



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

BZA Application Form

BZA Number: 257228

General Information

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

Special Permit: X Variance: Appeal:

PETITIONER: 359 Walden LLC C/O Adam Munnely and Lauren Marrett

PETITIONER'S ADDRESS: 359 Walden Street , Cambridge, MA 02138

LOCATION OF PROPERTY: 359 Walden St , Cambridge, MA

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

REASON FOR PETITION:

/Additions/ /Dormer/

DESCRIPTION OF PETITIONER'S PROPOSAL:

The proposed project is a renovation of an existing two-family residential structure. The existing building is nonconforming with respect to GFA, Front Yard Setback and Right-Side Yard Setback. Renovations to the existing structure will increase existing nonconforming GFA and further encroach the setback in the Right-Side Yard.

SECTIONS OF ZONING ORDINANCE CITED:

- Article: 8.000 Section: 8.22.2.d (Non-Conforming Structure).
- Article: 5.000 Section: 5.31 (Table of Dimensional Requirements).
- Article: 10.000 Section: 10.40 (Special Permit).

Original Signature(s):
(Petitioner (s) / Owner)

Adam Munnely
(Print Name)

Address: 60 Granville Rd Cambridge 02138
Tel. No. 6178240723
E-Mail Address: adammunnelly@gmail.com

Date: 2/19/24

2024 FEB 22 PM 12:10
CITY OF CAMBRIDGE
OFFICE OF THE CITY CLERK

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 Adam Munnelly (OWNER)

Address: 100 Granville Rd Cambridge MA 02138

State that I/We own the property located at 359 Walden Street, which is the subject of this zoning application.

The record title of this property is in the name of 359 Walden LLC

*Pursuant to a deed of duly recorded in the date 8/31/23, Middlesex South County Registry of Deeds at Book 81953, Page 231; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.

Adam Munnelly
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT*

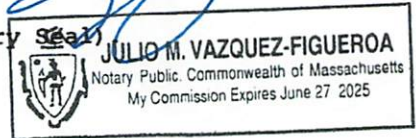
*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Middlesex

The above-name Adam Munnelly personally appeared before me, this 11th of January 2024, and made oath that the above statement is true.

[Signature]
Notary

My commission expires June 27 2025 (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 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 359 Walden 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:

MGL Chapter 40a, Section 6 and Article 8 Section 8.22.2.d of the Cambridge Zoning Ordinance allow for the alteration or enlargement of existing nonconforming structures where no new dimensional nonconformity is created, provided that the BZA determine that the proposed alteration is not substantially more detrimental to the neighborhood than the existing nonconforming structure. As allowed by 8.22.2.d the proposed alterations and extensions at 359 Walden Street modestly increase the nonconforming nature of the existing structure with respect to GFA and Right Side Yard Setback but do not create any new nonconformities. The proposed alterations at 5 Channing Street are consistent with other Structures and Uses in the neighborhood and are not more detrimental than the existing non-conforming structure.

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 proposed development will not alter patterns of access or egress given that the driveway and curb cut will remain in their current location. No increase in congestion hazard will be created because the number of dwelling units in the proposed project will not be increased.

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 driveway curb cut will remain as it exists allowing traffic patterns to remain the same. The proposed parking area will be in the same general location as the existing parking spaces maintaining existing relationships to adjacent uses. The existing Use is conforming and will not change maintaining patterns of operation in the neighborhood and the zoning district as a whole.

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:

Open Space will be retained and meet the district requirements to the benefit of the neighborhood residents. Traffic patterns and driveway ingress and egress will remain consistent for the adjacent residents. There will be no hazard or nuisance created by the requested relief.

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 proposed renovations, additions, driveway and parking design are consistent with other uses in the neighborhood and the larger district. The proposed use is consistent with the uses in the

neighborhood. The proposed addition and site planning will conform to the dimensional requirements of 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.**

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: 359 Walden LLC
Location: 359 Walden St., Cambridge, MA
Phone: 6178240723

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

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
TOTAL GROSS FLOOR AREA:		3177	3598	2932	(max.)
LOT AREA:		5508	5508	5508	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: ²		.58	.65	.5	
LOT AREA OF EACH DWELLING UNIT		2754	2754	2500	
SIZE OF LOT:	WIDTH	50.59	50.59	50	
	DEPTH	113.92'	113.92'	n/a	
SETBACKS IN FEET:	FRONT	8.9'	8.9'	10'	
	REAR	42.0'	42.0'	28.2'	
	LEFT SIDE	18.7'	18.7'	12.5'	
	RIGHT SIDE	5.7'	5.7'	7.5'	
SIZE OF BUILDING:	HEIGHT	31.4'	35'	35'	
	WIDTH	58.25'	58.25'	n/a	
	LENGTH	25.67'	29.25'	n/a	
RATIO OF USABLE OPEN SPACE TO LOT AREA:		55.7%	46.2%	40.0%	
NO. OF DWELLING UNITS:		2	2	2	
NO. OF PARKING SPACES:		1	2	0	
NO. OF LOADING AREAS:		n/a	n/a	n/a	
DISTANCE TO NEAREST BLDG. ON SAME LOT		n/a	n/a	n/a	

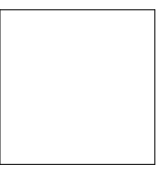
Describe where applicable, other occupancies on the same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g; wood frame, concrete, brick, steel, etc.:

There are no other occupancies on the lot.

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



No.	Description	Date



client
**ADAM MUNELLY
 AND LAUREN
 MERRITT**

file
COVER
 project
359 WALDEN STREET

dh architects, llc
 250 LeGrange Street, Boston, MA 02111

job number **22-006**

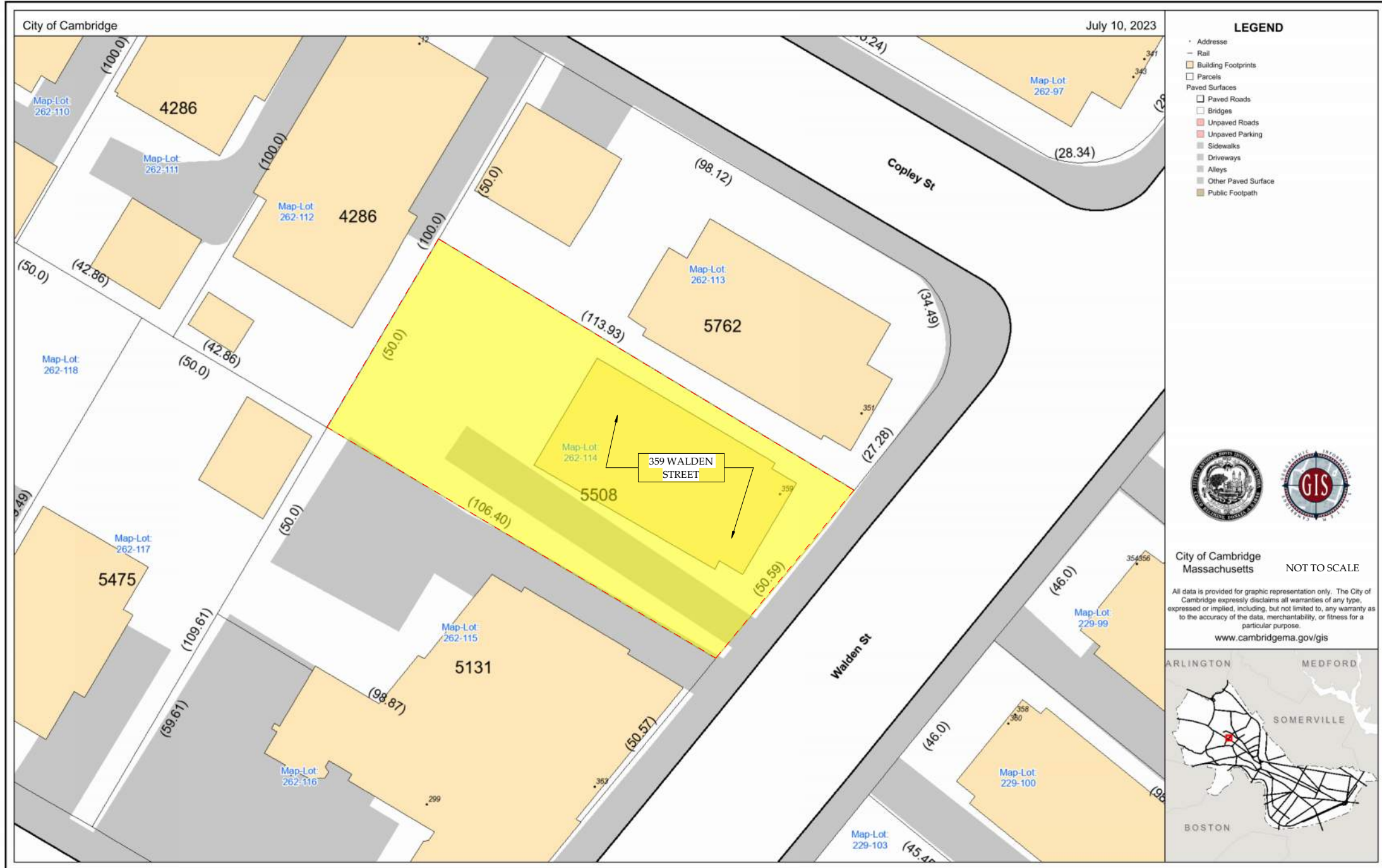
scale **1" = 1'-0"**

per issue date

sheet issue date

**SPECIAL PERMIT
 SUBMITTAL**

Sheet no.
G000



No.	Description	Date

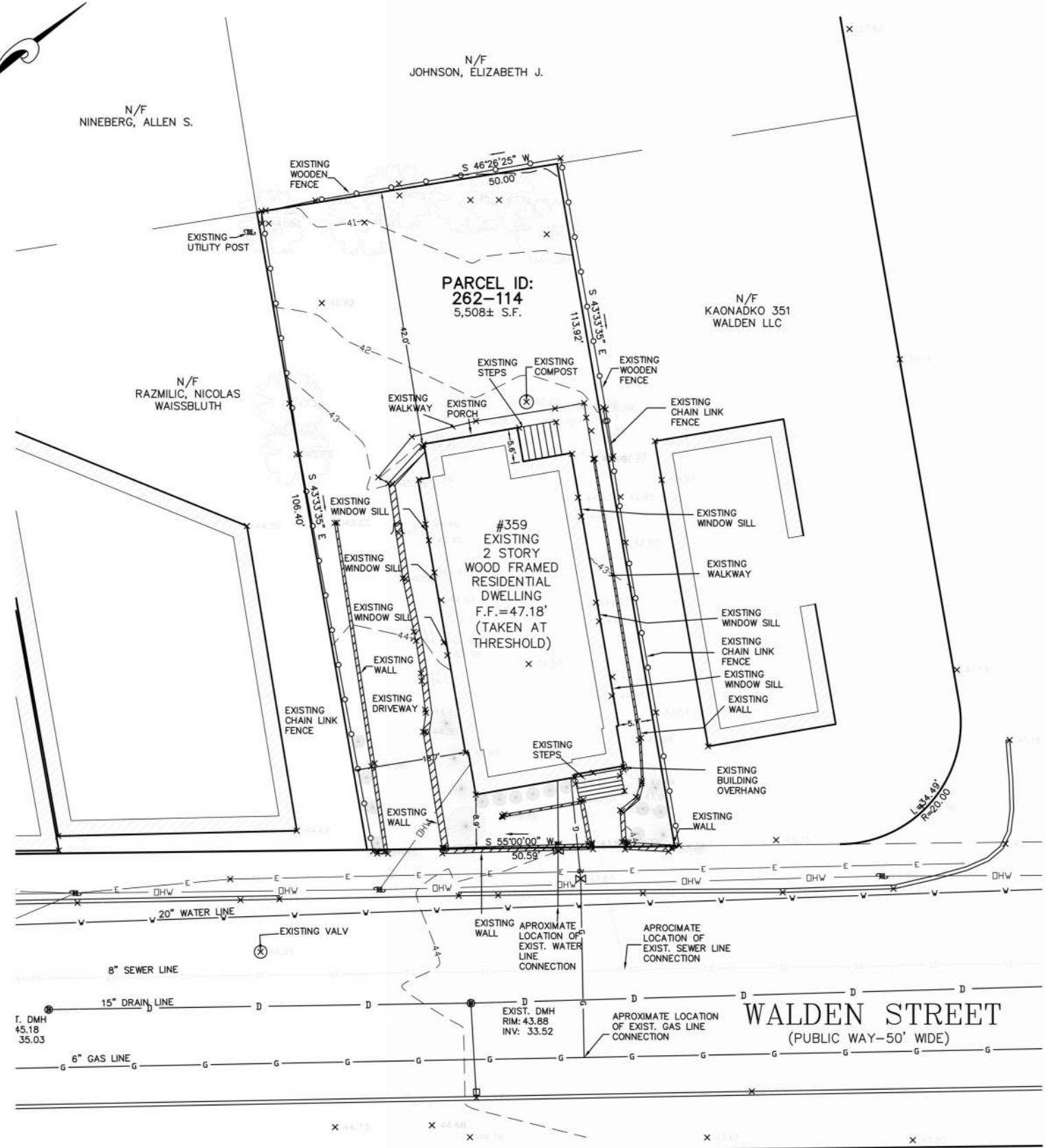
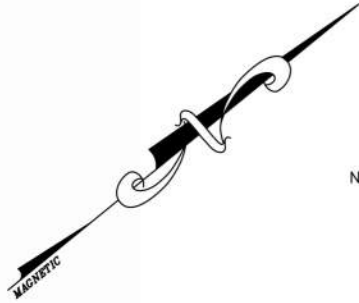
client
**ADAM MUNELLY
 AND LAUREN
 MERRITT**

ASSESSORS PLOT PLAN
 359 WALDEN STREET

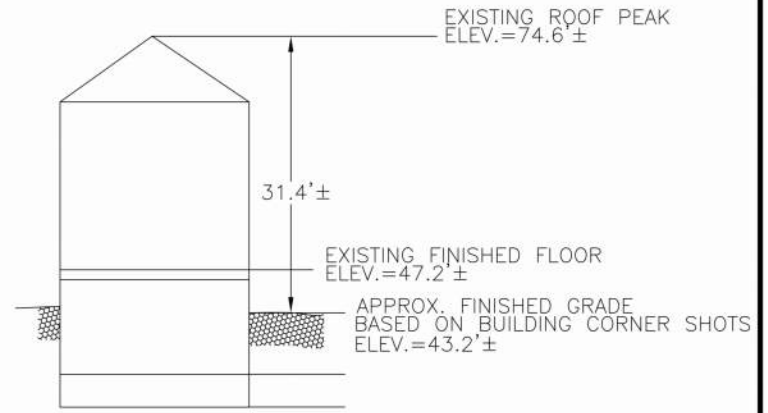
dh architects, llc 200 LeFrancis Street, Boston, MA 02119
job number 22-006
scale
per issue date
sheet issue date 01/05/22
SPECIAL PERMIT SUBMITTAL
Sheet no. G011

EXISTING LEGEND

—	SEWER LINE
⊙	SEWER MANHOLE
—	WATER LINE
G	GAS LINE
⊕	UTILITY POLE
⊗	GAS VALVE
E	OVERHEAD ELECTRIC SERVICE
⊗	WATER VALVE
□	CATCH BASIN
—	FENCE
-205-	CONTOUR LINE (MJR)
-195-	CONTOUR LINE (MNR)
X	SPOT GRADE
⊙	DRAIN MANHOLE
⊗	HYDRANT
⊗	TREE

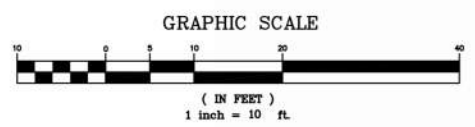


- NOTES:
1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 07/17/2023.
 2. DEED REFERENCE: BOOK 16339, PAGE 013
PLAN REFERENCE 1: PLAN BOOK 160, PLAN 15 (A OF 2)
PLAN REFERENCE 2: PLAN 1181 OF 2013
MIDDLESEX COUNTY SOUTH DISTRICT REGISTRY OF DEEDS
 3. THIS PLAN IS NOT INTENDED TO BE RECORDED.
 4. I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25017C0419E, ON PANEL NUMBER 0419E, IN COMMUNITY NUMBER: 250186, DATED 6/4/2010.
 5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
 6. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.
 7. NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS PETER NOLAN & ASSOCIATES LLC ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.
 8. THE ELEVATIONS SHOWN ARE ON A CITY OF CAMBRIDGE DATUM.
 9. ZONING DISTRICT: RESIDENCE B



EXISTING PROFILE
NOT TO SCALE

DRAFT



PETER NOLAN & ASSOCIATES LLC SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR NOR FOR THE SAFETY OF PUBLICS OR CONTRACTOR'S EMPLOYEES, OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORKING ACCORDANCE WITH THE CONTRACT DOCUMENTS.
THE EXTENT OF PETER NOLAN & ASSOCIATES LIABILITY FOR THIS PLAN IS LIMITED TO THE EXTENT OF ITS FEE LESS THIRD PARTY COST.
COPYRIGHT 2023 PETER NOLAN & ASSOCIATES LLC
All Rights Reserved

SCALE	1"=10'		
DATE	07/29/2023		
SHEET	1		
PLAN NO.	1 OF 1		
CLIENT:	359 WALDEN STREET CAMBRIDGE MASSACHUSETTS		
DRAWN BY	BB		
CHKD BY	PJN		
APPD BY	PJN		
		EXISTING CONDITIONS SITE PLAN	SHEET NO. 1
		PETER NOLAN & ASSOCIATES LLC LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS 697 CAMBRIDGE STREET, SUITE 103 BRIGHTON MA 02135 PHONE: 857 891 7478/617 782 1533 EMAIL: pnolan@pnasurveyors.com	



AXONOMETRIC VIEW FROM SOUTHEAST



363 WALDEN STREET



SOUTHEAST VIEW DOWN WALDEN



NORTHWEST VIEW DOWN WALDEN



358-360 WALDEN STREET



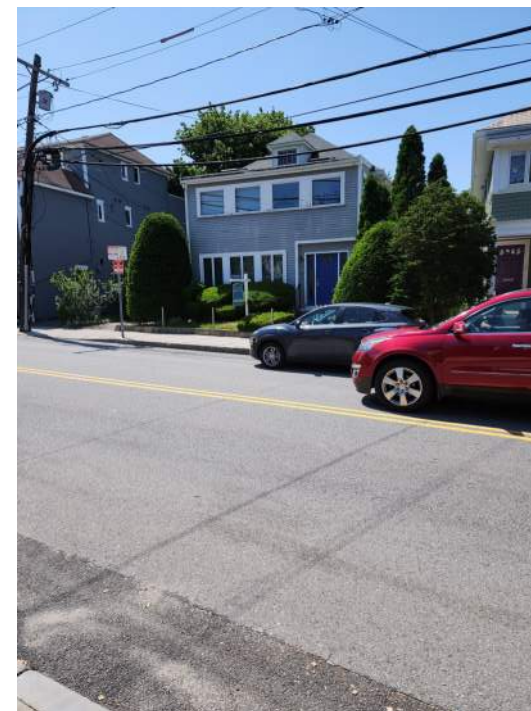
359 WALDEN - REAR



359 WALDEN - REAR



359 WALDEN - FRONT



359 WALDEN - FRONT

No.	Description	Date

client
**ADAM MUNELLY
 AND LAUREN
 MERRITT**

SITE PHOTOS
 359 WALDEN STREET

dh architects, llc
 200 LeGrange Street, Boston, MA 02111

job number 22-006

scale

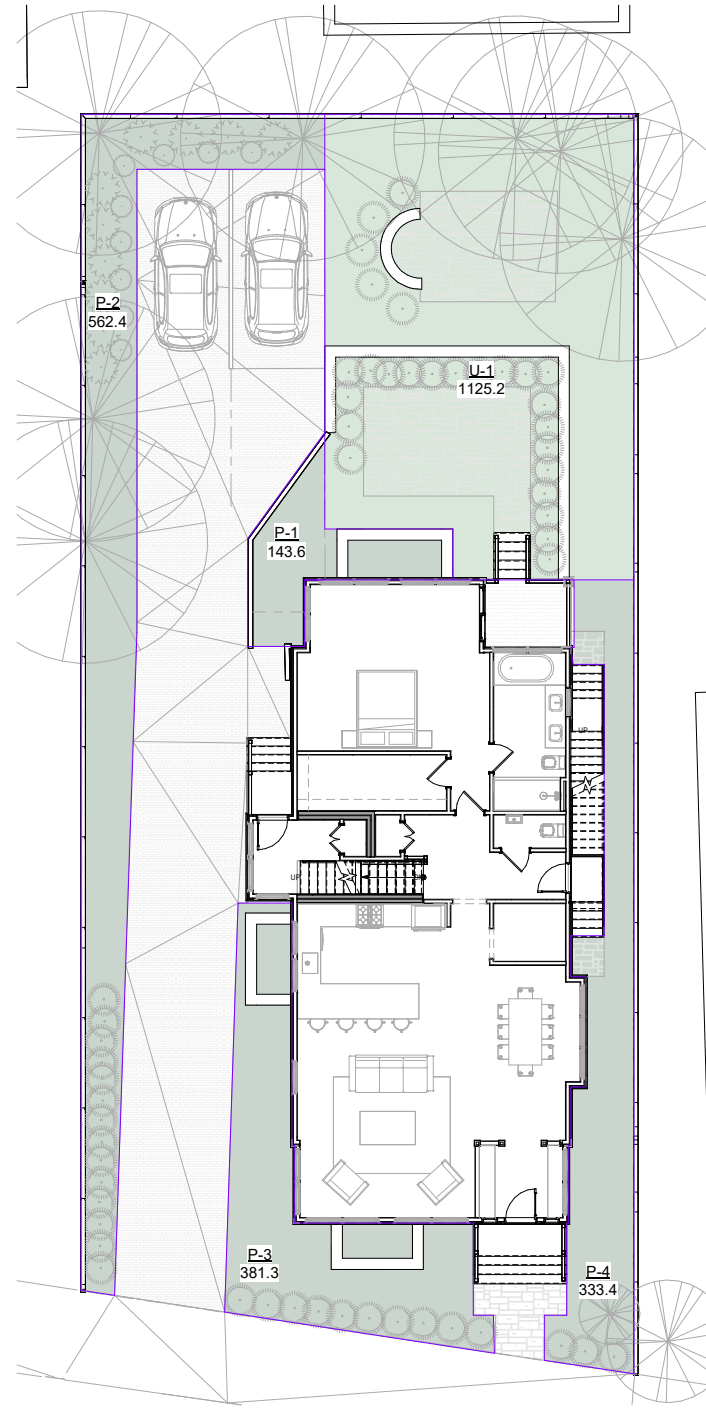
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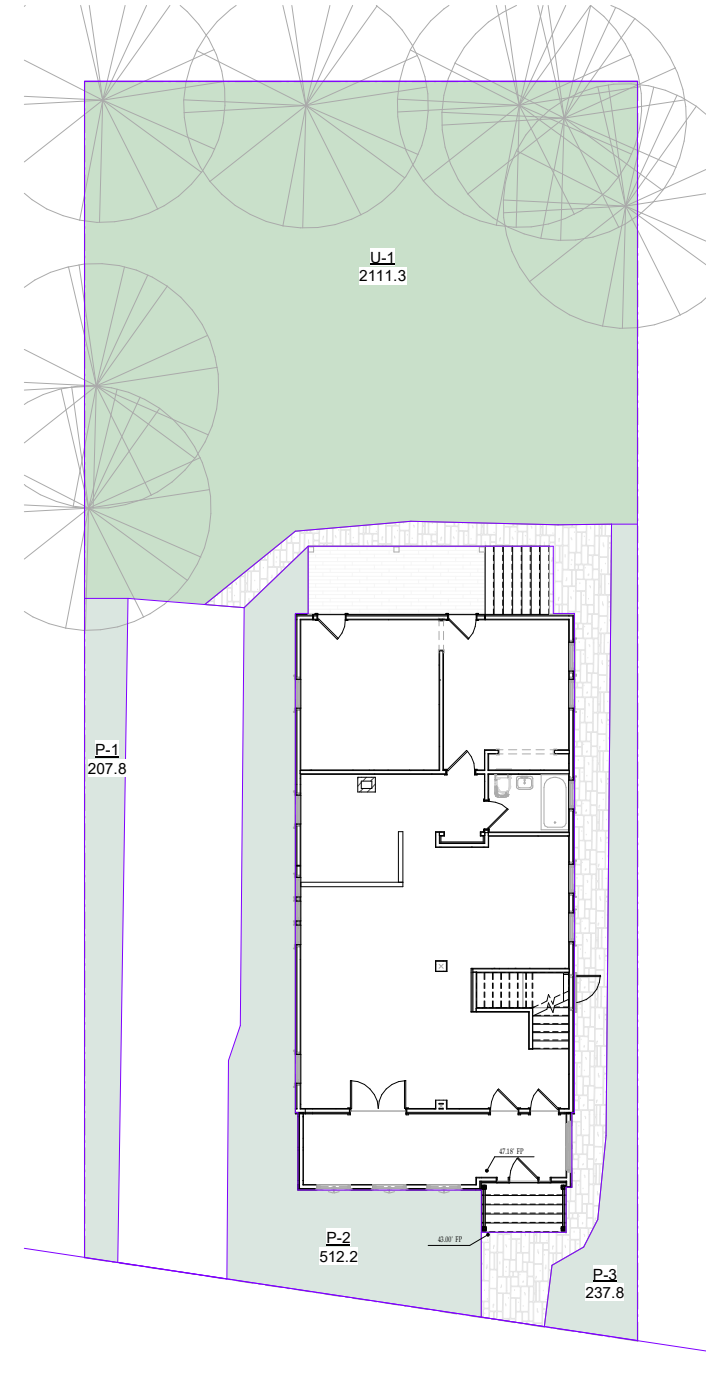
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G013



PROPOSED - OPEN SPACE ②
1/8" = 1'-0"

PROPOSED OPEN SPACE		
Name	AREA	% LOT AREA
PERMEABLE		
P-1	143.6 SF	2.6%
P-2	562.4 SF	10.2%
P-3	381.3 SF	6.9%
P-4	333.4 SF	6.1%
PRIVATE		
U-1	1,125.2 SF	20.4%
	1,125.2 SF	20.4%
TOTAL OPEN SPACE	2,545.9 SF	46.2%



EXISTING - OPEN SPACE ①
1/8" = 1'-0"

EXISTING OPEN SPACE		
Name	AREA	% LOT AREA
PERMEABLE		
P-1	207.8 SF	3.8%
P-2	512.2 SF	9.3%
P-3	237.8 SF	4.3%
	957.8 SF	17.4%
PRIVATE		
U-1	2,111.3 SF	38.3%
	2,111.3 SF	38.3%
TOTAL OPEN SPACE	3,069.1 SF	55.7%

No.	Description	Date

client
**ADAM MUNELLY
AND LAUREN
MERRITT**

PROJECT
**OPEN SPACE DIAGRAMS
359 WALDEN STREET**

dh architects llc
200 Lehigh Street, Essex, MA 02116

job number
22-006

scale
1/8" = 1'-0"

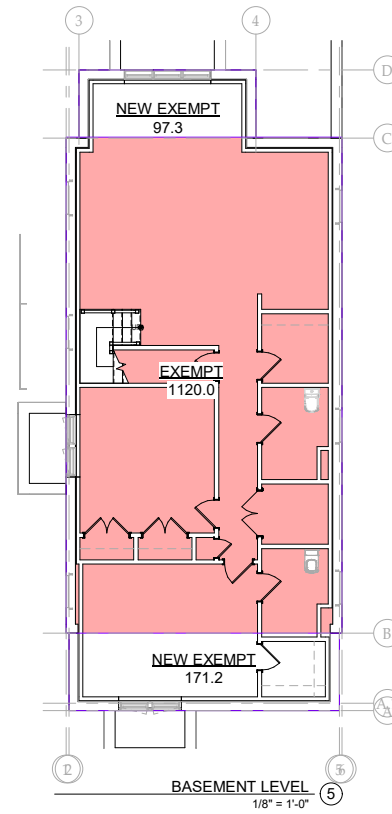
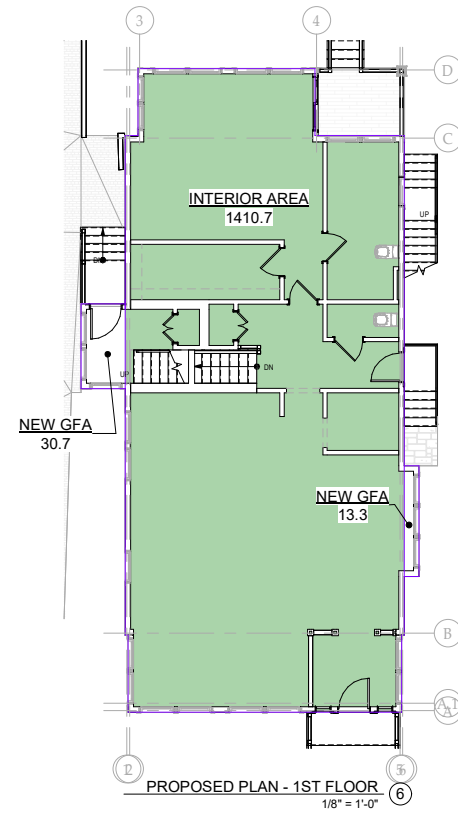
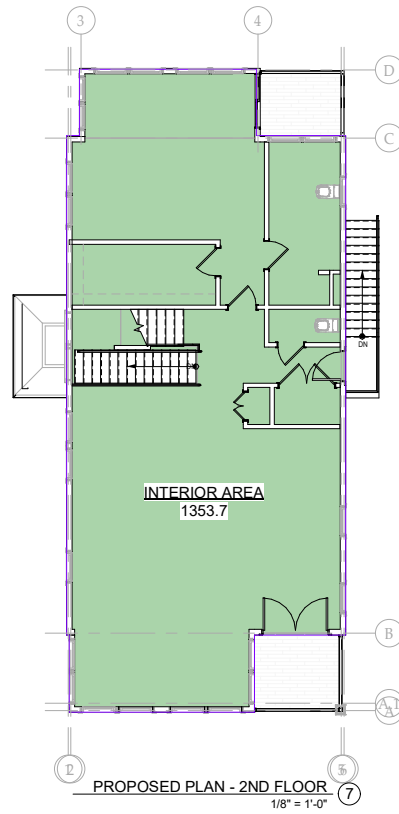
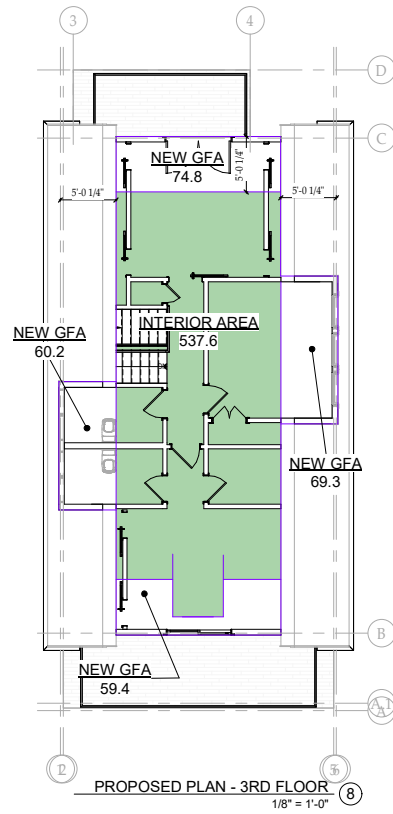
per issue date

sheet issue date
12/07/20

**SPECIAL PERMIT
SUBMITTAL**

Sheet no.

A011

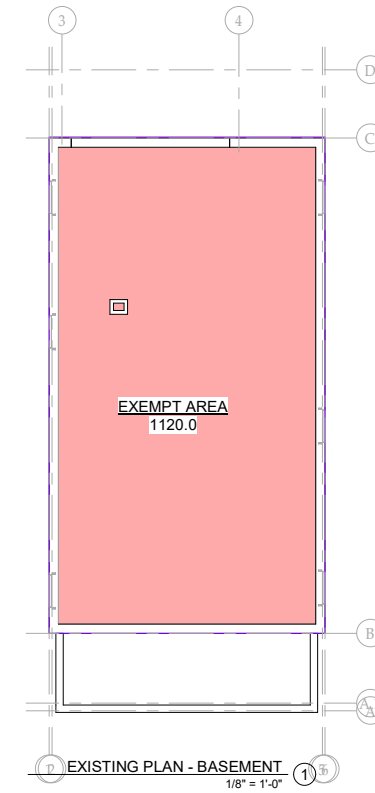
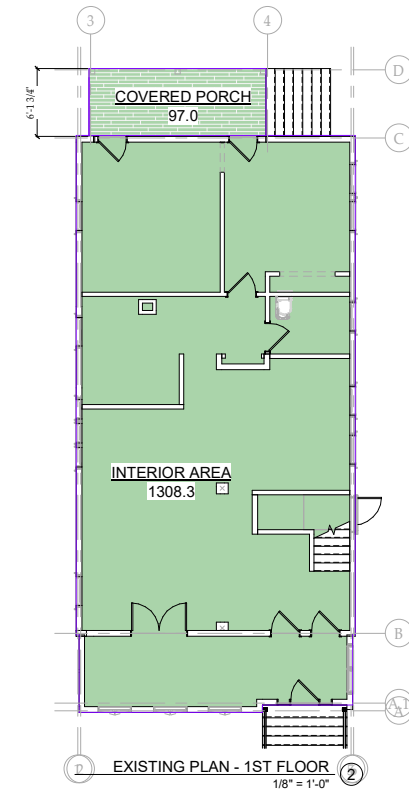
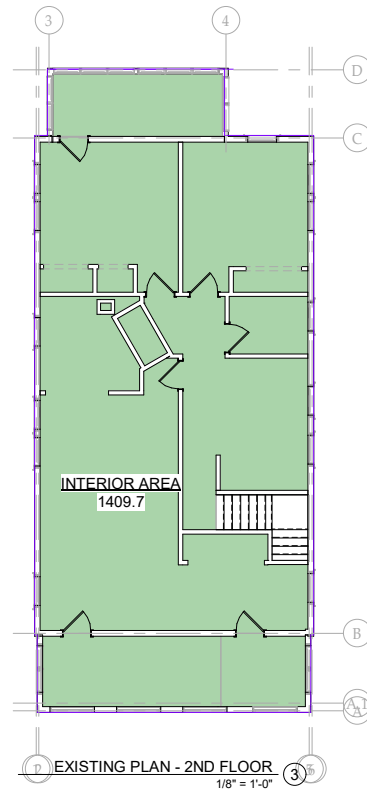
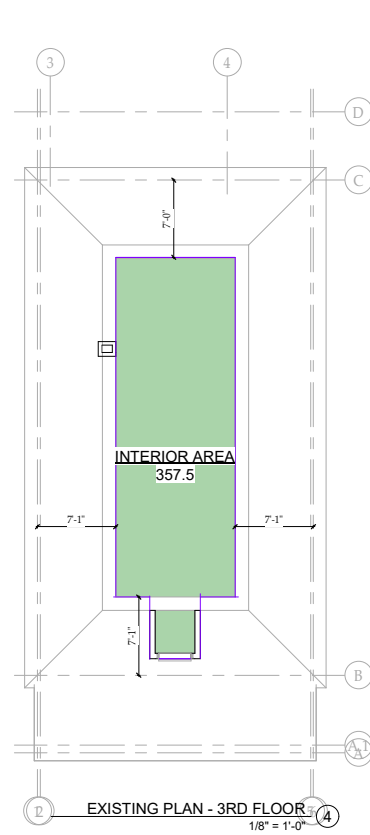


PROPOSED BUILDING AREA SCHEDULE

Not Placed	Area	Not Placed
BASEMENT LEVEL	NEW EXEMPT	171 SF
BASEMENT LEVEL	NEW EXEMPT	97 SF
1ST FLOOR	NEW GFA	13 SF
1ST FLOOR	NEW GFA	31 SF
3RD FLOOR	NEW GFA	75 SF
3RD FLOOR	NEW GFA	69 SF
3RD FLOOR	NEW GFA	60 SF
3RD FLOOR	NEW GFA	59 SF
		576 SF

EXEMPT	EXEMPT	EXEMPT
BASEMENT LEVEL	EXEMPT	1120 SF
		1120 SF

GFA		
1ST FLOOR	INTERIOR AREA	1411 SF
2ND FLOOR	INTERIOR AREA	1354 SF
3RD FLOOR	INTERIOR AREA	538 SF
		3302 SF
TOTAL AREA		4998 SF



EXISTING BUILDING AREA SCHEDULE

EXEMPT	EXEMPT AREA	EXEMPT AREA
BASEMENT LEVEL	EXEMPT AREA	1120 SF
		1120 SF

GFA		
1ST FLOOR	INTERIOR AREA	1308 SF
1ST FLOOR	COVERED PORCH	97 SF
2ND FLOOR	INTERIOR AREA	1410 SF
3RD FLOOR	INTERIOR AREA	358 SF
		3173 SF
TOTAL AREA		4293 SF

No.	Description	Date

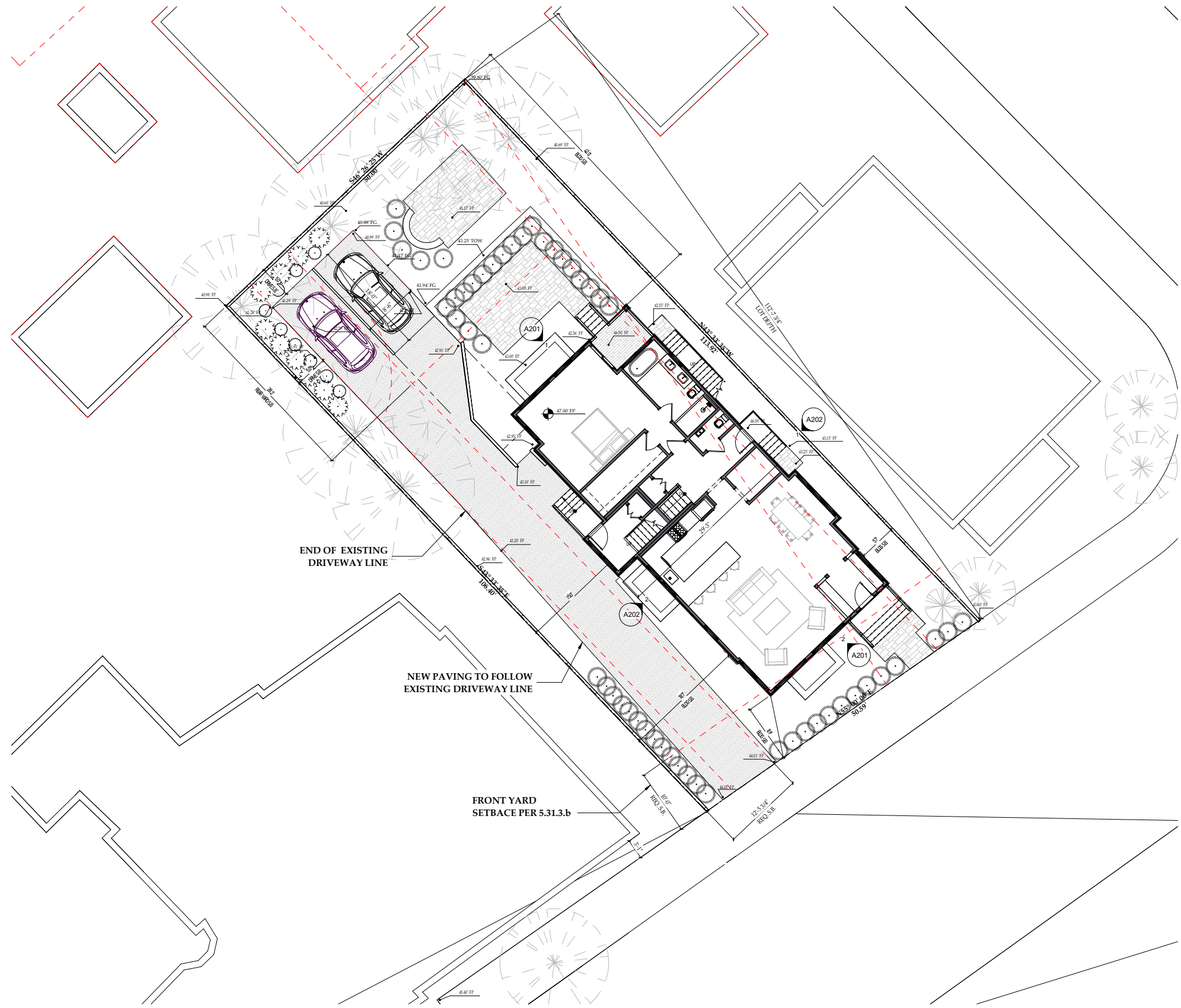
client
ADAM MUNELLY
AND LAUREN
MERRITT

BUILDING AREA CALCULATIONS
359 WALDEN STREET

dh architects, llc
200 LeFrancis Street, Boston, MA 02110
job number 22-006
scale 1/8" = 1'-0"
sheet issue date 12/07/20

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Sheet no.
A012



PROPOSED SITE PLAN ①
1/8" = 1'-0"

No.	Description	Date

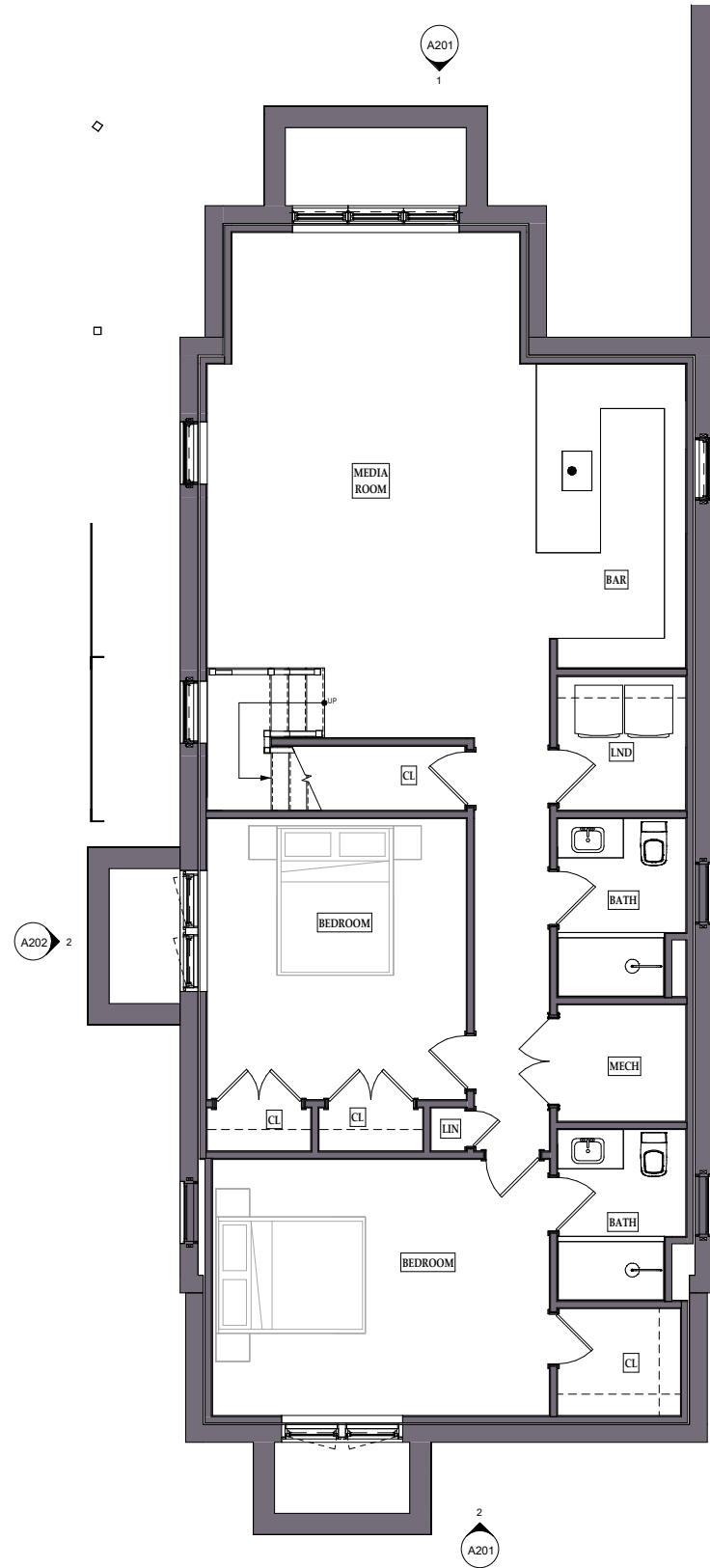
client
**ADAM MUNELLY
 AND LAUREN
 MERRITT**

PROPOSED SITE PLAN
359 WALDEN STREET

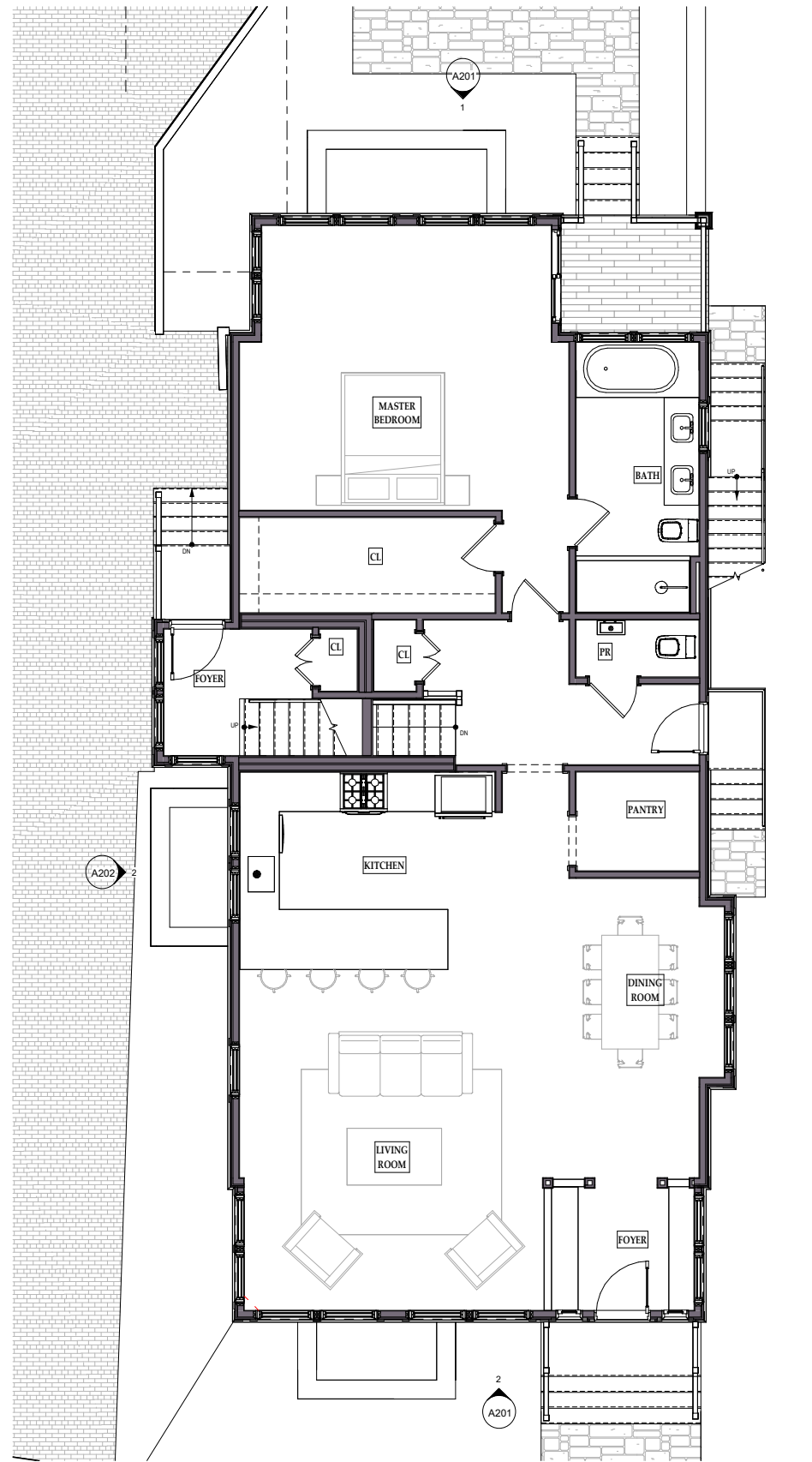
dh architects, llc
 200 LeGrange Street, Boston, MA 02119
 job number: 22-006
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 sheet issue date: 01/21/24

SPECIAL PERMIT
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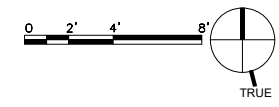
Sheet no.
A100



PROPOSED PLAN - BASEMENT ①
1/4" = 1'-0"



PROPOSED PLAN - 1ST FLOOR ②
1/4" = 1'-0"



No.	Description	Date

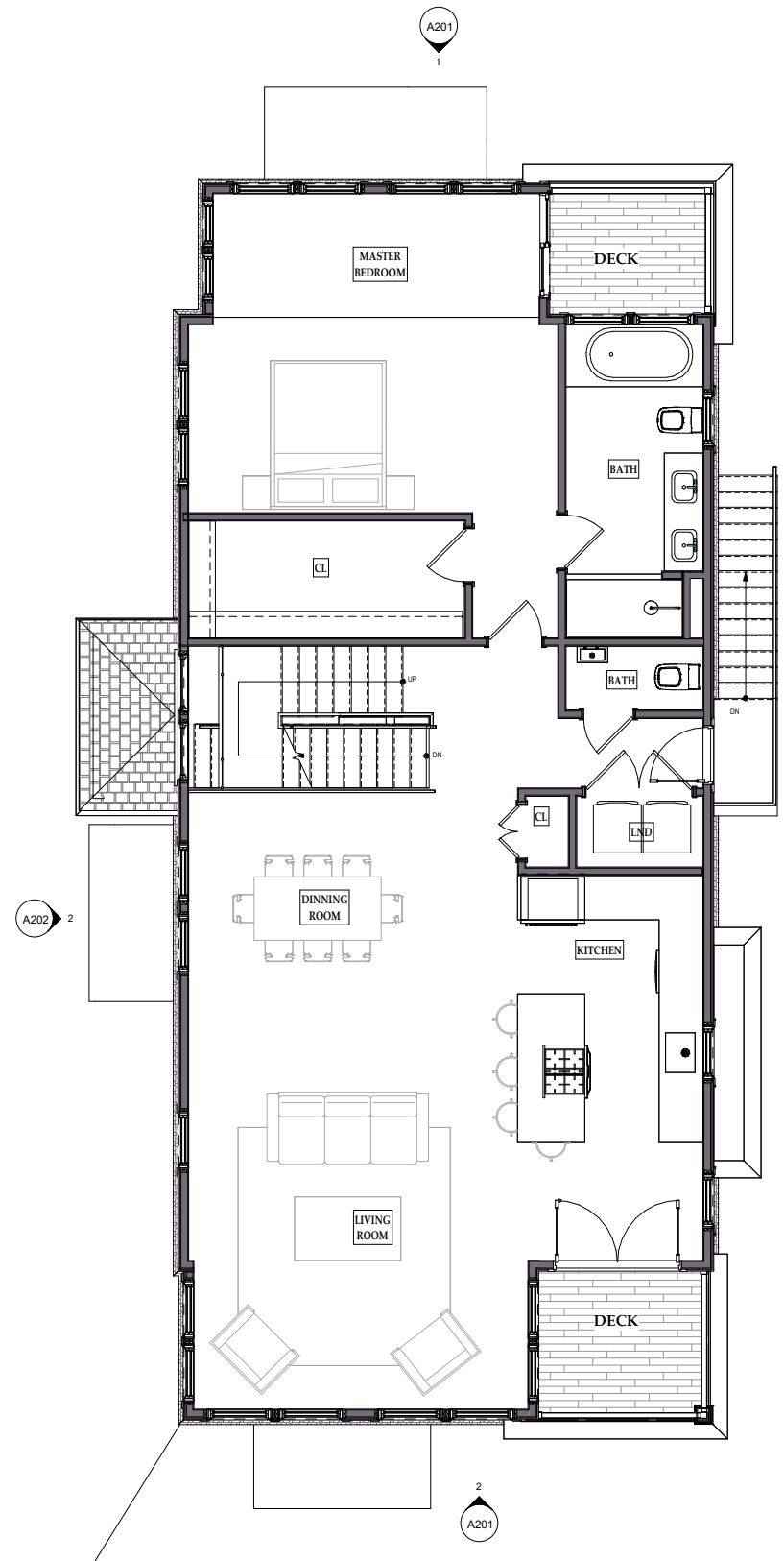
client
**ADAM MUNELLY
 AND LAUREN
 MERRITT**

PROJECT
PROPOSED BASEMENT & FIRST FLOOR PLANS
359 WALDEN STREET

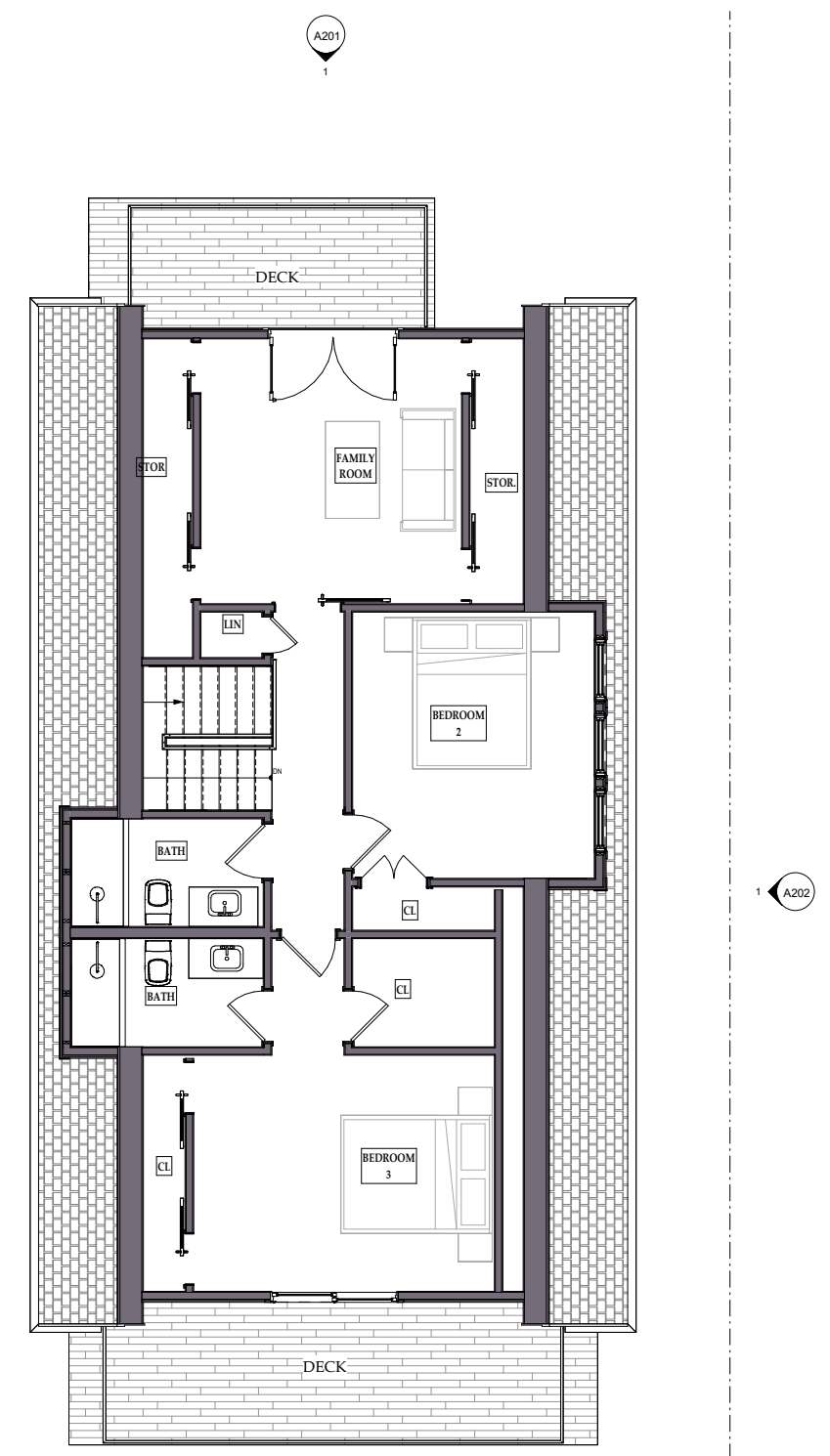
dh architects, llc
 220 LeGrange Street, Boston, MA 02119
 job number: 22-006
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 sheet issue date: 11/30/20

SPECIAL PERMIT
 SUBMITTAL

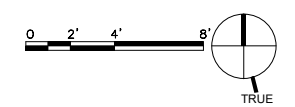
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A101



PROPOSED PLAN - 2ND FLOOR
1/4" = 1'-0" ①



PROPOSED PLAN - 3RD FLOOR
1/4" = 1'-0" ②



No.	Description	Date

client
ADAM MUNELLY
AND LAUREN
MERRITT

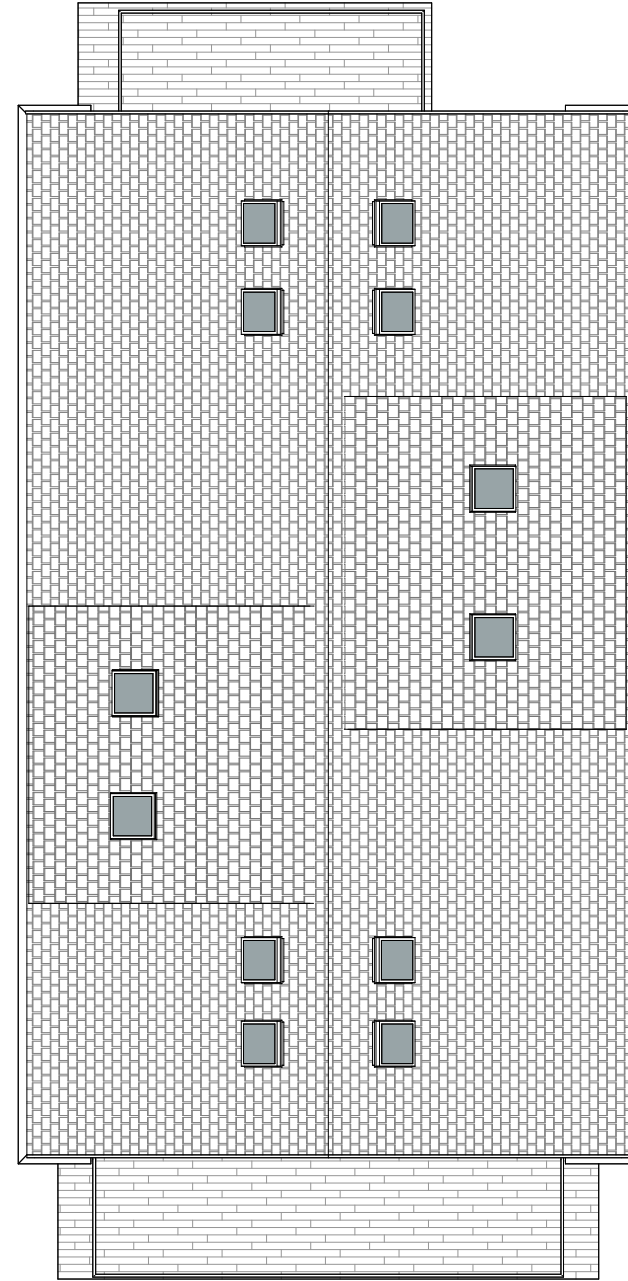
SECOND & THIRD FLOOR PLAN
359 WALDEN STREET

dh architects, llc
200 LeGrange Street, Boston, MA 02111
job number 22-006
scale 1/4" = 1'-0"
sheet issue date 12/07/20

SPECIAL PERMIT
SUBMITTAL

Sheet no.
A102

2/5/2024 5:19:49 PM



2
A201

A202 2

1
A202

PROPOSED ROOF PLAN ①
1/4" = 1'-0"

No.	Description	Date



client
ADAM MUNELLY
AND LAUREN
MERRITT

ROOF PLAN

359 WALDEN STREET

dh architects, llc
200 LeGrange Street, Essex MA 02116

job number 22-006

scale 1/4" = 1'-0"

per issue date

sheet issue date 12/07/20

SPECIAL PERMIT
SUBMITTAL

Sheet no.

A103

No.	Description	Date

client
**ADAM MUNELLY
AND LAUREN
MERRITT**

PROPOSED ELEVATIONS
359 WALDEN STREET

dh architects llc
200 LeGrange Street, Essex, MA 02116
job number 22-006
scale 1/4" = 1'-0"
sheet issue date 11/17/22

SPECIAL PERMIT
SUBMITTAL

Sheet no.
A201



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



PROPOSED FRONT ELEVATION ②
1/4" = 1'-0"





PROPOSED LEFT SIDE ELEVATION ②
1/4" = 1'-0"



PROPOSED RIGHT SIDE ELEVATION ①
1/4" = 1'-0"



No.	Description	Date

client
**ADAM MUNELLY
 AND LAUREN
 MERRITT**

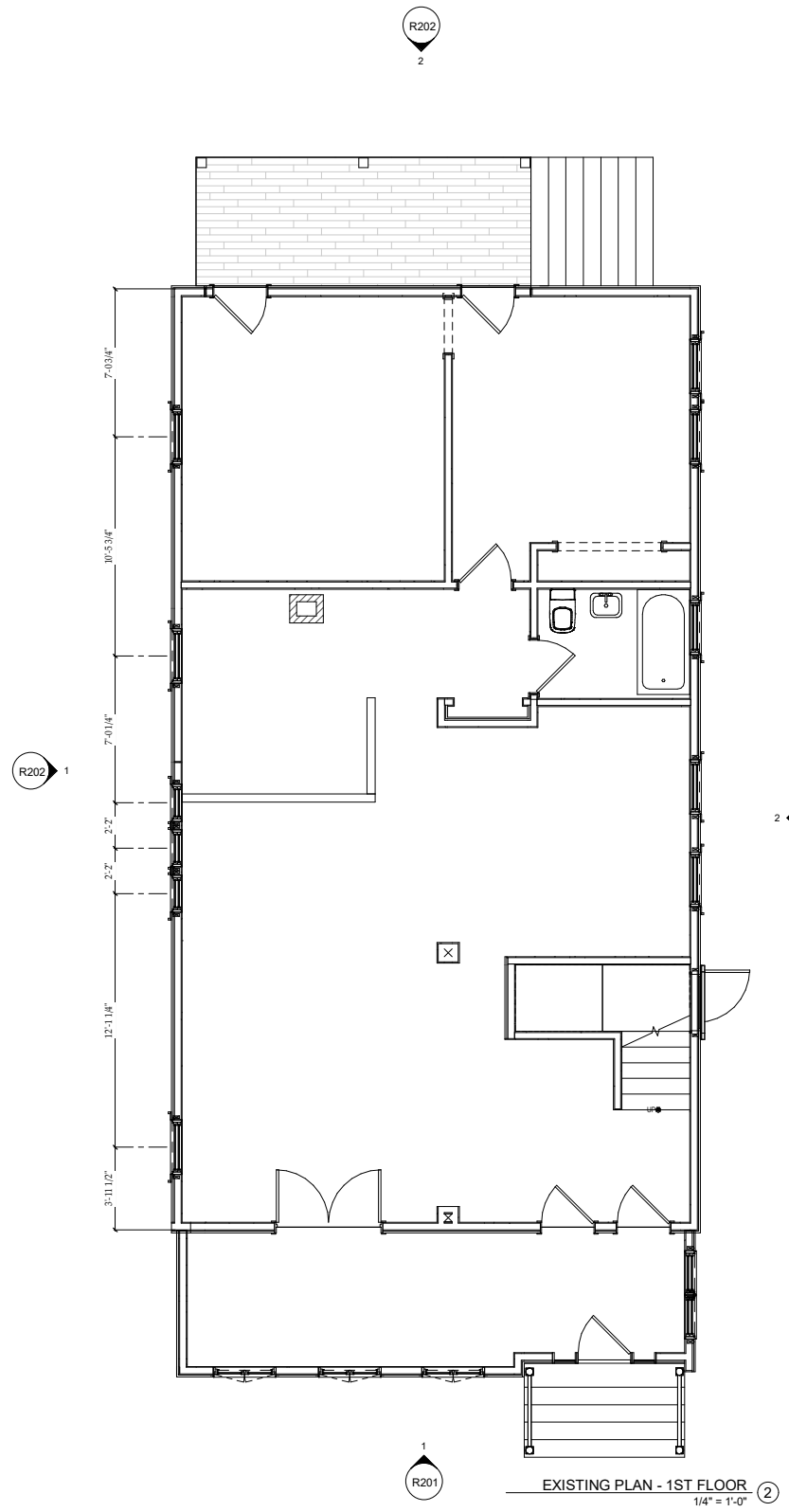
PROPOSED ELEVATIONS
 359 WALDEN STREET

dh architects, llc
 200 LeGrange Street, Boston, MA 02111
 job number 22-006
 scale 1/4" = 1'-0"
 job issue date
 sheet issue date 11/17/22

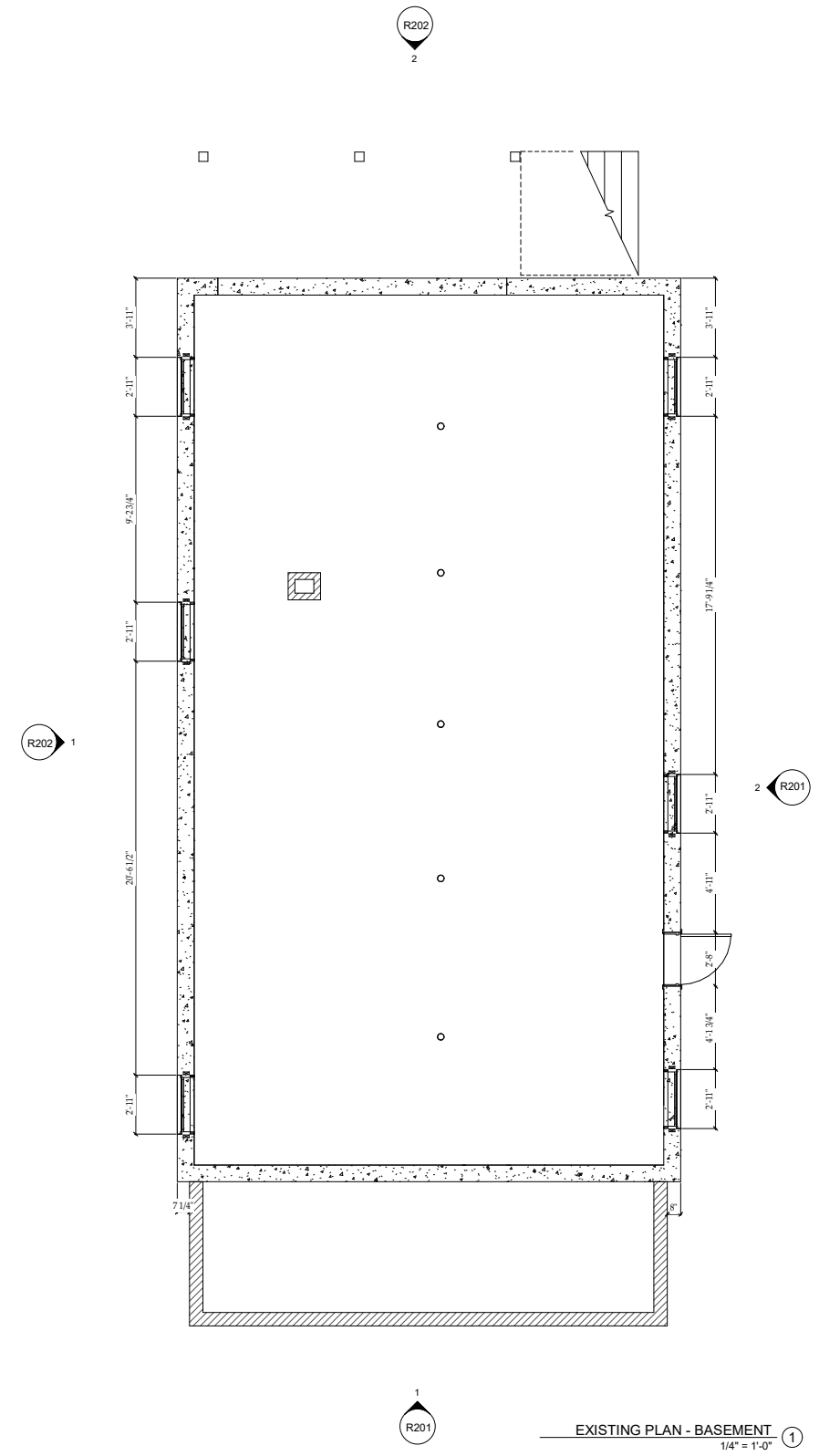
SPECIAL PERMIT
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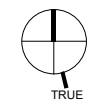
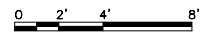
2/5/2024 5:19:56 PM



EXISTING PLAN - 1ST FLOOR
1/4" = 1'-0"



EXISTING PLAN - BASEMENT
1/4" = 1'-0"



No.	Description	Date

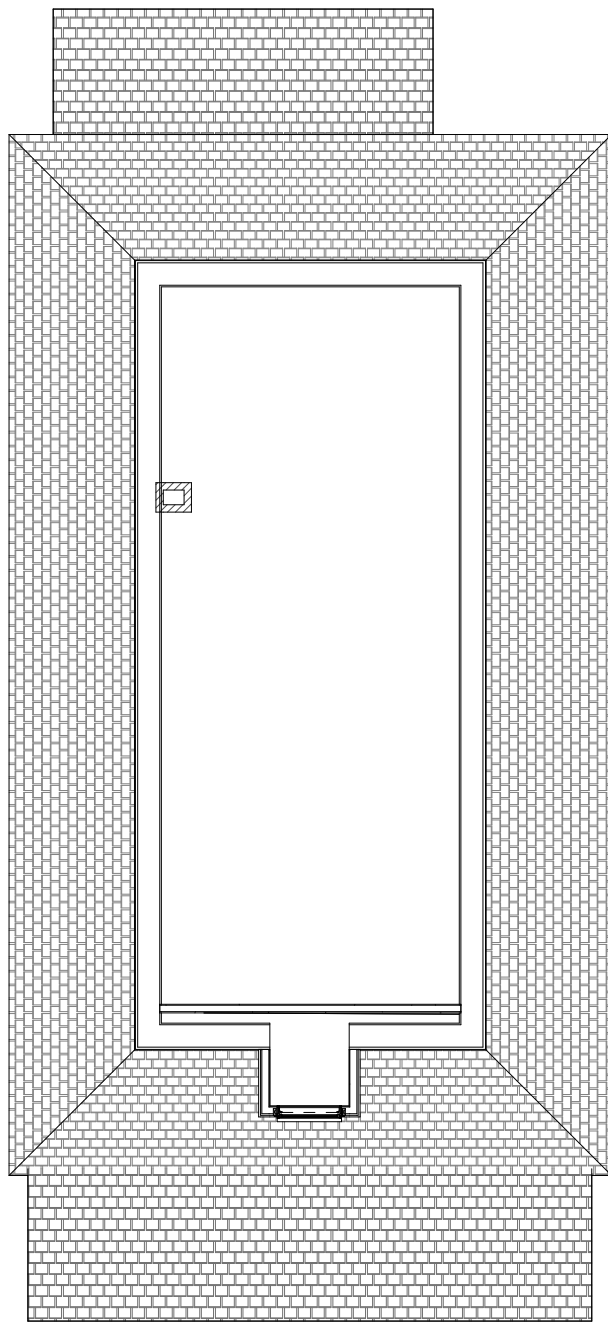
client
**ADAM MUNELLY
 AND LAUREN
 MERRITT**

EXISTING FLOOR PLANS / SELECTIVE DEMOLITION
359 WALDEN STREET

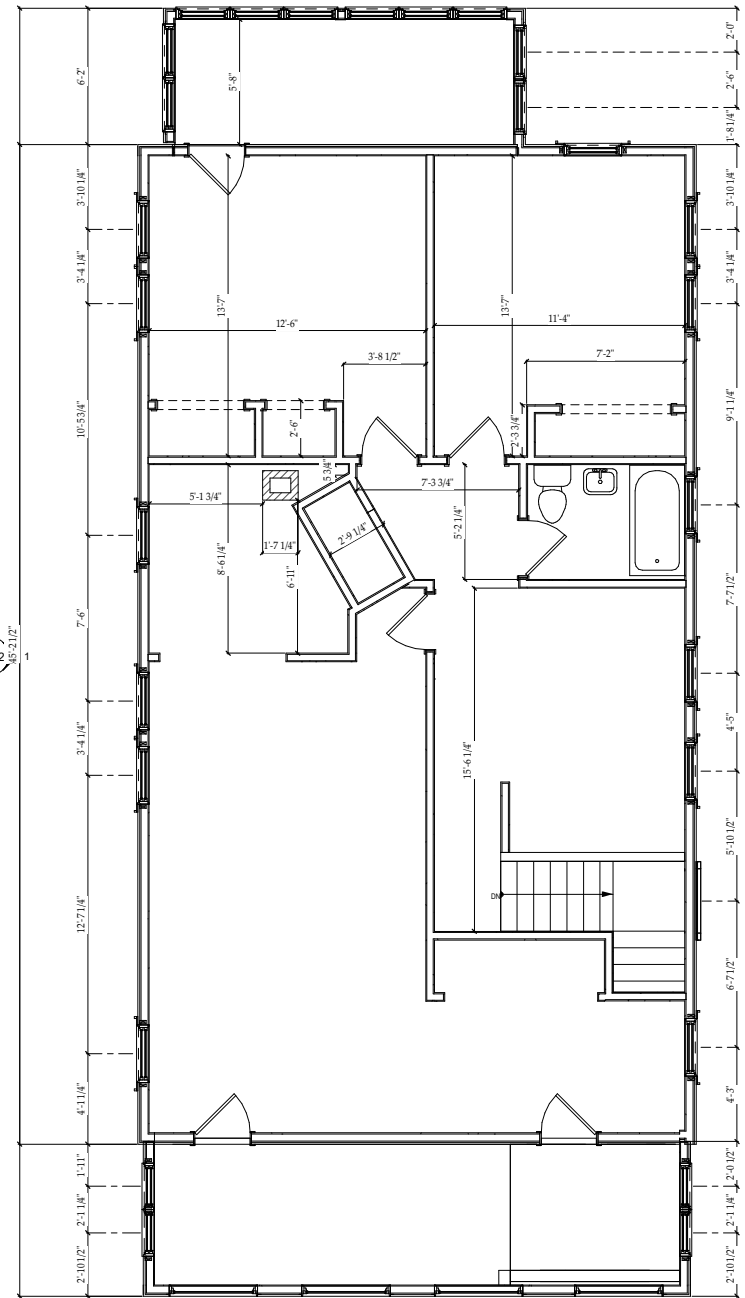
dh architects llc
 200 LeGrange Street, Essex MA 02116
 job number 22-006
 scale 1/4" = 1'-0"
 sheet issue date 11/30/20

SPECIAL PERMIT
 SUBMITTAL

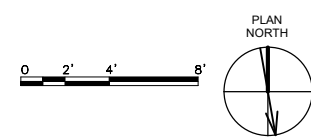
Sheet no.
R101



EXISTING PLAN - 3RD FLOOR ②
1/4" = 1'-0"



EXISTING PLAN - 2ND FLOOR ①
1/4" = 1'-0"



R202 1

R201 2

R202 2

R201 2

R202 2

R201 1

R201 1

No.	Description	Date

client
ADAM MUNELLY
AND LAUREN
MERRITT

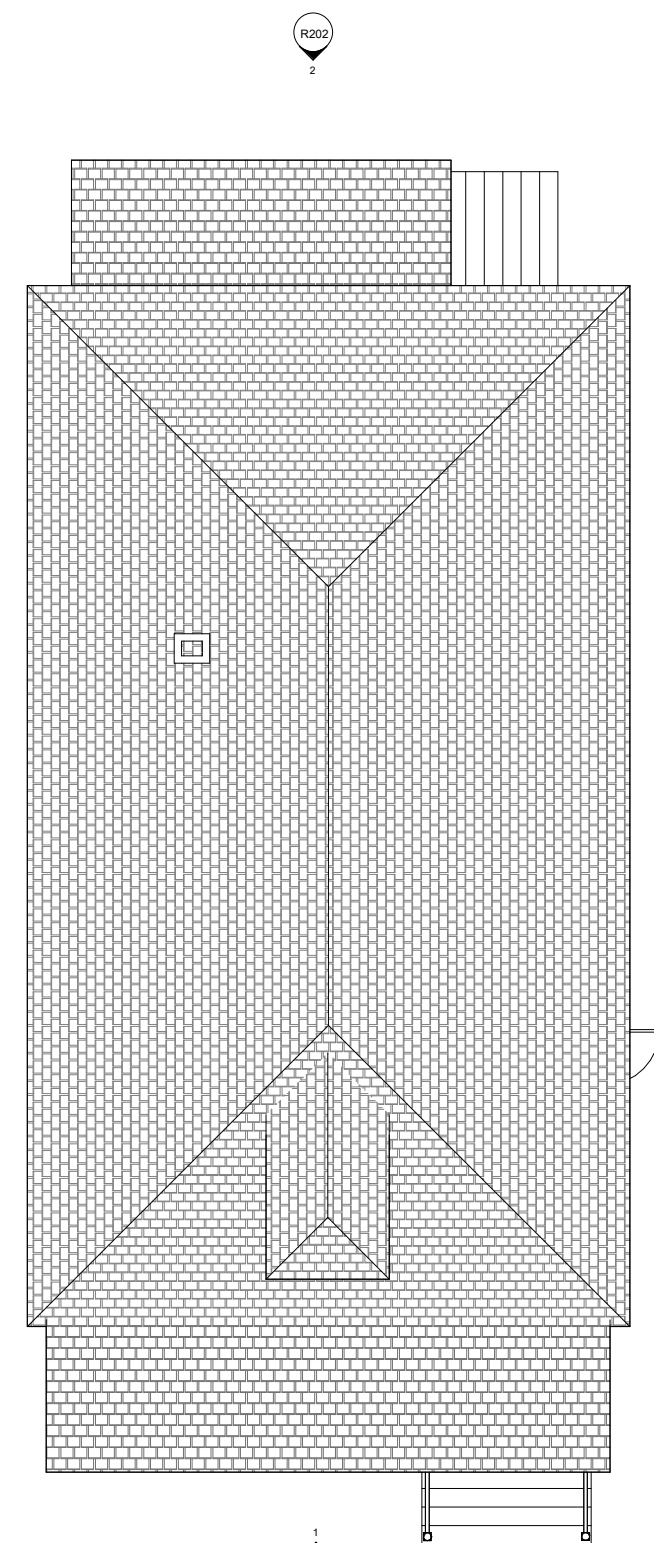
EXISTING FLOOR PLANS / SELECTIVE DEMOLITION
359 WALDEN STREET

dh architects llc
200 LeGrange Street, Essex MA 02116
job number 22-006
scale 1/4" = 1'-0"
sheet issue date 12/07/20

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Sheet no.
R102

2/5/2024 5:19:57 PM



R202 1

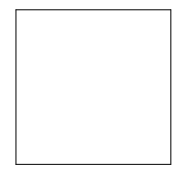
R202 2

R201 2

R201 1

EXISTING PLAN - ROOF ①
1/4" = 1'-0"

No.	Description	Date



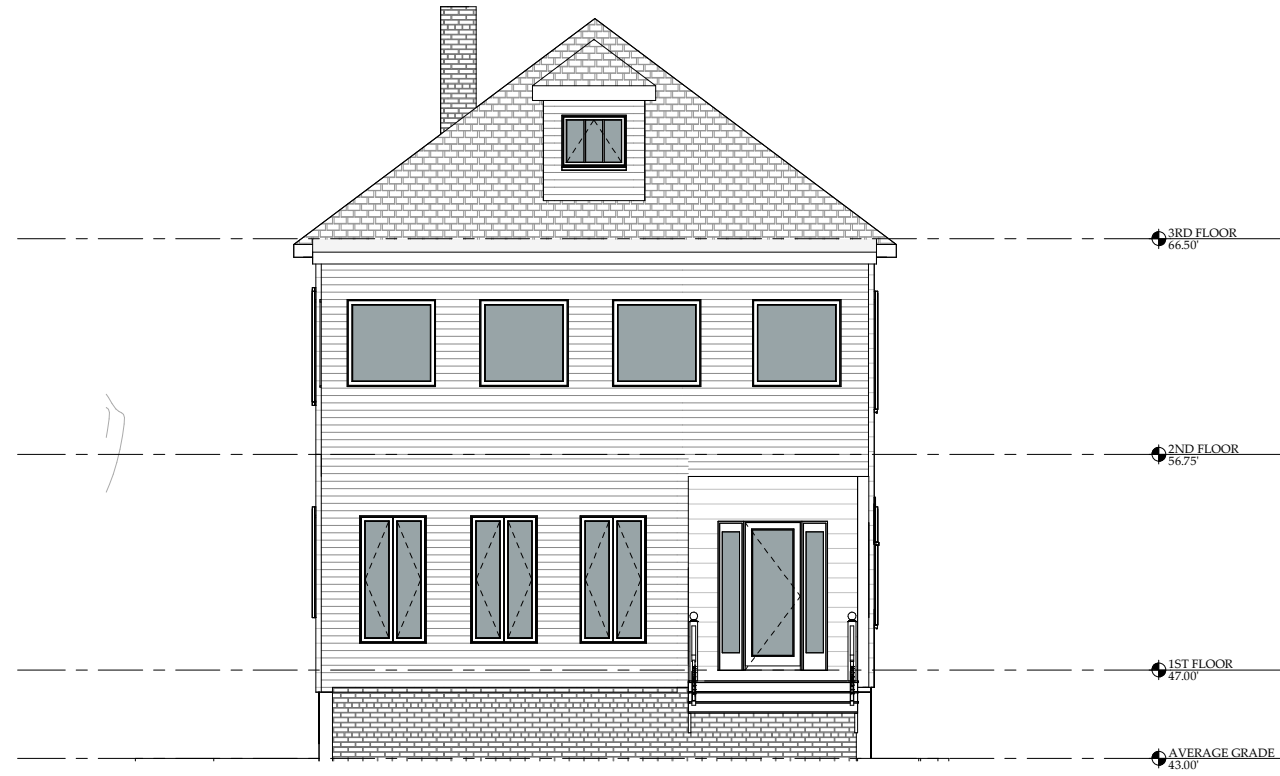
client
**ADAM MUNELLY
 AND LAUREN
 MERRITT**

EXISTING FLOOR PLANS
 359 WALDEN STREET

dh architects, llc
 200 LeGrange Street, Essex MA 02116
 job number 22-006
 scale 1/4" = 1'-0"
 sheet issue date 07/11/23

SPECIAL PERMIT
 SUBMITTAL

Sheet no.
R103



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



EXISTING RIGHT SIDE ELEVATION ②
1/4" = 1'-0"



No.	Description	Date

client
ADAM MUNELLY
AND LAUREN
MERRITT

EXISTING BUILDING ELEVATIONS
359 WALDEN STREET

dh architects llc
200 LeGrange Street, Essex MA 02116

job number 22-006

scale 1/4" = 1'-0"

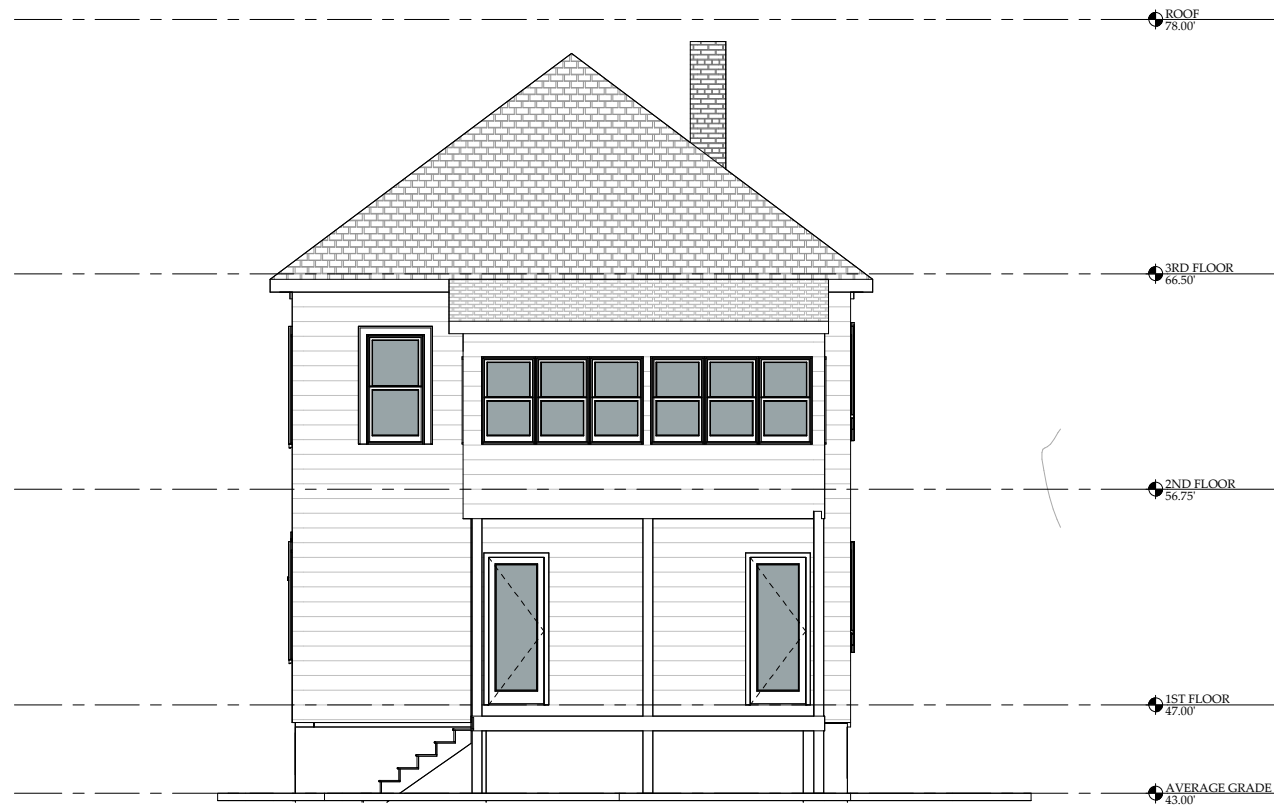
job issue date

sheet issue date 12/07/20

SPECIAL PERMIT
SUBMITTAL

Sheet no.

R201



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



EXISTING LEFT SIDE ELEVATION ①
1/4" = 1'-0"



No.	Description	Date

client
ADAM MUNELLY
AND LAUREN
MERRITT

EXISTING BUILDING ELEVATIONS
359 WALDEN STREET

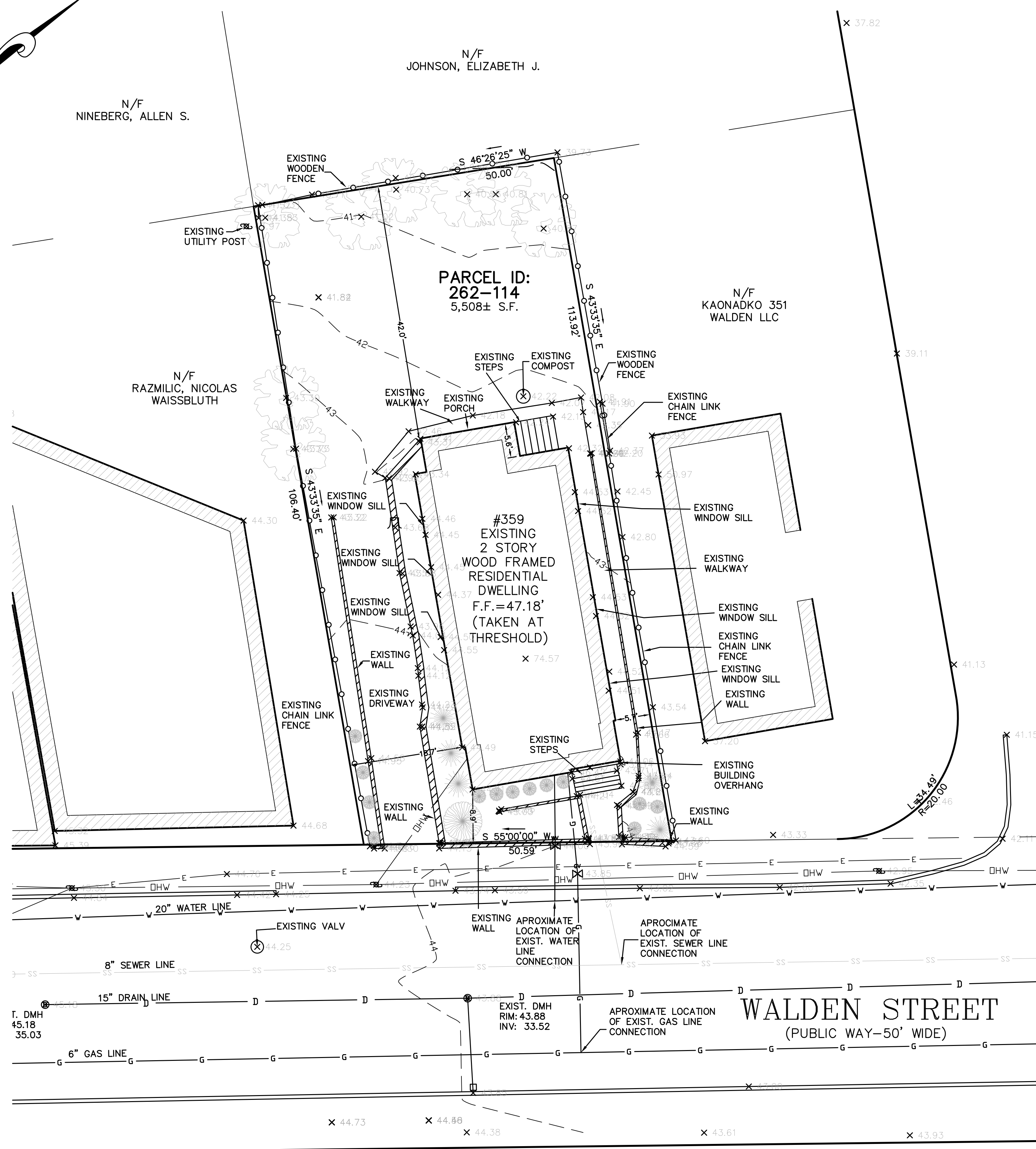
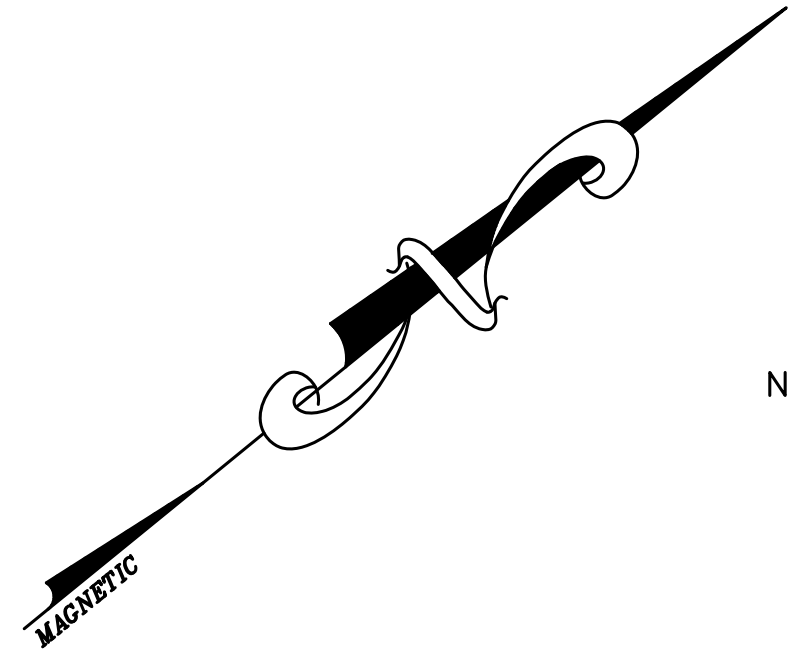
dh architects llc
200 LeGrange Street, Boston, MA 02111
job number 22-006
scale 1/4" = 1'-0"
sheet issue date 03/11/21

SPECIAL PERMIT
SUBMITTAL

Sheet no.
R202

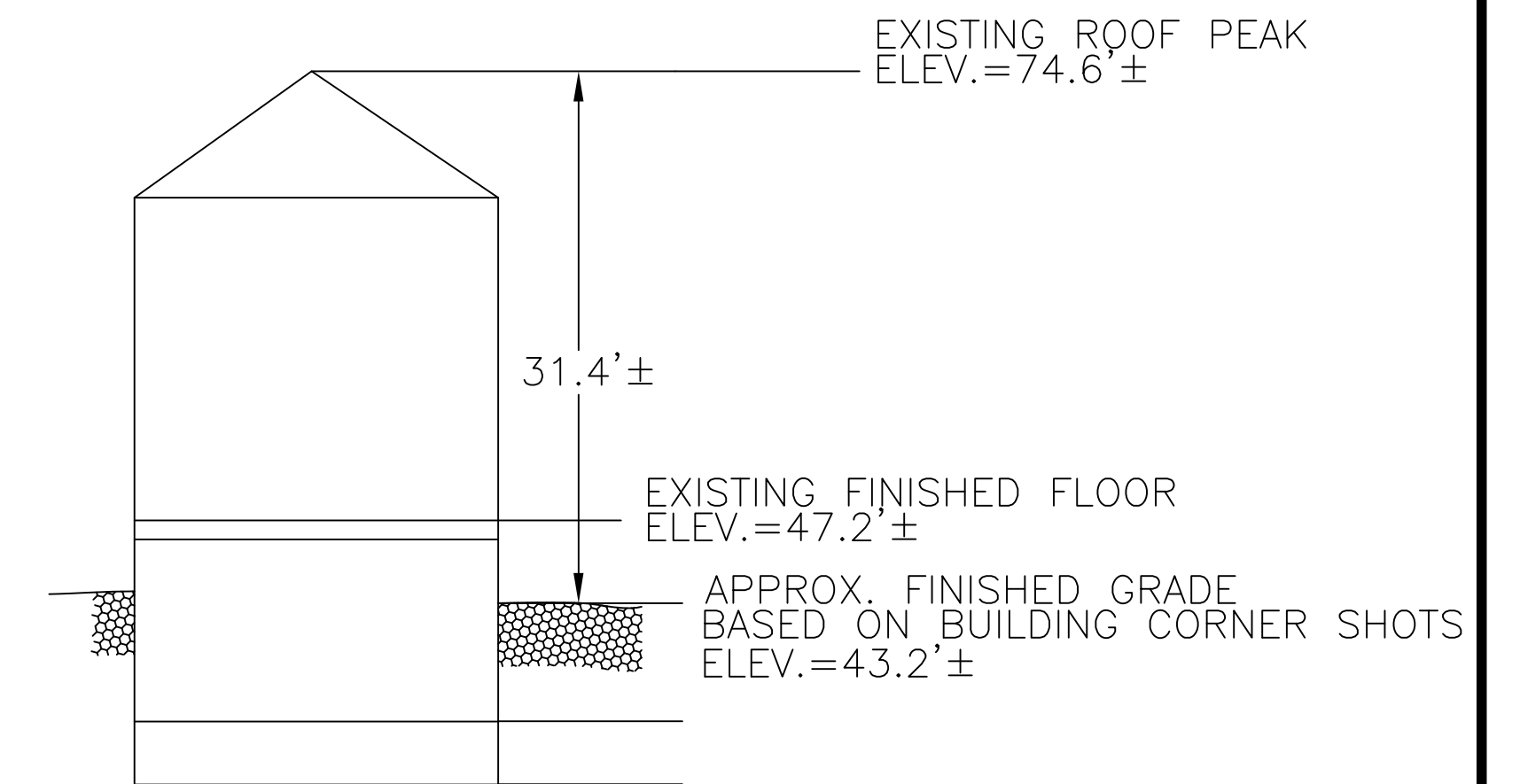
EXISTING LEGEND

SS	SEWER LINE
⊙	SEWER MANHOLE
W	WATER LINE
G	GAS LINE
U	UTILITY POLE
⊕	GAS VALVE
E	OVERHEAD ELECTRIC SERVICE
⊕	WATER VALVE
□	CATCH BASIN
○	FENCE
-205-	CONTOUR LINE (MJR)
-195-	CONTOUR LINE (MNR)
X	SPOT GRADE
⊙	DRAIN MANHOLE
⊕	HYDRANT
⊕	TREE



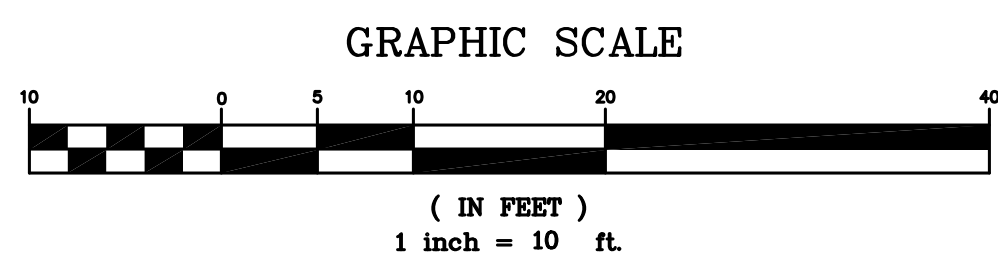
NOTES:

1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 07/17/2023.
2. DEED REFERENCE: BOOK 16339, PAGE 013
PLAN REFERENCE 1: PLAN BOOK 160, PLAN 15 (A OF 2)
PLAN REFERENCE 2: PLAN 1181 OF 2013
MIDDLESEX COUNTY SOUTH DISTRICT REGISTRY OF DEEDS
3. THIS PLAN IS NOT INTENDED TO BE RECORDED.
4. I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25017C0419E, ON PANEL NUMBER 0419E, IN COMMUNITY NUMBER: 250186, DATED 6/4/2010.
5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
6. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.
7. NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS PETER NOLAN & ASSOCIATES LLC ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.
8. THE ELEVATIONS SHOWN ARE ON A CITY OF CAMBRIDGE DATUM.
9. ZONING DISTRICT: RESIDENCE B



EXISTING PROFILE
NOT TO SCALE

DRAFT



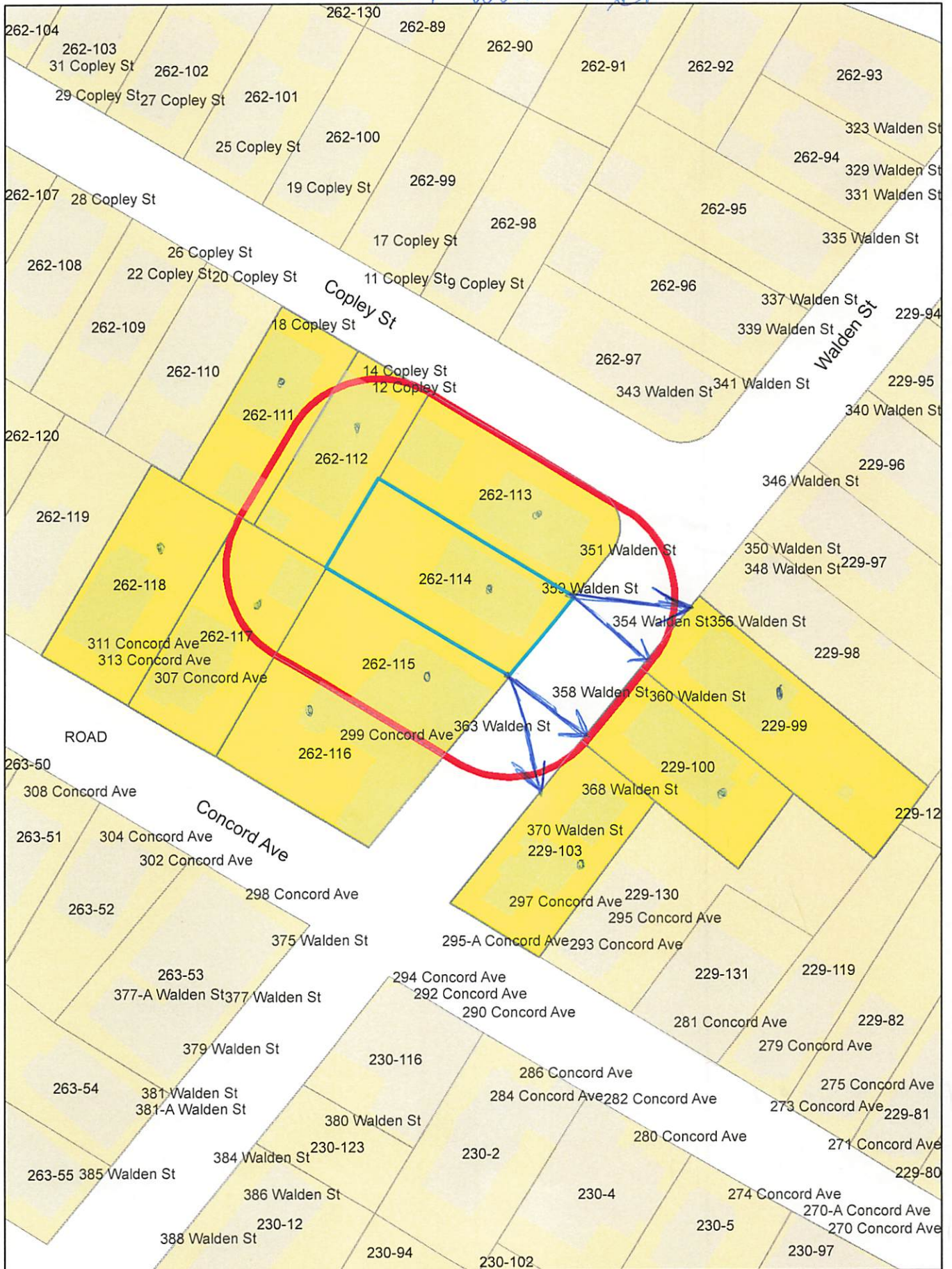
PETER NOLAN & ASSOCIATES LLC SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR FOR THE SAFETY OF PUBLIC OR CONTRACTOR'S EMPLOYEES, OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORKING ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE EXTENT OF PETER NOLAN & ASSOCIATES LIABILITY FOR THIS PLAN IS LIMITED TO THE EXTENT OF ITS FEE LESS THIRD PARTY COST.

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SCALE	1"=10'		
DATE	07/29/2023		
SHEET	1		
PLAN NO.	1 OF 1		
CLIENT:	359 WALDEN STREET CAMBRIDGE MASSACHUSETTS		
DRAWN BY	BB		
CHKD BY	PJN		
APPD BY	PJN		
		EXISTING CONDITIONS SITE PLAN	
			SHEET NO. 1
		PETER NOLAN & ASSOCIATES LLC LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS 697 CAMBRIDGE STREET, SUITE 103 BRIGHTON MA 02135 PHONE: 857 891 7478/617 782 1533 EMAIL: pnolan@pnasurveyors.com	

359 Walden St.



359 Walden St.

Petitioner

229-99
DECARLO, PETER L., JR. & ELLEN BETZ
356 WALDEN ST
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262-112
JOHNSON, ELIZABETH J.
14 COPLEY STREET
CAMBRIDGE, MA 02138-1239

ADAM MUNNELLY & LAUREN MARRETT
60 GRANVILLE ROAD
CAMBRIDGE, MA 02138

262-116
LUBAVITCH OF CAMBRIDGE, INC.
38 BANKS ST
CAMBRIDGE, MA 02138

262-115
WALKER, SCOTT D. , SIMONE H. ALPEN &
ROBERT ASMUS ALPEN
363 WALDEN ST. UNIT#2A
CAMBRIDGE, MA 02140

STEPHEN HISERODT
499 LAGRANGE STREET
WEST ROXBURY, MA 02132

262-115
PRICE, MAUREEN GAIL
361-363 WALDEN ST UNIT G
CAMBRIDGE, MA 02138

262-113
KAONADKO 351 WALDEN LLC
2 LOWELL AVE UNIT 2B
WINCHESER, MA 01890

262-115
BORDE, ARVIN & ROSANNE DISTEFANO
363 WALDEN ST UNIT 2B
CAMBRIDGE, MA 02140

229-103
WANG, XIAORU & NIENHUEI JIANG
180 TELFORD STREET - UNIT 611
BOSTON, MA 02135

229-103
DING, YIZHENG
297 CONCORD AVE - UNIT 3
CAMBRIDGE, MA 02138

229-103
WANG, XIAO & JIA LIU
297 CONCORD AVE - UNIT 2
CAMBRIDGE, MA 02138

262-117
NINEBERG, ALLEN S. &
SPENCER B NINEBERG
307 CONCORD AVE
CAMBRIDGE, MA 02138

262-113
SAAD WALID & RANA MOKHTAR
351 WALDEN ST UNIT 2
CAMBRIDGE, MA 02138

262-118
MCCREE, ROBIN T
313 CONCORD AVE
CAMBRIDGE, MA 02138

262-114
359 WALDEN LLC
359 WALDEN ST
CAMBRIDGE, MA 02138

262-111
HEGDE, PRAMOD NOELLE OBRIEN
18 COPLEY ST UNIT 2
CAMBRIDGE, MA 02138

262-111
KHORANA, ANSHUL
18 COPLEY ST - UNIT 1
CAMBRIDGE, MA 02138

262-115
RAZMILIC, NICOLAS WAISSBLUTH JAVIERA
CABELLO COVIAN
363 WALDEN ST - UNIT 1
CAMBRIDGE, MA 02138

262-111
WALL, JOSHUA INGERSOLL TRS JOSHUA
INGERSOLL WALL REV LIVING TR
18 COPLEY ST - UNIT 3
CAMBRIDGE, MA 02138

229-100
ROBBIO, MENICA R, SAL ROBBIO &
STEPHEN ROBBIO,
TRS. OF THE ROBBIO REALTY TRUST
44 CHARLES DRIVE
TEWKSBURY, MA 01876