

# CITY OF CAMBRIDGE

## BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2024 APR -1 PM 4:06  
OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

*Revised*

### BZA Application Form

BZA Number: 261798

#### General Information

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

Special Permit:   X                        Variance:   X                        Appeal:       

**PETITIONER:** Catherine Hayden and David Thurston

**PETITIONER'S ADDRESS:** 30 Ash Street, MA, Cambridge 02138

**LOCATION OF PROPERTY:** 29 Ash St., Cambridge, MA

**TYPE OF OCCUPANCY:** Single Family

**ZONING DISTRICT:** Residence C-1 Zone

**REASON FOR PETITION:**

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

To enclose existing rear deck to make a covered garden shed that sits in the setbacks and creates new gross floor area.

Creation of a new window opening in the right-side wall that sits in the side yard setback

#### **SECTIONS OF ZONING ORDINANCE CITED:**

- Article: 5.000            Section: 5.31 (Table of Dimensional Requirements)
- Article: 8.000            Section: 8.22.2.c (Non-Conforming Structure)
- Article: 4.000            Section: 4.21 (Accessory Structure).
- Article: 10.000        Section: 10.30 (Variance). Sec. 10.40 (Special Permit).

Original  
Signature(s):

*Catherine Hayden*

(Petitioner (s) / Owner)

Catherine Hayden

(Print Name)

Address:

30 Ash St 02138

Tel. No.

617-840-7566

E-Mail Address:

thornhouse90@gmail.com

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

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 Catherine Hayden  
(OWNER)

Address: 30 Ash St Camb. 02138

State that I/We own the property located at 29 Ash Camb 02138 which is the subject of this zoning application.

The record title of this property is in the name of Catherine Hayden & David Thurston Chisholm

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

[Signature]  
SIGNATURE 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 Norfolk

The above-name Catherine Hayden personally appeared before me, this 18 of March, 2024, and made oath that the above statement is true.

[Signature] Notary

My commission expires November 30 2029 (Notary Seal).

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





## **BZA Application Form**

### **SUPPORTING STATEMENT FOR A SPECIAL PERMIT**

**Please describe in complete detail how you meet each of the following criteria referring to the property and proposed changes or uses which are requested in your application. Attach sheets with additional information for special permits which have additional criteria, e.g.; fast food permits, comprehensive permits, etc., which must be met.**

**Granting the Special Permit requested for 29 Ash 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 house is non-conforming due to its proximity to the side and rear lot lines. The lot size is also non-conforming. Construction is proposed to alter the right-side elevation that is in the side yard setback. One new window opening is proposed at the front entry and two existing window openings are to be infilled. There will be a smaller percentage of window area in this elevation facing the abutting property.

**B)** Traffic generated or patterns of access or egress would not cause congestion hazard, or substantial change in established neighborhood character for the following reasons:

There is no change in the use of the property or structure.

**C)** The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would not be adversely affected by the nature of the proposed use for the following reasons:

There is no change in the use of the property or structure.

**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 is no change in the use of the property or structure.

**E)** For other reasons, the proposed use would not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this ordinance for the following reasons:

There is no change in the use of the property or structure. These alterations have been approved by the Cambridge Historical Commission.

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

**BZA Application Form****DIMENSIONAL INFORMATION**

**Applicant:** Catherine Hayden and David Thurston  
**Location:** 29 Ash St., Cambridge, MA  
**Phone:** 617-840-7566

**Present Use/Occupancy:** Single Family  
**Zone:** Residence C-1 Zone  
**Requested Use/Occupancy:** Single Family

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		3,518 sf	3,564 sf	2,180 sf	(max.)
<u>LOT AREA:</u>		2,906 sf	2,906 sf	5,000 sf	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup></u>		1.21	1.22	.75	
<u>LOT AREA OF EACH DWELLING UNIT</u>		2,906 sf	2,906 sf	1,500 sf	
<u>SIZE OF LOT:</u>	WIDTH	45'	45'	50'	
	DEPTH	64.85'	64.85'	64.85'	
<u>SETBACKS IN FEET:</u>	FRONT	23.1'	23.1'	21.7'	
	REAR	4.5'	4.5'	17.4'	
	LEFT SIDE	19.7'	19.7'	17.4'	
	RIGHT SIDE	2.9'	2.9'	7.5'	
<u>SIZE OF BUILDING:</u>	HEIGHT	31.9'	31.9'	35.0'	
	WIDTH	55.3'	55.3'	55.3'	
	LENGTH	22.4'	22.4'	22.4'	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		30.3%	30.3%	30%	
<u>NO. OF DWELLING UNITS:</u>		1	1	1	
<u>NO. OF PARKING SPACES:</u>		2	2	1	
<u>NO. OF LOADING AREAS:</u>		0	0	0	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		na	na	na	

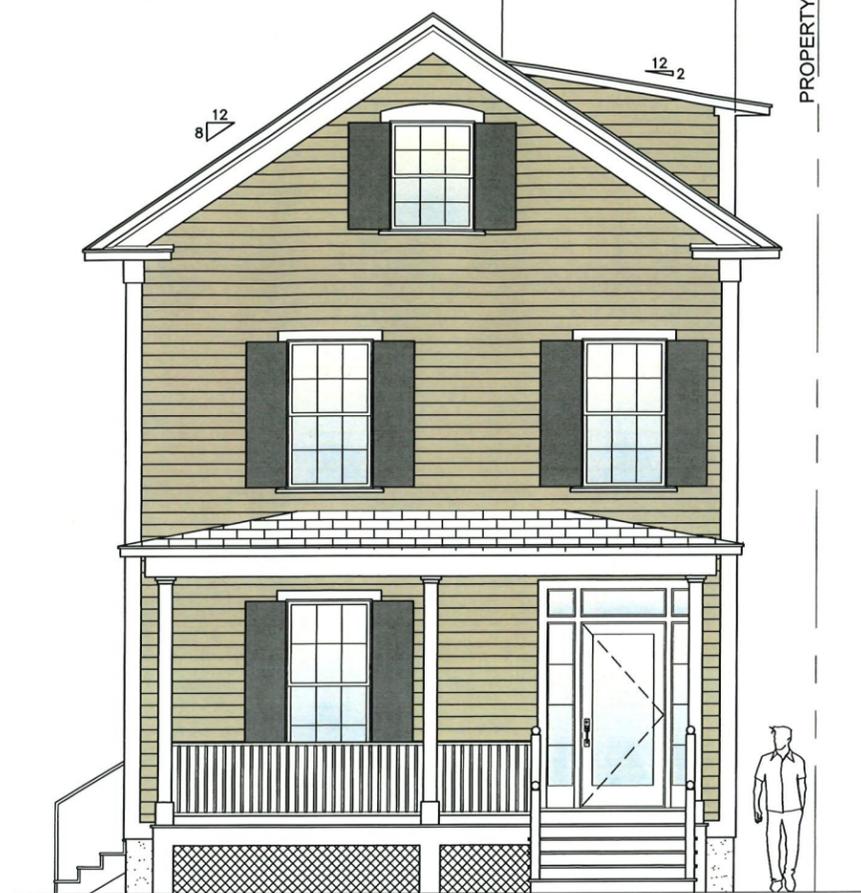
Describe where applicable, other occupancies on the same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g; wood frame, concrete, brick, steel, etc.:

none

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'.

# EXTENSION OF LIVING SPACE INTO BASEMENT AND DORMER ADDITION

29 ASH STREET, CAMBRIDGE, MASSACHUSETTS



## ZONING SUMMARY

ZONE: RES C-1

Use Regulations: Section Table	
Existing	Proposed
1F	1F

## Dimensional Regulations: Table

	Code Requirement		Existing Condition	Proposed Project (Dormers, Window Wells)	Notes
	Use 1	Any Other Use			
RES C-1					
Max FAR	0.75		0.86	1.22	EX 2,491 SF PRO 3,564 SF
Lot Area Minimum	5,000 SF				
Min Lot Area per Unit	1,500 SF				
Total Required Lot Size	5,000 SF		2,906 SF	2,906 SF	
Min Required Lot Width	50'		45'	45'	
Min Front Yard	21.7'		23.1'	23.1'	
Min Side Yard	17.4'		19.7' / 2.9'	16.1' / 2.9'	
Min Rear Yard	17.4'		1.3'	1.3'	
Max Building Height	35'		32.0'	30.2'	
Ratio of Open Space to Lot Area	30.0%		30.3%	30.3%	

Location  
**EXTENSION OF LIVING SPACE INTO BSMT AND DORMER ADD**  
**29 ASH STREET**  
**CAMBRIDGE, MA 02138**

**Choo & Company, Inc.**  
 One Billings Road Quincy, MA 02171  
 617-786-7727 fax 617-786-7715



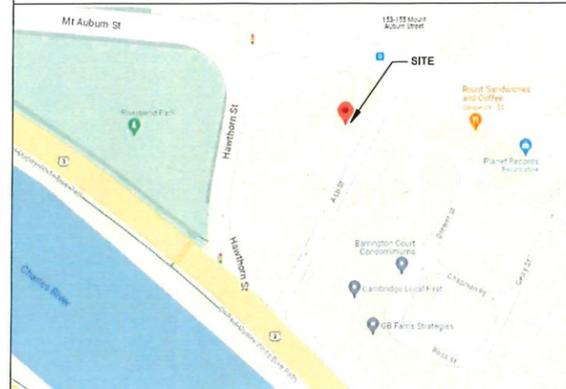
No.	Revision Date
4	04-01-2024

Project No: 2023156  
 Scale: AS NOTED  
 Date: 10-31-2023  
 Drawn By: AMF / DF

Drawing Name  
**COVER SHEET**

Sheet No.  
**A-0**

## LOCUS MAP



## KEY

- ☉ SMOKE DETECTOR
- ☉ HEAT DETECTOR
- ☉ CARBON MONOXIDE DETECTOR
- ⬠ 1 HR FIRE-RATED WALL FROM EXTERIOR
- ☒ FAN
- ⊙ 45 MIN. DOOR
- ⊙ 1-1/2 HOUR DOOR
- ⊙ WINDOW TYPE
- 1 1 HOUR CLG. ABOVE
- NEW WALL
- EX'G WALL TO REMAIN
- - - WALL TO BE REMOVED

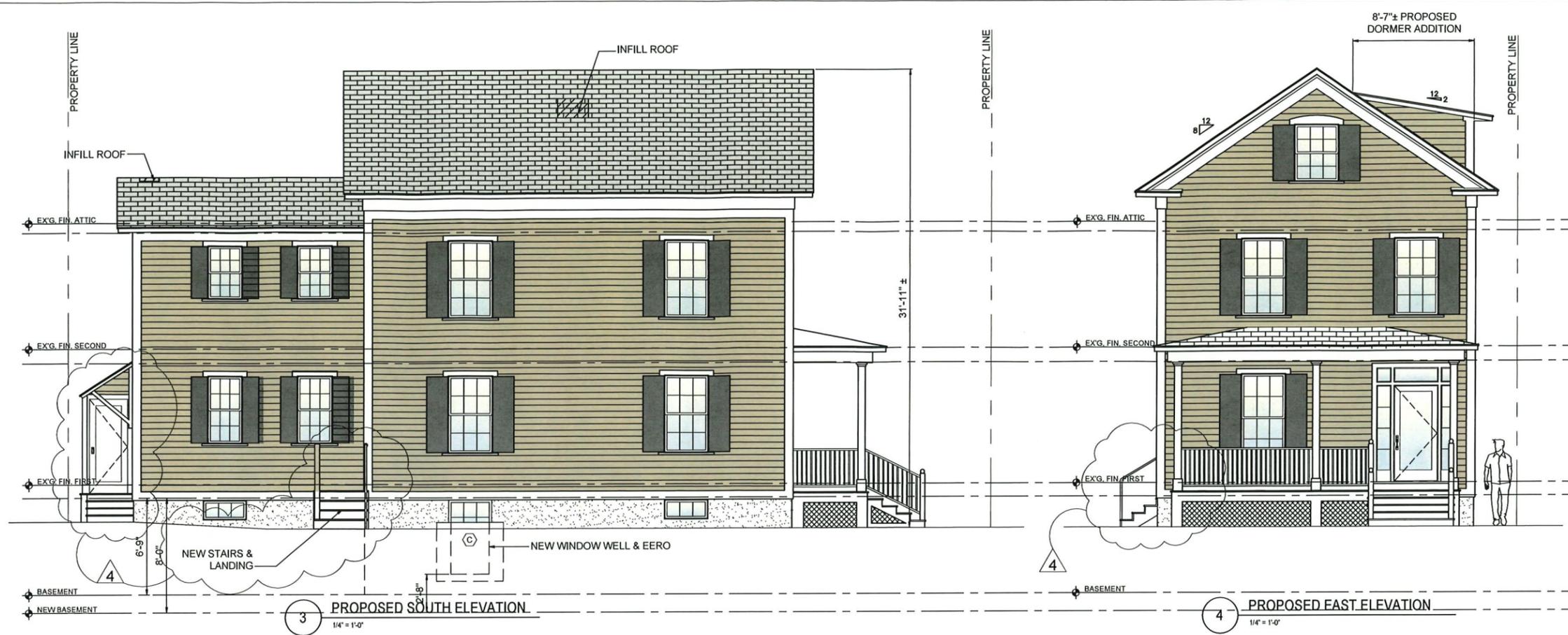
## CODE SUMMARY

EX'G TYPE 5 CONSTRUCTION  
 EX'G R-3 USE GROUP (SINGLE-FAMILY)

## SOIL TESTING

NOTE: THERE HAS BEEN NO SOIL TESTING PROVIDED TO THIS OFFICE FOR THIS PROJECT. THE SOIL BEARING CAPACITY OF THIS FOUNDATION SYSTEM AS DESIGNED IS BASED ON A 2 TON MINIMUM SOIL BEARING CAPACITY. SOIL BORINGS SHOULD BE PERFORMED TO VERIFY THAT THE MINIMUM DESIGN BEARING CAPACITIES ARE ACHIEVABLE. IF A SUITABLE SOIL THAT CAN NOT WITHSTAND A 2 TON BEARING CAPACITY IS NOT AVAILABLE, THAN THIS OFFICE SHOULD BE CONTACTED BY THE CONTRACTOR OR OWNER FOR A FOUNDATION REDESIGN.





3 PROPOSED SOUTH ELEVATION  
1/4" = 1'-0"

4 PROPOSED EAST ELEVATION  
1/4" = 1'-0"



1 EXISTING SOUTH ELEVATION  
1/4" = 1'-0"



2 EXISTING EAST ELEVATION  
1/4" = 1'-0"

Location  
**EXTENSION OF LIVING SPACE  
 INTO BSMT AND DORMER ADD**  
**29 ASH STREET**  
**CAMBRIDGE, MA 02138**

**Choo  
& Company, Inc.**  
 One Billings Road Quincy, MA 02171  
 617-786-7727 fax 617-786-7715



No.	Revision Date
4	03-12-2024
	04-01-2024

Project No: 2023156  
 Scale: AS NOTED  
 Date: 10-31-2023  
 Drawn By: AMF / DF

Drawing Name  
**EXISTING/  
 PROPOSED  
 ELEVATIONS**

Sheet No.  
**A-1.5**

Location  
**EXTENSION OF LIVING SPACE  
 INTO BSMT AND DORMER ADD**  
**29 ASH STREET  
 CAMBRIDGE, MA 02138**

**Shoo & Company, Inc.**  
 One Billings Road Quincy, MA 02171  
 617-786-7727 fax 617-786-7715

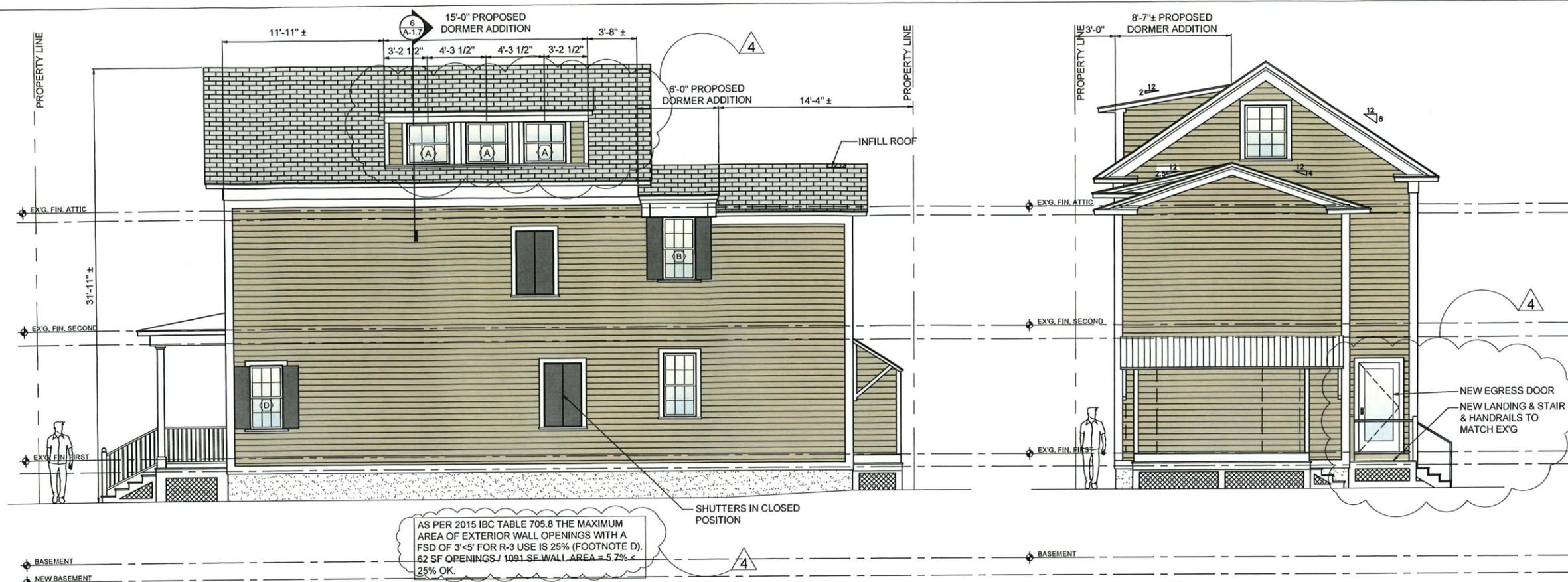


No.	Revision Date
4	03-12-2024

Project No: 2023156  
 Scale: AS NOTED  
 Date: 10-31-2023  
 Drawn By: AMF / DF

Drawing Name  
**EXISTING/  
 PROPOSED  
 ELEVATIONS**

Sheet No.  
**A-1.6**



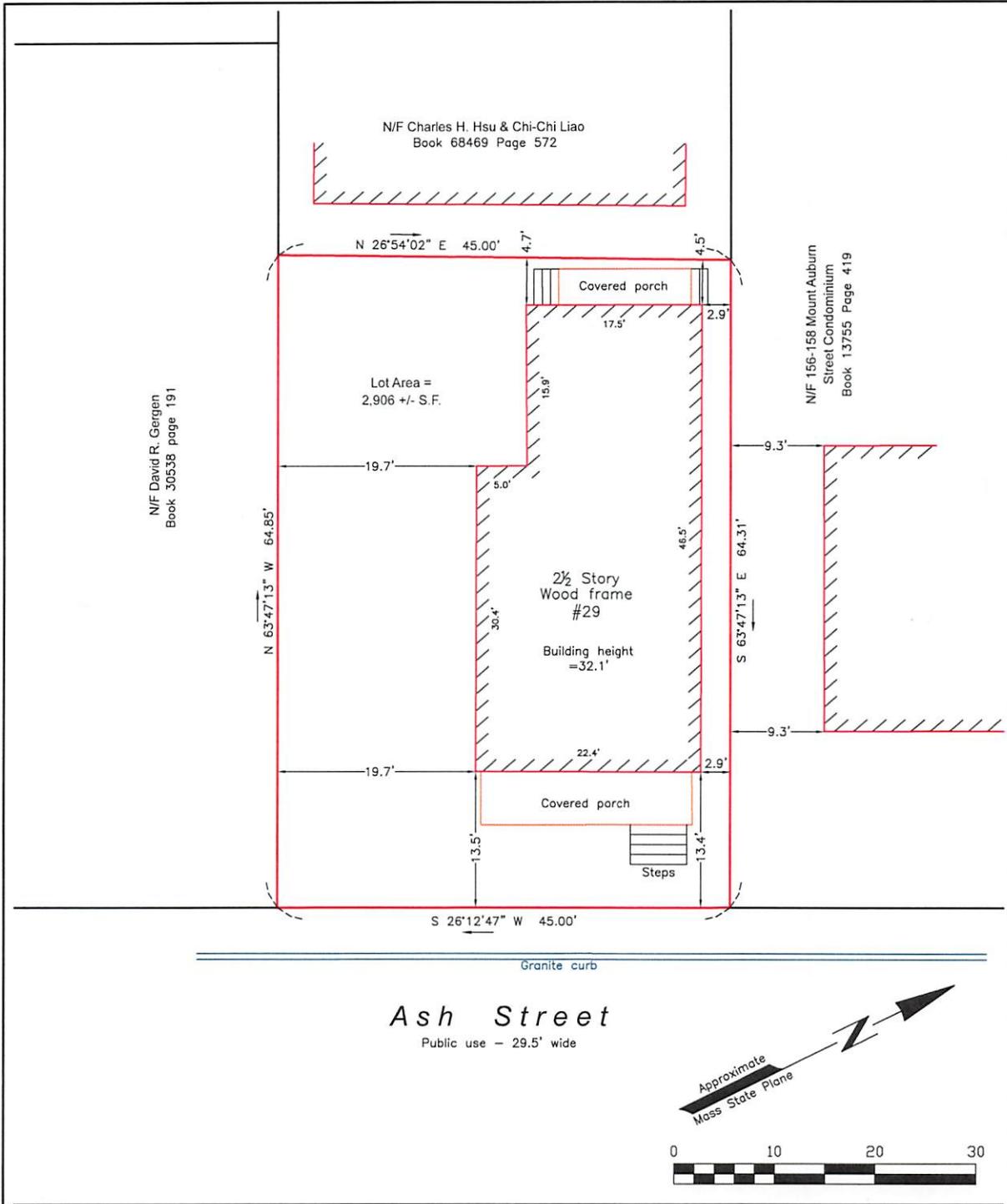
3 PROPOSED NORTH ELEVATION  
 1/4" = 1'-0"

4 PROPOSED WEST ELEVATION  
 1/4" = 1'-0"

1 EXISTING NORTH ELEVATION  
 1/4" = 1'-0"

2 EXISTING WEST ELEVATION  
 1/4" = 1'-0"

APPROVED BY THE HISTORICAL COMMISSION



In my professional opinion, I certify to Catherine Hayden and the City of Cambridge that as a result of a survey made on the ground to the normal standard of care of professional land surveyors practicing in Massachusetts, I find that the property falls outside of the special flood hazard area as shown on the F.I.R.M. for Middlesex County, Massachusetts, Map #25017C0557E Dated: June 4, 2010 and that the location of the improvements are as shown hereon.

*Plan of Land*  
in  
*Cambridge, Massachusetts*  
Prepared For: Catherine Hayden

Scale: 1" = 10'

Date: July 22, 2023



PROFESSIONAL LAND SURVEYOR

DATE: 7/22/23



7 Walnut Road  
Somerville, MA 02145

617-744-9002  
maloneygeo.com

Deed recorded at Middlesex Registry of Deeds, Bk 81543 Pg 74  
Assessors Map 166, Lot 49  
Zoning District: C-1  
Half Crown-Marsh Neighborhood Conservation District



29

TRASH



3/31/24

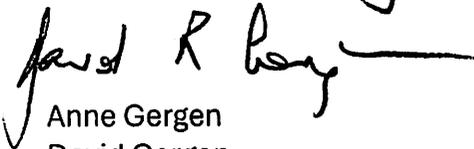
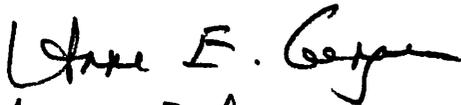
Board of Zoning Appeal  
City of Cambridge  
831 Mass Ave  
Cambridge, MA 02139

Dear Members of the Board,

Re: 29 Ash Street

We are writing to support Catherine Hayden's application  
to enclose the rear covered porch.

Sincerely,



Anne Gergen  
David Gergen  
31 Ash St

3/31/24

Board of Zoning Appeal  
City of Cambridge  
831 Mass Ave  
Cambridge, MA 02139

Members of the Board of Zoning,

I am writing in support of Catherine Hayden's proposal at 29 Ash to change the windows on the north side and to enclose the existing covered porch in the rear of the house.

Sincerely,



James Woodman  
27 Ash St

P.S. The south-facing wall of my property directly faces the north-facing windows in question -

In regards the proposed changes as a distinct IMPROVEMENT!

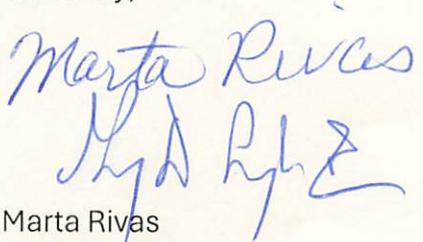
3/21/24

Board of Zoning Appeal  
City of Cambridge  
831 Mass Ave  
Cambridge, MA 02139

Members of the Board,

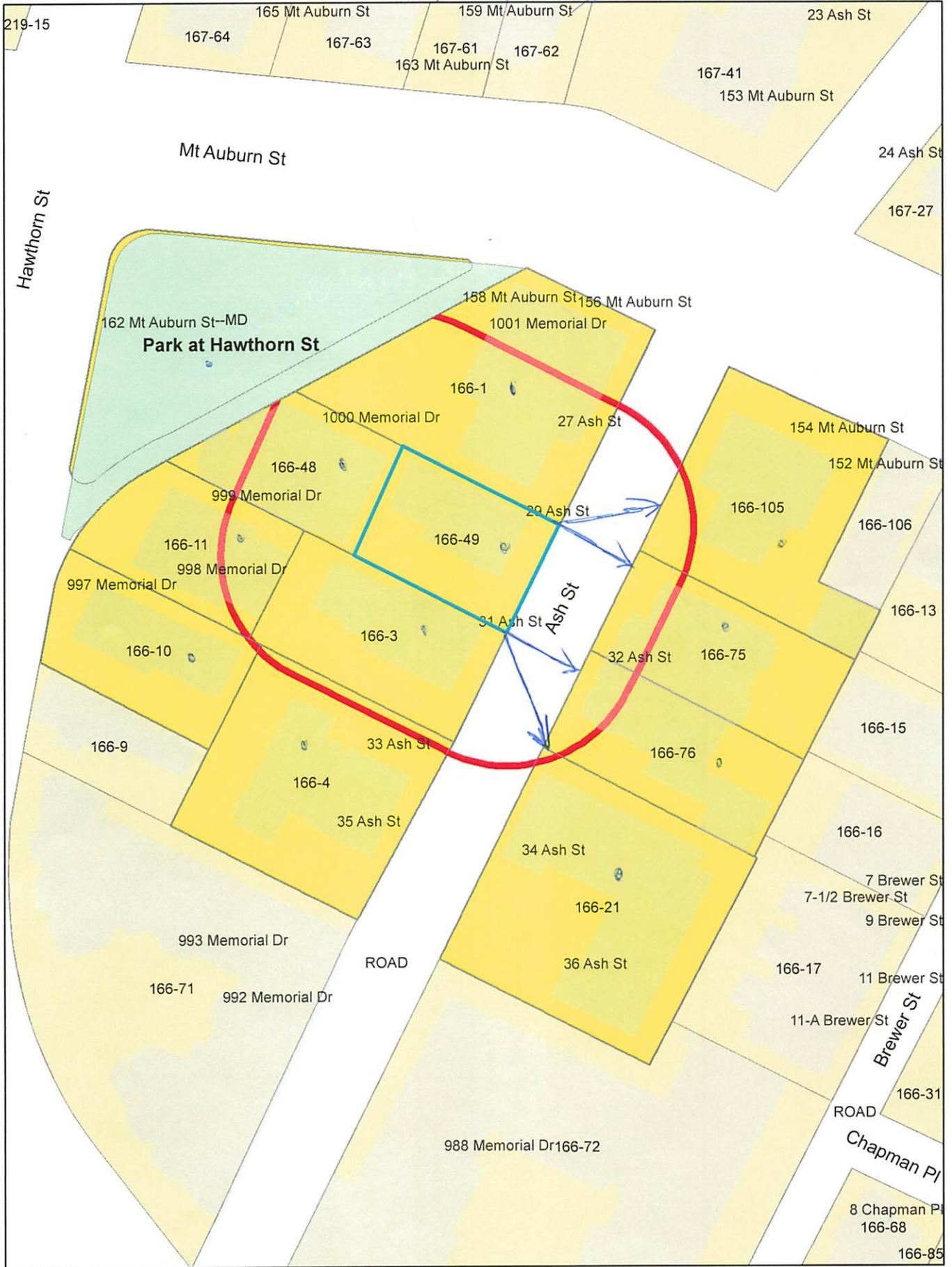
We are neighbors behind 29Ash St and are writing to support Catherine Hayden's proposal to enclose the current covered porch on the back of the house.

Sincerely,



Marta Rivas  
George Langdon  
999 Memorial Drive  
Cambridge

29 Ash St



29 Ash St.

166-1  
ROTHFARB, HERBERT I.  
1001 MEMORIAL DR  
CAMBRIDGE, MA 02138

166-48  
HSU, CHARLES H. & CHI-CHI LIAO  
TRUSTEE OF THE MRH REALTY TRUST  
1000 MEMORIAL DR  
CAMBRIDGE, MA 02138

166-21  
XU, FENG  
C/O ORIANA VAN DAELE  
P.O. BOX 380253  
CAMBRIDGE, MA 02238

166-3  
GERGEN, DAVID R.  
31 ASH STREET  
CAMBRIDGE, MA 02138

166-21  
BEINART, DOREEN,  
TRUSTEE THE BAY SQUARE REALTY TRUST  
7 LONGFELLOW PARK  
CAMBRIDGE, MA 02138

166-1  
OKUN, DOUGLAS,  
TRUSTEE THE DOUGLAS OKUN REV TRS  
334 WALDEN ST  
CAMBRIDGE, MA 02138

166-21  
SINIOSSOGLU, MARIA AMARYLLIS  
39 MYTLE AVE  
CAMBRIDGE, MA 02138

166-1  
ELIZABETH L. PUGH STEVEN L. GORTMAKER  
44 PAYSON TERRANCE  
BELMONT, MA 02478

166-21  
GUO HONGTAO & ZHIJIE XIAO  
89 MANET RD  
CHESTNUT HILL, MA 02467

166-1  
AGRAWAL, APARNA BANDANA AGRAWAL TRS  
53 ORCHARD ST - UNIT 1  
CAMBRIDGE, MA 02139

166-21  
YAWAND-WOSSEN, HEYWOT YADEY  
YAWAND-WOSSEN  
34 ASH ST UNIT 103 (U-2)  
CAMBRIDGE, MA 02138

166-4  
ROSEN, OLIVER & CECILY WARDELL  
35 ASH ST.  
CAMBRIDGE, MA 02138

166-21  
HARRATI, JALLEL  
1928 MONTEREY AVE.  
BERKELEY, CA 94707

166-21  
LANDSMAN, A. L.  
34 ASH ST UNIT 1  
CAMBRIDGE, MA 02138

166-76  
KONTOPOULOS, EIRENE &  
ANTHONY PHILIPPAKIS  
32 ASH ST  
CAMBRIDGE, MA 02138

166-10  
CONNOLLY, SARAH T. TRUSTEE OF THE 997  
MEMORIAL DR NOMINEE REALTY TRST  
997 MEMORIAL DR  
CAMBRIDGE, MA 02138

166-11  
LANGDON, GEORGE D., III & MARTA R. RIVAS  
999 MEMORIAL DRIVE  
CAMBRIDGE, MA 02138

166-21  
GARGIULO, RACHEL & NICHOLAS CORDELLA  
34 ASH ST UNIT 14  
CAMBRIDGE, MA 02138

166-4  
MOROUN, MADELEINE  
33 ASH ST  
CAMBRIDGE, MA 02138

166-21  
QUADIR, IQBAL  
9 BUSHNELL DR  
LEXINGTON, MA 02421

CHOO & COMPANY INC.  
C/O DAVID FREED  
1 BILLINGS ROAD  
NORTH QUINCY, MA 02171

*Petitioner*  
166-49-75  
THURSTON, DAVID B. CATHERINE L HAYDEN  
30 ASH ST  
CAMBRIDGE, MA 02138

166-21  
KERVICK, JANE L. & JOHN J. COSTELLO  
34-36 ASH ST UNIT B1  
CAMBRIDGE, MA 02138

166-21  
SHIELDS, VIRGINIA & EDWARD BARRETT  
36 ASH ST UNIT 11  
CAMBRIDGE, MA 02138-4868

166-105  
JONES, SHARISSA Y. & DANIEL S. MEDWED  
154 MT AUBURN ST  
CAMBRIDGE, MA 02139

166-21  
DORTZ, JUDITH R.  
36 ASH ST  
CAMBRIDGE, MA 02138-4868

166-1  
WOODMAN, JAMES F.  
TR. OF THE 27 ASH STREET NOMINEE TR.  
27 ASH ST  
CAMBRIDGE, MA 02138

166-11  
BELL, JONATHAN & MARY ELLEN MALLOY  
998 MEMORIAL DR. UNIT 2  
CAMBRIDGE, MA 02139

166-21  
PRATT, MARIA THERESA W  
34 ASH ST UNIT 12  
CAMBRIDGE, MA 02138

166-21  
MURPHY, WILLIAM JOSEPH  
TR WILLIAM JOSEPH MURPHY REVOCABLE TR  
10 THACKERAY RD  
CONCORD, NH 03301

*29 Ash St.*

166-21  
NORRIS, PIPPA  
36 ASH ST UNIT 15  
CAMBRIDGE, MA 02138-4868

CITY OF CAMBRIDGE  
RE: PARK AT HAWTHORN ST.  
C/O YI-AN HUANG  
CITY MANAGER

166-21  
XU, MENGJUN  
34 ASH STREET - UNIT 5  
CAMBRIDGE, MA 02138

CITY OF CAMBRIDGE  
RE: PARK AT HAWTHORN ST.  
C/O MEGAN BAYER  
CITY SOLICITOR

166-21  
36 ASH LLC  
17 MASCONOMO ST  
MANCHESTER, MA 01944



# Half Crown-Marsh Neighborhood Conservation District Commission

831 Massachusetts Avenue, 2<sup>nd</sup> Fl., Cambridge, Massachusetts 02139  
Telephone: 617 349 4683 Fax: 617 349 3116 TTY: 617 349 6112  
E-mail: [histcomm@cambridgema.gov](mailto:histcomm@cambridgema.gov) URL: <http://www.cambridgema.gov/Historic>

Marie-Pierre Dillenseger, Chair; Aaron Kemp, Vice Chair;  
Ruby Booz, Donna Marcantonio, Peter Schur, Jo Solet, James Van Sickle

## CERTIFICATE OF APPROPRIATENESS

Property: **29 Ash Street**  
Applicant: **Catherine Hayden**

The Half Crown-Marsh Neighborhood Conservation District Commission hereby certifies, pursuant to Title 2, Chapter 2.78, Article III, Section 2.78.140-270 of the Code of the City of Cambridge and the City Council order establishing the Commission, that the construction described below is not incongruous to the historic aspects or architectural character of the building or district:

### **Alter fenestration on north side elevation.**

*Approval was granted on the following condition and comments:*

- The new window and enclosure of two existing window openings with shutters is appropriate and approved without conditions.
- *That the proposed alterations to the dormer windows to be reviewed and approved by staff following an updated drawing.*
- *Staff has approved the submitted dormer window elevation dated April 1, 2024 showing three, six-pane windows.*
- *The windows are to be wood or clad wood windows with simulated divided lights with either no screens or half screens if operable.*

This certificate is granted upon the condition that the work authorized herein is commenced within six months after the date of issuance. If the work authorized by this certificate is not commenced within six months after the date of issuance, such certificate shall expire and be of no further effect; provided that, for cause, one or more extensions of time for periods not exceeding six months each may be allowed in writing by the Chair.

Case Number: **HCM-632**

Date of Certificate: 04/01/2024

Attest: A true and correct copy of decision filed with the offices of the City Clerk and the Cambridge Historical Commission on 04/01/2024.

By Marie-Pierre Dillenseger / Eric Hill, Chair/CHC Staff.

Twenty days have elapsed since the filing of this decision.

No appeal has been filed \_\_\_\_\_. Appeal has been filed \_\_\_\_\_.

Date \_\_\_\_\_, City Clerk.



## Half Crown-Marsh Neighborhood Conservation District Commission

831 Massachusetts Avenue, 2<sup>nd</sup> Fl., Cambridge, Massachusetts 02139  
Telephone: 617 349 4683 Fax: 617 349 3116 TTY: 617 349 6112  
E-mail: [histncds@cambridgema.gov](mailto:histncds@cambridgema.gov)

Marie-Pierre Dillenseger, Chair; Aaron Kemp, Vice Chair;  
Ruby Booz, Donna Marcantonio, Peter Schur, Jo Solet, James Van Sickle

### CERTIFICATE OF NON-APPLICABILITY

Property: 29 Ash Street

Applicant: Catherine Hayden

The Half Crown-Marsh Neighborhood Conservation District Commission hereby certifies, pursuant to Chapter 2.78, Article III, Section 2.78.140-270 of the Code of the City of Cambridge and the order establishing said District that the work described below does not involve any activity requiring issuance of a Certificate of Appropriateness or Hardship:

Enclose rear porch; convert rear window to door; remove window at rear.

All improvements shall be carried out as shown on the plans and specifications submitted by the applicant, except as modified above. Approved plans and specifications are incorporated by reference into this certificate.

This certificate is granted upon the condition that the work authorized herein is commenced within six months after the date of issuance. If the work authorized by this certificate is not commenced within six months after the date of issuance or if such work is suspended in significant part for a period of one year after the time the work is commenced, such certificate shall expire and be of no further effect; provided that, for cause, one extension not exceeding six months may be allowed in writing by the Chair.

Case Number: HCM-638

Date of Certificate: 04/02/2024

Attest: A true and correct copy of decision filed with the offices of the City Clerk and the Cambridge Historical Commission on 04/02/2024.

By Eric J. Hill, CHC Staff

Twenty days have elapsed since the filing of this decision. No appeal has been filed \_\_\_\_\_.  
Appeal has been filed \_\_\_\_\_.

Date \_\_\_\_\_ City Clerk: \_\_\_\_\_

**BZA Application Form**

*29 Ash St.*

**SUPPORTING STATEMENT FOR A VARIANCE**

**EACH OF THE FOLLOWING REQUIREMENTS FOR A VARIANCE MUST BE ESTABLISHED AND SET FORTH IN COMPLETE DETAIL BY THE APPLICANT IN ACCORDANCE WITH MGL 40A, SECTION 10.**

**A)** A literal enforcement of the provisions of this Ordinance would involve a substantial hardship, financial or otherwise, to the petitioner or appellant for the following reasons:  
The existing house is sited very close to the side and rear lot lines and the lot depth is significantly shorter than the adjacent parcels and it would be impossible to comply with the zoning ordinance while still using the house and land for its intended purpose.

**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 owing to the location of the existing covered deck itself which is to be converted to a garden shed and such deck and roof is in the rear yard setback.

**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:  
The variance allows for a more functional use of the property, providing storage space for maintenance of the property while still maintaining the overall character of the neighborhood. It improves the character of the neighborhood as it is out of street view as opposed to a free standing shed. There is no loss of green space in this proposal.

**2)** Desirable relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons:  
A strict interpretation of the ordinance would hinder the intended use of the land whereas the variance allows for responsible development that aligns with the ordinance's intent to promote private open space.

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

**Pacheco, Maria**

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**From:** Douglas Okun <doug@doassoc.com>  
**Sent:** Saturday, April 13, 2024 8:54 PM  
**To:** Pacheco, Maria  
**Cc:** Douglas Okun  
**Subject:** ZBA case# 261798. 29. Ash Street

To Cambridge Zoning Board,

I wish to send my approval of the plans for 29 Ash Street By David Freed, Architect. They are in good taste and will not add any detriment to the neighborhood.

Douglas Okun • Architect  
156 Mount Auburn Street  
Cambridge, Ma. 02138  
Cell - 617 - 312 - 8206



# 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: Andrew Ulrich Date: 4/12/24  
(Print)

Address: 29 Ash Street

Case No. BZA-261798

Hearing Date: 4-25-24

Thank you,  
Bza Members