

**BZA APPLICATION FORM**

**GENERAL INFORMATION**

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

Special Permit: \_\_\_\_\_

Variance: ☒ \_\_\_\_\_

Appeal: \_\_\_\_\_

2021 MAR -3 AM 11:59

OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

PETITIONER: Angelika O'Connor

PETITIONER'S ADDRESS: 343 1/2 Broadway Cambridge Ma 02139

LOCATION OF PROPERTY: \_\_\_\_\_

TYPE OF OCCUPANCY: Residential

ZONING DISTRICT: 01

REASON FOR PETITION:

☐ Additions

☒ Change in Use/Occupancy

☐ Conversion to Addi'l Dwelling Unit's

☐ Dormer

☐ Other: \_\_\_\_\_

☐ New Structure

☐ Parking

☐ Sign

☐ Subdivision

DESCRIPTION OF PETITIONER'S PROPOSAL:

Changing the use of the house from a one-family  
to a two family residence, with no exterior alterations

SECTIONS OF ZONING ORDINANCE CITED:

Article 5 Section 5.26, 5.31

Article \_\_\_\_\_ Section \_\_\_\_\_

Article \_\_\_\_\_ Section \_\_\_\_\_

Applicants for a Variance must complete Pages 1-5

Applicants for a Special Permit must complete Pages 1-4 and 6

Applicants for an Appeal to the BZA of a Zoning determination by the Inspectional Services Department must attach a statement concerning the reasons for the appeal

Original Signature(s):

Angelika O'Connor  
(Petitioner(s)/Owner)

Angelika O'Connor  
(Print Name)

Address:

343 1/2 Broadway

Tel. No.:

617 331 2340

E-Mail Address:

ekiangel@comcast.net

Date: \_\_\_\_\_

CONFIDENTIAL  
CONFIDENTIAL

1. The purpose of this document is to provide information regarding the activities of the [redacted] and the [redacted] in the [redacted] area.

2. The [redacted] and the [redacted] have been identified as being involved in the [redacted] activities. The [redacted] has been identified as being involved in the [redacted] activities. The [redacted] has been identified as being involved in the [redacted] activities.

3. The [redacted] and the [redacted] have been identified as being involved in the [redacted] activities. The [redacted] has been identified as being involved in the [redacted] activities. The [redacted] has been identified as being involved in the [redacted] activities.

4. The [redacted] and the [redacted] have been identified as being involved in the [redacted] activities. The [redacted] has been identified as being involved in the [redacted] activities. The [redacted] has been identified as being involved in the [redacted] activities.

5. The [redacted] and the [redacted] have been identified as being involved in the [redacted] activities. The [redacted] has been identified as being involved in the [redacted] activities. The [redacted] has been identified as being involved in the [redacted] activities.

6. The [redacted] and the [redacted] have been identified as being involved in the [redacted] activities. The [redacted] has been identified as being involved in the [redacted] activities. The [redacted] has been identified as being involved in the [redacted] activities.

*Confidential*

**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 Angelika O'Connor (OWNER)

Address: 343 1/2 Broadway Cambridge Ma

State that I/We own the property located at 343 1/2 Broadway Cambridge Ma which is the subject of this zoning application.

The record title of this property is in the name of Angelika O'Connor

\*Pursuant to a deed of duly recorded in the date 7/7/19, Middlesex South County Registry of Deeds at Book 72896, Page 448; or Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_

Book \_\_\_\_\_ Page \_\_\_\_\_

Angelika O'Connor  
Angelika O'Connor  
SIGNATURE BY LAND OWNER OR  
AUTHORIZED TRUSTEE, OFFICER OR AGENT\*

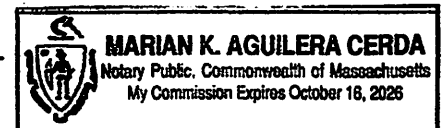
\*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Middlesex

The above-name Angelika O'Connor personally appeared before me, this 08 of February 2021, and made oath that the above statement is true.

Marian Aguilera Notary

My commission expires 10-16-2026 (Notary Seal).



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

**BEA 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:

*As a retired person of fixed income, it would allow me to sustainably retain my residence of 33 yrs at 343 1/2 Broadway.*

- B) The hardship is owing to the following circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located for the following reasons:

*It would personally mitigate the physical burden of upkeep that its current residential status as a one-family dictates. and by doing so would retain a residential foothold in an area that is already highly Commercial.*

- C) **DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:**

- 1) Substantial detriment to the public good for the following reasons:

*It would bring about a public good by both providing and sustaining a housing opportunity without stressing an already congested area.*

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

*The house, having both residential and Commercial zoning and existing as a three-floored house of 7740 sq. ft. has the flexibility for such a change of use.*

- \* If You have any questions as to whether you can establish all of the applicable legal requirements, you should consult with your own attorney.

**BEA APPLICATION FORM**

**DIMENSIONAL INFORMATION**

APPLICANT: Angelika O'Connor PRESENT USE/OCCUPANCY: owner-occupied

LOCATION: 343 1/2 Broadway, Cambridge ZONE: C1

PHONE: \_\_\_\_\_ REQUESTED USE/OCCUPANCY: owner-occupied  
2-family

	<u>EXISTING</u> <u>CONDITIONS</u>	<u>REQUESTED</u> <u>CONDITIONS</u>	<u>ORDINANCE</u> <u>REQUIREMENTS</u> <sup>1</sup>
TOTAL GROSS FLOOR AREA:	<u>1200.5</u>	_____	<u>1875</u> (max.)
LOT AREA:	<u>2520.</u>	_____	<u>2500</u> (min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup>	<u>.44</u>	_____	<u>.45</u> (max.)
LOT AREA FOR EACH DWELLING UNIT:	<u>2520</u>	_____	<u>1200</u> (min.)
SIZE OF LOT:			
WIDTH	<u>29.45'</u>	_____	_____ (min.)
DEPTH	<u>90.0'</u>	_____	_____
Setbacks in Feet:			
FRONT	<u>15.8'</u>	_____	_____ (min.)
REAR	<u>18.0'</u>	_____	_____ (min.)
LEFT SIDE	<u>10' to 15.9'</u>	_____	_____ (min.)
RIGHT SIDE	<u>0' (Party Wall)</u>	_____	_____ (min.)
SIZE OF BLDG.:			
HEIGHT	<u>35'</u>	_____	_____ (max.)
LENGTH	<u>56'</u>	_____	_____
WIDTH	<u>21.5'</u>	_____	_____
RATIO OF USABLE OPEN SPACE TO LOT AREA: <sup>3</sup>	<u>.28</u>	_____	<u>.15</u> (min.)
NO. OF DWELLING UNITS:	<u>1</u>	<u>2</u>	<u>2</u> (max.)
NO. OF PARKING SPACES:	<u>2</u>	_____	_____ (min./max)
NO. OF LOADING AREAS:	<u>N/A</u>	_____	_____ (min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT:	<u>N/A</u>	_____	_____ (min.)

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

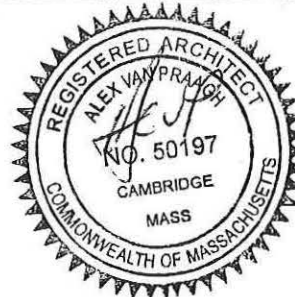
Residence is one half of attached duplex  
on its own lot

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'.

Site Location:	343-1/2 Broadway Cambridge MA 02139
Client(s):	
Contact:	
Date:	July 24, 2015
Scale:	As Noted
LEGEND:	

343-1/2 Broadway

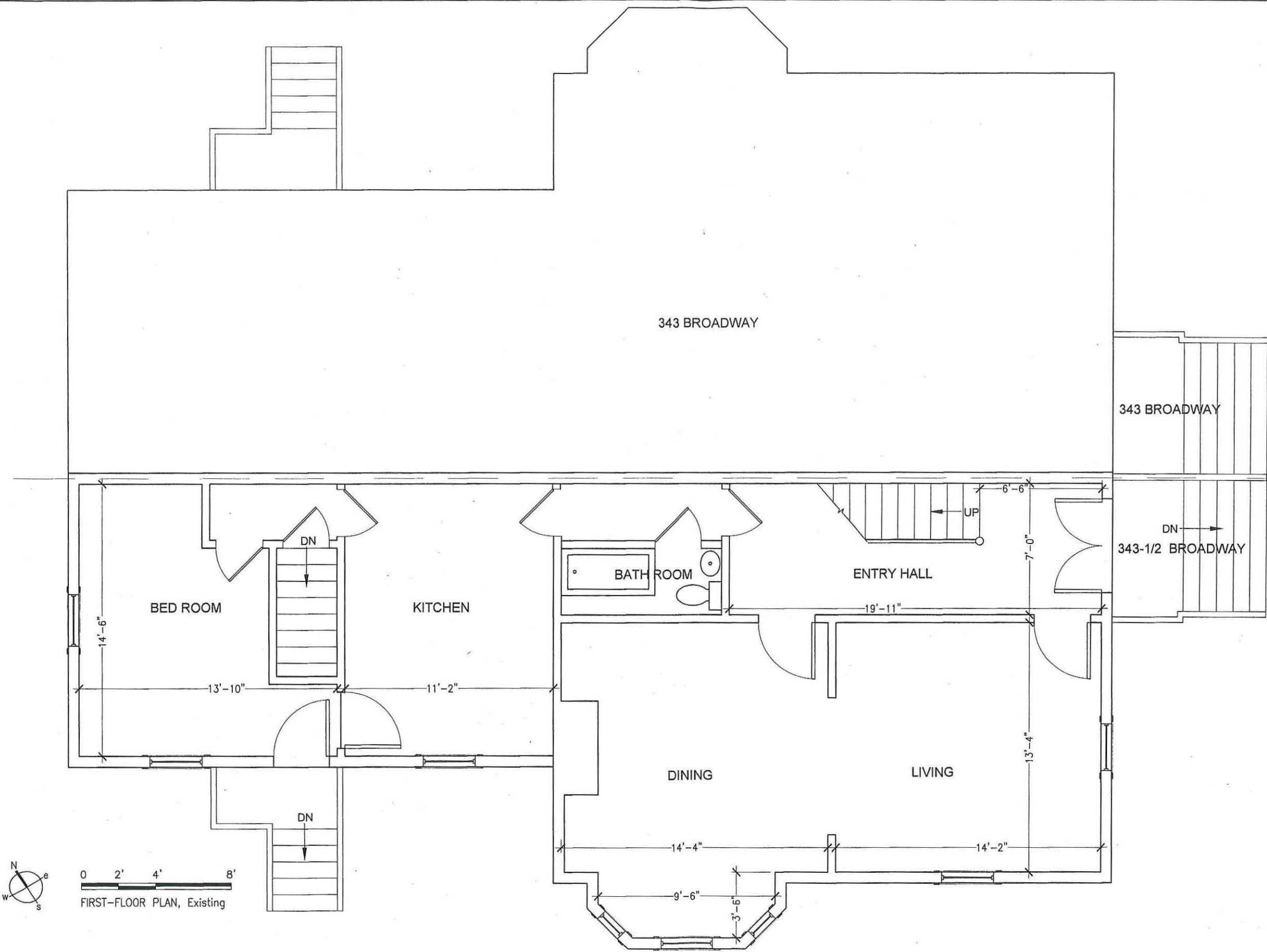
Notes:



**ACVP Design**

MA Registered Architect # 50197  
phone 617.959.1158  
alexvanpraagh@yahoo.com

Page Number:



**A1.2**

Site Location:  
343-1/2 Broadway  
Cambridge MA 02139

Client(s):

Contact:

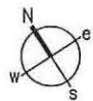
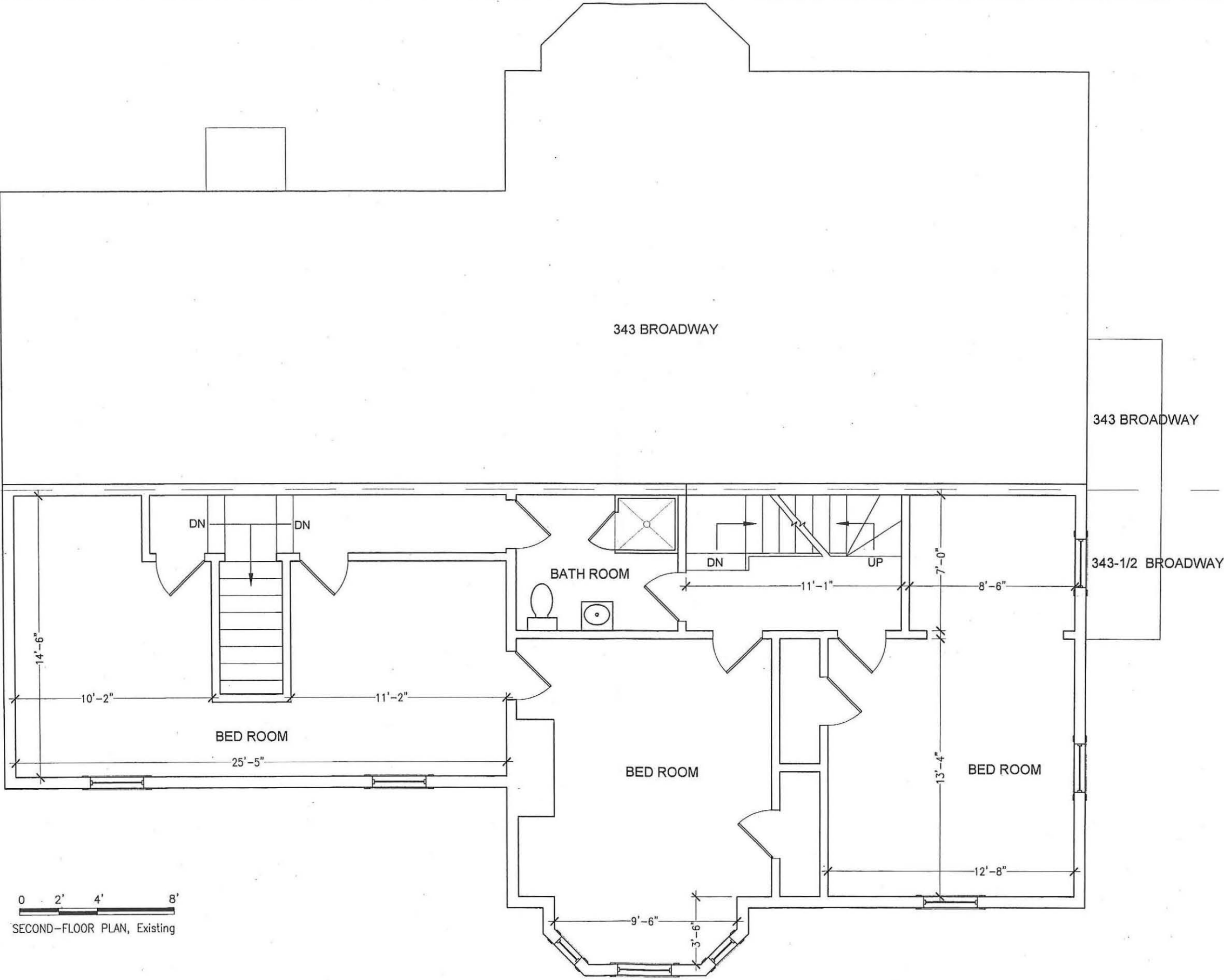
Date:  
July 24, 2015

Scale:  
As Noted

LEGEND:

Notes:

343-1/2 Broadway



0 2' 4' 8'

SECOND-FLOOR PLAN, Existing



**ACVP Design**

MA Registered Architect # 50197  
phone 617.959.1158  
alexvanpraagh@yahoo.com

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**A1.2**



Site Location:  
343-1/2 Broadway  
Cambridge MA 02139

Client(s):

Contact:

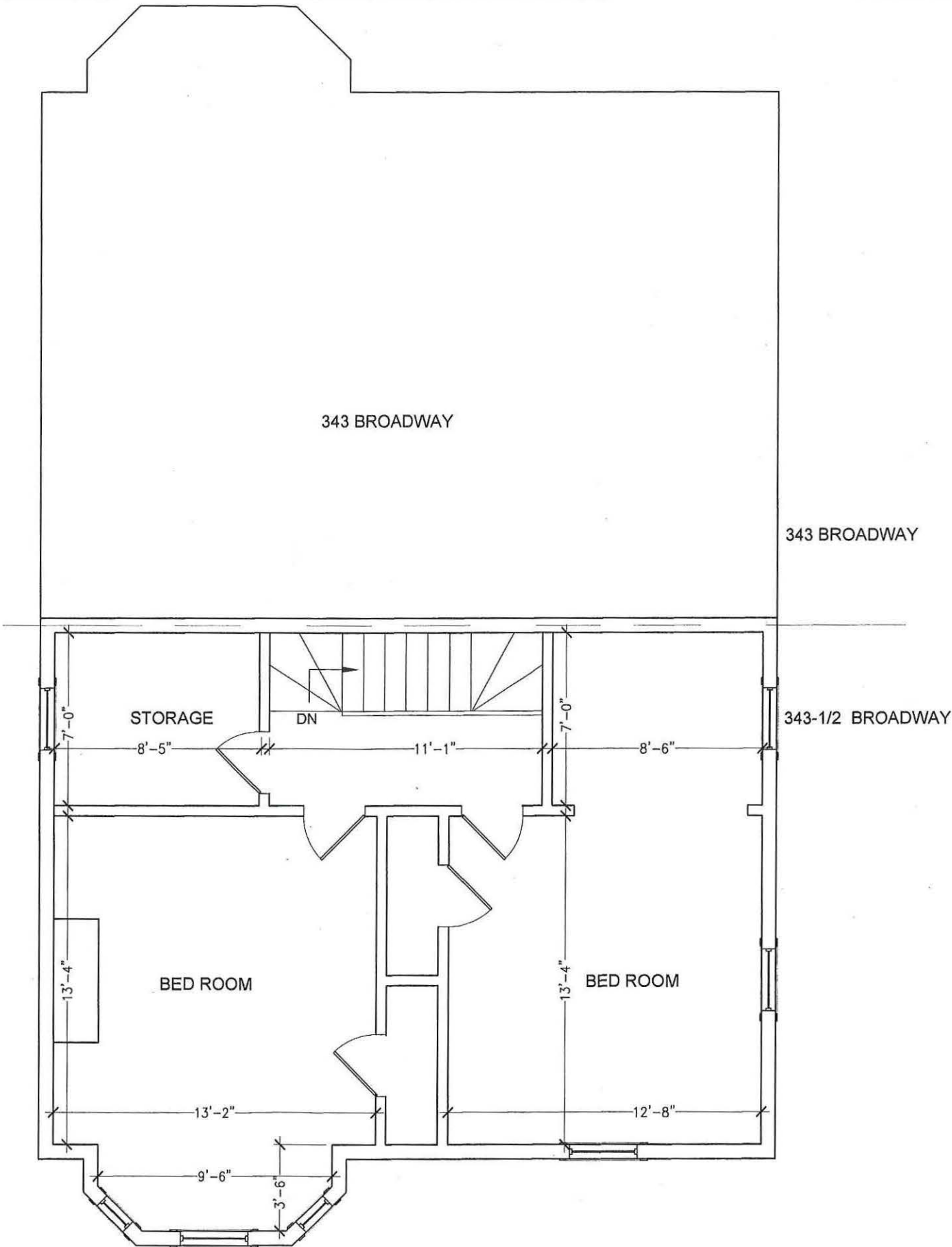
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July 24, 2015

Scale:  
As Noted

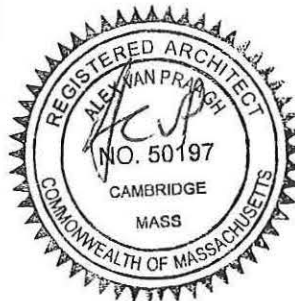
LEGEND:

Notes:

**343-1/2 Broadway**



0 2' 4' 8'  
THIRD-FLOOR PLAN, Existing



**ACVP Design**

MA Registered Architect # 50197  
phone 617.959.1158  
alexvanpraagh@yahoo.com



Site Location:  
343-1/2 Broadway  
Cambridge MA 02139

Client(s):

Contact:

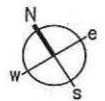
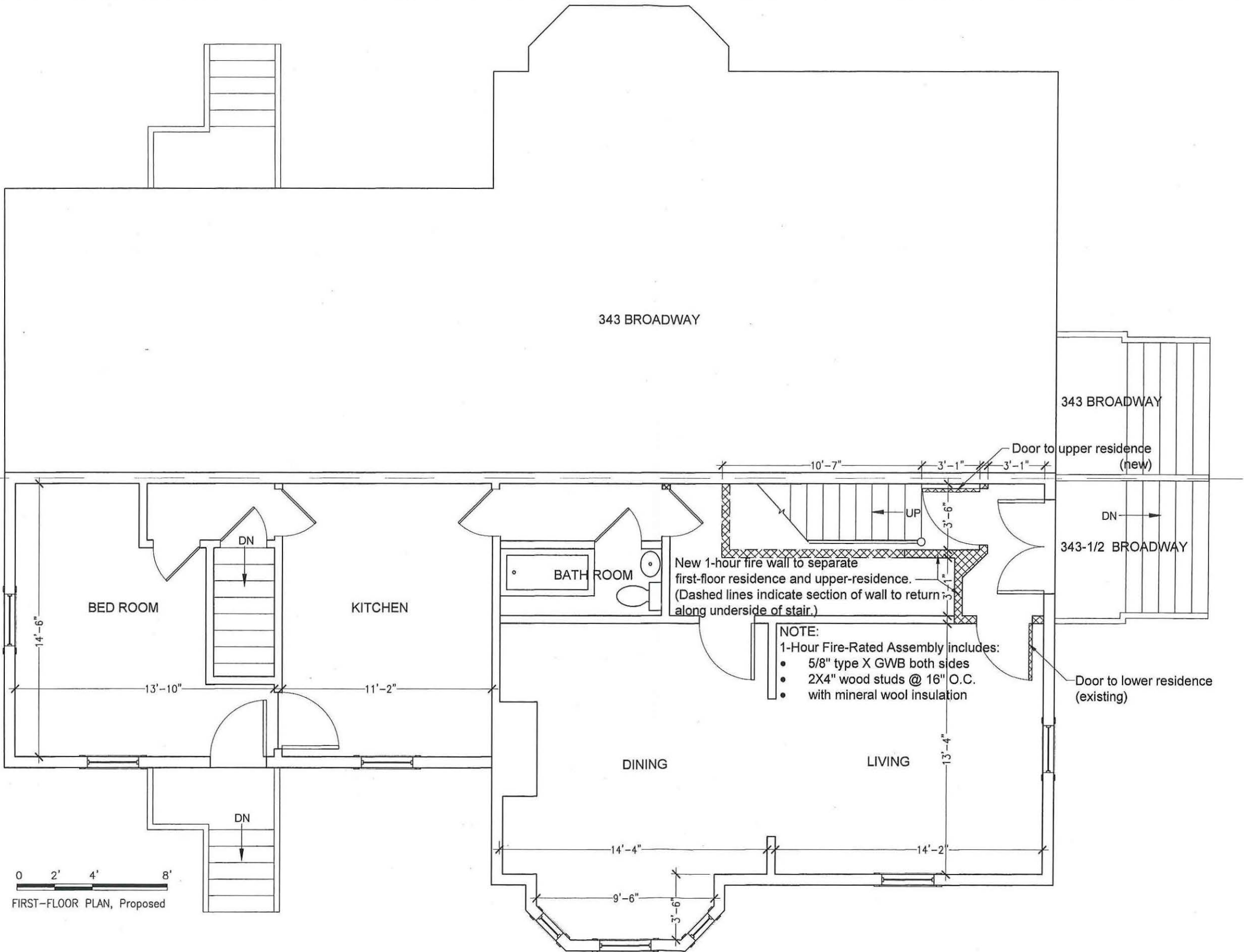
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Scale:  
As Noted

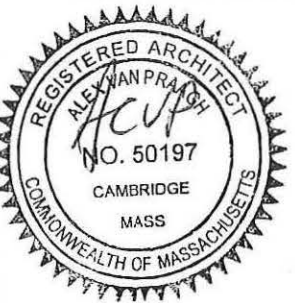
LEGEND:

Notes:

343-1/2 Broadway



0 2' 4' 8'  
FIRST-FLOOR PLAN, Proposed



**ACVP Design**

MA Registered Architect # 50197  
phone 617.959.1158  
alexvanpraagh@yahoo.com

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343-1/2 Broadway  
Cambridge MA 02139

Client(s):

Contact:

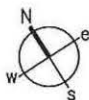
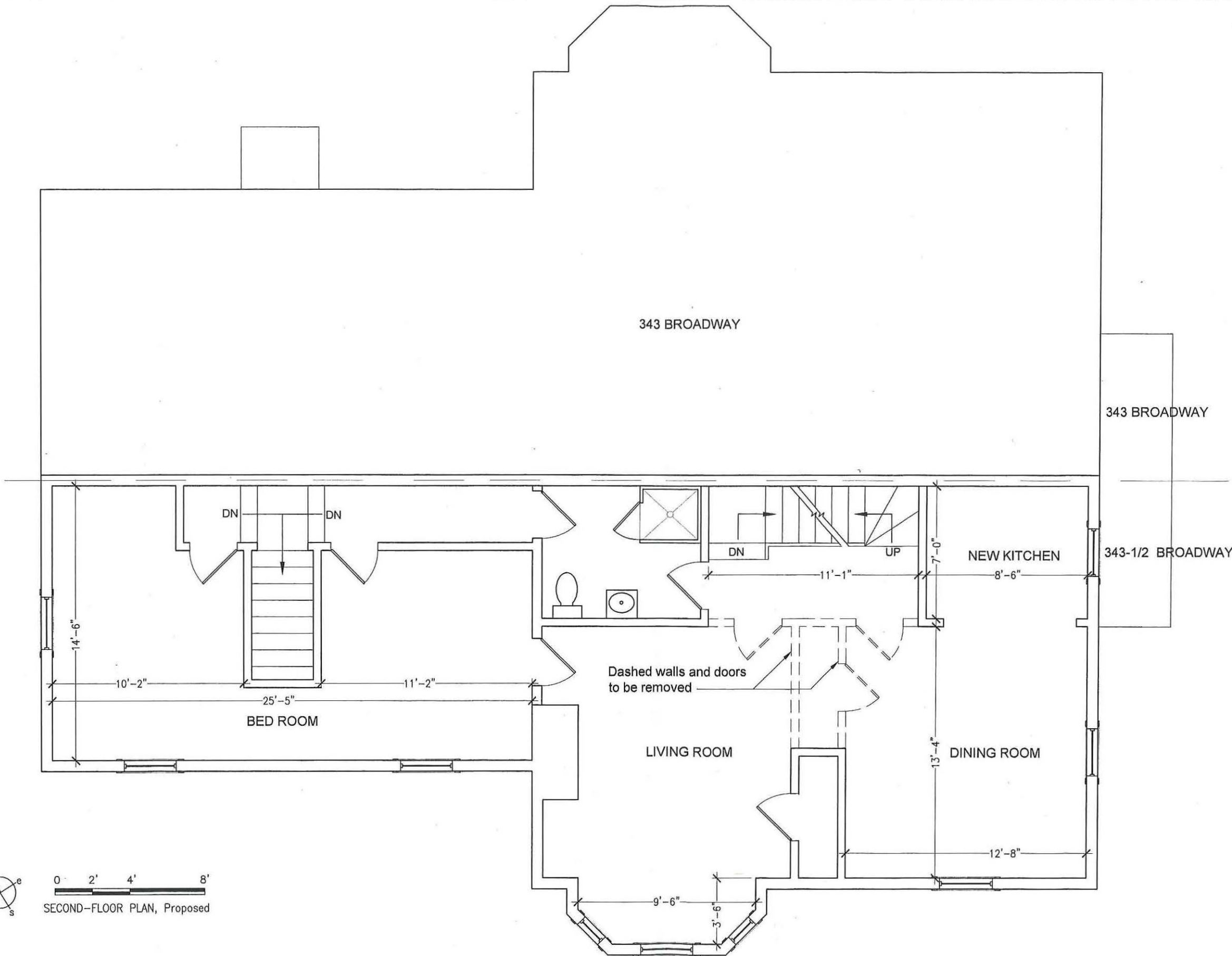
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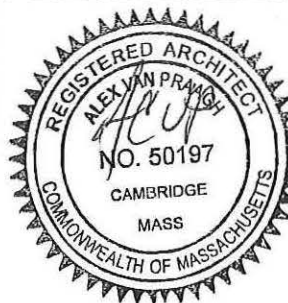
LEGEND:

Notes:

343-1/2 Broadway



0 2' 4' 8'  
SECOND-FLOOR PLAN, Proposed



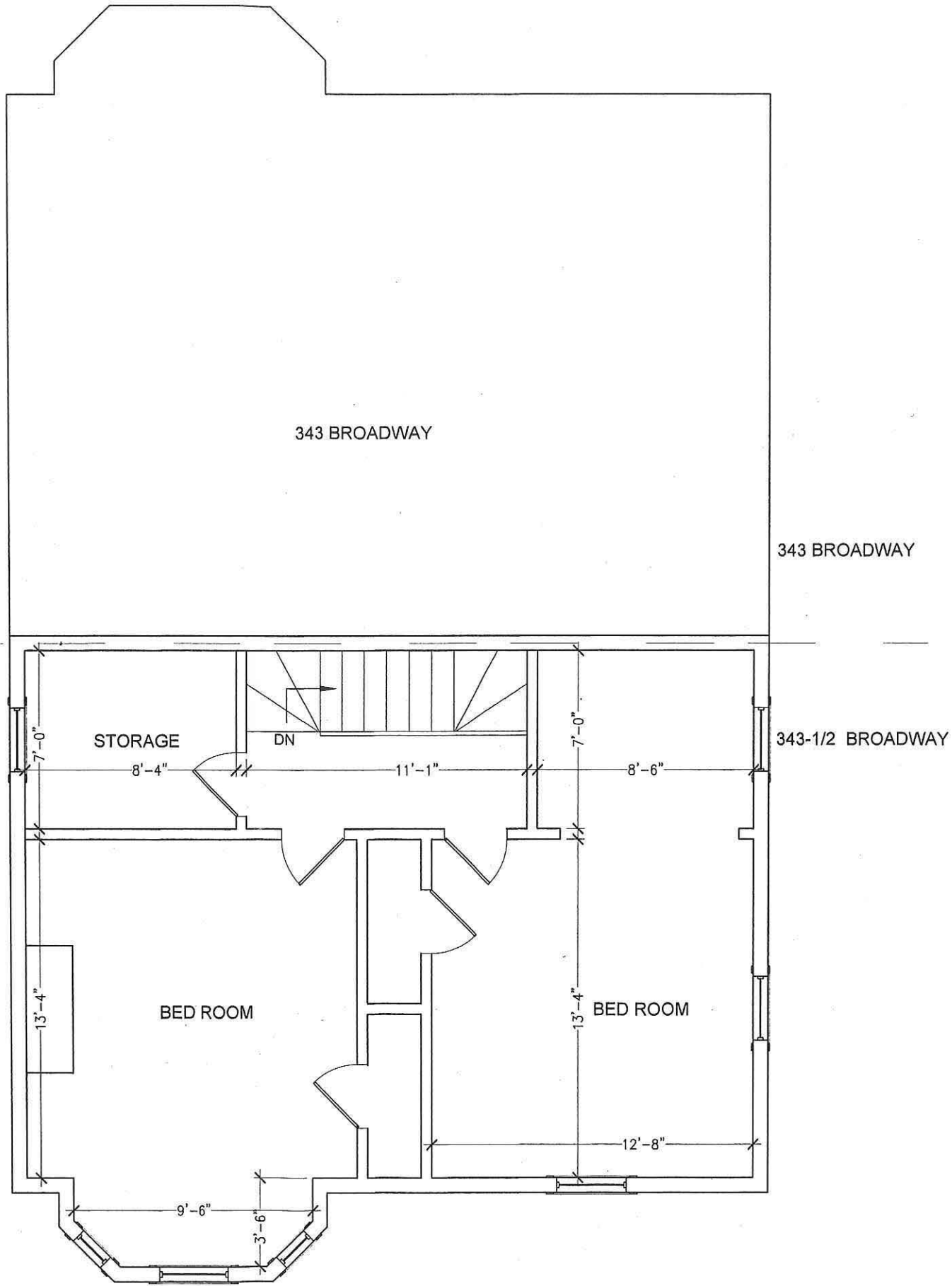
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Site Location:	
343-1/2 Broadway Cambridge MA 02139	
Client(s):	
Contact:	
Date: July 24, 2015	
Scale: As Noted	
LEGEND:	
Notes:	

343-1/2 Broadway



REGISTERED ARCHITECT  
ALEX VAN PRAAGH  
NO. 50197  
CAMBRIDGE  
MASS  
COMMONWEALTH OF MASSACHUSETTS

ACVP Design

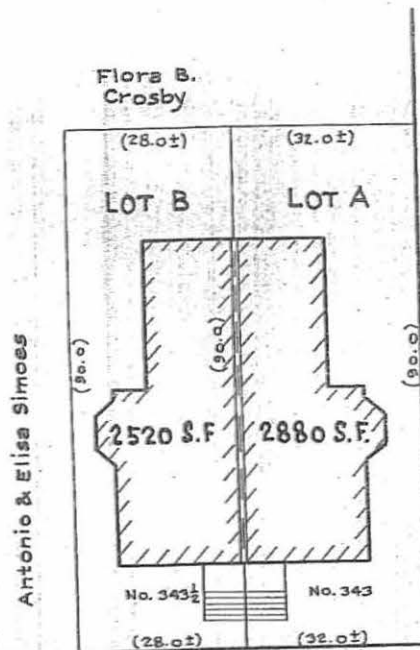
MA Registered Architect # 50197  
phone 617.959.1158  
alexvanpraagh@yahoo.com



APPROVED BY BZA 11/8/2018  
PERMIT # 017024-2018

subdivision of Land  
in  
**CAMBRIDGE**  
Scale 1" = 20' January 4, 1947  
Edward Smith Engineer  
67 Pemberton St. Cambridge

(Original on file.)



**INMAN STREET**

**BROADWAY**

Middlesex Registry of Deeds  
CAMBRIDGE, MASS.

Plan Number 111  
Rec'd Jan 24, 1947  
with Deed  
Benjamin F. Stultz  
Douglas D. Ernst et al  
Recorded, Book 7091

Attest *Albert Kautman*





343 1/2 Broadway









## PETITION STATEMENT FOR A TWO-FAMILY CONVERSION

I, Angelika O'Connor, have been a resident of 343 ½ Broadway Cambridge Ma 02139 for 33 years, since 1982 as renter and from 1993 on to present as owner occupant (11 yrs. renting, 22 years as owner).

In this turning point of my life as a senior (born 1948) with a fixed income I am seeking to downsize my own living space and yet continue to afford to live in my own house. I am appealing for a zoning change-of-usage variance converting the current one-family of 2744 sq. ft. into a two-family dwellings.

Remaining records of the Assessors Office found that 343 ½ Broadway was listed as a two family in 1978 and that this continued for some years. The other side of the duplex also had a two-family status which continues to the present date. The unit 343 Broadway is a mirror image structurally both internally and externally and is another reason why my dwelling as two-family should be granted.

Finally, from the architectural plans for the 343 ½ Broadway's conversion into a two-family residence (consisting of the first floor as one apartment, the second and third floor as the second apartment) it can be seen that no exterior changes are necessary and only minimal changes to the interior .

City of Cambridge Taxation Records for 343 1/2 Broadway (Cambridge Historical Commission)  
1917-1979-86

WARD		LOCATION		DESCRIPTION		BLK	
3				2 Family R2 garage		114	
PREC						LOT	
4		343 1/2 Broadway				131	
YR	ACCT #	OWNER	ADDRESS	BLDG VALUE	SQ. FT.	LAND VALUE	TOTAL VALUE
78/		Liam Hui Ming					
79/	342532	Trustee of Kuma					
=		Realty Trust		4200			
			343 Broadway	100	2520	1600	5900
79/							
80/							
80/	118970	Conley, Paul C. &	16 Town Rd.				
81/	-10	Thomas F. Franklin	Littleton				
81/			Cambo 01460				
82/							
82/							
83/							
83/							
84/							
84/							
85/							
85/							
86/							

Retired  
1988

5-4  
LOCATION

343 1/2 Broadway

ACCT# 118178 10  
872513

CLASS BLK/LOT

SITE#

23

104

114/131

AREA

2520

BK

16754

PG

137

FY

OWNER

MAILING ADDRESS

2nd HALF M.A.

87 Conley Paul C. and  
Thomas F. Franklin

88 Franklin Thomas F.

11/12  
thru 1/1/94

16 Town Road  
Littleton

94

"

"

"

Ch. Angelita O'Connor

James O'Connor +

Helen Knapp

343 1/2 Broadway

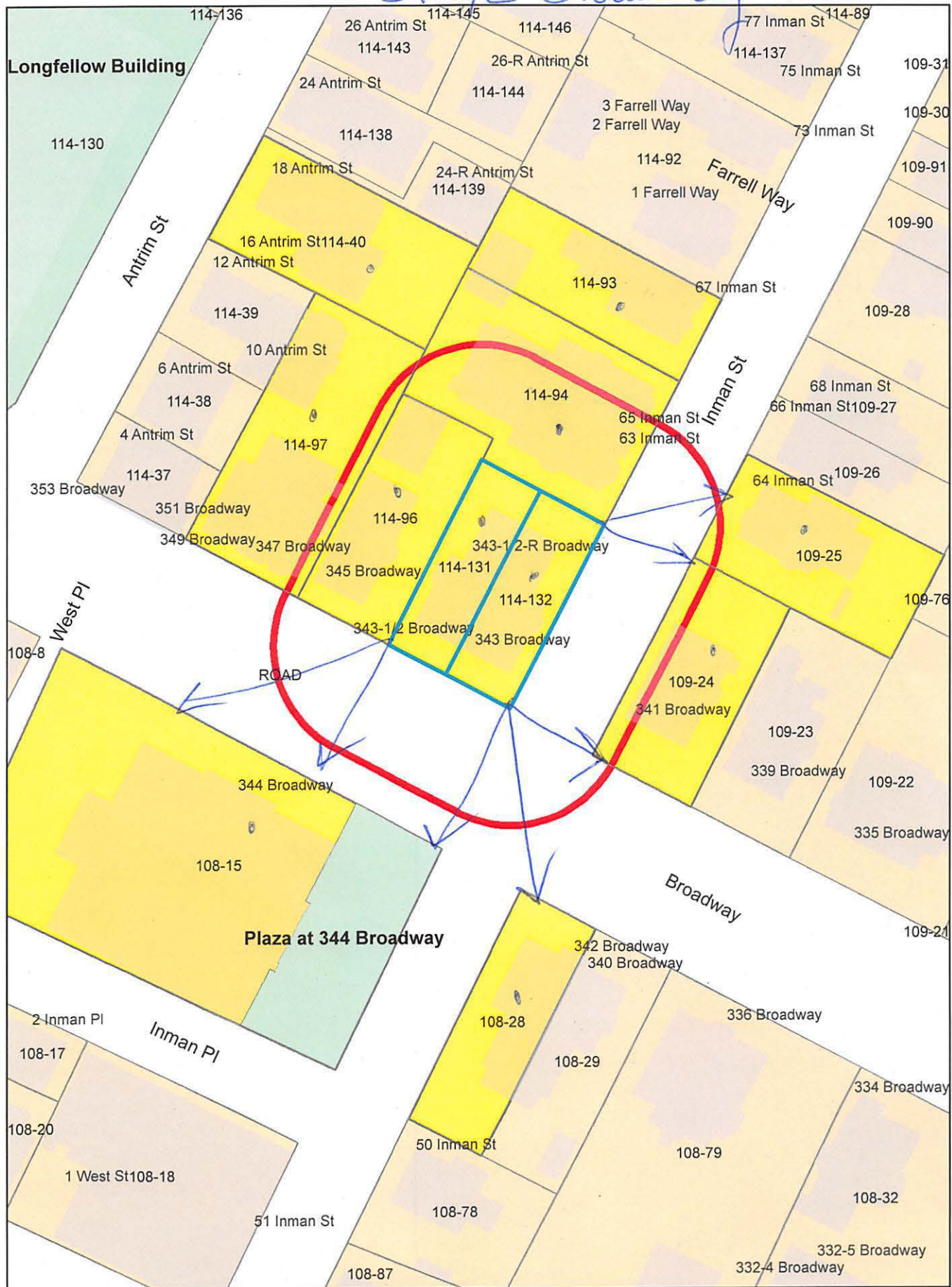
95 Knapp, Helen, James L.

343 1/2 Broadway

94 O'Connor and Angelita O'Connors.

08139

343 1/2 Broadway





343 1/2 Broadway

Petitioner

114-94  
63 INMAN LLC,  
C/O CLAUS DE BANSA  
61 FAYETTE ST.  
CAMBRIDGE, MA 02139

114-96  
LIN, CHIN YUAN & SABINA BERRETTA  
14 WINCHESTER DRIVE  
LEXINGTON, MA 02420

114-131  
O'CONNOR ANGELIKA  
343 1/2 BROADWAY  
CAMBRIDGE, MA 02139

109-24  
ON THE RISE, INC.  
341 BROADWAY  
CAMBRIDGE, MA 02139

109-25  
CUDDY, BERNARD M. & BRENDA P. STANFIELD  
64 INMAN ST., #2  
CAMBRIDGE, MA 02139

114-97  
THOMSON, WARWICK,  
TR. OF BARRIER REALTY TRUST  
C/O W. THOMSON  
14 MOUNT AUBURN ST  
WATERTOWN, MA 02472

114-93  
MESS, SUSAN D. & DYLAN MESS  
67 INMAN ST  
CAMBRIDGE, MA 02139

109-25  
ROSE, RENATE S.  
64 INMAN ST. UNIT#1  
CAMBRIDGE, MA 02139

108-28  
MURPHY, PAUL J. & MARGARET F. MURPHY  
342 BROADWAY  
CAMBRIDGE, MA 02139-1802

108-15  
CITY OF CAMBRIDGE  
C/O LOUIS DEPASQUALE  
CITY MANAGER

108-15  
CAMBRIDGE CITY OF CITY HALL ANNEX  
55 INMAN ST  
CAMBRIDGE, MA 02139

108-15  
CITY OF CAMBRIDGE  
C/O NANCY GLOWA  
CITY SOLICITOR

114-40  
BRANN KERRI  
16-18 ANTRIM ST  
CAMBRIDGE, MA 02139

114-132  
MCCARTHY, PAUL  
343 BROADWAY  
CAMBRIDGE, MA 02139