



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

BZA APPLICATION FORM

Plan No: BZA-013692-2017

GENERAL INFORMATION

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

Special Permit : _____ Variance : v Appeal : _____

PETITIONER : David Levy & Elisabeth Meurer

PETITIONER'S ADDRESS : 48 Fayette Street; Unit #3 Cambridge, MA 02139

LOCATION OF PROPERTY : 302 Walden St Cambridge, MA 02138

TYPE OF OCCUPANCY : Two Family Residential **ZONING DISTRICT :** Residence B Zone

REASON FOR PETITION :
Change in Use / Occupancy

DESCRIPTION OF PETITIONER'S PROPOSAL :
To provide a covered landing at the new side entry door.

SECTIONS OF ZONING ORDINANCE CITED :
Article 5.000 Section 5.24.2 (Yards).
Article 5.000 Section 5.31 (Table of Dimensional Requirements).

Original Signature(s) : *David Levy, Elisabeth Meurer*
(Petitioner(s) / Owner)
DAVID LEVY ELISABETH MEURER
(Print Name)

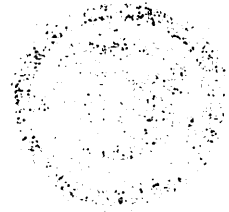
Address : 48 Fayette St, Unit #3
Cambridge MA 02139

Tel. No. : 352 562 5322

E-Mail Address : LEVY @ POST.HARVARD.EDU

Date : _____

CITY OF CAMBRIDGE
MASSACHUSETTS
BOARD OF ZONING APPEALS
801 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02139
617-349-5100



Plan No: 25A-013605-2017

BY APPLICATION FORM

GENERAL INFORMATION

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

Special Permit: _____

Variances: _____

Appeal: _____

PETITIONER: _____

PETITIONER'S ADDRESS: _____

LOCATION OF PROPERTY: _____

TYPE OF OCCUPANCY: _____

REASON FOR PETITION: _____

DESCRIPTION OF PETITIONER'S PROPOSAL: _____

SECTIONS OF ZONING ORDINANCE CITED: _____

Signature: _____
(Petitioner's Name)
Address: _____
Tel. No.: _____
E-Mail Address: _____

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.

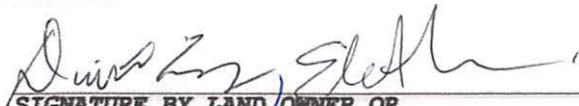
I/We DAVID LEVY AND ELISABETH MEURER
(OWNER)

Address: 48 Fayette Street, Unit #3, Cambridge, MA 02139

State that I/We own the property located at 302 + 304 WALDEN ST,
which is the subject of this zoning application.

The record title of this property is in the name of _____
DAVID A. LEVY and ELISABETH A. MEURER

*Pursuant to a deed of duly recorded in the date 12/15/2016, Middlesex South
County Registry of Deeds at Book 68598, Page 66; 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.*

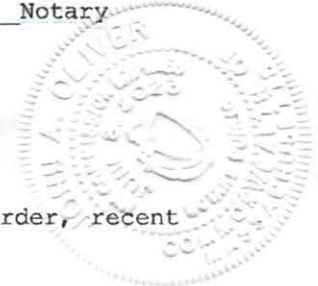
Commonwealth of Massachusetts, County of Middlesex

The above-name David Levy and Elisabeth Meure personally appeared before me,
this 29th of June, 2017, and made oath that the above statement is true.

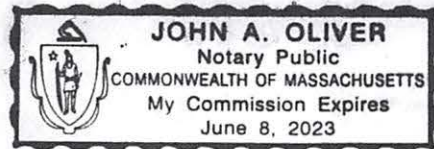


Notary

My commission expires 6/8/23 (Notary Seal).



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



NOTICE OF APPOINTMENT TO OFFICE

To be completed by OFFICER, signed before a notary and returned to
The Secretary of the Board of State Elections.

OFFICER

NAME OF OFFICER

ADDRESS OF OFFICER

CITY AND STATE OF OFFICER

COUNTY OF OFFICER

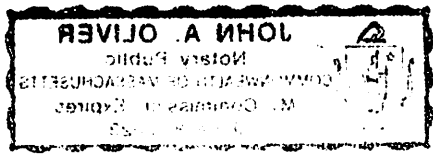
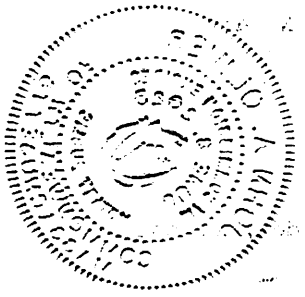
I, _____, Notary Public for the State of Massachusetts, do hereby certify that _____ is duly qualified to hold the office of _____ in the County of _____, State of Massachusetts.

NOTARY PUBLIC

COMM. NO. _____

EXPIRES _____

I, _____, Secretary of the Board of State Elections, do hereby certify that _____ is duly qualified to hold the office of _____ in the County of _____, State of Massachusetts.



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:

The proposed change is to add a roof over the new side entry stair landing only. In order to meet all building code required clearances, the uncovered stairs and covered landing project into the sideyard setback by only 16". A sloped roof over the landing is needed to provide shelter of the occupants from weather, in particular any falling objects, such as heavy snow or ice, from the steep hip roof two stories above. The proposed renovation is lowering the building gross floor area by eliminating the roof over a second story covered porch (88 sq.ft.) to allow for greater access to light and air. In exchange, to protect the new side entry door from the elements of weather, the covered entry landing will add back only 18 sq.ft. for a net total deduction of 70 gross square feet.

- 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 due to the narrow lot and the siting of the existing house which does not meet yard setbacks at front and left side only. This non-conformity is consistent with the neighborhood pattern and is the case for most of the houses on the street. The steep hip roof of the house provides for an unsafe walking space along the driveway as heavy snow and ice do easily fall down from two stories above. To provide shelter the proposed roofed stair landing protrudes minimally into the side yard setback by only 16". There are no proposed changes relating to the soil or topography of the land.

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

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

The proposed side entry has been designed to be modest in size in order to meet building code requirements for a stair landing. The landing protrudes only 16" into the required side yard setback. The proposed renovation fits the architecture of the existing building and neighborhood.

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

This change is to provide a sheltered entry for user safety from weather in particular any falling object from the steep hip roof two stories above. The proposed renovation fits the architecture of the existing building and neighborhood.

- * 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: DAVID LEVY and ELISABETH MEURER PRESENT USE/OCCUPANCY: Two-Fam-Res

LOCATION: 302 + 304 WALDEN ST. CAMBRIDGE, MA 02138 ZONE: Residence B

PHONE: 1-352-562-5322 REQUESTED USE/OCCUPANCY: Single Family

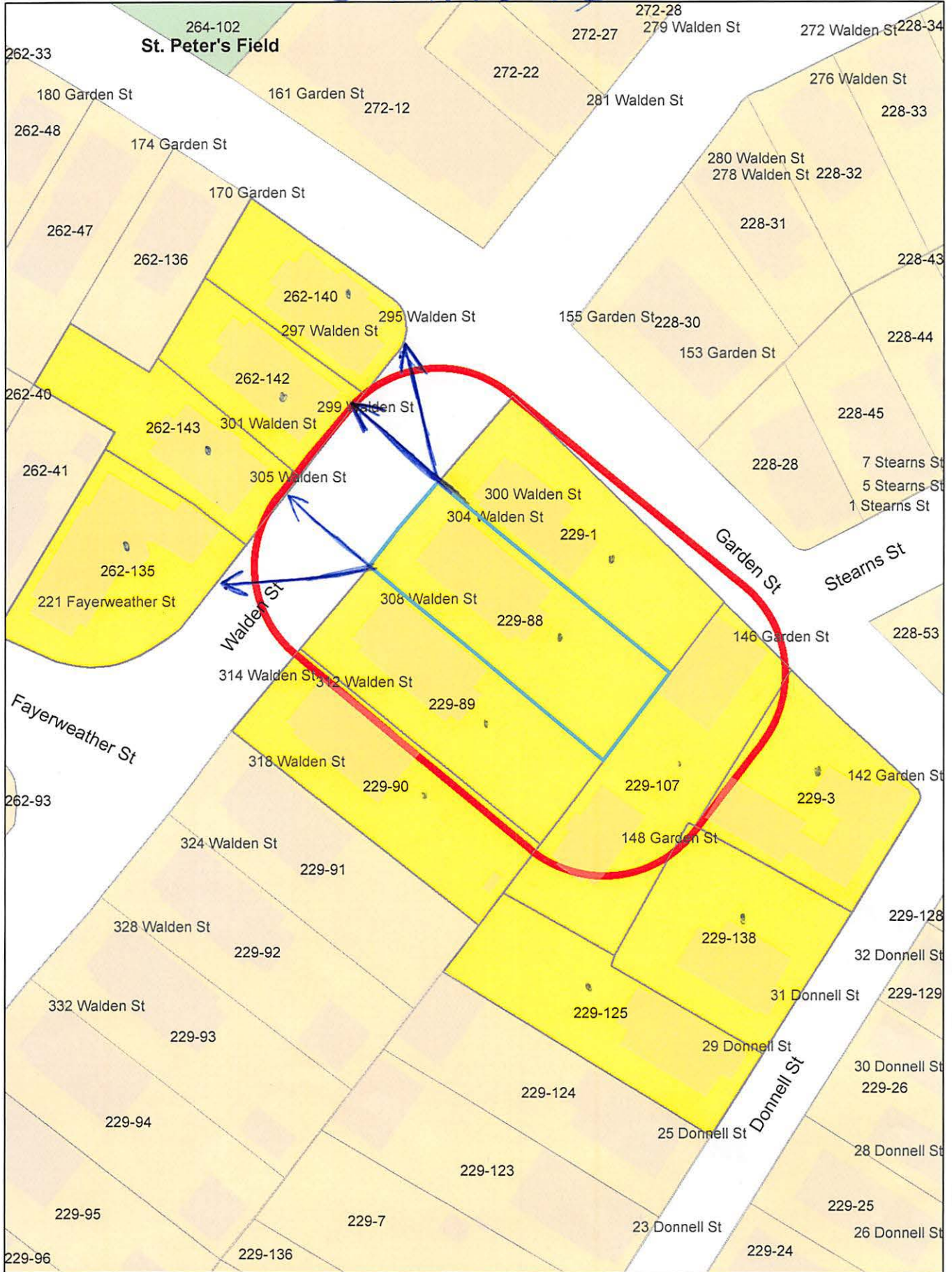
	<u>EXISTING</u> <u>CONDITIONS</u>	<u>REQUESTED</u> <u>CONDITIONS</u>	<u>ORDINANCE</u> <u>REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>	<u>3,141 sf</u>	<u>3,071 sf</u>	<u>2,827 sf</u>	(max.)
<u>LOT AREA:</u>	<u>5,934 sf</u>		<u>5,000 sf</u>	(min.)
<u>RATIO OF GROSS FLOOR AREA</u> <u>TO LOT AREA:</u> ²	<u>0.5293</u>	<u>0.5175</u>	<u>0.4764</u>	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	<u>2,967 sf</u>	<u>5,934 sf</u>	<u>4,000 sf</u>	(min.)
<u>SIZE OF LOT:</u>				
WIDTH	46 ft @ Front Yard	SAME	<u>50 ft</u>	(min.)
DEPTH	46.17 ft @ Rear Yard 128.44 ft @ Left Side Yard 129.12 ft @ Right Side Yard	SAME		
<u>Setbacks in</u> <u>Feet:</u>				
FRONT	<u>14 ft</u>	<u>14 ft</u>	<u>15 ft</u>	(min.)
REAR	<u>+/- 58 ft</u>	<u>+/- 58 ft</u>	<u>33 ft</u>	(min.)
LEFT SIDE	<u>6 ft</u>	<u>6 ft</u>	<u>7'-6"</u>	(min.)
RIGHT SIDE	<u>14'-8"</u>	<u>11'-2"</u>	<u>12'-6"</u>	(min.)
<u>SIZE OF BLDG.:</u>				
HEIGHT	<u>30'-7"</u>	<u>30'-7"</u>	<u>35 ft</u>	(max.)
LENGTH				
WIDTH				
<u>RATIO OF USABLE OPEN SPACE</u> <u>TO LOT AREA:</u> ³	<u>0.46</u>	<u>0.46</u>	<u>0.40</u>	(min.)
<u>NO. OF DWELLING UNITS:</u>	<u>2</u>	<u>1</u>	<u>1</u>	(max.)
<u>NO. OF PARKING SPACES:</u>	<u>2</u>	<u>2</u>	<u>2</u>	(min./max)
<u>NO. OF LOADING AREAS:</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	(min.)
<u>DISTANCE TO NEAREST BLDG.</u> <u>ON SAME LOT:</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	(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.

The proposed construction is wood framed.

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'.

302 Walden St



302 Walden St.

Petitioner

262-135
NAMAVAR, MASSOMEH FRESHTEH,
TR. OF THE NAMAVAR REALTY TRUST
221 FAYERWEATHER ST
CAMBRIDGE, MA 02138

262-142
EVELYN, ROBERT E. & LULA EVELYN,
TRS EVELYN GIFT REALTY TRUST
9 THOMAS DRIVE
FRAMINGHAM, MA 01701

DAVID LEVY & ELISABETH MEURER
48 FAYETTE STREET – UNIT 3
CAMBRIDGE, MA 02139

262-143
HAGERTY, DANIEL & LAUREN P. BURKA
303-305 WALDEN ST., UNIT #2
CAMBRIDGE, MA 02138

262-140
WENDEL, DANIEL J. & KAREN K. ZEE
295 WALDEN ST., #1
CAMBRIDGE, MA 02138

262-140
KUDAJAROVA, DIANA & TSE WEI LIM
295 WALDEN ST. #2
CAMBRIDGE, MA 02139

229-1
SCHUUR, JEREMIAH D. & LAURINE A. BUCCONE
300 WALDEN ST
CAMBRIDGE, MA 02138

229-3
EVANS, JEAN CRAIG
142 GARDEN ST.
CAMBRIDGE, MA 02138

229-88
CHAPMAN, WOODLEY L.,
TR. THE MWC REALTY TRUST
30 CONCORD GREENE., UNIT#1
CONCORD, MA 01742

229-89
JOHNSON, MADLYN V. & JOSEPH A. PATTERSON
TRUSTEE OF 306-308 WALDEN ST NOMINEE TR.
306 WALDEN ST
CAMBRIDGE, MA 02138

229-90
PADDOCK, TOBIAS, ET AL, CO-TRUSTEES OF THE
JAMES A. & EVA J. PADDOCK IRREV TRS
312 WALDEN ST
CAMBRIDGE, MA 02138

229-107
GREENE, JOSHUA D. & ANDREA S. HEBERLEIN
146-148 GARDEN ST., #146
CAMBRIDGE, MA 02138

229-107
TARBY, REBECCA
277 RIVER ST., #1
CAMBRIDGE, MA 02139

229-125
CEDRONE, DANIEL
29 DONNELL ST
CAMBRIDGE, MA 02138

229-138
ADAMS, WESTON W. III & ELIZABETH K. ADAMS
31 DONNELL ST
CAMBRIDGE, MA 02138

262-143
HERLIHY, ROBERT A.
303-305 WALDEN ST. UNIT#1
CAMBRIDGE, MA 02138



**CITY OF CAMBRIDGE
MASSACHUSETTS
BOARD OF ZONING APPEAL**

831 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02139
617 349-6100

JUL -6 PM 2:37
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA APPLICATION FORM

Plan No: BZA-013692-2017

GENERAL INFORMATION

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

Special Permit : _____ Variance : v Appeal : _____

PETITIONER : David Levy & Elisabeth Meurer

PETITIONER'S ADDRESS : 48 Fayette Street; Unit #3 Cambridge, MA 02139

LOCATION OF PROPERTY : 302 Walden St Cambridge, MA 02138


TYPE OF OCCUPANCY : Two Family Residential **ZONING DISTRICT :** Residence B Zone

REASON FOR PETITION :
Change in Use / Occupancy

DESCRIPTION OF PETITIONER'S PROPOSAL :
To provide a covered landing at the new side entry door.

SECTIONS OF ZONING ORDINANCE CITED :

Article <u>5.000</u>	Section <u>5.24.2 (Yards).</u>
Article <u>5.000</u>	Section <u>5.31 (Table of Dimensional Requirements).</u>

Original Signature(s) : 
(Petitioner(s)/Owner)
DAVID LEVY, ELISABETH MEURER
(Print Name)

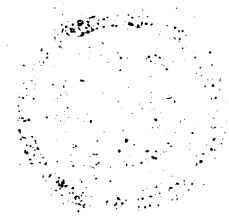
Address : 48 Fayette St, Unit #3
Cambridge MA 02139

Tel. No. : 352-562-5322

E-Mail Address : LEVY@POST.HARVARD.EDU

Date : _____

CITY OF CAMBRIDGE
 MASSACHUSETTS
 BOARD OF ZONING APPEAL
 281 MASSACHUSETTS AVENUE, 11TH FLOOR
 CAMBRIDGE, MA 02139
 617 264-6100



Plan No. BZA-013673-2017

BZA APPLICATION FORM
 GENERAL PROVISION

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

Special Permit: _____
 Applicant: _____
 Petitioner: _____
 Petitioner's Address: _____
 Location of Property: _____
 Type of Occupancy: _____
 Reason for Petition: _____

DESCRIPTION OF PETITIONER'S PROPOSAL:

In order to proceed, please provide the following information:

SECTIONS OF ZONING ORDINANCE CITED:

Section	Section
Section 21B.000	Section 21B.000
Section 21B.000	Section 21B.000

Original signature(s): _____
 (Petitioner/Owner)

 (Print Name)

 Address: _____

 Tel. No.: _____
 E-Mail Address: _____



CAMBRIDGE HISTORICAL COMMISSION

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

Bruce A. Irving, *Chair*, Charles M. Sullivan, *Executive Director*
William G. Barry, Jr., Robert G. Crocker, Chandra Harrington, William B. King, Jo M. Solet,
Susannah Barton Tobin, *Members*; Joseph V. Ferrara, Kyle Sheffield, *Alternates*

Jurisdiction Advice

To the Owner of Property at 302 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 permit application anticipated.
- 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 June 28, 2017

Received by Uploaded to Energov

Date June 28, 2017

Relationship to project BZA 13692-2017

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.**

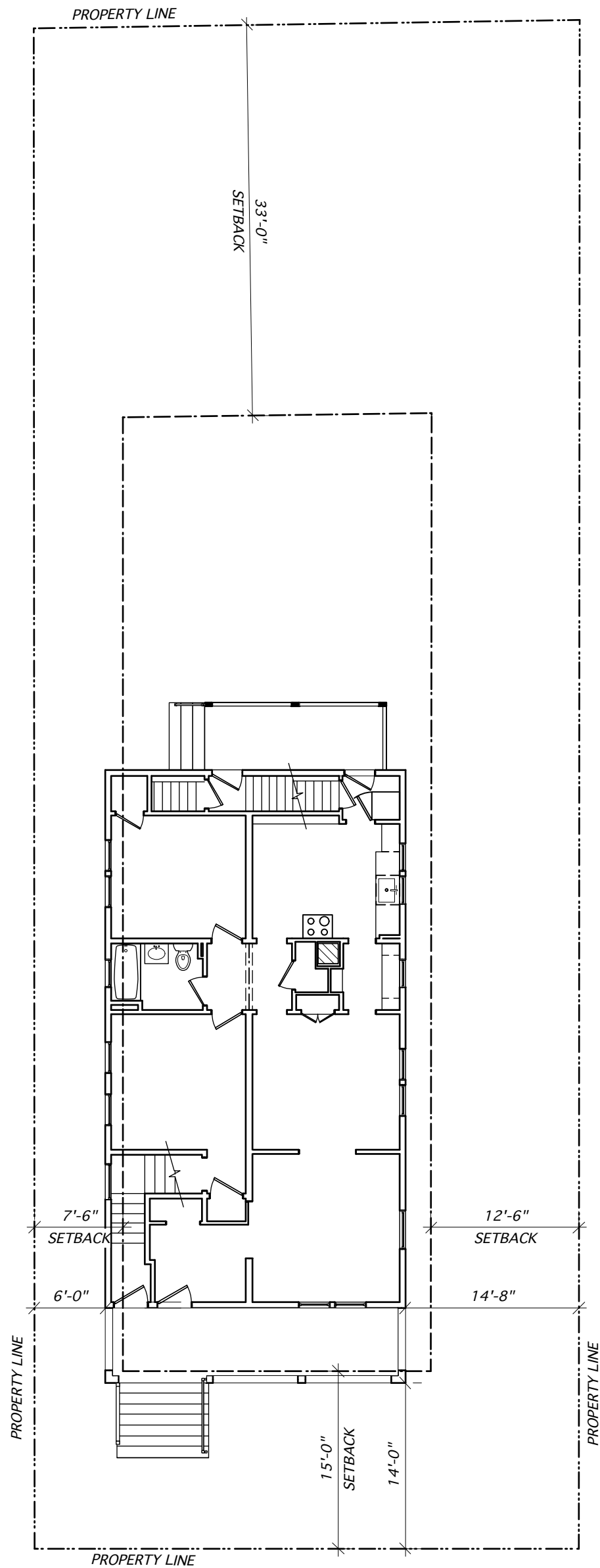
Please contact the building inspector or a staff member of the Historical Commission if you have questions about whether a demolition permit is required for a particular project.

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



WALDEN STREET

1

EXISTING SITE PLAN

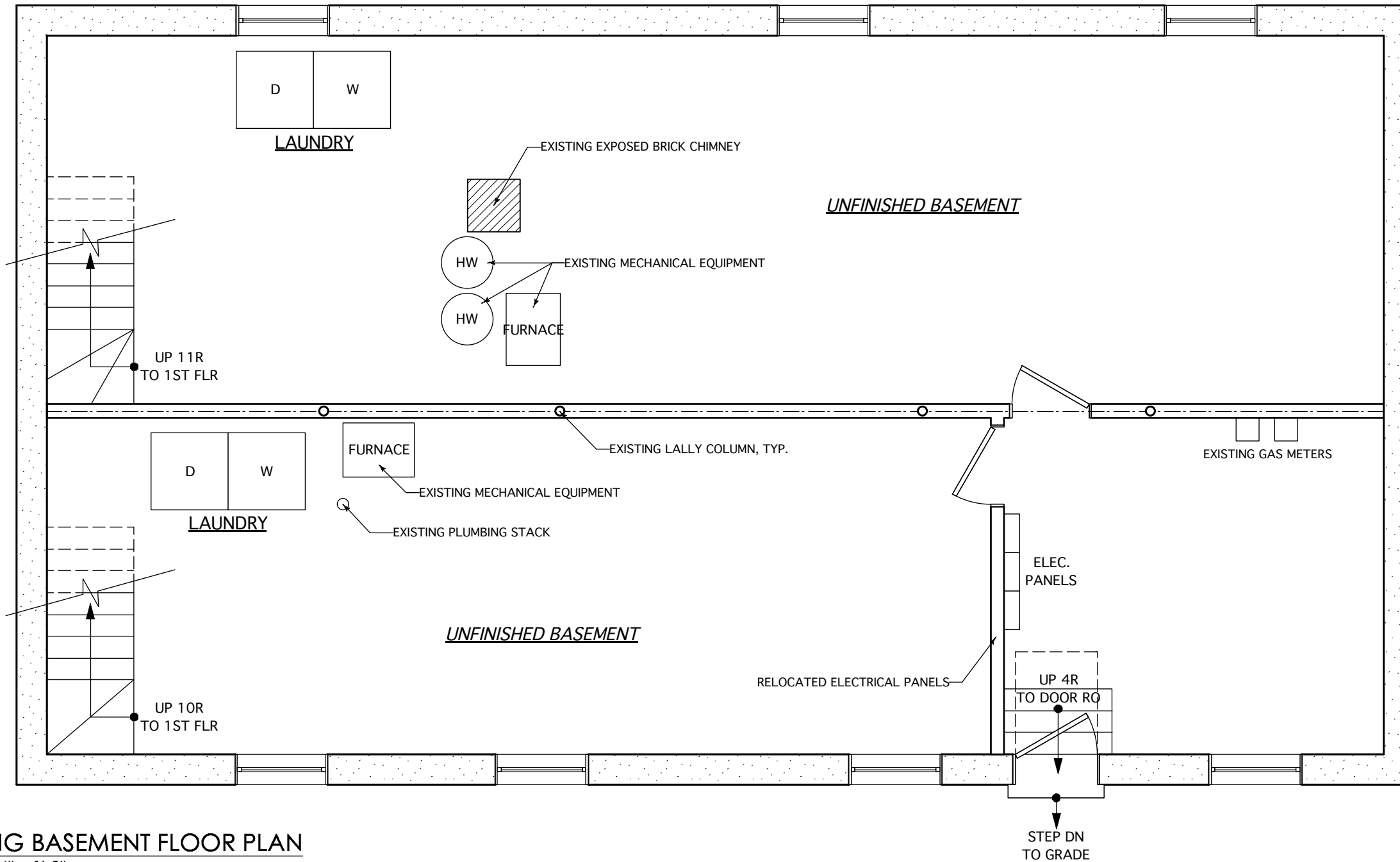
Scale: 3/32" = 1'-0"

EXISTING SITE PLAN

DATE: 06.19.17
SCALE: 3/32" = 1'-0"

LEVY / MEURER RESIDENCE
302 + 304 WALDEN ST, CAMBRIDGE, MA 02138

REISEN DESIGN ASSOCIATES
32R ESSEX ST, STUDIO 6, CAMBRIDGE, MA 02139
(T) 617.876.7440



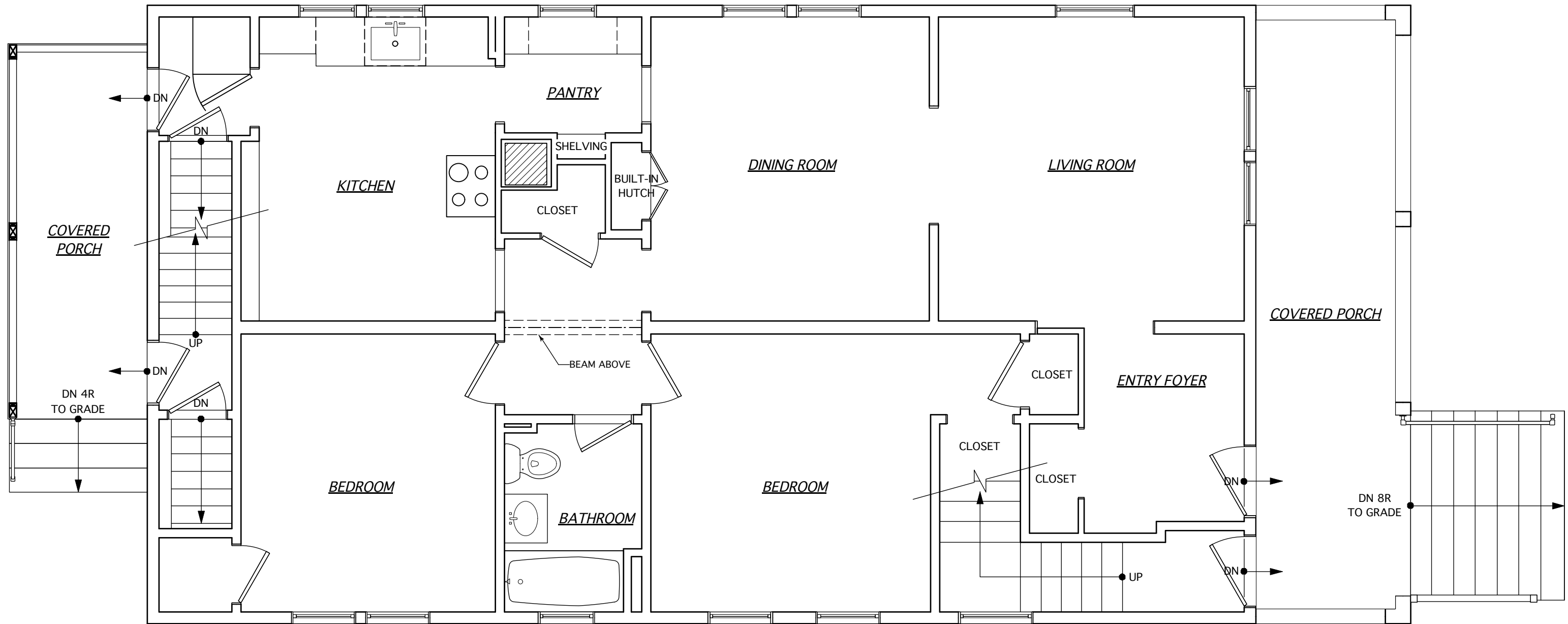
1 EXISTING BASEMENT FLOOR PLAN
Scale: 1/4" = 1'-0"

EXISTING FLOOR PLANS

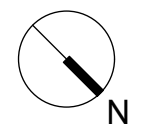
DATE: 06.19.17
SCALE: 1/4" = 1'-0"

LEVY / MEURER RESIDENCE
302 + 304 WALDEN ST, CAMBRIDGE, MA 02138

REISEN DESIGN ASSOCIATES
32R ESSEX ST, STUDIO 6, CAMBRIDGE, MA 02139
(T) 617.876.7440



1 EXISTING FIRST FLOOR PLAN
 Scale: 1/4" = 1'-0"

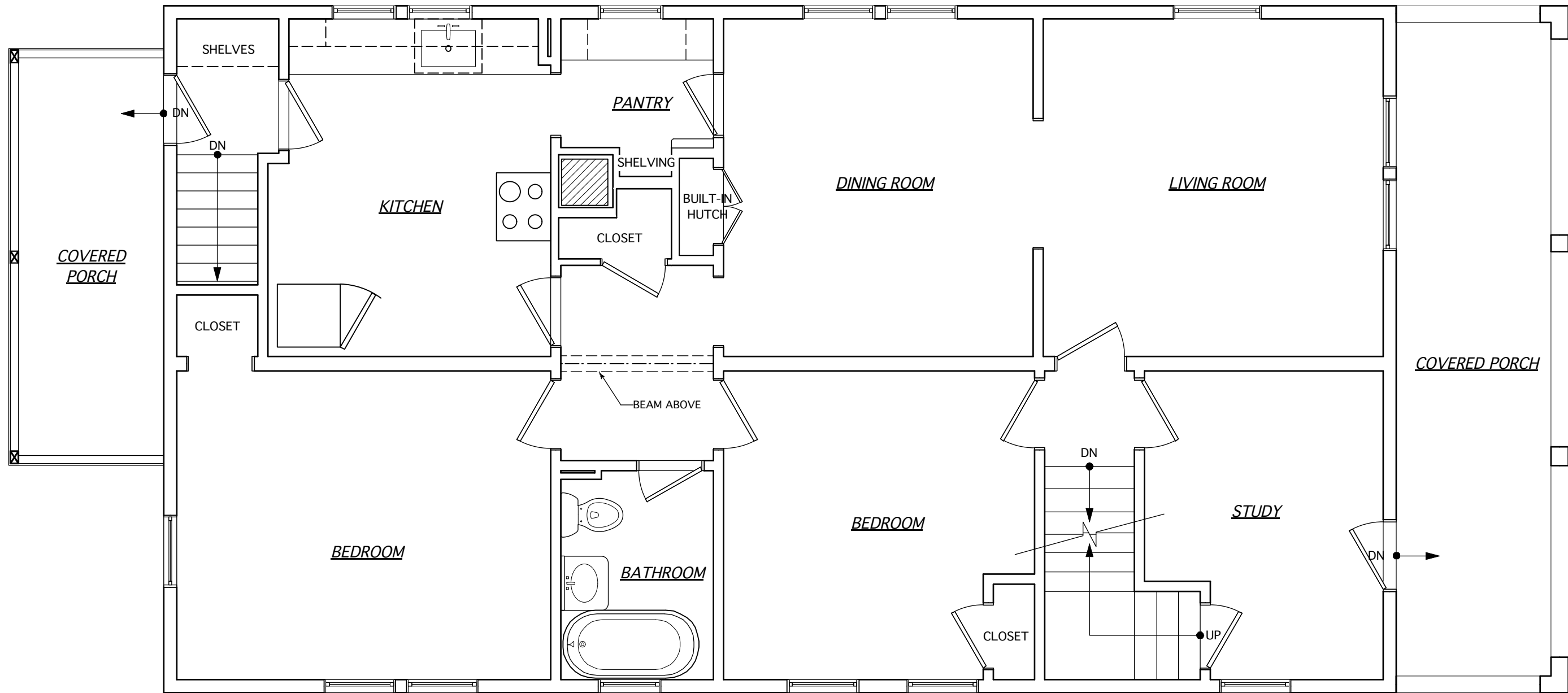


EXISTING FLOOR PLANS

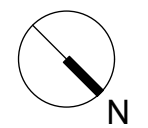
DATE: 06.19.17
 SCALE: 1/4" = 1'-0"

LEVY / MEURER RESIDENCE
 302 + 304 WALDEN ST, CAMBRIDGE, MA 02138

REISEN DESIGN ASSOCIATES
 32R ESSEX ST, STUDIO 6, CAMBRIDGE, MA 02139
 (T) 617.876.7440



1 EXISTING SECOND FLOOR PLAN
 Scale: 1/4" = 1'-0"

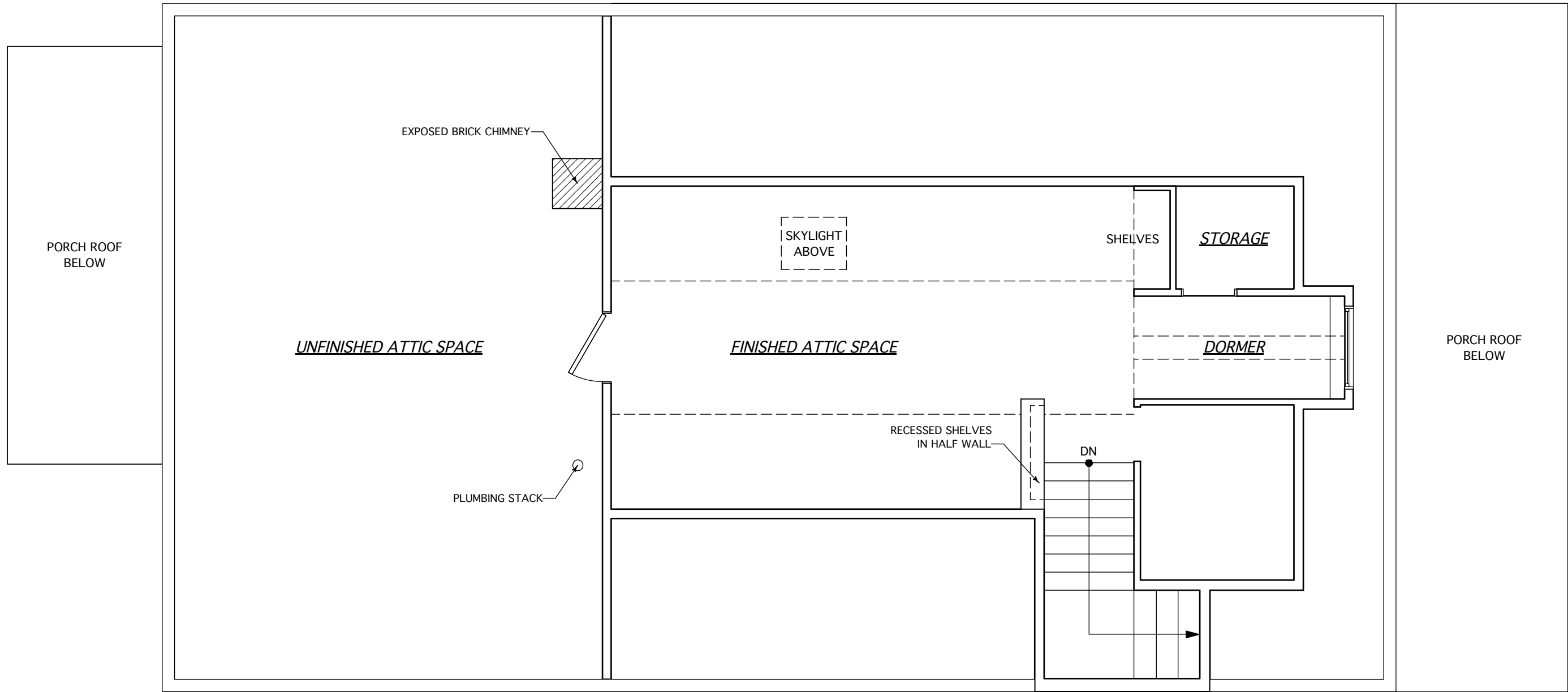


EXISTING FLOOR PLANS

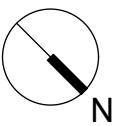
DATE: 06.19.17
 SCALE: 1/4" = 1'-0"

LEVY / MEURER RESIDENCE
 302 + 304 WALDEN ST, CAMBRIDGE, MA 02138

REISEN DESIGN ASSOCIATES
 32R ESSEX ST, STUDIO 6, CAMBRIDGE, MA 02139
 (T) 617.876.7440



1 **EXISTING ATTIC FLOOR PLAN**
 Scale: 1/4" = 1'-0"



EXISTING FLOOR PLANS

DATE: 06.19.17
 SCALE: 1/4" = 1'-0"

LEVY / MEURER RESIDENCE
 302 + 304 WALDEN ST, CAMBRIDGE, MA 02138

REISEN DESIGN ASSOCIATES
 32R ESSEX ST, STUDIO 6, CAMBRIDGE, MA 02139
 (T) 617.876.7440



1 Existing Northwest Building Elevation
Scale: 1/4" = 1'-0"



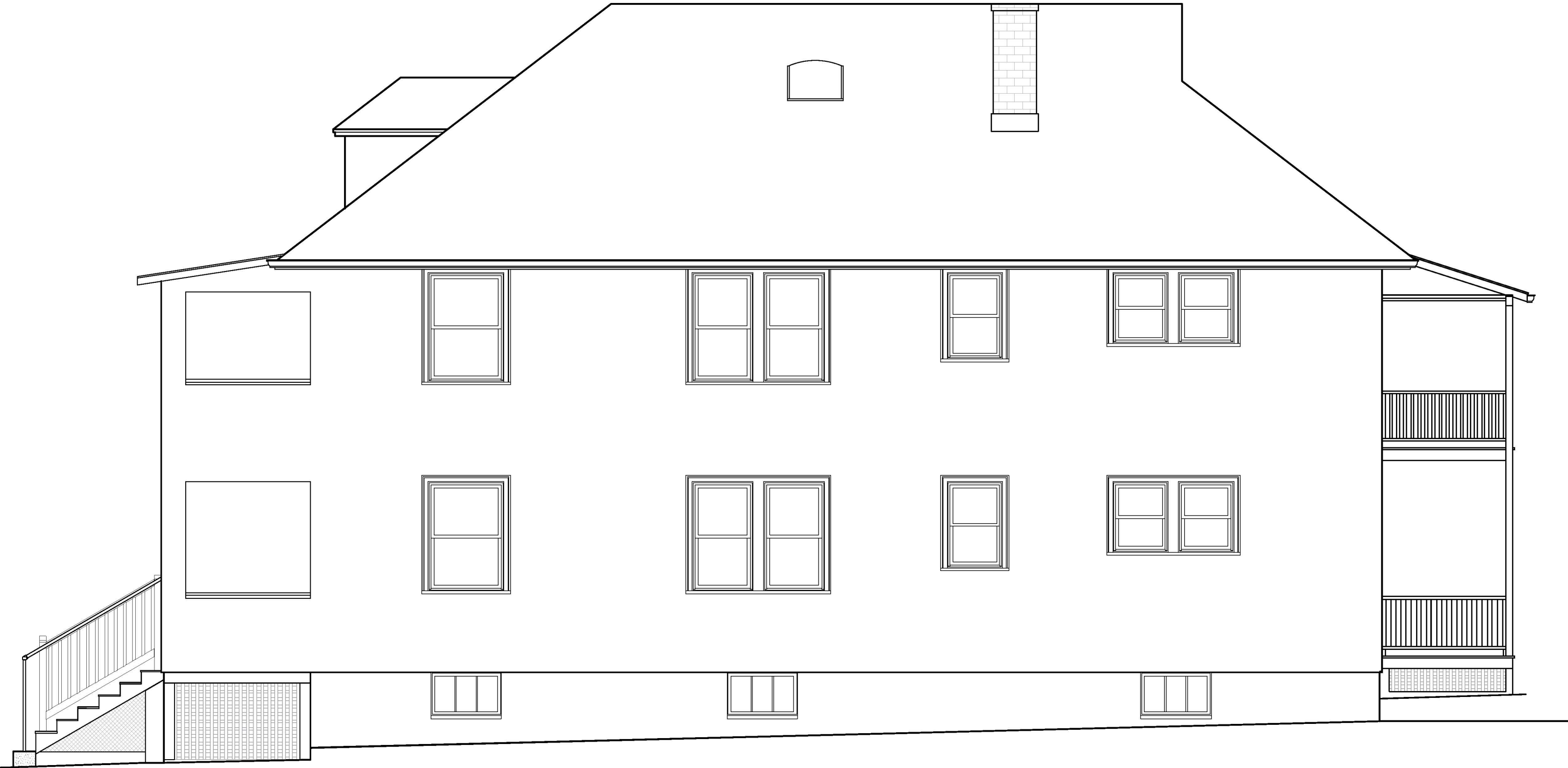
2 Existing Southeast Building Elevation
Scale: 1/4" = 1'-0"

EXISTING EXTERIOR BUILDING ELEVATIONS

DATE: 06.19.17
SCALE: 1/4" = 1'-0"

LEVY / MEURER RESIDENCE
302 + 304 WALDEN ST, CAMBRIDGE, MA 02138

REISEN DESIGN ASSOCIATES
32R ESSEX ST, STUDIO 6, CAMBRIDGE, MA 02139
(T) 617.876.7440



1

Existing Southwest Building Elevation

Scale: 1/4" = 1'-0"

EXISTING EXTERIOR BUILDING ELEVATIONS

DATE: 06.19.17
SCALE: 1/4" = 1'-0"

LEVY / MEURER RESIDENCE
302 + 304 WALDEN ST, CAMBRIDGE, MA 02138

REISEN DESIGN ASSOCIATES
32R ESSEX ST, STUDIO 6, CAMBRIDGE, MA 02139
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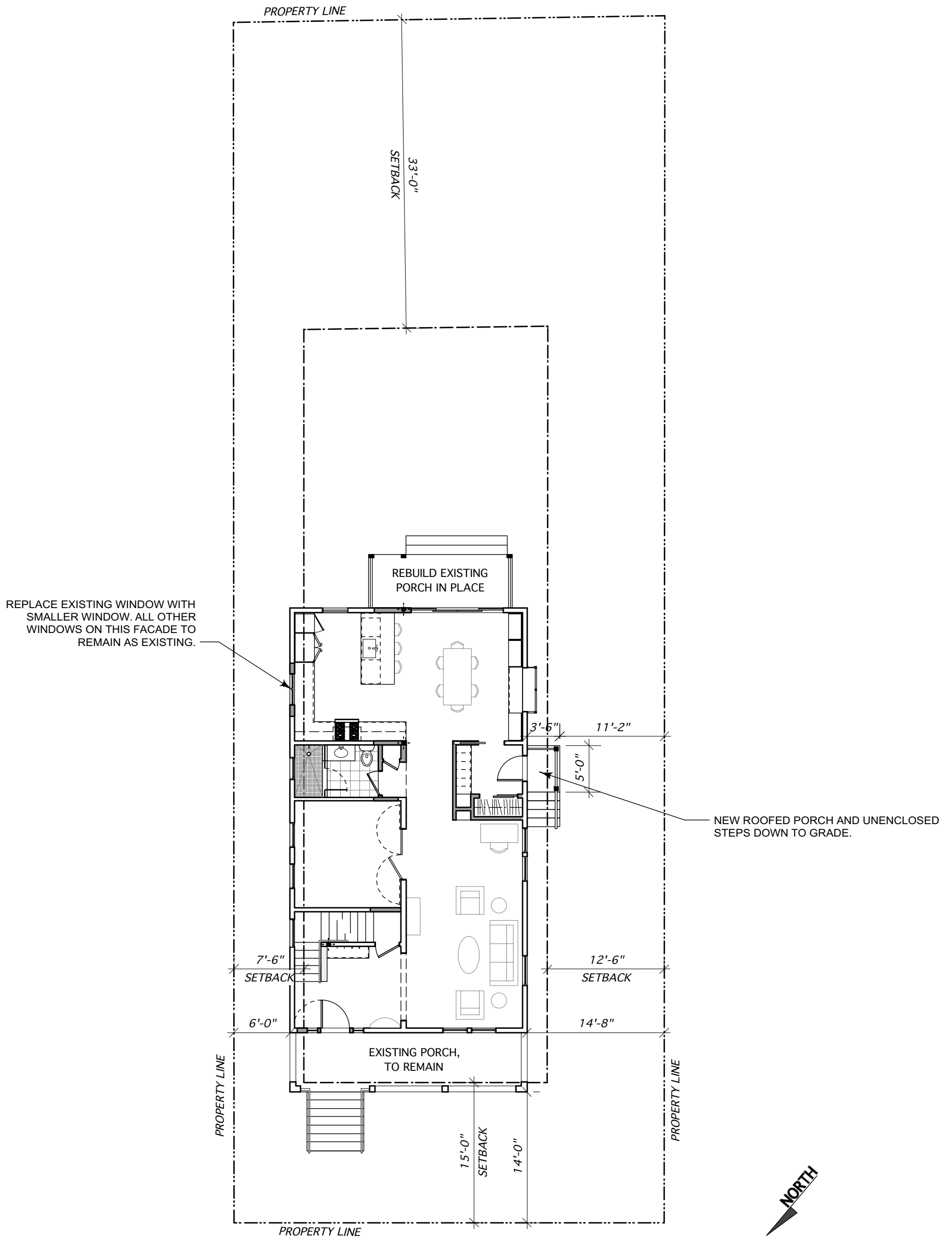
1 Existing Northeast Building Elevation
Scale: 1/4" = 1'-0"

EXISTING EXTERIOR BUILDING ELEVATIONS

DATE: 06.19.17
SCALE: 1/4" = 1'-0"

LEVY / MEURER RESIDENCE
302 + 304 WALDEN ST, CAMBRIDGE, MA 02138

REISEN DESIGN ASSOCIATES
32R ESSEX ST, STUDIO 6, CAMBRIDGE, MA 02139
(T) 617.876.7440



WALDEN STREET

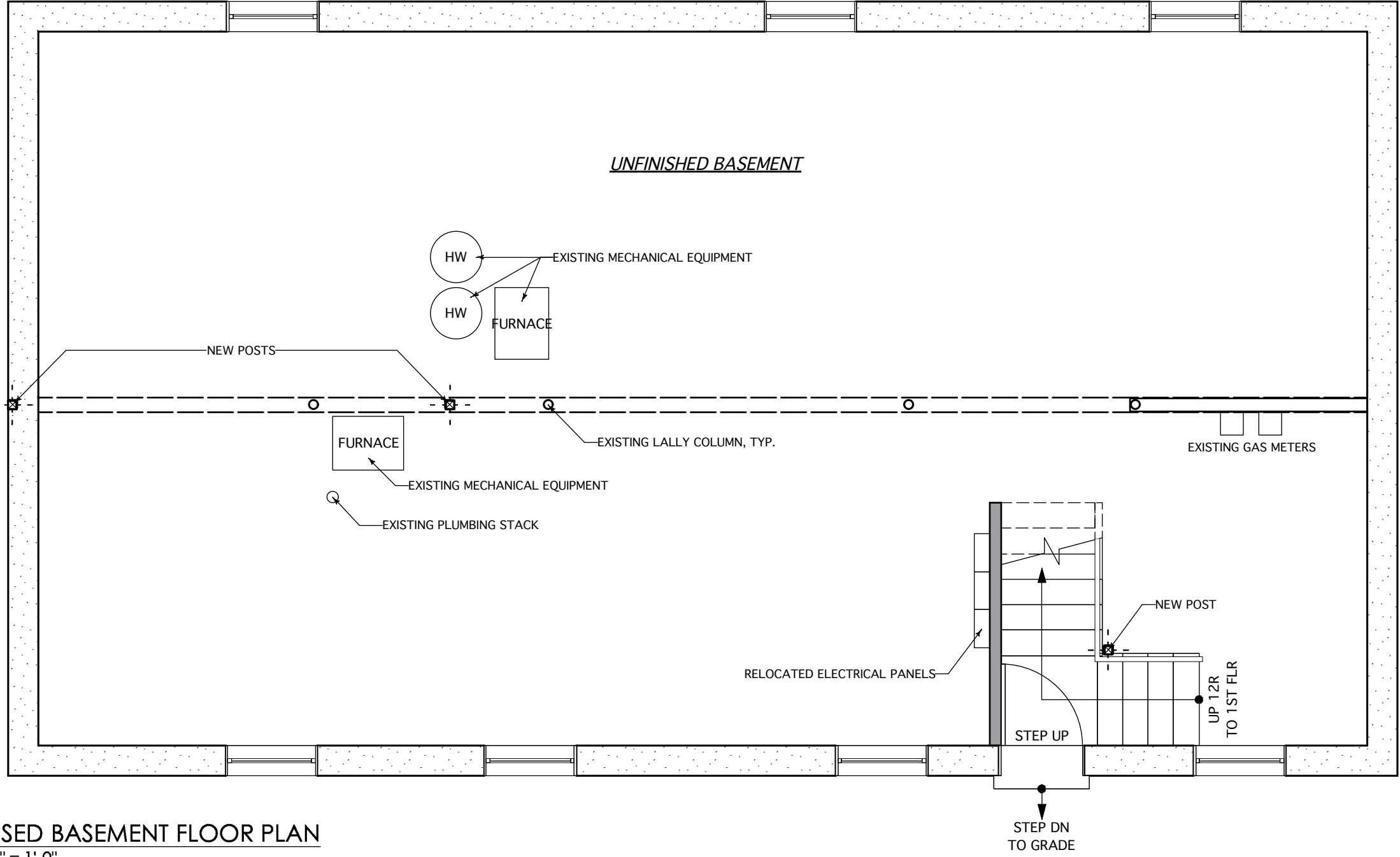
1 PROPOSED SITE PLAN
Scale: 3/32" = 1'-0"

PROPOSED SITE PLAN

DATE: 06.19.17
SCALE: 3/32" = 1'-0"

LEVY / MEURER RESIDENCE
302 + 304 WALDEN ST, CAMBRIDGE, MA 02138

REISEN DESIGN ASSOCIATES
32R ESSEX ST, STUDIO 6, CAMBRIDGE, MA 02139
(T) 617.876.7440



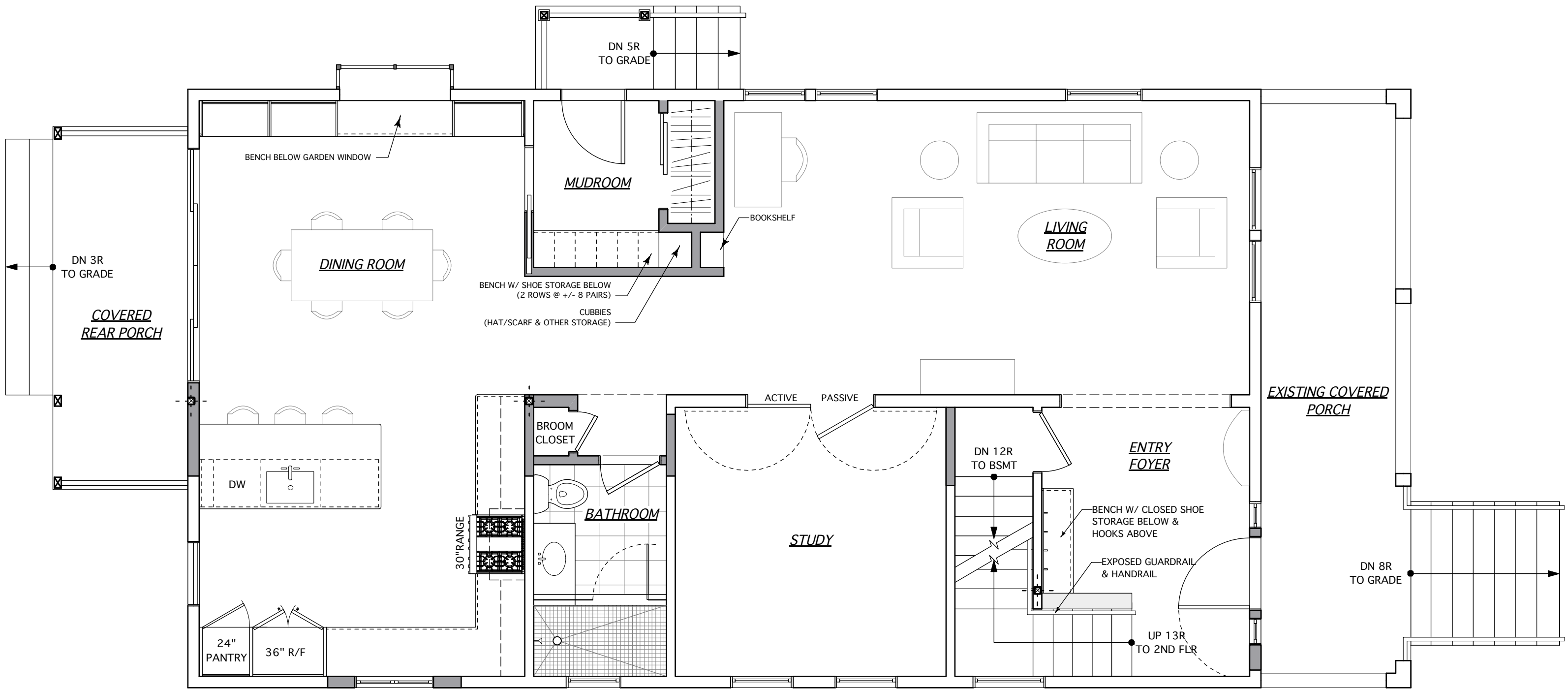
1 PROPOSED BASEMENT FLOOR PLAN
Scale: 1/4" = 1'-0"

PROPOSED FLOOR PLANS

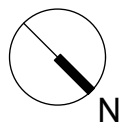
DATE: 06.19.17
SCALE: 1/4" = 1'-0"

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1 **PROPOSED FIRST FLOOR PLAN**
 Scale: 1/4" = 1'-0"

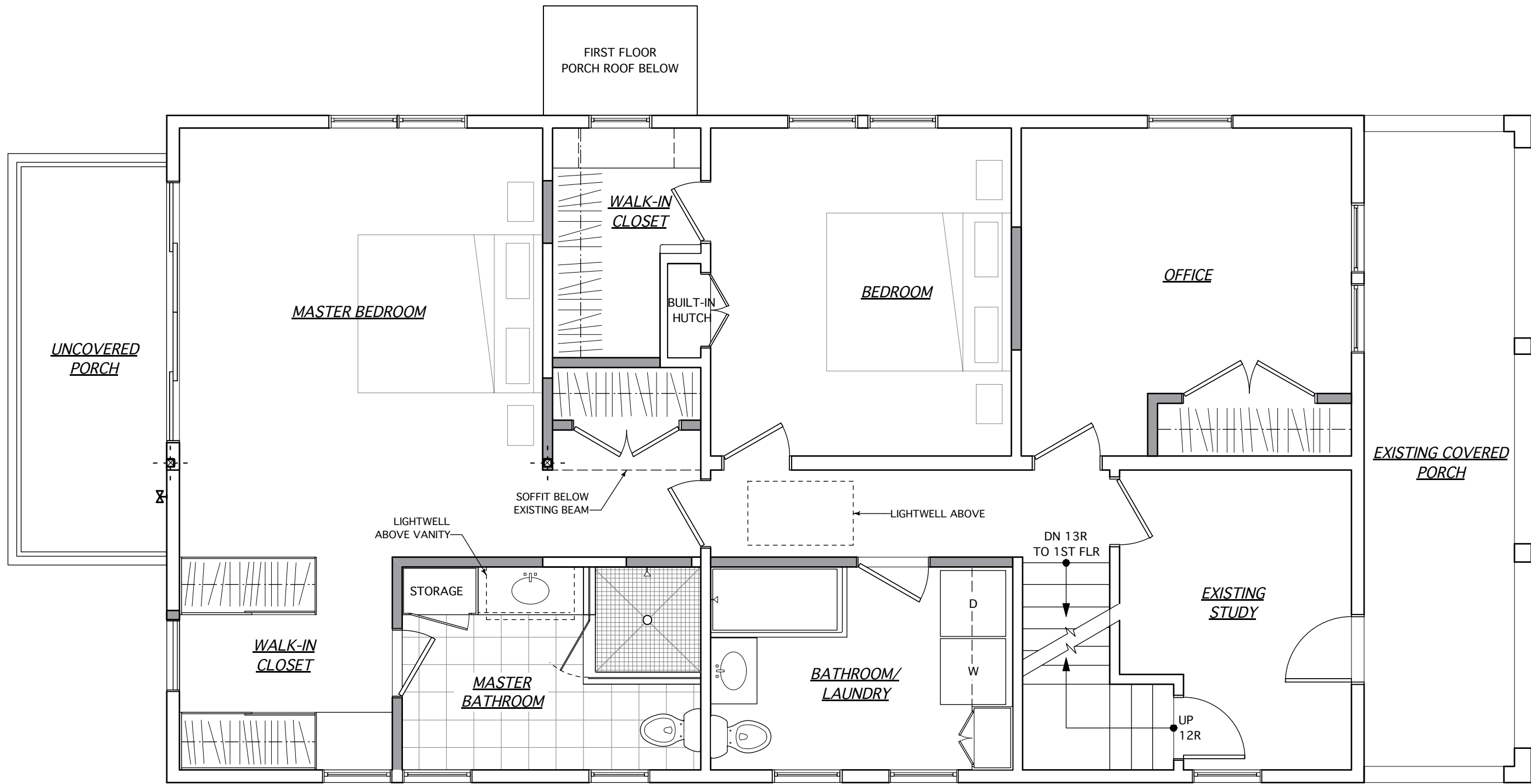


PROPOSED FLOOR PLANS

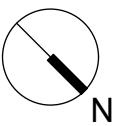
DATE: 06.19.17
 SCALE: 1/4" = 1'-0"

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1 PROPOSED SECOND FLOOR PLAN
Scale: 1/4" = 1'-0"

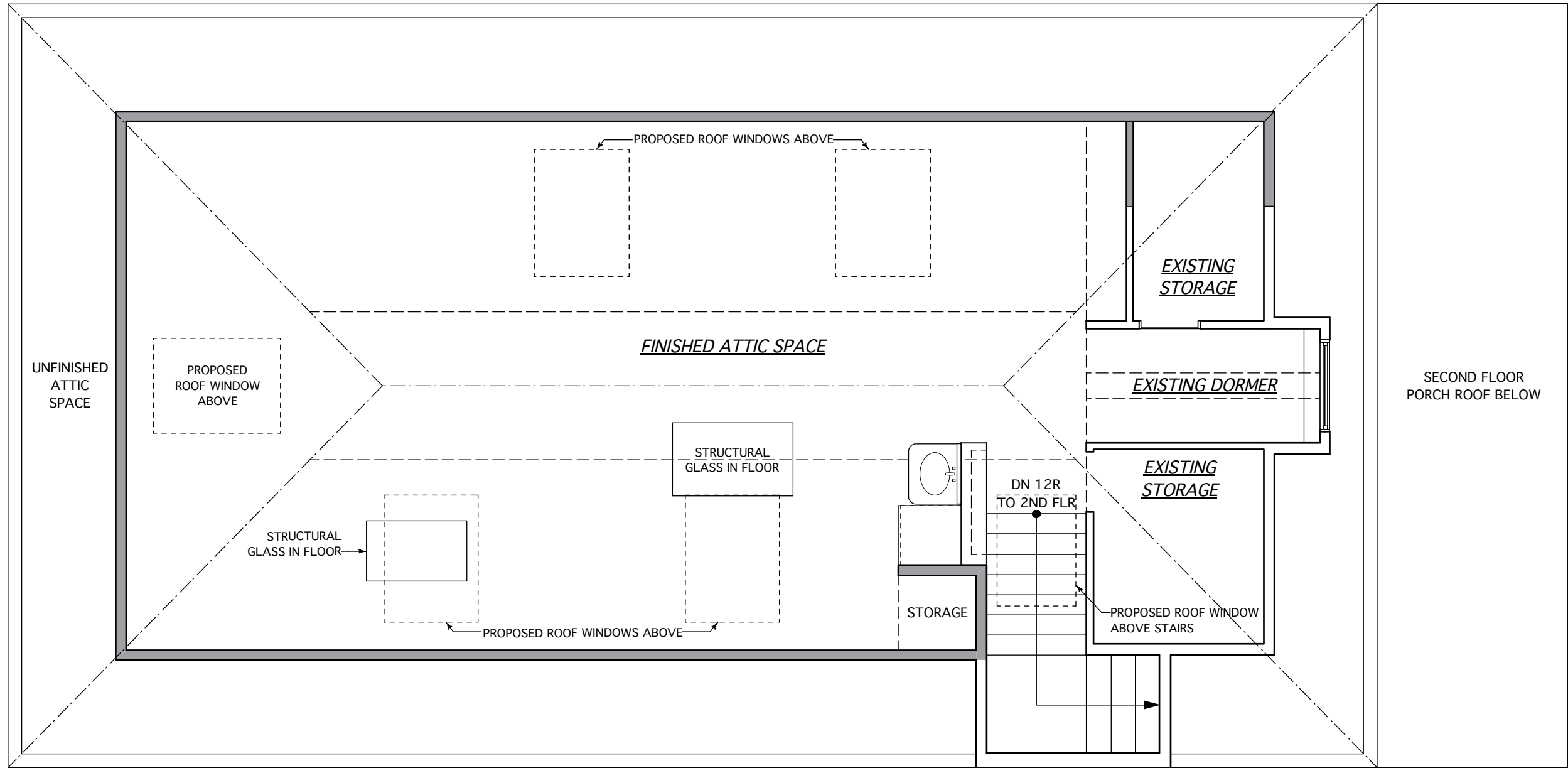


PROPOSED FLOOR PLANS

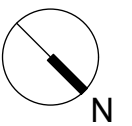
DATE: 06.19.17
SCALE: 1/4" = 1'-0"

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1 **PROPOSED ATTIC FLOOR PLAN**
 Scale: 1/4" = 1'-0"



PROPOSED FLOOR PLANS

DATE: 06.19.17
 SCALE: 1/4" = 1'-0"

LEVY / MEURER RESIDENCE
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1 Proposed Northwest Building Elevation
Scale: 1/4" = 1'-0"



2 Proposed Southeast Building Elevation
Scale: 1/4" = 1'-0"

PROPOSED EXTERIOR BUILDING ELEVATIONS

DATE: 06.19.17
SCALE: 1/4" = 1'-0"

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1 Proposed Southwest Building Elevation
Scale: 1/4" = 1'-0"

PROPOSED EXTERIOR BUILDING ELEVATIONS

DATE: 06.19.17
SCALE: 1/4" = 1'-0"

LEVY / MEURER RESIDENCE
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1 Proposed Northeast Building Elevation
Scale: 1/4" = 1'-0"

PROPOSED EXTERIOR BUILDING ELEVATIONS

DATE: 06.19.17
SCALE: 1/4" = 1'-0"

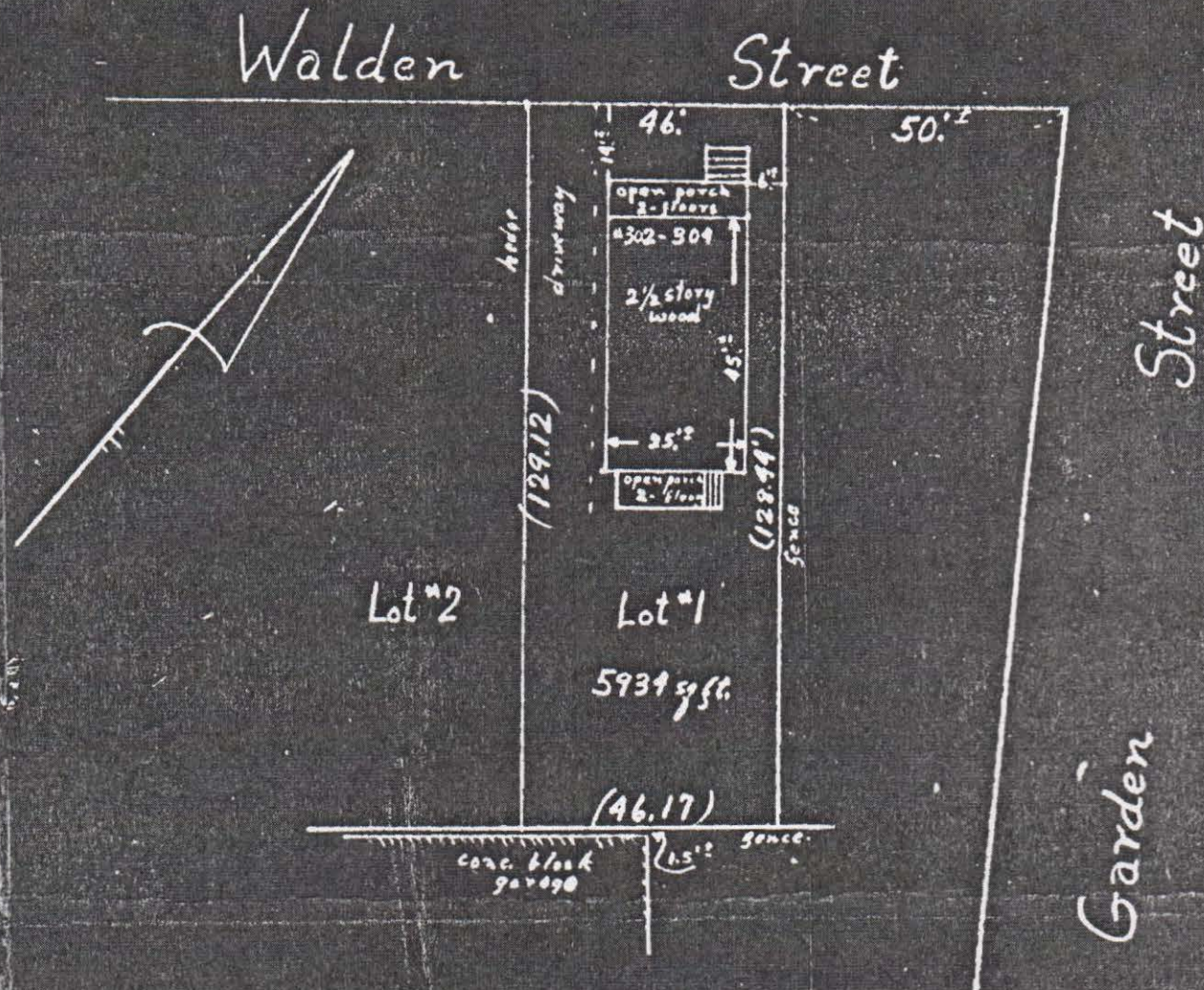
LEVY / MEURER RESIDENCE
302 + 304 WALDEN ST, CAMBRIDGE, MA 02138

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Loan No.

Page No. 5

BOUNDARY EXAMINATION



The Schuyler Clapp Company

Land In CAMBRIDGE

Belonging to Nora C. Eckhardt

Deed in Book 4818 Page 71

Land Court Certificate No. ---

In So. Middlesex Registry of Deeds

Recorded Plan Land in Cambridge

W. A. Mason & Son Co., Surv'rs

Date of Plan March 29, 1924

Land Court Plan No. --

in So. Middlesex Registry of Deeds

Plan Book 333 No. 37

with Certificate No. --

Filed Plan No: ---

1. December 31, 1924

2. 1925

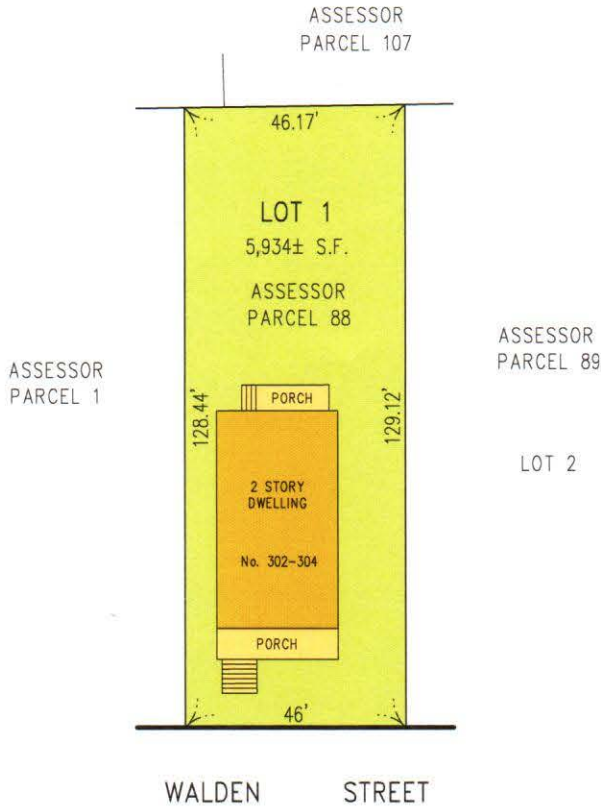
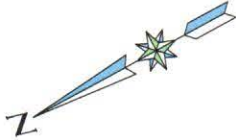
3. 1926

4. 1927

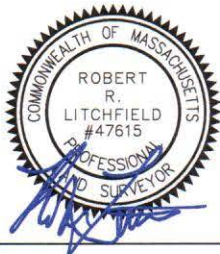
Drawn by J. H. B.

Checked by [Signature]

Scale: 1" = 30'



LOT CONFIGURATION IS BASED ON DEED, AND/OR ASSESSOR'S MAP, AND OCCUPATION. A MORE ACCURATE REPRESENTATION WILL REQUIRE AN INSTRUMENT SURVEY.



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VINING LAW OFFICE, LLC

Elizabeth A. Vining
Attorney at Law
761 Broadway
Somerville, MA 02144
Email: ellie@vininglawoffice.com
Tel. 617-666-0303
Fax 617-625-0575
Cell 617-281-4183



MORTGAGE INSPECTION PLAN

ADDRESS: 302-304 WALDEN STREET, CAMBRIDGE, MA
LENDER: _____
ATTORNEY: VINING LAW OFFICE, LLC 321-16
OWNER: MWC REALTY TRUST
APPLICANT: DAVID LEVY AND ELISABETH MEURER
DATE: 12/5/2016 SCALE: 1"=30' COUNTY: MIDDLESEX

THERE ARE NO DEEDED EASEMENTS IN THE ABOVE REFERENCED DEED OR ENCROACHMENTS WITH RESPECT TO DWELLING SITUATED ON THIS LOT EXCEPT AS STATED ON THE DEED OF RECORD SHOWN.

THE LOCATION OF THE DWELLING AS SHOWN HEREON EITHER WAS IN COMPLIANCE WITH THE LOCAL ZONING BY-LAWS IN EFFECT WHEN CONSTRUCTED (WITH RESPECT TO STRUCTURAL SETBACK REQUIREMENTS ONLY), OR IS EXEMPT FROM VIOLATION ENFORCEMENT ACTION UNDER MASS. G.L. TITLE VII, CHAPTER 40A, SECTION 7.

UNREGISTERED LAND

DEED BOOK: 35292 PAGE: 359
PLAN BOOK: 333 PAGE: 37 LOT(S): 1
PLAN NUMBER: _____ OF 1924

REGISTERED LAND

CERTIFICATE OF TITLE: _____
REGISTRATION BOOK: _____ PAGE: _____
PLAN NUMBER: _____ LOT(S): _____

ASSESSORS MAP: 229
BLOCK: _____ LOT: 88

FLOOD HAZARD INFO.:
ZONE: X DATED: 6/4/2010
COMMUNITY PANEL: 250186 0419E

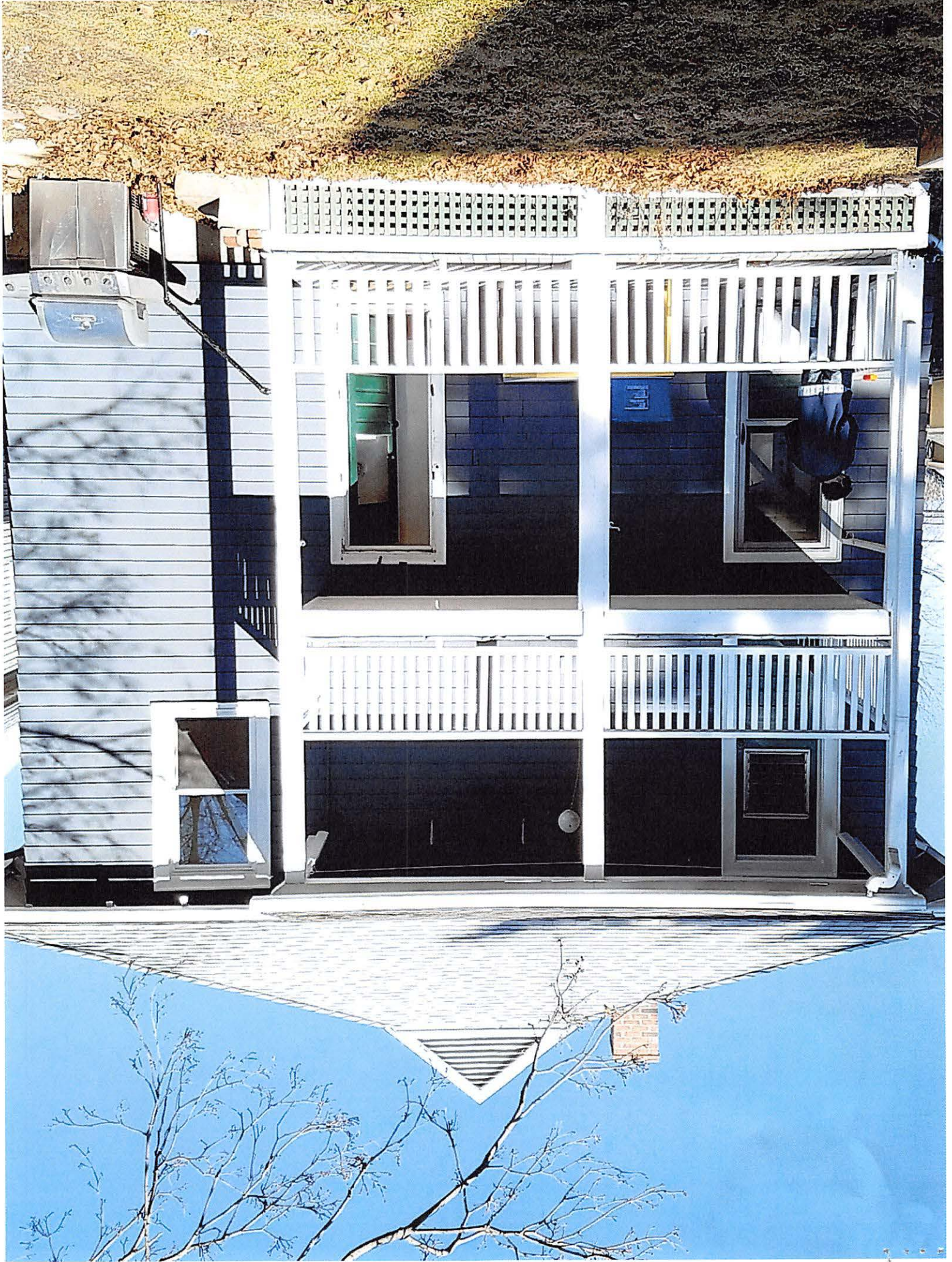
THE LOCATION OF THE DWELLING SHOWN DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE, EXCEPT AS MAY BE INDICATED.

GENERAL NOTES: (1) THE DECLARATIONS MADE ABOVE ARE ON THE BASIS OF MY KNOWLEDGE, INFORMATION, AND BELIEF AS THE RESULT OF A MORTGAGE INSPECTION TAPE SURVEY, NOT THE RESULT OF AN INSTRUMENT SURVEY MADE TO THE NORMAL STANDARD OF CARE OF REGISTERED LAND SURVEYORS PRACTICING IN MASSACHUSETTS. (2) DECLARATIONS ARE MADE TO THE ABOVE NAMED CLIENT ONLY AS OF THIS DATE. (3) THIS PLAN WAS NOT MADE FOR RECORDING PURPOSES, FOR USE IN PREPARING DEED DESCRIPTIONS OR FOR CONSTRUCTION. (4) VERIFICATIONS OF PROPERTY LINE DIMENSIONS, BUILDING OFFSETS, FENCES, OR LOT CONFIGURATION MAY BE ACCOMPLISHED BY AN ACCURATE INSTRUMENT SURVEY. (5) NO RESPONSIBILITY IS ASSUMED HEREIN TO THE LAND OWNER OR OCCUPANT.









< Selection

Select Parcels

(show all)

Select All Zoom To Clear

Property ID	Address	Unit	Land Use
229-88	302-304 WALDEN ST		TWO-FAM-RES



Details >

Property Info Print

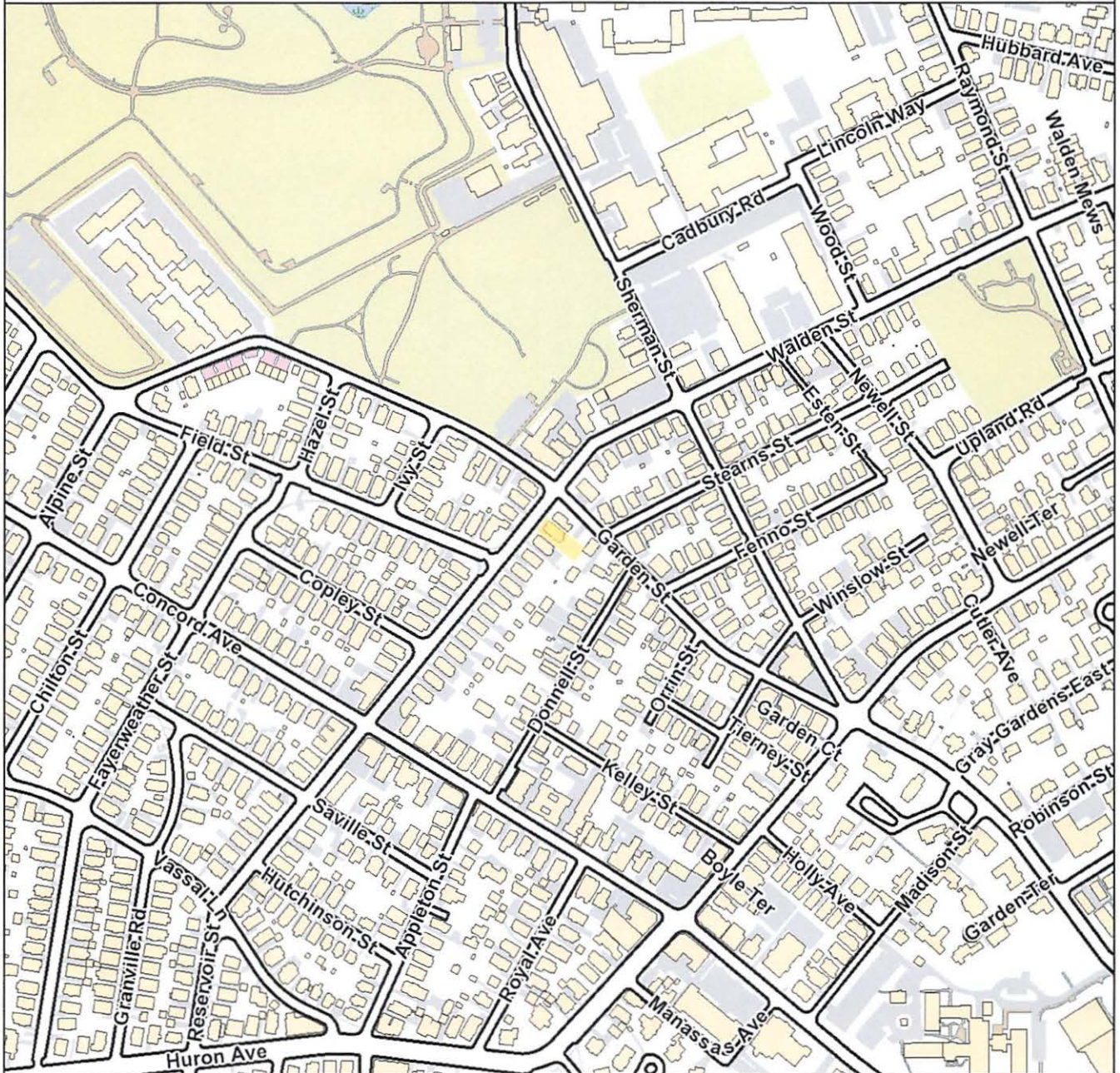
Property ID 229-88

PID	19320
Address	302-304 WALDEN ST
Land Use	TWO-FAM-RES
Land Area	0.14 acres / 5934 sq ft
Living Area	2475 sq ft
	Property Card
	Recent Comparable
	Sales
	Parcel Block Map (PDF)

Owner Information

Name	CHAPMAN, WOODLEY L. TR.
Address	30 CONCORD GREENE., UNIT#1
City	CONCORD
State	MA
Zip Code	01742

1 selected Spreadsheet Mailing Labels



City of Cambridge
Massachusetts

1" = 392 ft

All data is provided for graphic representation only. The City of Cambridge expressly disclaims all warranties of any type, expressed or implied, including, but not limited to, any warranty as to the accuracy of the data, merchantability, or fitness for a particular purpose.

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- Rail
- Building Footprints
- Paved Surfaces
 - Paved Roads
 - Bridges
 - Unpaved Roads
 - Unpaved Parking
 - Sidewalks
 - Driveways
 - Alleys
 - Other Paved Surface
 - Public Footpath

