



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*

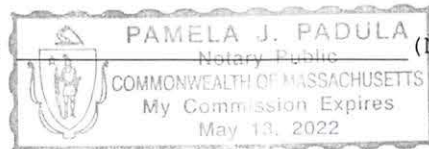
**Written evidence of Agent's standing to represent petitioner may be requested.*

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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CHICAGO, ILL.

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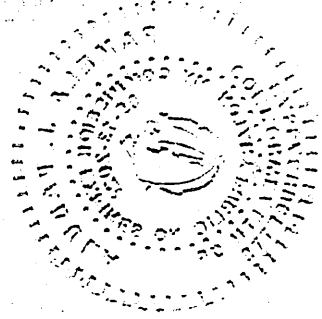
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BZA Application Form

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.:



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

Edriek Van Benzekom
Signature

(8:15 p.m.)

BRENDAN SULLIVAN: The Board will now hear Case
4 -- 201 Charles Street. Edrick, are you hanging
in there? Possibly no. We are in receipt of
evidence from Edrick VanBeuzekom.

"My clients and I would like to request a
ent of our July 28 hearing date for Case No. 178804
Charles Street to the next available date. We have
tiating with neighbors and need a little more time
te revised plans.

On the motion to continue this matter until

September 8, 2022, at 6:00 p.m., on the condition that the petitioner change the posting sign to reflect the new date of September 6, 2022 and the new time of 6:00 p.m.

Any new submittals be in the file by 5:00 p.m. on

1 the Monday prior to September 8. The waiver has been signed
2 and submitted so they're good there.

3 On the motion, then, to continue this matter to
4 September 8, Jim Monteverde?

5 JIM MONTEVERDE: In favor.

6 BRENDAN SULLIVAN: Slater Anderson?

7 SLATER ANDERSON: In favor.

8 BRENDAN SULLIVAN: Alison Hammer?

9 ALISON HAMMER: In favor.

10 BRENDAN SULLIVAN: Andrea Hickey?

11 ANDREA HICKEY: Yes, in favor. And just
12 clarifying that it would be continued as a case not heard.

13 BRENDAN SULLIVAN: It's a case not heard. And
14 Brendan Sullivan yes.

15 [All vote YES]

16 On five affirmative votes, the matter is continued
17 until September 8 at 6:00 p.m.

18

19

20

21

22

CITY OF CAMBRIDGE
INSPECTIONAL SERVICES

2022 OCT 20 P 3:57

TRANSMITTAL

DATE: October 20, 2022

VIA: Hand delivered and emailed

TO: Maria Pacheco
Board of Zoning Appeal
City of Cambridge
831 Massachusetts Avenue
Cambridge, MA 02139

FROM: Edrick vanBeuzekom, AIA
EvB Design

RE: 201 Charles St case # BZA178804-2022

ENCLOSURES:

- Revised Drawings for Zoning Variance application for 201 Charles St.
- Revised Dimensional Form
- Revised Shadow Studies

COMMENTS:

Revised drawings hereby submitted include the following changes to plans:

- 1) Corrected required left side yard setback to be 7.9' and shifted the addition on that side to be within the required setback. Changed the foundation to be a concrete pier only, and eliminated the proposed bulkhead from that side.
- 2) Updated the Zoning Dimensional Table on the site plan for corrected side yard and slightly reduced proposed FAR.
- 3) Updated shadow studies to reflect the changes.

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

CITY OF CAMBRIDGE
 INSPECTIONAL SERVICES

Date: 10/20/22

2022 OCT 20 P 3:57

BZA Application Form

DIMENSIONAL INFORMATION

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

Existing Conditions		Requested Conditions	Ordinance Requirements
TOTAL GROSS FLOOR AREA:	1195 sq ft	<u>1633 sq ft</u>	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'	<u>2'-7-11"</u> H+L/5+2
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

REVISED: September 01, 2022
September 15, 2022

For Zoning Review

Architect:

EvB Design

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

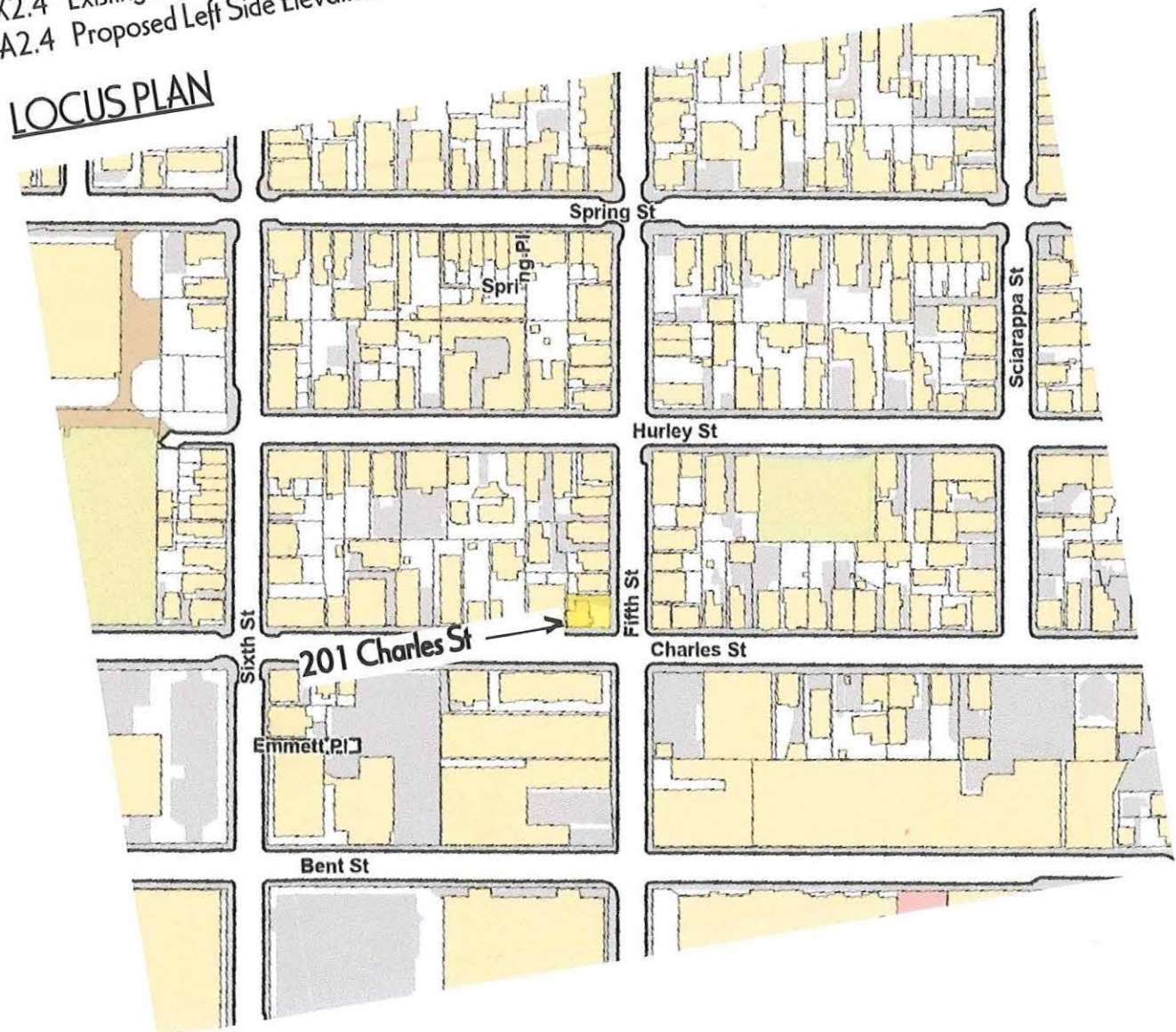
List Of Drawings:

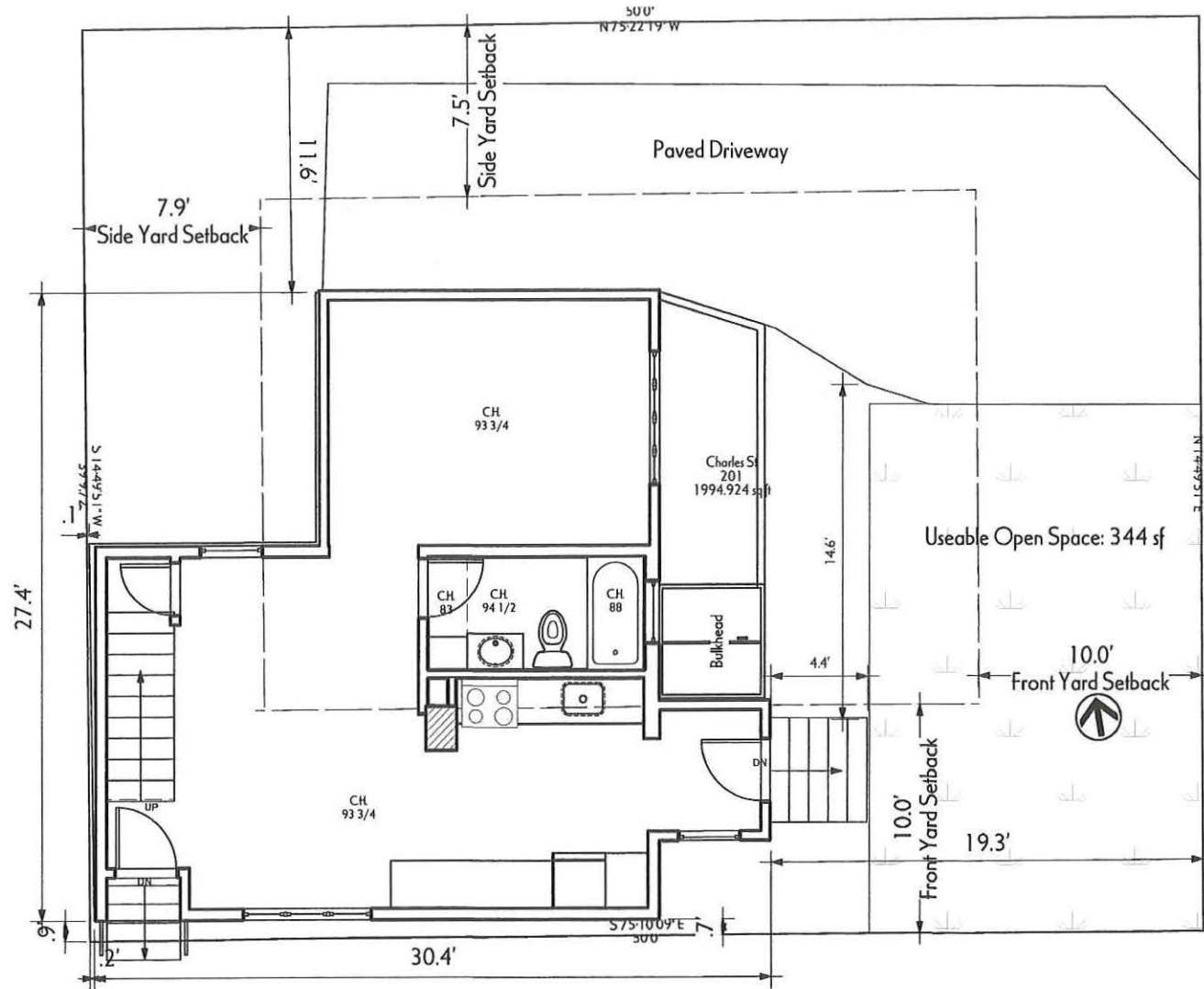
Cover Sheet
C1.1 Existing & Proposed Site Plan & Zoning Table
X1.0 Existing Basement Plan
A1.0 Proposed Basement Plan
X1.1 Existing 1st Floor Plan
A1.1 Proposed 1st Floor Plan
X1.2 Existing 2nd Floor Plan
A1.2 Proposed 2nd Floor Plan
X2.1 Existing Front Elevation (Charles St)
A2.1 Proposed Front Elevation (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

CITY OF CAMBRIDGE
INSPECTIONAL SERVICES

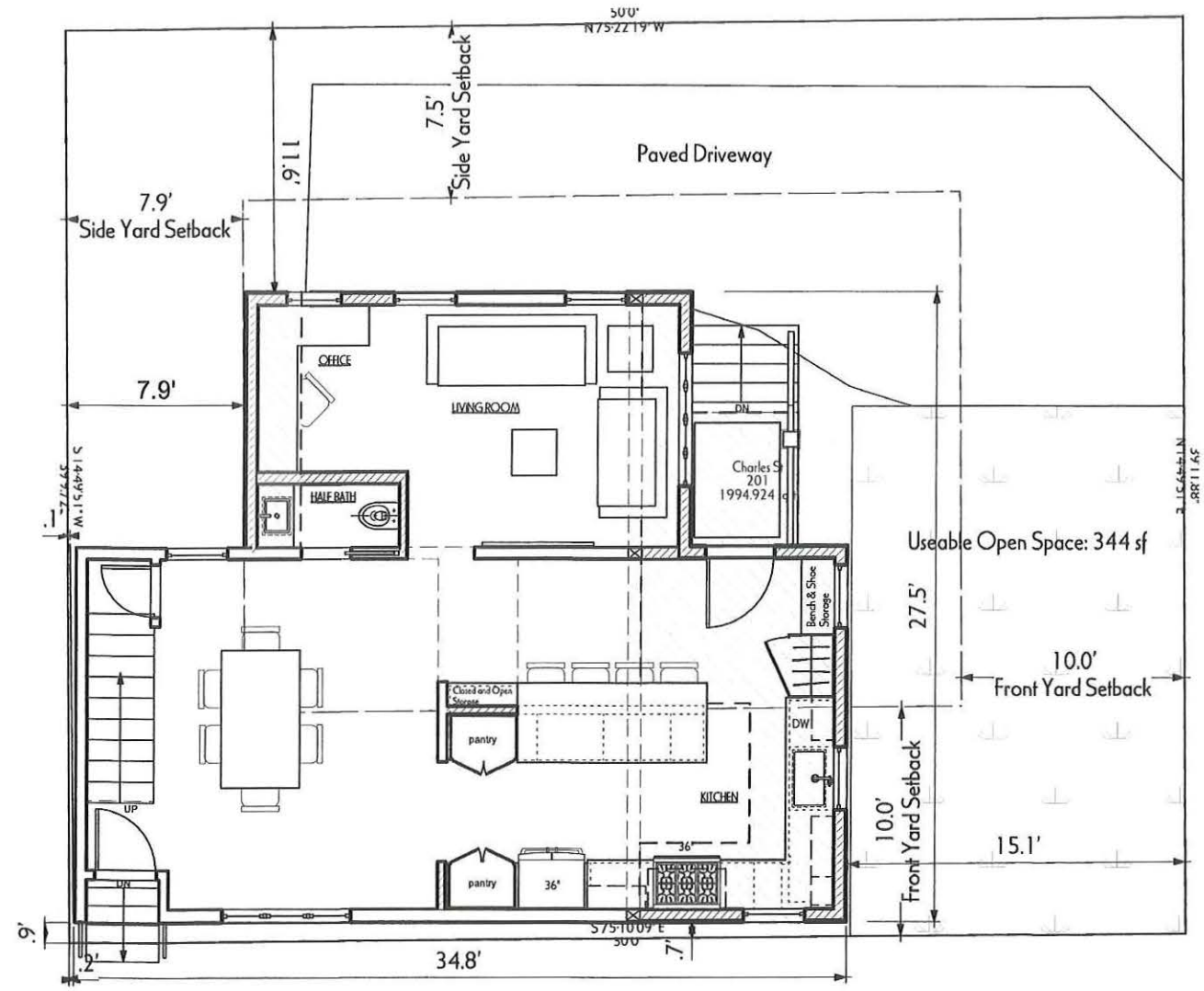
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LOCUS PLAN





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



NEW FAR

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

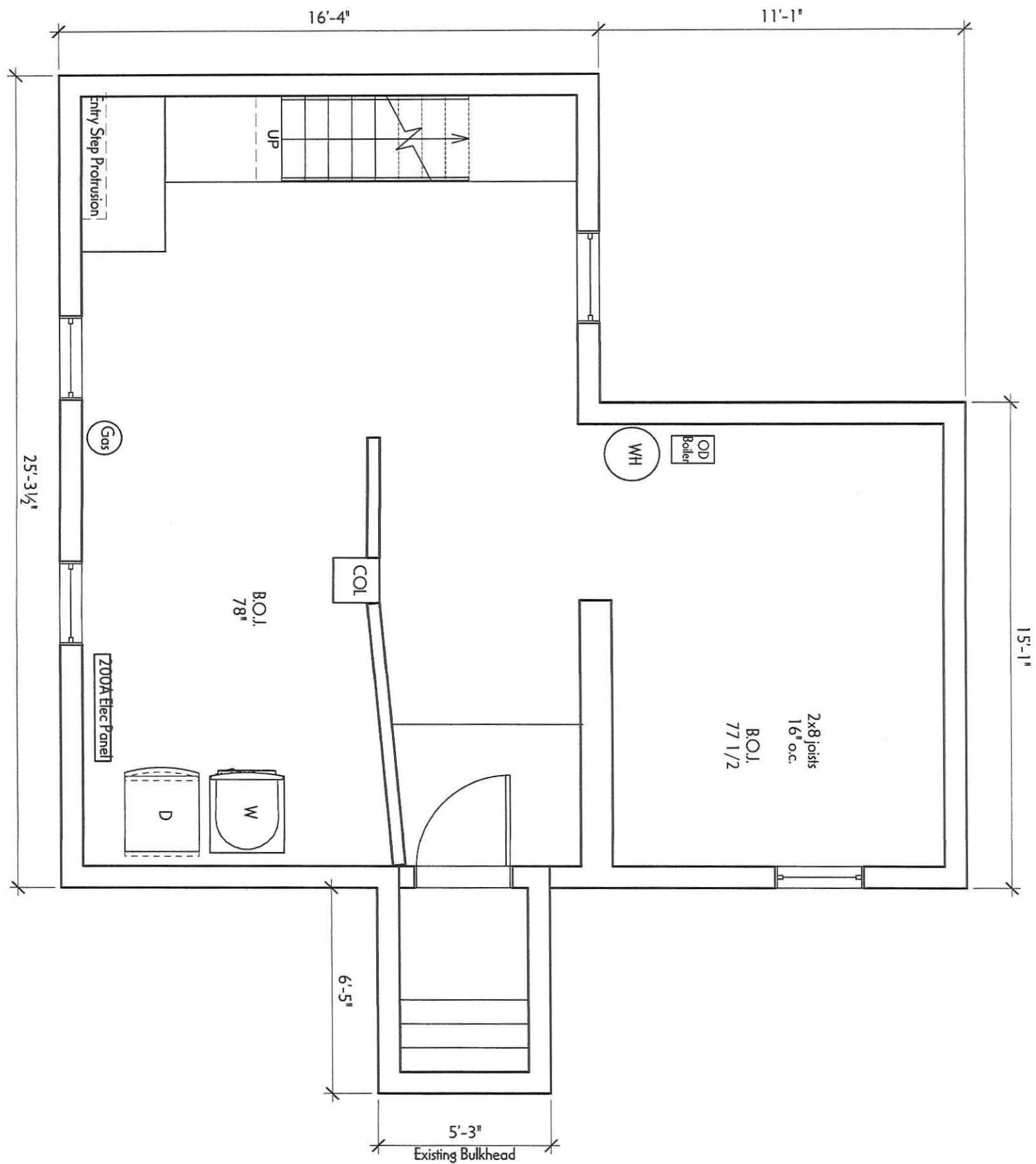
201 Charles St. Zoning Table		Zone: C-1			
		EXISTING CONDITIONS	REQUESTED DIMENSIONS	ORDINANCE REQUIREMENTS	
TOTAL GROSS FLOOR AREA (G.F.A.)		1197 S.F.	1633 S.F.	1500 S.F.	(max.)
LOT AREA		1994 S.F.	NO CHANGE	5,000 S.F.	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA		0.6	0.82	0.75	(max.)
LOT AREA FOR 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'	15.1'	10' min.	Art. 5.24.3Note (a) Table 5.1 Ch. 5.31
	-LEFT SIDE	0.1'	NO CHANGE	7'-11" (7.9')	Sect 5.31, Table 5.1; Sect 5.24.4, H+L / (5+2)
	-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

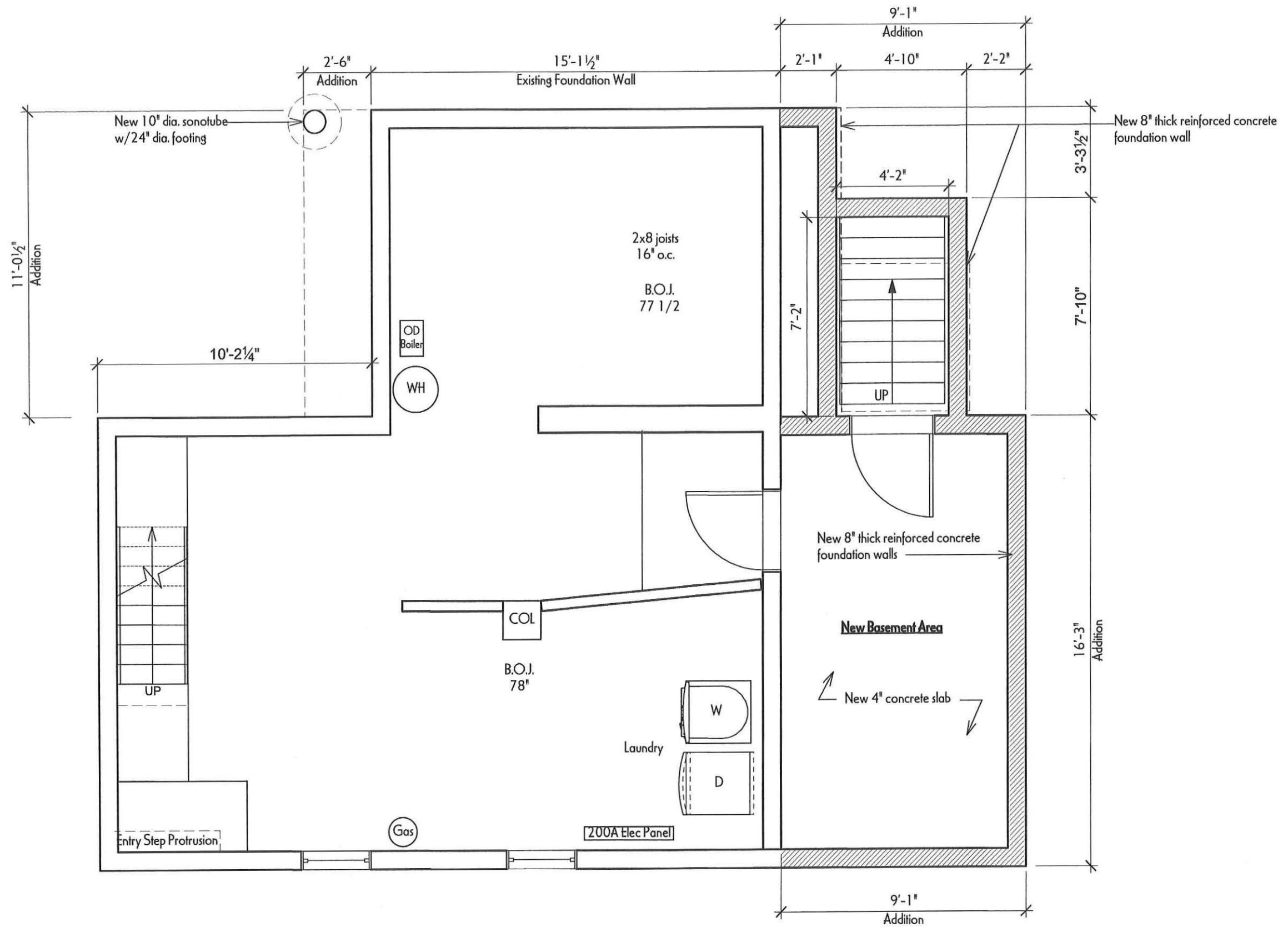
EvB Design
1310 Broadway, Suite 200
Somerville, MA 02144

Date:
07/20/22
08/09/22
09/01/22
09/15/22

C1.1



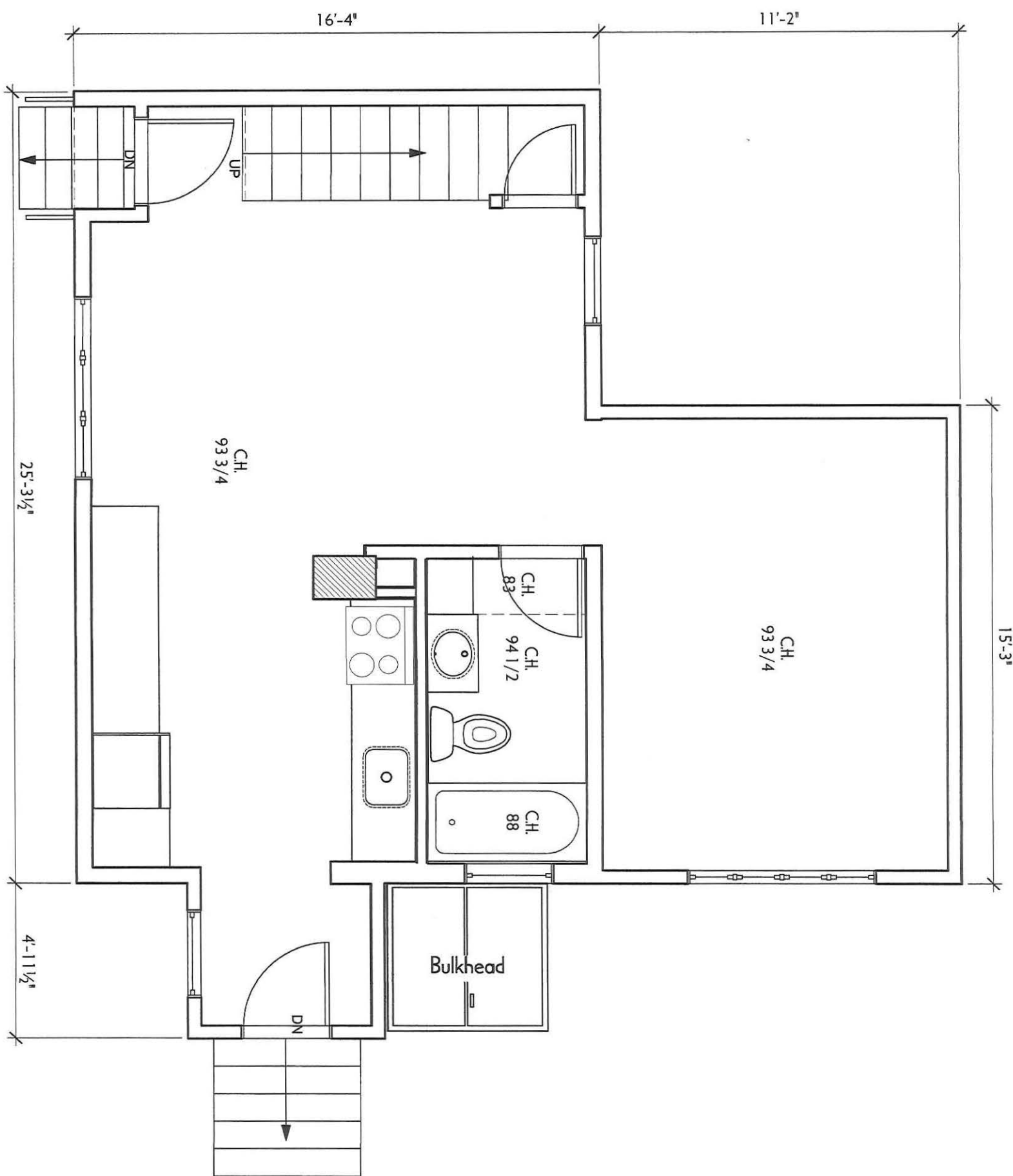
1 Existing Basement Plan
Scale: 1/4" = 1'-0"



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

NEW FAR

Hodess-Goldman Residence 201 Charles St. Cambridge, MA 02141		EvB Design 1310 Broadway, Suite 200 Somerville, MA 02144		A1.0 Date: 07/20/22 08/09/22 09/01/22 09/15/22	
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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:

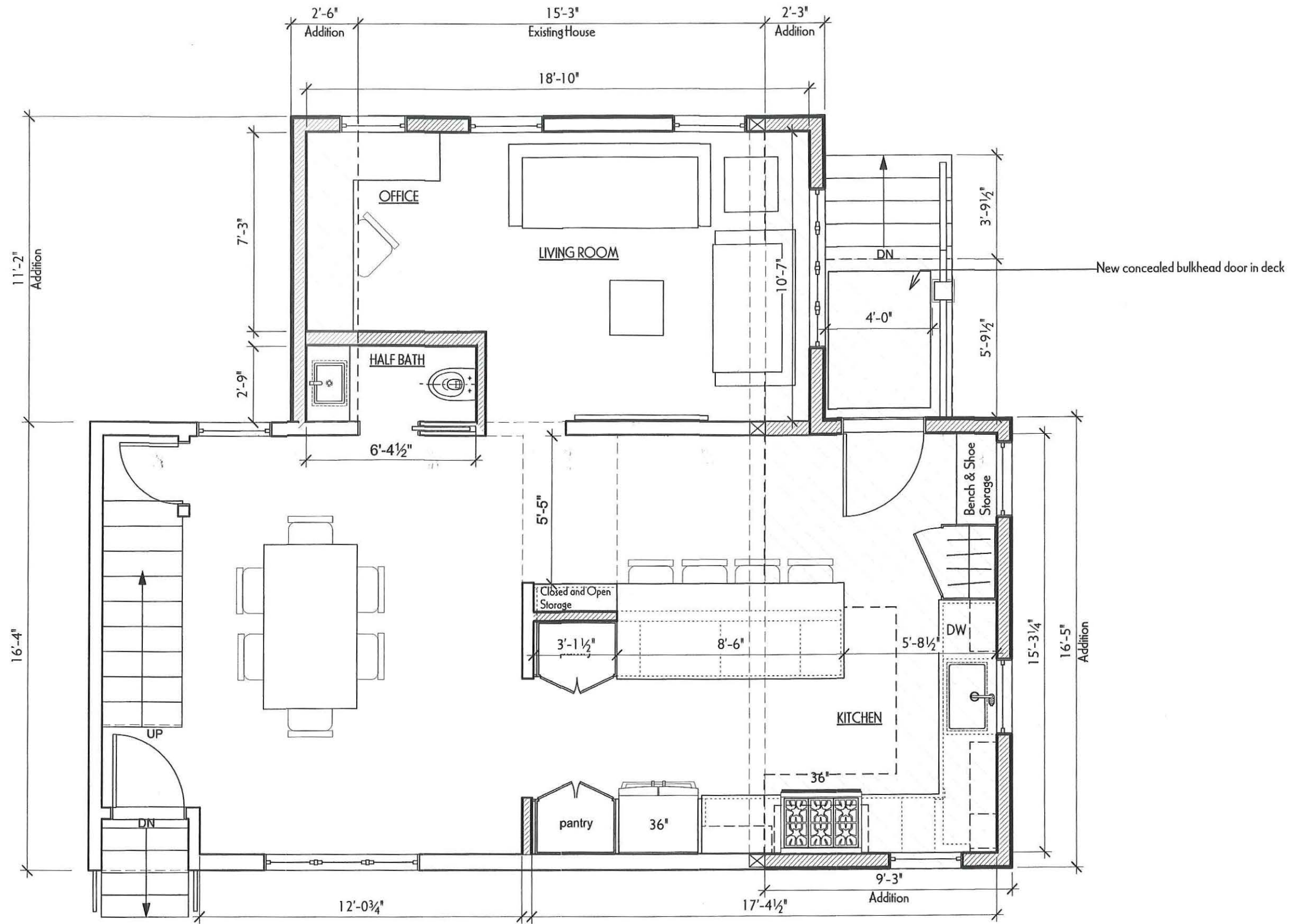
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09/15/22

X1.1



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

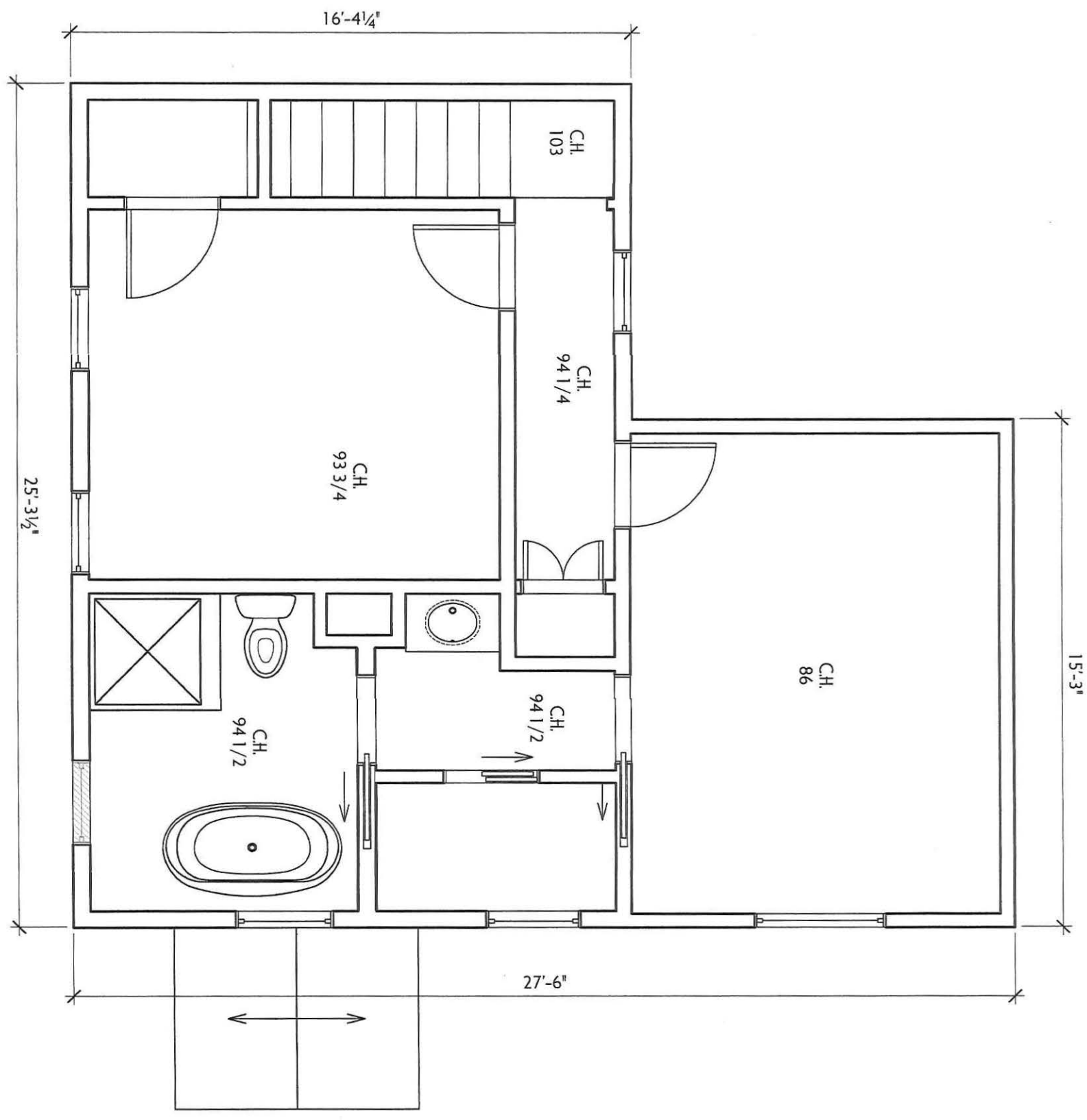
NEW FAR

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201 Charles St.
Cambridge, MA 02141

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Somerville, MA 02144

Date:
07/20/22
08/09/22
09/01/22
09/15/22

A1.1



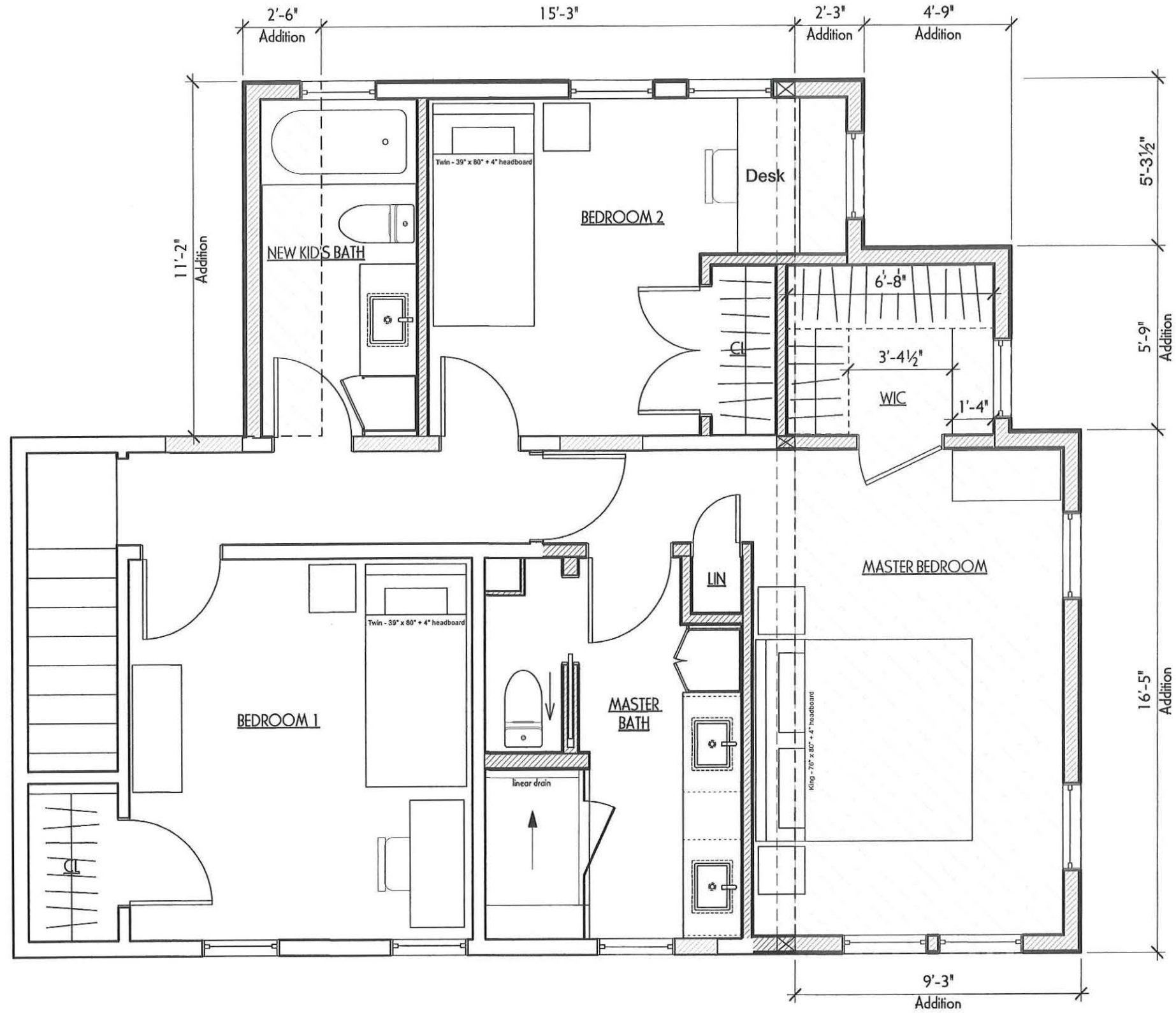
1 Existing Second Floor Plan
Scale: 1/4" = 1'-0"

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

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Somerville, MA 02144

Date:
07/20/22
08/09/22
09/01/22
09/15/22

X1.2



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

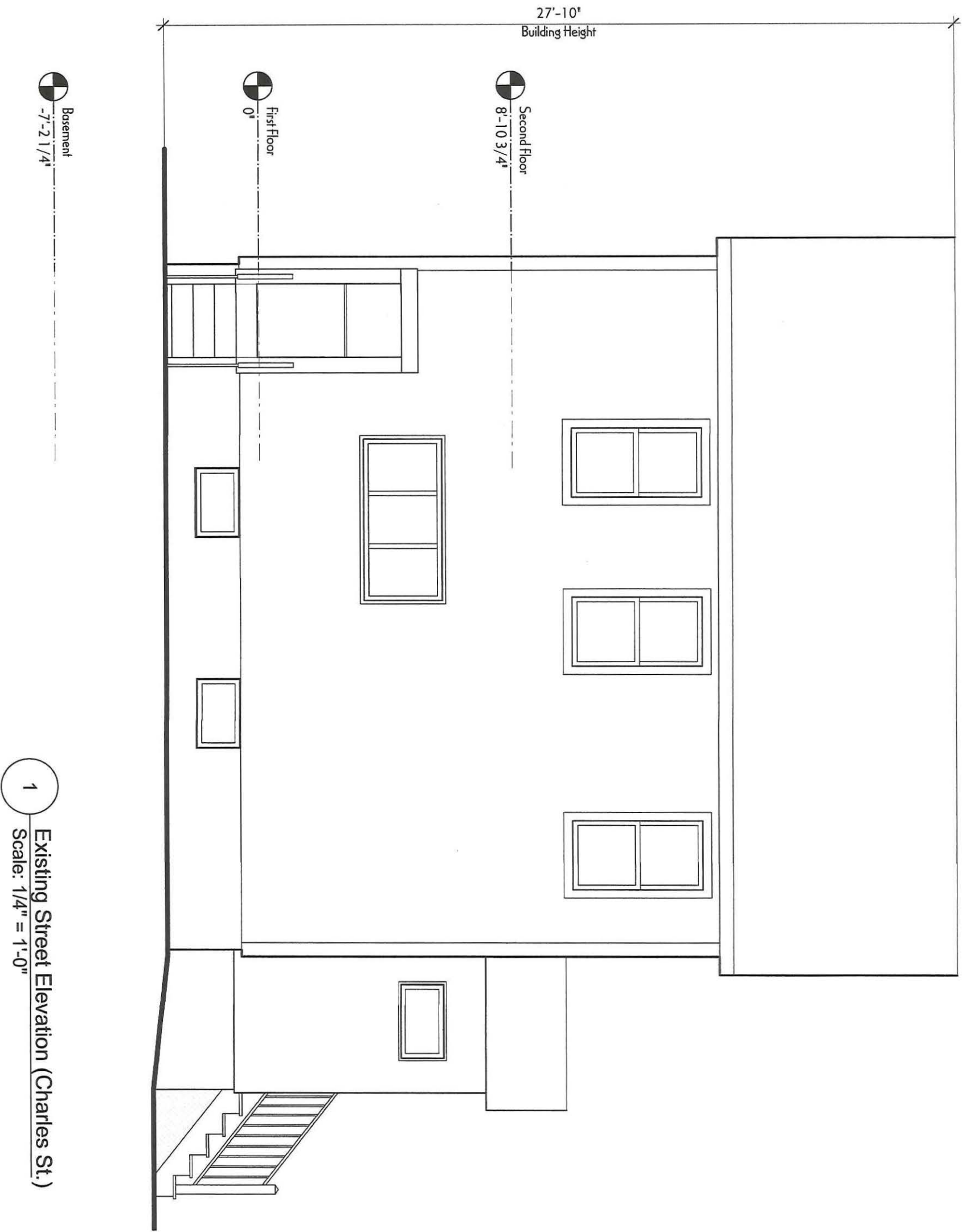
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Hodess-Goldman Residence
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Date:	07/20/22
	08/09/22
	09/01/22
	09/15/22

A1.2

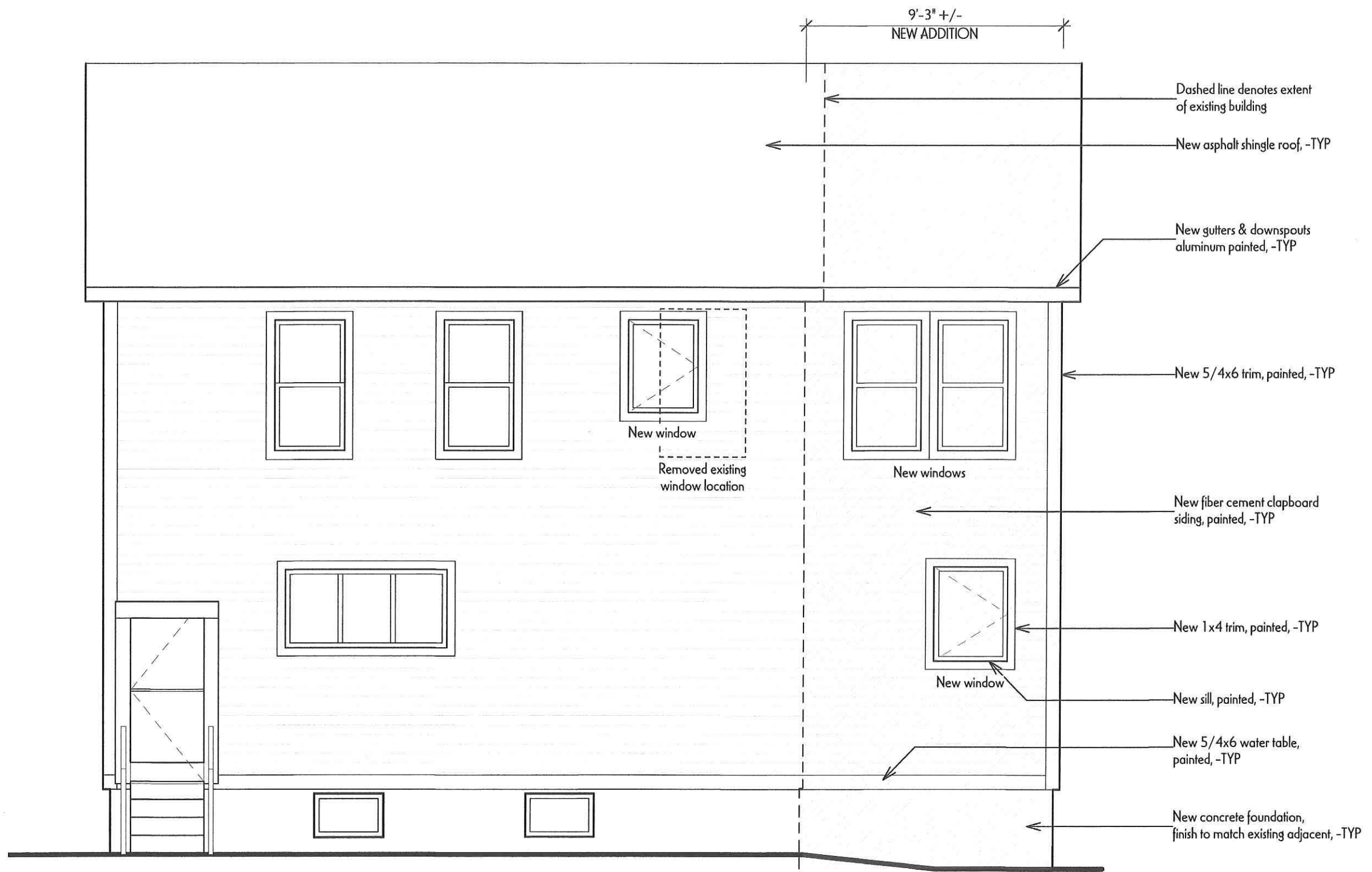


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Cambridge, MA 02141

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Somerville, MA 02144

Date:
07/20/22
08/09/22
09/01/22
09/15/22

X2.1



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

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

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1310 Broadway, Suite 200
Somerville, MA 02144

Date:
07/20/22
08/09/22
09/01/22
09/15/22

A2.1

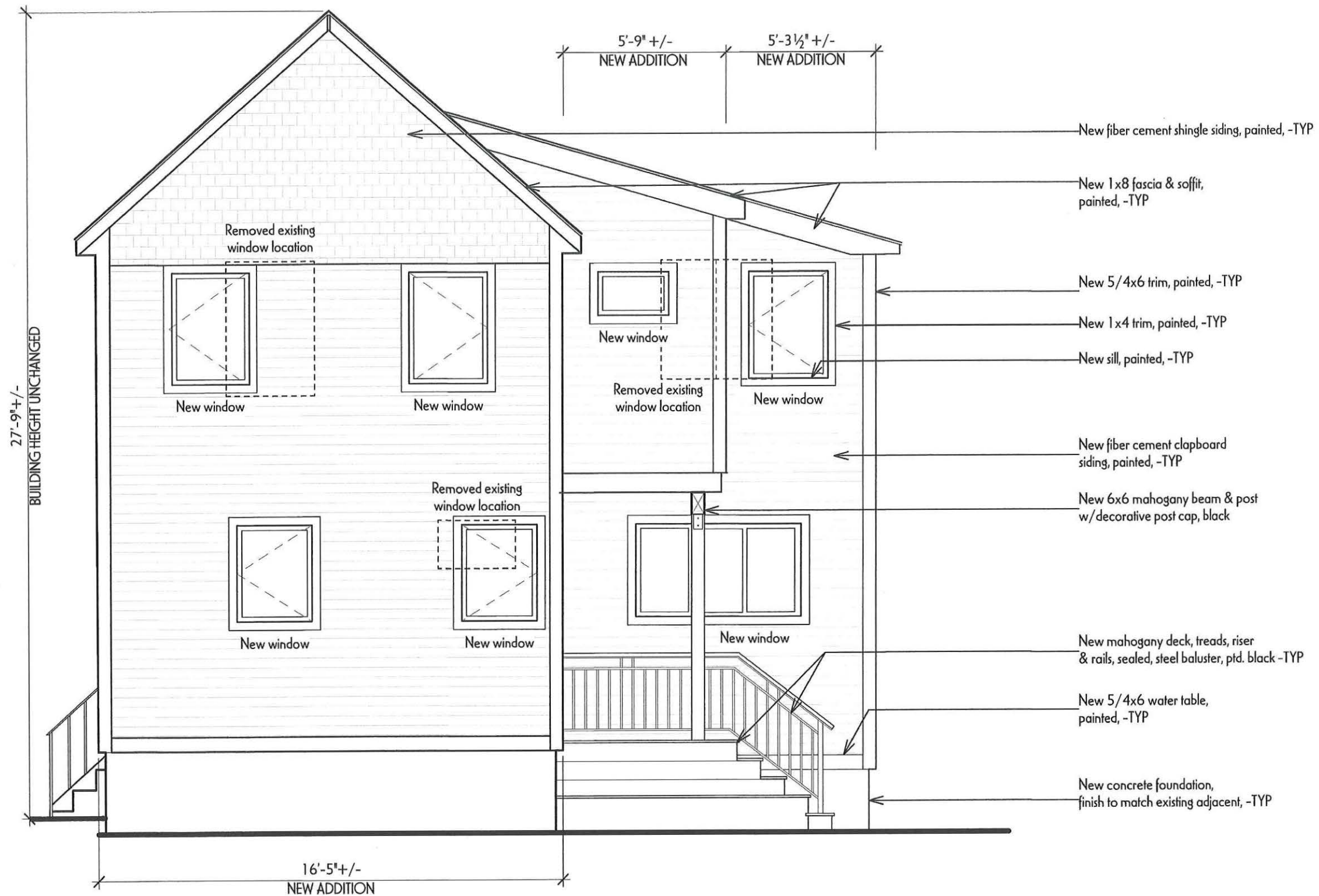


Hodess-Goldman Residence
201 Charles St.
Cambridge, MA 02141

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

Date:
07/20/22
08/09/22
09/01/22
09/15/22

X2.2



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

Hodess-Goldman Residence
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Somerville, MA 02144

Date:
07/20/22
08/09/22
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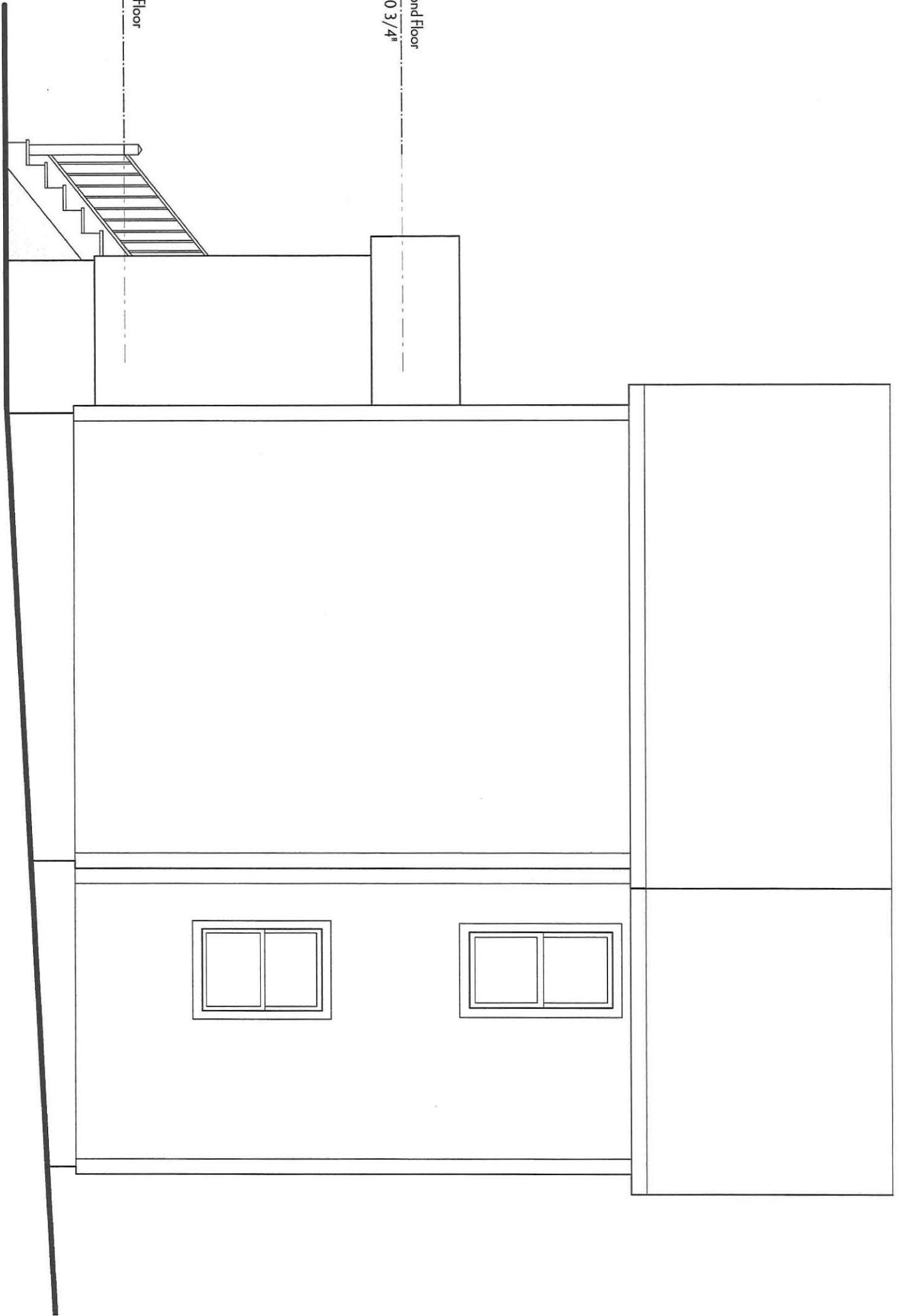
A2.2

Basement
-7'-2 1/4"

First Floor
0'

Second Floor
8'-10 3/4"

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



Hodess-Goldman Residence
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Date:
07/20/22
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09/15/22

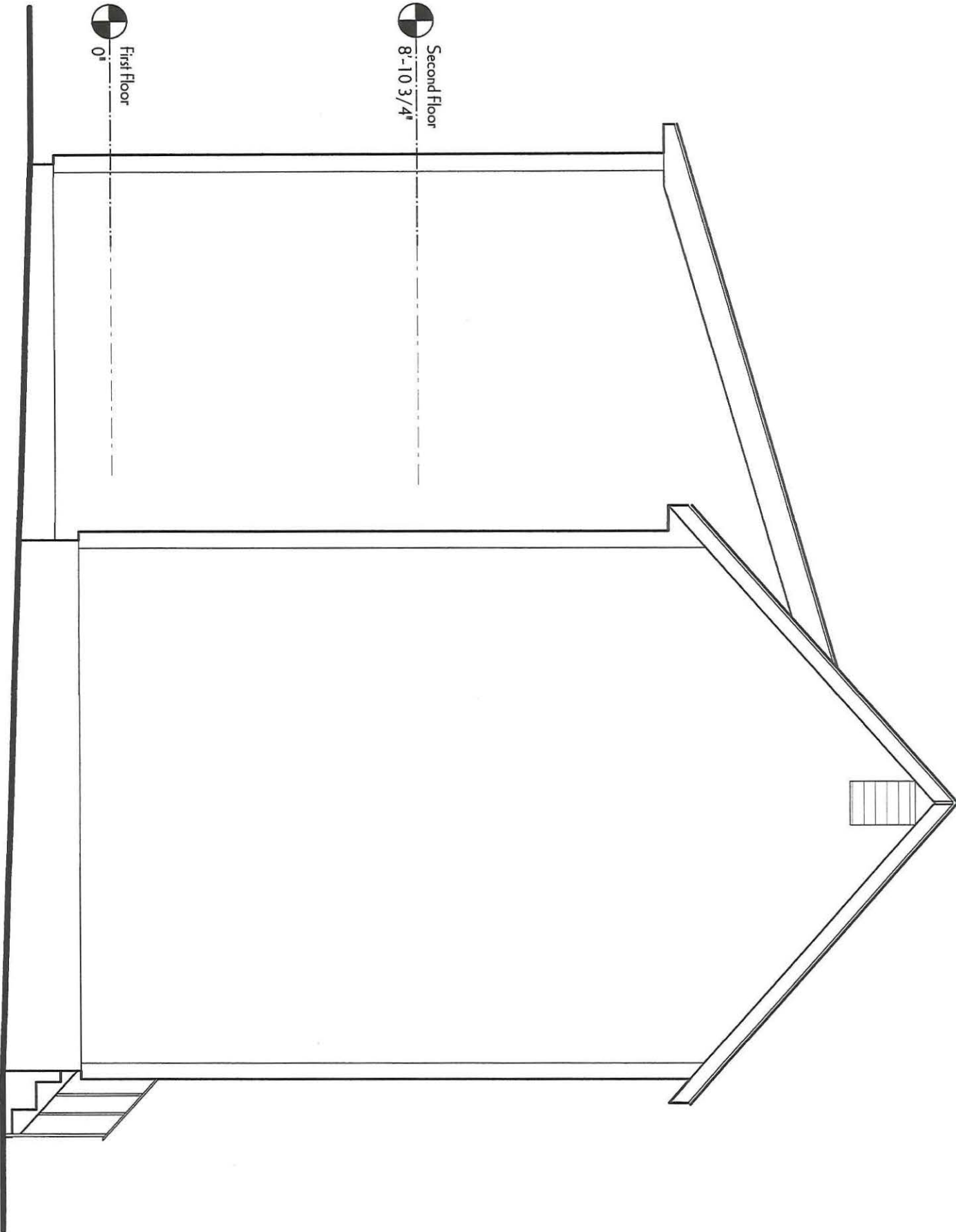
X2.3

Basement
-7'-2 1/4"

First Floor
0"

Second Floor
8'-10 3/4"

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

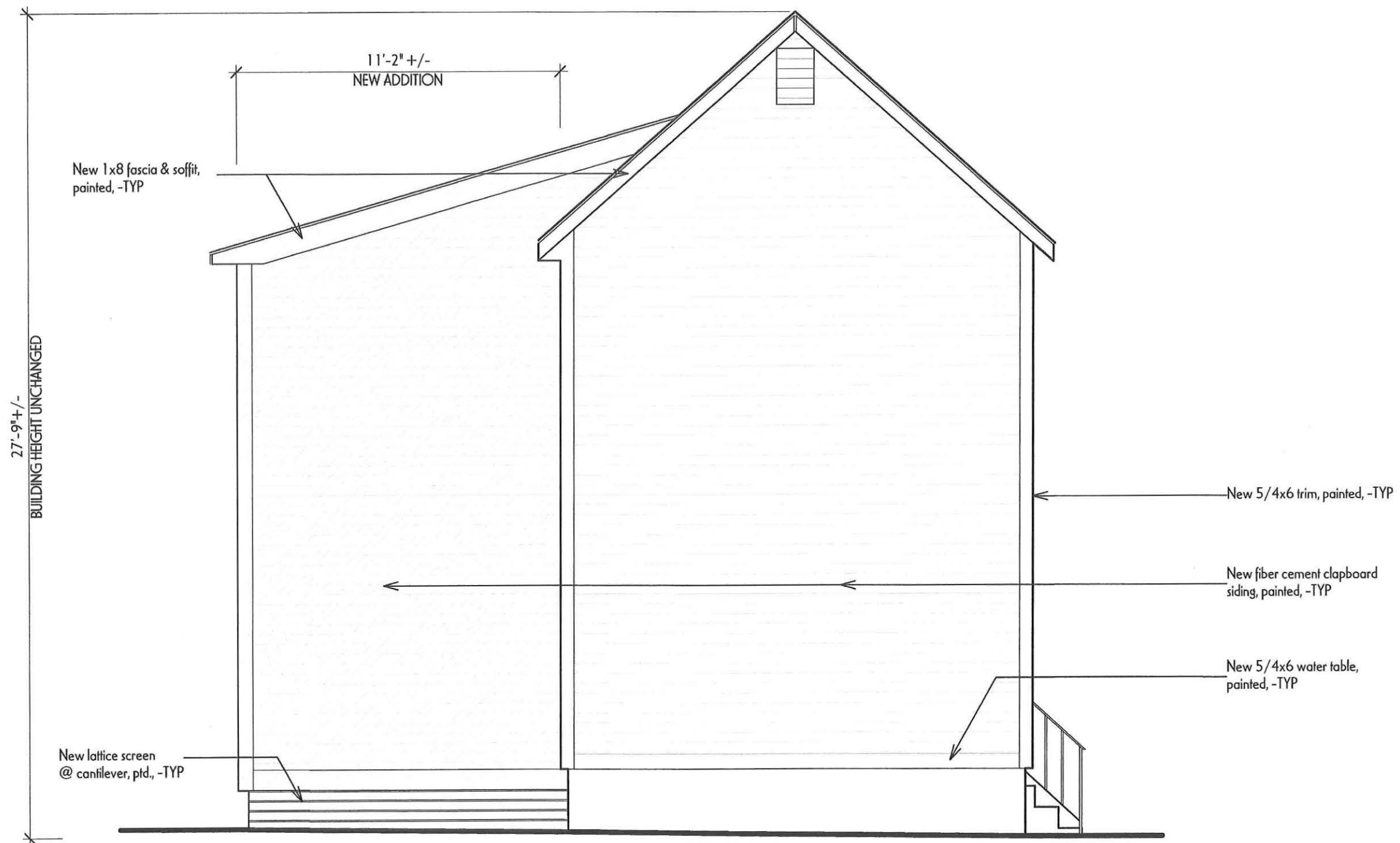


Hodess-Goldman Residence
201 Charles St.
Cambridge, MA 02141

EvB Design
1310 Broadway, Suite 200
Somerville, MA 02144

Date:
07/20/22
08/09/22
09/01/22
09/15/22

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:	07/20/22	08/09/22	09/01/22	09/15/22
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SPRING/FALL EQUINOX

9:00 AM

CURRENT



PROPOSED



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

EvB Design 
1310 Broadway, Suite 200
Somerville, MA 02144

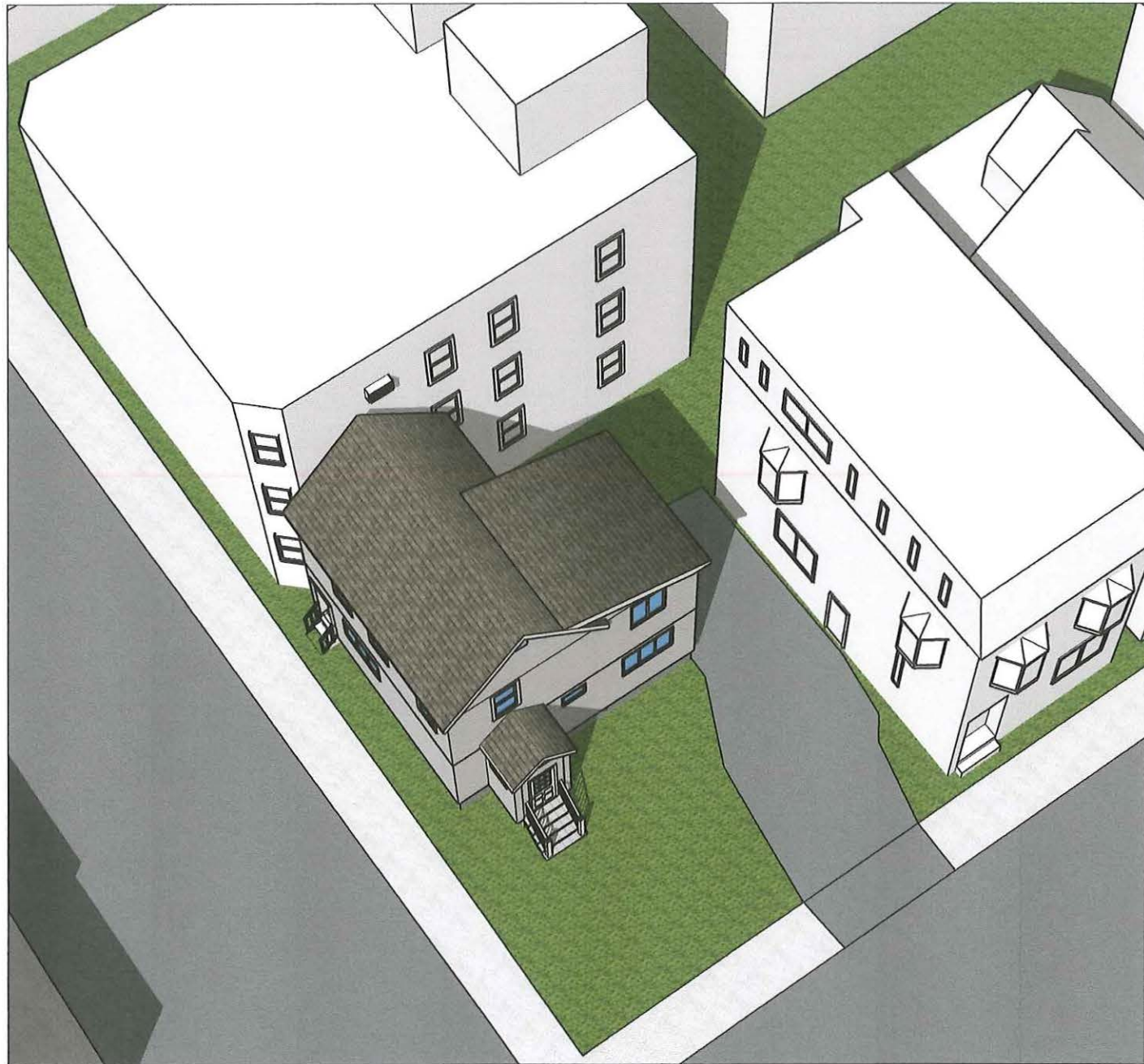
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Date:
07/20/22
08/09/22
09/01/22
09/15/22

SPRING/FALL EQUINOX

1:00 PM

CURRENT



PROPOSED



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

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1310 Broadway, Suite 200
Somerville, MA 02144

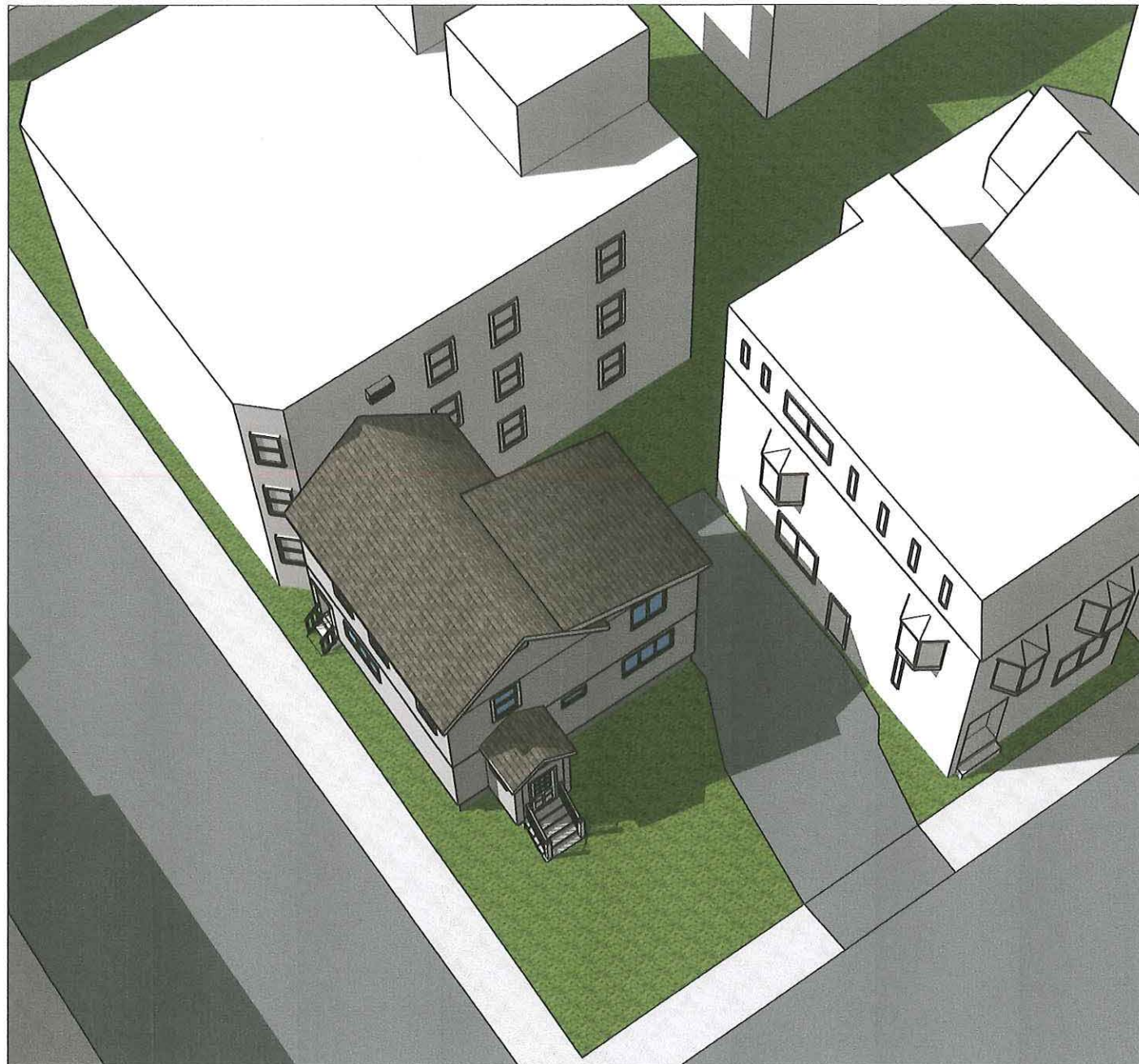
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Date:
07/20/22
08/09/22
09/01/22
09/15/22

SPRING/FALL EQUINOX

4:00 PM

CURRENT



PROPOSED



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

EvB Design 
1310 Broadway, Suite 200
Somerville, MA 02144

R2.2

Date:

07/20/22

08/09/22

09/01/22

09/15/22

SUMMER SOLSTICE
9:00 AM

CURRENT



PROPOSED



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

EvB Design 
1310 Broadway, Suite 200
Somerville, MA 02144

R2.3

Date:
07/20/22
08/09/22
09/01/22
09/15/22

SUMMER SOLSTICE
1:00 PM

CURRENT



PROPOSED



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

EvB Design 
1310 Broadway, Suite 200
Somerville, MA 02144

R2.4

Date:
07/20/22
08/09/22
09/01/22
09/15/22

SUMMER SOLSTICE
4:00 PM

CURRENT



PROPOSED



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

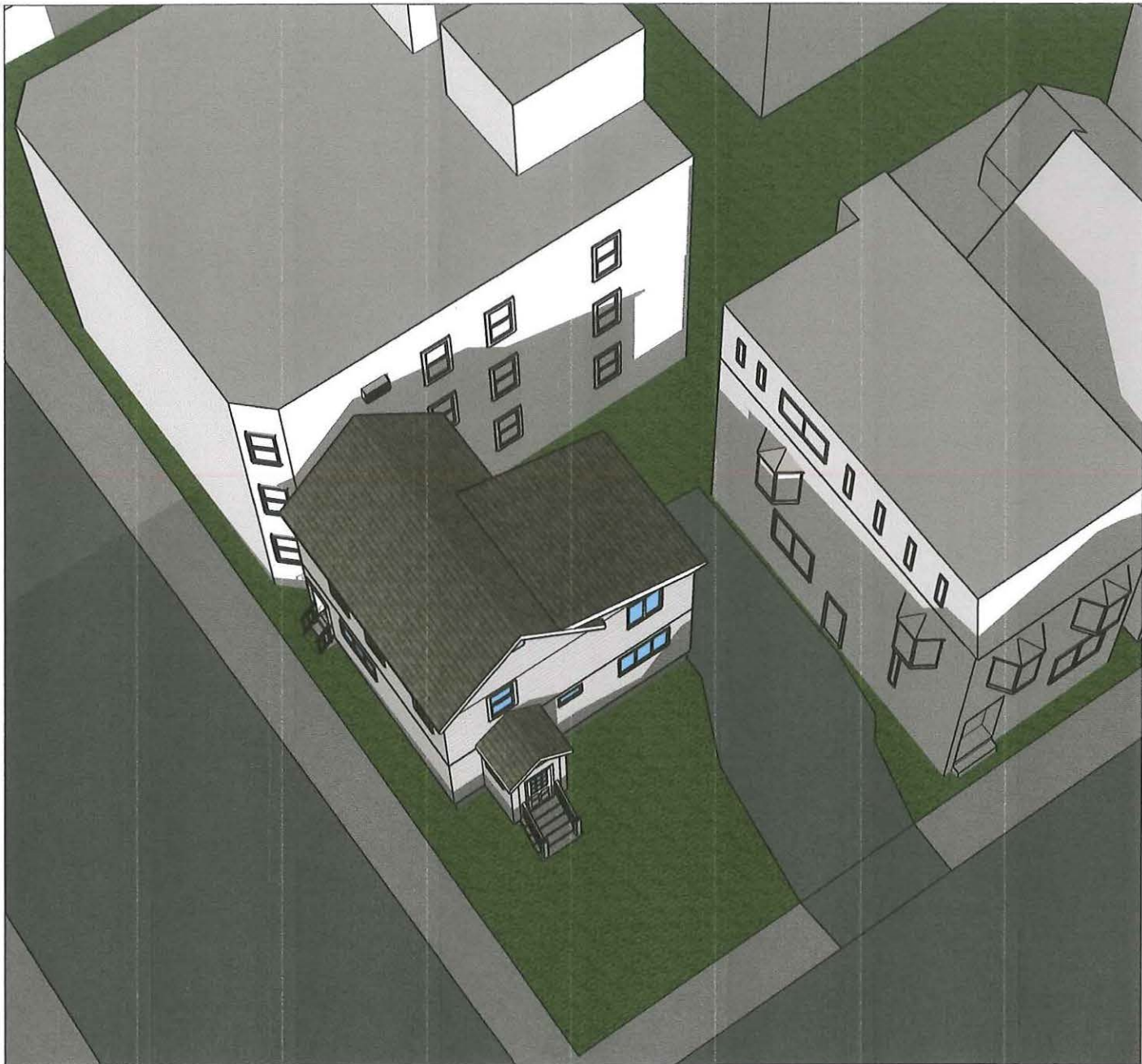
EvB Design 
1310 Broadway, Suite 200
Somerville, MA 02144

R2.5

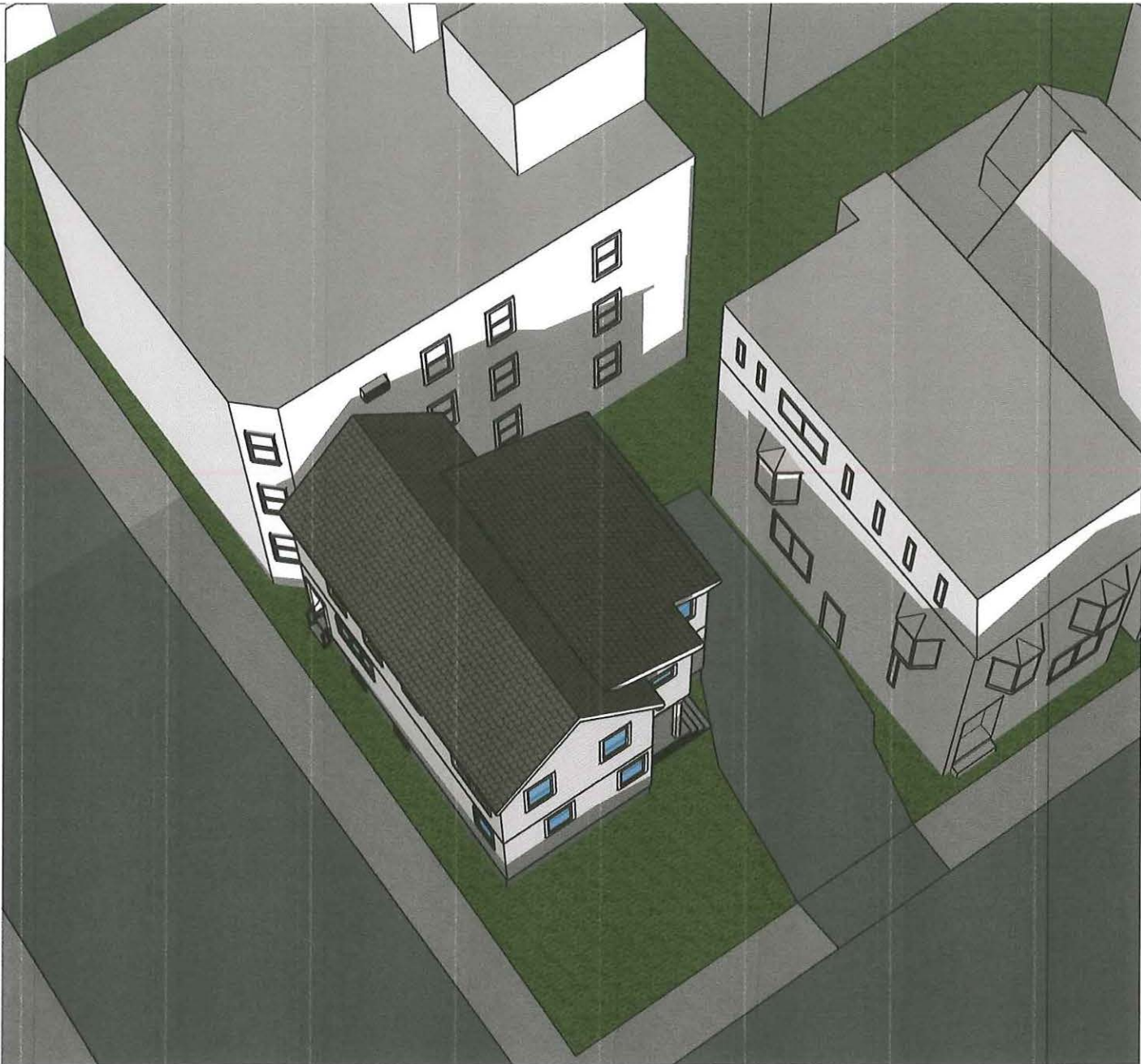
Date:
07/20/22
08/09/22
09/01/22
09/15/22

WINTER SOLSTICE
10:00 AM

CURRENT



PROPOSED



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

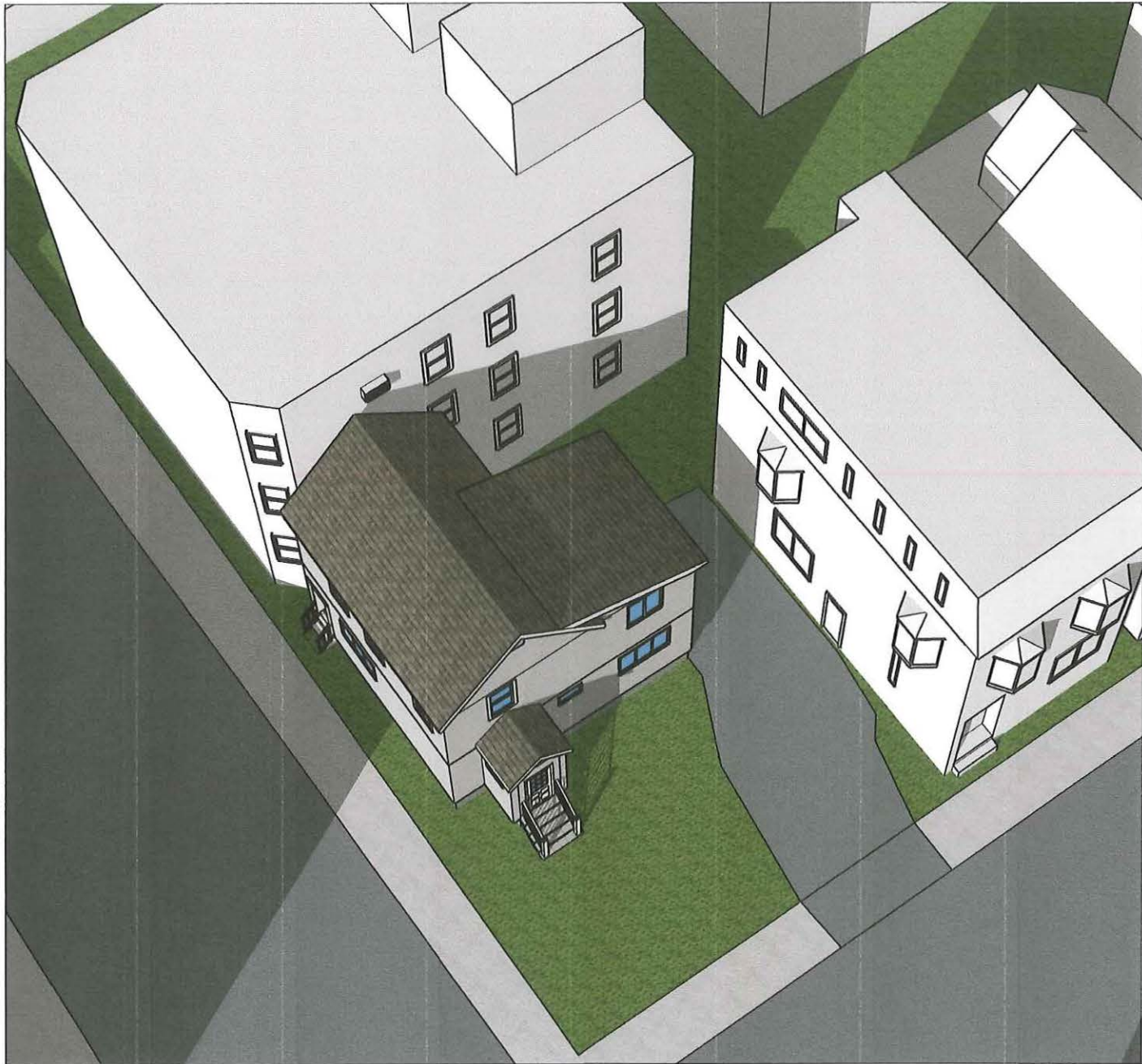
EvB Design 
1310 Broadway, Suite 200
Somerville, MA 02144

R2.6

Date:
07/20/22
08/09/22
09/01/22
09/15/22

WINTER SOLSTICE
1:00 PM

CURRENT



PROPOSED



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

EvB Design 
1310 Broadway, Suite 200
Somerville, MA 02144

R2.7

Date:
07/20/22
08/09/22
09/01/22
09/15/22

WINTER SOLSTICE
4:00 PM

CURRENT



PROPOSED



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

EvB Design 
1310 Broadway, Suite 200
Somerville, MA 02144

R2.8

Date:
07/20/22
08/09/22
09/01/22
09/15/22

September 8, 2022

Cambridge Board of Zoning Appeal
Citywide Senior Center
806 Massachusetts Ave.
Cambridge, MA 02139

RE: BZA-178804 – 201 Charles St – Variance to build two separate two story additions

Dear Chair Sullivan, Vice Chair Monteverde; Members Alexander and Wernick; and Associate Members Anderson, Hammer, Williams, Marshall, and Leiserson:

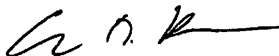
I am writing as the Personal Representative of the estate of my father, Charles T. Hinds, Sr. and as a direct abutter for over 40 years. My father's estate includes 205, 205 ½ Charles St., which directly abuts 201 Charles St. My brother, Thomas J. Hinds, and I will inherit this property once probate closes sometime this year. The building was constructed by my great-great grandmother in 1897 and we intend to keep it as a rental property and as part of our family's legacy.

My brother and I are in opposition to the addition on the left side of 201 Charles St, whether a zoning variance or special permit is required or not. This proposed addition is an expansion of a previous addition by a former owner. We have no issues with an expansion toward Fifth Street. Briefly, we oppose for the following reasons:

- Bedroom Windows: The proposed addition to the property faces four windows on 205 and 205 ½ Charles St, two on a first-floor bedroom and the other two windows on a second-floor bedroom, which a 10-month-old baby sleeps. Any addition will decrease sunlight and air flow to these bedrooms as well as making it more difficult to access in case of an emergency. We opposed the exiting addition (built in the 1970s) coming closer than the left setback formula " $L + W / 5$ " or 10' 6". This left side setback was negotiated with the owner of 201 Charles at that time, Carlos Delgado, to gain our support for zoning relief.
- Soil Stability. A major problem in East Cambridge is soil stability as many of the buildings were constructed on organic soil, including 205 and 205 ½ Charles St. One can still dig down 2 feet in the soil and encounter clam shells. We had Rene Mugnier Associates perform a structural survey of the entire property in May of 2012. The engineering report identified the exterior foundation wall abutting 201 Charles Street having moved laterally away from plumb. The report recommended monitoring the wall and repair any cracks resulting from any future movement. Our concern is disturbing so much soil close to the foundation, will cause further damage to the foundation and possible failure.

We like our neighbor and understand their need for additions, but do not want any additions be made toward 205, 205 ½ Charles St. It can cause real financial hardship, if construction went awry and the bedroom window view can impact first and second floor rents as they are sunny having an Easterly orientation. We ask the BZA not to grant any zoning relief at 201 Charles St. for projects with a left side setback less than 10' 6".

Very truly yours,



Charles T. Hinds, Jr.
207 ½ Charles St
Cambridge, MA 02141

LETTERS OF AUTHORITY FOR PERSONAL REPRESENTATIVE	Docket No. MI22P2623EA	Commonwealth of Massachusetts The Trial Court Probate and Family Court
Estate of: Charles T Hinds, Sr. Also known as: Charles Hinds, Charles T Hinds, Charles Hinds, Sr. Date of Death: <u>02/28/2022</u>	Middlesex Probate and Family Court 10-U Commerce Way Woburn, MA 01801 (781)865-4000	

To:

Charles T Hinds, Jr.
207 1/2 Charles Street
Cambridge, MA 02141

You have been appointed and qualified as Personal Representative in ☐ Supervised ☒ Unsupervised
administration of this estate on May 16, 2022
(date)

These letters are proof of your authority to act pursuant to G. L. c. 190B, except for the following restrictions if any:

☐ Pursuant to G. L. c. 190B, § 3-108(4), the Personal Representative shall have no right to possess estate assets as provided in § 3-709 beyond that necessary to confirm title thereto in the successors to the estate and claims, other than expenses of administration, if any, shall not be paid.

☐ The Personal Representative was appointed before March 31, 2012 as Executor or Administrator of the estate.



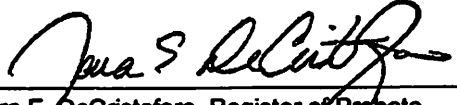
(Do Not Write Below This Line-For Court Use Only)



CERTIFICATION

I certify that it appears by the records of this Court that said appointment remains in full force and effect. IN TESTIMONY WHEREOF I have hereunto set my hand and affixed the seal of said Court.

Date May 18, 2022


Tara E. DeCristofaro, Register of Probate

From: Gabriel Thornton <gtthornton@gmail.com>

Date: July 18, 2022 at 8:55:30 AM EDT

To: Jeff Hodess <jhodess@hotmail.com>, Michelle Goldman <michumd@aol.com>

Subject: BZA 178804

Dear Members of the BZA,

We are writing to express strong support of the proposed renovation and addition at 201 Charles Street (Case No: BZA 178804). We believe the project will not only enhance the neighborhood, but also allow our neighbors to stay long term, and raise their family here in East Cambridge. These beliefs are informed by our 18 years as Charles Street residents and our decision to raise our children in Cambridge.

The proposed changes to the current structure are a significant improvement which fits in very well with the character of the neighborhood. We see no adverse impacts on the community and are very pleased to see that the plan maintains much of the yard/green space, as that is very limited in our neighborhood.

Sincerely,

Leah Gadd and Gabriel Thornton

-----Original Message-----

From: Andrew Goloboy <goloboy@gmail.com>

To: Jeff Hodess <jhodess@hotmail.com>; michumd@aol.com <michumd@aol.com>

Sent: Mon, Jul 18, 2022 6:19 pm

Subject: Support for Variances at 201 Charles Street

Dear Sir/Madam:

I write on behalf of the application submitted by Jeff Hodess and Michelle Goldman for variance to allow for the construction of additions to their home located at 201 Charles Street. I am the owner of 134 Spring Street and previously lived at 207 Charles Street, which is located directly next to their home. The design of Jeff's and Michelle's proposed addition is very tasteful, respectful of the surrounding properties, and is well accommodated by the size of their lot. Also, granting the variances will also permit a young family (Jeff and Michelle have two young sons) to remain in Cambridge, while many other young families are forced to relocate due to the cost and limited size of apartments and houses in East Cambridge. I believe allowing a modest addition that permits a young family to remain in East Cambridge would be a sound decision and fully support Jeff's and Michelle's application.

Thank you.

Sincerely,

Andy Goloboy

From: Robert Bench <robert.k.bench@gmail.com>
Date: July 23, 2022 at 5:43:17 AM EDT
To: Jeff Hodess <jhodess@hotmail.com>
Subject: BZA 178804 - Hodess/Goldman Renovation

To whom it may concern;

I am writing to express my support for the proposed renovation and addition at 201 Charles Street (Case No: BZA 178804). This renovation and addition has been discussed with our neighbors Jeff and Michelle for several years, as we've watched our mutual family's grow, and our spaces constrained. While I feel the home's architecture will be an asset to our community, much more importantly is the ability to retain the Hodess/Goldman family in our close-knit grid of East Cambridge families.

Our family has lived in East Cambridge since 2012. It has grown from 2 to 7, with the addition of our children and an older generation moving in. Our children attend East End House, KLo, and King-Open. Over the past decade, friends have continually left our neighborhood, as space constraints, or overly costly building processes have led them to suburbs (West of Harvard Square = suburb). Our children are forced to find new friends as old ones continue to leave East Cambridge. The Hodess family stays. They are present, and are rocks to our foundation in the neighborhood. Our neighborhood fundamentally changes if they are unable to make new space for their growing family, and that would be a loss for our family, our community, and our City.

We ask that you support this effort by their family to make this new space for their family to grow (their son Benny is gonna be a big guy). We are available for any other information needed to support this build.

Respectfully,

Robert Bench
Dr. Kara Keating Bench, M.D.
Jane Bench (10)
Mary Bench (7)
Robert Keating Bench (3)

153 Fifth Street
Cambridge, MA 02141

* * * * *

(6:03 p.m.)

Sitting Members: Brendan Sullivan, Jim Monteverde, Slater
W. Anderson, Matina Williams, and Jason
Marshall

BRENDAN SULLIVAN: First case I'll call tonight is
Case No. 178804 -- 201 Charles Start. Edrick?

EDRICK VANBEUZEKOM: Hi. My name is Edrick
vanBeuzekom. I'm the architect for this project and my
clients are Jeff Hodess and Michelle Goldman. They are also
on the feed here.

BRENDAN SULLIVAN: Before you start, Edrick, I
know that you were in discussions with an abutter. I
believe that was the reason for the continuance --

EDRICK VANBEUZEKOM: Yes.

BRENDAN SULLIVAN: -- that we're assembling for
tonight. A letter came in today from the abutter on the
left side --

EDRICK VANBEUZEKOM: Mm-hm.

BRENDAN SULLIVAN: -- Charles T. Hinds, Senior.
Are you aware of that letter?

EDRICK VANBEUZEKOM: I have not seen it, no.

1 And I don't think Jeff and Michelle have seen it either.

2 BRENDAN SULLIVAN: All right. The reason I bring
3 this up is that there are two ways we can go. We can either
4 continue -- it would be a case heard, at which point should
5 it be continued, we would have to assemble the same five
6 people.

7 EDRICK VANBEUZEKOM: Mm-hm.

8 BRENDAN SULLIVAN: Or, in light of this letter, if
9 you wanted to have discussions with the abutter who is in
10 opposition, then I would not get into the merits of the
11 case, and then it could be possibly rescheduled at an
12 earlier date.

13 Let me read part of the letter, just so that you
14 can get a sense of it.

15 "Dear Chair Sullivan and members of the Board,

16 "I am writing as the personal representative of
17 the estate of my father, Charles D. Baker's D. Hinds,
18 Senior, and as a direct abutter for over 40 years.

19 "My father's estates includes 205, 205 1/2 Charles
20 Street, which directly abuts 201 Charles Street. My
21 brother, Thomas J. Hinds and I will inherit this property,
22 once Probate closes sometimes this year. The building was

1 constructed by my great grandmother in 1897, and we intend
2 to keep it as a rental property."

3 "My brother and I are in opposition to the
4 addition on the left side of 201 Charles Street, whether a
5 zoning variance or special permit is required or not. This
6 proposed addition is an expansion of a previous addition by
7 a former owner.

8 "We have no issues with the expansion towards
9 Fifth Street. We oppose for the following reasons -- and it
10 has to do with the bedroom windows and the soil stability.

11 "We like our neighbors and understand their need
12 for additions, but do not want any addition to be made
13 toward 205, 205.5 Charles Street. It can cause real
14 financial hardship if construction went awry, and the
15 bedroom window view can be impacted -- first and second-
16 floor rents as they are sunny and have an easterly
17 orientation.

18 "We ask the BZA not to grant any zoning relief at
19 201 Charles for projects with a left-side setback less than
20 10'6."

21 So I guess I would leave it up to you whether you
22 want to proceed as is, as a case heard, or you may want to

1 continue this to have consultations with the Hindses.

2 EDRICK VANBEUZEKOM: I guess I would like to hear
3 what Jeff and Michelle think. I know that they've had
4 discussions with him, and he basically said he would oppose
5 whatever we did.

6 I think that we've tried to modify plans based --
7 you know, from what was previously submitted in response to
8 his concerns, and so, Jeff and Michelle, if you want to go
9 ahead and -- you know, if we need to ask for a continuance,
10 the issue is that we would have to have the same Board
11 members present for a future hearing.

12 So that could just restrict what dates would be
13 available for --

14 BRENDAN SULLIVAN: Yeah, let me ask Olivia.
15 Olivia, if we were to continue this, what would be a date
16 possible?

17 OLIVIA RATAY: October 27.

18 BRENDAN SULLIVAN: October?

19 OLIVIA RATAY: Twenty-seven.

20 BRENDAN SULLIVAN: October 27, if we continue
21 this?

22 OLIVIA RATAY: Mm-hm.

1 BRENDAN SULLIVAN: And that's the first -- and if
2 it was a case not heard, it could be heard sooner? No?

3 OLIVIA RATAY: No.

4 BRENDAN SULLIVAN: Because we are full for the
5 next meeting in September?

6 OLIVIA RATAY: I mean -- yeah.

7 BRENDAN SULLIVAN: And we're --

8 OLIVIA RATAY: There's already four cases on the
9 first meeting in October.

10 BRENDAN SULLIVAN: In October. All right. So
11 October 1. So the first available would be October 27, and
12 the question is whether or not the same members of the Board
13 are available. If not, it's going to get kicked over then,
14 possibly into November or so. So anyhow, your thoughts on
15 going forward tonight or continuing?

16 EDRICK VANBEUZEKOM: Jeff and Michelle, do you
17 want to weigh in?

18 JEFF HODESS: No, let's move forward and if we
19 have to continue, we can always do that later.

20 EDRICK VANBEUZEKOM: Okay.

21 BRENDAN SULLIVAN: Okay.

22 JEFF HODESS: All right. Great discussion.

1 MICHELLE GOLDMAN: Thank you for giving us the
2 opportunity.

3 EDRICK VANBEUZEKOM: Yeah.

4 BRENDAN SULLIVAN: Okay. You have the floor.

5 EDRICK VANBEUZEKOM: Okay. So Jeff and Michelle
6 hired me a while back to help conceptualize and design an
7 addition to their house in order to accommodate their
8 family.

9 It's a pretty tiny house, and basically what they
10 needed was an additional bathroom upstairs, and additional
11 bedroom upstairs, and to basically try to get a little bit
12 more living space down in the first floor, as it was really
13 pretty cramped.

14 You can see if you just look at our first drawing
15 C1.1, the site plan, that -- yeah. So on the left is the
16 existing floor plan on the first floor, and on the right is
17 the proposed. The -- basically, as you can see, there's a
18 very small living space.

19 There's a bathroom that takes up -- if you can
20 slide a little bit to the left?

21 There we go -- bathroom that takes up sort of the
22 center of the house there. The dining space is pretty

1 tight. Small kitchen. There's a little bump out toward
2 Fifth Street for an entrance and bulkhead there.

3 So basically, what we were looking into that --
4 you know, they discussed this with neighbors on both sides
5 and others in the neighborhood -- and I believe we have some
6 letters of support from other neighbors -- and we were
7 trying to, if you look at the setback lines that we have
8 drawn on the site plan, those are the dashed lines.

9 And I will point out that we have one error in
10 that that I discussed with Ranjit today. On the left side,
11 we called a 7.5' side yard setback 7'6", which is the
12 minimum. I had based that on it being a non-conforming lot,
13 but the width of the lot there is actually 50'. So we would
14 need to use the formula $H+L/5+2$, because the house is under
15 35'.

16 So if I do the formula, the left-hand side setback
17 actually comes to 7.9", which is 7'11". So it's close to
18 what we're showing, but it's five inches more. So -- but
19 anyways, we were trying to stay within that setback with a
20 small addition. It's just bumping out three feet on that
21 side of the rear portion of the house.

22 And maybe we can scroll to the next drawing.

1 That's the existing.

2 Let's go actually to A1.1, the next one. That
3 one. Oops, sorry. Two down. One more. There we go. All
4 right. So you can see on the left-hand side we've been
5 basically got a 2'11" addition. On the right-hand side, we
6 have a 2'3" addition for the back section of the existing
7 house, which is a two-story existing structure.

8 And then on the rights of the house toward the --
9 more toward the front, we're bumping out an additional 9'3".
10 That's in order to get the kitchen and entryway and seating
11 space in the kitchen area.

12 And what we were trying to do with this as well
13 was preserve the yard area that's on the corner of the lot.
14 That area is actually -- I believe Jeff and Michelle share
15 that somewhat with some of their neighbors, and it's sort of
16 become a neighborhood gathering spot.

17 It's a play yard for children, and we were also
18 trying to preserve the dimensions of it to meet the open
19 space requirements that weren't reducing the amount of
20 usable open space that meets the 15-foot dimensional
21 requirement.

22 And then if we can go two drawings down to the --

1 well, actually, go to the one just above that. That's the
2 existing second floor.

3 So here you see they had an existing master bath
4 up there, a master suite with the master bedroom being the
5 room in the back and then one child's bedroom at the top of
6 the stairs, which was awkward because you have to go through
7 the master bedroom to get to the bathroom. So we looked
8 into how do we get another bathroom up there and another
9 bedroom?

10 And go to the next page?

11 And here basically we moved the bathroom in and
12 reduced it a little bit, reduced the size of the bedrooms up
13 on the left front corner there a little bit. Added the
14 bathroom to the rear addition, which is 2'11" addition that
15 we're doing gives us enough space to create a 5 foot-wide
16 bathroom there.

17 And then the master bedroom gets a small addition
18 that includes -- well, which becomes bedroom 2, the bedroom
19 in the rear. So it gets a small addition up in the corner,
20 and another portion that is over the entrance -- covering
21 the entrance over the -- at the first floor. That's that
22 walk-in closet off of the new master bedroom.

1 So we -- we can scroll through the elevations real
2 quickly just to give you an idea of the massing change.
3 This is the existing house from the -- from Charles Street.
4 The next one is the same view, showing the addition on the
5 right-hand side. And I'm sorry, we didn't delineate the --
6 where the addition is. But the left-hand side basically is
7 the same plane as in the original.

8 Next one is the -- this is the side that faces
9 Fifth Street. So there's the little entry bump out that you
10 see there, which we're removing and then doing an addition
11 out this side.

12 So you can go to the next sheet. Here you can see
13 where we've just taken the existing gable straight out to a
14 two-story structure, and then there's a little one -story
15 bump out in the -- for the master closet up on the second
16 floor, which creates an overhang for the entrance at the
17 back.

18 And then we can scroll to the next.

19 So that's the -- that's the house from the rear.
20 The neighbor who's objecting would be on the right-hand side
21 of this here.

22 And if we go to the next sheet? This is the

1 proposal, where we're basically pumping it out just a tiny
2 bit to the right. The roofline stays the same, and then we
3 have the bump out going to the left.

4 So that's basically -- and then actually we can go
5 to the next drawing. This is the side that faces that
6 neighbor, which is currently blank walls like that, because
7 we're so close to the property line for the gabled portion.

8 And then the next view is basically the same view
9 with the addition coming forward a little bit. So it's --
10 again, it's just moving forward about three feet.

11 So if we can go back up to the floor plan, maybe
12 to the site plan actually? C1.1. Yeah. Thank you.

13 So the net change here, where you are bumping up
14 the -- it's a tiny lot, basically. So the lot area is 1,994
15 square feet. So it's under 2,000 square feet in the area
16 where the -- you know, minimum lot size requirement is 5,000
17 square feet.

18 We have a total of existing only 11,097 square
19 feet. With these expansions, we would end up at 1,642,
20 which is still a pretty modest single-family home size. And
21 the lot area -- I'm sorry, the gross floor area will
22 increase from current being 0.6 to 0.82, which is an

1 increase over the allowable 0.75. We feel that this is
2 reasonable in scale with the rest of the neighborhood. It's
3 still one of the smallest houses in the neighborhood, even
4 with these additions.

5 We did do a series of shadow studies. We did them
6 of the previous scheme that we had originally submitted
7 before we requested a continuance, which showed a little bit
8 of change in shadow on the neighbor who's objecting, and a
9 little bit of change in shadow for the neighbor behind.
10 They reviewed that.

11 The neighbors behind seem okay with the amount of
12 change in shadow, and it's -- because of the orientation and
13 the fact that the house is pushed up to the street, it
14 really doesn't have a big impact on the shadows.

15 What we found when we pulled the addition in for
16 this new scheme, the change in shadow is really quite
17 minimal. It's basically when you look at the early morning,
18 which is when you would have some shadow on the neighbor's
19 house, it's -- it basically moves it up about six inches on
20 the wall at 9:00 a.m. and drops down from there.

21 So I did -- we didn't have the updated shadow
22 studies ready in time to submit last Friday, so I did send

1 those in to Maria today. I don't know if she had a chance
2 to print those or include those in this presentation. But I
3 could do a Screenshare to show them to you if you wanted, or
4 we can just go into the discussion about this.

5 But basically, the bottom line is we're getting a
6 lot more shadow from surrounding houses than we are creating
7 on anybody else. And so that's basically the scheme. We're
8 trying to -- you know, basically make it possible for
9 Michelle and Jeff to stay here, raise their family here,
10 continue to be part of the community.

11 And we feel this is a very modest addition, and an
12 improvement to an old, existing house in the neighborhood
13 that, you know, where this is really on the smaller scale of
14 what's in the neighborhood.

15 I would like to let Jeff and Michelle speak now,
16 just to say a few words about why they need the addition,
17 and maybe fill you in a bit on their discussions with their
18 neighbors?

19 BRENDAN SULLIVAN: You may be on mute.

20 MICHELLE GOLDMAN: There we go. Sorry.

21 BRENDAN SULLIVAN: There you go, yep.

22 MICHELLE GOLDMAN: So we're Jeff and Michelle.

1 Thank you for giving us the opportunity to present before
2 you. Thank you for letting us postpone the first time
3 around. Just to introduce ourselves a little bit, Jeff's a
4 lifelong resident of Cambridge. He was born and raised
5 here, and he's lived in this house since 2004.

6 At that time, he was a renter, and we joke
7 sometimes that I was his third roommate in this house.

8 JEFF HODESS: Hopefully the permanent one.

9 MICHELLE GOLDMAN: I moved in in 2008, and
10 eventually, when we were pregnant with our first child in
11 2013, we bought the house from the previous owner. Our boys
12 -- we had a second child in 2018 and our boys are now 9 and
13 4, and they both go to school in Cambridge.

14 We love the neighborhood. We love the friends
15 that we've made here and the relationships. So many of our
16 neighbors have become more like family than friends. And as
17 Edrick mentioned, our yard has sort of become a meeting
18 place in the neighborhood, especially during COVID when the
19 parks were shut down.

20 Pretty much every day, kids from the neighborhood
21 were playing in our yard doing different kinds of
22 activities, just sort of still being able to see each other

1 outside in a safe way. It was really -- we just consider
2 ourselves so lucky to have that outside space during that
3 time.

4 And so we -- when we were gearing up for this
5 project, we really wanted to try to maintain that space as
6 much as possible, not only for our own kids, but also for
7 the friends in the neighborhood.

8 So I know Edrick talked about a little bit we
9 really tried to balance making sure that our neighbors were
10 okay with the project, and then also making it something
11 that was sort of worth doing a major construction project
12 and getting us enough space to be able to stay here long-
13 term.

14 During COVID, our older son did all of his Zooms
15 from the kitchen table, which is where we're doing it also.
16 There's not a desk in their room; it's not big enough to put
17 a desk with the bunk bed that's in there. They're five
18 years apart, and sometimes they just need their own space,
19 and we don't have that for them.

20 When I got COVID, I was locked in the master
21 bedroom and Jeff had to sleep on the couch, because their
22 room isn't big enough to have another bed in there. We just

1 want to be able to stay here, and not have a huge house but
2 just stay and have enough space to just to live sort of --
3 to live.

4 The neighbor on the Fifth Street side has been
5 very supportive of the project. We have a great
6 relationship with him. We get each other's packages when
7 we're aware you, look out for each other's houses.

8 They had a really big concern about making sure we
9 didn't block too much of their light because the windows on
10 that side of the house are the only windows they get sun
11 from. And we were really careful about making sure we
12 respected that for them.

13 And in the same respect, after we got the feedback
14 from the Hinds family, we scaled back the side of the
15 project that was on their side of the house. I think -- I
16 know it's not a lot of feet, but it feels like a lot of feet
17 to us because every inch sort of matters.

18 And we intentionally sort of put it -- scaled it
19 back enough so that it was what we thought at least that we
20 could do sort of by right and not -- and not -- and not
21 encroach too much.

22 I understand that there are renters there, and

1 it's -- we're trying to make everyone sort of copy, but we
2 also want to try and make the project possible.

3 So I don't know, am I missing anything?

4 JEFF HODESS: No, I think that covers it. Thank
5 you very much, everybody. We really appreciate your time.

6 BRENDAN SULLIVAN: Yeah. Okay. Erick, how much
7 did you scale it back from the original proposal? Where the
8 proposed office is?

9 EDRICK VANBEUZEKOM: Yeah. I think we pulled it
10 back about three feet. And I don't remember what it was,
11 but --

12 BRENDAN SULLIVAN: Okay. And the bulk of the
13 addition, obviously, faces Fifth Street?

14 EDRICK VANBEUZEKOM: That's right, yeah.

15 BRENDAN SULLIVAN: Okay. All right. All right.
16 Let me open it up to members of the Board. Jim, any
17 questions at this point?

18 JIM MONTEVERDE: Yeah, just one. I'm trying to
19 understand from your site plan --

20 EDRICK VANBEUZEKOM: Mm-hm.

21 JIM MONTEVERDE: -- which side is the neighbor who
22 has an objection? Which side are they on?

1 EDRICK VANBEUZEKOM: They're on the left side.

2 JIM MONTEVERDE: Okay. And --

3 EDRICK VANBEUZEKOM: Where the stairs are.

4 JIM MONTEVERDE: Yep. So that's the blank wall
5 that faces them?

6 EDRICK VANBEUZEKOM: Yep.

7 JIM MONTEVERDE: The further setback blank wall
8 that now is -- no dimension beyond the 7'6" setback, that's
9 -- you put an addition in there, right? It'll be a blank
10 wall?

11 EDRICK VANBEUZEKOM: Yeah.

12 JIM MONTEVERDE: And it's what, 3'8" from that
13 property line? Oh, no, that would be a different --

14 EDRICK VANBEUZEKOM: No, no. Yeah. No. It will
15 be 7.5' from the property line. You know, and --

16 JIM MONTEVERDE: Oh, I'm sorry. I'm looking at --

17 EDRICK VANBEUZEKOM: Yeah.

18 JIM MONTEVERDE: -- I'm looking at a different
19 drawing. This must be the original.

20 EDRICK VANBEUZEKOM: Oh, okay.

21 JIM MONTEVERDE: It has a 3'8" setback.

22 EDRICK VANBEUZEKOM: Oh, yeah, that would have

1 been the old one.

2 JIM MONTEVERDE: Sorry. Yep!

3 EDRICK VANBEUZEKOM: Yep.

4 JIM MONTEVERDE: Yep. Nope. Answered my
5 question. Thank you.

6 EDRICK VANBEUZEKOM: Yeah. So --

7 BRENDAN SULLIVAN: Matina?

8 EDRICK VANBEUZEKOM: And we didn't put any windows
9 on that side, because we didn't want to create any privacy
10 issues for the neighbor --

11 JIM MONTEVERDE: Yep.

12 BRENDAN SULLIVAN: -- on that side.

13 JIM MONTEVERDE: Understood. Thank you.

14 EDRICK VANBEUZEKOM: Yep.

15 BRENDAN SULLIVAN: Matina, any questions at this
16 point?

17 MATINA WILLIAMS: No, but could she scroll down to
18 -- I think there was a photograph I wanted to see. Just to
19 get an idea.

20 MICHELLE GOLDMAN: Okay. Well, okay, so that's
21 the blank wall.

22 MATINA WILLIAMS: Okay.

1 JEFF HODESS: Yeah. Here you can see where it's
2 close to the neighbor's side. So that's the building that
3 you see that's missing a little bit of siding at the top
4 there, where they were doing some repairs. That's the front
5 portion of the house that's existing that's right up to the
6 property line.

7 MATINA WILLIAMS: Right.

8 JEFF HODESS: The corner that you see in this view
9 is the side where we want to just bump it out a tiny bit
10 more in the foreground here.

11 BRENDAN SULLIVAN: You're basically going back to
12 where the windows are with the addition, or --

13 JEFF HODESS: Yeah. Yep. Pretty close to that.
14 Right.

15 BRENDAN SULLIVAN: Yeah.

16 EDRICK VANBEUZekom: Right to the edge of the
17 windows.

18 BRENDAN SULLIVAN: Okay.

19 JEFF HODESS: Yeah. It's just three feet.

20 MATINA WILLIAMS: Mm-hm. Okay.

21 JEFF HODESS: So -- and when we did the shadow
22 studies, it is -- I was sort of pleasantly surprised at how

1 little it changed the shadows over there.

2 It does change a little bit, but only coming out
3 three feet because of the pitch of the roofs and the fact
4 the house is relatively low, and that we have taller
5 buildings across the street.

6 We end up with the shadows that you see in this
7 view would be basically about six inches higher, or well,
8 actually at the time of day that this one is, they would
9 probably be about 12 inches higher. But, you know, it's not
10 completely covering the windows that get light currently.

11 MICHELLE GOLDMAN: We did share the original
12 shadow study from the original plans, the bigger extension,
13 with the Hindses when we sat down with them a month and a
14 half -- two months ago, whatever it was.

15 I don't think we've sent the updated ones with the
16 last, but the impact on the original ones, as Edrick said,
17 was not much to begin with.

18 JEFF HODESS: Mm-hm.

19 BRENDAN SULLIVAN: Anything else?

20 JEFF HODESS: I think there was an intermediate
21 one that we did share with them --

22 MICHELLE GOLDMAN: Yep, that's right.

1 JEFF HODESS: And to where we had scaled it back a
2 little bit, and then we went far after that.

3 BRENDAN SULLIVAN: Matina, anything else?

4 MATINA WILLIAMS: No. I'm all set. Thank you.

5 BRENDAN SULLIVAN: Okay. Slater, any questions?

6 SLATER ANDERSON: No questions at this time, thank
7 you.

8 BRENDAN SULLIVAN: All right. Jason?

9 JASON MARSHALL: Thanks, Mr. Chair. I don't have
10 any questions for the petitioners. Appreciate the
11 presentation and it sounded like there was significant
12 neighborhood outreach that preceded the hearing tonight.

13 I guess as we go to public comment, though, I
14 know, Mr. Chair, you read a letter of opposition into the
15 record. Whenever we get letters that are very close in time
16 to the hearing, it can sometimes be challenging to review
17 those ahead of time. They're not often added into the
18 digital record.

19 So in just hearing the verbal description of the
20 letter, it sounded like maybe the concern was construction
21 related, but just want to make sure that I'm understanding
22 that and to the extent we go to the public portion of the

1 hearing, and the Hinds family is on the phone, I'd
2 appreciate understanding the concern a little better.

3 BRENDAN SULLIVAN: Yeah. I did a little bit of a
4 brief analysis of it or reading of it. I will read the
5 thing in entirety, because it's -- there's a little bit more
6 in there. I just wanted to give sort of an overview of
7 that. But anyhow --

8 JASON MARSHALL: Okay, thank you.

9 BRENDAN SULLIVAN: All right. And I have nothing
10 further at this point. Let me open it to public comment.
11 Any member of the public who wishes to speak should now
12 click the button that says, "Participants," and then click
13 the button that says, "Raise hand."

14 If you are calling in by phone, you can raise your
15 hand by pressing *9 and unmute or mute by pressing *6, and
16 you'll have up to three minutes in which to comment. There
17 appears to be nobody calling in. We are in receipt of
18 correspondence.

19 OLIVIA RATAY: Someone just raised their hand.

20 BRENDAN SULLIVAN: Huh?

21 OLIVIA RATAY: Someone just raised their hand.

22 BRENDAN SULLIVAN: Oh, somebody is calling in?

1 OLIVIA RATAY: Yeah. Caller ending in -8311?

2 HEATHER HOFFMAN: Hi. This is Heather Hoffman,
3 213 Hurley Street. And I have one question. So as I
4 understand it, the calculations now show that the wall is
5 not conforming?

6 EDRICK VANBEUZEKOM: That's correct. We're --

7 HEATHER HOFFMAN: On the --

8 EDRICK VANBEUZEKOM: We're five inches over the
9 setback.

10 HEATHER HOFFMAN: Okay. Then is the application -
11 - does that show that that is one of the variances that
12 you're looking for? Because five inches is still five
13 inches. And does that --

14 EDRICK VANBEUZEKOM: Yeah, there is not --

15 HEATHER HOFFMAN: -- any --

16 EDRICK VANBEUZEKOM: Yeah. I'll say in our
17 application we did not point that out as in the modified
18 application as being non-conforming, because we -- at the
19 time I thought I was calculating correctly this went through
20 review at the building permit, and I didn't get any
21 feedback, so I assumed that I had figured it correctly.

22 And then today, or yesterday I called Ranjit just

1 because I just wanted to be sure about that and he said no,
2 in fact I had to use the formula. So it was at that point
3 we realized we're five inches over. We didn't want to --
4 well, it was too late to submit any changes at that point
5 too.

6 And so, but we wanted to be up front about the
7 fact that we had -- I wanted to be up front about the fact
8 that I had miscalculated that, and that in fact it's 7'11"
9 and now it's 7'6" is the property setback. And we are --
10 what we've drawn is five inches over that.

11 BRENDAN SULLIVAN: Which -- on the dimensional
12 form --

13 HEATHER HOFFMAN: I don't --

14 BRENDAN SULLIVAN: Go ahead, Heather.

15 HEATHER HOFFMAN: -- I don't give anyone any
16 issues over getting confused by those setbacks, because it
17 is definitely brain-numbing.

18 But my question is just whether the application is
19 sufficient to ask for the relief you're requesting?
20 Because, you know, if anyone were intending to appeal a
21 grant of a variance, you would want to make sure that you
22 had all of that stuff lined up. So that's why I'm asking.

1 Thank you very much.

2 BRENDAN SULLIVAN: Great. Thank you, Heather.

3 All right. We are in receipt of --

4 OLIVIA RATAY: We have another one.

5 BRENDAN SULLIVAN: Okay.

6 OLIVIA RATAY: Charles Hinds?

7 CHARLES HINDS: Hi. My name is Charles Hinds. As
8 you know, I'm the abutter directly on the left of the
9 building. I mean, we had the same conversation with the
10 previous owner in the 1970s, Carlos Delgado. And we opposed
11 anything closer than 10'6", which is currently the distance
12 between the lot line and the building.

13 And you see how close our building is to the lot
14 line now. When you look out these windows, you know, it's
15 kind of a boxed in -- it feels like a boxed area. But you -
16 - there's a couple windows there, and you can still see --
17 you know, parts of Fifth Street from the second floor and
18 the first floor.

19 And if you bring this out three inches in, I think
20 it's going to feel more claustrophobic than it is now. I
21 mean, the light and the airflow are things that I didn't
22 really mention too much in the letter.

1 And the soil stability, there's some issues with
2 the foundation on that side of the house. It has -- we had
3 an engineering firm -- the name Muir Associates -- do a
4 structural survey of the property.

5 In 2012, they said that the exterior foundation in
6 the abutting wall, 201, had moved laterally and to keep an
7 eye on it, repair any cracks and have the -- a measurement
8 done periodically and make sure the wall isn't moving
9 anymore.

10 One of the fears that we have -- get a backhoe in
11 there and then you start digging the land out, and it's
12 going to cause problems with the foundation, because as most
13 East Cambridge foundations are -- in this part of East
14 Cambridge they're on organic soil, which is -- can cause
15 problems when we're digging.

16 We see there's a lot of problems with that in East
17 Cambridge now. Even like the American Twine Building is
18 having problems because of the recent construction. They're
19 getting cracks all over the building.

20 So to me, in a nutshell, that's where we are. My
21 brother and I are not comfortable with that wall coming any
22 closer to our property. And we love our neighbors. I hate

1 to be the bad guy here, but we have to look after our
2 property too.

3 Okay. That's all I have to say. Thank you.

4 BRENDAN SULLIVAN: Thank you. Okay. Let me -- we
5 are in receipt of correspondence.

6 "Dear members of the BZA, we are writing to
7 express our strong support of the proposed renovation and
8 addition at 201 Charles Street. We believe the project will
9 not only enhance the neighborhood, but also allow our
10 neighbors to stay long-term and raise their family here in
11 East Cambridge.

12 "These beliefs are informed by our 18 years as
13 Charles Street residents and our decision to raise our
14 children in Cambridge.

15 "The proposed changes to the current structure are
16 a significant improvement, which fits in very well with the
17 character of the neighborhood.

18 "Sincerely,

19 "Leah Gad (phonetic) and Gabriel Thornton, T-h-o-
20 r-n-t-o-n."

21 We are in receipt of correspondence.

22 "I am writing on behalf of the application

1 submitted by Jeff Hodess and Michelle Goldman for variances
2 to allow the construction of an addition at their home. I
3 am the owner of 134 Spring Street.

4 "The design of Jeff and Michelle's proposed
5 addition is very tasteful, respectful of the surrounding
6 properties, and is well-accommodated by the size of their
7 lot."

8 "I believe allowing a modest addition that permits
9 a young family to remain in East Cambridge would be a sound
10 decision and place for Jeff and Michelle's application.

11 "Sincerely,

12 "Andy Goloboy - G-o-l-o-b-o-y."

13 We are in receipt of correspondence.

14 "Writing to express support for the proposed
15 addition at 201 Charles. The renovation and addition has
16 been discussed with our neighbors, Jeff and Michelle, for
17 several years as we've watched our mutual families grow and
18 our spaces constrained.

19 "We ask you to support this effort by the family
20 to make new space for their family to grow. We are
21 available for any other information.

22 "Robert Bench, B-e-n-c-h and Dr. Kara Keating

1 Bench, 153 Fifth Street."

2 BRENDAN SULLIVAN: And that is the sum and
3 substance. And then we also have the letter from Mr. Hinds,
4 who just basically elaborated on his correspondence in
5 opposition to the addition. So I will close the public
6 comment part, send it back to Edrick.

7 Any further comments, before we take it to the
8 Board?

9 EDRICK VANBEUZEKOM: I'm trying to get a feeling.
10 I guess I would first like to address the question that
11 Heather raised. I don't know whether that is a problem, and
12 if it is then perhaps, we should continue the case and
13 correct the dimensional form.

14 If it's not a problem, I don't have a feel -- I'd
15 like to get some sense from the Board members of what -- you
16 know, concerns that they have at this point.

17 BRENDAN SULLIVAN: Yeah, can we pull up the -- ask
18 Olivia to pull up the dimensional form?

19 OLIVIA RATAY: Mm-hm.

20 BRENDAN SULLIVAN: What number actually are we --
21 is in question?

22 EDRICK VANBEUZEKOM: So we're talking about the

1 left side setback where, you know, there's basically a --
2 it's right on the property line. 0.1 is the existing
3 condition.

4 BRENDAN SULLIVAN: Right.

5 EDRICK VANBEUZEKOM: But it's the rear portion of
6 the house that we were saying we would need the 7'6"
7 requirement when in fact we're going to be slightly over
8 that.

9 So we're increasing a non-conformity there, I
10 suppose but, you know, it's well short of where the existing
11 non-conformity is. So it's already a non-conforming side.

12 I -- you know, the only thing that should have
13 been different in the tables instead of saying 7'6" it
14 should have said 7'11".

15 BRENDAN SULLIVAN: On the Ordinance requirement?

16 EDRICK VANBEUZEKOM: Right. Yeah.

17 BRENDAN SULLIVAN: Okay. It doesn't change your
18 proposal, it only changes what the requirement of the
19 Ordinance is?

20 EDRICK VANBEUZEKOM: Right.

21 BRENDAN SULLIVAN: Okay.

22 SLATER ANDERSON: Well, Brendan, I would -- Slater

1 here -- I would observe that also on Plan C1.1, it's shown
2 as a 7.5 ft setback that -- you know, that isn't an accurate
3 representation either. So that would be -- it's the form
4 and the plan.

5 BRENDAN SULLIVAN: Sorry, which one was that
6 again? I'm sorry. Which form? Which --

7 SLATER ANDERSON: C1.1.

8 EDRICK VANBEUZEKOM: Yeah. On our site plan, what
9 you see on the screen right now is that's where we label it
10 7.5', 7'6", because that's what was taken as the minimum
11 required for a non-conforming lot.

12 But again, that length of the lot is actually --
13 it's an odd condition, because it's a corner lot. That's
14 why I was misinterpreting it that way. You know, it's very
15 narrow in the other direction, but, you know, I understand
16 the reasoning here too. So.

17 BRENDAN SULLIVAN: Okay. Well, let me ask members
18 of the Board. What is your sense about if this is fatal to
19 going forward, or -- and that the record be corrected, would
20 you be changing the form and then coming back, or shall we
21 proceed and vote on the merits of what is before us?

22 JASON MARSHALL: Mr. Chair, just on that point, I

1 don't know that I'm persuaded that it's a procedural defect.
2 I think to your point, there's not -- you're not seeking
3 approval for a variance, we're talking about the
4 identification in the form of the existing requirement
5 that's different. So I don't know that it would require new
6 notice to go out just because of that. That's an honest
7 answer.

8 I don't know, but I do think Ms. Hoffman makes
9 another good point, which is to the extent there is an
10 appeal here -- and this is for the petitioners to consider
11 -- it probably does open up an additional avenue for -- as a
12 basis of appeal.

13 So that's a little bit of a practical
14 consideration, I think, for the petitioners to think through
15 as to whether to go through tonight, or whether the
16 continuance and amend the form. And that's separate from
17 deciding on the substantive merits. But it is a
18 consideration I think that's worth thinking through.

19 BRENDAN SULLIVAN: Yeah, I guess my sense is if
20 there was a dimensional change in their application from
21 what they were asking for, from the existing to the
22 proposed, if that number -- the proposed -- changed because

1 of a calculation, I would hesitate then on that.

2 But the Ordinance requirement, changing that
3 number whether it be -- you know, is it the Board really
4 looking at that five inches as being -- you know, fatal,
5 that -- okay, you're supposed to have 7'11", and yet you're
6 only -- you know, coming in about 7'5"?

7 And does that change your opinion on the proposal
8 if that 5" and what the Ordinance requires is a bigger deal?
9 Then yes, I think that it would behoove the petitioner to
10 change the documents to reflect what the Ordinance
11 requirements ask for, requires -- and then come back so that
12 it's basically a clean application, or cleaner.

13 But I'm not -- it doesn't necessarily affect my
14 view of what the proposal is, knowing that the requirement
15 -- that the Ordinance requires five inches more. That would
16 be my thing.

17 But anyhow, Jim, what is your thought?

18 JIM MONTEVERDE: I would agree. I don't -- I'm
19 comfortable going ahead. It's really for the owners whether
20 they feel there's a potential to have it appealed, and then
21 have to go through all this again.

22 I wonder, Mr. Chair, if we could read into the

1 record that, you know, the proponent has advised that that
2 dimension is indicated incorrectly. They've indicated what
3 the correct dimension is, and that -- you know, therefore
4 they're asking relief for that particular side yard setback,
5 just to make it clear in the record that we know it, we're
6 aware of it and are -- you know, whether we take exception
7 to it or approve it, it's a matter of public record.

8 Otherwise, I think it's up to the owners to decide
9 if they want to continue just to have their -- all their
10 ducks in a row if there's a challenge.

11 BRENDAN SULLIVAN: Yeah, I think -- and again, if
12 we were to say grant, and then this was brought up after the
13 fact -- close facto --

14 JIM MONTEVERDE: Mm-hm.

15 BRENDAN SULLIVAN: -- I think that's a problem.

16 JIM MONTEVERDE: Yep.

17 BRENDAN SULLIVAN: But I think that we are aware
18 of it, as you said, Jim, and that whether or not that
19 influences our approval or disapproval is up to the
20 individual members of the Board. But at least it's now out
21 there, and we are aware of it. And whether or not it's
22 fatal going forward is something else.

1 Matina, do you have any thoughts on whether it
2 should be changed or whether you're comfortable in ruling on
3 the -- on what we've just discussed, basically, that -- does
4 that change your view, I guess?

5 MATINA WILLIAMS: Not really. No. I -- I mean,
6 it's up to the homeowners if they want, you know, it's
7 whether or not they want to come back if it's challenged or
8 not.

9 BRENDAN SULLIVAN: All right. Okay. Slater,
10 again, if you could --

11 SLATER ANDERSON: Yeah.

12 BRENDAN SULLIVAN: -- give me your thoughts on it?

13 SLATER ANDERSON: Yeah. My two cents listening to
14 this and looking at this, I mean, it appears to me the way
15 it was advertised and on - I'm reading the announcement form
16 from the City, I wouldn't say that the way it was presented
17 to the public, the notice was presented, wouldn't have
18 changed at all.

19 So I don't feel like it was -- the notice wasn't
20 faulty, people would have tuned in, they would have heard
21 the explanation that something was -- you know, shown in
22 error at the outset and we've discussed it thoroughly here.

1 So I don't feel like it's fatal and the public's
2 been deceived in any sort of way at this stage. So I'm fine
3 with it.

4 BRENDAN SULLIVAN: Thank you. Okay, and Jason,
5 your thought on it again?

6 JASON MARSHALL: Yeah, I don't have anything
7 really more to add than what I said. I would take a vote on
8 this tonight.

9 BRENDAN SULLIVAN: Okay. Fine. Again, going back
10 to Edrick, Jeffrey, and Michelle, do you want to proceed to
11 a vote, or do you want to halt, change the paperwork, bring
12 that up to --

13 EDRICK VANBEUZEKOM: Yeah. I think we probably
14 should just play it safe and correct the paperwork --

15 BRENDAN SULLIVAN: Okay.

16 EDRICK VANBEUZEKOM: -- and continue the case.
17 You know, I feel we've tried to do what we can here, but I
18 don't -- you know, I understand how this could be an issue
19 if there was an appeal lodged. So don't really want to take
20 that chance. So.

21 BRENDAN SULLIVAN: All right.

22 EDRICK VAN BEUZEKOM: Okay.

1 BRENDAN SULLIVAN: All right. So on the request
2 to continue, let me make a motion, then, to continue this
3 matter to October 27?

4 OLIVIA RATAY: Yeah.

5 BRENDAN SULLIVAN: October 27, 2022, at 6:00 p.m.
6 on the condition that the petitioner change the posting sign
7 to reflect the new date, October 27, time of 6:00 p.m.

8 That any new submittals be in the file by 5:00
9 p.m. on the Monday prior to October 27, and I guess we have
10 a waiver already from the previous request for a
11 continuance.

12 EDRICK VANBEUZEKOM: Yeah.

13 BRENDAN SULLIVAN: So I think we may be okay with
14 the conditions. And I would encourage maybe some further
15 discussions with Mr. Hinds.

16 EDRICK VANBEUZEKOM: Well, we'll share the latest
17 shadow studies.

18 BRENDAN SULLIVAN: Yeah. And then also you can
19 get a copy of this letter to go over this stuff.

20 EDRICK VANBEUZEKOM: Yeah, great.

21 BRENDAN SULLIVAN: Okay. On the motion, then, to
22 continue this matter until October 27, Jim Monteverde?

1 JIM MONTEVERDE: In favor.

2 BRENDAN SULLIVAN: Matina?

3 MATINA WILLIAMS: In favor.

4 BRENDAN SULLIVAN: Slater?

5 SLATER ANDERSON: In favor.

6 BRENDAN SULLIVAN: And Jason Marshall?

7 JASON MARSHALL: In favor.

8 BRENDAN SULLIVAN: And Brendan Sullivan in favor.

9 [All vote YES]

10 BRENDAN SULLIVAN: Five affirmative votes, this
11 matter is continued until October 27, 2022 at 7:00 p.m.

12 Okay, see you then.

13 MICHELLE GOLDMAN: Thank you.

14 JEFF HODESS: All right. Thank you very much.

15 EDRICK VANBEUZEKOM: Thank you for your time,
16 Board.

17

18

19

20

21

22

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

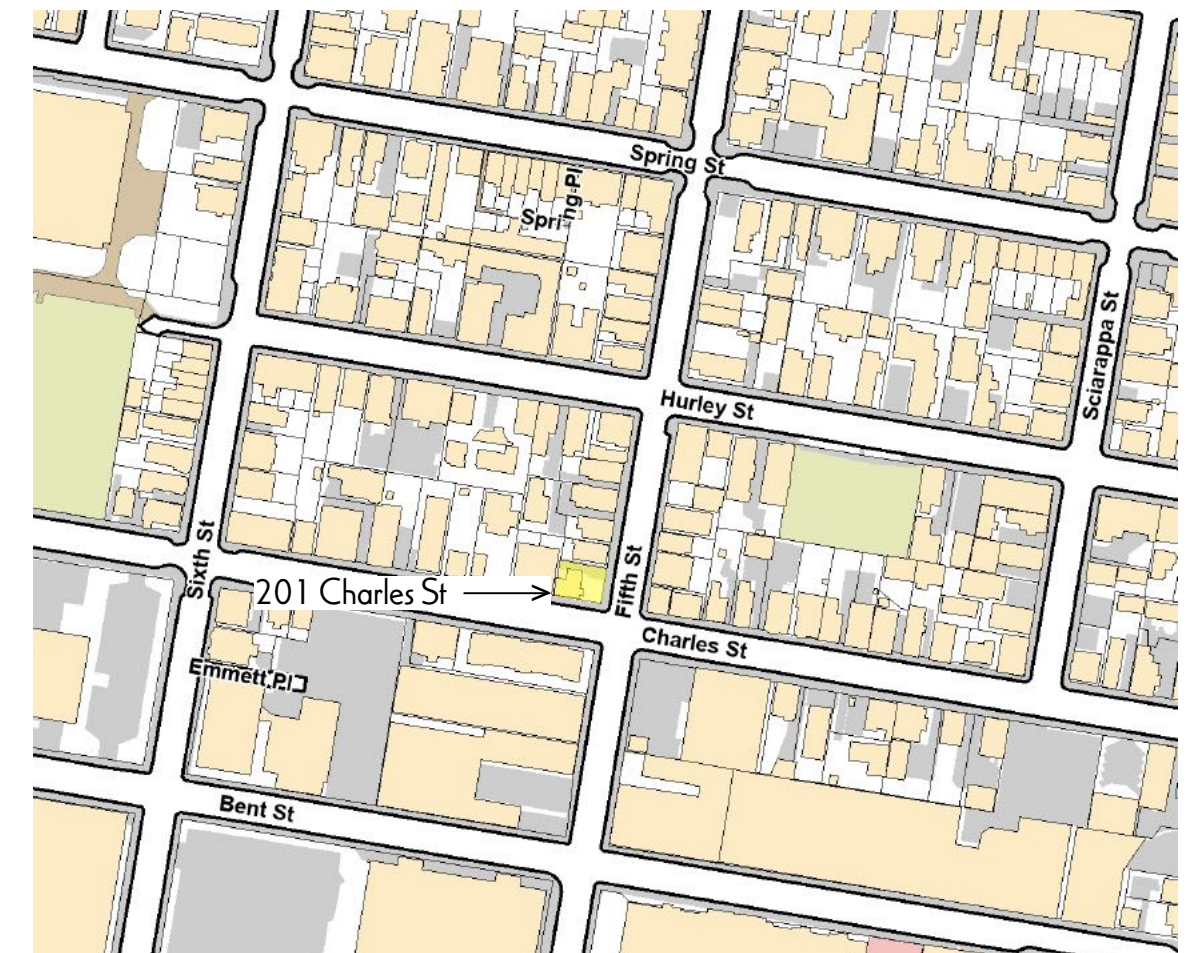
A3.1 Proposed Section A-A

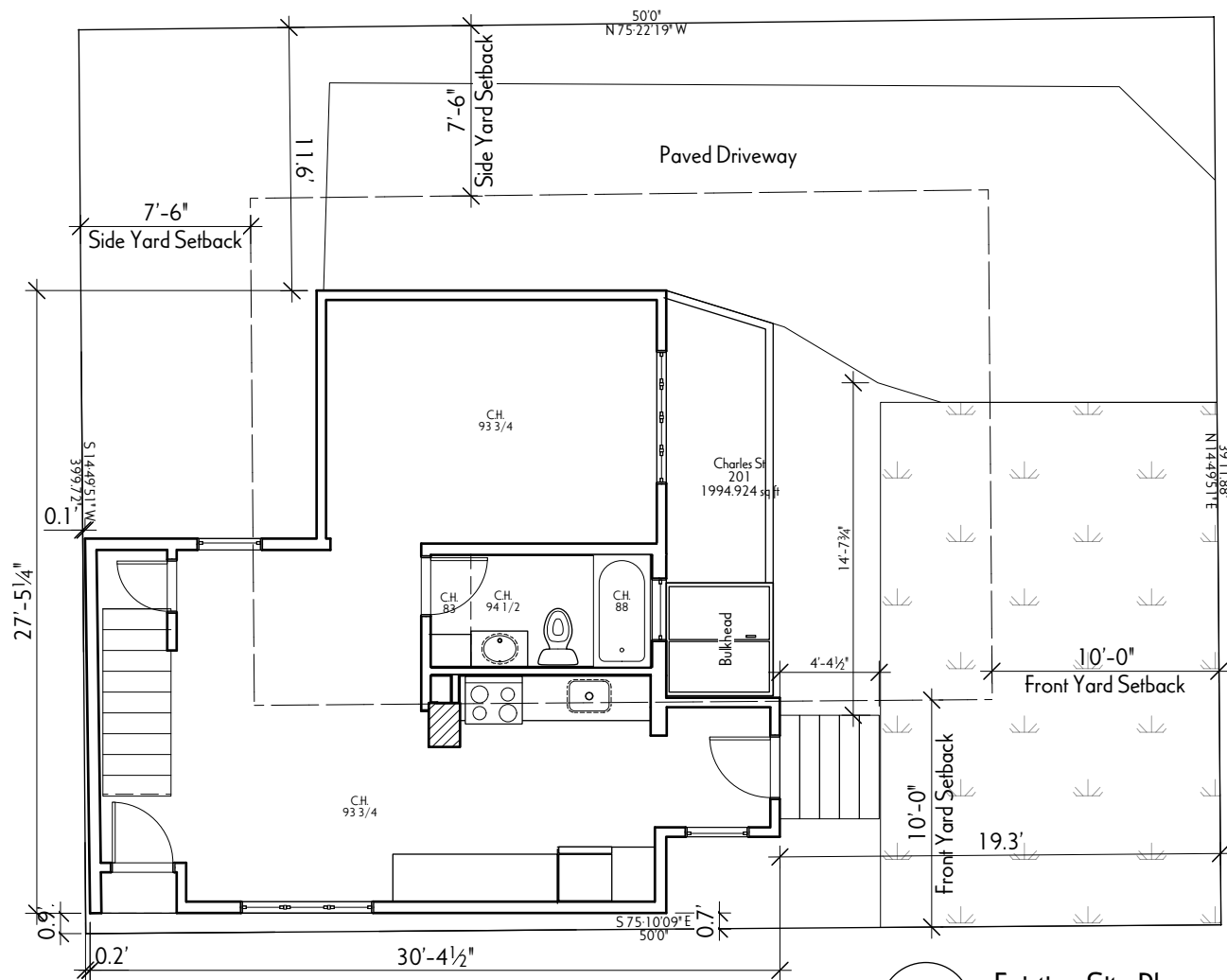
X3.2 Existing Section B-B

A3.2 Proposed Section B-B

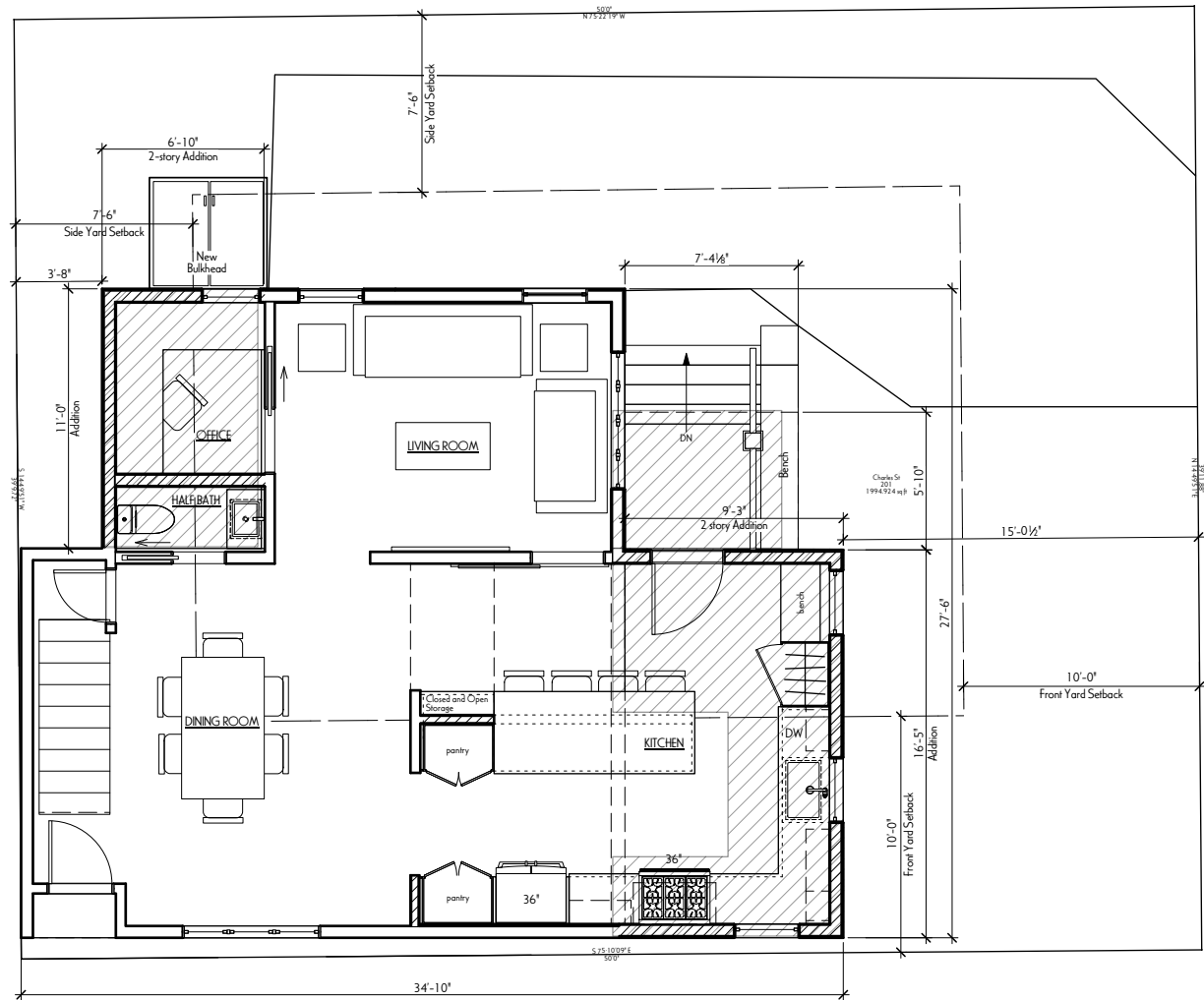
Shadow Studies R2.0-R2.8

LOCUS PLAN





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



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

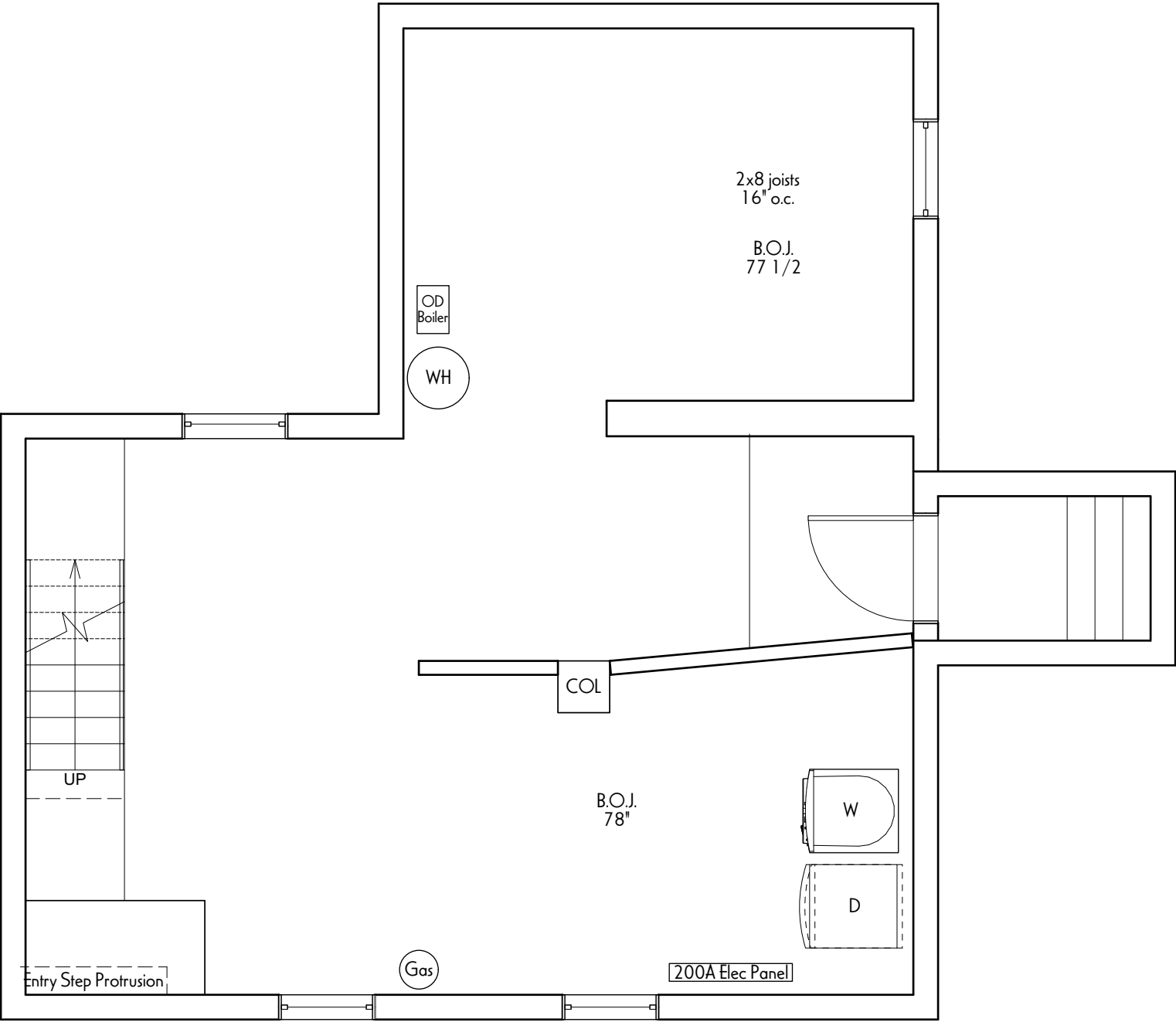
201 Charles St Zoning Table		Zone: C-1		
		EXISTING CONDITIONS	REQUESTED DIMENSIONS	ORDINANCE REQUIREMENTS
TOTAL GROSS FLOOR AREA (G.F.A.)		1195 S.F.	1713 S.F.	1500 S.F. (max.)
LOT AREA		1994 S.F.	NO CHANGE	5,000 S.F. (min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA		0.6	0.89	0.75 (max.)
LOT AREA FOR EACH 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

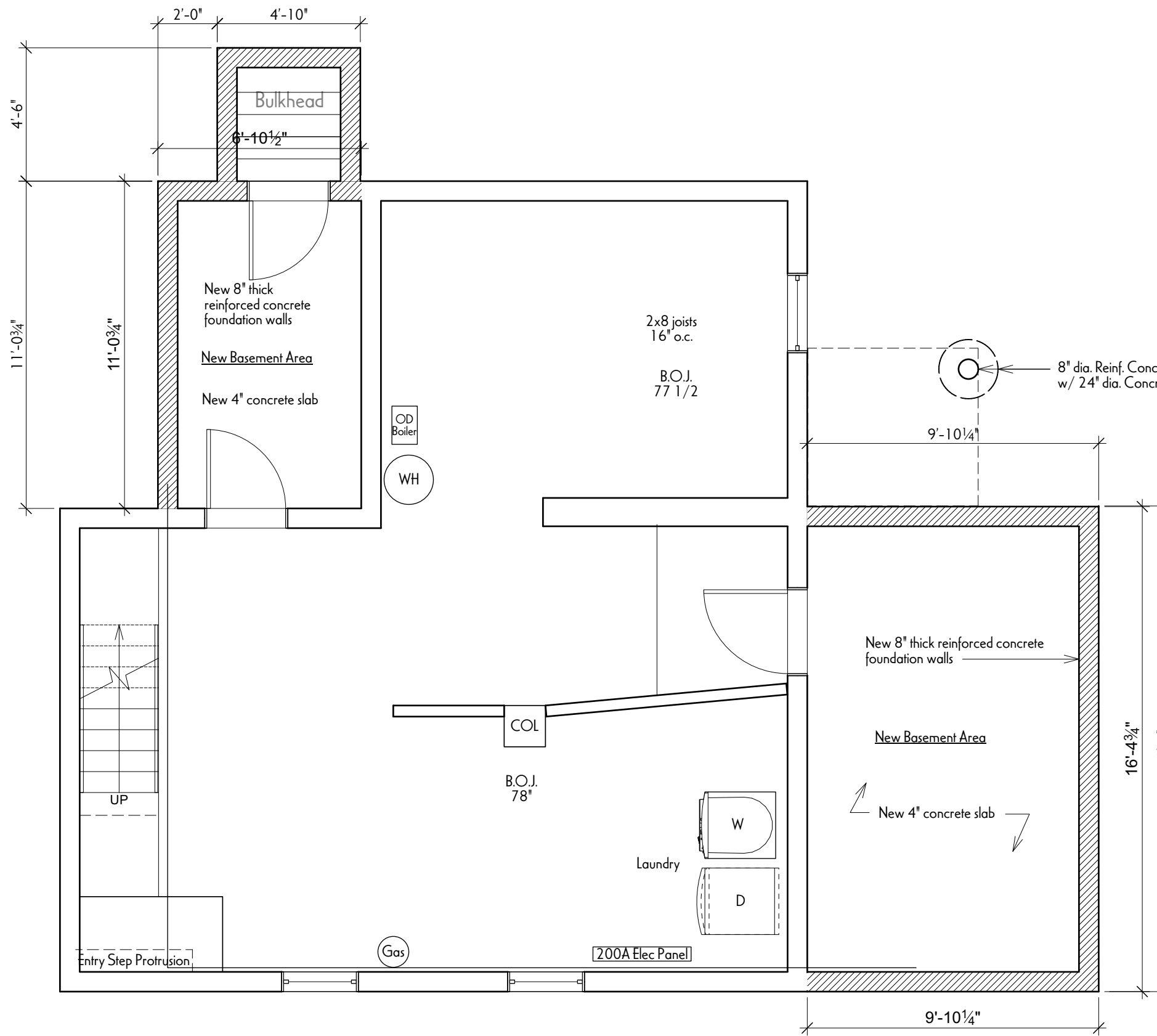
EvB Design
1310 Broadway, Suite 200
Somerville, MA 02144

Date:
03/22/22

C1.1



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



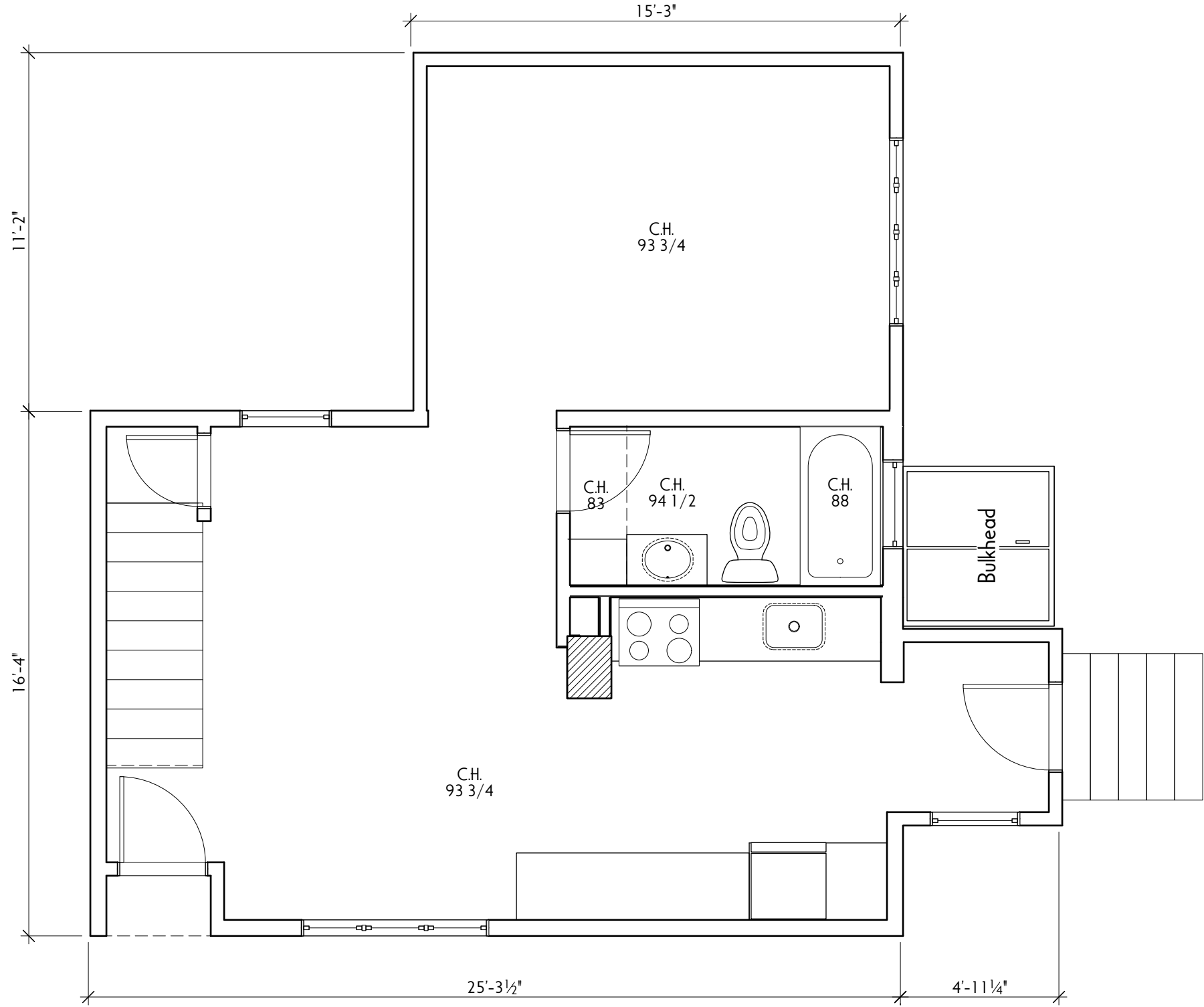
1 Proposed Basement Plan
Scale: 1/4" = 1'-0"

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

EvB Design
1310 Broadway, Suite 200
Somerville, MA 02144

Date:
03/22/22

A1.0



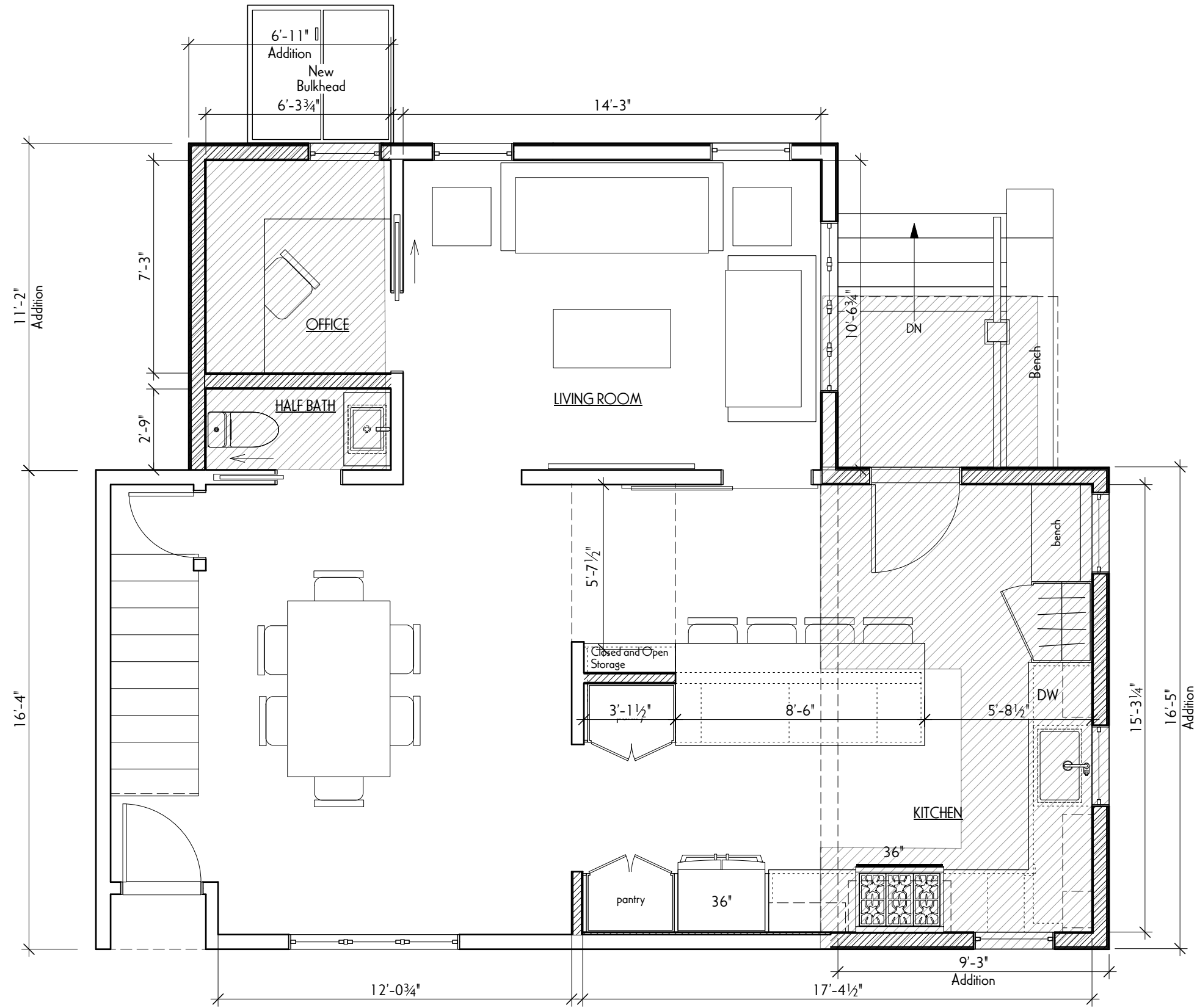
1 Existing First Floor Plan
Scale: 1/4" = 1'-0"

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

EvB Design 
1310 Broadway, Suite 200
Somerville, MA 02144

Date:
03/22/22

X1.1



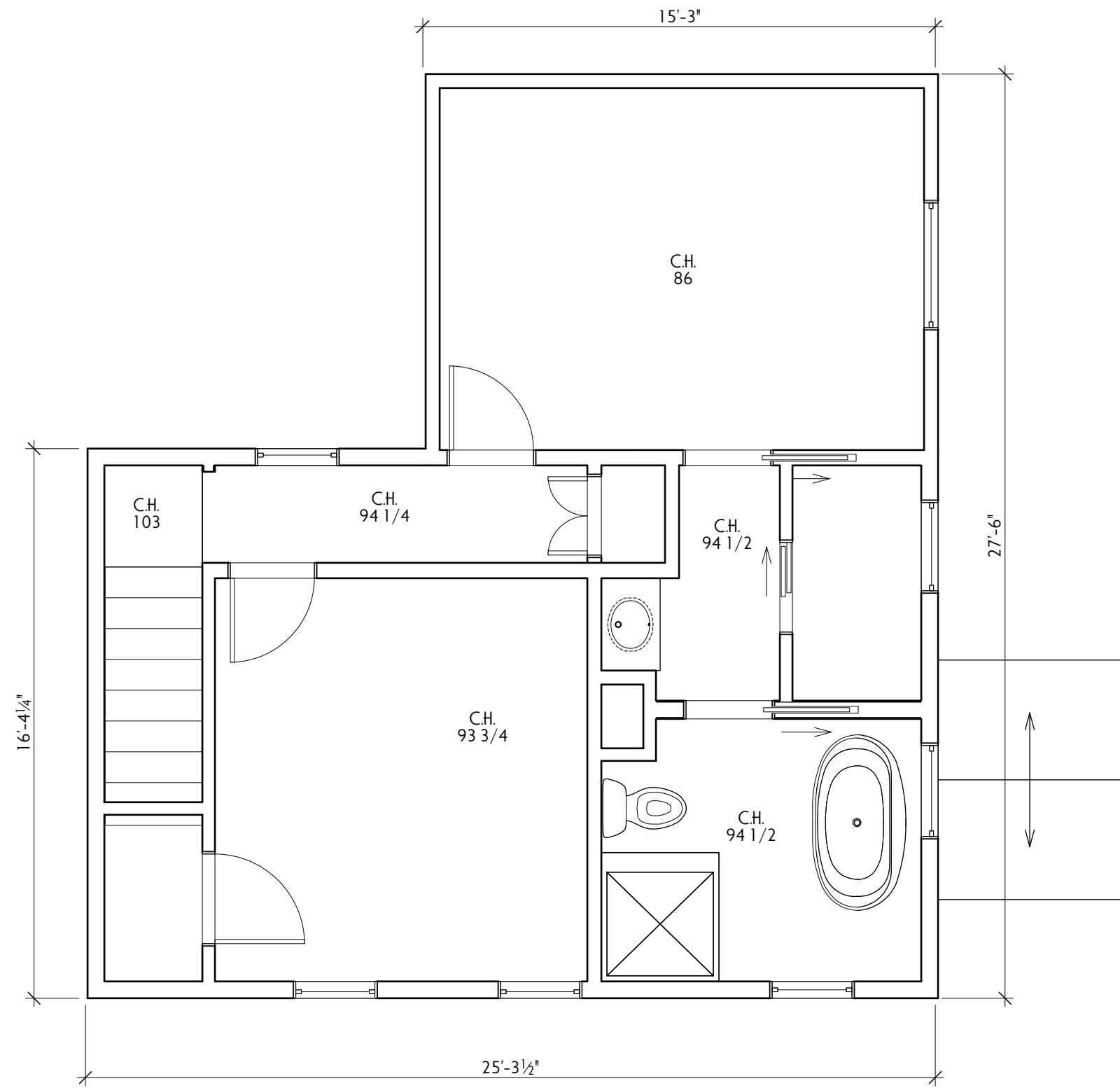
1 Proposed First Floor Plan
Scale: 1/4" = 1'-0"

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

EvB Design 
1310 Broadway, Suite 200
Somerville, MA 02144

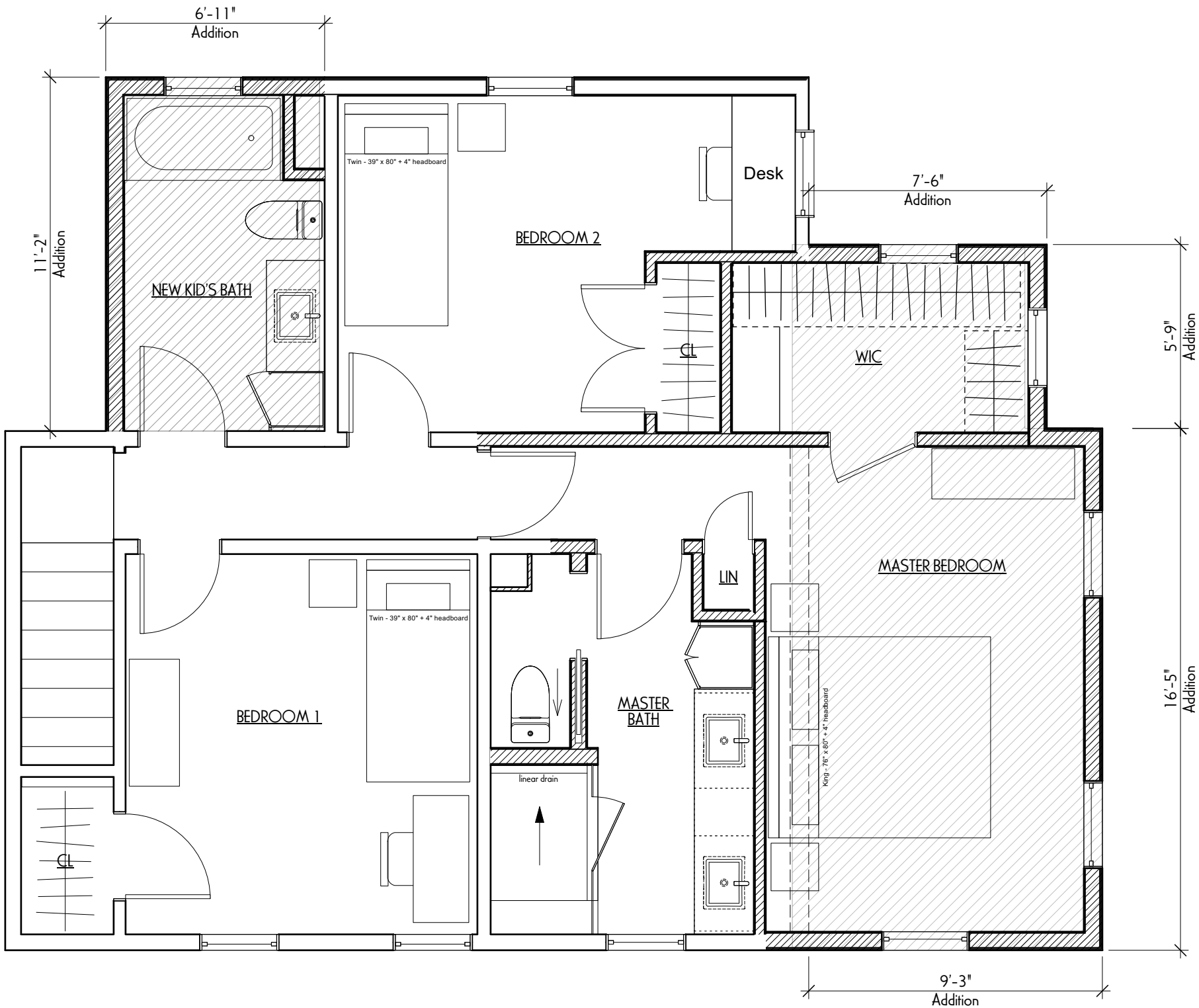
Date:
03/22/22

A1.1

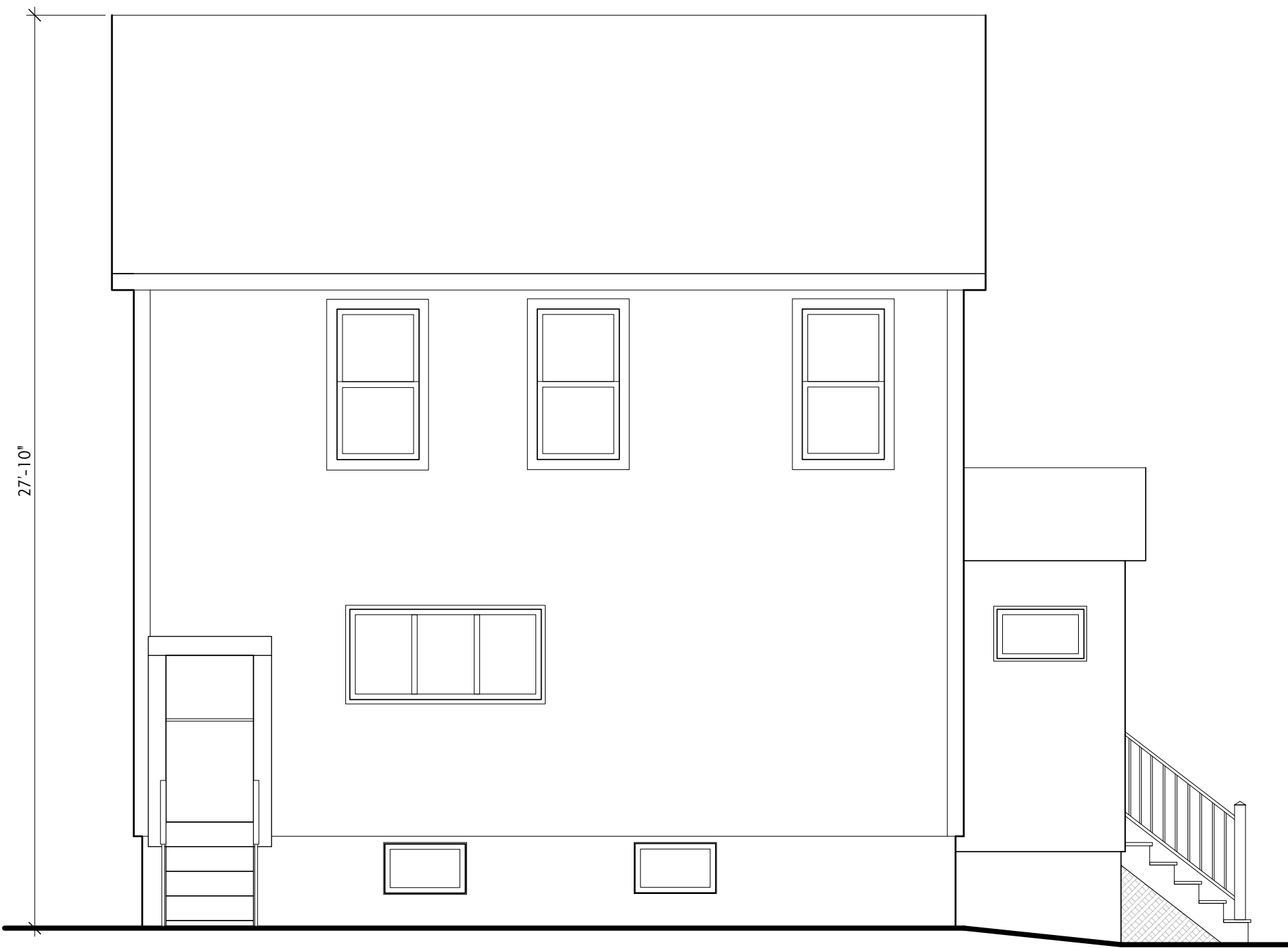


1 Existing Second Floor Plan
Scale: 1/4" = 1'-0"

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"

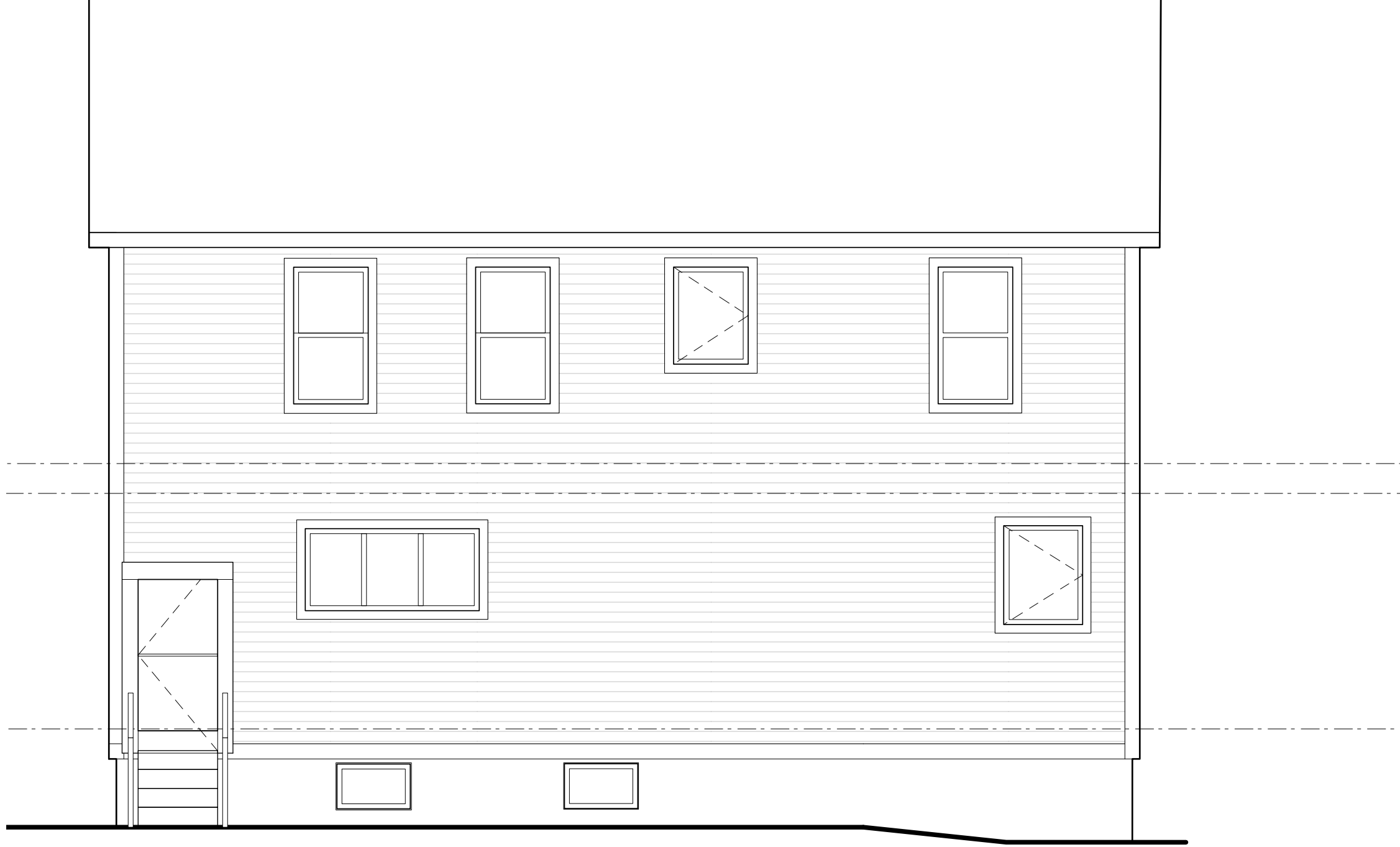
Hodess-Goldman Residence
201 Charles St.
Cambridge, MA 02141

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 
1310 Broadway, Suite 200
Somerville, MA 02144

Date:
03/22/22

X2.2



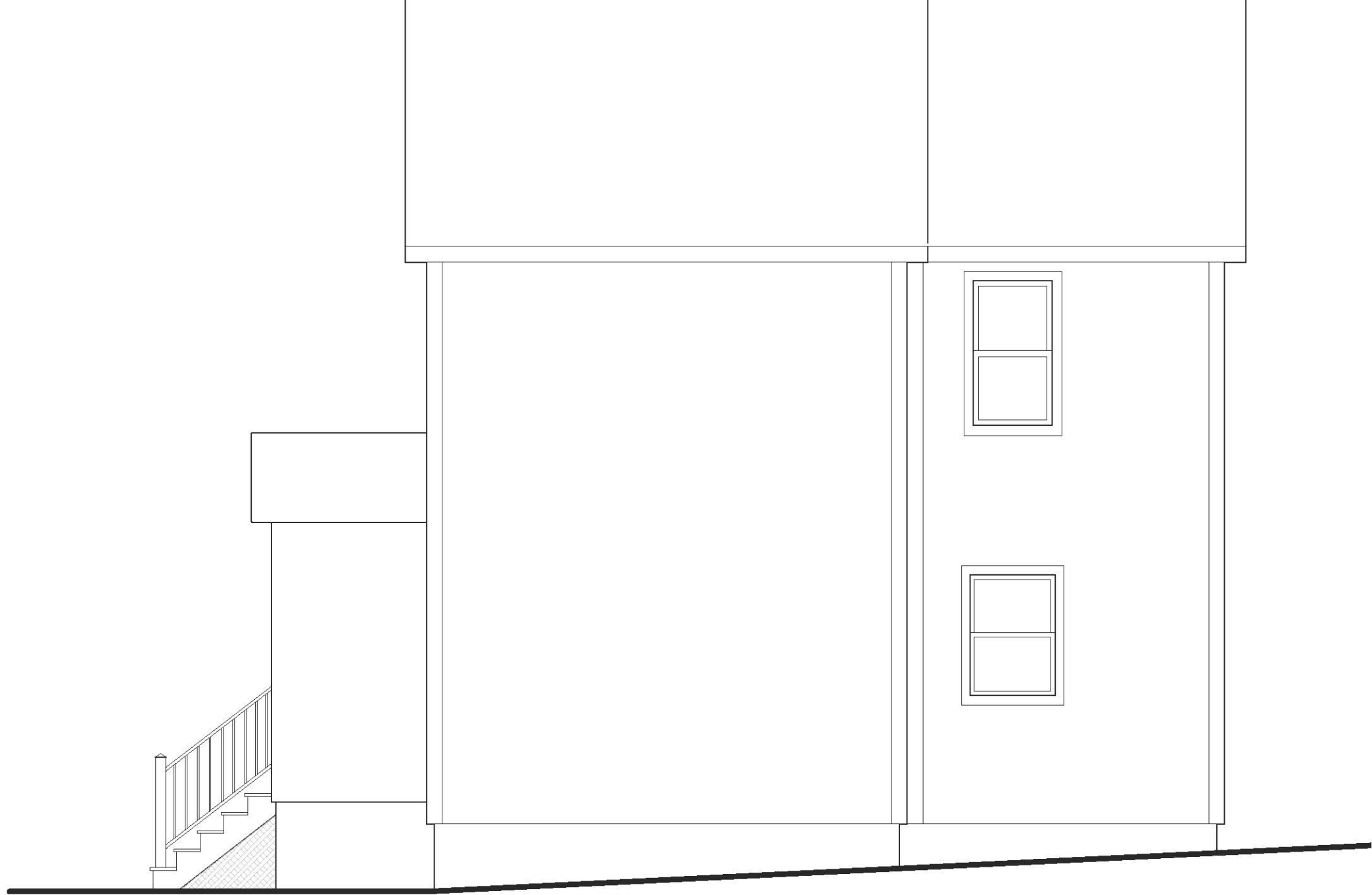
1 Proposed Side Elevation (5th St.)
Scale: 1/4" = 1'-0"

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

Date:
03/22/22

X2.3



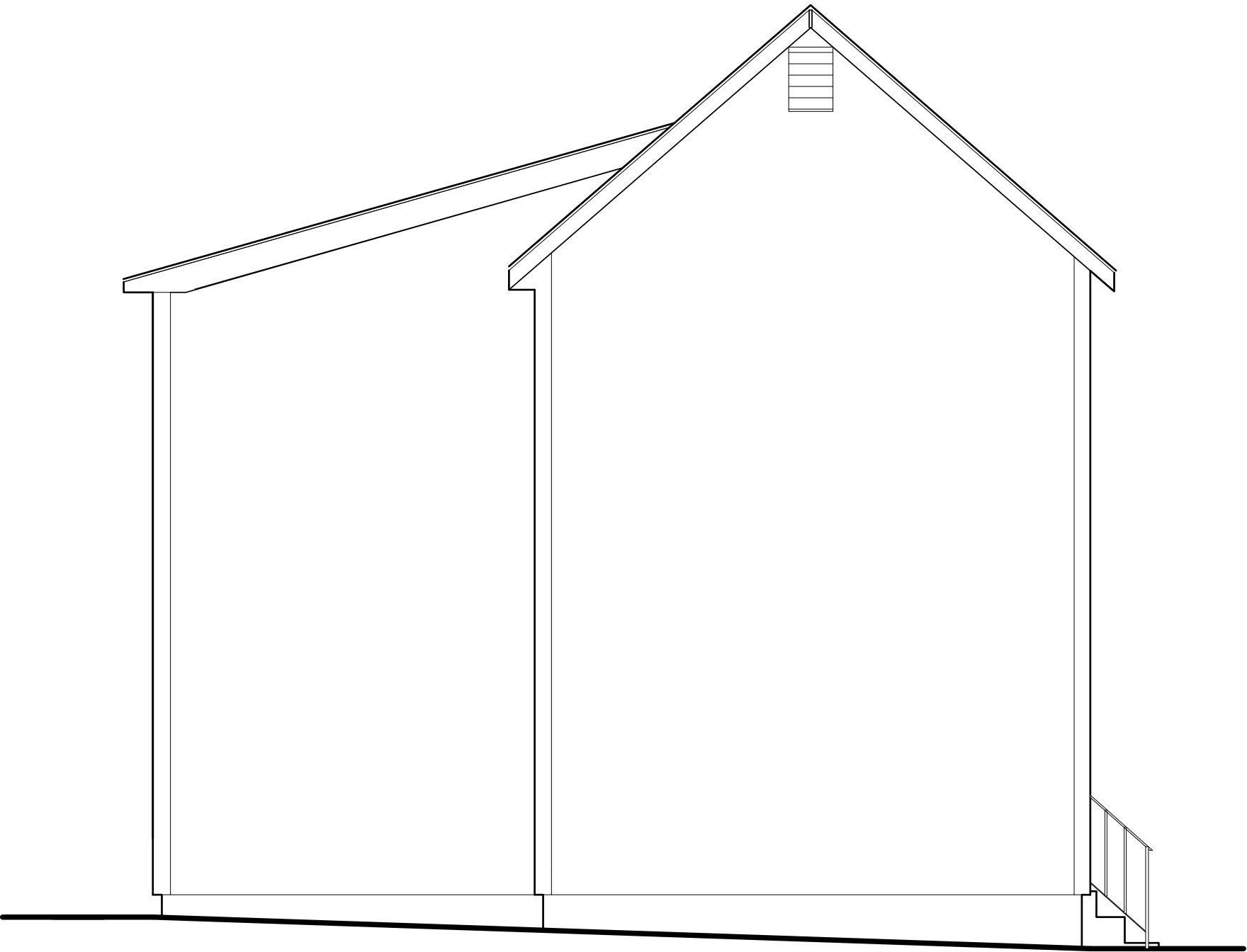
1 Proposed Back Elevation
Scale: 1/4" = 1'-0"

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

EvB Design 
1310 Broadway, Suite 200
Somerville, MA 02144

Date:
03/22/22

A2.3



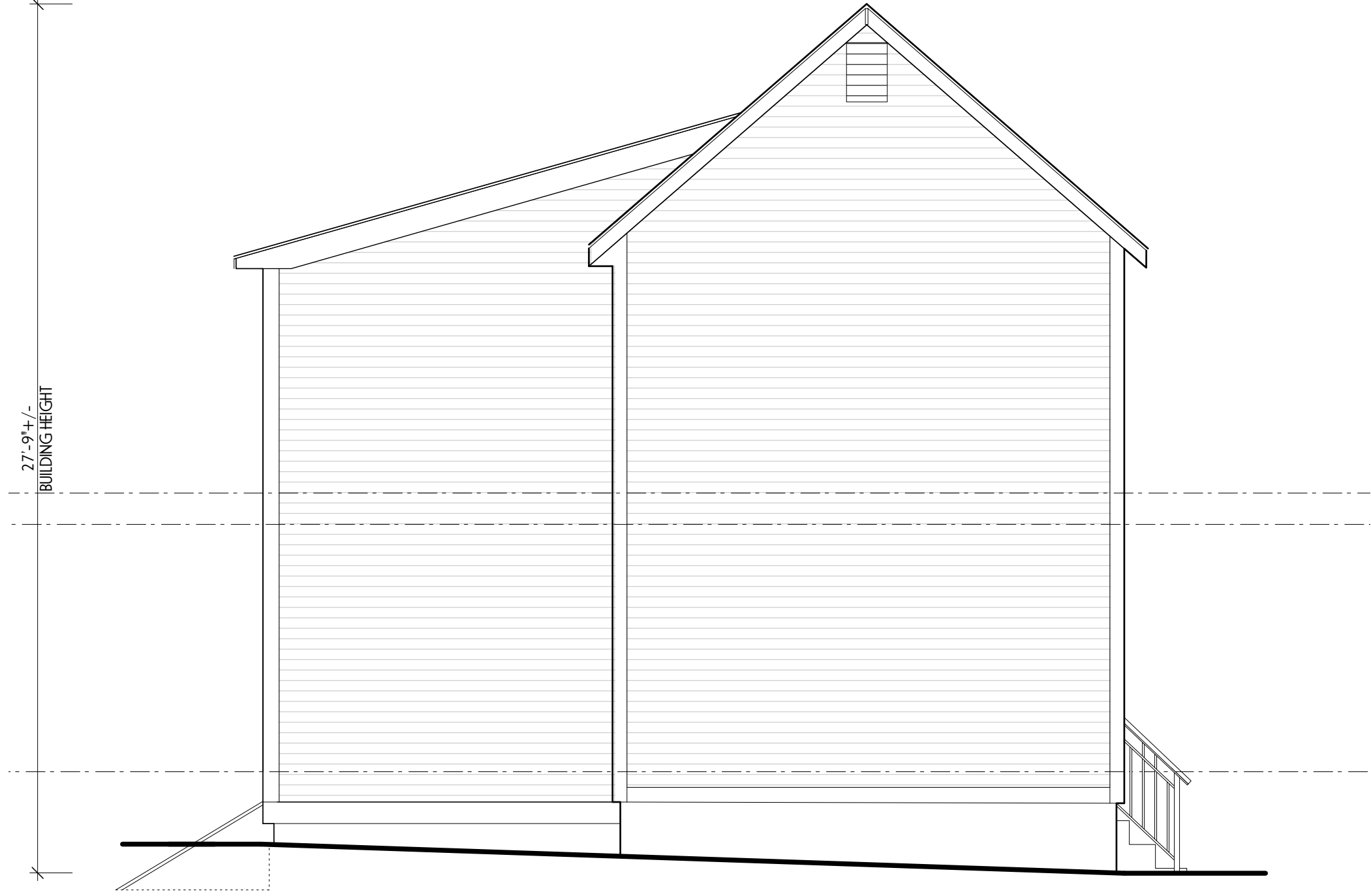
1 Existing Side Elevation
Scale: 1/4" = 1'-0"

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

EvB Design 
1310 Broadway, Suite 200
Somerville, MA 02144

Date:
03/22/22

X2.4



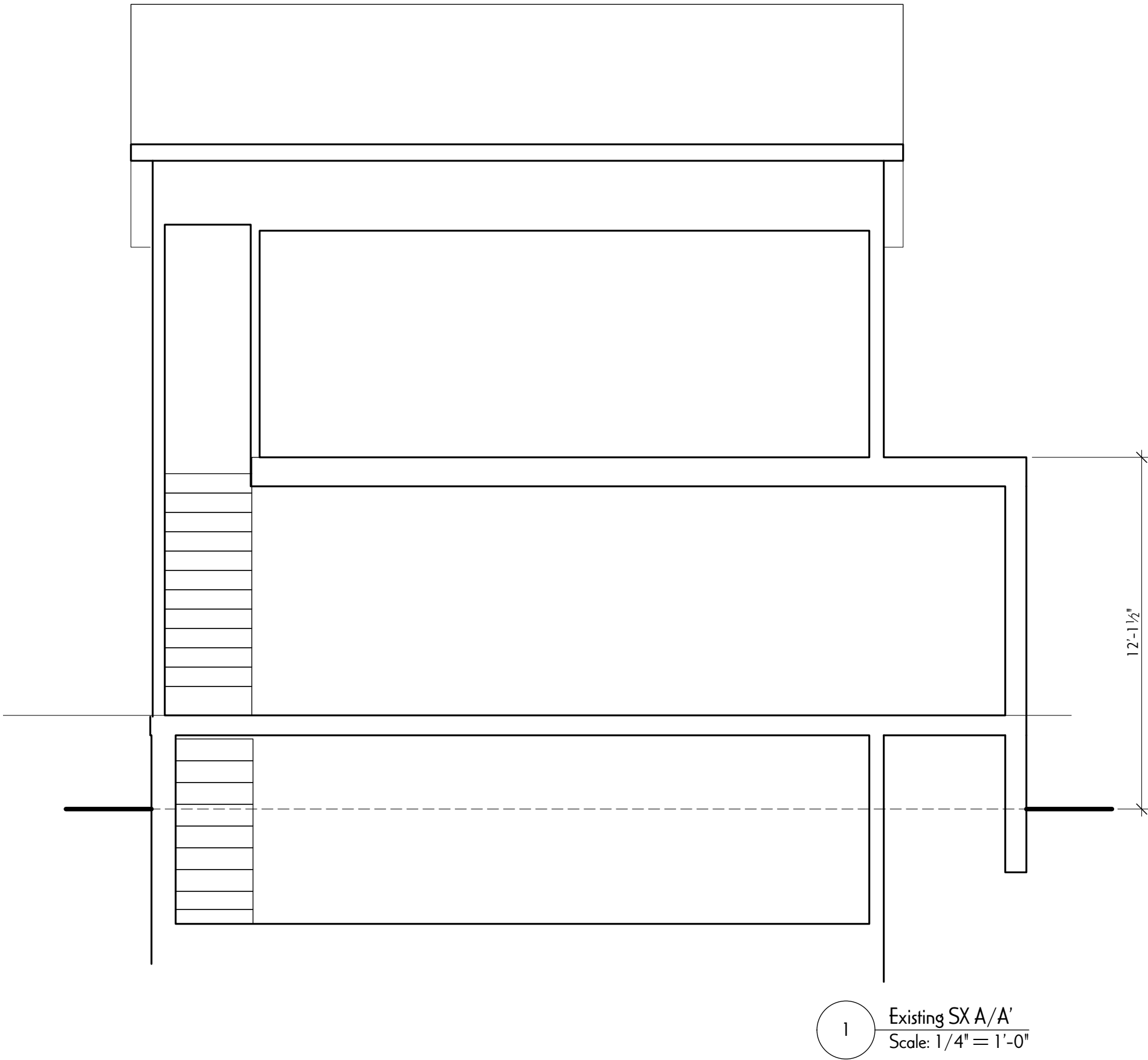
1 Proposed Left Side Elevation
Scale: 1/4" = 1'-0"

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

EvB Design 
1310 Broadway, Suite 200
Somerville, MA 02144

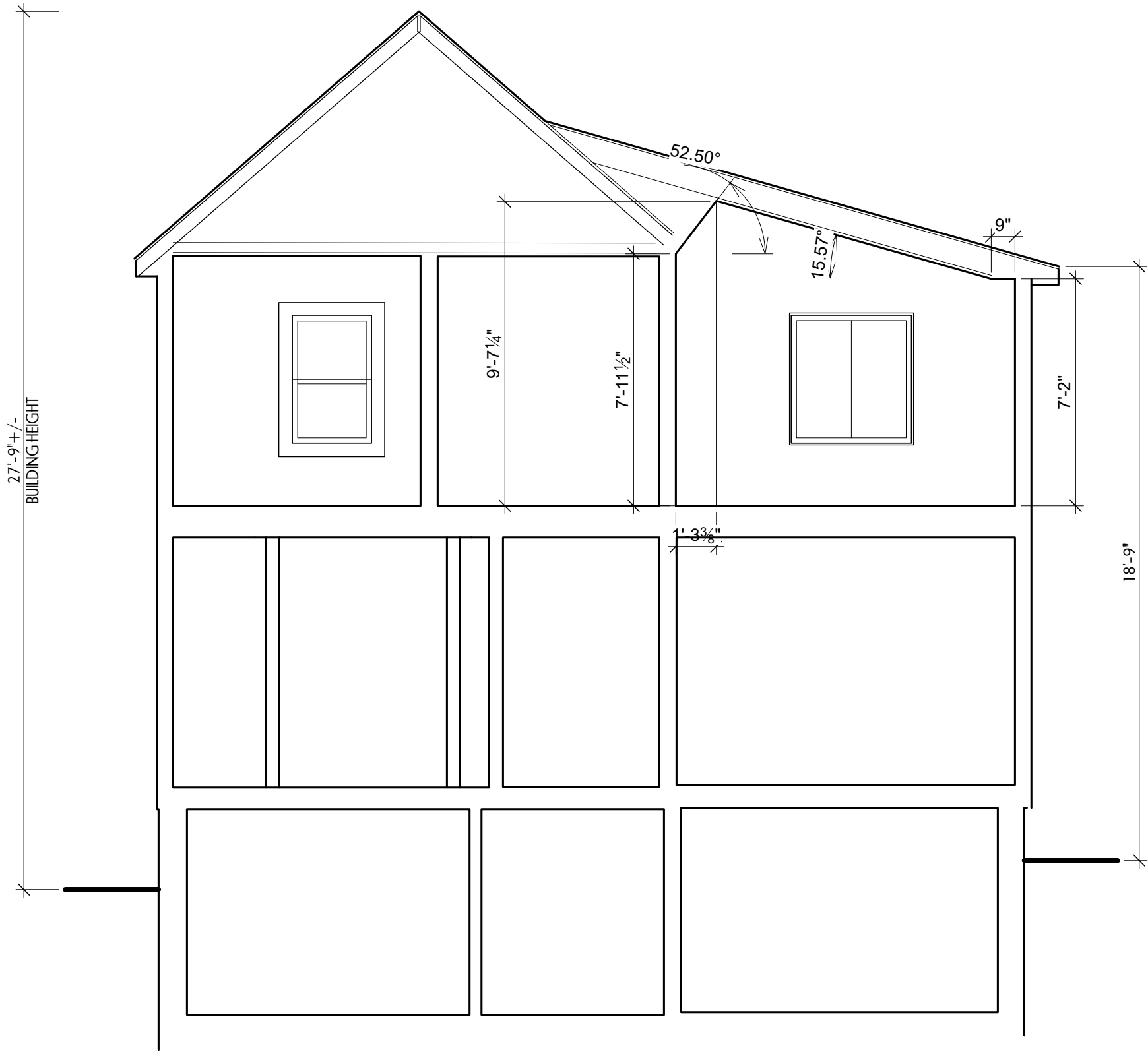
Date:
03/22/22

A2.4

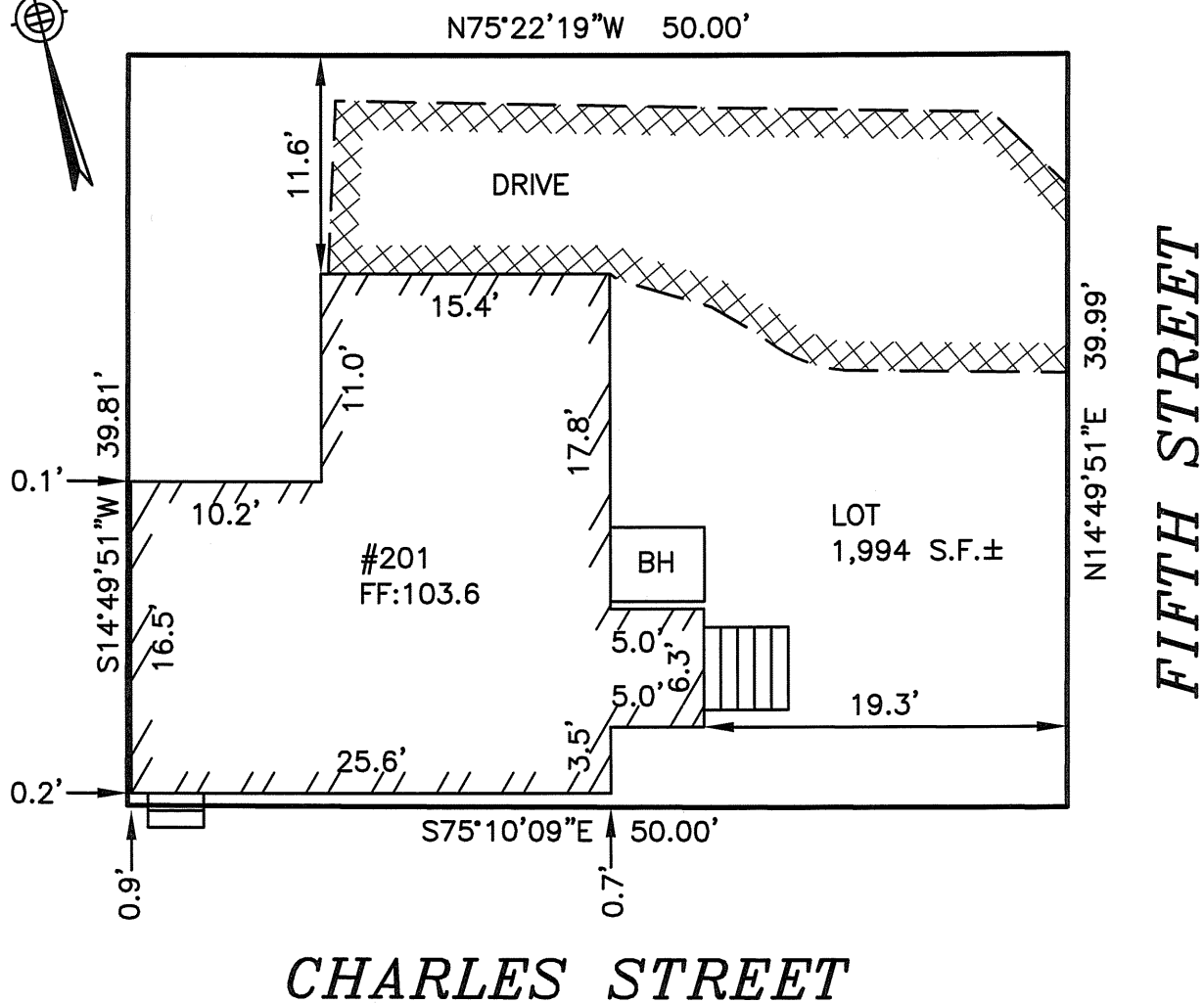
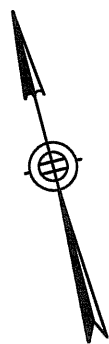


1 Existing SX A/A'
Scale: 1/4" = 1'-0"

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"



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

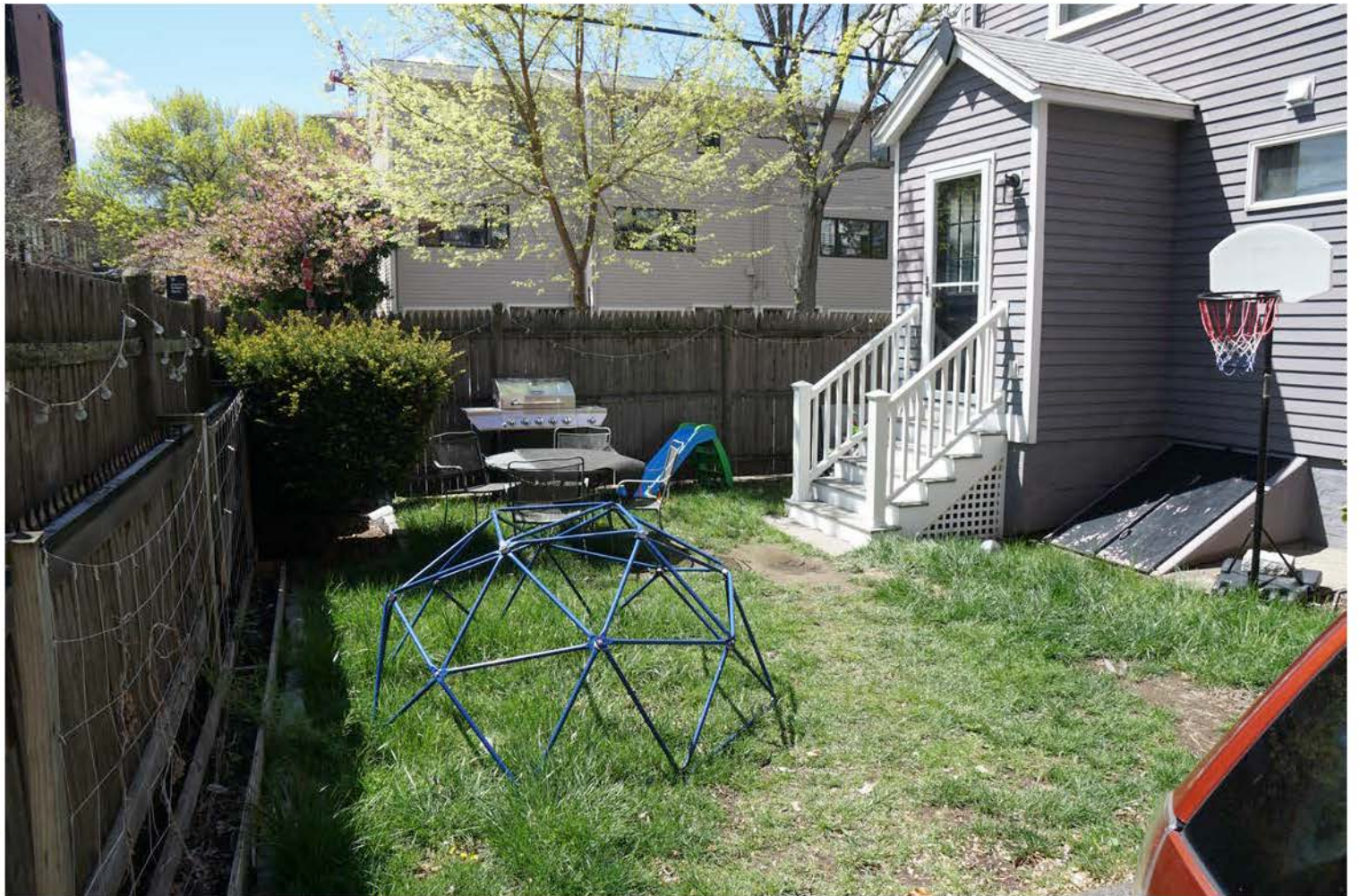
PROJECT NO. 25579



416 Beacon Street



416 Beacon Street







This is a detailed street map of a residential area in Chicago, showing property lots, street names, and a red circle highlighting a specific area. The map includes streets such as Hurley St, Fifth St, Charles St, and Bent St. A red circle is drawn around a cluster of properties, with blue arrows pointing to specific lots within and around the circle. The map also shows various lot numbers and street addresses.

Streets and Addresses:

- Hurley St:** 308, 306, 302, 298, 296, 288, 280, 274, 276, 278, 282, 284, 286, 290, 292, 294, 296, 298, 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320, 322, 324, 326, 328, 330, 332, 334, 336, 338, 340, 342, 344, 346, 348, 350, 352, 354, 356, 358, 360, 362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 384, 386, 388, 390, 392, 394, 396, 398, 400.
- Fifth St:** 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200, 202, 204, 206, 208, 210, 212, 214, 216, 218, 220, 222, 224, 226, 228, 230, 232, 234, 236, 238, 240, 242, 244, 246, 248, 250, 252, 254, 256, 258, 260, 262, 264, 266, 268, 270, 272, 274, 276, 278, 280, 282, 284, 286, 288, 290, 292, 294, 296, 298, 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320, 322, 324, 326, 328, 330, 332, 334, 336, 338, 340, 342, 344, 346, 348, 350, 352, 354, 356, 358, 360, 362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 384, 386, 388, 390, 392, 394, 396, 398, 400.
- Charles St:** 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400.
- Bent St:** 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400.

Highlighted Area (Red Circle):

- 26-115
- 26-116
- 26-117
- 26-118
- 26-119
- 26-120
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- 26-189
- 26-190
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- 26-192
- 26-193
- 26-194
- 26-195
- 26-196
- 26-197

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

Edriek Van Benzekom
Signature



TRANSMITTAL

DATE: September 2, 2022

VIA: Hand delivered and emailed

TO: Maria Pacheco
Board of Zoning Appeal
City of Cambridge
831 Massachusetts Avenue
Cambridge, MA 02139

FROM: Edrick vanBeuzekom, AIA
EvB Design

RE: 201 Charles St case # BZA178804-2022

ENCLOSURES:

- *Revised Dimensional Form*
- Revised Drawings for Zoning Variance application
for 201 Charles St.

COMMENTS:

Revised drawings hereby submitted include the following changes to plans:

- 1) Reduced size of additions in response to neighbor feedback.

2022 SEP -2 A 11:36
CITY OF CAMBRIDGE
INSPECTIONAL SERVICES

Address: 201 Charles St
 Tel. No. 617-623-2222
 E-Mail Address: edrick@evbdesign.com

Date: 9/1/22

CITY OF CAMBRIDGE
INSPECTIONAL SERVICES
2022 SEP - 2 A 11: 7

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>	
<u>TOTAL GROSS FLOOR AREA:</u>		1195 sq ft	1713 sq ft <u>1642 sq ft</u>	1500 sq ft	(max.)
<u>LOT AREA:</u>		1994 sq ft	1994 sq ft	5000 sq ft	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		0.6	0.89 <u>0.82</u>	0.75	
<u>LOT AREA OF EACH DWELLING UNIT</u>		1994 sq ft	1994 sq ft	1500 sq ft	
<u>SIZE OF LOT:</u>	<u>WIDTH</u>	50'	50'	50'	
	<u>DEPTH</u>	39.81'	39.81'	NA	
<u>SETBACKS IN FEET:</u>	<u>FRONT</u>	0.7'	0.7'	10'	
	<u>REAR</u>	11.6'	11.6'	10'	
	<u>LEFT SIDE</u>	0.1'	0.1'	7'-6"	
	<u>RIGHT SIDE</u>	19.3'	15.1'	10'	
<u>SIZE OF BUILDING:</u>	<u>HEIGHT</u>	27'-10"	27'-10"	35'	
	<u>WIDTH</u>	27'-6" <u>30'-4"</u>	27'-6" <u>34'-10"</u>	NA	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		17%	17%	30%	
<u>NO. OF DWELLING UNITS:</u>		1	1	1	
<u>NO. OF PARKING SPACES:</u>		1	1	1	
<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.:

Jeff Hodess & Michelle Goldman Residence

201 Charles Street
Cambridge, MA 02141

ISSUE DATE: March 22, 2022
REVISED: September 01, 2022

For Zoning Review

Architect:

EvB Design

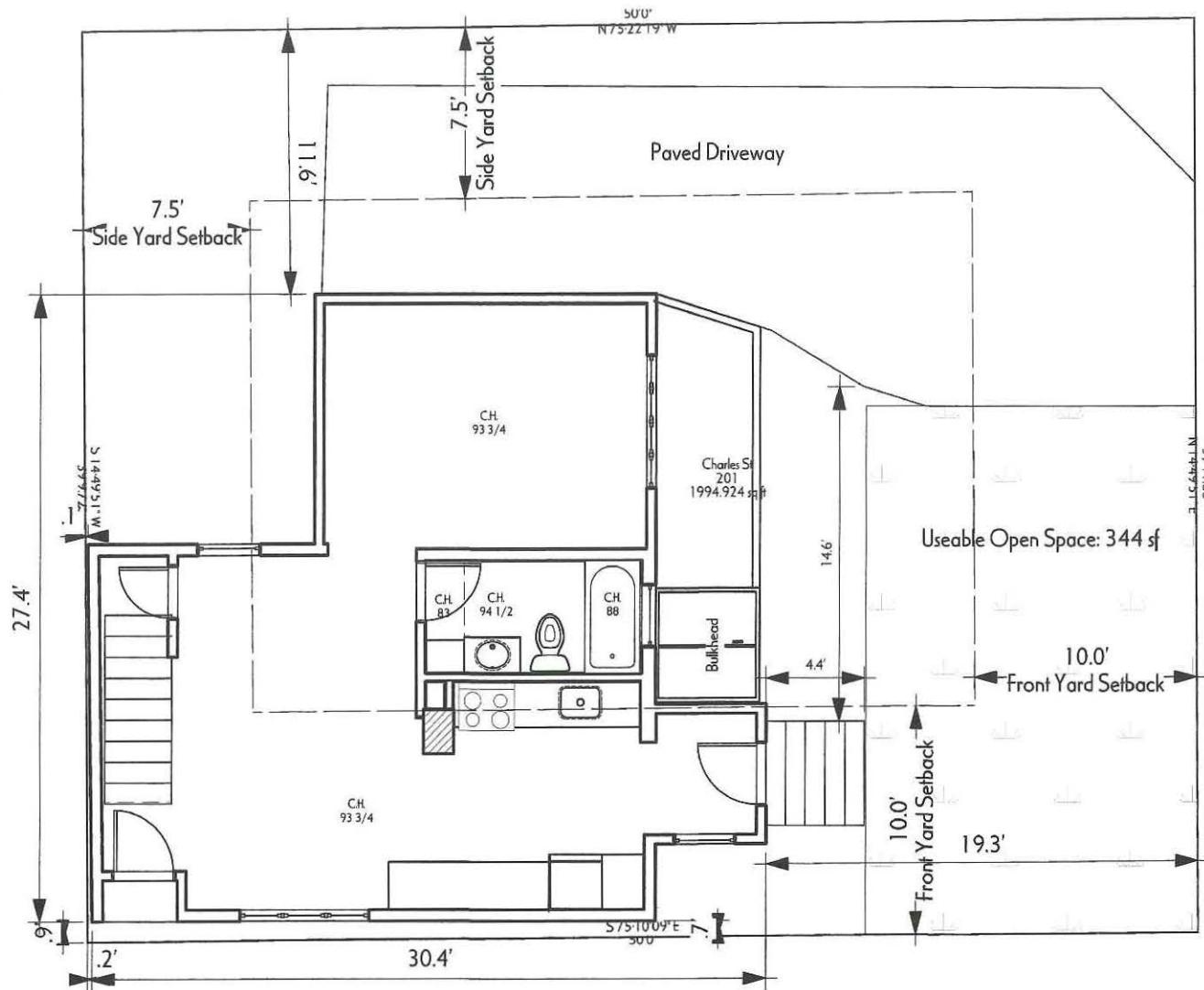
Edrick vanBeuzekom, AIA
1310 Broadway, Suite 200
Somerville, MA 02144
Tel: 617-623-2222

List Of Drawings:

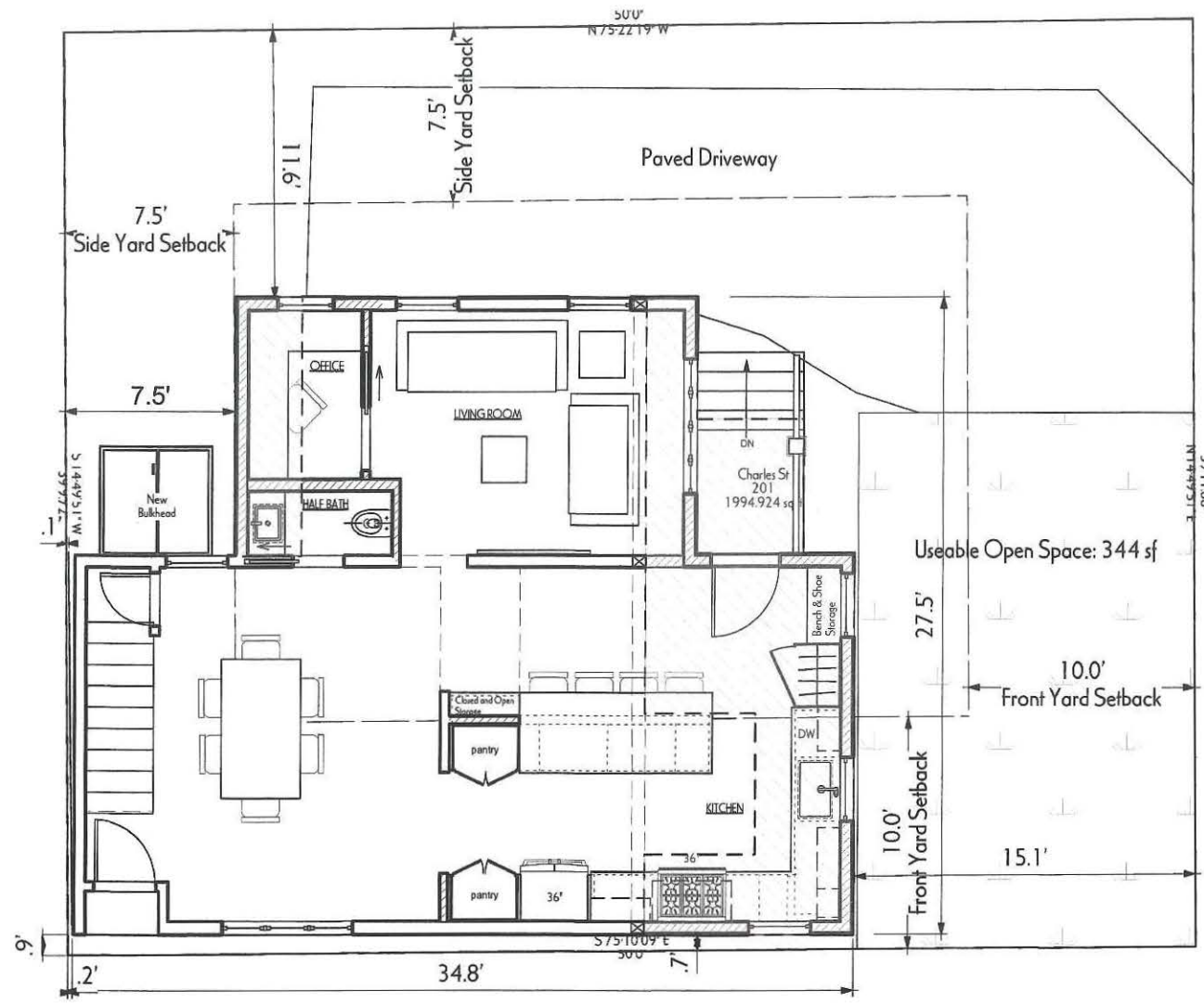
Cover Sheet
C1.1 Existing & Proposed Site Plan & Zoning Table
X1.0 Existing Basement Plan
A1.0 Proposed Basement Plan
X1.1 Existing 1st Floor Plan
A1.1 Proposed 1st Floor Plan
X1.2 Existing 2nd Floor Plan
A1.2 Proposed 2nd Floor Plan
X2.1 Existing Front Elevation (Charles St)
A2.1 Proposed Front Elevation (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

LOCUS PLAN





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



NEW FAR

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

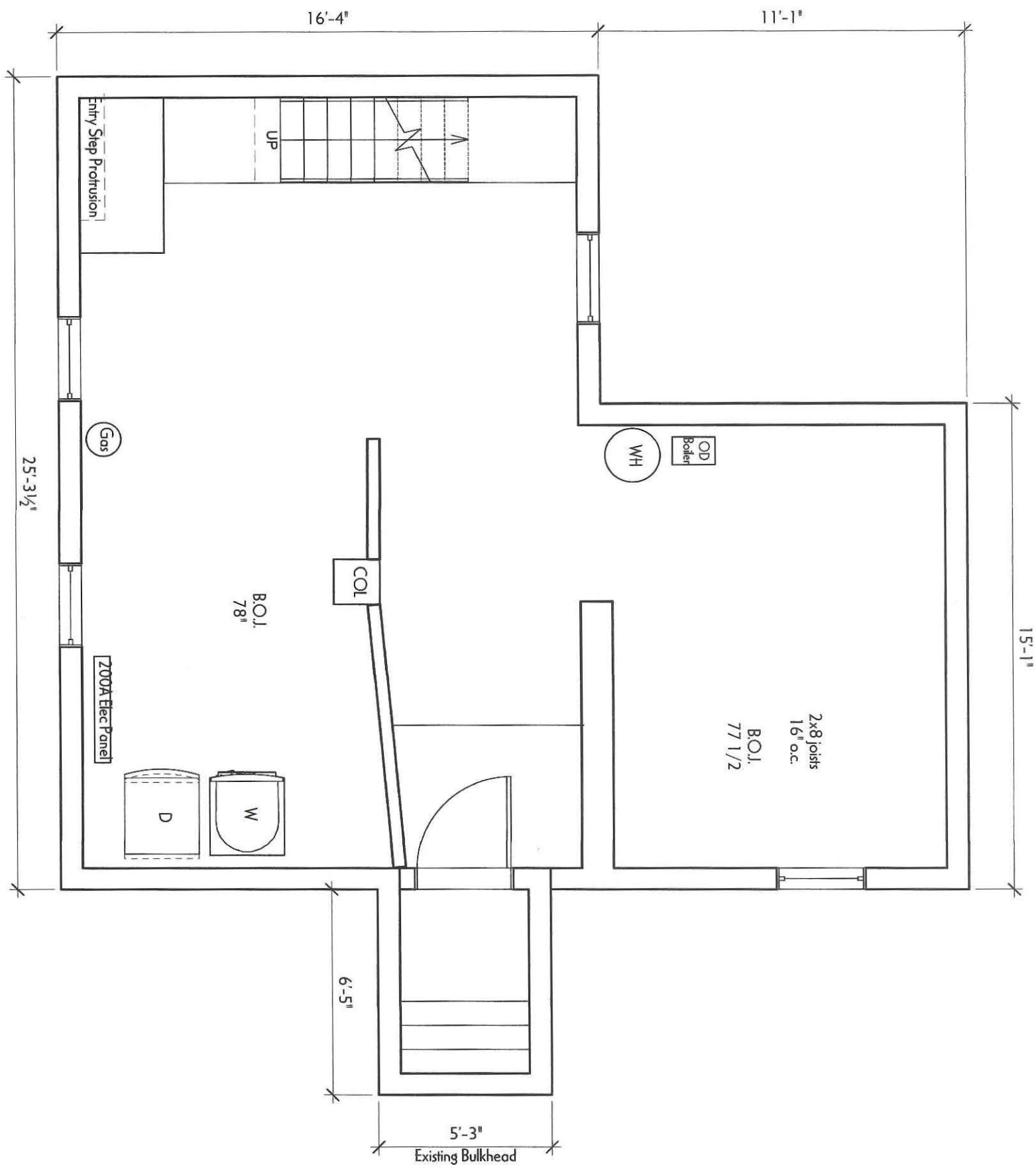
201 Charles St. Zoning Table		Zone: C-1			
		EXISTING CONDITIONS	REQUESTED DIMENSIONS	ORDINANCE REQUIREMENTS	
TOTAL GROSS FLOOR AREA (G.F.A.)		1197 S.F.	1642 S.F.	1500 S.F.	(max.)
LOT AREA		1994 S.F.	NO CHANGE	5,000 S.F.	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA		0.6	0.82	0.75	(max.)
LOT AREA FOR 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)					(min.)
	-FRONT (Charles St)	0.7'	NO CHANGE	10' min.	Note (a) Table 5.1 Ch. 5.31
	-FRONT (Fifth St)	19.3'	15.1'	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.)

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Somerville, MA 02144

Date:
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08/09/22
09/01/22

C1.1



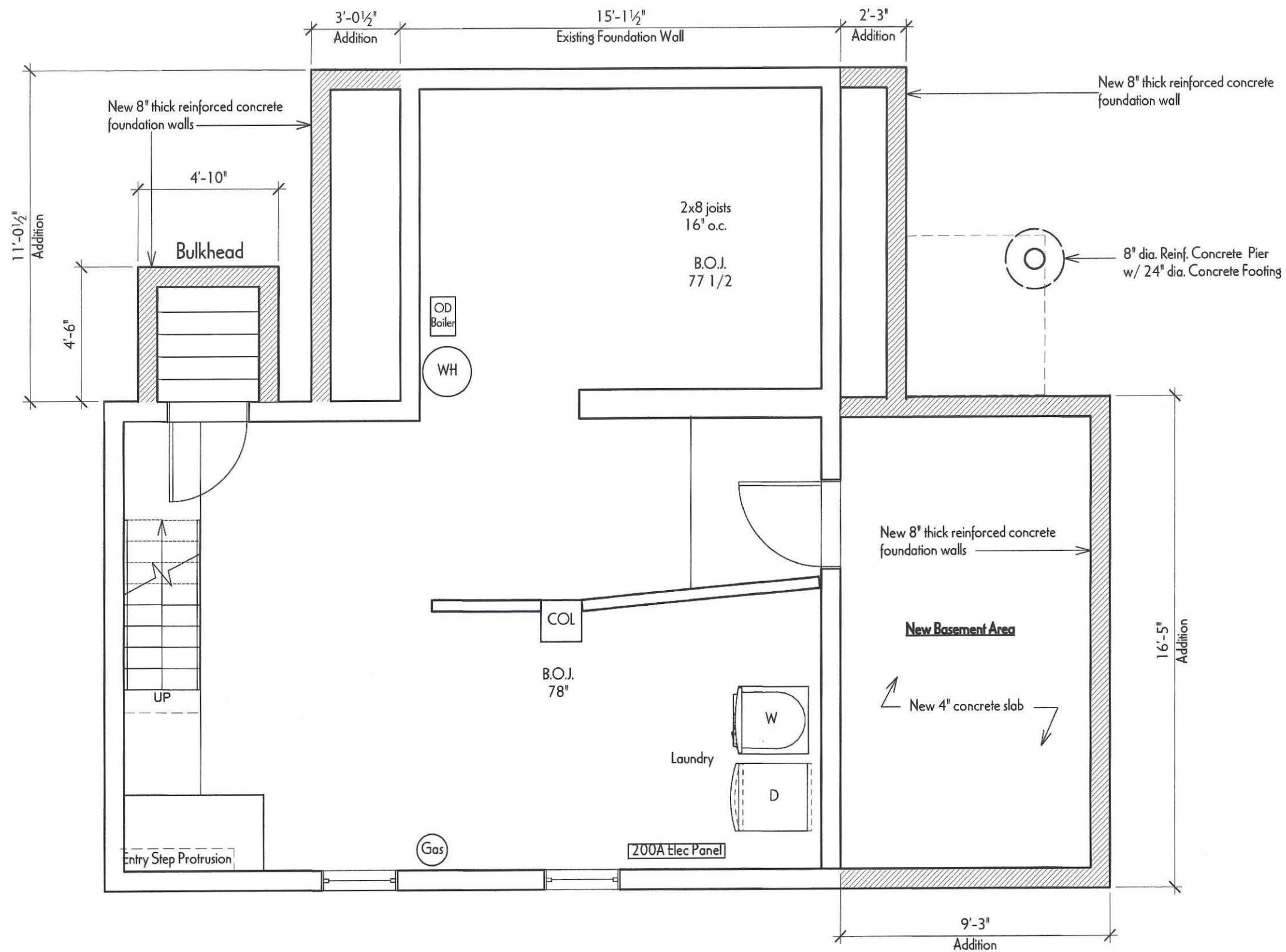
1 Existing Basement Plan
Scale: 1/4" = 1'-0"

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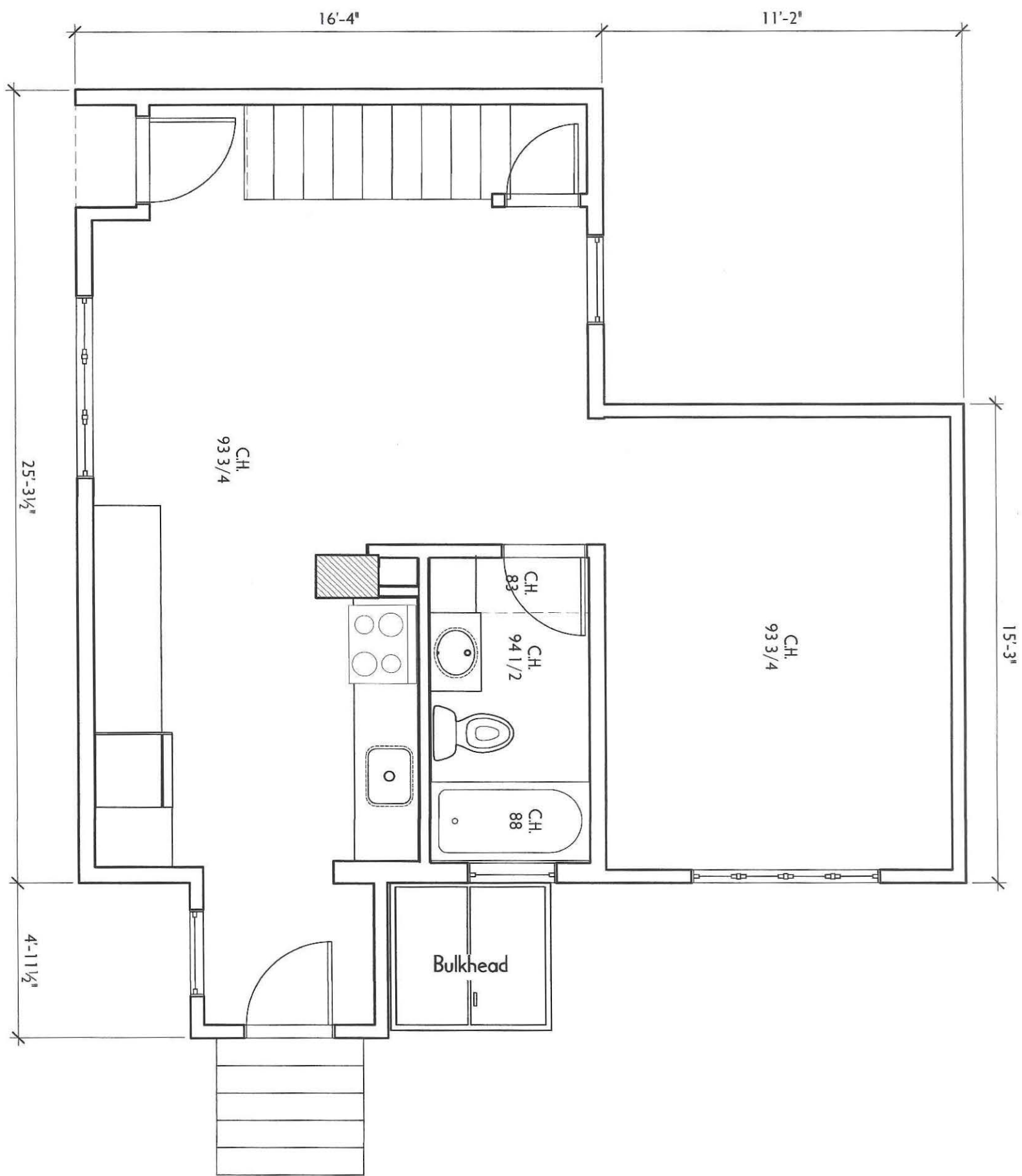
X1.0



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

NEW FAR

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

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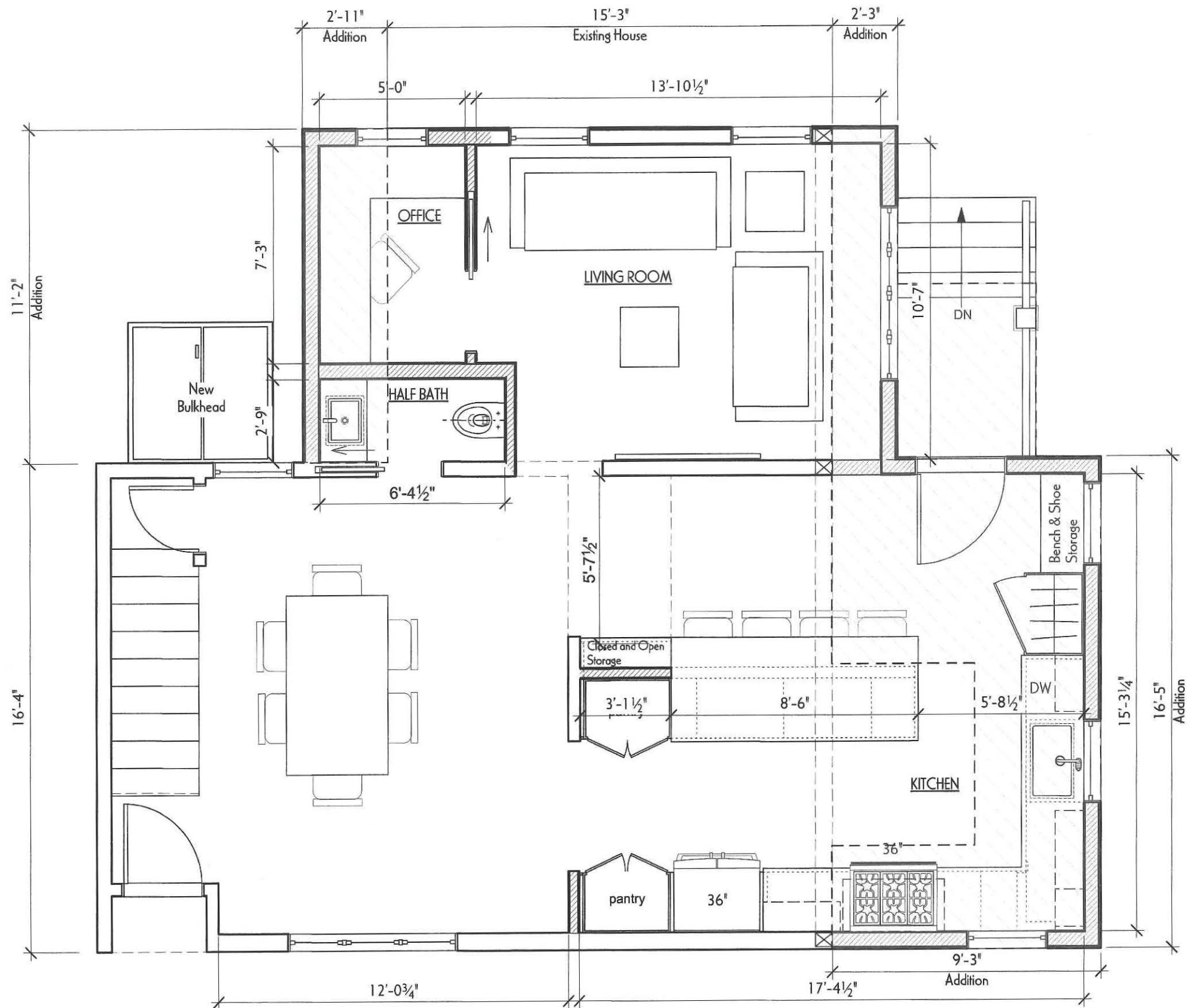
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X1.1



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

NEW FAR

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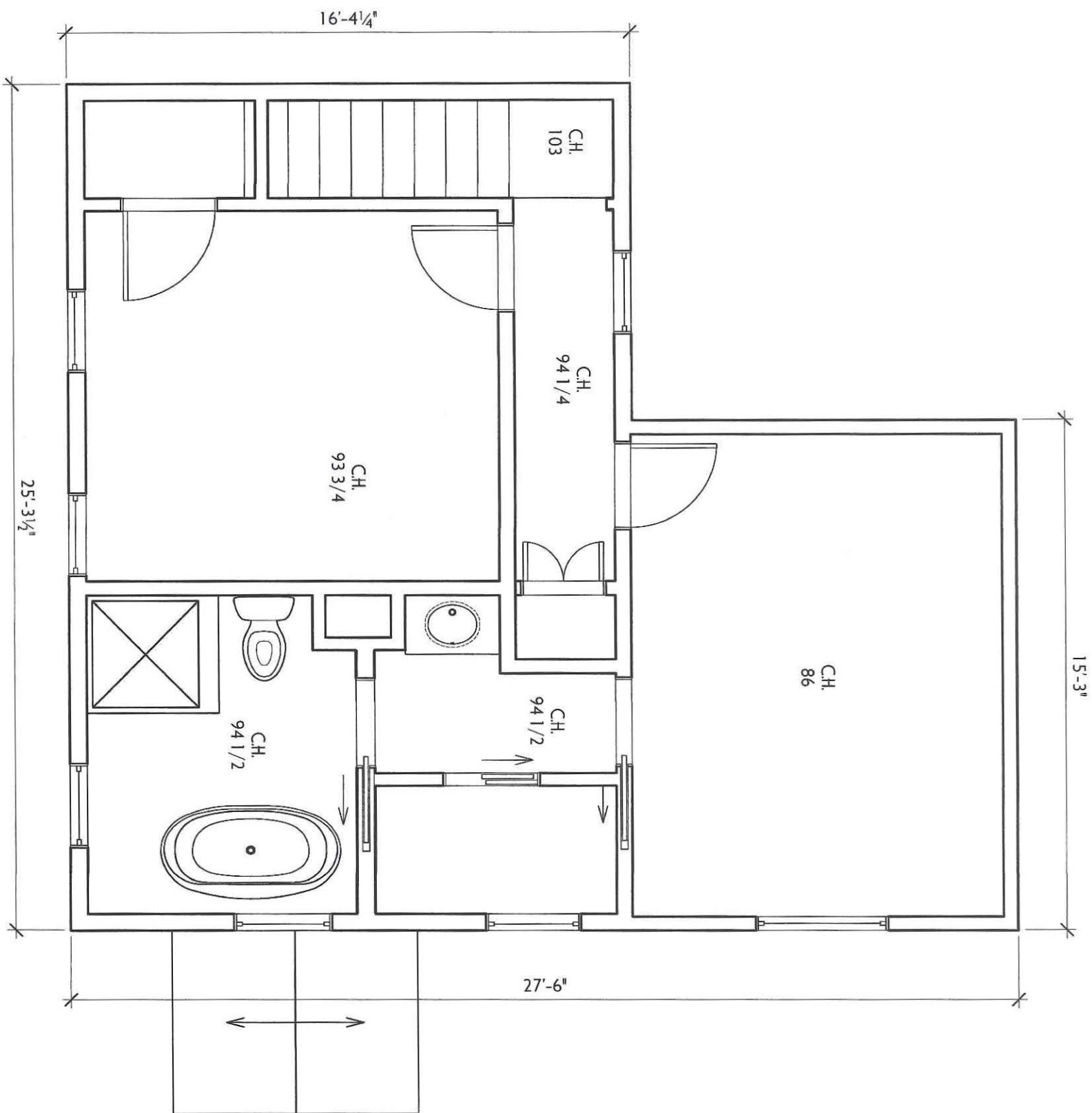
Date:

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09/01/22

A1.1



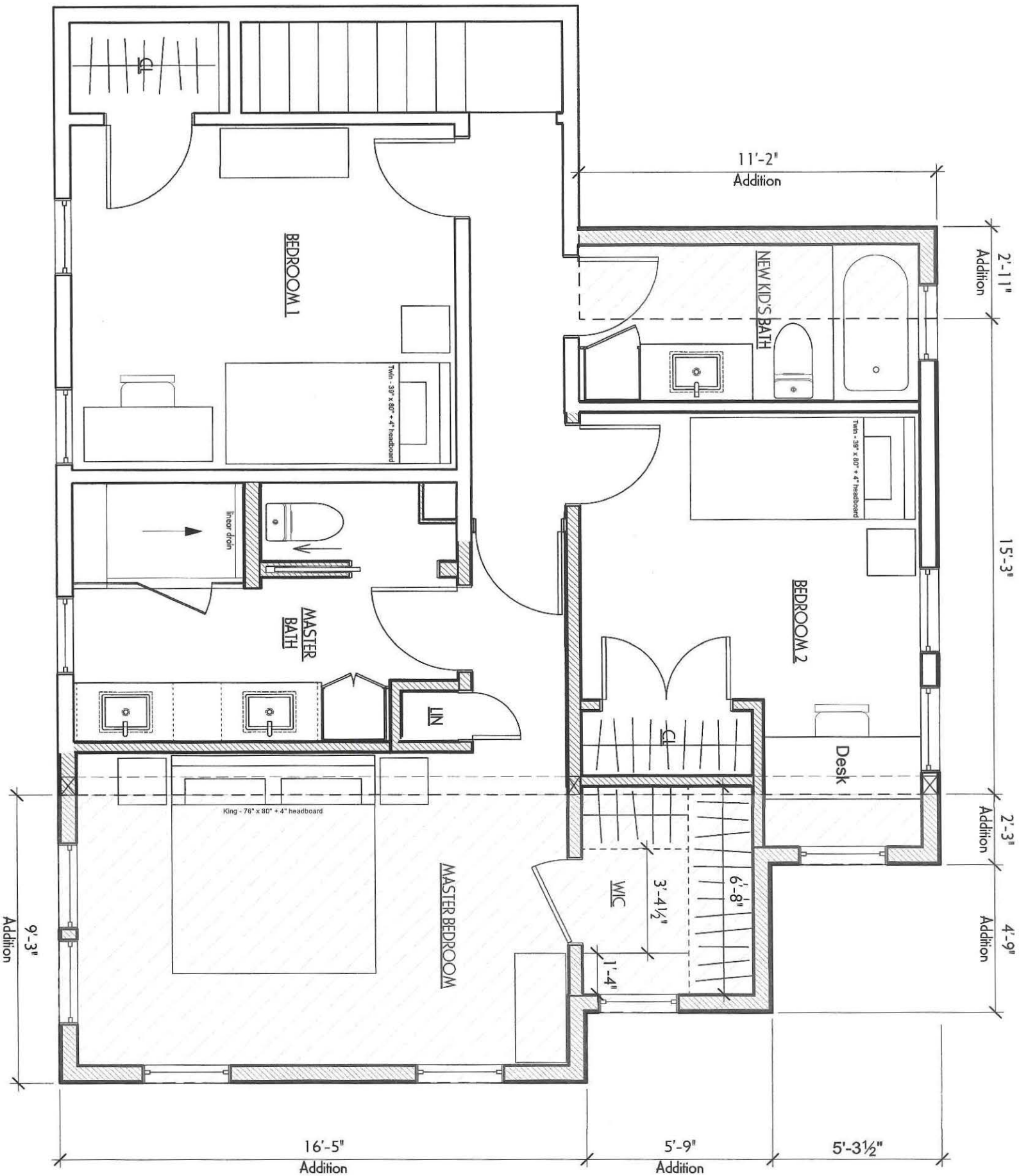
1 Existing Second Floor Plan
Scale: 1/4" = 1'-0"

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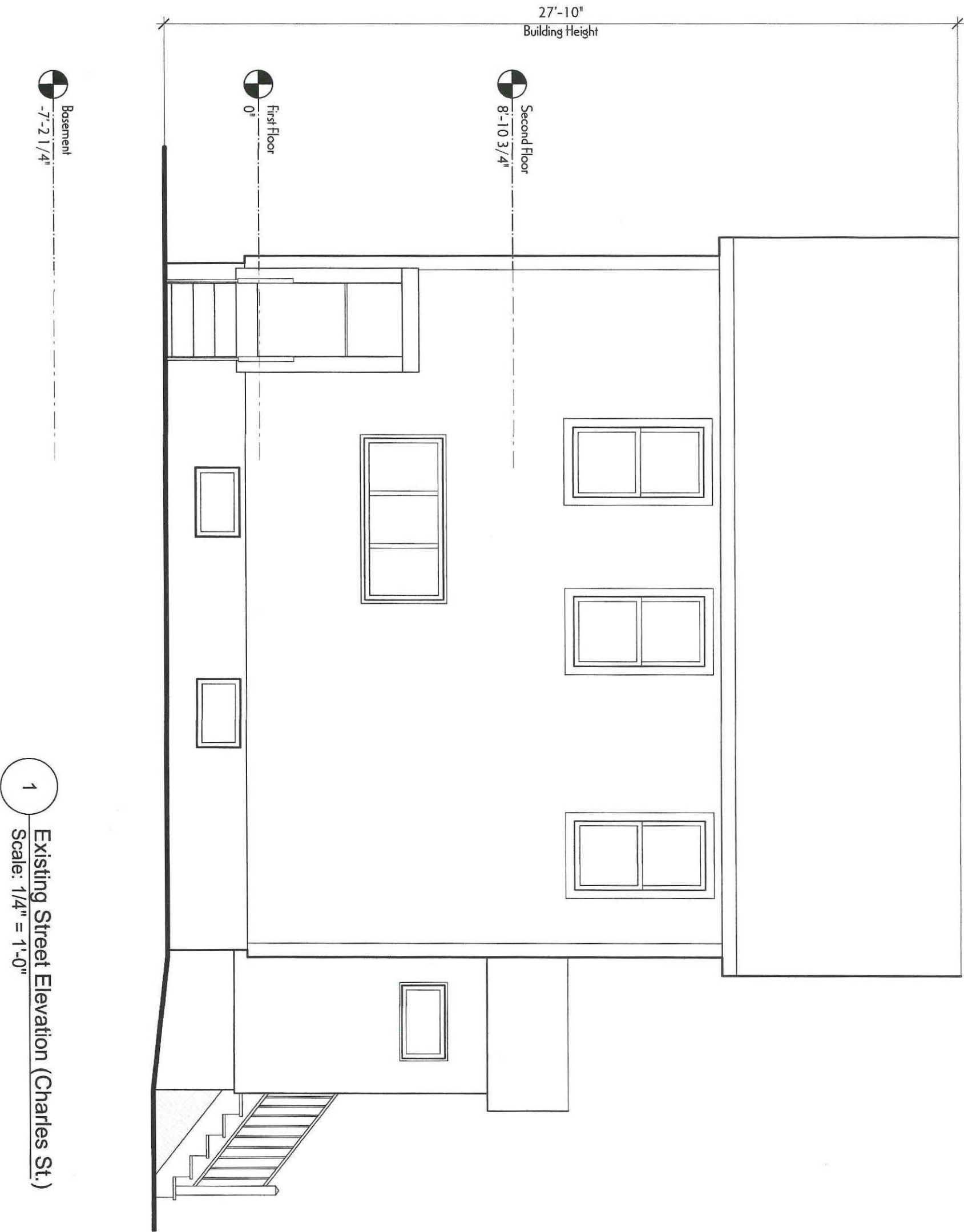
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X1.2



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

NEW FAR

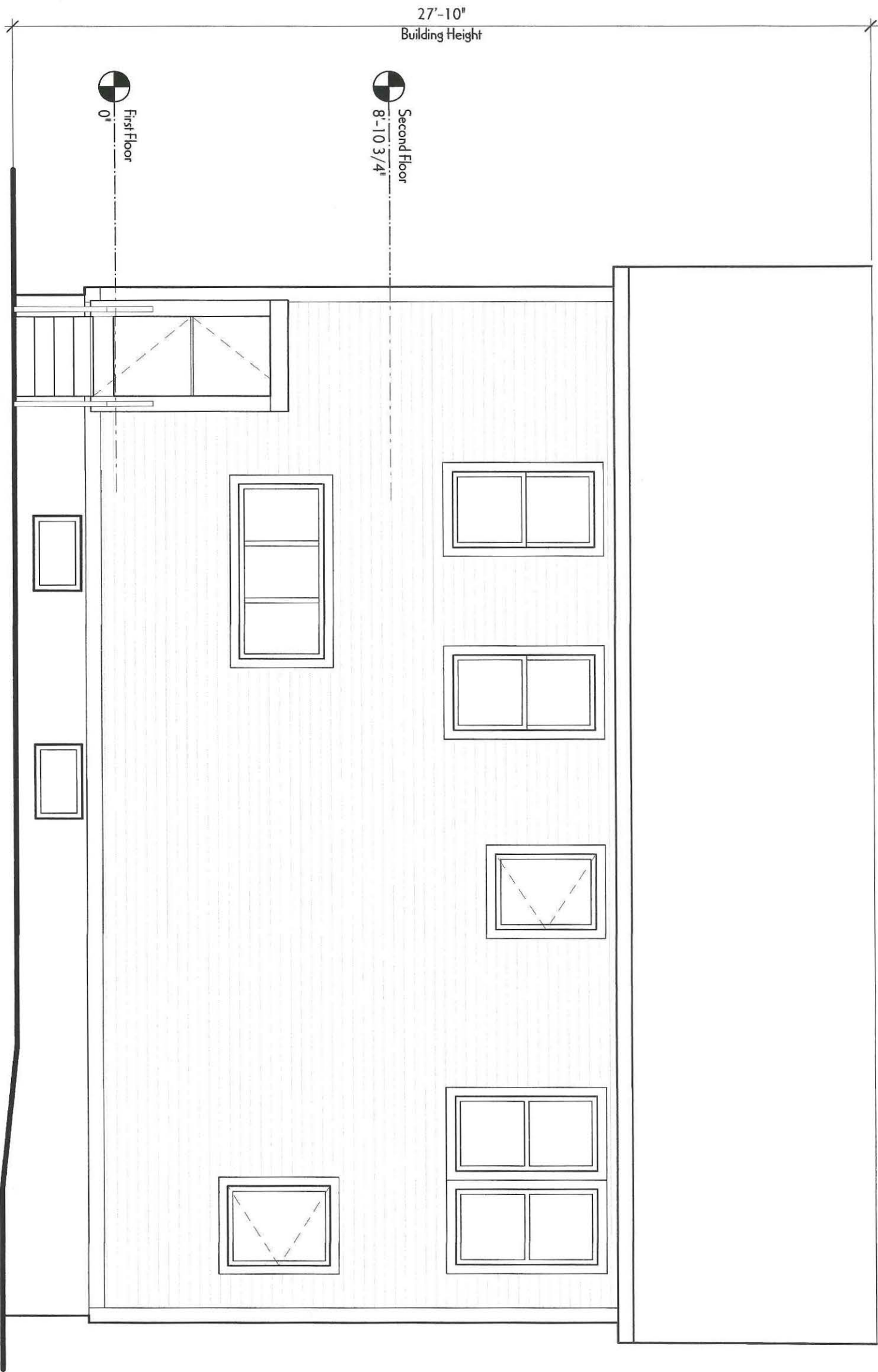


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X2.1



Basement
-7'-2 1/4"

First Floor
0"

Second Floor
8'-10 3/4"

27'-10"
Building Height

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

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A2.1



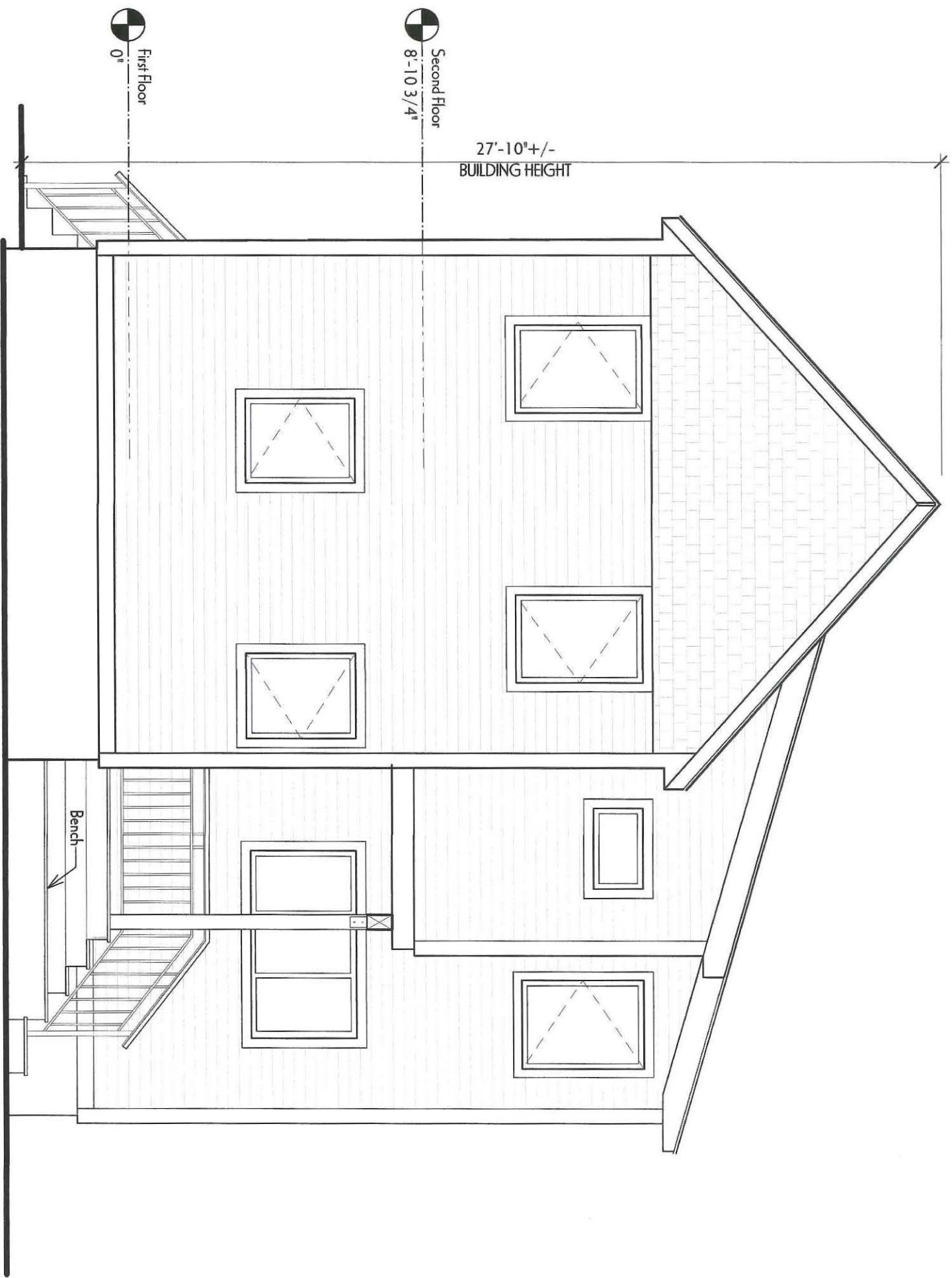
1 Existing Street Elevation (5th St.)
Scale: 1/4" = 1'-0"

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X2.2



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

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A2.2

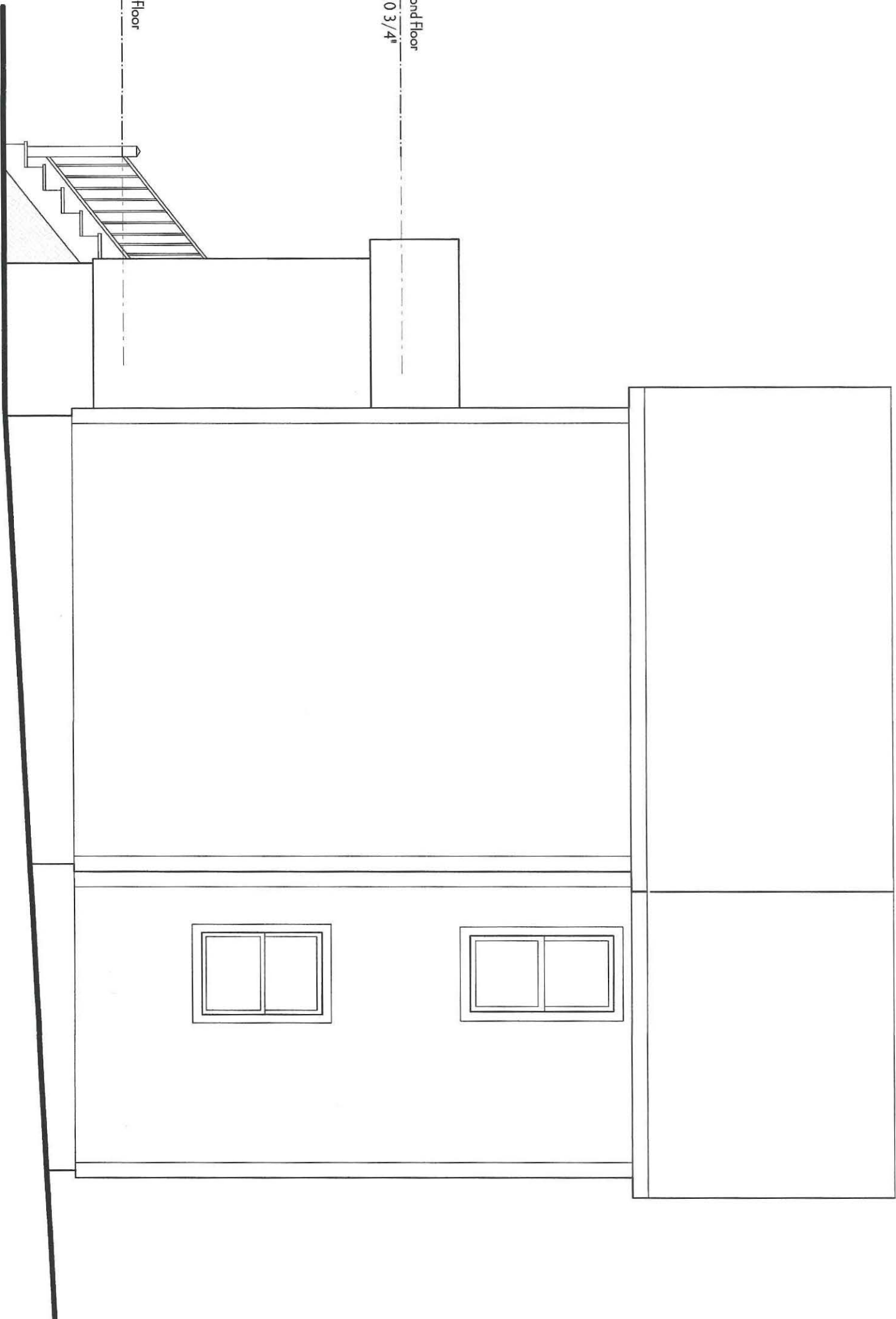
Basement
-7'-2 1/4"

First Floor
0"

Second Floor
8'-10 3/4"

1

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



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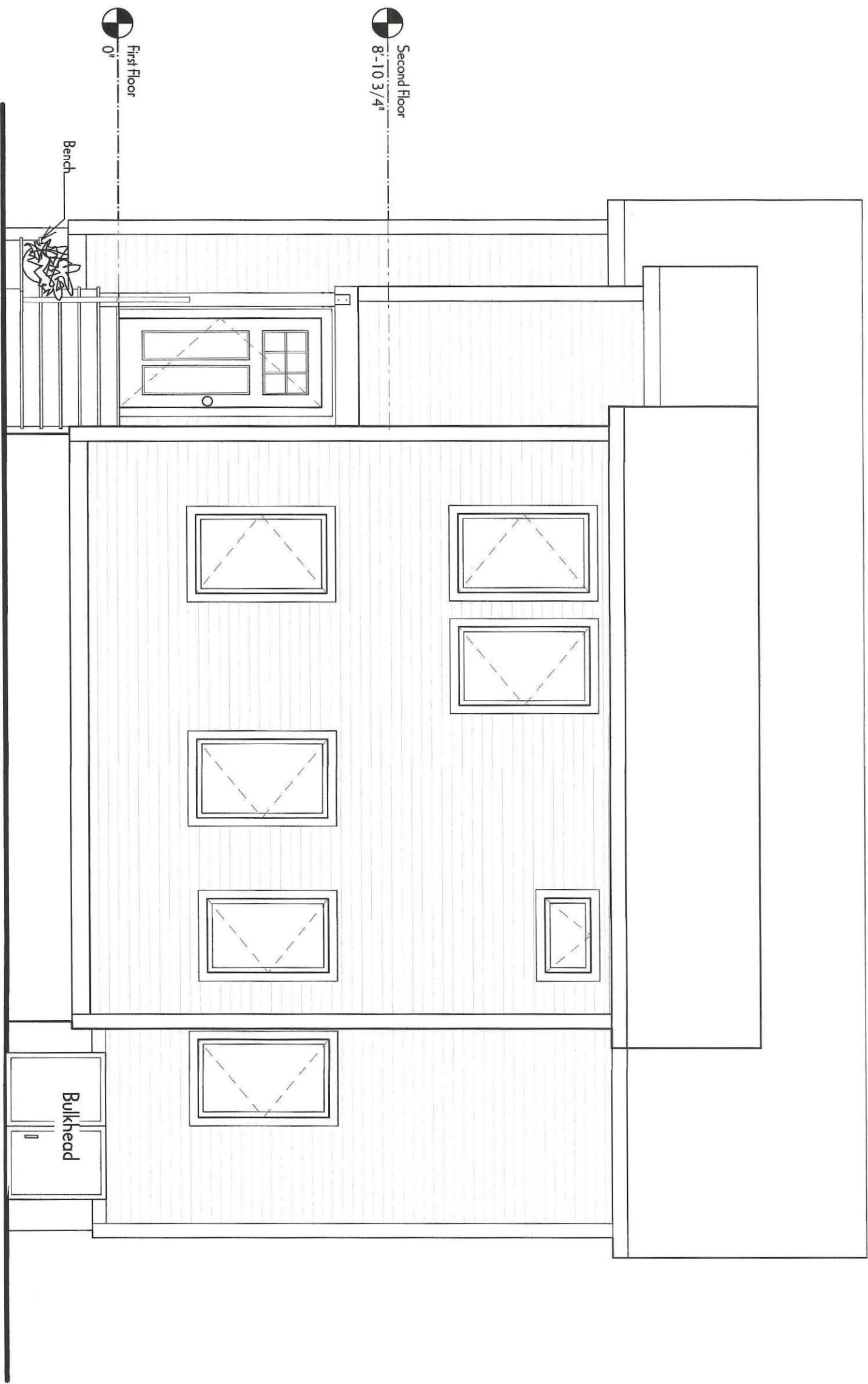
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X2.3



Basement
-7'-2 1/4"

First Floor
0"

Second Floor
8'-10 3/4"

Bench

Bulkhead

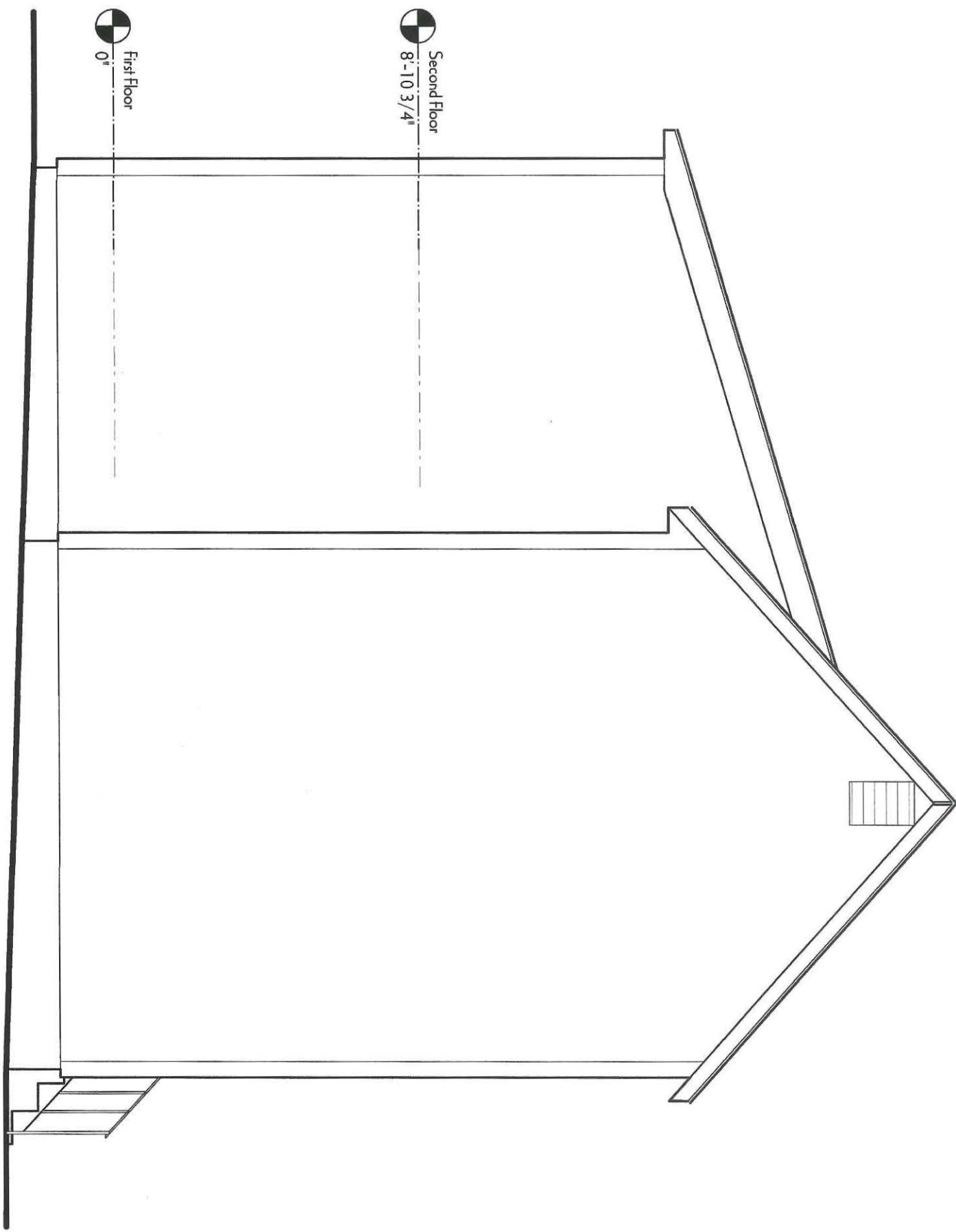
1 Proposed Back Elevation
Scale: 1/4" = 1'-0"

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EvB Design **TVB**
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Date:
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A2.3



Basement
-7'-2 1/4"

First Floor
0"

Second Floor
8'-10 3/4"

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

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EvB Design **EvB**
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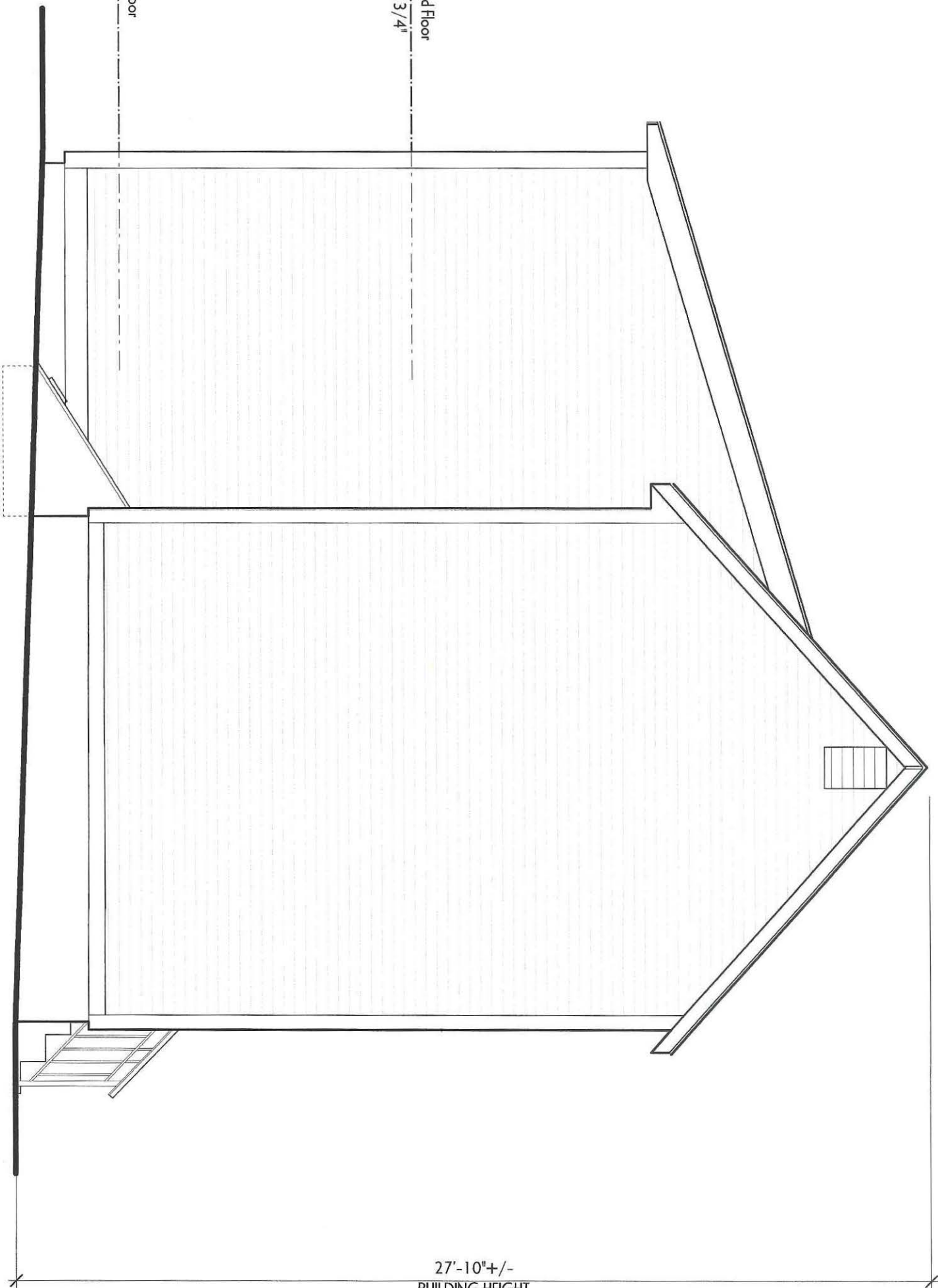
09/01/22

X2.4

Basement
-7'-2 1/4"

First Floor
0"

Second Floor
8'-10 3/4"



27'-10\"/>
BUILDING HEIGHT

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