



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

2017 JAN 27 AM 10:35
 OFFICE OF THE CITY CLERK
 CAMBRIDGE, MASSACHUSETTS

BZA APPLICATION FORM

Plan No: BZA-012313-2016

GENERAL INFORMATION

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

Special Permit : _____ Variance : v Appeal : _____

PETITIONER : Bennie Ber

PETITIONER'S ADDRESS : 2001 Beacon Street #211 Boston, MA 02135

LOCATION OF PROPERTY : 414 Walden St Cambridge, MA 02138

TYPE OF OCCUPANCY : _____ ZONING DISTRICT : Residence B Zone

REASON FOR PETITION :
Additions

DESCRIPTION OF PETITIONER'S PROPOSAL :

Requested relief is to increase existing FAR nonconformity from 1.17 to 1.19 and to continue existing nonconforming front yard, side yard, and usable openspace.

SECTIONS OF ZONING ORDINANCE CITED :

Article 5.000 Section 5.31 (Table of Dimensional Requirements).

Original Signature(s) :

Karen Sheh
 (Petitioner(s) / Owner)

Karen Sheh
 (Print Name)

Address :

414 Walden St. #3
Cambridge MA 02138

Tel. No. :

617 272 0071

E-Mail Address :

Kmshch@gmail.com

Date : January 20, 2017

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:

Absent the proposed work, the owners of the subject dwelling units will be limited to a single bathroom for each three-bedroom unit, not meeting current standards of such units.

Absent the requested relief, the subject dwelling units will remain substandard for meeting the needs of families with children, as compared to current standards.

- 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 existing lot is smaller than the minimum established by current regulations. The existing residential structure is already substantially non-conforming to FAR regulation, resulting in dwelling units with disproportionately low ratio of bathrooms to bedrooms given current standards of living.

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

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

The requested relief would increase the intensity of use on the subject property.

The requested relief would enable the subject properties to serve the needs of families with children, thus preserving the residential character of the neighborhood and the zoning district.

- 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 would increase the intensity of use on the subject property.

The requested relief would enable the subject properties to serve the needs of families with children, thus preserving the residential character of the neighborhood and the zoning district.

- * 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: Neh•Koo•Dah **PRESENT USE/OCCUPANCY:** Residential
LOCATION: 414 Walden St Cambridge, MA 02138 **ZONE:** Residence B Zone
PHONE: _____ **REQUESTED USE/OCCUPANCY:** Residential

	<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>4864</u>	<u>4918</u>	<u>2071</u>	(max.)
<u>LOT AREA:</u>	<u>4141</u>	<u>4141</u>	<u>5000</u>	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: 2</u>	<u>1.17</u>	<u>1.19</u>	<u>.5</u>	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	<u>1380</u>	<u>1380</u>	<u>2500</u>	(min.)
<u>SIZE OF LOT:</u> <u>WIDTH</u>	<u>40</u>	<u>40</u>	<u>50</u>	(min.)
<u>DEPTH</u>	<u>93.39</u>	<u>NA</u>	<u>NA</u>	
<u>SETBACKS IN FEET:</u> <u>FRONT</u>	<u>6.1</u>	<u>6.1</u>	<u>15</u>	(min.)
<u>REAR</u>	<u>28.6</u>	<u>28.6</u>	<u>25</u>	(min.)
<u>LEFT SIDE</u>	<u>5.7</u>	<u>5.7</u>	<u>7.5</u>	(min.)
<u>RIGHT SIDE</u>	<u>6.5</u>	<u>6.5</u>	<u>7.5</u>	(min.)
<u>SIZE OF BLDG.:</u> <u>HEIGHT</u>	<u>33.17</u>	<u>33.17</u>	<u>36</u>	(max.)
<u>LENGTH</u>	<u>61.88</u>	<u>63.18</u>	<u>NA</u>	
<u>WIDTH</u>	<u>30</u>	<u>30</u>	<u>NA</u>	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	<u>0.11</u>	<u>0.11</u>	<u>0.40</u>	(min.)
<u>NO. OF DWELLING UNITS:</u>	<u>3</u>	<u>3</u>	<u>NA</u>	(max.)
<u>NO. OF PARKING SPACES:</u>	<u>1</u>	<u>1</u>	<u>3</u>	(min./max)
<u>NO. OF LOADING AREAS:</u>	<u>0</u>	<u>0</u>	<u>0</u>	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>	<u>11.6</u>	<u>11.6</u>	<u>NA</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 work involves the replacement of rear deck on three levels and the construction of an exterior wood frame egress stair.

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'.



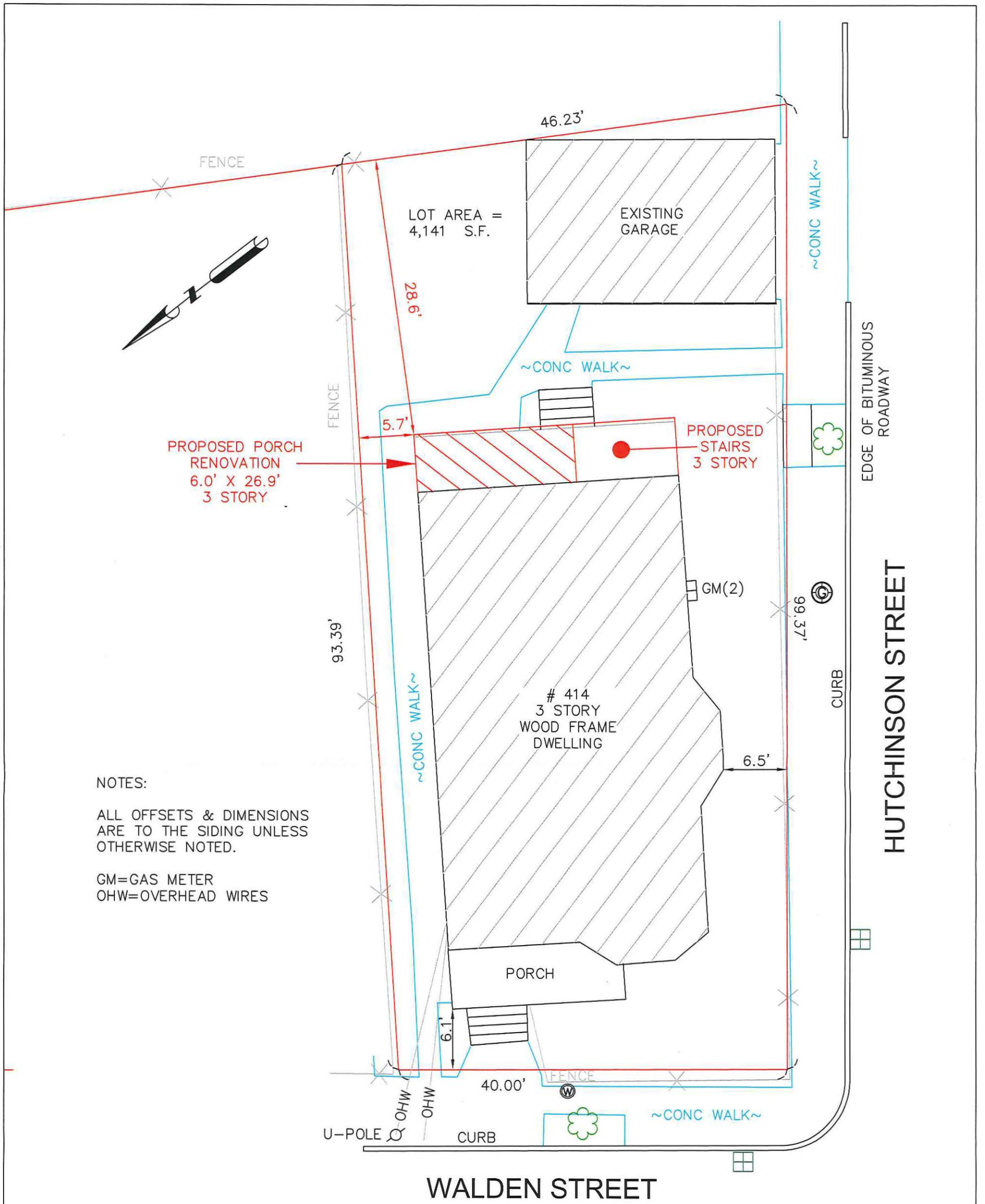
16008
Alterations to 414 Walden Street
Existing Conditions Photograph
28 January 2017
© Neh•Koo•Dah 2017



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Alterations to 414 Walden Street
Existing Conditions Photograph
28 January 2017
© Neh•Koo•Dah 2017



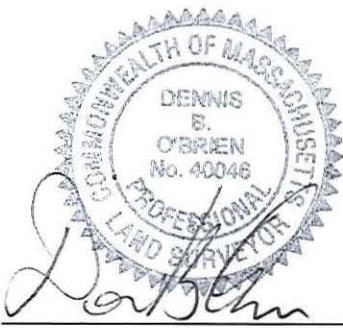
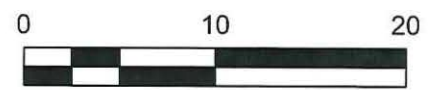
16008
Alterations to 414 Walden Street
Existing Conditions Photograph
28 January 2017
© Neh•Koo•Dah 2017



NOTES:

ALL OFFSETS & DIMENSIONS ARE TO THE SIDING UNLESS OTHERWISE NOTED.

GM=GAS METER
OHW=OVERHEAD WIRES



Dennis O'Brien P.L.S.

D. O'BRIEN
LAND SURVEYING
EST. 1896
31 HAYWARD STREET UNIT 3-G
FRANKLIN, MA 02038 508-541-0048

PLAN SHOWING PROPOSED ADDITION
414 WALDEN STREET
CAMBRIDGE, MA MIDDLESEX COUNTY

SCALE: 1:10	DATE: 10/6/2016	REVISED: ---	DRAWN BY: W.M.N.	CHECKED BY: D.O.
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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 Karen Sheh
(OWNER)

Address: 414 Walden Street #3, Cambridge, MA 02138

State that I/We own the property located at 414 Walden Street, which is the subject of this zoning application.

The record title of this property is in the name of Karen Marie Sheh


*Pursuant to a deed of duly recorded in the date July 25, 2008, Middlesex South County Registry of Deeds at Book 51485, Page 550; or Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

Karen Sheh
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT*

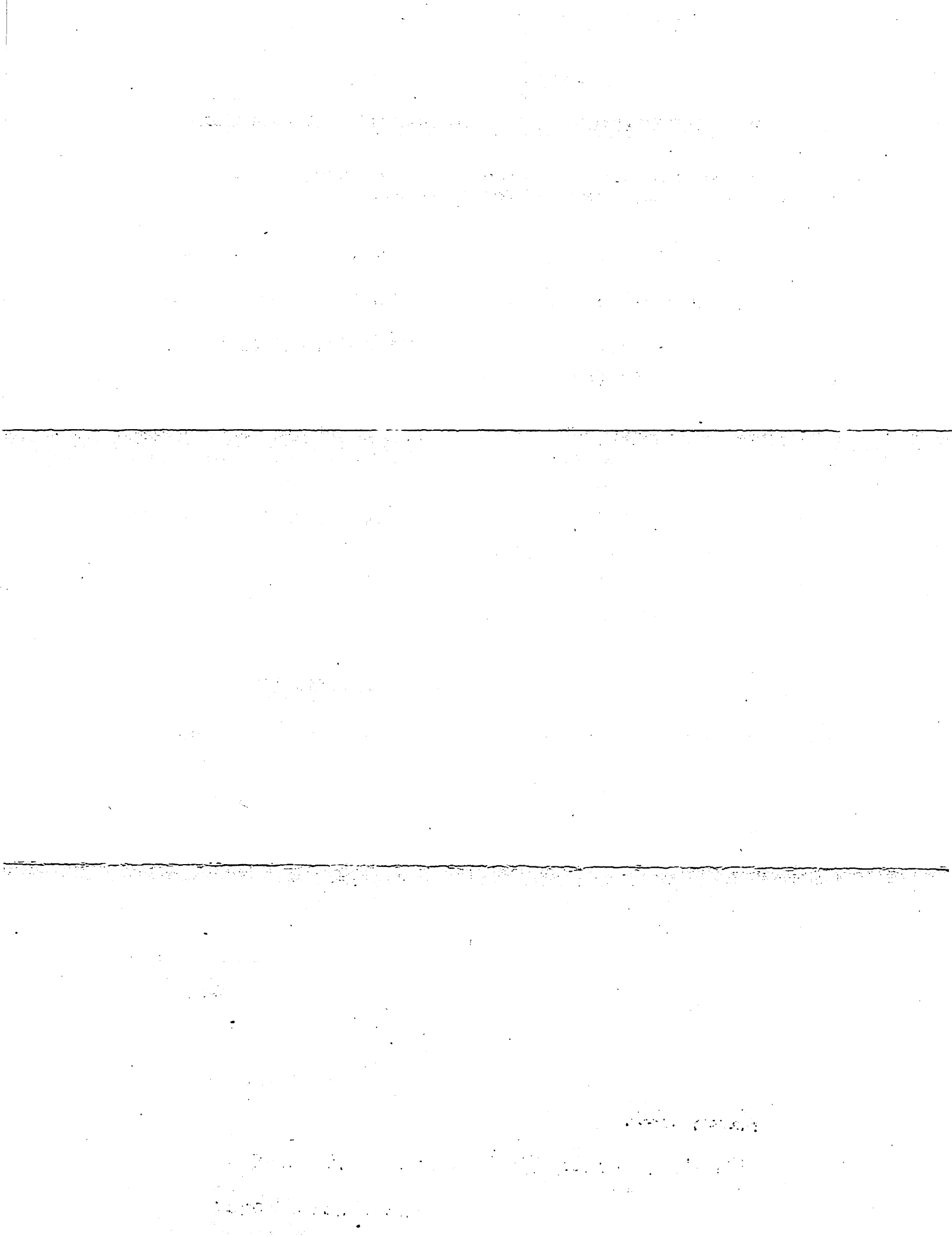
*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Middlesex

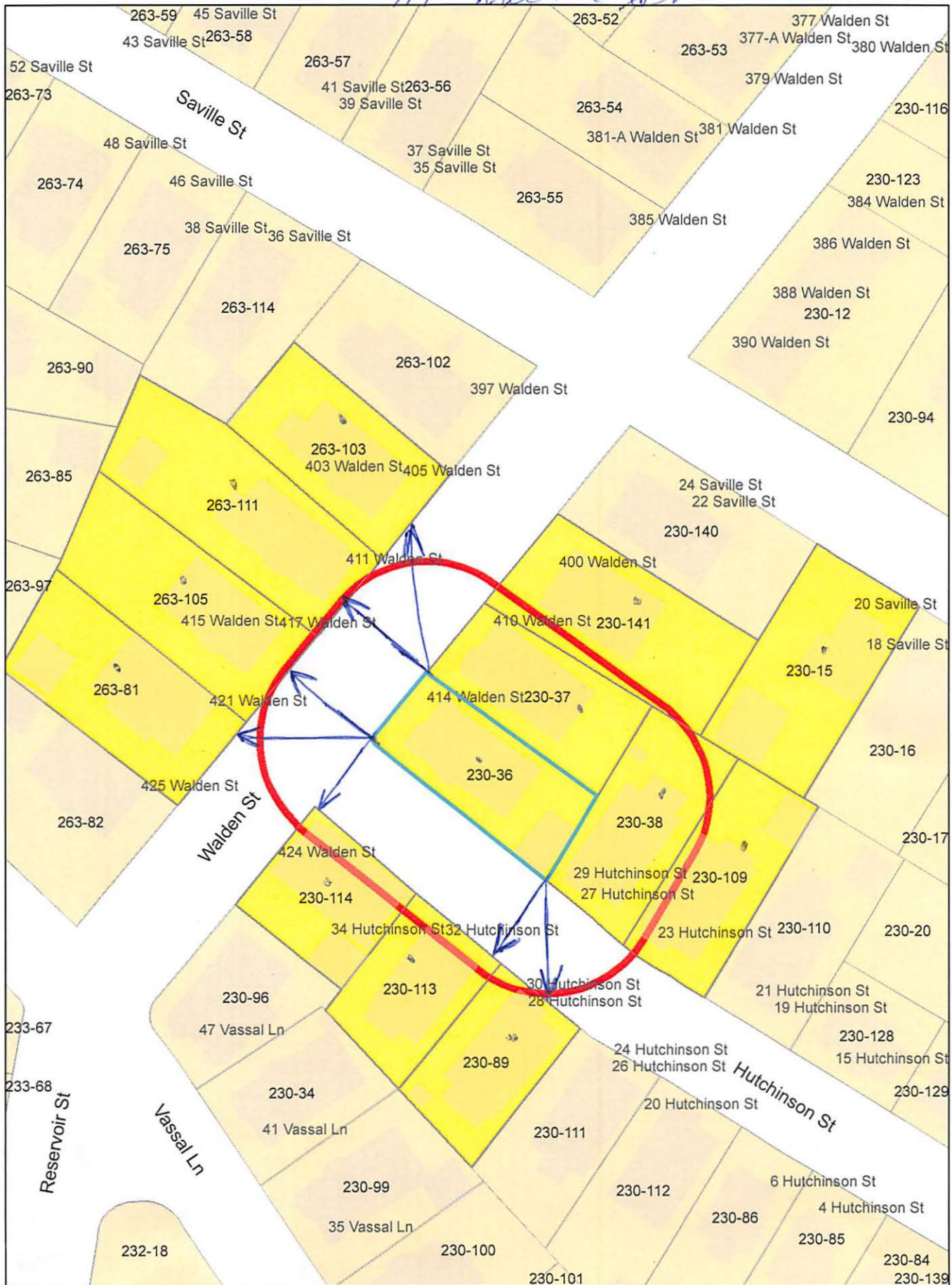
The above-name Karen Sheh personally appeared before me, this 30th of January, 2017, and made oath that the above statement is true.

Debbie D. Shay Notary
My commission expires 11/30/2018 (Notary Seal)  Debbie D. Shay
Notary Public
Commonwealth of Massachusetts
My Commission Expires
November 30, 2018

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



414 Walden St



414 Walden St.

Petitioner

263-81
GILLETTE, BEVERLY & JOHN KELLER
421 WALDEN ST
CAMBRIDGE, MA 02138

263-111
DAEDALUS DEVELOPMENT, LLC.
CITY OF CAMBRIDGE TAX TITLE
7 WALNUT ST
NEWTON, MA 02460

BENNIE BER
2001 BEACON STREET #211
BOSTON, MA 02135

263-103
CRONIN, REBECCA
C/O BAZZAZ, SAHAR
405 WALDEN ST
CAMBRIDGE, MA 02138

263-105
FLYNN, GAIL
415 WALDEN ST
CAMBRIDGE, MA 02138

230-36
SHEH, ALEXANDER & KAREN MARIE SHEH
414 WALDEN ST., UNIT #3
CAMBRIDGE, MA 02138

230-15
MCGEOGHEAN, TIMOTHY & PATRICIA M.
TRS. OF THE 20 SAVILLE ST REALTY TRS
26 MARATHON ST
ARLINGTON, MA 02474

230-36
MACKENZIE, EIRIC
46 SKAKET BEACH RD.
ORLEANS, MA 02653

230-36
ALI, BASMAA
414 WALDEN ST., #2
CAMBRIDGE, MA 02138

263-105
SCHOENAU, PAUL J. & LINDSAY J. FROESS
417 WALDEN ST
CAMBRIDGE, MA 02138

230-37
DYNAN, RICHARD W. & MARY T. DYNAN,
A LIFE ESTATE
410 WALDEN STREET
CAMBRIDGE, MA 02138

230-38
BROWN, MARIE A.,
TR. THE HUTCHINSON ST NOM TRUST
27 HUTCHINSON ST
CAMBRIDGE, MA 02138

230-89
LECCESE, ANITA M. & IRENE F MILLER
28-30 HUTCHINSON
CAMBRIDGE, MA 02138

230-109
HALVERSON, WARD D. MICHELÉ R HALVERSON
25 HUTCHINSON ST
CAMBRIDGE, MA 02138

230-113
GRAINGER, JOSEPH F. &
LEONA M. GRAINGER A LIFE ESTATE
34 HUTCHINSON ST
CAMBRIDGE, MA 02138

230-114
GRAINGER, THOMAS J. &
DORIS E. PADELLARO, TRS.
OF JOAN F. GRAINGER TRUST
422-424 WALDEN STREET
CAMBRIDGE, MA 02138

230-141
MCGEOGHEAN, TERRENCE
406 WALDEN ST
CAMBRIDGE, MA 02138

263-103
HONEYLUCKER, ROBERT E. & NORIKO T. YASUDA
403 WALDEN STREET
CAMBRIDGE, MA 02138



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

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

William G. Barry, Jr., Shary Page Berg, 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 414 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 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 January 31, 2017

Received by Uploaded to Energov

Date January 31, 2017

Relationship to project BZA 12313-2017

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>