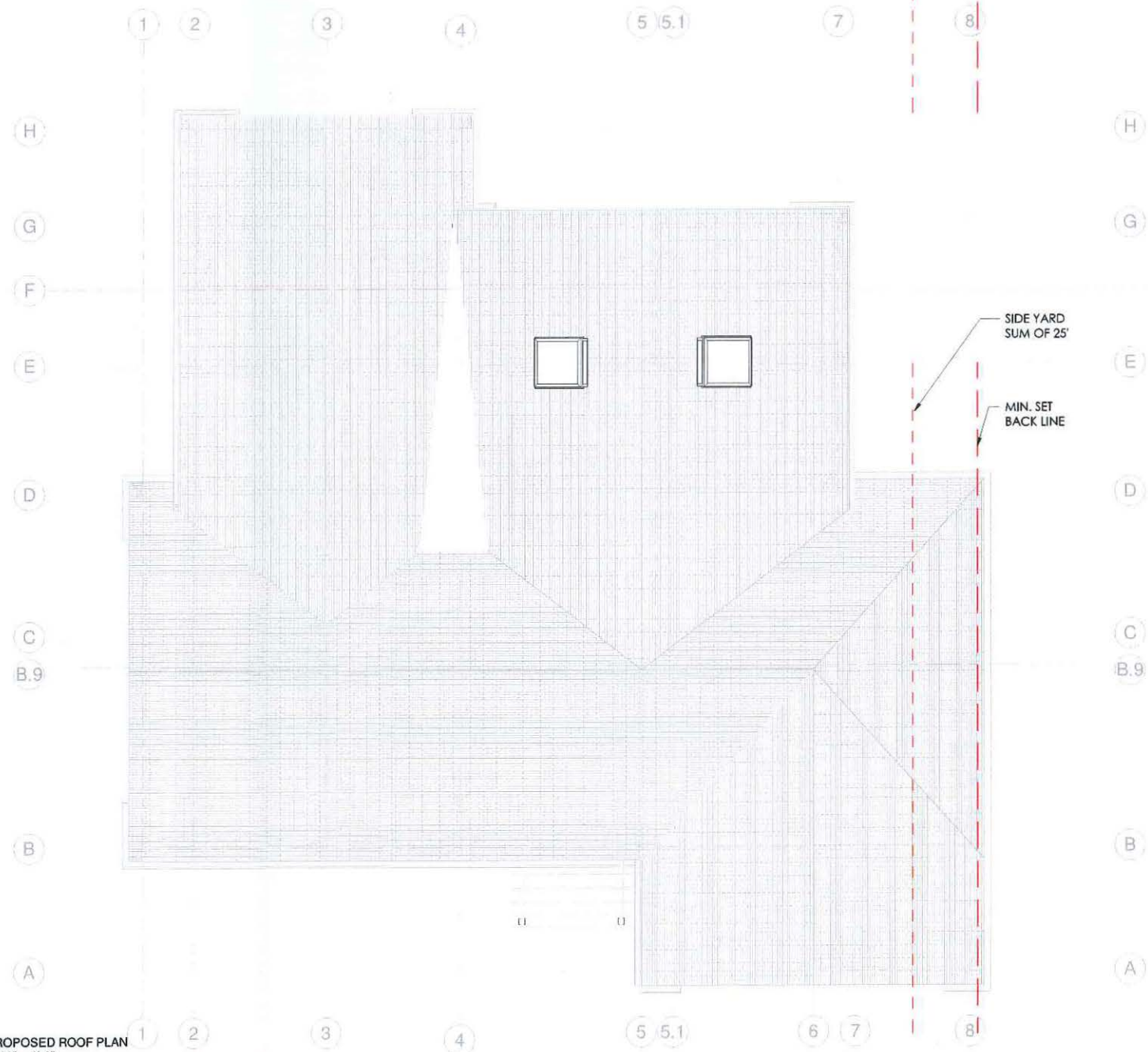
Project Status	BZA SET
Project number	2111-0241
Date	06/24/2022
Drawn by	Author
Checked by	Checker

BZA-102

Scale 3/16" = 1'-0"



② EXISTING ROOF PLAN
3/16" = 1'-0"



① PROPOSED ROOF PLAN
3/16" = 1'-0"



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ROOF PLAN

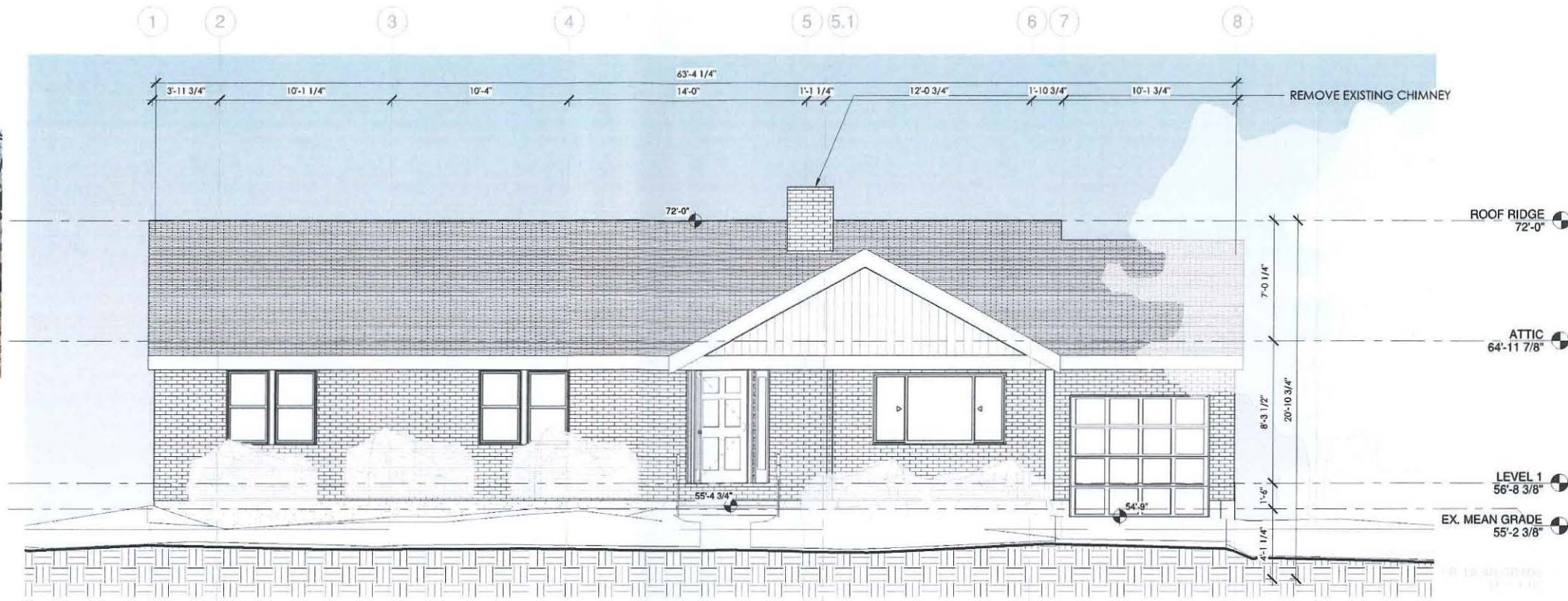
JESSICA KENSKY & PATRICK
 DOWNES
 KENSKY & DOWNES RESIDENCE
 241 GROVE ST CAMBRIDGE, MA
 01238

Project Status	BZA SET
Project number	2111-0241
Date	06/24/2022
Drawn by	Author
Checked by	Checker

BZA-103

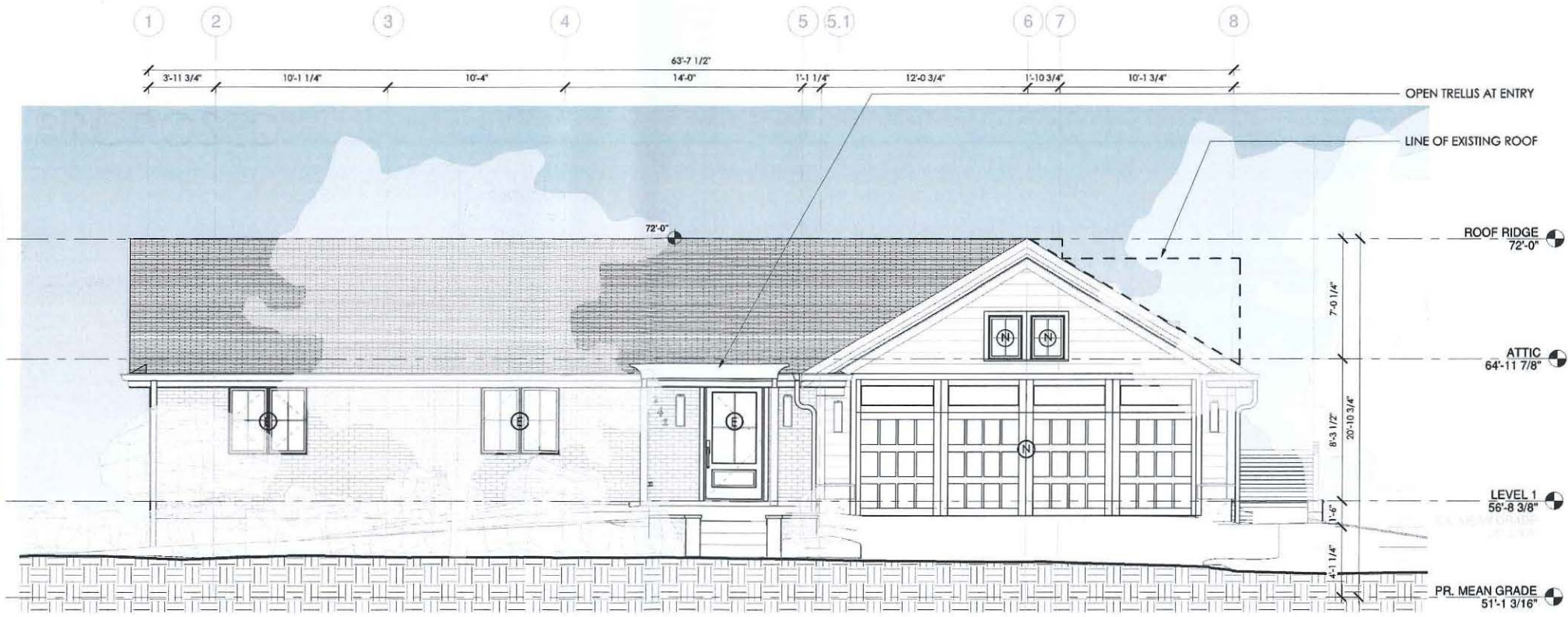
Scale 3/16" = 1'-0"

EXISTING



1 BZA- EXISTING WESTERN ELEVATION
1/4" = 1'-0"

PROPOSED



2 BZA- PROPOSED WESTERN ELEVATION
1/4" = 1'-0"



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REGISTRATIONS:

NOT FOR
CONSTRUCTION

ELEVATION WEST (FRONT)

JESSICA KENSKY & PATRICK
DOWNES

KENSKY & DOWNES RESIDENCE

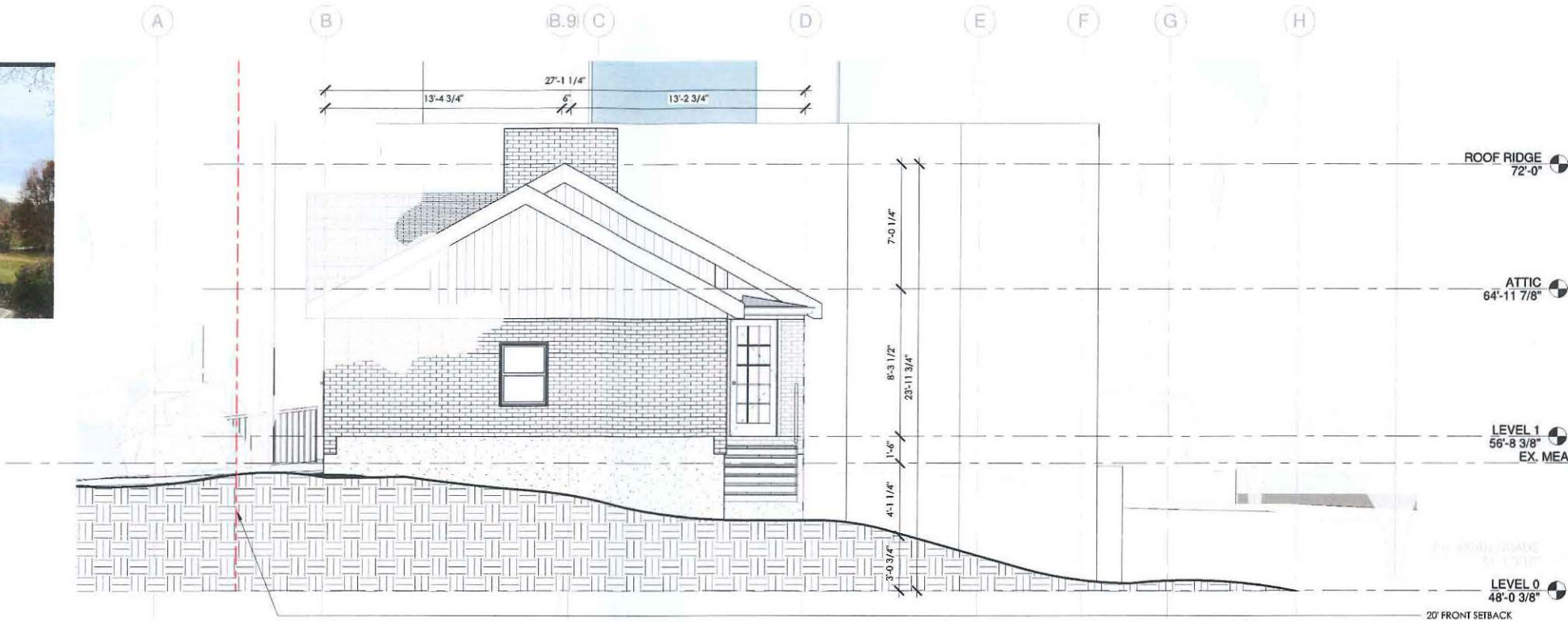
241 GROVE ST CAMBRIDGE, MA
01238

Project Status	BZA SET
Project number	2111-0241
Date	06/24/2022
Drawn by	Author
Checked by	Checker

BZA-200

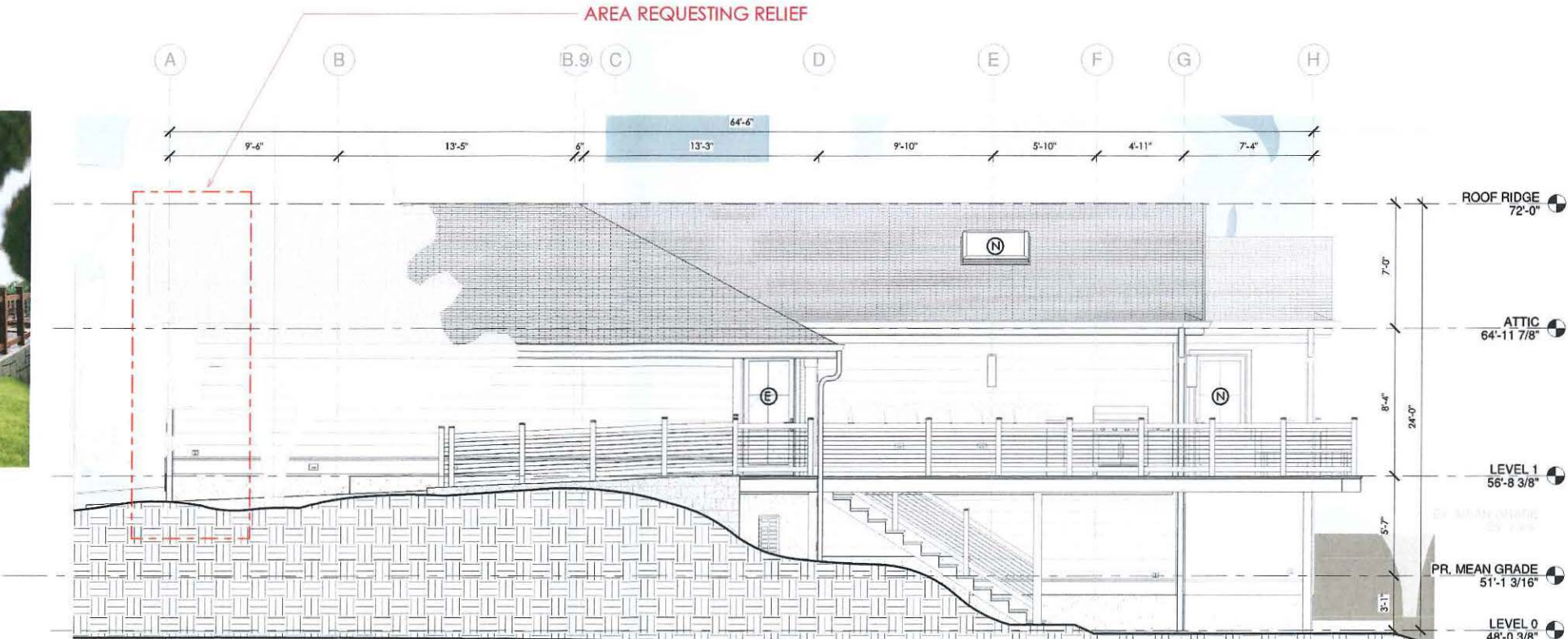
Scale 1/4" = 1'-0"

EXISTING



2 BZA-EXISTING SOUTHERN ELEVATION
1/4" = 1'-0"

PROPOSED



1 BZA-PROPOSED SOUTHERN ELEVATION
1/4" = 1'-0"



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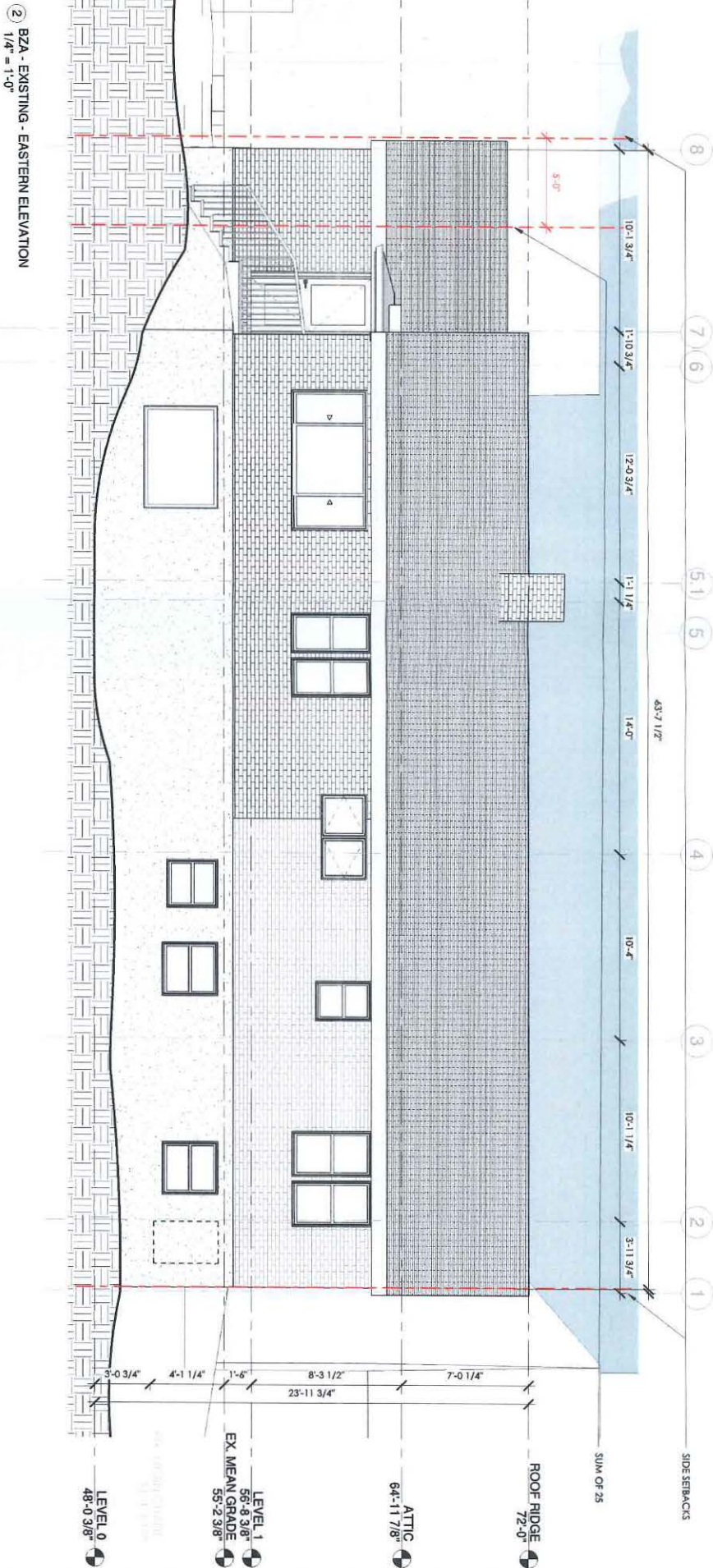
ELEVATION SOUTH

JESSICA KENSKY & PATRICK
DOWNES
KENSKY & DOWNES RESIDENCE
241 GROVE ST CAMBRIDGE, MA
01238

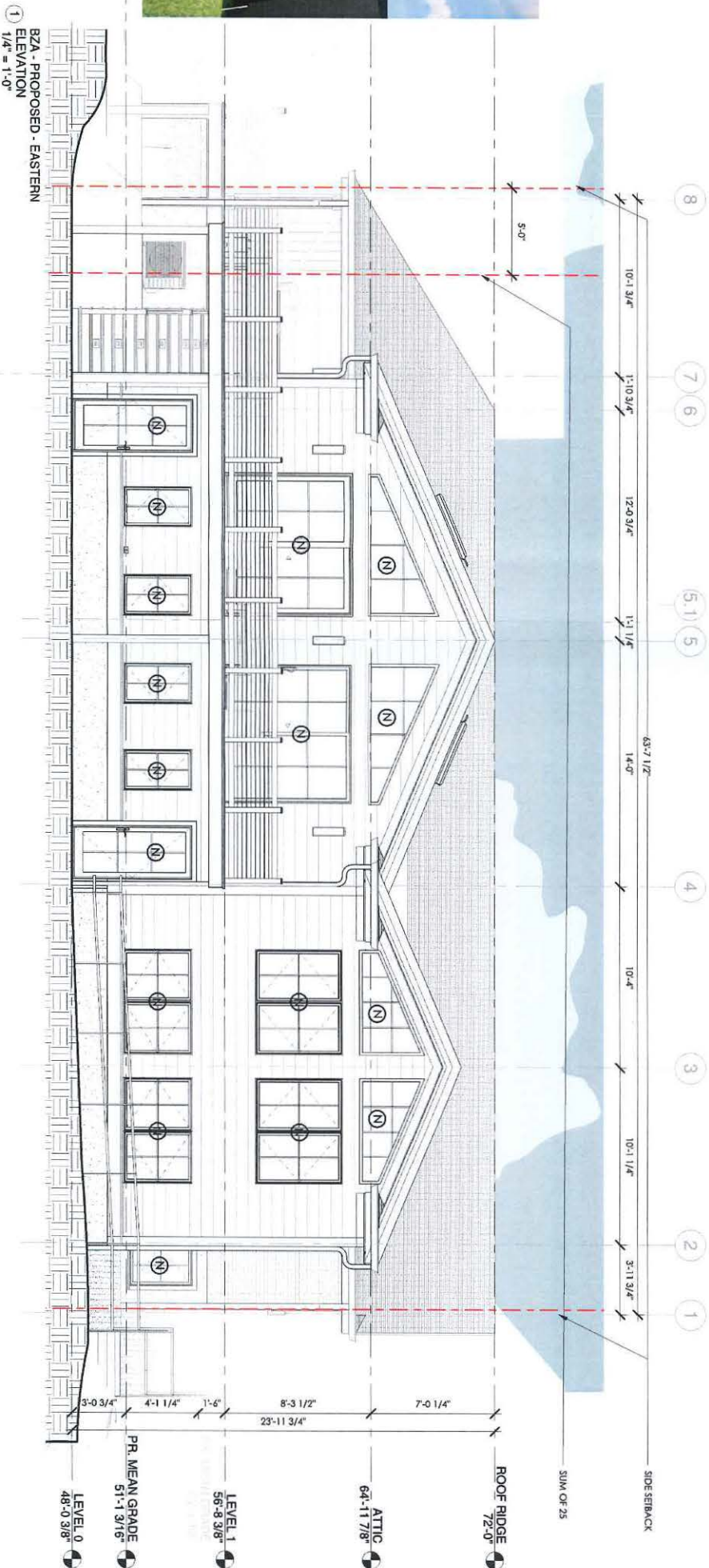
Project Status BZA SET
Project number 2111-0241
Date 06/24/2022
Drawn by Author
Checked by Checker

BZA-201
Scale 1/4" = 1'-0"

EXISTING



PROPOSED



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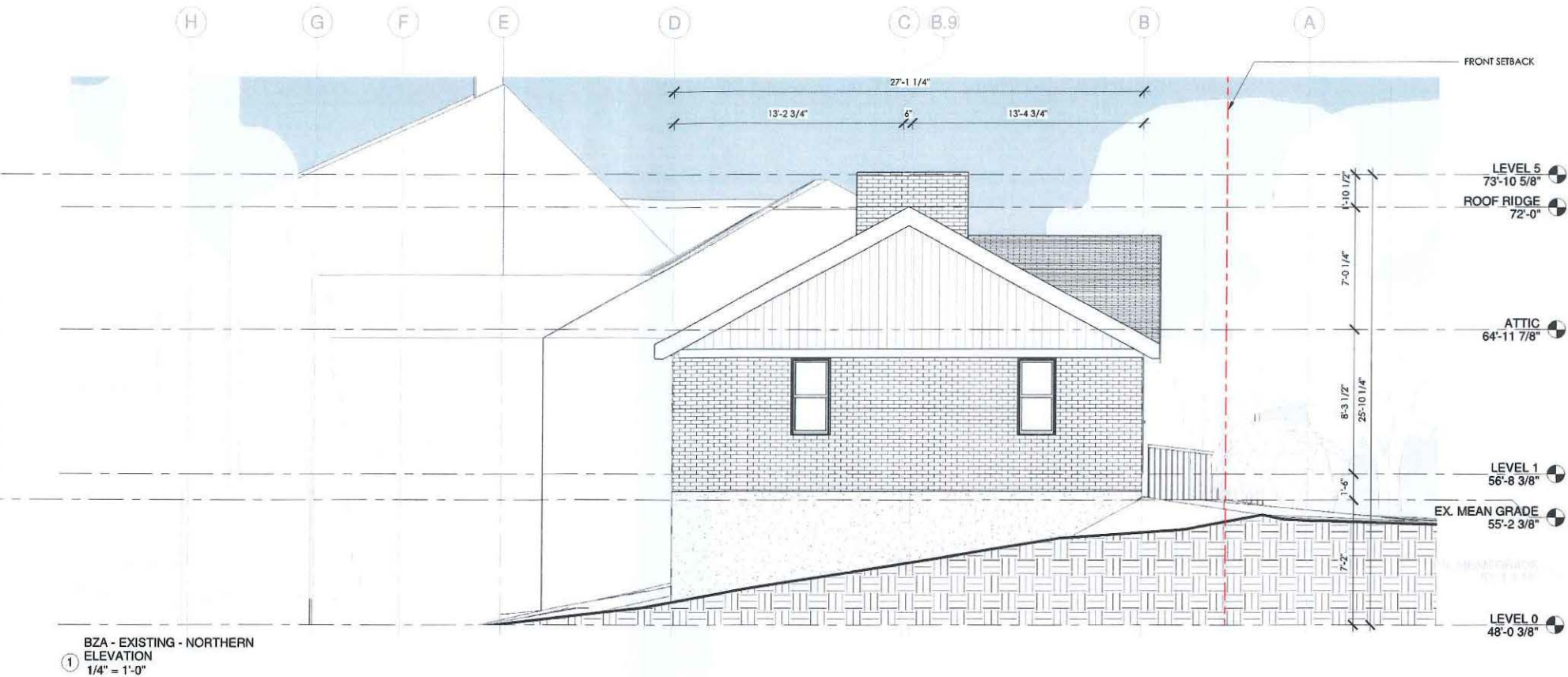
NOT FOR
CONSTRUCTION

ELEVATION EAST (BACK)

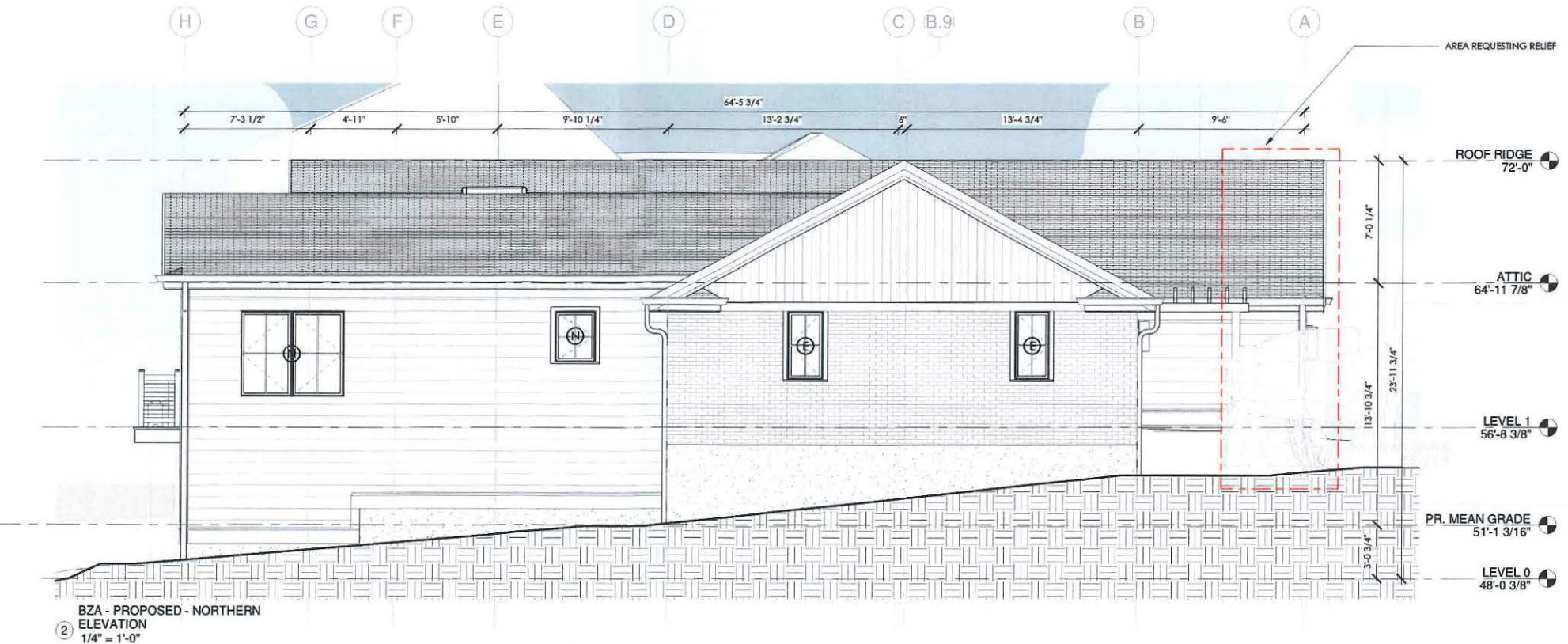
JESSICA KENSKY & PATRICK
DOWNES
KENSKY & DOWNES RESIDENCE
241 GROVE ST CAMBRIDGE, MA
01238

Project Status: BZA SET
Project Number: 2111-0241
Date: 06/24/2022
Drawn by: Author
Checked by: Checker
BZA-202
Scale: 1/4" = 1'-0"

EXISTING



PROPOSED



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REGISTRATIONS:

**NOT FOR
CONSTRUCTION**

ELEVATION NORTH

JESSICA KENSKY & PATRICK
DOWNES
KENSKY & DOWNES RESIDENCE
241 GROVE ST CAMBRIDGE, MA
01238

Project Status BZA SET
Project number 2111-0241
Date 06/24/2022
Drawn by Author
Checked by Checker

BZA-203

Scale 1/4" = 1'-0"

END OF PRESENTATION

SCAN CODE BELOW WITH PHONE TO VIEW
241 GROVE EXTERIOR VIDEO RENDER



SUPPLEMENTARY SHEETS FOR REFERENCE FOLLOW



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CONSTRUCTION**

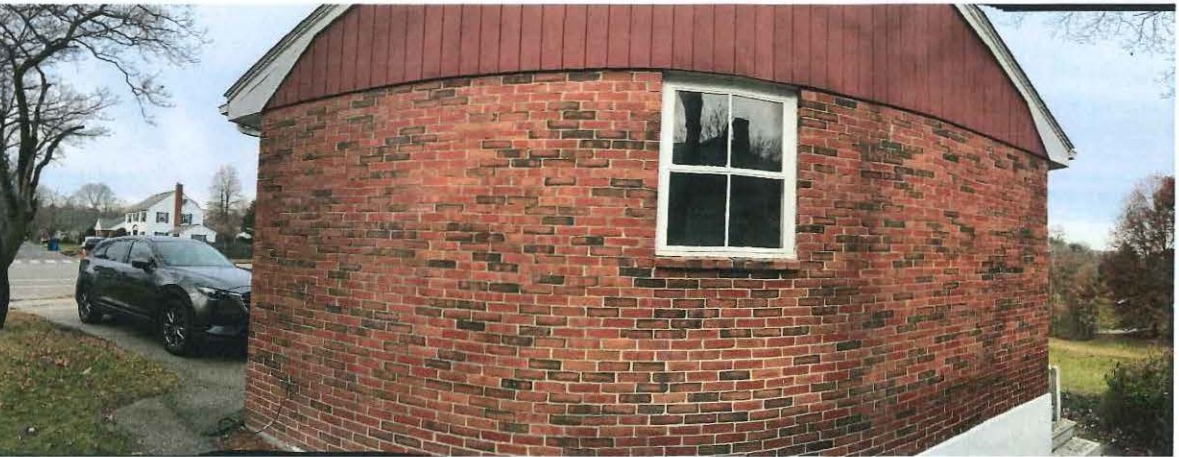
RENDER VIDEO

JESSICA KENSKY & PATRICK
DOWNES
KENSKY & DOWNES RESIDENCE
241 GROVE ST CAMBRIDGE, MA
01238

Project Status	BZA SET
Project number	2111-0241
Date	06/24/2022
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BZA-300

Scale



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CONSTRUCTION**

ADDITIONAL
INFORMATION

JESSICA KENSKY & PATRICK
DOWNES
KENSKY & DOWNES RESIDENCE
241 GROVE ST CAMBRIDGE, MA
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Project Status	BZA SET
Project number	2111-0241
Date	06/24/2022
Drawn by	Author
Checked by	Checker

BZA-301

Scale



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**NOT FOR
CONSTRUCTION**

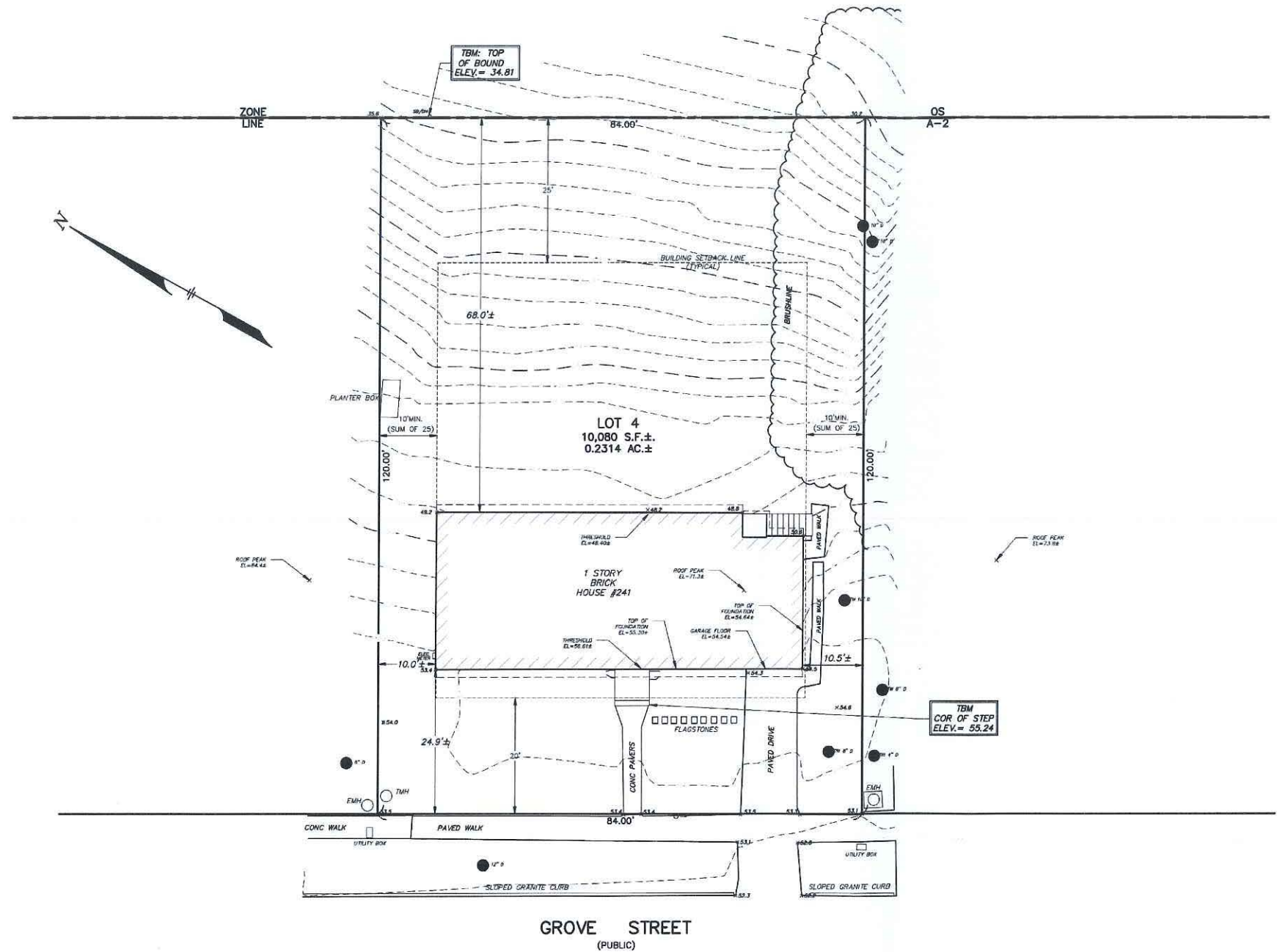
PLOT PLAN

JESSICA KENSKY & PATRICK
DOWNES
KENSKY & DOWNES RESIDENCE
241 GROVE ST CAMBRIDGE, MA
01238

Project Status	BZA SET
Project number	2111-0241
Date	06/24/2022
Drawn by	Author
Checked by	Checker

BZA-302

Scale



LEGEND:

- N/F NOW OR FORMERLY
- OVERHEAD WIRES
- TREE TREE LINE
- UP UTILITY POLE
- GG+ GAS GATE
- G GAS SERVICE (BURIED)
- WG+ WATER GATE
- W WATER SERVICE (BURIED)
- DMH DRAIN MANHOLE
- D SUB-SURFACE DRAIN LINE
- EXISTING CONTOUR
- EXISTING CONTOUR
- LIGHTPOLE
- WETLAND FLAG
- SPOT ELEVATION
- STONE WALL
- EDGE OF PAVEMENT

UTILITY NOTE:

ALL UNDERGROUND UTILITIES SHOWN HERE WERE COMPILED ACCORDING TO AVAILABLE RECORD PLANS FROM VARIOUS UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE ONLY. ACTUAL LOCATIONS MUST BE DETERMINED IN THE FIELD BEFORE DESIGNING, EXCAVATING, BLASTING, INSTALLING, BACKFILLING, GRADING, PAVEMENT RESTORATION OR REPAIRING. ALL UTILITY COMPANIES, PUBLIC AND PRIVATE, MUST BE CONTACTED INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THIS PLAN. SEE CHAPTER 370, ACTS OF 1963 MASS. WE ASSUME NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN. BEFORE PLANNING FUTURE CONNECTIONS THE APPROPRIATE PUBLIC UTILITY ENGINEERING DEPARTMENT MUST BE CONSULTED. DIG SAFE TELEPHONE No. 1-888-344-7233.

RECORD OWNER

J AND P GROVE STREET REALTY TRUST
241 GROVE STREET
CAMBRIDGE, MA

REFERENCE

MIDDLESEX REGISTRY OF DEEDS
SOUTH DISTRICT
DEED BOOK 79088 PAGE 386
PLAN No. 1922 OF 1951

ZONING DISTRICT

RESIDENCE A-2

DATUM

NAVD OF 1988.

TOPOGRAPHIC
PLAN OF LAND
IN
CAMBRIDGE, MASSACHUSETTS
(MIDDLESEX COUNTY)

FOR: DOWNES
SCALE: 1"=10' MARCH 22, 2022

STAMSKI AND McNARY, INC.
1000 MAIN STREET ACTON, MASSACHUSETTS
ENGINEERING - PLANNING - SURVEYING



(6988work.dwg) 241 Grove Street SM-6988



City of Cambridge, MA (<https://www.cambridgema.gov>)

City of Cambridge, MA (<https://www.cambridgema.gov>)

Select

Map-Lot:

236-129

Map-Lot:
236-132

Map-Lot:
235-30

Map-Lot:
236-7

Map-Lot:
235-31

Map-Lot:
235-59

Map-Lot:
235-33

Map-Lot:
235-34

Map-Lot-
235-35

Map-Lot:
236-6

Map-Lot:
236-5

Map-Lot:
236-4

Map-Lot:
236-3

Map-Lot:
236-96

Map-Lot:
236-97

Map-Lot:
236-135

Map-Lot:
236-24

Map-Lot:
236-25

Lakeview Ave

1501~

Welson

Map-L
236-2

Map-Lot
236-25

Map-Lot
236-96

Map-Lot:
236-97

5.1.0

(production)

50 ft

Leaflet (<http://leafletjs.com>)





City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.
(617) 349-6100

2022 JUN -9 PM 3:22

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

Board of Zoning Appeal Waiver Form

The Board of Zoning Appeal
831 Mass Avenue
Cambridge, MA 02139

RE: Case # BZA-174527

Address: 241 Grove St.

☐ Owner, ☐ Petitioner, or ☐ Representative:

James J. Raskuty, Esq.
(Print Name)

hereby waives the required time limits for holding a public hearing as required by
Section 9 or Section 15 of the Zoning Act of the Commonwealth of Massachusetts,
Massachusetts General Laws, Chapter 40A. The ☐ Owner, ☐ Petitioner, or ☐
Representative further hereby waives the Petitioner's and/or Owner's right to a
Decision by the Board of Zoning Appeal on the above referenced case within the time
period as required by Section 9 or Section 15 of the Zoning Act of the Commonwealth of
Massachusetts, Massachusetts General Laws, Chapter 40A, and/or Section 6409 of the
federal Middle Class Tax Relief and Job Creation Act of 2012, codified as 47 U.S.C.
§1455(a), or any other relevant state or federal regulation or law.

Date:

6/9/22

Signature

[Signature]

Pacheco, Maria

From: Eduardo Berlin <eberlin.post@gmail.com> on behalf of Eduardo Berlin
<eberlin@post.harvard.edu>
Sent: Tuesday, June 7, 2022 1:15 PM
To: Pacheco, Maria
Cc: Pia Agliati
Subject: Opposition to two-family-dwelling in 241 Grove Street

Dear Miss Pacheco,

I am writing in opposition to the application for a variance that would allow for a two-family dwelling in 241 Grove Street, Cambridge, MA 02138, an area zoned for single-family exclusively (Residence A-2 Zone). I am a direct neighbor of the petitioner, have lived in my current address (267 Grove Street) and have been a Cambridge Resident since for 13 years.

I am a Registered Architect with the State of Massachusetts and a close collaborator with the Cambridge Community Development department (CDD), as the company I co-founded - Mapdwell - provides rooftop solar mapping for the City, allowing thousand of neighbors to access detailed information and modeling for clean energy in their homes.

I feel strongly about this case. As much as I empathize with the new neighbors moving in, and their need to adapt the existing non-conforming home to their needs, their petition is divided in two very different asks:

- one for Special Permit to construct an addition, which I support; and
- one for a Variance to allow for a second dwelling unit on the property which I strongly oppose.

While special permits and requirements to make homes adapted to our needs are quantitative improvements or modifications, a variance for man additional dwelling unit is a qualitative difference, which has nothing to do with adaptation, but simply modifies the nature of the property from a commercial standpoint, allowing to speculate and develop in areas that were zoned with clear rules.

I appreciate our neighborhood for what it is, and one of the reasons my family and I invested in this area was precisely because of what could and could not be allowed here. This is a single family, lower density area, in the edge of a valuable preservation land. It should stay like this or the City should allow for a public process with democratic involvement if there's a desire to modify this.

I understand that if the need is not commercially speculative, there are ways to allow for "in-laws apartments" within the Zone in question which could serve to accommodate family members, if that were the need. However, the addition of an additional dwelling unit as a separate entity should be entirely ruled out.

Allowing for this variance would directly affect my family and myself personally, would amount to an unfair playing field where some neighbors can build a second home to sell and some could not, and set a negative precedent for the preservation efforts of the Fresh Pond Park.

I am submitting this letter in strong opposition of this request and appeal to the Zoning Board to uphold the zoning standards that are preset for this land, and not provide allowances that have no bearing in quality of life but, rather, serve the needs of speculators or residents looking for financial gain beyond established and fair rules.

Sincerely,

Eduardo

Eduardo Berlin
eberlin@post.harvard.edu