



CITY OF CAMBRIDGE
 MASSACHUSETTS
 BOARD OF ZONING APPEAL
 831 MASSACHUSETTS AVENUE
 CAMBRIDGE, MA 02139
 617 349-6100

BZA APPLICATION FORM

Plan No: BZA-017061-2019

GENERAL INFORMATION

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

Special Permit : _____ Variance : v Appeal : _____

PETITIONER : Amy Devin and Kevin Sendlenski

PETITIONER'S ADDRESS : 53 Henry Street Cambridge, MA 02139

LOCATION OF PROPERTY : 53 Henry St Cambridge, MA

TYPE OF OCCUPANCY : Residential ZONING DISTRICT : Residence C Zone

REASON FOR PETITION :

Additions

DESCRIPTION OF PETITIONER'S PROPOSAL :

Proposed 15'-0" left side dormer is also technically a non conforming 'addition' as a portion of the dormer would be built over an existing second story flat roof within the left side setback.

SECTIONS OF ZONING ORDINANCE CITED :

Article 5.000 Section 5.31 (Table of Dimensional Requirements).

Original Signature(s) :

Amy Devin
 (Petitioner(s) / Owner)

AMY DEVIN
 (Print Name)

Address : 53 HENRY ST
CAMBRIDGE, MA

Tel. No. : 617-947-9358

E-Mail Address : AMY.E.DEVIN@GMAIL.COM

Date : 1/15/19

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 Kevin Sendlenski + Amy Devin
(OWNER)

Address: 53 Henry St. Cambridge, MA 02139

State that I/We own the property located at 53 Henry St., which is the subject of this zoning application.

The record title of this property is in the name of Kevin Sendlenski Revocable Trust + Amy Devin Revocable Trust

*Pursuant to a deed of duly recorded in the date 3/20/18, Middlesex South County Registry of Deeds at Book 70755, Page 273; or Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

Kevin Sendlenski
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 Kevin Sendlenski personally appeared before me, this 7 of Jun, 2019, and made oath that the above statement is true.

[Signature] Notary

My commission expires May 23, 2025 (Notary Seal).

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





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:

In order to build the left side dormer / addition, which is required for a safe and legal egress stair and code compliant 3rd floor bathroom, a literal enforcement of the provision would require the relocation of the entire left side wall of the existing non conforming structure and move it 4'-0" to the right to be out of the left side setback, which would essentially mean rebuilding the entire house. The proposed 15'-0" dormer / additon would make possible a new code compliant stair and bathroom which are required to accomodate both a growing family, and an immediate family member with multiple sclerosis. Without the modest dormer addition the family would have to consider relocating out of a neighborhood and community where they have set down roots and hope to remain for many years to come. Another alternative would be to tear down the existing house and rebuild a conforming structure on the lot which would be an extreme financial hardship, and not in the best interest of the existing neighborhood in general.

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 but not affecting generally the zoning district in which it is located for the following reasons:

The hardship is do to an existing non conforming narrow lot. There is no way to continue the existing stair in a safe and code compliant manner without zoning relief per the left side setback.

C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:

1) Substantial detriment to the public good for the following reasons:

The proposed new left side dormer / addition meets the standard 15'-0" length and 50% window percentage as well as the set backs in the preferred dormer guidelines, except as required to extend the existing stair located at the exterior wall. The scale of the house and the neighborhood will remain in tact. The proposed dormer / addition will not create any new shadows on the adjacent properties or any new noise pollution. The proposed new dormer / addition will not create any new traffic or reduce on street parking. The total dormer length will not be more than 30', with no new dormer exceeding 15'. The FAR increase is negligible and it remains conforming. There is no change to the building height or footprint. There is no loss of open space.

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

The proposed dormer / addition is very modest in scale, and it is traditional in style, so it is consistent with the architectural style of the existing house and will blend into the surrounding neighborhood. This modest additon will make it possible for this family which is committed to their community to remain in a home and neighborhood they love.

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

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: GCD Architects **PRESENT USE/OCCUPANCY:** 101 Single Family
LOCATION: 53 Henry St Cambridge, MA **ZONE:** Residence C Zone
PHONE: _____ **REQUESTED USE/OCCUPANCY:** 101 Single Family

	<u>EXISTING</u> <u>CONDITIONS</u>	<u>REQUESTED</u> <u>CONDITIONS</u>	<u>ORDINANCE</u> <u>REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>	<u>3,050</u>	<u>3,180</u>	<u>3,761</u>	(max.)
<u>LOT AREA:</u>	<u>6,269</u>	<u>6,269</u>	<u>6,269</u>	(min.)
<u>RATIO OF GROSS FLOOR AREA</u> <u>TO LOT AREA:</u> ²	<u>.48</u>	<u>.51</u>	<u>.60</u>	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	<u>6,269</u>	<u>no change</u>	<u>1,800</u>	(min.)
<u>SIZE OF LOT:</u>				
<u>WIDTH</u>	<u>41.9'</u>	<u>no change</u>	<u>50.0'</u>	(min.)
<u>DEPTH</u>	<u>149.65'</u>	<u>no change</u>	<u>NA</u>	
<u>SETBACKS IN FEET:</u>				
<u>FRONT</u>	<u>17.1'</u>	<u>no change</u>	<u>10'</u>	(min.)
<u>REAR</u>	<u>79.43'</u>	<u>no change</u>	<u>27.5 10.62'</u>	(min.)
<u>LEFT SIDE</u>	<u>3.5'</u>	<u>no change</u>	<u>7.5'</u>	(min.)
<u>RIGHT SIDE</u>	<u>10.0'</u>	<u>no change</u>	<u>7.5'</u>	(min.)
<u>SIZE OF BLDG.:</u>				
<u>HEIGHT</u>	<u>35.43'</u>	<u>no change</u>	<u>35'</u>	(max.)
<u>LENGTH</u>	<u>54'</u>	<u>no change</u>	<u>NA</u>	
<u>WIDTH</u>	<u>23.21'</u>	<u>no change</u>	<u>NA</u>	
<u>RATIO OF USABLE OPEN SPACE</u> <u>TO LOT AREA:</u>	<u>23%</u>	<u>no change</u>	<u>36%</u>	(min.)
<u>NO. OF DWELLING UNITS:</u>	<u>1</u>	<u>no change</u>	<u>3</u>	(max.)
<u>NO. OF PARKING SPACES:</u>	<u>2</u>	<u>no change</u>	<u>1</u>	(min./max)
<u>NO. OF LOADING AREAS:</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	(min.)
<u>DISTANCE TO NEAREST BLDG.</u> <u>ON SAME LOT:</u>	<u>47'-3"</u>	<u>no change</u>	<u>10'</u>	(min.)

Describe where applicable, other occupancies on same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g.; wood frame, concrete, brick, steel, etc.
The proposed construction is wood frame. The existing accessory garage is wood frame.

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'.



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2019 JAN 17 PM 3:40
 OFFICE OF THE CITY CLERK
 CAMBRIDGE, MASSACHUSETTS

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Original Signature(s) : *Amy Devin*
 (Petitioner(s) / Owner)

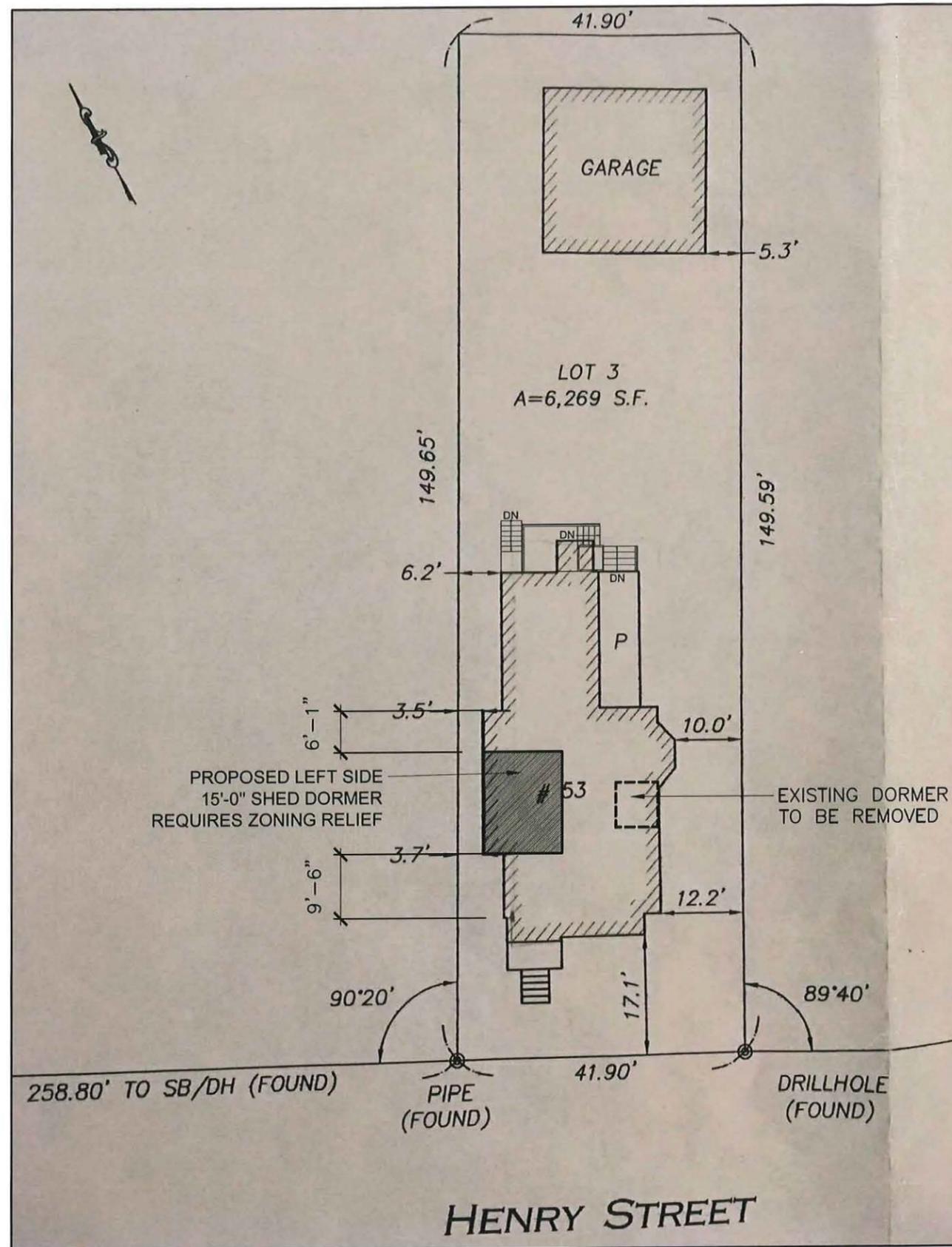
AMY DEVIN
 (Print Name)

Address : 53 HENRY ST
CAMBRIDGE, MA

Tel. No. : 617-947-9358

E-Mail Address : AMY.E.DEVIN@GMAIL.COM

Date : 1/15/19



OWNER OF RECORD

KEVIN SENDLENSKI & AMY DEVIN

BOOK 65427 PAGE 72 M.S.R.D.

PLAN REFERENCES

PLAN BOOK 43 PLAN 6

PLAN # 427 OF 2000

PLAN # 1537 OF 1986

I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL INSTRUMENT SURVEY.

[Handwritten Signature]



8-5-16

DATE

EDWARD J. FARRELL P.L.S.

PLOT PLAN
53 HENRY STREET
CAMBRIDGE, MASS.
 SCALE: 1" = 20' AUGUST 5, 2016

Prepared By
EDWARD J. FARRELL
 PROFESSIONAL LAND SURVEYOR
 110 WINN STREET ~ SUITE 203 ~ WOBURN, MA.
 (781)-933-9012



AERIAL VIEW



STREET VIEW RIGHT



STREET VIEW LEFT



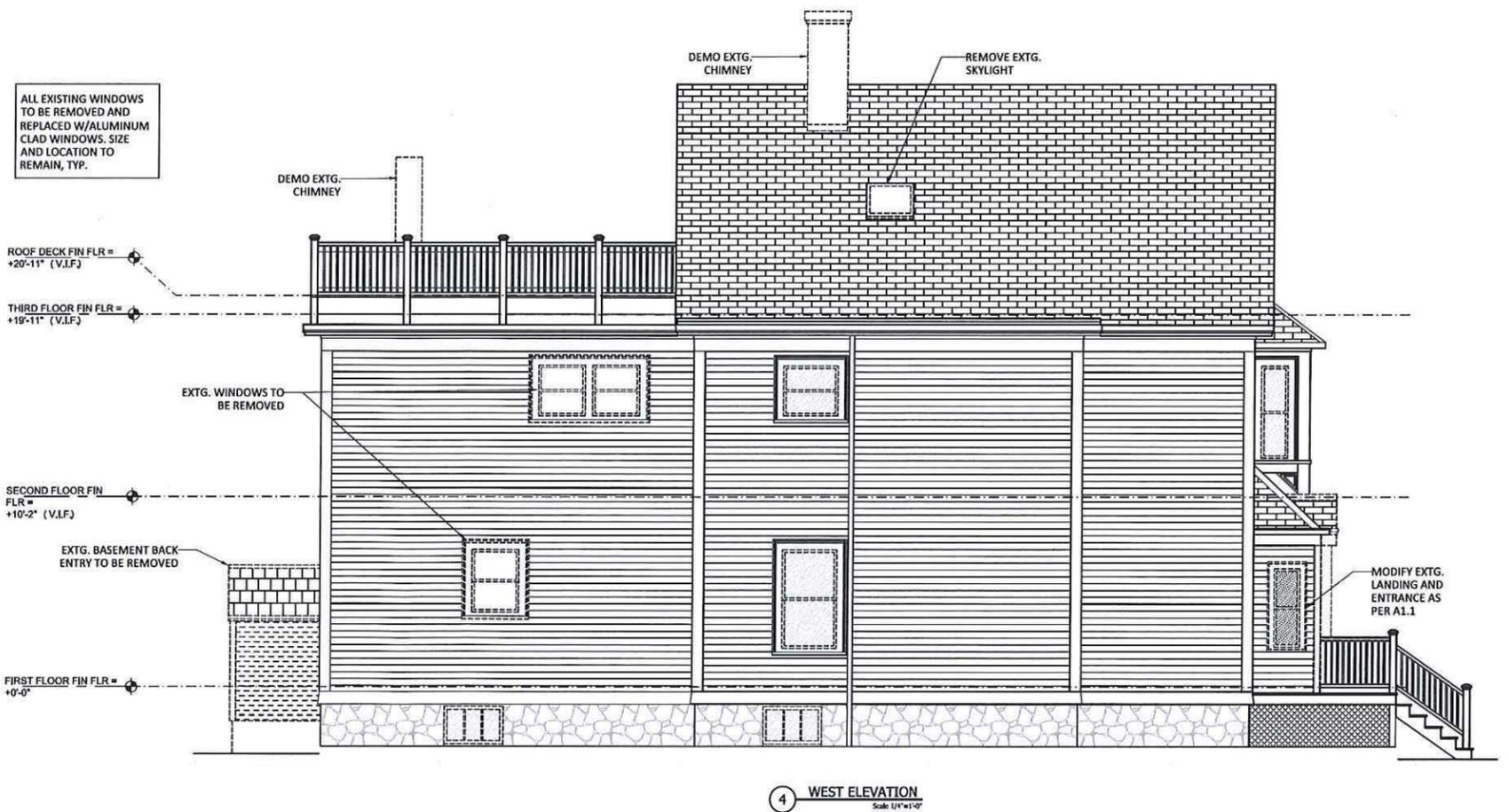
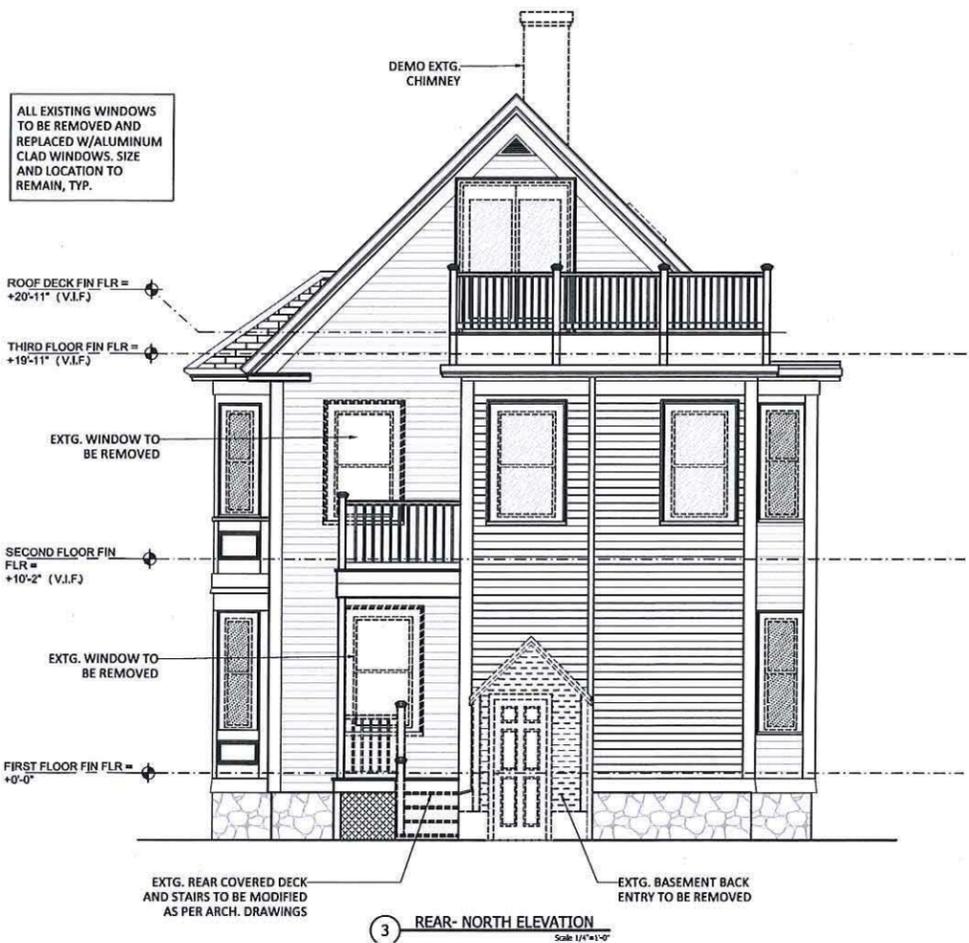
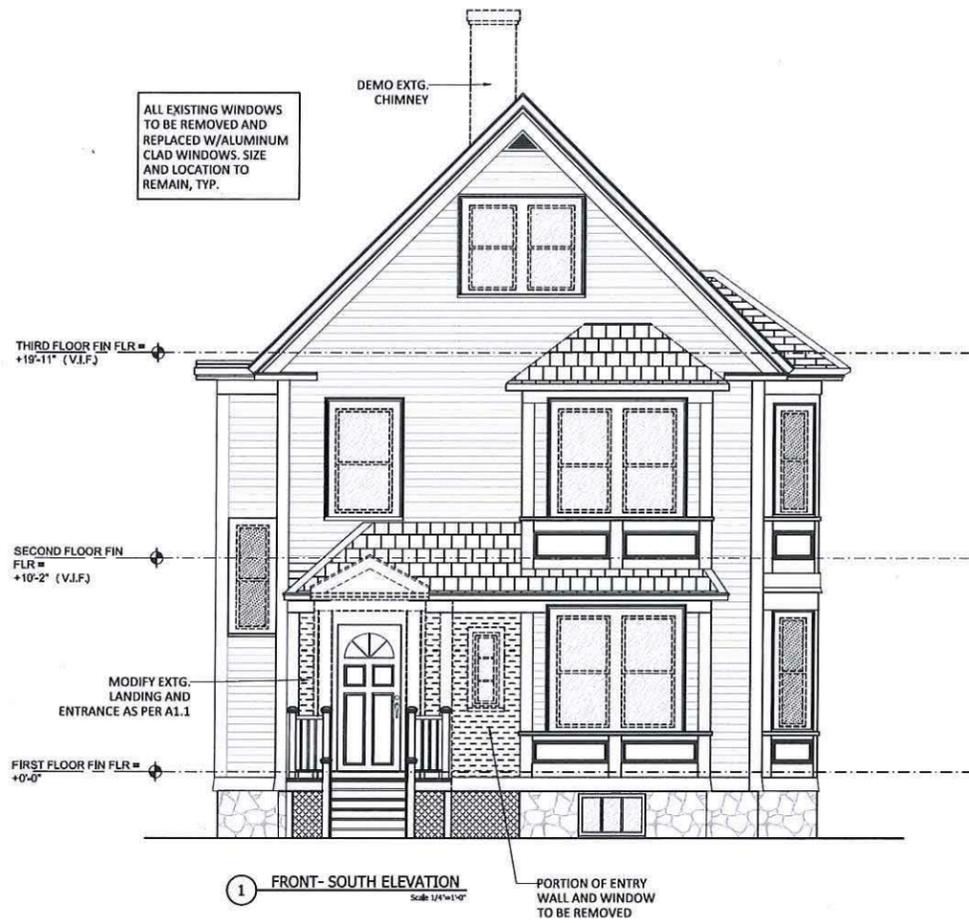
STREET VIEW



53 HENRY STREET - EXISTING VIEW LEFT SIDE, STREET VIEW



53 HENRY STREET - PROPOSED LEFT SIDE DORMER, STREET VIEW



PROJECT: Proposed New Dormers to:
 53 HENRY STREET
 Cambridge, MA 02139

GCD ARCHITECTS
 2 Worthington St
 Cambridge, MA 02138
 Tel. 617-412-8450
 ajglassman@hotmail.com
 www.glassmanchungdesign.com

SET FOR BZA APPLICATION



Drawing Title:

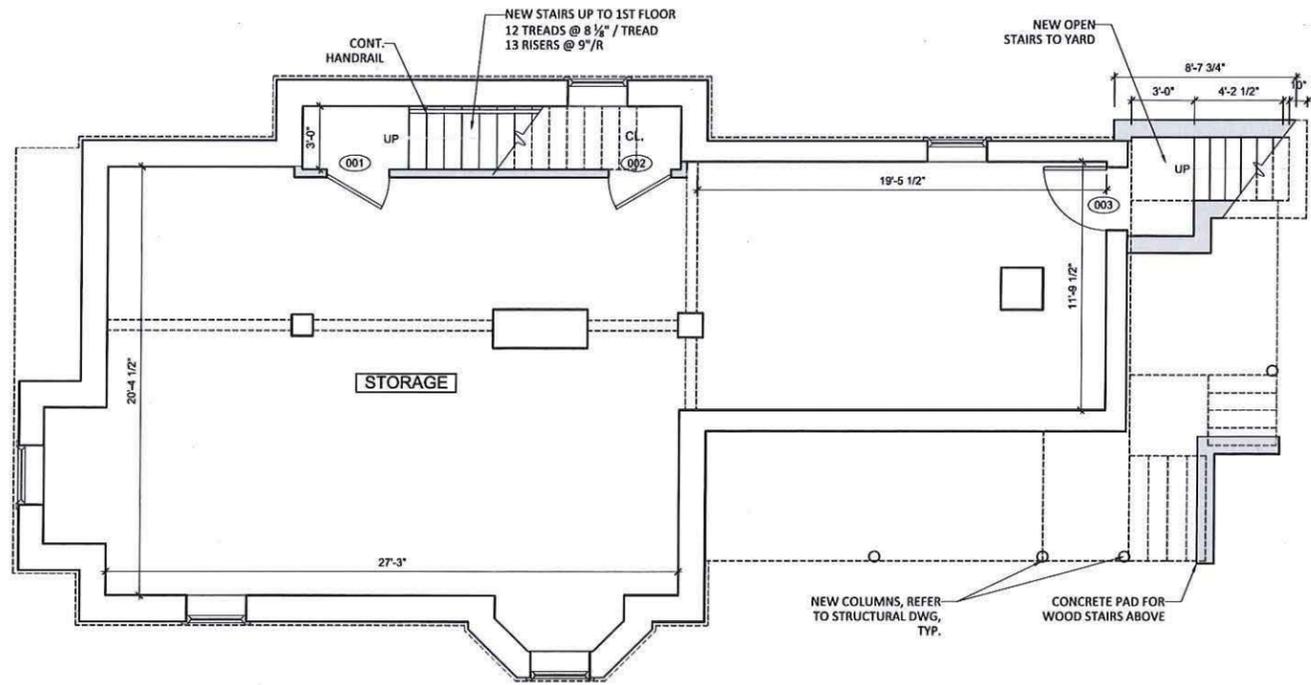
EXTG./ DEMO ELEVATIONS

Scale: AS NOTED Drawing No.:

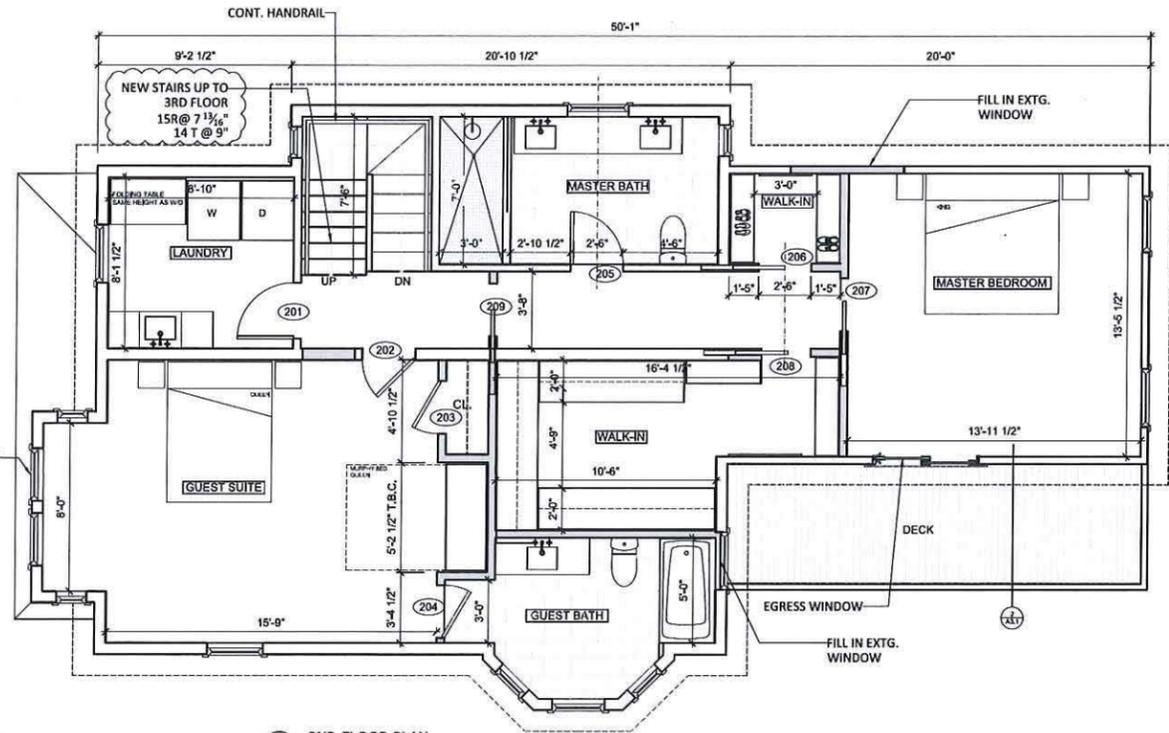
Job No.:

Date: 10/2/2019

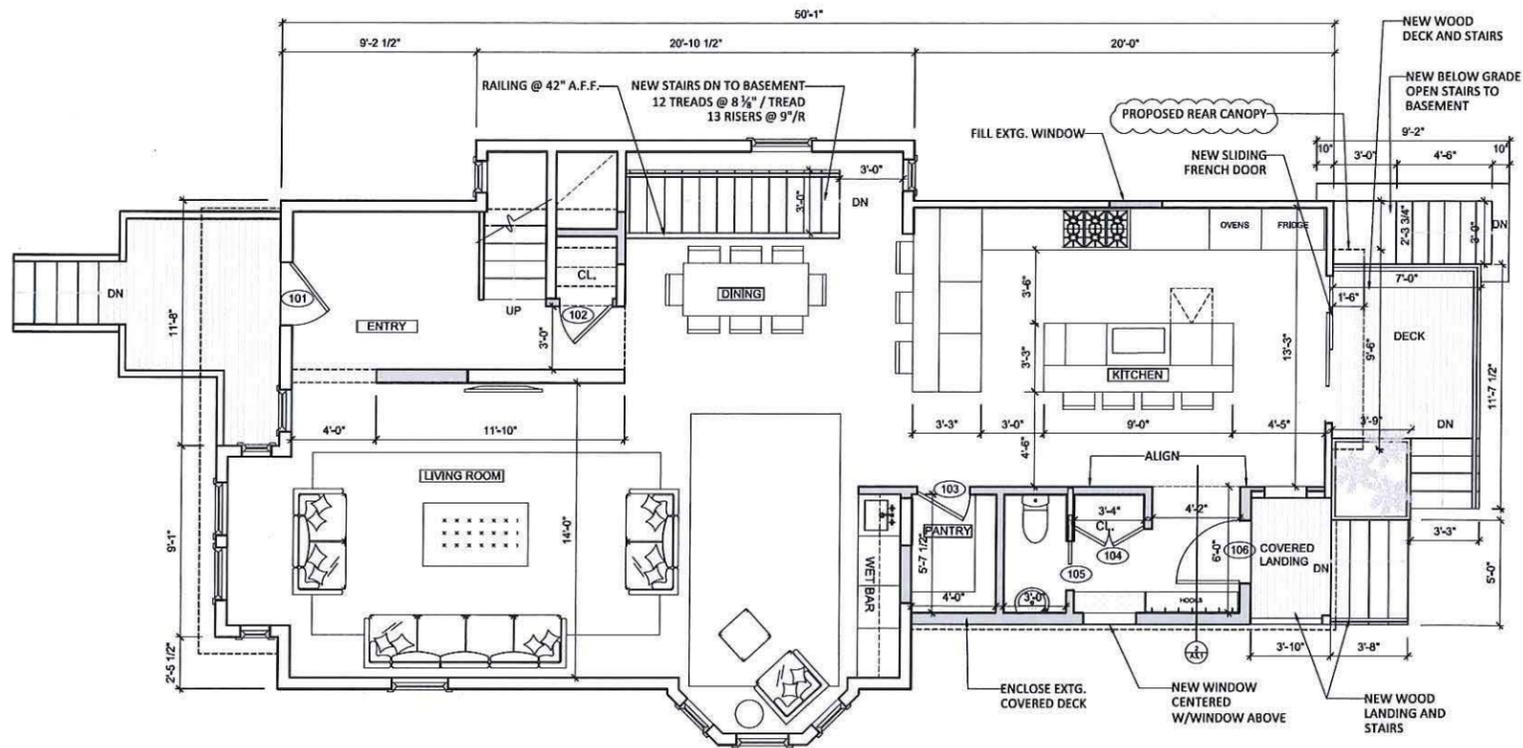
D2.1



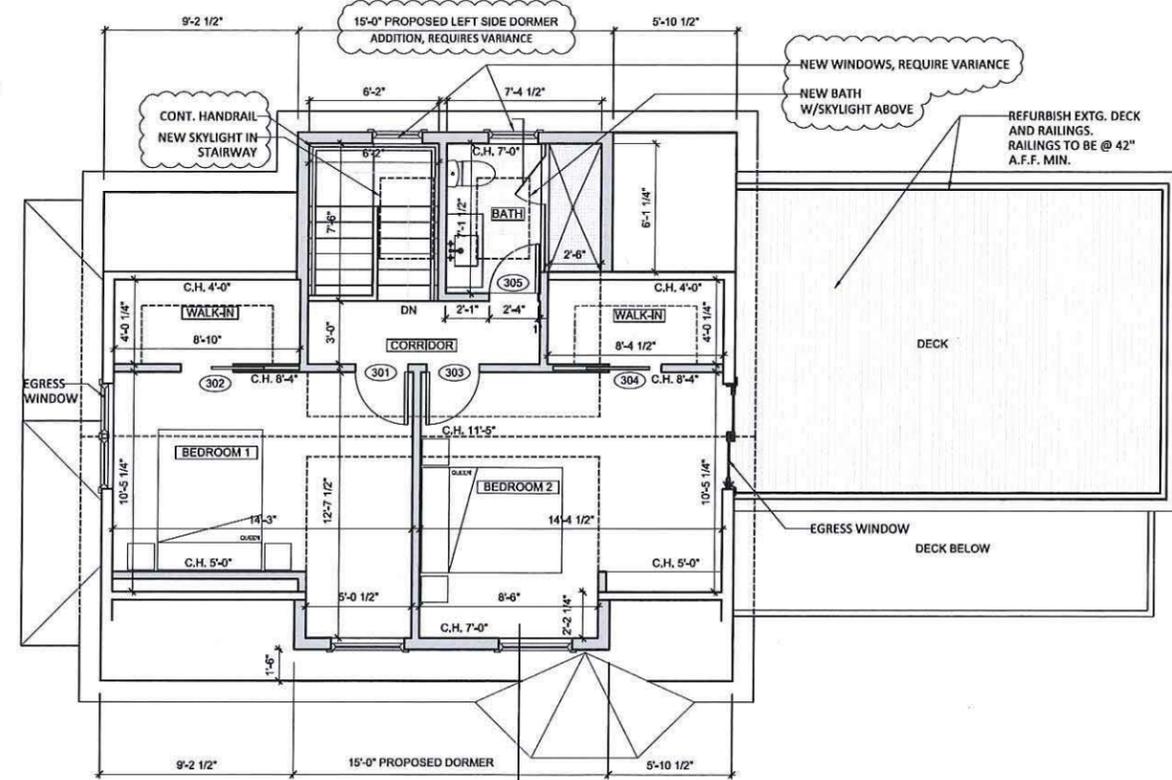
1 BASEMENT PLAN
Scale 1/4"=1'-0"



3 2ND FLOOR PLAN
Scale 1/4"=1'-0"



2 1ST FLOOR PLAN
Scale 1/4"=1'-0"



4 3RD FLOOR PLAN
Scale 1/4"=1'-0"

CONSTRUCTION PLAN LEGEND

- EXISTING WALLS TO REMAIN
- EXISTING DOOR/WINDOW/MILLWORK/FINISHES TO REMAIN
- NEW WALL
- DENOTES NEW WORK

PROJECT: Proposed New Dormers to:
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sglassman@hotmail.com
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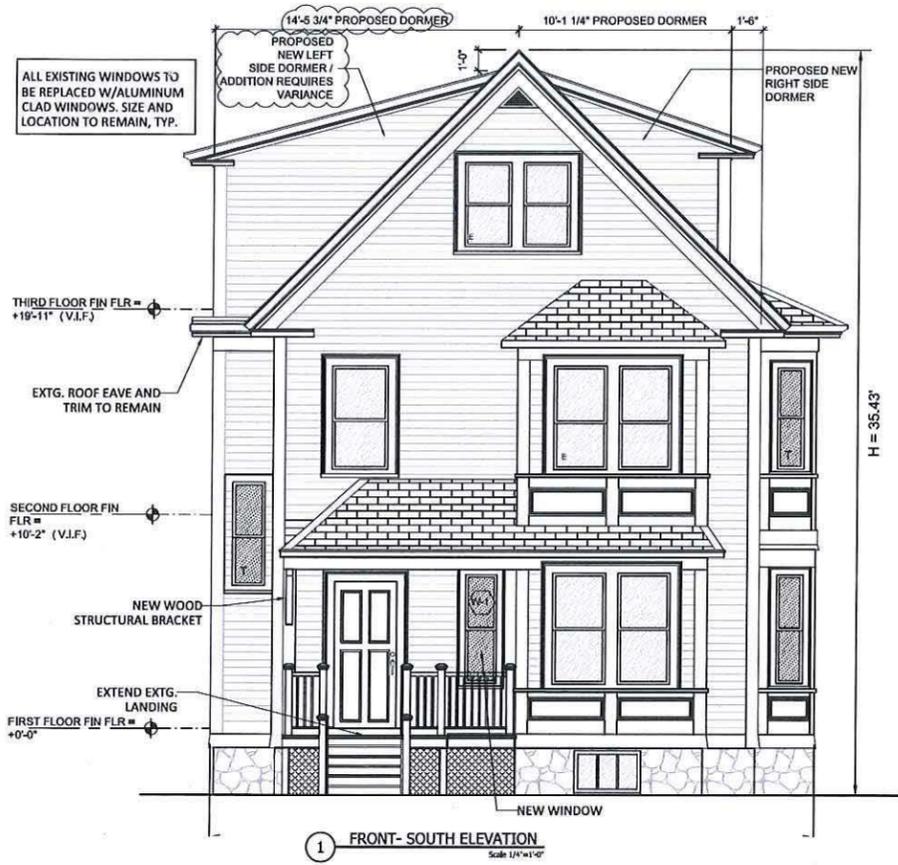
SET FOR BZA
APPLICATION



Drawing Title:

PROPOSED
PLANS

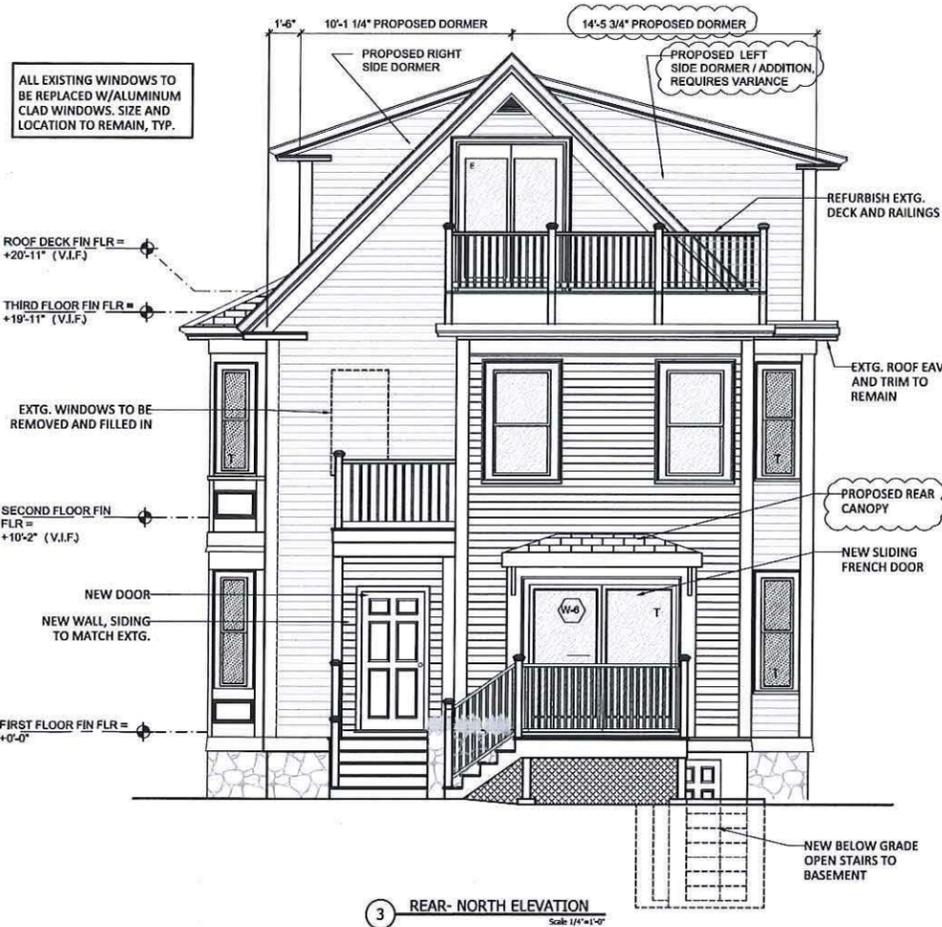
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Job No.: A1.1
Date: 1/02/2019



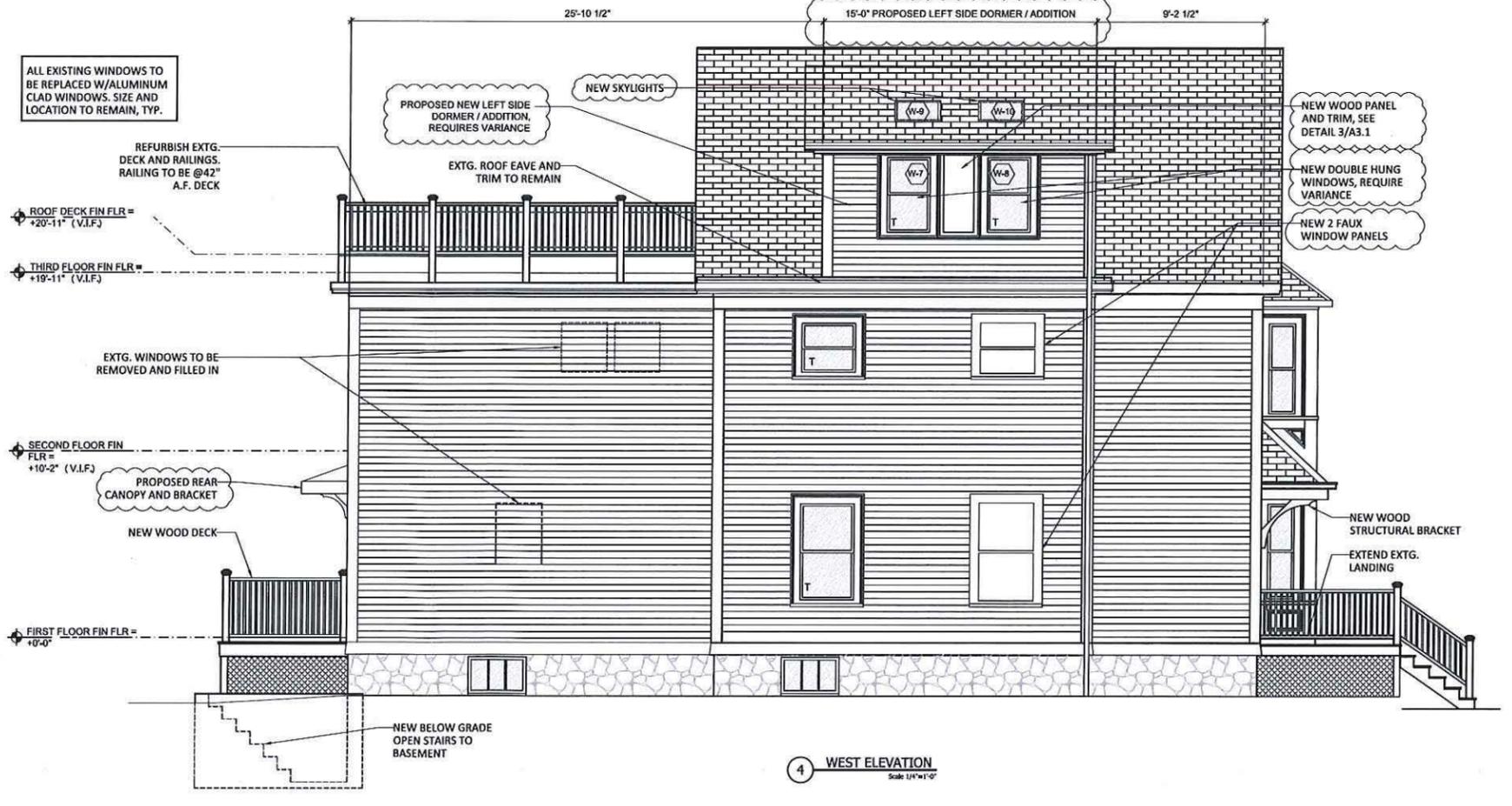
1 FRONT-SOUTH ELEVATION
Scale 1/4"=1'-0"



2 EAST ELEVATION
Scale 1/4"=1'-0"



3 REAR-NORTH ELEVATION
Scale 1/4"=1'-0"



4 WEST ELEVATION
Scale 1/4"=1'-0"

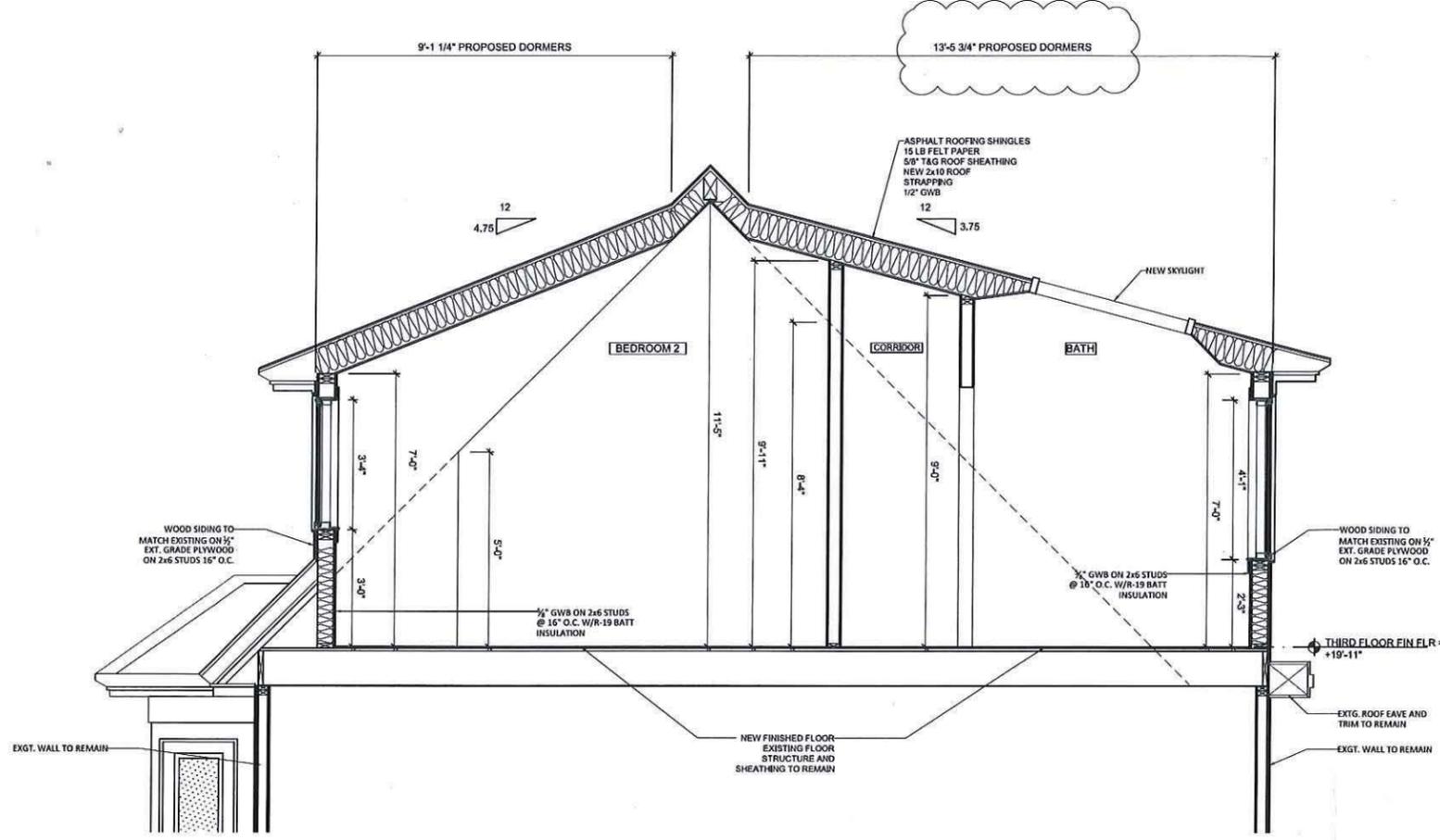
PROJECT: Proposed New Dormers to:
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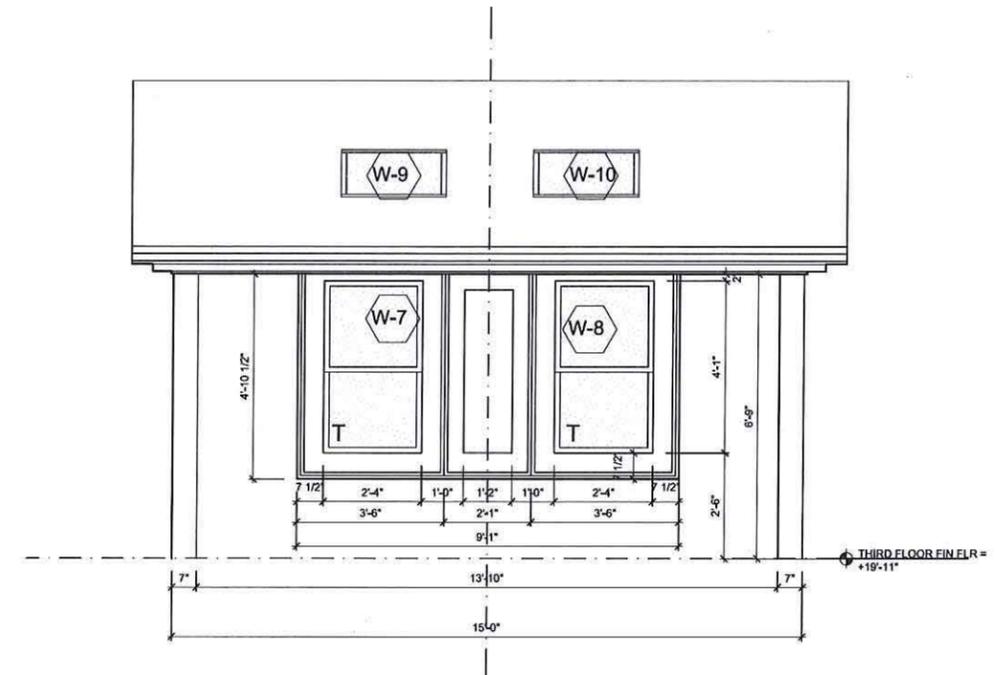
SET FOR BZA
APPLICATION



Drawing Title:
PROPOSED ELEVATIONS
Scale: AS NOTED Drawing No.:
Job No.: A2.1
Date: 1/09/2019

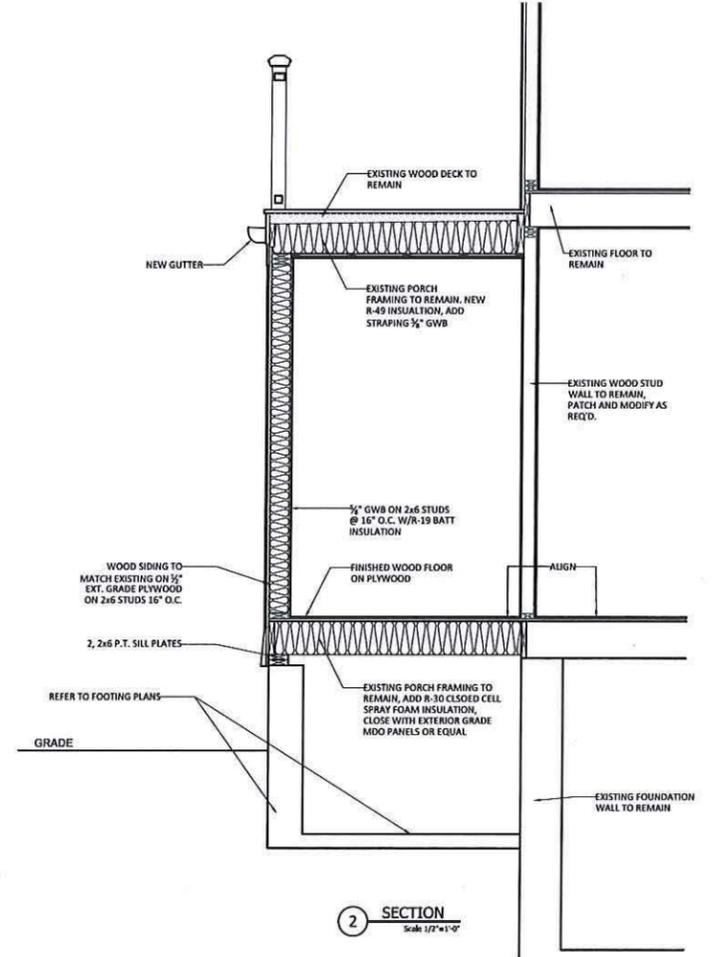


1 SECTION THROUGH DORMERS
Scale: 1/2" = 1'-0"



TOT AREA OF DORMER = 101 S.F.
REQ. AREA OF TRIM AND WINDOWS = 101/2 = 50.5 S.F.
AREA OF WINDOWS AND TRIM = 44 S.F. WINDOWS + 8 S.F. CORNER BOARDS = 52 S.F.

3 LEFT SIDE DORMER TRIMS DETAIL
Scale: 1/2" = 1'-0"



2 SECTION
Scale: 1/2" = 1'-0"

GENERAL NOTES:

1. ALL NEW DORMER ROOF AND EXISTING PORCH ROOF INSULATION TO BE CLOSED CELL SPRAY FOAM INSULATION R-49
2. ENCLOSED PORCH FLOOR TO BE CLOSED CELL SPRAY FOAM INSULATION R-30
3. ALL NEW CONSTRUCTION AND REPLACEMENT WINDOWS TO HAVE U VALUE .32 OR LESS

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g.j.glassman@hotmail.com
www.glassmanchungdesign.com

SET FOR BZA APPLICATION



Drawing Title:
PROPOSED SECTIONS AND DETAILS

Scale: AS NOTED Drawing No.:
Job No.: **A3.1**
Date: 1/09/2019

53 Henry st

Petitioner

65-4
DOURMASHKIN, PTER ANDREW &
DOROTHEA F. CAGOL
60-62 CHESTNUT ST.
CAMBRIDGE, MA 02139

65-5
MCGANNON, JOHN P. III
56 CHESTNUT ST
CAMBRIDGE, MA 02139

65-11
SENDELSKI, KEVIN & AMY DEVIN
53 HENRY ST
CAMBRIDGE, MA 02139

65-8
WYON, RACHEL M.
283 SIDNEY ST.
CAMBRIDGE, MA 02139

65-10
KANIGEL, JUDITH A LIFE ESTATE
47 HENRY ST., #1
CAMBRIDGE, MA 02139

GCD ARCHITECTS
C/O ADAM J. GLASSMAN
2 WORTHINGTON STREET
CAMBRIDGE, MA 02138

65-10
LURIE, ELIZABETH
47 HENRY ST., #3
CAMBRIDGE, MA 02139

65-10
WEINER, HARTE
293 SIDNEY ST
CAMBRIDGE, MA 02139

65-10
GABRIELSEN, SCOT OLAF & LOIS R. GOLD
295 SIDNEY ST., UNIT #5
CAMBRIDGE, MA 02139

65-10
HUANG, GENG
47 HENRY ST., #6
CAMBRIDGE, MA 02139

65-10
KROLL, SHELLY A. & AARON V. GARRETT
299 SIDNEY ST., #7
CAMBRIDGE, MA 02139

65-10
LEPINGWELL, FRANCESCA &
CITY OF CAMBRIDGE TAX TITLE
47 HENRY ST. #2
CAMBRIDGE, MA 02139

65-12
YU, DEQIANG & LAN ZHANG
57-59 HENRY ST., #1
CAMBRIDGE, MA 02139

65-12
GRAEFF, MARCELL & KATHERINE L. WISLOCKY
57-59 HENRY STREET, UNIT #2
CAMBRIDGE, MA 02139

65-12
WISLOCKY, ROBERT J. & GAIL WISLOCKY
3 JODI LANE
CHATHAM, NJ 07928

65-13
PHOTOPOULOS, HARRY P. &
BARBARA M. PHOTOPOULOS
63 HENRY STREET
CAMBRIDGE, MA 02139

65-48
MASSACHUSETTS INSTITUTE OF TECHNOLOGY
C/O MIT INVESTMENTS MANAGEMENT CO
ONE BROADWAY, SUITE 09-200
CAMBRIDGE, MA 02142

65-9
EMERSON, DAVID & AMANDA PETER
289 SIDNEY ST., UNIT #1
CAMBRIDGE, MA 02139

65-9
FUNDERBURK, ANDREW R. & SHEILA K. KEANE
289 SIDNEY ST., #2
CAMBRIDGE, MA 02139

65-9
BENJES, ELIZABETH V.
289 SIDNEY ST., UNIT #3
CAMBRIDGE, MA 02139

65-3
HAROZ, MICHAEL J.
TR. OF 64 CHESNUT STREET REALTY TRUST
64-66 CHESTNUT ST. UNIT 64
CAMBRIDGE, MA 02139

65-3
DIXIT, VAISHALI & ACHINT SRIVASTAVA
64-66 CHESTNUT ST. UNIT 66
CAMBRIDGE, MA 02139

65-6
CARSON, KENNETH L. & SALLY ORR FOSTER
52 CHESTNUT ST.
CAMBRIDGE, MA 02139