



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2024 JAN 16 PM 3:55

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 253656

General Information

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

Special Permit: _____ Variance: X Appeal: _____

PETITIONER: Christopher Dennis and Justin Dennis C/O Robert Linn, AIA

PETITIONER'S ADDRESS: Moskow Linn Architects, Cambridge, MA 02138

LOCATION OF PROPERTY: 4 Holworthy Ter , Cambridge, MA

TYPE OF OCCUPANCY: Residential

ZONING DISTRICT: Residence B Zone

REASON FOR PETITION:

/New Structure/ /Parking/

DESCRIPTION OF PETITIONER'S PROPOSAL:

We propose to demolish the existing houses at 4 Holworthy Terrace and 92 Holworthy and replace with two new single family residences. Due to the unusual shape of the lot, House B cannot conform to the required rear yard setback as defined in the Table of Dimensional Requirements (as was the case with the existing house). Both houses will continue to share an existing driveway with proposed off street parking within the front yard setbacks (front setback line as defined by ISD) in violation of Article 6, Section 6.44.1 (c) and the drive and parking as proposed is less than 5' from the property line in multiple locations. 6.44.1(b)

SECTIONS OF ZONING ORDINANCE CITED:

- Article: 5.000 Section: 5.31 (Table of Dimensional Requirements).
- Article: 6.000 Section: 6.44.1.b & Sec. 6.44.1.c (Off-Street Parking).
- Article: 8.000 Section: 8.22.3 (Non-Conforming Structure).
- Article: 10.000 Section: 10.30 (Variance).

Original
Signature(s):

(Petitioner (s) / Owner)

Robert Linn, AIA

(Print Name)

Address:
Tel. No.

Moskow Linn Arch. 1693 Mass Ave. Cambridge MA 02138
617-803-8780

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.

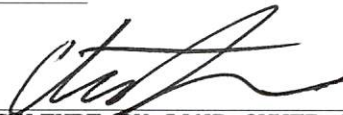
I/We CHRISTOPHER W. DENNIS
(OWNER)

Address: 1900 AIRPORT COMMERCE DR. APT. 1134 AUSTIN, TX 78741

State that I/We own the property located at 4 Holworthy Terrace and 92 Holworthy St., which is the subject of this zoning application.

The record title of this property is in the name of CHRISTOPHER DENNIS

*Pursuant to a deed of duly recorded in the date 1/4/2007, Middlesex South County Registry of Deeds at Book 48780, Page 476; or Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.



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

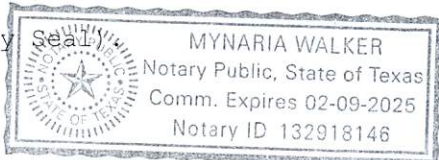
*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Texas, County of Travis

The above-name Christopher Dennis personally appeared before me, this 03 of 01, 20 24, and made oath that the above statement is true.

Mynaria Walker Notary

My commission expires 02/09/2025 (Notary



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

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 Justin Dennis _____
(OWNER)

Address: _____

State that I/We own the property located at 4 Holworthy Terrace and 92 Holworthy St,
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 _____, Page _____; or
Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

Justin Dennis
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 _____

The above-name _____ personally appeared before me,
this _____ of _____, 20____, and made oath that the above statement is true.

SEE ATTACHED CERTIFICATE Notary

My commission expires _____ (Notary Seal).

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

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.


State of California
County of Los Angeles)

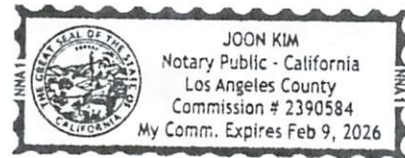
On January 2, 2024 before me, Joon Kim Notary Public
(insert name and title of the officer)

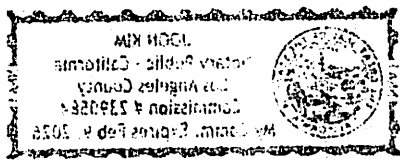
personally appeared Justin Dennis,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)





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:

A literal enforcement of the provisions of the ordinance would preclude the proposed development of two residential units that are in keeping with the existing context.

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 related to the unusual shape of the lot.

C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:

1) Desirable relief may be granted without substantial detriment to the public good for the following reasons:

There will be no detriment to the public good as a result of the proposed development. Our proposal will improve the existing conditions for those around by increasing the amount of open space and by improving some of the non-conforming aspects of the existing structures to be removed.

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

The proposed development of two residential units and their associated private open space is in keeping with what exists currently on the lot and with the existing residential context. The proposal will not significantly change or intensify the neighborhood.

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

E-Mail Address: rl@moskowlinn.com

Date: _____

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: Christopher Dennis and Justin Dennis
Location: 4 Holworthy Ter., Cambridge, MA
Phone: 617-803-8780

Present Use/Occupancy: Residential
Zone: Residence B Zone
Requested Use/Occupancy: Residential

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		3,171 +/-	4,356	4,356	(max.)
<u>LOT AREA:</u>		10,304	10,304	5,000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²		0.36	0.42 (.5 for first 5000 and .35 for remaining sf)	0.42 max (.5 for first 5,000 and .35 for remaining sf)	
<u>LOT AREA OF EACH DWELLING UNIT</u>		5,152	5,152	3,098	
<u>SIZE OF LOT:</u>	<u>WIDTH</u>	62.3' (avg.)	62.3' (avg.)	50'	
	<u>DEPTH</u>	170.5'	170.5'	N/A	
<u>SETBACKS IN FEET:</u>	<u>FRONT</u>	4 Holworthy Terrace: 5.8', 92 Holworthy: 19.2'	House A: 27.5', House B: 19.9'	15'	
	<u>REAR</u>	4 Holworthy Terrace: 70.7', 92 Holworthy: 8.8'	House A: 37.1', House B: 7.5'	House A: 25.3' House B: 25'	
	<u>LEFT SIDE</u>	4 Holworthy Terrace: 11.8', 92 Holworthy: 57.4'	House A: 7.5', House B: 46.7'	7.5' (sum of 20)	
	<u>RIGHT SIDE</u>	4 Holworthy Terrace: 26.4', 92 Holworthy: 5.7'	House A: 23.7', House B: 7.5'	7.5' (sum of 20)	
<u>SIZE OF BUILDING:</u>	<u>HEIGHT</u>	4 Holworthy Terrace: 28.0', 92 Holworthy: 35.7'	House A: 33', House B: 33'	35'	
	<u>WIDTH</u>	4 Holworthy Terrace: 34.9', 92 Holworthy: 35.7'	House A: 47.0', House B: 45.1'	N/A	
	<u>LENGTH</u>	4 Holworthy Terrace: 20.42', 92 Holworthy: 25.7'	House A: 30.1', House B: 34.2'	NA	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		3,091 sq. ft. (30% of lot area)	4,740 sq. ft. (46% of lot area)	4,122 sq. ft. (40% of lot area)	
<u>NO. OF DWELLING UNITS:</u>		2	2	2	
<u>NO. OF PARKING SPACES:</u>		6	4	N/A	
<u>NO. OF LOADING AREAS:</u>		0	0	N/A	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		46.7'	16.49'	11.17'	

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.:

Two single family wood framed houses are proposed for the new combined lot.

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'.



View from Holworthy St



View from Driveway

Sheet Number	Sheet Name
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A8.0	Precedent Images
A0.0	Cover Sheet
A0.1	Zoning Compliance
A0.2	Site Context
A0.3	Proposed Plot Plan
A0.4	Proposed Site Plan
A0.5	Architectural Landscape Drawing
A0.6	Shadow Studies - Spring Equinox
A0.7	Shadow Studies - Winter Solstice
A1.0	Floor Plans_House A
A1.1	Floor Plans_House B
A2.0	Existing Elevations
A2.1	Proposed Elevations_House A
A2.2	Proposed Elevations_House B
A7.0	House A Exterior Views
A7.1	House B Exterior Views

GENERAL NOTES

1. ALL WORK TO BE PERFORMED IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF ALL GOVERNING CODES AND ORDINANCES, INCLUDING BUT NOT LIMITED TO: THE MASSACHUSETTS BUILDING CODE (9TH EDITION), MASSACHUSETTS FUEL, GAS, AND PLUMBING CODES, MASSACHUSETTS ELECTRICAL CODE, OSHA REGULATIONS, ORDINANCES OF THE CITY OF CAMBRIDGE, AND THE REQUIREMENTS OF THE CAMBRIDGE FIRE DEPARTMENT.
2. THE CONTRACTOR SHALL VERIFY IN THE FIELD DIMENSIONS. THE CONTRACTOR SHALL VERIFY IN THE FIELD ALL CONDITIONS AFFECTING THE WORK. ANY CONDITIONS FOUND THAT ALTER OR OTHERWISE CHANGE THE REQUIREMENTS FOR THE WORK SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT.
3. THE CONTRACTOR SHALL COORDINATE THE WORK SHOWN ON THESE DRAWINGS WITH WORK OF ALL TRADES (MECHANICAL, PLUMBING, ELECTRICAL, ETC.) AND BRING ANY CONFLICT TO THE ATTENTION OF THE ARCHITECT.

4 Holworthy Terrace

Cambridge, MA 02138

CLIENT

MacArthur Construction Company
67 Smith Place, Unit 12A
Cambridge, MA 02138
p:617.864.8834

ARCHITECT

Moskow Linn Architects
Robert Linn AIA, Keith Moskow FAIA
88 Broad St. 5th Floor
Boston, MA 02110
p:617.292.2000

BUILDER

MacArthur Construction Company
67 Smith Place, Unit 12A
Cambridge, MA 02138
p:617.864.8834

4 Holworthy Terrace
Cambridge, MA 02138

Cover Sheet

MOSKOW LINN ARCHITECTS, INC.

1693 Massachusetts Ave, Cambridge, MA 02138
617.292.2000 / moskowlinn.com

A0.0

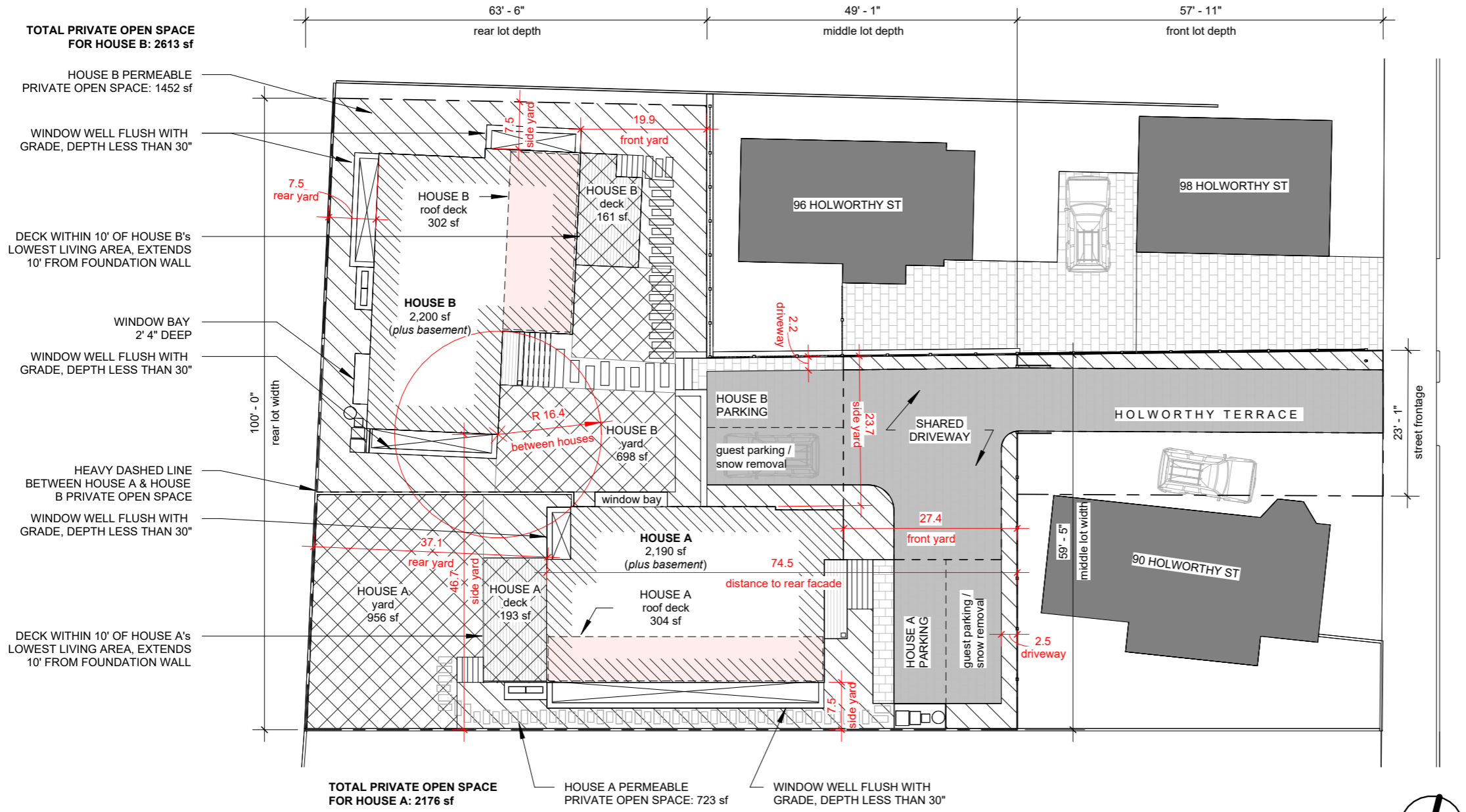
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


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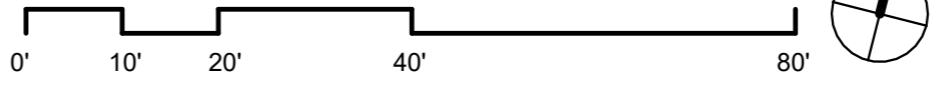
Zoning District B

	Allowable/Required	Proposed
FAR	0.5*5000 + 0.35*(remaining yard)	4,356 sq ft
Min. Lot Size	5000 sq ft	10,304 sq ft
Min. Lot Size per DU	lot size / ((5,000/2,500) + (remaining yard / 4,000)) = 3098 sq ft	5,152 sq ft
Min. Frontage	20'	23'
Min. Lot Width	50'	Widest: 100.0' Narrowest: 23.0' Average: 62.3'
Min. Front Yard		
House A	15'	27.5'
House B	15'	19.9'
Min. Side Yards		
House A	7.5' (min sum of 20')	7.5' + 23.7' = 31.2'
House B	7.5' (min sum of 20')	7.5' + 46.7' = 54.2'
Min. Rear Yard		
House A	25' plus (13/4) = 25.3'	37.1'
House B	25' plus (0/4) = 25'	7.5'
Max. Height		
House A	35'	33.0'
House B	35'	33.0'
Min. Distance Between Buildings	greater of 10' or (sum buildings/6) = 11.2'	16.4'
Min. Ratio of Private Open Space to Lot Area	4,122 sq ft (40% of lot area)	4,789 sq ft (46% of lot area)
50% to meet Dimensional Limitations per 5.22.1	2,061 sq ft (50% of min private open space)	2,510 sq ft (60% of min req private open space)
50% to meet Definition of Permeable Open Space	2,061 sq ft (50% of min private open space)	3,829 sq ft (93% of min req private open space)
Gross Floor Area Breakdown for FAR (GSF)	4,356	4,356 sq ft
House A Level 1 Floor Area	n/a	1,240 sq ft
House A Level 1 Covered Outdoor Floor Area	n/a	n/a
House A Level 2 Floor Area	n/a	938 sq ft
House B Level 1 Floor Area	n/a	1,251 sq ft
House B Level 1 Covered Outdoor Floor Area	n/a	n/a
House B Level 2 Floor Area	n/a	927 sq ft



-  Private Open Space to meet Dimensional Requirements per 5.22.1
-  Permeable Private Open Space not subject to Dimensional Limitations of 5.22.1 per 5.22.3
-  Roof Deck to meet Dimensional Requirements per 5.22.1

1 Open Space & Setbacks
1" = 20'-0"

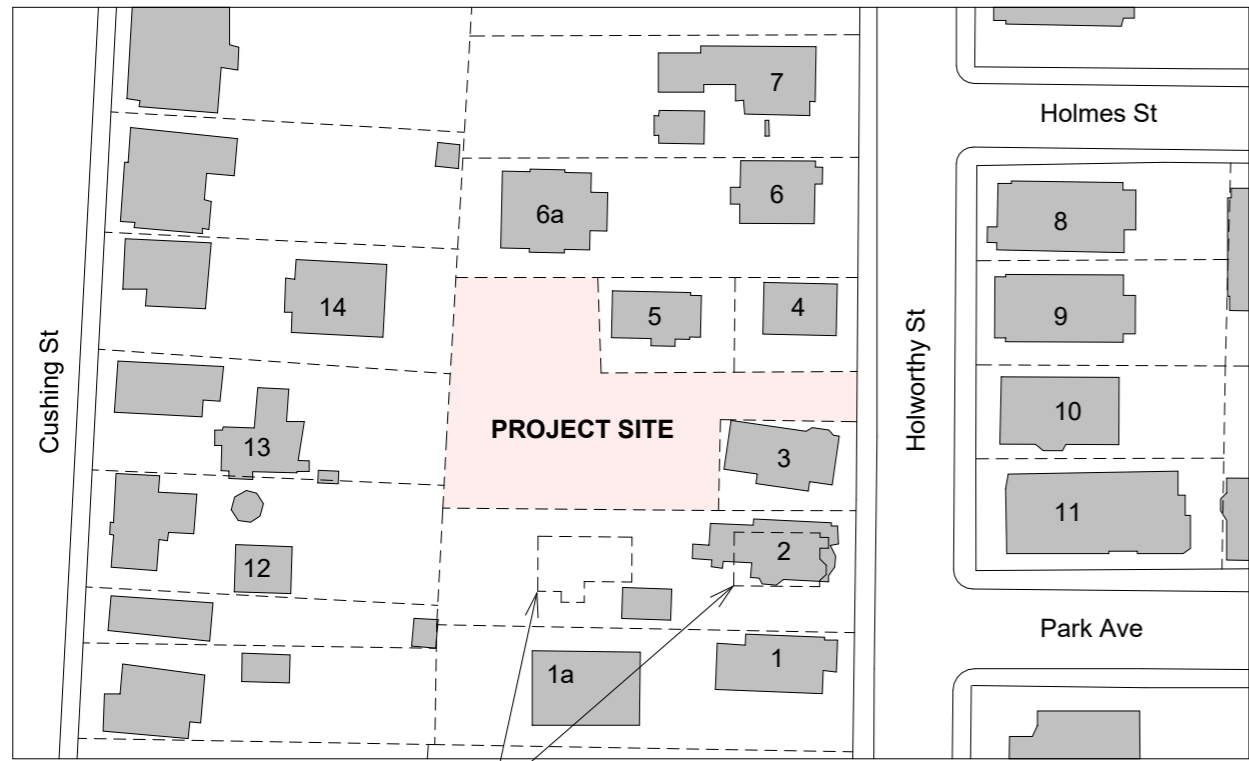


4 Holworthy Terrace
Cambridge, MA 02138
Zoning Compliance

MOSKOW LINN ARCHITECTS, INC.
1693 Massachusetts Ave, Cambridge, MA 02138
617.292.2000 / moskowlinn.com

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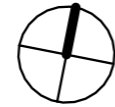
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DATE: 01.08.2024
DRAWN BY: MLA



1 Site Context
1" = 80'-0"

DASHED LINE OF APPROVED DEVELOPMENT
YET TO BEGIN CONSTRUCTION

PROJECT SITE HIGHLIGHTED IN RED



2 Site Locus Map



Neighbor 1



Neighbor 1a



Neighbor 2



Neighbor 3



Neighbor 4



Neighbor 5



Neighbor 6



Neighbor 6a



Neighbor 7



Neighbor 8



Neighbor 9



Neighbor 10



Neighbor 11



Neighbor 12



Neighbor 13



Neighbor 14

4 Holworthy Terrace
Cambridge, MA 02138

Site Context

MOSKOW LINN ARCHITECTS, INC.

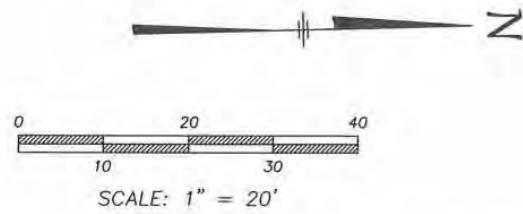
1693 Massachusetts Ave, Cambridge, MA 02138
617.292.2000 / moskowlinn.com

A0.2

SCALE: 1" = 80'-0"

DATE: 12.21.2023

DRAWN BY: MLA



TOTAL LOT AREA (LOT A & B) = 10,304 s.f.±

6-8 HOLWORTHY TERRACE (A.K.A. 92 HOLWORTHY ST.)

CURRENT OWNER: JUSTIN PETER & CHRISTOPHER WARREN DENNIS

TITLE REFERENCE: BK 48726 PG 576

PLAN REFERENCE: PLAN 978 OF 1936 (6087/272)

4 HOLWORTHY TERRACE

CURRENT OWNER: JUSTIN PETER & CHRISTOPHER WARREN DENNIS

TITLE REFERENCE: BK 48780 PG 476

PLAN REFERENCE: PLAN 978 OF 1936 (6087/272)

THIS PLAN WAS PREPARED WITHOUT A FULL TITLE EXAMINATION AND IS NOT A CERTIFICATION TO THE TITLE OF THE LANDS SHOWN. THE OWNERSHIP OF ABUTTING PROPERTIES IS ACCORDING TO ASSESSORS RECORDS. THIS PLAN MAY OR MAY NOT SHOW ALL ENCUMBRANCES WHETHER EXPRESSED, IMPLIED OR PRESCRIPTIVE.

SURVEYOR'S CERTIFICATION:

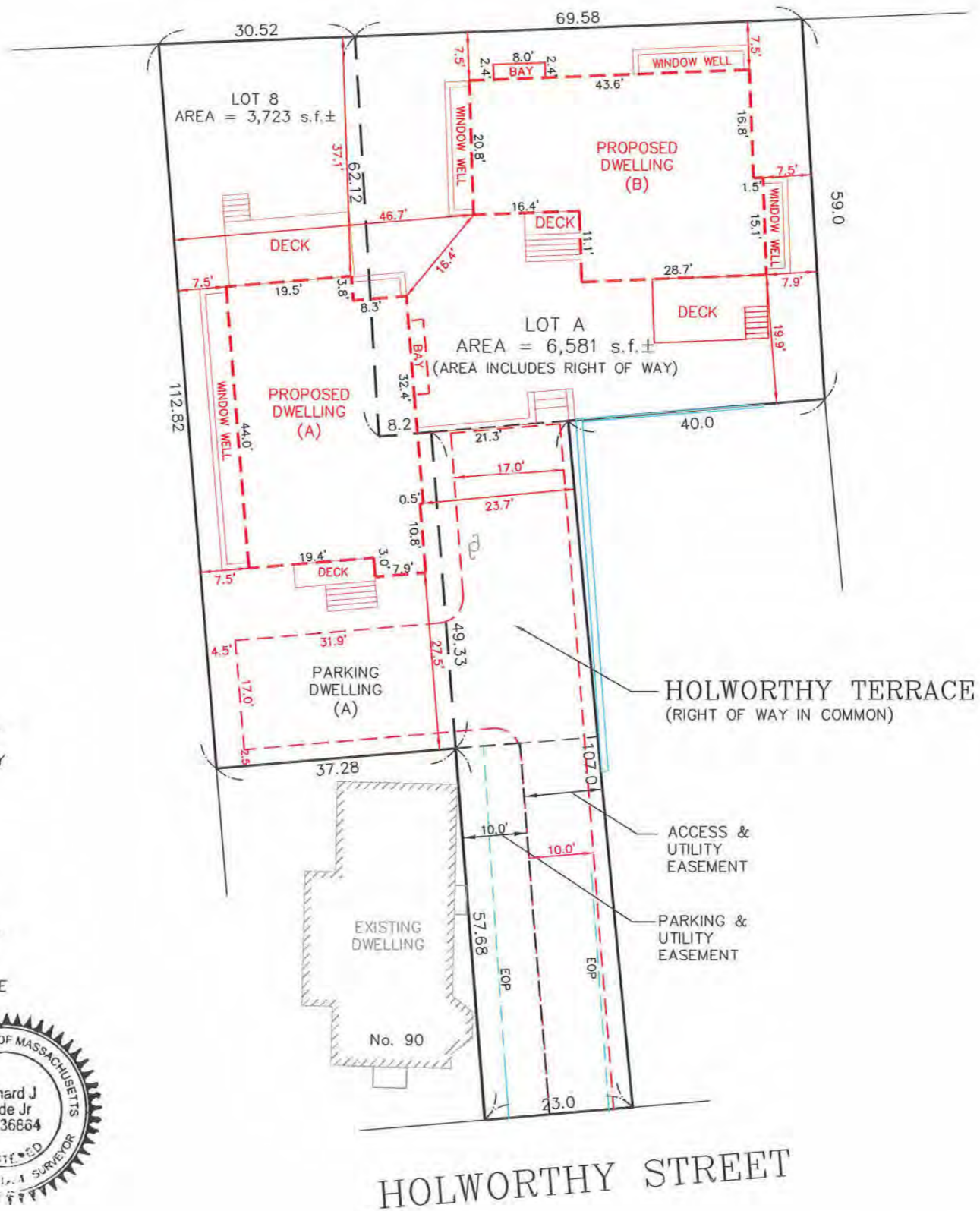
TO: ROBERT LINN

I CERTIFY THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE GENERALLY ACCEPTABLE PRACTICES OF LAND SURVEYORS IN THE COMMONWEALTH OF MASSACHUSETTS FOR A PLAN AND SURVEY OF THIS TYPE. THIS CERTIFICATION IS MADE ONLY TO THE ABOVE NAMED INDIVIDUAL(S) AND IS NULL AND VOID UPON ANY FURTHER CONVEYANCE OF THIS PLAN.

THE FIELD WORK WAS COMPLETED ON: JANUARY 25, 2023
DATE OF PLAN: JANUARY 26, 2023


RICHARD J. MEDE, JR. P.L.S.

01/26/2023
DATE:



PROPOSED PLOT PLAN
92 HOLWORTHY STREET
4 HOLWORTHY TERRACE
CAMBRIDGE, MA
(MIDDLESEX COUNTY)

MEDFORD ENGINEERING & SURVEY
ANGELO B. VENEZIANO ASSOCIATES
15 HALL STREET, MEDFORD, MA 02155
781-396-4466 fax: 781-396-8052

PREPARED BY:

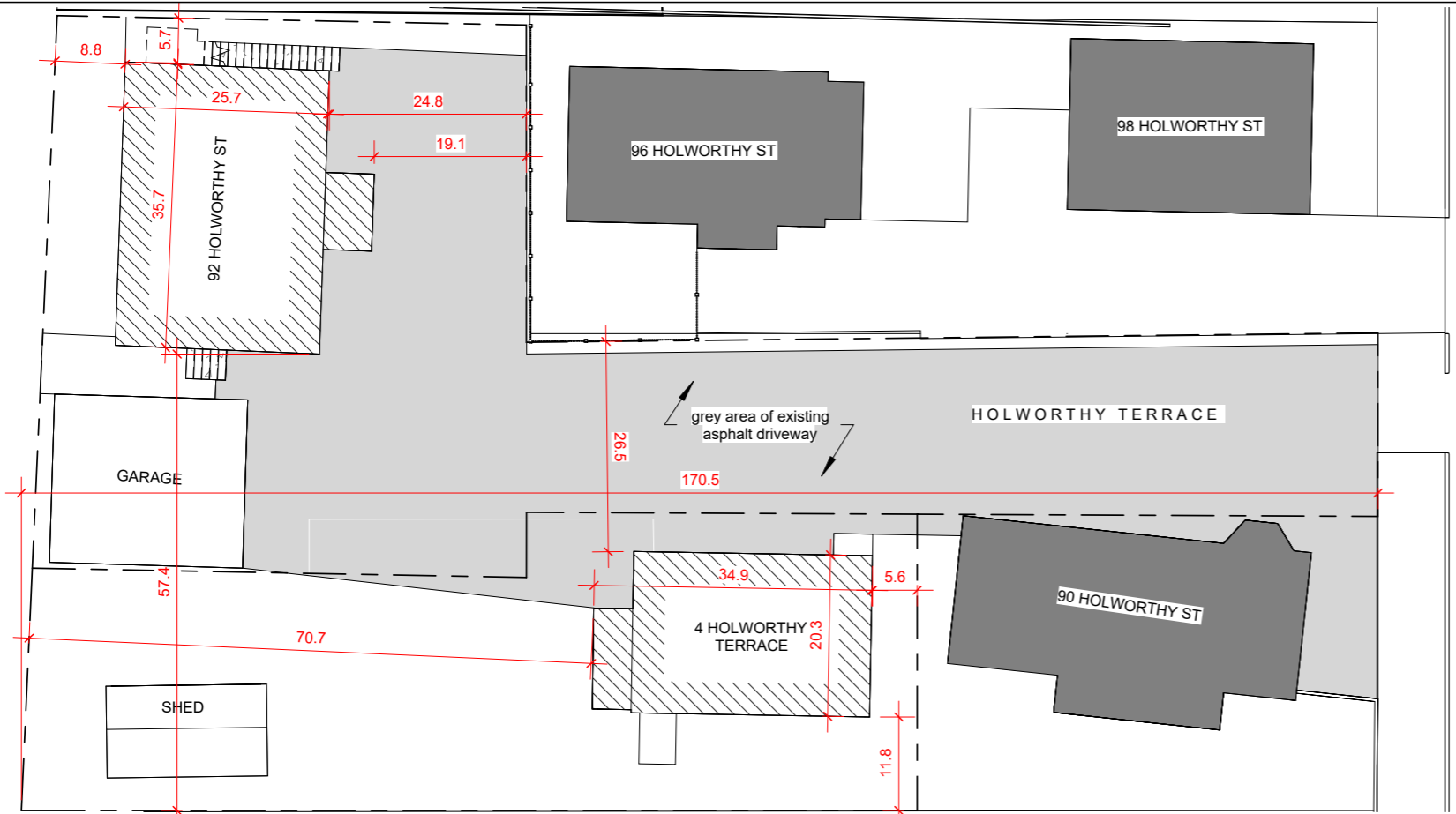
PREPARED FOR:	ROBERT LINN		
DRAWN	CHECKED	FILE No.	
CAV	RJM	22171	

4 Holworthy Terrace
Cambridge, MA 02138
Proposed Plot Plan

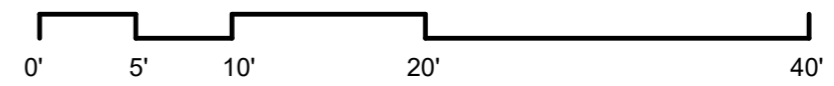
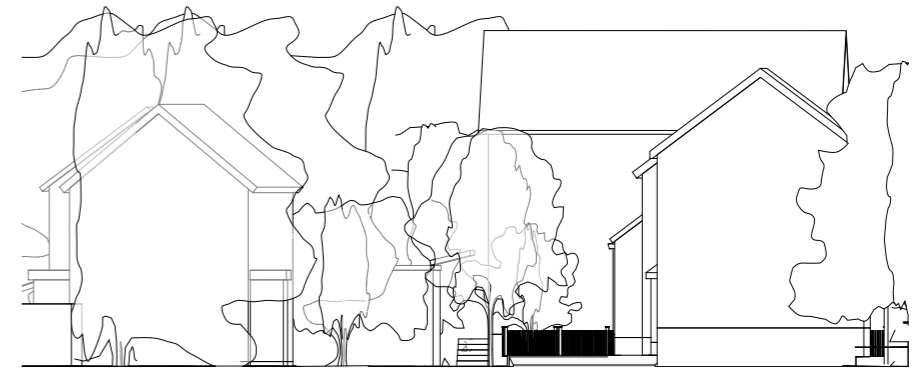
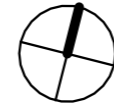
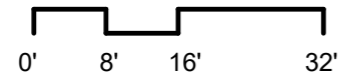
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1693 Massachusetts Ave, Cambridge, MA 02138
617.292.2000 / moskowlinn.com

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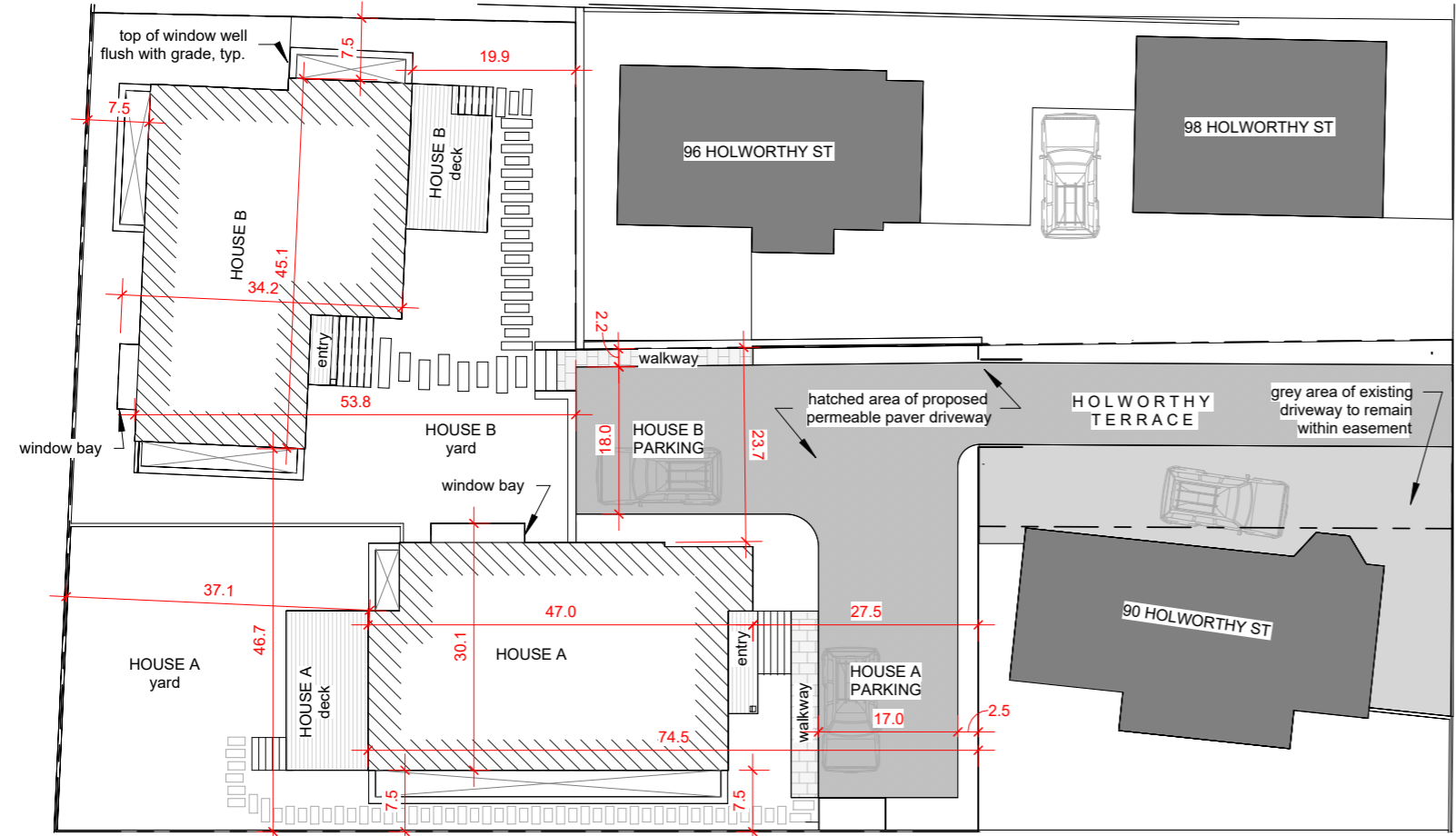
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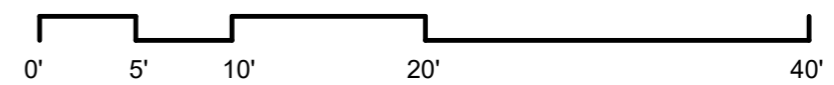
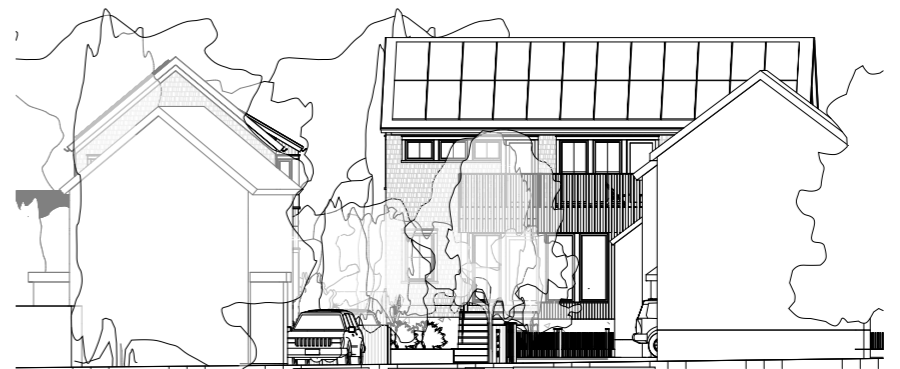
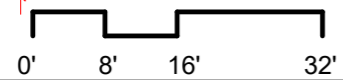
2 Existing Site Plan
3/64" = 1'-0"



4 Existing Holworthy St Elevation
1" = 20'-0"



1 Proposed Site Plan
3/64" = 1'-0"



3 Proposed Holworthy St Elevation
1" = 20'-0"

4 Holworthy Terrace
Cambridge, MA 02138

Proposed Site Plan

MOSKOW LINN ARCHITECTS, INC.

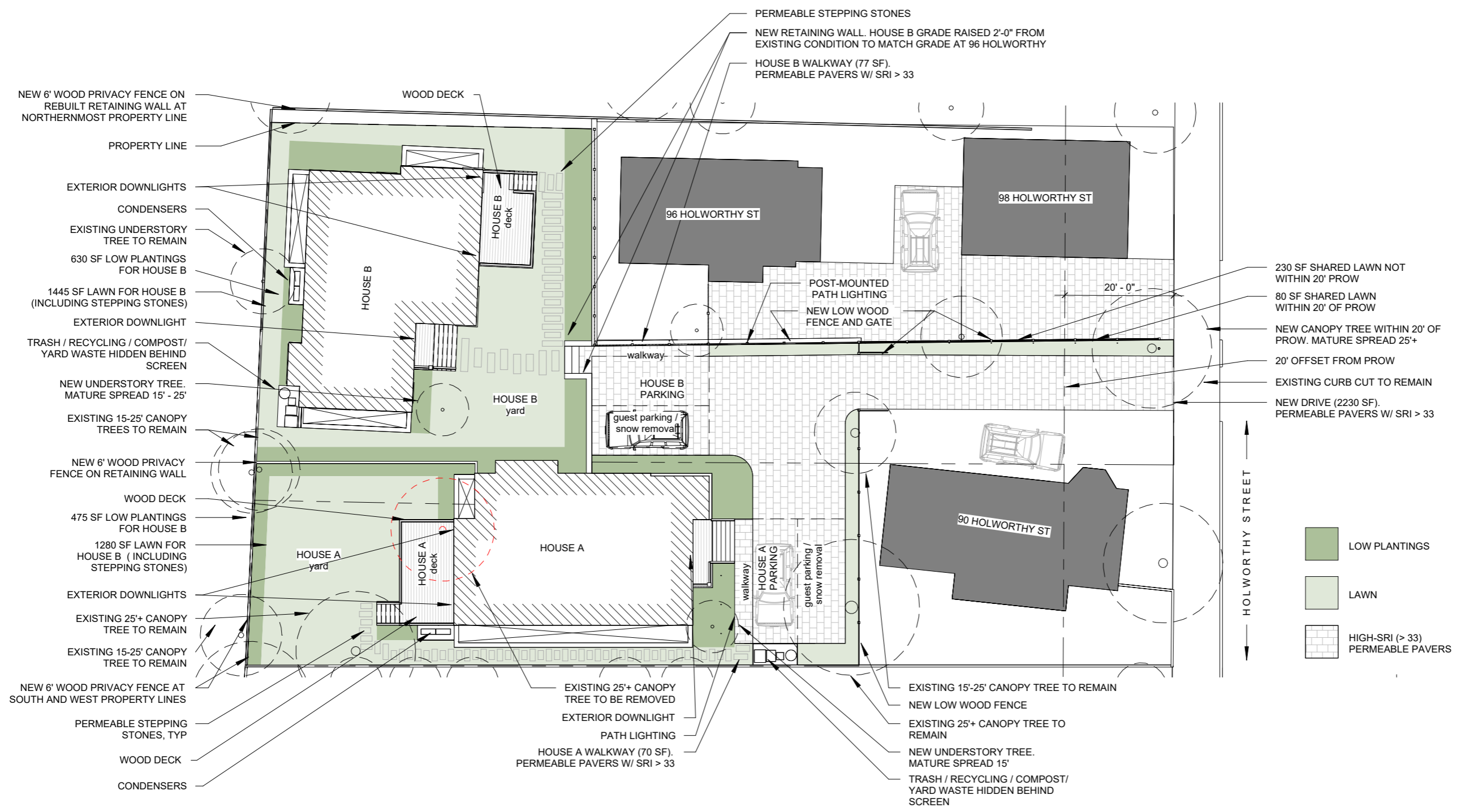
1693 Massachusetts Ave, Cambridge, MA 02138
617.292.2000 / moskowlinn.com

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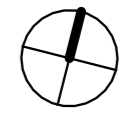
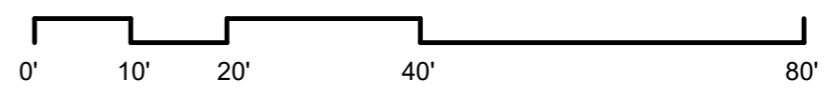
SCALE: As indicated

DATE: 12.21.2023

DRAWN BY: MLA



1 Proposed Architectural Landscape Drawing
1" = 20'-0"



C:\Users\cc\Desktop\Holworthy Terrace\2023.12.21_Holworthy Terrace_CC.rvt



9 AM

12 PM

3 PM

6 PM

EXISTING SITE - SPRING EQUINOX



9 AM

12 PM

3 PM

6 PM

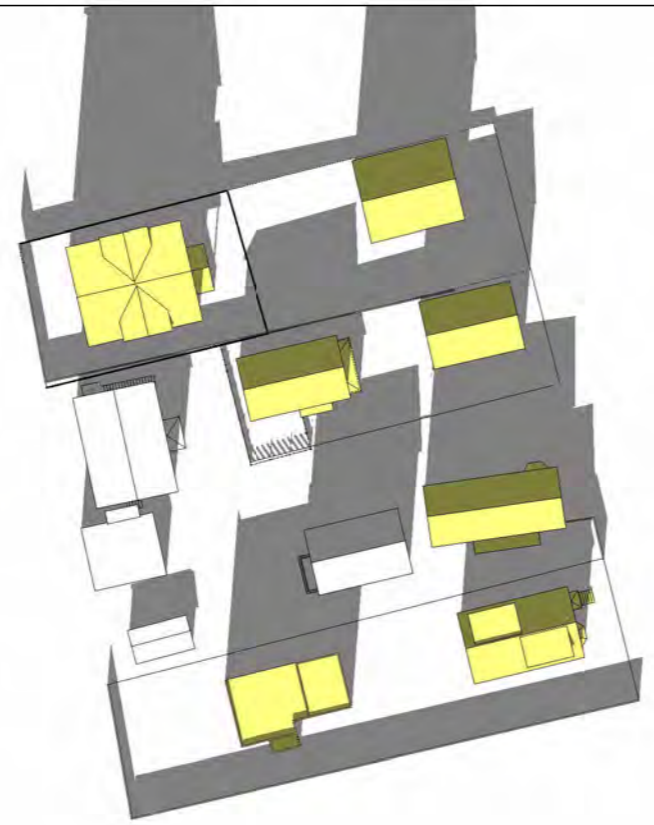
PROPOSED PROJECT - SPRING EQUINOX



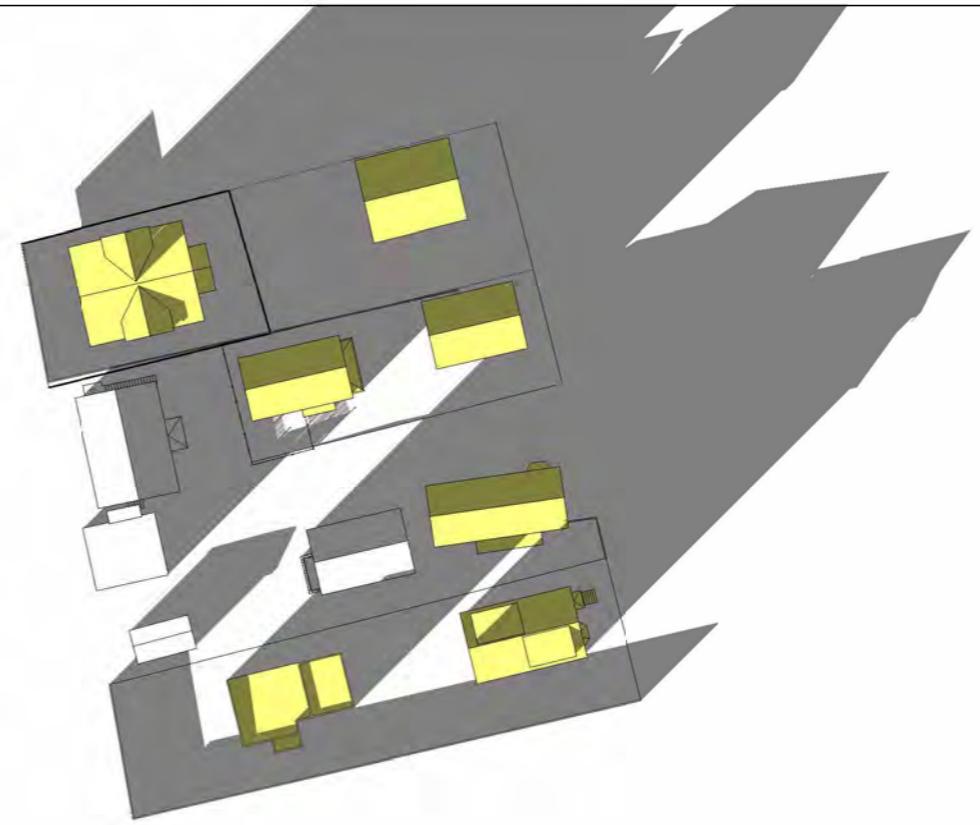
<p>4 Holworthy Terrace Cambridge, MA 02138</p>	
<p>MOSKOW LINN ARCHITECTS, INC. 1693 Massachusetts Ave, Cambridge, MA 02138 617.292.2000 / moskowlinn.com</p>	
<p>A0.6</p>	
<p>SCALE:</p>	<p>DATE: 12.21.2023</p>
<p>DRAWN BY: MLA</p>	
<p>Shadow Studies - Spring Equinox</p>	



9 AM

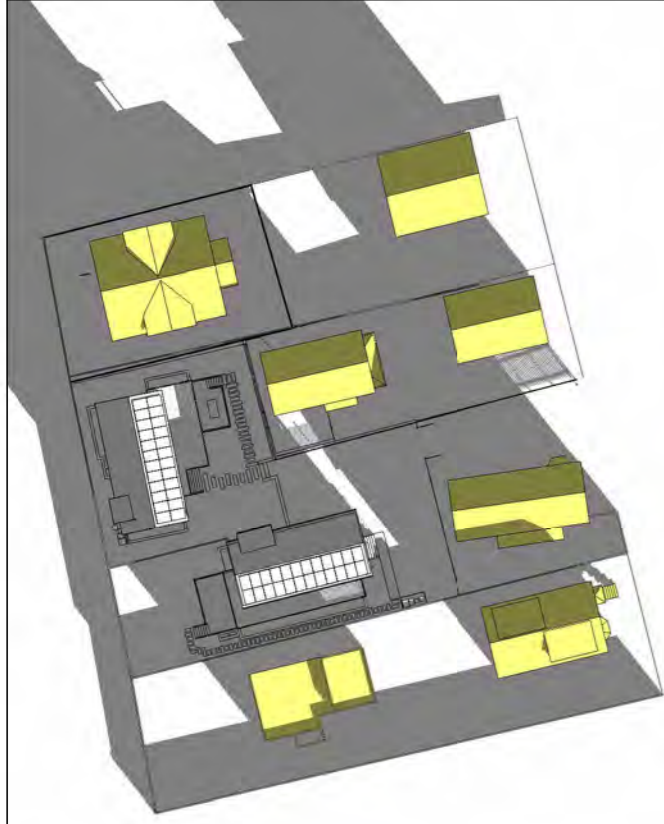
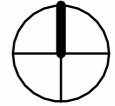


12 PM



3 PM

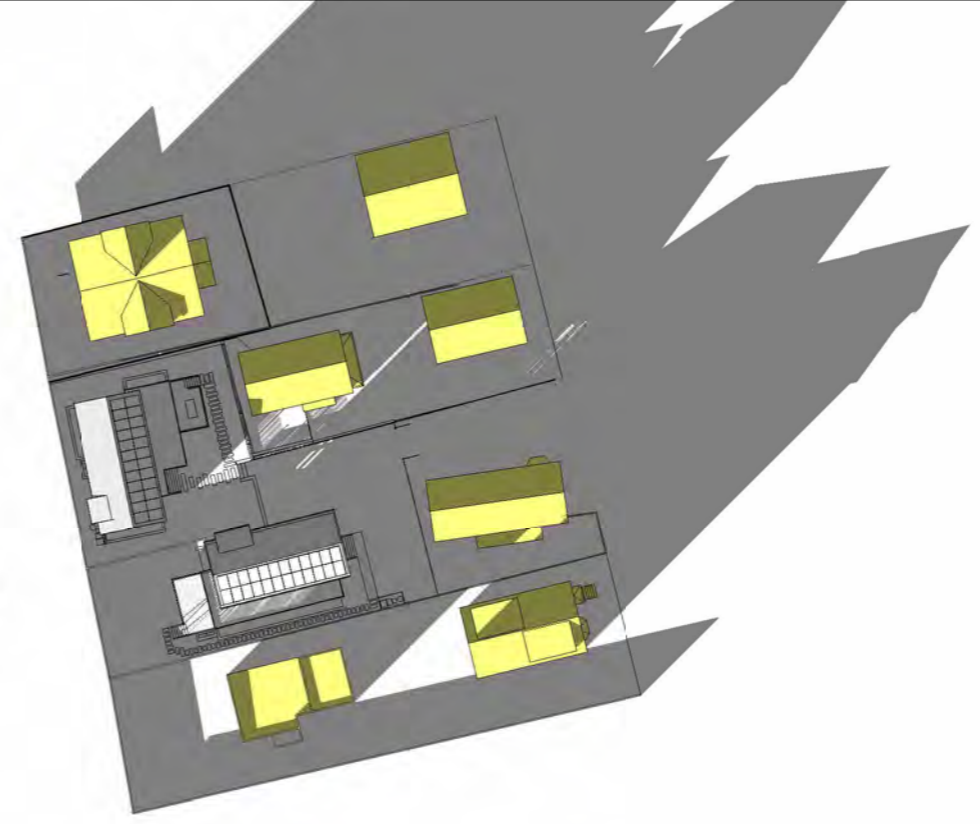
EXISTING SITE - WINTER SOLSTICE



9 AM



12 PM



3 PM

PROPOSED PROJECT - WINTER SOLSTICE



4 Holworthy Terrace
Cambridge, MA 02138

Shadow Studies - Winter Solstice

MOSKOW LINN ARCHITECTS, INC.

1693 Massachusetts Ave, Cambridge, MA 02138
617.292.2000 / moskowlinn.com

A0.7

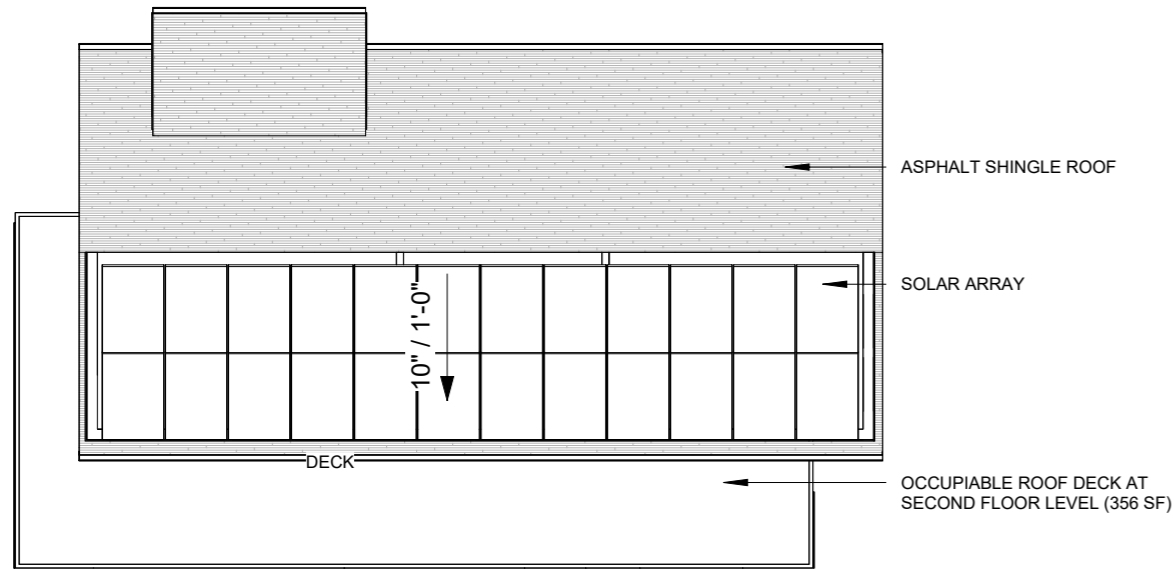
SCALE:

DATE: 12.21.2023

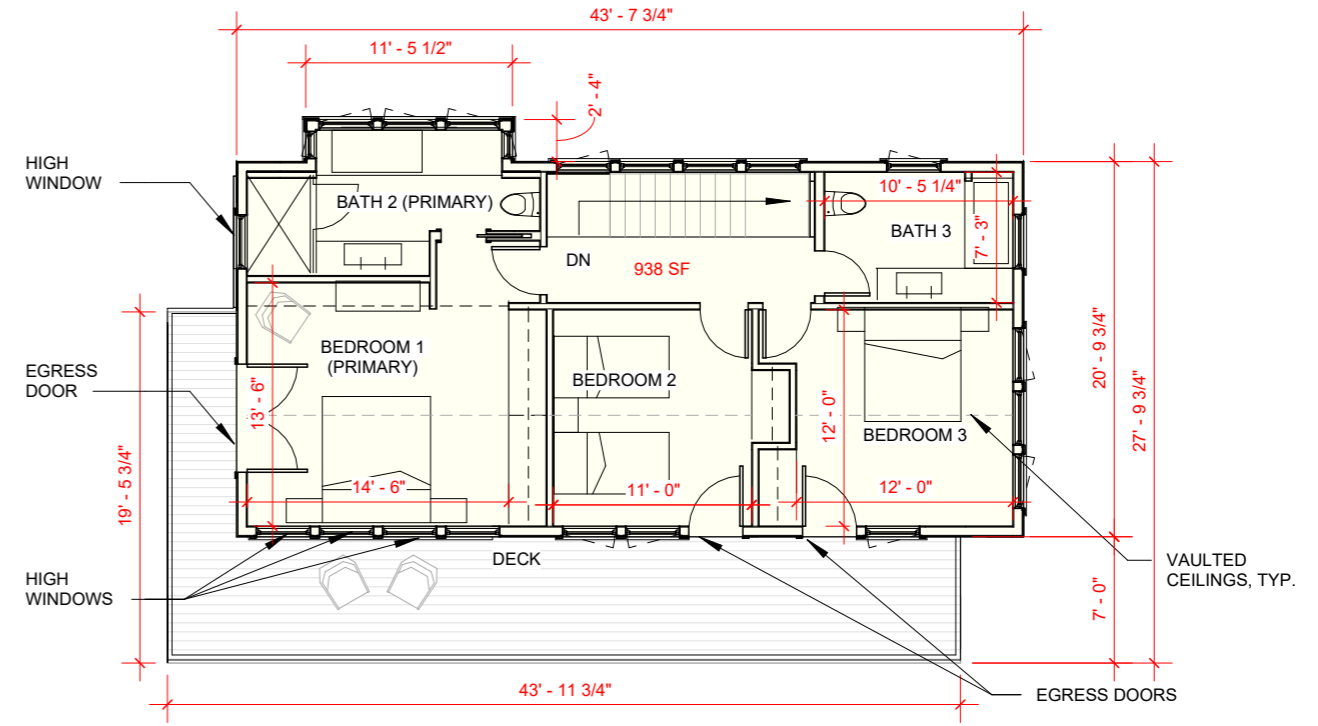
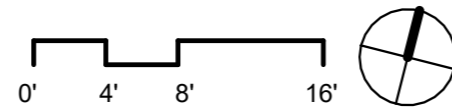
DRAWN BY: MLA

HOUSE A (4 BEDS, 3.5 BATHS):

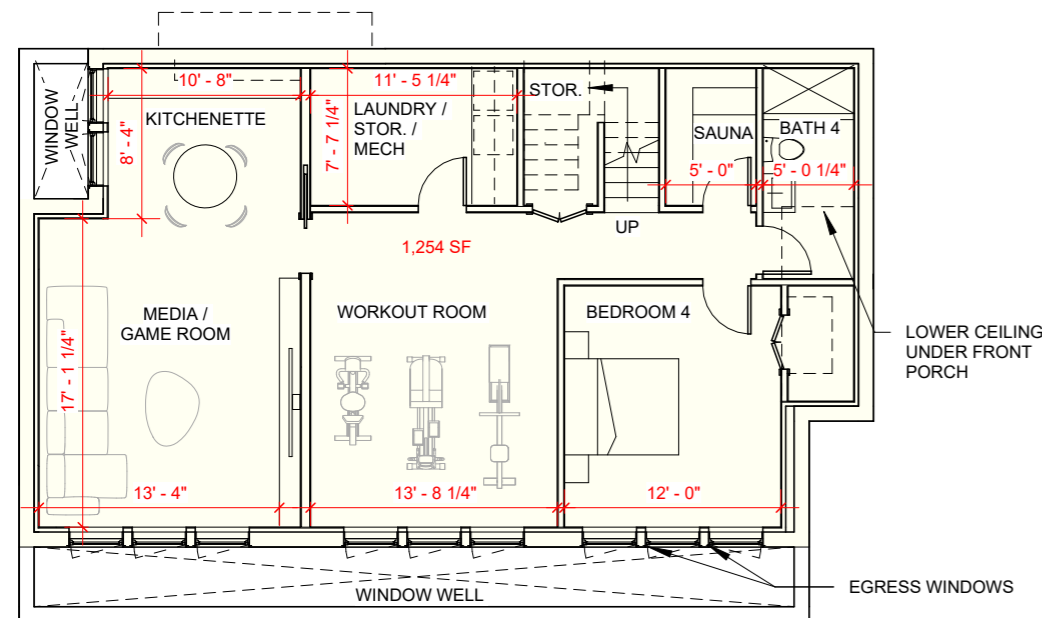
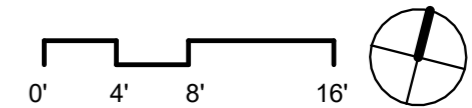
BASEMENT LEVEL = 1,254 SF
 LEVEL 1 = 1,240 SF
 LEVEL 2 = 938 SF
TOTAL GFA = 2,178 SF
 TOTAL incl. basement = 3,432 SF



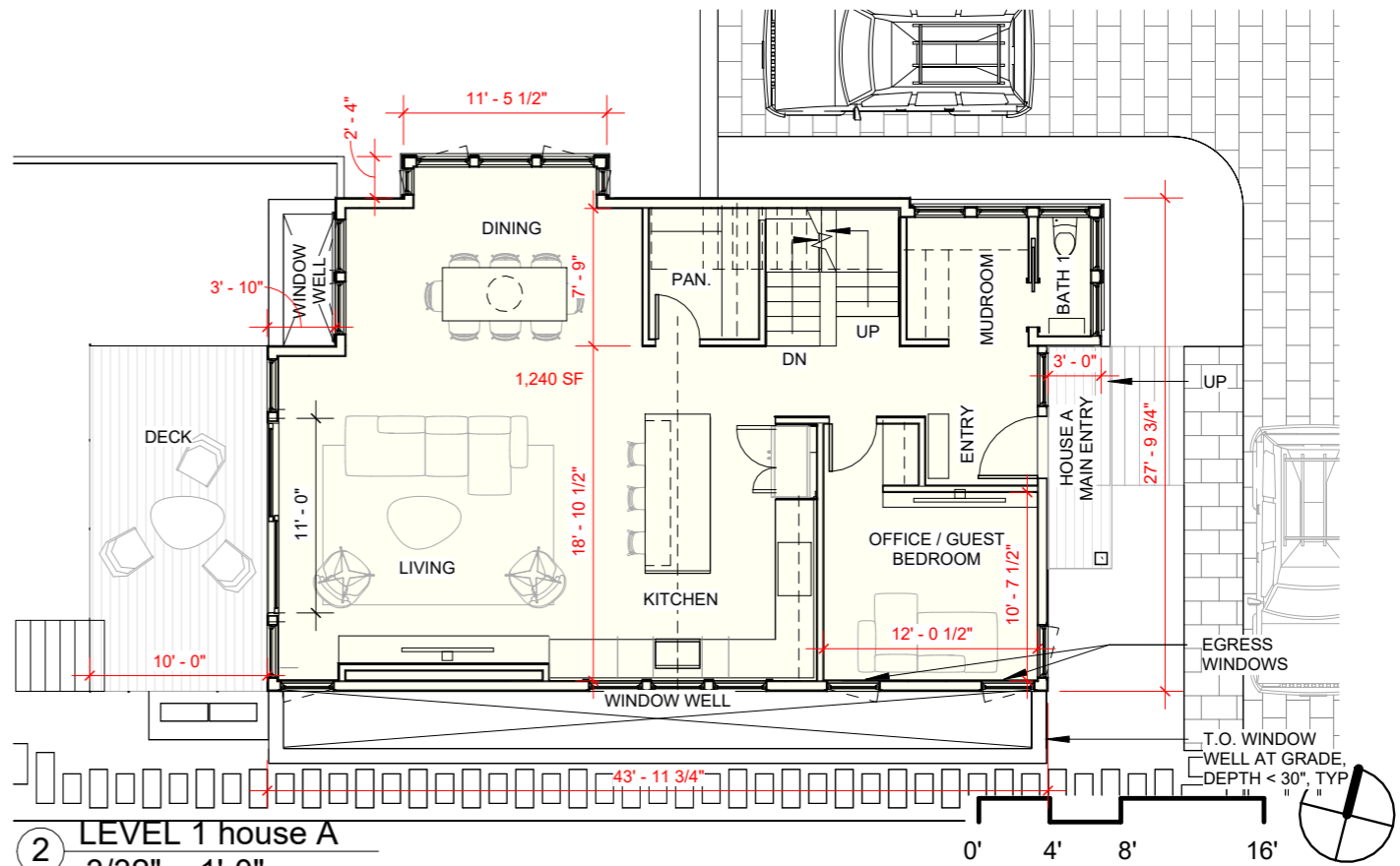
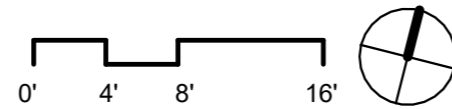
④ Roof house A
 3/32" = 1'-0"



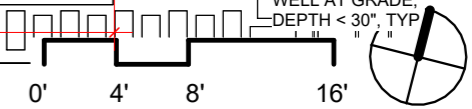
③ LEVEL 2 house A
 3/32" = 1'-0"



① Basement house A
 3/32" = 1'-0"



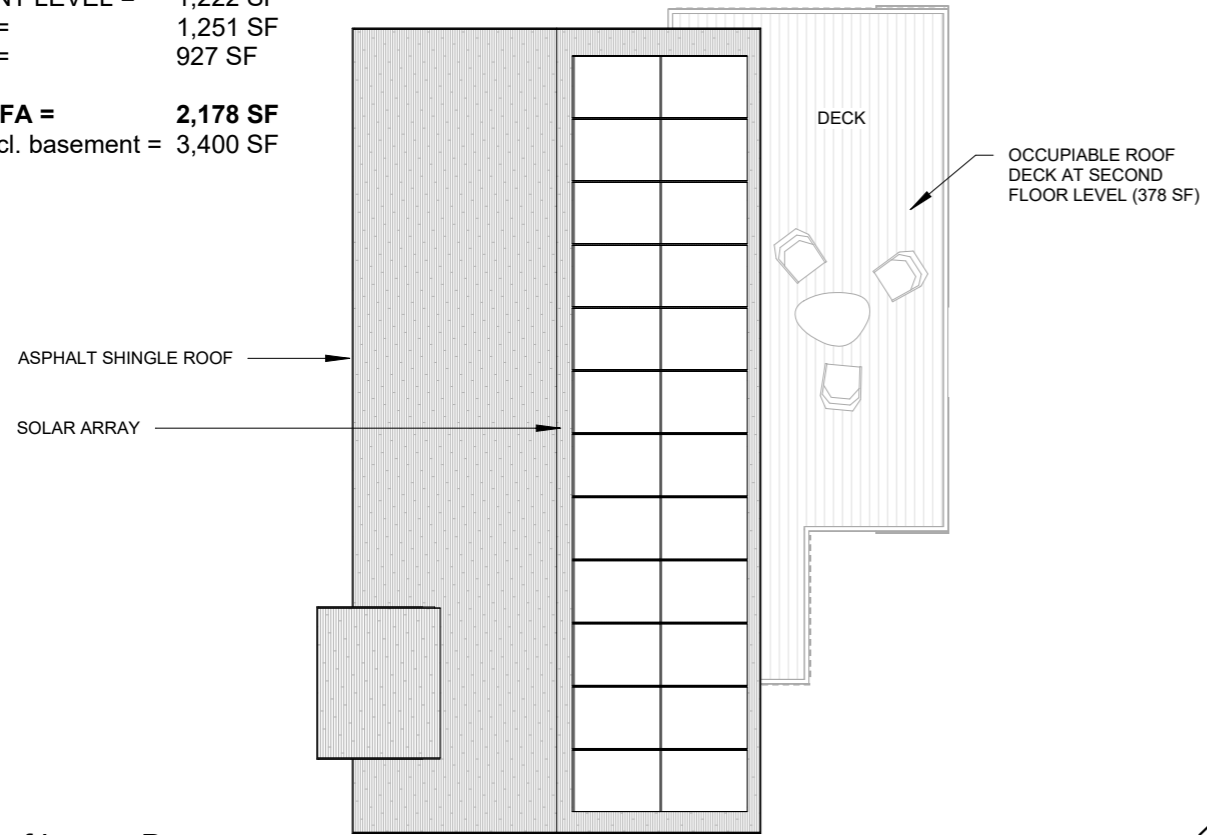
② LEVEL 1 house A
 3/32" = 1'-0"



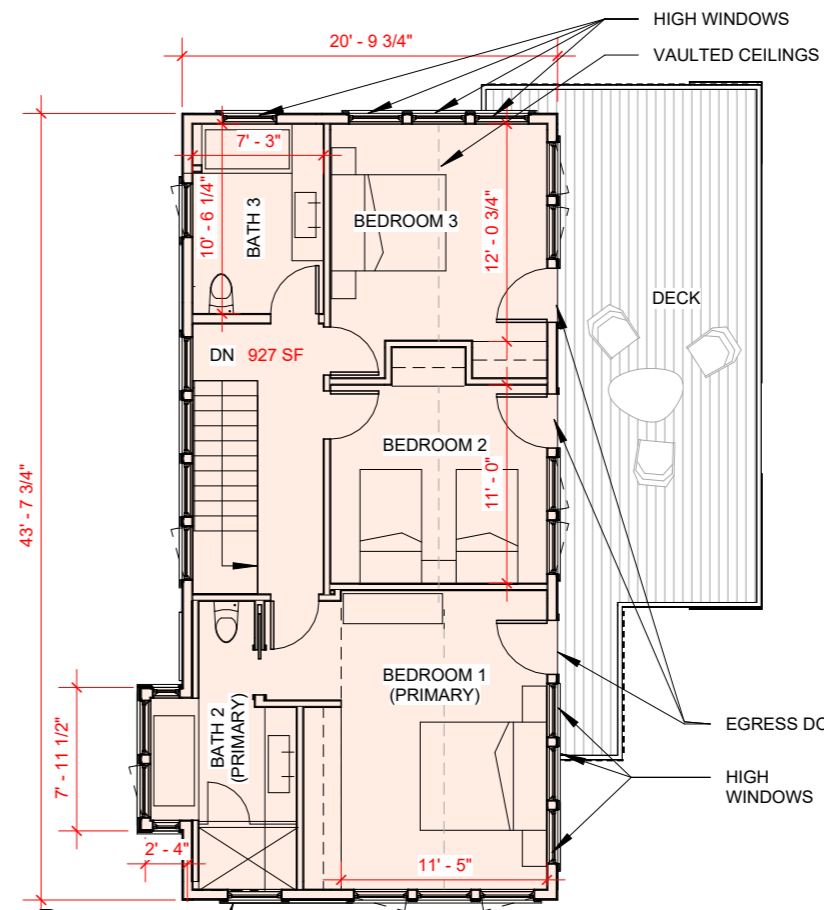
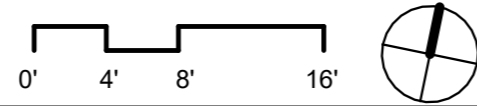
HOUSE B (4 BEDS, 3.5 BATHS):

BASEMENT LEVEL = 1,222 SF
 LEVEL 1 = 1,251 SF
 LEVEL 2 = 927 SF

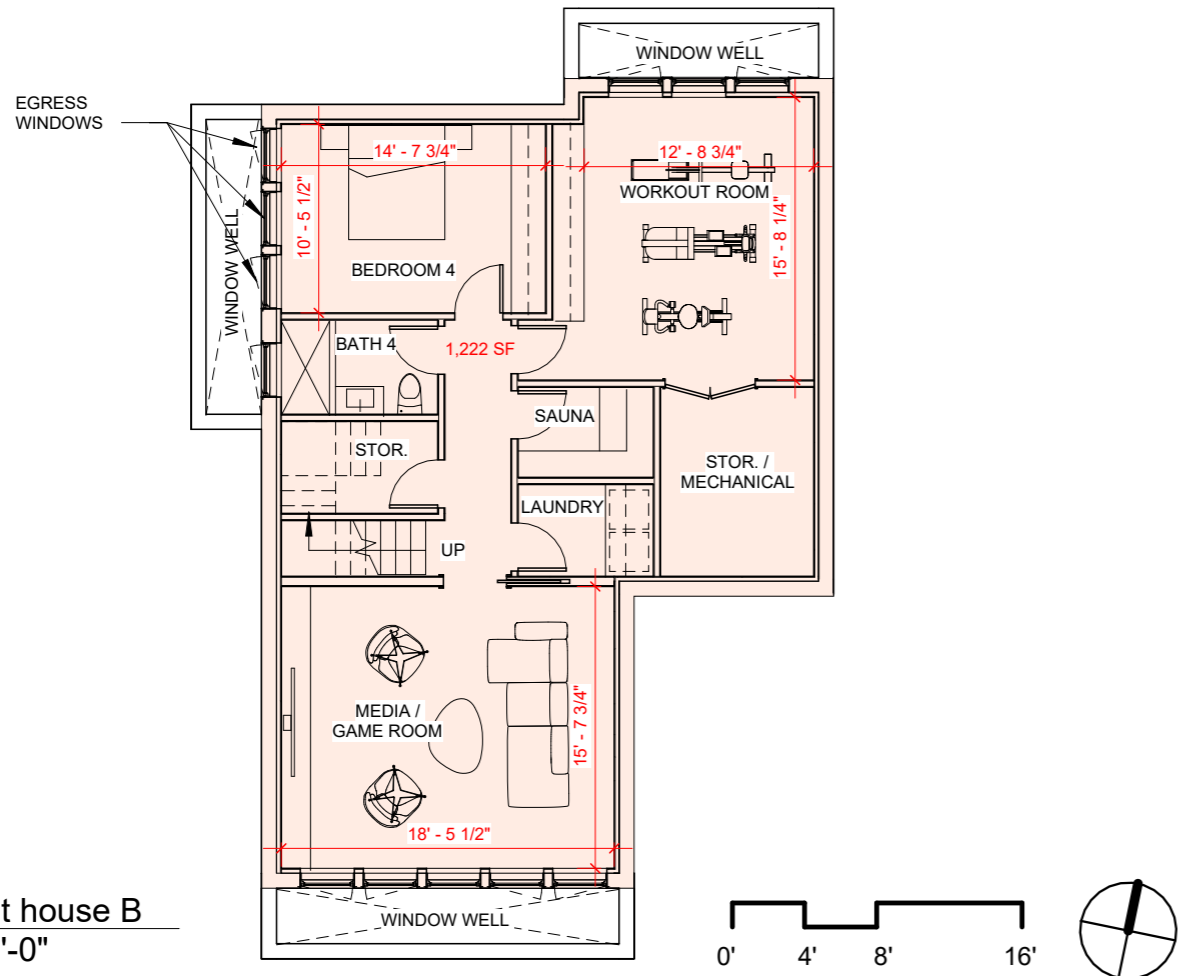
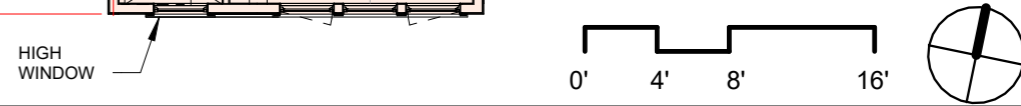
TOTAL GFA = 2,178 SF
 TOTAL incl. basement = 3,400 SF



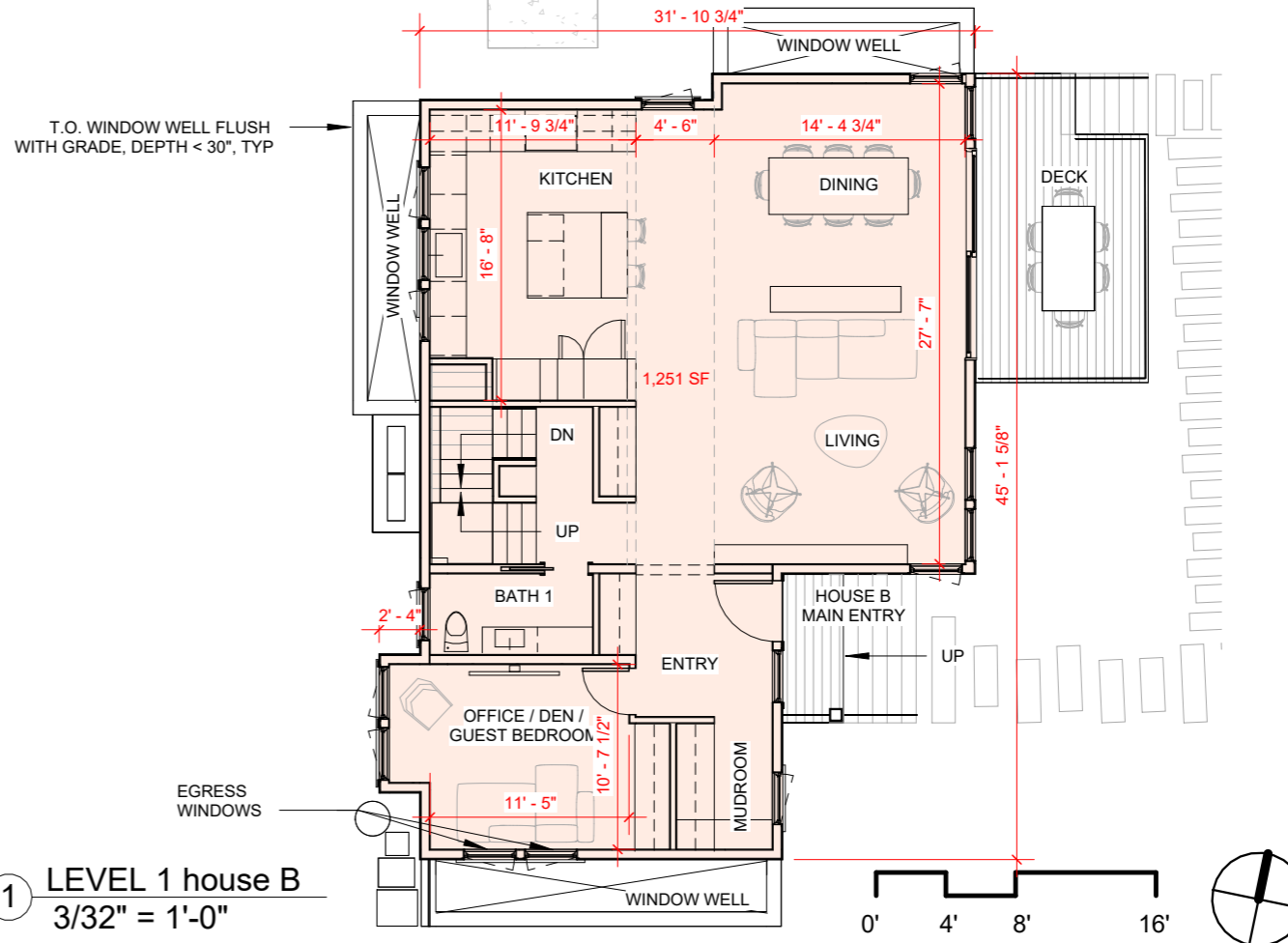
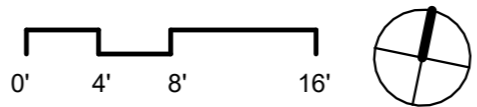
④ **Roof house B**
 3/32" = 1'-0"



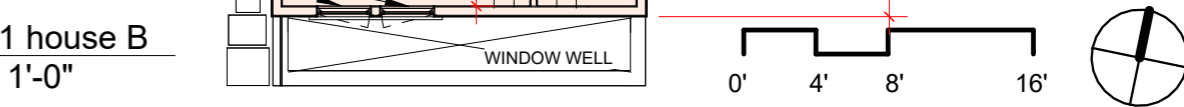
② **LEVEL 2 house B**
 3/32" = 1'-0"



③ **Basement house B**
 3/32" = 1'-0"



① **LEVEL 1 house B**
 3/32" = 1'-0"





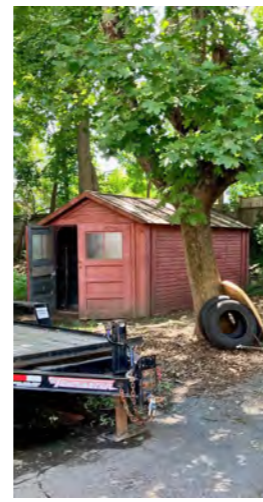
4 Holworthy Terrace
North & West Elevations



4 Holworthy Terrace
South Elevation



4 Holworthy Terrace
Entry & East Elevation



4 Holworthy Terrace
Shed



92 Holworthy St
Garage & Entry



92 Holworthy St
South & East Elevations



92 Holworthy St
East Elevation



92 Holworthy St
West Elevation



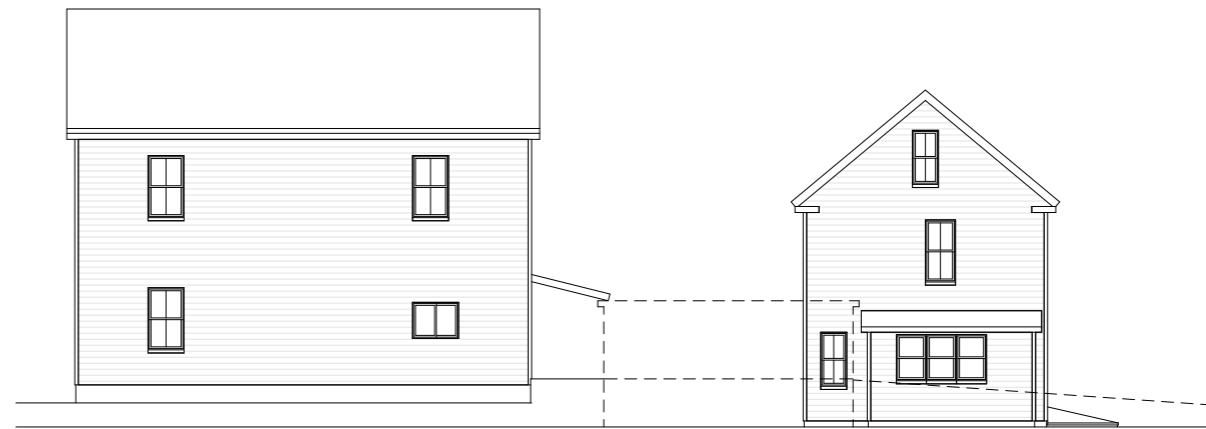
Existing North Elevation



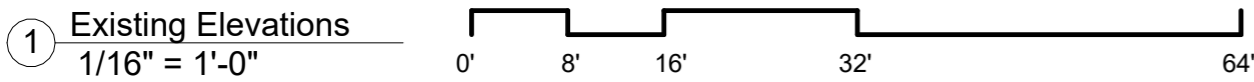
Existing East Elevation



Existing South Elevation



Existing West Elevation



4 Holworthy Terrace
Cambridge, MA 02138

Existing Elevations

MOSKOW LINN ARCHITECTS, INC.
1693 Massachusetts Ave, Cambridge, MA 02138
617.292.2000 / moskowlinn.com

A2.0

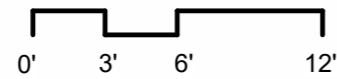
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DATE: 12.21.2023

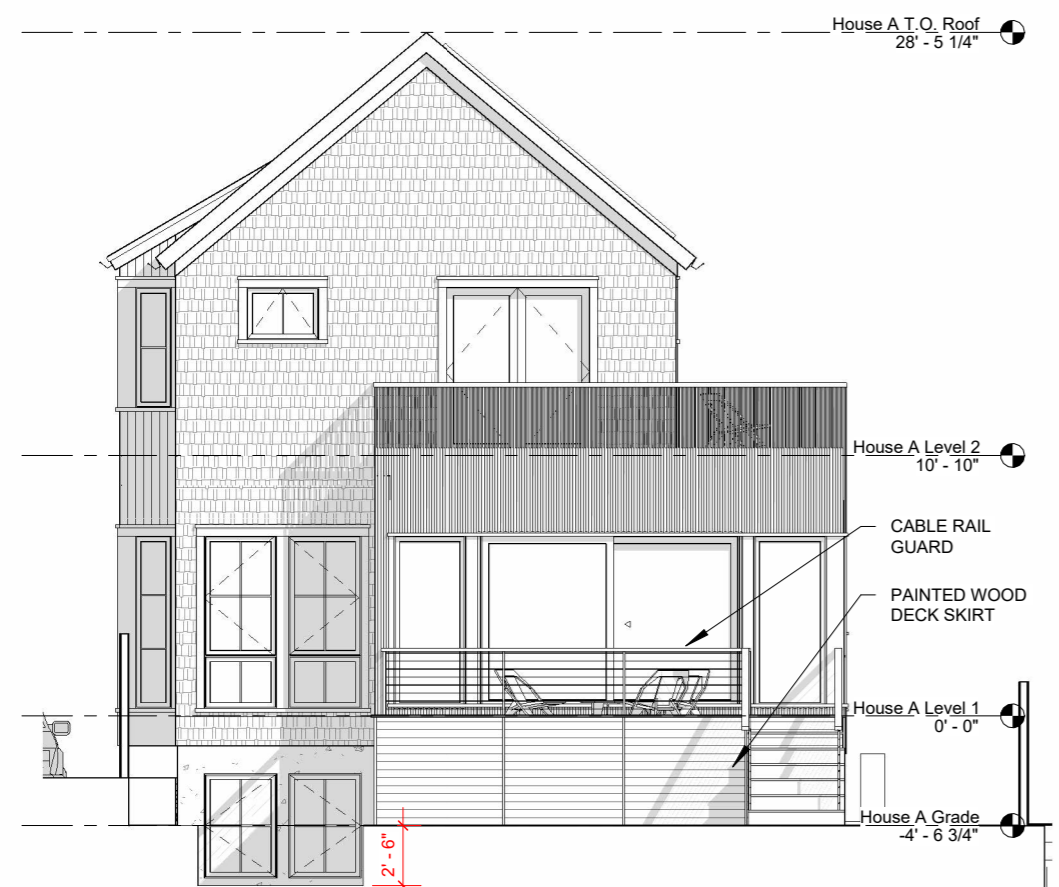
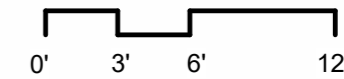
DRAWN BY: MLA



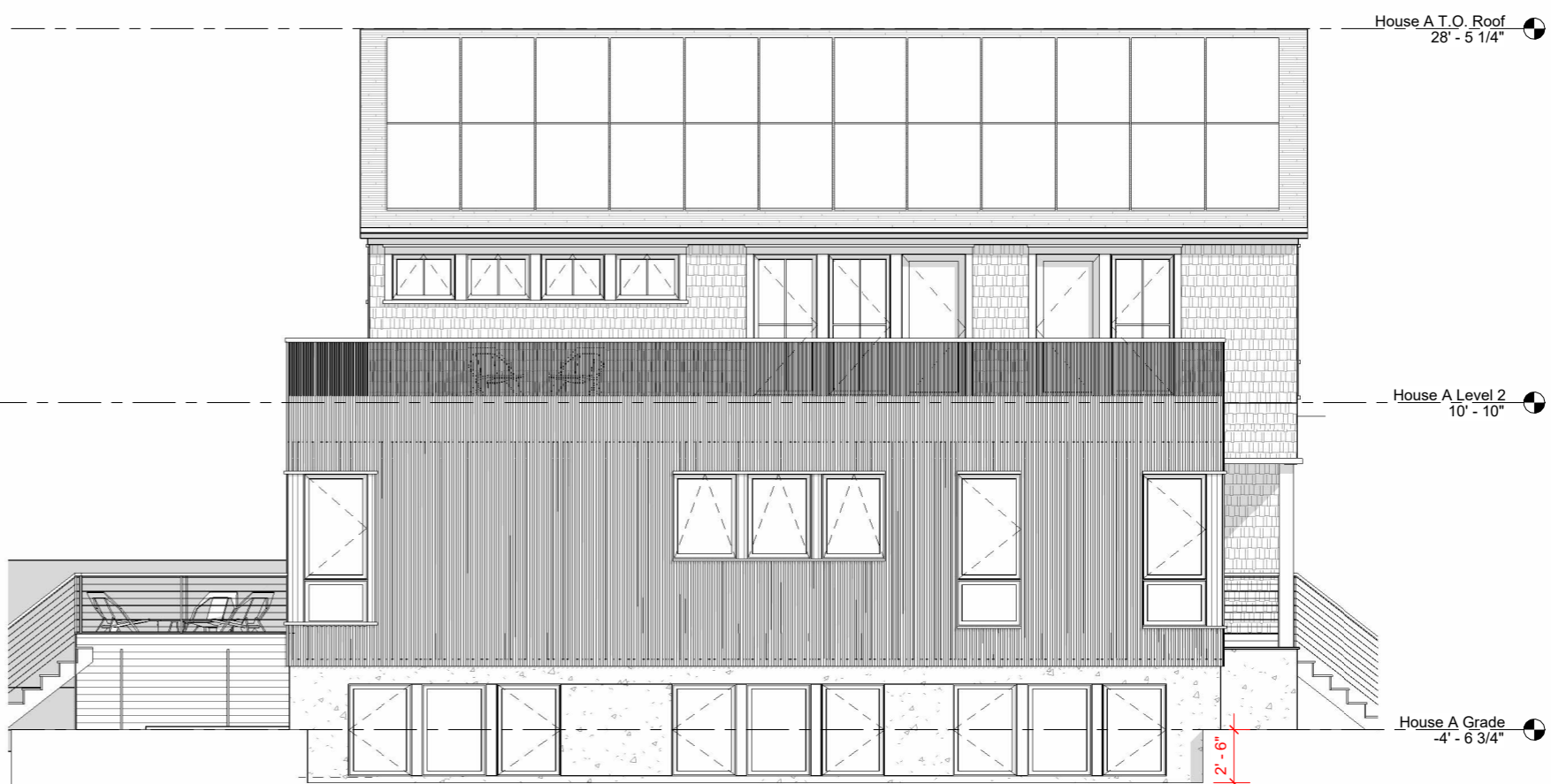
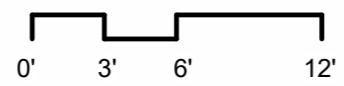
1 House A East Elevation
1/8" = 1'-0"



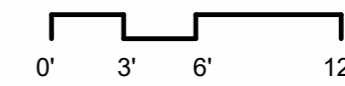
2 House A North Elevation
1/8" = 1'-0"



3 House A West Elevation
1/8" = 1'-0"



4 House A South Elevation
1/8" = 1'-0"



4 Holworthy Terrace
Cambridge, MA 02138
Proposed Elevations_House A

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617.292.2000 / moskowlinn.com

A2.1

SCALE: 1/8" = 1'-0"
DATE: 01.08.2024
DRAWN BY: MLA

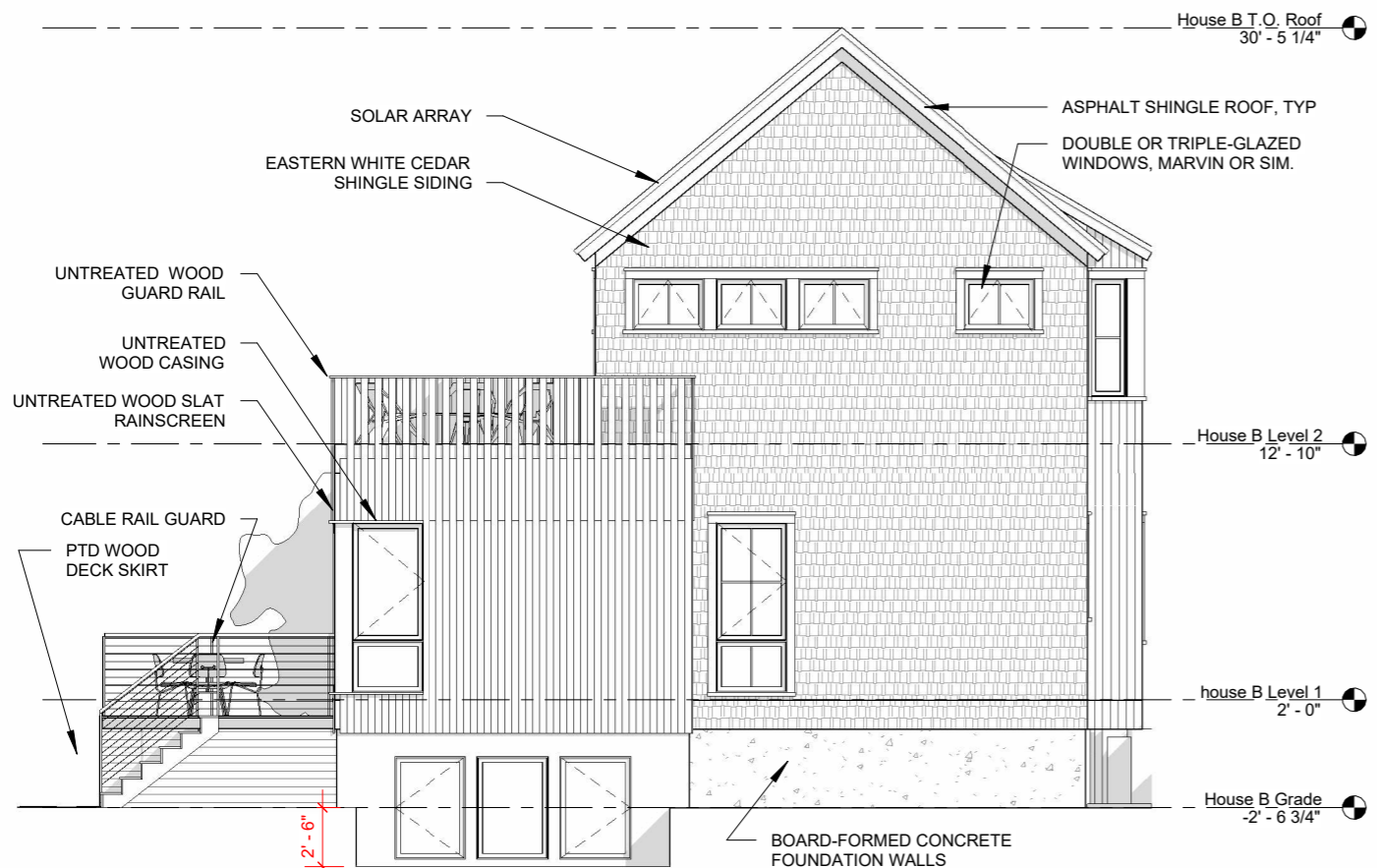
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① House B South Elevation
1/8" = 1'-0"



② House B East Elevation
1/8" = 1'-0"



④ House B North Elevation
1/8" = 1'-0"



③ House B West Elevation
1/8" = 1'-0"



SCALE:

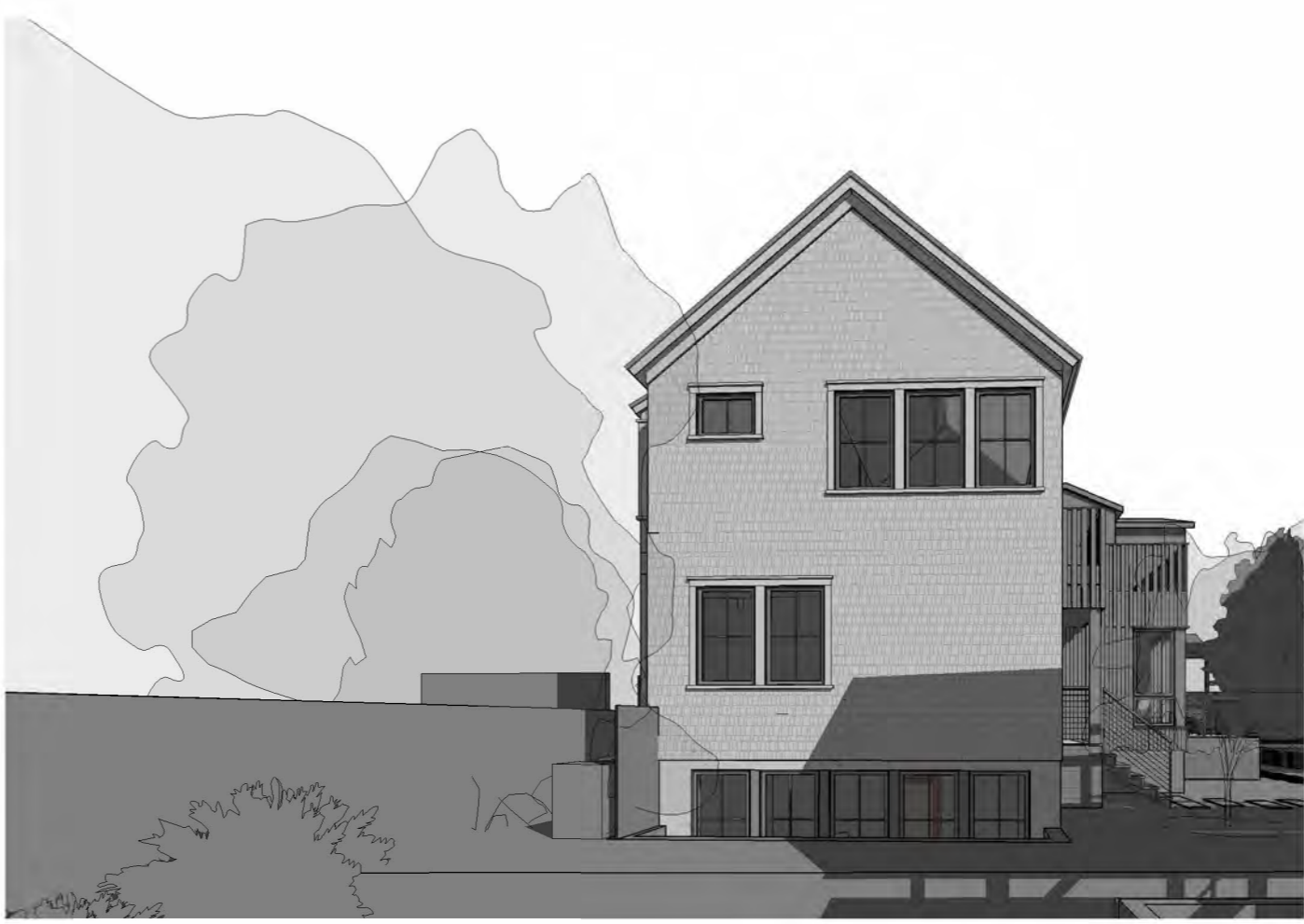
DATE: 12.21.2023

DRAWN BY: MLA

A7.0

MOSKOW LINN ARCHITECTS, INC.
 1693 Massachusetts Ave, Cambridge, MA 02138
 617.292.2000 / moskowlinn.com

4 Holworthy Terrace
 Cambridge, MA 02138
 House A Exterior Views



SCALE:

DATE: 12.21.2023

DRAWN BY: MLA

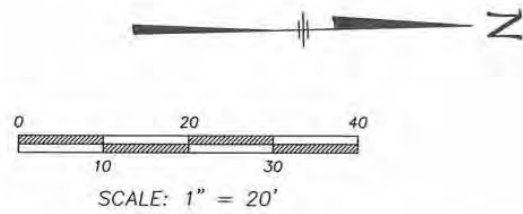
A7.1

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1693 Massachusetts Ave, Cambridge, MA 02138
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4 Holworthy Terrace
Cambridge, MA 02138

House B Exterior Views



TOTAL LOT AREA (LOT A & B) = 10,304 s.f.±

6-8 HOLWORTHY TERRACE (A.K.A. 92 HOLWORTHY ST.)

CURRENT OWNER: JUSTIN PETER & CHRISTOPHER WARREN DENNIS

TITLE REFERENCE: BK 48726 PG 576

PLAN REFERENCE: PLAN 978 OF 1936 (6087/272)

4 HOLWORTHY TERRACE

CURRENT OWNER: JUSTIN PETER & CHRISTOPHER WARREN DENNIS

TITLE REFERENCE: BK 48780 PG 476

PLAN REFERENCE: PLAN 978 OF 1936 (6087/272)

THIS PLAN WAS PREPARED WITHOUT A FULL TITLE EXAMINATION AND IS NOT A CERTIFICATION TO THE TITLE OF THE LANDS SHOWN. THE OWNERSHIP OF ABUTTING PROPERTIES IS ACCORDING TO ASSESSORS RECORDS. THIS PLAN MAY OR MAY NOT SHOW ALL ENCUMBRANCES WHETHER EXPRESSED, IMPLIED OR PRESCRIPTIVE.

SURVEYOR'S CERTIFICATION:

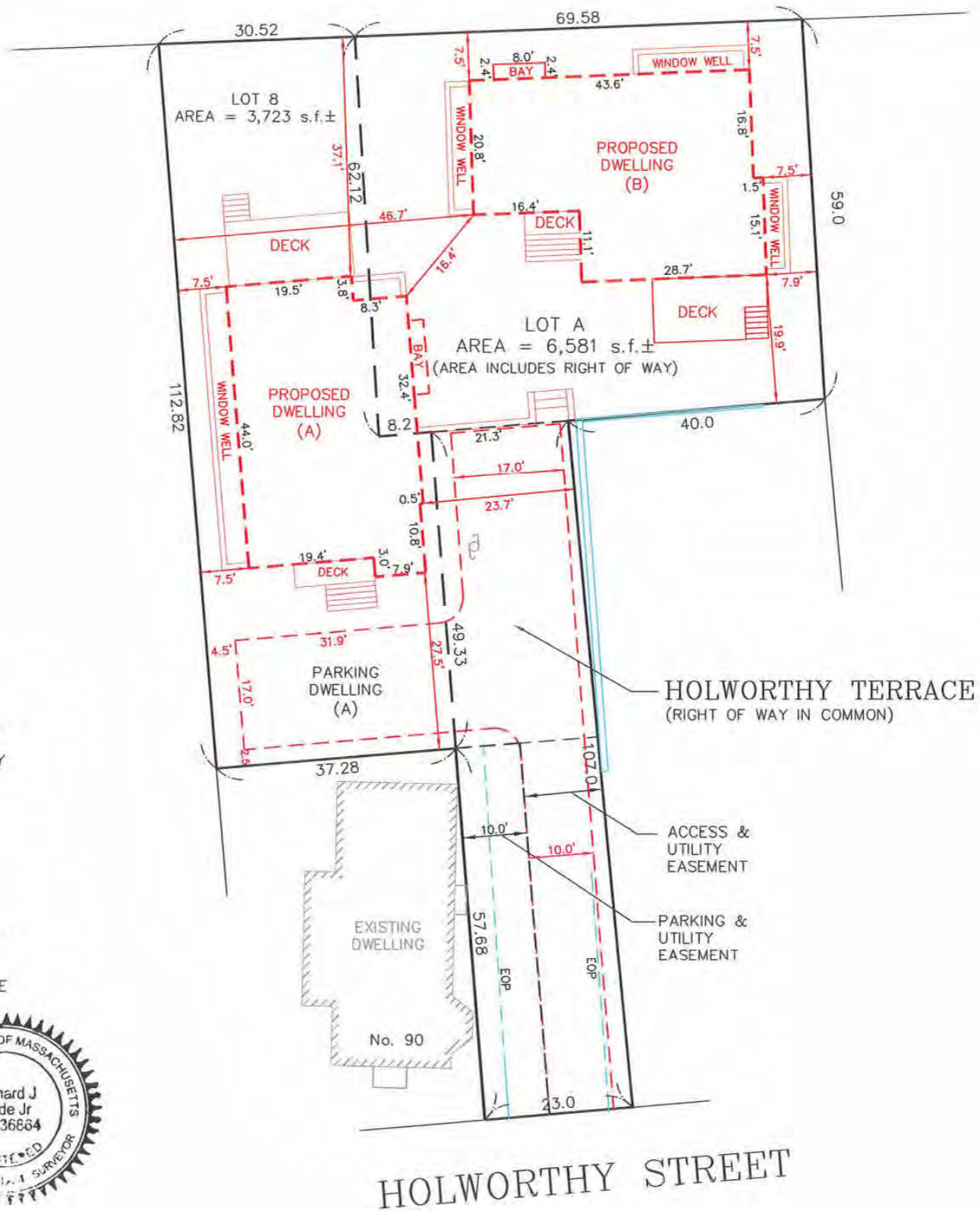
TO: ROBERT LINN

I CERTIFY THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE GENERALLY ACCEPTABLE PRACTICES OF LAND SURVEYORS IN THE COMMONWEALTH OF MASSACHUSETTS FOR A PLAN AND SURVEY OF THIS TYPE. THIS CERTIFICATION IS MADE ONLY TO THE ABOVE NAMED INDIVIDUAL(S) AND IS NULL AND VOID UPON ANY FURTHER CONVEYANCE OF THIS PLAN.

THE FIELD WORK WAS COMPLETED ON: JANUARY 25, 2023
DATE OF PLAN: JANUARY 26, 2023


RICHARD J. MEDE, JR. P.L.S.

01/26/2023
DATE:



PROPOSED PLOT PLAN
92 HOLWORTHY STREET
4 HOLWORTHY TERRACE
CAMBRIDGE, MA
(MIDDLESEX COUNTY)

MEDFORD ENGINEERING & SURVEY
ANGELO B. VENEZIANO ASSOCIATES
15 HALL STREET, MEDFORD, MA 02155
781-396-4466 fax: 781-396-8052

PREPARED BY:

PREPARED FOR:	ROBERT LINN		
DRAWN	CHECKED	FILE No.	
CAV	RJM	22171	

4 Holworthy Terrace
Cambridge, MA 02138
Proposed Plot Plan

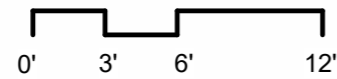
MOSKOW LINN ARCHITECTS, INC.
1693 Massachusetts Ave, Cambridge, MA 02138
617.292.2000 / moskowlinn.com

A0.3

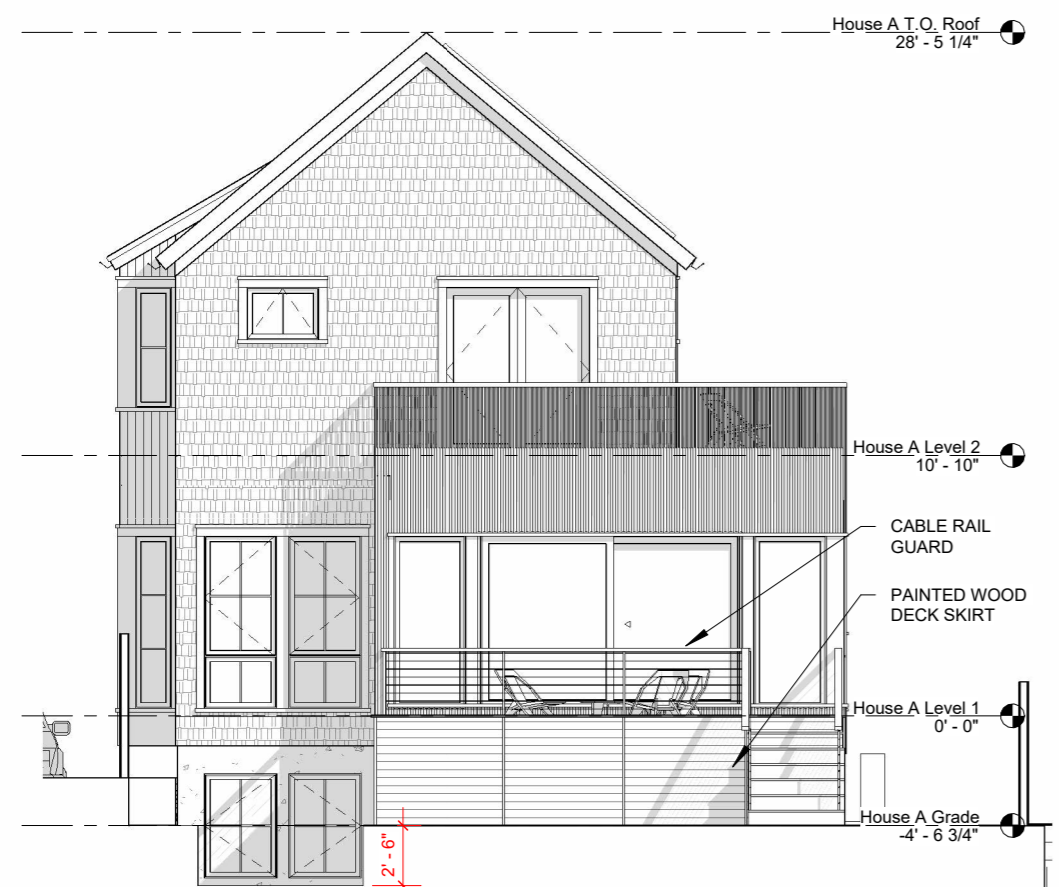
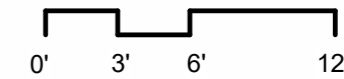
SCALE:
DATE: 12.21.2023
DRAWN BY: MLA



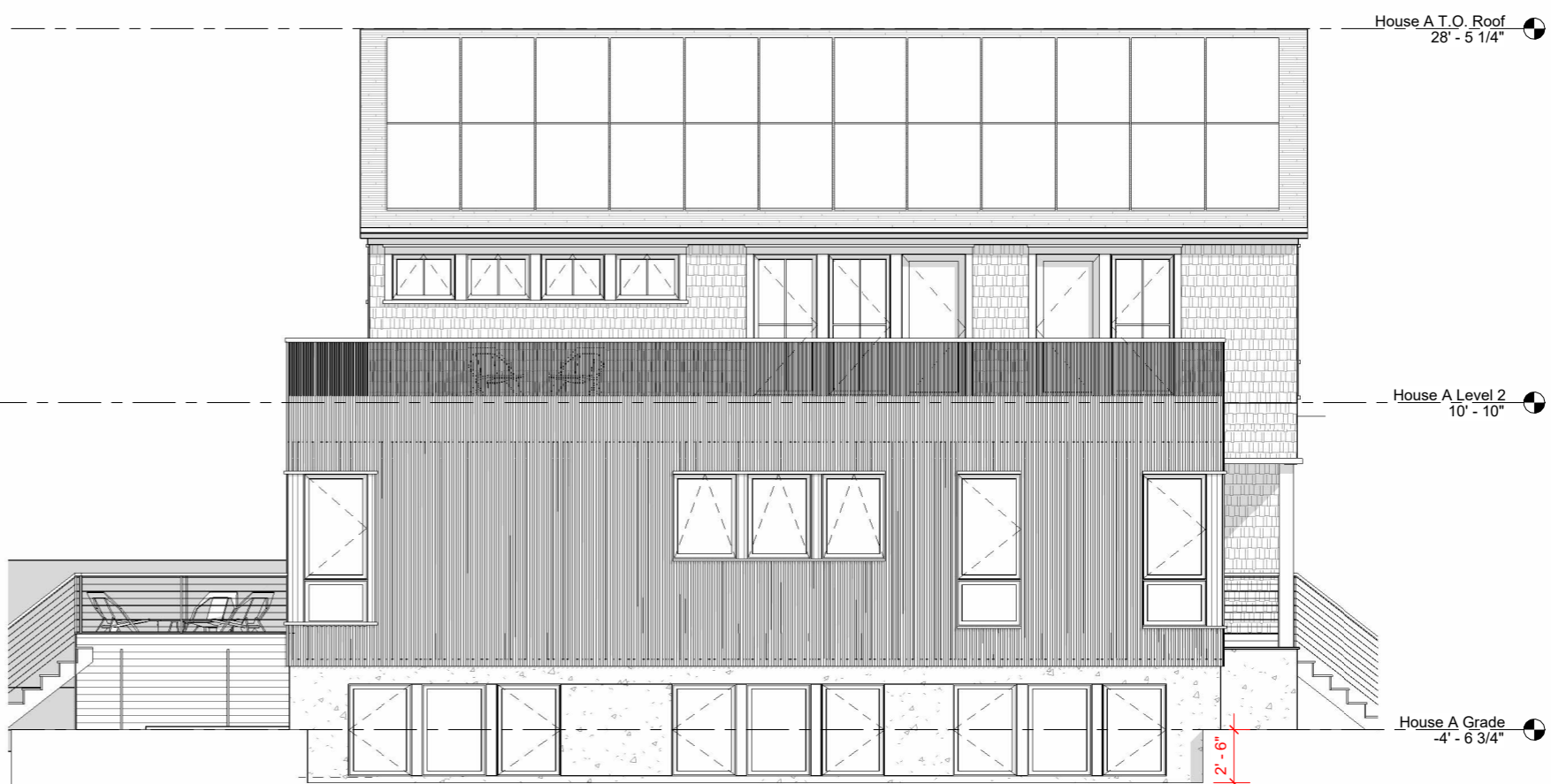
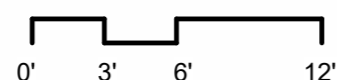
1 House A East Elevation
1/8" = 1'-0"



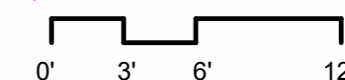
2 House A North Elevation
1/8" = 1'-0"



3 House A West Elevation
1/8" = 1'-0"



4 House A South Elevation
1/8" = 1'-0"



4 Holworthy Terrace
Cambridge, MA 02138
Proposed Elevations_House A

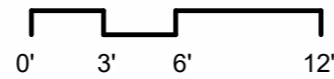
MOSKOW LINN ARCHITECTS, INC.
1693 Massachusetts Ave, Cambridge, MA 02138
617.292.2000 / moskowlinn.com

A2.1

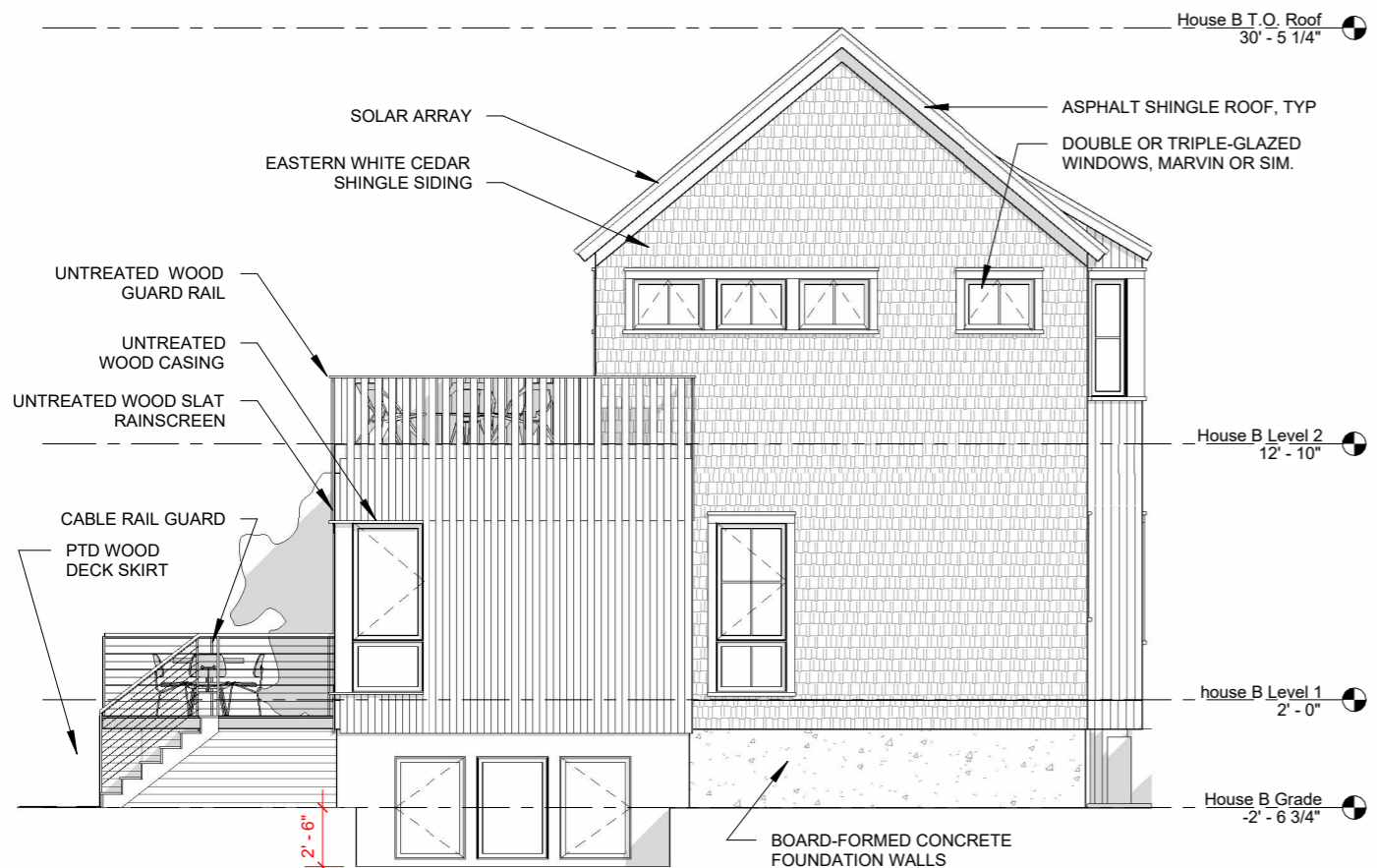
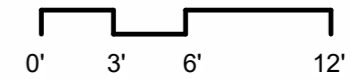
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DATE: 01.08.2024
DRAWN BY: MLA



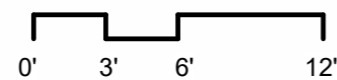
① House B South Elevation
1/8" = 1'-0"



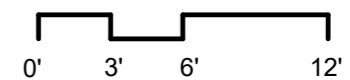
② House B East Elevation
1/8" = 1'-0"



④ House B North Elevation
1/8" = 1'-0"



③ House B West Elevation
1/8" = 1'-0"





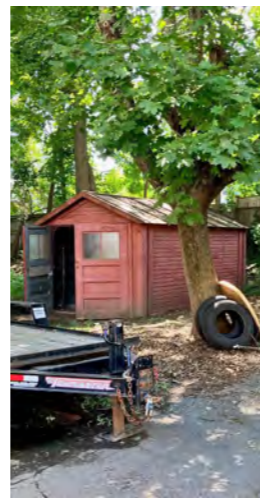
4 Holworthy Terrace
North & West Elevations



4 Holworthy Terrace
South Elevation



4 Holworthy Terrace
Entry & East Elevation



4 Holworthy Terrace
Shed



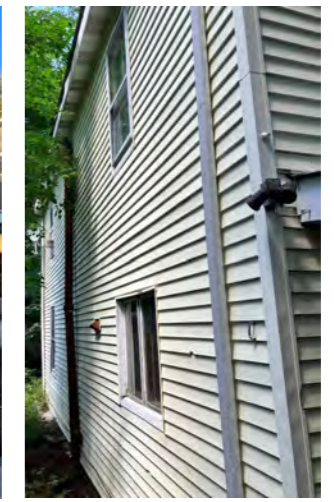
92 Holworthy St
Garage & Entry



92 Holworthy St
South & East Elevations



92 Holworthy St
East Elevation



92 Holworthy St
West Elevation



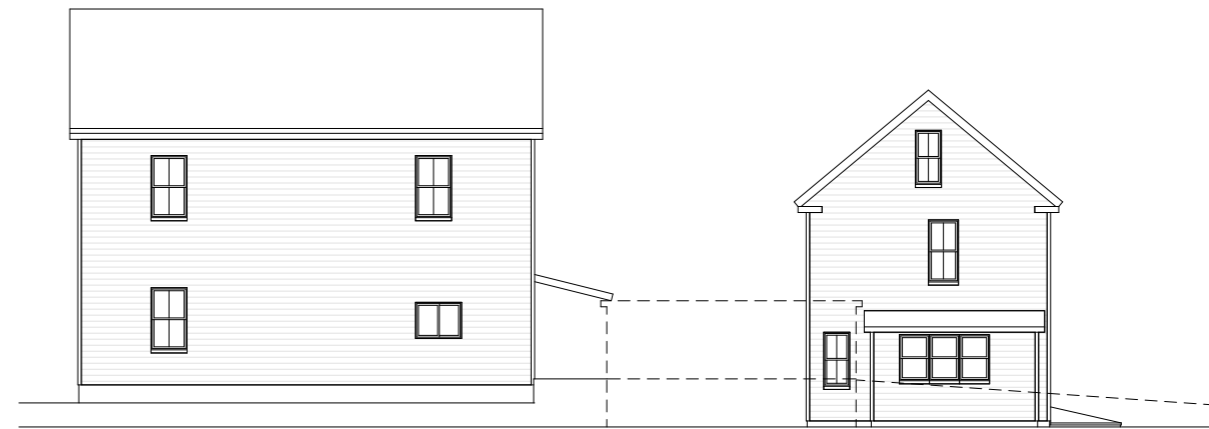
Existing North Elevation



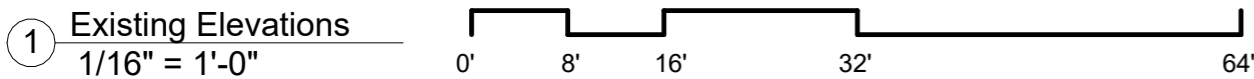
Existing East Elevation



Existing South Elevation



Existing West Elevation



4 Holworthy Terrace
Cambridge, MA 02138

Existing Elevations

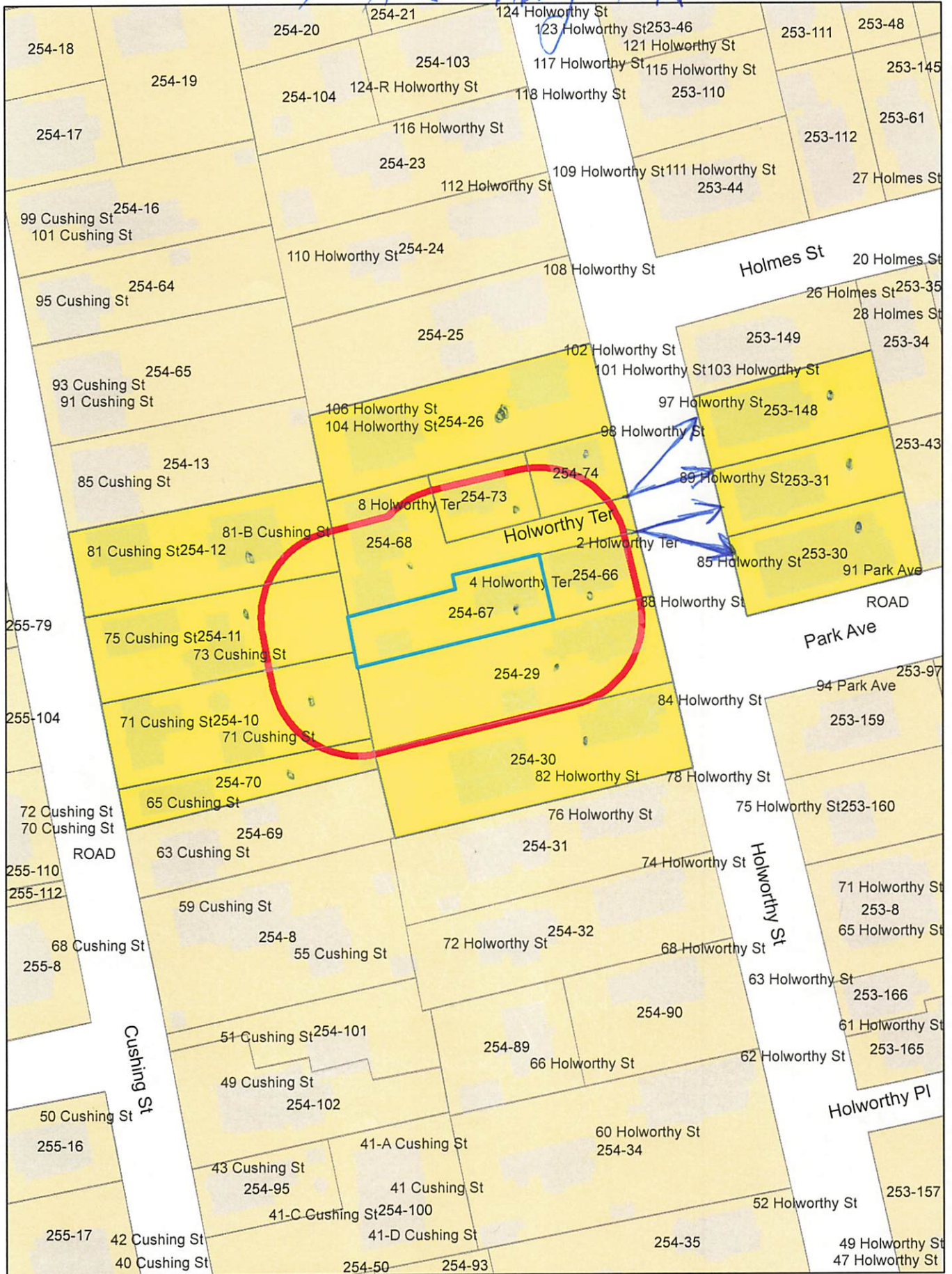
MOSKOW LINN ARCHITECTS, INC.
1693 Massachusetts Ave, Cambridge, MA 02138
617.292.2000 / moskowlinn.com

A2.0

SCALE:	1/16" = 1'-0"
DATE:	12.21.2023
DRAWN BY:	MLA

C:\Users\cc\Desktop\Holworthy Terrace\2023.12.21_Holworthy Terrace_CC.rvt

4 Holworthy Terr.



4 Holworthy term.

Petitioner
MOSKOW LINN ARCHITECTS
C/O ROBERT LINN, AIA
1693 MASS AVENUE
CAMBRIDGE, MA 02138

253-30
SILLARI, STEPHEN
91 PARK AVE
CAMBRIDGE, MA 02138

253-148
LONG, KATHRYN
TRUSTEE OF LONG SMITH FAMILY TRUST.
97 HOLWORTHY ST
CAMBRIDGE, MA 02138

254-26
STIEFF, PRISCILLA C.
102 HOLWORTHY ST UNIT 1
CAMBRIDGE, MA 02138

253-31
COYLE, MAXINE
89 HOLWORTHY ST. UNIT#1
CAMBRIDGE, MA 02138

253-31
LO, MICHAEL MAI,
TRUSTEE OF THE CHENG & LO LIVING TRUST
1543 TODD ST
MOUNTAIN VIEW, CA 94040

253-31
CIOFFI, ANDREA K.
89 HOLWORTHY ST #2
CAMBRIDGE, MA 02138

254-11
GUNGOR, TUNCH A.
75 CUSHING ST
CAMBRIDGE, MA 02138

254-30
BINGHAM, FRANCIS ANDREA EICHMAN
84 HOLWORTHY ST UNIT #2
CAMBRIDGE, MA 02138

254-73
BRENDA SHANNON 2019 TRUST
96 HOLWORTHY ST
CAMBRIDGE, MA 02139

254-12
GEHANT, ALLAN & KATHRYN GATELY
81 CUSHING ST UNIT 81B
CAMBRIDGE, MA 02138

254-26
LOU, CHANGGANG & JINGXIA WEN
104 HOLWORTHY ST UNIT 2
CAMBRIDGE, MA 02138

254-30
MCKIE, JUDY K. & TODD S. MCKIE
82 HOLWORTHY ST UNIT 1
CAMBRIDGE, MA 02138

254-67
DENNIS, JUSTIN & CHRISTOPHER DENNIS
6 CROWNINSHIELD RD.
MARBLEHEAD, MA 01945-2629

254-12
MASCOLL, KEITH & ROXANE MASCOLL
81 CUSHING ST
CAMBRIDGE, MA 02138

254-26
KRZYSZWIAK-HELMLINGER, MALGORZA
106 HOLWORTHY ST UNIT 3
CAMBRIDGE, MA 02138

254-11
MANKINS, DAVID PATRICK &
GWENDOLYN WHITTAKER
73 CUSHING ST UNIT 73
CAMBRIDGE, MA 02138-4581

254-12
PLANTE, JO-ANN THAYER G. PLANTE
81A CUSHING ST
CAMBRIDGE, MA 02138

254-70
PILOTTO, SANDRA K. & DUNCAN S. MARTIN
65 CUSHING ST
CAMBRIDGE, MA 02138

254-29
SILLARI ENTERPRISES LLC
C/O STEPHEN SILLARI
91 PARK AVE
CAMBRIDGE, MA 02138

254-68
DENNIS, JUSTIN PETER CHRISTOPHER
WARREN DENNIS
6 CROWNINSHIELD RD
MARBLEHEAD, MA 01945

254-74
TALARICO, DENISE SCOTT R. DURKIN
167 HOLWORTHY ST
CAMBRIDGE, MA 02138

254-66
LEE, KRISTEN L CHAD A FAULKNER
90 HOLWORTHY ST
CAMBRIDGE, MA 02138

254-10
WHITE, GEORGE J. & LYNN M. WHITE,
TRS THE WHITE FAMIL REV TRUST
71 CUSHING ST
CAMBRIDGE, MA 02138

CHRISTOPHER W. DENNIS
1900 AIRPORT COMMERCE DR. APT. 1134
AUSTIN, TX 78741

Pacheco, Maria

From: Brenda Shannon <fearnoart360@gmail.com>
Sent: Monday, February 26, 2024 11:31 AM
To: Pacheco, Maria
Cc: Robert Linn
Subject: 4 Holworthy Terrace BZA-253656

Dear Ms. Pacheco,

I am writing in support of the project under consideration at 4 Holworthy Terrace. My property at 96 Holworthy Street abuts the property in question.

Robert Linn, the architect involved in the project, has reached out several times and invited my input. Twice we have met and he has shared drawings of what is being proposed.

Amongst other things, I was impressed with the amount of research that was put into tracking the sun and how various designs would impact the amount of sunlight reaching my property. I have appreciated the ability to express my thoughts and concerns and to have those thoughts and concerns incorporated into what I have been told is the final design.

I am intrigued with the design work that Mr. Linn has previously been involved with on Holworthy Street. I like the respect he seems to have for the architecture of the neighborhood as well as the way he incorporates contemporary design concepts into the landscape. I appreciate the way Mr. Linn is designing the buildings and landscaping to blend into the several homes that surround 4 Holworthy Terrace, including mine. I like his willingness to work together.

The property in question has been problematic since I purchased my property in 2019. Although I have thoroughly enjoyed the various tenants who have occupied the premises, the owner could only be described as a slumlord. The properties have been thoroughly milked and no repairs have been done. The roof shingles constantly litter my yard presenting a hazard and an annoyance. The drainage on the property is inadequate and there are constantly huge undrained areas providing a breeding ground for mosquitos. The rats have been problematic because the landlord did not properly handle the trash, was not on top of rodent control and refused to keep the vegetation under control providing lots of places for rats to hide.

Although I can't say I am looking forward to the disruption from construction so close to my home, I will greatly appreciate that the property will be upgraded in a thoughtful way. I am also confident that Mr. Linn will consider various ways to mediate any disruption to the extent that is reasonable and possible.

Thank you for considering my thoughts. I hope the variance is granted.

Sincerely,

Brenda Shannon
96 Holworthy Street
Cambridge, MA 02138



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: Joseph Bauserm Date: 2/8/24
(Print)

Address: 4 Melworthy Terrace

Case No. BZA-253656

Hearing Date: 2/29/24

Thank you,
Bza Members