CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2021 AUG -3 PM 12: 20

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 133183

General Information

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

Special Permit: ___X___ Variance: _____ Appeal: _____

PETITIONER: Tom and Ariane Agnew C/O John Lodge, architect

PETITIONER'S ADDRESS: 56 Aberdeen Ave., Cambridge, MA 021389

LOCATION OF PROPERTY: **24 Rice St , Cambridge, MA**

TYPE OF OCCUPANCY: residential **ZONING DISTRICT:** Residence B Zone

REASON FOR PETITION:

/Reconfiguring existing porch/

DESCRIPTION OF PETITIONER'S PROPOSAL:

We are seeking a special permit to relocate windows and exterior doors in a renovated porch within the rear yard setback and to relocate the bulkhead from one side of the porch to the other.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000 Section: 5.31 (Table of Dimensional Requirements).
Article: 8.000 Section: 8.22.2.C (Non-Conforming Structure).

Original Signature(s): _____

(Petitioner (s) / Owner)

THOMAS AGNEW

(Print Name)

Address:

Tel. No. 617-308-3037
E-Mail Address: john@johnlodgearchitects.com

Date: _____

BZA APPLICATION FORM - OWNERSHIP INFORMATION

To be completed by OWNER, signed before a notary and returned to The Secretary of the Board of Zoning Appeals.

I/We Thomas & Ariane Agnew
(OWNER)

Address: 24 Rice St., Cambridge, MA 02140

State that I/We own the property located at 24 Rice St.,

which is the subject of this zoning application.

The record title of this property is in the name of Thomas & Ariane Agnew

*Pursuant to a deed of duly recorded in the date 09/08/2018, Middlesex South County Registry of Deeds at Book 71681, Page 526; or Middlesex Registry District of Land Court, Certificate No. _____

Book _____ Page _____.

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

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

Commonwealth of Massachusetts, County of Middlesex

The above-name THOMAS AGNEW ARIANE AGNEW personally appeared before me, this 17th of July, 2021, and made oath that the above statement is true.

_____ Notary

My commission expires June 19th, 2026 (Notary Seal).

CORINA CIOBOTARU
Notary Public
Commonwealth of Massachusetts
My Commission Expires
June 19, 2026

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

BZA Application Form

SUPPORTING STATEMENT FOR A 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 24 Rice 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:

The proposed new new windows, doors, deck and porch are located so that they will not diminish the privacy of any of the surrounding houses.

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:

There will be no increase in the number of vehicles or traffic. The egress patterns from the lot will remain the same.

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 proposed changes will lessen the building's encroachment on the existing setbacks and the bulk of the building will decrease.

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 renovations will substantially upgrade the condition of the house and, by association, the surrounding neighborhood.

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 proposed renovations will retain much of the building's exterior character, which is in keeping with that of the surrounding neighborhood.

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

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: Tom and Ariane Agnew
Location: 56 Aberdeen Ave.
Phone: 617-308-3037

Present Use/Occupancy: residential
Zone: Residence B Zone
Requested Use/Occupancy: residential

		Existing Conditions	Requested Conditions	Ordinance Requirements	
TOTAL GROSS FLOOR AREA:		2703	2623	2500	(max.)
LOT AREA:		3750	3750	5000	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: [2]		.72	.70	.5	
LOT AREA OF EACH DWELLING UNIT		1875	1875	2500	
SIZE OF LOT:	WIDTH	50	50	50	
	DEPTH	75	75	100	
SETBACKS IN FEET:	FRONT	7.2	7.2	15	
	REAR	12.1	12.1	25	
	LEFT SIDE	15.6	15.6	12.5	
	RIGHT SIDE	10/5.8	10/5.8	7.5	
SIZE OF BUILDING:	HEIGHT	25.666	25.666	35	
	WIDTH	49.9	49.9	35	
RATIO OF USABLE OPEN SPACE TO LOT AREA:		22	23	40	
NO. OF DWELLING UNITS:		2	2	2	
NO. OF PARKING SPACES:		2	2	2	
NO. OF LOADING AREAS:		N/A	N/A	N/A	
DISTANCE TO NEAREST BLDG. ON SAME LOT		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.

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'.

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF APRIL 1, 2019 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS

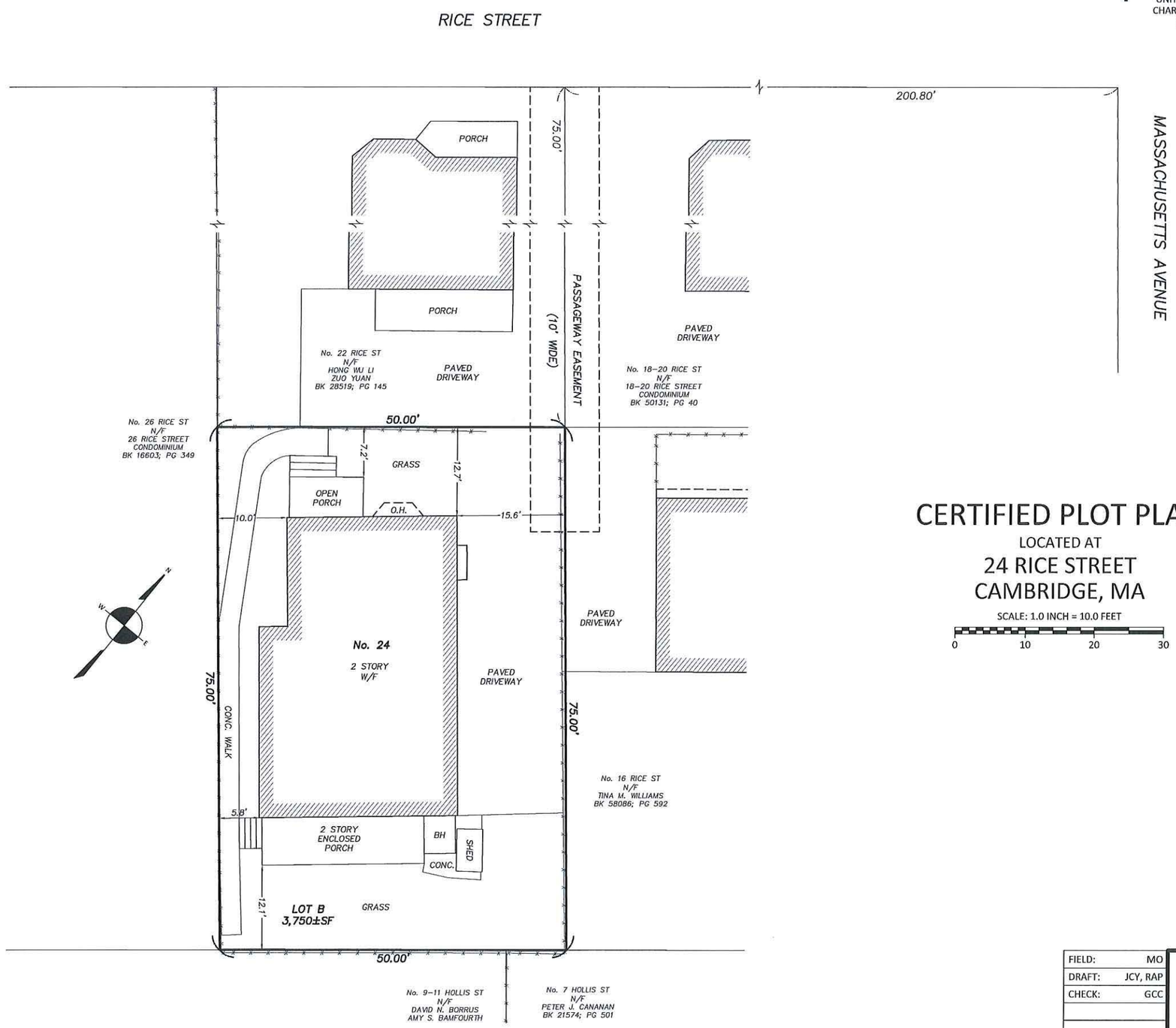
ZONE:	X
COMMUNITY PANEL:	25017C0419E
EFFECTIVE DATE:	06/04/2010

REFERENCES:
OWNERS OF RECORD:
THOMAS AGNEW
ARIANE AGNEW
124 RICE STREET
CAMBRIDGE, MA 02140

DEED:	BK 71681; PG 526
PLAN:	BK 7351; PG 43
	PL BK 6; PL 17
	PL BK 29; PG 13
	BK 326; PG 11
	PL 1948 #1454
	PL 1981 #1173
	PL 1985 #1619
	PL 2007 #1027
LCC:	2248-F
	13763-A

NOTES:
PARCEL ID: 196-156
ZONING: B

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



CERTIFIED PLOT PLAN

LOCATED AT

24 RICE STREET
CAMBRIDGE, MA

SCALE: 1.0 INCH = 10.0 FEET

0 10 20 30

FIELD:	MO
DRAFT:	JCY, RAP
CHECK:	GCC
DATE:	04/01/19
JOB #	19-00107

COMMONWEALTH OF MASSACHUSETTS
GEORGE C. COLLINS
No. 41784
PROFESSIONAL LAND SURVEYOR

Zoning Requirements	
District	B
Max. FAR (j)	.5 / .35
Min. Lot Size	5000 S.F.
Min. Lot Area / D.U.	2500 S.F.
Min. Lot Width	50 Ft.
Min. Front Yard	15 Ft.
Min. Side Yard	7.5 Ft. / 12.5 Ft.
Min. Rear Yd. (c)	25 Ft. / 35 Ft.
Max. Hgt.	35 Ft.
Min. Open Space	40%
(j) .5 x 1st 5000 SF, 35. x Addl. SF	
(c) 25' under 100', Max. of 35' for Deeper Lots	

Total Lot Area	3,750 S.F.
Allowable FAR:	
.50 x 5,000 S.F.	1,875 S.F.
Exist. Open Space	825 S.F. - 22%
Exist. 1st Floor	1,164 S.F.
Exist. Front Porch	49 S.F.
Exist. Rear Porch	163 S.F.
Exist. 2nd Floor	1,164 S.F.
Exist. Rear Porch	163 S.F.
Exist. Total GSF	2,703 S.F.

Proposed No. of Units	2 Units No Change
Proposed Parking Spaces	2 Spaces No Change
Proposed Open Space	859 S.F. - 23%
New 1st Floor	No Change
New Front Porch	No Change
New 1st Flr. Rear Porch	123 S.F. (40 S.F. less)
New 2nd Floor	No Change
New 2nd Flr. Rear Porch	123 S.F. (40 S.F. Less)
Proposed Total GSF	2,623 S.F. (80 S.F. Less)

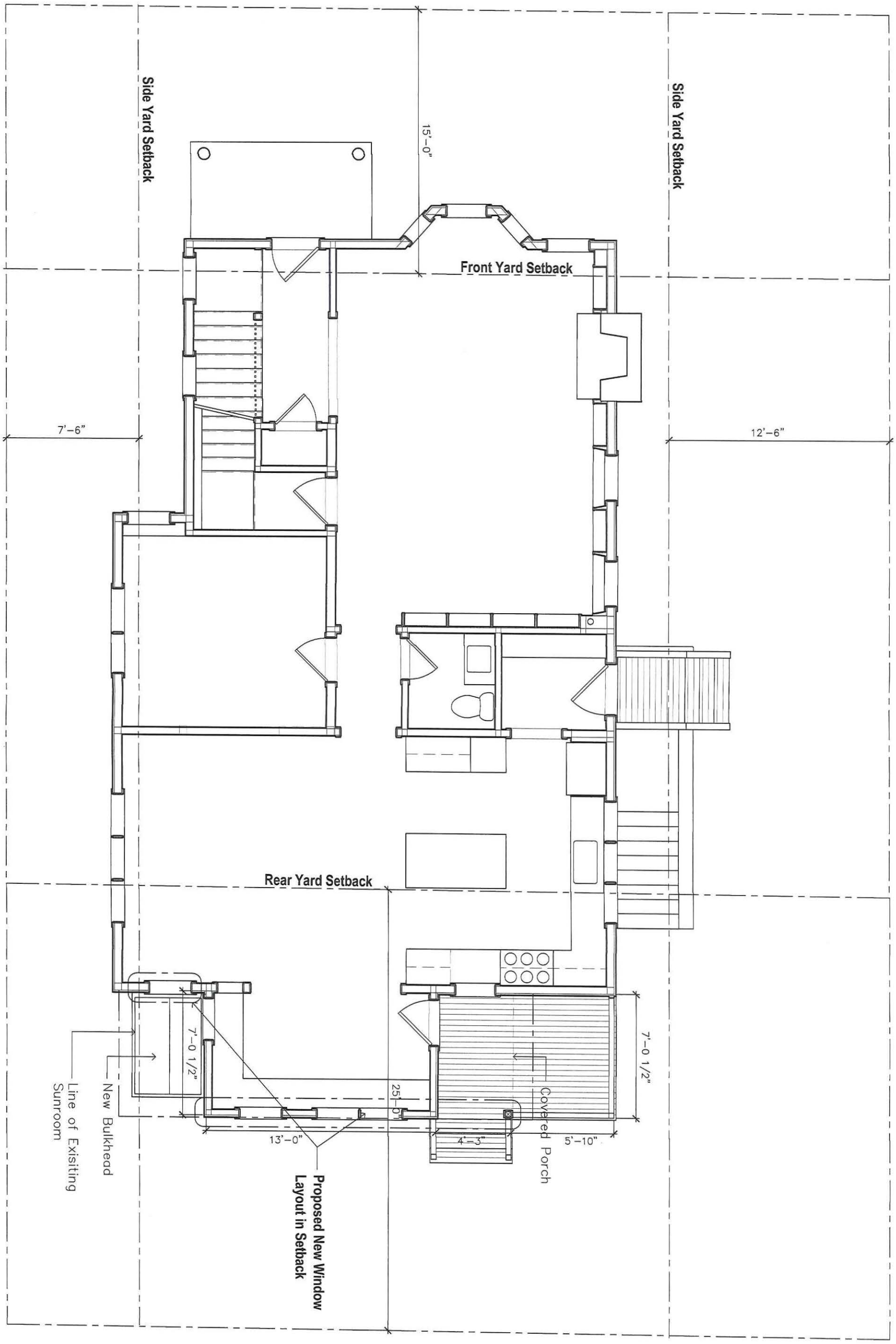
24 Rice St.
Cambridge, MA

No.	Date	Revisions
6		
5		
4		
3		
2		
1		

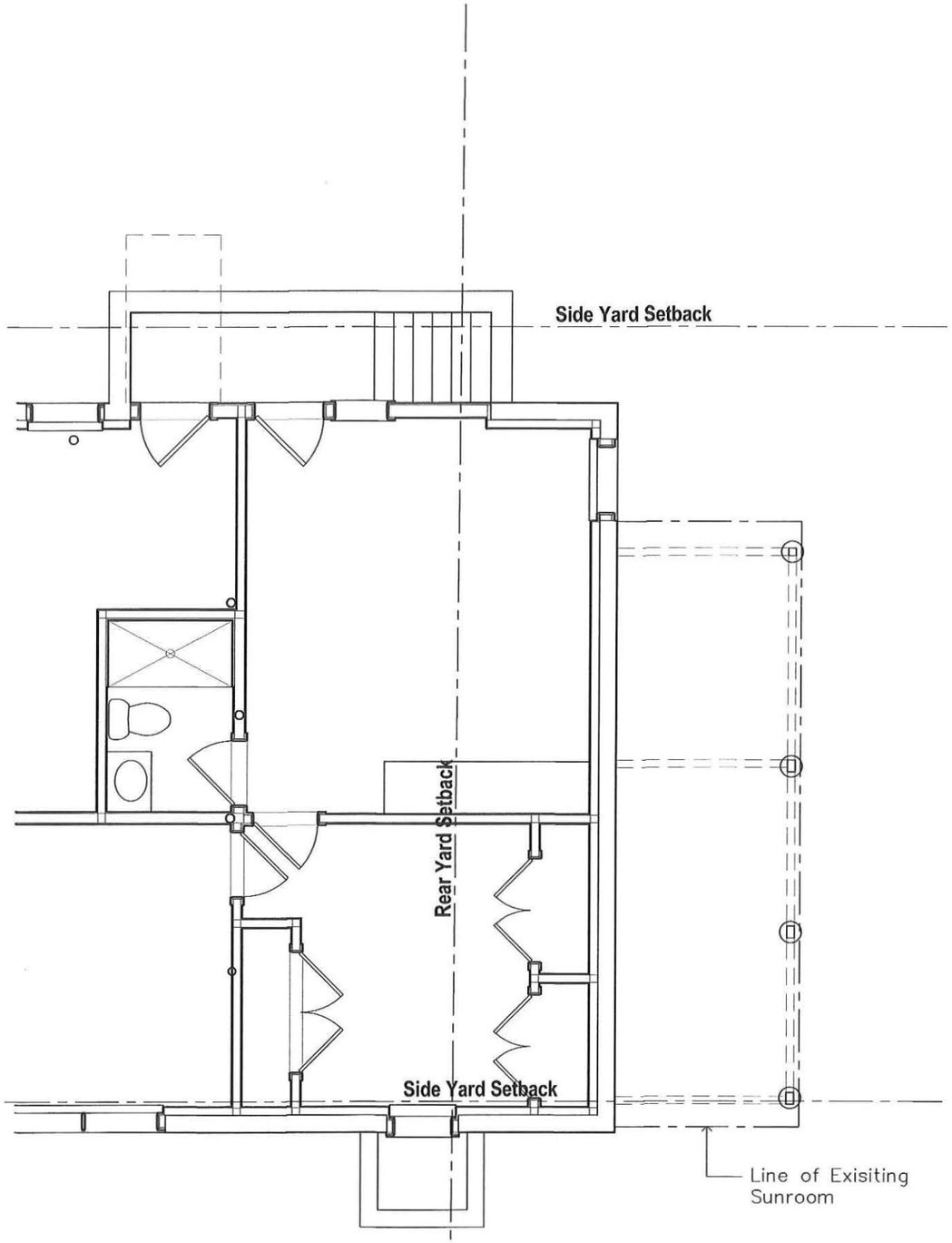
Project No.: 1807.01
Date: 08.02.21
Scale:

Zoning Worksheet

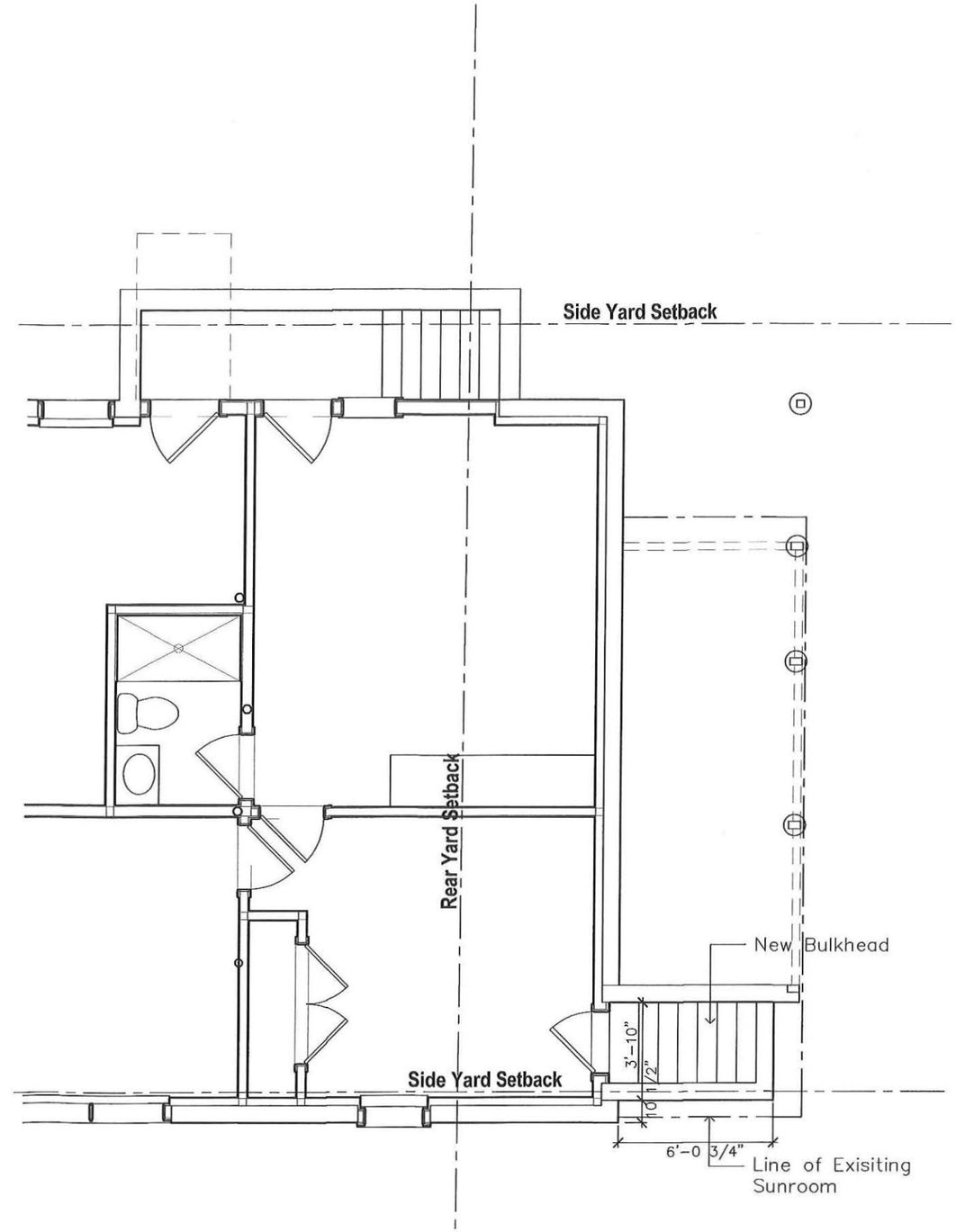
John Lodge Architects
56 Aberdeen Ave. Cambridge, MA 02138
T: 617.308.3037
E: John@JohnLodgeArchitects.com



Z-S	**24 Rice St.** **Cambridge, MA**	Revisions No. Date 1 2 3 4 5 6	Project No.: 1807.01 Date: 08.02.21 Scale: ¼" = 1'-0"	Zoning - 1st Flr. Plan Setbacks	**John Lodge Architects** 56 Aberdeen Ave. Cambridge, MA 02138 T: 617.308.3037 E: John@JohnLodgeArchitects.com	



Previously Approved Basement



Proposed Basement

John Lodge Architects
56 Aberdeen Ave. Cambridge, MA 02138
T: 617.308.3037
E: John@JohnLodgeArchitects.com

Zoning - Basement

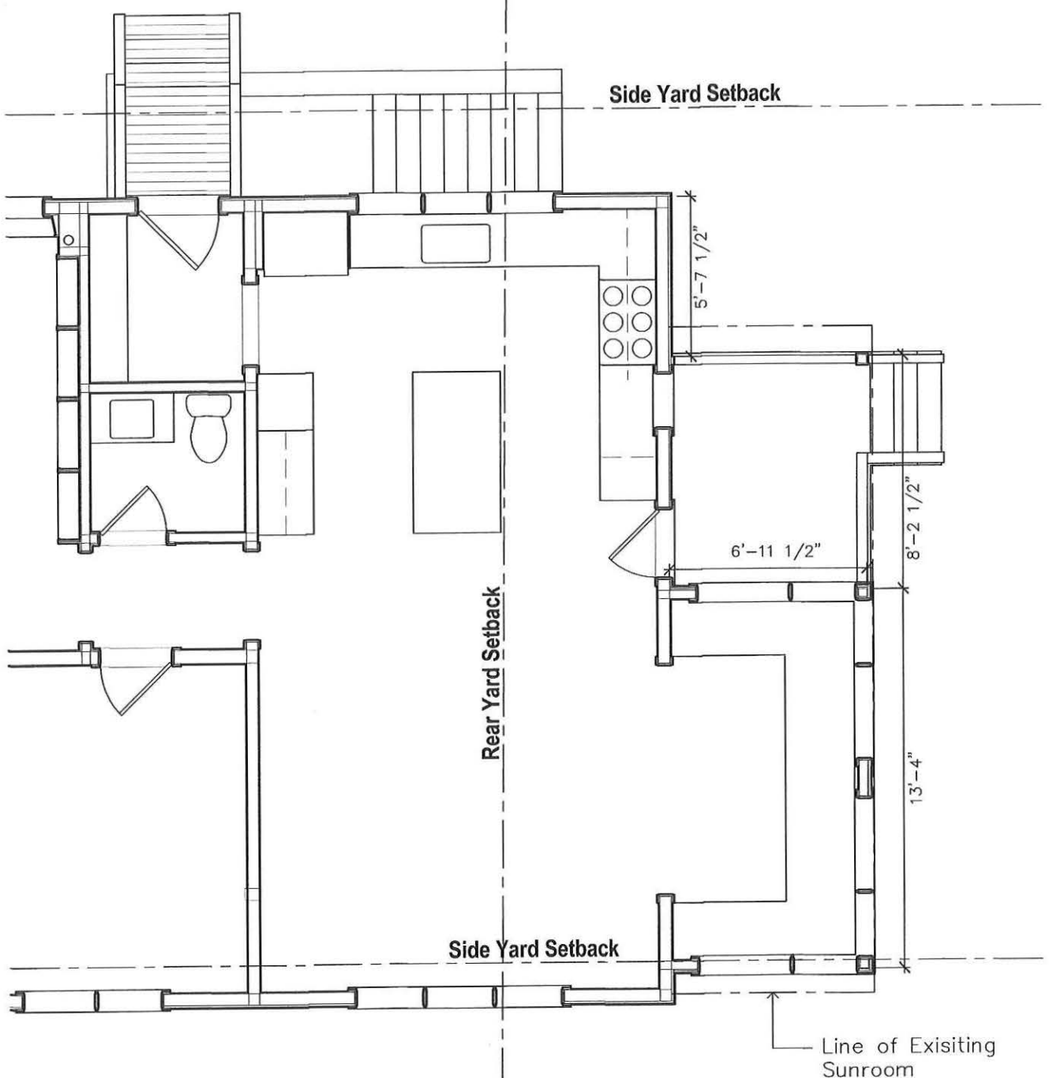
Project No.: 1807.01
Date: 08.02.21
Scale: ¼" = 1'-0"

Revisions

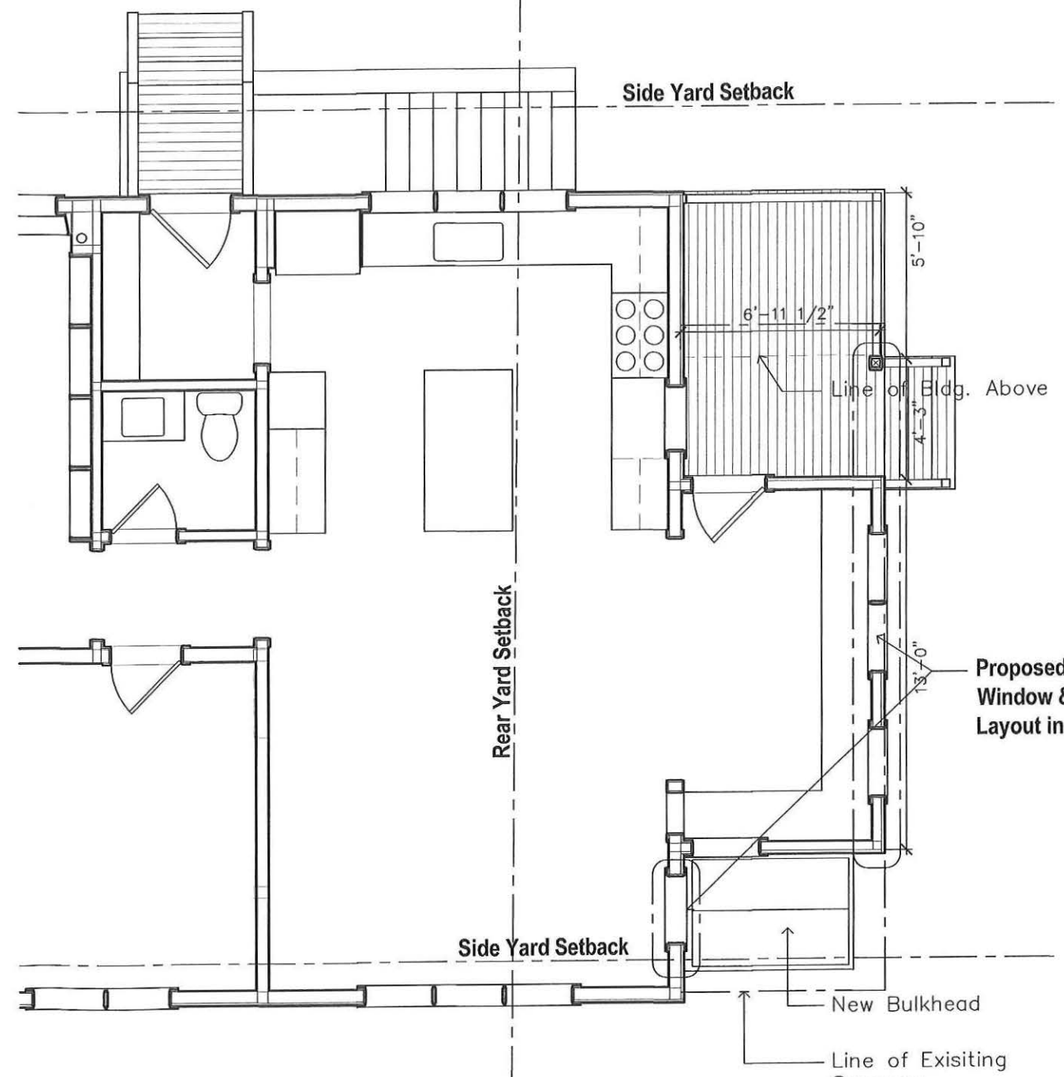
No.	Date
1	
2	
3	
4	
5	
6	

24 Rice St.
Cambridge, MA

Z-0



Previously Approved 1st Floor Plan



Proposed 1st Floor Plan

John Lodge Architects
56 Aberdeen Ave. Cambridge, MA 02138
T: 617.308.3037
E: John@JohnLodgeArchitects.com

Zoning - 1st Flr. Plan

Project No.: 1607.01
Date: 08.02.21
Scale: ¼" = 1'-0"

Revisions

No.	Date
1	
2	
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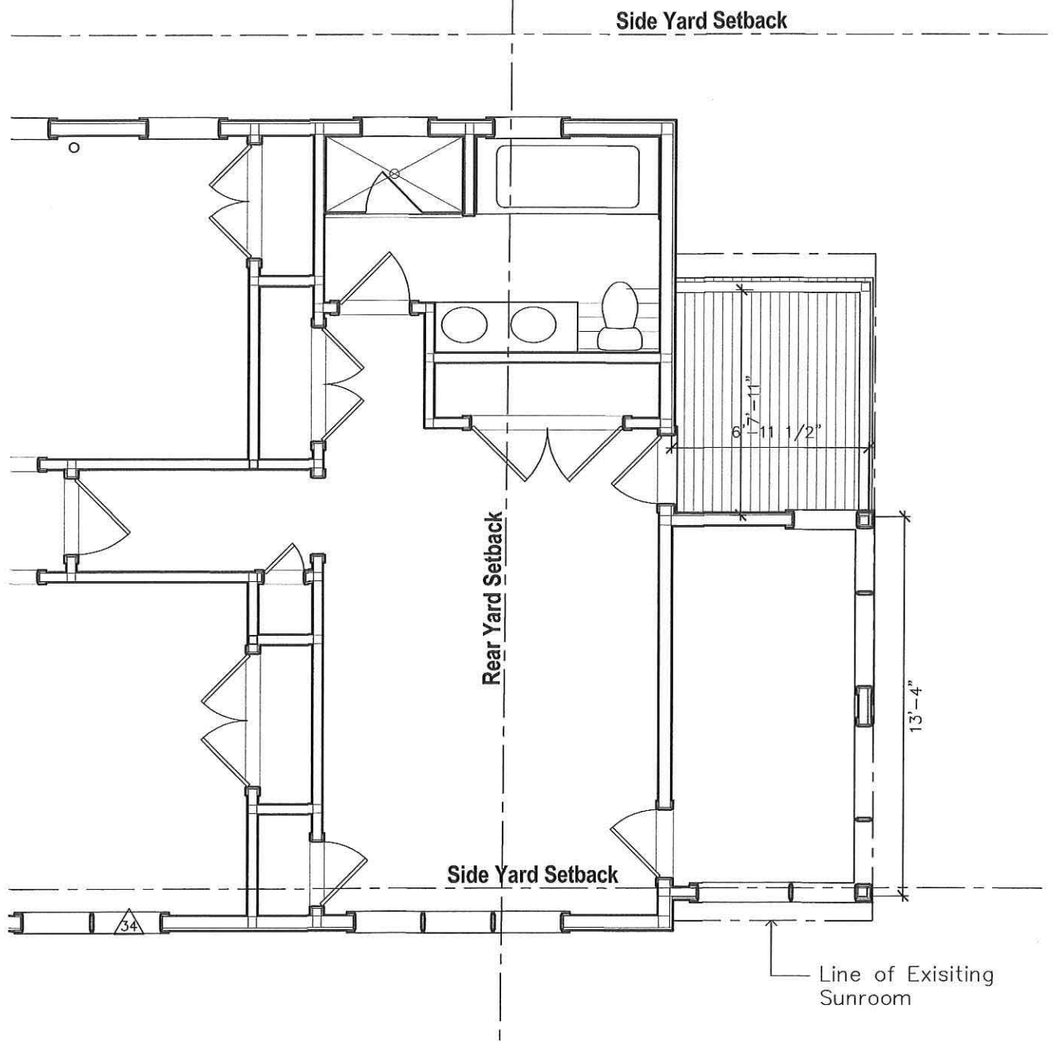
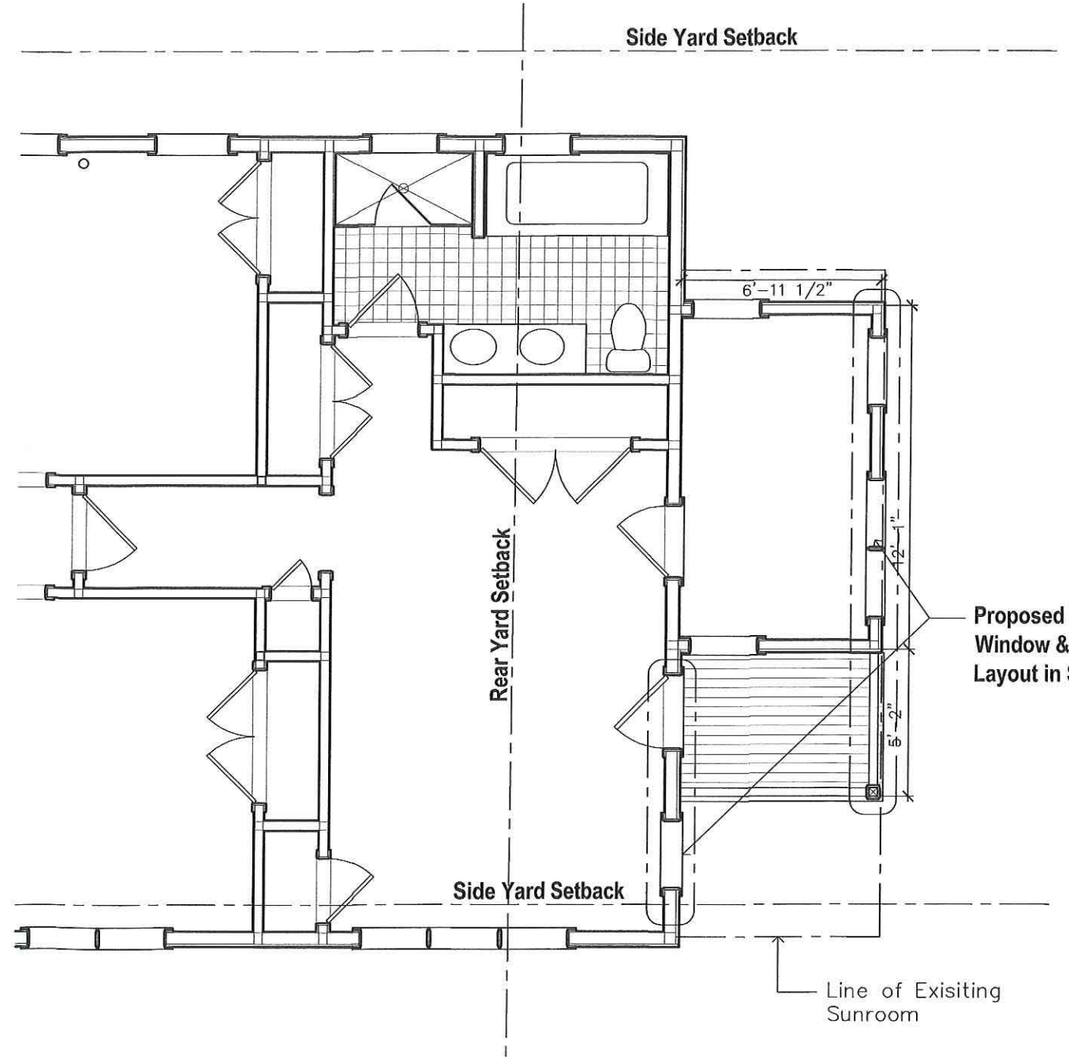
6	

24 Rice St.
Cambridge, MA

Z-1



Previously Approved 2nd Floor Plan



Proposed 2nd Floor Plan

John Lodge Architects
56 Aberdeen Ave.
Cambridge, MA 02138
T: 617.308.3037
E: John@JohnLodgeArchitects.com

Zoning - 2nd Flr. Plan

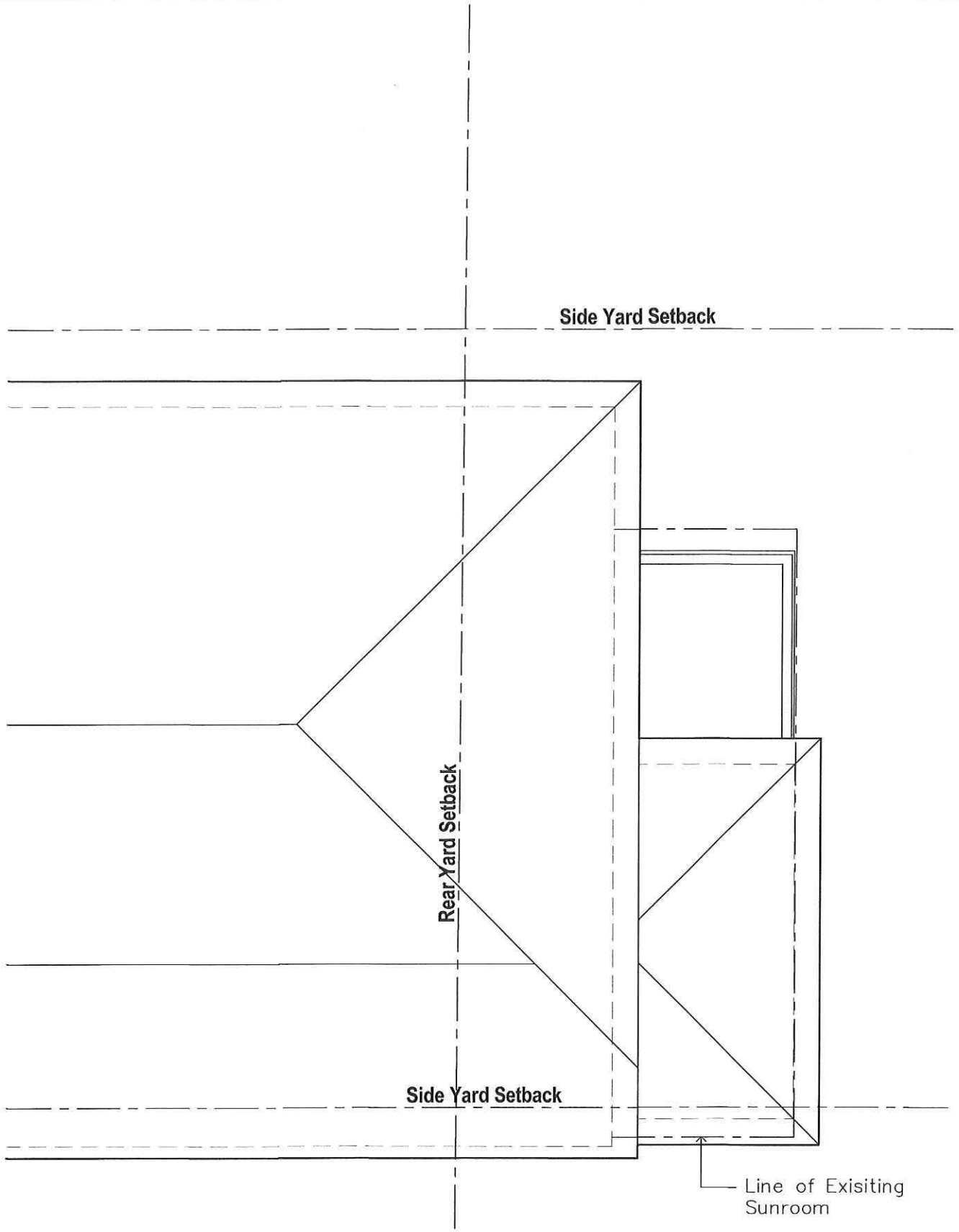
Project No.: 1807.01
Date: 08.02.21
Scale: ¼" = 1'-0"

Revisions

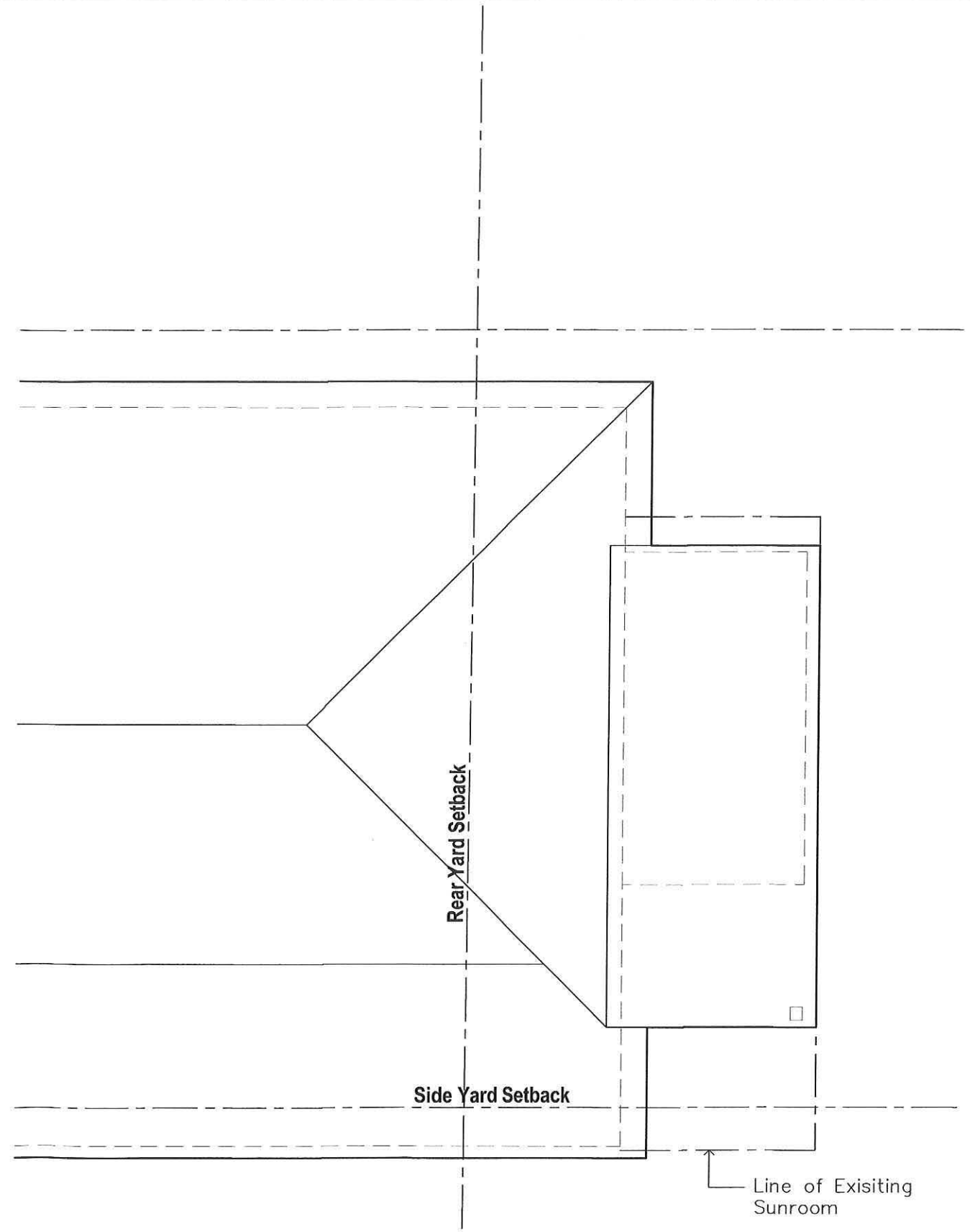
No.	Date
1	
2	
3	
4	
5	
6	

24 Rice St.
Cambridge, MA

Z-2



Previously Approved 2nd Floor Plan



Proposed 2nd Floor Plan

John Lodge Architects
56 Aberdeen Ave. Cambridge, MA 02138
T: 617.308.3037
E: John@JohnLodgeArchitects.com

Zoning - Roof Plan

Project No.: 1807.01
Date: 08.02.21
Scale: ¼" = 1'-0"

Revisions

No.	Date
1	
2	
3	
4	
5	
6	

24 Rice St.
Cambridge, MA

Z-3

Original South Elevation

Previously Approved South Elevation

Proposed South Elevation

Z-4	**24 Rice St. Cambridge, MA**	6	5	4	3	2	1	No.	Revisions	Project No.: 1807.01 Date: 08.02.21 Scale: ¼" = 1'-0"	Zoning - South Elevation
								Date			

John Lodge Architects
56 Aberdeen Ave. Cambridge, MA 02138
T: 617.308.3037
E: John@JohnLodgeArchitects.com

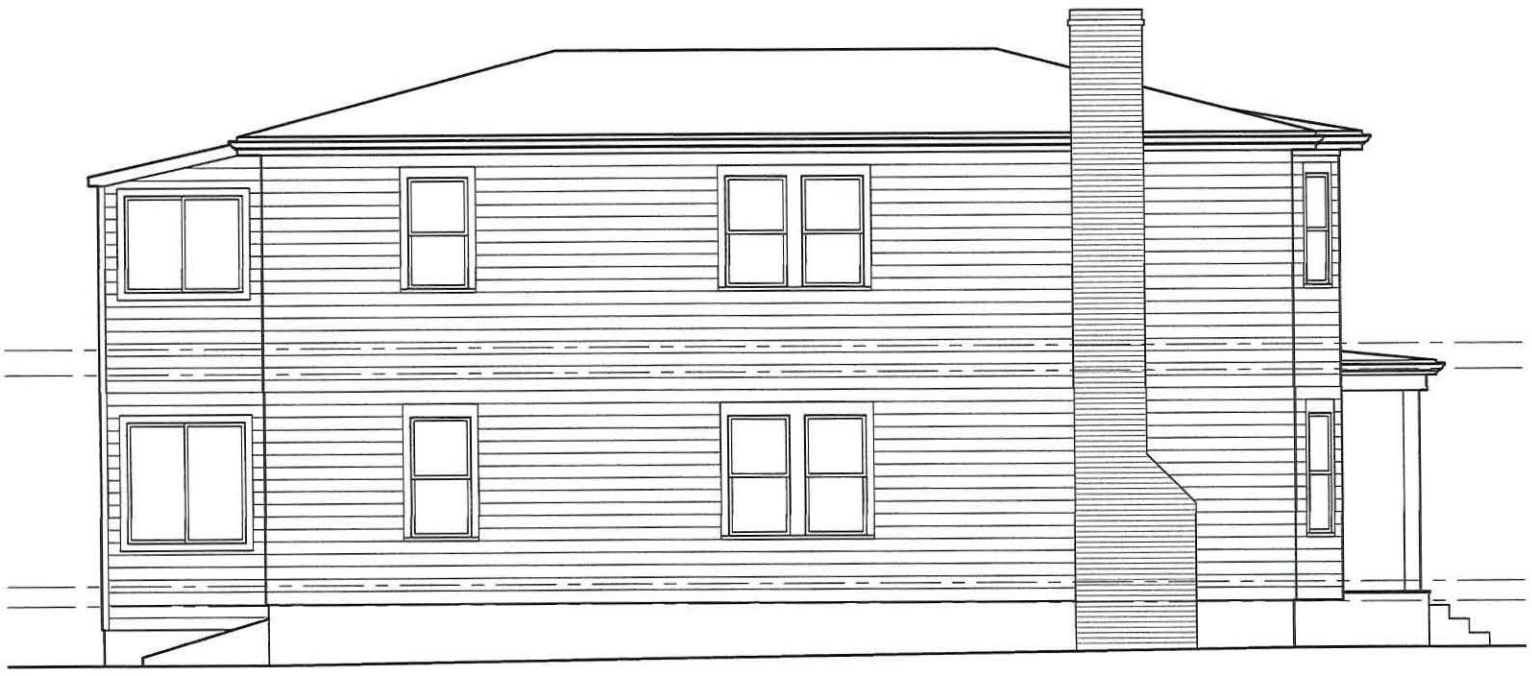
Original West Elevation

Previously Approved West Elevation

Proposed East Elevation

Z-5	**24 Rice St. Cambridge, MA**	6	5	4	3	2	1	No. Date	Revisions	Project No.: 1807.01 Date: 08.02.21 Scale: ¼" = 1'-0"	Zoning - West Elevation

John Lodge Architects
56 Aberdeen Ave. Cambridge, MA 02138
T: 617.308.3037
E: John@JohnLodgeArchitects.com



Original West Elevation

Previously Approved West Elevation

Proposed East Elevation

Z-6	**24 Rice St.** **Cambridge, MA**	Revisions No. Date 1 2 3 4 5 6	Project No.: 1807.01 Date: 08.02.21 Scale: ¼" = 1'-0"	Zoning - East Elevation	**John Lodge Architects** 56 Aberdeen Ave. Cambridge, MA 02138 T: 617.308.3037 E: John@JohnLodgeArchitects.com

Original North Elevation

Previously Approved North Elevation

Z-7	**24 Rice St.** **Cambridge, MA**	Revisions No. Date 1 2 3 4 5 6	Project No.: 1807.01 Date: 08.02.21 Scale: ¼" = 1'-0"	Zoning - North Elevation	**John Lodge Architects** 56 Aberdeen Ave. Cambridge, MA 02138 T: 617.308.3037 E: John@JohnLodgeArchitects.com

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF APRIL 1, 2019 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS

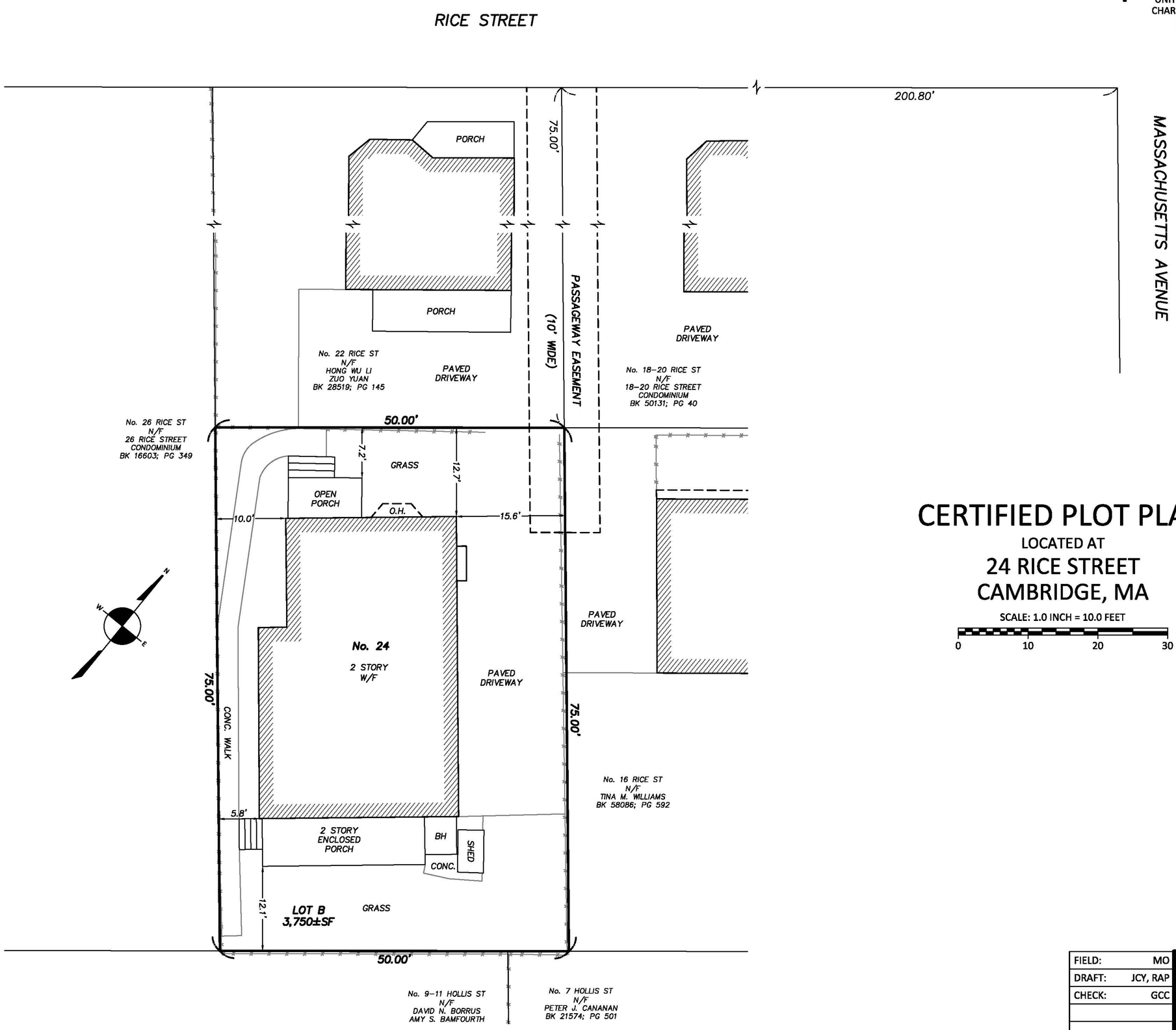
ZONE:	X
COMMUNITY PANEL:	25017C0419E
EFFECTIVE DATE:	06/04/2010

REFERENCES:
OWNERS OF RECORD:
THOMAS AGNEW
ARIANE AGNEW
124 RICE STREET
CAMBRIDGE, MA 02140

DEED:	BK 71681; PG 526
PLAN:	BK 7351; PG 43
	PL BK 6; PL 17
	PL BK 29; PG 13
	BK 326; PG 11
	PL 1948 #1454
	PL 1981 #1173
	PL 1985 #1619
	PL 2007 #1027
LCC:	2248-F
	13763-A

NOTES:
PARCEL ID: 196-156
ZONING: B

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



CERTIFIED PLOT PLAN

LOCATED AT

24 RICE STREET
CAMBRIDGE, MA

SCALE: 1.0 INCH = 10.0 FEET

0 10 20 30

FIELD:	MO
DRAFT:	JCY, RAP
CHECK:	GCC
DATE:	04/01/19
JOB #	19-00107

COMMONWEALTH OF MASSACHUSETTS
GEORGE C. COLLINS
No. 41784
PROFESSIONAL LAND SURVEYOR

24 Rice St.

976 WP3

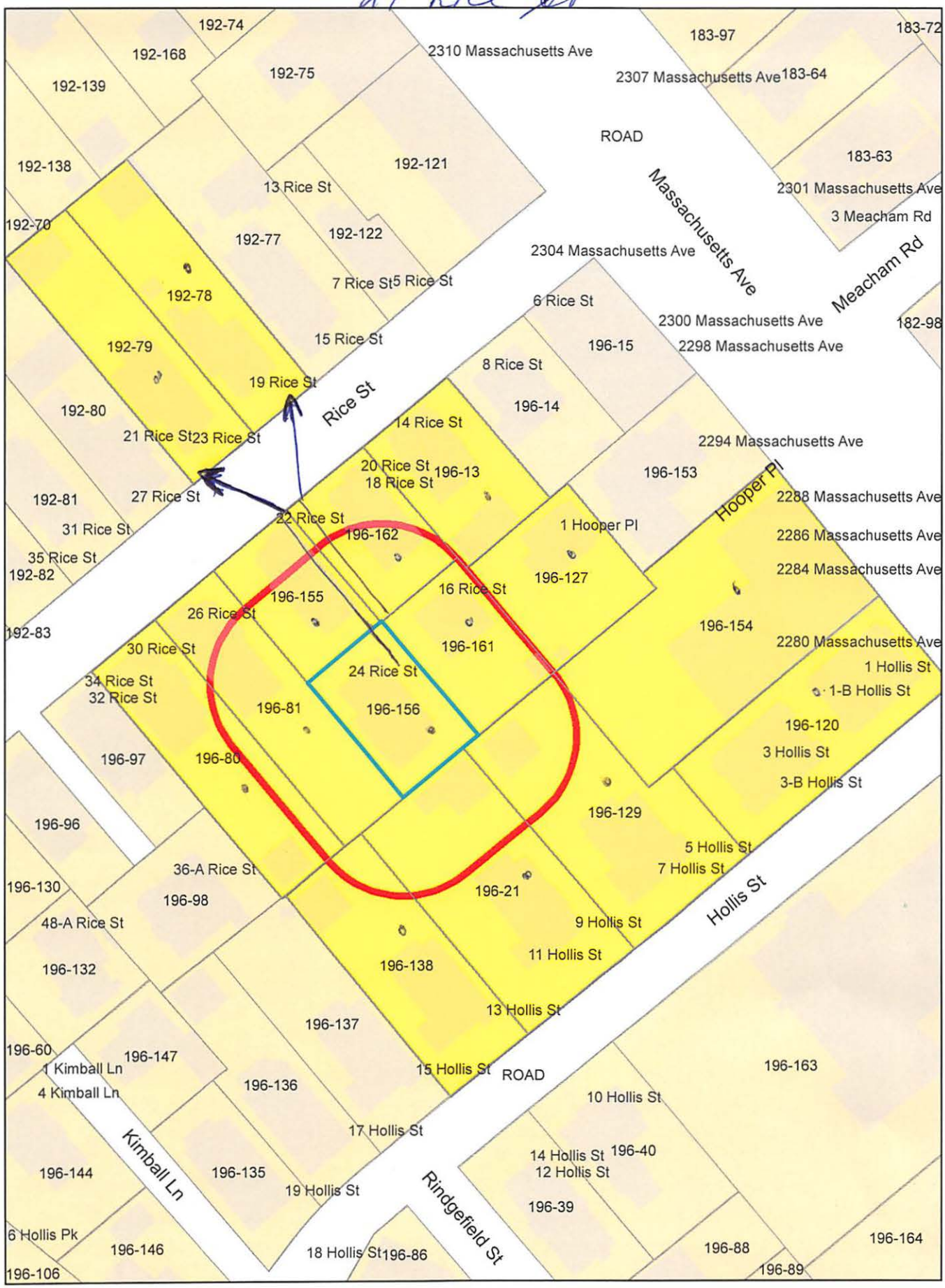
To the members of the Cambridge Zoning Board of Appeals:

We are neighbors of Tom and Ariane Agnew who live at 24 Rice St. We understand that they are renovating their house to accommodate the changing needs of their growing family. We have reviewed the design plans for the proposed renovations and we fully support them. We feel that the proposed renovations complement the existing house and are in character with the neighborhood.

We hope the Zoning Board of Appeals will grant them the variance they are seeking to keep them in the neighborhood for the long term.

Steven Williams

24 Rice St.


192-74
192-168
192-139
192-75
2310 Massachusetts Ave
183-97
183-72
2307 Massachusetts Ave
183-64
ROAD
192-138
192-121
183-63
13 Rice St
2301 Massachusetts Ave
3 Meacham Rd
192-70
192-77
192-122
Massachusetts Ave
2304 Massachusetts Ave
Meacham Rd
192-78
7 Rice St
5 Rice St
6 Rice St
2300 Massachusetts Ave
182-98
192-79
15 Rice St
196-15
2298 Massachusetts Ave
8 Rice St
19 Rice St
Rice St
192-80
196-14
14 Rice St
21 Rice St
23 Rice St
2294 Massachusetts Ave
20 Rice St
196-13
18 Rice St
196-153
192-81
27 Rice St
Hooper Pl
2288 Massachusetts Ave
31 Rice St
22 Rice St
1 Hooper Pl
2286 Massachusetts Ave
35 Rice St
196-162
2284 Massachusetts Ave
192-82
196-127
16 Rice St
196-155
26 Rice St
196-154
192-83
196-161
2280 Massachusetts Ave
30 Rice St
1 Hollis St
24 Rice St
34 Rice St
1-B Hollis St
32 Rice St
196-81
196-156
196-120
3 Hollis St
196-97
196-80
3-B Hollis St
196-129
196-96
5 Hollis St
36-A Rice St
7 Hollis St
196-130
196-21
196-98
Hollis St
48-A Rice St
9 Hollis St
11 Hollis St
196-132
196-138
13 Hollis St
196-137
196-60
196-147
1 Kimball Ln
15 Hollis St
ROAD
196-163
4 Kimball Ln
196-136
10 Hollis St
17 Hollis St
Kimball Ln
14 Hollis St
196-40
12 Hollis St
196-144
196-135
19 Hollis St
Rindgefield St
196-39
6 Hollis Pk
196-146
18 Hollis St
196-86
196-88
196-164
196-106
196-89

24 Rice St.

Petitioner

JOHN LODGE, ARCHITECT
56 ABERDEEN AVENUE
CAMBRIDGE, MA 02138

192-78
FAVREAU, LOUIS, JR, A LIFE ESTATE
19 RICE ST
CAMBRIDGE, MA 02140-1816

196-21
BORRUS, DAVID N. & AMY S. BAMFORTH
9 HOLLIS ST
CAMBRIDGE, MA 02140

196-81
PEIRCE, SEAN R., MEEGHAN HASTINGS &
PIEMONTE PEIRCE
26 RICE ST. UNIT#2
CAMBRIDGE, MA 02140

192-79
DEAN, AMANDA
23 RICE ST
CAMBRIDGE, MA 02140

196-127
CLARK, BENJAMIN RUPERT, ANNA V. FORT &
RACHEL JUSTINE CLALRK
37 OLD MARLBORO RD
MAYNARD, MA 01754

196-155
WU LI, HONG & ZUO YUAN
22 RICE ST
CAMBRIDGE, MA 02140

196-13
LEWIS, JONATHAN & ALISON GOLDBERG
14 RICE ST
CAMBRIDGE, MA 02140

196-80
LACOURT FAMILY, LLC
30 COLLEGE AVE
SOMERVILLE, MA 02144

196-120
HARRINGTON, EILEEN A. & DAVID C. SPINK
3A HOLLIS ST
CAMBRIDGE, MA 02140

196-120
SITOMER, LEONARD & NANCY L. YAHANDA
3B HOLLIS ST., #3B
CAMBRIDGE, MA 02140

196-154
BRYANT, WILLIAM & BARBARA PREUSSNER-
BRYA TR. OF AP MIDDLESEX REAL TY TRUST
14 HAVEN RD.
MEDFIELD, MA 02052

196-156
AGNEW , THOMAS & ARIANE AGNEW
24 RICE ST
CAMBRIDGE, MA 02140

196-161
WILLIAMS, STEVEN &
GRACE WILLIAMS A LIFE ESTATE
16 RICE ST
CAMBRIDGE, MA 02140

196-120
URBANCIK, GREGORY & CHIE URBANCIK
1A HOLLIS ST
CAMBRIDGE, MA 02140

196-162
GOGOLEN, CLAIRE & PETER BELL
18-20 RICE ST., #2
CAMBRIDGE, MA 02140

196-138
MCDONOUGH, GERALD A. &
MARY ANN HART A LIFE ESTATE
13 HOLLIS STREET
CAMBRIDGE, MA 02140-1806

196-162
ZHAO JINSONG & ZHOU PING
TRS PING ZHOU TRUST
18-20 RICE ST - UNIT 1
CAMBRIDGE, MA 02140

196-162
LEONARD, CANDICE J.,
TRS THE CANDICE J. LEONARD REVOC TR
18-20 RICE ST UNIT 3
CAMBRIDGE, MA 02140

196-129
CANAVAN, PETER J.
CITY OF CAMBRIDGE TAX TITLE
7 HOLLIS STREET
CAMBRIDGE, MA 02140

196-81
O'MALLEY, MARY P.
34 DONNYBROOK RD
BRIGHTON, MA 02135

196-81
RODRIGUEZ - ORELLANA, MANUEL &
MARIA D. PIZZARO FIGUEROA,
42 BEACON STREET
ARLINGTON, MA 02474