



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2021 MAY -3 PM 2:14

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 118270

General Information

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

Special Permit: X Variance: Appeal:

PETITIONER: Elizabeth Halstead and Lorraine Jones C/O Jessica Snare

PETITIONER'S ADDRESS: 158 Central Street, Somerville, MA 02145

LOCATION OF PROPERTY: 25 Brewster St , Cambridge, MA

TYPE OF OCCUPANCY: single family

ZONING DISTRICT: Residence A-1 Zone

REASON FOR PETITION:

/renovation to basement and side door stairs/

DESCRIPTION OF PETITIONER'S PROPOSAL:

To modify and re-construct existing bulkhead which will decrease the setback and modify the height.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000 Section: 5.31 (Table of Dimensional Requirements).

Article: 8.000 Section: 8.22.2.D (Non-Conforming Structure).

Article: 10.000 Section: 10.40 (Special Permit).

Original
Signature(s):

(Petitioner (s) / Owner)

Jessica Snare

(Print Name)

Address:

Tel. No.

617-699-4139

E-Mail Address:

jessica@springhilldesign.com

Date: 4.29.21

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 LORRAINE JONES + ELIZABETH HALSTEAD
(OWNER)

Address: 25 BREWSTER STREET, CAMBRIDGE, MA 02138

State that I/We own the property located at 25 Brewster Street, which is the subject of this zoning application.

The record title of this property is in the name of _____
HALSTEAD, ELIZABETH AND LORRAINE JONES

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

[Signature] [Signature]
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 LORRAINE JONES & ELIZABETH HALSTEAD personally appeared before me, this 5th of April, 2021, and made oath that the above statement is true.

[Signature] Notary

My commission expires June 27, 2025 (Notary Seal)

JULIO M. VAZQUEZ-FIGUEROA
Notary Public, Commonwealth of Massachusetts
My Commission Expires June 27 2025

• 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 25 Brewster 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:

The side entrance landing and stairs and below grade basement stairs mostly occur within the existing bulkhead stairs and side entrance landing and stairs. They are not visible from the street other than a portion of the railings.

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 would be no change

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:

there would be no change

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 would be no change

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:

there would be no change

***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: Elizabeth Halstead and Lorraine Jones

Present Use/Occupancy: single family

Location: 158 Central Street

Zone: Residence A-1 Zone

Phone: 617-699-4139

Requested Use/Occupancy: single family

	<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>	2856 N/A	2856 N/A	N/A	(max.)
<u>LOT AREA:</u>	4,414	4,414	6000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>	N/A	N/A	.5	
<u>LOT AREA OF EACH DWELLING UNIT</u>	4,414	4,414	6000	
<u>SIZE OF LOT:</u>				
WIDTH	36.79	36.79	80	
DEPTH	118.82	118.82	N/A	
<u>SETBACKS IN FEET:</u>				
FRONT	N/A	N/A	N/A	
REAR	N/A	N/A	25	
LEFT SIDE	13.5 to building	9.5 to edge of below grade stair	15	
RIGHT SIDE	N/A	N/A	15 (sum of 35)	
<u>SIZE OF BUILDING:</u>				
HEIGHT	39.4	39.6	35	
WIDTH	N/A	N/A	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	N/A	N/A	N/A	
<u>NO. OF DWELLING UNITS:</u>	1	1	1	
<u>NO. OF PARKING SPACES:</u>	2	2	N/A	
<u>NO. OF LOADING AREAS:</u>	N/A	N/A	N/A	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>	10	10.6	10	

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.

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'.

9 Riedesel Ave.
Cambridge, MA 02138
June 18, 2021

Secretary
Board of Zoning Appeal
City of Cambridge
831 Massachusetts Avenue
Cambridge, MA 02139
via email: mpacheco@cambridgema.gov

re: case # BZA-11827025
(25 Brewster Street)

Dear BZA Members,

We live at 9 Riedesel Avenue in Cambridge, diagonally across the intersection from 25 Brewster Street, and therefore are apparently considered abutters to 25 Brewster Street. As of this month, Bob will have lived here fifty years. Today he reviewed with Lorri Jones and Libby Halstead the architectural drawings and plans for their proposed revision of their existing rear stairs at 25 Brewster, which involve swapping the position of an existing kitchen stairway and an existing cellar bulkhead stairway. The existing stairs and bulkhead empty onto their driveway, and both are visible from our front porch, living room windows, and second floor front bedroom windows. The revised stairs and bulkhead will be similarly visible from those parts of our home.

We think the visual impact of the proposed changes will be trivial and we have no objections to the proposed revisions.

For the record, the property at 9 Riedesel Avenue is owned 50:50 by two trusts: the Eva J. Neer Marital Deduction Trust for the benefit of Robert M. Neer, and the Robert M. Neer 2020 Family Trust.

Sincerely,



Robert M. Neer, MD, Trustee
EJ Neer Marital Deduction Trust



Ann R. Eldridge, Trustee
Robert M. Neer 2020 Family Trust

Pacheco, Maria

From: Linda Dittmar <lindittmar@gmail.com>
Sent: Sunday, June 20, 2021 9:46 AM
To: Pacheco, Maria
Subject: Case BZA-118270

Re: Case BZA-118270

Location: 25 Brewster Street, Cambridge MA 02138

Pettioner: Elizabeth Halstead and Lorraine Jones--C/o Jessica Snare

Dear Ms. Pacheco,

I am writing as a nearby neighbor (at 31 Brewster St) to support the proposed modification to the existing bulkhead at 25 Brewster Street. The proposed decrease of the bulkhead's setback and modification of its height do not impact in any meaningful way the exterior of the building or access to it. They are perfectly reasonable improvements.

Since this change is also taking place in tandem with conversion of the basement into an apartment-like unit, with it own kitchen etc, I hope this change in access to the reconfigured basement is not seen as permission to have tenants or an air B&B in that space without further city regulation. While the current owners do not plan to put it to such use, there is always the possibility that future owners will feel differently.

Sincerely,
Linda Dittmar
35 Breewster Street
Cambridge MA 02138

18 June 2021

Board of Zoning Appeal
Cambridge MA

Case #BZA-118270

Scheduled hearing date Jun 24, 2021

As the adjoining property owner, we'd like to encourage the Board to approve the enhancement to the bulkhead access to 25 Brewster St.

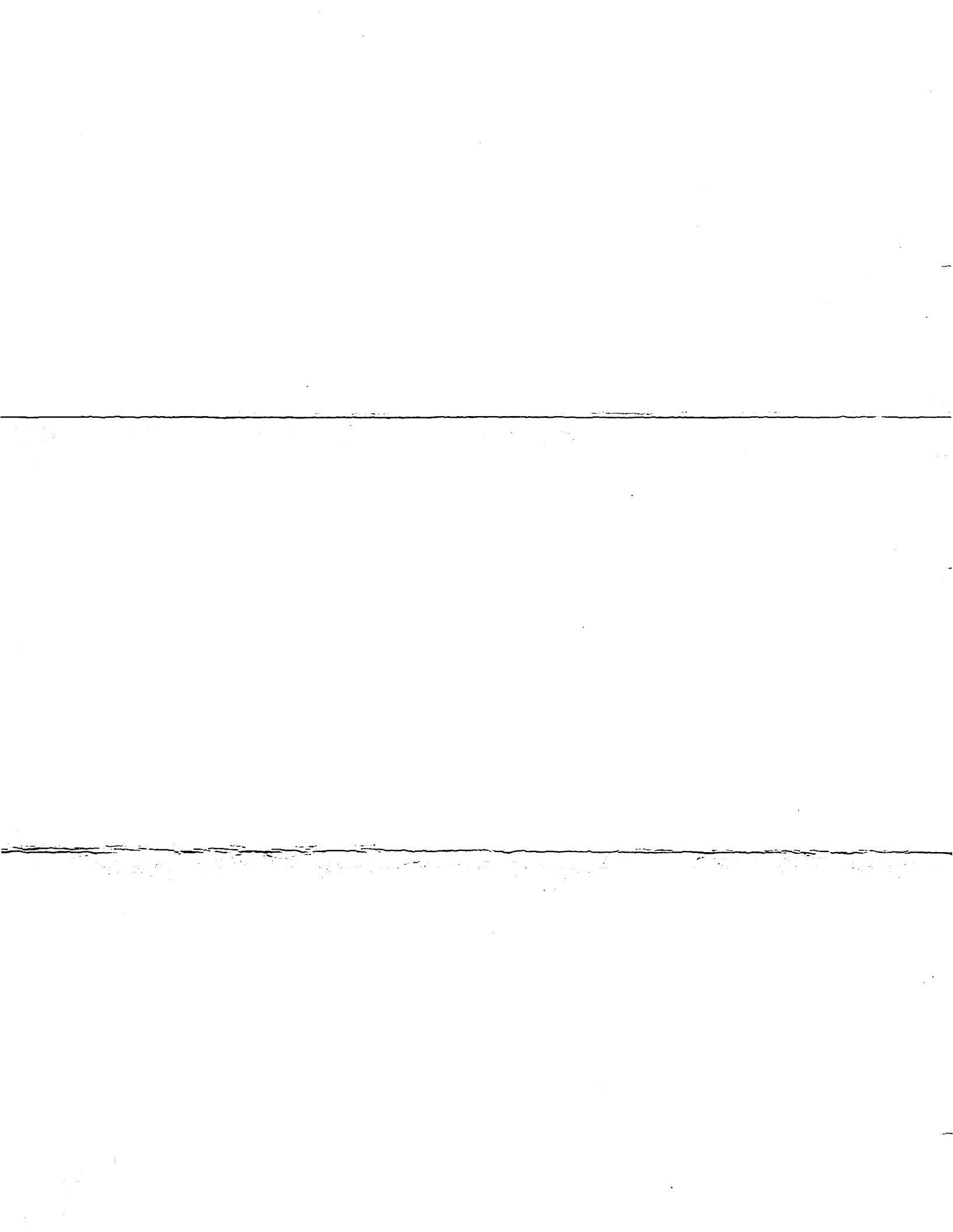
Libby Halstead and Lorri Moore have taken great care to design a new bulkhead stairway access to their basement, and we are supportive of this modification. We hope you will consider their special permit application favorably.

Thank you very much for your support and for all you do for the community.

Best,

A handwritten signature in blue ink, appearing to read "Vilbek Klamsk Trust".

Vilbek Klamsk Trust
23 Brewster St
Cambridge, MA



Isabel & Trevor Hardy

29 Brewster Street
Cambridge MA 02138
617-733-3356
isabelhardy@gmail.com

June 21, 2021

City of Cambridge
Board of Zoning Appeal
831 Massachusetts Avenue
Cambridge MA 02139

RE: 25 Brewster Street, Petition for Special Permit, Case No: BZA-118270

Dear ZBA Chairperson and Board Members:

As the owners of 29 Brewster Street, which is directly across a shared driveway from 25 Brewster Street, we are the closest and most immediately impacted by the request for a Special Permit.

We have reviewed the plans for the modified and reconstructed bulkhead and new stairway, and met with our neighbors to understand the decreased setback. We have no concerns with the decreased setback and the plans for the stairway. We are, however, concerned about the use of the basement, and a new stairway enabling its use as an accessory apartment. We have spoken to the owners of 25 Brewster Street and they have assured us that the basement will never be rented out as an apartment or separate dwelling unit. But our concern is the future and long term use of the basement as another dwelling unit, which we are opposed to.

The plans our neighbors provided us of the basement work (which is under construction currently) show a bedroom, full bathroom, and kitchenette (attached here). If the Special Permit is granted, and the current or future owners of 25 Brewster Street use the basement and the new access through the modified bulkhead as a rental unit, we would like to understand how the City of Cambridge will enforce the zoning code. Our reading of the zoning code (Section 4.22) is that an accessory apartment is prohibited in our zoning district. While we trust the existing owners will not rent out

their basement, if the City of Cambridge cannot enforce the zoning code in this instance and shut down accessory apartment usage, we have to oppose this Petition for a Special Permit.

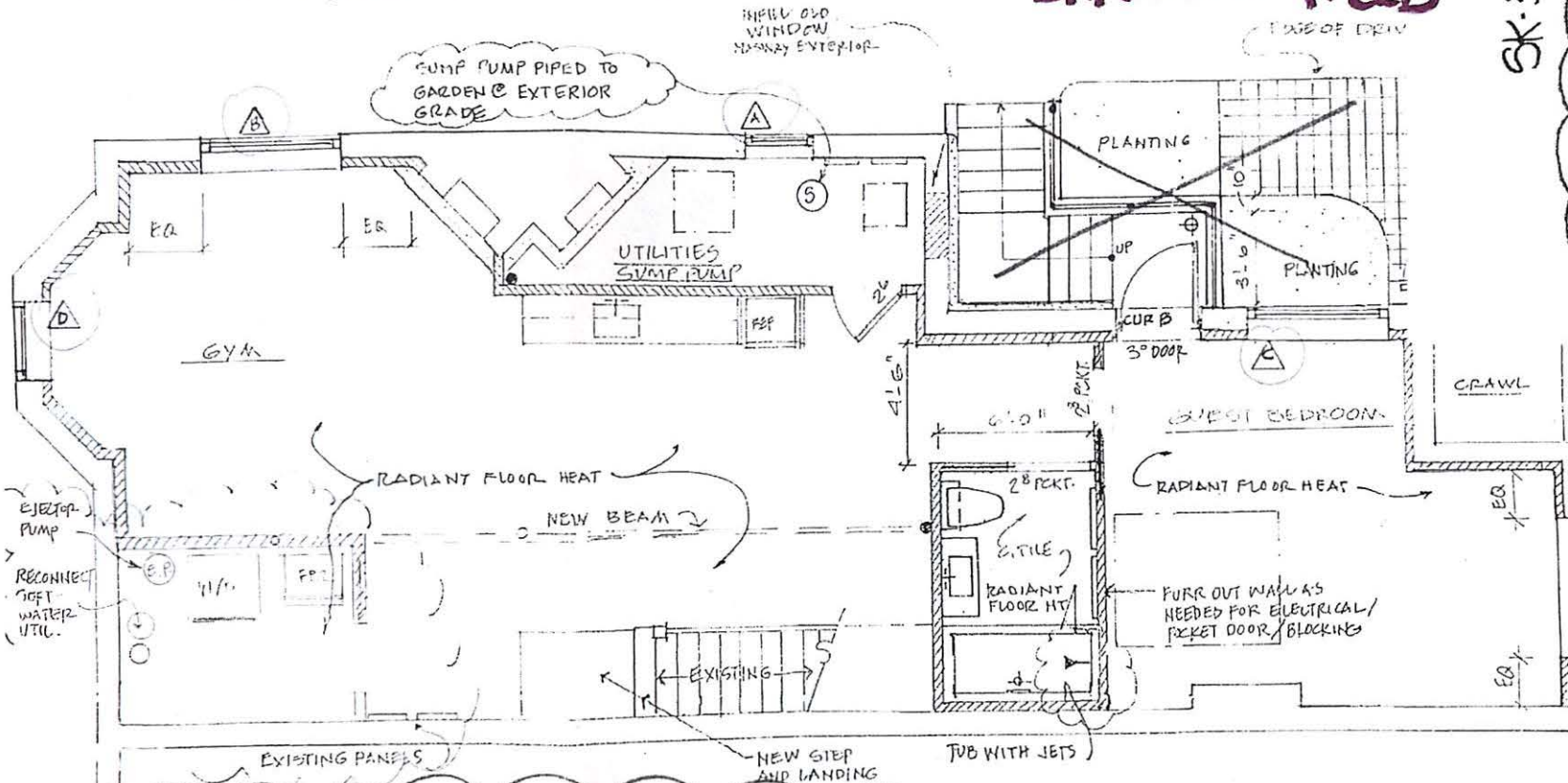
We plan to join the virtual hearing on June 24th to discuss these questions. Thank you for your consideration.

Sincerely,

Isabel & Trevor Hardy

Attachment: Plans for the Basement of 25 Brewster Street as provided by owners of 25 Brewster Street on 6/18/21.

6/18/24 PROVISIONAL FROM HOMEOWNER - PENDING ACTUAL DRAWING FILED



SK-3-31

3-31-2021

PROPOSED BASEMENT WINDOW SCHEDULE	9.25.20	2
HALSTEAD / JONES RESIDENCE		
25 BREWSTER ST. CAMBRIDGE		

MIN. R-20 WALL INSULATION		
MAX. U-VALUE FOR WINDOWS = .30		
NEW WINDOWS		
A	M.O. = 36 x 22	NEW RO = 32" x 18" HIGH
B	M.O. = 66 x 24	NEW RO = 62" x 20" HIGH
C	M.O. = 60 x 24	NEW RO = 56" x 20" HIGH
D	M.O. = 36 x 24	NEW RO = 32" x 20"

ALL WINDOWS TEMPERED OR IMPACT

BASEMENT PLAN

////// = NEW WALLS

FOR WINDOW ORDER ONLY

SPRING HILL DESIGN
21 DARTMOUTH STREET
SOMERVILLE MA 02145



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: Jessica Snare Date: 6-4-21
(Print)

Address: 25 Brewster St.

Case No. BZA-118270

Hearing Date: 6/24/21

Thank you,
Bza Members

N/F
EARL McEVOY

NOW OR FORMERLY
PETER B. ELLIS



37.48'
LOT 8
4,414 SQ.FT.
(RECORD AREA)

EXIST. AVG. GRADE:	96.2
EXIST. PEAK ELEV.:	135.6
MAX. BLDG. HEIGHT:	35.0
EXIST. BLDG. HEIGHT:	39.4
PROP. AVG. GRADE:	96.0
PROP. BLDG. HEIGHT:	39.6

EXIST. PRIVATE OPEN SPACE: 37%±
PROP. PRIVATE OPEN SPACE: 37%±

NOTE:
ALL DEMOLITION DEBRIS
TO BE REMOVED OFFSITE

PROPOSED EROSION
CONTROL (STAKED
STRAW WATTLE)

REMOVE EXIST.
BH & LANDING

DRAINAGE AT BOTTOM
OF NEW STAIRWELL
WILL DRAIN TO A DRYWELL
OR BE CONNECTED TO
THE SUMP PUMP

NOW OR FORMERLY
TREVOR JF. HARDY

NOTES:

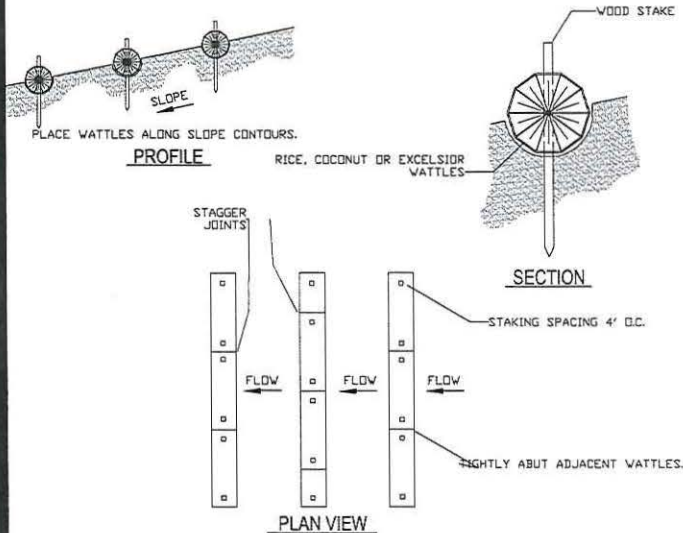
1. THIS IS AN ELECTRONIC COPY OF A PLAN BY GRE SURVEYING LLC. THE SOLE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF THE PROPOSED STAIRWELL. ANY OTHER USE OF THIS PLAN OR A MODIFICATION THEREOF MAY CONSTITUTE FRAUD AND WILL RENDER THIS PLAN NULL AND VOID.
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8. ● DS - EXISTING DOWNSPOUT

REFERENCES:

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BREWSTER

STREET



NOTES:
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 a. 1"X2" WOODEN STAKES
 b. ADDITIONAL STAKES MAY BE INSTALLED ON DOWNHILL SIDE OF WATTLES, ON STEEP SLOPE OR HIGHLY EROSION SOILS.

STRAW WATTLES
NOT TO SCALE

SITE PLAN
 LOCATED IN
CAMBRIDGE, MASSACHUSETTS
 (MIDDLESEX COUNTY)

PREPARED FOR
ELIZABETH HALSTEAD

SCALE: 1" = 12' DATE: DEC. 8, 2020



GRE
SURVEYING LLC

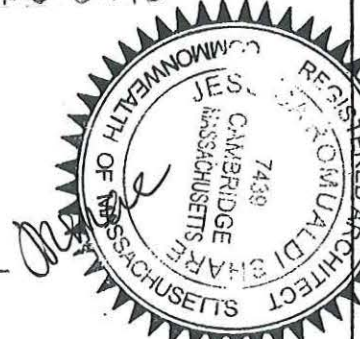
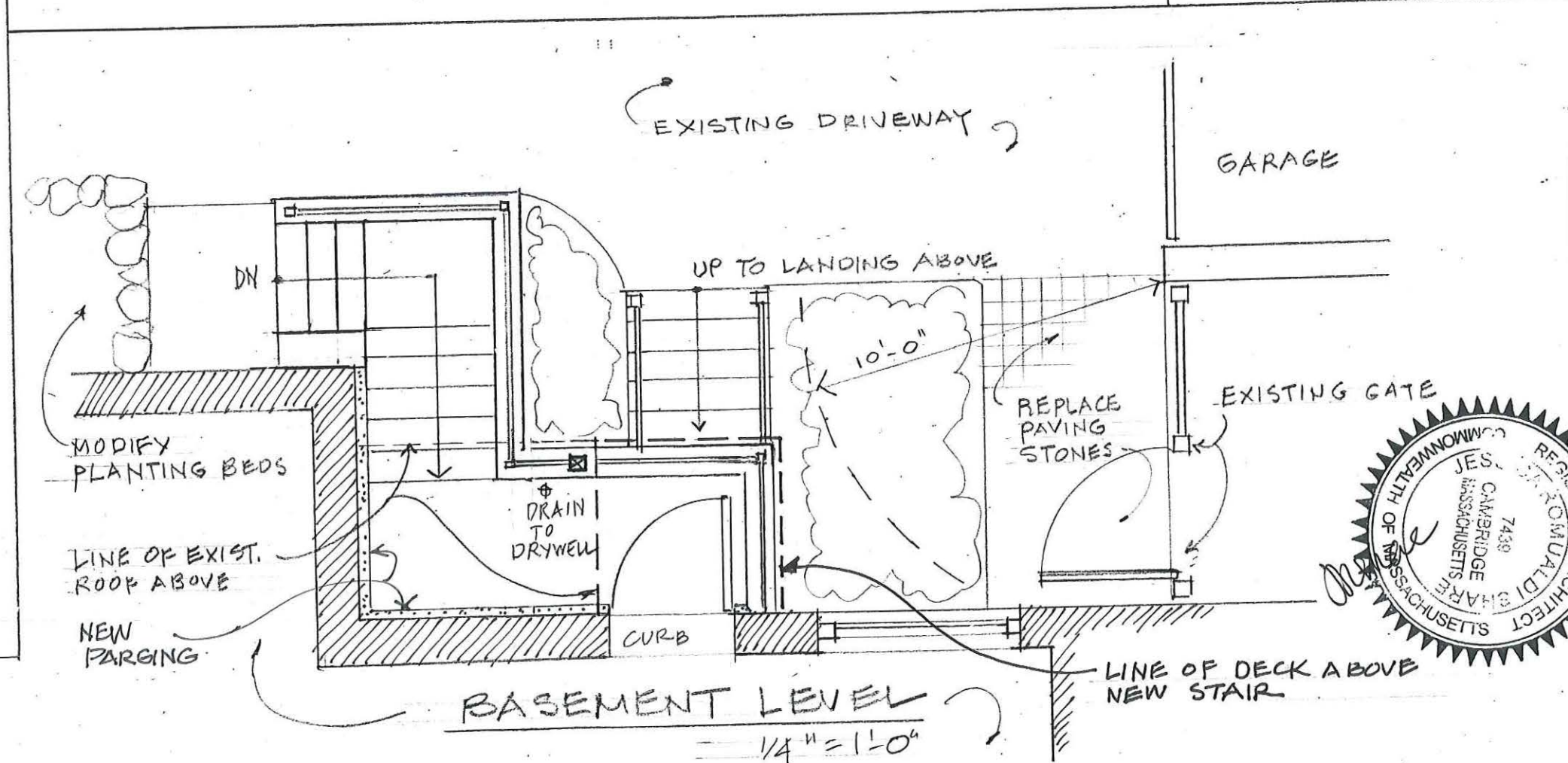
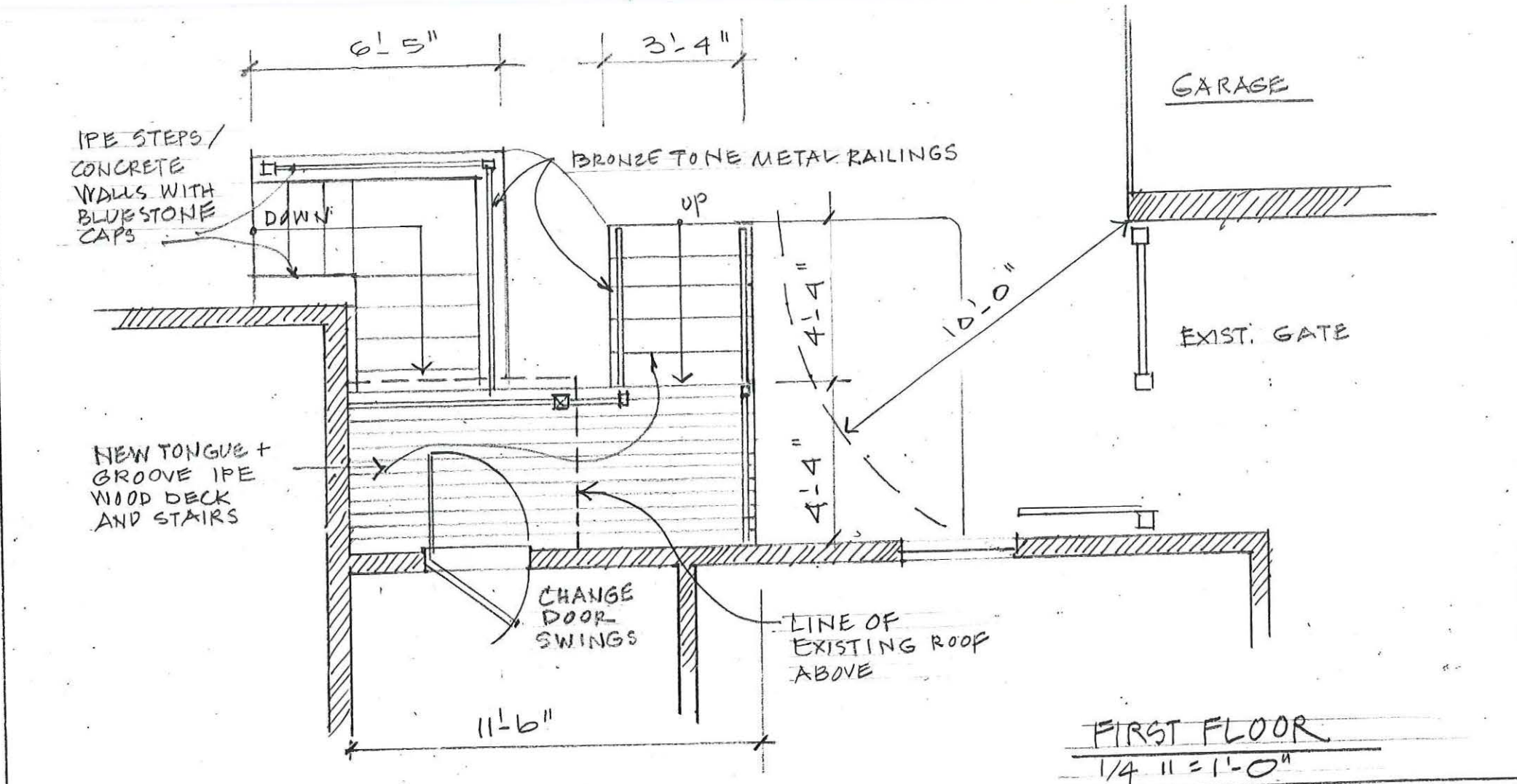
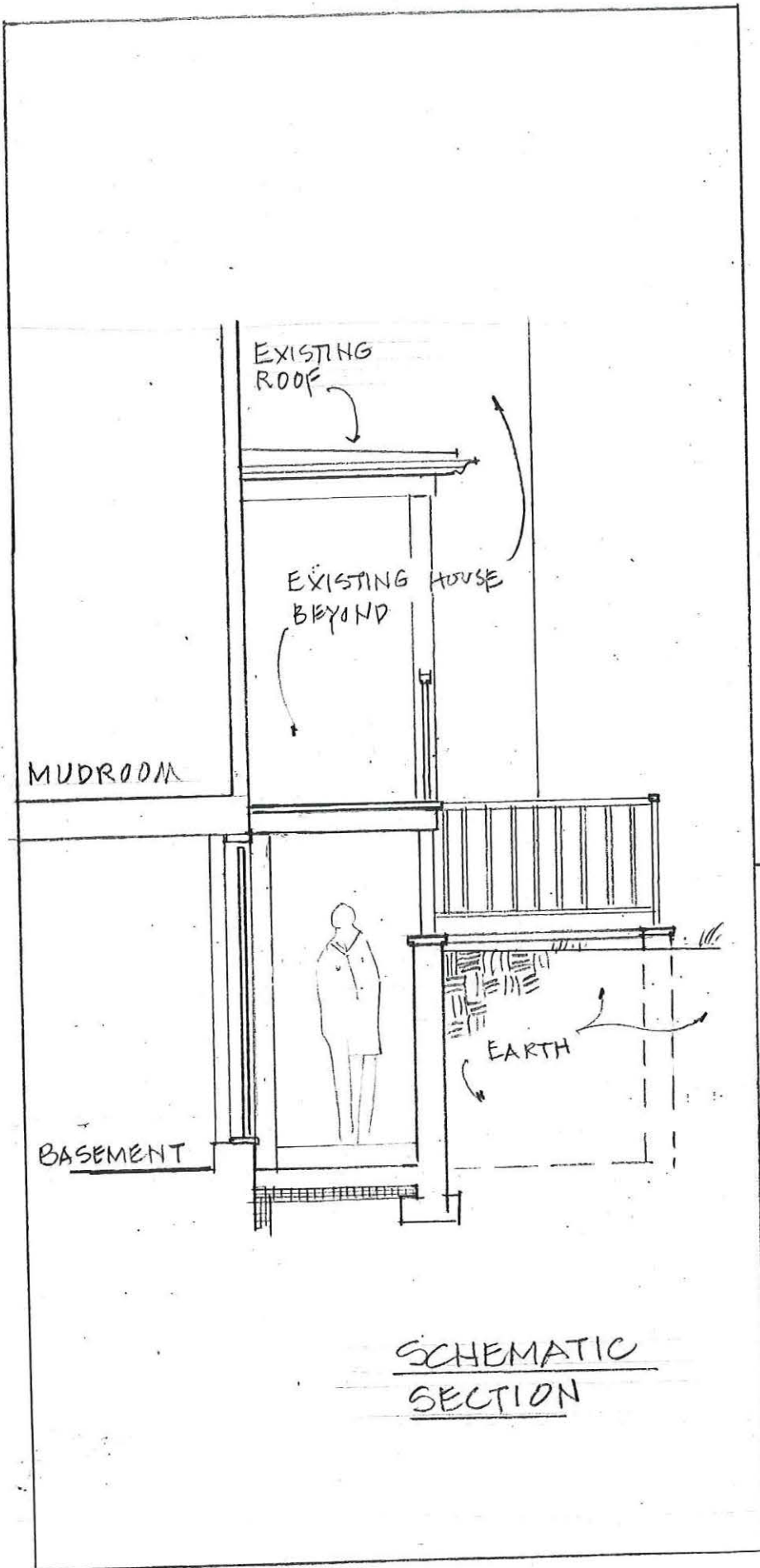
P.O. Box 684 Winchester, MA 01890
Telephone 781-721-1944

REV. 1-07-2021
REV. 1-29-2021

DWG No. 141203 PP2

GRE No. 141203





PLAN / SECTION - PROPOSED STAIR CHANGE

1/4" = 1'-0"

4-1-21

HALSTEAD / JONES RESIDENCE

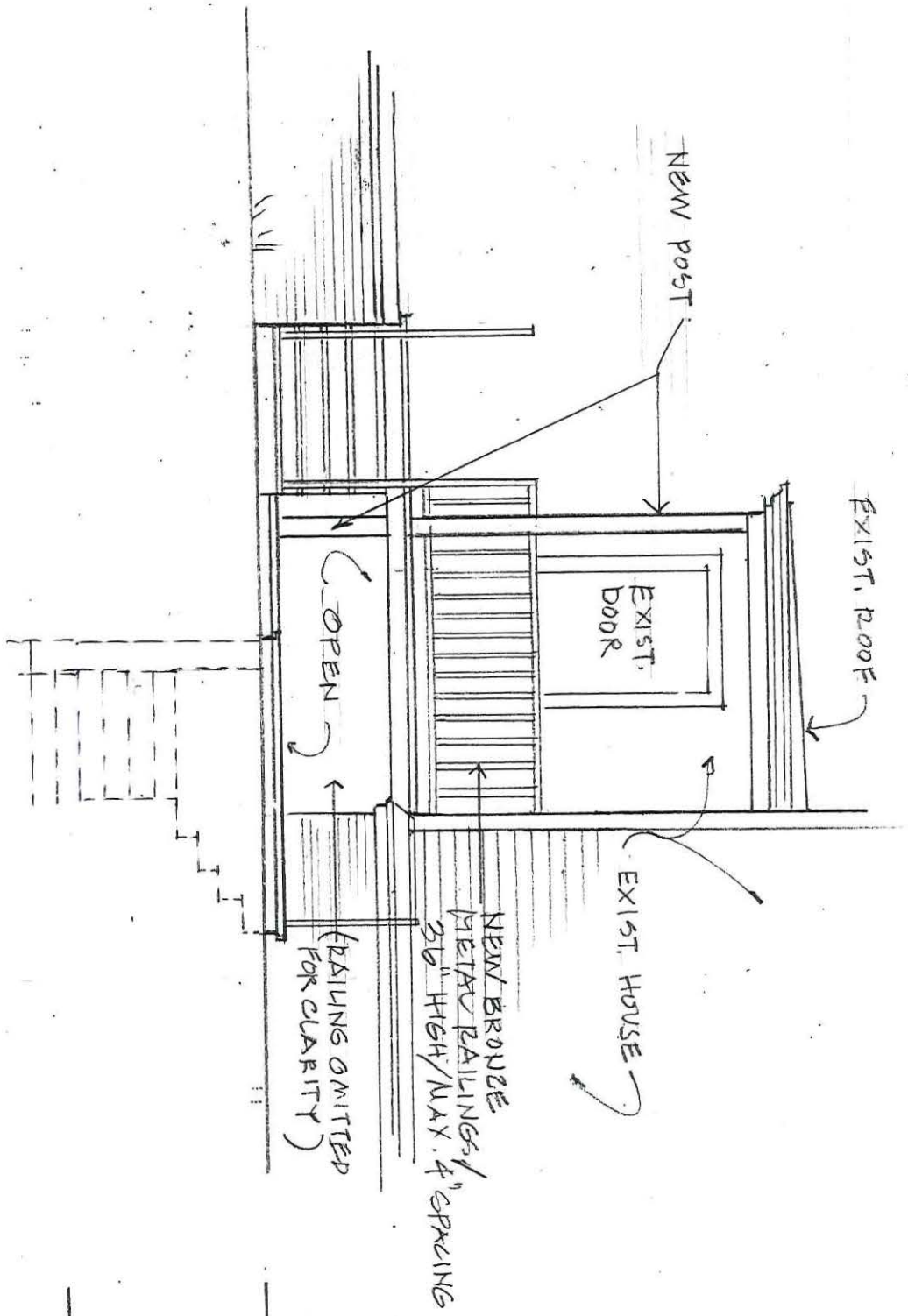
25 BREWSTER ST. CAMBRIDGE • MA

SPRING HILL DESIGN

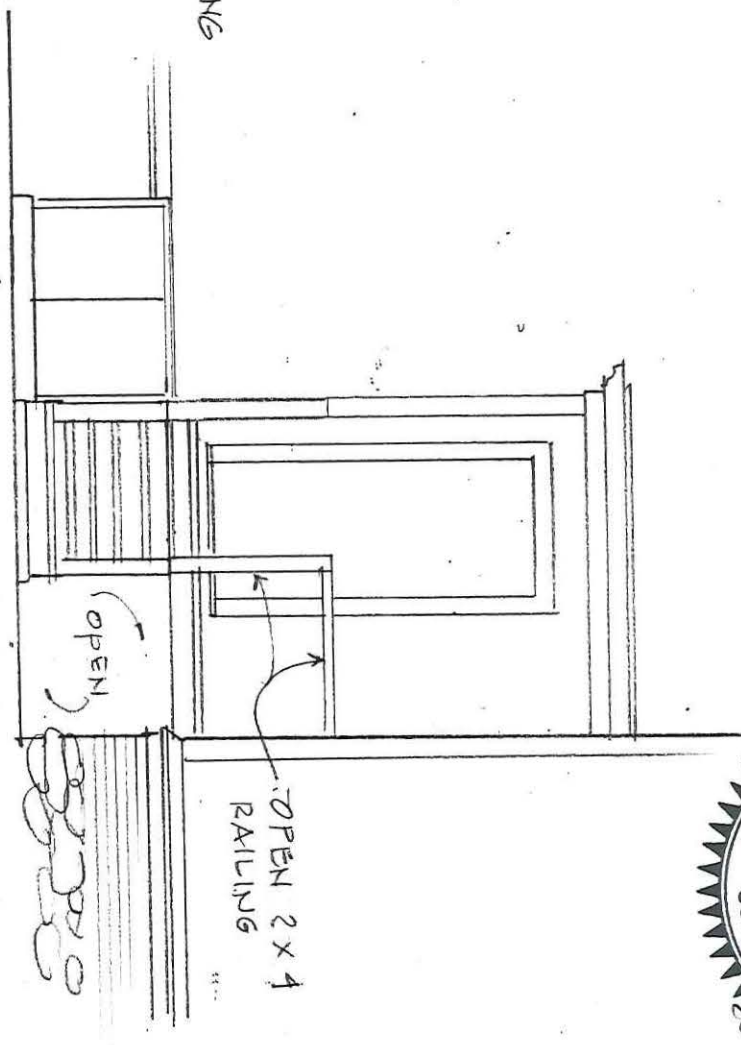
158 CENTRAL STREET

SOMERVILLE MA 02145

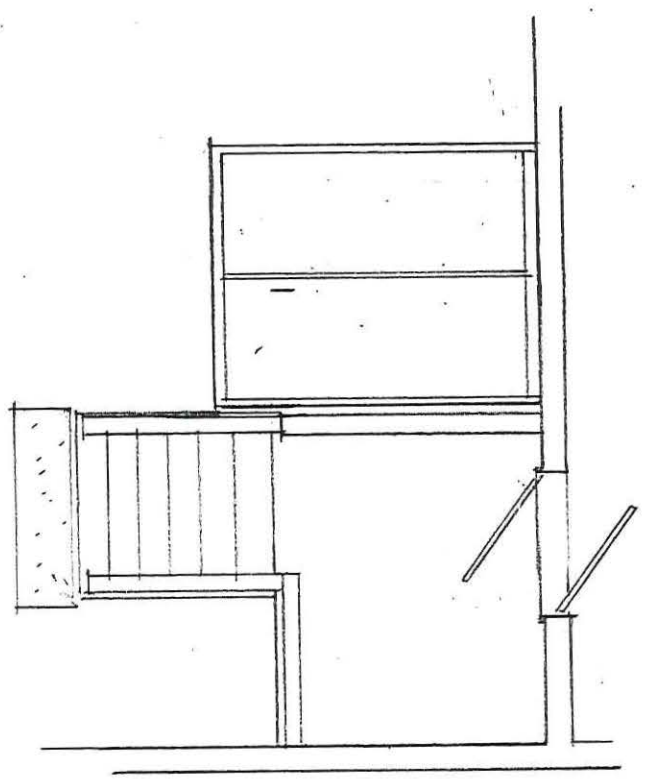
PROPOSED ELEVATION



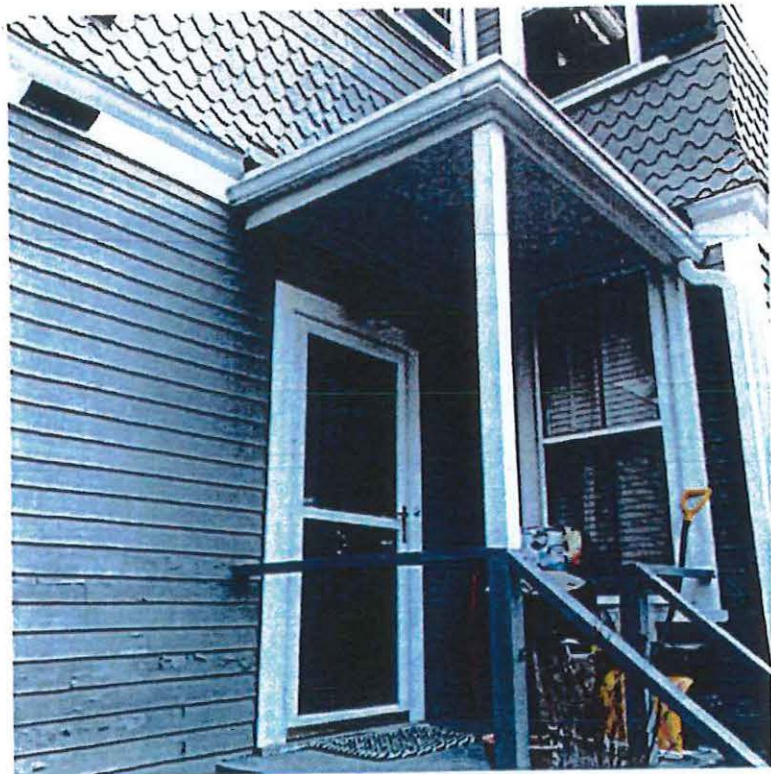
EXISTING BULKHEAD AND LANDING



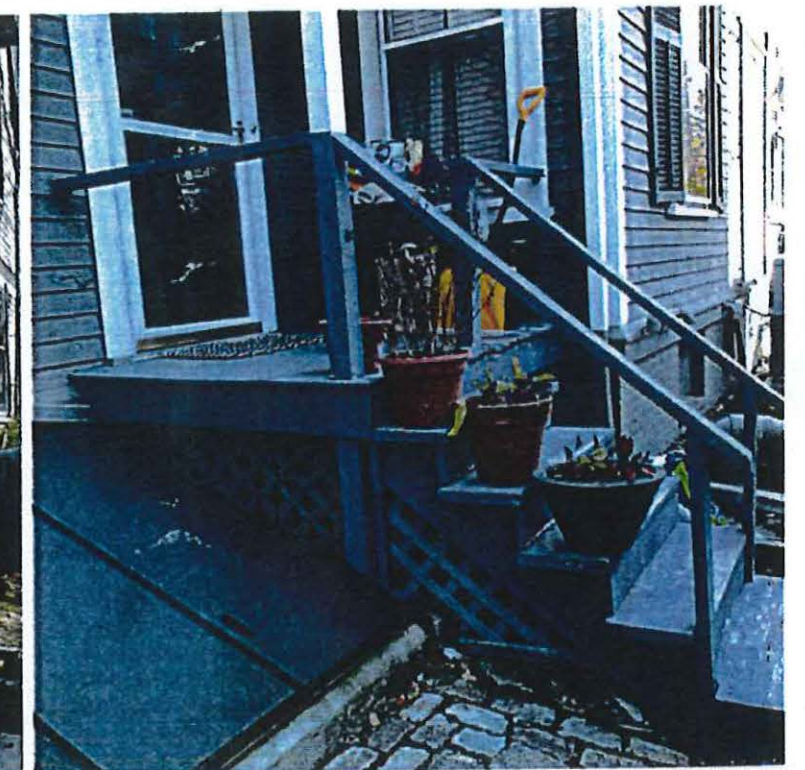
EXISTING BULKHEAD STAIRS



SPRING HILL DESIGN 158 CENTRAL STREET SOMERVILLE MA 02145	EXISTING LANDING / PROPOSED ELEVATION HALSTEAD / JONES RESIDENCE 25 BREWSTER ST. CAMBRIDGE • MA	1/4" = 1'-0"	2
		4-1-21	

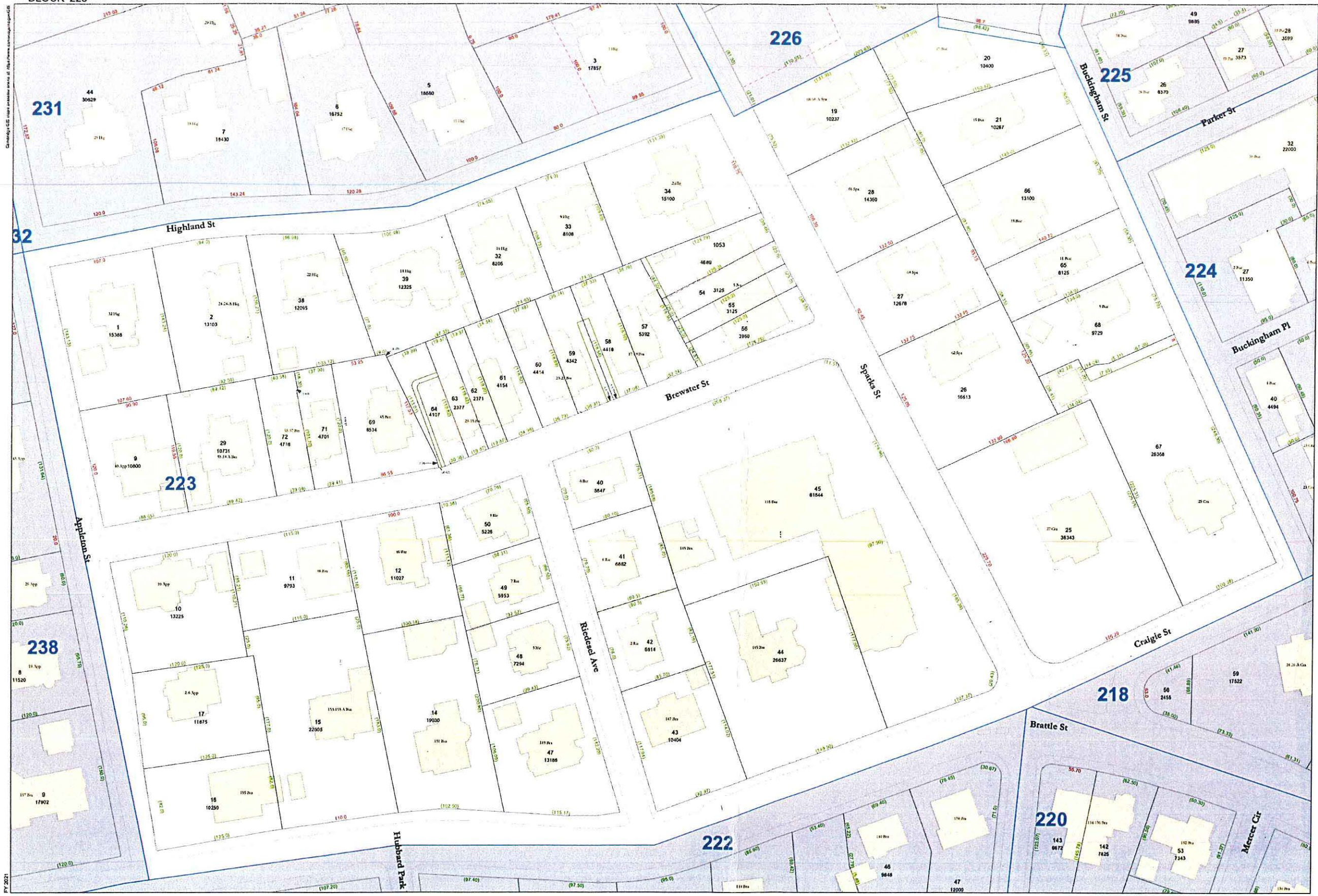


EXISTING CONDITION PHOTOS
25 BREWSTER STREET



EXISTING CONDITION PHOTOS
25 BREWSTER STREET

BLOCK 223



**City of Cambridge
Assessing Department**
795 Massachusetts Ave.
Cambridge, MA 02139

- Buildings
- Lot Line
- Block Line
- City Boundary
- Water
- Sub-Parcel Line
- Easement
- Railway

- 10 Lot Number
- 223 Block Number
- 10 Cam Street Number
- (125.0) Deed Dimension
- 100 Parcel size in Sq. Ft.
- 44.0LC Land Court Dimension
- 65.0 Survey Dimensions

DISCLAIMER:
All final property shown on this map was compiled from existing Assessor's Tax Maps dated 1/20 to 2020 and maintained by the City Assessor's Office and the Department of Planning. Subsequent maintenance has been performed using the City of Cambridge Geographic Information System (GIS). Data was derived from aerial photography, survey, and map information for assessment purposes only.
The City of Cambridge assumes no legal responsibility for information shown on this map.



0 15 30 60 Feet
1 inch = 38 feet



Parcel Block Map
223

25 Brewster St.

Petitioner

223-33
SAGER, ANTHONY P.,
TR. OF ANTHONY P. SAGER 2007 REV. TRUST
8 HIGHLAND ST
CAMBRIDGE, MA 02138

223-39
MCEVOY, EARL & VICTORIA McEVOY
18 HIGHLAND ST.
CAMBRIDGE, MA 02138-2210

JESSICA SNARE
158 CENTRAL STREET
SOMERVILLE, MA 02145

223-60
HALSTEAD, ELIZABETH & LORRAINE JONES
25 BREWSTER ST
CAMBRIDGE, MA 02138

223-32
ELLIS, PETER B. & CYNTHIA H.
TRS THE HIGHLAND ST NOM TRUST
16 HIGHLAND ST
CAMBRIDGE, MA 02138

223-59
LEE, VIVIAN & BENEDICT KINGSBURY
TRS VILBEK KLAMSK TR
23 BREWSTER ST
CAMBRIDGE, MA 02138

223-50
ELDRIDGE ANN
TRS THE ROBERT M NEER 2020 FAMILY TR
9 RIEDESEL AVE
CAMBRIDGE, MA 02138

223-61
HARDY, TREVOR JF. ISABEL WK HARDY
29 BREWSTER ST
CAMBRIDGE, MA 02138

223-62
DITTMAR, LINDA & JEREMIAH EDWARD DITTMAR
TRSTS OF THE LINDA DITTMAR REVOC TRT OF 2016
31 BREWSTER ST
CAMBRIDGE, MA 02138

223-40
GOFF, LOUISE M. LAURENS M. GOFF
6 RIEDESEL AVE
CAMBRIDGE, MA 02138

223-58
CORRSIN, DAVID
19 BREWSTER ST
CAMBRIDGE, MA 02138

N/F
EARL McEVOY

NOW OR FORMERLY
PETER B. ELLIS

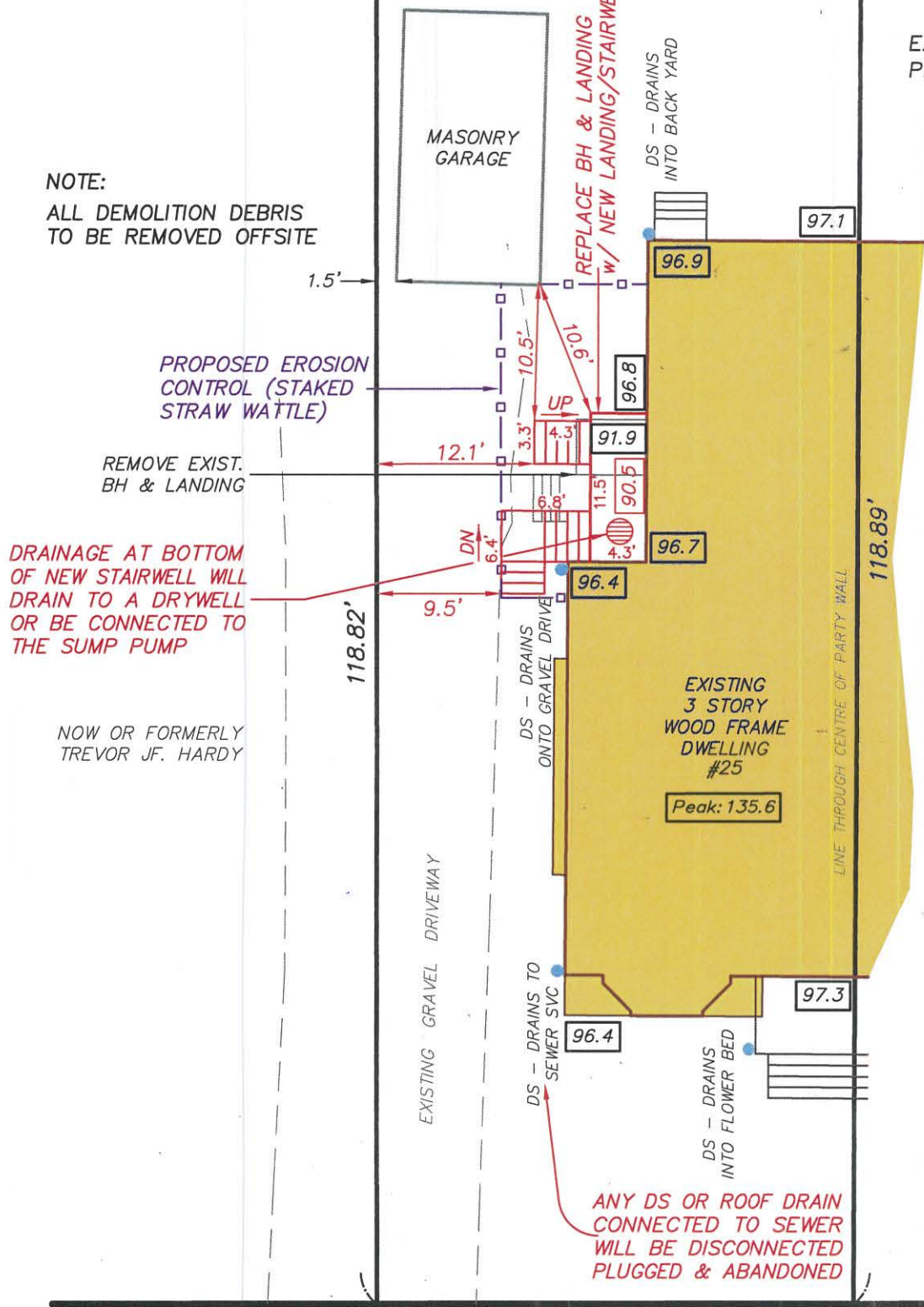


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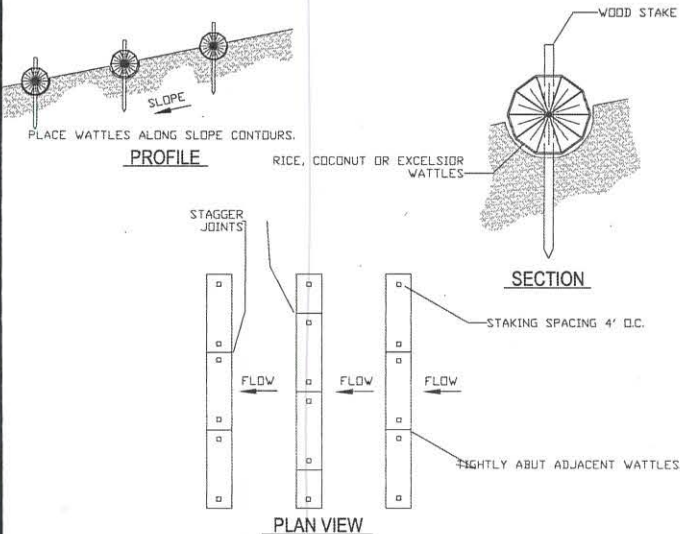
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BREWSTER

STREET



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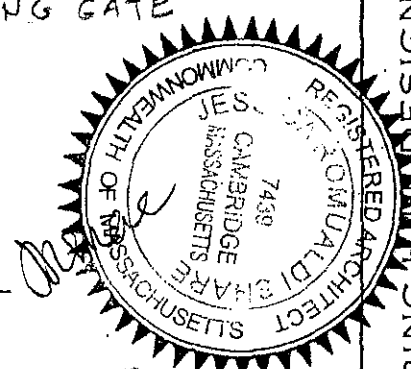
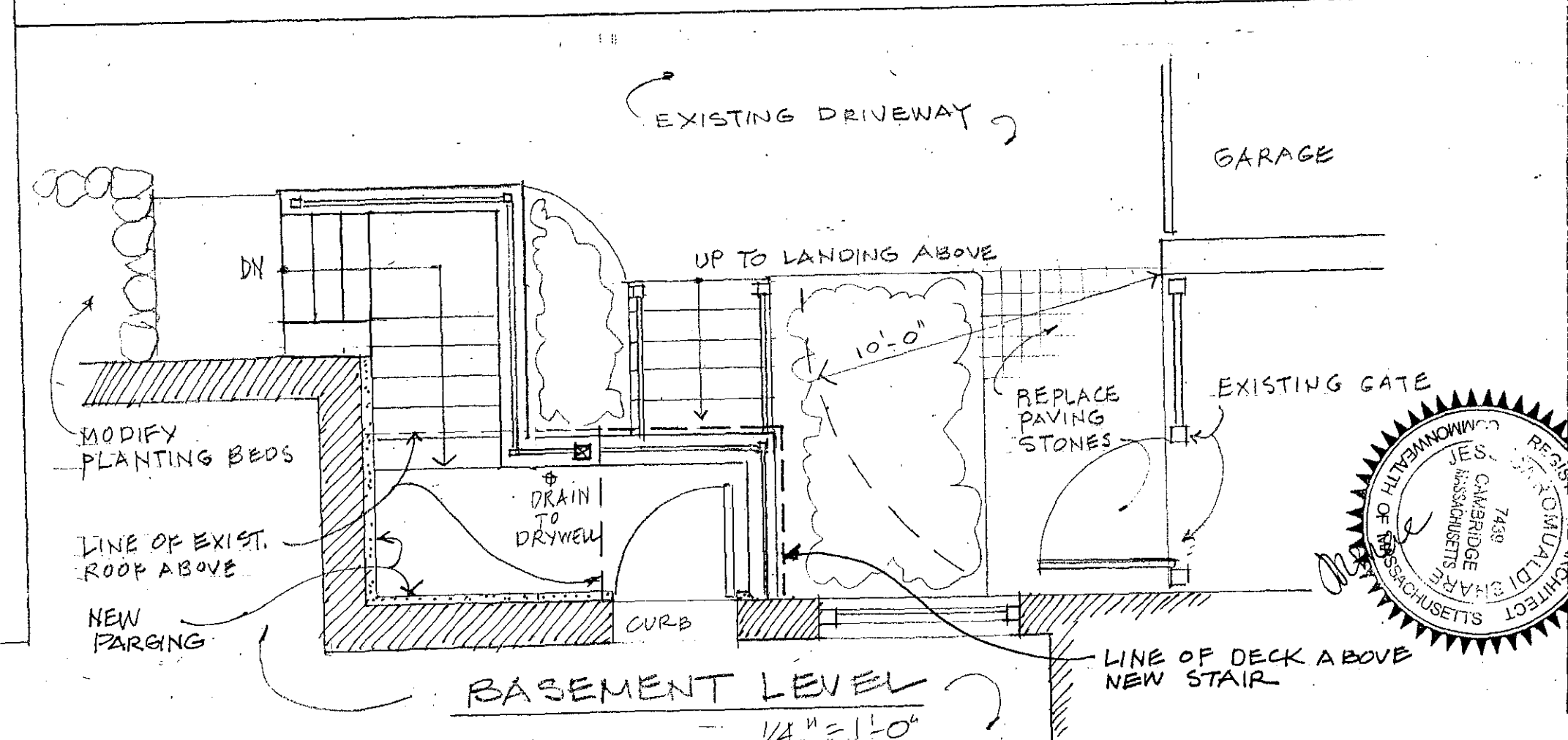
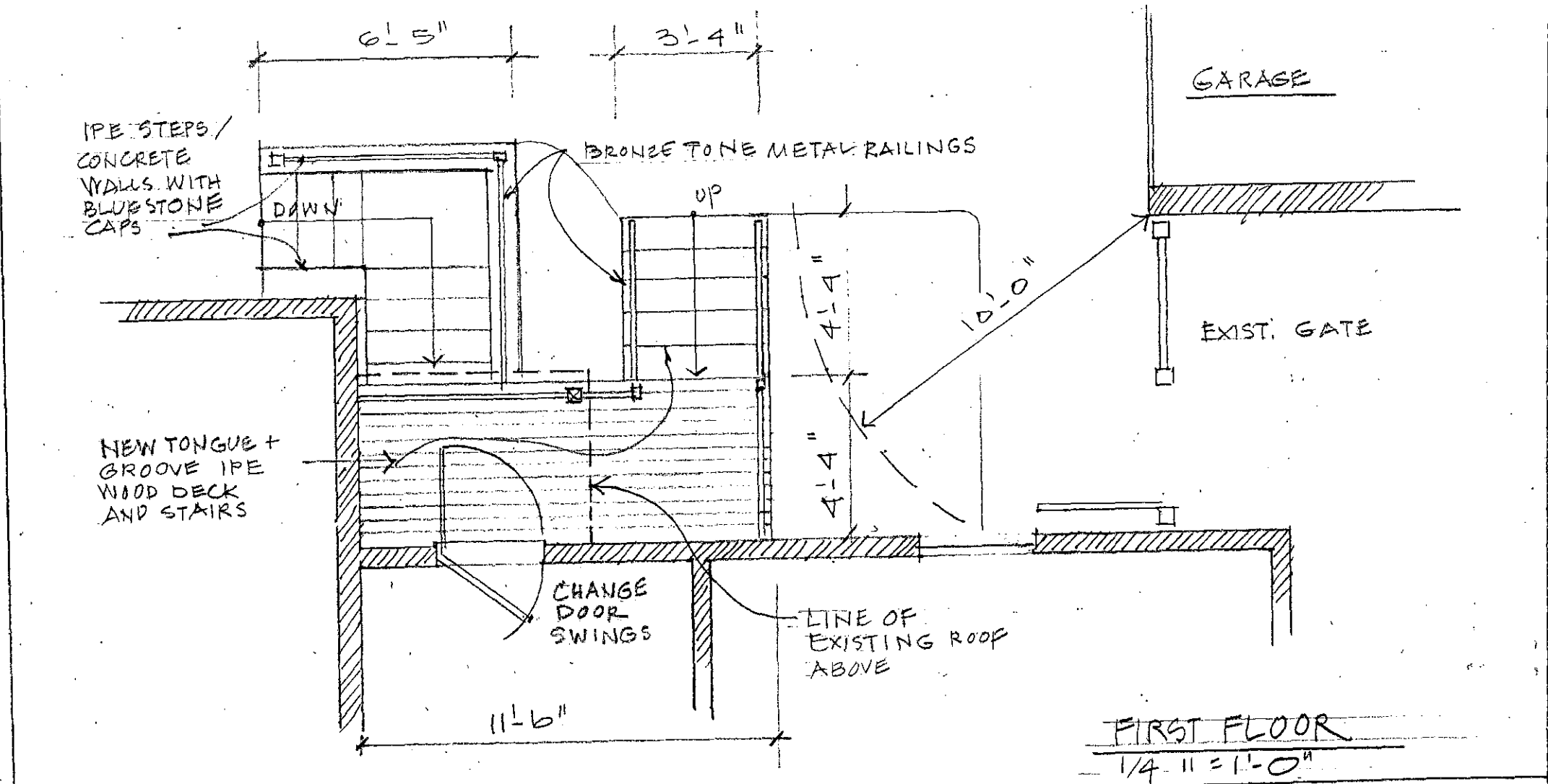
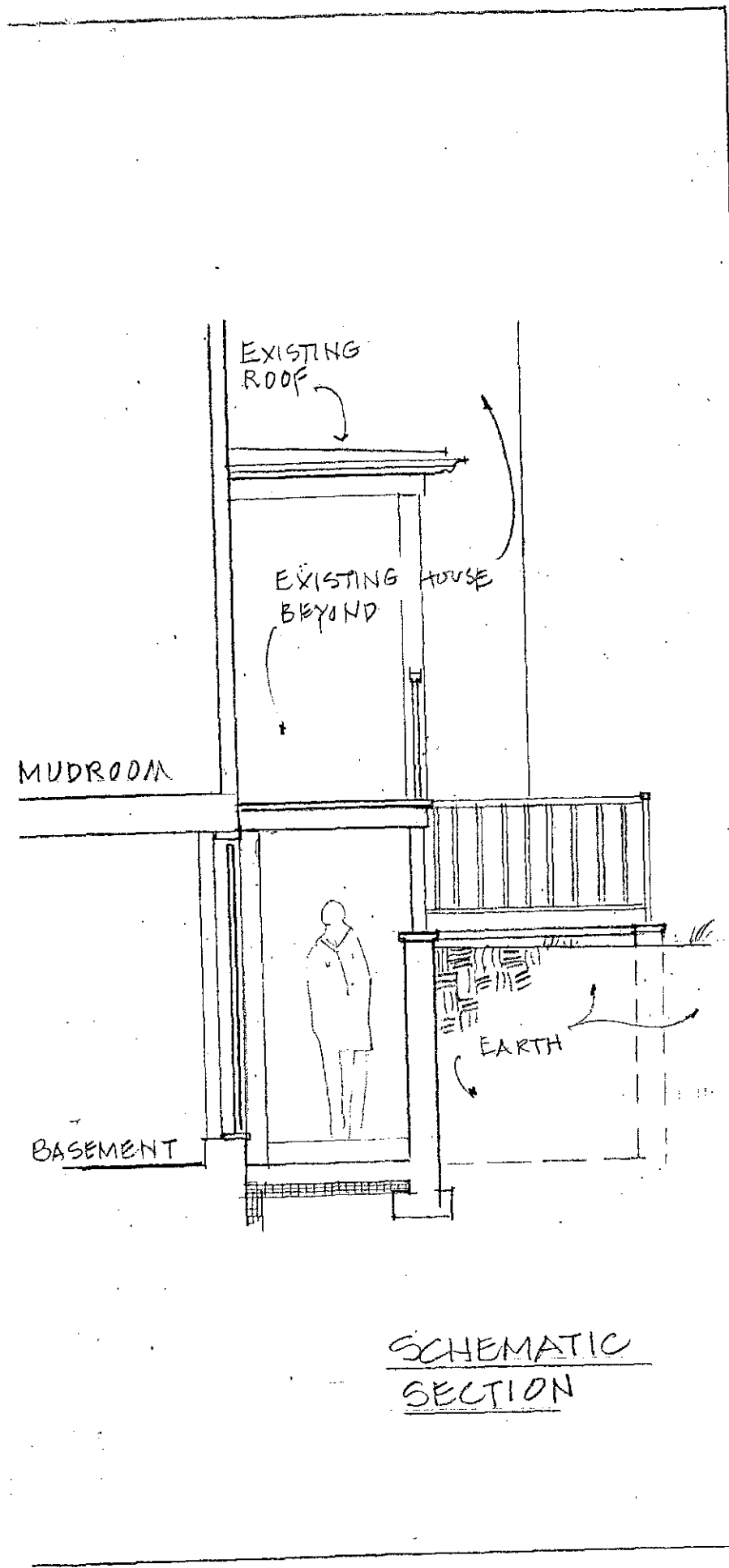
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REV. 1-07-2021
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DWG No. 141203 PP2

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HALSTEAD / JONES RESIDENCE

25 BREWSTER ST. CAMBRIDGE - MA

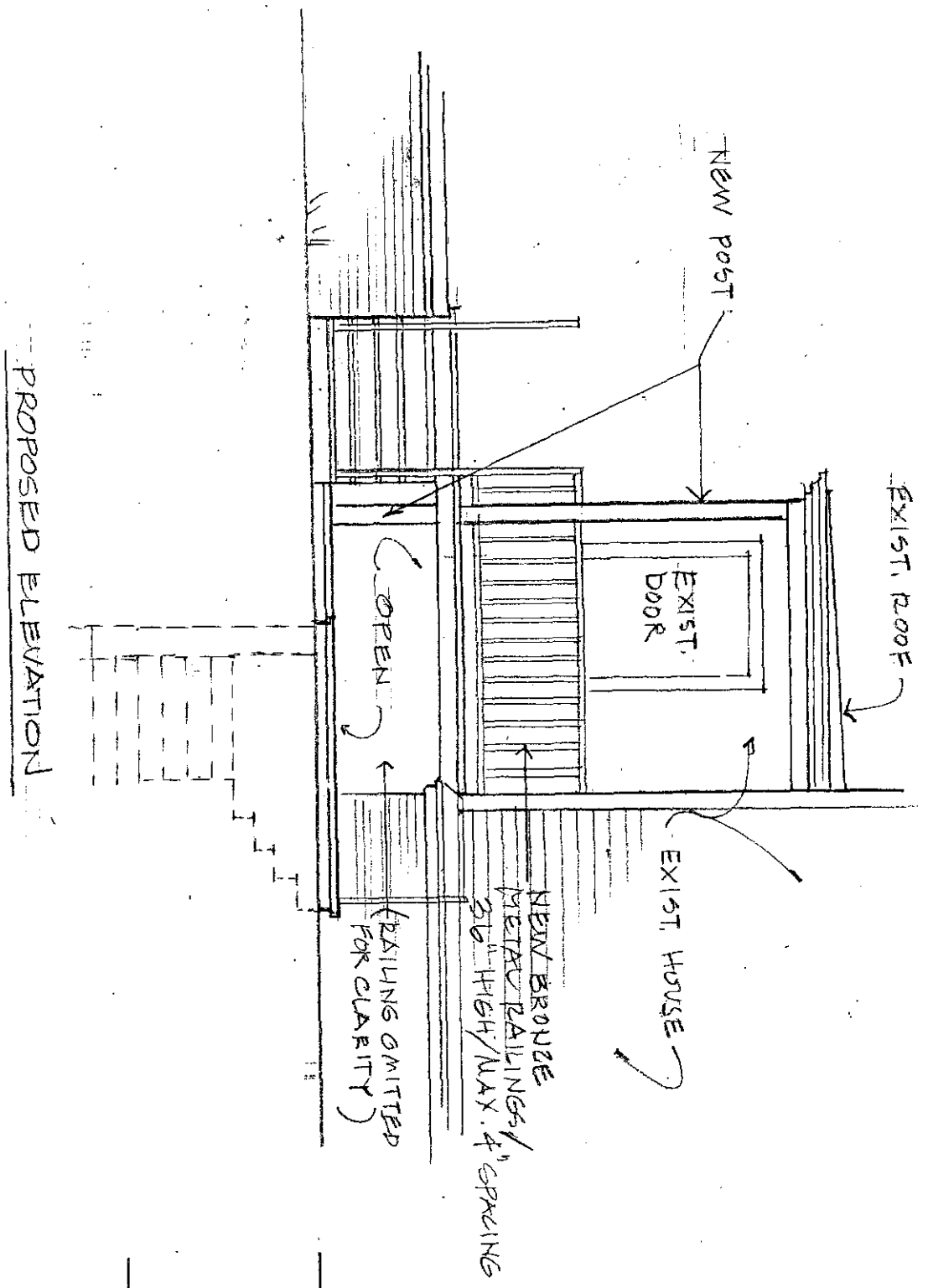
1/4" = 1'-0"

4-1-21

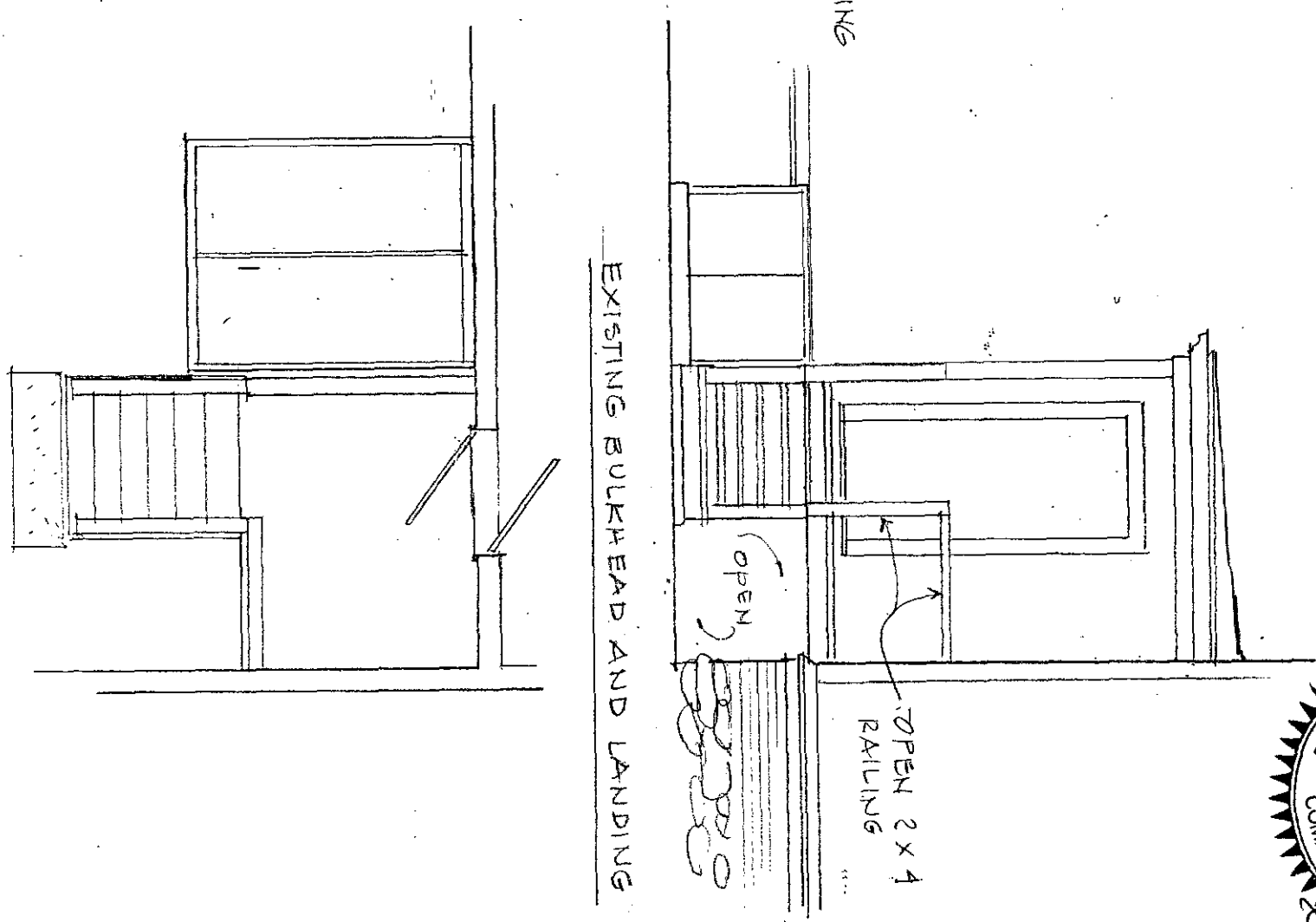
SPRING HILL DESIGN

158 CENTRAL STREET

SOMERVILLE MA 02145



PROPOSED ELEVATION



EXISTING BULKHEAD STAIRS



SPRING HILL DESIGN 158 CENTRAL STREET SOMERVILLE MA 02145	EXISTING LANDING / PROPOSED ELEVATION HALSTEAD / JONES RESIDENCE 25 BREWSTER ST. CAMBRIDGE • MA	$1/4" = 1'-0"$	2
		4-1-21	



VIEW OF EXISTING
SIDE PORCH - POST ON
BULKHEAD DOOR →





APPROXIMATE LINE
OF OUTSIDE EDGE OF
NEW BELOW-GRADE
STAIR + RAILING



VIEW OF EXISTING
GARAGE WITH ATTACHED
FENCES

N/F
EARL McEVOY

NOW OR FORMERLY
PETER B. ELLIS

N

37.48'
LOT 8
4,414 SQ.FT.
(RECORD AREA)

EXIST. AVG. GRADE:	96.2
EXIST. PEAK ELEV.:	135.6
MAX. BLDG. HEIGHT:	35.0
EXIST. BLDG. HEIGHT:	39.4
PROP. AVG. GRADE:	96.0
PROP. BLDG. HEIGHT:	39.6

EXIST. PRIVATE OPEN SPACE: 37%±
PROP. PRIVATE OPEN SPACE: 37%±

NOTE:
ALL DEMOLITION DEBRIS
TO BE REMOVED OFFSITE

PROPOSED EROSION
CONTROL (STAKED
STRAW WATTLE)

REMOVE EXIST.
BH & LANDING

DRAINAGE AT BOTTOM
OF NEW STAIRWELL
WILL DRAIN TO A DRYWELL
OR BE CONNECTED TO
THE SUMP PUMP

NOW OR FORMERLY
TREVOR JF. HARDY

EXISTING GRAVEL DRIVEWAY

DS - DRAINS
ONTO GRAVEL DRIVE

DS - DRAINS TO
SEWER SVC

EXISTING
3 STORY
WOOD FRAME
DWELLING
#25

Peak: 135.6

ANY DS OR ROOF DRAIN
CONNECTED TO SEWER
WILL BE DISCONNECTED
PLUGGED & ABANDONED

NOTES:

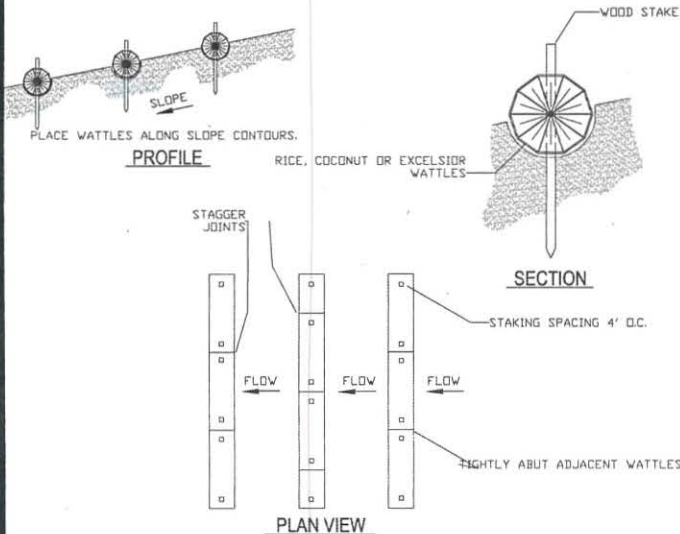
1. THIS IS AN ELECTRONIC COPY OF A PLAN BY GRE SURVEYING LLC. THE SOLE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF THE PROPOSED STAIRWELL. ANY OTHER USE OF THIS PLAN OR A MODIFICATION THEREOF MAY CONSTITUTE FRAUD AND WILL RENDER THIS PLAN NULL AND VOID.
2. THIS PLAN IS NOT TO BE USED FOR THE RECONSTRUCTION OF BOUNDARY LINES NOR FOR TITLE INSURANCE PURPOSES.
3. THIS PLAN DOES NOT REPRESENT A CONFIRMATION OF BOUNDARY LINES NOR A DETERMINATION OF TITLE BUT IS SOLELY INTENDED TO DEPICT THE OFFSET DIMENSIONS OF THE PROPOSED STRUCTURE TO THE LOT LINES AS DEPICTED ON A PLAN RECORDED IN PLAN BOOK 288 AS PLAN 46.
4. THE SUBJECT PROPERTY IS DEPICTED AS LOT 60 ON CAMBRIDGE ASSESSOR'S MAP 223
5. OWNERS OF RECORD ARE ELIZABETH HALSTEAD & LORRAINE JONES, 25 BREWSTER ST, CAMBRIDGE, MA
6. ALL OFFSETS SHOWN HEREON ARE TO THE NEAREST ONE TENTH (1/10) OF A FOOT.
7. ZONING DISTRICT IS RESIDENCE A-1
8. ● DS - EXISTING DOWNSPOUT

REFERENCES:

1. DEED IN BOOK 61879 AT PAGE 508
2. PLAN BOOK 288 PLAN 46
3. PLAN 49 OF 1999

BREWSTER

STREET



- NOTES:
1. STAKING SPECIFICATIONS:
 - a. 1"x2" WOODEN STAKES
 - b. ADDITIONAL STAKES MAY BE INSTALLED ON DOWNHILL SIDE OF WATTLES, ON STEEP SLOPE OR HIGHLY EROSION SOILS.

STRAW WATTLES
NOT TO SCALE

SITE PLAN
LOCATED IN
CAMBRIDGE, MASSACHUSETTS
(MIDDLESEX COUNTY)

PREPARED FOR
ELIZABETH HALSTEAD

SCALE: 1" = 12' DATE: DEC. 8, 2020



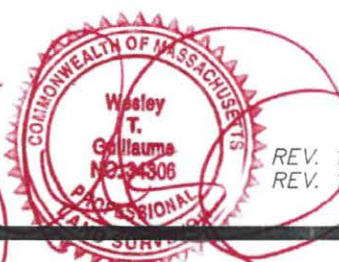
GRE
SURVEYING LLC

P.O. Box 684 Winchester, MA 01890
Telephone 781-721-1944

REV. 1-07-2021
REV. 1-29-2021

DWG No. 141203 PP2

GRE No. 141203



Pacheco, Maria

From: Kristina Dakos <kristinadakos@gmail.com>
Sent: Tuesday, June 8, 2021 3:53 PM
To: Pacheco, Maria
Subject: Halstead - Jones bulkhead project on Brewster Street

Dear Board of Zoning Appeal,

I am a neighbor of Lorri Jones and Libby Halstead on Brewster Street in Cambridge.

I fully support their proposed bulkhead project. The project was explained to me when I visited the site and I agree that it will be an improvement. Moreover, I think it will not cause unpleasant views from the sidewalk or any other negative concern to me as a neighbor.

I encourage the Board to grant the Special Permit.

Best regards,

Kristina Dakos
17 Brewster Street
Cambridge, MA 02138

Pacheco, Maria

From: Marjorie R. Williams <marjorie@marjorierwilliams.com>
Sent: Tuesday, June 8, 2021 5:32 PM
To: Pacheco, Maria
Subject: Case # BZA-11827025

This note is for the Board of Zoning Appeal regarding Case # **BZA-118270** (Scheduled hearing date June 24, 2021)

We're writing in regard to our neighbors' Libby Halstead and Lorri Moore's application for a permit to modify their basement bulkhead stairs. We are totally supportive of their plans. Lorri and Libby have been fantastic neighbors. We have every confidence that they intend to create a tasteful modification that's considerate of their neighbors and consistent with the style of our neighborhood. They are outstanding stewards of the neighborhood. We wish to lend our complete support to their application and hope that you will decide upon their request favorably. If we can be of further assistance, feel free to let us know. Thank you.

Marjorie Williams & Michael Tushman
2 Riedesel Avenue
Cambridge

Pacheco, Maria

From: Marsh Carter <c3aeromnc@usa.net>
Sent: Wednesday, June 9, 2021 5:14 AM
To: Pacheco, Maria
Subject: Case Number BZA-118270 for 25 BREWSTER STREET for June 24 Hearing

Board of Zoning Appeal
Cambridge MA

As a neighbor on the adjoining street, Riedesel Avenue, and two houses away from 25 Brewster Street, I ask the Board to approve the enhancement to the hatchway/bulkhead access to 25 Brewster St.

We did a similar modification to our house some years ago and it has greatly improved the access, the value of the house as well as added a safety feature in case of fire.

I encourage the Board to continue to help preserve these wonderful old houses that are the heart and soul of Cambridge.

Respectfully,

Marshall N. Carter
4 Riedesel Avenue