



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2023 JAN -4 PM 12:19
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 206111

General Information

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

Special Permit: X

Variance: X

Appeal: _____

PETITIONER: Chia-Jung Chang

PETITIONER'S ADDRESS: 142 Thorndike Street, Cambridge, MA 02141

LOCATION OF PROPERTY: 142 Thorndike St., Cambridge, MA

TYPE OF OCCUPANCY: 3 Family

ZONING DISTRICT: Residence C-1 Zone

REASON FOR PETITION:

/Dormer/ /Raising Roof, New and Relocated Window Openings/

DESCRIPTION OF PETITIONER'S PROPOSAL:

Raising roof and adding additional non-conforming FAR and construction within existing non-conforming setbacks.

New and relocated window/door openings within existing non-conforming 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: 8.000	Section: 8.22.2.c (Non-Conforming Structure).
Article: 10.000	Section: 10.30 (Variance). & Sec. 10.40 (Special Permit).

Original
Signature(s):

(Petitioner(s) / Owner)

Chia-Jung Chang
(Print Name)

(Print Name)

Address:

Tel. No.

E-Mail Address:

142 Thorndike Street, Cambridge MA 02141

6177630586

cjung.chang@gmail.com

Date: 7/3/2023

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 Chia-Jung Chang
(OWNER)

Address: 140-142 Thorndike St, Cambridge, MA 02141


State that I/We own the property located at 140-142 Thorndike St, Cambridge, MA 02141, which is the subject of this zoning application.

The record title of this property is in the name of Cambridge Harmonic LLC

*Pursuant to a deed of duly recorded in the date October 14, 2022, Middlesex South County Registry of Deeds at Book 80828, Page 465; or

Middlesex Registry District of Land Court, Certificate No. _____

Book _____ Page _____.



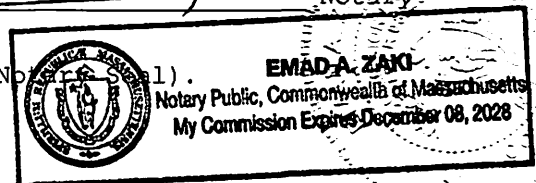
SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

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

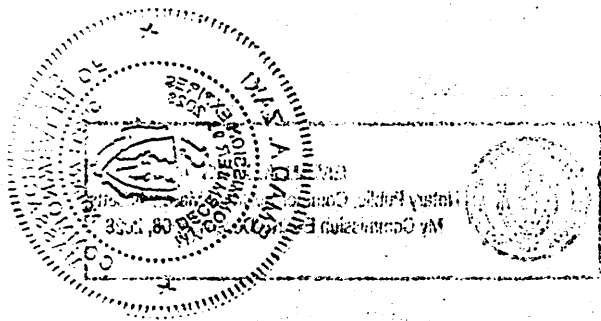
Commonwealth of Massachusetts, County of Middlesex

The above-name Chia J. Chang personally appeared before me, this 03 of Jan, 2023, and made oath that the above statement is true.

My commission expires 12/08/2028 (Notary Public)



- 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 original structure, dating back to 1850, is in disrepair due to neglect and substandard alterations and requires complete overhal of every building element and system.

- 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:

Used presently as a legal 3 family, the structure needs to be brought up to State Building Code as a matter of public safety. The remodeling for Code conformance would require complete redesign of floor layouts to accomodate a new stair and adequate headroom.

- 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:

The project proposes to raise the main roof, which covers 65% over the floor below, by approximately 3'9" and construction of symmetrical dormers that would provide adequate headroom and add in total 143sf to Gross Floor Area of the building. The proposed work will have no negative impact on the neighborhood. The scale and character of the neighborhood will remain unchanged. There will be no loss of privacy, no increase in noise or light pollution. There will be no loss in off street parking. The existing house is currently in much need of upgrades, and the proposed project will revive the building and improve the exterior appearance of the house.

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

The new area of the proposed design only adds 4.8% to the allowed FAR of 75%. Although the proposed design requires zoning relief for an increase in the existing non-conforming FAR, the proposed design leaves the conforming usable open space square footage unchanged. The proposed design is modest, tasteful, and is an aesthetic improvement for the neighborhood.

***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

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 142 Thorndike 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:

The proposed new window openings will cause no detriment to the neighborhood. The proposed relocation and reduction in size of the existing windows will reduce the exposure of this property to the neighborhood or the direct abutters.

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 project will have no impact on the existing traffic or parking patterns.

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 project does not propose any changes to the existing use and has no effect on the uses of adjacent properties.

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:

The project does not create any hazard to the safety and welfare of the occupants, neighbors or any other citizens of the City.

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 project does not propose any change to the existing use of the property. The project will have no detrimental impact on the neighborhood for any reason.

***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: Chia-Jung Chang
Location: 142 Thorndike St., Cambridge, MA
Phone: 6177630586

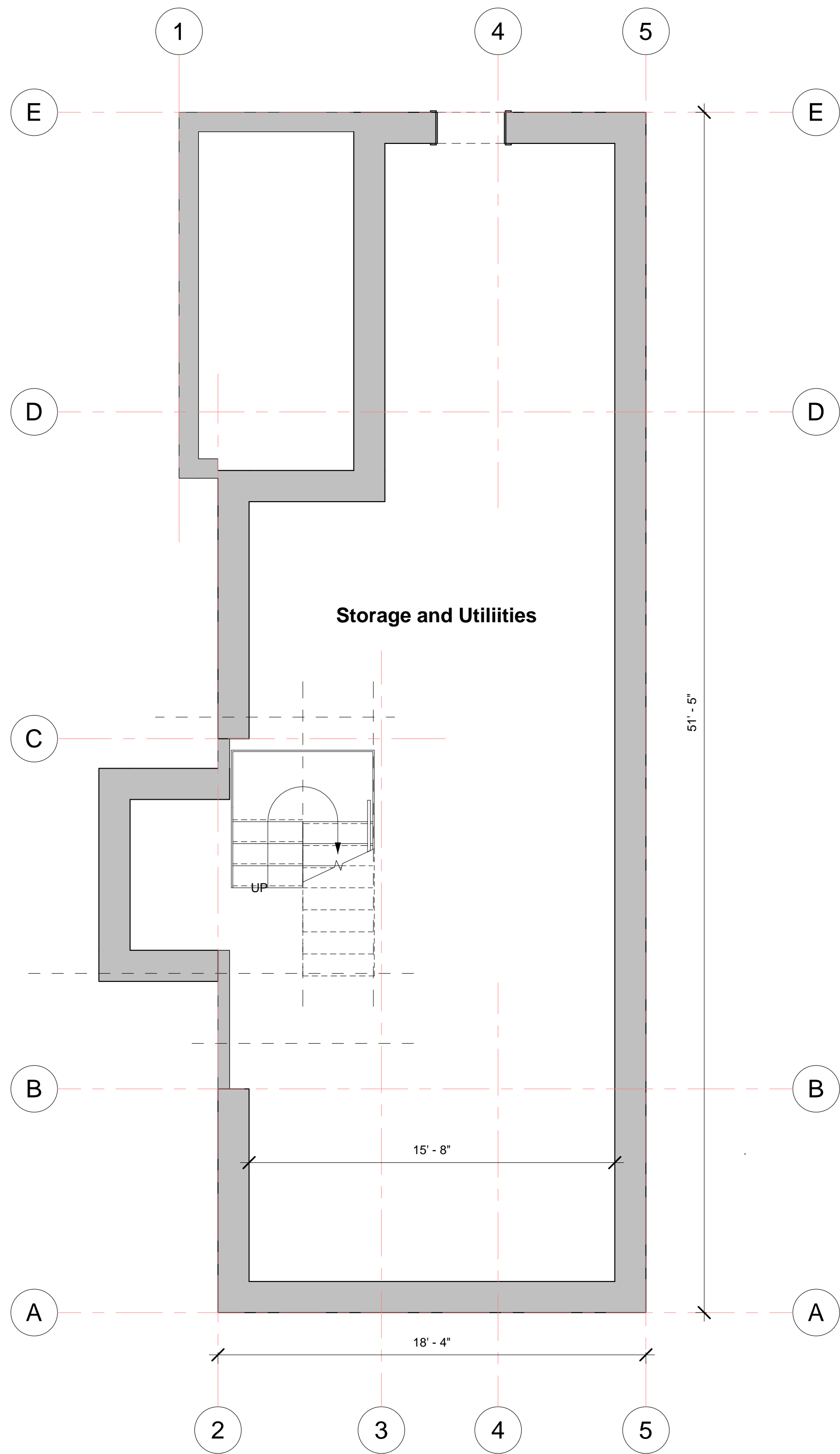
Present Use/Occupancy: 3 Family
Zone: Residence C-1 Zone
Requested Use/Occupancy: 3 Family

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		2572	2715	2550	(max.)
<u>LOT AREA:</u>		3400	No change	5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		0.756	0.798	0.750	
<u>LOT AREA OF EACH DWELLING UNIT</u>		1133	No change	1500	
<u>SIZE OF LOT:</u>	WIDTH	34.25'	No change	50.0'	
	DEPTH	100.00'	No change	NA	
<u>SETBACKS IN FEET:</u>	FRONT	0'	No change	10.0'	
	REAR	48.25'	No change	20.0'	
	LEFT SIDE	9.7'	No change	7.5'	
	RIGHT SIDE	0.3'	No change	7.5'	
<u>SIZE OF BUILDING:</u>	HEIGHT	30.2'	33.9' +/-	35.0'	
	WIDTH	52.4'	No change	NA	
	LENGTH	24.55'	No change	NA	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		47%	No change	30%	
<u>NO. OF DWELLING UNITS:</u>		3	No change	2	
<u>NO. OF PARKING SPACES:</u>		3	No change	3	
<u>NO. OF LOADING AREAS:</u>		NA	NA	NA	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		NA	NA	NA	

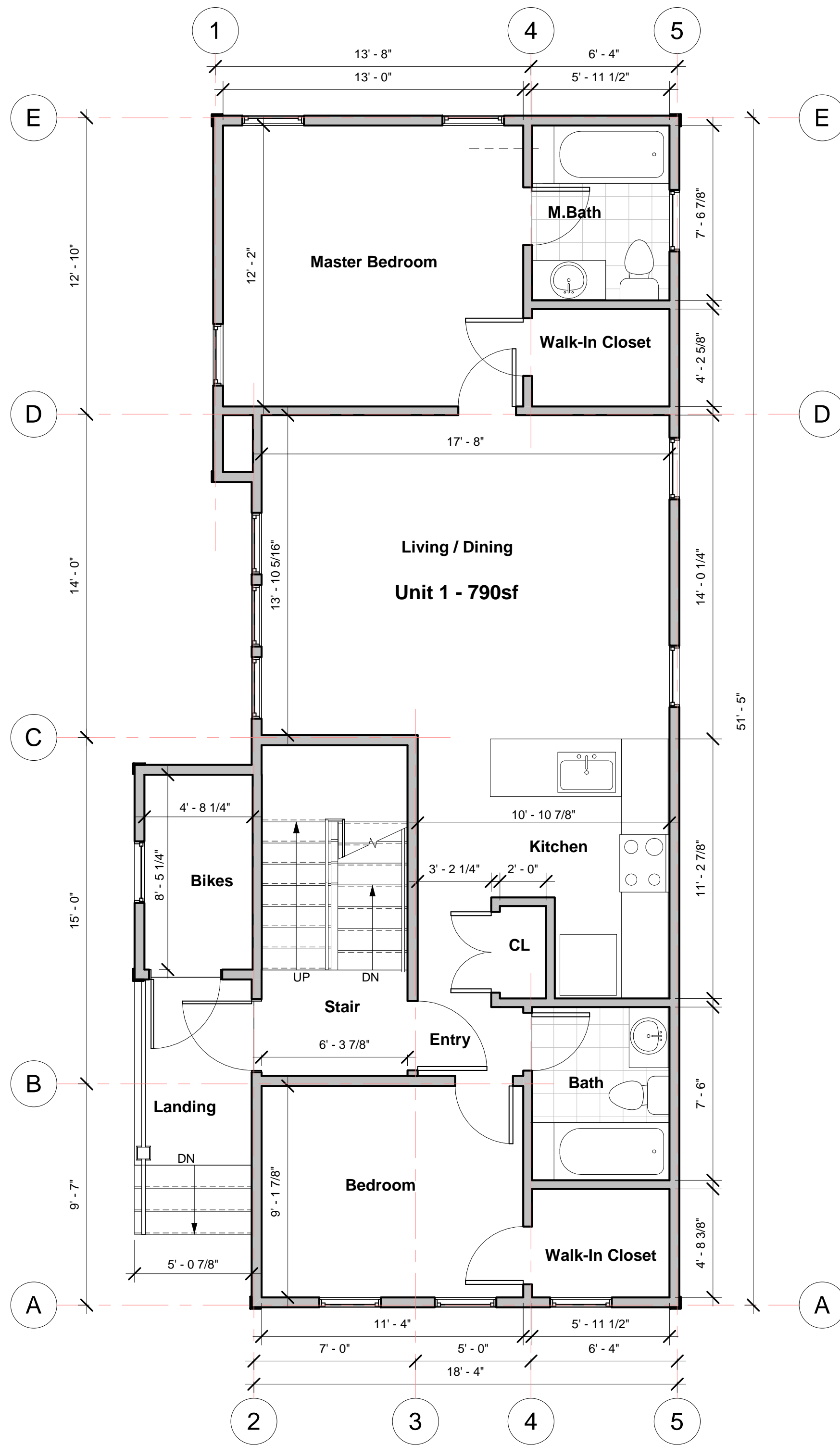
Describe where applicable, other occupancies on the same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g; wood frame, concrete, brick, steel, etc.:

The property contains no other building or occupancies. Project proposes remodeling of wood frame structure, concrete and fieldstone foundation, clapboard siding, and fiberglass asphalt shingles and membrane roof.

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'.



1 Basement Plan
1/4" = 1'-0"



2 First Floor Plan
1/4" = 1'-0"

Date	Description

Notes

Project Name and Address
Private Residences
142 Thorndike Street,
Cambridge MA
C.J. Chang

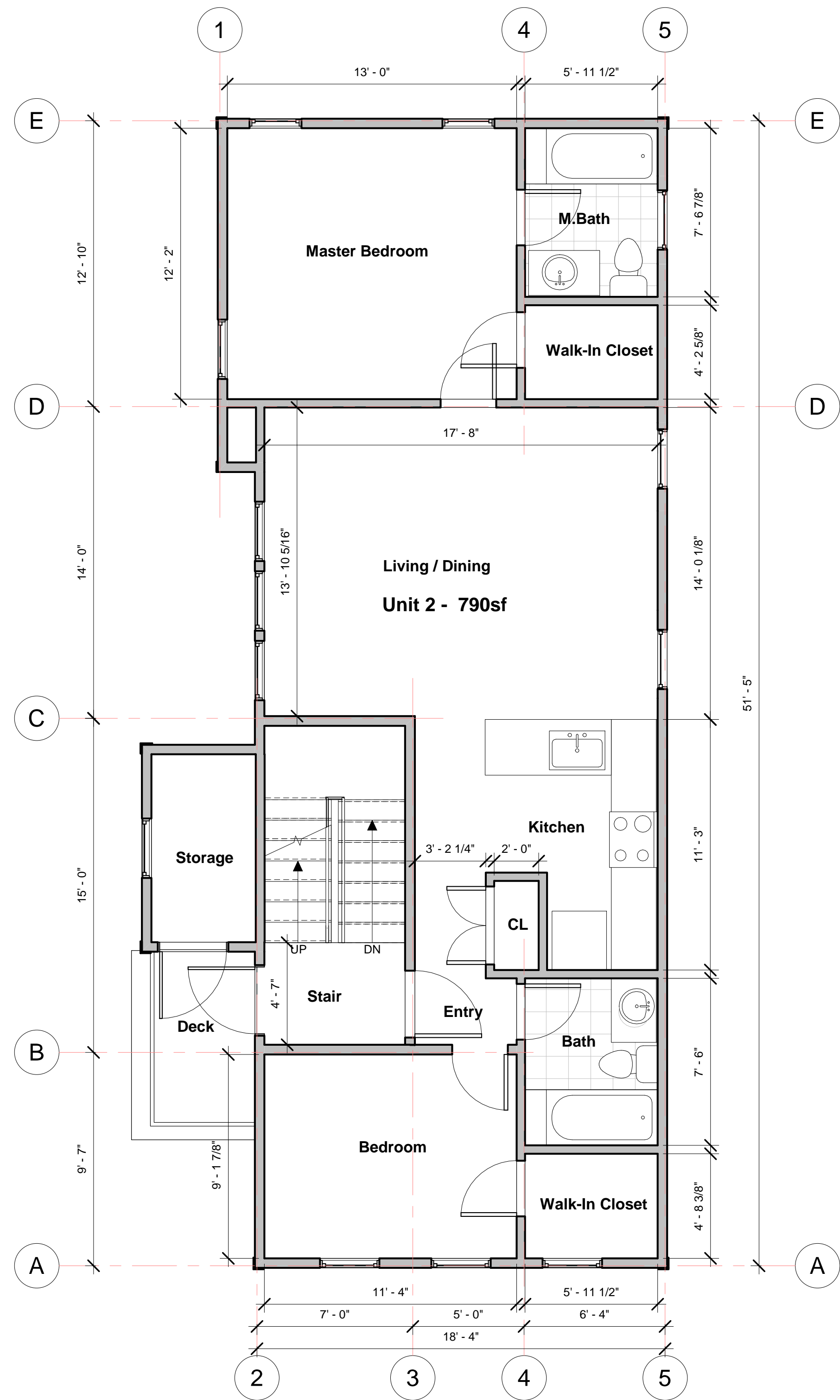
Drawing Title
Proposed Floor Plans

Seal

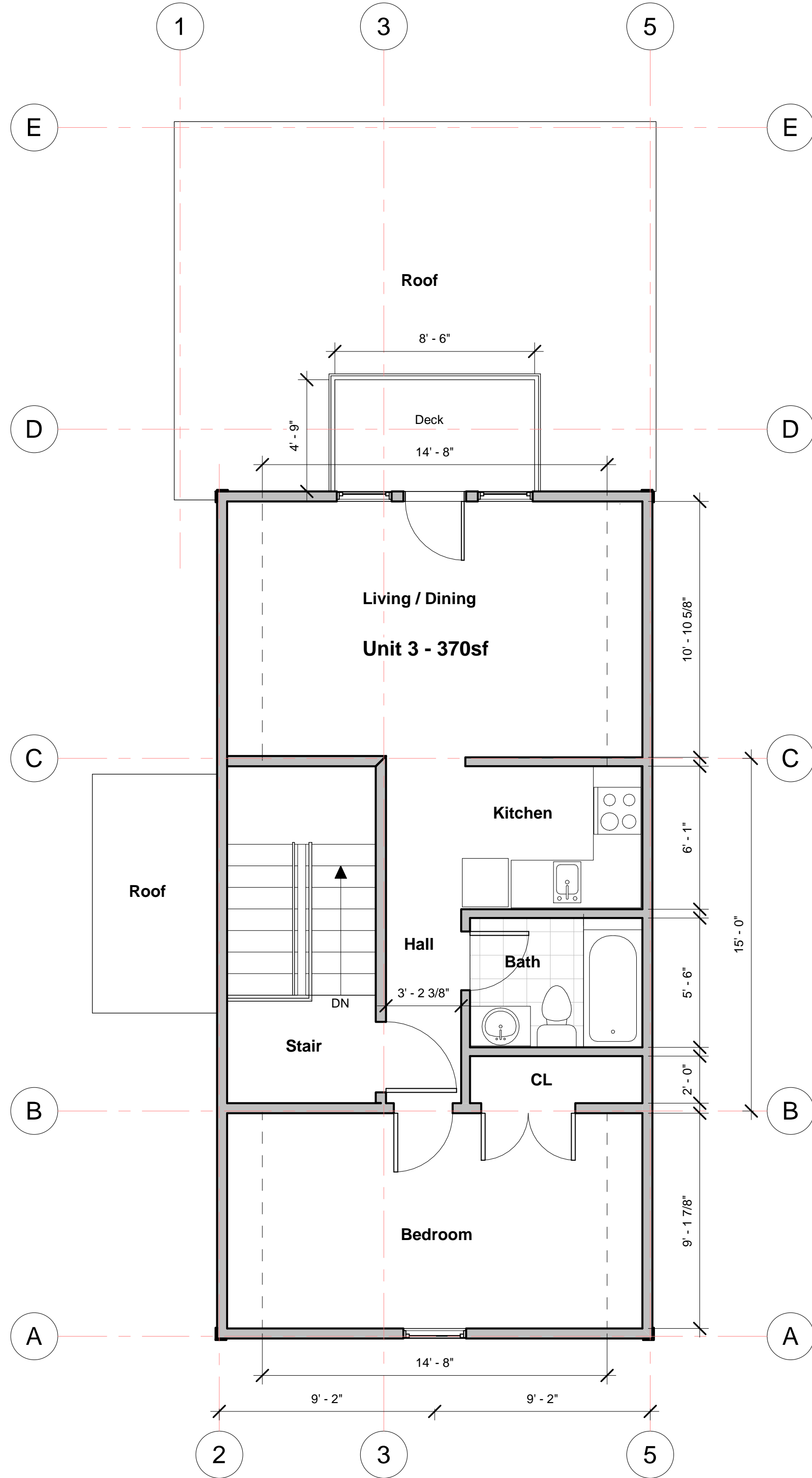
architecture sv
ARCHITECTURE DESIGN PLANNING
36 Highgate Road, Framingham, MA 01701
Tel. (617) 277-7617
Fax. (617) 277-8621
architex@alexnet.com

Scale	1/4" = 1'-0"
Date	12/23/22
Project	2207

Sheet
A1.1



1 Second Floor Plan
1/4" = 1'-0"



2 Attic
1/4" = 1'-0"

Date	Description

Notes

Project Name and Address
Private Residences
142 Thorndike Street,
Cambridge MA
C.J. Chang

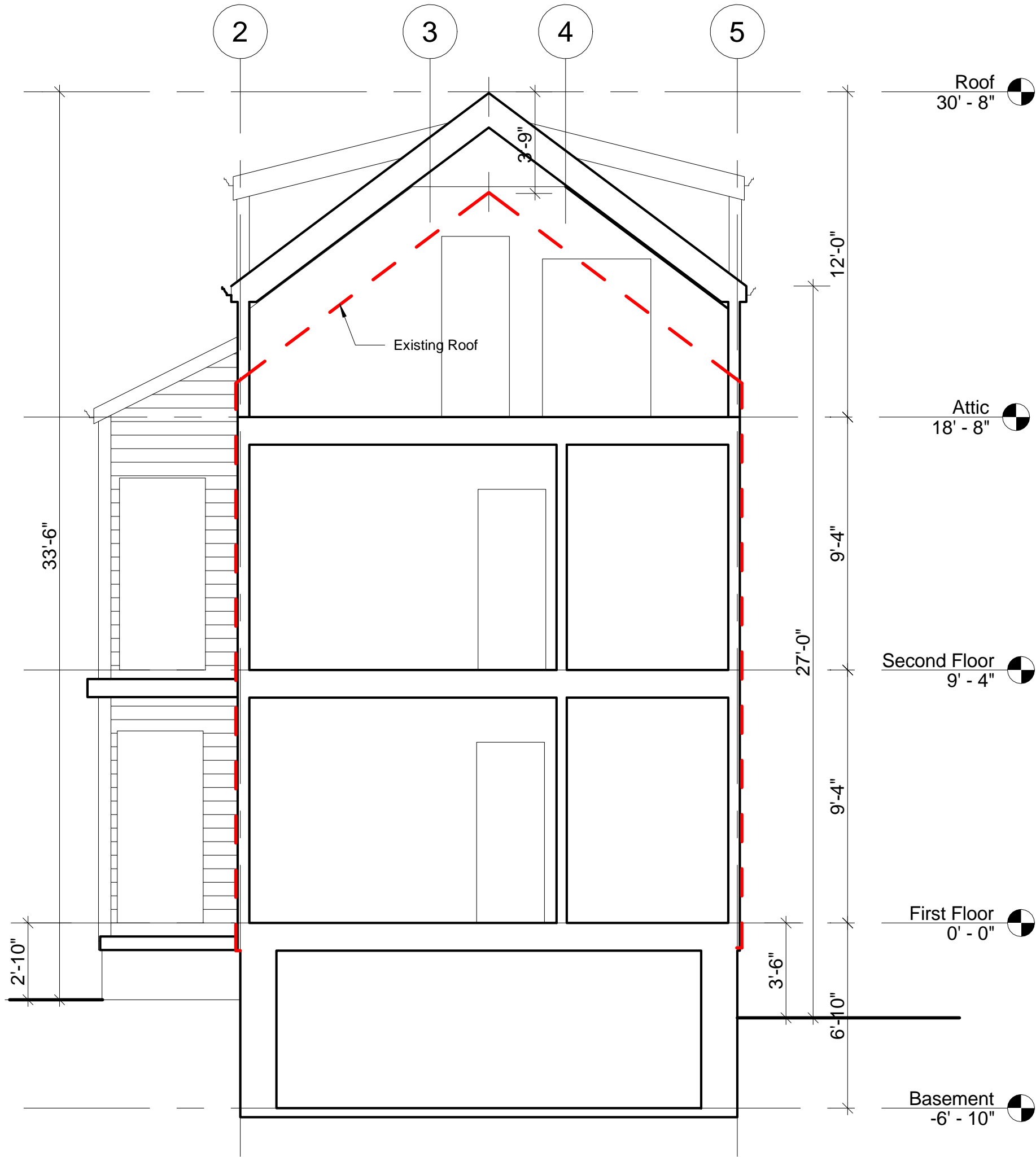
Drawing Title
Proposed Floor Plans

Seal

architecture sv
ARCHITECTURE DESIGN PLANNING
36 Highgate Road, Framingham, MA 01701
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architex@alexnet.com

Scale	1/4" = 1'-0"
Date	12/23/22
Project	2207

Sheet
A1.2



2 Section Overlay
1/4" = 1'-0"



1 Front Elevation
1/4" = 1'-0"

Date	Description

Notes

Project Name and Address
Private Residences
142 Thorndike Street,
Cambridge MA
C.J. Chang

Drawing Title
Proposed Elevation

Seal

architecture sv
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architex@alexnet.com

Scale	1/4" = 1'-0"
Date	12/23/22
Project	2207

Sheet
A2.1



1 Left Elevation
1/4" = 1'-0"

Date	Description

Notes

Project Name and Address
Private Residences
142 Thorndike Street,
Cambridge MA
C.J. Chang

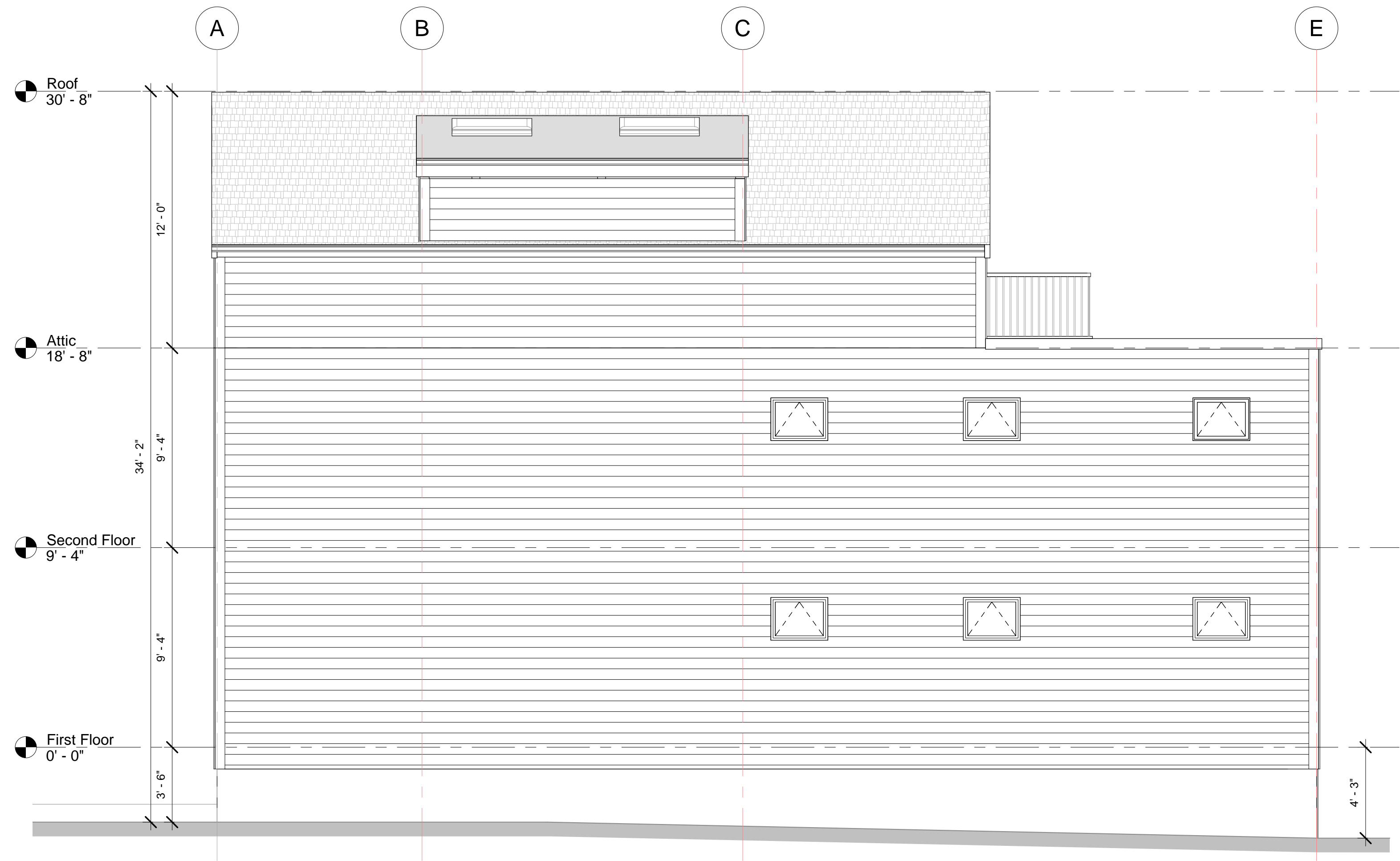
Drawing Title
Proposed Elevation

Seal

architecture sv
ARCHITECTURE DESIGN PLANNING
36 Highgate Road, Framingham, MA 01701
Tel. (617) 277-7617
Fax. (617) 277-8621
architex@alexnet.com

Scale	1/4" = 1'-0"
Date	12/23/22
Project	2207

Sheet
A2.2



1 Right Elevation
1/4" = 1'-0"

Date	Description

Notes

Project Name and Address
Private Residences
142 Thorndike Street,
Cambridge MA
C.J. Chang

Drawing Title
Proposed Elevation

Seal

architecture sv
ARCHITECTURE DESIGN PLANNING
36 Highgate Road, Framingham, MA 01701
Tel. (617) 277-7617
Fax. (617) 277-8621
architex@alexnet.com

Scale	1/4" = 1'-0"
Date	12/23/22
Project	2207

Sheet
A2.3



1 Rear Elevation
1/4" = 1'-0"

Date	Description

Notes

Project Name and Address
Private Residences
142 Thorndike Street,
Cambridge MA
C.J. Chang

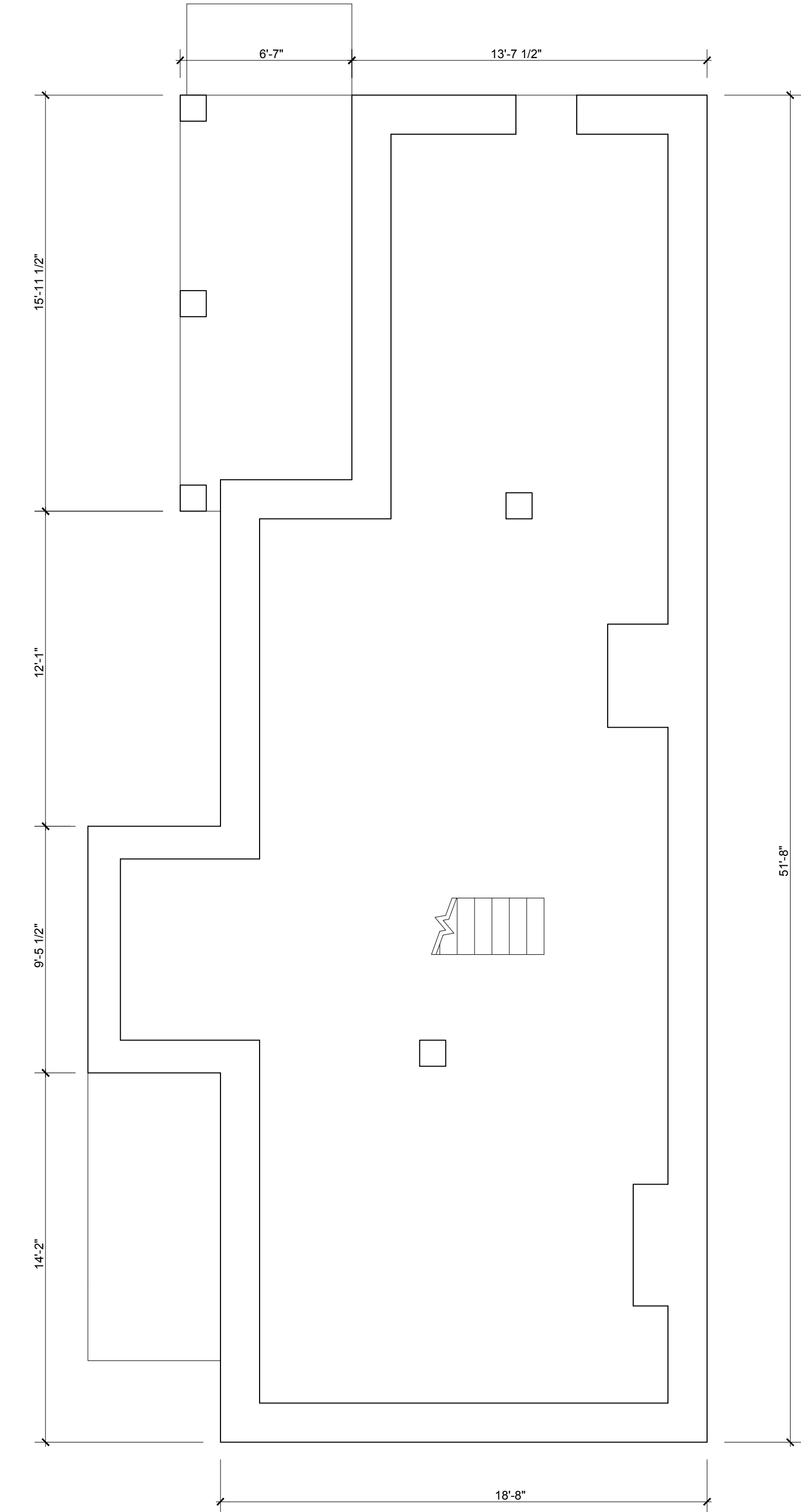
Drawing Title
Proposed Elevation

Seal

architecture sv
ARCHITECTURE DESIGN PLANNING
36 Highgate Road, Framingham, MA 01701
Tel. (617) 277-7617
Fax. (617) 277-8621
architex@alexnet.com

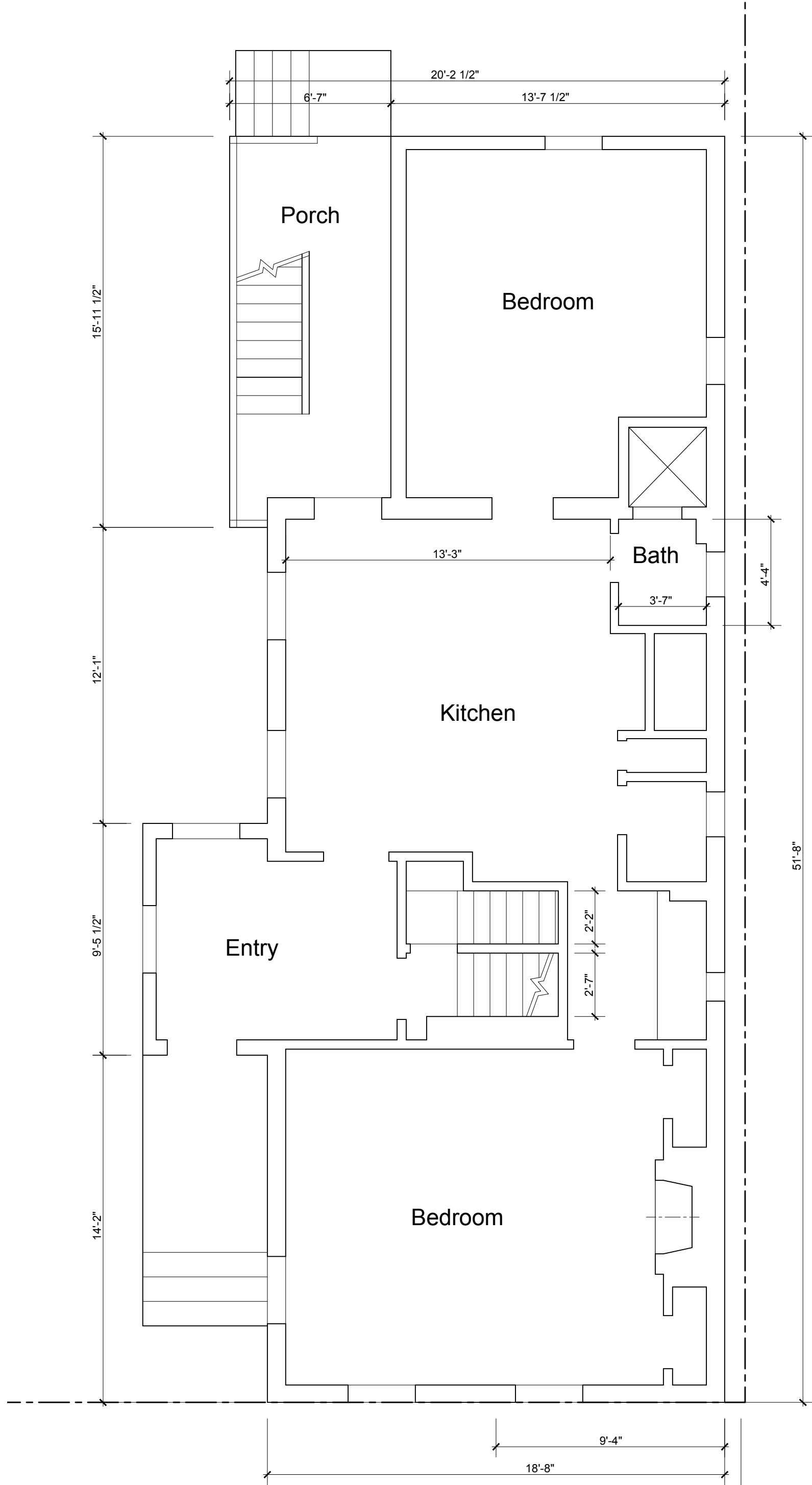
Scale	1/4" = 1'-0"
Date	12/23/22
Project	2207

Sheet
A2.4



1 Existing Basement Plan

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



2 Existing First Floor Plan

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

Date	Description

Notes

Project Name and Address

Private Residences
142 Thorndike Street,
Cambridge MA
C.J. Chang

Drawing Title

Existing Plans

Seal

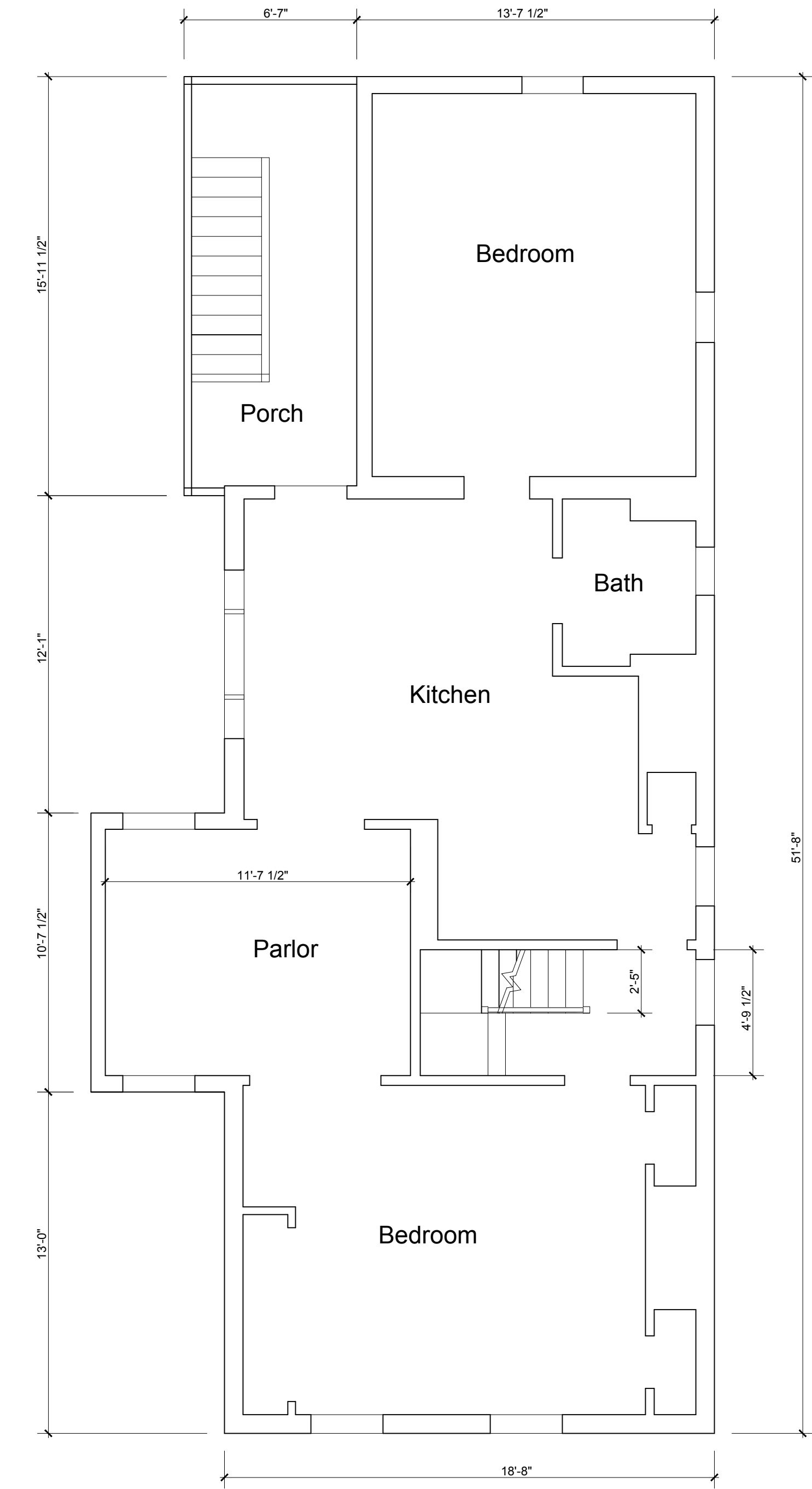
architecture sv

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36 Highgate Road, Frammingham, MA 01701
Tel. (617) 277-7617
Fax. (617) 277-8621
architex@alexnet.com

Scale	1/4" = 1'-0"
Date	12/23/22
Project	2207

Sheet

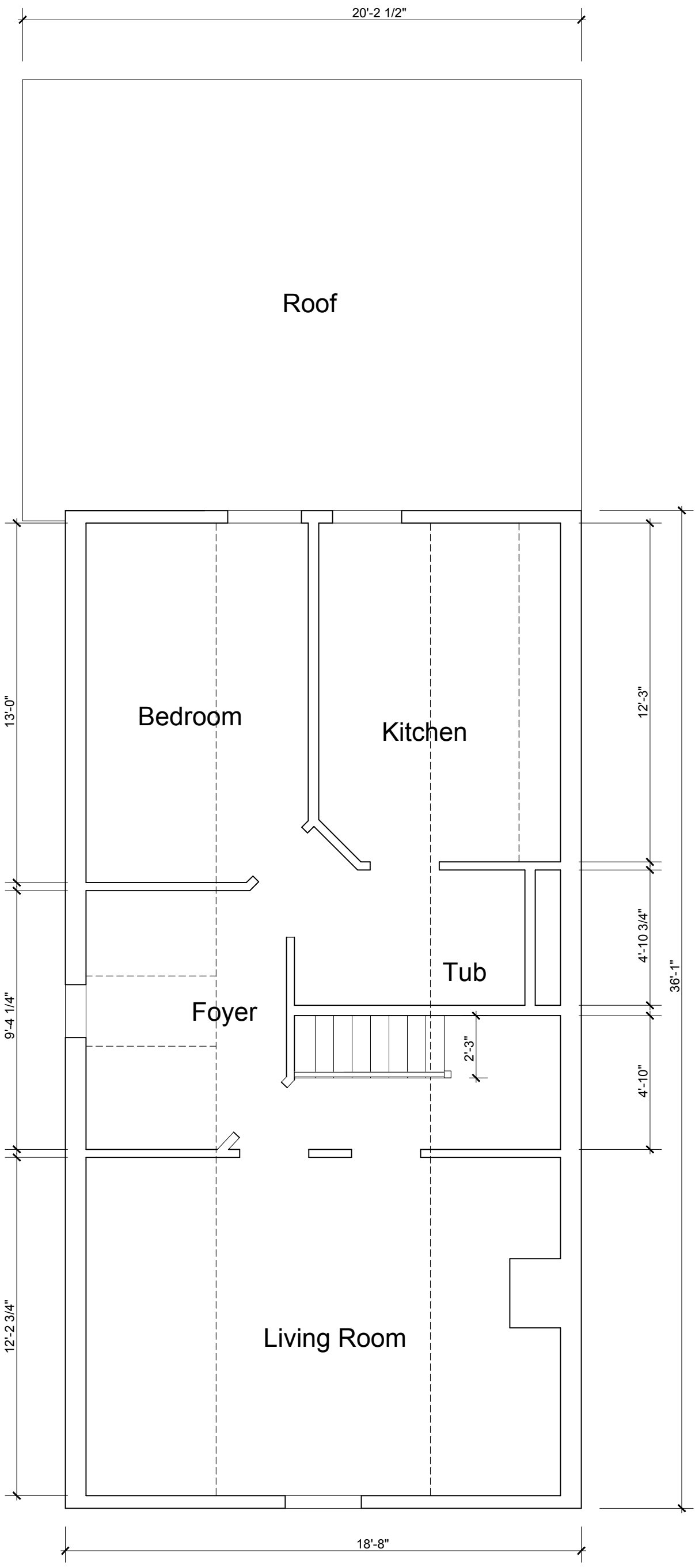
A3.1



1

Second Floor PlanBasement Plan

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



2

Existing Attic Plan

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

Date	Description

Notes

Project Name and Address

Private Residences
142 Thorndike Street,
Cambridge MA
 C.J. Chang

Drawing Title

Existing Plans

Seal

architecture sv
 ARCHITECTURE DESIGN PLANNING
 36 Highgate Road, Frammingham, MA 01701
 Tel. (617) 277-7617
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 architectex@alexnet.com

Scale	1/4" = 1'-0"
Date	12/23/22
Project	2207

Sheet

A3.2



2 Existing Left Elevation

Scale: 3/16" = 1'-0"



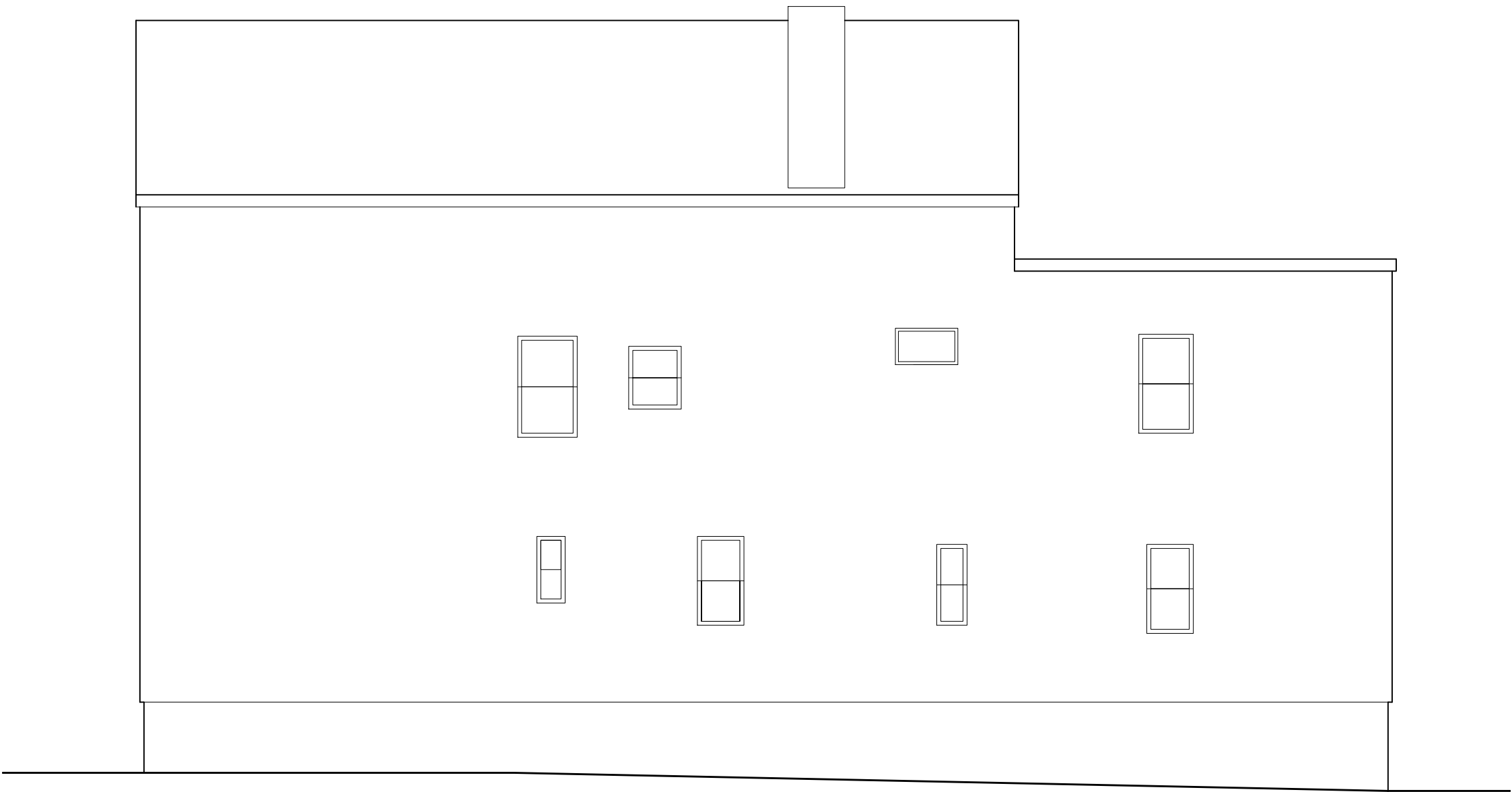
1 Existing Front Elevation

Scale: 3/16" = 1'-0"



4 Existing Rear Elevation

Scale: 3/16" = 1'-0"



3 Existing Right Elevation

Scale: 3/16" = 1'-0"

Date	Description

Notes

Project Name and Address
Private Residences
142 Thorndike Street,
Cambridge MA
C.J. Chang

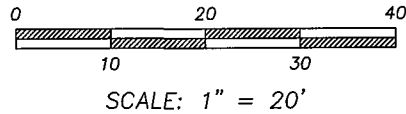
Drawing Title
Existing Elevations

Seal

architecture sv
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Fax. (617) 277-8621
architex@alexnet.com

Scale	1/4" = 1'-0"
Date	12/23/22
Project	2207

Sheet
A4.1



CURRENT OWNER: CELIA UGHETTI

TITLE REFERENCE: BOOK 65911 PAGE 139

PLAN REFERENCE: PLAN No. 540 OF 1990


THIS PLAN WAS PREPARED WITHOUT A FULL TITLE EXAMINATION AND IS NOT A CERTIFICATION TO THE TITLE OF THE LANDS SHOWN. THE OWNERSHIP OF ABUTTING PROPERTIES IS ACCORDING TO ASSESSORS RECORDS. THIS PLAN MAY OR MAY NOT SHOW ALL ENCUMBRANCES WHETHER EXPRESSED, IMPLIED OR PRESCRIPTIVE.

SURVEYOR'S CERTIFICATION:

TO: CJ CHANG

I CERTIFY THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE GENERALLY ACCEPTABLE PRACTICES OF LAND SURVEYORS IN THE COMMONWEALTH OF MASSACHUSETTS FOR A PLAN AND SURVEY OF THIS TYPE. THIS CERTIFICATION IS MADE ONLY TO THE ABOVE NAMED INDIVIDUAL(S) AND IS NULL AND VOID UPON ANY FURTHER CONVEYANCE OF THIS PLAN.

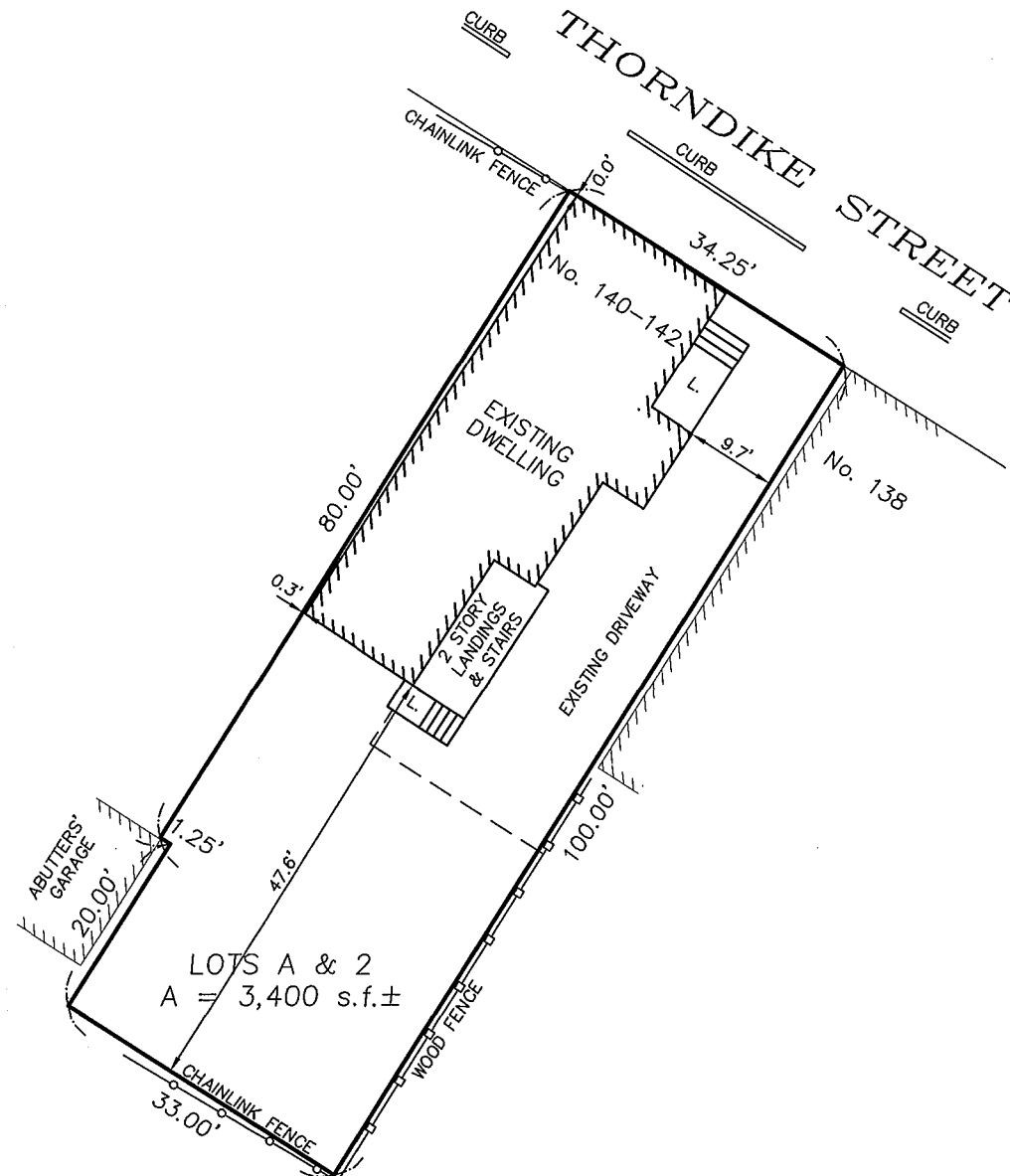
THE FIELD WORK WAS COMPLETED ON: NOVEMBER 09, 2022
DATE OF PLAN: NOVEMBER 14, 2022


RICHARD J. MEDE, JR. P.L.S.

11/14/2022
DATE:



*NOTE:
LOCATION OF FENCES SHOWN ARE APPROXIMATE AND ARE FOR
AESTHETIC PURPOSES ONLY. A DETAILED LOCATION WOULD BE
REQUIRED FOR THE EXACT LOCATION



CERTIFIED PLOT PLAN
140-142 THORNDIKE STREET
CAMBRIDGE, MASS.
(MIDDLESEX COUNTY)

PREPARED BY:

**MEDFORD
ENGINEERING
& SURVEY**

ANGELO B. VENEZIANO ASSOCIATES
15 HALL STREET, MEDFORD, MA 02155
781-396-4466 fax: 781-396-8052

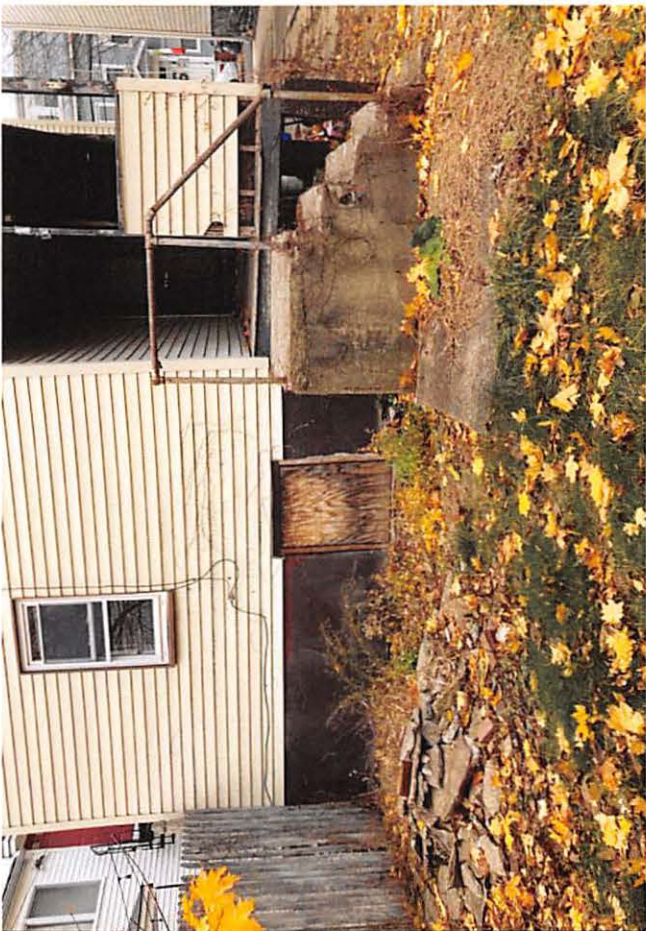
PREPARED FOR:
CJ CHANG

DRAWN	CHECKED	FILE No.
JTE	RJM	21786

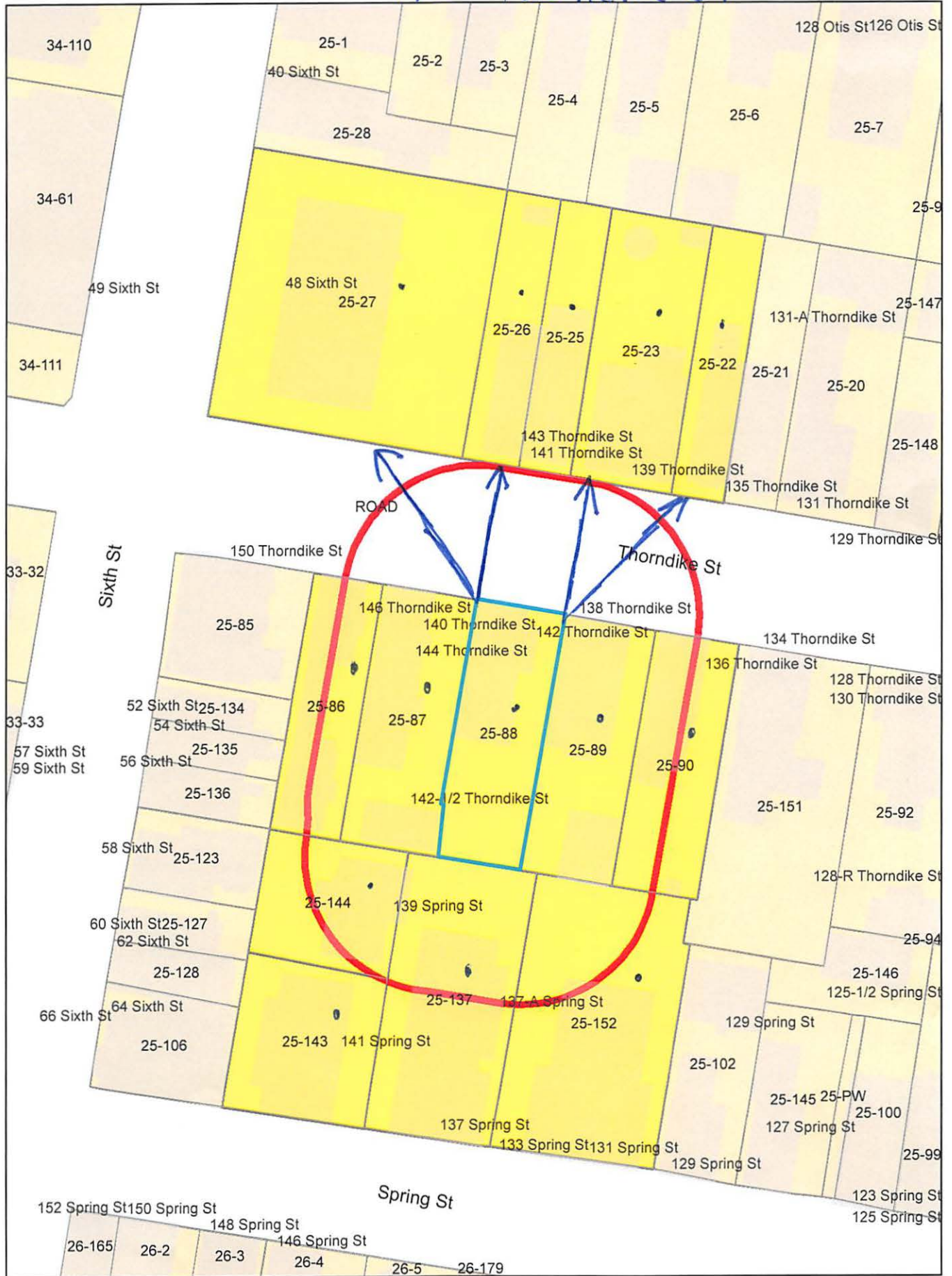
142 Howard St.







142 Thorndike St.



142 Thorndike St.

Petitioner

25-86
GRESHOCK, JOEL & DANIELLE GRESCHOK
146 THORNDIKE ST., #146
CAMBRIDGE, MA 02141

25-87
TAURO, DAVID & MARIA TAURO,
TRUSTEES OF FIFTH STREET REALTY TRUST
69 EAST ST
MELROSE, MA 02176

CHIA-JUNG CHANG
142 THORNDIKE STREET
CAMBRIDGE, MA 02141

25-89
JEFFERSON, PHILIP & KIM B. JEFFERSON AS
TRUSTEE OF THE TEAM JEFFERSON LIVING TRS
138 THORNDIKE ST
CAMBRIDGE, MA 02141

25-90
HOPKINS, CAITLIN GD & PETER W. HOPKINS
136 THORNDIKE ST
CAMBRIDGE, MA 02139

25-137
CAMBRIDGE COMMUNITY HOUSING
DEVELOP. INC
810 MEMORIAL DR - SUITE 102
CAMBRIDGE, MA 02139

25-143
CAMBRIDGE COMMUNITY HOUSING
DEVELOPMENT, C/O WINN COMPANIES
1 WASHINGTON MALL - SUITE 500
BOSTON, MA 02108

25-22
135 THORNDIKE STREET, LLC
135 THORNDIKE ST
CAMBRIDGE, MA 02141

25-23
PERCOCO, DANIEL L. & TINA PERCOCO
TR. OF PERCOCO REVOCABLE TRUST.
139 THORNDIKE ST
CAMBRIDGE, MA 02141

25-27
CAMBRIDGE CITY OF LIBRARY DEPT
449 BROADWAY
CAMBRIDGE, MA 02138

25-144
CAMBRIDGE COMMUNITY HOUSING
DEVELOPMENT, INC.
C/O WINN COMPANIES
810 MEMORIAL DR., SUITE 102
CAMBRIDGE, MA 02139

25-26
CASSA, CHRISTOPHER A.
103 GORE ST., #2
CAMBRIDGE, MA 02141

25-86
WILLIAMS, J. MICHAEL
146 THORNDIKE ST., # 146/5
CAMBRIDGE, MA 02141

25-25
SACCOCIA, RALPH & MARIA.,
TRS THE SACCOCIA FAMILY LIVING TRT
141 THORNDIKE ST
CAMBRIDGE, MA 02141

25-26
TERIANNE, CATHERINE HALL
73 SPRING ST UNIT 1
CAMBRIDGE, MA 02141

25-152
CMS PARTNERS LLC
121 COLUMBIA ST
CAMBRIDGE, MA 02139

25-88
CAMBRIDGE HARMONIC LLC
9 CARROLL CIR
WESTON, MA 02493

25-27
CITY OF CAMBRIDGE
C/O NANGY GLOWA
CITY SOLICITOR

25-27
YI-AN HUANG
CITY MANAGER

Pacheco, Maria

From: Philip Jefferson <pojefferson@gmail.com>
Sent: Wednesday, January 18, 2023 5:48 PM
To: Pacheco, Maria
Cc: Planning Board Comment
Subject: statement of support re: case number BZA-206111, 142 Thorndike Street

Hi Maria -

My name is Philip Jefferson, and I own the home at 138 Thorndike Street, which is directly adjacent (next-door) to the property/home at 142 Thorndike Street. I have met with the new owner of 142 Thorndike Street ("CJ" Chang) to discuss the project, and I have had the opportunity to review the drawings prepared by her architect. I wish to formally express my support for the petition related to case number BZA-206111.

Please let me know if you need any additional information from me.

Regards,

~ Philip

Philip Jefferson
pojefferson@gmail.com
(617)-306-2368



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

BZA

POSTING NOTICE – PICK UP SHEET

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

Name: Chia-Jung Chang Date: 1/6/2023
(Print)

Address: 142 Thorndike St.

Case No. BZA-206111

Hearing Date: 1/26/23

Thank you,
Bza Members