



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2023 MAR 30 AM 11:51

BZA Application Form

OFFICE OF THE CITY CLERK
CITY OF CAMBRIDGE

BZA Number: 215878

General Information

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

Special Permit: X

Variance:

Appeal:

PETITIONER: Margaret McKeehan & Tate Hornbeck

PETITIONER'S ADDRESS: 27 Brookford Street, Cambridge, MA 02140

LOCATION OF PROPERTY: 27 Brookford St., Cambridge, MA

TYPE OF OCCUPANCY: Single Family

ZONING DISTRICT: Residence B Zone

REASON FOR PETITION:

/Windows/

DESCRIPTION OF PETITIONER'S PROPOSAL:

To add windows in the setback to a proposed as of right dormer under Article 8.22.1.h.2.

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).

Article: 10.000 Section: 10.40 (Special Permit).

Original
Signature(s):

(Petitioner (s) / Owner)

Margaret McKeehan

(Print Name)

Address:

27 Brookford St

Tel. No.

865-607-0660

E-Mail Address:

mkmckeehan@gmail.com

Date: 3/29/2023

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 Margaret McKeehan & Tate Hornbeck
(OWNER)

Address: 27 Brookford Street Cambridge, MA 02140

State that I/We own the property located at 27 Brookford Street, which is the subject of this zoning application.

The record title of this property is in the name of Tate W. Hornbeck and Margaret K. McKeehan

*Pursuant to a deed of duly recorded in the date 4/16/2019, Middlesex South County Registry of Deeds at Book 72463, Page 231; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.

Margaret McKeehan
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 Suffolk

The above-name Margaret McKeehan personally appeared before me, this 6th of MARCh, 2023, and made oath that the above statement is true.

Gerard M. Rooney Notary

My commission expires 6/30/2024 (Notary Seal).
92

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



Gerard M. Rooney
NOTARY PUBLIC
Commonwealth of
Massachusetts
My Commission Expires
6/30/2028

Middlesex South Registry of Deeds
Electronically Recorded Document

This is the first page of the document - Do not remove

Recording Information

Document Number : 46991
Document Type : DEED
Recorded Date : April 16, 2019
Recorded Time : 03:02:47 PM

Recorded Book and Page : 72463 / 231
Number of Pages(including cover sheet) : 5
Receipt Number : 2312930
Recording Fee (including excise) : \$4,639.40

MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 04/16/2019 03:02 PM
Ctrl# 298404 06462 Doc# 00046991
Fee: \$4,514.40 Cons: \$990,000.00

Middlesex South Registry of Deeds
Maria C. Curtatone, Register
208 Cambridge Street
Cambridge, MA 02141
617-679-6300
www.middlesexsouthregistry.com

QUITCLAIM DEED

We, **Thomas F. Courtney and Beverly A. Courtney**, being married to each other, of Burlington, Middlesex County, Massachusetts

For consideration paid and in full consideration of Nine Hundred Ninety Thousand and 00/100 (\$990,000.00) Dollars

Grant to, **Tate W. Hornbeck and Margaret K. McKeehan**, husband and wife, as Tenants by the Entirety, of 27 Brookford Street, Cambridge, Middlesex County, Massachusetts

with **Quitclaim Covenants**

All of our right, title, and interest in and to the land with the buildings thereon, situated in Cambridge, Middlesex County, Massachusetts, being Lot 19 as shown on "Plot of Land in North Cambridge, belonging to Francis R. Henderson", dated May 1890 by J.O. Goodwin, Surveyor, and recorded with the Middlesex South District Deeds, Plan Book 63, Plan 9, bounded and described as follows:

Beginning at a point on the Westerly side of Brookford Street (formerly call Brookford Avenue), 255.62 feet distant on the Westerly sideline of said Street from the Southwesterly side of North Avenue, corner or Westerly side of Brookford Street, thence turning and running

- WESTERLY by line of Lot 18, 113 feet; thence turning and running
- SOUTHERLY by land of owners unknown, 40 feet; thence turning and running
- EASTERLY by line of Lot 20, 113 feet to the line of Brookford Street; thence turning and running
- NORTHERLY on said Brookford Street, 40 feet to the point of beginning.

Containing 4520 square feet of land according to said plan.

Property Address: 27 Brookford Street, Cambridge, Massachusetts

We, Thomas F. Courtney and Beverly A. Courtney, do hereby voluntarily release all of our rights of homestead, if any, as set forth in M.G.L Chapter 188 and state under the pains and penalties perjury that there are no other person or persons entitled to any homestead rights other than those executing this deed.

For Grantor's Title, see deed recorded on July 16, 2018 in the Middlesex South Registry of Deeds at Book 71323, Page 229.

Witness my hand and seal this 26th day of March, 2019.

Thomas F. Courtney
Thomas F. Courtney

COMMONWEALTH OF MASSACHUSETTS

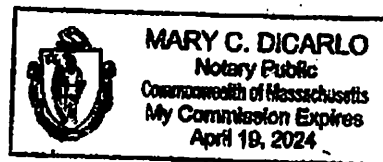
Middlesex, ss.

On this 26th day of March, 2019, before me, the undersigned notary public, personally appeared **Thomas F. Courtney**, proved to me through satisfactory evidence of identification, which was DL. to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily and for its stated purpose.

Mary C. DiCarlo

Notary Public

My Commission Expires:



Executed as a sealed instrument this 26th day of March, 2019.

Beverly A. Courtney
Beverly A. Courtney

COMMONWEALTH OF MASSACHUSETTS

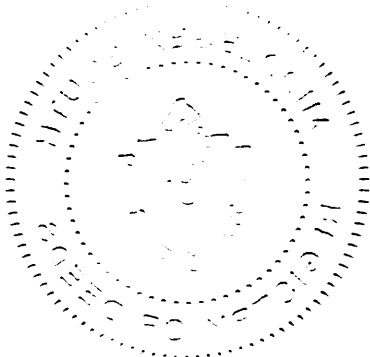
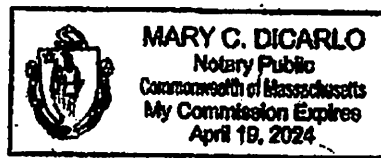
County: Middlesex

On this 26th day of March, 2019, before me, the undersigned notary public, personally appeared, Beverly A. Courtney, proved to me through satisfactory evidence of identification, which was D.L. to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily and for its stated purpose.

Mary C. DiCarlo

Notary Public

My Commission Expires:



February 15, 2023

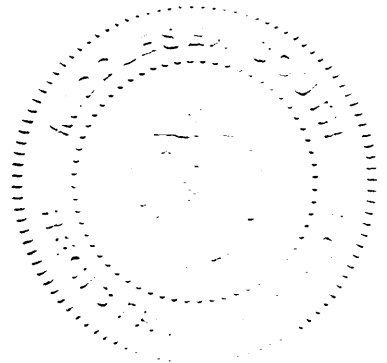
COMMONWEALTH OF MASSACHUSETTS.
MIDDLESEX S.S. _____
SOUTH DIST. REGISTRY OF DEEDS
CAMBRIDGE, MA

I HEREBY CERTIFY THE FOREGOING
IS A TRUE COPY OF A PAPER
RECORDED IN BOOK 72463

PAGE 231

William C. Cutler

REGISTER



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 27 Brookford 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:

To add windows within setback on as of right dormers. The (2)proposed shed dormers do not extend beyond the exterior face of the existing Second Floor walls below. The total length of both dormers does not exceed 15'-0". The proposed maximum height of the new dormer planes align with the existing roof ridge which is below the maximum allowable height of 35'-0" The additional floor are including the new dormers does not exceed the allowable 2260.0 sq./ft.

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 is no proposed change in the number of parking spaces or the number of vehicles the owners intend to store on site.

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:

1. The nature and intent of the project is to provide code compliant access to an existing Attic/Third Floor.
2. The Architectural intent is to improve the long term sustainability of the exterior material and reestablish the 'Victorian Cottage' architectural elements in the neighborhood.

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:

There is no proposed change in use from a Single Family residence

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:

We submit that the improved aesthetics and sustainable materials improve not only the owner quality of life but the property values in the immediate area.

***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: Margaret McKeehan & Tate Hornbeck
Location: 27 Brookford St., Cambridge, MA
Phone: 865-607-0660

Present Use/Occupancy: Single Family
Zone: Residence B Zone
Requested Use/Occupancy: Single Family

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		1651.9	1703.3	2260 maximum	(max.)
<u>LOT AREA:</u>		4250	4250	5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		.36	.37	.50	
<u>LOT AREA OF EACH DWELLING UNIT</u>		4250	4250	2500	
<u>SIZE OF LOT:</u>	WIDTH	40.0	40.0	50.0	
	DEPTH	113.03	113.03	n/a	
<u>SETBACKS IN FEET:</u>	FRONT	9.9	9.9	15	
	REAR	68.9	68.9	25	
	LEFT SIDE	11.7	11.7	7.5	
	RIGHT SIDE	3.3	3.3	7.5	
<u>SIZE OF BUILDING:</u>	HEIGHT	33.4	33.4	35	
	WIDTH	34.3	34.3	n/a	
	LENGTH	24.5	24.5	n/a	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		45.2	45.2	40	
<u>NO. OF DWELLING UNITS:</u>		1	1	1	
<u>NO. OF PARKING SPACES:</u>		3	3	2	
<u>NO. OF LOADING AREAS:</u>		0	0	n/a	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		57'-7 3/4"	57'-7 3/4"		

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.:

There exists a wood framed storage shed 13.4'x21'

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

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: Margaret McKeenan Date: 4/21/23
(Print)

Address: 27 Brookford St.

Case No. BZA-215878

Hearing Date: 5/11/23

Thank you,
Bza Members

ALL RIGHTS RESERVED. ALL DESIGN, DRAWING, AND SPECIFICATIONS ARE THE PROPERTY OF T.A. HATCHER ARCHITECTS. PROJECTS OF USE ARE LIMITED TO THE USE OF THE CLIENT. NO PART OF THIS PROJECT OR THE USE OF THE WORK OR ANY DERIVATIVE WORKS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PRIOR WRITTEN PERMISSION OF T.A. HATCHER ARCHITECTS AND THE ARCHITECT. THESE DRAWINGS AND SEAL MAY BE APPLIED TO THESE DRAWINGS.

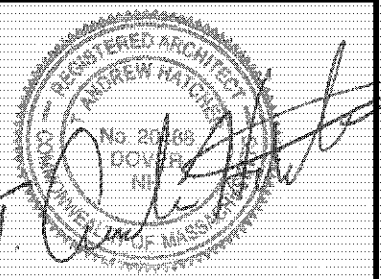
©2023 T.A. HATCHER ARCHITECTS, P.L.L.C.

Date: 2-14-23

Drawn By:

Checked By:

Revisions		
Date	By	Comments



HATCHER ARCHITECTS, P.L.L.C.
 Dover, New Hampshire 03820
 (603) 513-1040

Hornbeck / McKeenan Residence
 27 Brookford Street Cambridge, MA 02140

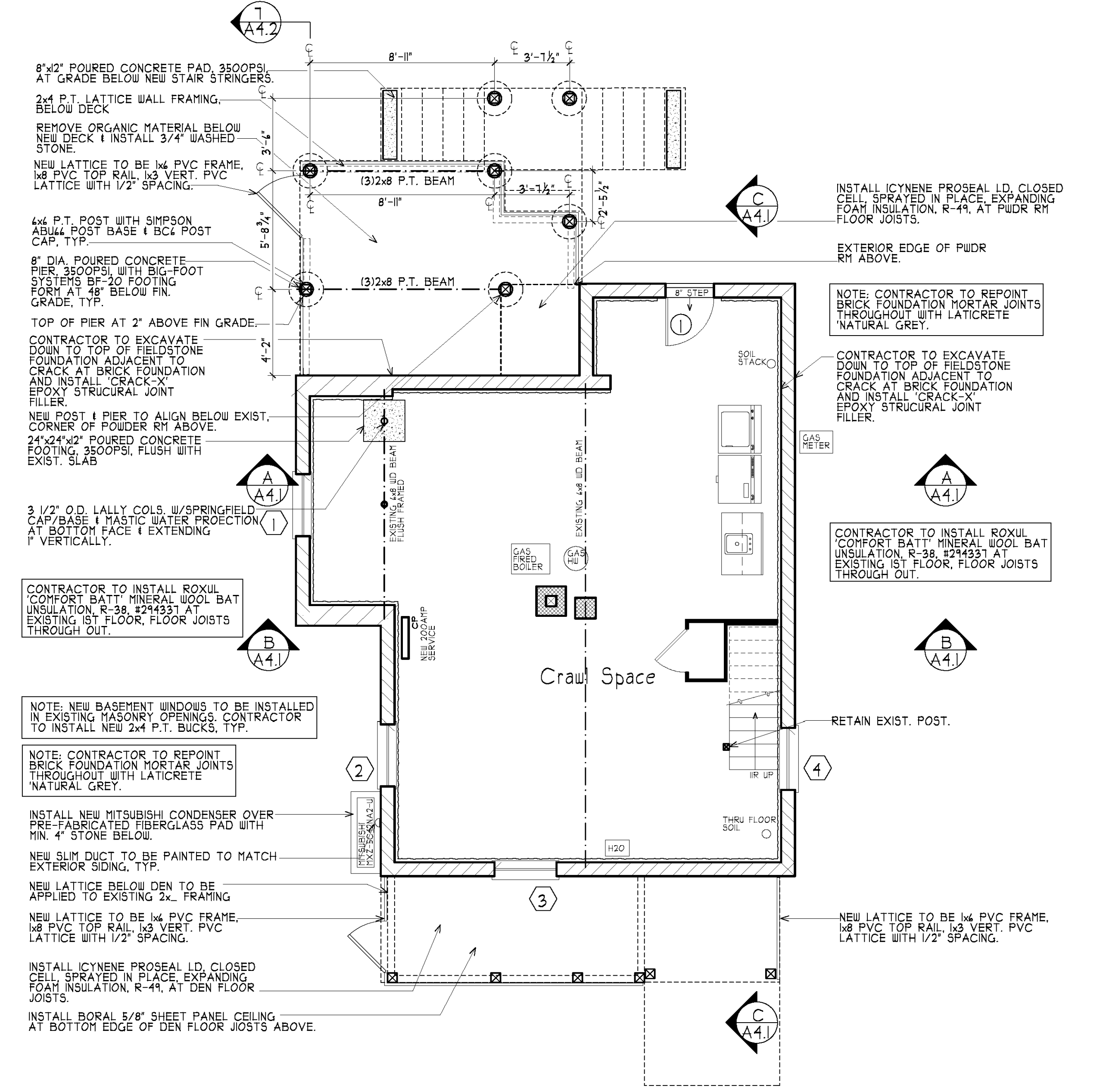
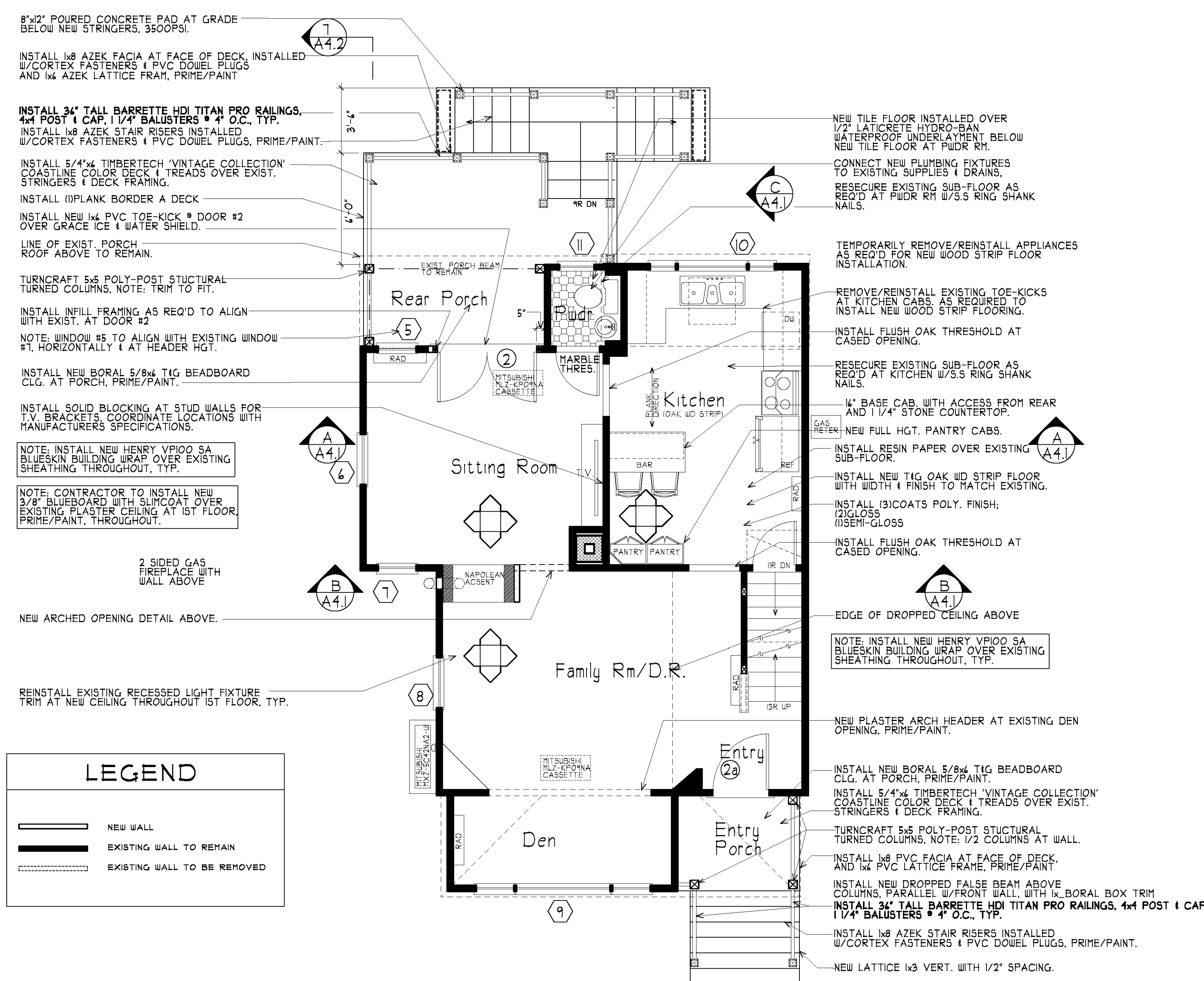
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Title PLAN - BASEMENT

Application: Special Permit

Project 22-245

Sheet A2.0



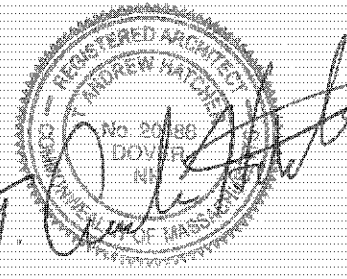
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Date: 2-14-23

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Checked By:

Revisions		
Date	By	Comments

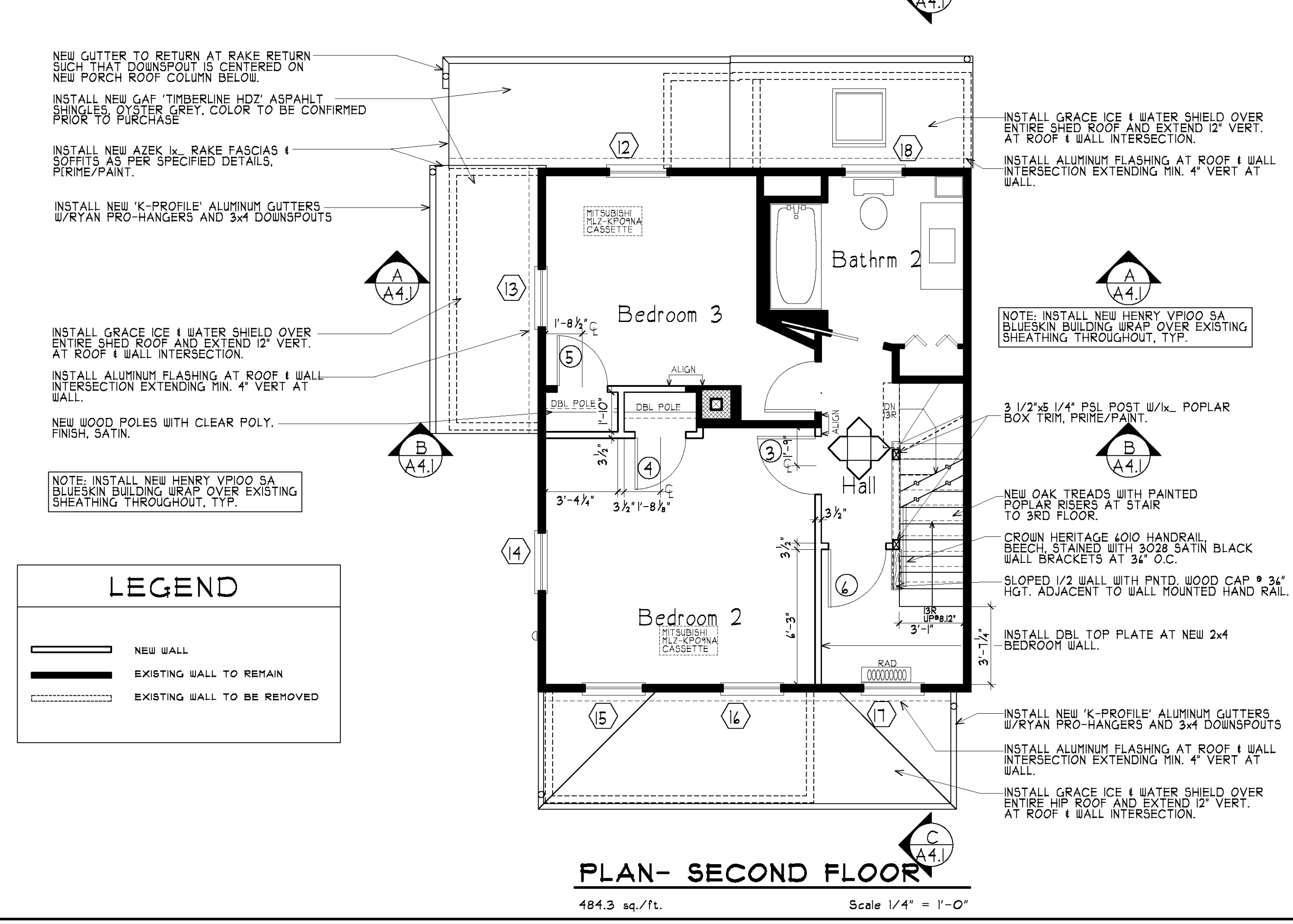
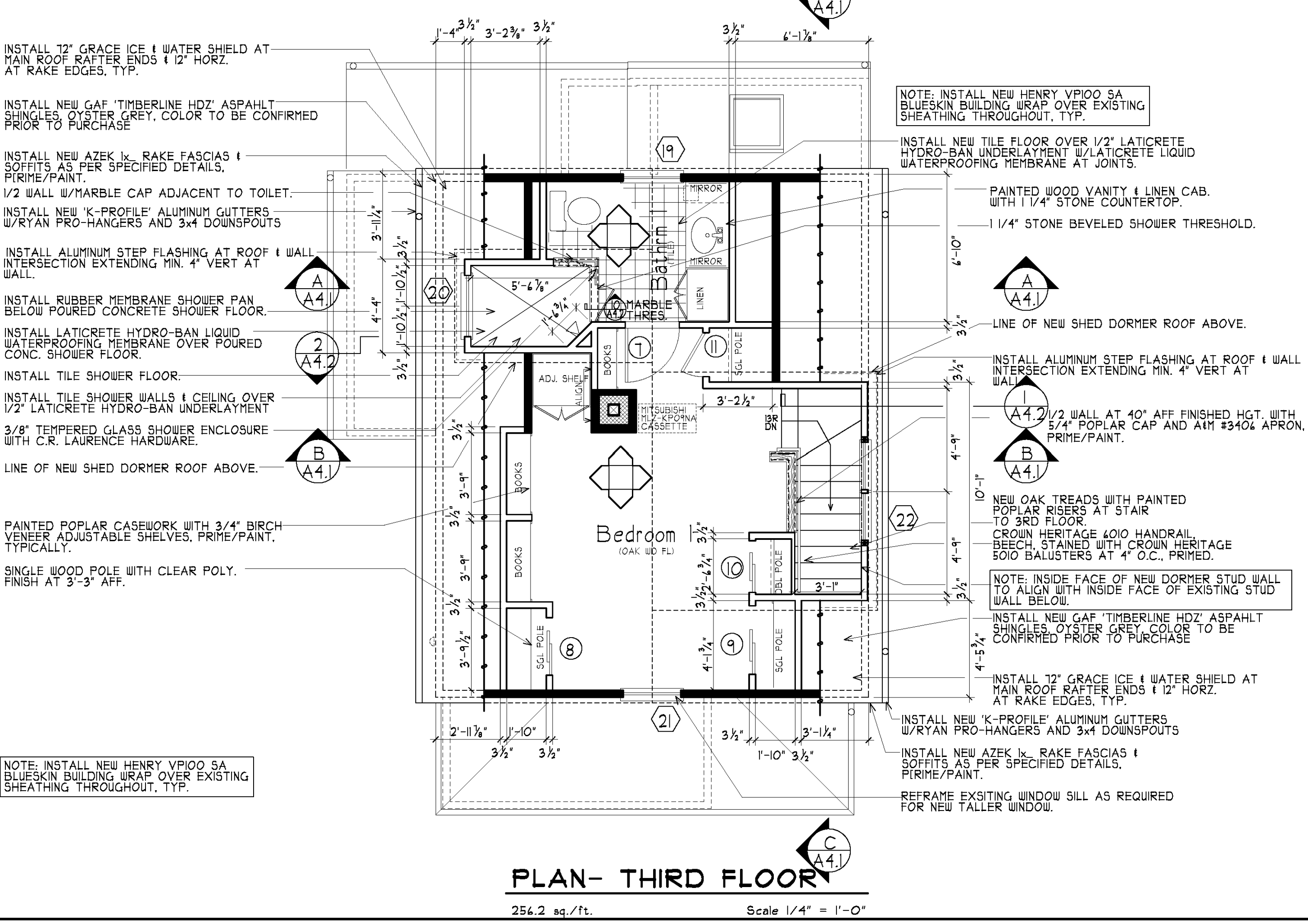
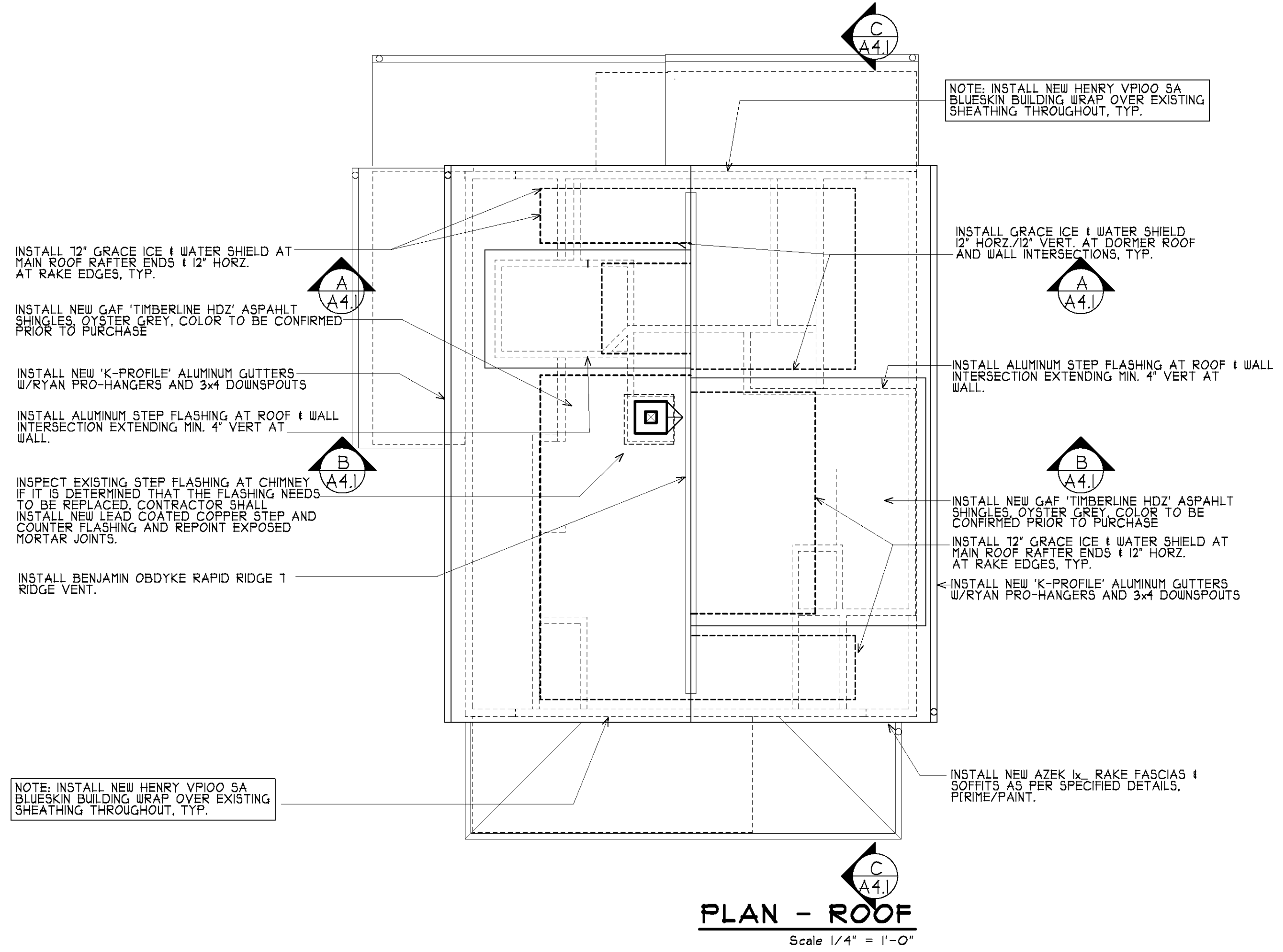


HATCHER ARCHITECTS, P.L.L.C.
56 Ford's Landing
Dorchester, New Hampshire 03820
Hornbeck / McKeehan Residence
27 Brookford Street Cambridge, MA 02140

Scale 1/4" = 1'-0"
Title PLANS - SECOND & THIRD FLOORS / ROOF
Application: Special Permit

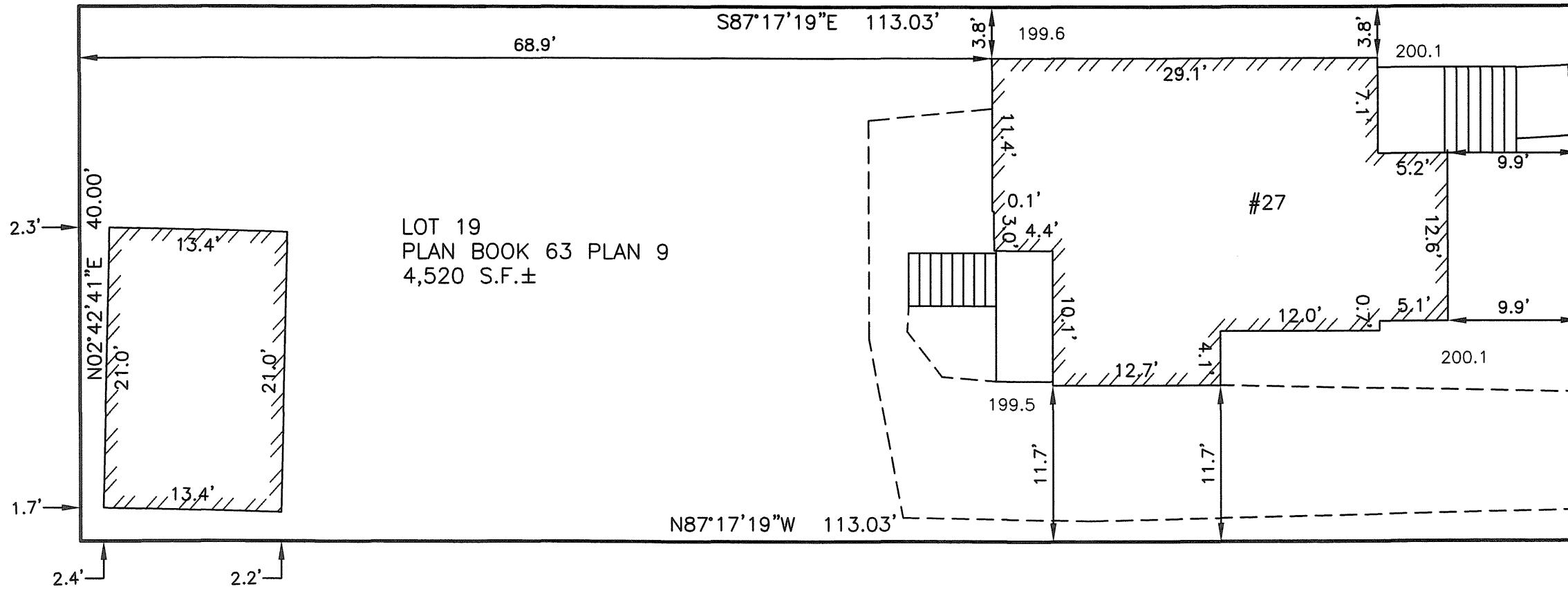
Project 22-245

Sheet A2.1



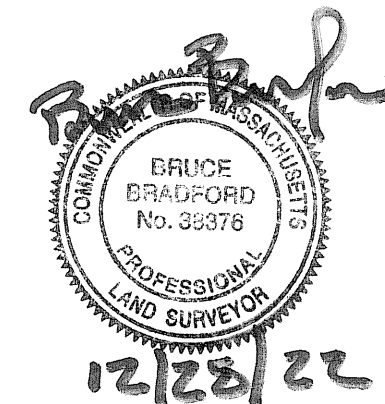
LEGEND

	NEW WALL
	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE REMOVED



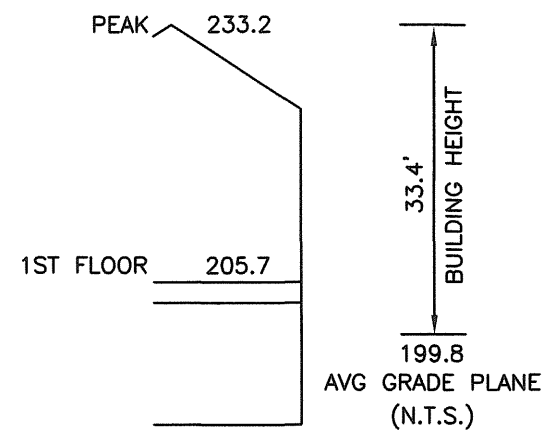
LOT 19
 PLAN BOOK 63 PLAN 9
 4,520 S.F.±

BROOKFORD STREET



ZONING INFORMATION:

ZONE: B
 PLAN REFERENCE: PLAN BOOK 63 PLAN 9
 DEED REFERENCE: BOOK 72463 PAGE 231



	EXISTING	REQUIRED/ PERMITTED
LOT AREA	4,520 S.F.	5,000 S.F. MIN.
LOT WIDTH	40.00'	50' MIN.
SETBACK		
FRONT	9.9'	15' MIN.
SIDE	11.7'	7.5' OR
SIDE	3.8'	SUM OF 20'
REAR	68.9'	25' MIN.
PRIVATE OPEN SPACE	45.2%	40% MAX.
BUILDING HGT	33.4'	35' MAX.

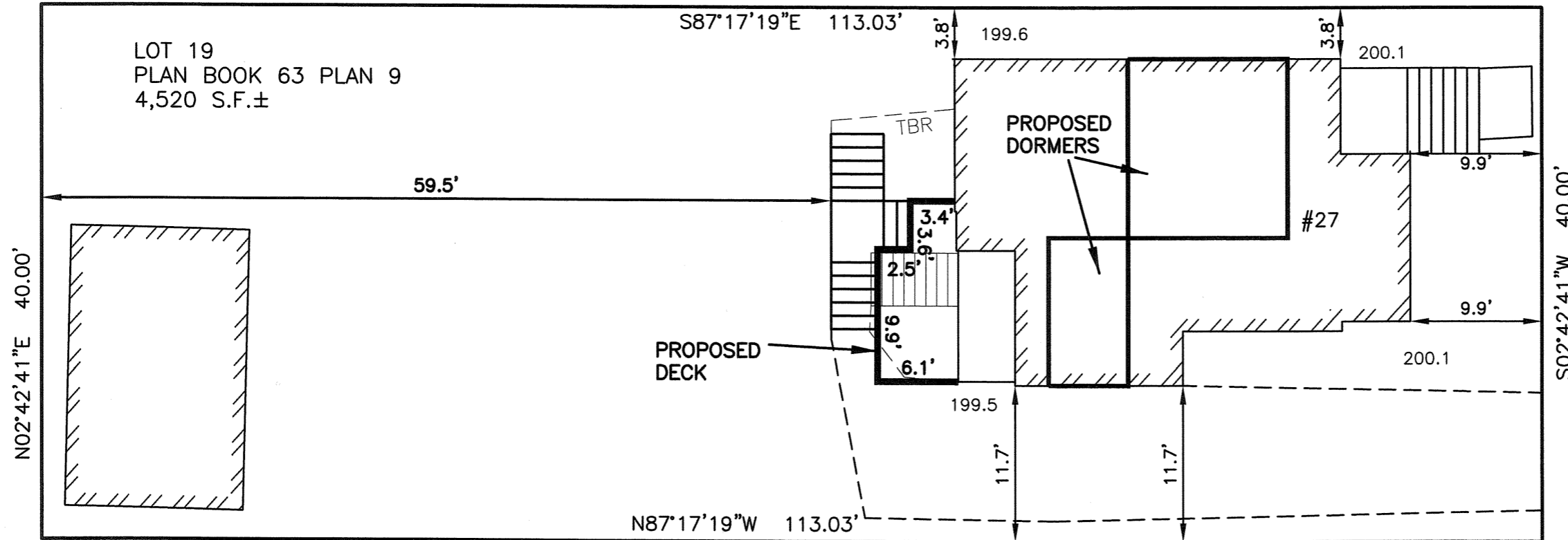
ESTABLISHED 1916
EMB
 EVERETT M. BROOKS CO.
 SURVEYORS & ENGINEERS
 49 LEXINGTON STREET
 WEST NEWTON, MA 02465
 (617) 527-8750
 info@everettbrooks.com

**PLAN OF LAND IN
 CAMBRIDGE, MA**

27 BROOKFORD STREET
 EXISTING CONDITIONS

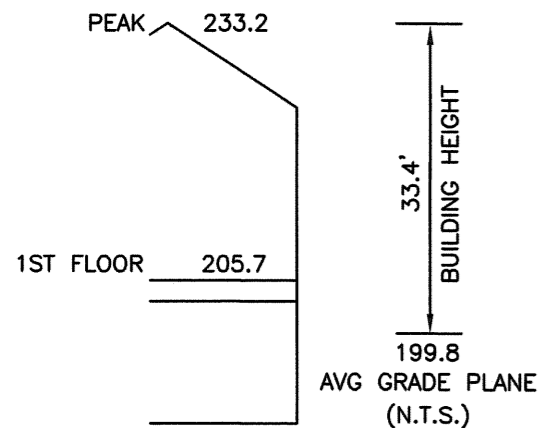
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 DATE: DECEMBER 28, 2022
 DRAWN: GAR
 CHECK: BB

PROJECT NO. 26715



ZONING INFORMATION:

ZONE: B
PLAN REFERENCE: PLAN BOOK 63 PLAN 9
DEED REFERENCE: BOOK 72463 PAGE 231



	EXISTING	PROPOSED	REQUIRED/ PERMITTED
LOT AREA	4,520 S.F.	4,520 S.F.	5,000 S.F. MIN.
LOT WIDTH	40.00'	40.00'	50' MIN.
SETBACK			
FRONT	9.9'	9.9'	15' MIN.
SIDE	11.7'	11.7'	7.5' OR
SIDE	3.8'	3.8'	SUM OF 20'
REAR	68.9'	59.5'	25' MIN.
PRIVATE OPEN SPACE	45.2%	45.2%	40% MAX.
BUILDING HGT	33.4'	33.4'	35' MAX.

ESTABLISHED 1916

EMB

EVERETT M. BROOKS CO.
SURVEYORS & ENGINEERS

49 LEXINGTON STREET
WEST NEWTON, MA 02465

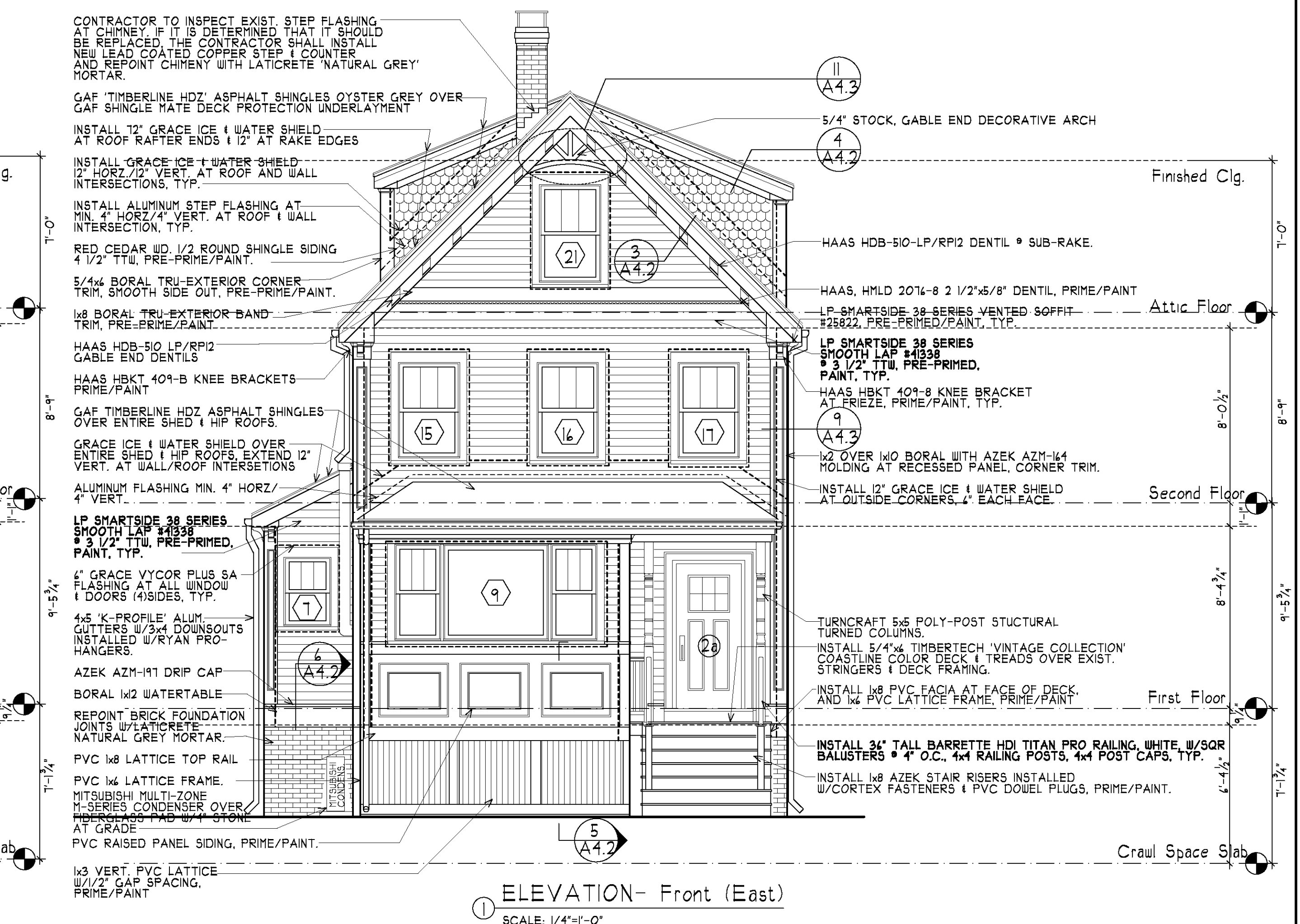
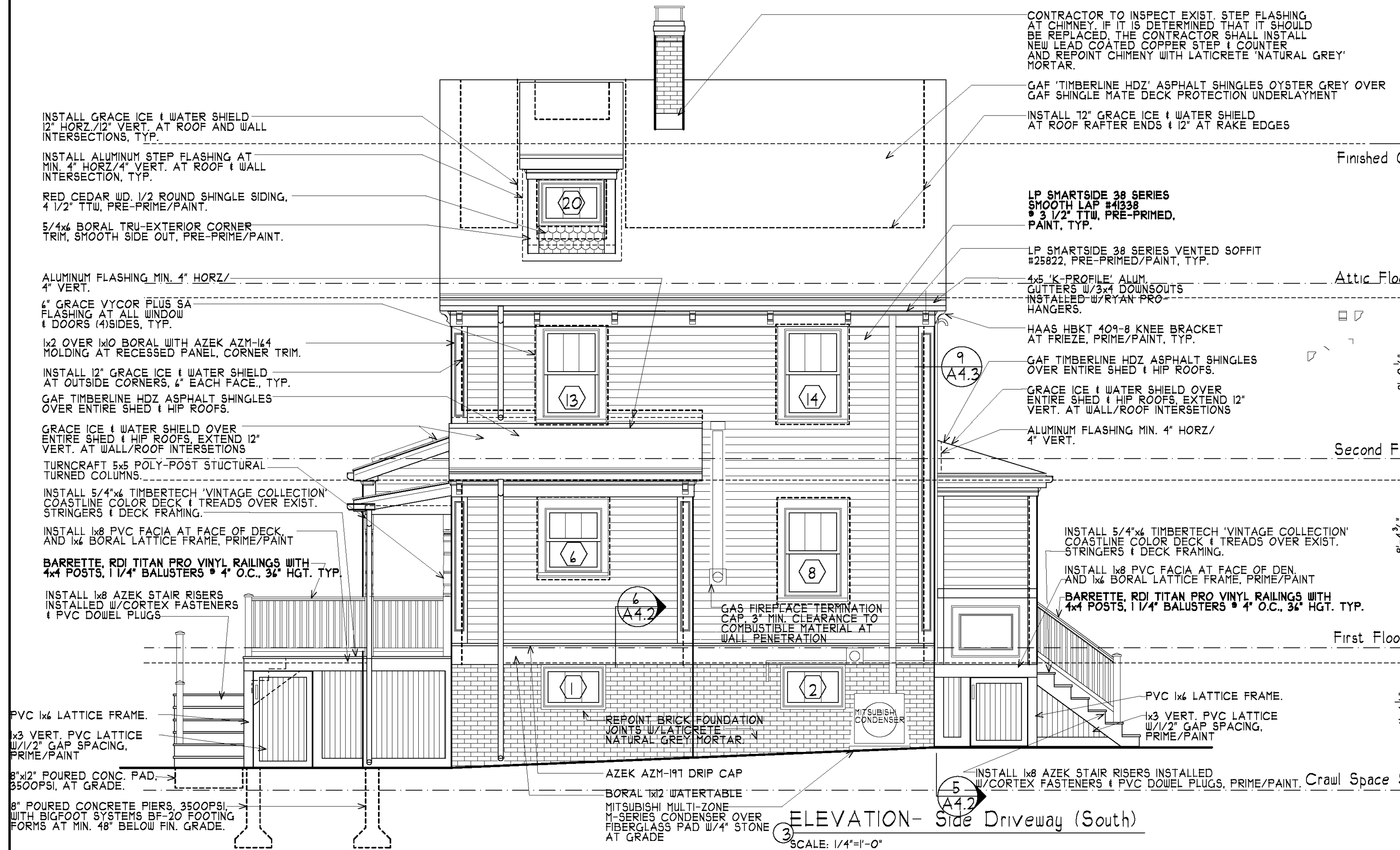
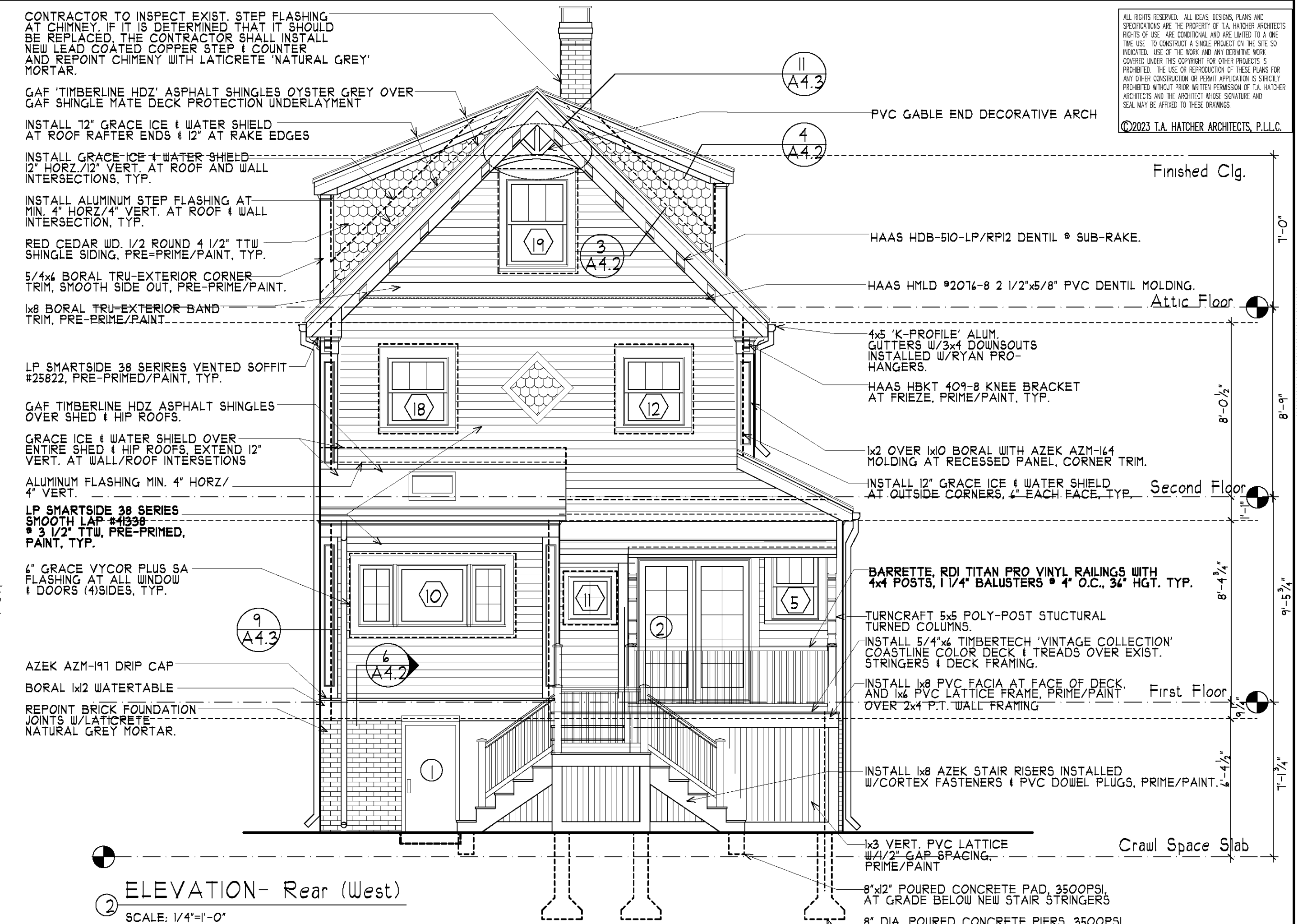
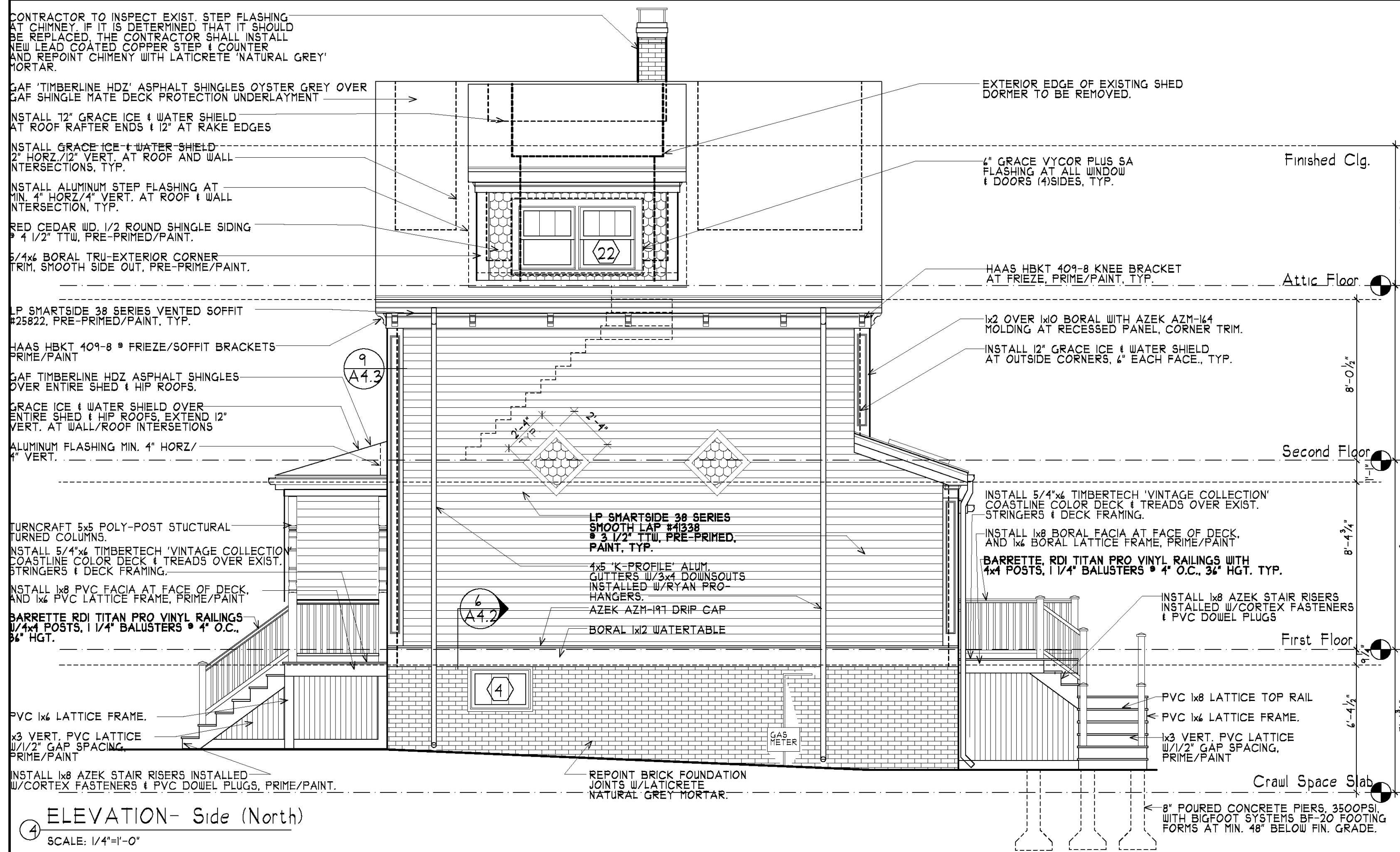
(617) 527-8750
info@everettbrooks.com

PROJECT NO. 26715

**PLAN OF LAND IN
CAMBRIDGE, MA**

27 BROOKFORD STREET
PROPOSED ADDITIONS

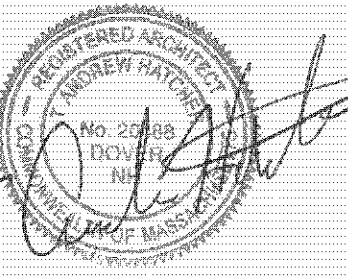
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CHECK: BB



Date: 2-14-23

Drawn By:
Checked By:

Revisions		
Date	By	Comments



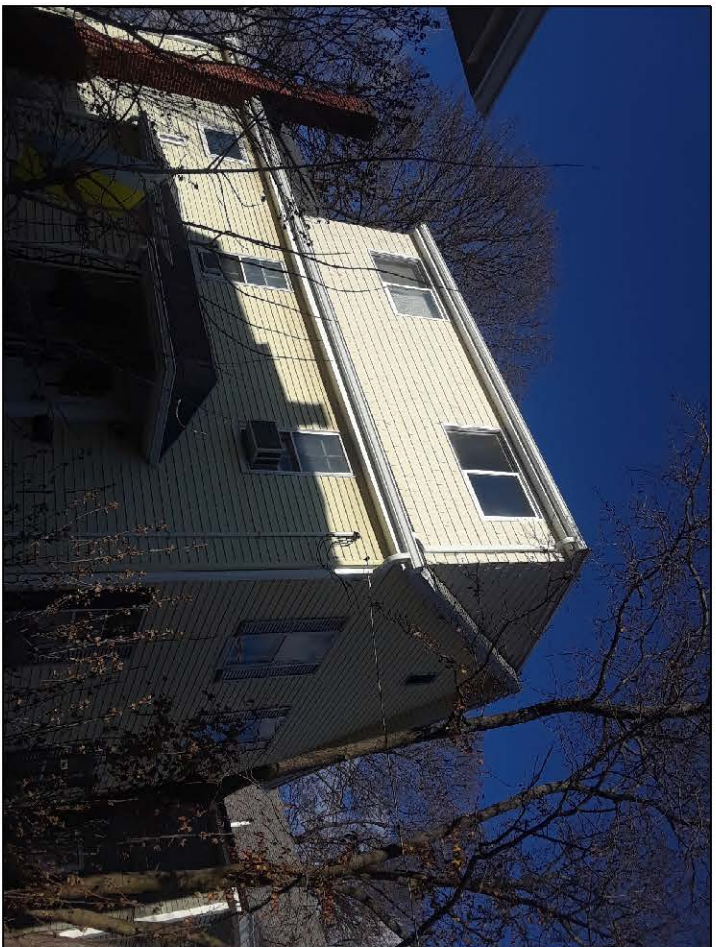
HATCHER ARCHITECTS, P.L.L.C.
Devon, New Hampshire 03820
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Hornbeck / McKeenan Residence
27 Brookford Street Cambridge, MA 02140

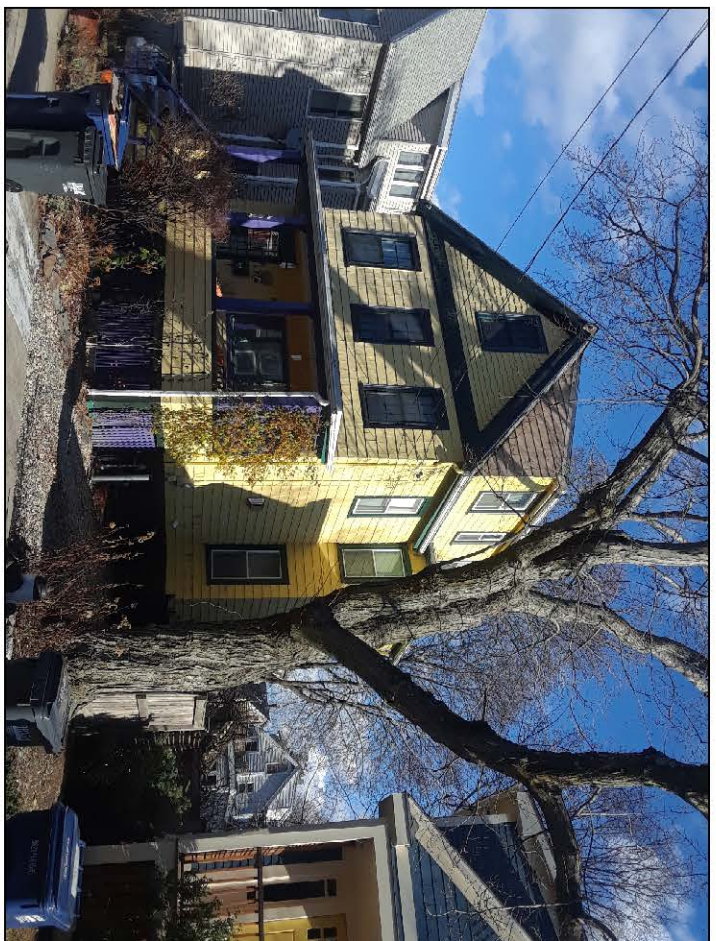
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Scale: 1/4"=1'-0"
Application: **Special Permit**

Project: 22-245

Sheet: **A1.1**



#15 Brookford St.



#30 Brookford St.



#27 Brookford St.



#23 & #27 Brookford St.



#30 & #34 Brookford St.



#27 Brookford St.

Date
2-14-23

Drawn By:
Checked By:

Revision	Date	By	Description

Hatcher Architects, P.L.L.C.
 56 Ford's Landing Dover, NH 03820 (617)-513-1040

Hornbeck/McHeenan Residence
 27 Brookford Street Cambridge, MA 02140

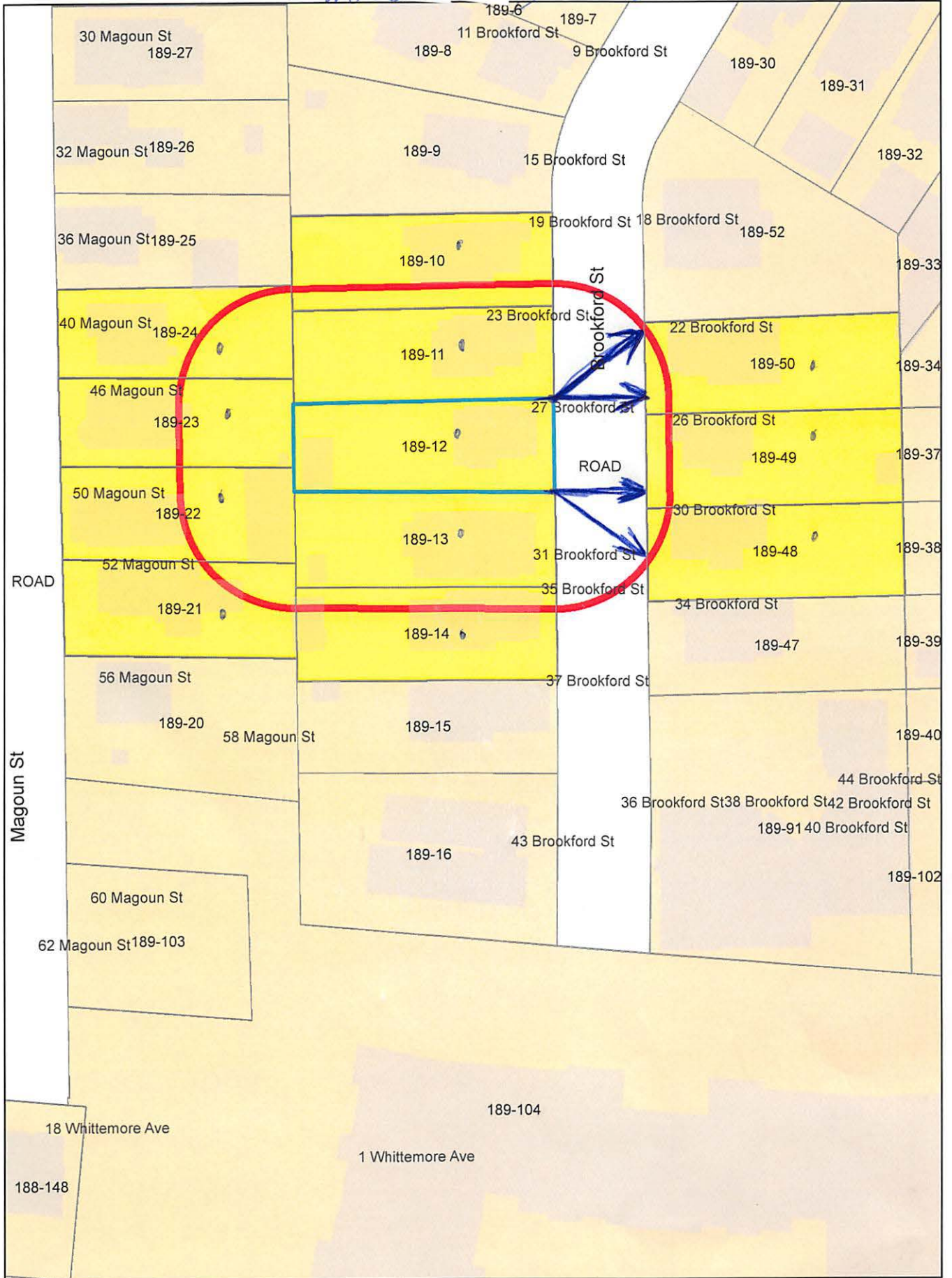
Title: Application Special Permit

Scale: _____

Project:
22-246

Sheet:
Photos

27 Brookford Street



27 Brookford St.

Petitioner

189-14
PENNISTON, MARY G.
35 BROOKFORD ST
CAMBRIDGE, MA 02140

189-24
DAME, THOMAS M. &
GERALDINE A. HEALEY-DAME
40 MAGOUN ST.
CAMBRIDGE, MA 02140-1617

189-12
HORNBECK, TATE W. &
MARGARET K. MCKEEHAN
27 BROOKFORD ST
CAMBRIDGE, MA 02140

189-13
ALAMGIR, JOY & NUZHAT ALAMGIR
9 CAULFIELD ROAD
WAYLAND, MA 01778

189-48
LAMBERT, LISA CHRISTINE
30 BROOKFORD ST
CAMBRIDGE, MA 02140

THOMAS A. HATCHER, AIA
56 FORDS LANDNG DR.
DOVER, NH 03820

189-50
MCGOWAN, ROBERT & DIANNE CABRAL
22 BROOKFORD
CAMBRIDGE, MA 02140-1002

189-11
ORMAN, NEAL C.
23 BROOKFORD ST., #1
CAMBRIDGE, MA 02140

189-49
SLOANE, TIMOTHY
TRUSTEE THE SLOANE FAMILY TRUST
26 BROOKFORD ST
CAMBRIDGE, MA 02140

189-22
REYBURN HOLDINGS LLC
2 WORCESTER ST
CAMBRIDGE, MA 02139

189-11
CHAMPAGNE, JON RAMSEY CHAMPAGNE
23 BROOKFORD ST UNIT 2
CAMBRIDGE, MA 02140

189-21
SZTAIMBERG, STEPHANIE
52 MAGOUN ST
CAMBRIDGE, MA 02140

189-23
BUCK, DARREN & JANICE BUCK
46 MAGOUN ST
CAMBRIDGE, MA 02140

189-10
CRANE, TIMOTHY K.
19 BROOKFORD ST.
CAMBRIDGE, MA 02140



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: Margaret McKeenan Date: 4/21/23
(Print)

Address: 27 Brookford St.

Case No. BZA-215878

Hearing Date: 5/11/23

Thank you,
Bza Members

Pacheco, Maria

From: Darren Buck <gregario@gmail.com>
Sent: Wednesday, April 26, 2023 1:11 PM
To: Pacheco, Maria
Subject: Support for BZA CASE NO. BZA-215878 (May 11)

Hello,

I am Darren Buck, owner/occupant of 44-46 Magoun St, abutting the petitioner's property (27 Brookford) in the rear yard. I am writing to express my full unqualified support for their petition before the BZA. Zoning should allow property owners to do whatever they please to their property so long as it does not harm those around them, and putting a few windows within arbitrary setback limits certainly qualifies.

I sincerely hope that their project is approved quickly, easily, and enthusiastically.

Thanks,
Darren Buck

Pacheco, Maria

From: ramsey p s champagne <springfrog@gmail.com>
Sent: Sunday, May 7, 2023 12:41 PM
To: Pacheco, Maria
Subject: Public hearing BZA-215878

Hi,

As Margaret and Tate's neighbors, we support their proposed permit and see no problem with their modifications to their house.

We hope this permit is approved.

Thank you,

Ramsey and Jon Champagne
23 Brookford st #2

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Pronouns (she, her, hers)

If we are interested in building mass movements to destroy mass oppression, our movements must include people not like us, people with whom we will never fully agree, and people with whom we have conflict. That's a much higher calling than railing at people from a distance and labeling them as wrong. Ultimately, according to Garza, building a movement is about restoring humanity to all of us, even to those of us who have been inhumane. Movements are where people are called to be transformed in service of liberation of themselves and others. -Frances Lee

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