



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

BZA Application Form

BZA Number: 178804

General Information

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

Special Permit: _____

Variance: X

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:

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

Original
Signature(s):

(Petitioner (s) / Owner)

Edrick vanBeuzekom

(Print Name)

2022 JUN -7 PM 2:24
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

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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 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 _____.

Jeffrey Hodess Michelle Goldman
SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

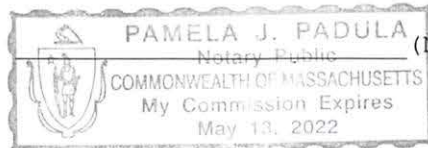
**Written evidence of Agent's standing to represent petitioner may be requested.*

Commonwealth of Massachusetts, County of 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



(Notary Seal).

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

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THE UNIVERSITY OF CHICAGO LIBRARY

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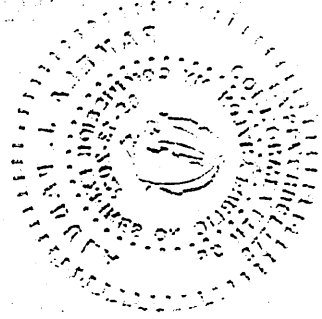
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BZA Application Form

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.

- 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 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.

- 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:

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.**

Address: _____
 Tel. No. 617-623-2222
 E-Mail Address: edrick@evbdesign.com

Date: _____

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: Jeffrey Hodess and Michelle Goldman
Location: 201 Charles St., Cambridge, MA
Phone: 617-623-2222

Present Use/Occupancy: single family residence
Zone: Residence C-1 Zone
Requested Use/Occupancy: single family residence

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
TOTAL GROSS FLOOR AREA:		1195 sq ft	1713 sq ft	1500 sq ft	(max.)
LOT AREA:		1994 sq ft	1994 sq ft	5000 sq ft	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: ²		0.6	0.89	0.75	
LOT AREA OF EACH DWELLING UNIT		1994 sq ft	1994 sq ft	1500 sq ft	
SIZE OF LOT:	WIDTH	50'	50'	50'	
	DEPTH	39.81'	39.81'	NA	
SETBACKS IN FEET:	FRONT	0.7'	0.7'	10'	
	REAR	11.6'	11.6'	10'	
	LEFT SIDE	0.1'	0.1'	7'-6"	
	RIGHT SIDE	19.3'	15'	10'	
SIZE OF BUILDING:	HEIGHT	27'-10"	27'-10"	35'	
	WIDTH	27'-6"	27'-6"	NA	
RATIO OF USABLE OPEN SPACE TO LOT AREA:		17%	17%	30%	
NO. OF DWELLING UNITS:		1	1	1	
NO. OF PARKING SPACES:		1	1	1	
NO. OF LOADING AREAS:		NA	NA	NA	
DISTANCE TO NEAREST BLDG. ON SAME LOT		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.:

Jeff Hodess & Michelle Goldman Residence

201 Charles Street
Cambridge, MA 02141

ISSUE DATE: March 22, 2022

For Zoning Review

Architect:

EvB Design

Edrick vanBeuzekom, AIA
1310 Broadway, Suite 200
Somerville, MA 02144
Tel: 617-623-2222

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 (Fifth St)

A2.2 Proposed Front Elevation (Fifth 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

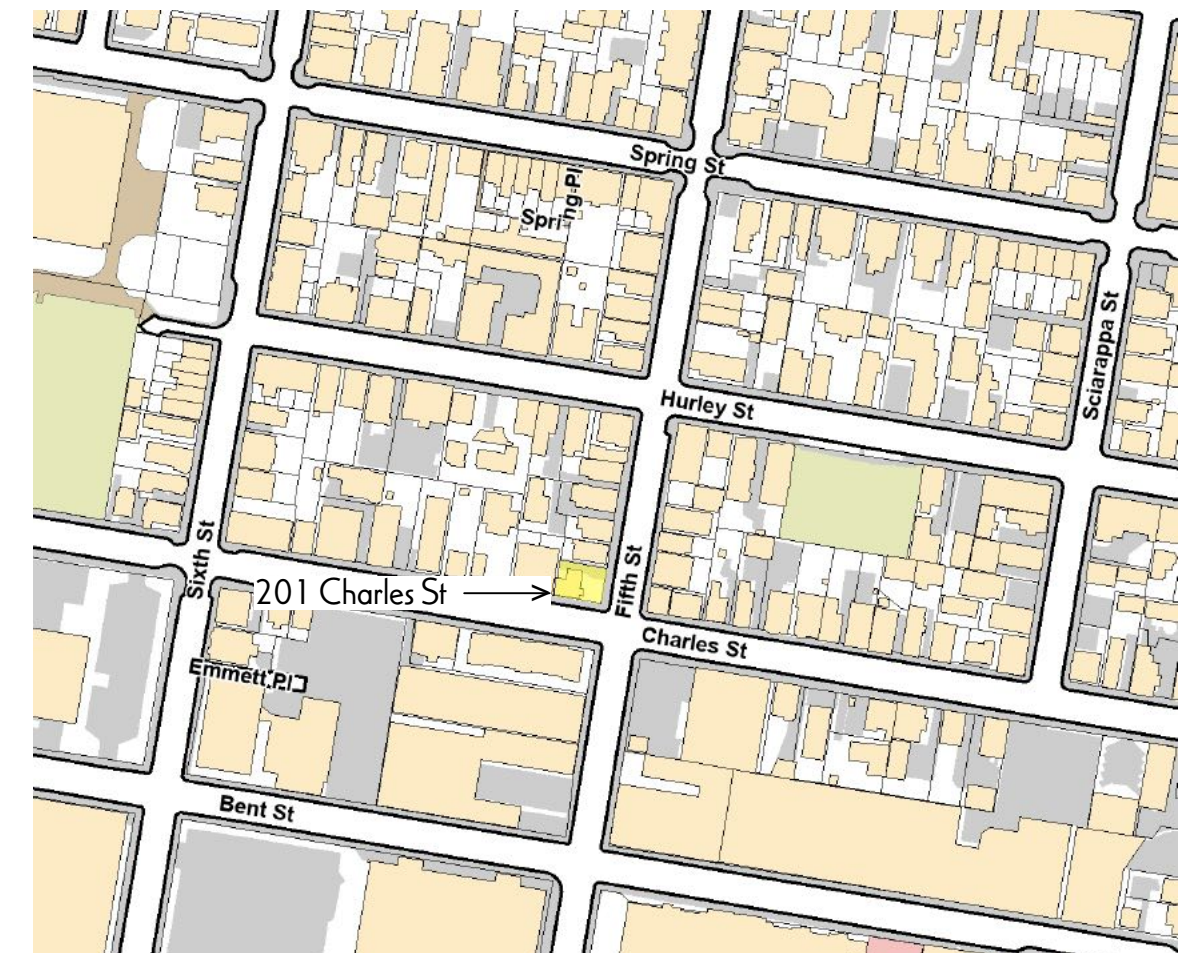
A3.1 Proposed Section A-A

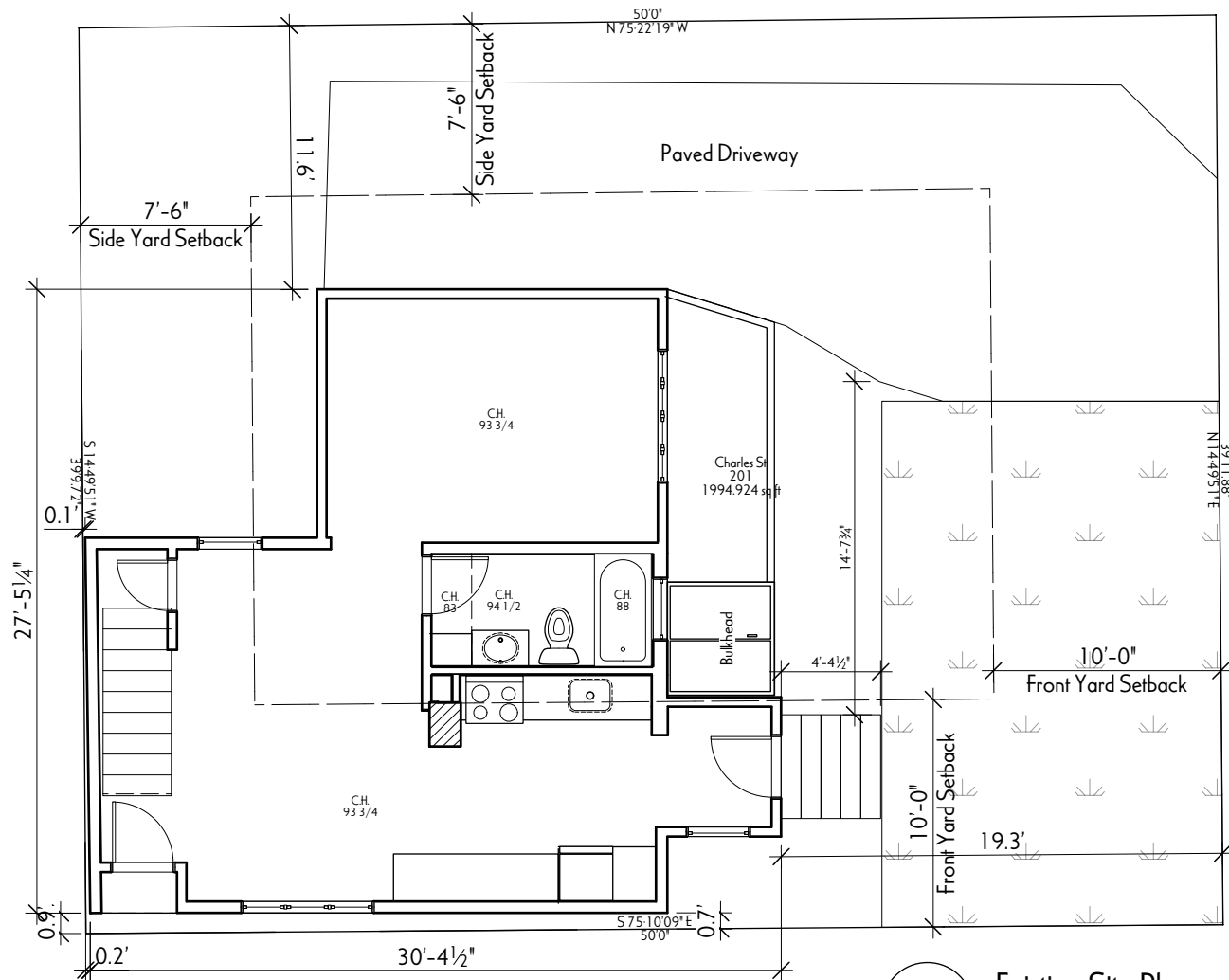
X3.2 Existing Section B-B

A3.2 Proposed Section B-B

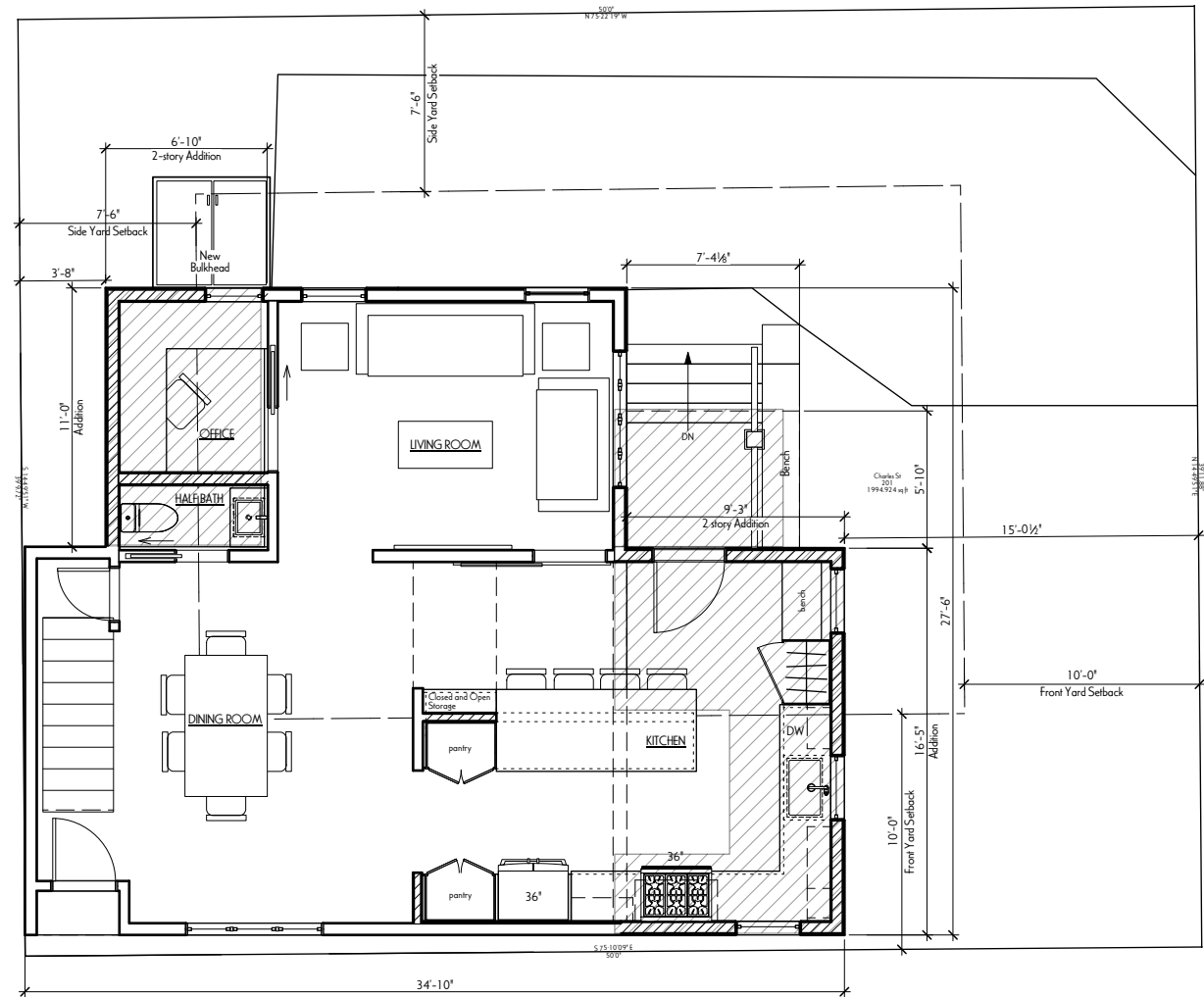
Shadow Studies R2.0-R2.8

LOCUS PLAN





1 Existing Site Plan
Scale: 1/8" = 1'-0"



1 Proposed Site Plan
Scale: 1/8" = 1'-0"

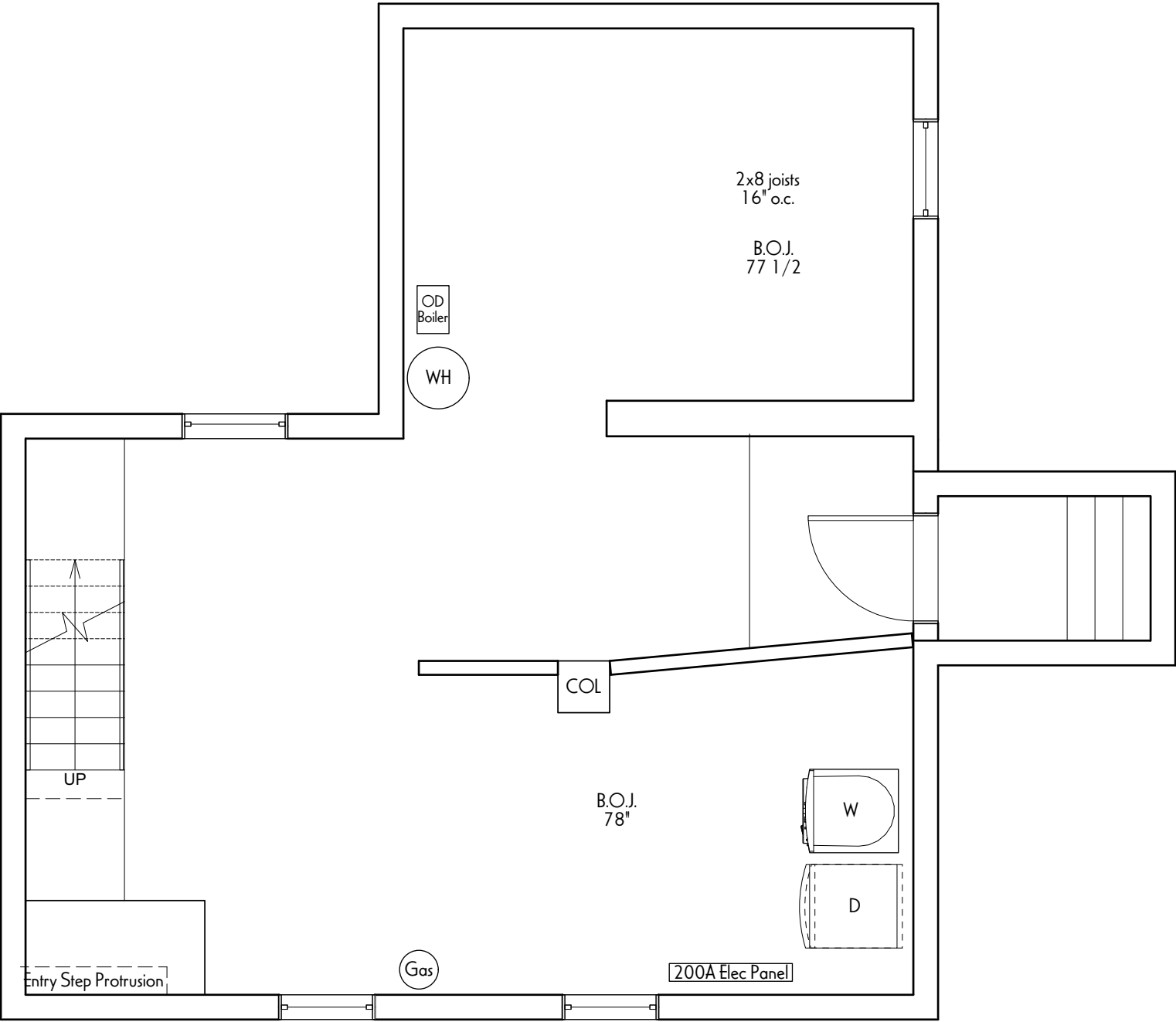
201 Charles St Zoning Table		Zone: C-1		
		EXISTING CONDITIONS	REQUESTED DIMENSIONS	ORDINANCE REQUIREMENTS
TOTAL GROSS FLOOR AREA (G.F.A.)		1195 S.F.	1713 S.F.	1500 S.F. (max.)
LOT AREA		1994 S.F.	NO CHANGE	5,000 S.F. (min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA		0.6	0.89	0.75 (max.)
LOT AREA FOR EACH DWELLING UNIT (D.U.)		1994 S.F.	NO CHANGE	1500 S.F. (min.)
SIZE OF LOT	-WIDTH	50'	NO CHANGE	50' (min.)
	-DEPTH	39.81'	NO CHANGE	- (min.)
SETBACKS (IN FEET)	-FRONT (Charles St)	0.7'	NO CHANGE	10' min. Note (a) Table 5.1 Ch. 5.31
	-FRONT (Fifth St)	19.3'	NO CHANGE	10' min. Art. 5.24.3Note (a) Table 5.1 Ch. 5.31
	-LEFT SIDE	0.1'	NO CHANGE	7'-6" min. Note (n) Table 5.1 Ch. 5.31
	-RIGHT SIDE	11.6'	NO CHANGE	7'-6" min. Note (n) Table 5.1 Ch. 5.31
SIZE OF BLDG.	-HEIGHT	27'-10"	NO CHANGE	35' (max.)
	-LENGTH	27'-6"	NO CHANGE	- (max.)
	-WIDTH	30'-4"	34'-10"	- (max.)
RATIO OF PRIVATE OPEN SPACE TO LOT AREA		17%	NO CHANGE	30% (min.)
NO. OF DWELLINGS		1	NO CHANGE	1 (max.)
NO. OF PARKING SPACES		1	NO CHANGE	1 (min./max.)
NO. OF LOADING AREAS		N/A	N/A	N/A (min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT		N/A	N/A	N/A (min.)

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

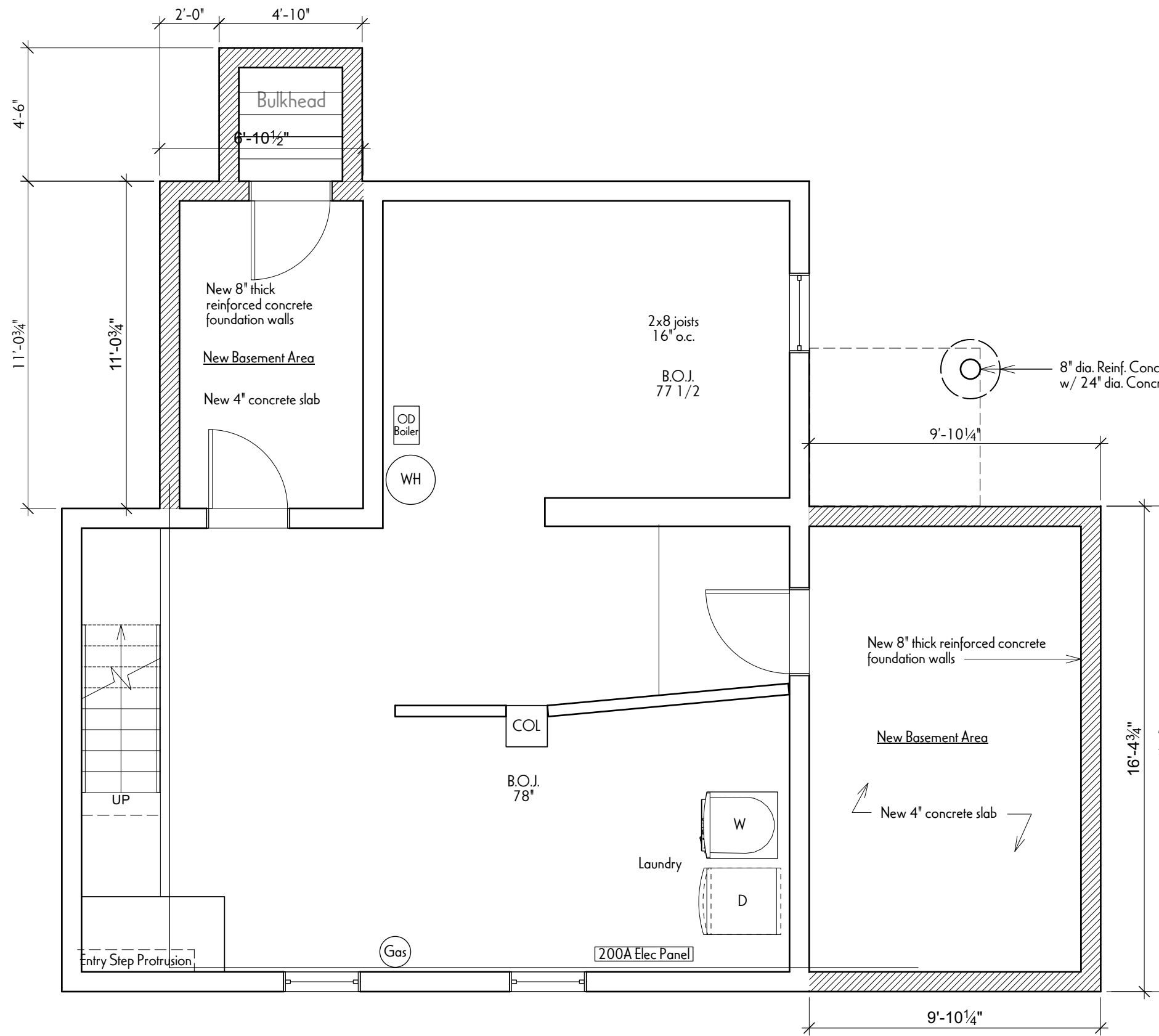
EvB Design
1310 Broadway, Suite 200
Somerville, MA 02144

Date:
03/22/22

C1.1



1 Existing Basement Plan
Scale: 1/4" = 1'-0"



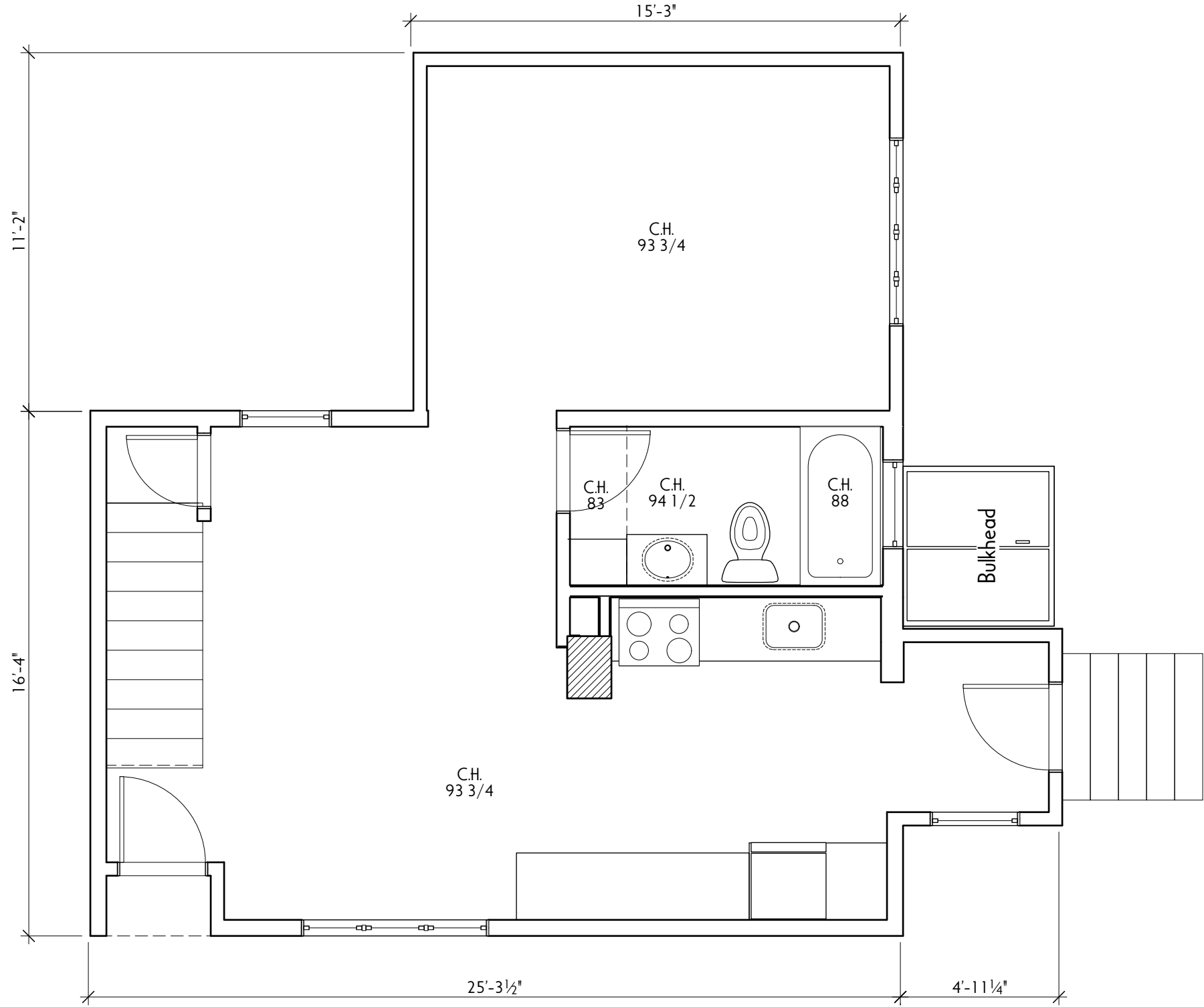
1 Proposed Basement Plan
Scale: 1/4" = 1'-0"

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

EvB Design
1310 Broadway, Suite 200
Somerville, MA 02144

Date:
03/22/22

A1.0



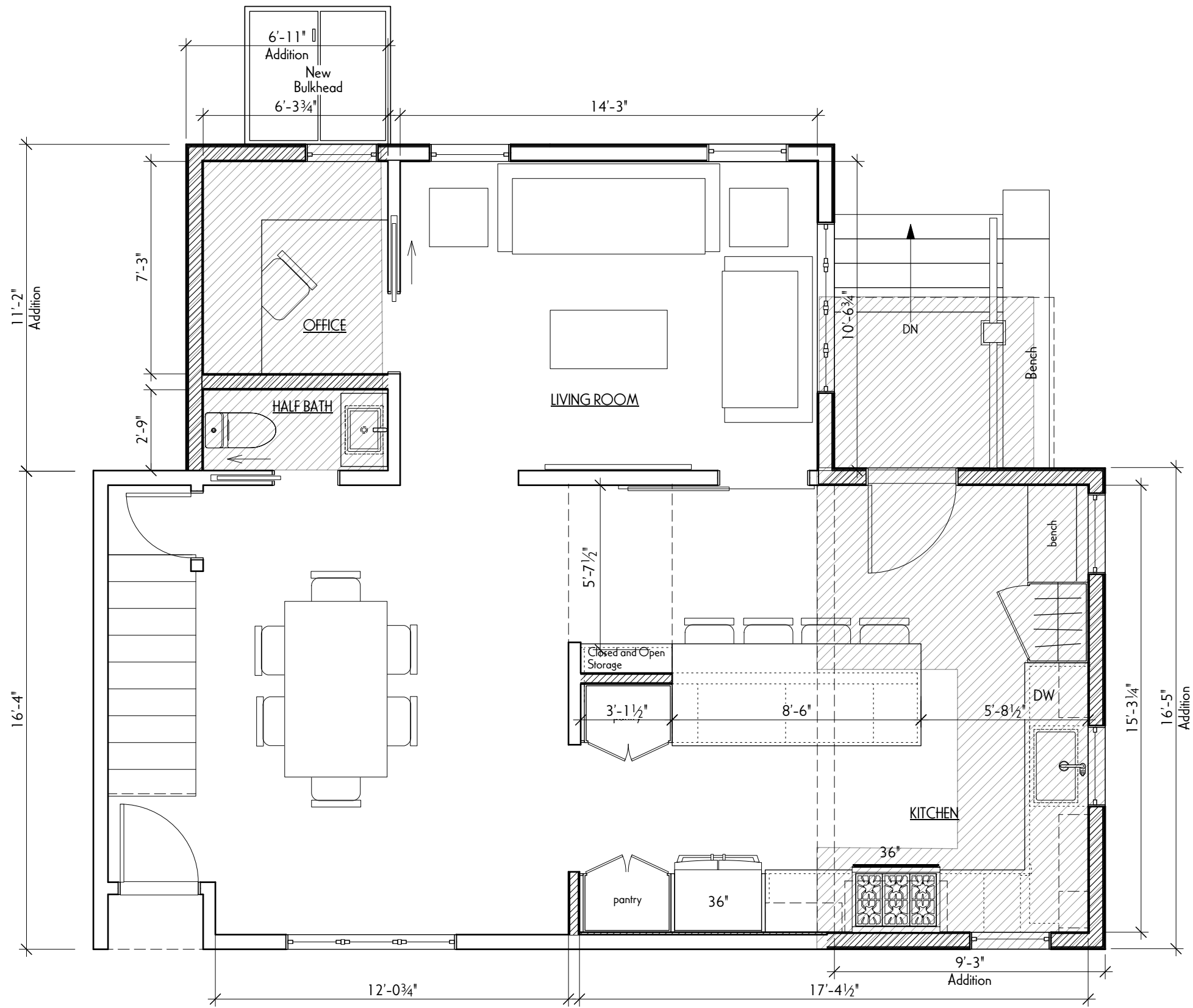
1 Existing First Floor Plan
Scale: 1/4" = 1'-0"

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

EvB Design 
1310 Broadway, Suite 200
Somerville, MA 02144

Date:
03/22/22

X1.1



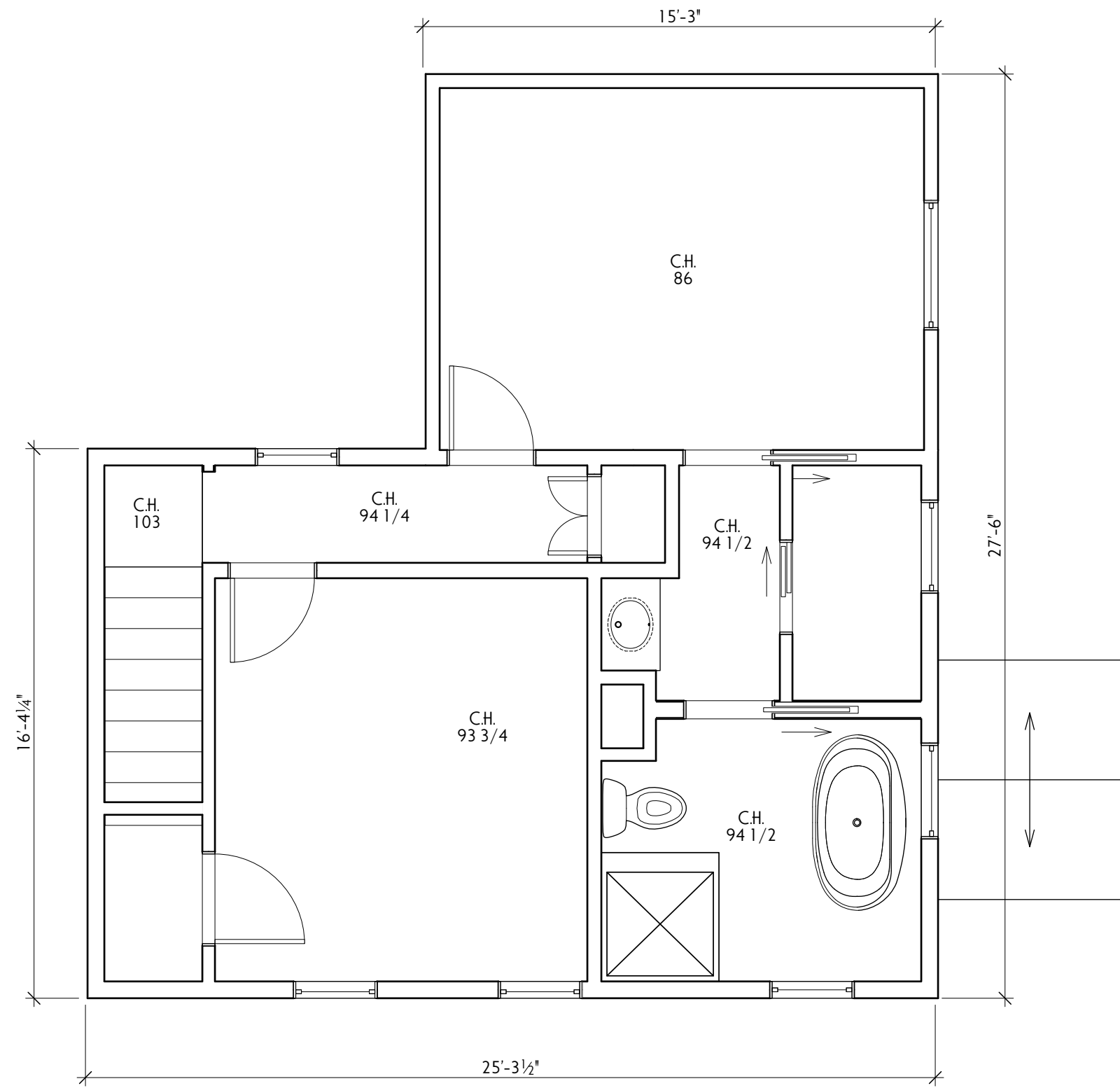
1 Proposed First Floor Plan
Scale: 1/4" = 1'-0"

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

EvB Design 
1310 Broadway, Suite 200
Somerville, MA 02144

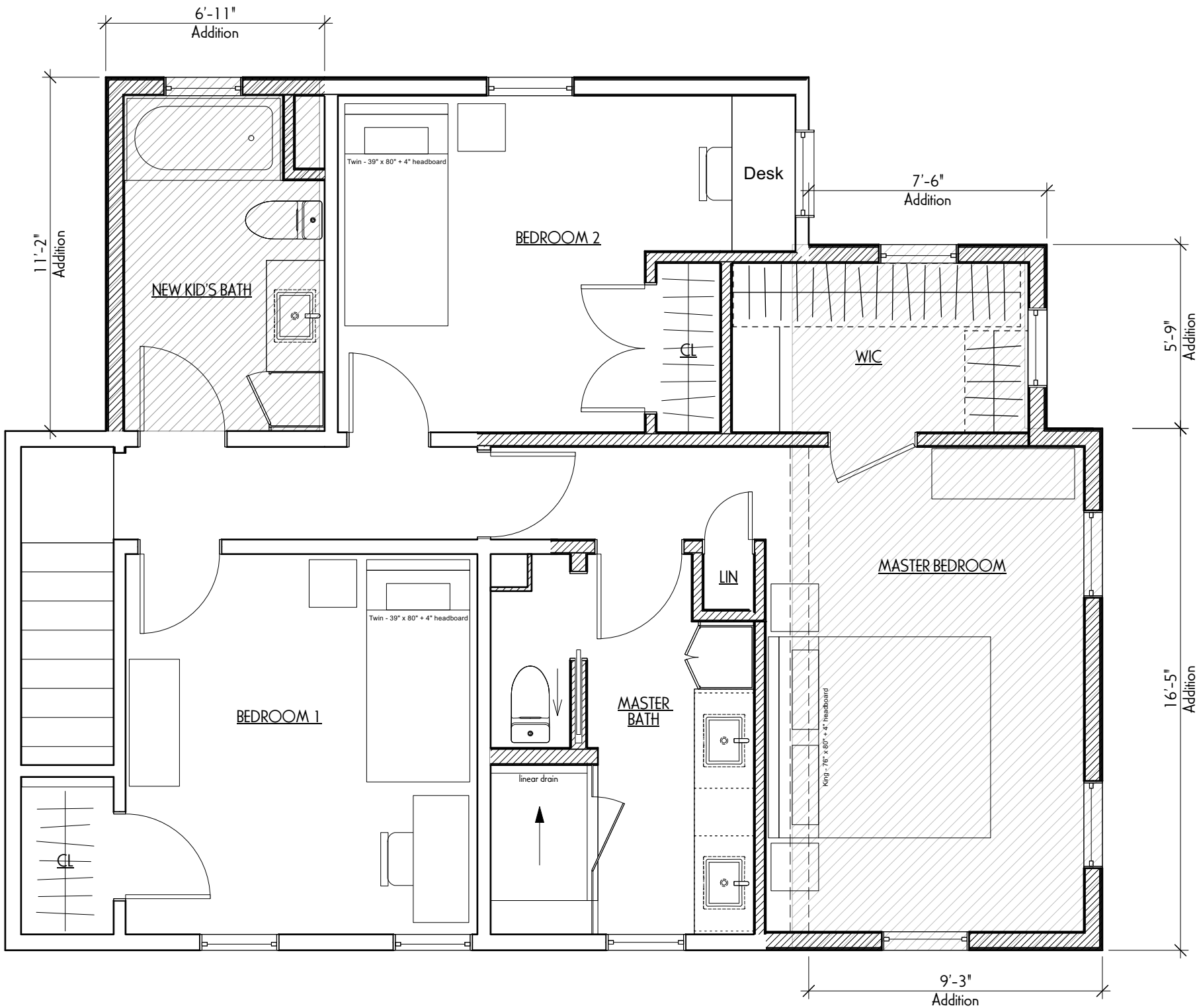
Date:
03/22/22

A1.1

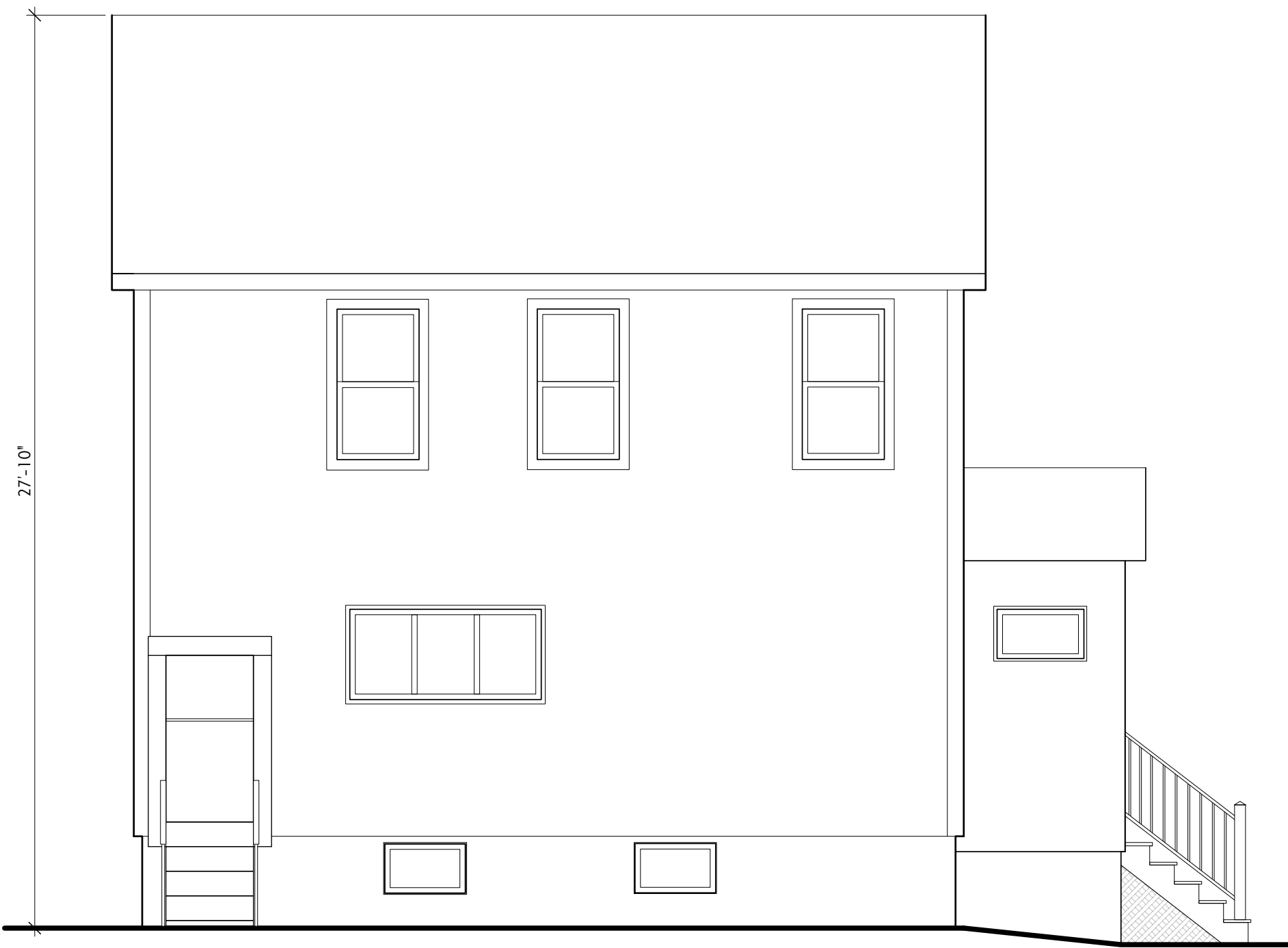


1 Existing Second Floor Plan
Scale: 1/4" = 1'-0"

Hodess-Goldman Residence 201 Charles St. Cambridge, MA 02141	EvB Design  1310 Broadway, Suite 200 Somerville, MA 02144		Date:	X1.2
			03/22/22	



1 Proposed Second Floor Plan
Scale: 1/4" = 1'-0"



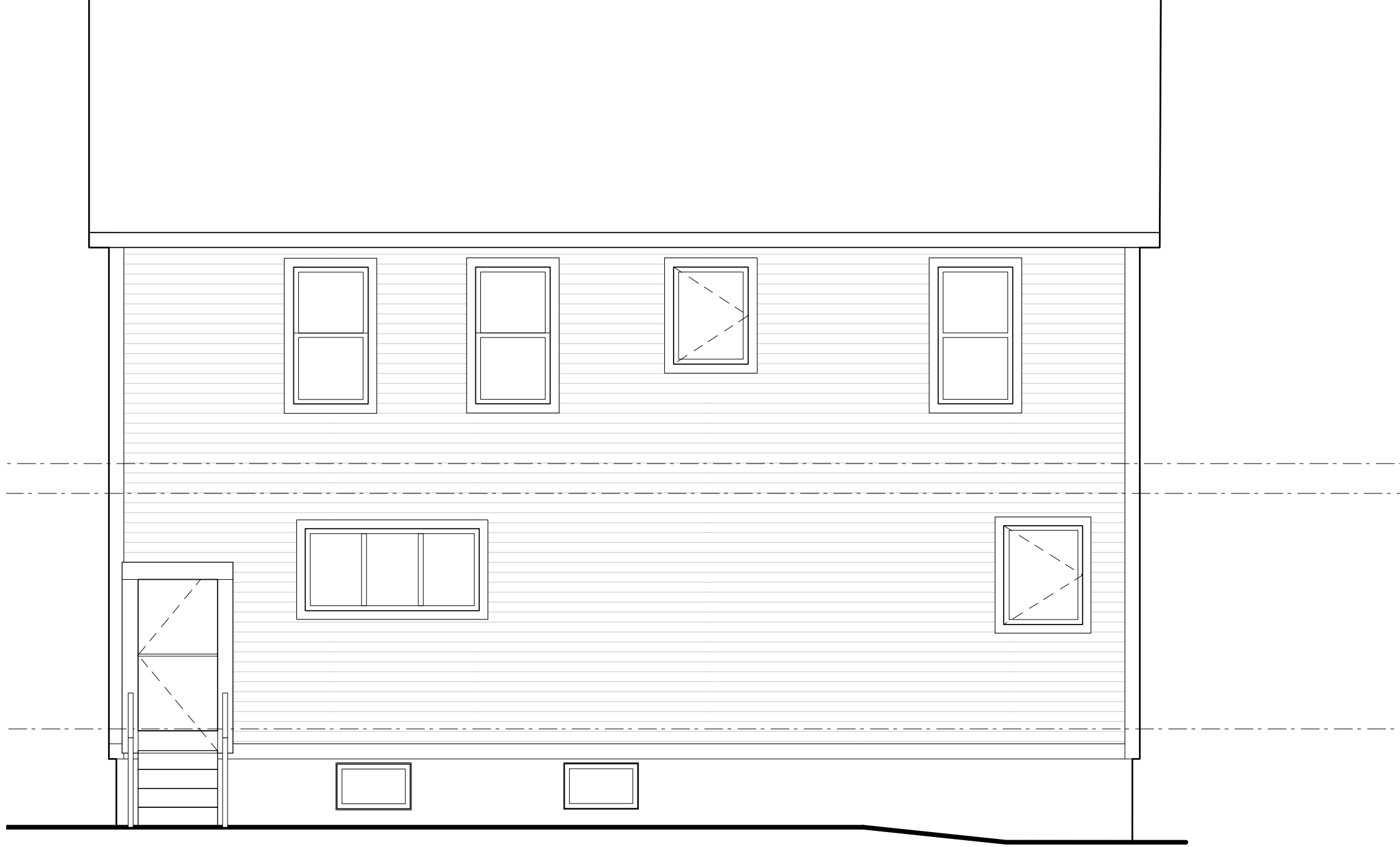
1 Existing Street Elevation (Charles St.)
Scale: 1/4" = 1'-0"

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

EvB Design 
1310 Broadway, Suite 200
Somerville, MA 02144

Date:
03/22/22

X2.1



1

Proposed Front Elevation (Charles St.)
Scale: 1/4" = 1'-0"

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

EvB Design 
1310 Broadway, Suite 200
Somerville, MA 02144

Date:

03/22/22

A2.1



1 Existing Street Elevation (5th St.)
Scale: 1/4" = 1'-0"

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

EvB Design **LP**
1310 Broadway, Suite 200
Somerville, MA 02144

Date:
03/22/22

X2.2



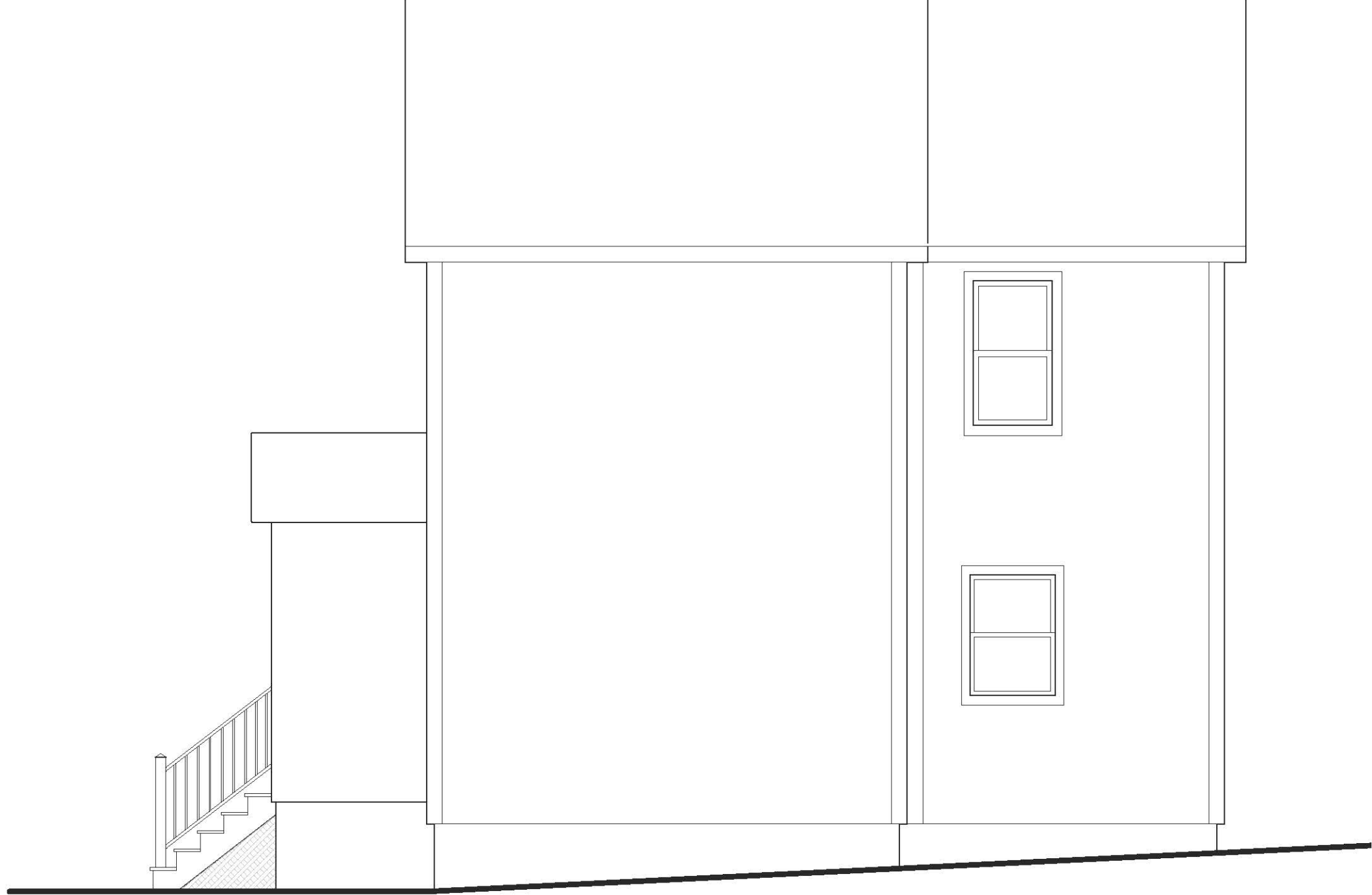
1 Proposed Side Elevation (5th St.)
Scale: 1/4" = 1'-0"

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

EvB Design 
1310 Broadway, Suite 200
Somerville, MA 02144

Date:
03/22/22

A2.2



1 Existing Back Elevation
Scale: 1/4" = 1'-0"

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

EvB Design 
1310 Broadway, Suite 200
Somerville, MA 02144

Date:

03/22/22

X2.3



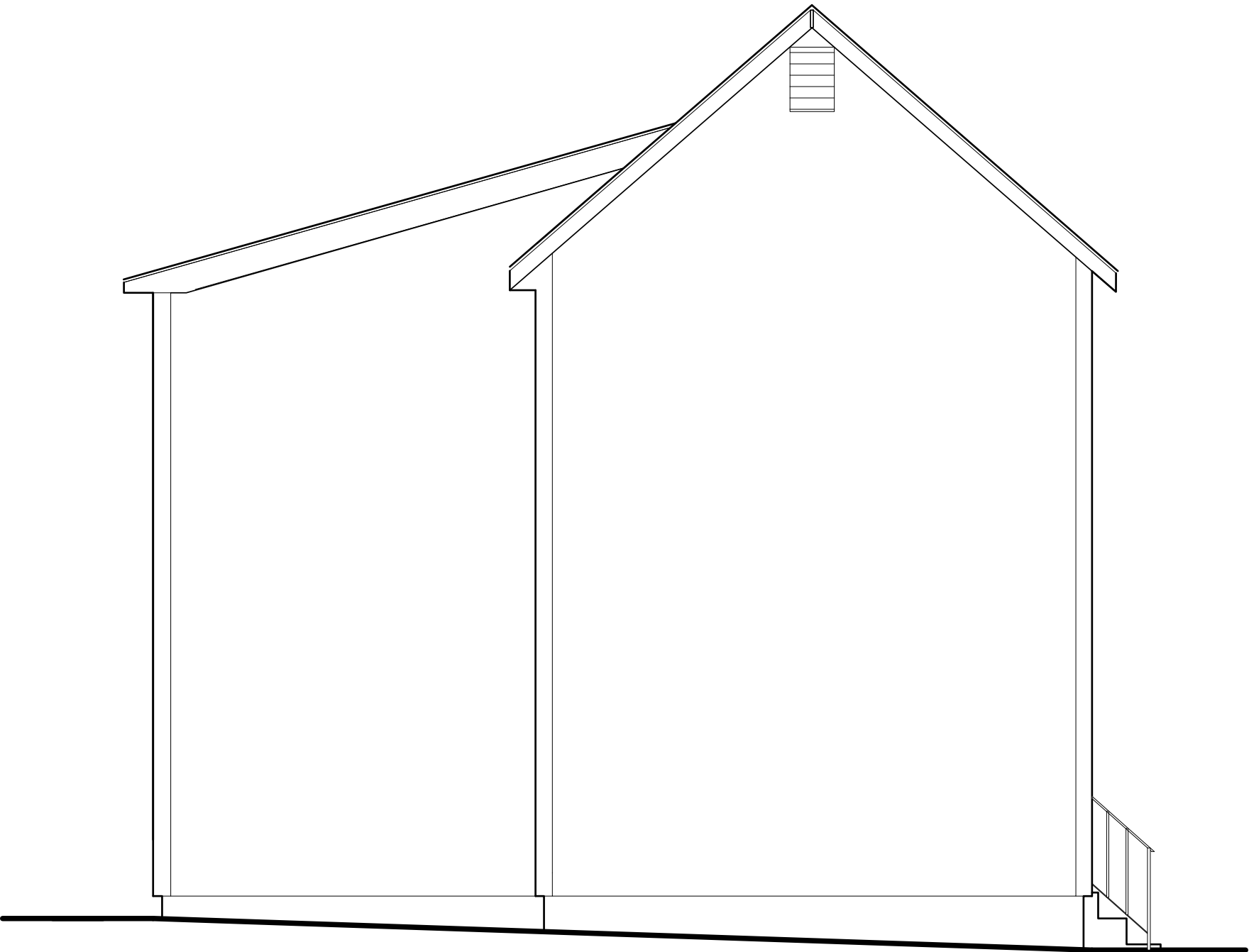
1 Proposed Back Elevation
Scale: 1/4" = 1'-0"

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

EvB Design 
1310 Broadway, Suite 200
Somerville, MA 02144

Date:
03/22/22

A2.3



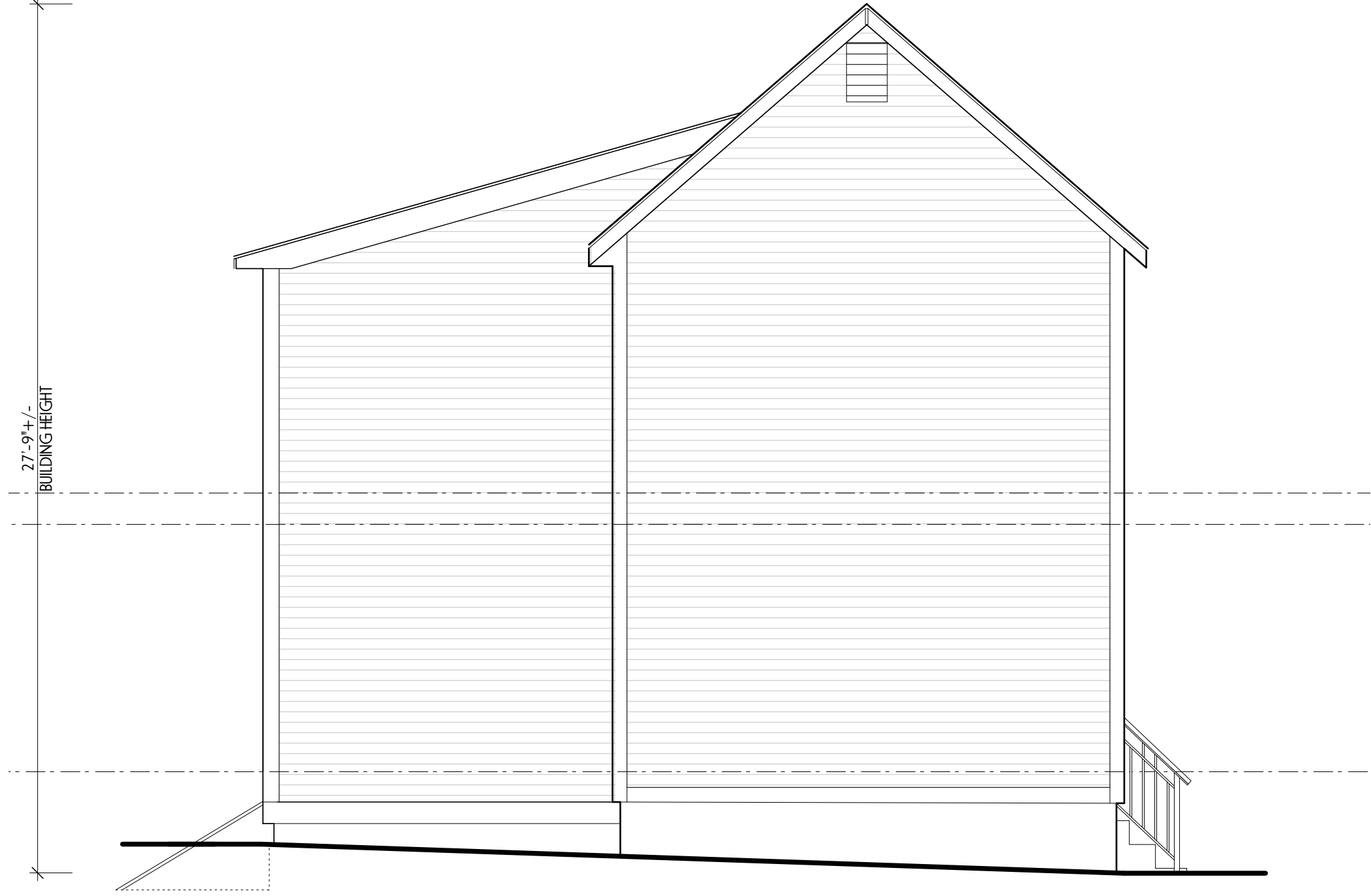
1 Existing Side Elevation
Scale: 1/4" = 1'-0"

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

EvB Design 
1310 Broadway, Suite 200
Somerville, MA 02144

Date:
03/22/22

X2.4



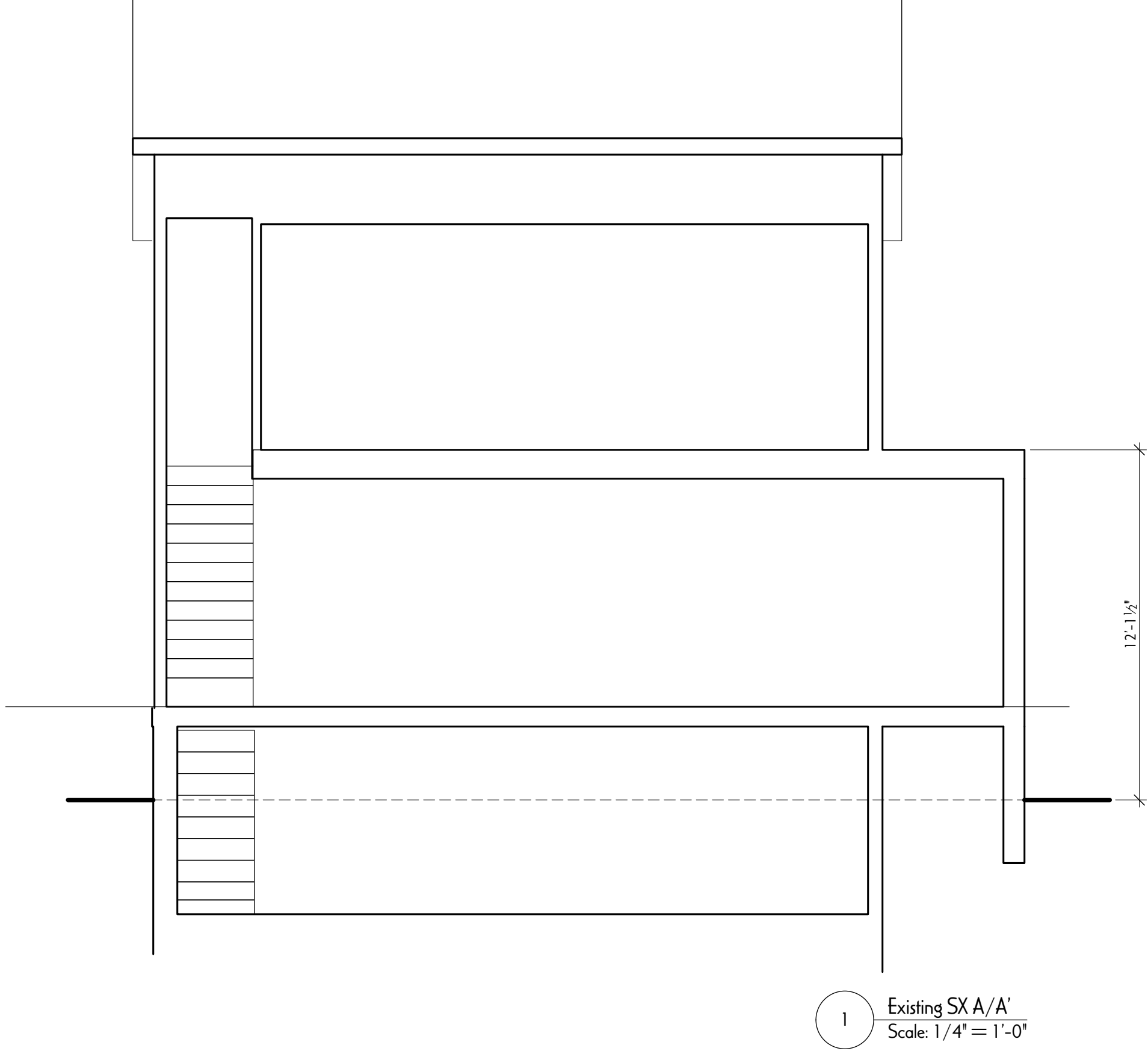
1 Proposed Left Side Elevation
Scale: 1/4" = 1'-0"

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

EvB Design 
1310 Broadway, Suite 200
Somerville, MA 02144

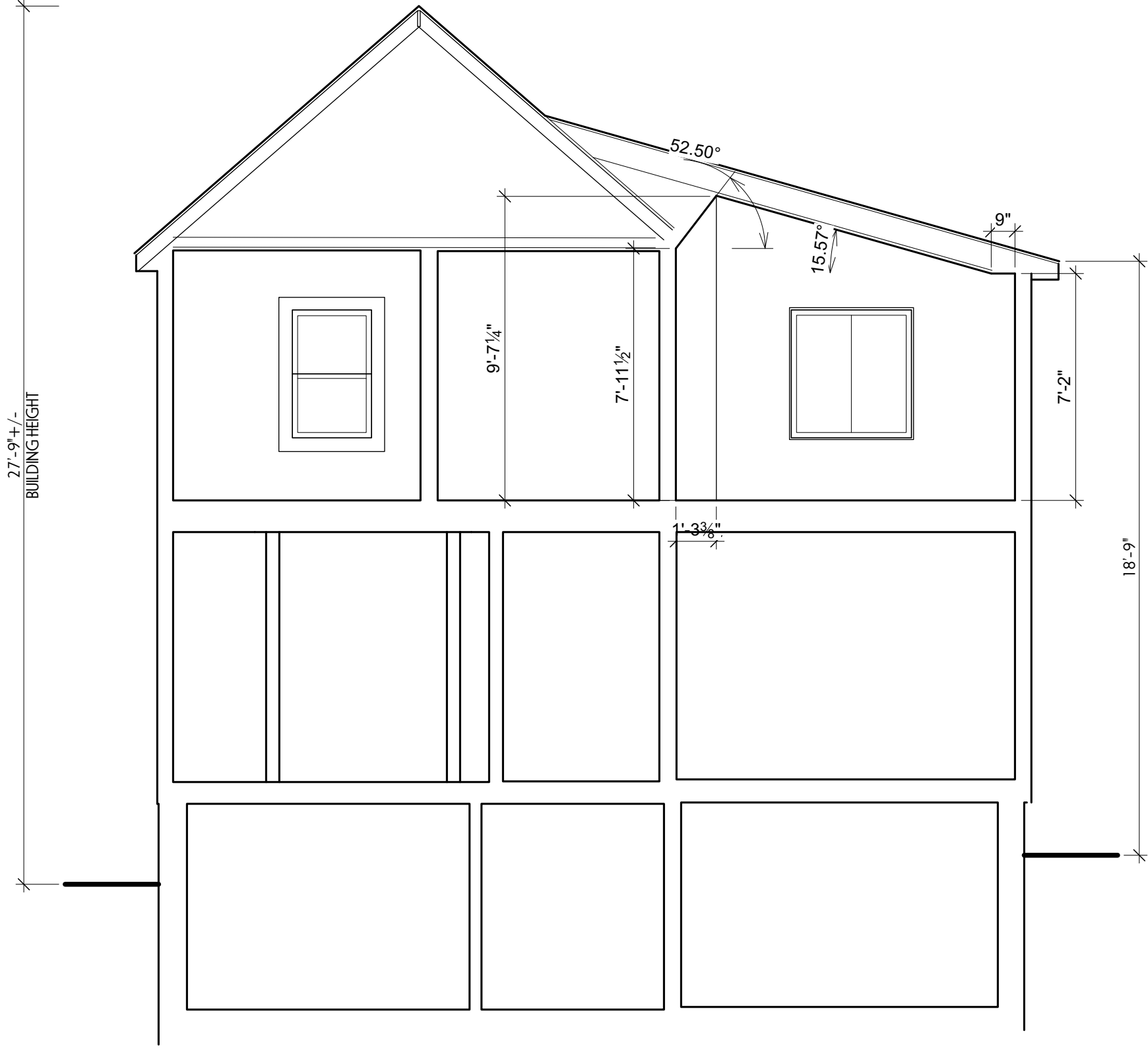
Date:
03/22/22

A2.4



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

Hodess-Goldman Residence 201 Charles St. Cambridge, MA 02141	EvB Design  1310 Broadway, Suite 200 Somerville, MA 02144		Date:	X3.1
			03/22/22	



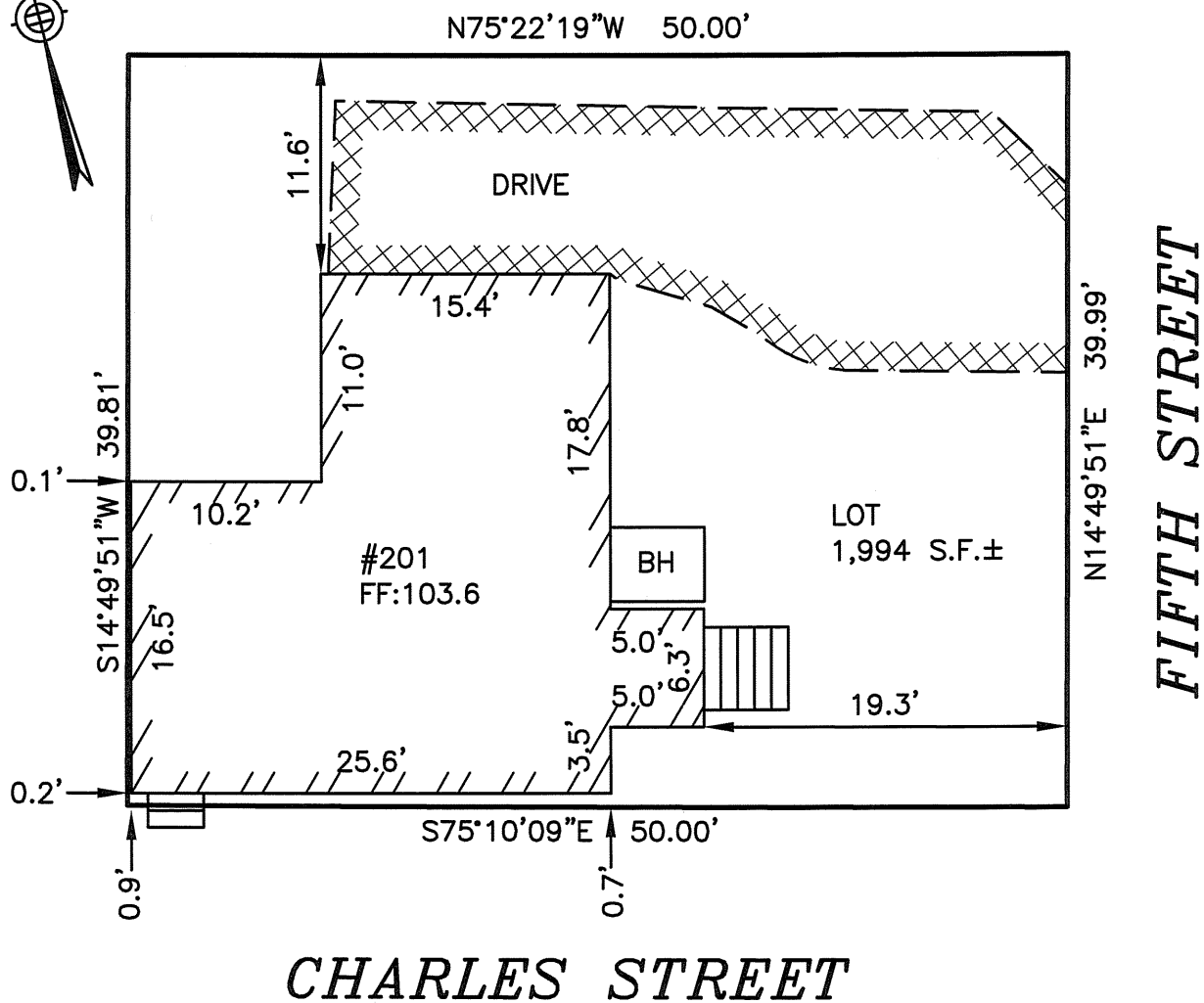
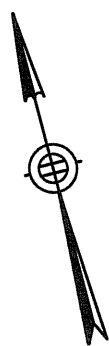
1 Existing SX B/B'
Scale: 1/4" = 1'-0"

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

EvB Design **LP**
1310 Broadway, Suite 200
Somerville, MA 02144

Date:
03/22/22

X3.2



ESTABLISHED 1916

EMB

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

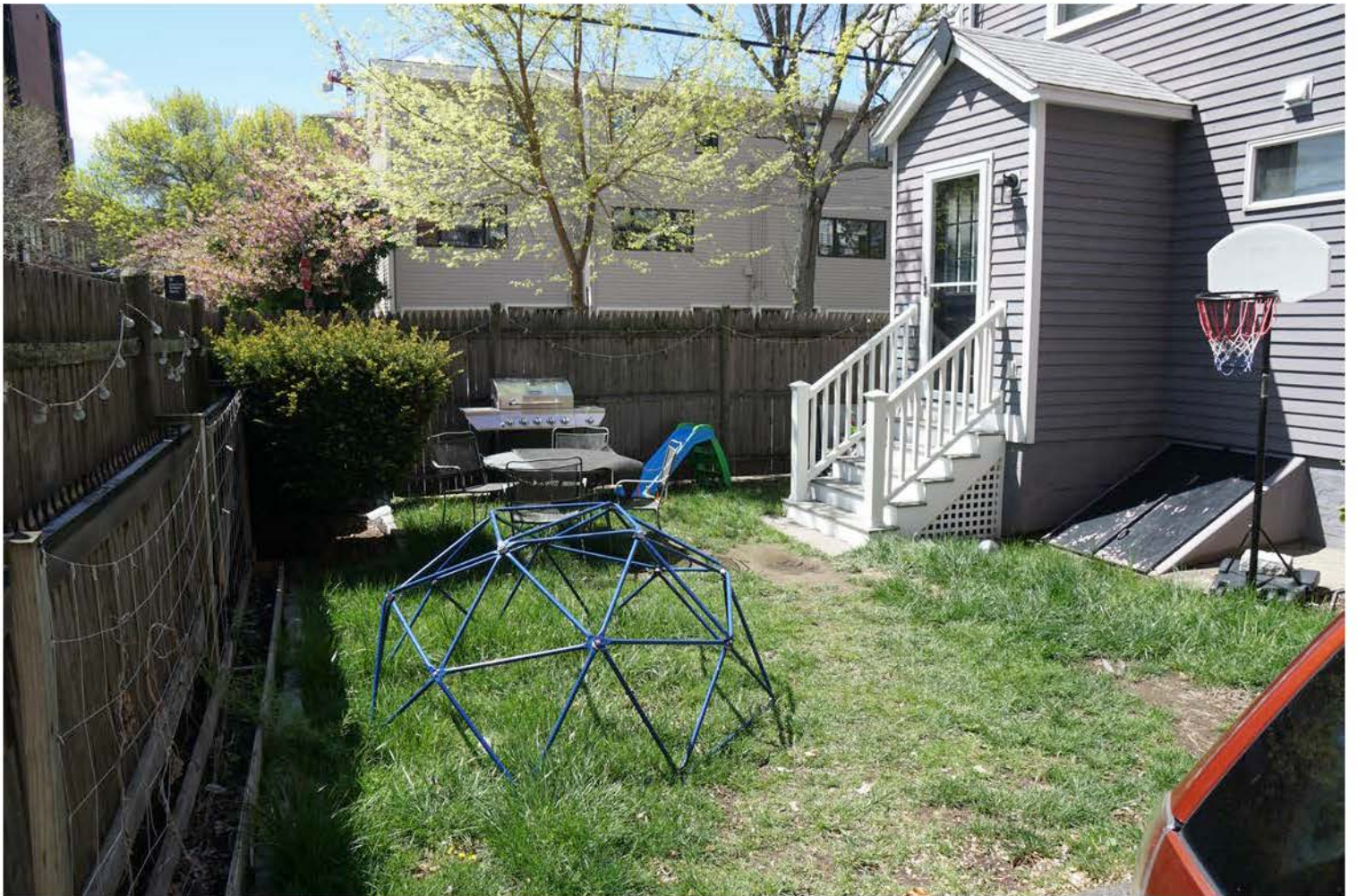
PROJECT NO. 25579



416 Beacon Street



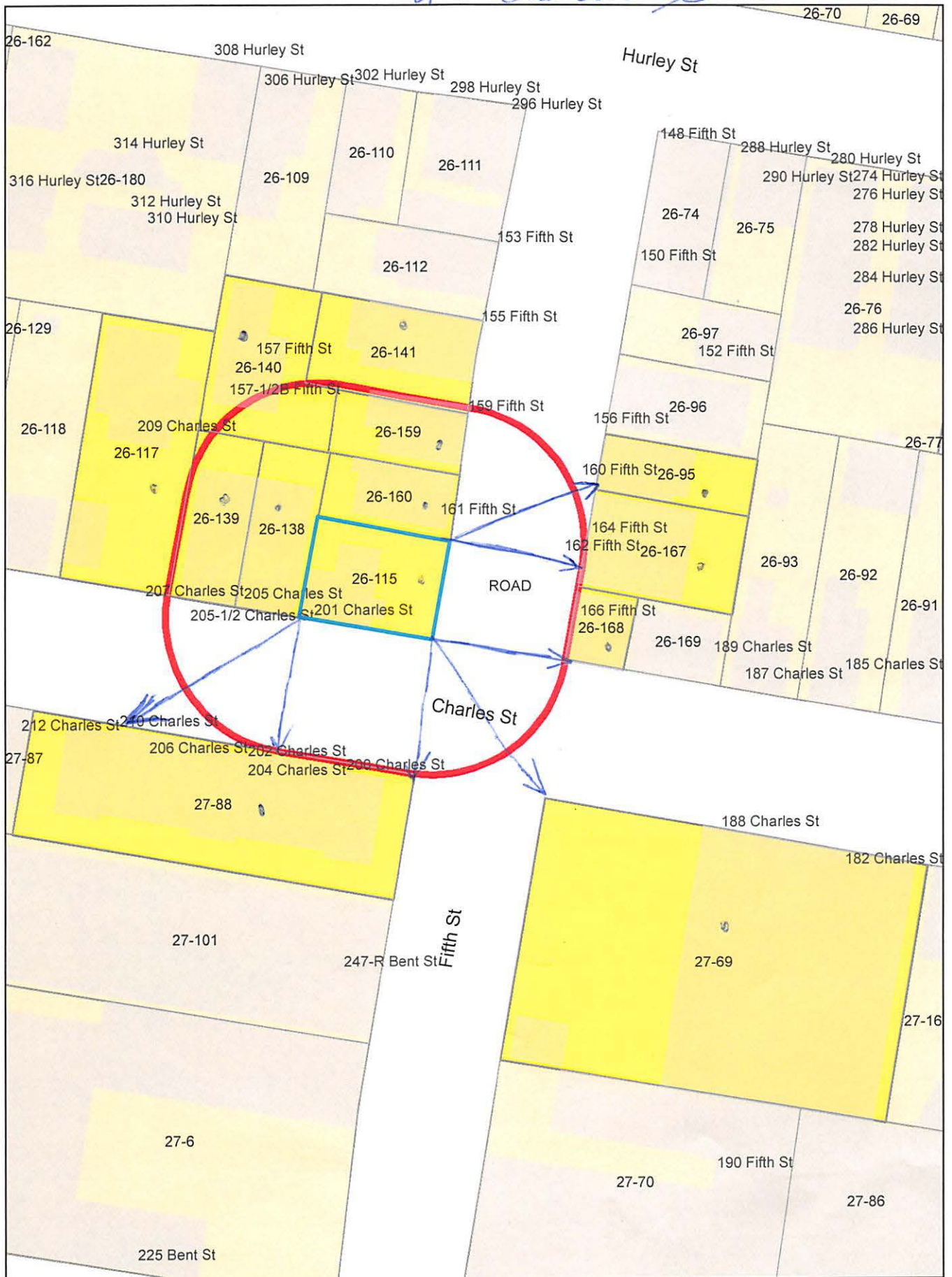
416 Beacon Street







201 Charles St.



201 Charles St. Petitioners

27-88
GULDEN, AHMET A.
206 CHARLES ST
CAMBRIDGE, MA 02141

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

EVB DESIGN
C/O EDRIK VANBEUZKOM
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 02141-2003

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

27-88
MAKSEYN, VALERIE
C/O VALERIE ZAKSZEWSKI
13 SHORE RD.
GLOUCESTER, MA 01930

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

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

27-88
VON BURCHARD, PETER J. &
ADRIANA VON BURCHRD
200-212 CHARLES ST., #208
CAMBRIDGE, MA 02141

27-69
KAGNO, N. IRA, SAMUEL GONDELMAN, TRUSTEE
& CITY OF CAMBRIDGE TAX TITLE
188 CHARLES ST
CAMBRIDGE, MA 02141

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

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

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

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
THOMPSON, THEODORE D.
159 FIFTH ST UNIT 1
CAMBRIDGE, MA 02141

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

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

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



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: Edvick vanBenselom Date: 7/7/22
(Print)

Address: 201 Charles St.

Case No. BZA-178804

Hearing Date: 7/28/22

Thank you,
Bza Members

Pacheco, Maria

From: Edrick vanBeuzekom <edrick@evbdesign.com>
Sent: Friday, July 22, 2022 9:50 AM
To: Pacheco, Maria
Cc: Ratay, Olivia
Subject: BZA Case 178804

Good morning Maria and Olivia,

My clients and I would like to request a postponement of our July 28 hearing date for BZA Case 178804 (201 Charles Street) to the next available date. We have been negotiating with neighbors and need a little more time to complete revised plans. Please let me know if we need to submit a more formal request. I can stop in next week to sign the waiver if needed.

Thank you,
Edrick

Edrick vanBeuzekom, AIA, LEED AP
EvB Design
1310 Broadway
Suite 200
Somerville, MA 02144
617-623-2222 office
617-686-2233 mobile
www.evbdesign.com



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

2022 JUL 25 PM 12:08
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

Board of Zoning Appeal Waiver Form

The Board of Zoning Appeal
831 Mass Avenue
Cambridge, MA 02139

RE: Case # BZA-178804

Address: 201 Charles St.

☐ Owner, ☐ Petitioner, or ☐ Representative: Edriek Van Benzekom
(Print Name)

hereby waives the required time limits for holding a public hearing as required by
Section 9 or Section 15 of the Zoning Act of the Commonwealth of Massachusetts,
Massachusetts General Laws, Chapter 40A. The ☐ Owner, ☐ Petitioner, or ☐
Representative further hereby waives the Petitioner's and/or Owner's right to a
Decision by the Board of Zoning Appeal on the above referenced case within the time
period as required by Section 9 or Section 15 of the Zoning Act of the Commonwealth of
Massachusetts, Massachusetts General Laws, Chapter 40A, and/or Section 6409 of the
federal Middle Class Tax Relief and Job Creation Act of 2012, codified as 47 U.S.C.
§1455(a), or any other relevant state or federal regulation or law.

Date:

7/22/22

Signature

Edriek Van Benzekom