



# CITY OF CAMBRIDGE

## BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

APR 6 AM 11:36  
OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

### BZA Application Form

**BZA Number: 268589**

#### General Information

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

Special Permit: \_\_\_\_\_ Variance:  X  Appeal: \_\_\_\_\_

**PETITIONER:** Duncan MacArthur / Baker Pond LLC C/O Robert Linn

**PETITIONER'S ADDRESS:** Moskow Linn Architects Inc., 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/

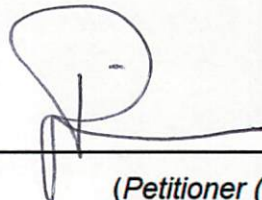
#### **DESCRIPTION OF PETITIONER'S PROPOSAL:**

We propose to demolish the existing houses at 4 Holworthy Terrace and 92 Holworthy and replace with two newsingle family residences. Due to the unusual shape of the lot, House B cannot conform to the required rear yardsetback 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

(Print Name)

Address:  
Tel. No.

MOSKOW LINN ARCHITECTS INC. 1693 MASS.AVE.,  
617-803-8780      CAMBRIDGE, MA 02138

**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 Duncan MacArthur / Baker Pond LLC  
(OWNER)

Address: 52 Standish Street #1, Cambridge MA 02138

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 Baker Pond LLC

\*Pursuant to a deed of duly recorded in the date 4/8/2024, Middlesex South County Registry of Deeds at Book 82645, Page 223; or Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_  
Book \_\_\_\_\_ Page \_\_\_\_\_.

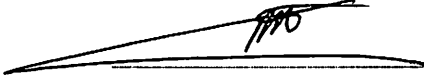


~~SIGNATURE BY LAND OWNER OR~~  
**AUTHORIZED TRUSTEE, OFFICER OR AGENT\***

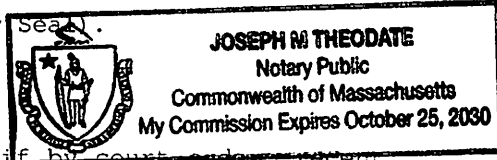
*\*Written evidence of Agent's standing to represent petitioner may be requested.*

Commonwealth of Massachusetts, County of Middlesex

The above-name Duncan S MacArthur personally appeared before me, this 29 of APRIL, 2024, and made oath that the above statement is true.

  
Notary

My commission expires oct 25, 2030 (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:

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.**



Date: \_\_\_\_\_

### **BZA Application Form**

#### **DIMENSIONAL INFORMATION**

**Applicant:** Duncan MacArthur / Baker Pond LLC  
**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 gsf	4,356 gsf	(max.)
<u>LOT AREA:</u>		10,304 sf.	10,304 sf.	5,000 sf.	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> <sup>2</sup>		0.36	0.42	.42 max (.5 for first 5,000 and .35 for remaining sf)	
<u>LOT AREA OF EACH DWELLING UNIT</u>		5,152 sf.	5,152 sf.	3,098 sf.	
<u>SIZE OF LOT:</u>	WIDTH	62.3' (average)	62.3' (average)	50'	
	DEPTH	170.5'	170.5'	N/A	
<u>SETBACKS IN FEET:</u>	FRONT	4 Holworthy Terrace: 5.8', 92 Holworthy: 19.2'	House A, 27.0', House B, 19.8'	15'	
	REAR	4 Holworthy Terrace: 70.7', 92 Holworthy: 8.8'	House A, 37.1', House B 7.5'	House A, 25.3', House B 25'	
	LEFT SIDE	4 Holworthy Terrace: 11.8', 92 Holworthy: 57.4'	House A, 7.8', House B, 46.0'	7.5' (sum of 20)	
	RIGHT SIDE	4 Holworthy Terrace: 26.4', 92 Holworthy: 5.7'	House A, 23.7', House B, 7.8'	7.5' (sum of 20)	
<u>SIZE OF BUILDING:</u>	HEIGHT	4 Holworthy Terrace: 28.0', 92 Holworthy: 35.7'	House A, 33.0', House B, 33.0'	35.0'	
	WIDTH	4 Holworthy Terrace: 20.42', 92 Holworthy: 25.7'	House A: 47.5', House B: 45.1'	NA	
	LENGTH	4 Holworthy Terrace: 34.9', 92 Holworthy: 35.7'	House A: 27.5', House B: 32.8'	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		3,091 sq. ft. (30% of lot area)	4,846 sq. ft. (47% 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	NA	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		46.7'	14.8'	11.2'	



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
A0.0	Cover Sheet
A0.1	Zoning Compliance
A0.2	Site Context
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

SCALE: As indicated

DATE: 04.10.2024

DRAWN BY: MLA

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

**A0.0**

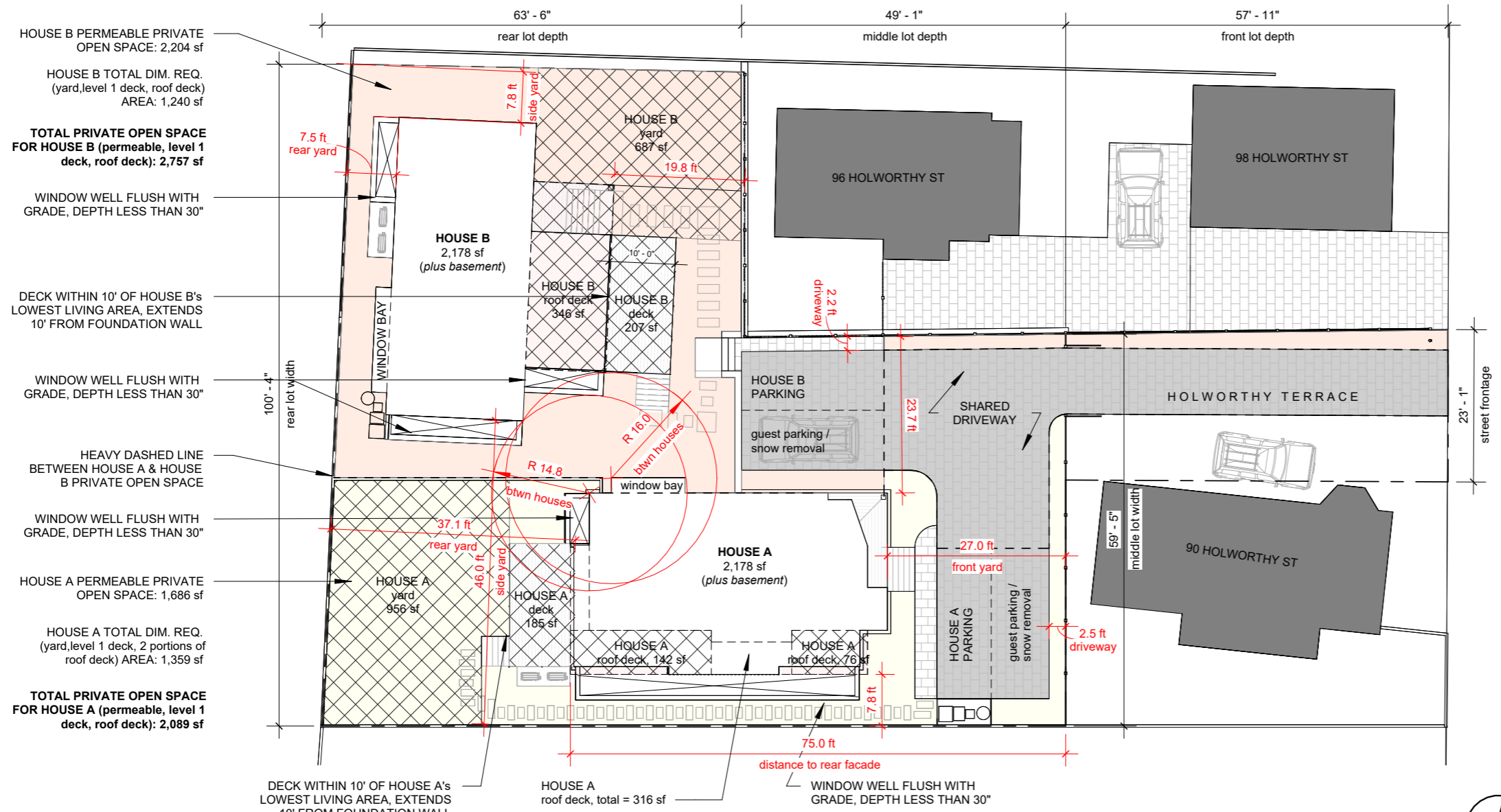
4 Holworthy Terrace  
Cambridge, MA 02138

Cover Sheet



**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'	27.0'
House B	15'	19.8'
Min. Side Yards		
House A	7.5' (min sum of 20')	7.8' + 23.7' = 31.5'
House B	7.5' (min sum of 20')	7.8' + 46.0' = 53.8'
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'	14.8'
Min. Ratio of Private Open Space to Lot Area	4,122 sq ft (40% of lot area)	4,846 sq ft (47% of lot area)
50% to meet Dimensional Limitations per 5.22.1	2,061 sq ft (50% of min req private open space)	2,599 sq ft (63% of min req private open space)
50% to meet Definition of Permeable Open Space	2,061 sq ft (50% of min req private open space)	3,890 sq ft (94% 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	1,192 sq ft
House A Level 1 Covered Outdoor Floor Area	n/a	n/a
House A Level 2 Floor Area	n/a	986 sq ft
House B Level 1 Floor Area	n/a	1,222 sq ft
House B Level 1 Covered Outdoor Floor Area	n/a	n/a
House B Level 2 Floor Area	n/a	956 sq ft



HOUSE B PERMEABLE PRIVATE OPEN SPACE: 2,204 sf

HOUSE B TOTAL DIM. REQ. (yard, level 1 deck, roof deck) AREA: 1,240 sf

**TOTAL PRIVATE OPEN SPACE FOR HOUSE B (permeable, level 1 deck, roof deck): 2,757 sf**

WINDOW WELL FLUSH WITH GRADE, DEPTH LESS THAN 30"

DECK WITHIN 10' OF HOUSE B's LOWEST LIVING AREA, EXTENDS 10' FROM FOUNDATION WALL

WINDOW WELL FLUSH WITH GRADE, DEPTH LESS THAN 30"

HEAVY DASHED LINE BETWEEN HOUSE A & HOUSE B PRIVATE OPEN SPACE

WINDOW WELL FLUSH WITH GRADE, DEPTH LESS THAN 30"

HOUSE A PERMEABLE PRIVATE OPEN SPACE: 1,686 sf

HOUSE A TOTAL DIM. REQ. (yard, level 1 deck, 2 portions of roof deck) AREA: 1,359 sf

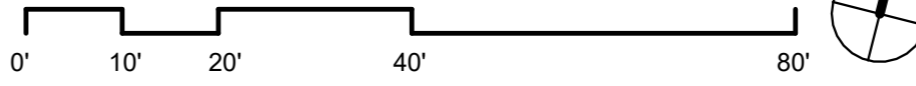
**TOTAL PRIVATE OPEN SPACE FOR HOUSE A (permeable, level 1 deck, roof deck): 2,089 sf**

DECK WITHIN 10' OF HOUSE A's LOWEST LIVING AREA, EXTENDS 10' FROM FOUNDATION WALL

HOUSE A roof deck, total = 316 sf

- Areas to meet Dimensional Requirements per 5.22.1
- HOUSE B Permeable Private Open Space
- HOUSE A Permeable Private Open Space
- Roof Deck

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



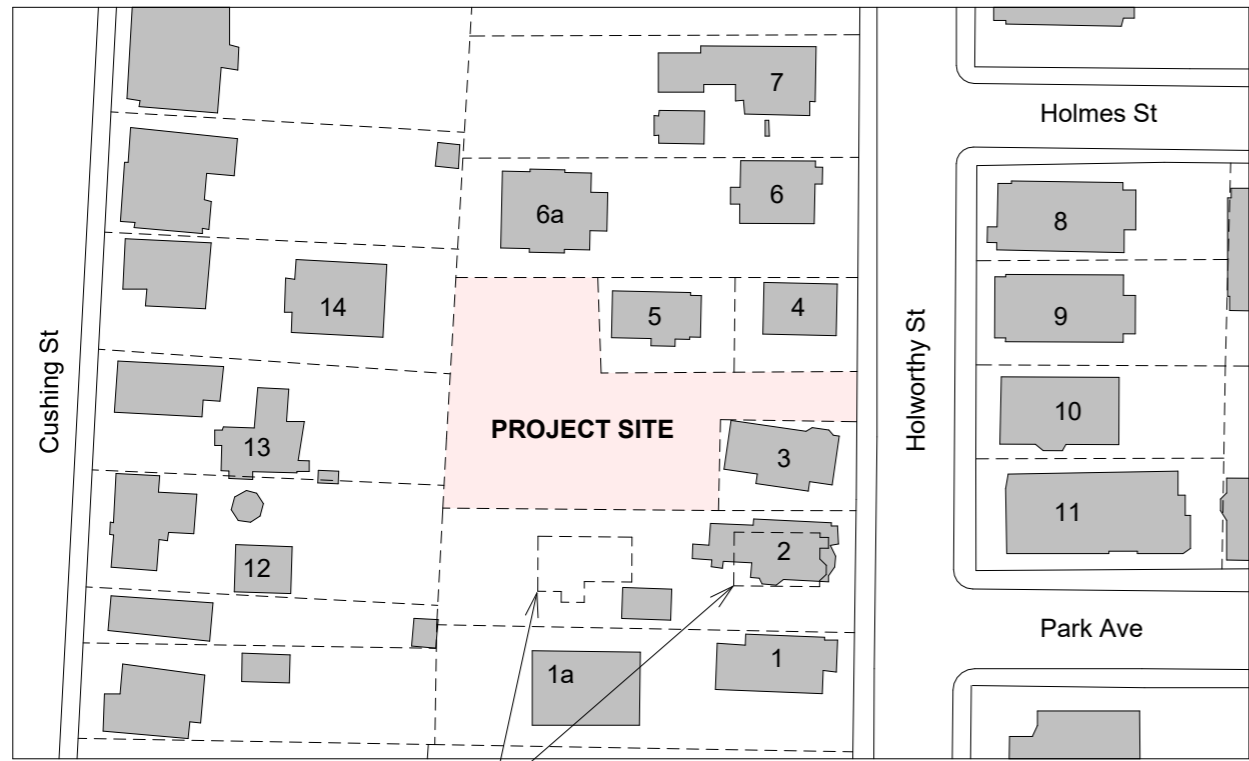
4 Holworthy Terrace  
Cambridge, MA 02138  
Zoning Compliance

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

**A0.1**

SCALE: 1" = 20'-0"  
DATE: 04.10.2024  
DRAWN BY: MLA

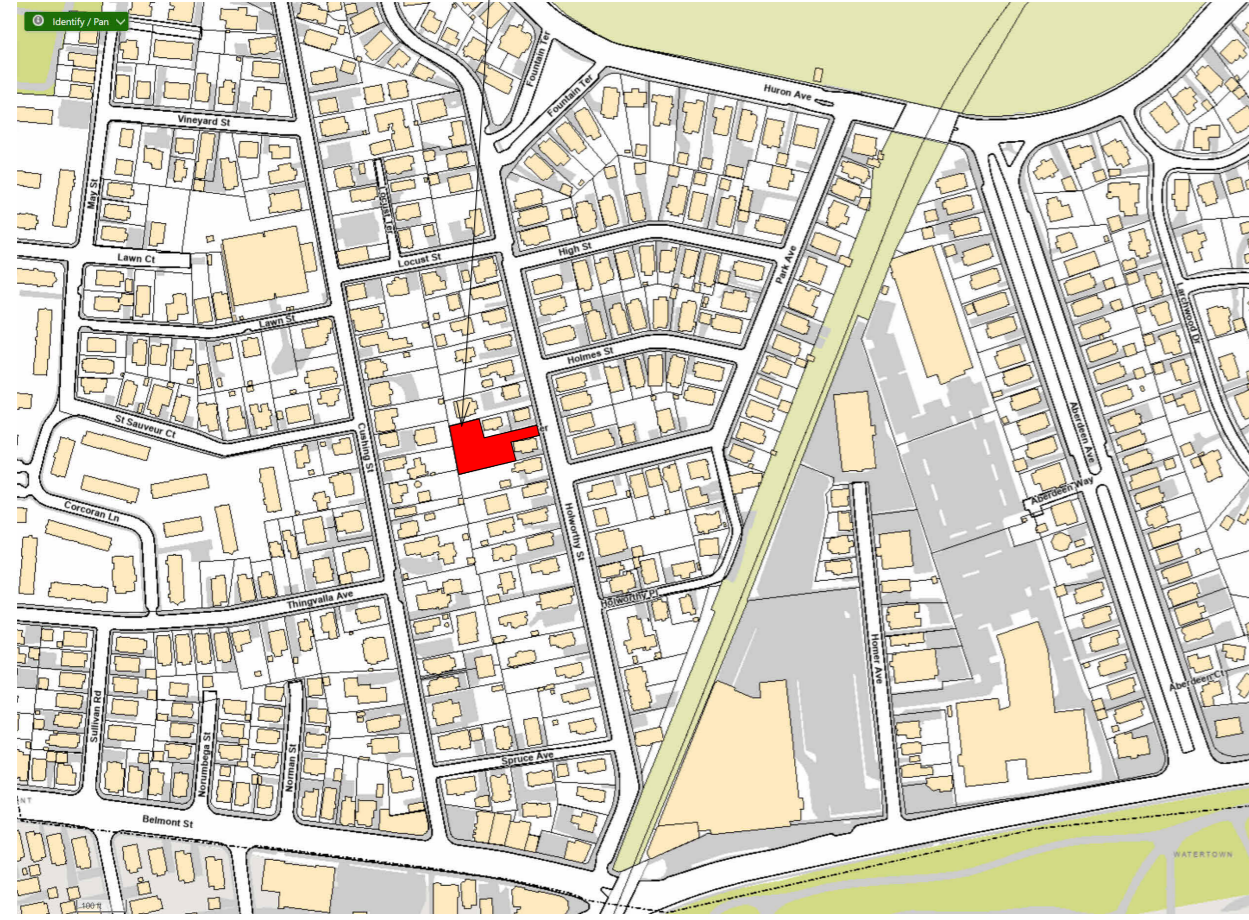
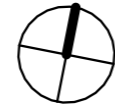




1 Site Context  
1" = 80'-0"

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  
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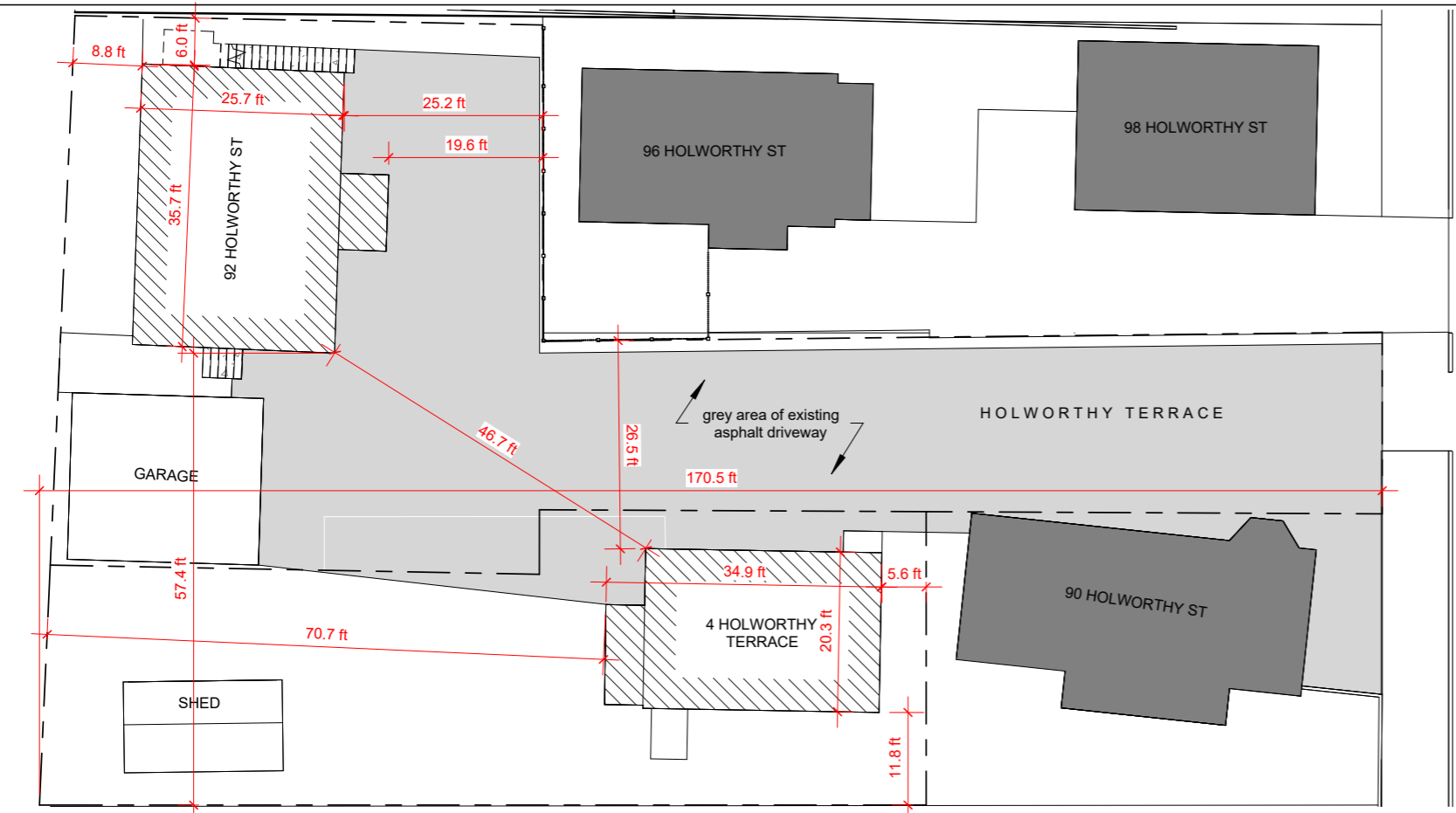
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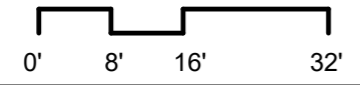
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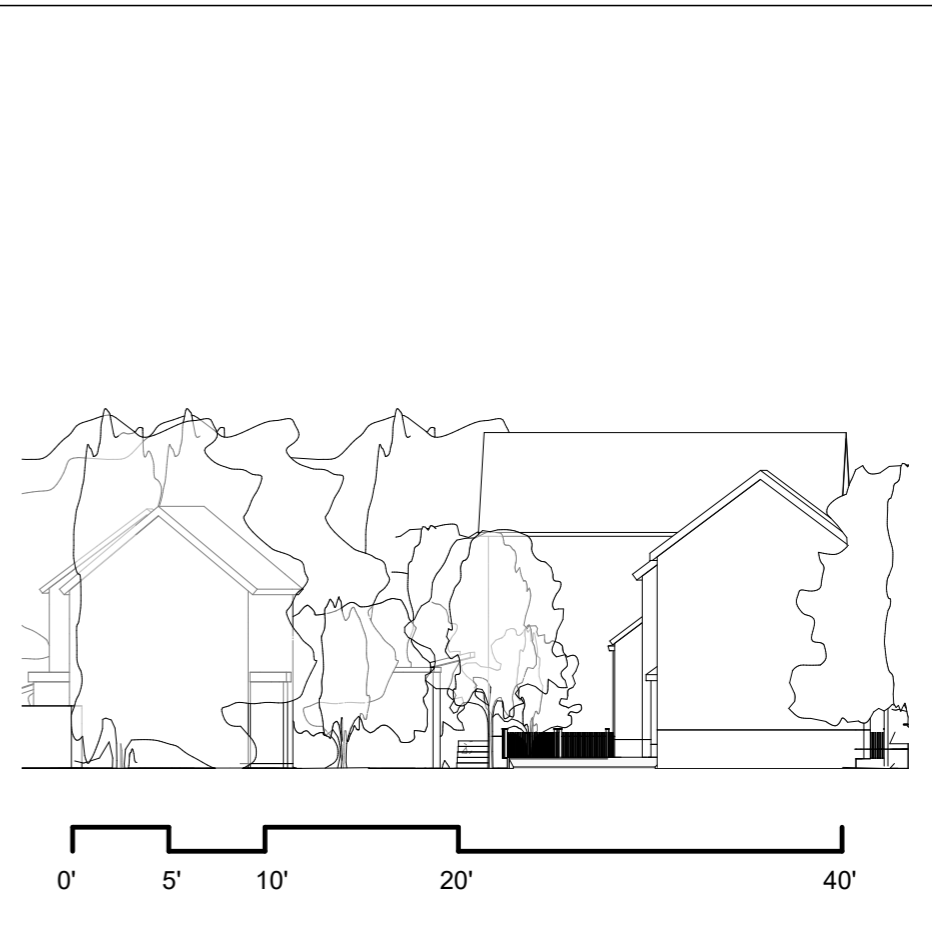
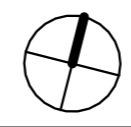




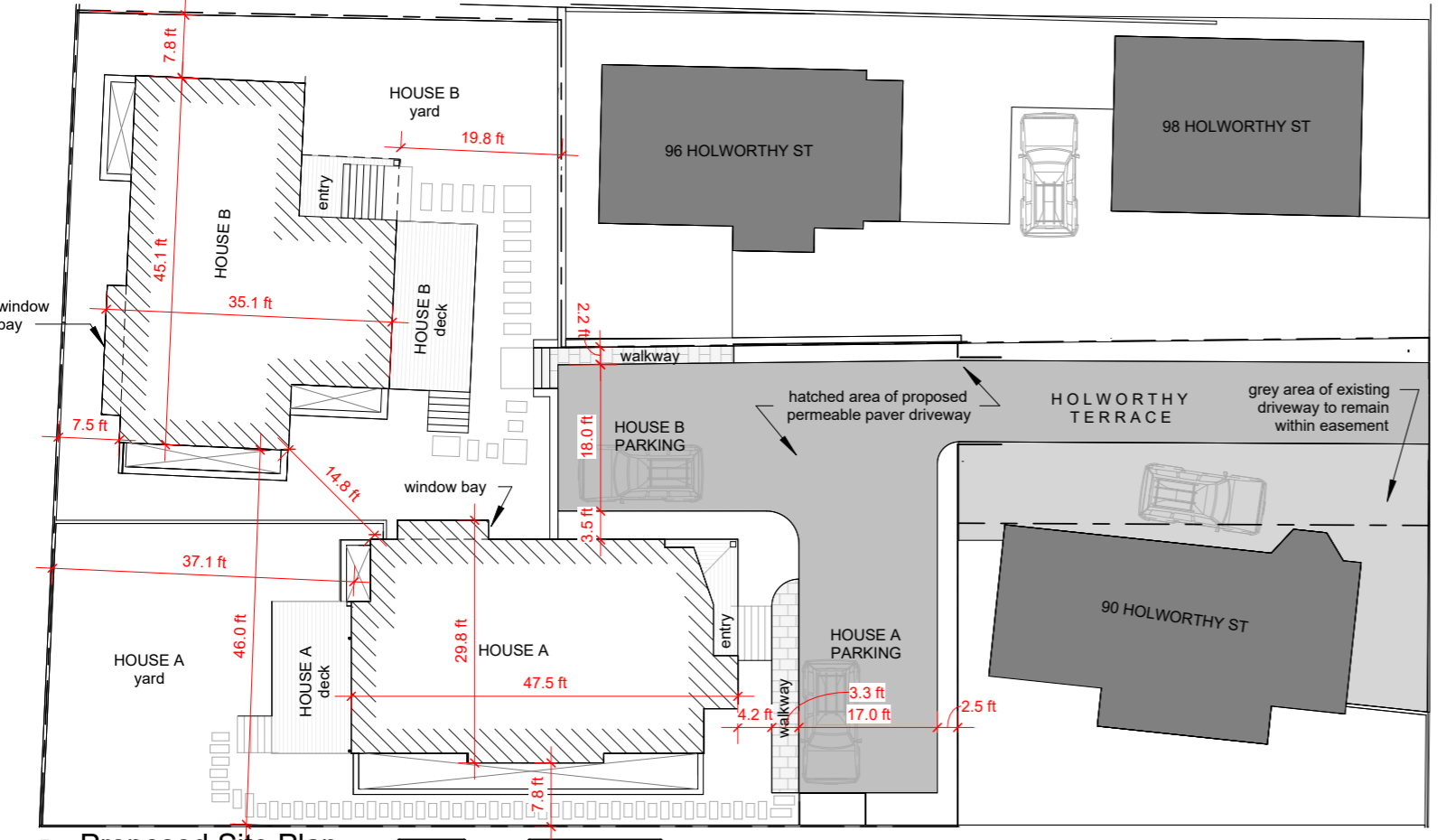
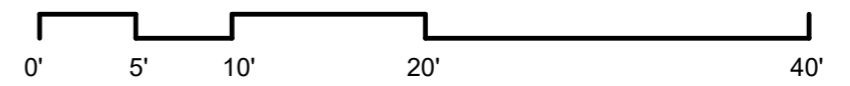
2 Existing Site Plan  
3/64" = 1'-0"



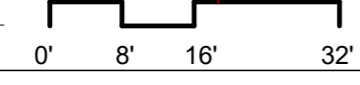
HOLWORTHY STREET



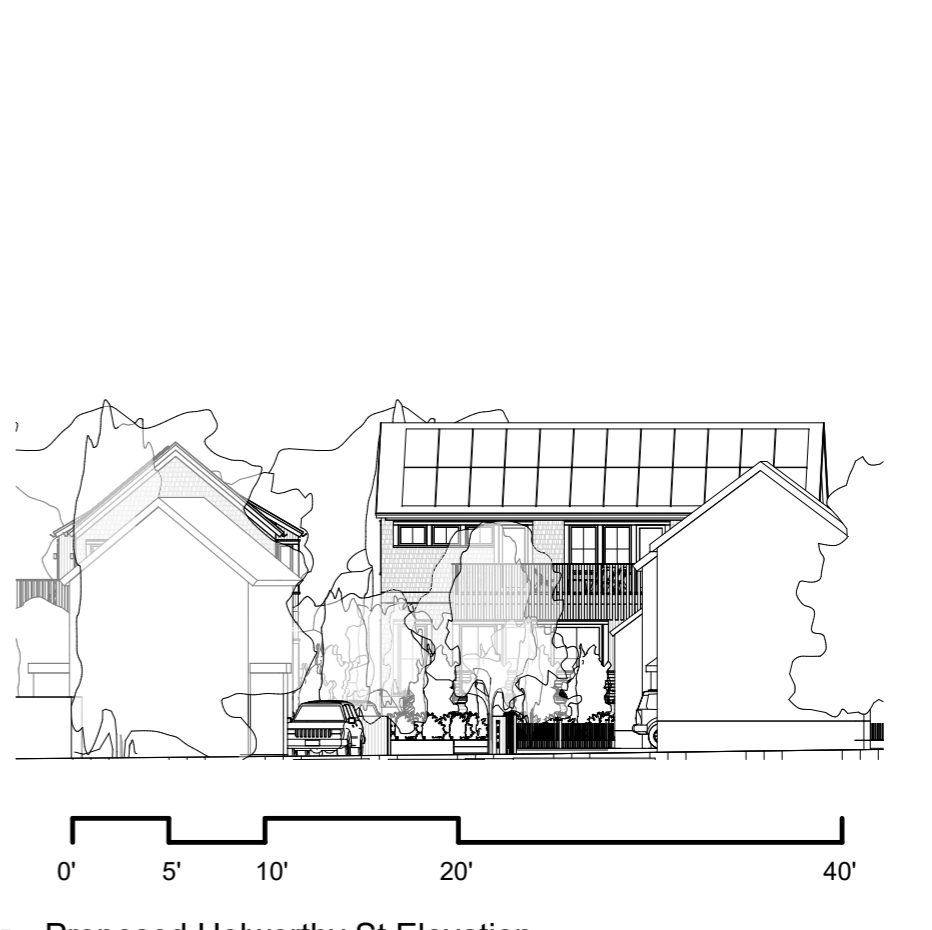
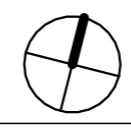
4 Existing Holworthy St Elevation  
1" = 20'-0"



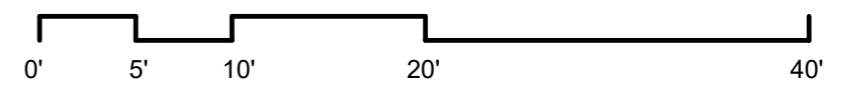
1 Proposed Site Plan  
3/64" = 1'-0"



HOLWORTHY STREET



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



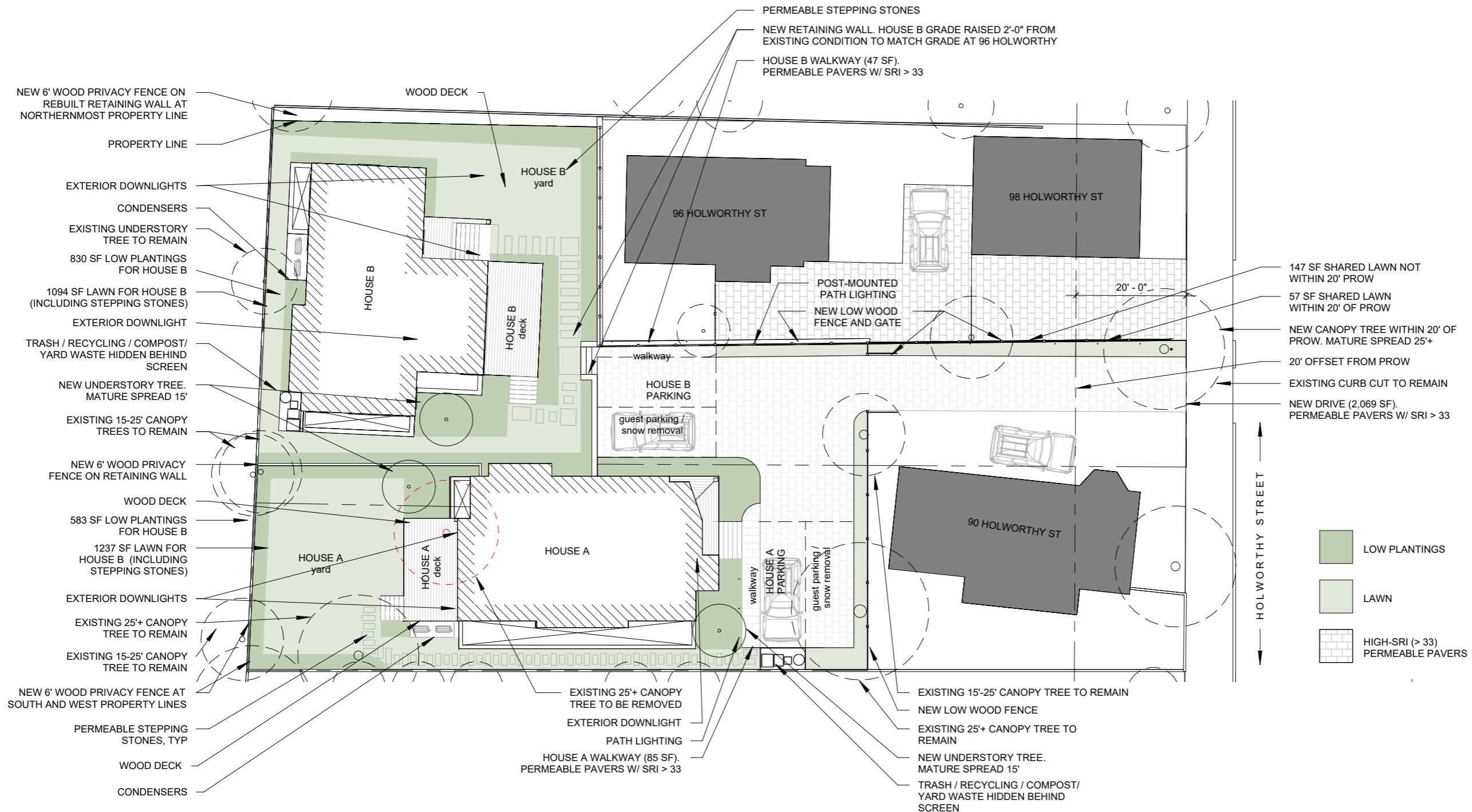
4 Holworthy Terrace  
Cambridge, MA 02138

Proposed Site Plan

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

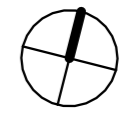
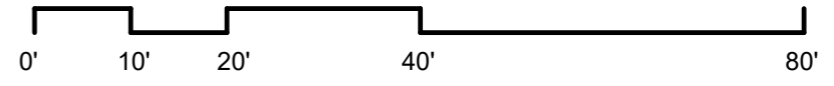
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SCALE: As indicated  
DATE: 04.10.2024  
DRAWN BY: MLA



- LOW PLANTINGS
- LAWN
- HIGH-SRI (> 33) PERMEABLE PAVERS

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



SCALE: 1" = 20'-0"  
DATE: 04.10.2024  
DRAWN BY: MLA

# A0.5

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

4 Holworthy Terrace  
Cambridge, MA 02138  
Architectural Landscape Drawing





9 AM

12 PM

3 PM

6 PM

EXISTING SITE - SPRING EQUINOX



9 AM

12 PM

3 PM

6 PM

PROPOSED PROJECT - SPRING EQUINOX



4 Holworthy Terrace  
Cambridge, MA 02138

Shadow Studies - Spring Equinox

**MOSKOW LINN ARCHITECTS, INC.**

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**A0.6**

SCALE:

DATE: 04.10.2024

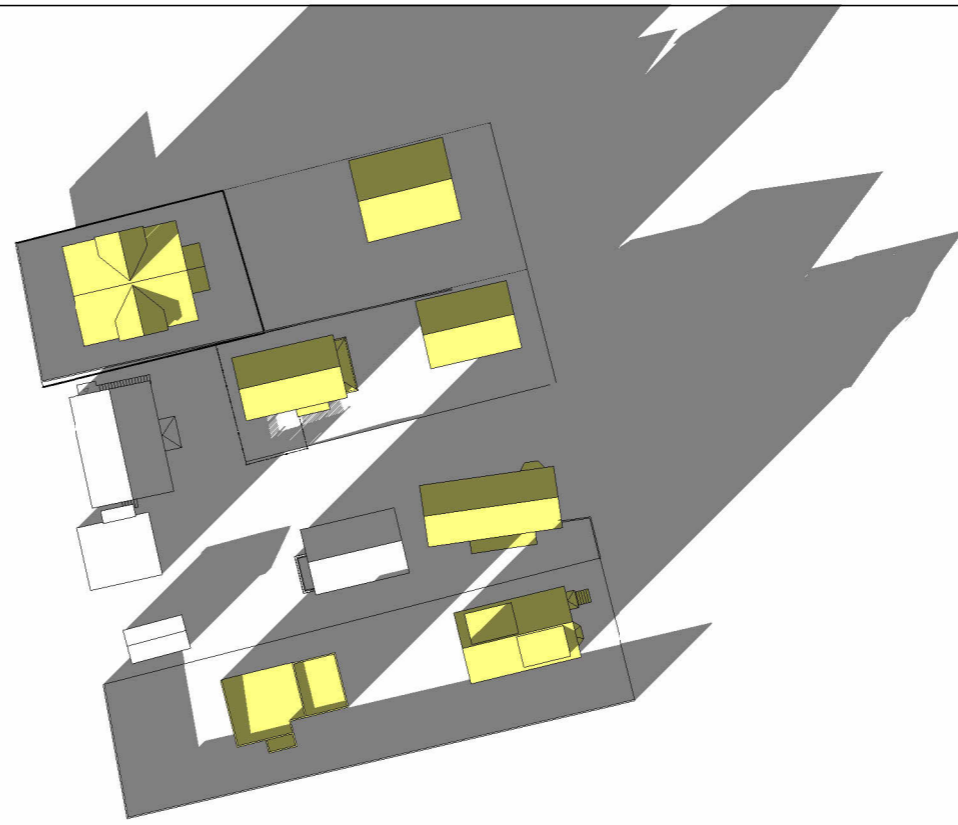
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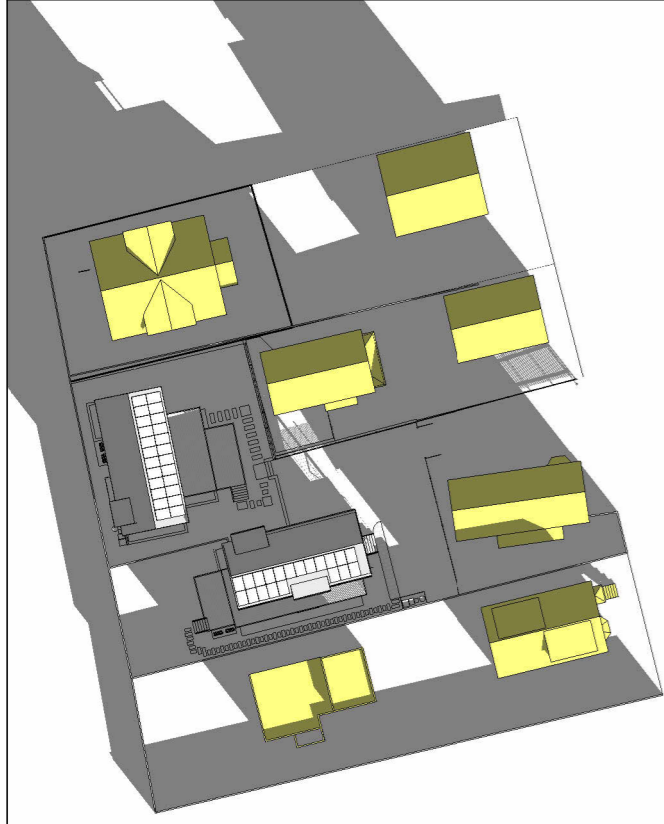
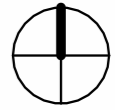


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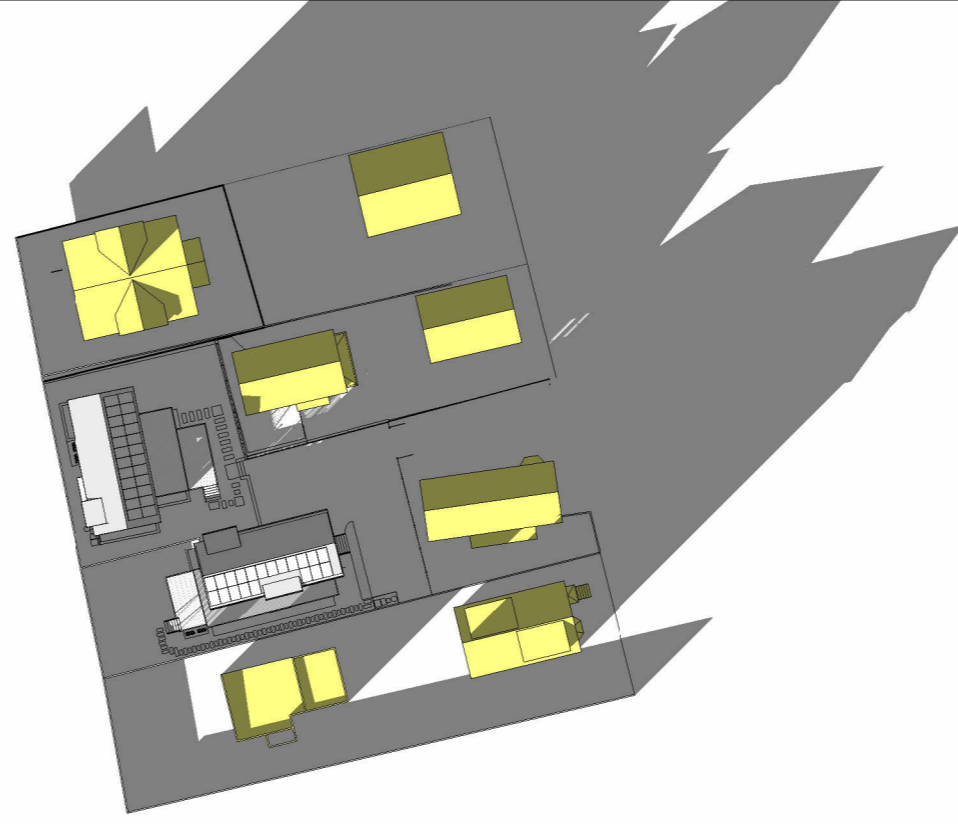
**EXISTING SITE - WINTER SOLSTICE**



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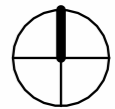


12 PM



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: 04.10.2024

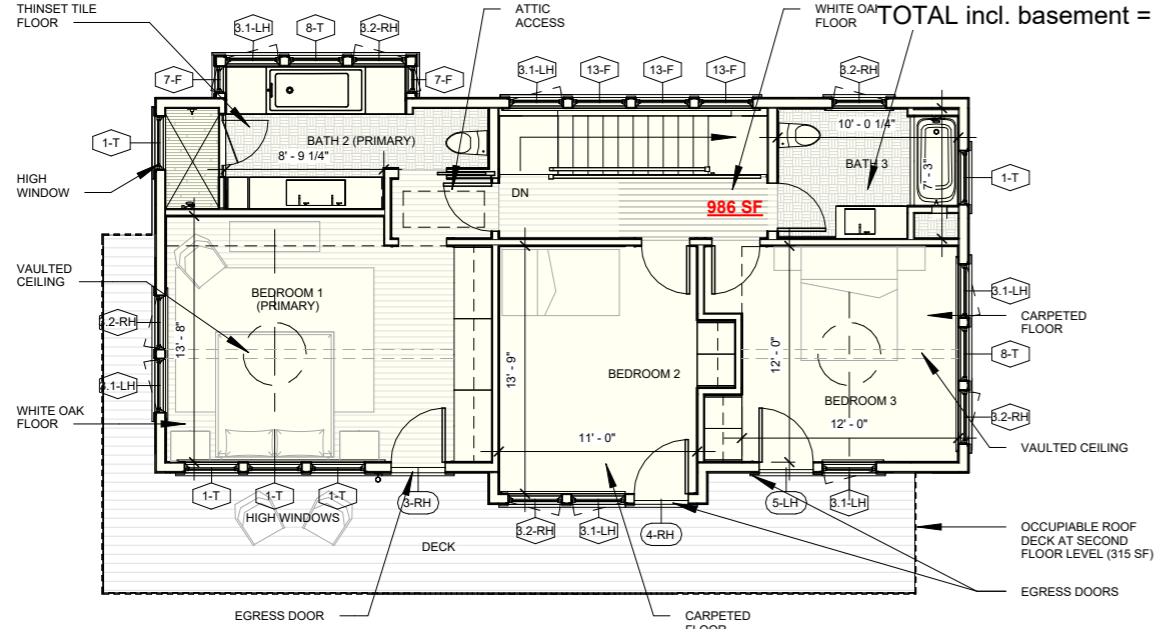
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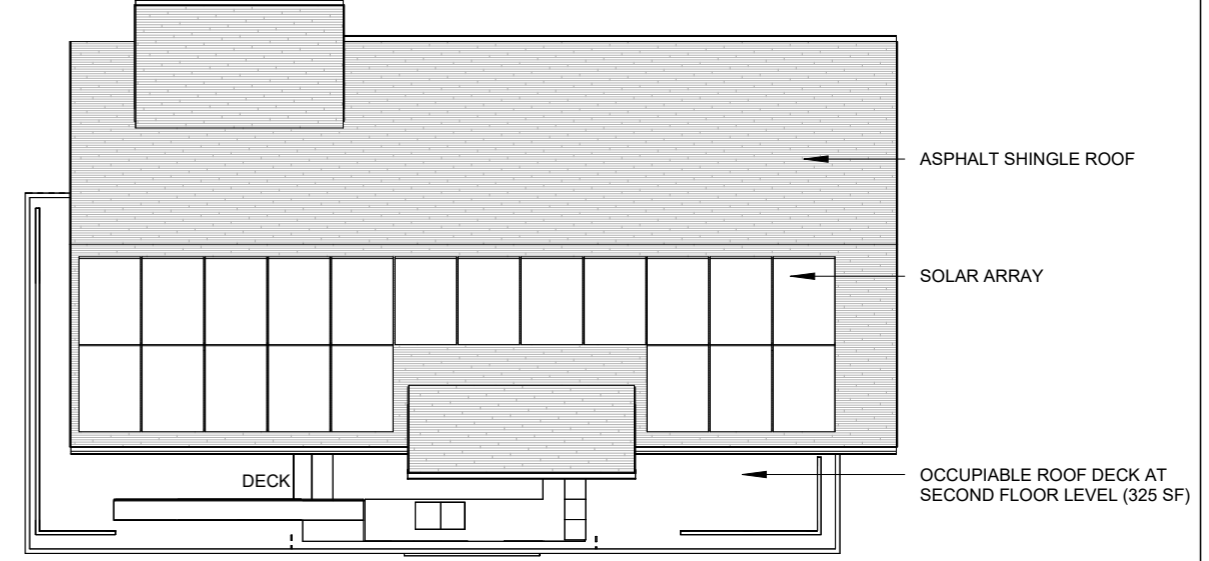
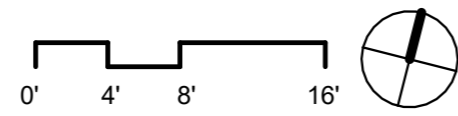
**HOUSE A (4 BEDS, 3.5 BATHS):**

BASEMENT LEVEL = 1,212 SF  
 LEVEL 1 = 1,192 SF  
 LEVEL 2 = 986 SF

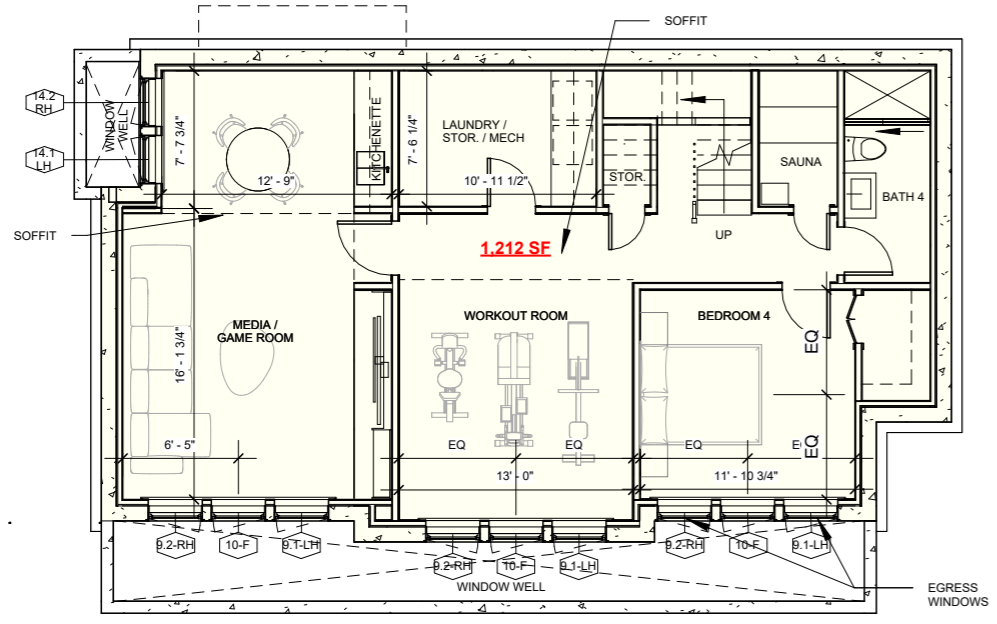
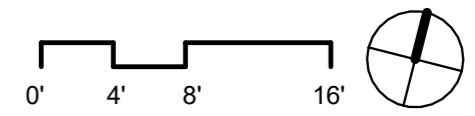
**TOTAL GFA = 2,178 SF**  
**TOTAL incl. basement = 3,390 SF**



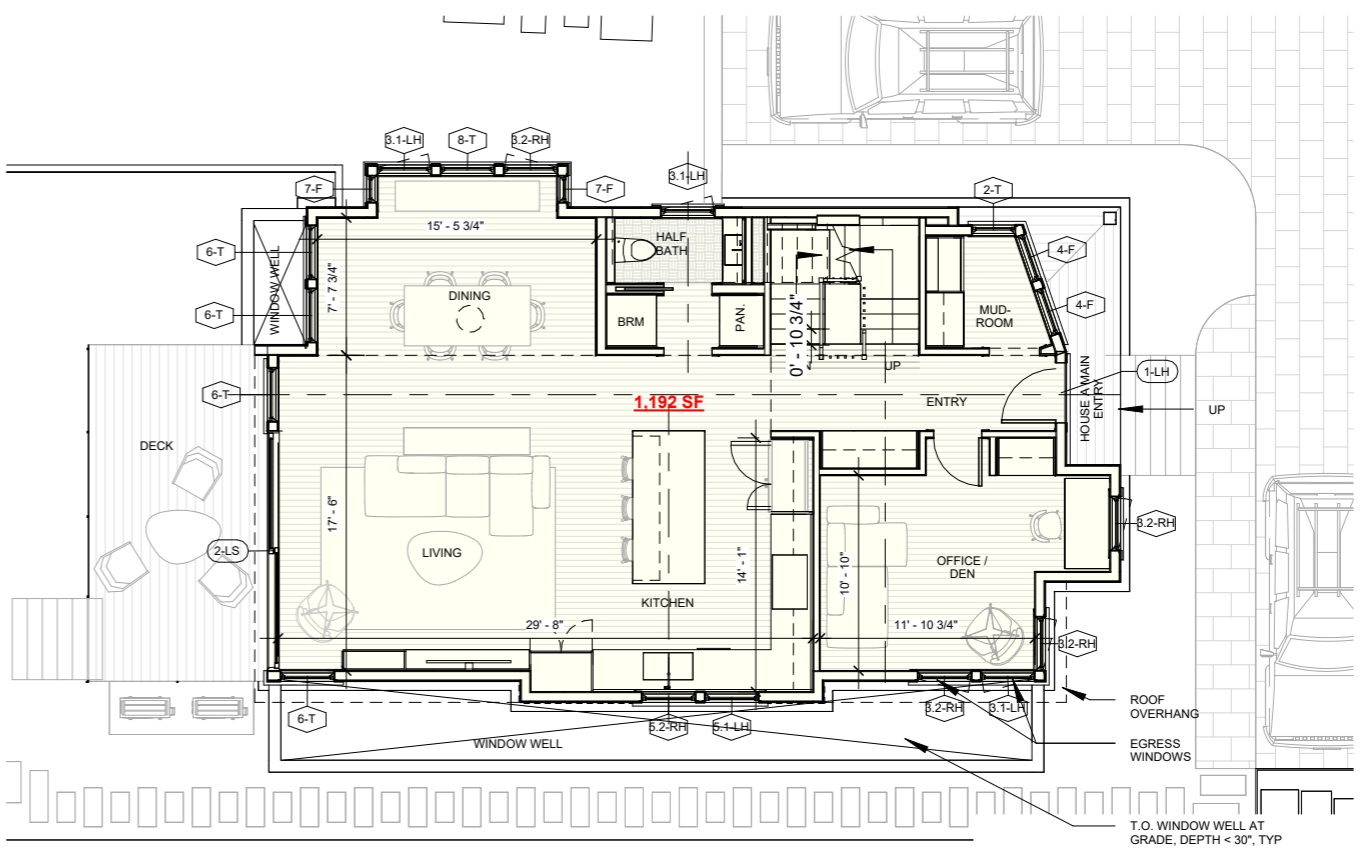
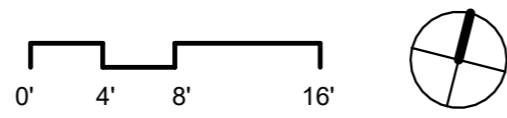
**3 LEVEL 2 house A**  
 3/32" = 1'-0"



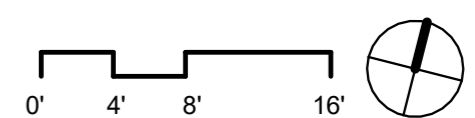
**4 Roof house A**  
 3/32" = 1'-0"



**1 Basement house A**  
 3/32" = 1'-0"



**2 LEVEL 1 house A**  
 3/32" = 1'-0"



4 Holworthy Terrace  
 Cambridge, MA 02138

Floor Plans\_House A

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

**A1.0**

SCALE: 3/32" = 1'-0"  
 DATE: 04.10.2024  
 DRAWN BY: MLA



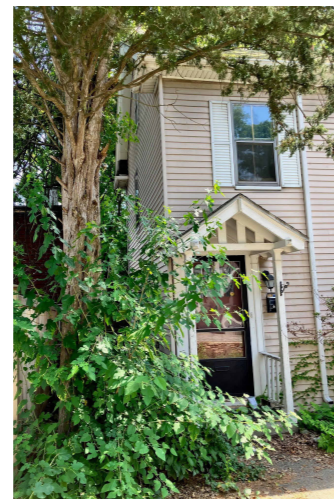




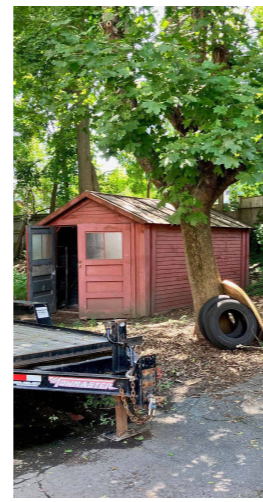
4 Holworthy Terrace  
North & West Elevations



4 Holworthy Terrace  
South Elevation



4 Holworthy Terrace  
Entry & East Elevation



4 Holworthy Terrace  
Shed



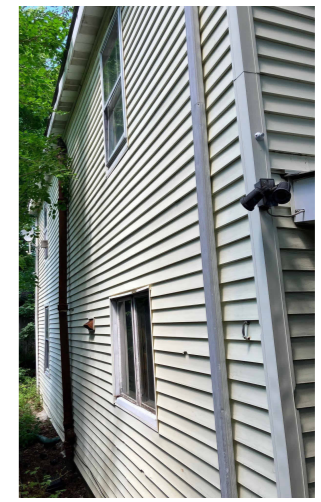
92 Holworthy St  
Garage & Entry



92 Holworthy St  
South & East Elevations



92 Holworthy St  
East Elevation



92 Holworthy St  
West Elevation



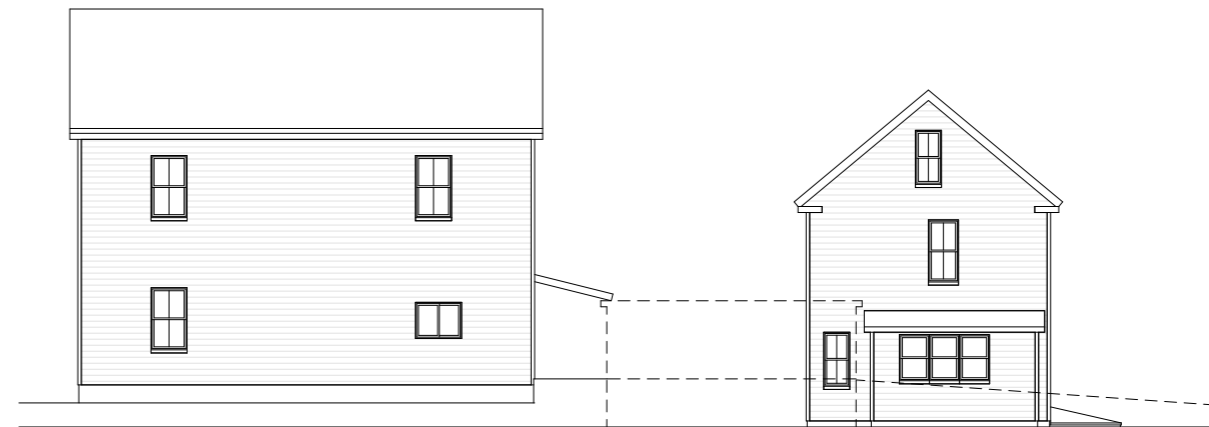
Existing North Elevation



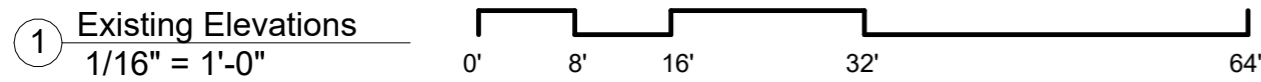
Existing East Elevation



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"

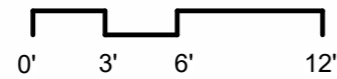
DATE: 04.10.2024

DRAWN BY: MLA

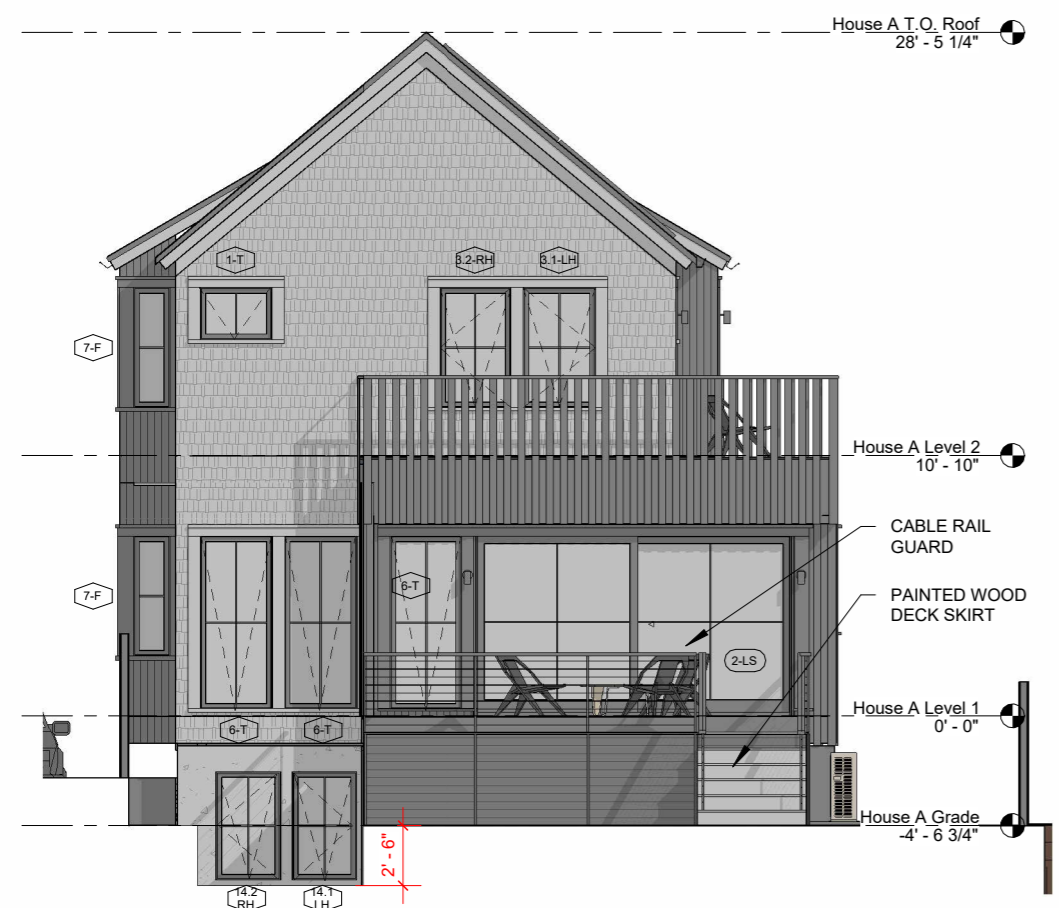
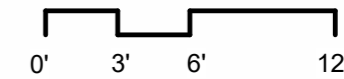




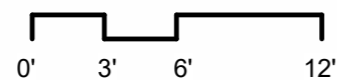
1 House A East Elevation  
1/8" = 1'-0"



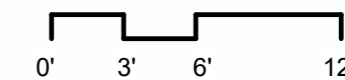
2 House A North Elevation  
1/8" = 1'-0"



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



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



4 Holworthy Terrace  
Cambridge, MA 02138

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

A2.1

SCALE: 1/8" = 1'-0"  
DATE: 04.10.2024  
DRAWN BY: MLA

Proposed Elevations\_House A









SCALE:

DATE: 04.10.2024

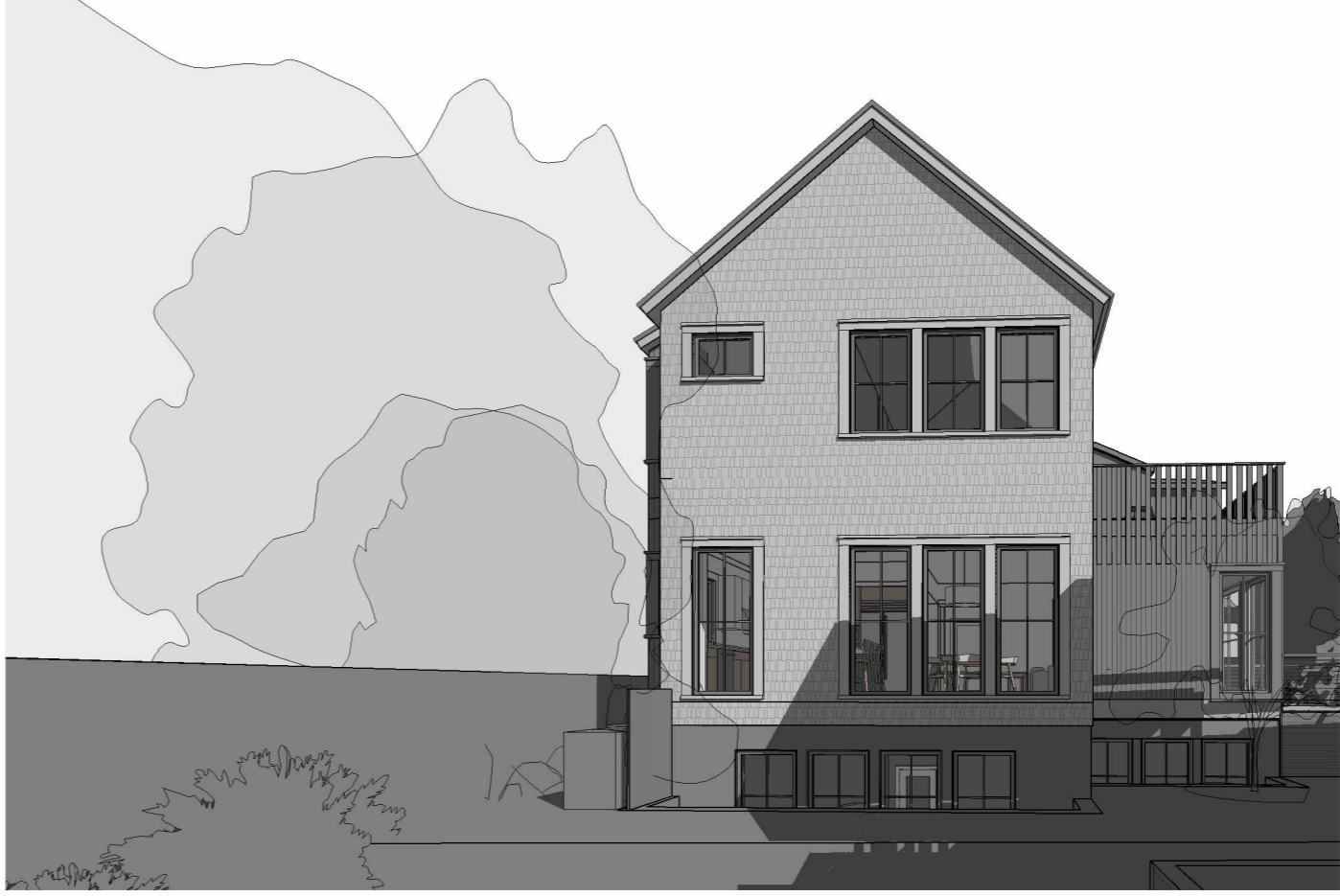
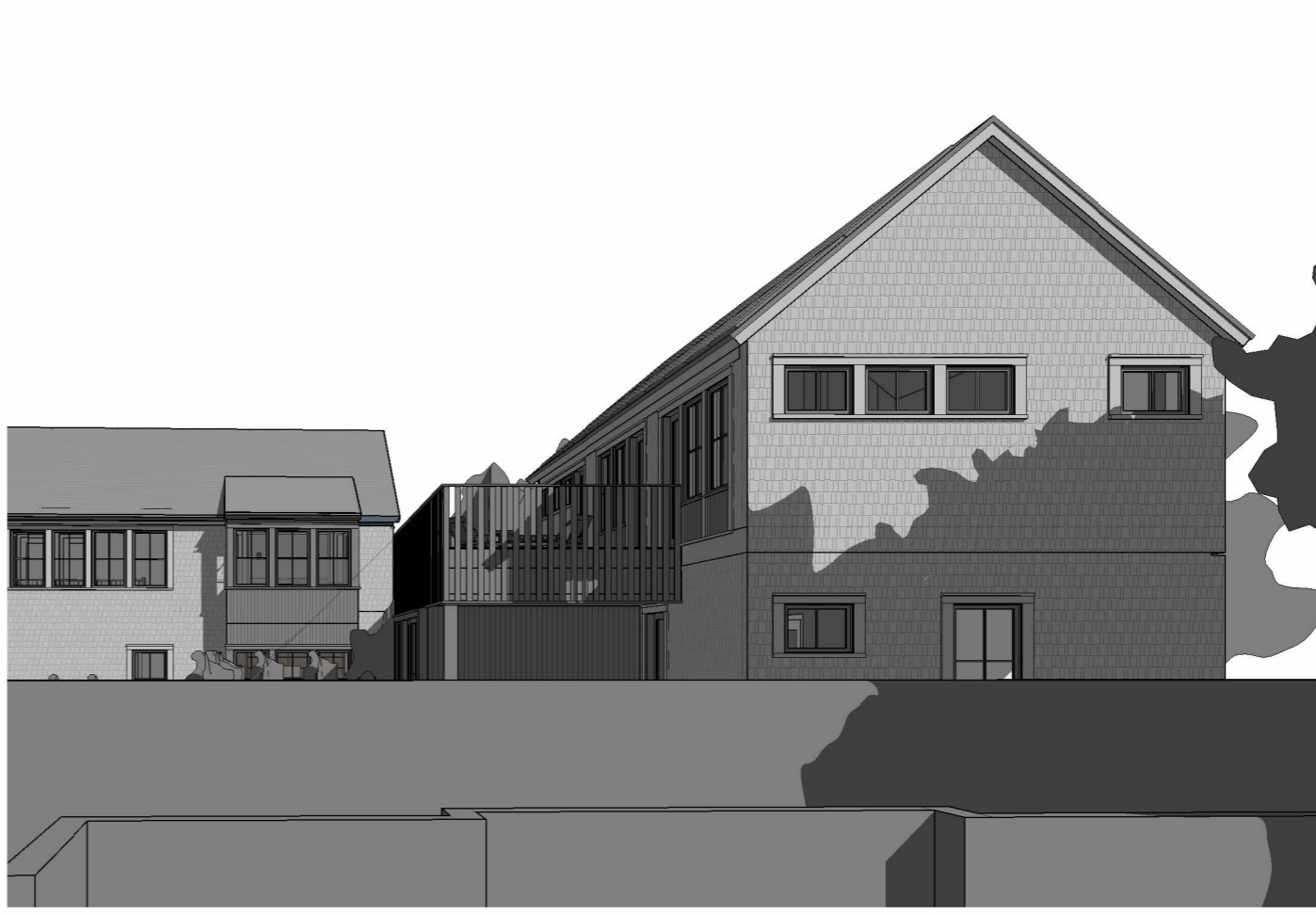
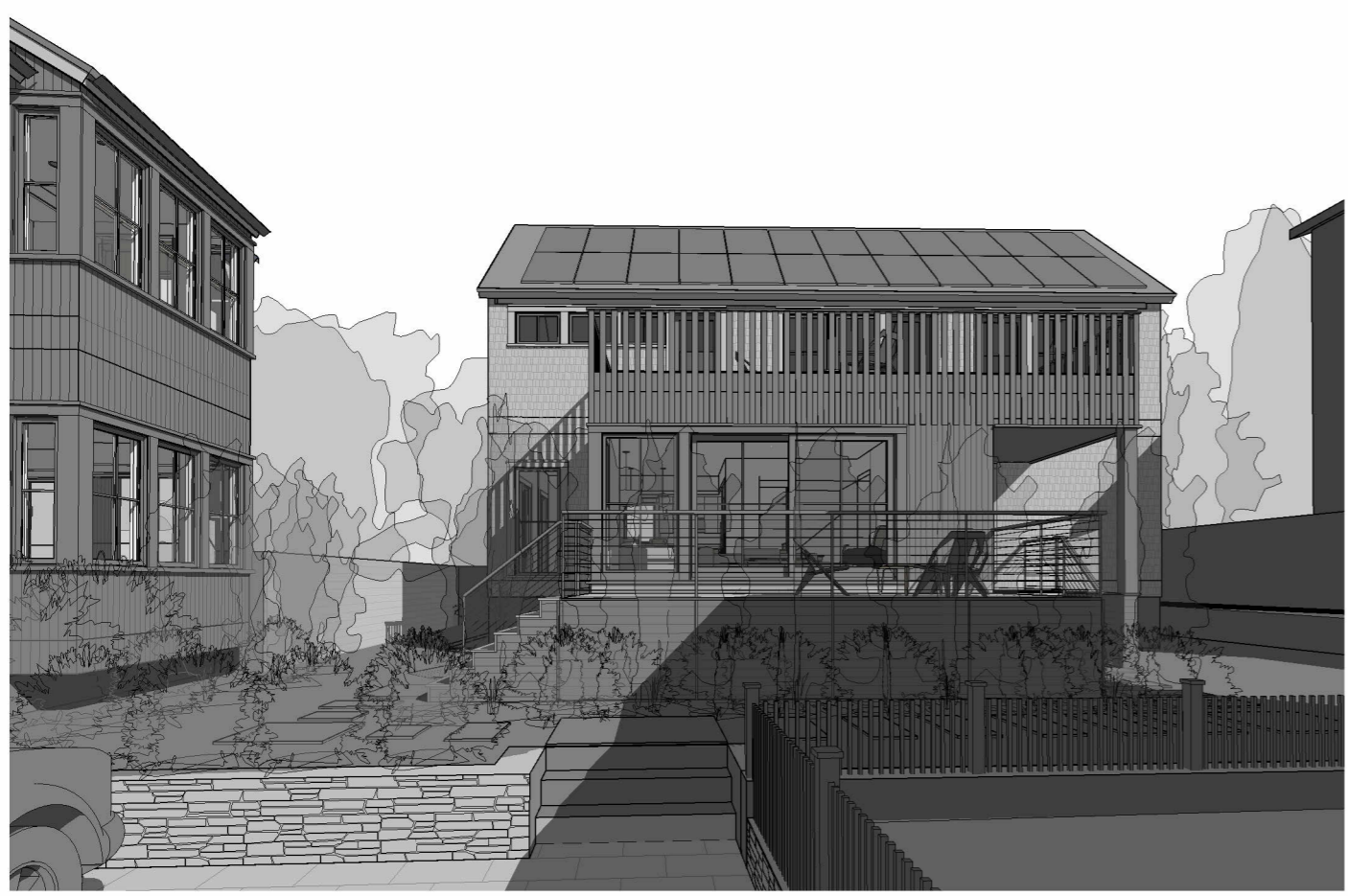
DRAWN BY: MLA

**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: 04.10.2024

DRAWN BY: MLA

**A7.1**

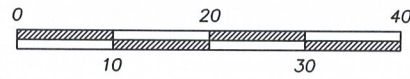
**MOSKOW LINN ARCHITECTS, INC.**

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

4 Holworthy Terrace  
Cambridge, MA 02138

House B Exterior Views





SCALE: 1" = 20'

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

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

CURRENT OWNER: BAKER POND LLC

TITLE REFERENCE: BK 82645 PG 223

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

4 HOLWORTHY TERRACE

CURRENT OWNER: BAKER POND LLC

TITLE REFERENCE: BK 82645 PG 223

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.

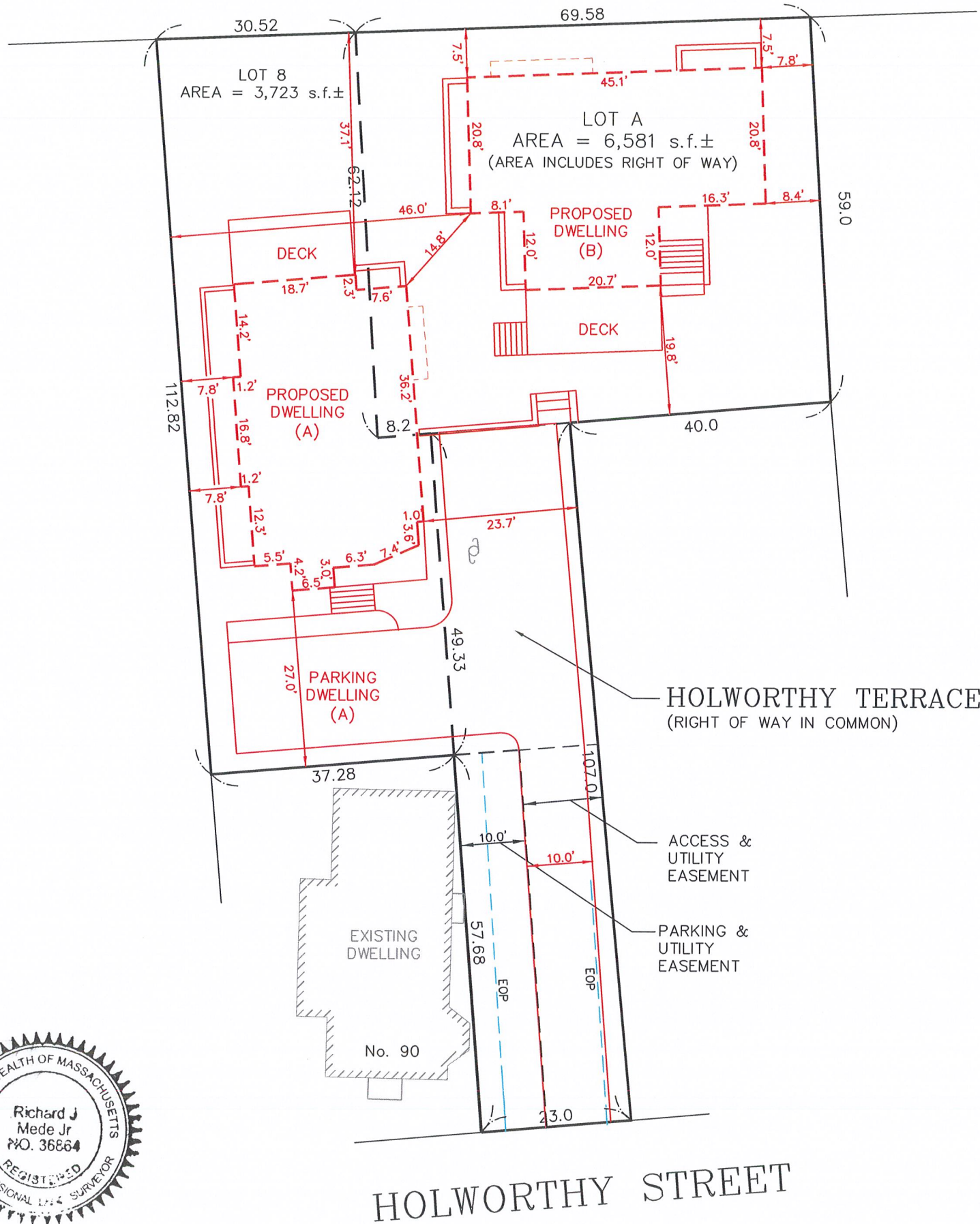
THE FIELD WORK WAS COMPLETED ON: JANUARY 25, 2023

DATE OF PLAN: JANUARY 26, 2023

DATE OF PLAN: APRIL 30, 2024 (REVISIONS TO PROPOSED DWELLINGS)

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

04/30/2024  
DATE:



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

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

PREPARED FOR:  
**ROBERT LINN**

DRAWN	CHECKED	FILE No.
CAV	RJM	22171

**HOLWORTHY STREET**

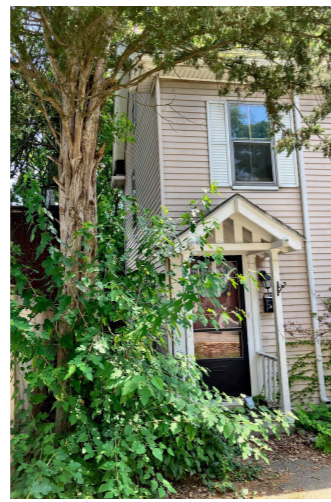




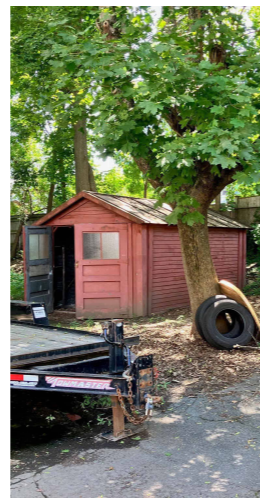
4 Holworthy Terrace  
North & West Elevations



4 Holworthy Terrace  
South Elevation



4 Holworthy Terrace  
Entry & East Elevation



4 Holworthy Terrace  
Shed



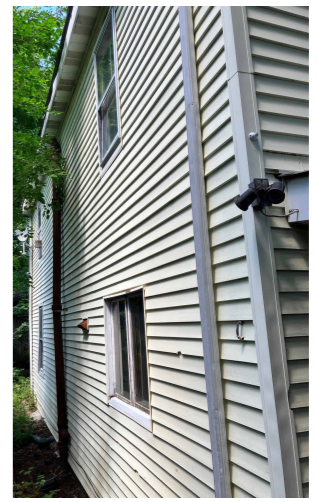
92 Holworthy St  
Garage & Entry



92 Holworthy St  
South & East Elevations



92 Holworthy St  
East Elevation



92 Holworthy St  
West Elevation



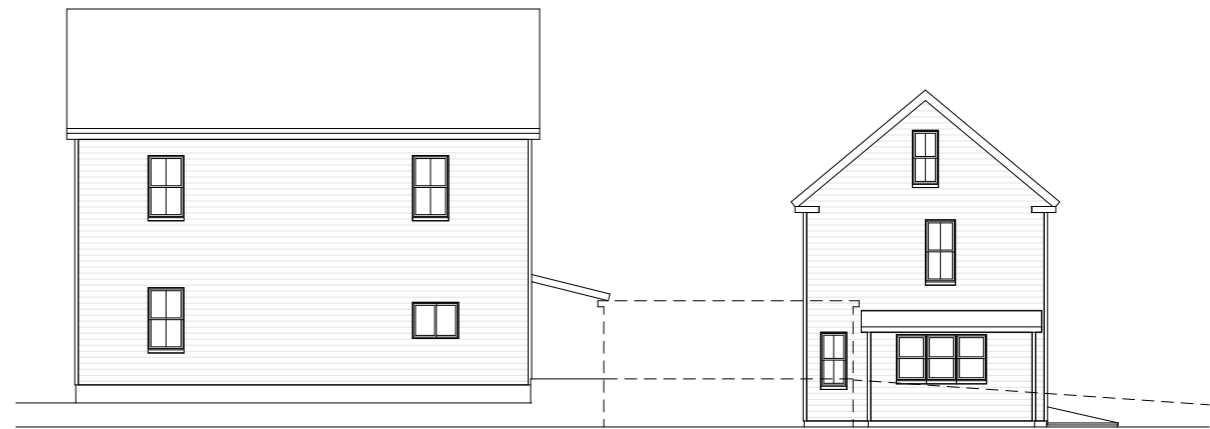
Existing North Elevation



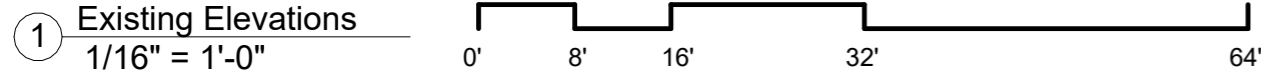
Existing East Elevation



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: 04.10.2024  
DRAWN BY: MLA

Autodesk Docs://Holworthy Terrace/Holworthy Terrace\_SD.rvt







4 Holworthy ten.

Petitioner

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

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

MOSKOW LINN ARCHITECTS  
C/O ROBERT LINN  
1693 MASS AVENUE  
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

BAKER POND LLC  
C/O DUNCAN MACARTHUR  
52 STANDISH STREET #1  
CAMBRIDGE, MA 02138

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

254-26  
STIEFF, PRISCILLA C.  
102 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

254-74  
TALARICO, ROSE  
56 BRADFORD RD  
WATERTOWN, MA 02472

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

253-31  
CIOFFI, ANDREA K.  
89 HOLWORTHY ST UNIT 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

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

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

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

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



# CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2nd Fl., Cambridge, Massachusetts 02139  
Telephone: 617 349 4683 Fax: 617 349 3116 TTY: 617 349 6112  
E-mail: histcomm@cambridgema.gov URL: http://www.cambridgema.gov/Historic

Bruce A. Irving, *Chair*, Susannah Barton Tobin, *Vice Chair*; Charles M. Sullivan, *Executive Director*  
Joseph V. Ferrara, Chandra Harrington, Elizabeth Lyster; Jo M. Solet, Yuting Zhang, *Members*  
Gavin W. Kleespies, Paula A. Paris, Kyle Sheffield, *Alternates*

## Jurisdiction Advice

To the Owner of Property at 4 Holworthy Ter. / 92 Holworthy St. (6-8 Holworthy Ter.):

The above-referenced property is subject to the jurisdiction of the Cambridge Historical Commission (CHC) by reason of the status referenced below:

- Old Cambridge Historic District
- Fort Washington Historic District  
(M.G.L. Ch. 40C, City Code §2.78.050)
- Avon Hill Neighborhood Conservation District
- Half Crown – Marsh Neighborhood Conservation District
- Harvard Square Conservation District
- Mid Cambridge Neighborhood Conservation District
- Designated Landmark
- Property is being studied for designation: \_\_\_\_\_  
(City Code, Ch. 2.78., Article III, and various City Council Orders)
- Preservation Restriction or Easement (as recorded)
- Structure is fifty years or more old and therefore subject to CHC review of any application for a demolition permit, if one is required by ISD. (City Code, Ch. 2.78, Article II).  
**The Executive Director has determined that these two buildings are not significant for the purposes of the demolition review ordinance. There will be no Historical Commission hearing required for the demolition permit request.**
- No jurisdiction: not a designated historic property and the structure is less than fifty years old.
- No local jurisdiction, but the property is listed on the National Register of Historic Places; CHC staff is available for consultation, upon request.  
Staff comments: \_\_\_\_\_

The Board of Zoning Appeal advises applicants to complete Historical Commission or Neighborhood Conservation District Commission reviews before appearing before the Board.

**If a line indicating possible jurisdiction is checked, the owner needs to consult with the staff of the Historical Commission to determine whether a hearing will be required.**

CHC staff initials SLB Date May 8, 2024

Received by uploaded to OpenGov Date May 8, 2024  
Relationship to project \_\_\_\_\_

cc: Applicant  
**Inspectional Services Department (BZA Case#268589)**