



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2026 JUN 15 PM 2: 35

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 1215768

General Information

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

Special Permit: X

Variance:

Appeal:

PETITIONER: Robert Frankenheim

PETITIONER'S ADDRESS: 51 Stearns Street, Cambridge, MA 02138

LOCATION OF PROPERTY: 51 Stearns St , Cambridge, MA

TYPE OF OCCUPANCY: single family

ZONING DISTRICT: Residence C-1 Zone

REASON FOR PETITION:

/Additions/

DESCRIPTION OF PETITIONER'S PROPOSAL:

I want to add to my house by building straight back. My house is .9 feet from the lot line so this would be within the side yard setback.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000	Section: 5.30 (Table of Dimensional Requirements).
Article: 8.000	Section: 8.22.2.d&c (Non-Conforming Structure).
Article: 10.000	Section: 10.40 (Special Permit).

Original
Signature(s):

(Petitioner (s) / Owner)

Robert Frankenheim

(Print Name)

Address:

51 Stearns Street

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 Robert Frankenheim
(OWNER)

Address: 51 Stearns Street Cambridge, MA

State that I/We own the property located at 51 Stearns Street Cambridge, MA
which is the subject of this zoning application.

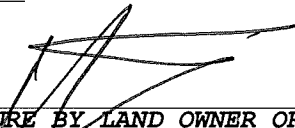
The record title of this property is in the name of _____

*Pursuant to a deed of duly recorded in the date _____, Middlesex South

County Registry of Deeds at Book 31840, Page 202; or

Middlesex Registry District of Land Court, Certificate No. _____

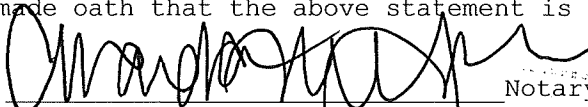
Book _____ Page _____.


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

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

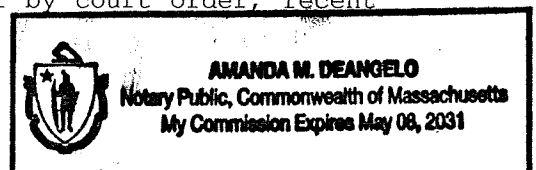
Commonwealth of Massachusetts, County of Middlesex

The above-name Robert M. Frankenheim personally appeared before me,
this 11th of June, 2020, and made oath that the above statement is true.


Notary

My commission expires May 8, 2031 (Notary Seal).

- 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 51 Stearns St (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 addition meets all dimensional requirements except for that for which zoning relief is sought (side yard setback)
- 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 change to traffic or patterns of access or egress, and no change in established neighborhood character - in fact, that is what this proposal is trying to maintain (renovation, tear down, ~~and~~ preservation of facade)
- 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 single, and two-family houses adjacent would be unaffected in their use and operation.
- 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 addition would not create a nuisance or hazard to the detriment of the health, safety and/or welfare of the occupant or Cambridge citizens because it is ~~just~~ a relatively minor increase in the mass of a small house.
- 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:
Because it is a minor increase in the size of an existing single family house that conforms to the zoning ordinance in nearly every aspect (except that for which relief is sought)
- (ATTACHMENT B - PAGE 6)

Tel. No. 617 256-4579
E-Mail Address: bobfrankenheim@yahoo.com

Date: 6/15/26

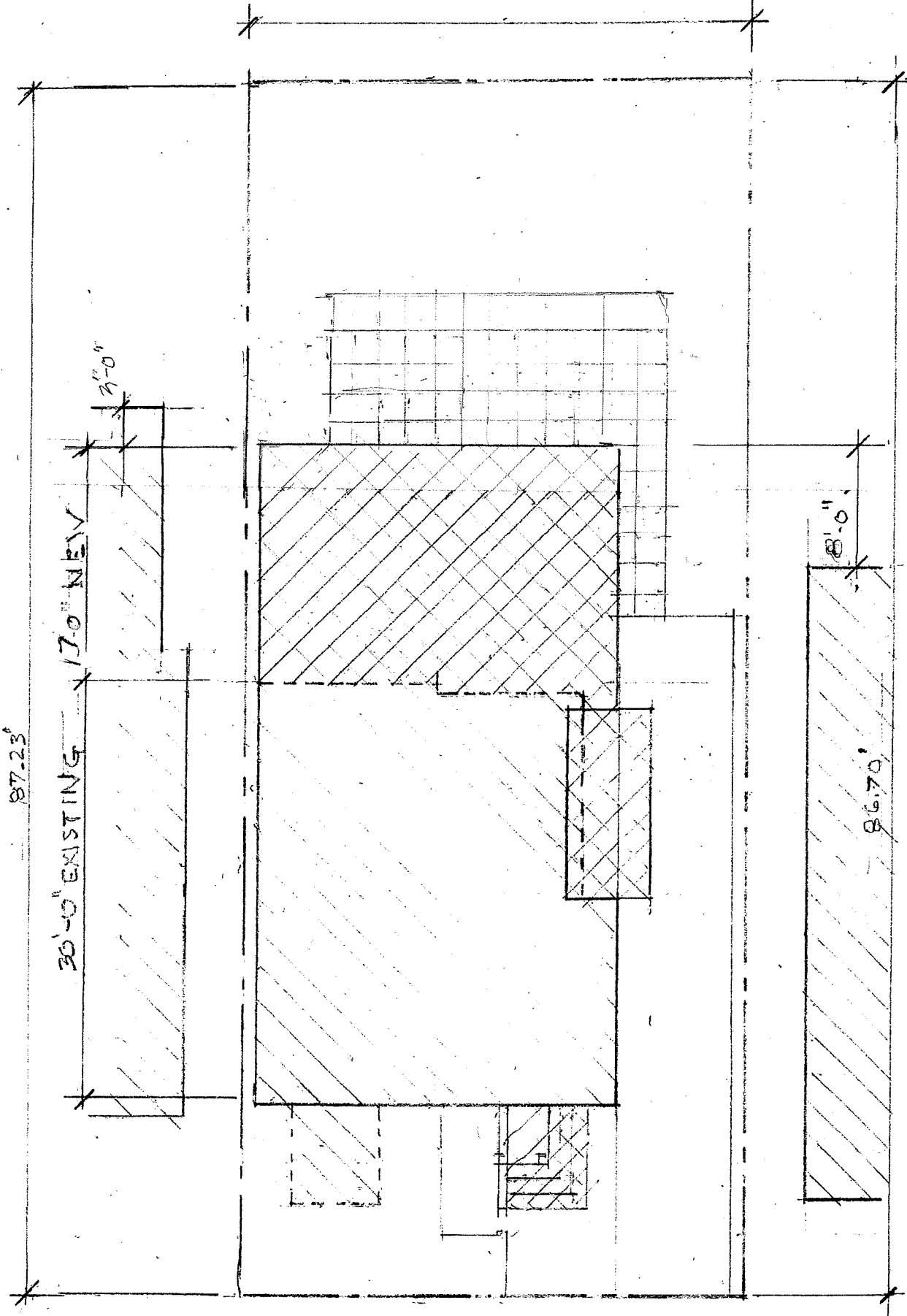
BZA Application Form

DIMENSIONAL INFORMATION

Applicant: Robert Frankenheim
Location: 51 Stearns St., Cambridge, MA
Phone: 617 256-4579

Present Use/Occupancy: single family
Zone: Residence C-1 Zone
Requested Use/Occupancy: single family

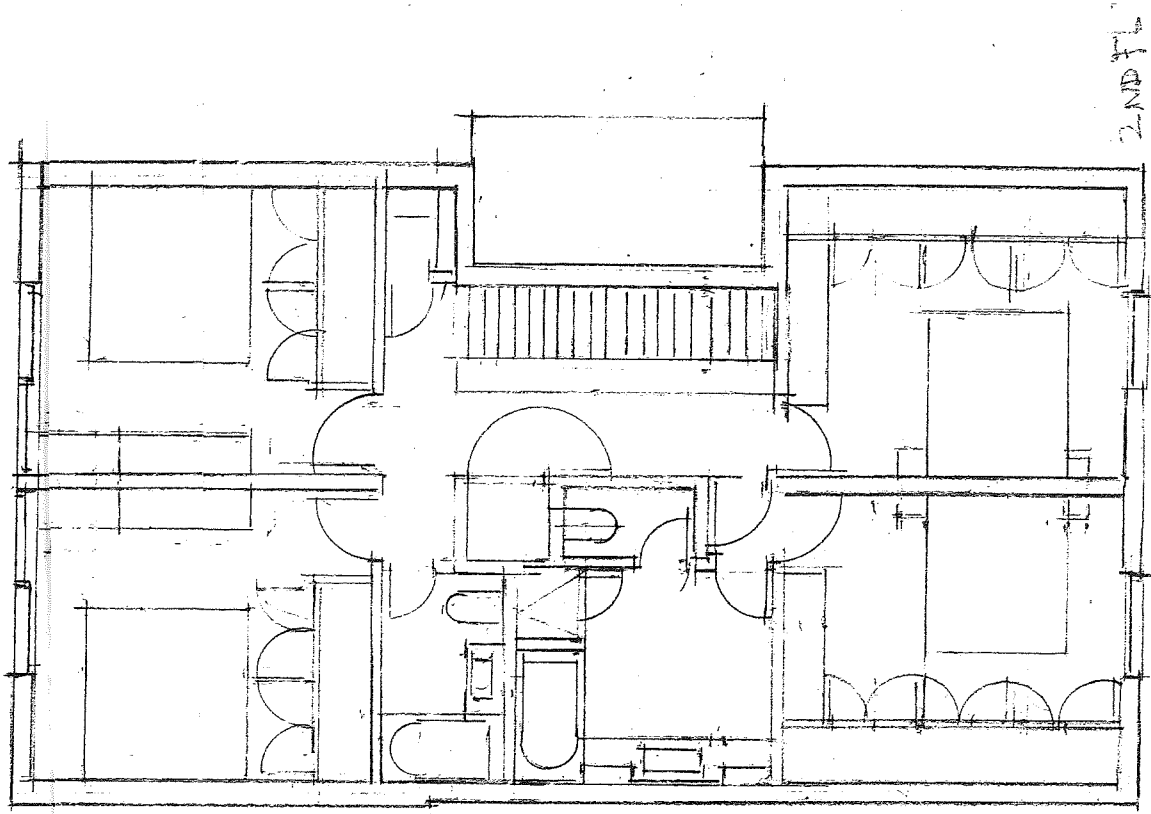
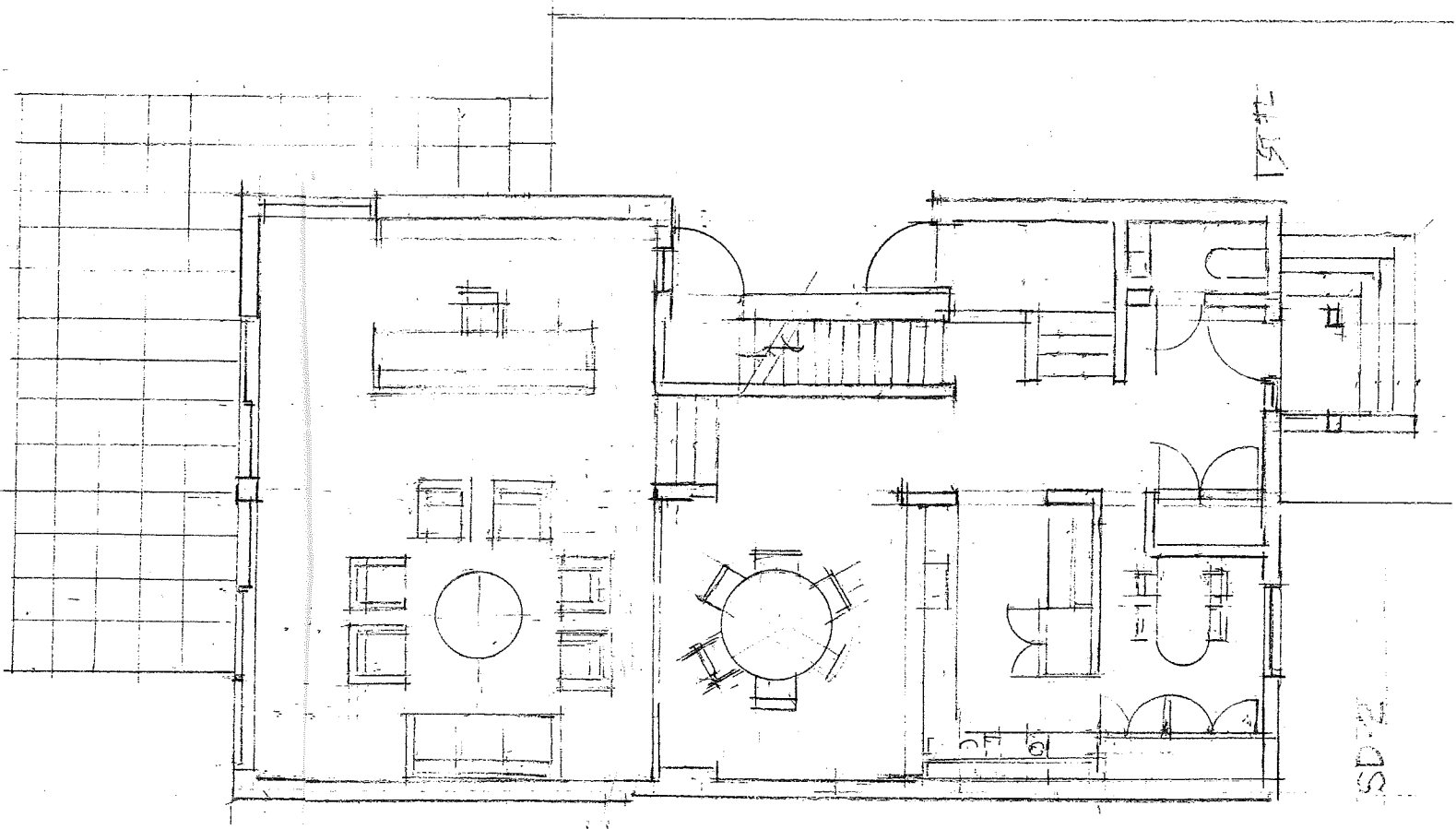
		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		1530	2345	2347.5	(max.)
<u>LOT AREA:</u>		3130	3130	N/A	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		.488	.749	.75	
<u>LOT AREA OF EACH DWELLING UNIT</u>		3130	3130	N/A	
<u>SIZE OF LOT:</u>	WIDTH	36	36	N/A	
	DEPTH	87.23-86.7	87.23-86.7	N/A	
<u>SETBACKS IN FEET:</u>	FRONT	10	10	10	
	REAR	42.5	25.5	5	
	LEFT SIDE	0.9	0.9	5	
	RIGHT SIDE	8.6	8.6	5	
<u>SIZE OF BUILDING:</u>	HEIGHT	28	28	45	
	WIDTH	30	47	N/A	
	LENGTH	26	26	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		.488	.304	.3	
<u>NO. OF DWELLING UNITS:</u>		1	1	N/A	
<u>NO. OF PARKING SPACES:</u>		1	1	N/A	
<u>NO. OF LOADING AREAS:</u>		0	0	N/A	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		N/A	N/A	N/A	



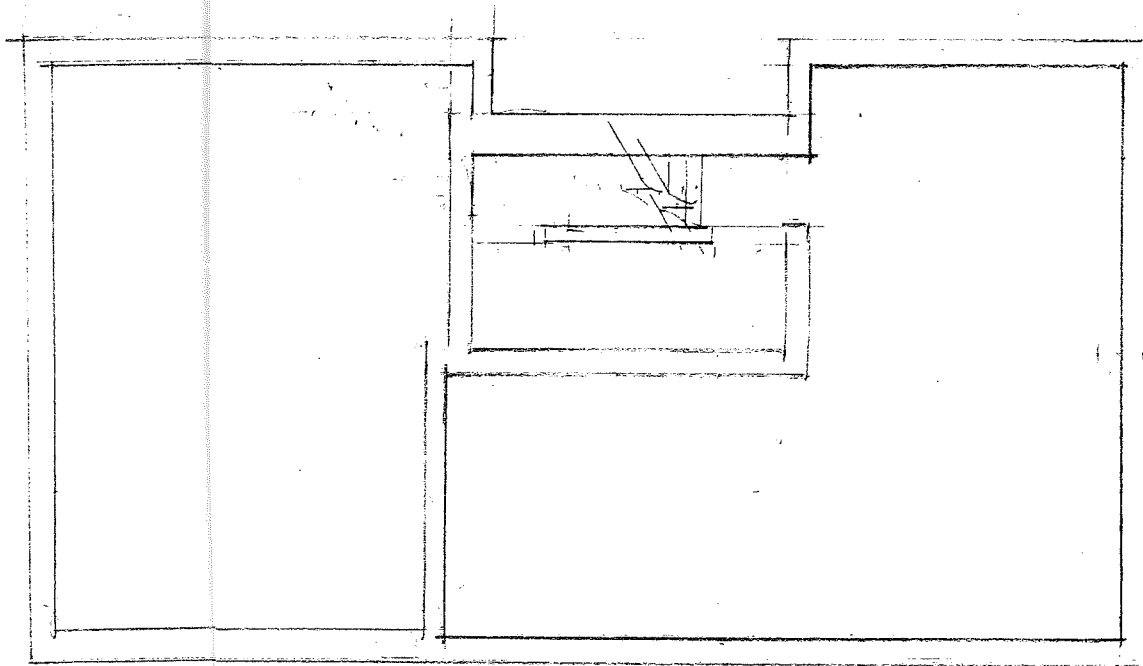
SITE PLAN
1" = 10'-0"

51 STEARNS ST
JUN 06 22 1924

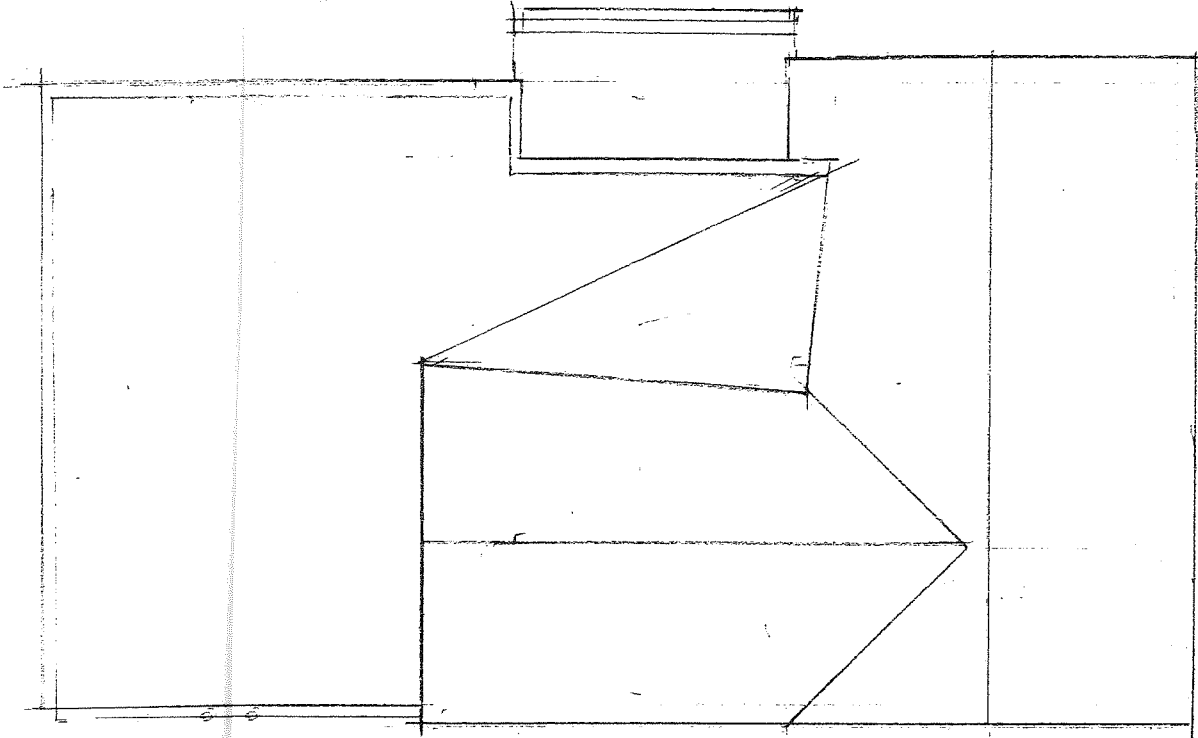
SD-1



ST STEARNS ST PLANS
 JMA 06 22 2024



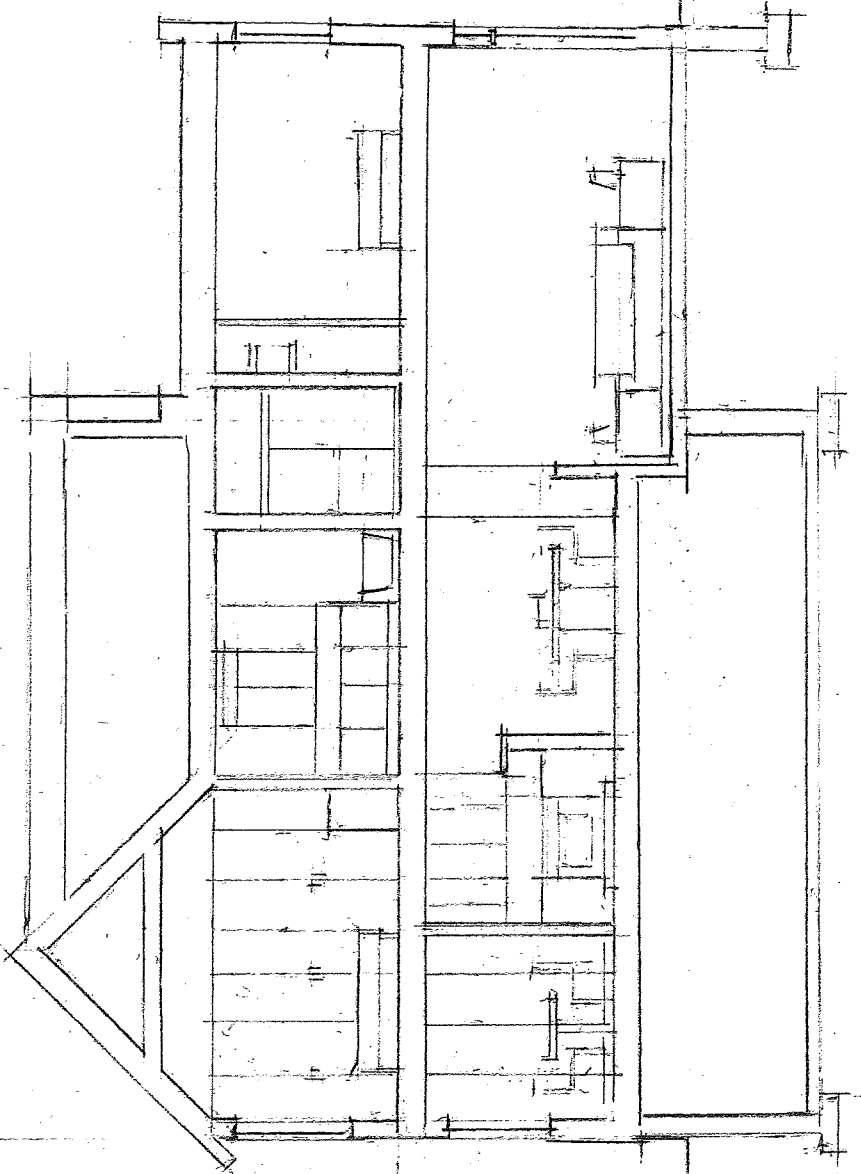
BASEMENT



ROOF

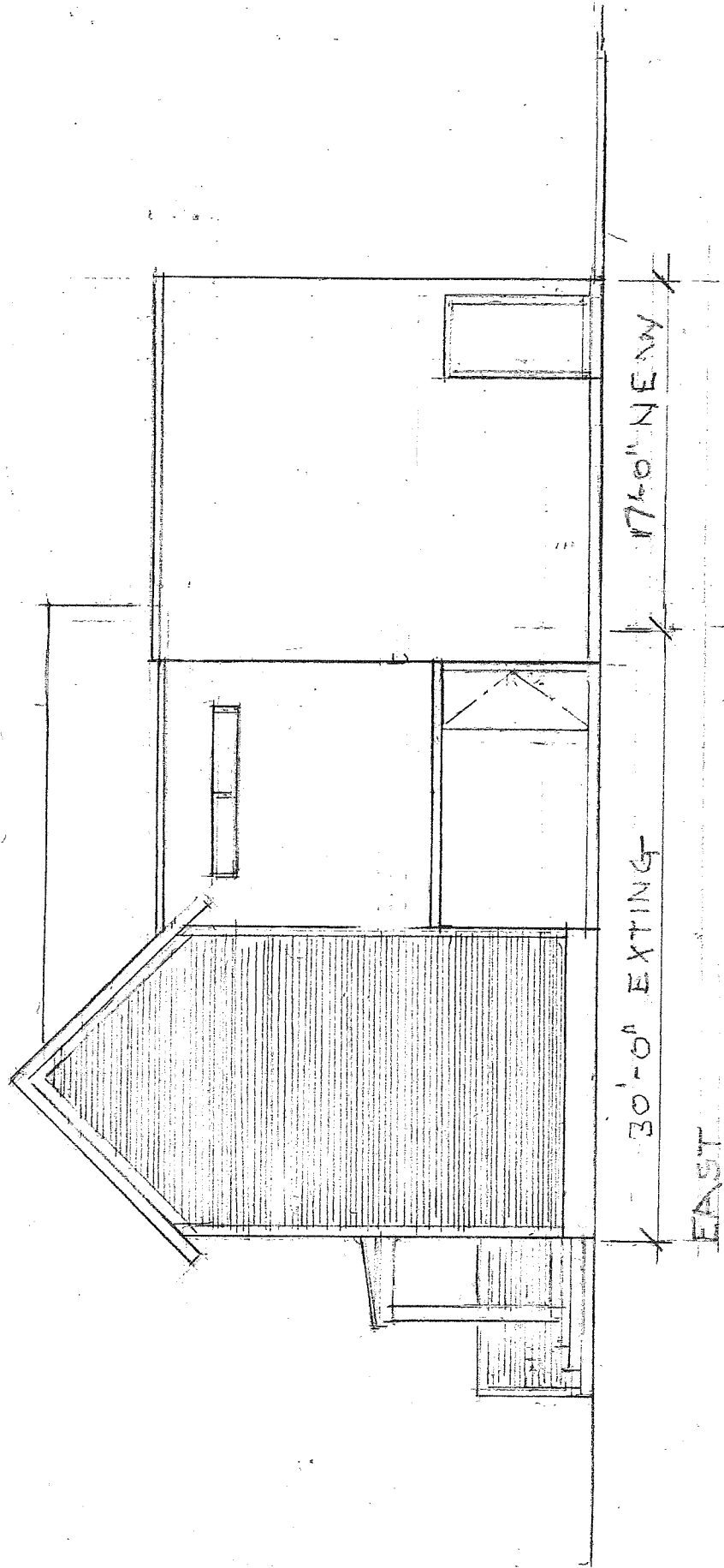
SD-3

51 STEARNS ST
JUN 2, 09 22 2024
PLANS
1/21



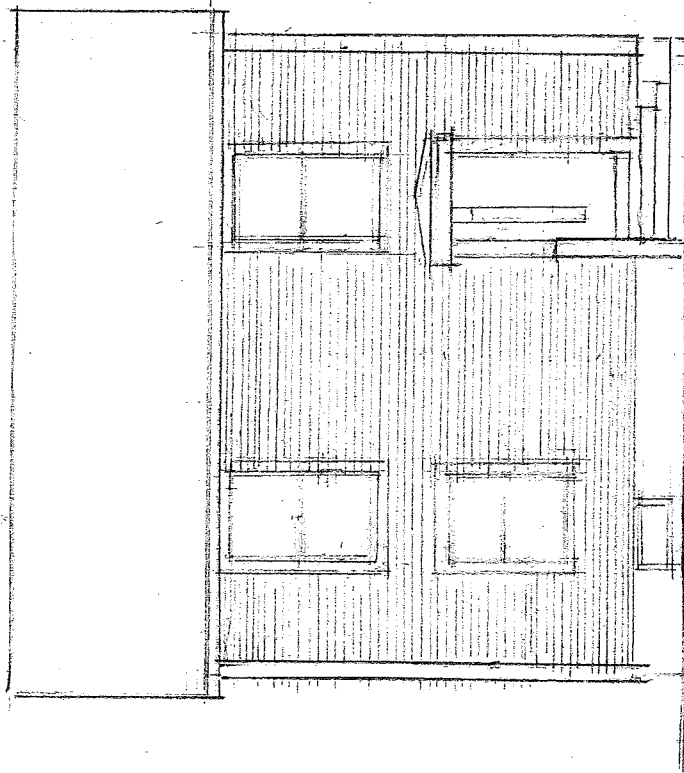
SD-4

51 STEARNS ST SECTION
JMA 06 22 2014 1/8"

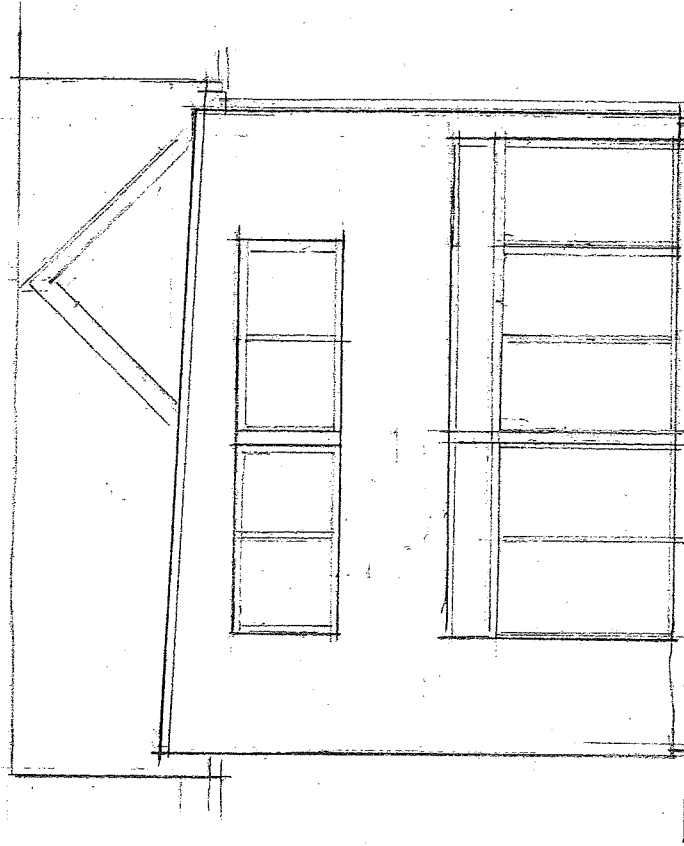


SD-5

51 STEARNIS ST ELEVATION
JAN 06 22 2024



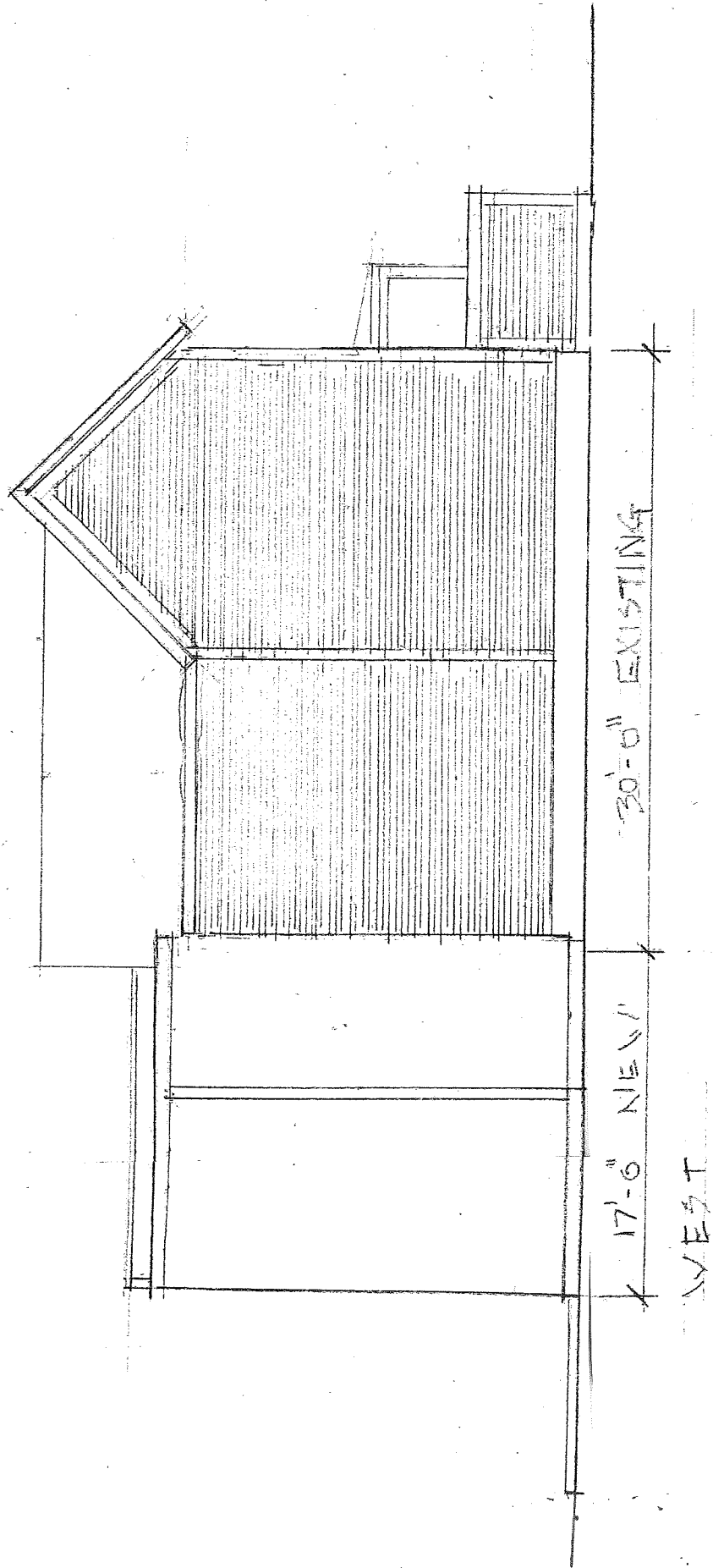
SOUTH



NORTH

9D-6

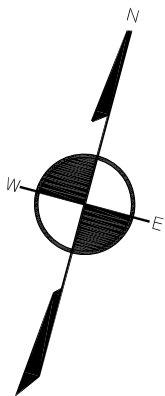
51. STEANS ST ELEVATIONS
JAN. 06. 22. 2024 1/81



SD-7
57 STEARNS ST. ELEVATION
JAXX 0622-2024

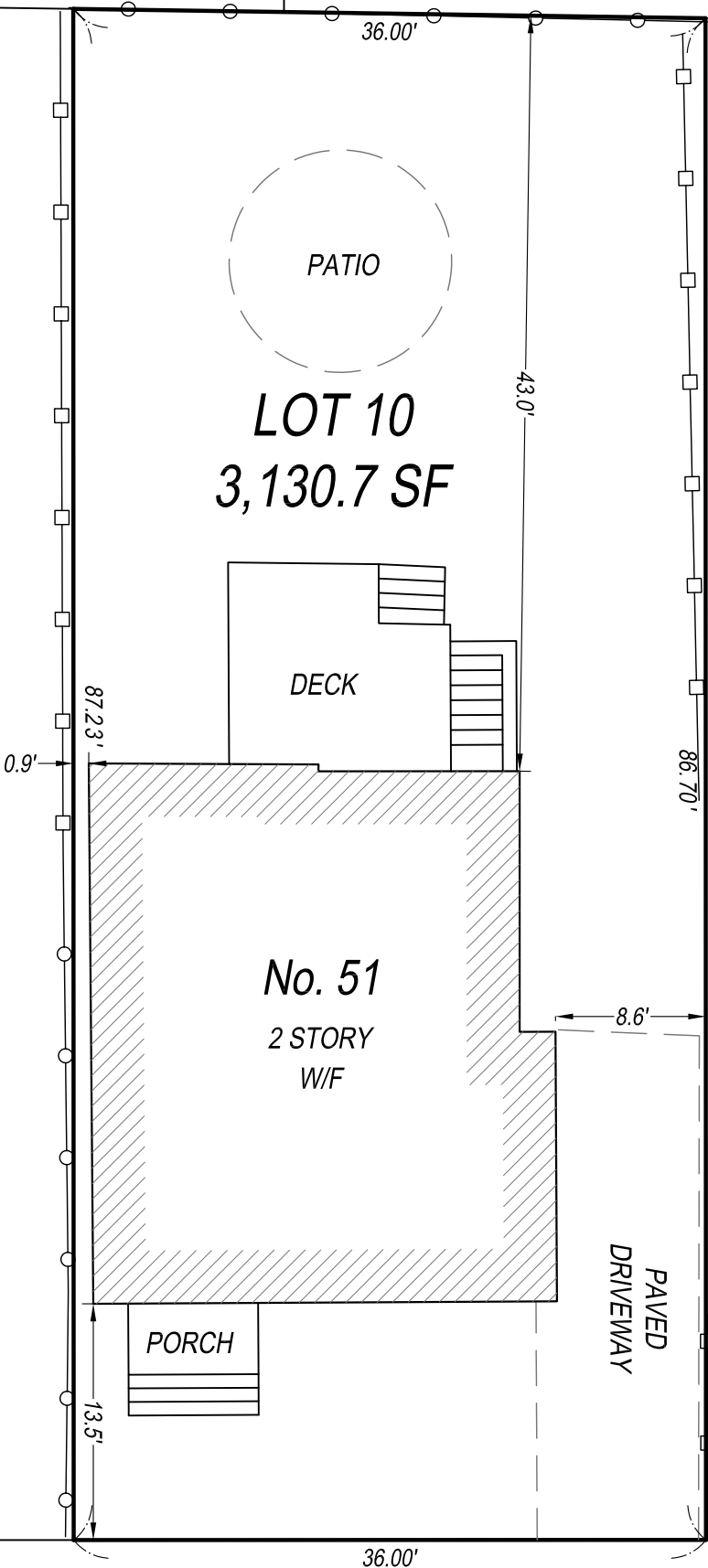
No. 236 WALDEN STREET
N/F
236 WALDEN STREET LLC
BK: 65164; PG: 146

No. 232-234 WALDEN STREET
N/F
232-234 WALDEN STREET
CONDOMINIUM
BK: 54924; PG: 361



No. 49 STEARNS STREET
N/F
YVONNE DOLAN
BK: 62853 ; PG: 121

No. 55 STEARNS STREET
N/F
STEPHEN & KATHLEEN
BARDIGE
BK: 12514 ; PG: 130



NOTES:
PARCEL ID: 205-10

STEARNS

(PUBLIC-40FT WIDE)

STREET

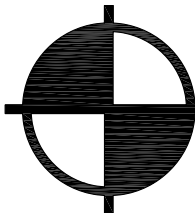
I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF AUGUST 8, 2016 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

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" (AREA DETERMINED TO BE OUTSIDE 0.2 % ANNUAL CHANCE FLOODPLAIN). COMMUNITY-PANEL # 25017C0419E EFFECTIVE DATE: 06/04/2010

PREPARED FOR:
ROBERT M. FRANKENHEIM
51 STEARNS STREET
CAMBRIDGE, MA 02138

REFERENCES:
DEED: BK 31840; PG 202
PLAN: # 445 OF 2010
PL BK 68; PL 4
LCC: 2776-A

PLAN OF LAND
LOCATED AT
51 STEARNS STREET
CAMBRIDGE, MA



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

SCALE: 1 INCH = 10 FEET

GEORGE C. COLLINS, PLS

DATE: JULY 12, 2016

JOB # 16-00563

FILE # 16-00563 - 07/12/16

51 Stearns St.
BZA-1215768



51 Stearns St.

Petitioner

205-20
MITCHELL, ADAM & MING-CHUN AILEEN HSU
48 STEARNS ST
CAMBRIDGE, MA 02138-6727

205-11
DOLAN, YVONNE E. LIFE ESTATE
49 STEARNS ST
CAMBRIDGE, MA 02138

205-10
FRANKENHEIM, ROBERT M.
51 STEARNS ST.
CAMBRIDGE, MA 02138

205-12
LANG, GLENNA & ALEX VON HOFFMAN
43 STEARNS ST
CAMBRIDGE, MA 02138

205-22
ELSTON, MARY B.
4686 DODGEWOOD RD.
RIVERDALE, NY 10471

205-4
AMBLER, SARAH H. CAMPBELL &
DAVID M.R. AMBLER
238 WALDEN ST
CAMBRIDGE, MA 02140

205-21
MCCLELLAN, ANITA DEIDAMIA
50 STEARNS ST
CAMBRIDGE, MA 02138-6727

205-6
MAHONEY, JAMES J.
234 WALDEN ST. UNIT#4
CAMBRIDGE, MA 02140

205-6
232-234 WALDEN STREET LLC
50 FOLLEN ST.
CAMBRIDGE, MA 02138

205-9
LYNGBAEK, STEFFEN
MEREDITH RYAN LYNGBAEK
55 STEARNS ST
CAMBRIDGE, MA 02138

205-5
BERINSKY, ADAM DEIRDRE LOGAN
236 WALDEN ST
CAMBRIDGE, MA 02140

James Mahoney
227 Sylvia Street
Arlington, MA 02476

(978) 807-6507

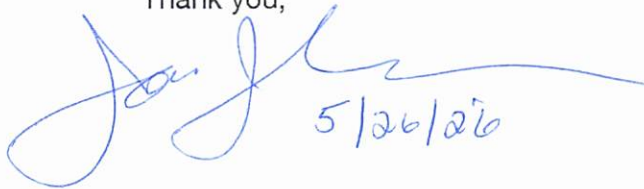
RE: Special Permit for Expansion of 51 Stearns Street

To Whom It May Concern,

I own and have previously lived in 234A Walden Street, Cambridge for many years, and share a property boundary with 51 Stearns Street, which is directly behind my property.

I have reviewed the proposed plan submitted by Bobby Frankenheim and have no objection to, or reservations about, granting the special permit or other city permissions.

Thank you,

A handwritten signature in blue ink, appearing to be "James Mahoney", with a long horizontal flourish extending to the right. Below the signature, the date "5/26/26" is written in blue ink.

5/26/26



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: Robert Frankheim Date: 6/25/26
(Print)

Address: 51 Stearns St.

Case No. BZA-1215468

Hearing Date: 7/16/26

Thank you,
Bza Members