



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

BZA APPLICATION FORM

Plan No: BZA-017143-2019

GENERAL INFORMATION

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

Special Permit : _____ Variance : v Appeal : _____

PETITIONER : Randolph N. & Sue F. Wentworth

PETITIONER'S ADDRESS : 19 Brown Street Cambridge, MA 02138

LOCATION OF PROPERTY : 19 Brown St Cambridge, MA

TYPE OF OCCUPANCY : _____ ZONING DISTRICT : Residence A-2 Zone

REASON FOR PETITION :
Additions

DESCRIPTION OF PETITIONER'S PROPOSAL :

We propose adding an entry/mudroom with two windows on the side and skylight, which would reorient the front door to the street, and finishing the habitable part of the basement, which would include expansion of an existing grade-level areaway for emergency egress.

SECTIONS OF ZONING ORDINANCE CITED :

Article 5.000 Section 5.31 (Table of Dimensional Requirements).

Original Signature(s) : Sue F. Wentworth
Randolph N. Wentworth
 (Petitioner(s) / Owner)

(Print Name)

Address : 19 Brown St.

Cambridge MA 02138

Tel. No. : 857-259-6254

E-Mail Address : clarewentworth@

Date : 6-20-19

gmail.com

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 Randolph N. Wentworth & Sue F. Wentworth
(OWNER)

Address: 19 Brown St., Cambridge, MA 02138

State that I/We own the property located at 19 Brown St., which is the subject of this zoning application.

The record title of this property is in the name of Randolph N. and Sue F. Wentworth

*Pursuant to a deed of duly recorded in the date 8/29/2018, Middlesex South County Registry of Deeds at Book 71543, Page 399; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.

[Signature]
Sue F. Wentworth
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT*

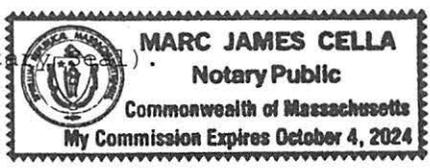
*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Middlesex

The above-name Randolph and Sue Wentworth personally appeared before me, this 13 of June, 2019, and made oath that the above statement is true.

Marc J. Cella Notary

My commission expires Oct. 4, 2024 (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 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:

The 75 s.f. additional space being requested is for an entry/mudroom, which would provide relief from having no transitional buffer between the outside elements and the living room, and from having no storage space on the first floor other than a 32"x22" pantry in the dining area. The hardships are functional deprivation and unreasonable reduction of home comfort and value.

- 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 shape of the home on its narrow lot and the layout of the first floor rooms make the location of the current entry door good for entering the living areas -- except that there is no buffer from the weather. The location and shape of the existing structure present a clear, unobtrusive space for the proposed addition. The eastern end of this space is currently occupied by an uncovered wood entry porch and steps, leaving a dead space between it and the existing kitchen wing which the proposed entry/mudroom would include and connect. Except for a single 11" stone step, the addition's encroachment into the side yard setback is less than the existing side yard encroachment. The resulting distance to the left side neighbor is in keeping with the character of the neighborhood and greater than many side-to-side conditions in the neighborhood.

- C) *DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:***

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

The proposed addition, if allowed, will not encroach into setbacks more than the existing structure. The inline extension of the existing kitchen wing would be located in an area that is principally occupied by the existing entry sequence but will present a more attractive appearance from the street.

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

The health of the house and its inhabitants is improved by adding a buffer from the outside elements and increased safety from a partially covered landing. The addition preserves access to light and air by its demure size and location which will cast no shadows beyond the property boundaries. It is rational to replace poorly functioning entry sequence occupying underutilized land area with a more secure entry and functional interior space. The value of the home and the property will be increased by the proposed addition. Congestion in the street will not be affected as the one-car parking space (11'x19', exceeding minimum code) is being conserved.

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



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2019 JUN 20 PM 1:50

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OFFICE OF THE CITY CLERK
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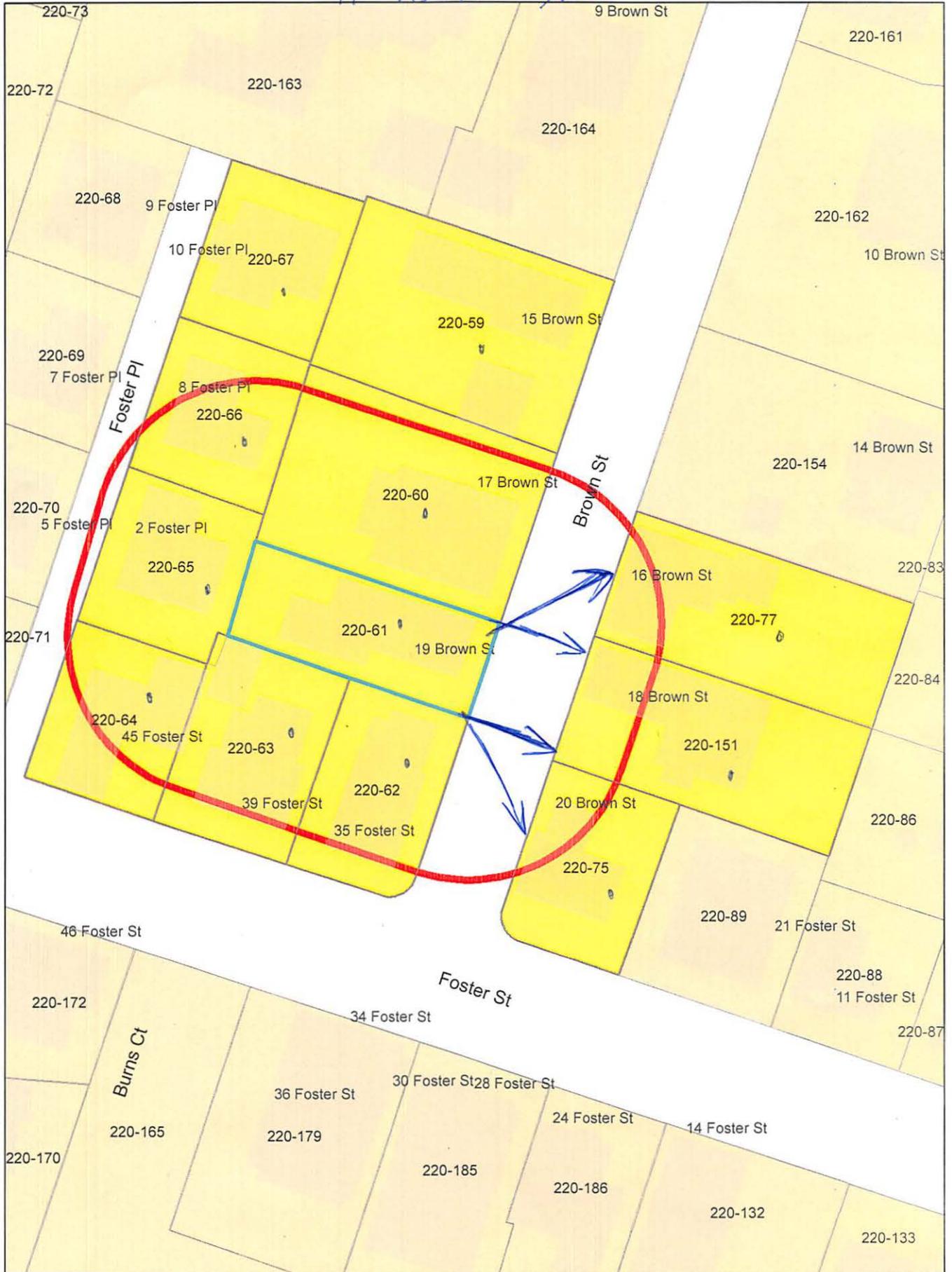
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Date : 6-20-19

19 Brown St



19 Brown St.

Petitioner
RANDOLPH N. & SUE F. WENTWORTH
19 BROWN STREET
CAMBRIDGE, MA 02138

220-59
VAN SICKLE, JAMES R., & MARY ALICE
TRUSTEE OF 15 BROWN STREET REALTY TR.
15 BROWN ST
CAMBRIDGE, MA 02138

220-60
MAURER, CHARLES W. JR.
17 BROWN ST
CAMBRIDGE, MA 02138

220-62
MULLIGAN, RICHARD
35 FOSTER STREET
CAMBRIDGE, MA 02138

220-63
MULKEEN, MARIA L. & ERIC J, KOZOL CO
TRUSTEE OF 39 FOSTER ST REALTY TRUST
39 FOSTER ST
CAMBRIDGE, MA 02138

220-64
GREENUP, JOHN E.,
TRS. OF THE JOHN E. GREENUP REV. TRS.
45 FOSTER STREET
CAMBRIDGE, MA 02138

220-65
KENT, GEORGE ALAN,
TRUSTEE THE 2 FOSTER PL NOM TRUST
2 FOSTER PL
CAMBRIDGE, MA 02138

220-66
GEVALT, DEBORAH H. & CAROLYN H. BURNS
8 FOSTER PL
CAMBRIDGE, MA 02138

220-67
KAHN, BONNIE MENES
10 FOSTER PL
CAMBRIDGE, MA 02138

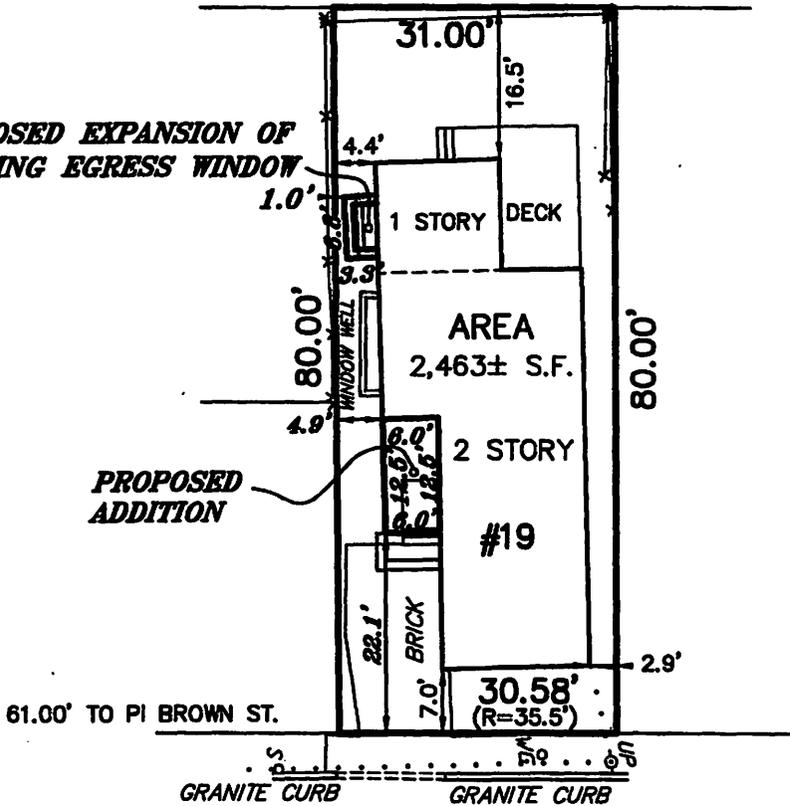
220-75
KLAUSSEN, KARL H.,
TR. THE KARL H. KLAUSEEN 2012 REV. TR
20 BROWN ST
CAMBRIDGE, MA 02138

220-77
QUAYLE, DWIGHT W, &
DEBORAH K. MANEGOLD
16 BROWN ST
CAMBRIDGE, MA 02138

220-151
JUST, ANNE B.
18 BROWN ST.
CAMBRIDGE, MA 02138

220-61
BEISCH, JUNE S.
C/O CHARLES BEISCH
19 BROWN ST
CAMBRIDGE, MA 02138

**PROPOSED EXPANSION OF
EXISTING EGRESS WINDOW**



BROWN STREET

OWNER: RANDOLPH & SUE WENTWORTH

I HEREBY CERTIFY THAT THE BUILDING IS
LOCATED AS SHOWN.

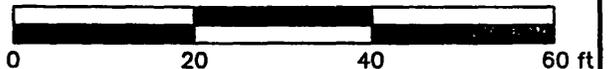


Clifford E. Rober
CLIFFORD E. ROBER, PLS DATE 5/13/19

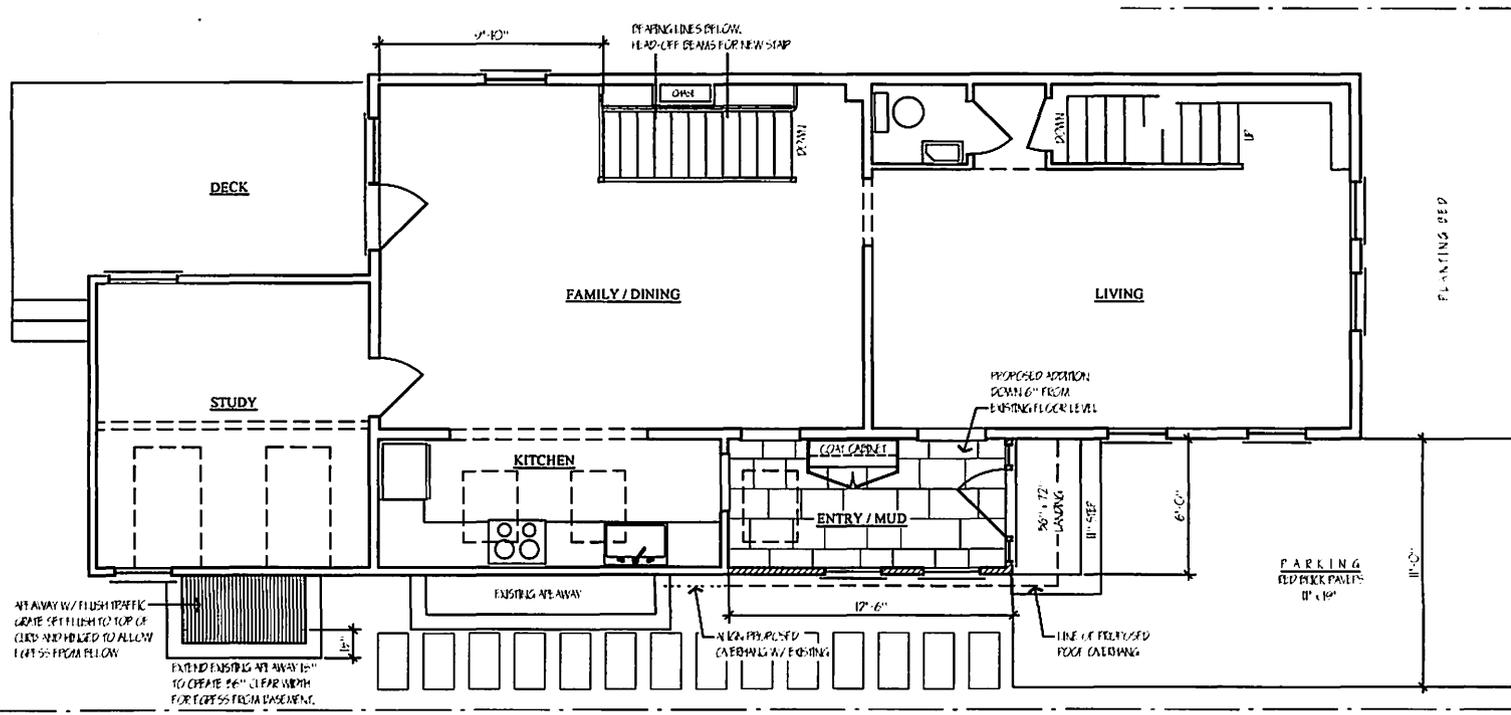
THIS PLAN MAY HAVE BEEN ALTERED IF
THE SIGNATURE IS NOT SIGNED IN BLUE.

**PROPOSED PLOT PLAN
#19 BROWN STREET
IN
CAMBRIDGE, MA
(MIDDLESEX COUNTY)**

SCALE: 1" = 20' DATE: 5/13/2019



ROBER SURVEY
1072A MASSACHUSETTS AVENUE
ARLINGTON, MA 02476
(781) 648-5533
5806PP1.DWG

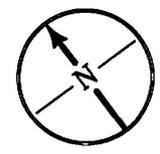


① FIRST FLOOR PLAN

////// PROPOSED NEW CONSTRUCTION

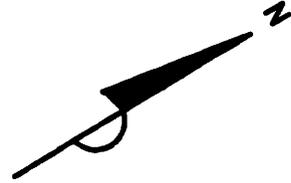
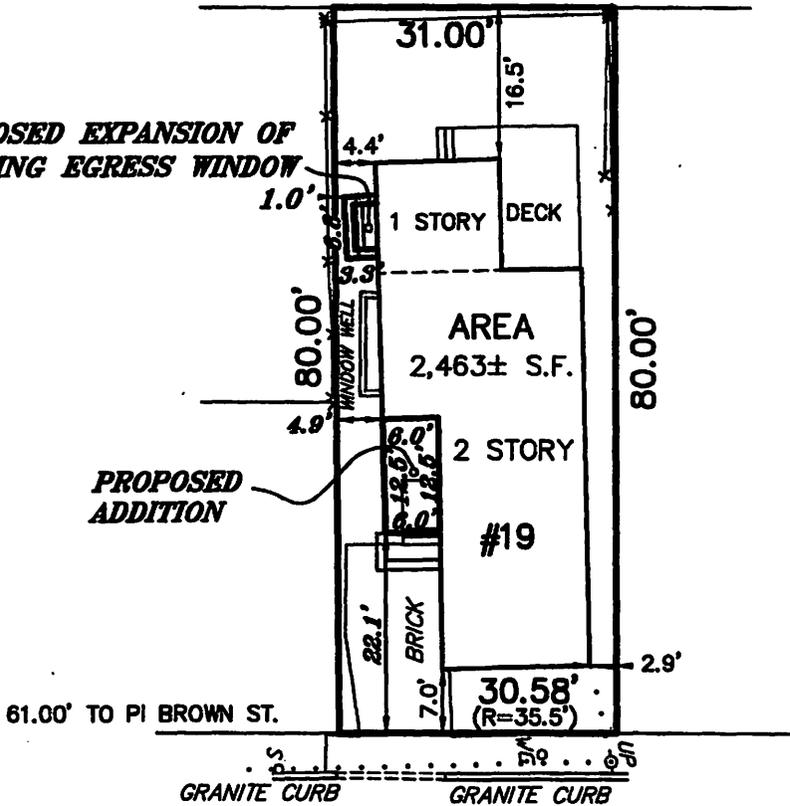
FIRST FLOOR GROSS FLOOR AREA

EXISTING:	968 SF.
PROPOSED:	75 SF.
TOTAL:	1043 SF.



INCITE
ARCHITECTURE
William R Hubner ARCHITECT
1620 Massachusetts Avenue Lexington, MA 02420 Tel: 781-862-3444
Project WENTWORTH RESIDENCE 19 BROWN STREET CAMBRIDGE, MA
Scale 3/16" = 1'-0"
Date 18 JUN 2019
Revisions
A1

**PROPOSED EXPANSION OF
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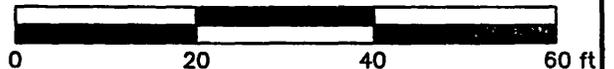



CLIFFORD E. ROBER, PLS DATE 5/13/19

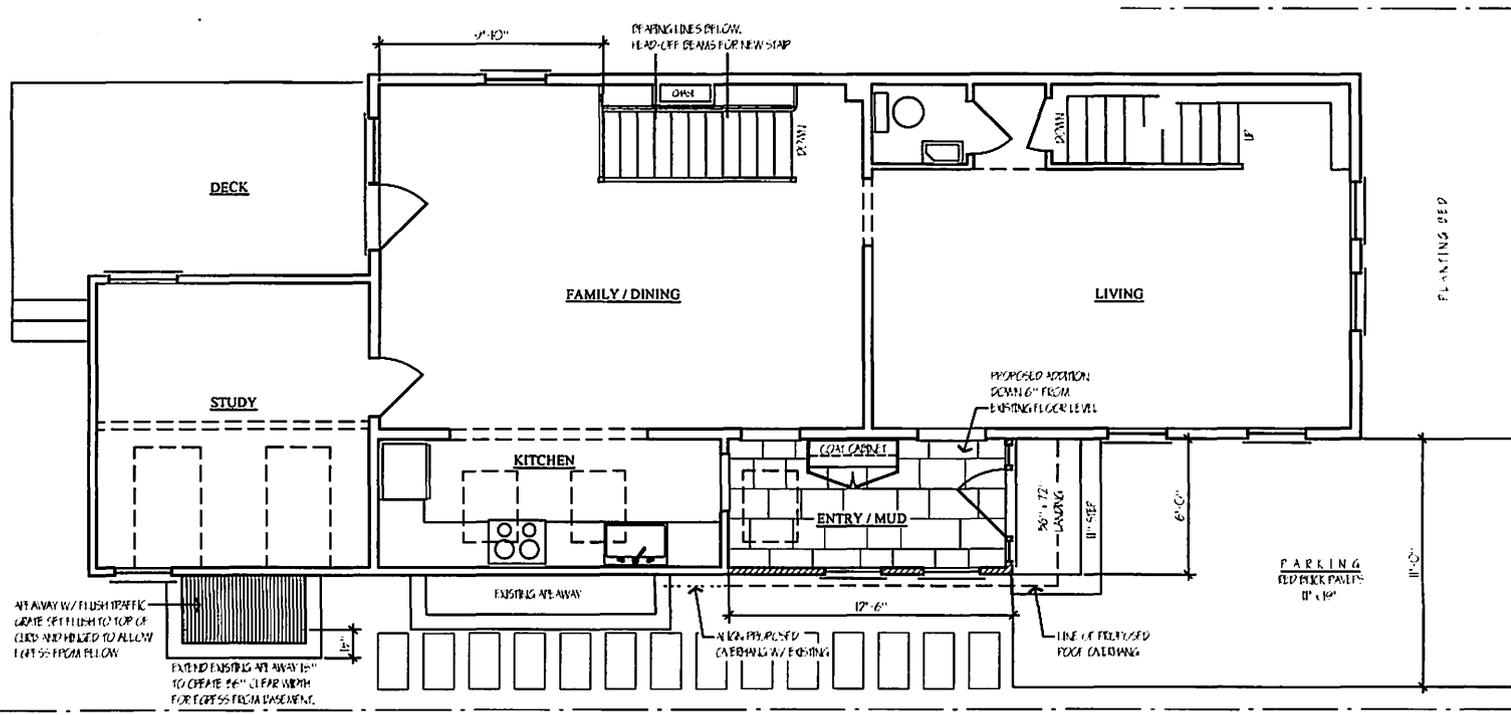
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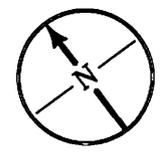


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<p>INCITE ARCHITECTURE</p> <p>William R Hubner ARCHITECT</p> <p>1620 Massachusetts Avenue Lexington, MA 02420 Tel: 781-862-3444</p>		
<p>Project</p> <p>WENTWORTH RESIDENCE 19 BROWN STREET CAMBRIDGE, MA</p>		
<p>Scale</p> <p>3/16" = 1'-0"</p>		
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<p>Revisions</p> <table border="1" style="width: 100%; height: 40px;"> <tr> <td style="width: 20px;"> </td> <td> </td> </tr> </table>		
<p style="font-size: 2em; font-weight: bold;">A1</p>		

BROWN STREET

SIDEWALK

PLANTING BED

PARKING
RED BRICK PAVEMENT
10' x 10'

PROPOSED ADDITION
DOWN 6" FROM
EXISTING FLOOR LEVEL

CON. CASSET

FAMILY / DINING

LIVING

DECK

STUDY

KITCHEN

ENTRY / MUD

EXISTING AIR-WAY

EXTEND EXISTING AIR-WAY 15"
TO CREATE 36" CLEAR WIDTH
FOR ACCESS FROM BASEMENT.

AIR-WAY W/ FLUSH TRAFFIC
GRATE SET FLUSH TO TOP OF
CURB AND HOLED TO ALLOW
LIGHTS FROM BELOW

BY SPACING LINES BELOW,
HEAD-OFF BEAMS FOR NEW STAIR

DOWN

DOWN

DOWN

UP

10'-10"

50" x 72"
LANDING

11" STEP

6'-0"

12'-6"

11'-0"

