



CITY OF CAMBRIDGE  
MASSACHUSETTS  
BOARD OF ZONING APPEAL  
831 MASSACHUSETTS AVENUE  
CAMBRIDGE, MA 02139  
617 349-6100

BZA APPLICATION FORM

Plan No: BZA-013181-2017

GENERAL INFORMATION

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

Special Permit : \_\_\_\_\_ Variance : ✓ Appeal : \_\_\_\_\_

PETITIONER : Chris & Eliza Rafferty C/O Sean D. Hope, Esq.

PETITIONER'S ADDRESS : 675 Massachusetts Avenue Cambridge, MA Cambridge, MA 02139

LOCATION OF PROPERTY : 155 Walden St #2 Cambridge, MA

TYPE OF OCCUPANCY : 4.31 ZONING DISTRICT : Residence C-1 Zone

REASON FOR PETITION :

Additions

**DESCRIPTION OF PETITIONER'S PROPOSAL :**

Petitioner requests Variance relief to construct a rear yard two story rear addition to a pre-existing non-conforming multifamily dwelling that will require sideyard setback relief and will add 368sf of additional floor area.

**SECTIONS OF ZONING ORDINANCE CITED :**

Article 5.000 Section 5.31 (Table of Dimensional Requirements).

Article 8.000 Section 8.22.2 (Non-Conforming Structures).

Article 10.000 Section 10.30 (Variance).

Original Signature(s) :

Sean D. Hope

(Petitioner(s) / Owner)

Sean D. Hope

(Print Name)

Address :

675 Mass Avenue

Cambridge, MA 02139

Tel. No. :

617 492.0220

E-Mail Address :

Sean@hopelegal.com

Date :

May 2nd, 2017

**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 Rafferty and Eliza O. Rafferty  
(OWNER)

Address: 155 Walden Street, Unit 2, Cambridge MA 02140

State that I/We own the property located at 155 Walden Street,  
which is the subject of this zoning application. Walden Green Condo Trust

The record title of this property is in the name of Christopher Rafferty  
and Eliza O. Rafferty

\*Pursuant to a deed of duly recorded in the date 8/31/09, Middlesex South  
County Registry of Deeds at Book 53478, Page 206; or  
Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_  
Book \_\_\_\_\_ Page \_\_\_\_\_.

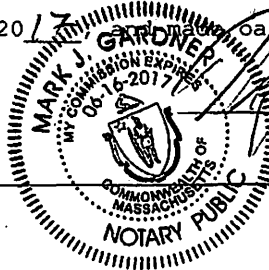
Christopher Rafferty  
SIGNATURE BY LAND OWNER OR  
AUTHORIZED TRUSTEE, OFFICER OR AGENT\*

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

Commonwealth of Massachusetts, County of Middlesex

The above-name Christopher Rafferty personally appeared before me,  
this 28 of April, 2017, and acknowledged that the above statement is true.

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.

**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 involve a substantial hardship because the second floor unit owners have a growing family and desire additional space to meet alleviate the congestion of their current living environment.

Granting the requested relief by allowing for construction of the rear addition stacked on the preexisting first floor below will provide for the much needed additional bedroom and accessible outdoor spaces.

- 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 non-conforming position and size of the preexisting structure such that any increase in the square footage regardless how appropriate would require Variance relief,

Petitioners are seeking a modest 368sf rear addition spread over two floors that is the most practical solution for additional interior space.

- C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:**

- 1)** Substantial detriment to the public good for the following reasons:

The requested additions will not negatively impact the adjacent residential uses, stay within the existing foot print of the building and will be largely shielded from the public view.

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

The requested relief will not substantially derogate from the intent or purpose of the ordinance as the relief is modest in nature and will provide an additional bedroom/living area creating a more family friendly living environment as well as provided adjacent outdoor space for the second and third floors.

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

**BZA APPLICATION FORM**  
**DIMENSIONAL INFORMATION**

**APPLICANT:** Sean Hope, Esq. **PRESENT USE/OCCUPANCY:** Multifamily  
**LOCATION:** 155 Walden St #2 Cambridge, MA **ZONE:** Residence C-1 Zone  
**PHONE:** \_\_\_\_\_ **REQUESTED USE/OCCUPANCY:** Multifamily

		<b><u>EXISTING CONDITIONS</u></b>	<b><u>REQUESTED CONDITIONS</u></b>	<b><u>ORDINANCE REQUIREMENTS</u></b> <sup>1</sup>	
<b><u>TOTAL GROSS FLOOR AREA:</u></b>		4703sf	5,071sf	3750sf	(max.)
<b><u>LOT AREA:</u></b>		3508.2sf	3508.2sf	5000sf	(min.)
<b><u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u></b> <sup>2</sup>		1.3	1.4	.75	(max.)
<b><u>LOT AREA FOR EACH DWELLING UNIT:</u></b>		1,193.4sf	1,193.4sf	1,500sf	(min.)
<b><u>SIZE OF LOT:</u></b>	<b>WIDTH</b>	42.12'	42.12'	50'	(min.)
	<b>DEPTH</b>	85'	85'	n/a	
<b><u>SETBACKS IN FEET:</u></b>	<b>FRONT</b>	11.2'	1.2'	10'	(min.)
	<b>REAR</b>	27.8'	27.8'	20'	(min.)
	<b>LEFT SIDE</b>	2.3'	2.3'	7.5'	(min.)
	<b>RIGHT SIDE</b>	7.8'	7.8'	7.5	(min.)
<b><u>SIZE OF BLDG.:</u></b>	<b>HEIGHT</b>	33.5'	33.5'	35'	(max.)
	<b>LENGTH</b>	47.5'	47.5'	n/a	
	<b>WIDTH</b>	32'	32'	n/a	
<b><u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u></b>		.24	.24	.30	(min.)
<b><u>NO. OF DWELLING UNITS:</u></b>		3	3	2	(max.)
<b><u>NO. OF PARKING SPACES:</u></b>		3	3	3	(min./max)
<b><u>NO. OF LOADING AREAS:</u></b>		n/a	n/a	n/a	(min.)
<b><u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u></b>		n/a	n/a	n/a	(min.)

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

1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.



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2017 MAY -5 AM 10:51

BZA APPLICATION FORM

OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS  
Plan No: BZA-013181-2017

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Original Signature(s) :

Sean D. Hope

(Petitioner(s) / Owner)

Sean D. Hope

(Print Name)

Address :

675 Mass Avenue

Cambridge, MA 02139

Tel. No. :

617-492-0220

E-Mail Address :

Sean@hopeloggal.com

Date :

May 2nd, 2017



This is a detailed street map of a residential neighborhood in Lincoln, Nebraska. The map shows a grid of streets including Lincoln Way, Sheridan St, Wood St, Walden St, Raymond St, and Hubbard Ave. Numerous house numbers are labeled throughout the area. A red line with arrows is drawn across the map, starting from the bottom left near Walden St and curving upwards towards the top right, possibly indicating a specific route or boundary. The map also shows some commercial areas like 'Raymond Park/Corcoran Field' and '205-40'.

155 Walden St. #2

Relatives

1092

204-136  
HEATH, MELISSA & JOSHUA DOLBY  
156-158 RAYMOND ST., #1  
CAMBRIDGE, MA 02138

204-136  
GIVON, LIOR  
156 RAYMOND ST. UNIT#2  
CAMBRIDGE, MA 02138

SEAN D. HOPE, ESQ.  
675 MASS AVENUE  
CAMBRIDGE, MA 02139

204-138  
SPEK, ERIK J. & SONJIA J. KENNY  
150 RAYMOND STREET, UNIT 150  
CAMBRIDGE, MA 02139

204-8  
NICRON, LLC  
50 HUNTERS RIDGE RD  
CONCORD, MA 01742

204-8  
HANSEN, RICHARD B., MYONG HUI HANSEN &  
SARAH K. HANSEN  
130 BRAEMOOR DR.  
BONNY DOON, CA 95060

204-8  
NICRON, LLC,  
C/O RYAN HUNT  
116 W. BROADWAY  
S. BOSTON, MA 02127

204-135  
CORSENTINO, ANTHONY B. & SARAH T. PHILLIPS  
21-23 WOOD ST., UNIT #1  
CAMBRIDGE, MA 02141

204-80  
DANDREA, PATRICIA, CARMELO D'ANDREA,  
RICHARD J. SANTOS & DOROTHY SANTOS  
185 WALDEN ST  
CAMBRIDGE, MA 02138

204-124  
CULHANE, JOHN M., ELIZABETH T. CULHANE &  
MARY ANN CULHANE  
TRS THE RAYMOND ST. TR.  
142 RAYMOND ST  
CAMBRIDGE, MA 02140

204-125  
CHOD, JIRI  
149 WALDEN ST., #1  
CAMBRIDGE, MA 02140

204-125  
WHITTENBERGER, MARK  
149 WALDEN ST., #2  
CAMBRIDGE, MA 02140

204-125  
BOLAND, DANIEL  
149 WALDEN ST., #3  
CAMBRIDGE, MA 02140

204-126  
ELSNER, JACOB J. & ADI OSOVSKY  
151 WALDEN ST., #1  
CAMBRIDGE, MA 02139

204-126  
OLIVIA PENNOCK  
151 WALDEN ST., UNIT #2  
CAMBRIDGE, MA 02140

204-126  
MOSS, ROSE  
151 WALDEN ST  
CAMBRIDGE, MA 02140

204-127  
MAWHINNEY, DAVID &  
SUSAN ANN MAWHINNEY  
153 WALDEN ST. UNIT#1  
CAMBRIDGE, MA 02140

204-127  
BELINKOV, NIVA & YONATAN BELINKOV  
153 WALDEN STREET, UNIT #2  
CAMBRIDGE, MA 02140

204-127  
SMITH, SARAH M. & VINOD S. PARMESHWAR  
153 WALDEN ST., #3  
CAMBRIDGE, MA 02140

204-128  
GARDNER, MARK J. & SHIREEN L. JYAWOOK  
155 WALDEN ST., UNIT #1  
CAMBRIDGE, MA 02140

204-128  
RAFFERTY, CHRISTOPHER &  
LIZA ORNSTEIN RAFFERTY  
155 WALDEN ST.2  
CAMBRIDGE, MA 02140

204-128  
WHITTEMORE, EDWIN P.  
155 WALDEN ST  
CAMBRIDGE, MA 02140

204-129  
KUI, JOHNNY & KATHY Y. LEE  
30 GARRISON ROAD  
CONCORD, MA 01742

204-130  
WOOD, ROBERT & ASHLEY OWENS WOOD  
1 WOOD ST  
CAMBRIDGE, MA 02139

204-132  
SHEA, ED & BROOKSANY COE  
33 WOOD ST  
CAMBRIDGE, MA 02140

204-133  
ROUHANI, PARISA & HOUTAN SADAFI  
34 FERNALD DR., #31  
CAMBRIDGE, MA 02138

204-133  
DIENER, SANDRA R.  
31 WOOD ST., #31/1  
CAMBRIDGE, MA 02140

204-133  
CARTY, LAWRENCE J.  
31 WOOD ST., #31/2  
CAMBRIDGE, MA 02140

204-134  
KUELZER, HERBERT,  
TR. OF 27 WOOD STREET REALTY TRUST  
25-27 WOOD STREET  
CAMBRIDGE, MA 02140

204-137  
WILSON, BRYAN P. & SYLVIA E. WILSON,  
TRS OF RAYMOND REALTY TRUST  
28 MUZZEY STREET  
LEXINGTON, MA 02173

204-139

EPSTEIN, ARI WENKART &  
JOAN SILBERLICHT EPSTEIN  
144-146 RAYMOND ST  
CAMBRIDGE, MA 02140

204-146

JACKMAN, ALICE M., A LIFE ESTATE  
5 WOOD ST  
CAMBRIDGE, MA 02140

204-147

CAMBRIDGE AFFORDABLE PRESIDENTIAL  
APARTMENTS LLC.  
362 GREEN STREET, 3RD FLOOR  
CAMBRIDGE, MA 02139

205-40

CAMBRIDGE CITY OF RECREATION DEPT  
57 INMAN ST  
CAMBRIDGE, MA 02139

205-40

CITY OF CAMBRIDGE  
C/O NANCY GLOWA  
CITY SOLICITOR

205-40

CITY OF CAMBRIDGE  
C/O LOUIE DEPASQUALE  
CITY MANAGER

204-135

HELDMAN, NIMROD & HADAS HELDELMAN  
21 WOOD ST., #2  
CAMBRIDGE, MA 02141

204-138

KENNY, TARA L. & BRANDON T. JAMES  
148-150 RAYMOND ST., #148  
CAMBRIDGE, MA 02140

204-135

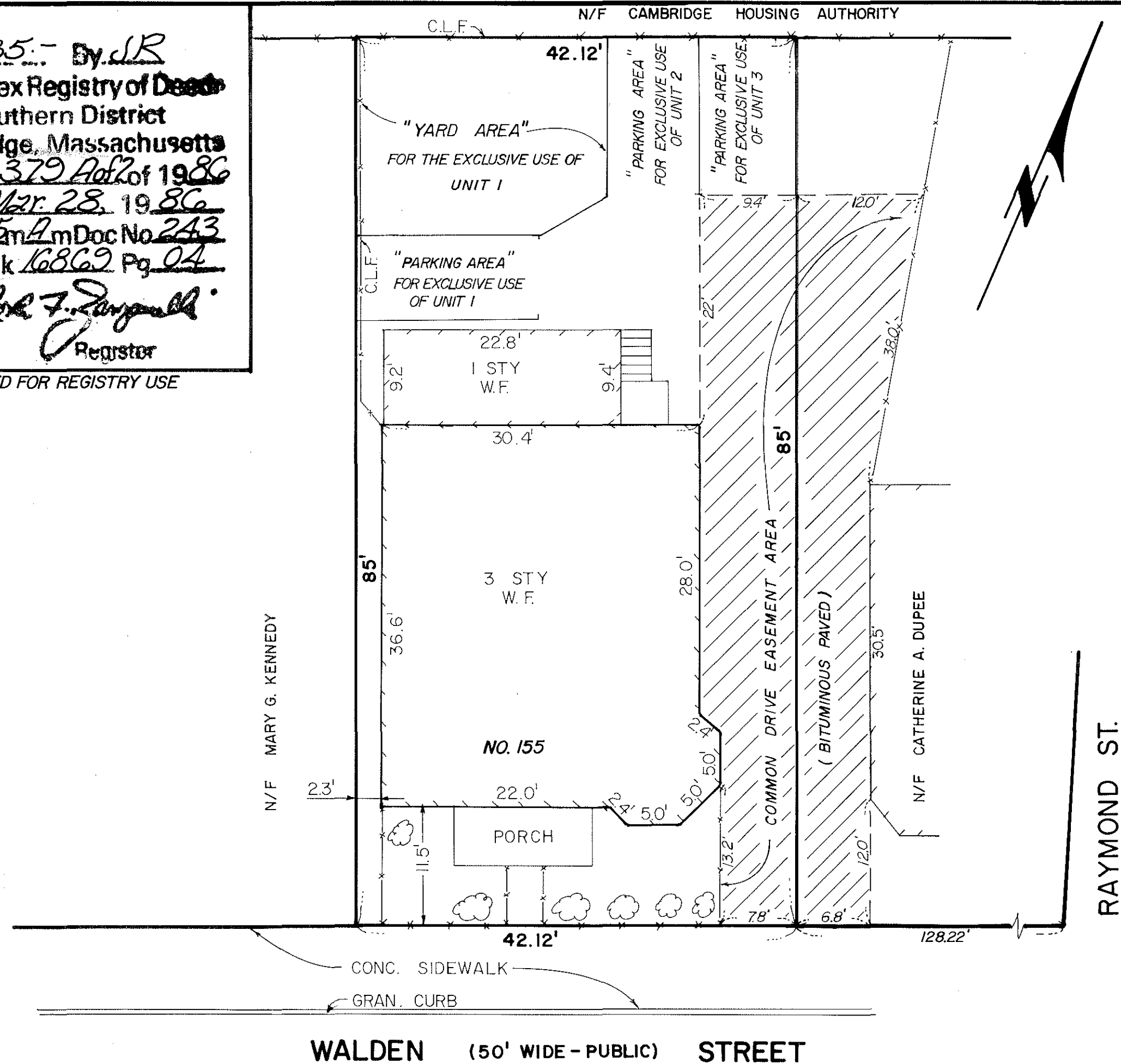
YU, VIONNIE  
21-23 WOOD ST., UNIT #3  
CAMBRIDGE, MA 02141



Fee 35.- By JR  
Middlesex Registry of Deeds  
Southern District  
Cambridge, Massachusetts  
Plan No. 379 of 1986  
Rec'd Mr. 28. 19. 86  
at 10:45 am Doc No 243  
Rec'd, Bk 16869 Pg 04  
Attest *John F. Duggan*  
Registrar

RESERVED FOR REGISTRY USE

PLAN 379 of 1986  
BOOK 16869 PAGE 04



#### PROPERTY REFERENCE

MIDDLESEX COUNTY REGISTRY OF DEEDS.  
BOOK 16330 PAGE 236

I CERTIFY THAT THIS PARCEL SHOWN HEREON DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS INDICATED ON THE DEPARTMENT OF H.U.D., F.I.A. FLOOD HAZARD BOUNDARY MAPS FOR THE CITY OF CAMBRIDGE, MA, COMMUNITY NO. 250186, DATED JULY 5, 1982.

I CERTIFY THAT THE PROPERTY LINES SHOWN ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR THE DIVISION OF EXISTING OWNERSHIPS OR FOR NEW WAYS ARE SHOWN.

I CERTIFY THAT THIS PLAN OF "WALDEN GREEN CONDOMINIUM" FULLY AND ACCURATELY PICTS THE LAYOUT OF THE BUILDING, DIMENSIONS, PROPERTY LINES AND COMMON AREAS TO WHICH IT HAS ACCESS AS BUILT.

I FURTHER CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

*Wendell H. Mason*



## PLAN OF LAND WALDEN GREEN CONDOMINIUM CAMBRIDGE, MASS.

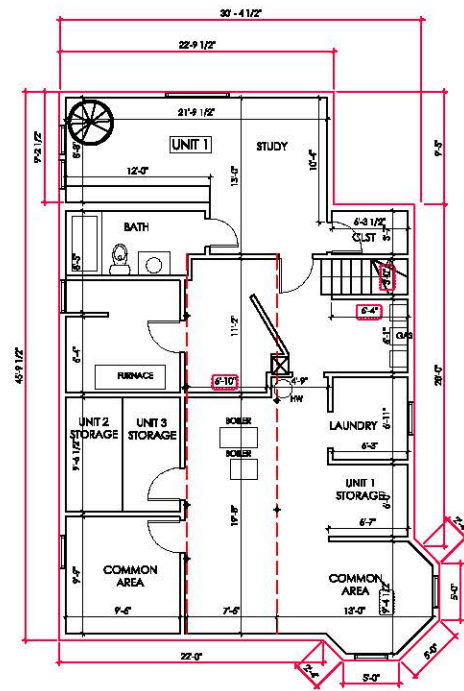
SCALE: 1" = 10'

JAN. 6, 1986

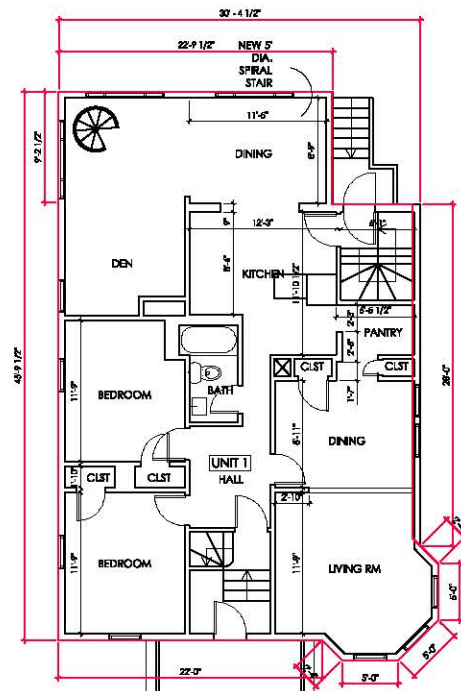
WENDELL H. MASON PROF. LAND SURVEYOR

122 ESSEX STREET BEVERLY, MASS.

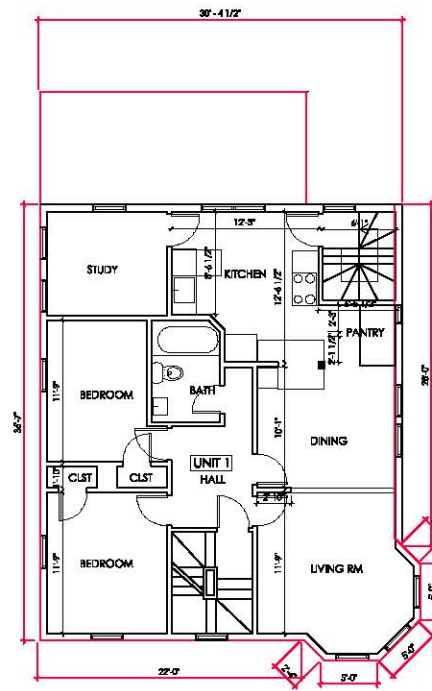




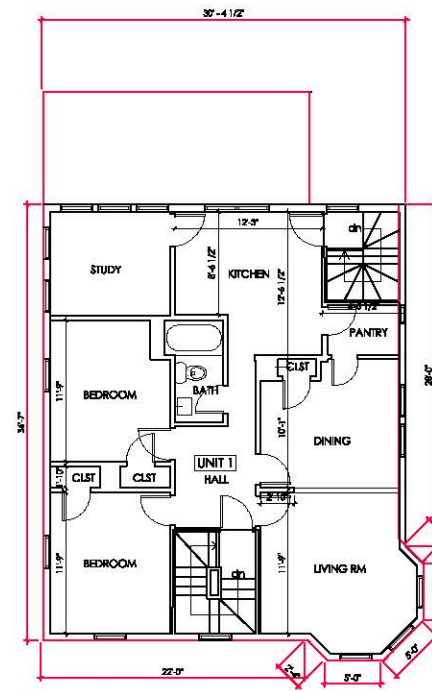
Existing Basement



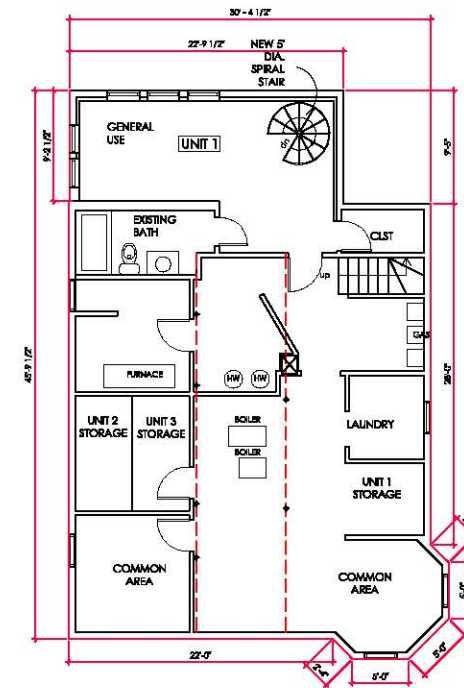
Existing First Floor



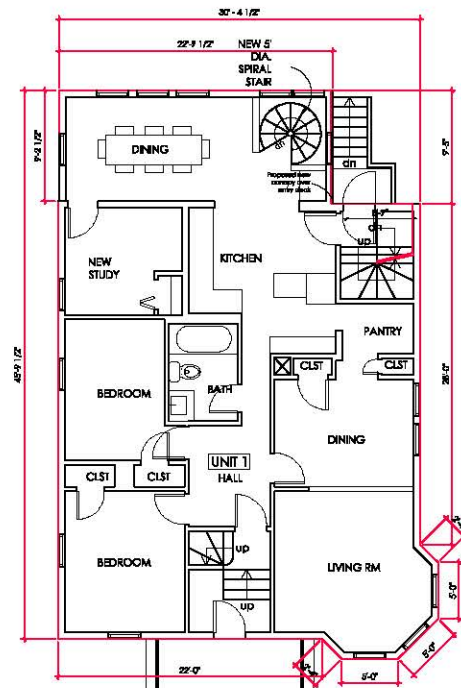
Existing Second Floor



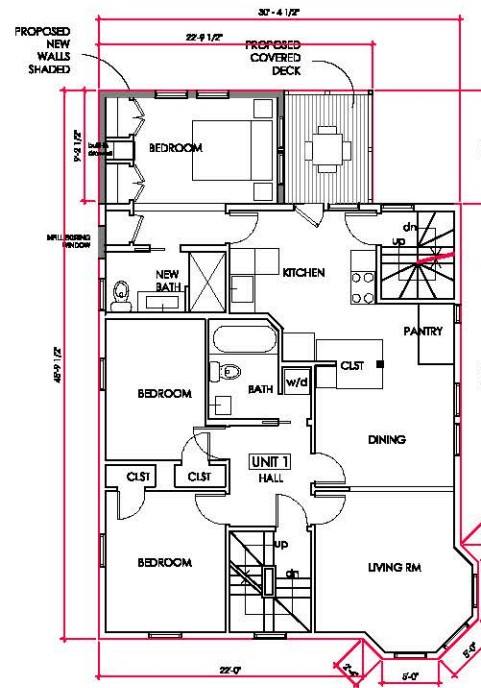
Existing Third Floor



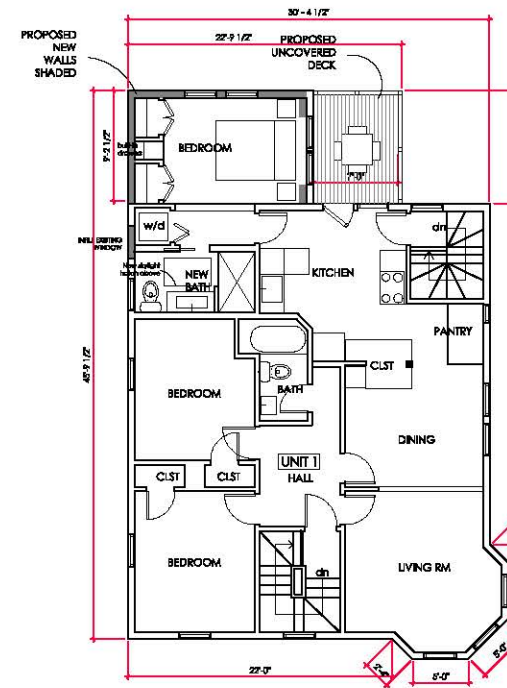
Proposed Basement



Proposed First Floor



Proposed Second Floor



Proposed Third Floor

155 Walden Street  
Cambridge, MA

Existing and Proposed Plans

Moskow Linn Architects inc.

88 Broad Street Boston, Massachusetts 02110  
tel. 617.292.2000 fax. 617.426.4701 www.moskowlinn.com

A1.0

SCALE: 1/8"=1'-0"

Date: 03.28.17

Drawn by: RL/SC

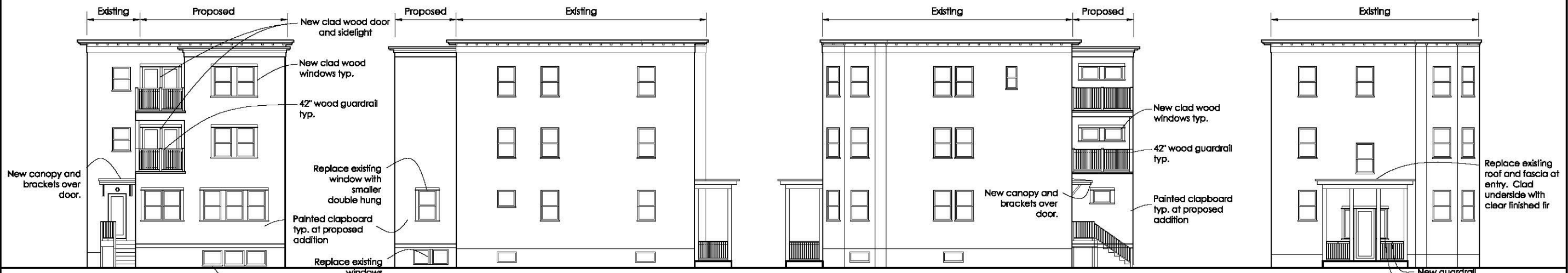


Existing Rear Elevation

Existing Side Elevation (West)

Existing Side Elevation (East)

Existing Front Elevation



Proposed Rear Elevation

New windows

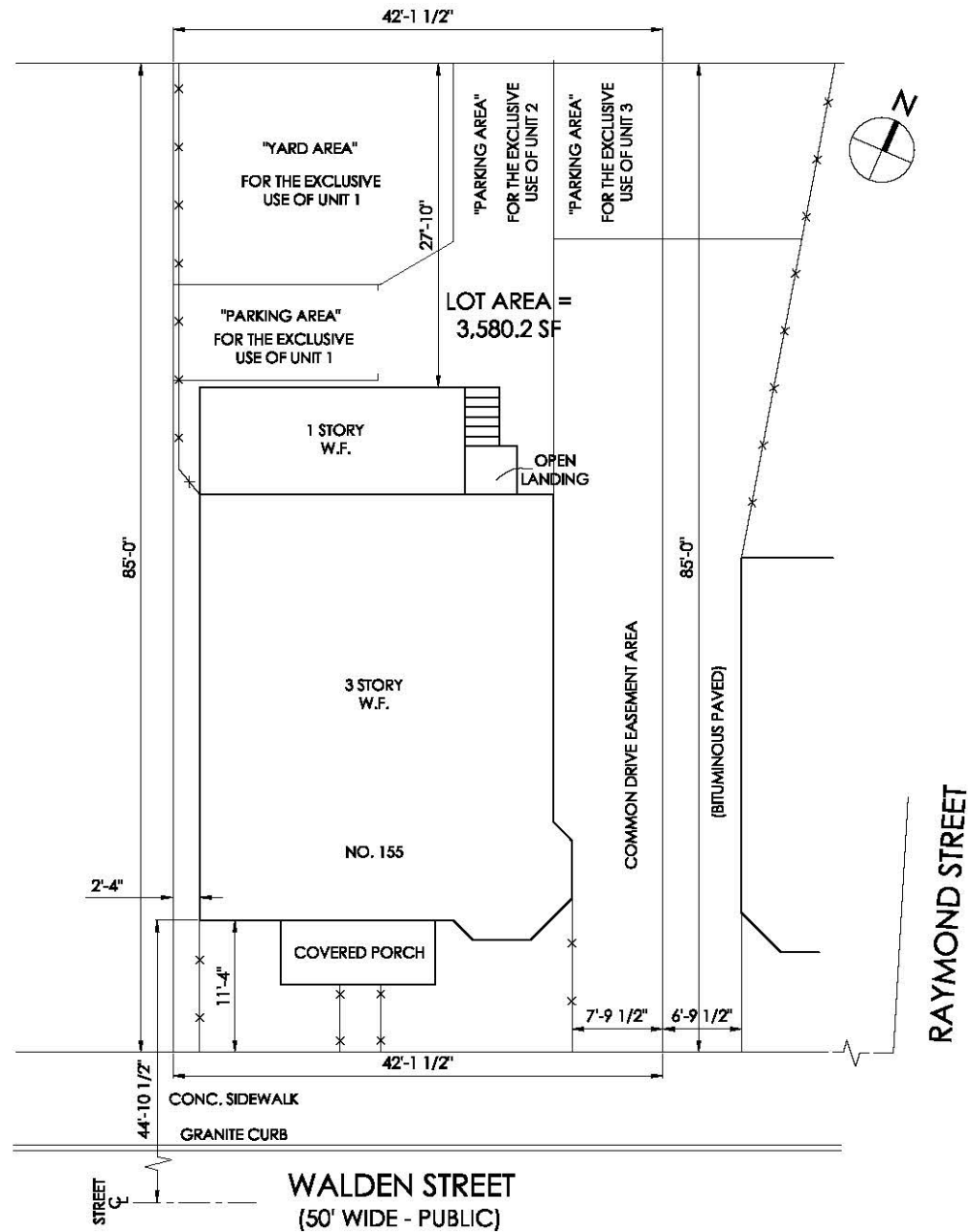
Proposed Side Elevation (west)

Proposed Side Elevation (East)

Proposed Front Elevation

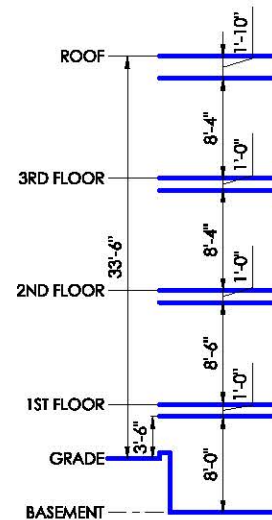
New guardrail  
New sidelights

155 Walden Street Cambridge, MA		
Existing and Proposed Elevations		
Moskow Linn Architects inc. 88 Broad Street Boston, Massachusetts 02110 tel. 617.292.2000 fax. 617.426.4701 www.moskowlinn.com		
A3.0		
SCALE: 1/8"=1'-0"	Date: 03.28.17	Drawn by: RL/SC



01 Existing Site Plan  
1/16" = 1'-0"

03 Zoning Analysis  
nts



02 Existing Building Height  
1/16" = 1'-0"

Zoning District C-1	Allowable/Required	Existing	Proposed
FAR	.75	1.3	1.4
Min. Lot Size	5,000 SF	3,580.2 SF	to remain
Min. Lot Size per DU	1,500 SF	1,193.4 SF	to remain
Min. Lot Width	50'	42.12'	to remain
Min. Front Yard Setback	[H+L]/4 (a) min. 10'	44.9' to center of Walden St.	to remain
Min. Side Yard Setback - West	[H+L]/5 (n) min. 7'-6"	2.3'	to remain
Min. Side Yard Setback - East	[H+L]/5 (n) min. 7'-6"	7.8'	to remain
Min. Rear Yard Setback	[H+L]/4 (c) min. 20'	27.8'	to remain
Max. Height	35'	33.5'	to remain
Min. Ratio of Private Open Space to Lot Area	30%	24%*	to remain
50% to meet Dimensional Limitations per 5.22.1	15%	12%	to remain
50% to meet Definition of Permeable Open Space	15%	24%	to remain

(a) Measured from the centerline of the street, but in no case may a building be nearer the street than ten (10) feet.

(n) 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.

(c) No building be nearer the lot line than twenty (20) feet plus one additional foot of rear yard for each four feet that the depth of the lot exceeds 100 feet, up to a maximum of thirty (30) feet.

\* Adding roof deck would improve dimensional requirements of open space by adding 212 SF

Note: Highlighted values do not comply with requirements

Gross Floor Area Breakdown for FAR

	Existing	Proposed
Basement Floor Area	1,015 SF	1,013 SF, to remain
First Floor Area	1,418 SF	1,432 SF
Second Floor Area	1,135 SF	1,347 SF
Third Floor Area	1,135 SF	1,279 SF
Total Gross Floor Area	4,703 SF	5,071 SF

155 Walden Street  
Cambridge, MA

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88 Broad Street Boston, Massachusetts 02110  
tel. 617.292.2000 fax. 617.426.4701 www.moskowlinn.com

ZA1.0

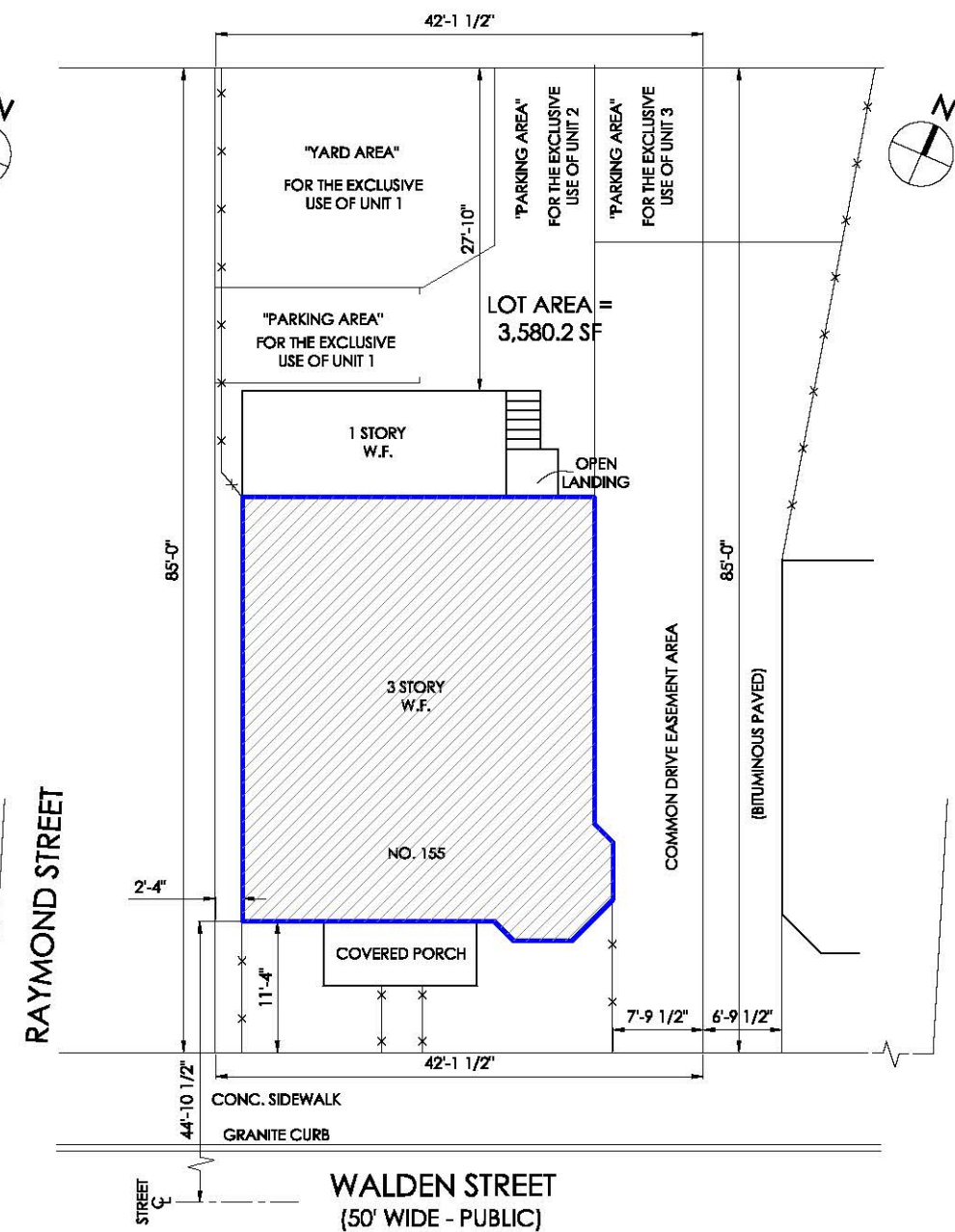
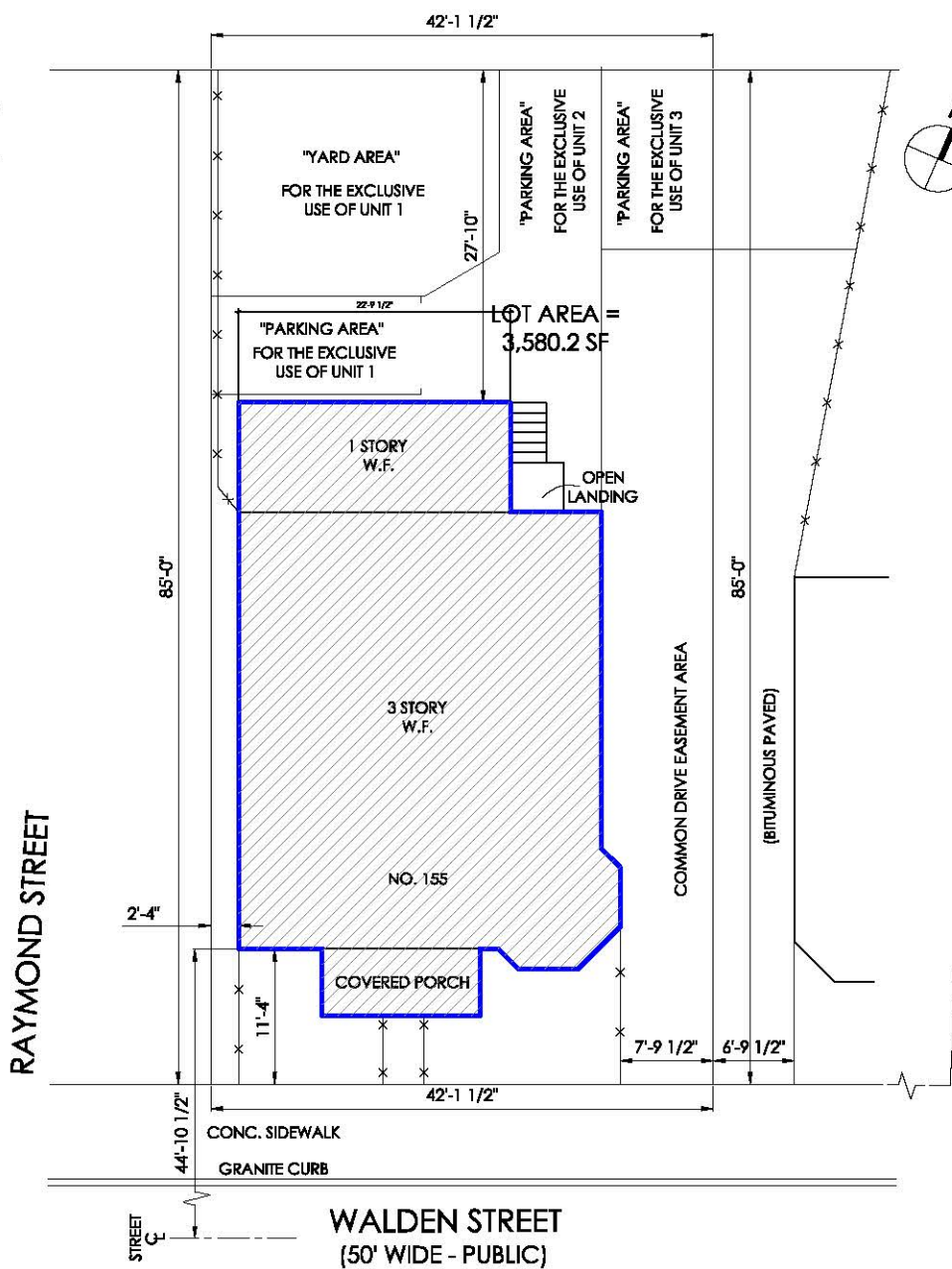
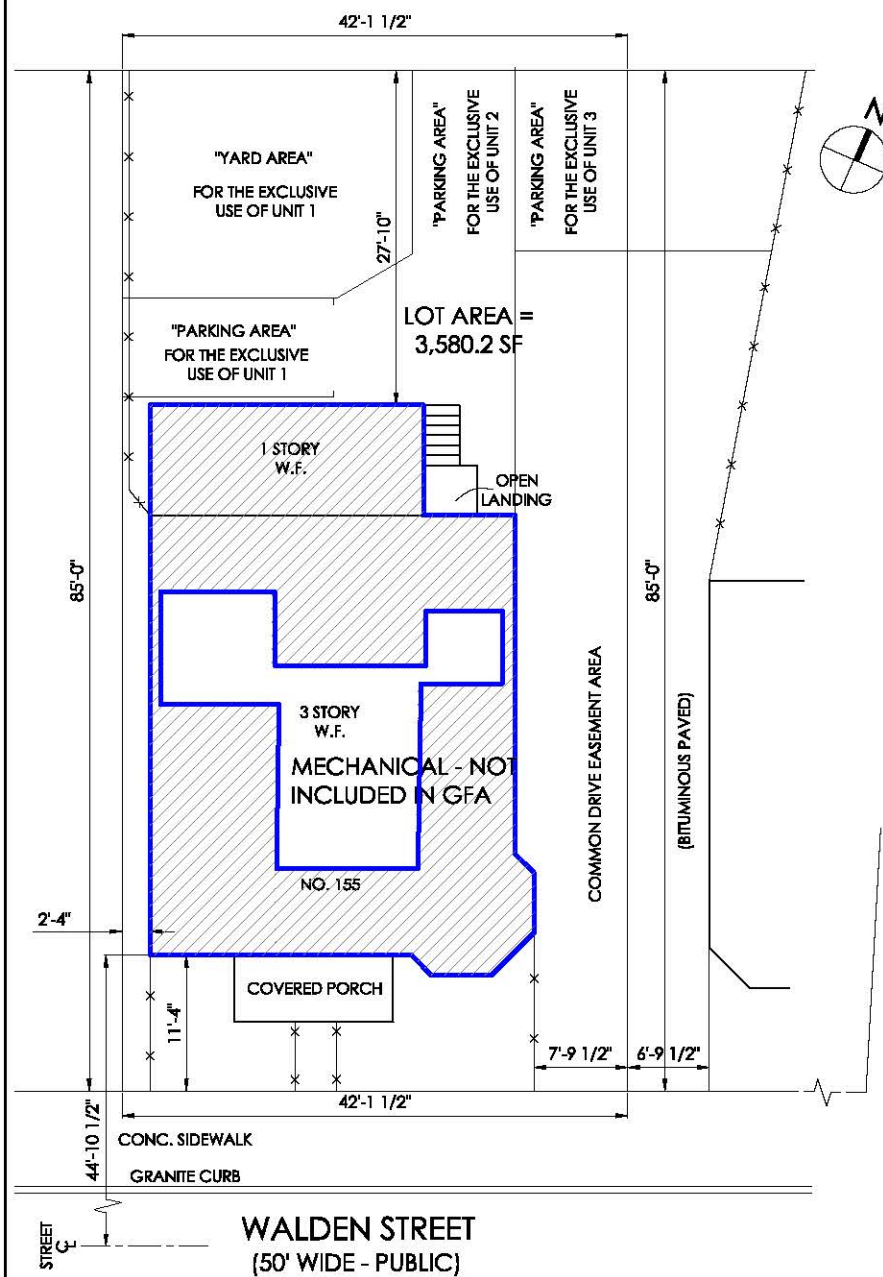
SCALE: as noted

Date: 03.29.17

Drawn by: SC

Zoning Analysis - Site Plan & Building Height



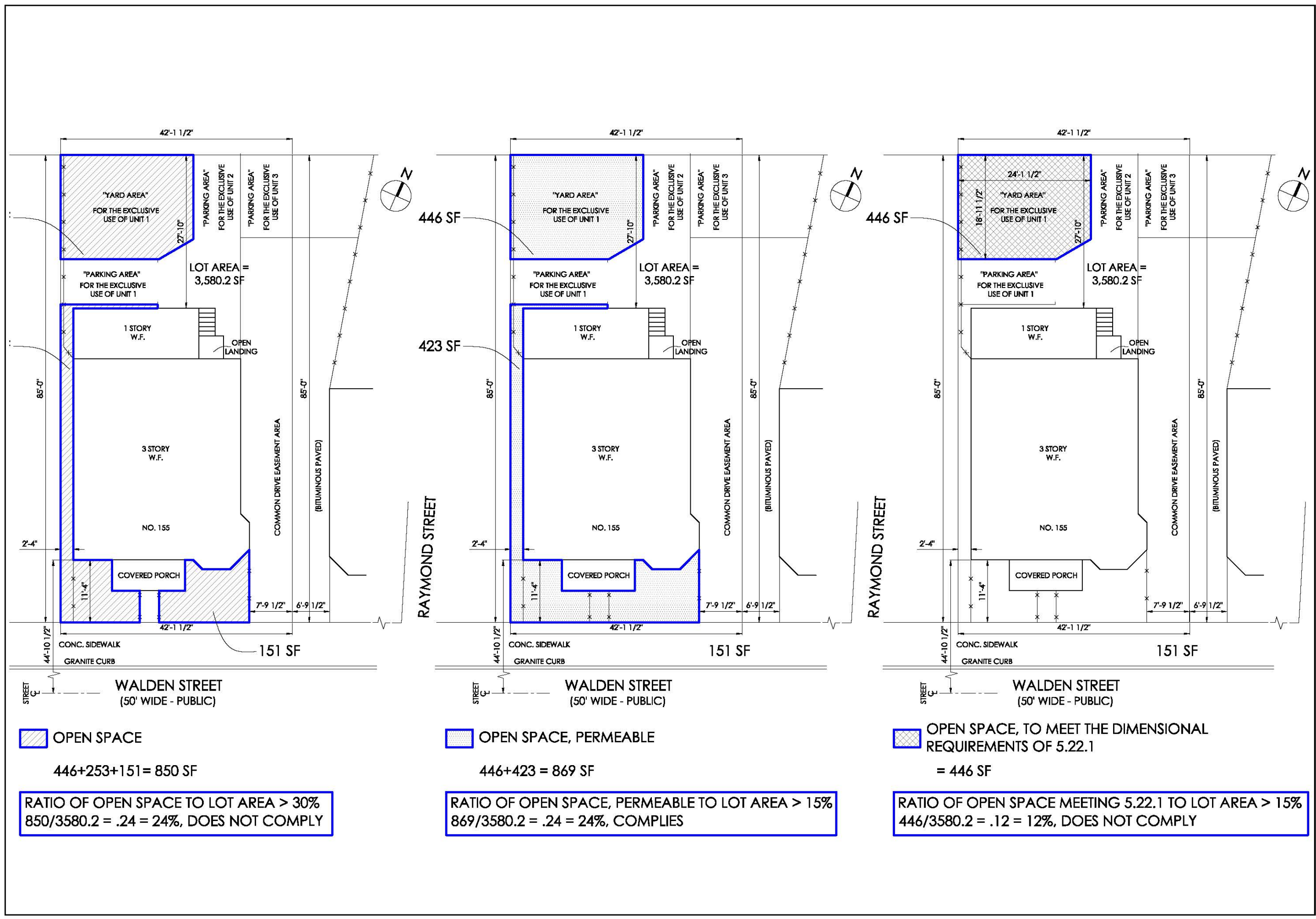


 BASEMENT FLOOR AREA = 1015 SF

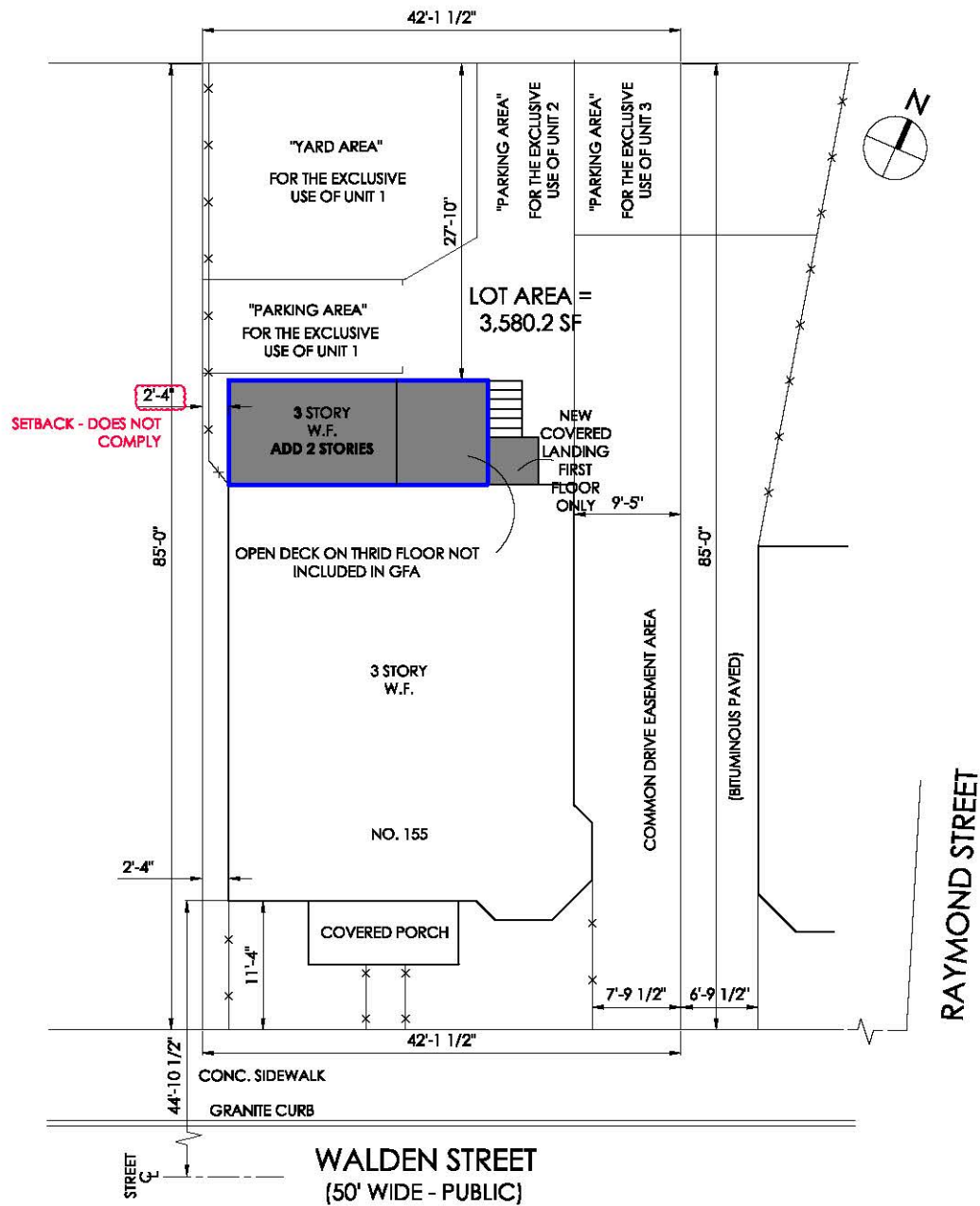
TOTAL GFA = 4,701 SF  
 FAR = GFA/LA = .75 max.  
 FAR = 4,701/3,580.2 = 1.3  
 1.3 > .75 max., does not comply

 FIRST FLOOR AREA = 1,418 SF

 SECOND FLOOR AREA = 1,135 SF  
THIRD FLOOR AREA = 1,135 SF







**PROPOSED ADDITION**

01 Proposed Site Plan  
1/16" = 1'-0"

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Min. Ratio of Private Open Space to Lot Area	30%	24%*	to remain
50% to meet Dimensional Limitations per 5.22.1	15%	12%	to remain
50% to meet Definition of Permeable Open Space	15%	24%	to remain

(a) Measured from the centerline of the street, but in no case may a building be nearer the street than ten (10) feet.

(n) 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.

(c) No building be nearer the lot line than twenty (20) feet plus one additional foot of rear yard for each four feet that the depth of the lot exceeds 100 feet, up to a maximum of thirty (30) feet.

\* Adding roof deck would improve dimensional requirements of open space by adding 212 SF

Note: Highlighted values do not comply with requirements

**Gross Floor Area Breakdown for FAR**

	Existing	Proposed
Basement Floor Area	1,015 SF	1,013 SF, to remain
First Floor Area	1,418 SF	1,432 SF
Second Floor Area	1,135 SF	1,347 SF
Third Floor Area	1,135 SF	1,279 SF
Total Gross Floor Area	4,703 SF	5,071 SF

03 Zoning Analysis  
nts

02 Existing Building Height  
1/16" = 1'-0"

155 Walden Street  
Cambridge, MA

Moskow Linn Architects inc.  
88 Broad Street Boston, Massachusetts 02110  
tel. 617.292.2000 fax. 617.426.4701 www.moskowlinn.com

ZA1.3

SCALE: as noted  
Date: 03.29.17  
Drawn by: SC

Zoning Analysis - Proposed Site Plan & Building Height







01 View From Walden Street  
nts

02 View From Walden Street  
nts



03 View from NW side and rear  
nts

03 View from NE side and rear  
nts

SCALE: as noted	ZA1.5	Moskow Linn Architects inc. 88 Broad Street Boston, Massachusetts 02110 tel. 617.292.2000 fax. 617.426.4701 www.moskowlinn.com	155 Walden Street Cambridge, MA
Date: 04.05.17			Site Photos
Drawn by: SC			



# CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2<sup>nd</sup> Floor, Cambridge, Massachusetts 02139

Telephone: 617 349 4683 TTY: 617 349 6112

E-mail: histcomm@cambridgema.gov URL: http://www.cambridgema.gov/Historic

William B. King, *Chair*, Bruce A. Irving, *Vice Chair*, Charles M. Sullivan, *Executive Director*

William G. Barry, Jr., Robert G. Crocker, Chandra Harrington, Jo M. Solet, *Members*

Joseph V. Ferrara, Kyle Sheffield, Susannah Barton Tobin, *Alternates*

## Jurisdiction Advice

To the Owner of Property at 155 Walden Street

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). **See the back of this page for definition of demolition.**  
*No demolition proposed in zoning application.*
  - ☐ 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 10, 2017

Received by Uploaded to Energov

Date May 10, 2017

Relationship to project BZA 13181-2017

cc: Applicant  
Inspectional Services Commissioner

## **Demolition Delay Ordinance and Application Information**

The Demolition Delay Ordinance (Chapter 2.78, Article II of the Cambridge Municipal Code) was adopted by the City Council in 1979 to afford public review of demolition permit applications for potentially significant buildings. When the Historical Commission determines that a building is significant and should be preserved, demolition will be delayed for up to six months so that solutions can be sought to preserve the building indefinitely. The Ordinance covers all buildings over 50 years old, city-wide. The Historical Commission archives provide dates of construction for all properties in the City.

Demolition is defined in the ordinance as "the act of pulling down, destroying, removing or razing a building or commencing the work of total or substantial destruction with the intent of completing the same." The Inspectional Services Commissioner has provided further guidelines to outline what actions require a demolition permit. **In addition to complete demolition of a building, the following actions may require a demolition permit,**

- **removal of a roof,**
- **removal of one side of a building,**
- **gutting of a building's interior to the point where exterior features (windows, etc.) are impacted, and**
- **removal of more than 25% of a structure.**

Please contact the building inspector or a staff member of the Historical Commission if you have questions about whether a demolition permit is required for a particular project.

Demolition permit applications can be obtained from the Inspectional Services Department. The completed application should be submitted to the Historical Commission, where the staff will review the application. If the Executive Director of the Historical Commission makes an initial determination that the building is significant, a public hearing will be scheduled with Historical Commission. If the staff makes an initial determination that the building is not significant, the application is released for further review by the Building Commissioner.

More information about the demolition permit application procedures is available on the Historical Commission's web site or by calling or dropping by the Historical Commission office.

July 2003

Cambridge Historical Commission  
831 Massachusetts Ave., 2<sup>nd</sup> Fl.  
Cambridge, MA 02139  
Ph: 617/349-4683 or TTY: 617/349-6112  
<http://www.cambridgema.gov/Historic>