BZA Number: 178804

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

Special Permit: _______ Variance: _______Appeal: _______

PETITIONER: Jeffrey Hodess and Michelle Goldman C/O Edrick vanBeuzekom / EvB Design

PETITIONER'S ADDRESS: 1310 Broadway, Somerville, MA 02144

LOCATION OF PROPERTY: 201 Charles St., Cambridge, MA

TYPE OF OCCUPANCY: single family residence ZONING DISTRICT: Residence C-1 Zone

REASON FOR PETITION:

/Additions/

DESCRIPTION OF PETITIONER'S PROPOSAL:

The petitioner proposes two separate two story additions to gain much needed living space for their family. The existing house is on a nonconforming corner lot and is non conforming to a side yard setback. The additions will increase the gross floor area to be nonconforming. One of the additions will further violate the side yard setback requirements.

SECTIONS OF ZONING ORDINANCE CITED:

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

Original Signature(s):

(Petitioner(s) / Owner)

(Print Name)
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 Jeffrey Hodess and Michelle Goldman
(OWNER)

Address: 201 Charles St. Cambridge, MA 02141

State that I/We own the property located at 201 Charles St., which is the subject of this zoning application.

The record title of this property is in the name of Jeffrey Hodess and Michelle Goldman

*Pursuant to a deed of duly recorded in the date 5/9/13, Middlesex South County Registry of Deeds at Book 61767, Page 518; or Middlesex Registry District of Land Court, Certificate No. Book __________ Page __________.

Commonwealth of Massachusetts, County of Bristol

The above-name Jeffrey Hodess, Michelle Goldman personally appeared before me, this 11 of March, 2022, and made oath that the above statement is true.

Pamela J. Padula Notary

My commission expires May 13, 2022 (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 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:

A literal enforcement would involve substantial hardship because it would prevent a small expansion to gain a much needed additional bedroom and bathroom for a family in a market where it is virtually impossible to find an affordable home with enough space to meet a small family’s needs.

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 by not affecting generally the zoning district in which it is located for the following reasons:

The hardship is owing to the shape of lot which is less than 50% district requirements and narrow in one direction, and the position of the existing structure which is nonconforming to side yard and front yard setbacks.

B) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:

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

Desirable relief may be granted without substantial detriment to the public good because with the proposed additions the resulting structure will still be smaller than surrounding buildings and it will not infringe on the public way.

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

Desirable relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance because with the proposed additions the resulting structure will be less than half the size that would be allowed on a conforming lot, and it will be appropriately scaled 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**

**DIMENSIONAL INFORMATION**

<table>
<thead>
<tr>
<th>Applicant:</th>
<th>Jeffrey Hodess and Michelle Goldman</th>
<th>Present Use/Occupancy: single family residence</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location:</td>
<td>201 Charles St., Cambridge, MA</td>
<td>Zone: Residence C-1 Zone</td>
</tr>
<tr>
<td>Phone:</td>
<td>617-623-2222</td>
<td>Requested Use/Occupancy: single family residence</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Existing Conditions</strong></th>
<th><strong>Requested Conditions</strong></th>
<th><strong>Ordinance Requirements</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>TOTAL GROSS FLOOR AREA:</strong></td>
<td>1195 sq ft</td>
<td>1713 sq ft</td>
</tr>
<tr>
<td><strong>LOT AREA:</strong></td>
<td>1994 sq ft</td>
<td>1994 sq ft</td>
</tr>
<tr>
<td><strong>RATIO OF GROSS FLOOR AREA TO LOT AREA:</strong></td>
<td>0.6</td>
<td>0.89</td>
</tr>
<tr>
<td><strong>LOT AREA OF EACH DWELLING UNIT:</strong></td>
<td>1994 sq ft</td>
<td>1994 sq ft</td>
</tr>
<tr>
<td><strong>SIZE OF LOT:</strong></td>
<td>50'</td>
<td>50'</td>
</tr>
<tr>
<td><strong>WIDTH:</strong></td>
<td>39.81'</td>
<td>39.81'</td>
</tr>
<tr>
<td><strong>DEPTH:</strong></td>
<td>0.7'</td>
<td>0.7'</td>
</tr>
<tr>
<td><strong>SETBACKS IN FEET:</strong></td>
<td>11.6'</td>
<td>11.6'</td>
</tr>
<tr>
<td><strong>REAR:</strong></td>
<td>0.1'</td>
<td>0.1'</td>
</tr>
<tr>
<td><strong>LEFT SIDE:</strong></td>
<td>19.3'</td>
<td>15'</td>
</tr>
<tr>
<td><strong>RIGHT SIDE:</strong></td>
<td>27'-10&quot;</td>
<td>27'-10&quot;</td>
</tr>
<tr>
<td><strong>SIZE OF BUILDING:</strong></td>
<td>27'-6&quot;</td>
<td>27'-6&quot;</td>
</tr>
<tr>
<td><strong>WIDTH:</strong></td>
<td>17%</td>
<td>17%</td>
</tr>
<tr>
<td><strong>RATIO OF USABLE OPEN SPACE TO LOT AREA:</strong></td>
<td>NA</td>
<td>NA</td>
</tr>
<tr>
<td><strong>NO. OF DWELLING UNITS:</strong></td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td><strong>NO. OF PARKING SPACES:</strong></td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td><strong>NO. OF LOADING AREAS:</strong></td>
<td>NA</td>
<td>NA</td>
</tr>
<tr>
<td><strong>DISTANCE TO NEAREST BLDG. ON SAME LOT:</strong></td>
<td>NA</td>
<td>NA</td>
</tr>
</tbody>
</table>

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.:
List Of Drawings:

Cover Sheet
C1.1 Existing & Proposed Site Plan & Zoning Table
X1.0 Existing Basement Plan
A1.0 Proposed Basement Plan
X1.1 Existing 1st Floor Plan
A1.1 Proposed 1st Floor Plan
X1.2 Existing 2nd Floor Plan
A1.2 Proposed 2nd Floor Plan
X2.1 Existing Front Elevation (Charles St)
A2.1 Proposed Front Elevation (Charles St)
X2.2 Existing Front Elevation (Suffolk St)
A2.2 Proposed Front Elevation (Suffolk St)
X2.3 Existing Right Side Elevation
A2.3 Proposed Right Side Elevation
X2.4 Existing Left Side Elevation
A2.4 Proposed Left Side Elevation
X3.1 Existing Section A-A
A3.1 Proposed Section A-A
X3.2 Existing Section B-B
A3.2 Proposed Section B-B
Shadow Studies R2.0-R2.8

LOCUS PLAN
Existing Basement Plan

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

B.O.I. 77 1/2
2x8 joists
16" o.c.

200A Elec Panel
Gas

Boiler
WH
D
W
COL

Entry Step Protrusion

1

1310 Broadway, Suite 200
Somerville, MA 02144

201 Charles St.
Cambridge, MA 02141

Hodess-Goldman Residence

03/22/22
Existing First Floor Plan
Scale: 1/4" = 1'-0"
Existing Second Floor Plan
Scale: 1/4" = 1'-0"
Proposed Side Elevation (5th St.)
Scale: 1/4" = 1'-0"

BUILDING HEIGHT

1310 Broadway, Suite 200
Somerville, MA 02144

Date:
03/22/22

Hodess-Goldman Residence
201 Charles St.
Cambridge, MA 02141
Proposed Back Elevation

Scale: 1/4” = 1'-0"
Existing Side Elevation
Scale: 1/4" = 1'-0"
Proposed Left Side Elevation

Scale: 1/4" = 1'-0"
Existing SX A/A'
Scale: 1/4" = 1'-0"
CHARLES STREET

ESTABLISHED 1916

-everett m. brooks co.
surveyors & engineers
49 lexington street
west newton, ma 02465

(617) 527-8750
info@everettbrooks.com

DEED REFERENCE:
BOOK 61767 PAGE 518

PLAN REFERENCE:
BOOK 43281 PAGE 128

PLAN OF LAND IN
CAMBRIDGE, MA

201 CHARLES STREET
EXISTING CONDITION

SCALE: 1 IN. = 10 FT.
DATE: JUNE 20, 2018
DRAWN: GAR
CHECK: BB
PROJECT NO. 25579
27-88
GULDEN, AHMET A.
206 CHARLES ST
CAMBRIDGE, MA 02141

27-88
JORGENSON, KARI & BEAUSANG, KENNETH
210 CHARLES ST., UNIT #210
CAMBRIDGE, MA 02141

EVB DESIGN
C/O EDRICK VANBEUZEKOM
1310 BROADWAY
SOMERVILLE, MA 02144

26-141
MCLELLAN, MICHAEL
155 FIFTH STREET
CAMBRIDGE, MA 02141

26-160
RATER, MICHAEL A. & LILLIAN RATER
161 FIFTH ST
CAMBRIDGE, MA 02141

26-115
HODESS, JEFFREY MAXWELL & MICHELLE CARYN GOLDMAN
201 CHARLES ST
CAMBRIDGE, MA 02141

26-138-139
HINDS, CHARLES T.
207 CHARLES ST
CAMBRIDGE, MA 02141

26-168
ORANDA, PETER O.
166 FIFTH ST
CAMBRIDGE, MA 02141

26-140
KELLER DAVID
157 1/2 FIFTH ST UNIT NO A
CAMBRIDGE, MA 02141

26-159
CARLTON-FOSS, MARGARET
159 FIFTH ST. UNIT 3
CAMBRIDGE, MA 02141

26-95
HELENK, KRIS A. & HENRY B. KASDON
160 FIFTH ST
CAMBRIDGE, MA 02141

26-167
ANNACONE, ANGELO L. & MARION J. ANNACONE
2 HENRY ST
MEDFORD, MA 02155

26-159
VON BURCHARD, PETER J. & ADRIANA VON BURCHRD
200-212 CHARLES ST., #208
CAMBRIDGE, MA 02141

26-69
KAGNO, N. IRA, SAMUEL GONDELMAN, TRUSTEE
& CITY OF CAMBRIDGE TAX TITLE
188 CHARLES ST
CAMBRIDGE, MA 02141

26-160
ROBERTS, ADAM M. & XIAOQING LI
200-212 CHARLES ST., #202
CAMBRIDGE, MA 02141

26-117
HASSAN HELENA D A
TR5 HELENA D A HASSAN TR
5 LAWRENCE LN
LEXINGTON, MA 02421

26-140
WONG, SUZANNE J
157 1/2 FIFTH ST - UNIT B
CAMBRIDGE, MA 02141

27-88
ROBERTS, ADAM M. & XIAOQING LI
200-212 CHARLES ST., #202
CAMBRIDGE, MA 02141

27-88
HU, KUN & SHIQIAN SHEN
200-212 CHARLES ST. UNIT #204
CAMBRIDGE, MA 02139

27-88
ZHOU, WARREN & YUQING XIAO
200-212 CHARLES ST., #212
CAMBRIDGE, MA 02139

26-140
KELLER DAVID
157 1/2 FIFTH ST UNIT NO A
CAMBRIDGE, MA 02141

26-159
CARLTON-FOSS, MARGARET
159 FIFTH ST. UNIT 3
CAMBRIDGE, MA 02141

26-159
RUBIN-WILLS, JESSICA
159 FIFTH ST #2
CAMBRIDGE, MA 02141