



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139 ^{2022 JUL 14 PM 3:27}

617-349-6100

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 182544

General Information

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

Special Permit: _____ Variance: X Appeal: _____

PETITIONER: James Justin Bennett and Leah W. Thiffault C/O Bradford Walker, Walker Architects

PETITIONER'S ADDRESS: 60 K street, Boston , MA 02127

LOCATION OF PROPERTY: 27 Walker St , Cambridge, MA

TYPE OF OCCUPANCY: single family residential **ZONING DISTRICT:** Residence B Zone

REASON FOR PETITION:

/1) Height increase - 2) Bike shed - 3) GSF Increase/

DESCRIPTION OF PETITIONER'S PROPOSAL:

To construct a window well in the rear yard and re-construct existing 2nd floor deck with extended roof and construct a shed for storage of bicycles and trash.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 8.000	Section: 8.22.3 (Non-Conforming Structure).
Article: 10.000	Section: 10.30 (Variance).
Article: 5.000	Section: 5.31 (Table of Dimensional Requirements).
Article: 4.000	Section: 4.20 & 4.21 (h) (Special Classification Rules).

Original
Signature(s):

(Petitioner (s) / Owner)

Bradford Walker, Walker Architects

(Print Name)

Address: 60 K Street, Boston MA. 02127
Tel. No. 617 268 5479
E-Mail Address: brad@walkerarch.com

BZA APPLICATION FORM - OWNERSHIP INFORMATION

To be completed by OWNER, signed before a notary and returned to The Secretary of the Board of Zoning Appeals.

I/We James Justin Bennett and Leah W. Thiffault

(OWNER)

Address: 129 Oxford Street, Cambridge, MA 02140

State that I/We own the property located at 27 Walker ST. Cambridge MA. 02138,
which is the subject of this zoning application.

The record title of this property is in the name of James Justin Bennett and Leah W. Thiffault

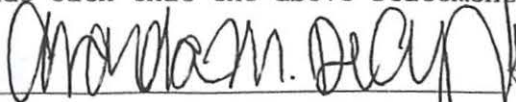
*Pursuant to a deed of duly recorded in the date 07/13/21, Middlesex South
County Registry of Deeds at Book 78235, Page 575; or
Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.


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

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

Commonwealth of Massachusetts, County of Middlesex

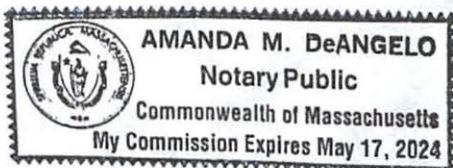
The above-name James Bennett & Leah W. Thiffault personally appeared before me,
this 28th of JUNE, 20 , and made oath that the above statement is true.


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.



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:
- 1) Existing natural light intake in the current basement is not appropriate, and the inclusion of the window well will improve the space for the resident family without being detrimental to their neighbors.
 - 2) The family uses a large array of bikes for transportation, recreation and exercise and the current structures does not provide sufficient storage.
- 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:
- 1) Poor lighting in the basement.
 - 2) Insufficient storage
- 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:

All items requested are contained within the site, will improve living conditions for the resident family, and are in line with the character of the neighborhood.
 - 2) Desirable relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons:

All items requested are mostly conforming to the ordinance and setbacks, and divert from these in minimal ways.

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

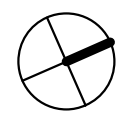
Date: 7/11/2022**BZA Application Form****DIMENSIONAL INFORMATION**Applicant: James Justin Bennett and Leah W. ThiffaultPresent Use/Occupancy: single family residentialLocation: 27 Walker St., Cambridge, MAZone: Residence B ZonePhone: 617 268 5479Requested Use/Occupancy: Single Family residential

		<u>Existing Conditions</u>		<u>Requested Conditions</u>		<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		2,335		2,358		1,823	(max.)
<u>LOT AREA:</u>		1,790		1,790		1,790	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		.844		.845		.5	
<u>LOT AREA OF EACH DWELLING UNIT</u>		1,790		1,790		1,790	
<u>SIZE OF LOT:</u>	<u>WIDTH</u>	32.7		32.7		32.7	
	<u>DEPTH</u>	86.47		86.47		86.47	
<u>SETBACKS IN FEET:</u>	<u>FRONT</u>	9		9		15	
	<u>REAR</u>	28.25		26.7		25	
	<u>LEFT SIDE</u>	9		9		9.6	
	<u>RIGHT SIDE</u>	0		0		0	
<u>SIZE OF BUILDING:</u>	<u>HEIGHT</u>	42.1		44.4		35	
	<u>WIDTH</u>	48.8		48.8		48.8	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		66.5%		64.3		40%	
<u>NO. OF DWELLING UNITS:</u>		1		1		1	
<u>NO. OF PARKING SPACES:</u>		1		1		1	
<u>NO. OF LOADING AREAS:</u>		0		0		0	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		0		0		0	

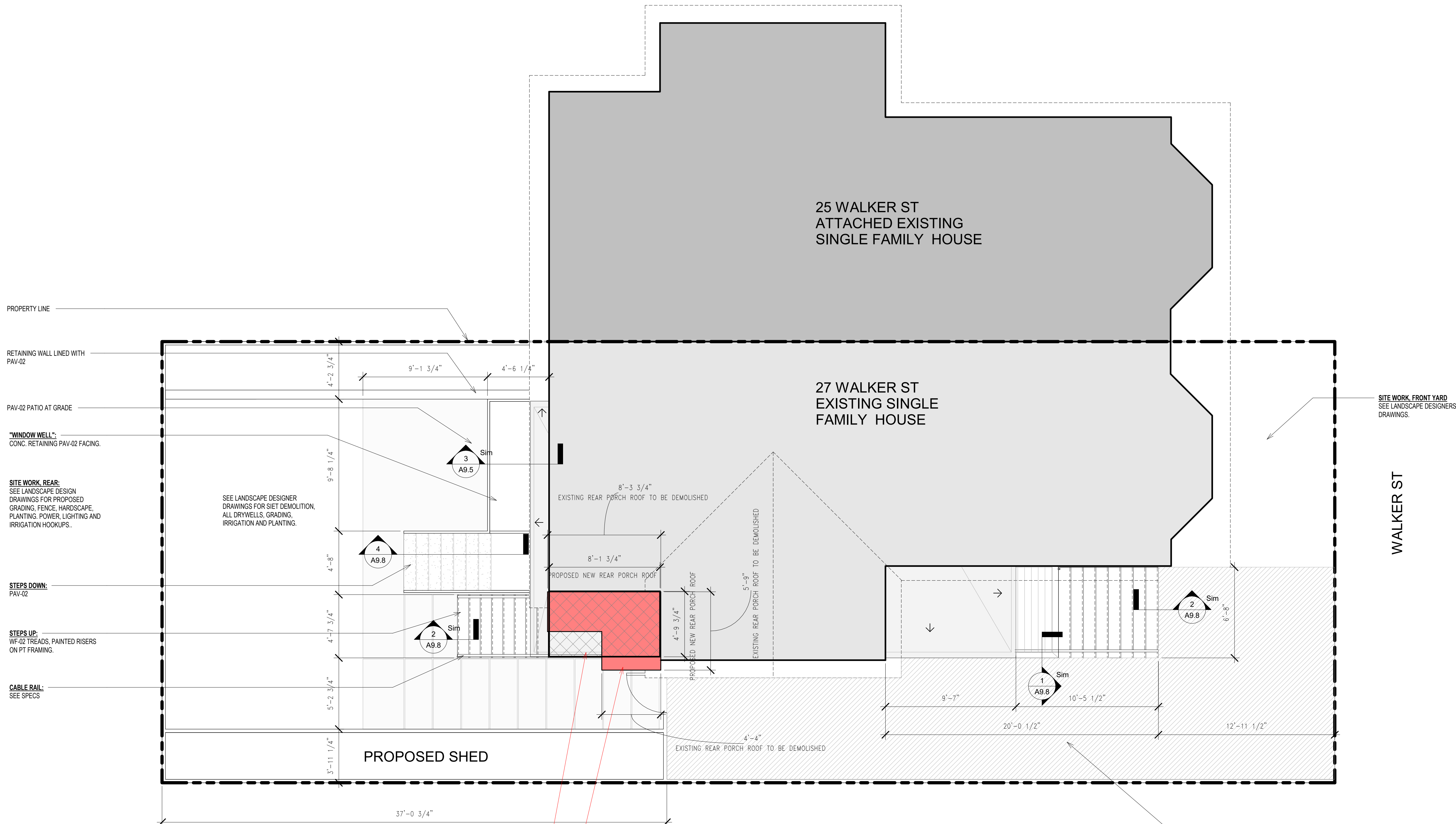
Describe where applicable, other occupancies on the same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g; wood frame, concrete, brick, steel, etc.:

Single family dwelling, only occupants of lot.

1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.



- LIMIT OF WORK LINE
- ROOF PROJECTION
- BUILDING FOOTPRINT
- HARDSCAPE AT GRADE
- WOOD FENCE
- PROPERTY LINE

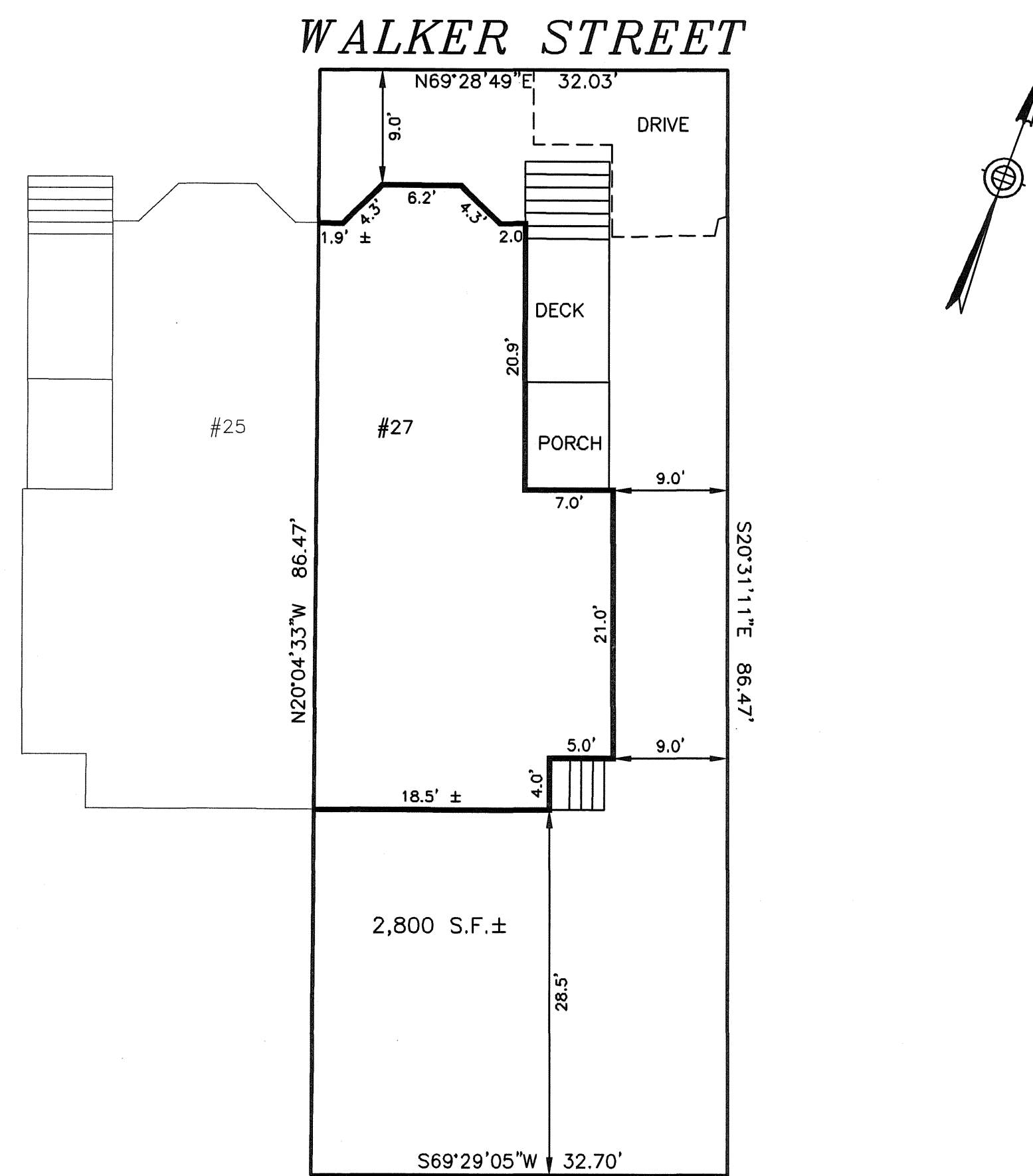


NEW REAR PORCH ROOF, SHOWN IN CROSS HATCH PATTERN (39 SF)

EXISTING REAR PORCH ROOF TO BE DEMOLISHED SHOWN IN RED (36 SF)

3'-0" SF DELTA

NUMBER	REVISION	DATE



BRUCE
BRADFORD
No. 38376
PROFESSIONAL
LAND SURVEYOR
9/14/21

PLAN OF LAND IN
CAMBRIDGE, MA
27 WALKER STREET
EXISTING CONDITIONS

SCALE: 1 IN. = 10 FT.
DATE: SEPTEMBER 14, 2021
DRAWN: ER
CHECK: BB

REVISIONS:

NO.	DESCRIPTION	DATE

PROJECT NO. 26438

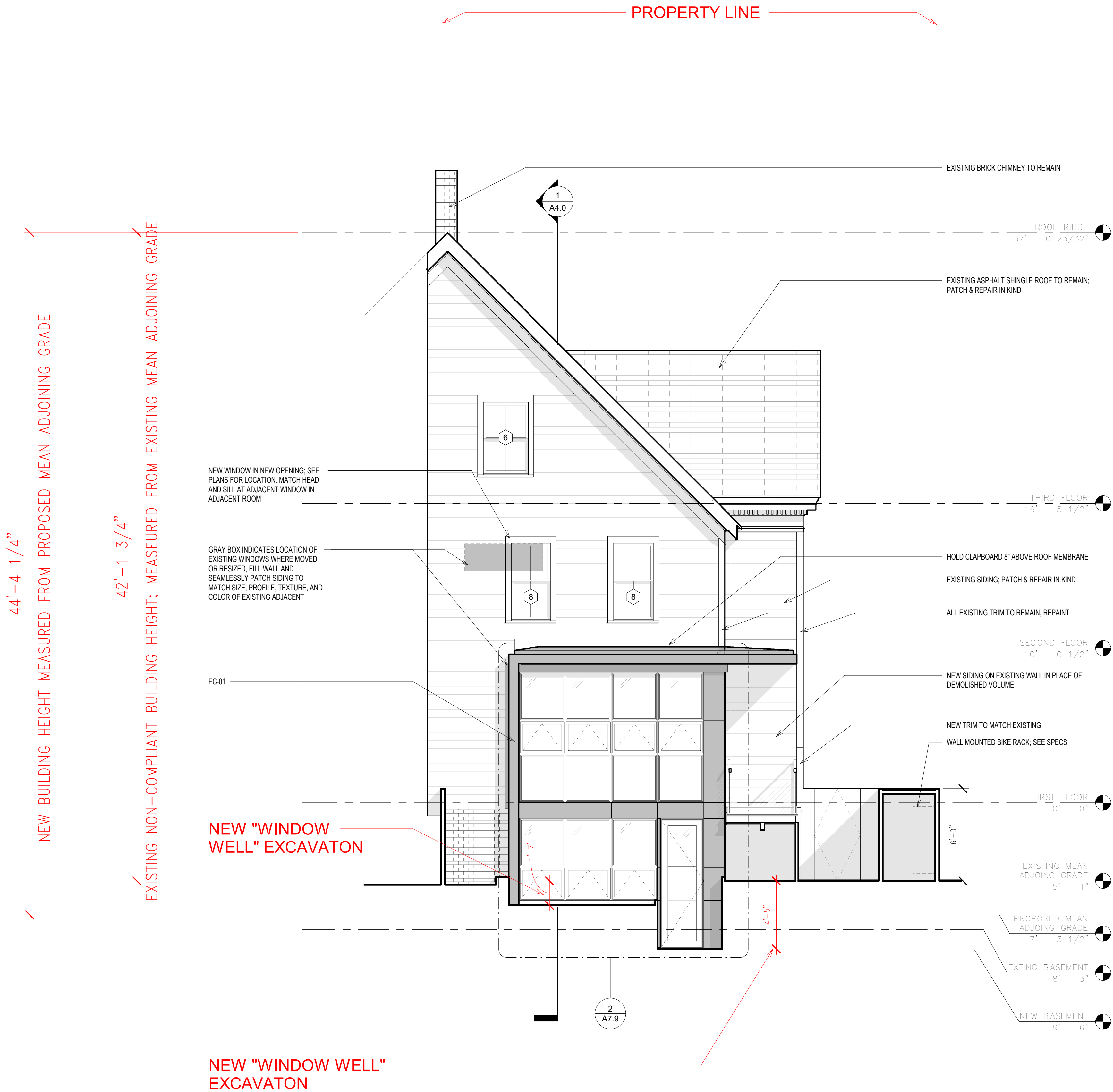
GENERAL NOTES - EXTERIOR ELEVATIONS:

ALL ELEVATION DIMENSIONS ARE FROM AN INSTRUMENT SCAN. BECAUSE THE BUILDING FLOOR PLATES ARE PRESUMABLY NOT LEVEL, THESE DIMENSIONS SHOULD BE CONSIDERED APPROXIMATE.

MAKE SEAMLESS REPAIRS TO EXISTING CLAPBOARD.

MAKE REPAIRS IN KIND TO ANY ROTTED OR COMPROMISED TRIM.

MAKE MODIFICATIONS TO EAVE VENTING OPENINGS IN CONSULTATION WITH ARCHITECT.



1 SOUTH ELEVATION
1/4" = 1'-0"

BENNETT-THIFFAULT
27 WALKER ST
CAMBRIDGE, MA 02138

WALKER ARCHITECTS

60 K Street
Boston, MA 02127
617.268.5479

www.walkerarch.com

NUMBER	REVISION	DATE
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SCALE: AS NOTED

DRAWN BY: AG

ISSUED: 01/19/22

EXTERIOR ELEVATIONS

PROGRESS SET
NOT FOR CONSTRUCTION

A3.1





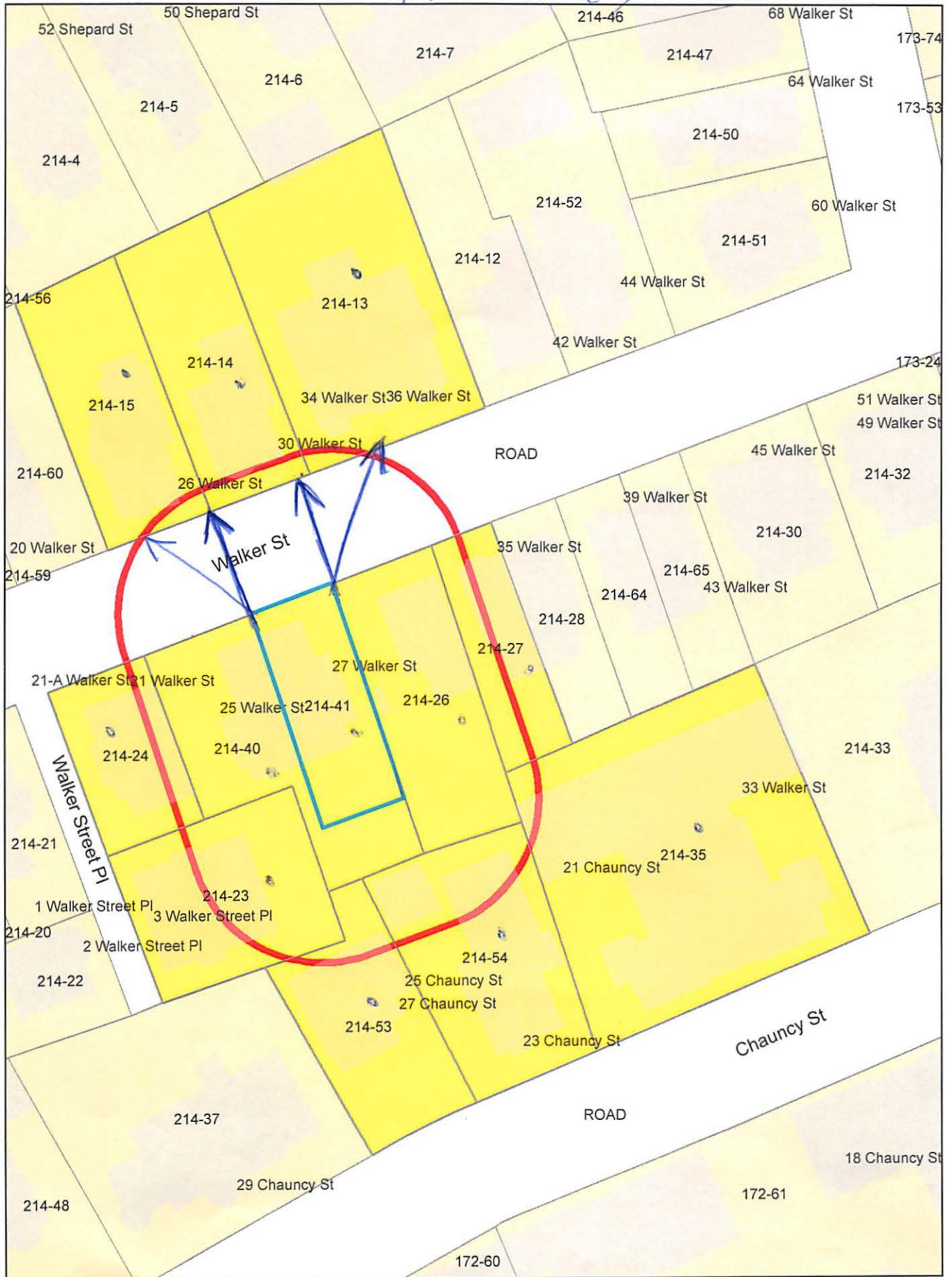




09/16/2013

378 JS8

27 Walker St.



27 Walker St Petitioner

214-13
ANDERSON, DANIEL & ZOE ANDERSON
34-36 WALKER ST
CAMBRIDGE, MA 02138

214-15
LESSER, LAURENCE,
TRUSTEE THE 26 WALKER ST REALTY TRS
26 WALKER ST
CAMBRIDGE, MA 02138

WALKER ARCHITECTS
C/O BRADFORD WALKER
60 K STREET
BOSTON, MA 02127

214-24
CHENG, ISAAC & JESSICA CHENG
21 WALKER ST
CAMBRIDGE, MA 02138

214-35
BELANGER, NORMAN A.
21 CHAUNCY ST., #1
CAMBRIDGE, MA 02138

214-35
WHEELER, BENJAMIN G.R.
21 CHAUNCY ST., #25
CAMBRIDGE, MA 02138

214-35
BURNS, JONATHAN
21 CHAUNCY ST., #2B
CAMBRIDGE, MA 02138

214-35
FELTON, KENNETH P.
156 WOBURN STREET
LEXINGTON, MA 02420

214-35
CONNELLY, LINDA E.
56 PLEASANT ST.
HOPKINTON, MA 01748

214-35
SADAN, YUVAL & ZOHARA SADAN &
RONAH SADAN
21 CHAUNCY ST., #3
CAMBRIDGE, MA 02138

214-35
RUGHANI, NIGEL K.
21 CHAUNCY ST. UNIT #4
CAMBRIDGE, MA 02138

214-35
CASTAGNOLA, RAYMOND R.
21 CHAUNCY ST., UNIT #6
CAMBRIDGE, MA 02138

214-35
GRODEN, TERENCE J. & MARY W. GRODEN
21 CHAUNCY ST., #7
CAMBRIDGE, MA 02138

214-35
CONNOLLY, MICHAEL A.,
TR. OF THE MICHAEL A. CONNOLLY TRUST
17 WRIGHT STREET
CAMBRIDGE, MA 02138

214-35
BOWDEN, STANLEY R.
21 CHAUNCY ST., UNIT #38
CAMBRIDGE, MA 02138

214-23
PIERCE, ANNE W.,
TR. THE ANNE W. PIERCE 2017 REV TRUST
3 WALKER STREET PL
CAMBRIDGE, MA 02138

214-54
UMANS, ROBERT S.
TR. THE ROBERT S. UMANS REV INTER VIVOS TR
23 CHAUNCY ST. UNIT 4
CAMBRIDGE, MA 02138

214-23
SLIVE, ZOYA S.
1 WALKER ST PL
CAMBRIDGE, MA 02138-2449

214-26
ROBINSON, PETER D. & ELIZABETH A. ROBINSON
33 WALKER ST
CAMBRIDGE, MA 02138

214-27
MILLER, SUSAN N. DOUGLAS BAUER
35 WALKER ST
CAMBRIDGE, MA 02138

214-35
IBRAHIMI, REEM
63 APPLETON ST., #1
BOSTON, MA 02116

214-35
ZHANG, FANGFANG & QINGDONG MENG
628 PLEASANT ST
BELMONT, MA 02478

214-35
ISHII, MASAMICHI C/O AKIRA MATSUI
ABLE REAL ESTATE USA, INC.
2000 MASSACHUSETTS AVE #7
CAMBRIDGE, MA 02140

214-35
BOWDEN, KRISTEN M.
C/O RESOURCE CAPITAL GROUP
17 IVALOO ST, STE 100
SOMERVILLE, MA 02143

214-35
BLUM, ANDREA
21 CHAUNCY ST., UNIT #27
CAMBRIDGE, MA 02139

214-35
BOWDEN, SHAREN
C/O RESOURCE CAPITAL GROUP
17 IVALOO ST, STE 100
SOMERVILLE, MA 02143

214-35
BOWDEN, MELISSA L.
C/O RESOURCE CAPITAL GROUP
17 IVALOO ST., SUITE#100
SOMERVILLE, MA 02143

214-35
LU, HONGLI
55 MATTHEW LN
WALTHAM, MA 02452-6331

214-35
ZHANG, GE
35 ELDRIDGE ROAD, APT 101
BOSTON, MA 02130

214-54
HARIK, FADIA F.
36 RIPLEY RD
MEDFORD, MA 02155

27 Walker St.

214-35
MARGULIS, T.N.
C/O RESOURCE CAPITAL GROUP
17 IVALOO ST, STE 100
SOMERVILLE, MA 02143

214-35
SWAN, ELISABETH C.
P.O BOX 344
NORTH FALMOUTH, MA 02556

214-35
LIU, FANGQI
123 GRAND ST
LEXINGTON, MA 02420

214-35
DORIA, ALESSANDRO & CHIARA GERHARDINGER
3 ELLSWORTH AVE., UNIT #1
CAMBRIDGE, MA 02139

214-35
JEAN-MICHAEL LECERF &
SARAH LECERF-GHAFFARI
22 WATSON ST
CAMBRIDGE, MA 02139

214-35
SHAVARINI, HADI K. MITRA K. SHAVARINI
320 REVERSE BEACH BLVD - APT 527
REVERE, MA 02151

214-35
LIU, XING
21 CHAUNCY ST UNIT #32
CAMBRIDGE, MA 02138

214-35
SHAH, HASIT
21 CHAUNCY ST UNIT 47
CAMBRIDGE, MA 02138

214-35
ALERASOOL, SAEED AZITA TAJADDINI
21 CHAUNCY ST UNIT 21
CAMBRIDGE, MA 02138

214-35
WANG, GUOBIAO & YANYUN XIE
45 BOGLE ST
WESTON, MA 02493

214-14
SOULE, NANCY K. GEORGE D. SOULE
30 WALKER ST
CAMBRIDGE, MA 02138

214-53
OCONNOR, KATHERINE A LIFE ESTATE
25 CHAUNCY ST
CAMBRIDGE, MA 02138

214-41
BENNETT JAMES J & LEAH W THIFFAULT
23 IRVING ST
CAMBRIDGE, MA 02138

214-40
LOWE TAYLOR R & MALAVIKA REDDY
25 WALKER ST
CAMBRIDGE, MA 02138

214-35
YANG ZHEN & JENNIFER HUANG
21 CHAUNCY ST - UNIT 22
CAMBRIDGE, MA 02138

214-54
MCCARTHY, PATRICIA A TRS PATRICIA A
MCCARTHY LIVING TR
23 CHAUNCY ST - UNIT 1
CAMBRIDGE, MA 02138

214-35
CHAUNCY ST LLC,
15 CARDINAL ST
WINCHESTER, MA 01890

214-35
RAHMAN NAVEED
TRS NAVEED RAHMAN 2020 REVOCABLE TR
41 HUBBARD AVE
CAMBRIDGE, MA 02140

214-35
KOVACS GREGORY
4174 KING ARTHUR CT
PALO ALTO, CA 94306

214-54
FELDMAN RONALD L
TRS THE RONALD L FELDMAN 2021 TR
PO BOX 527
WEST STOCKBRIDGE, MA 01266