



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2024 FEB 26 PM 3:27
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 258983

General Information

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

Special Permit: _____ Variance: X Appeal: _____

PETITIONER: Veronique A. Bain

PETITIONER'S ADDRESS: 98 Egerton Road, Arlington, MA 02474

LOCATION OF PROPERTY: 75 Dudley St., Cambridge, MA

TYPE OF OCCUPANCY: Commercial on 1st Floor - Residential on 2nd Floor ZONING DISTRICT: Residence B Zone

REASON FOR PETITION:

/Additions/ /Change in Use/Occupancy/ /Conversion to Additional Dwelling Units/ /Dormer/

DESCRIPTION OF PETITIONER'S PROPOSAL:

To incorporate storefront and convert the entire building into a 2-family dwelling with the addition of dormers, decks, stairwell, window well and windows within setbacks.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000 Section: 5.31 (Table of Dimensional Requirements)
Article: 8.000 Section: 8.22.3 (Non Conforming Structure)
Article: 5.000 Section: 5.26 (Conversion).
Article: 10.000 Section: 10.30 (Variance).

Original
Signature(s):

Veronique A. Bain
(Petitioner (s) / Owner)

VERONIQUE A. BAIN
(Print Name)

Address: 98 Egerton Rd. Arlington MA 02474
Tel. No. (857) 500-9258
E-Mail Address: josephinebain@gmail.com

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 Veronique A. Bain
(OWNER)

Address: 98 Egerton Road Arlington, MA 02474

State that I/We own the property located at 73-75 Dudley St.,
Cambridge, MA 02140
which is the subject of this zoning application.

The record title of this property is in the name of Joseph F. Bain
(deceased) and Veronique A. Bain

*Pursuant to a deed of duly recorded in the date 8/1/83, Middlesex South
County Registry of Deeds at Book 15148, Page 396; or
Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

Veronique A. Bain
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 Veronique A. Bain personally appeared before me,
this 4 of 12, 2023, and made oath that the above statement is true.

My commission expires Oct 19, 2029 (Notary Seal)
Notary Public, Commonwealth of Massachusetts
My Commission Expires October 19, 2029

- 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:

The literal enforcement of the provision of this ordinance will prevent the current non-conforming use, commercial space with a residence above, back to the home's original conforming use as a two-family residence. A variance from 5.31 Dimensional Requirements for exceeding the required FAR for the enclosure of the existing second floor decks and new dormers to accommodate the code compliant headroom at the stair and an additional bathroom in the attic. The length of the dormers are in compliance with the zoning bylaws.

A variance per 8.22.3 will be required for existing non-conforming structure/property has limited area to construct a second means of egress, the proposed exterior egress stair will extend into the front set back along Reed Street and the proposed addition of insulation 3"+/- along the existing nonconforming side setback to aid the energy efficiency of the building.

- 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:

n/a

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

- 1)** Desirable relief may be granted without substantial detriment to the public good for the following reasons:

Granted relief of the provisions of this ordinance will allow the current commercial space with a residence above back to its original two-family residence will bring the property further into compliance with the zoning ordinance. The desired relief will bring the property more in line with the surrounding neighborhood.

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

The desired relief will bring the property more in line with the surrounding neighborhood and will not derogate the intent of this ordinance.

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

Date: _____

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: Veronique A. Bain

Present Use/Occupancy: Commercial on 1st Floor - Residential on 2nd Floor

Location: 75 Dudley St., Cambridge, MA

Zone: Residence B Zone

Phone: (857) 500-9258

Requested Use/Occupancy: Two family

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		2424	2727	945 (using FAR of 0.5 and a lot area of 1890 s.f.)	(max.)
<u>LOT AREA:</u>		1890	1890	5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²		1.283	1.443	0.5	
<u>LOT AREA OF EACH DWELLING UNIT</u>		n/a	n/a	n/a	
<u>SIZE OF LOT:</u>	<u>WIDTH</u>	30	30	50	
	<u>DEPTH</u>	63	63	0	
<u>SETBACKS IN FEET:</u>	<u>FRONT</u>	0 (Dudley St. & Reed St. front yards)	0	15.0	
	<u>REAR</u>	n/a	n/a	n/a	
	<u>LEFT SIDE</u>	10.2 (Reed St. side yard)	10.2	7.5	
	<u>RIGHT SIDE</u>	2.18 (Dudley St. side yard)	2.0	7.5	
<u>SIZE OF BUILDING:</u>	<u>HEIGHT</u>	32.0	32.0	35.0	
	<u>WIDTH</u>	52.8	52.8	n/a	
	<u>LENGTH</u>	27.82	28.0	n/a	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		0	0	40	
<u>NO. OF DWELLING UNITS:</u>		1	2	2	
<u>NO. OF PARKING SPACES:</u>		2	2	0	
<u>NO. OF LOADING AREAS:</u>		0	0	n/a	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		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.:

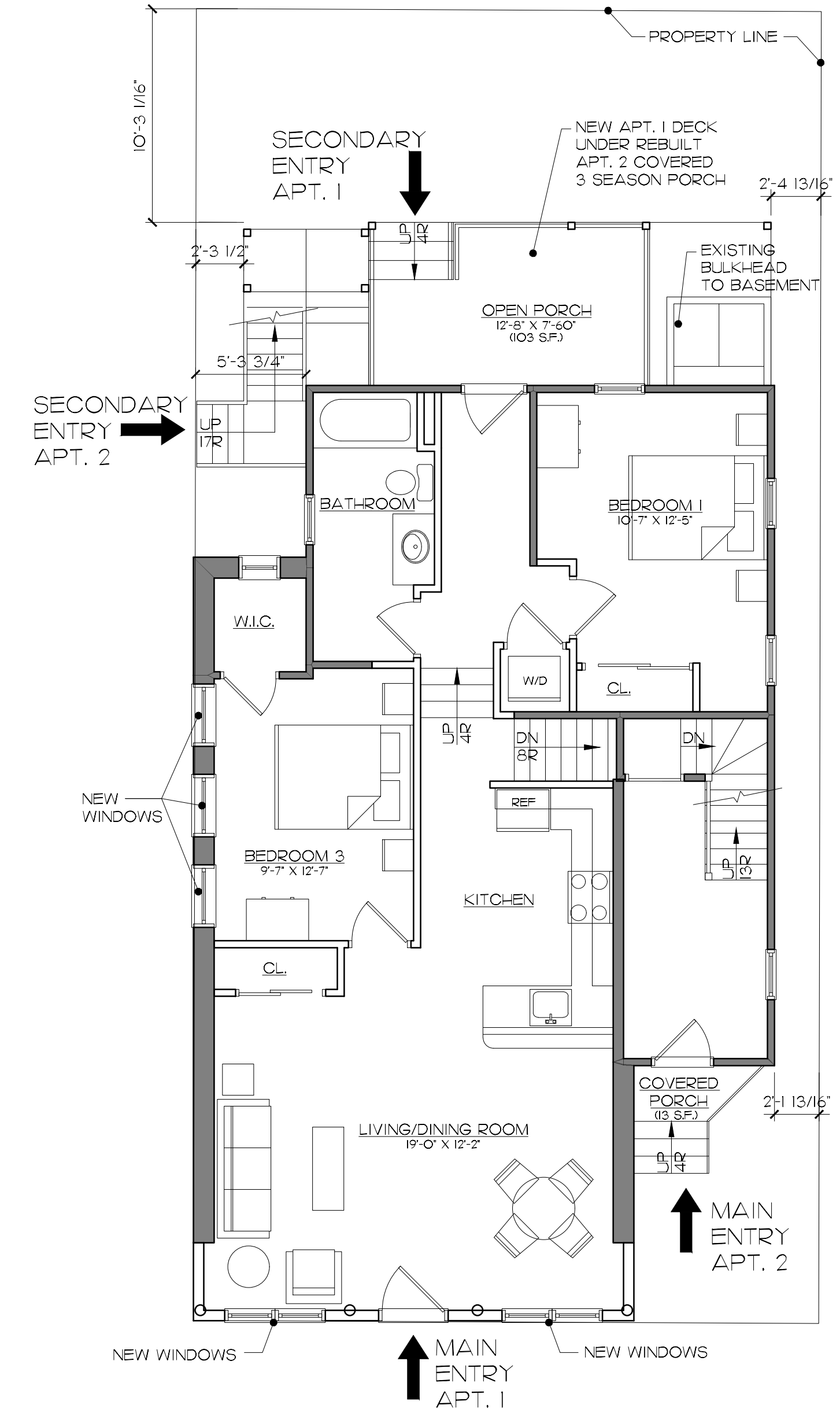
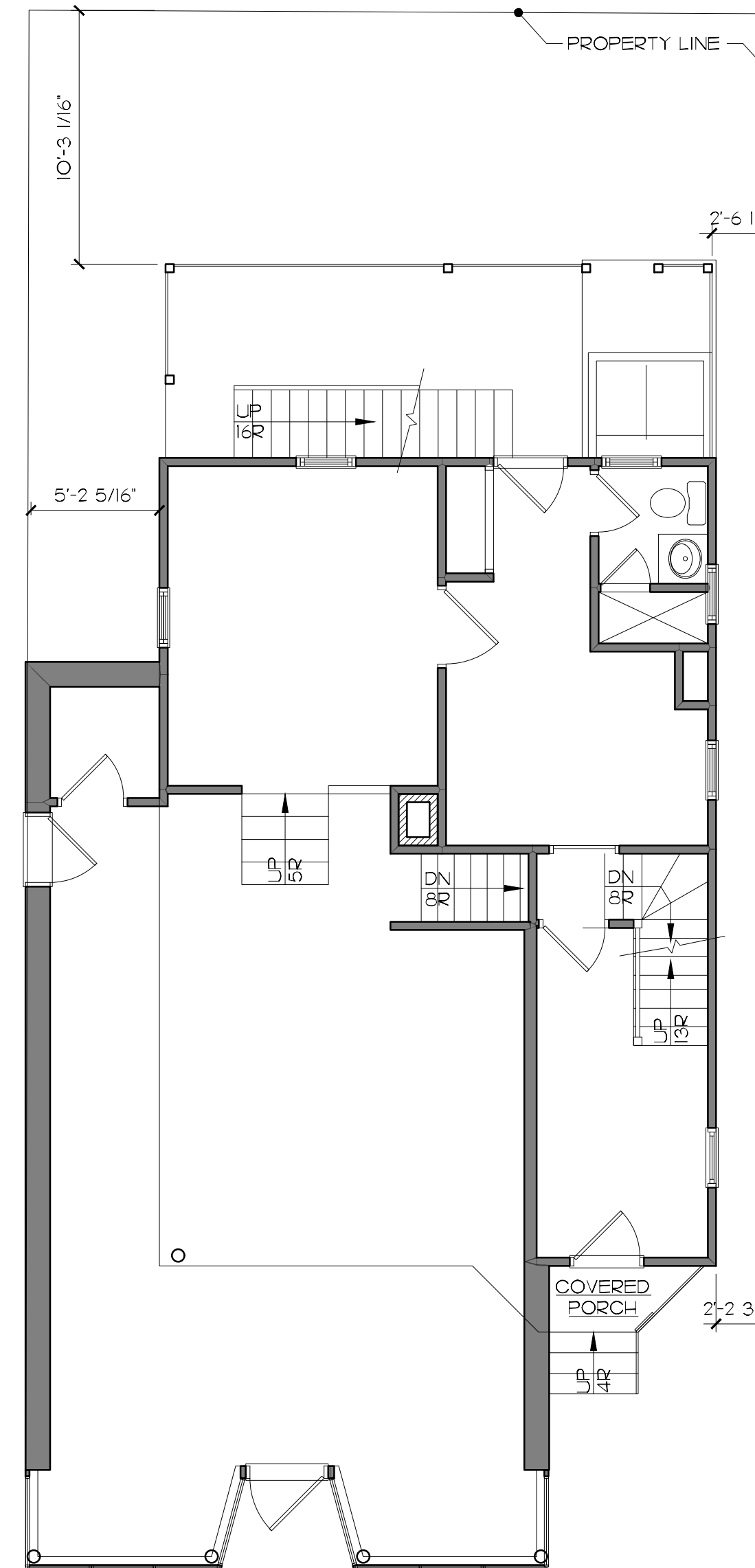
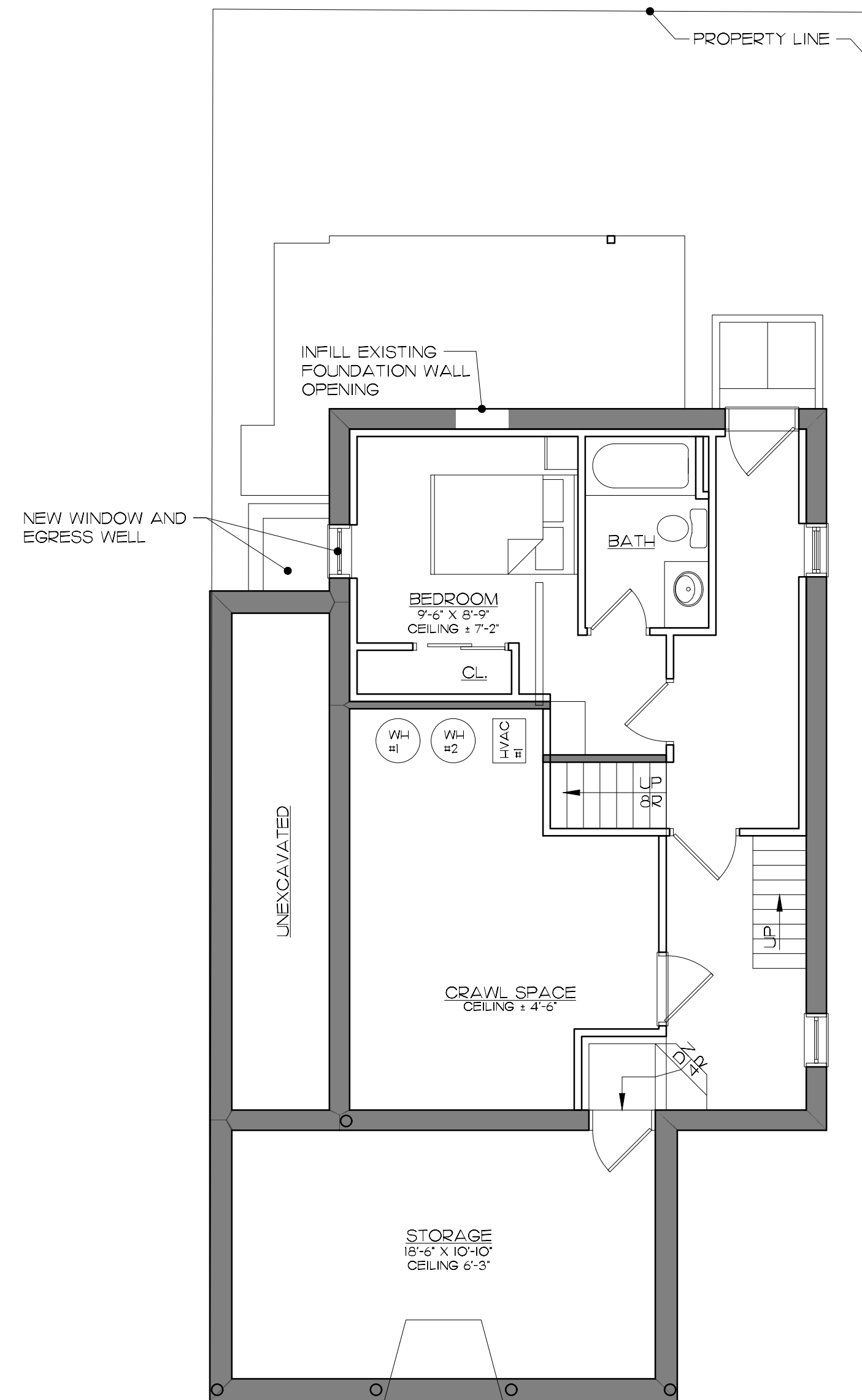
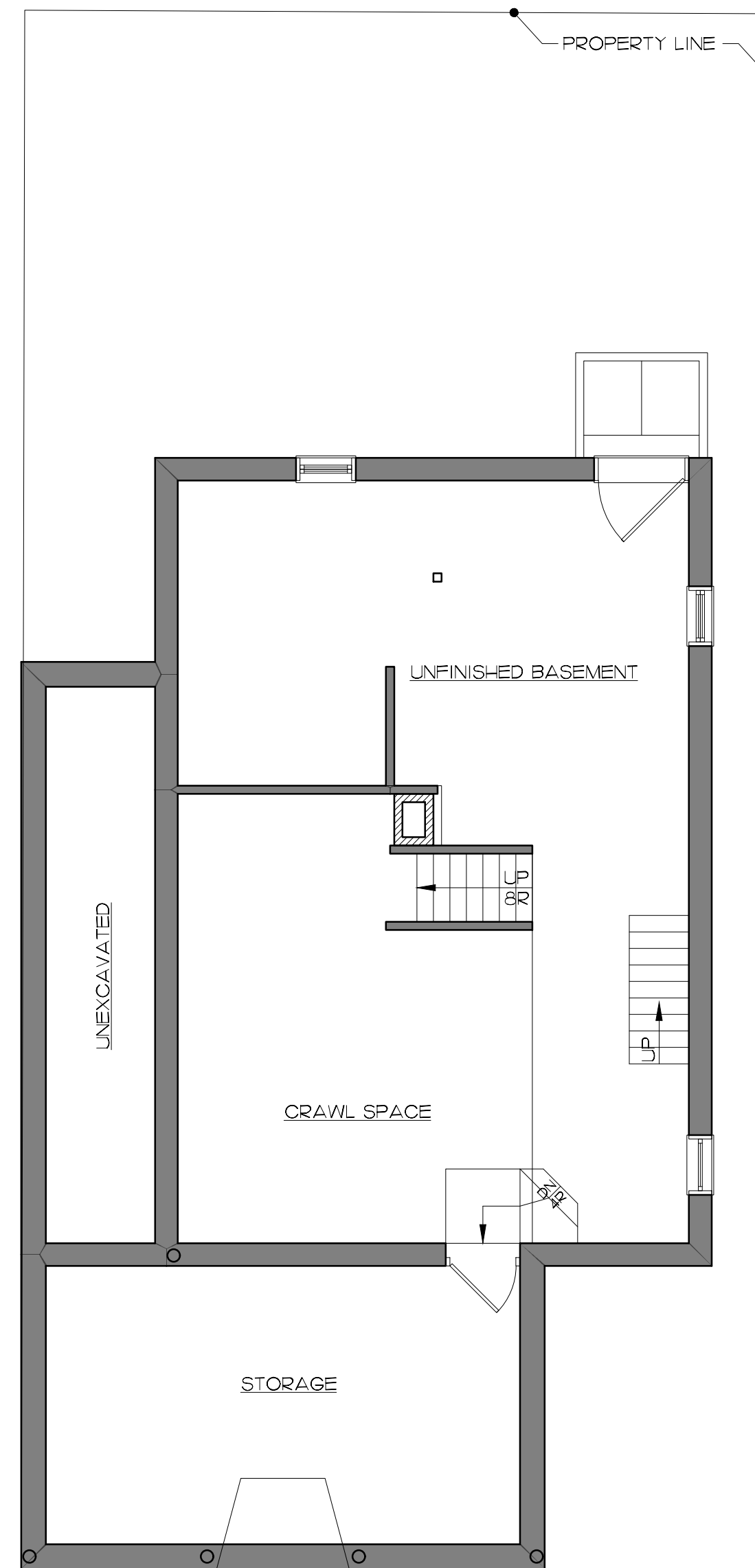
n/a

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.

BASEMENT
FINISHED SPACE 284 S.F.

FIRST FLOOR
ENCLOSED AREA 1110 S.F.
COVERED FRONT PORCH 13 S.F.
TOTAL 1123 S.F.

FIRST FLOOR
ENCLOSED AREA 1127 S.F.
COVERED FRONT PORCH 13 S.F.
COVERED REAR PORCH 103 S.F.
TOTAL 1243 S.F.



1 EXISTING BASEMENT PLAN
Scale: 3/16" = 1'-0"

1 PROPOSED BASEMENT PLAN
Scale: 3/16" = 1'-0"

1 EXISTING FIRST FLOOR PLAN
Scale: 3/16" = 1'-0"

1 PROPOSED FIRST FLOOR PLAN
Scale: 3/16" = 1'-0"

Existing and Proposed Plans

73/75 Dudley St

North Cambridge, MA
BZA Submission



O'SULLIVAN ARCHITECTS, INC.
ARCHITECTURE ■ INTERIORS ■ PLANNING

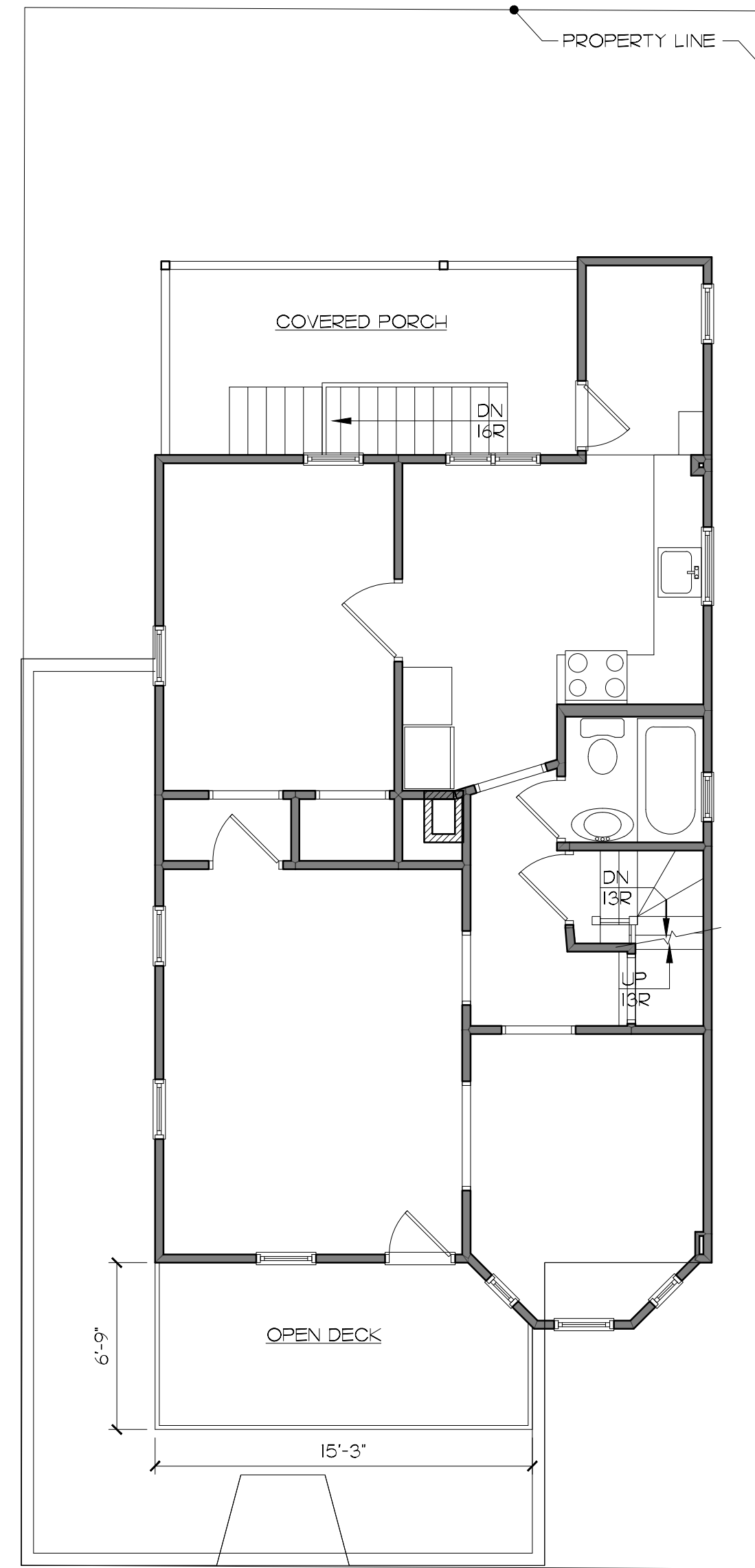
606 MAIN STREET, SUITE 3001 ■ READING, MA 01867
Tel: (781) 439-6166 ■ Fax: (781) 439-6170 ■ www.osullivanarchitects.com

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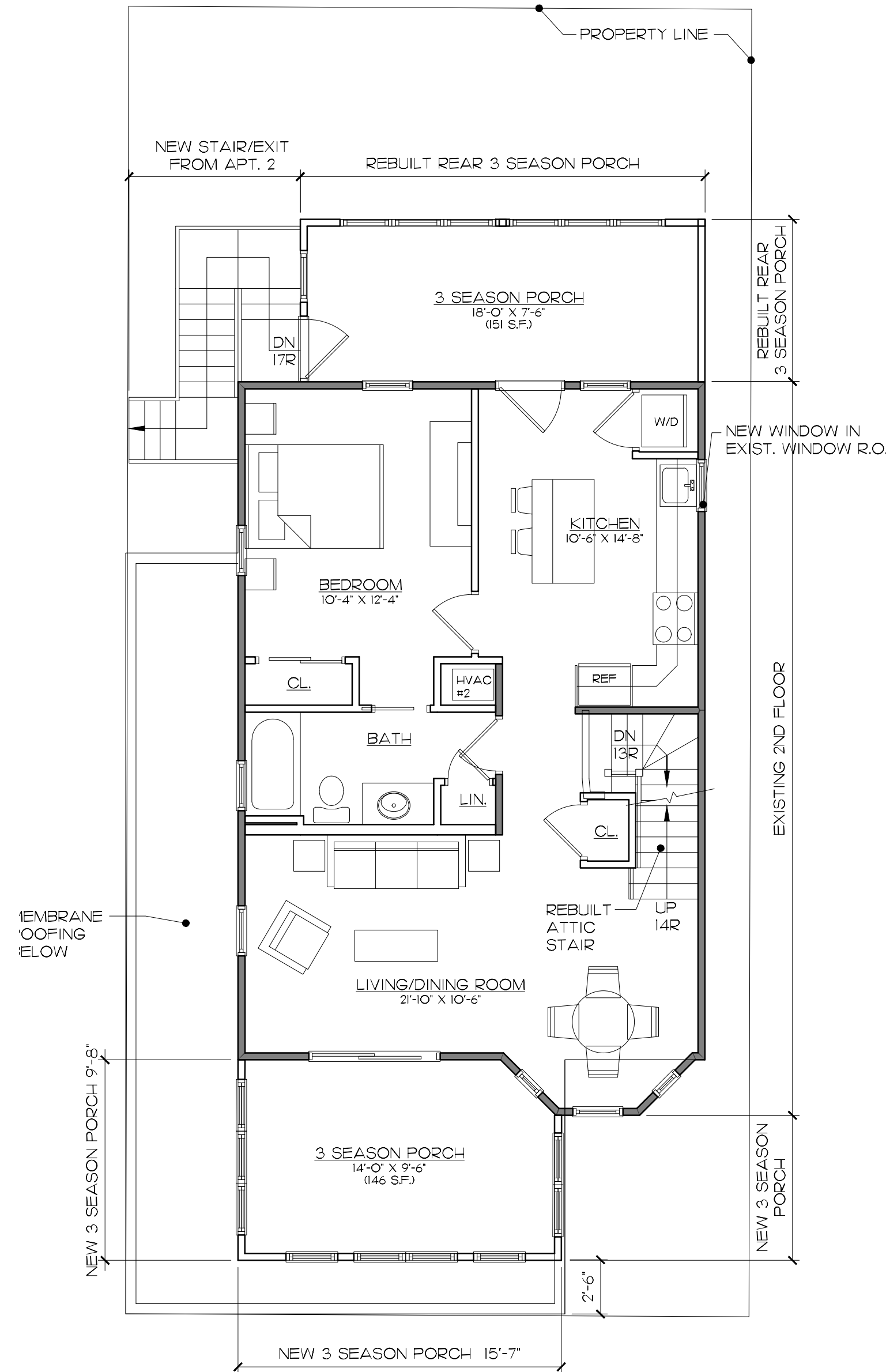
SHEET NUMBER	1 of 4
JOB NO:	23039

SECOND FLOOR
ENCLOSED AREA 796 S.F.
COVERED REAR PORCH 135 S.F.
TOTAL 931 S.F.



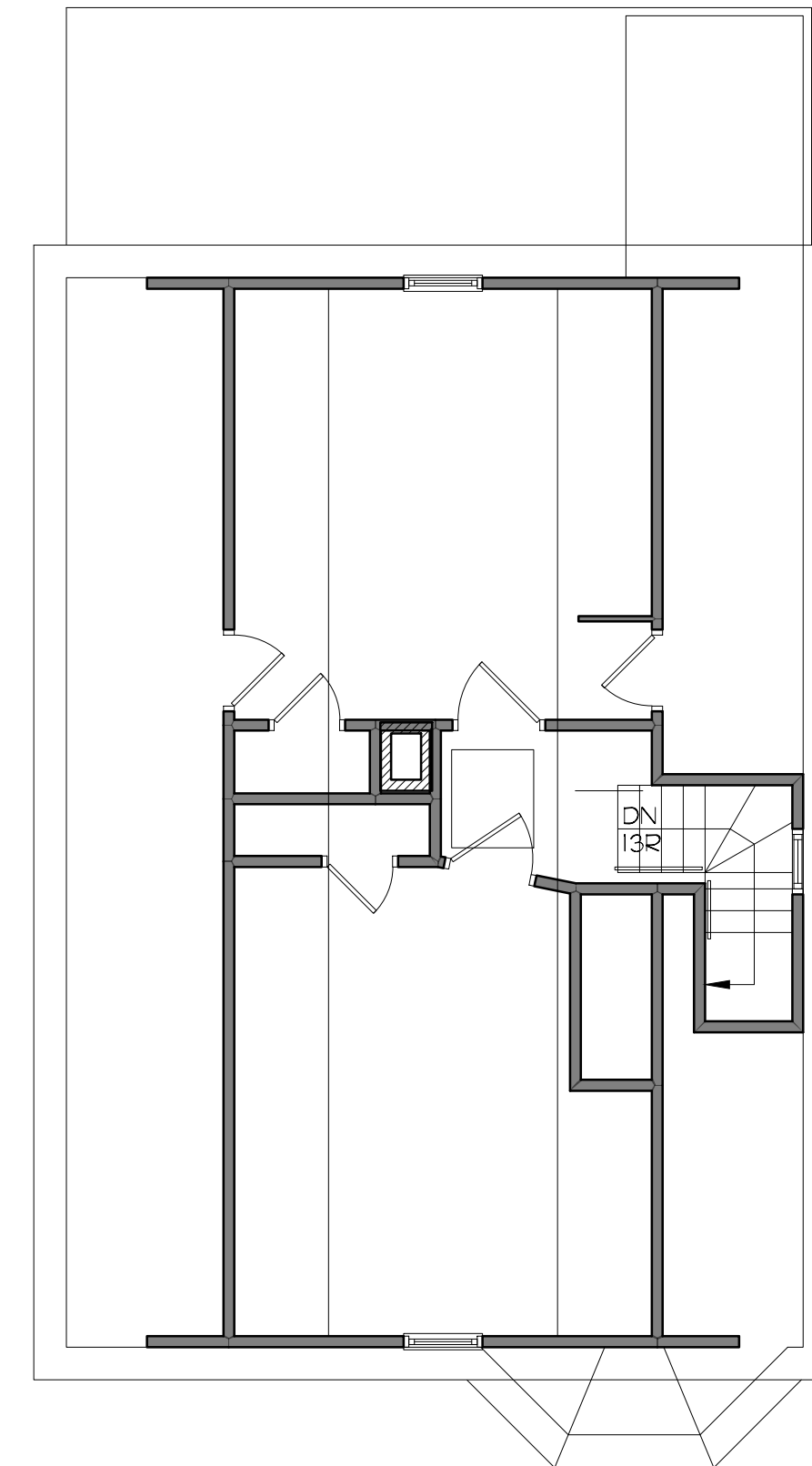
1 EXISTING SECOND FLOOR PLAN
Scale: 3/16" = 1'-0"

SECOND FLOOR
ENCLOSED AREA 753 S.F.
COVERED FRONT PORCH 146 S.F.
COVERED REAR PORCH 151 S.F.
TOTAL 2727 S.F.



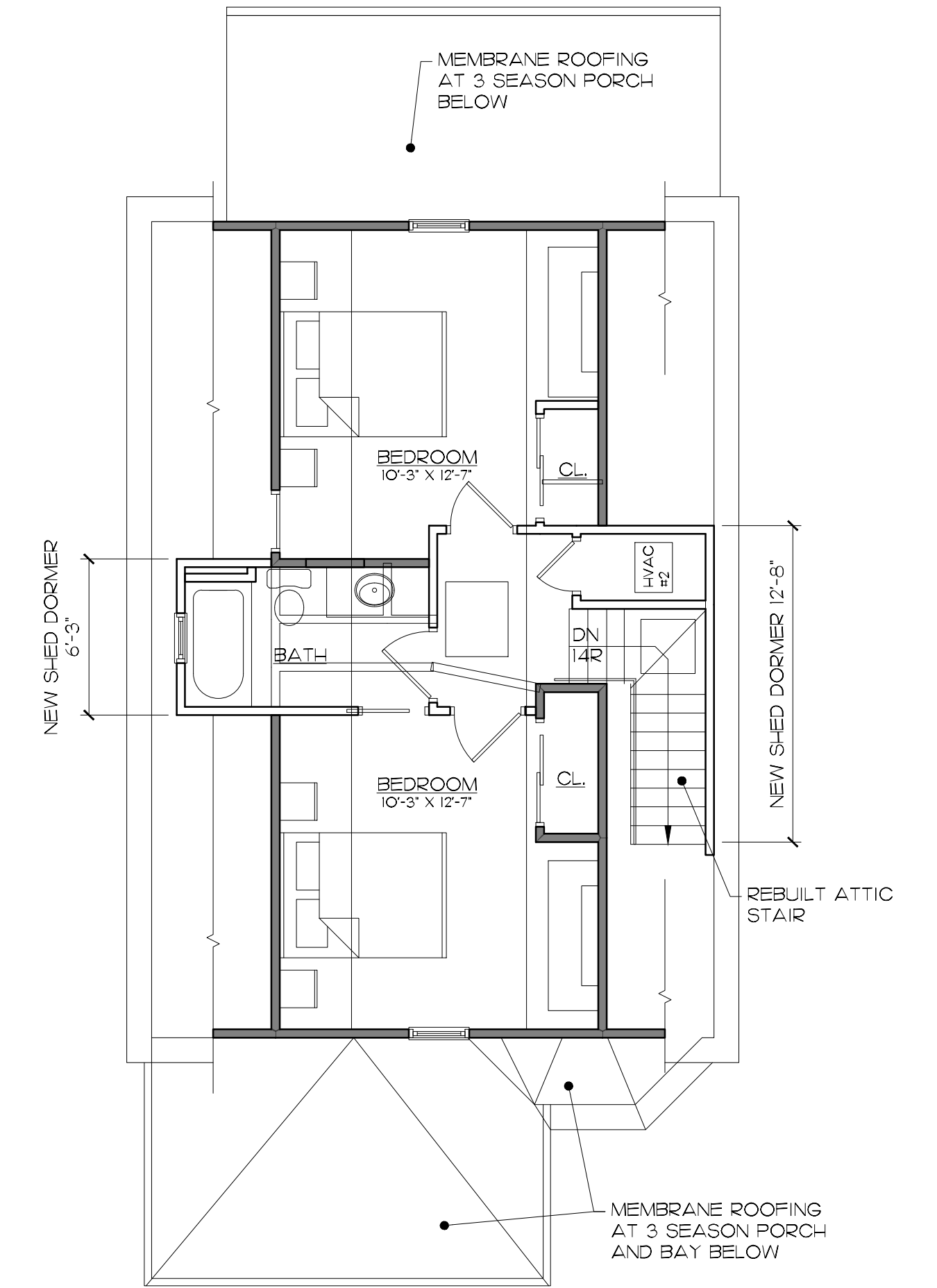
1 PROPOSED SECOND FLOOR PLAN
Scale: 3/16" = 1'-0"

ATTIC
ENCLOSED AREA 370 S.F.



1 EXISTING ATTIC FLOOR PLAN
Scale: 3/16" = 1'-0"

ATTIC
ENCLOSED AREA 434 S.F.



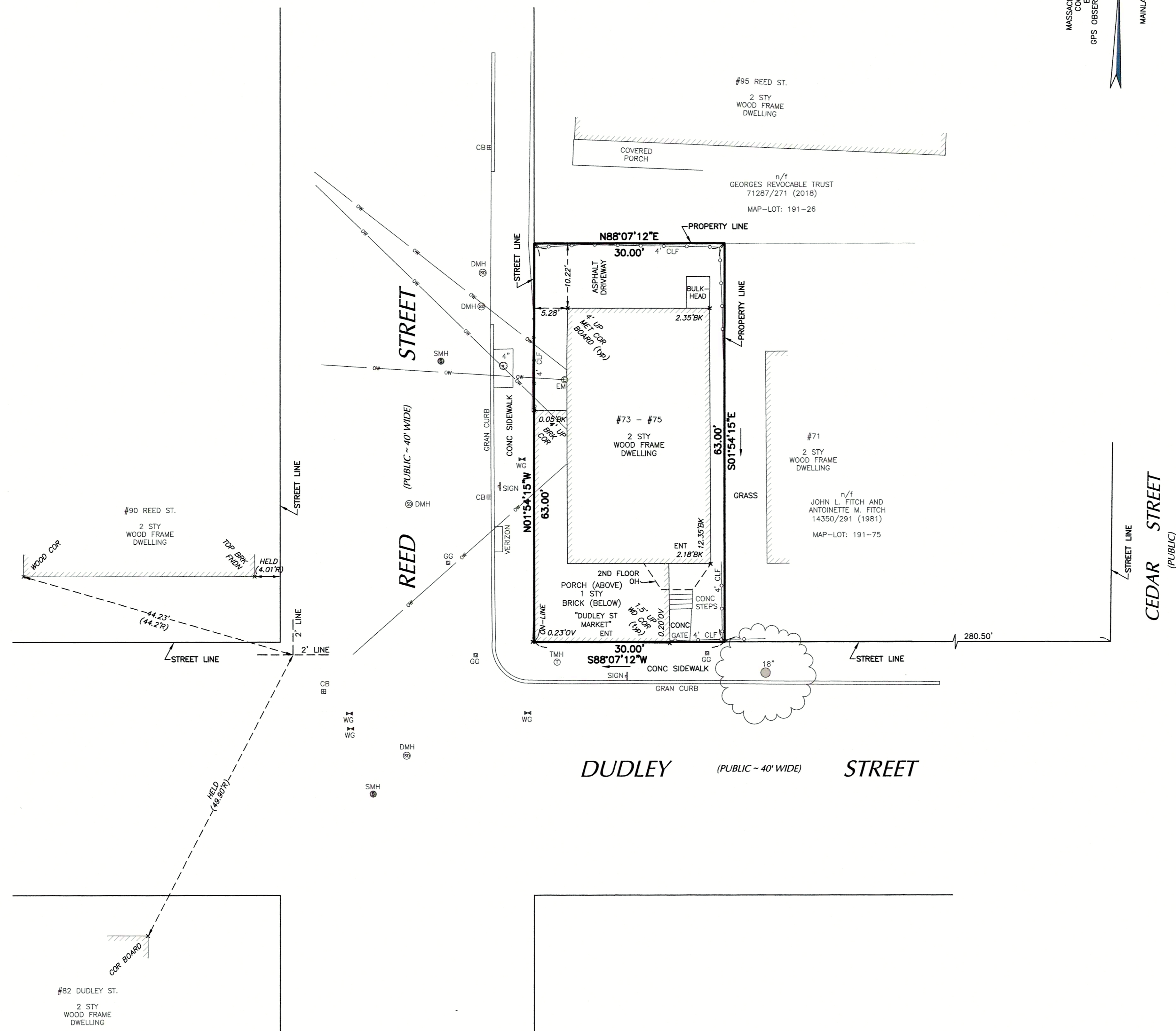
1 PROPOSED ATTIC FLOOR PLAN
Scale: 3/16" = 1'-0"

Existing and Proposed Floor Plans

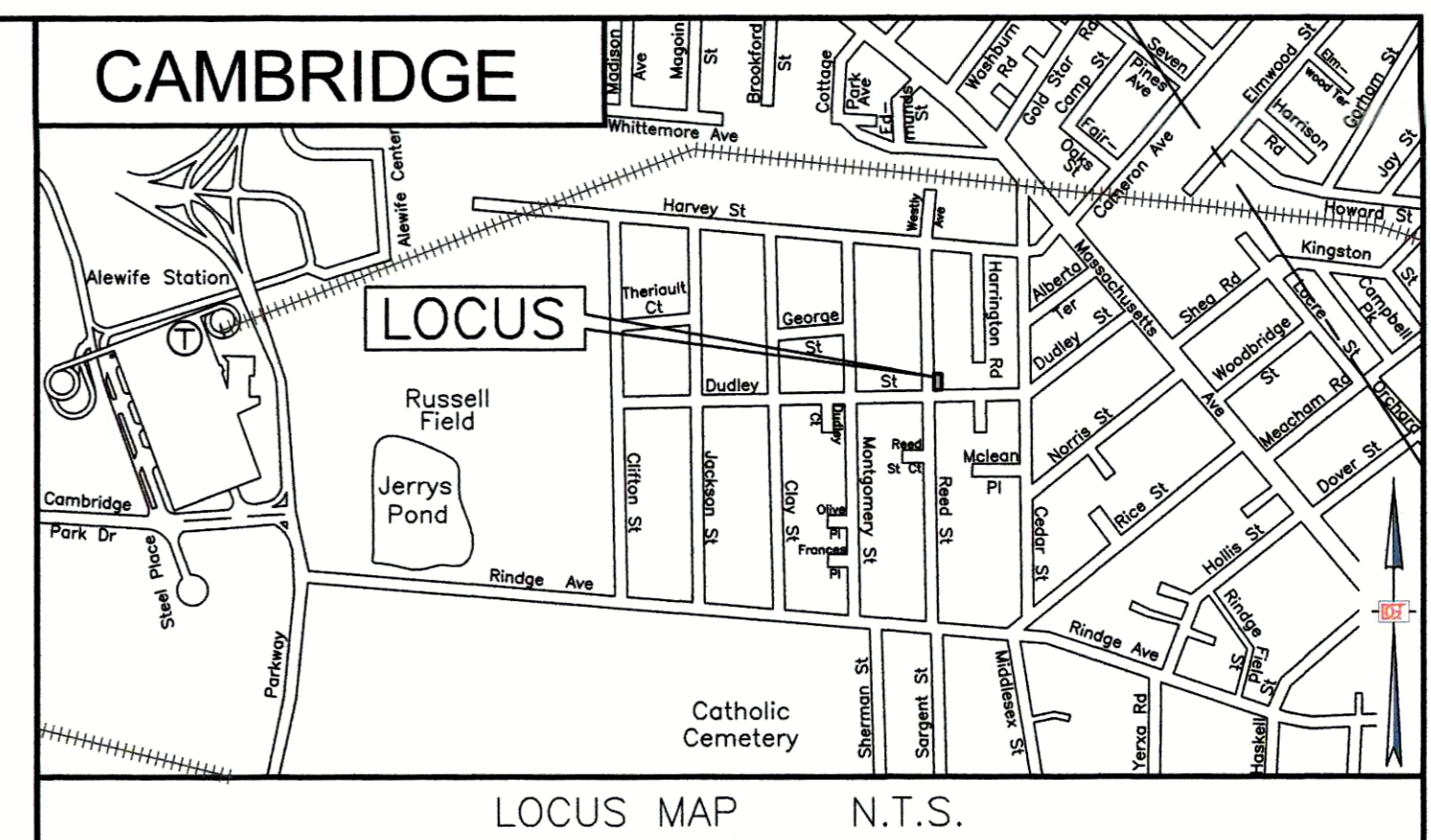
73/75 Dudley St

North Cambridge, MA
BZA Submission

 O'SULLIVAN ARCHITECTS, INC. ARCHITECTURE ■ INTERIORS ■ PLANNING 606 MAIN STREET, SUITE 3001 ■ READING, MA 01867 Tel: (781) 439-6166 ■ Fax: (781) 439-6170 ■ www.osullivanarchitects.com <small>© 2023 O'Sullivan Architects Inc.</small>	ISSUED February 20, 2024	SHEET NUMBER 2 of 4
	REVISED / REVISED BY	JOB NO: 23039



MASSACHUSETTS STATE PLANE
 COORDINATE SYSTEM
 EPOCH 2011.00
 GPS OBSERVATIONS NOVEMBER 2023
 MAINLAND ZONE (NAD83)



LEGEND

BK	BACK	OV	OVER
BRK	BRICK	OW	OVERHEAD WIRE
CB	CATCH BASIN	SMH	SEWER MANHOLE
CLF	CHAIN LINK FENCE	STY	STORY
CONC	CONCRETE	TMH	TELEPHONE MANHOLE
COR	CORNER	WD	WOOD
DMH	DRAIN MANHOLE	WG	WATER GATE
EM	ELECTRIC METER	(R)	RECORD
ENT	ENTRANCE	(typ)	TYPICAL
FNDN	FOUNDATION		
GG	GAS GATE	○	TREE-DIAMETER AT BREAST HEIGHT
GRAN	GRANITE		

REFERENCE

OWNER OR RECORD: n/f JOSEPH F. BAIN AND
 VERONIQUE A. BAIN
 18914/462 (1988) DEED
 AREA = 1,890 SQ. FT.
 ASSESSOR MAP-LOT: 191-74

PLAN REFERENCES

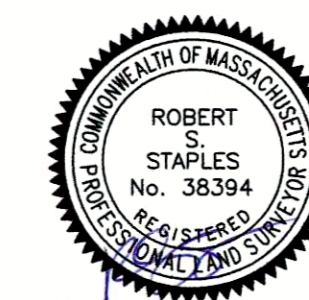
CITY OF CAMBRIDGE ENGINEERING RECORDS
 FIELD BOOK 93, PAGE 91, 119 AND 151-152
 " " 92, " 141
 " " 90, " 96
 " " 80, " 125-126.

MASSACHUSETTS LAND COURT
 LCC 13776A (1929)
 " 11871A (1926).

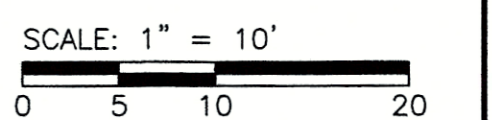
MIDDLESEX COUNTY REGISTRY OF DEEDS
 PLAN 437 OF 2018
 " 632 OF 1999.

NOTES

- 1) FIELD SURVEY PERFORMED: OCTOBER 27 AND NOVEMBER 14, 2023.
- 2) THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHT OF WAYS AND AGREEMENTS OF RECORD THAT AN ACCURATE AND THOROUGH TITLE SEARCH MAY DISCLOSE.

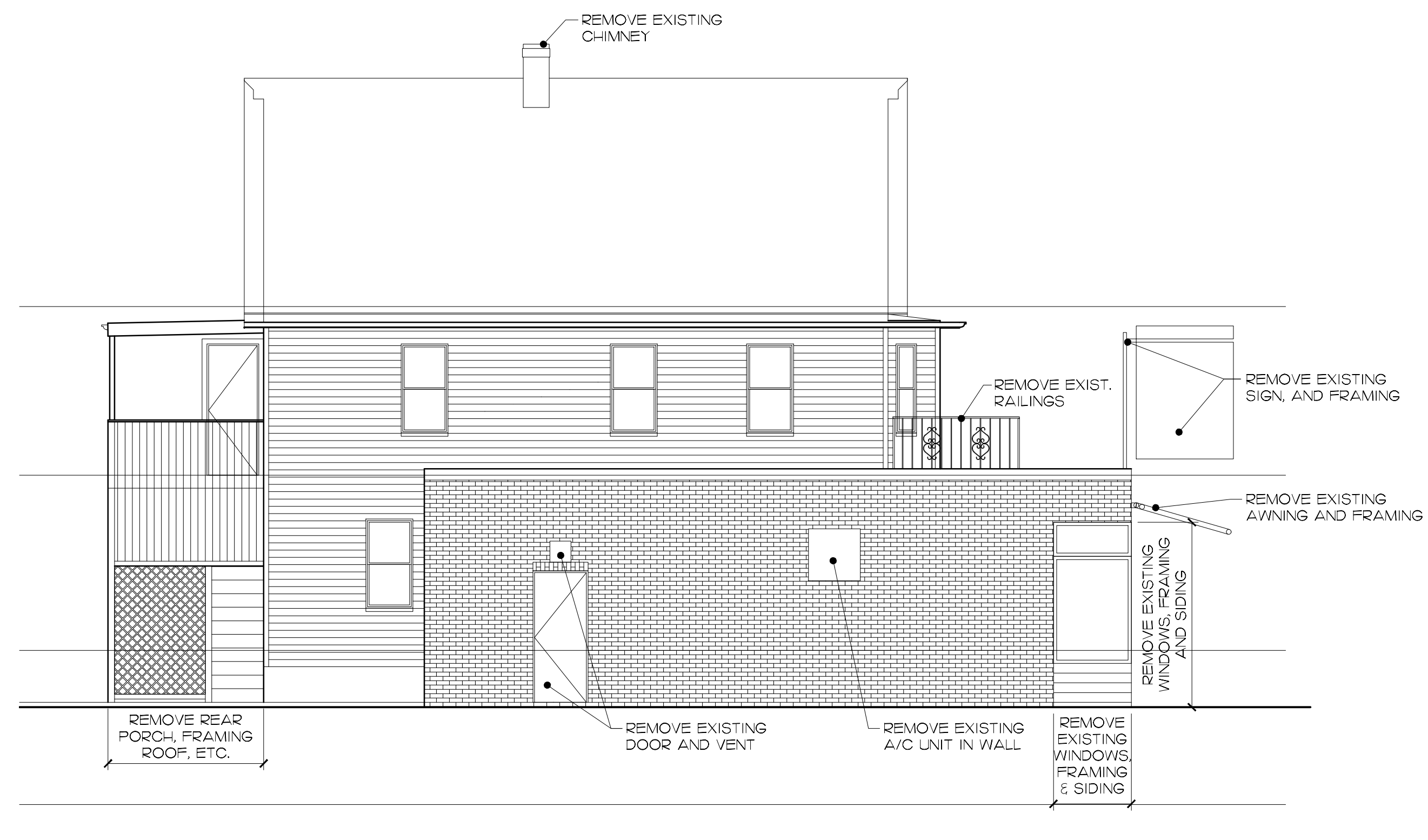


Robert Staples 16 Nov 2023
 PROFESSIONAL LAND SURVEYOR DATE

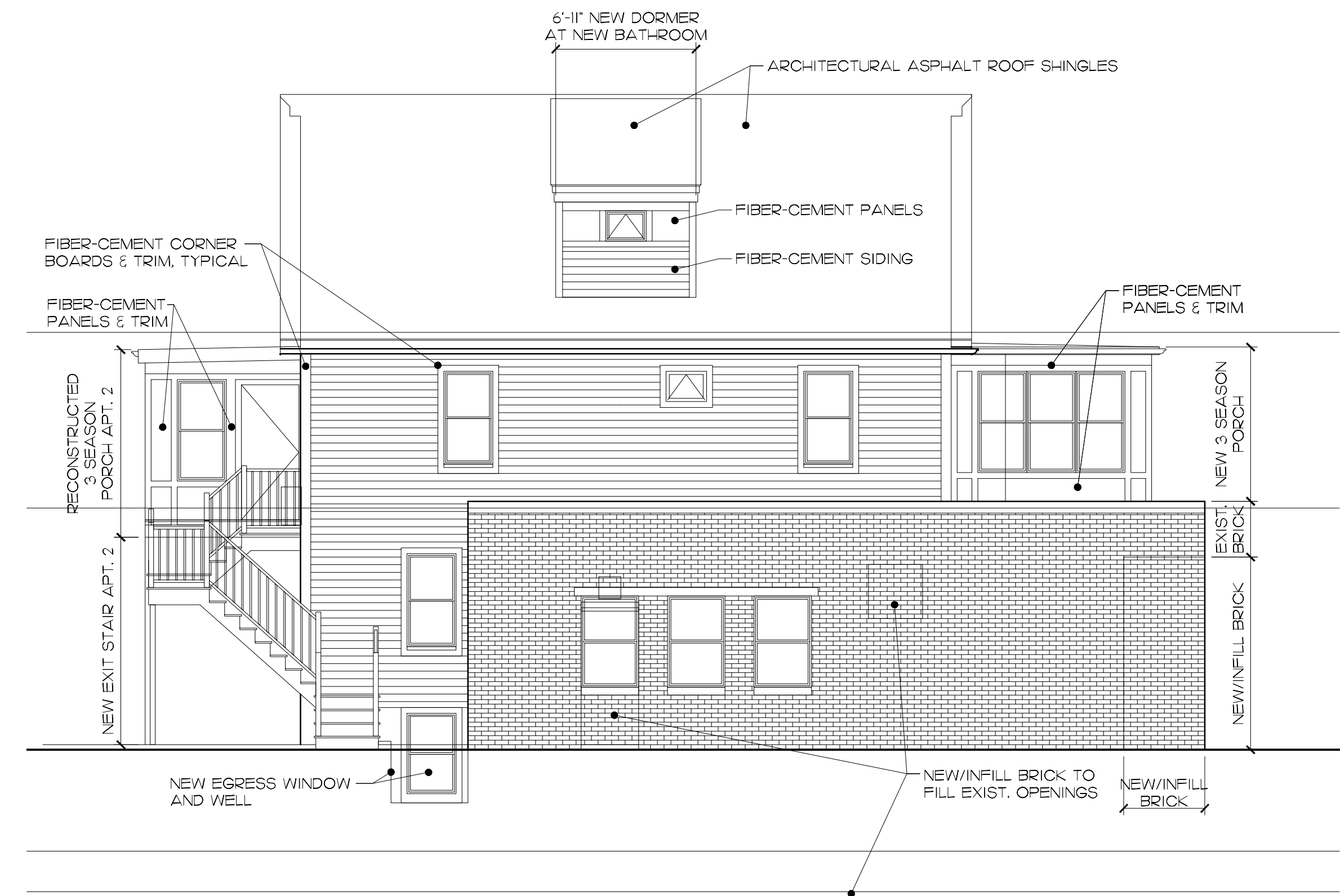


73 - 75 DUDLEY STREET		RESEARCH: D. CLIFFORD
PLAN OF LAND IN CAMBRIDGE, MASSACHUSETTS MIDDLESEX COUNTY		FIELD: A. RUSH
PREPARED FOR: VERONIQUE BAIN AND JOSEPHINE BAIN		CALCULATION: B.T.
PREPARED BY: DGT Associates Surveying & Engineering Framingham • Boston • Worcester		DRAFTING: V. VIEN
803 SUMMER STREET, 1ST FLOOR, BOSTON, MA 02127 617.275.0541 www.DGTassociates.com		CHECK: RSS, PLS
		PROJ. MANAGER: B. TALEB
		DATE: 14-NOV-2023
		JOB NO. S-1803
		CRD FILE S-1803-ALL
		SHEET NO. 1 OF 1

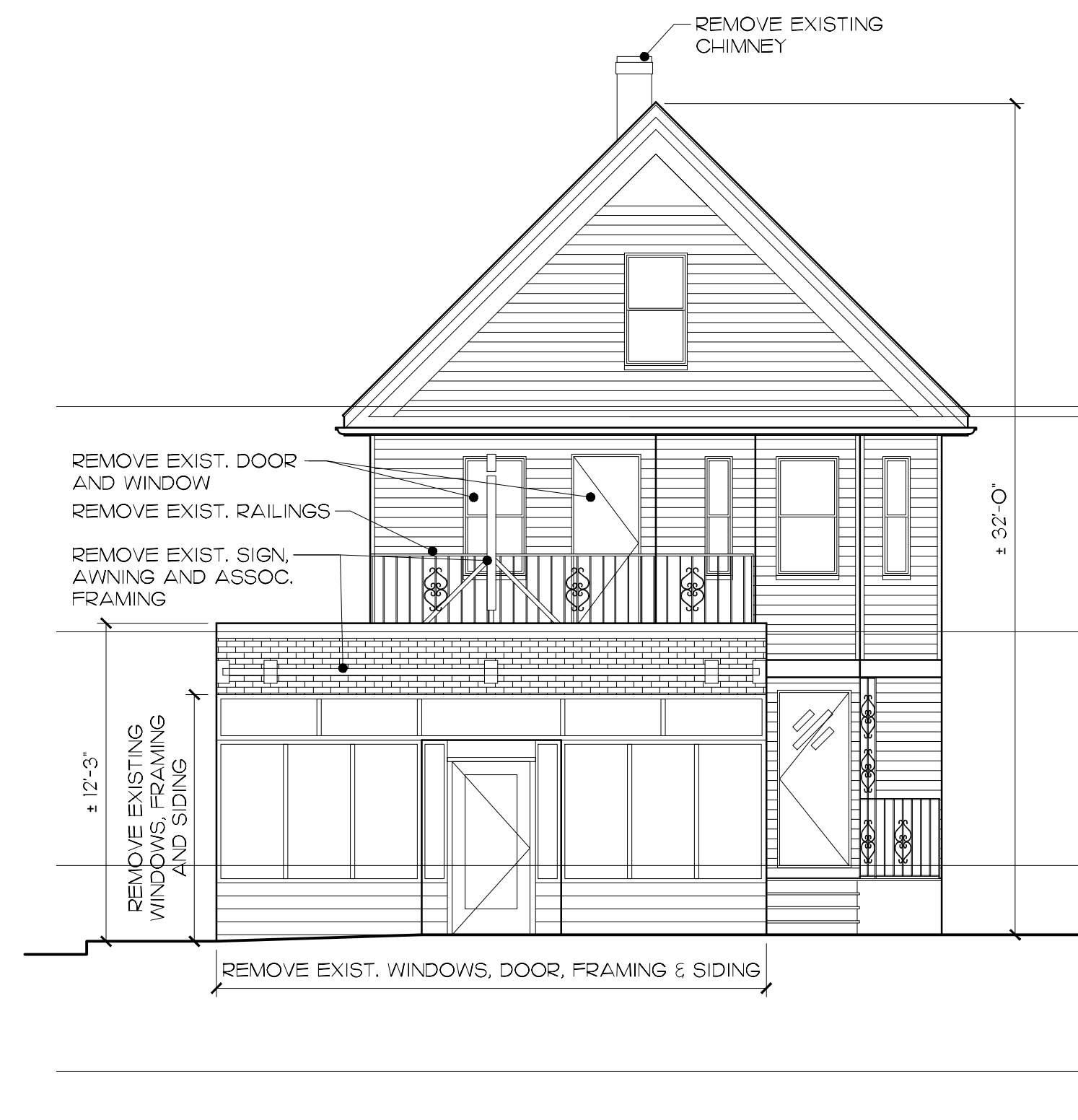
BY:	DESCRIPTION:	DATE:	REV: 0
PLAN NO.:		S-1803PL	



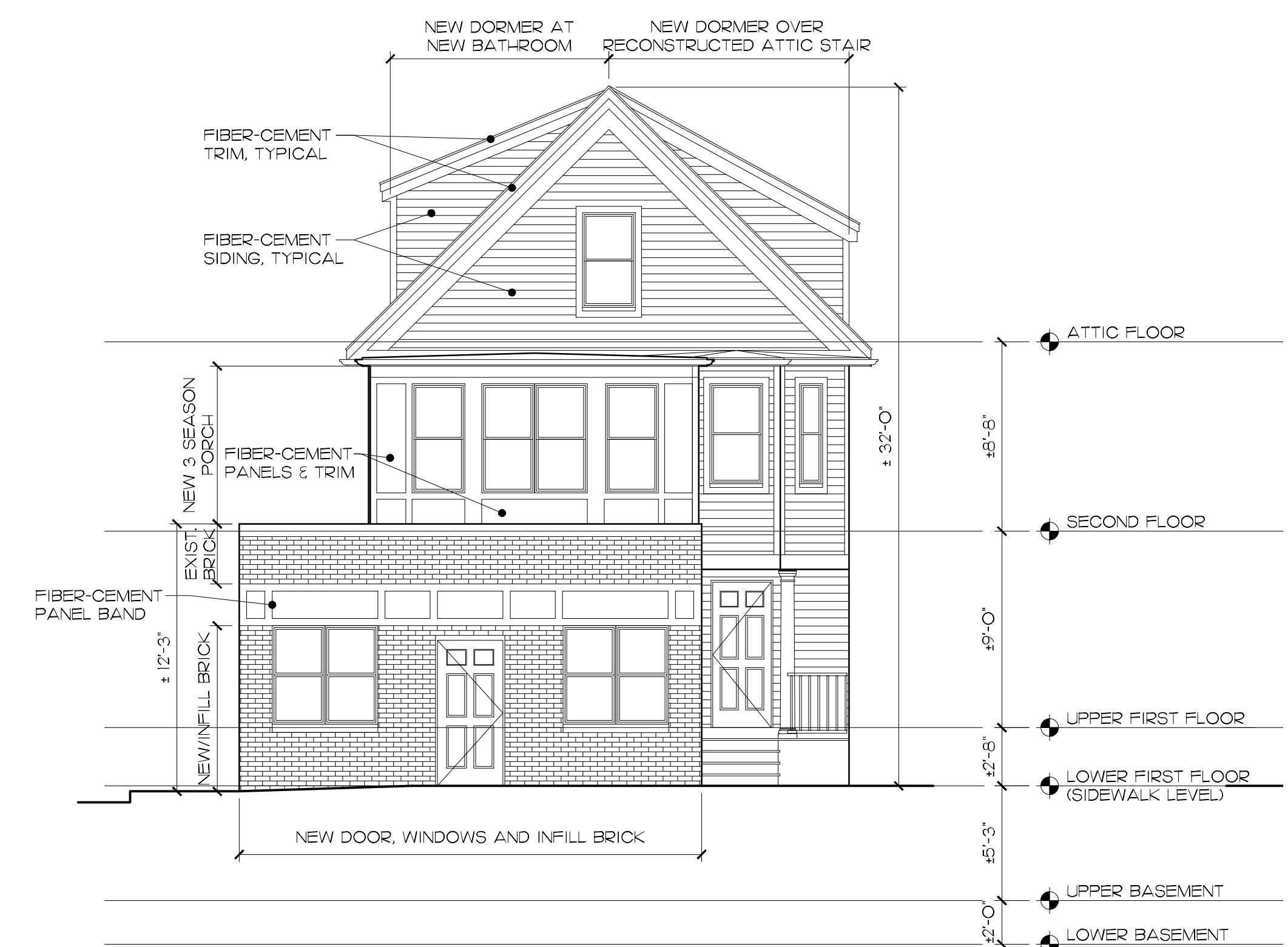
6 EXISTING/DEMO REED STREET ELEVATION
Scale: 3/16" = 1'-0"



6 PROPOSED REED STREET ELEVATION
Scale: 3/16" = 1'-0"



6 EXISTING/DEMO DUDLEY STREET ELEVATION
Scale: 3/16" = 1'-0"



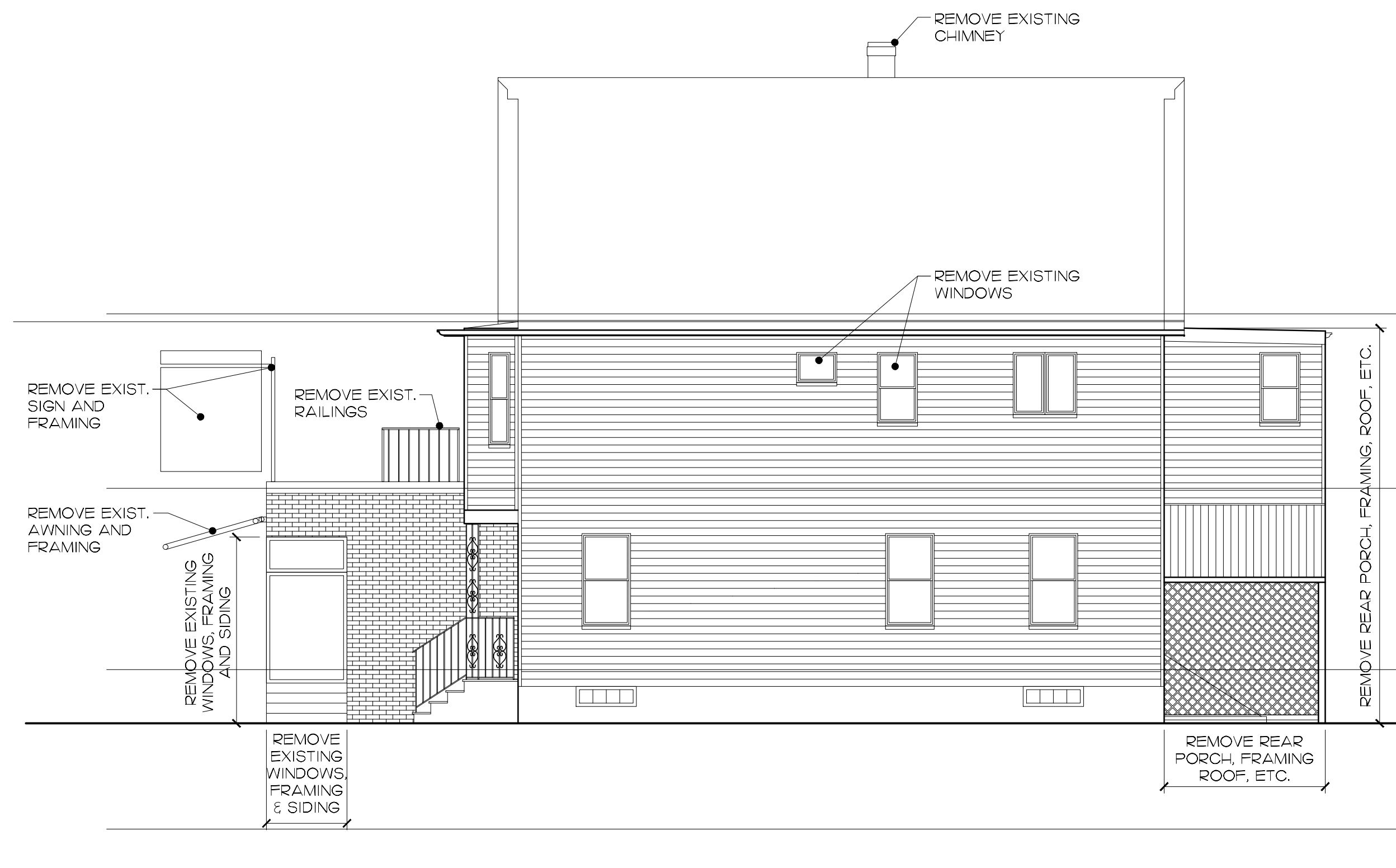
6 PROPOSED DUDLEY STREET ELEVATION
Scale: 3/16" = 1'-0"

Existing & Proposed Elevations

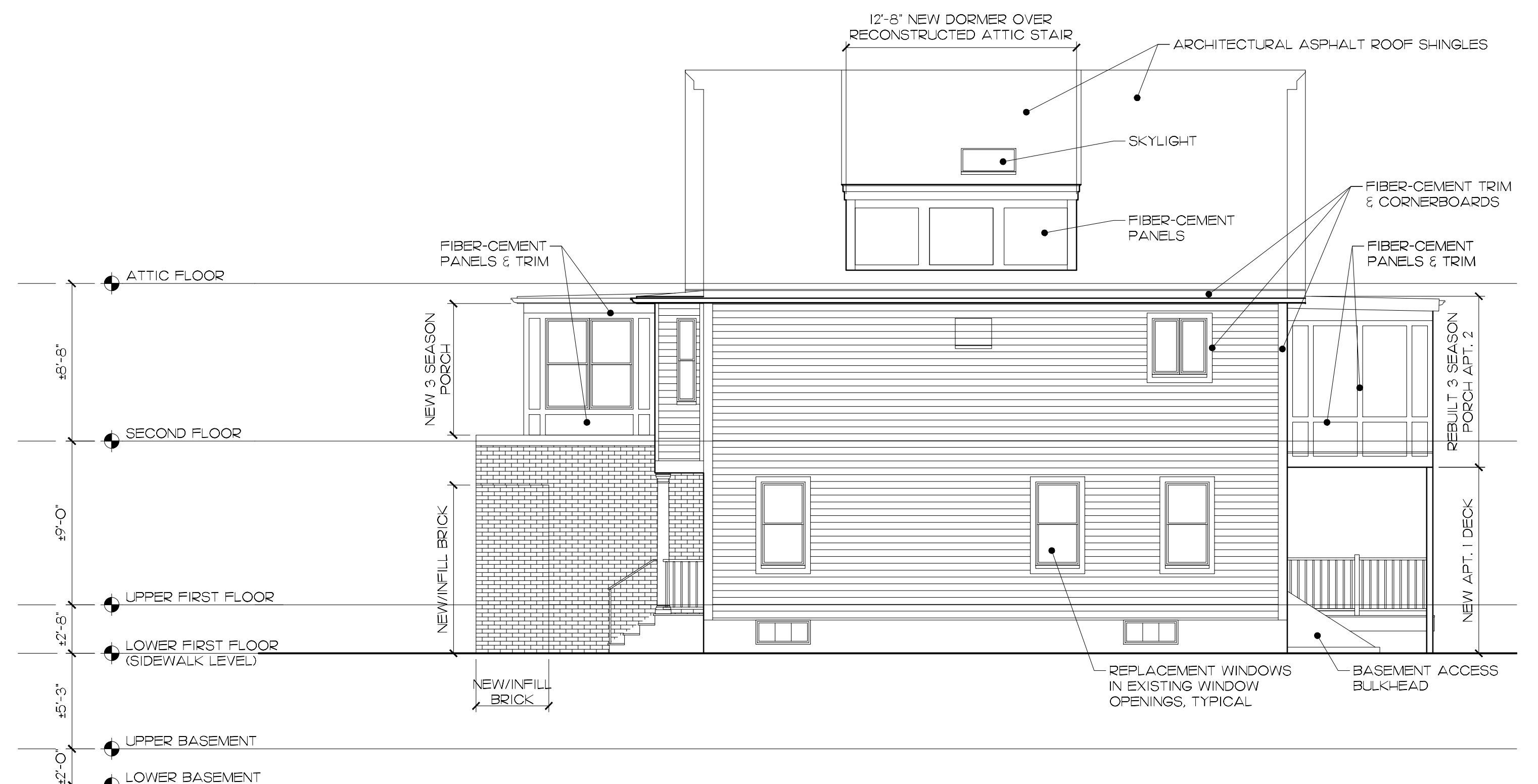
73/75 Dudley St.

North Cambridge, MA
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	February 20, 2024	3 of 4
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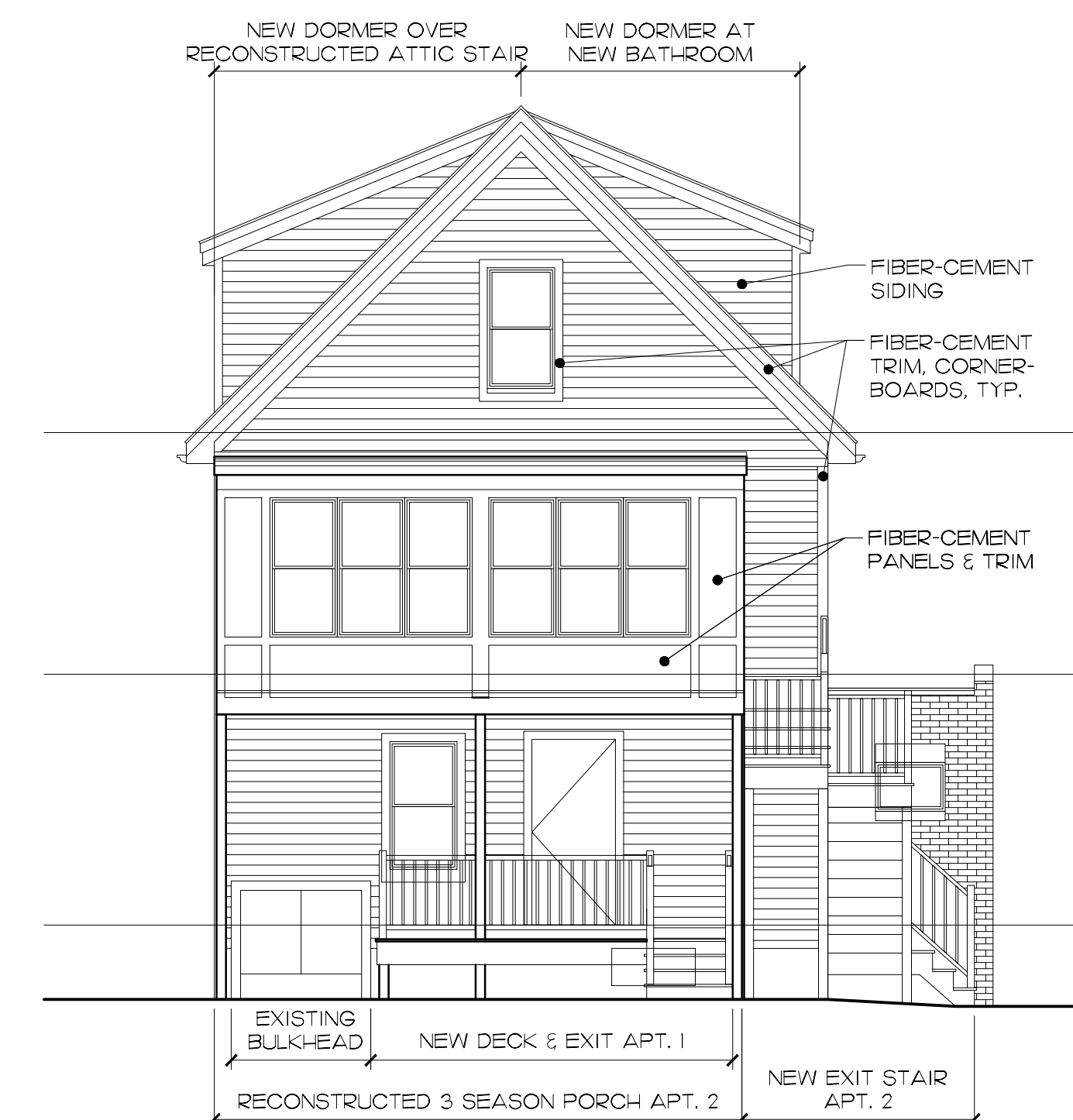
6 EXISTING/DEMO EAST SIDE ELEVATION
Scale: 3/16" = 1'-0"



6 PROPOSED EAST SIDE ELEVATION
Scale: 3/16" = 1'-0"



6 EXISTING/DEMO NORTH/REAR ELEVATION
Scale: 3/16" = 1'-0"



6 PROPOSED NORTH/REAR ELEVATION
Scale: 3/16" = 1'-0"

Existing & Proposed Elevations

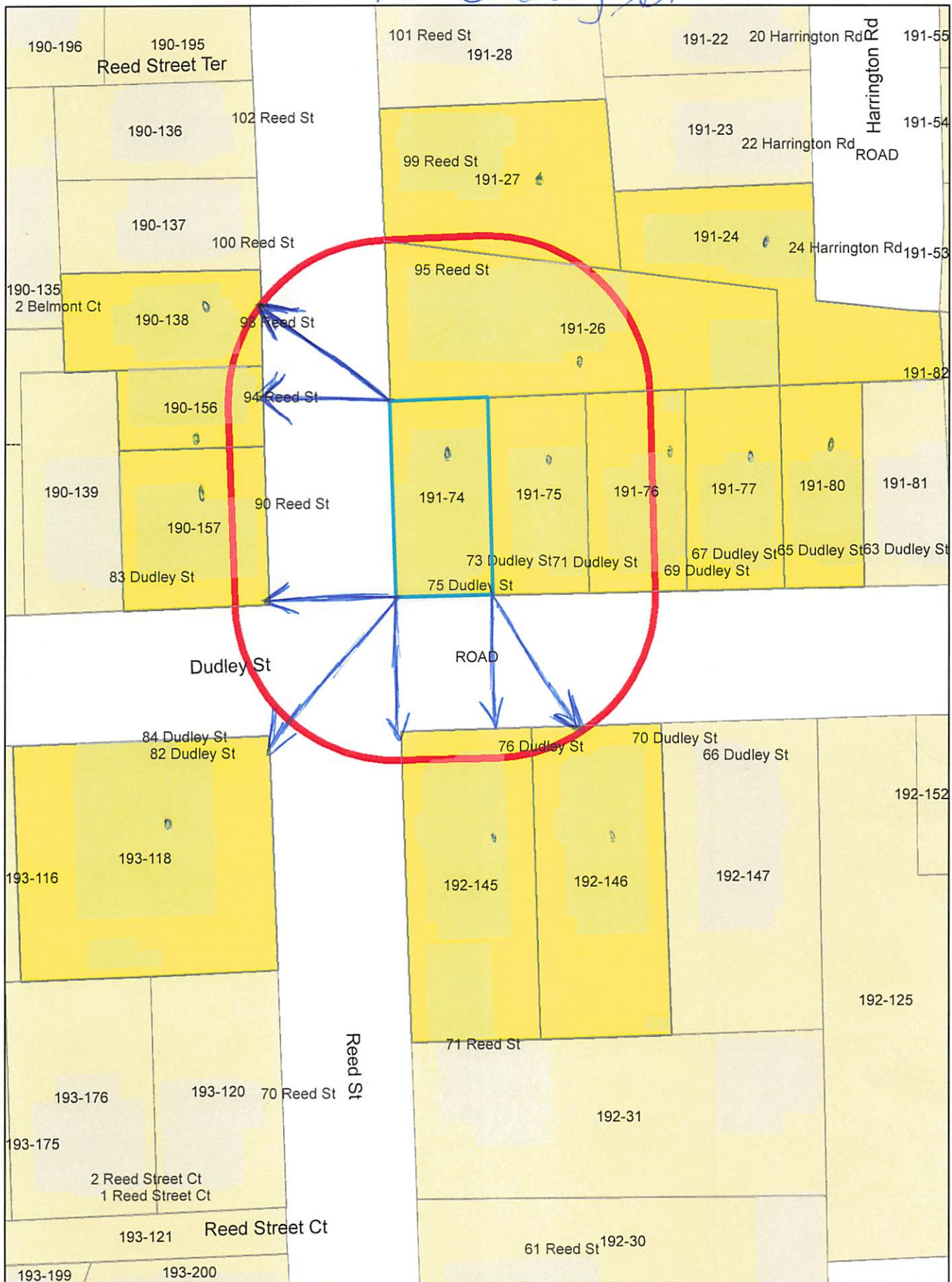
73/75 Dudley St.

North Cambridge, MA
BZA Submission

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	JOB NO: 23039

75 Dudley St.



75 Dudley St.

Peltone

191-27
STOCKMAN, SEBASTIAN &
KATHERINE W. STOCKMAN
99 REED ST
CAMBRIDGE, MA 02140

191-26
GEORGES, ROLAND JOSETTE GEORGES
TRS THE GEORGES REVOC TRUST
95 REED ST
CAMBRIDGE, MA 02140

191-74
BAIN, JOSEPH F. & VERONIQUE A. BAIN
98 EGERTON ROAD
ARLINGTON, MA 02474

191-76
DEERY, CHRISTOPHER P. &
MARGARET E. DEERY
69 DUDLEY ST
CAMBRIDGE, MA 02140-2419

192-145
MCGOVERN, KATE L.
76 DUDLEY ST UNIT 1
CAMBRIDGE, MA 02140

O'SULLIVAN ARCHITECTS
C/O JOSEPH WALSH
606 MAIN STREET - SUITE 3001
READING, MA 01867

192-146
NAJAFIAN, MARYAM
70 DUDLEY STREET #2
CAMBRIDGE, MA 02140

192-146
MADHURI, RAVI,
TRUSTEE THE BLUE BOAT TRUST
8 SPRUCE ST., #9N
NEW YORK, NY 10038

192-146
SIDIROGLOU, SYLIANOS & ALISON FOLLAND
70 DUDLEY ST 3
CAMBRIDGE, MA 02140

191-75
FITCH, JOHN L. & ANTOINETTE M FITCH
71 DUDLEY ST
CAMBRIDGE, MA 02140-2419

191-77
CASHDAN, JESSICA &
FRANCOIS BERELOWITCH
67 DUDLEY ST
CAMBRIDGE, MA 02140-2419

193-118
DESIMONE, RAYMOND E.,
TRUSTEE THE 82-84 DUDLEY ST. NOM TR.
53 WEBB ST
LEXINGTON, MA 02420-2245

192-145
SEDER, MOLLY DANIELLE GREGORY
MICHAEL DONADIO
76 DUDLEY ST UNIT3
CAMBRIDGE, MA 02140

190-138
PARK, EMILY ELIZABETH
NICHOLAS TYLER GRAHAM
98 REED ST
CAMBRIDGE, MA 02140

190-156
SCHEIER, ERIK S.
CITY OF CAMBRIDGE TAX TITLE
94 REED STREET
CAMBRIDGE, MA 02140

191-80
LEGREE, RACHEL
65 DUDLEY ST
CAMBRIDGE, MA 02140

191-24
MURPHY, GAIL A & DONNA FRASER
A LIFE ESTATE
24 HARRINGTON RD
CAMBRIDGE, MA 02140

190-157
KLIMA, ABIGAIL W.
90 REED ST
CAMBRIDGE, MA 02140

192-145
KENNEDY, CHARLES N.
1220 ROBINSON AVE, #206
SAN DIEGO, CA 92103



Front View from Reed Street



73/75 Dudley Street



View Towards Site Via Dudley Street



Side View from Reed Street



Neighbor and Side View from Reed Street



Neighbor Across Dudley Street



Neighbor Opposite Corner



Neighbor Across Reed Street

Site Photos
 73/75 Dudley St.
 North Cambridge, MA
 BZA Submission



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SHEET NUMBER	1 of 1
JOB NO:	23039

Pacheco, Maria

From: Rebecca Listfield <rwoodbury@gmail.com>
Sent: Monday, March 18, 2024 8:38 PM
To: Pacheco, Maria
Subject: Comment on BZA-258983 (75 Dudley)

Hi,

I'm writing to voice my support for the proposed modifications at 75 Dudley Street. I live a block away and walk past this property every day. The existing closed storefront is an eyesore, and I applaud any effort to rehabilitate this building. In addition, I strongly support the proposed addition of a second apartment unit, given the city's housing crisis. Finally, the proposed modifications are modest and consistent with the surrounding neighborhood.

Rebecca



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.
(617) 349-6100

g Bds

BZA

POSTING NOTICE - PICK UP SHEET

The undersigned picked up the notice board for the Board of Zoning Appeals Hearing.

Name: ROBERT NEWELL Date: 3-8-24
(Print)

Address: 75 Dudley St.

Case No. BZA-258983

Hearing Date: 3/28/24

Thank you,
Bza Members