



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

BZA APPLICATION FORM

Plan No: BZA-017231-2019

GENERAL INFORMATION

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

Special Permit : \_\_\_\_\_ Variance :   v   Appeal : \_\_\_\_\_

PETITIONER : Albert, Richter & Tittmann Architects - C/O Elizabeth Cahill

PETITIONER'S ADDRESS : 262 Washington St. Boston, MA 02108

LOCATION OF PROPERTY : 170 Lexington Ave Cambridge, MA 02138

TYPE OF OCCUPANCY : Residential ZONING DISTRICT : Residence B Zone

REASON FOR PETITION :  
 Additions

**DESCRIPTION OF PETITIONER'S PROPOSAL :**

The house at 170 Lexington Ave. is already non-conforming to the City of Cambridge's GFA and FAR restrictions. We seek to further that non conformity by removing the existing rear deck and balcony and replacing it with a 2-story screened-in porch.

**SECTIONS OF ZONING ORDINANCE CITED :**

Article 5.000 Section 5.31 (Table of Dimensional Requirements).  
 Article 8.000 Section 8.22.3 (Non-Conforming Structure).

Original Signature(s) : Elizabeth H. Cahill  
 (Petitioner(s) / Owner)

Elizabeth H. Cahill  
 (Print Name)

Address : Albert, Richter & Tittmann Architects  
262 Washington St., Boston, MA 02108

Tel. No. : 617-451-5740

E-Mail Address : ecahill@artarchitects.com

Date : 12/17/19

**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 Elizabeth Henske  
(OWNER)

Address: 170 Lexington Ave

State that I/We own the property located at 170 Lexington Ave, which is the subject of this zoning application.

The record title of this property is in the name of Robert and Elizabeth Henske

\*Pursuant to a deed of duly recorded in the date Sept 21 2012, Middlesex South County Registry of Deeds at Book 1423, Page 107; or Middlesex Registry District of Land Court, Certificate No. 252308 Book 1423 Page 107.

E. Henske 12/10/19  
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT\*

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

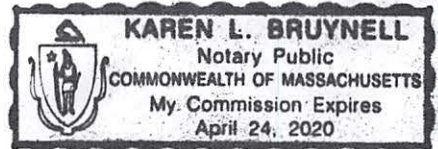
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Commonwealth of Massachusetts, County of Suffolk

The above-name Elizabeth Henske personally appeared before me, this 10<sup>th</sup> of December 2019, and made oath that the above statement is true.

[Signature] Notary


My commission expires April 24, 2020 (Notary Seal).

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





**KAREN L. BRUYNELL**  
Notary Public  
COMMONWEALTH OF MASSACHUSETTS  
My Commission Expires  
April 24, 2020



**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 C. HENSKLE  
(OWNER)

Address: 170 LEXINGTON AVE CAMBRIDGE, MA 02138

State that I/We own the property located at 170 LEXINGTON AVE, which is the subject of this zoning application.

The record title of this property is in the name of ROBERT and ELIZABETH HENSKLE

\*Pursuant to a deed of duly recorded in the date Sept 21, 2012 Middlesex South County Registry of Deeds at Book 1423, Page 107; or Middlesex Registry District of Land Court, Certificate No. 252308  
Book 1423 Page 107.

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

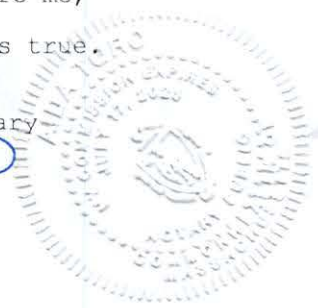
\*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of SUFFOLK

The above-name Robert Charles Henskle personally appeared before me, this 12th of December 2019, and made oath that the above statement is true.

Aida Toro Notary  
AIDA TORO

My commission expires 7/17/2026 (Notary Seal).



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





**AIDA TORO**  
Notary Public, Commonwealth of Massachusetts  
My Commission Expires on July 17, 2026



**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 existing conditions of the rear deck present to following hardships for the homeowners:

1) The existing rear deck is open to the elements, including insects that may be carrying disease. A screened-in porch will protect outdoor living space from disease-carrying mosquitos.

2) The existing rear façade faces the hot western afternoon sun. It is currently necessary to use air conditioning to keep the house comfortable during the summer months. A screened porch at the back of the house will protect against the hot western sun, reducing the need for A/C and therefor also reducing energy usage.

3) Existing outdoor living space is exposed to the hot summer sun. The screened porch will further reduce the need for A/C by providing the Owners with a comfortable outdoor living space that is protected from the elements, allowing the Owners to spend more time outside of the main house structure.

**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 hardships listed above relate solely to the conditions of the existing structure of the House. They are not related to the zoning district in which it is located. The hardships and their proposed solutions are neither related to the general use of the house and property, nor do they have any relation to the size and mass of the primary house structure, nor do they relate to setbacks or other dimensional regulations put forth by the City of Cambridge.

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

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

The proposed addition is at the rear of the existing house, substantially out of sight from any public way, and inside required setbacks.

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

The proposed addition will have no negative impact on street congestion, public health, or safety. It will have no impact on the light or air conditions at adjacent properties. And it encourages the use of outdoor space in a manner that is compatible with the neighborhood.

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

2019 DEC 18 PM 1:22

BZA APPLICATION FORM

OFFICE OF THE CITY CLERK  
 CAMBRIDGE, MASSACHUSETTS  
 Plan No: BZA-017231-2019

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Original Signature(s) : *Elizabeth H. Cahill*  
 (Petitioner(s) / Owner)

Elizabeth H. Cahill  
 (Print Name)

Address : Albert, Richter & Tittmann Architects  
262 Washington St., Boston, MA 02108

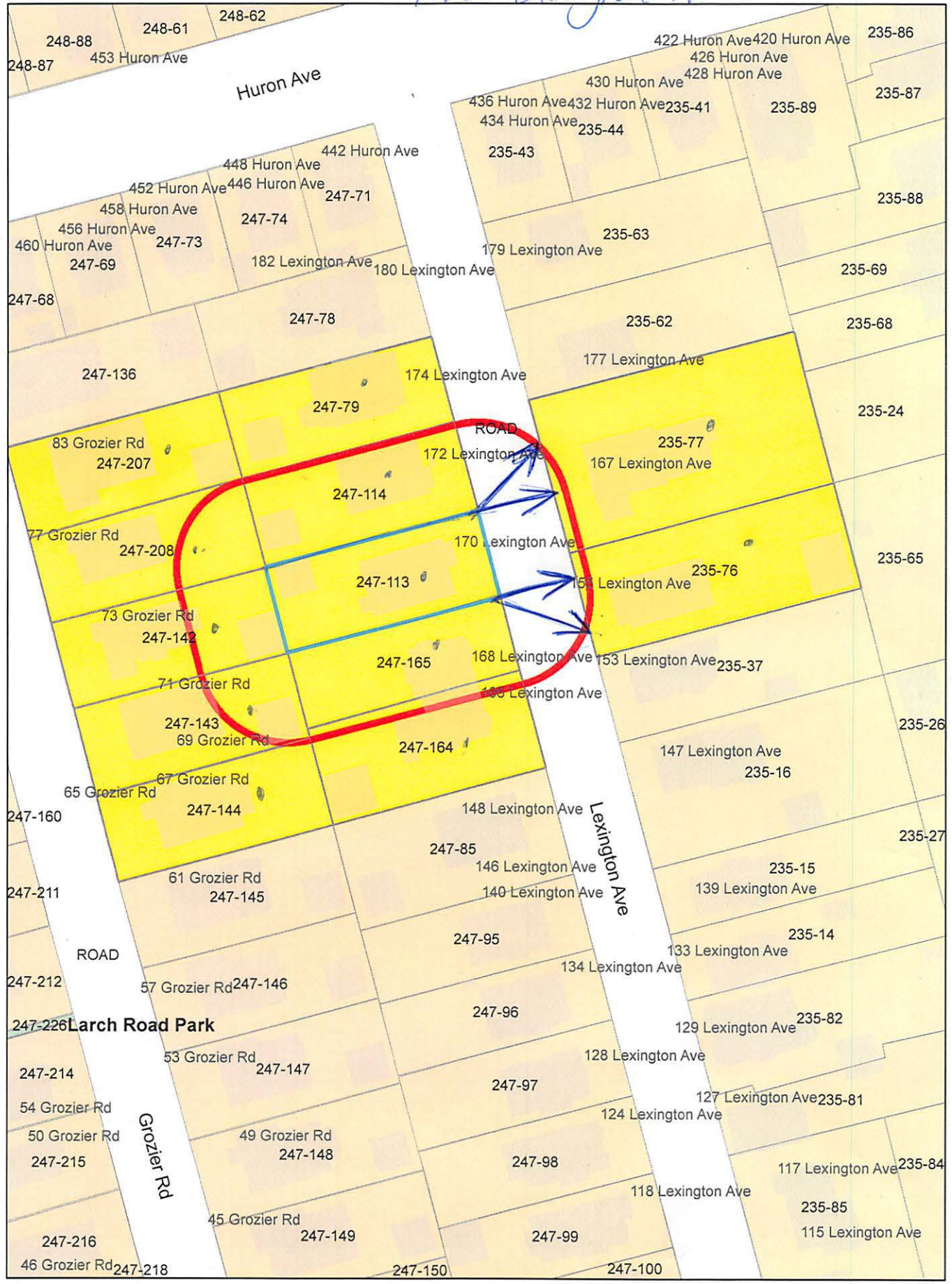
Tel. No. : 617-461-5740

E-Mail Address : ecahill@artarchitects.com

Date : 12/17/19



170 Lexington Ave



170 Lexington Ave

Petitioner

247-79  
FORTENBAUGH, MATTHEW. W & ELIZA L.  
174 LEXINGTON AVE 1  
CAMBRIDGE, MA 02138

247-79  
BOYAJIAN, GAIL & GERALD BERGSTEIN  
174 LEXINGTON AVE., UNIT #2  
CAMBRIDGE, MA 02138

ALBERT, RIGHTER & TITTMANN ARCHITECTS  
C/O ELIZABETH CAHILL  
262 WASHINGTON STREET  
BOSTON, MA 02108

247-165  
THOMPSON, JEFFREY P. & ANNA E. SILBEY  
168B LEXINGTON AVE  
CAMBRIDGE, MA 02138

247-113  
HENSKE, ROBERT C. ELIZABETH P. HENSKE  
170 LEXINGTON AVE  
CAMBRIDGE, MA 02138

235-76  
GAJEWSKI, FRANCES D.  
11 CARLTON ST  
BROOKLINE, MA 02446

247-142  
WANG, BING & HAI NING  
73 GROZIER RD  
CAMBRIDGE, MA 02138-3314

247-144  
LEVY, FREDERIC & JOHANNA LEMOINE LEVY  
65 GROZIER RD  
CAMBRIDGE, MA 02138

247-164  
ROBBINS, JANE B. &  
WIDING-JONSSON CHRISTINA H.  
166 LEXINGTON AVE  
CAMBRIDGE, MA 02138

247-208  
KOHN, GERALD W. & CLAIRE L. KOHN  
77 GROZIER RD., #2  
CAMBRIDGE, MA 02138

247-114  
KASSARJIAN, MARY CATHERINE BATESON &  
J. BARKEV M. KASSARJIAN,  
TRS. OF LEXINGTON AVENUE TRUST  
172 LEXINGTON AVENUE  
CAMBRIDGE, MA 02138-3337

247-79  
BADURINA-KUCAN, JADRANKA & JAKOV KUCAN  
174 LEXINGTON AVE., UNIT #3  
CAMBRIDGE, MA 02138

247-143  
OHANESIAN, HARRY M. & SHEILA A.,  
TRS LINDA M. KAHN  
29 BAYVIEW AVENUE  
OGUNQUIT, ME 03907

247-207  
ROTH, KURT & JAN LERBINGER  
81 GROZIER RD  
CAMBRIDGE, MA 02138-3314

247-208  
DUNN, PETER & EMILY HIESTAND  
77 GROZIER RD. UNIT#1  
CAMBRIDGE, MA 02138

235-77  
CITY OF CAMBRIDGE  
C/O NANCY GLOWA  
CITY SOLICIOR

235-77  
CAMBRIDGE CITY OF FIRE DEPT  
491 BROADWAY  
CAMBRIDGE, MA 02138

235-77  
CITY OF CAMBRIDGE  
C/O LOUIS DePASQUALE  
CITY MANAGER



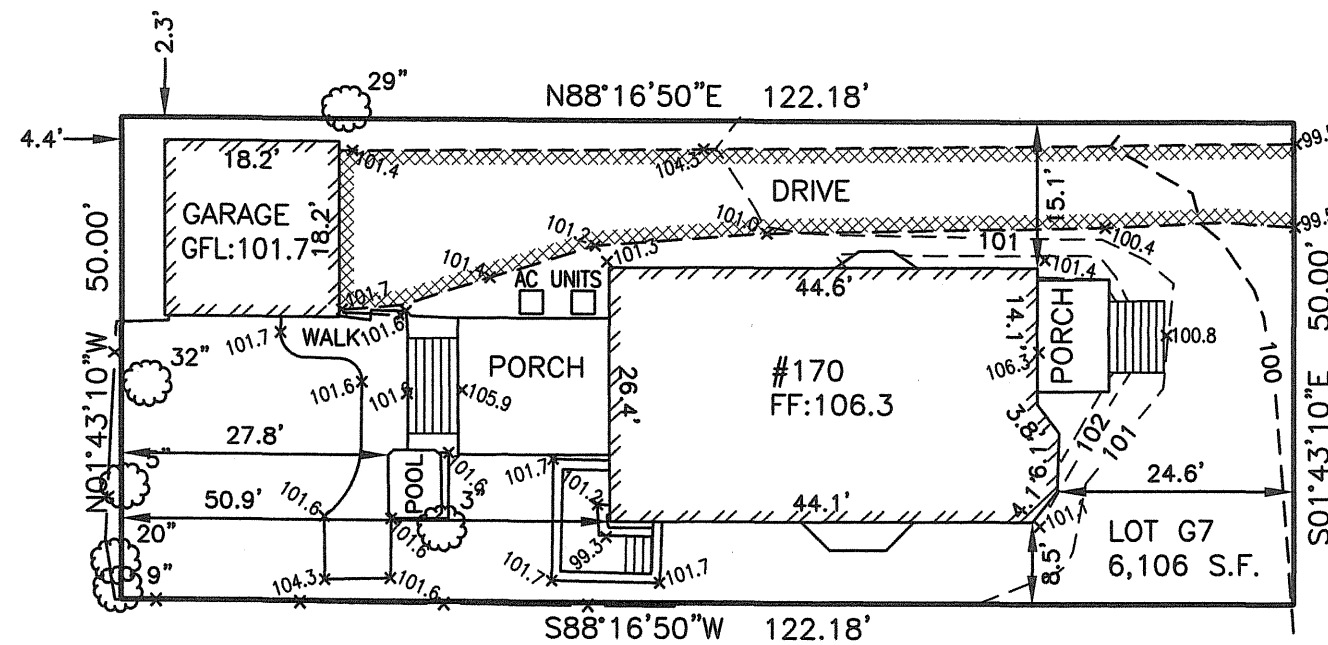
ESTABLISHED 1916

# EMB

EVERETT M. BROOKS CO.  
SURVEYORS & ENGINEERS

49 LEXINGTON STREET  
WEST NEWTON, MA 02465

(617) 527-8750  
info@everettbrooks.com



LEXINGTON AVENUE



### LEGEND

- |  |               |            |                  |
|--|---------------|------------|------------------|
|  | UTILITY POLE  |            | TREE             |
|  | WATER GATE    |            | LIGHT POLE       |
|  | HYDRANT       |            | SIGN             |
|  | GAS GATE      | 71.4 X     | SPOT ELEVATION   |
|  | SEWER MANHOLE | - - 71 - - | EXISTING CONTOUR |
|  | DRAIN MANHOLE | - - X - -  | FENCE            |
|  | CATCH BASIN   |            |                  |

DEED REFERENCE:  
BOOK 1423 PAGE 107

PLAN REFERENCE:  
BOOK 25 PAGE 249

ZONING DISTRICT  
RESIDENCE B

FLOOD PLAIN ZONE X  
COMMUNITY PANEL NO.  
25017C0419E

## PLAN OF LAND IN NEWTON, MA

170 LEXINGTON AVENUE  
EXISTING CONDITION

SCALE: 1 IN. = 20 FT.

DATE: NOVEMBER 27, 2019

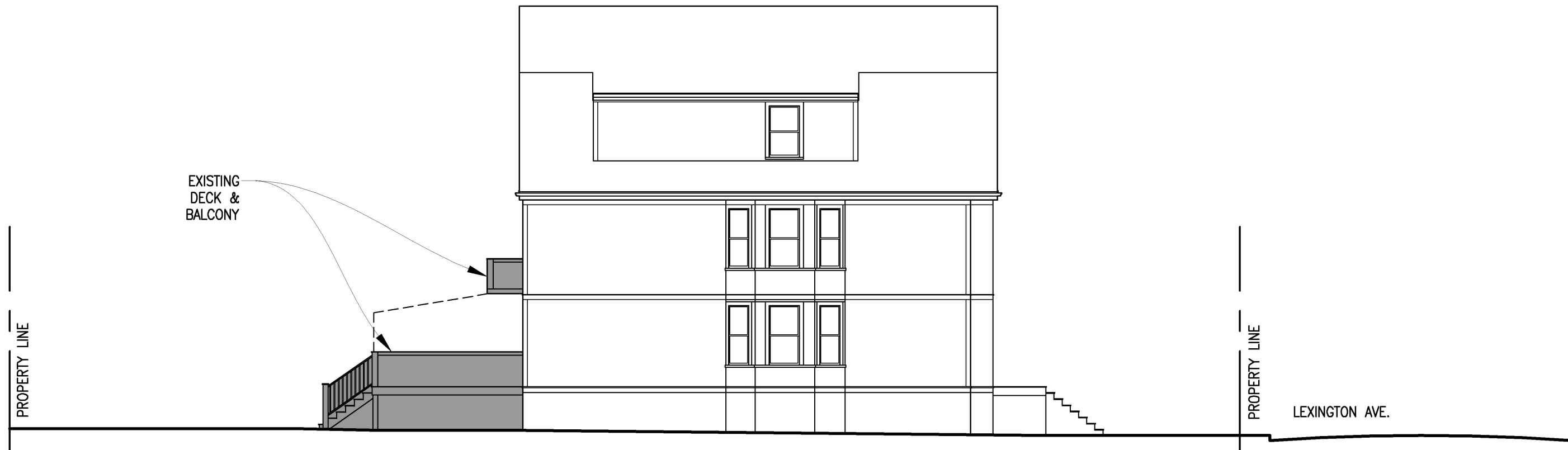
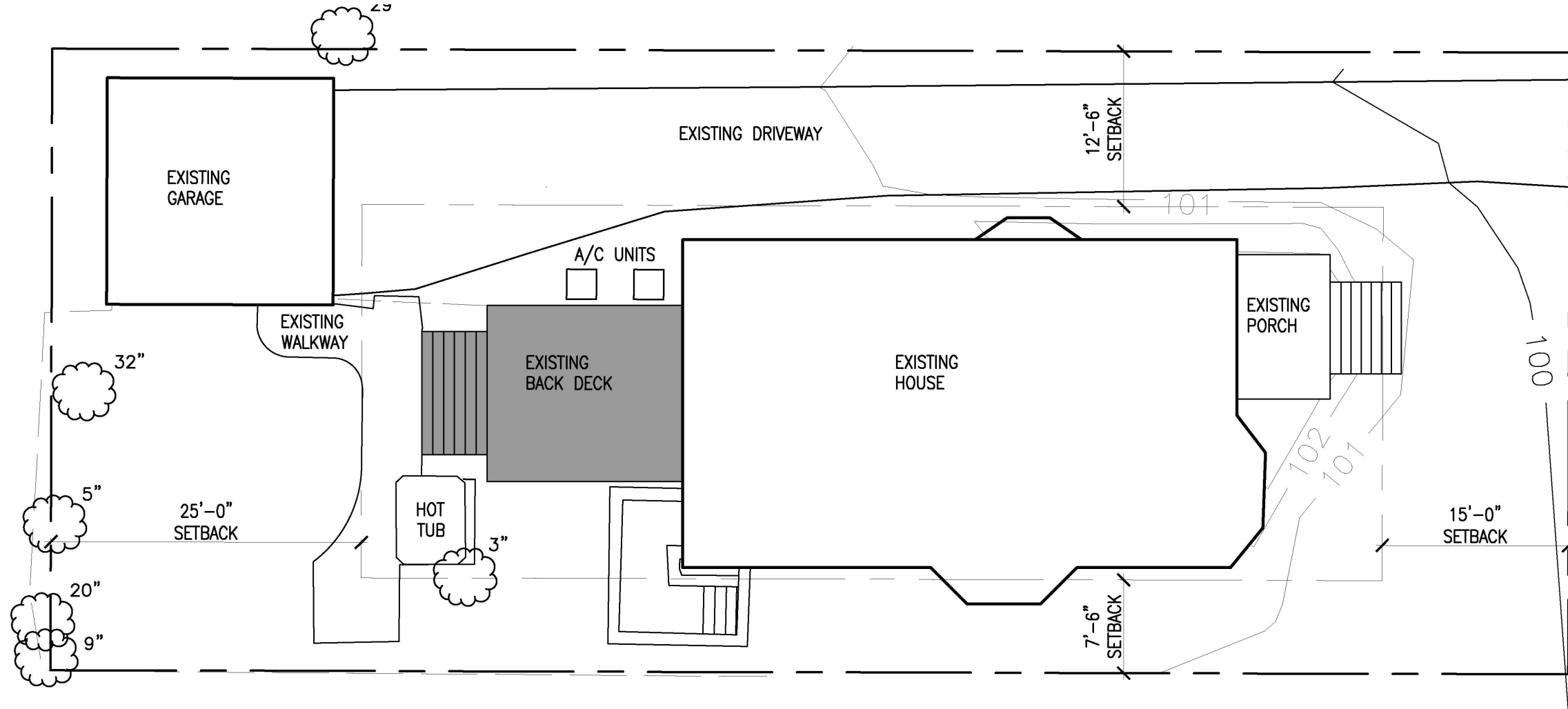
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CHECK: BB

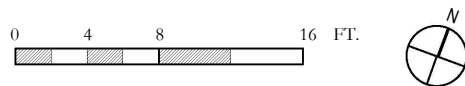
REVISIONS:

NO.	DATE	DESCRIPTION

PROJECT NO. 25939

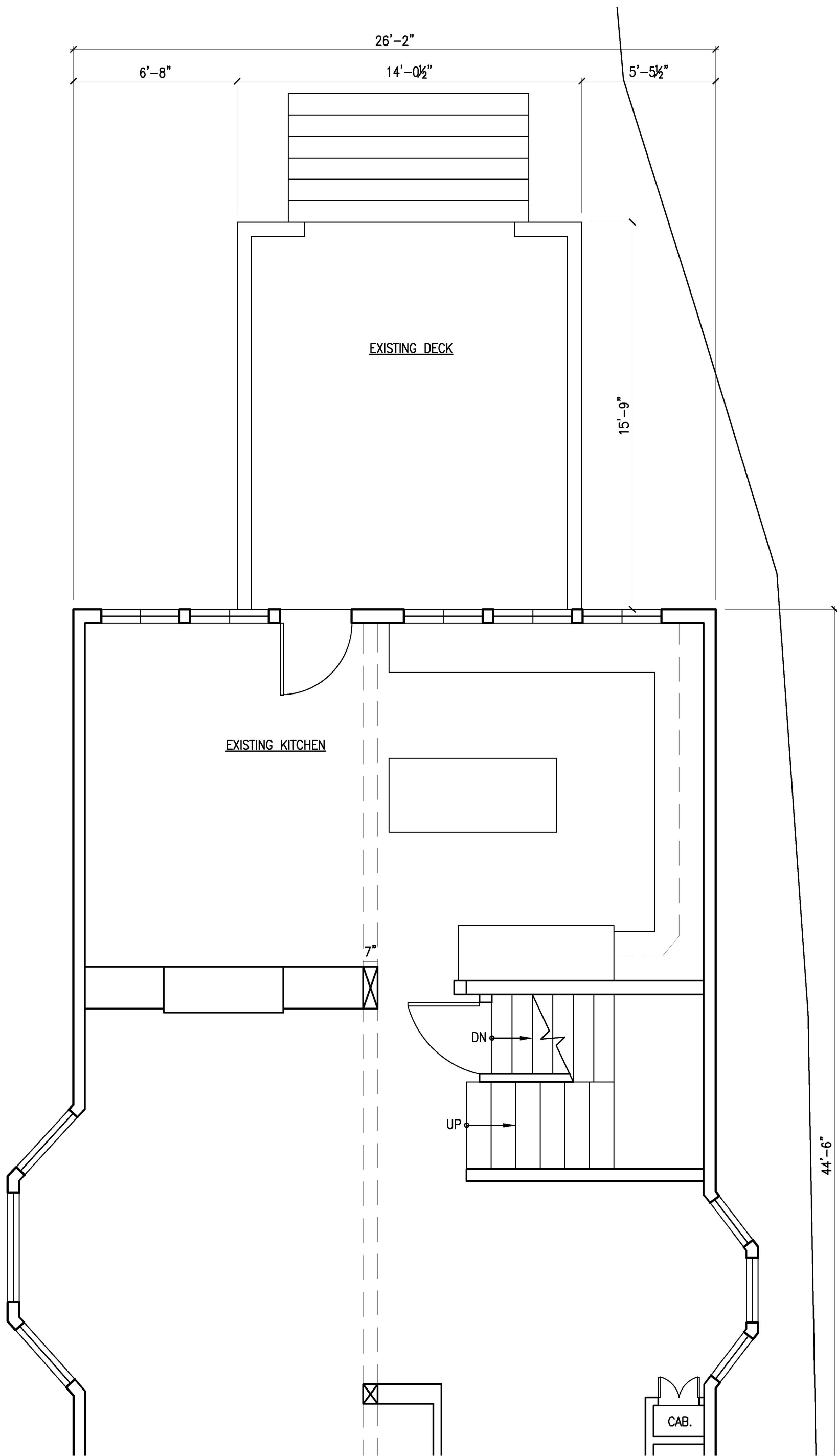


EXISTING SITE PLAN & SIDE ELEVATION



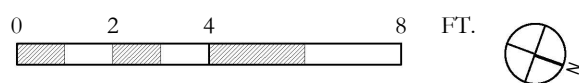
Henske - 1918  
 Cambridge, MA  
 9 December 2019

**ART** Albert · Richter · Tittmann  
 ARCHITECTS  
 262 Washington Street 2nd Floor Boston, MA 02108  
 617-451-5740 ARTarchitects.com



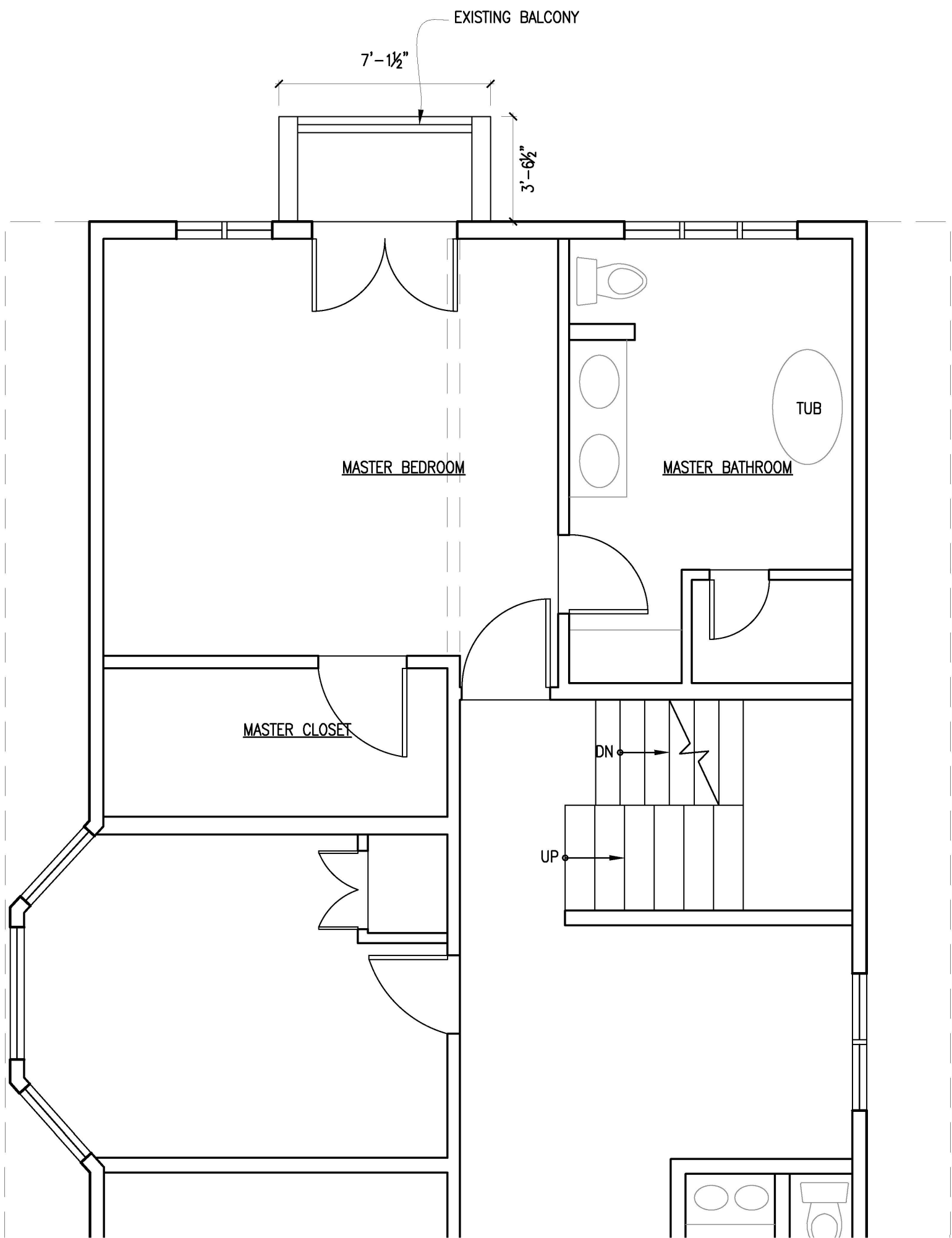
EXISTING 1ST FLOOR PLAN

Henske - 1918  
 Cambridge, MA  
 9 December 2019



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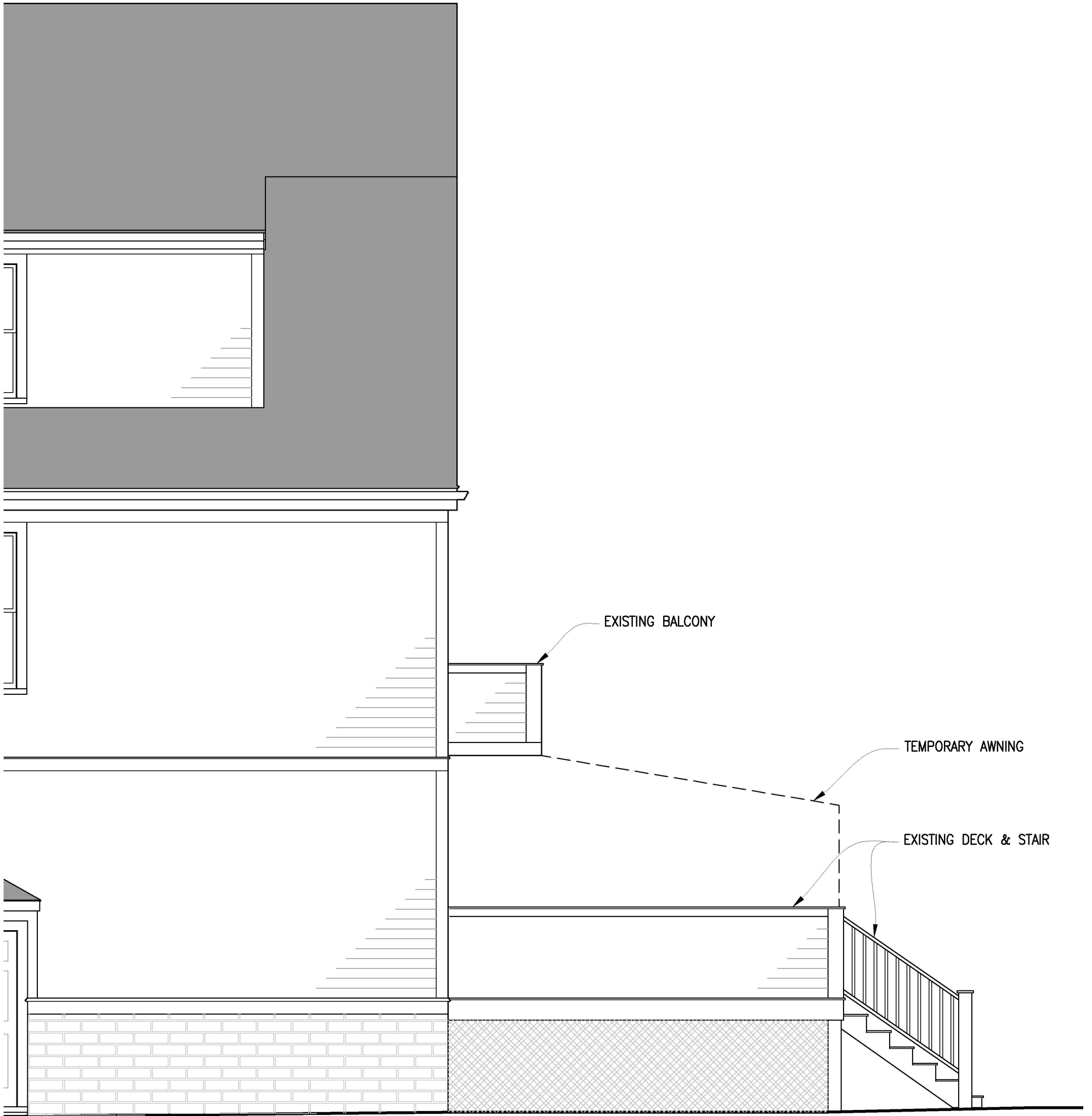
EXISTING 2ND FLOOR PLAN

Henske - 1918  
 Cambridge, MA  
 9 December 2019



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 ARCHITECTS

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EXISTING NORTH ELEVATION

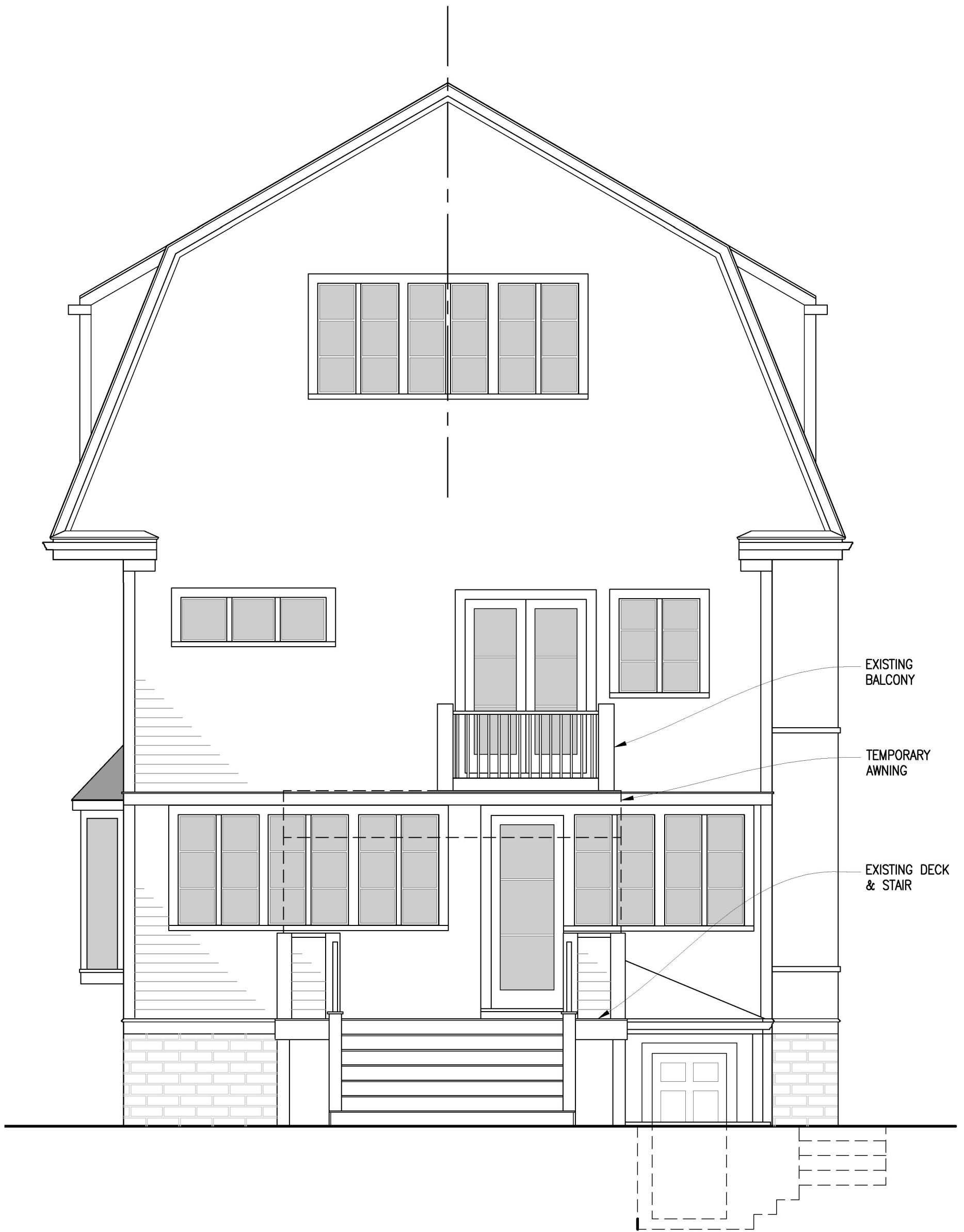
Henske - 1918  
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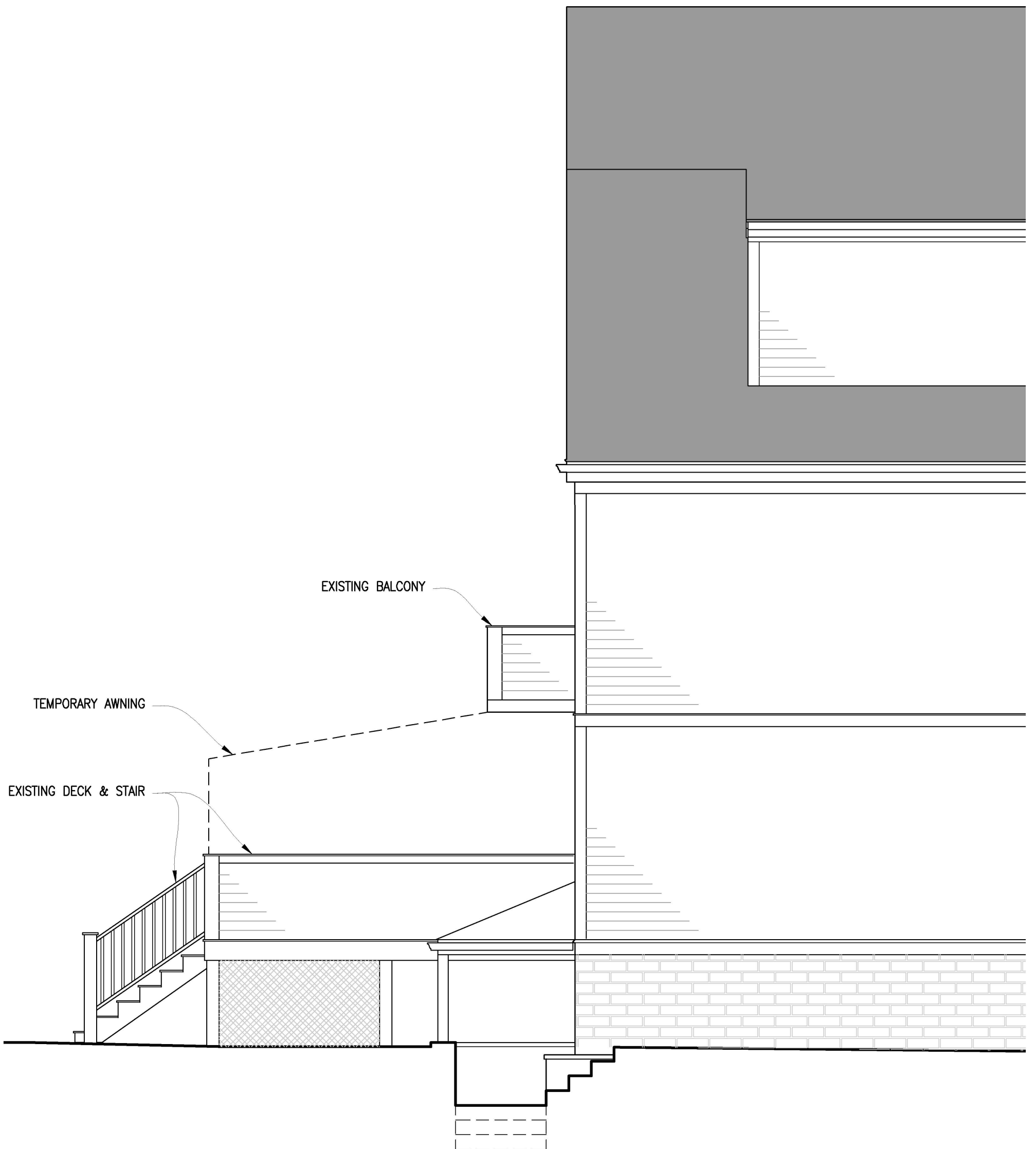
EXISTING REAR ELEVATION

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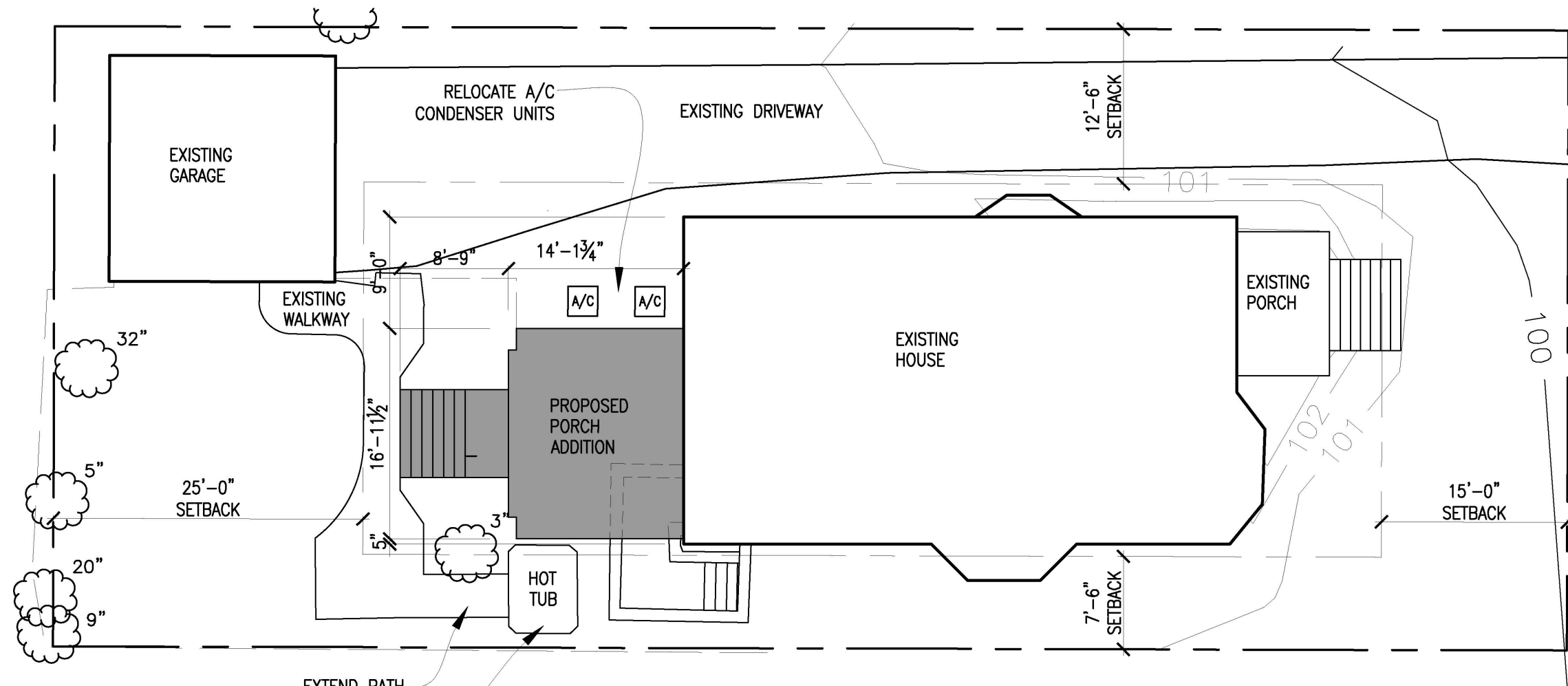


EXISTING SOUTH ELEVATION

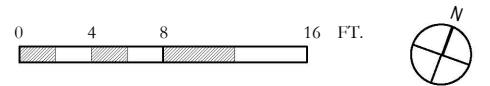
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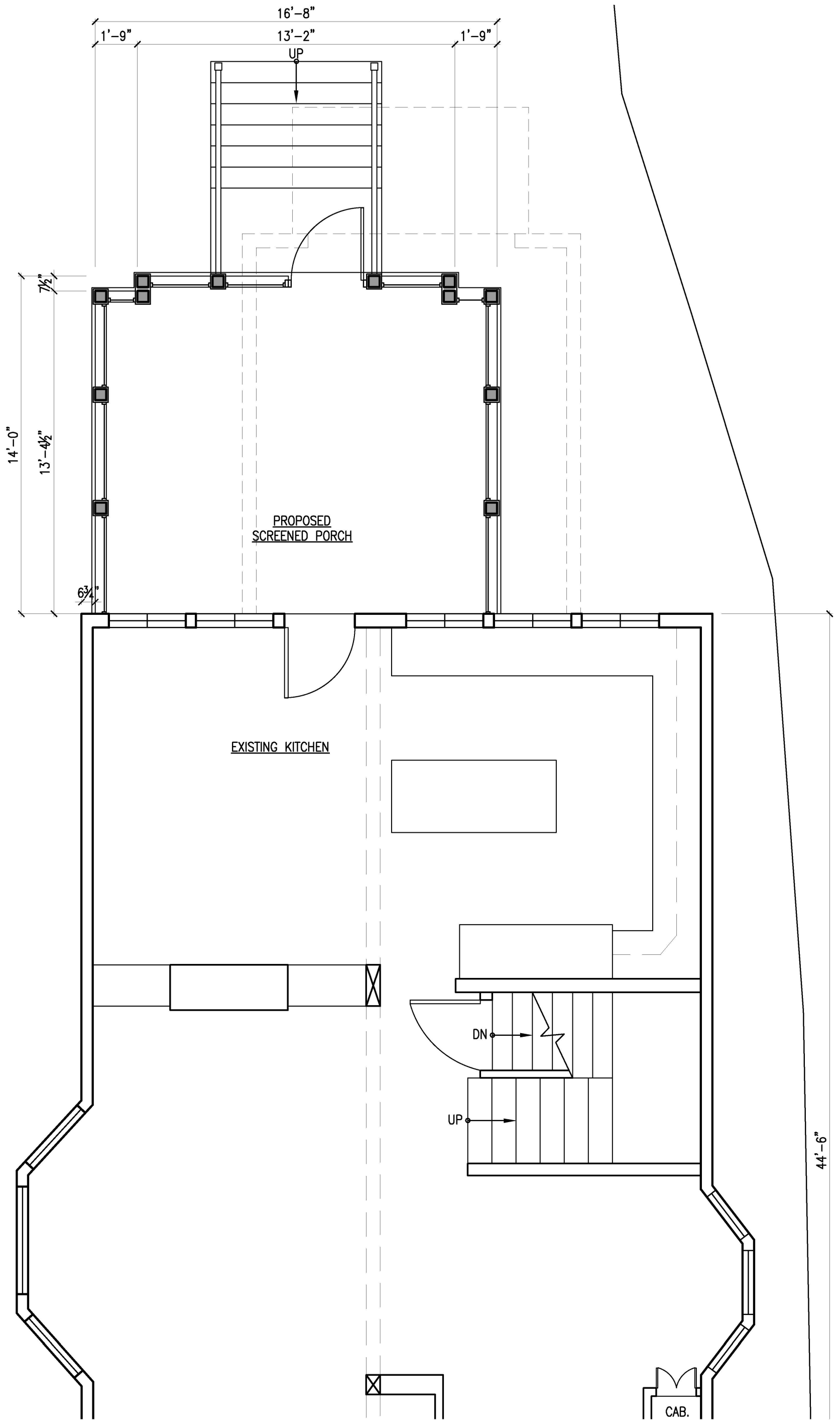


PROPOSED SITE PLAN & SIDE ELEVATION



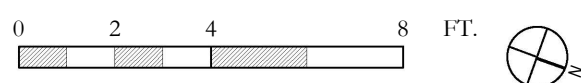
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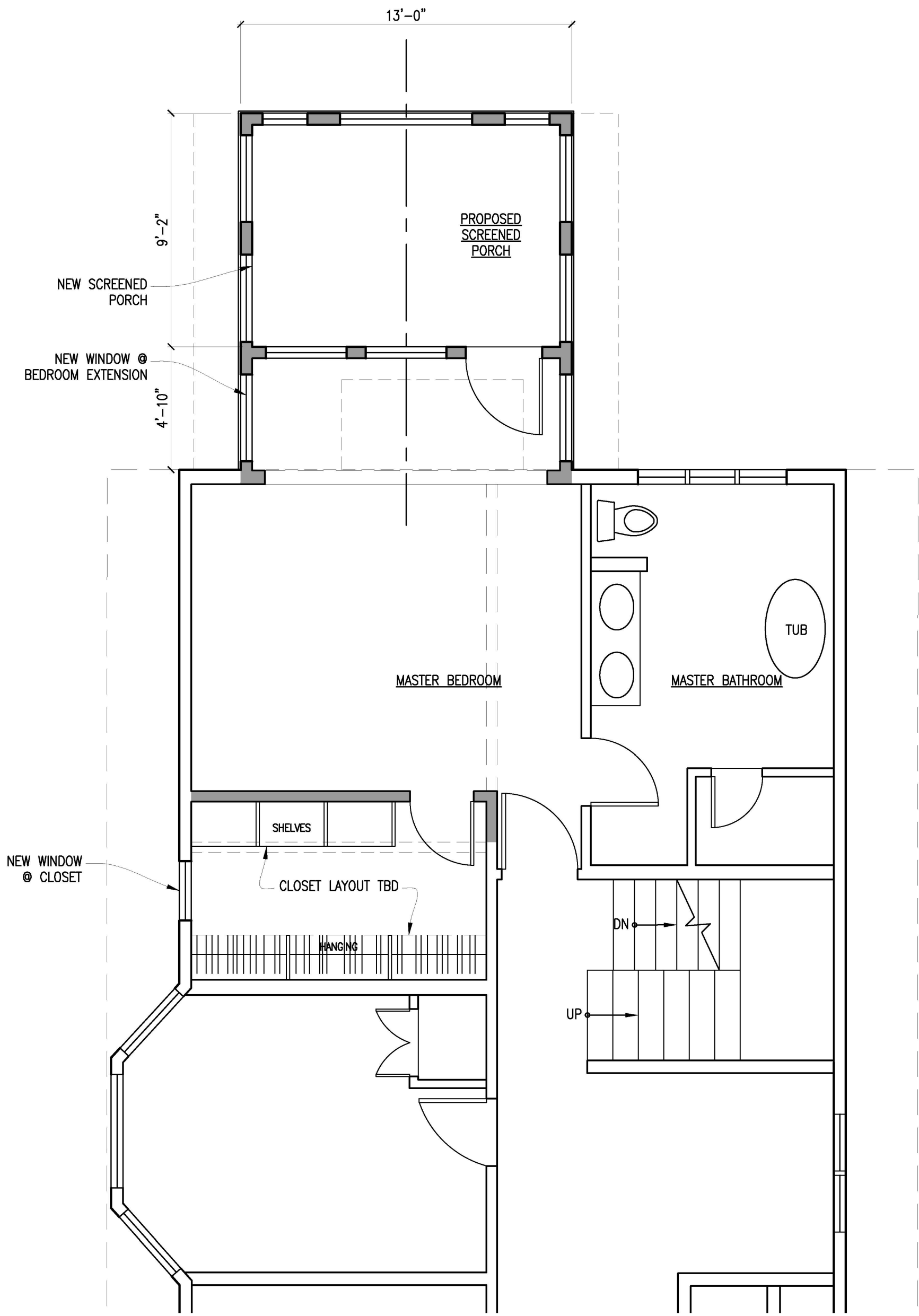
PROPOSED 1ST FLOOR PLAN

Henske - 1918  
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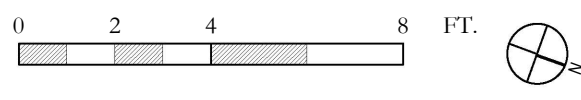
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 ARCHITECTS

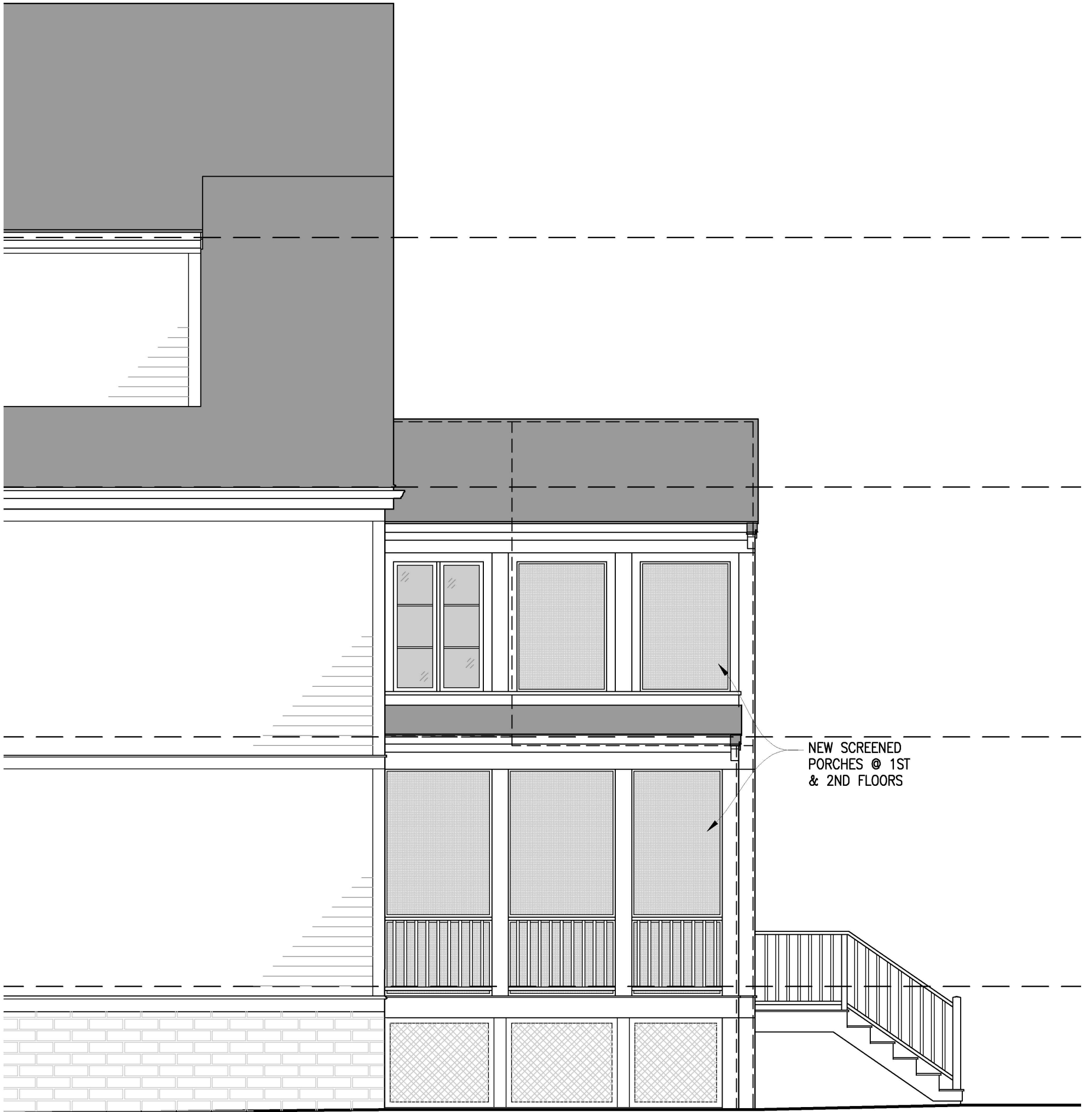
262 Washington Street 2nd Floor Boston, MA 02108  
 617-451-5740 ARTarchitects.com



PROPOSED 2ND FLOOR PLAN

Henske - 1918  
 Cambridge, MA  
 9 December 2019





NEW SCREENED  
PORCHES @ 1ST  
& 2ND FLOORS

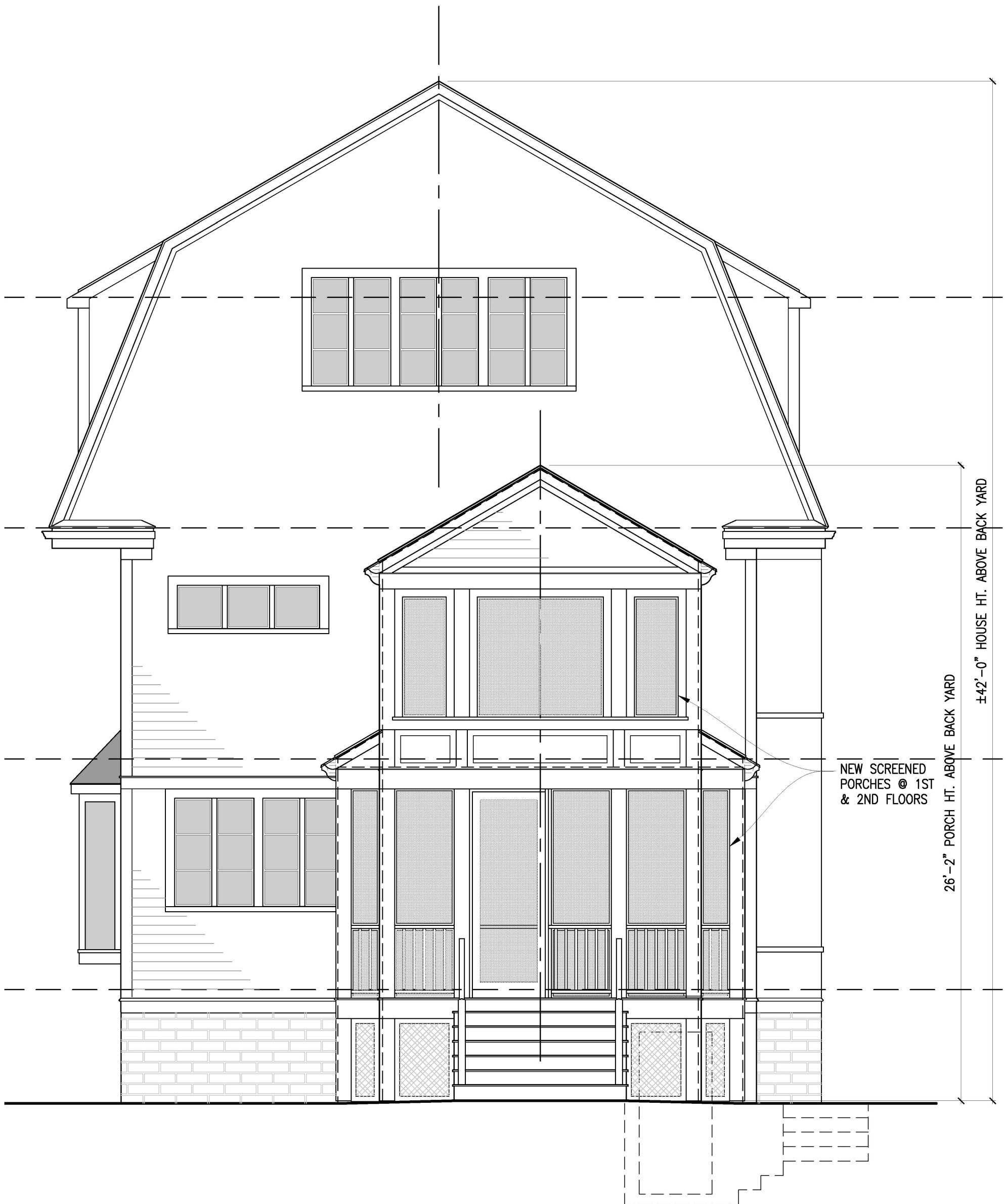
PROPOSED NORTH ELEVATION

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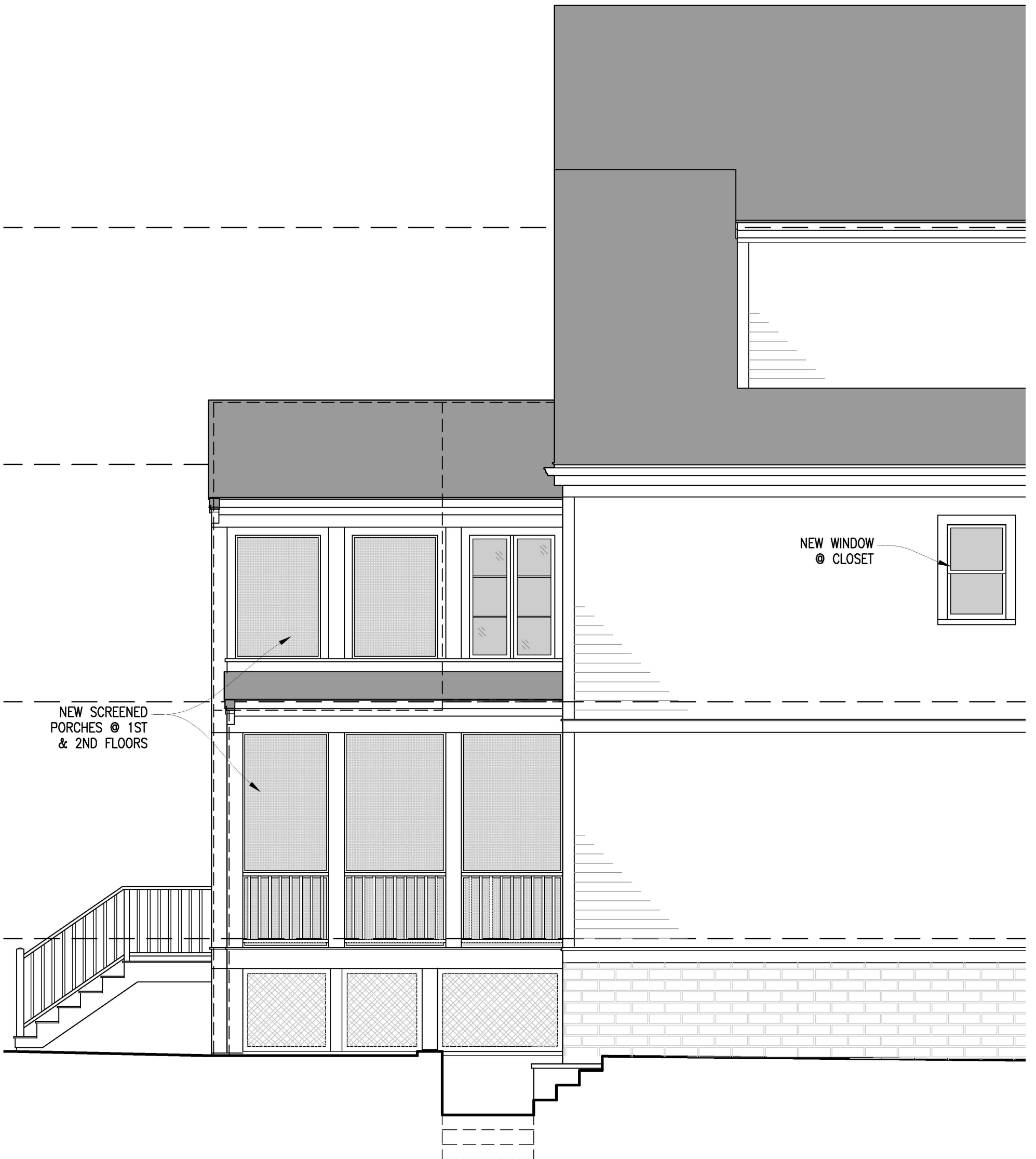
PROPOSED REAR ELEVATION

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170 Lexington Ave., Cambridge, MA

9 December 2019

Photos:



Existing Front of House; to remain as is



Existing Back of House; deck, balcony & awning to be removed

262 Washington Street 2nd Floor Boston, MA 02108 617-451-5740 [ARTarchitects.com](http://ARTarchitects.com)

*Jacob D. Albert James V. Richter John B. Tittmann John B. Clancy*