CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2024 JUN 12 PM 3:57

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 274800

General Information

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

Special Permit: ___X___ Variance: _____ Appeal: _____

PETITIONER: Rebecca M. Henderson

PETITIONER'S ADDRESS: 50 Wendell Street, CAMBRIDGE, MA 02138

LOCATION OF PROPERTY: **50 Wendell St , Cambridge, MA**

TYPE OF OCCUPANCY: Two Family Residential **ZONING DISTRICT:** Residence C-1 Zone

REASON FOR PETITION:

/Dormer/

DESCRIPTION OF PETITIONER'S PROPOSAL:

This renovation project consists of slightly increasing the width of an existing dormer located in a thrd floor laundry room on the right side of the building, close to the rear, and integrating it with a new dormer at the inside angle of the recessed roof line. As constructed the the new integrated dormer will not result in further violation of side yard or height limitations, and is well below the ridge line and the maximum height limitation. The construction will only slightly increase the Floor Area Ratio by less than 0.5%, with a new ratio of 0.804 for the condominium building at 50-52 Wendell Street, up from the existing ratio of .800, which is slightly above the allowable FAR of .75

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): Rebecca M. Henderson
by Michael W. Wiggins
(Petitioner (s) / Owner)

Rebecca M. Henderson
by michael w. Wiggins ATTORNEY
(Print Name)

Address: (atty) One Liberty Sq. Ste 600 Boston MA 02109
Tel. No. 617 714 3897 atty: 6178806313
E-Mail Address: rhenderson@hbs.edu mww@WestonPatrick.com

BZA APPLICATION FORM - OWNERSHIP INFORMATION

To be completed by OWNER, signed before a notary and returned to The Secretary of the Board of Zoning Appeals.

I/We Rebecca M. Henderson
(OWNER)

Address: 50 Wendell Street

State that I/We own the property located at 50 Wendell Street, which is the subject of this zoning application.

The record title of this property is in the name of Rebecca M. Henderson

*Pursuant to a deed of duly recorded in the date 9/30/2011, Middlesex South County Registry of Deeds at Book 57551, Page 145; or Middlesex Registry District of Land Court, Certificate No. _____

Book _____ Page _____.

Rebecca M. Henderson
by Michael W. Wiggins attorney duly authorized
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT*

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

Commonwealth of Massachusetts, County of Suffolk

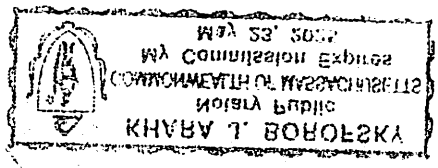
The above-name Michael W. Wiggins personally appeared before me, this 3rd of June, 2024, and made oath that the above statement is true.

Khara J. Borofsky Notary

My commission expires May 23, 2025 (Notary Seal)

KHARA J. BOROFSKY
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
May 23, 2025

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


KHARA L. BOROFSKY
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
May 23, 2002

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 50 Wendell 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 new dormer to be constructed represents a very slight expansion of the existing F.A.R, and will be contained within a recessed roofline that is well set back from side of the building.toward the rear right side of the buildng.

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:

The occupancy of the building will remain the same, so there will be no increase in congestion or hazards, and the use of the unit and the adjacent unit will remain unchanged and without any adverse effect upon the neighborhood.

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:

The small increase in dormer size will be located on the rear right portion of the third floor, is well set back from the side yard setback, and will be scarcely noticeable from the street or from other properties. It will not intrude upon privacy of adjacent properties and will not result in any intensification of use that would disturb the peace and quiet of the occupants of adjacent properties.

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 will be no increase in intensity of use or traffic that could interfere with health, safety or welfare,of any citizens of the City. The small increase in available floor space afforded by this project will only enhance habitability for the occupants and will in no way adversely affect their health and welfare

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:

The use of the premises will remain unchanged, and as improved the building will continue to blend in well with the appearance, size and layout of other buildings in the district.

***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: Rebecca M. Henderson
Location: 50 Wendell St , Cambridge, MA
Phone: 617 714 3897

Present Use/Occupancy: Two Family Residential
Zone: Residence C-1 Zone
Requested Use/Occupancy: Two Family Residential

		Existing Conditions		Requested Conditions		Ordinance Requirements	
TOTAL GROSS FLOOR AREA:		6616		6650		6202	(max.)
LOT AREA:		8269		8269		5000	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: [2]		.800		.804		.75	
LOT AREA OF EACH DWELLING UNIT		4134.50		4134.50		1500	
SIZE OF LOT:	WIDTH	82		82		50	
	DEPTH	97.88		97.88		N/A	
SETBACKS IN FEET:	FRONT	18.01		18..01		22.8	
	REAR	23.71		23.71		19.5	
	LEFT SIDE	17.29		17.29		H+L/5 = 18.3	
	RIGHT SIDE	9.81		9.81		H+L/5= 18.3	
SIZE OF BUILDING:	HEIGHT	36.5		36.5		35	
	WIDTH	57.3		57.3		N/A	
	LENGTH	55.5		55.5		N/A	
RATIO OF USABLE OPEN SPACE TO LOT AREA:		47.8		47.8		40.0	
NO. OF DWELLING UNITS:		2		2		2	
NO. OF PARKING SPACES:		4		4		No minimum	
NO. OF LOADING AREAS:		0		0		n/a	
DISTANCE TO NEAREST BLDG. ON SAME LOT		N/A		N/A		10.0	

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.:

The new integrated dormer will be constructed of wood frame with wood shingle siding and asphalt roof shingles to match the existing building

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'.

CAMBRIDGE
BZA PRESENTATION

HENDERSON RESIDENCE

PROPERTY ADDRESS:

50 WENDELL ST

CAMBRIDGE, MA 02138

wendelklein

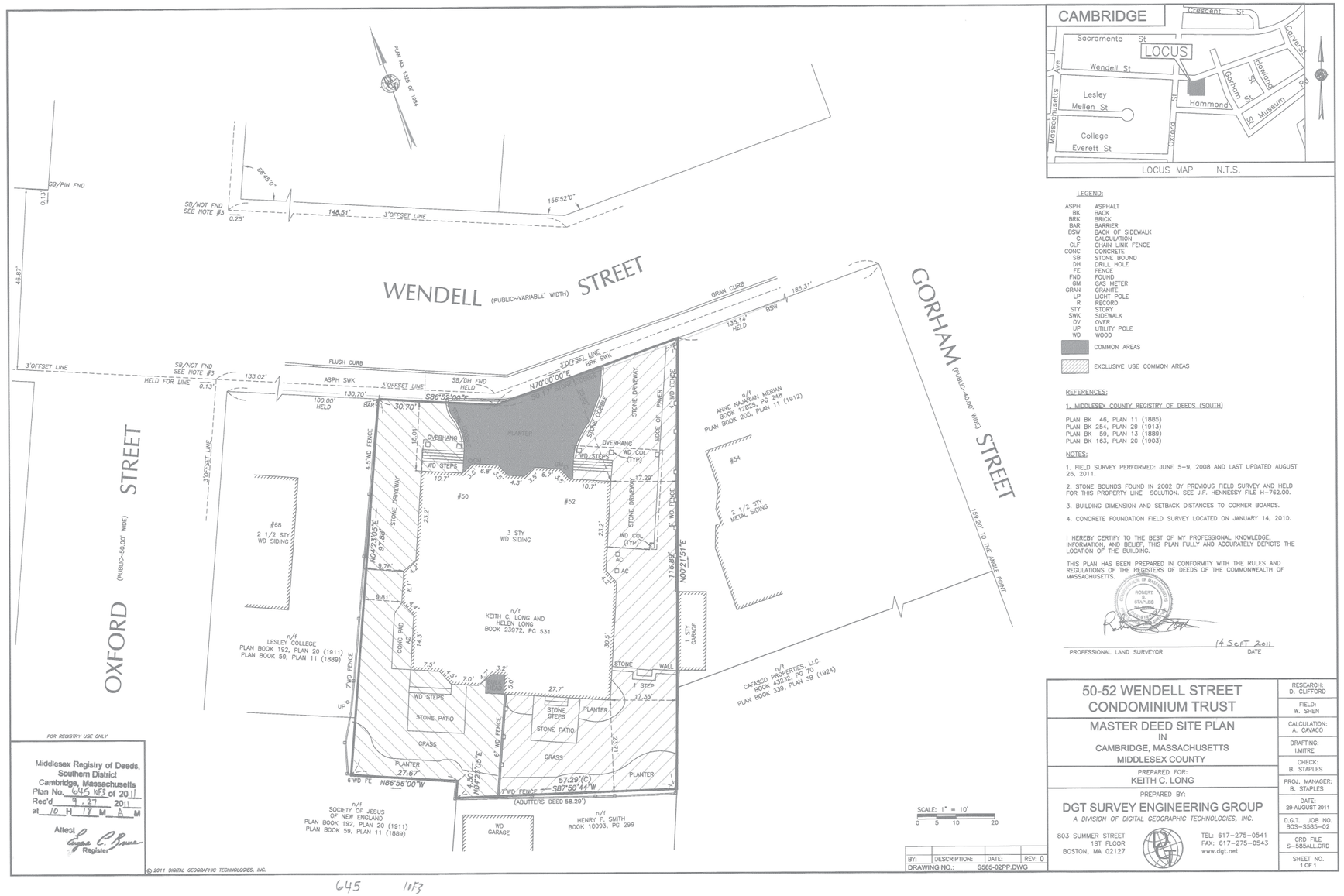
DESIGN / BUILD

LOT INFORMATION

- District: Res. C1
- Map-Lot: 149-65
- Lot Area: 8,269 Sq. Ft.

BUILDING INFORMATION:

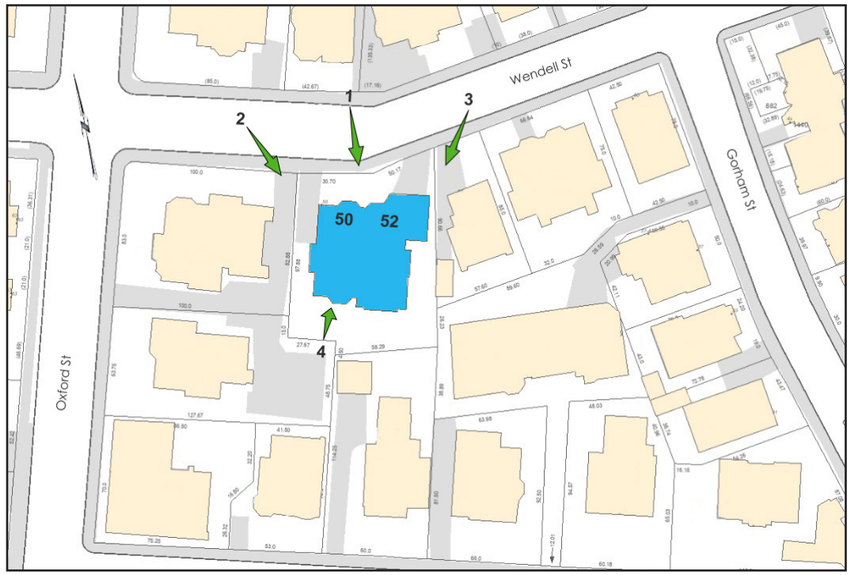
- Built: 1880
- Condominium: Yes
- Number of stories: 3
- Number of bedrooms for 50 Wendell st: 4
- Open parking: 2
- Garage parking: 0



wendelklein
DESIGN / BUILD

HENDERSON RESIDENCE
50 Wendell St
Cambride, MA 02138

SITE PLAN



VIEW LOCATOR

VIEW 1 - North Elevation

VIEW 4 - South (rear) Elevation

VIEW 2 - West Elevation (50 Wendell St)

VIEW 3 - East Elevation (52 wendell st)

wendelklein
DESIGN / BUILD

HENDERSON RESIDENCE
50 Wendell St
Cambride, MA 02138

50-52 WENDELL EXTERIOR VIEWS

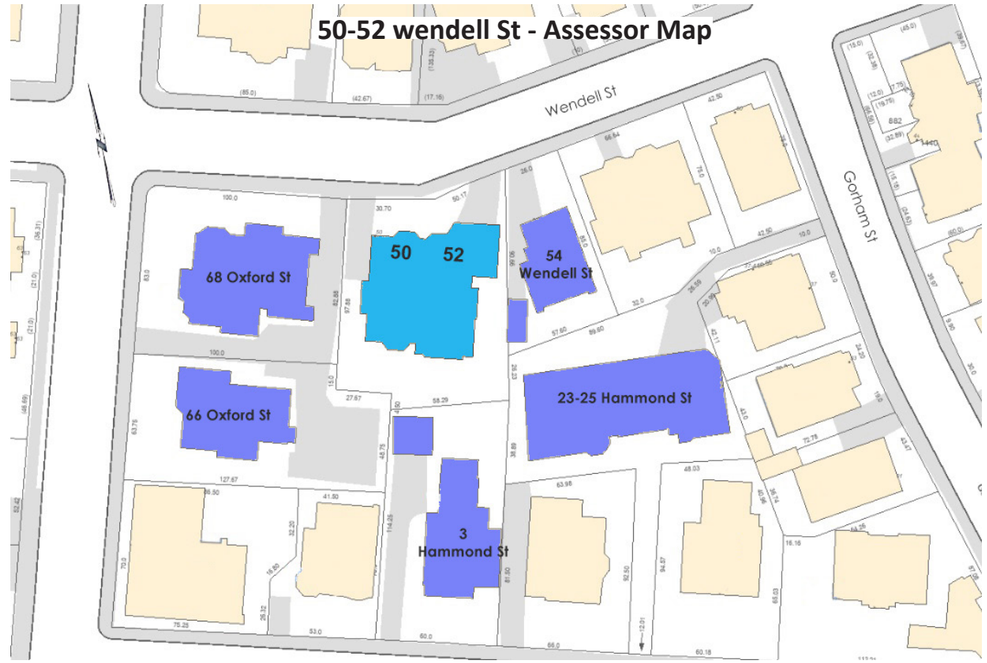
Existing Dormer

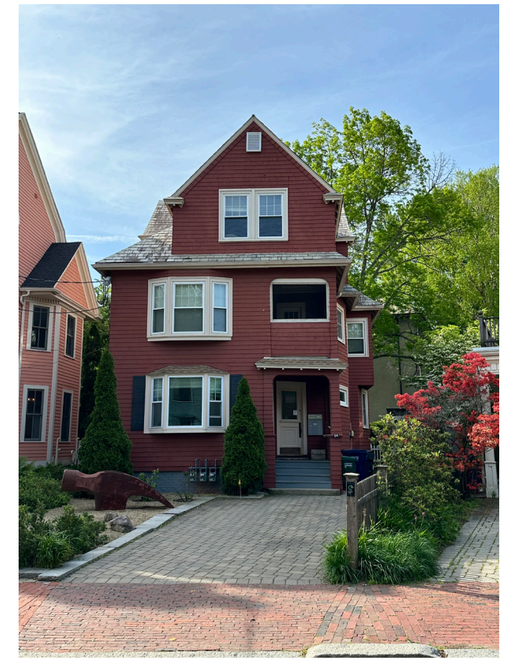
wendelklein
DESIGN / BUILD

HENDERSON RESIDENCE
50 Wendell St
Cambride, MA 02138

50 WENDELL ST.
ROOF EXISTING CONDITIONS

68 Oxford St





54 Wendell St

66 Oxford St

3 Hammond St

23-25 Hammond St

wendelklein
DESIGN / BUILD

HENDERSON RESIDENCE
50 Wendell St
Cambride, MA 02138

ABUTTING HOUSES

I CERTIFY THAT THIS PLAN FULLY AND ACCURATELY DEPICTS THE LAYOUT, LOCATION, UNIT NUMBER, AND DIMENSIONS OF THE UNITS NUMBERED 50 & 52 OF THE "50-52 WENDELL STREET CONDOMINIUM", AS BUILT. THE BUILDING HAS NO NAME.

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

GEORGE C. COLLINS P.L.S. — DATE 9-31-11

PLAN NO. 645 OF 2011
SHEET 2 OF 2

REGISTRY OF DEEDS USE ONLY

AREAS

*NOTE: CALCULATED FROM FINISHED FACE OF INTERIOR WALL

UNIT 52

FIRST FLOOR: 1,435 S.F.
SECOND FLOOR: 1,009 S.F.
THIRD FLOOR: 909 S.F.

TOTAL: 3,353 S.F.

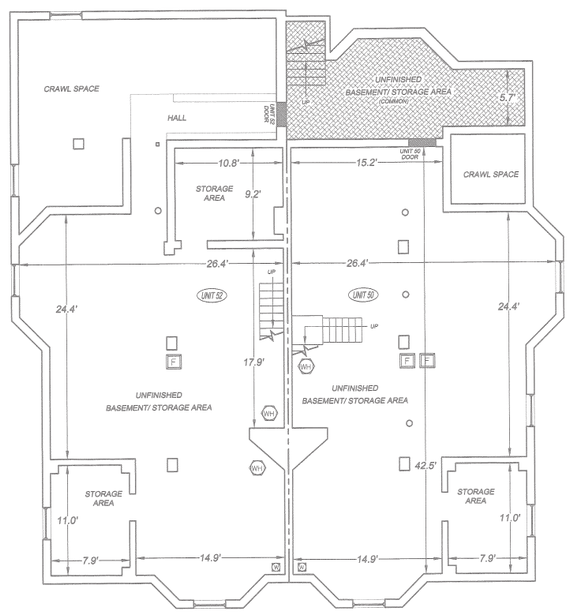
*UNFINISHED BASEMENT: 1,072 S.F.
INCLUDING CRAWL SPACE: 1,388 S.F.

UNIT 50

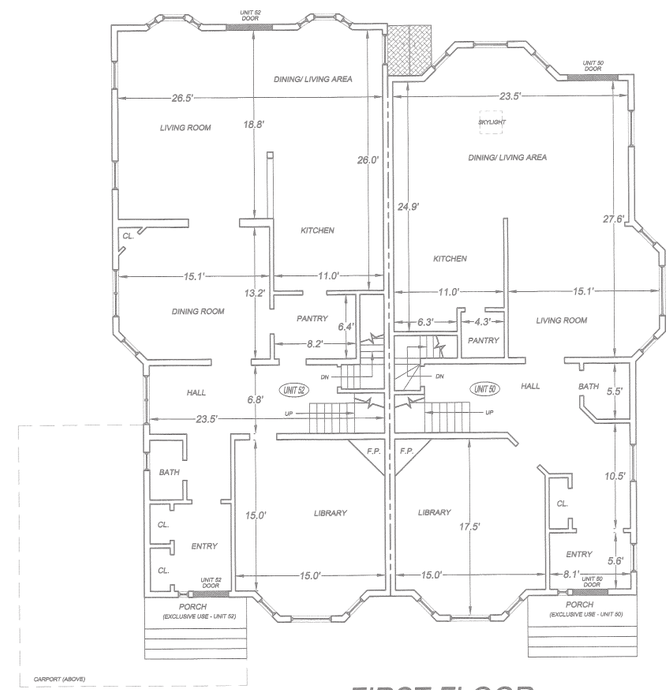
FIRST FLOOR: 1,276 S.F.
SECOND FLOOR: 1,063 S.F.
THIRD FLOOR: 924 S.F.

TOTAL: 3,263 S.F.

*UNFINISHED BASEMENT: 994 S.F.
INCLUDING CRAWL SPACE: 1,045 S.F.



BASEMENT



FIRST FLOOR

DATE: JULY 28, 2011	
REVISION	DATE

SCALE: 1 INCH = 5 FEET

LEGEND

- DENOTES ENTRY
- DENOTES WINDOW
- DENOTES WATER HEATER
- DENOTES GAS METER
- DENOTES COMMON AREA
- DENOTES FURNACE

FLOOR PLANS
FOR THE
"50-52 WENDELL STREET CONDOMINIUM"
LOCATED AT
50-52 WENDELL STREET
CAMBRIDGE, MA

PREPARED FOR:
KEITH C. LONG &
HELEN L. LONG
50-52 WENDELL STREET
CAMBRIDGE, MA 02138

BOSTON SURVEY, INC.
UNIT C-4 SHIPWAYS PLACE
CHARLESTOWN, MA. 02129
(617) 242-1313

SHEET 1 OF 2 — JOB # 11-00487 — FILE # 11-00487 - 07/28/11

645 3of3

wendelklein
DESIGN / BUILD

HENDERSON RESIDENCE
50 Wendell St
Cambride, MA 02138

BASEMENT & 1ST FLOOR PLANS

I CERTIFY THAT THIS PLAN FULLY AND ACCURATELY DEPICTS THE LAYOUT, LOCATION, UNIT NUMBER, AND DIMENSIONS OF THE UNITS NUMBERED 50 & 52 OF THE "50-52 WENDELL STREET CONDOMINIUM", AS BUILT. THE BUILDING HAS NO NAME.

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

GEORGE C. COLLINS P.L.S. — DATE 9-27-11

PLAN NO. 645 OF 2011
SHEET 2 OF 3

REGISTRY OF DEEDS USE ONLY

AREAS

*NOTE: CALCULATED FROM FINISHED FACE OF INTERIOR WALL

UNIT 52

FIRST FLOOR: 1,435 S.F.
SECOND FLOOR: 1,009 S.F.
THIRD FLOOR: 909 S.F.

TOTAL: 3,353 S.F.

*UNFINISHED BASEMENT: 1,072 S.F.
INCLUDING CRAWL SPACE: 1,388 S.F.

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FIRST FLOOR: 1,276 S.F.
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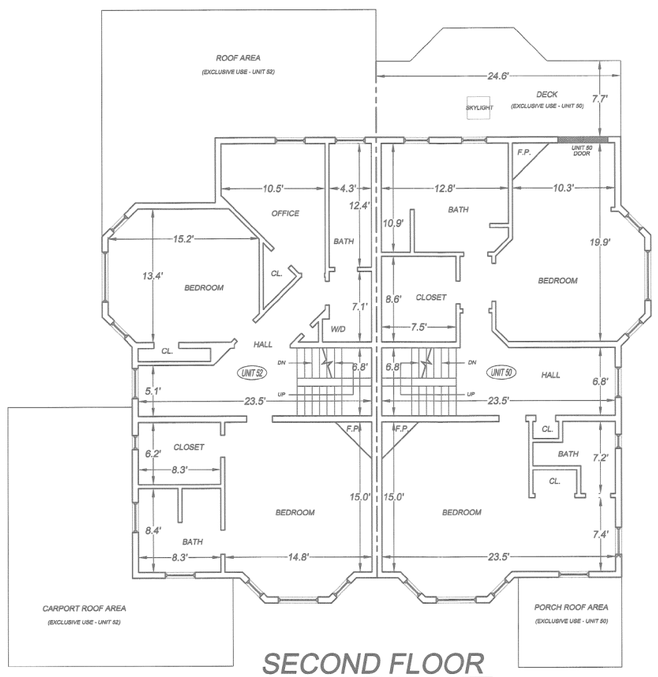

SECOND FLOOR

THIRD FLOOR

Affected Area

DATE: JULY 28, 2011

REVISION	DATE

SCALE: 1 INCH = 5 FEET

LEGEND

- DENOTES ENTRY
- DENOTES WINDOW
- DENOTES WATER HEATER
- DENOTES GAS METER
- DENOTES COMMON AREA
- DENOTES FURNACE

FLOOR PLANS
FOR THE
"50-52 WENDELL STREET CONDOMINIUM"
LOCATED AT
50-52 WENDELL STREET
CAMBRIDGE, MA

PREPARED FOR:
KEITH C. LONG &
HELEN L. LONG
50-52 WENDELL STREET
CAMBRIDGE, MA 02138

SHEET 2 OF 2

BOSTON SURVEY, INC.
UNIT C-4 SHIPWAYS PLACE
CHARLESTOWN, MA. 02129
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JOB # 11-00487

FILE # 11-00487 - 07/28/11

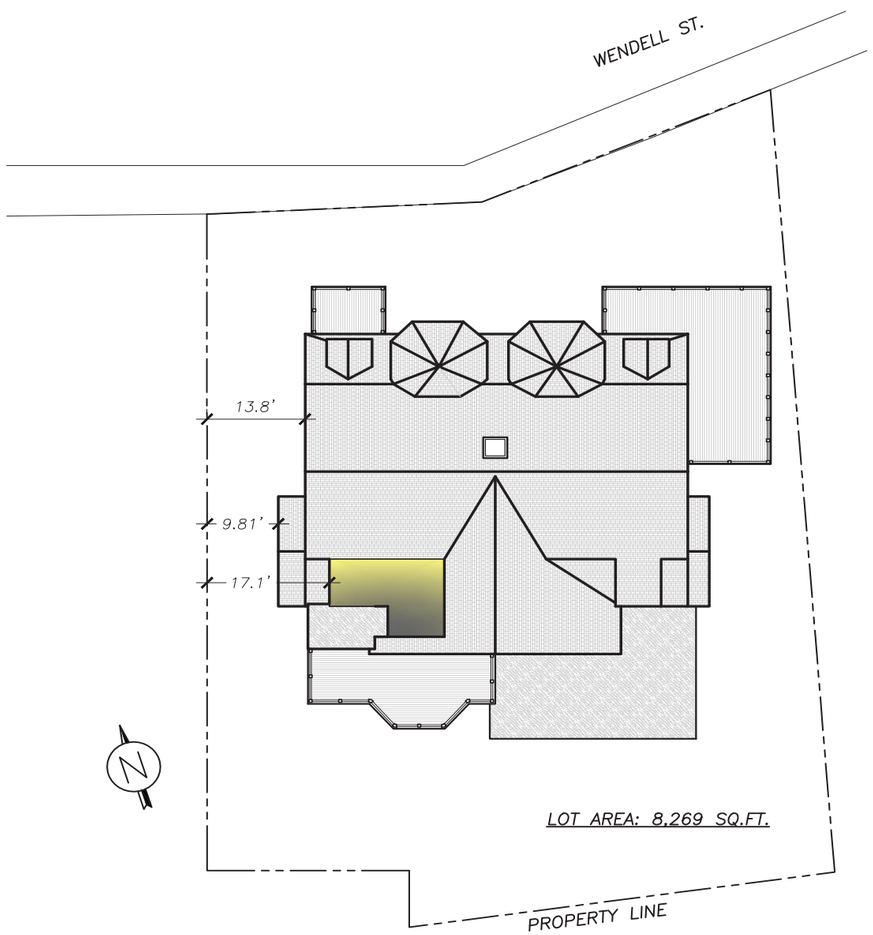
645 2of3

wendelklein
DESIGN / BUILD

HENDERSON RESIDENCE
50 Wendell St
Cambride, MA 02138

2ND & 3RD FLOOR PLANS

ROOF PLAN



Legend

New dormer location

Not To Scale

LOT INFORMATION

- District: Res. C1
- Map-Lot: 149-65
- Lot Area: 8,269 Sq. Ft.

BUILDING INFORMATION:

- Built: 1880
- Condominium: Yes
- Number of stories: 3
- Number of bedrooms for 50 Wendell st: 4
- Open parking: 2
- Garage parking: 0
- Living area in sq.ft.

	50 Wendell	*52 Wendell*	***Total***
Existing	3,263	3,353	**6,615**
Proposed	3,297	3,353	**6,650**

DISTRICT REGULATIONS:

- Maximum height:
  Allowed: 35' Existing: 36.5' Proposed: 36.5'

- Minimum setbacks (L=54.8' & H=36.5'):

	Existing	*Proposed*	*Required*
Front (H+l)/4*:	18.01'	18.01'	22.8'
Right side (H+l)/5**:	9.81'	9.81'	18.3'
Left side (H+l)/5**:	17.29'	17.29'	18.3'
Rear (H+l)/4*:	23.71'	23.71'	19.5'

(*): measured from the centerline of the street, but in no case may a building be nearer the street than ten (10) feet.
(**) In a Residence C-1 District, no building plane (excluding projections as permitted by Section 5.24.2) may be nearer than seven feet, six inches (7'6") to a side lot line.

- Open Space:
  Existing: 47.8% Proposed: 47.8% Required: 40%

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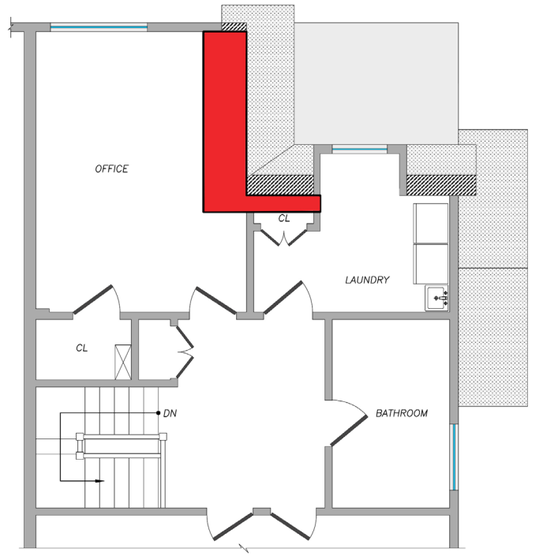
DESIGN / BUILD

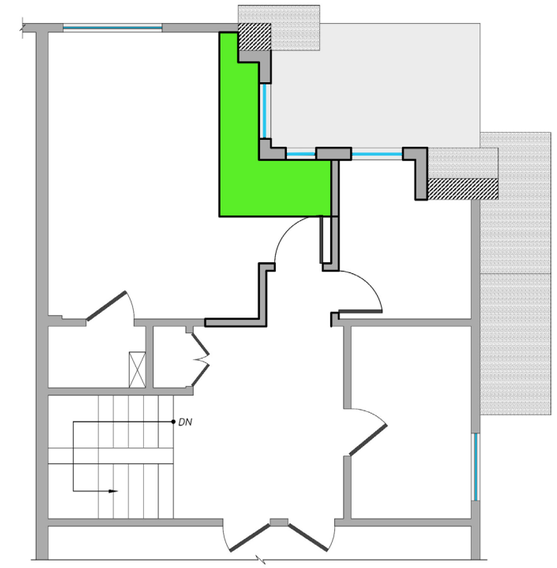
HENDERSON RESIDENCE
50 Wendell St
Cambride, MA 02138

ZONING ANALYSIS



LEGEND

Surface below 5 foot



LEGEND

Additional Living Area: 34 sq.ft.

FAR CALCULATION:

- Lot Area: 8,269 Sq.Ft.
- Living area in sq.ft.

	50 Wendell	*52 Wendell*	***Total***
Existing	3,263	3,353	**6,616**
Proposed	3,297	3,353	**6,650**

- FAR

  Existing: 0.80 Proposed: 0.804 Required: 0.75

NON CONFORMANCE - Article 8.22.1.h.2

The new dormer will be located on the third story and won't exceed 15 feet.

NON CONFORMANCE - Article 8.22.2.d

This paragraph relates to the preexisting nonconforming FAR of the two-family dwelling located at 50-52 Wendell St.

The current FAR is 0.8 for a maximum allowed FAR of 0.75.

The creation of the new dormer will bring the new FAR to a value of **0.804**, which represents an increase of 0.5%.

The enlargement of the preexisting dimensionally nonconforming FAR will not create a new dimensional nonconformity.

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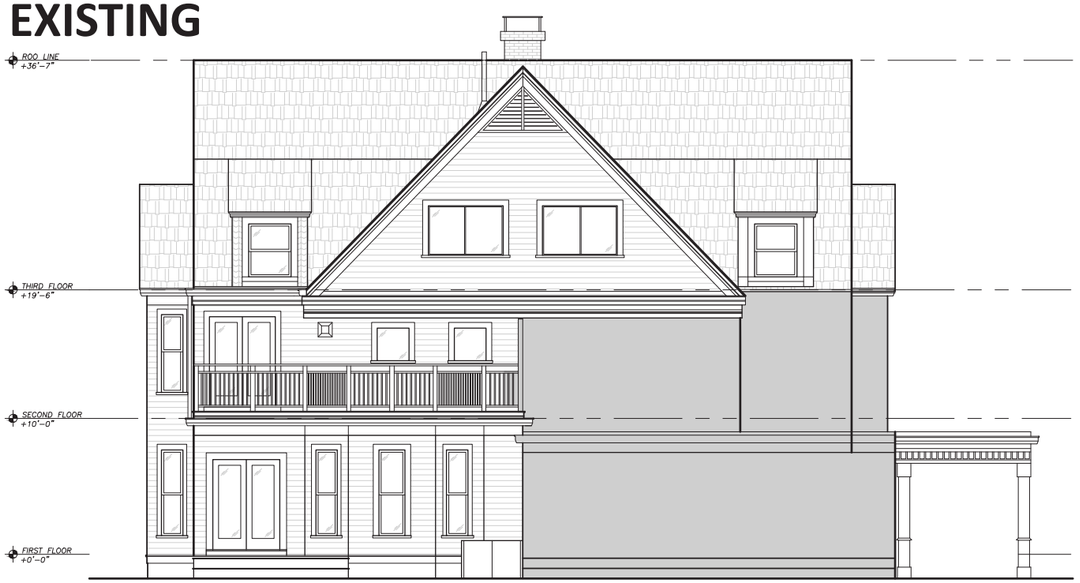
DESIGN / BUILD

HENDERSON RESIDENCE
50 Wendell St
Cambride, MA 02138

ZONING ANALYSIS

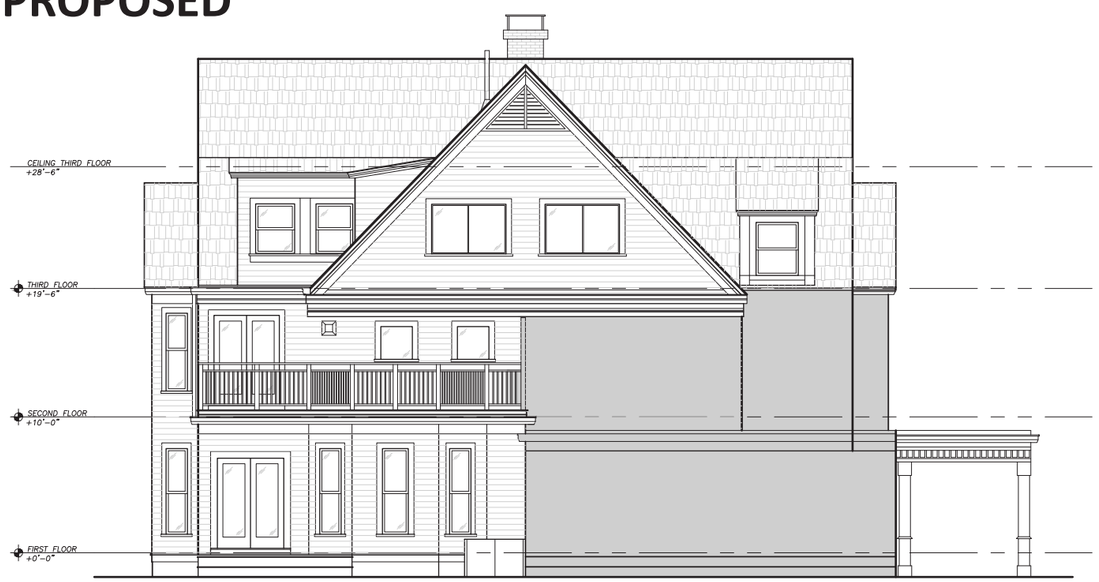
EXISTING



SOUTH

WEST

PROPOSED



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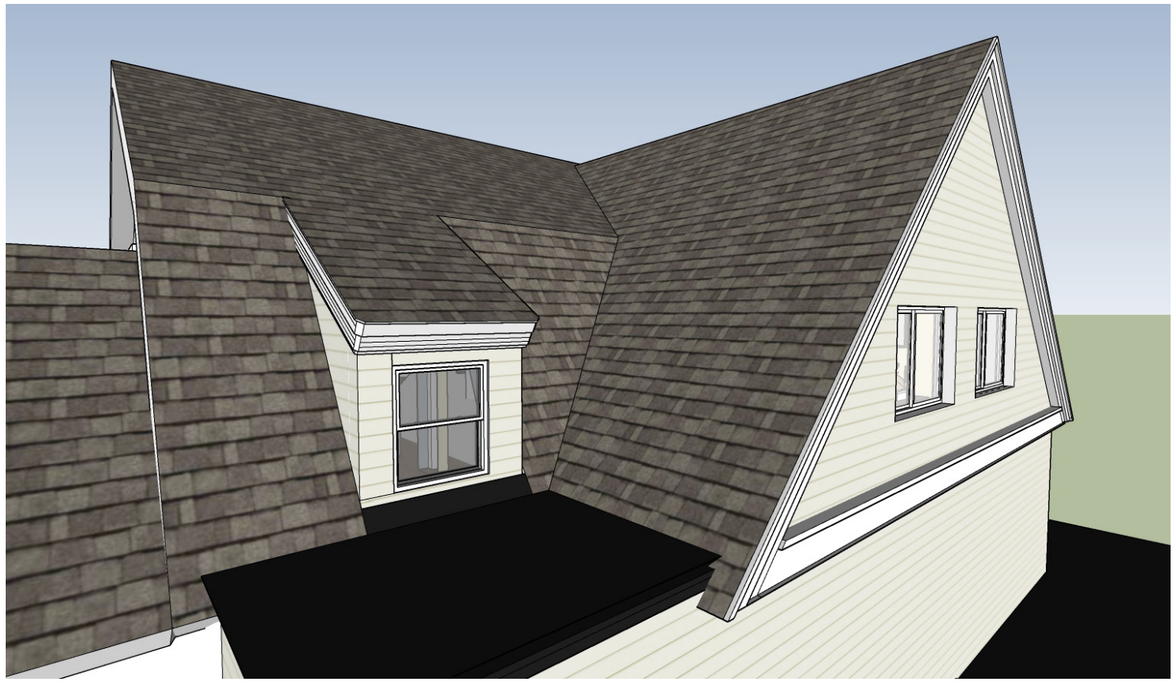
DESIGN / BUILD

HENDERSON RESIDENCE
50 Wendell St
Cambride, MA 02138

SOUTH & WEST ELEVATIONS

EXISTING



PROPOSED

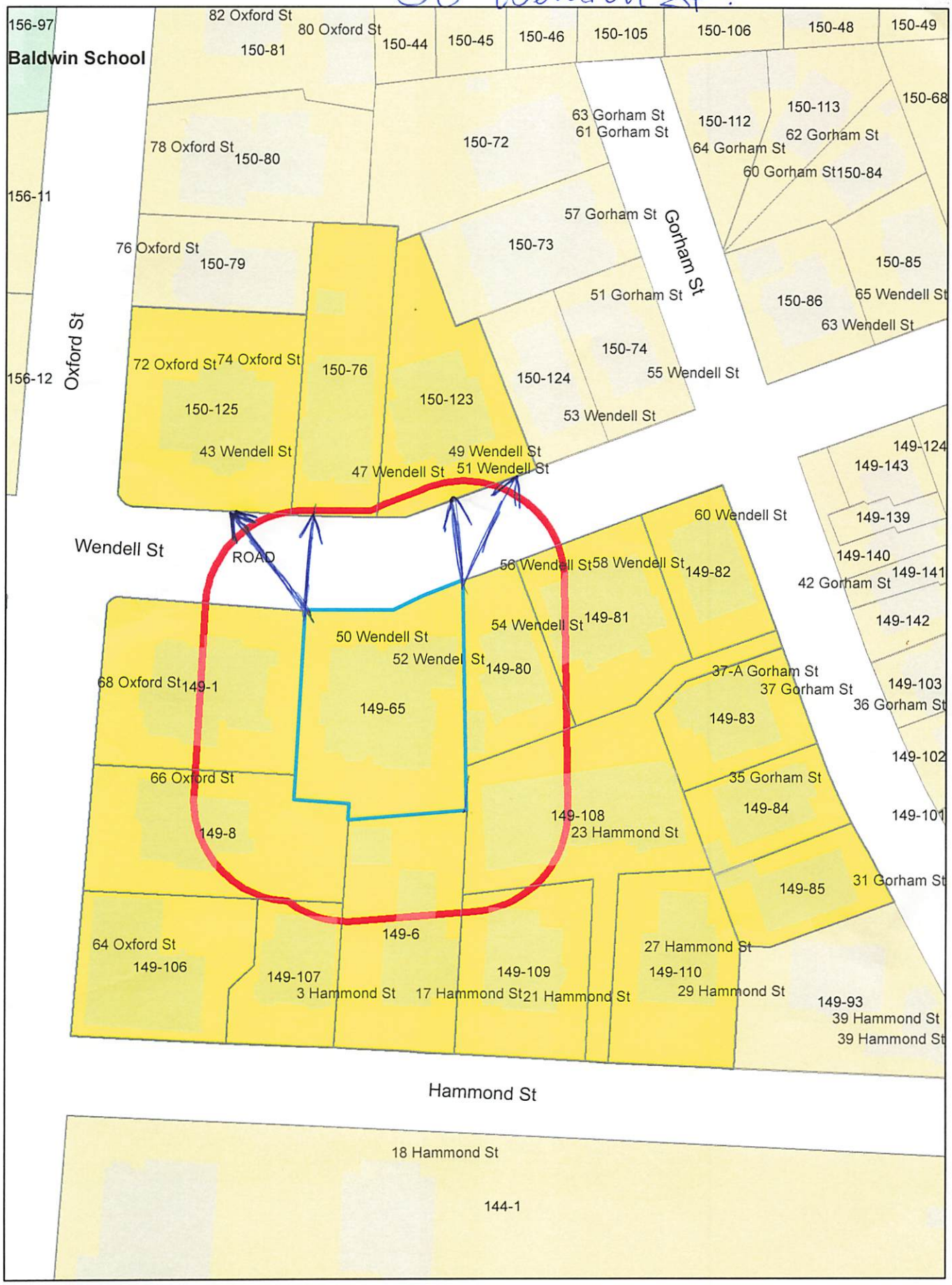
NEW 14 FEET LONG DORMER

wendelklein
DESIGN / BUILD

HENDERSON RESIDENCE
50 Wendell St
Cambride, MA 02138

RENDERINGS

50 Wendell St.



50 Wendell St.

Petitioner

149-82
ELSTEIN, JUDITH
60 WENDELL ST UNIT 1
CAMBRIDGE, MA 02139

149-106
CAMBRIDGE COMMUNITY HOUSING, INC.
C/O WINN COMPANIES
810 MEMORIAL DR., SUITE 102
CAMBRIDGE, MA 02139

WESTON, PATRICK
C/O MICHAEL WIGGINS, ESQ.
ONE LIBERTY SQUARE – SUITE 600
BOSTON, MA 02109

149-80
MERIAN REALTY LLC C/O NAJARIAN
123 FREEMAN LANE
EAST ORLEANS, MA 02643

149-81
CAPASSO, FEDERICO &
PAOLA SALVINI-CAPASSO
56-58 WENDELL ST., UNIT B
CAMBRIDGE, MA 02138

149-81
LAPORTE, CLAIRE
56-58 WENDELL ST. UNIT C
CAMBRIDGE, MA 02138

149-82
BERGHOLZ, ANNA FRIEDRICHS MORIARTY
JOHANN SEBASTIAN BERGHOLZ WILLAFANE
60 WENDELL ST UNIT 2
CAMBRIDGE, MA 02138

149-82
WALTER, BARBARA
60 WENDELL ST UNIT 3
CAMBRIDGE, MA 02138

149-85
KIMSEY, HARVEY H. & CATHERINE A. LEE
31 GORHAM ST UNIT 1
CAMBRIDGE, MA 02138

149-107
BARNEY, HEATHER BAIRD
3 HAMMOND ST UNIT 1
CAMBRIDGE, MA 02138-3895

149-108
CAFASSO PROPERTIES, LLC,
15 FRANCIS AVENUE
CAMBRIDGE, MA 02138

150-76
REIFMAN, BEVERLY
47 WENDELL ST UNIT 2
CAMBRIDGE, MA 02138

150-125
74 OXFORD STREET, LLC
33 CHURCH ST
CAMBRIDGE, MA 02138

150-76
JANKOWICH, ANDREW E. &
DANIELLE G. JANKOWICH
47 WENDELL ST UNIT 3
CAMBRIDGE, MA 02138

150-76
ENGELS, REINHARD & KAREN ENGELS
47 WENDELL ST UNIT 1
CAMBRIDGE, MA 02138

150-123
BARD, JOEL B. BETSY F. BARD
51 WENDELL ST
CAMBRIDGE, MA 02138-1927

149-65
HENDERSON, REBECCA M.
580 NELSON RD
NELSON, NH 03457

149-65
STILT, KRISTEN ANN
52 WENDELL ST
CAMBRIDGE, MA 02138

149-8
SOTO, MANUEL & RACHEL GIBSON,
TRUSTEES OXFORD STREET TRUST
1322 W SUTTER WALK
SACRAMENTO, CA 95816

149-8
PARIKH, TUHIN
66 OXFORD ST UNIT 3
CAMBRIDGE, MA 02138

149-84
LIU, XIN
35 GORHAM S UNIT 35
CAMBRIDGE, MA 02138

149-110
SERIES B OF LEGACIES PROPERTY, LLC
PO BOX 400998
CAMBRIDGE, MA 02140

149-83
RECHEL, AMELIA
37 GORHAM ST
CAMBRIDGE, MA 02138

149-85
HOPE, STEPHEN D. & NATASHA HOPE
31 GORHAM ST. UNIT 2 & 3
CAMBRIDGE, MA 02138

149-8
SPACKMAN, BRITT
66 OXFORD ST - UNIT 1
CAMBRIDGE, MA 02138

149-109
BISSON, NOEL SUSAN BISSON LAMBERT TRS
21 HAMMOND ST
CAMBRIDGE, MA 02138

149-84
BERLIN, MATTHEW R. NINA SLYWOTZKY
33 GORHAM ST
CAMBRIDGE, MA 02138

149-81
SHEPARD, PATRICIA M
TRS PATRICIA M. SHEPARD TR
56 -58 WENDELL ST - UNIT A
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149-8
LITSCHEL, THOMAS
3 SACRAMENTO PL - APT 3
CAMBRIDGE, MA 02138

149-1
LESLEY COLLEGE
29 EVERETT STREET
CAMBRIDGE, MA 02138

50 Wendell St.

149-6
SMITH, HENRY F.
17 HAMMOND ST
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