

**BZA APPLICATION FORM**

**GENERAL INFORMATION**

2021 MAR -3 AM 11:59

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

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

Variance:

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

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:

- |   |  |
|---|--|
| <input type="checkbox"/> Additions                            | <input type="checkbox"/> New Structure |
| <input checked="" type="checkbox"/> Change in Use/Occupancy   | <input type="checkbox"/> Parking       |
| <input type="checkbox"/> Conversion to Addi'l Dwelling Unit's | <input type="checkbox"/> Sign          |
| <input type="checkbox"/> Dormer                               | <input type="checkbox"/> Subdivision   |
| <input type="checkbox"/> Other: _____                         |  |

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: \_\_\_\_\_

UNITED STATES DEPARTMENT OF JUSTICE  
FEDERAL BUREAU OF INVESTIGATION

TO: SAC, [illegible]

FROM: [illegible]

SUBJECT: [illegible]

RE: [illegible]

DATE: [illegible]

BY: [illegible]

[illegible]

*Carroll A. [illegible]*

[illegible]

**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 7/9/19, 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 $\frac{1}{2}$  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<sup>1</sup></u>
<u>TOTAL GROSS FLOOR AREA:</u>	<u>1200.5</u>	_____	<u>1875</u> (max.)
<u>LOT AREA:</u>	<u>2520.</u>	_____	<u>2500</u> (min.)
<u>RATIO OF GROSS FLOOR AREA</u> <u>TO LOT AREA:<sup>2</sup></u>	<u>.44</u>	_____	<u>.45</u> (max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	<u>2520</u>	_____	<u>1200</u> (min.)
<u>SIZE OF LOT:</u>			
WIDTH	<u>29.45'</u>	_____	_____ (min.)
DEPTH	<u>90.0'</u>	_____	_____
<u>Setbacks in</u> <u>Feet:</u>			
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.)
<u>SIZE OF BLDG.:</u>			
HEIGHT	<u>35'</u>	_____	_____ (max.)
LENGTH	<u>56'</u>	_____	_____
WIDTH	<u>21.5'</u>	_____	_____
<u>RATIO OF USABLE OPEN SPACE</u> <u>TO LOT AREA:<sup>3</sup></u>	<u>.28</u>	_____	<u>.15</u> (min.)
<u>NO. OF DWELLING UNITS:</u>	<u>1</u>	<u>2</u>	<u>2</u> (max.)
<u>NO. OF PARKING SPACES:</u>	<u>2</u>	_____	_____ (min./max)
<u>NO. OF LOADING AREAS:</u>	<u>N/A</u>	_____	_____ (min.)
<u>DISTANCE TO NEAREST BLDG.</u> <u>ON SAME LOT:</u>	<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'.

\* \* \* \* \*

(8:20 p.m.)

Sitting Members: Constantine Alexander, Brendan Sullivan,  
Andrea Hickey, Jim Monteverde, Jason  
Marshall

CONSTANTINE ALEXANDER: One second while we're  
getting our new files.

JIM MONTEVERDE: How is it that I end up on the  
Jumbotron, Brendan, above your head? It's a little  
disconcerting.

BRENDAN SULLIVAN: Nothing personal.

CONSTANTINE ALEXANDER: That's right.

JIM MONTEVERDE: I should have worn a tie.

BRENDAN SULLIVAN: Nothing (sic) business,  
strictly personal -- strictly business.

JIM MONTEVERDE: I guess so.

CONSTANTINE ALEXANDER: One second, I just -- I  
need to get the relevant section out, and then we can hear  
the next case.

[Pause]

Getting there, I'm almost there. Okay, we're  
ready to go. The Chair will now call Case Number 109493 --

1 343 ½ Broadway. Anyone here wishing to speak on this  
2 matter?

3 ANGELIKA O'CONNOR: Yes.

4 CONSTANTINE ALEXANDER: I take it you are the  
5 petitioner?

6 ANGELIKA O'CONNOR: Yes. I'm Angelika O'Connor.  
7 Am I being seen and heard?

8 CONSTANTINE ALEXANDER: Can I -- before we start  
9 the case, let me -- I think these are substantial -- I don't  
10 want to say problems, but you're obviously not a lawyer, or,  
11 like, you're not versed in the niceties of our zoning  
12 ordinance.

13 ANGELIKA O'CONNOR: Okay.

14 CONSTANTINE ALEXANDER: But the ordinance says  
15 that you can convert a single-family unit dwelling to a two-  
16 family dwelling, provided that four conditions are met.  
17 We're talking about Section 5.26. Your application doesn't  
18 deal with that at all.

19 Matter of fact, you didn't fill out -- I can pull  
20 out the dimensional form -- you didn't fill out all of the  
21 information that is called for.

22 I don't see how -- yeah, you see if you go to the

1 page where you have the existing conditions, the requested  
2 conditions, and then what the ordinance requires.

3 And what you should do in this is you've got to  
4 fill out the whole page and let us know which of the four  
5 requirements are not being satisfied that require a  
6 variance.

7 Based upon what I have heard, I don't feel I can  
8 make a meaningful decision about this case. I think you  
9 have to continue the case.

10 You need to get the advice of an -- I know it may  
11 be a little bit expensive -- of a lawyer, an architect --  
12 someone who's knowledgeable with our -- to some extent -- to  
13 our ordinance, and could come back with a new -- and you  
14 could file a new form, which would give the information that  
15 is not --

16 ANGELIKA O'CONNOR: I do have -- you're not  
17 referring to the dimensional information, are you?

18 CONSTANTINE ALEXANDER: I'm referring to the --  
19 yeah, I don't have the -- we've got to be told -- I'm  
20 reading from 5.26 --

21 ANGELIKA O'CONNOR: Mm-hm.

22 CONSTANTINE ALEXANDER: -- "shall be permitted --



1 unless the requirements of minimum lot area for each  
2 dwelling unit, maximum ratio of floor area to lot area,  
3 private open space and off-street parking are satisfied for  
4 all dwelling units. I don't see -- if that information is  
5 here I've missed it, and I'd welcome --

6 ANGELIKA O'CONNOR: Well --

7 CONSTANTINE ALEXANDER: I welcome it, but I don't  
8 see it.

9 ANGELIKA O'CONNOR: Well, there are two parking  
10 spaces and the house --

11 CONSTANTINE ALEXANDER: Yeah, I understand that.  
12 I saw that, and I concluded that --

13 ANGELIKA O'CONNOR: Yes.

14 CONSTANTINE ALEXANDER: -- you meet that  
15 requirement. That's one of the four.

16 ANGELIKA O'CONNOR: And the house is a  
17 nonconforming house with a nonconforming lot size. And it  
18 exists as it did in 1872. There are absolutely no changes  
19 to the house. So --

20 CONSTANTINE ALEXANDER: It's not a matter of  
21 changes to the house, it's a matter of the size of the  
22 dwelling units.

1           ANGELIKA O'CONNOR: Well, there are no changes to  
2 the size of the dwelling itself. It's 2744 square feet in  
3 its living space, and the footprint is 1202.5 as a footprint  
4 of the first floor, and the footprint of the second floor.

5           CONSTANTINE ALEXANDER: Need something in writing  
6 or some presentation that shows each of the two dwelling  
7 units that you wish to create are the ones that you'll keep  
8 and the one that you'll be splitting off -- satisfy the  
9 minimum lot area. That the max ratio of -- let me finish  
10 please --

11           ANGELIKA O'CONNOR: Yep.

12           CONSTANTINE ALEXANDER: -- maximum ratio of floor  
13 area to lot area; private open space I assume is not a  
14 problem, because you're not modifying the structure. So I  
15 think you're going to -- that's okay.

16           And off-street parking you pointed out there are  
17 two off-street parking and for two units that's okay, if you  
18 only have one parking space, but that satisfies the  
19 requirement of our ordinance.

20           But the other two I don't know how to answer, and  
21 how we can make an analysis to see whether one -- whether  
22 there's a problem. There must be a problem, because you

1 applied for a variance. So you must not be satisfying at  
2 least one of the four requirements in Section 5.26.

3 ANGELIKA O'CONNOR: I do have my architect here,  
4 who has the plans. Maybe he can speak on that.

5 CONSTANTINE ALEXANDER: Why didn't that architect  
6 help you put together the application? We wouldn't be  
7 having this conversation.

8 ANGELIKA O'CONNOR: The numbers of the dimensional  
9 forms were his numbers.

10 CONSTANTINE ALEXANDER: I'm just venting a little  
11 bit. Does the architect want to speak to these? Is he  
12 familiar with the structure enough to talk to the 5.26, and  
13 in particular which one of those four are not going to be  
14 satisfied, and -- because if everything's being satisfied,  
15 there's no need for zoning relief?

16 So if something was not going to be satisfied,  
17 then I don't know what that is.

18 ALEX VAN PRAAGH: Hi. This is Alex Van Praagh.  
19 I'm the architect who did the drawings for Angelika. And  
20 you may note that the drawings that were submitted were  
21 drawn in 2015.

22 And Angelika recently approached me and said that

1 she was going to be applying for the change of use from a  
2 single-family to a two-family, and could I be present at the  
3 meeting in case there was questions of the plans?

4           The application had already been submitted, and I  
5 told her I could make myself available. But I'm not  
6 prepared to talk through the application at this point. I  
7 can talk to the plans, and the architectural changes are  
8 strictly on the interior that would change the residence  
9 from a single to a two-family.

10           CONSTANTINE ALEXANDER: I just need -- and I think  
11 this Board just needs to know if you can do, you can satisfy  
12 5.26 without any zoning relief, the case is over. No case  
13 should have been brought in the first place.

14           If you can't, I'd like to know which ones you  
15 can't -- cannot, and why you cannot and what's the  
16 justification for us to grant the variance for this.

17           We pay a lot of attention to Section 5.26. The  
18 people are forever wanting to convert single-family  
19 dwellings into two-families, for obvious reasons.

20           ALEX VAN PRAAGH: Yes.

21           CONSTANTINE ALEXANDER: And there's nothing wrong  
22 with that, if they can meet the requirements of the

1 ordinance, or if they can obtain a variance. Again, I'm --  
2 maybe I'm just me. I'm just wandering around the dark,  
3 because I don't have the information.

4 ANGELIKA O'CONNOR: I guess I didn't direct -- you  
5 know, naively so, I didn't direct my interest in that.  
6 Because the house is a duplex, and the duplex -- the other  
7 side 343 exists and has existed as a two-family.

8 And my house also prior to my owning it, the two  
9 prior owners had it as -- rented it as a two-family. So it  
10 was in existence as a two-family, not on both sides, since  
11 at least --

12 CONSTANTINE ALEXANDER: If it is, if it was -- and  
13 I assume it was -- you should know the dimensions that we  
14 need to answer our -- to make a decision.

15 I'm going to stop right here, and I'll defer to  
16 other members of the Board and if they're not as frustrated  
17 as I am about wanting to put this case together, fine; we'll  
18 go forward. But I think we do need more information than  
19 you've given us.

20 ALEX VAN PRAAGH: I would ask if we could continue  
21 and I can put together -- or Angelika -- can seek a lawyer  
22 to put together a more complete request, if indeed a

1 variance is needed. I can't speak to 526 at this moment,  
2 and I apologize.

3           CONSTANTINE ALEXANDER: Okay, that's fine. That's  
4 what I started with. We can -- the case needs to be  
5 continued, so more information can be supplied to us, where  
6 we can make an informed decision. How much time do you  
7 think you need sir, to help Angelika get the information she  
8 needs, and to file a new -- to file that with the Building  
9 Department?

10           ALEX VAN PRAAGH: I could -- I can abide by the  
11 time of the next meeting. I -- this will not take long to  
12 look into to understand what's required.

13           CONSTANTINE ALEXANDER: Well, you've got to get --  
14 okay, if we did the next meeting, it would be what? Sisia?

15           SISIA DAGLIAN: Sorry. We could do May 27.

16           CONSTANTINE ALEXANDER: May what?

17           SISIA DAGLIAN: May 27 would be the next one.

18           CONSTANTINE ALEXANDER: May 27, okay. We could  
19 continue the case until May 27. That should give you more  
20 than enough time to do what -- you know, get the information  
21 you need to get. Is that okay with you, sir?

22           ALEX VAN PRAAGH: It's okay with me. I --

1 Angelika, I think it's to you to --

2 ANGELIKA O'CONNOR: Yes, I think that would be  
3 fine.

4 ALEX VAN PRAAGH: -- as the applicant --

5 ANGELIKA O'CONNOR: I think that would be fine. I  
6 just assumed because it's a historical structure that has  
7 been in use as a two-family and has not changed in its  
8 exterior or interior that the variance would have been  
9 looked at in that way.

10 CONSTANTINE ALEXANDER: Okay. So I'm going to  
11 make a motion now to continue this case as -- well, I guess  
12 it's -- well --

13 BRENDAN SULLIVAN: Case not heard.

14 CONSTANTINE ALEXANDER: I guess it's a case not  
15 heard. We never got to the merits.

16 ALEX VAN PRAAGH: Thank you.

17 CONSTANTINE ALEXANDER: It is a case not heard.

18 So the Chair moves that we continue this case as a case not  
19 heard until 6:00 p.m. on May 27, subject to the following  
20 conditions:

21 One, that the petitioner must sign a waiver of  
22 time for decision. That's because by state law we need to

1 reach a decision within a certain timeframe, or relief is  
2 automatically granted. So you need to sign a waiver.

3 This waiver is a standard, simple document that  
4 everybody signs if they wish or need to continue a case.  
5 But this waiver must be signed and returned to the  
6 Inspectional Services Department no later than 5:00 p.m. on  
7 a week from Monday. If we don't do that the case will be  
8 automatically dismissed.

9 So it's a very simple document. Just get in touch  
10 with Maria Pacheco and make arrangements to get that sign  
11 and satisfy that condition.

12 Second, the sign for this hearing needs to be  
13 changed to reflect the new date and the new time; May 27 at  
14 6:00 p.m. That modified -- you can either to get a new sign  
15 from Maria, or you can take a magic marker and change on the  
16 existing sign change the date and time. You must do it in a  
17 fashion that's legible, and you must maintain it for the 14  
18 days -- as I said, before May 27.

19 And lastly, you must -- any new, well the new  
20 information that you're going to get demonstrates that  
21 you're entitled to zoning relief under 5 -- with regard to  
22 5.26 -- must be in our file no later than 5:00 p.m. on the



1 Monday before May 27. If you don't do that, the case will  
2 be further continued.

3 Brendan, how do you vote?

4 BRENDAN SULLIVAN: Yes to the continuance.

5 CONSTANTINE ALEXANDER: Jim?

6 JIM MONTEVERDE: Jim Monteverde yes to the  
7 continuance.

8 CONSTANTINE ALEXANDER: Andrea?

9 ANDREA HICKEY: Andrea Hickey yes to the  
10 continuance.

11 CONSTANTINE ALEXANDER: Jason?

12 JASON MARSHALL: Jason Marshall yes to the  
13 continuance.

14 CONSTANTINE ALEXANDER: And the Chair votes yes as  
15 well for the continuance.

16 [All vote YES]

17 The case is continued until May 27. Thank you.

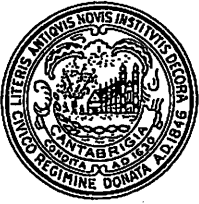
18 COLLECTIVE: Thank you.

19

20

21

22



# City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

2021 APR -9 AM 10:51  
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-109493

Address: 343 1/2 Broadway

Owner,  Petitioner, or  Representative: Angelika O'Connor  
(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: 4/9/21

Angelika O'Connor  
Signature

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

Client(s):

Contact:

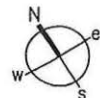
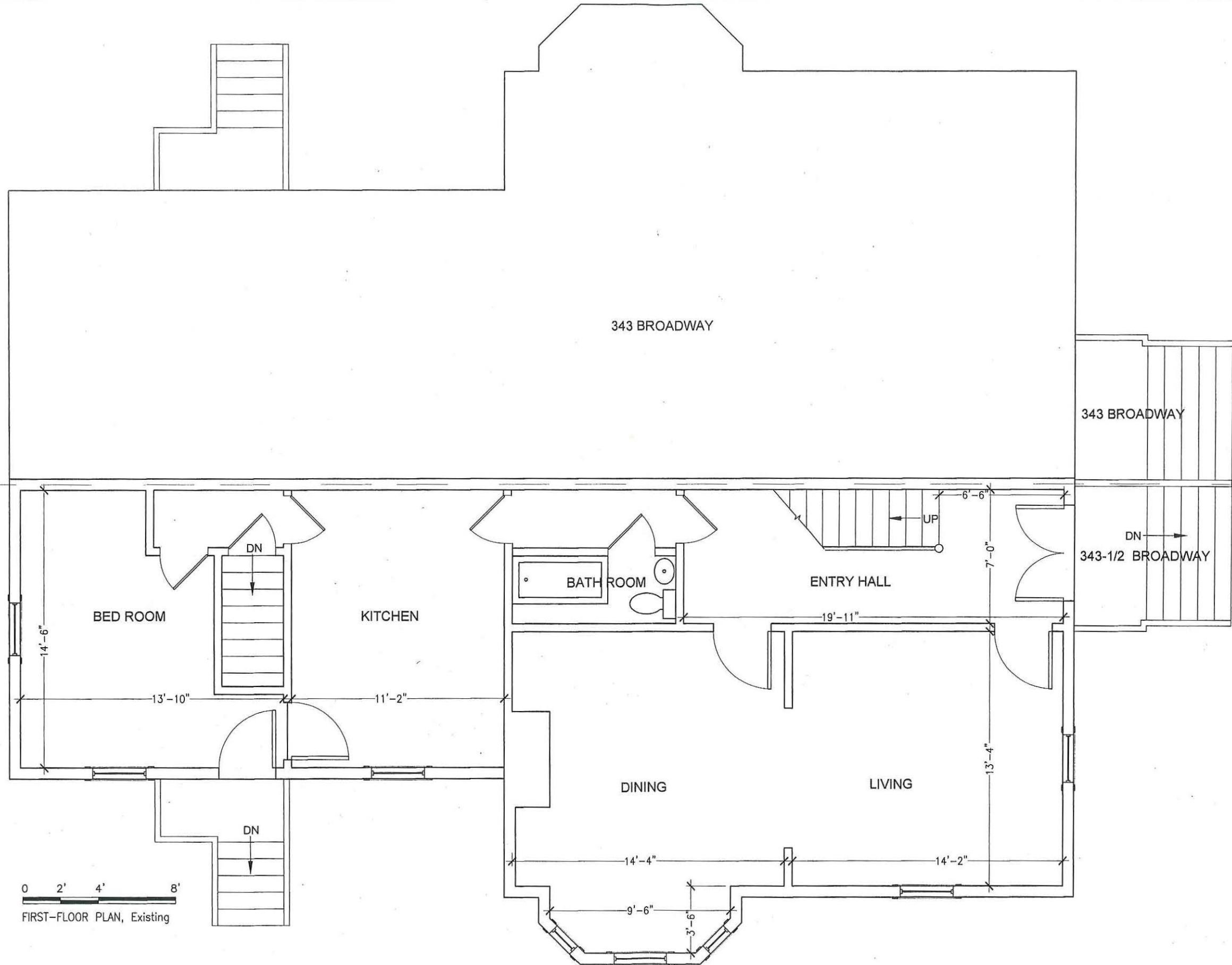
Date:  
July 24, 2015

Scale:  
As Noted

LEGEND:

Notes:

343-1/2 Broadway



0 2' 4' 8'  
FIRST-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:

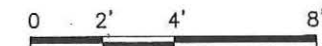
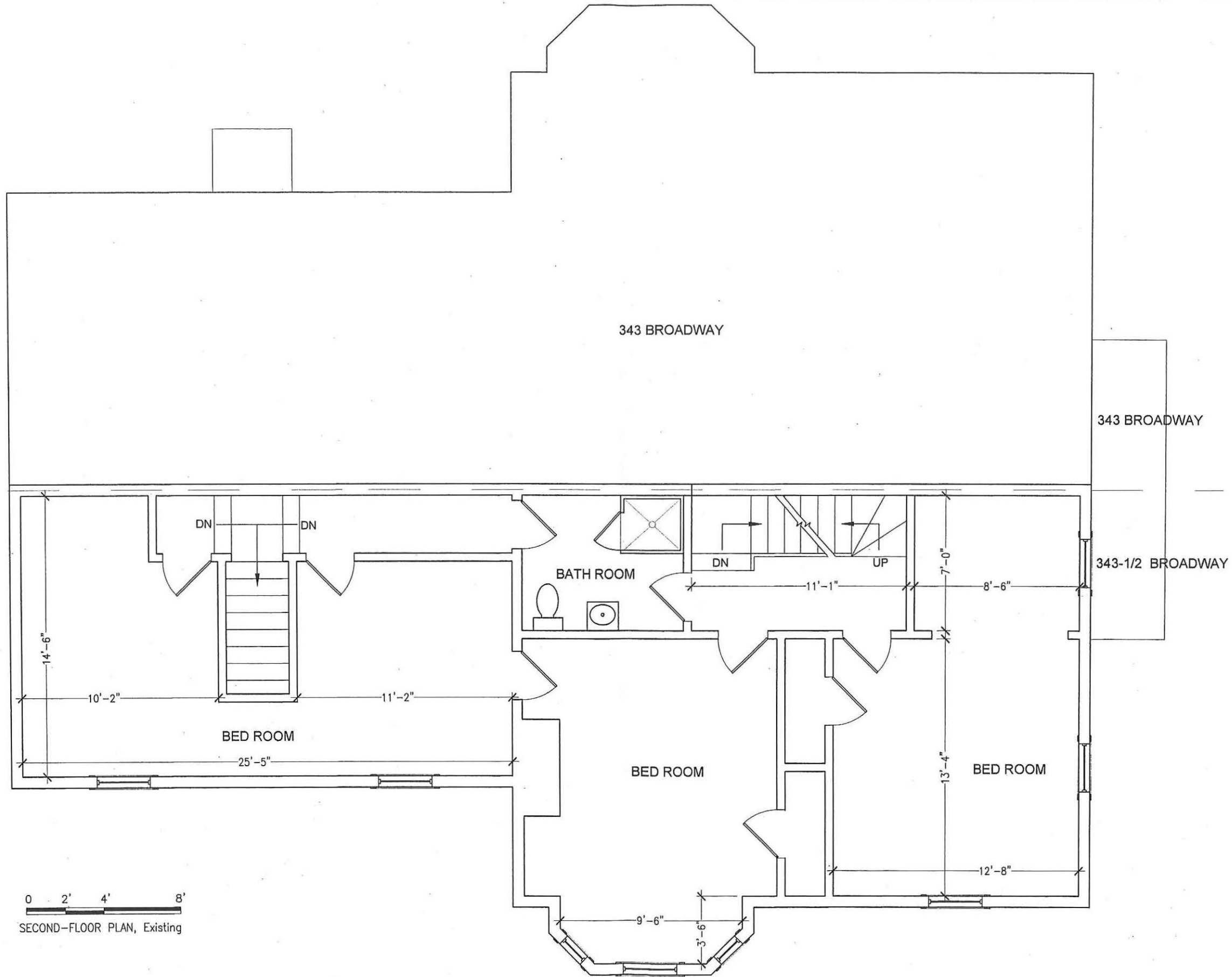
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July 24, 2015

Scale:  
As Noted

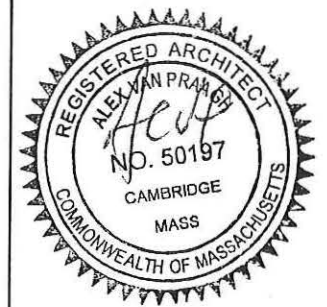
LEGEND:

Notes:

343-1/2 Broadway



SECOND-FLOOR PLAN, Existing



ACVP Design

MA Registered Architect # 50197  
phone 617.950.1158  
alexvanpraagh@yahoo.com

Page Number:

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

Client(s):

Contact:

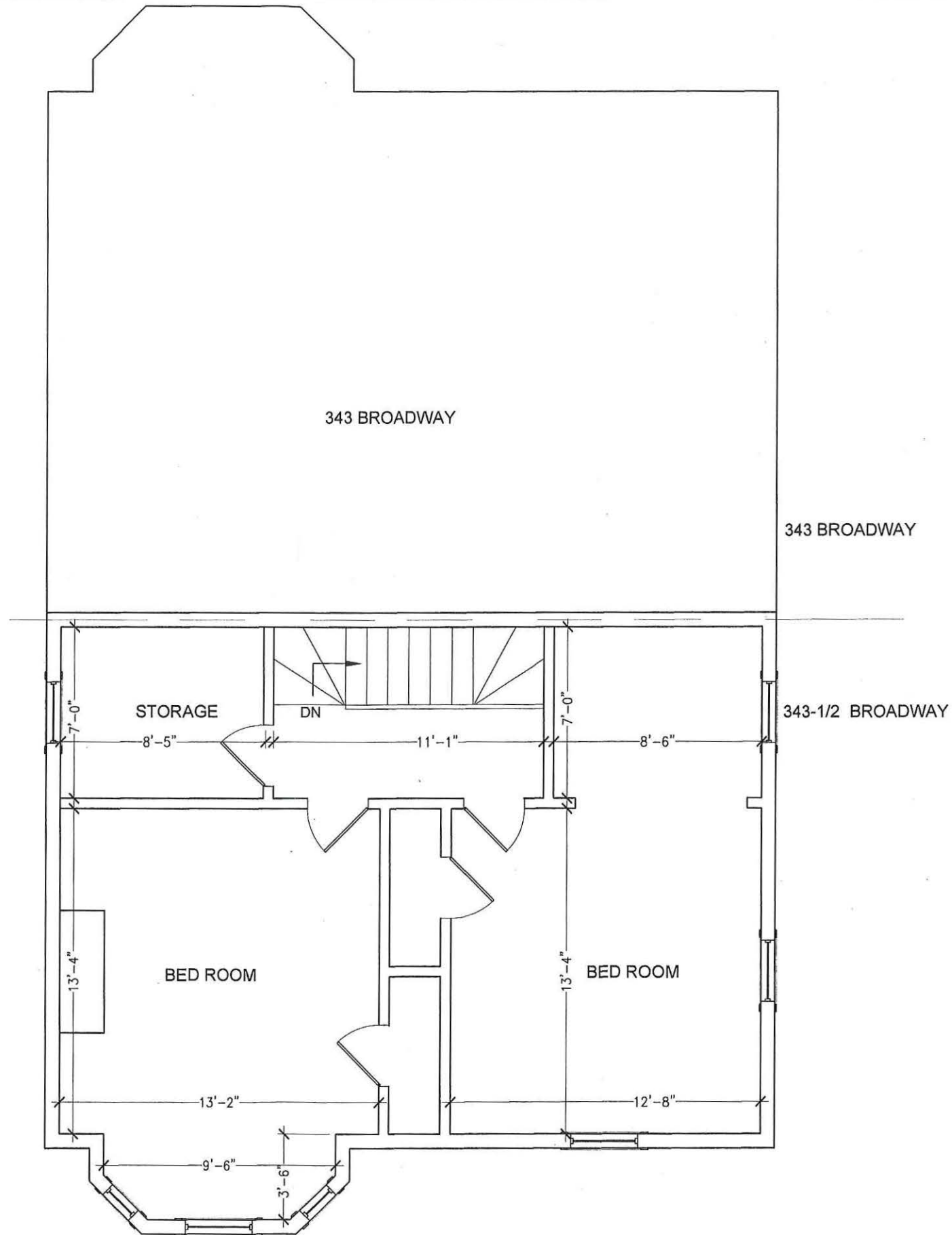
Date:  
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As Noted

LEGEND:

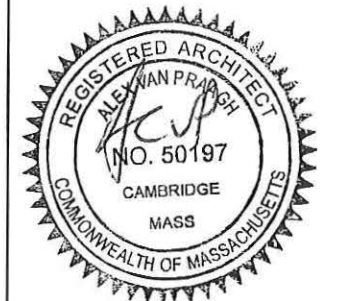
Notes:

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

Page Number:

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

Client(s):

Contact:

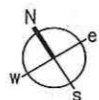
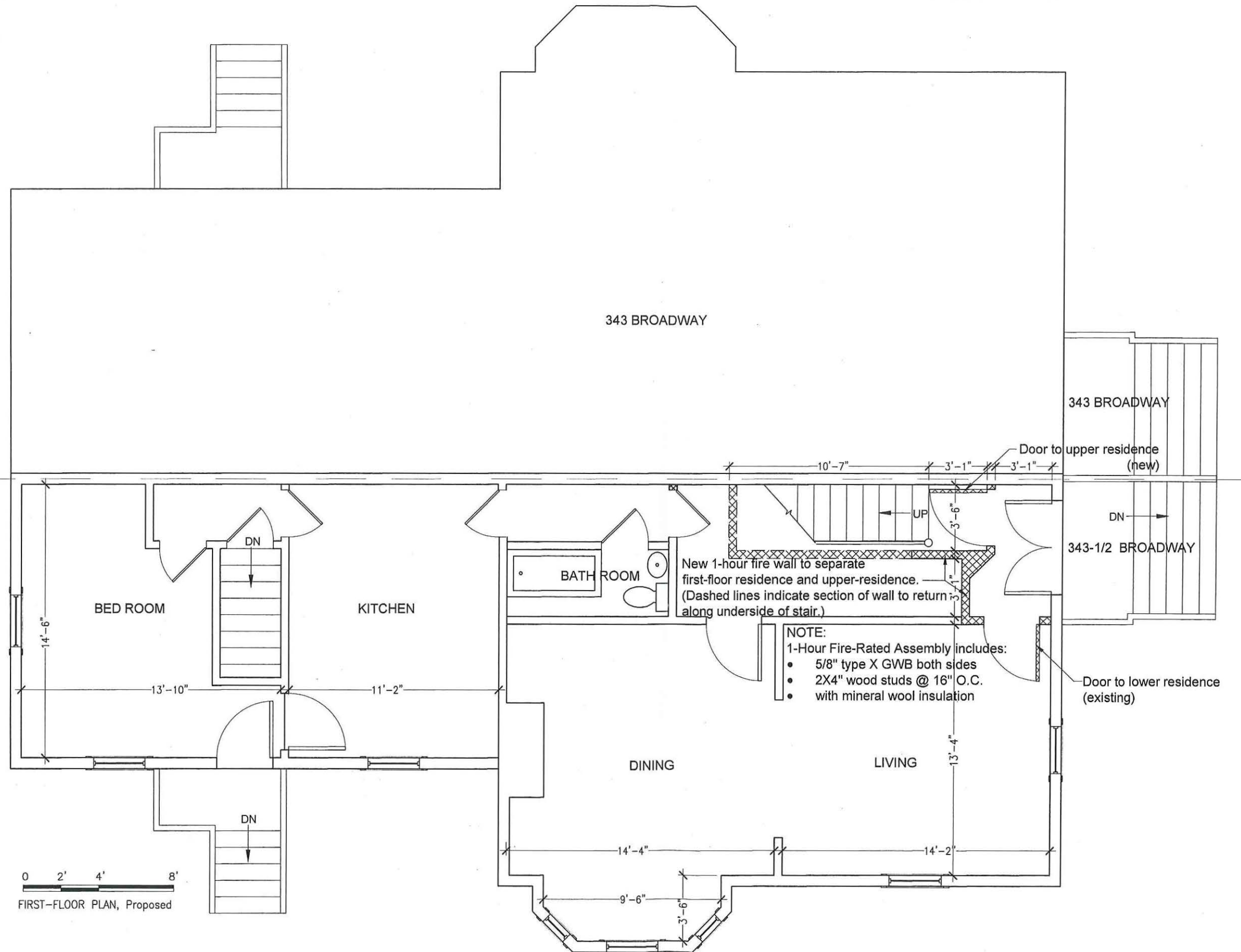
Date:  
July 24, 2015

Scale:  
As Noted

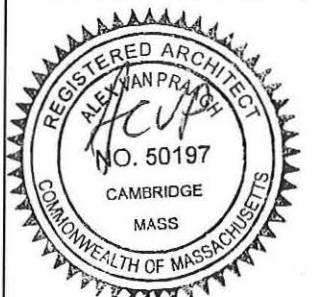
LEGEND:

Notes:

343-1/2 Broadway



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



ACVP Design

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

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Client(s):

Contact:

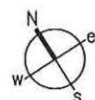
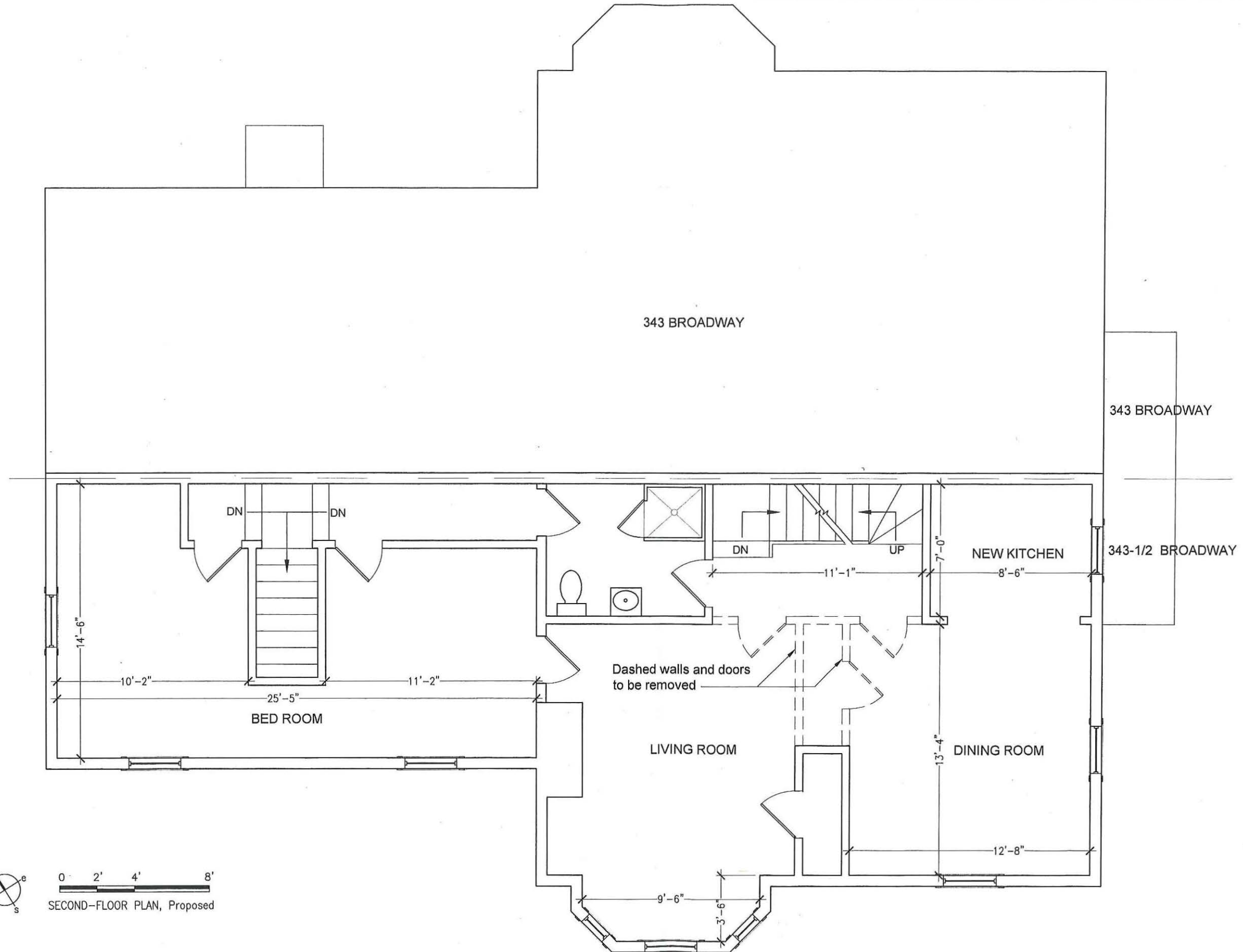
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July 24, 2015

Scale:  
As Noted

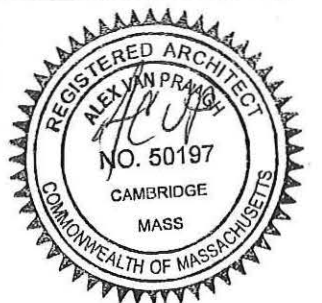
LEGEND:

Notes:

343-1/2 Broadway



SECOND-FLOOR PLAN, Proposed



ACVP Design

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

Page Number:

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

Client(s):

Contact:

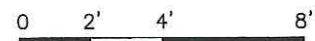
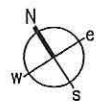
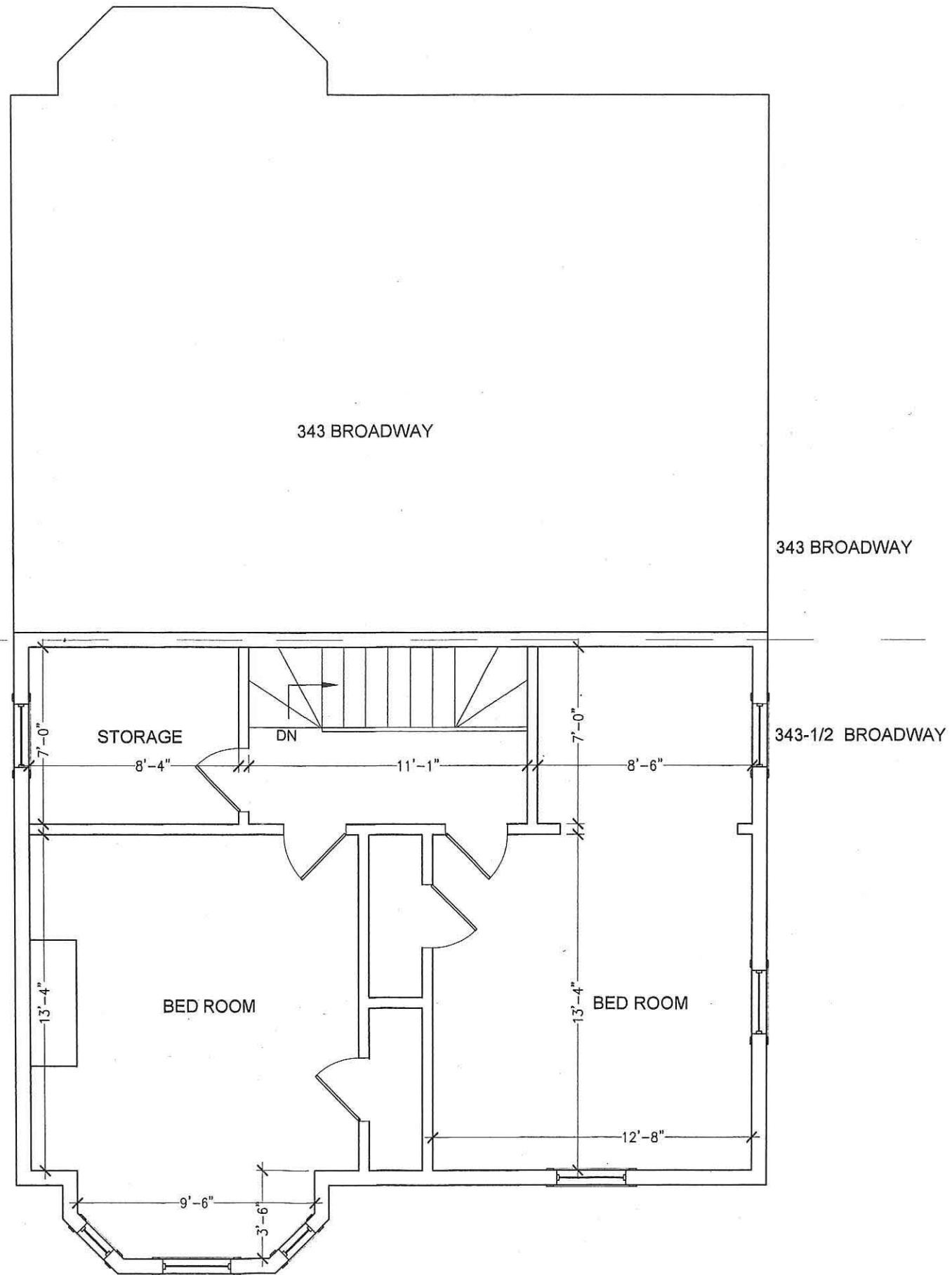
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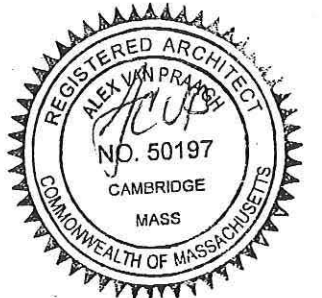
LEGEND:

Notes:

343-1/2 Broadway



THIRD-FLOOR PLAN, Proposed



ACVP Design

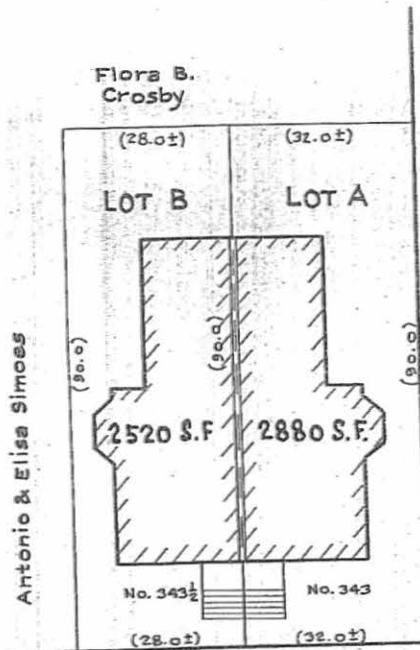
MA Registered Architect # 50197  
phone 617.959.1158  
alexvanpraagh@yahoo.com



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

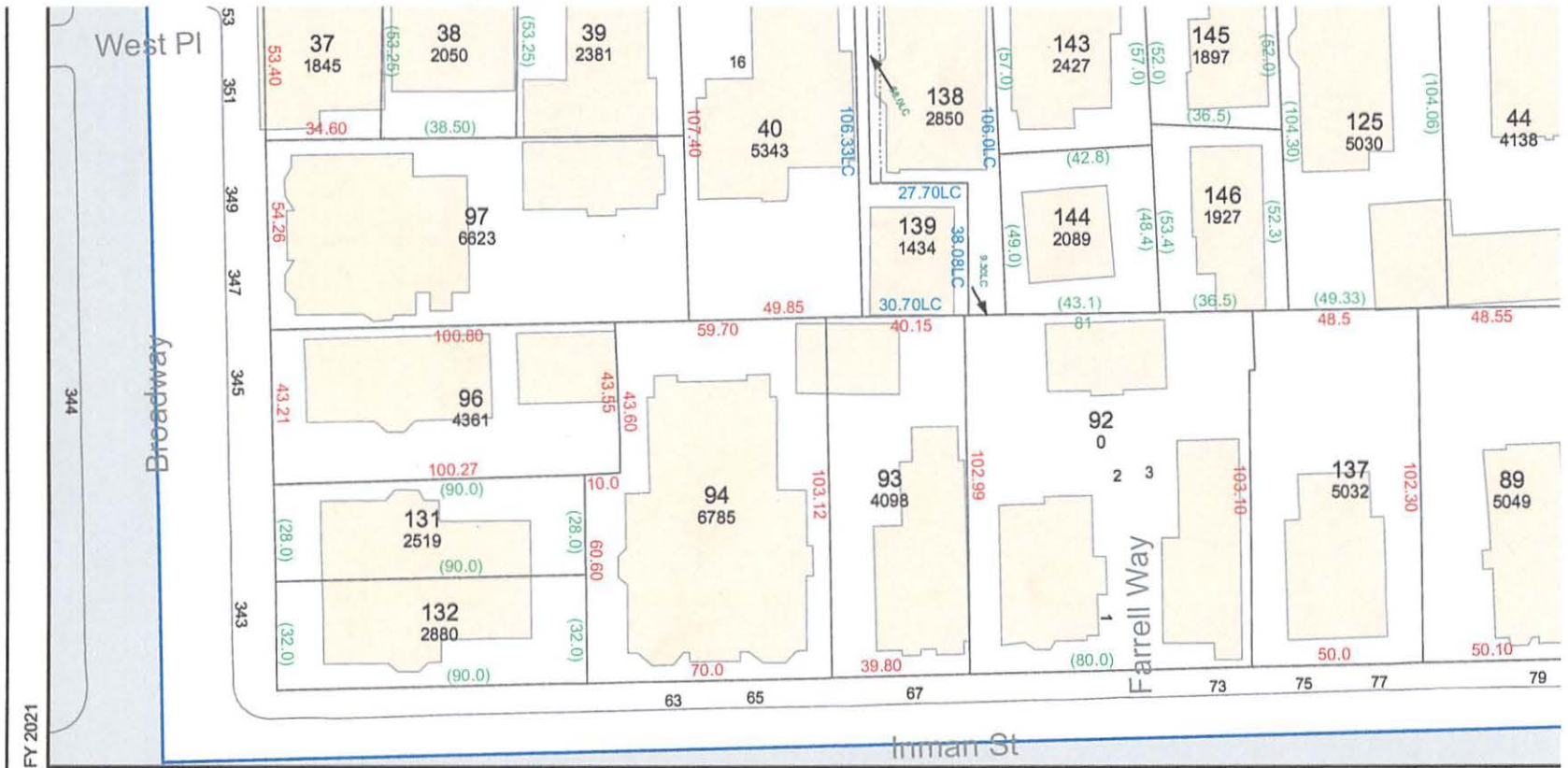
Recorded, Book 709

Attest *Albert Kautman*



34 3/2 Broadway













FY 2021



**City of Cambridge  
Assessing Department**

795 Massachusetts Ave.  
Cambridge, MA 02139

-  Buildings
-  Lot Line
-  Block Line
-  City Boundary
-  Water
-  Sub-Parcel Line
-  Easement
-  Railway

- 10 Lot Number
- 114 Block Number
- 10 Street Number
- (125.0) Deed Dimension
- 100 Parcel size in Sq. Ft.
- 44.0LC Land Court Dimension
- 65.0 Survey Dimensions

**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		343 1/2 Broadway		2 Family R2 garage		114	
PREC		OWNER		ADDRESS		LOT	
4						131	
YR	ACCT #	OWNER	ADDRESS	BLDG VALUE	SQ. FT.	LAND VALUE	TOTAL VALUE
78/		Liu-Haw-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







343 1/2 Broadway

*Petitioners*

114-94  
63 INMAN LLC,  
C/O CLAUD 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

BEA APPLICATION FORM  
DIMENSIONAL INFORMATION

APPLICANT: Angelika O'Connor PRESENT USE/OCCUPANCY: owner-occupied  
 LOCATION: 343 1/2 Broadway ZONE: O1  
 PHONE: 6173312340 REQUESTED USE/OCCUPANCY: owner-occupied 2-family

INSPECTORIAL SERVICES  
 CITY OF CAMBRIDGE  
 MAY 20 2 45

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u>	
<u>TOTAL GROSS FLOOR AREA:</u>	<u>2744</u>	<u>2744</u>	<u>1894</u>	(max.)
<u>LOT AREA:</u>	<u>2520</u>	<u>2520</u>	<u>5000</u>	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u>	<u>1.09</u>	<u>1.09</u>	<u>0.75</u>	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	<u>2520</u>	<u>1260</u>	<u>1200</u>	(min.)
<u>SIZE OF LOT:</u>	WIDTH	<u>28.0'</u>	<u>28.0</u>	<u>50</u> (min.)
	DEPTH	<u>90.0'</u>	<u>90.0'</u>	<u>100.0'</u>
<u>Setbacks in Feet:</u>	FRONT	<u>15.8'</u>	<u>15.8'</u>	<u>10.0'</u> (min.)
	REAR	<u>18.0'</u>	<u>18.0'</u>	<u>20.0'</u> (min.)
	LEFT SIDE	<u>8.0'</u>	<u>8.0'</u>	<u>7.5'</u> (min.)
	RIGHT SIDE	<u>0 (PARTY WALL)</u>	<u>0</u>	<u>7.5'</u> (min.)
	HEIGHT	<u>35.0'</u>	<u>35.0'</u>	<u>35.0'</u>
<u>SIZE OF BLDG.:</u>	LENGTH	<u>56.0'</u>	<u>56.0'</u>	
	WIDTH	<u>21.5'</u>	<u>21.5'</u>	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	<u>38%</u>	<u>38%</u>	<u>15%</u>	(min.)
<u>NO. OF DWELLING UNITS:</u>	<u>1</u>	<u>2</u>	<u>2</u>	(max.)
<u>NO. OF PARKING SPACES:</u>	<u>2</u>	<u>2</u>	<u>2</u>	(min./max)
<u>NO. OF LOADING AREAS:</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>	<u>N/A</u>	<u>N/A</u>	<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

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

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:

Returning 343 1/2 Broadway to its earlier status as a two-family will allow the owner of 39 years to retain and maintain this building.

- 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:

The location and size of the building on the lot is an existing non-conforming condition. The existing building is 2744 SF on a lot that is 2520 SF. so it does not meet current zoning guidelines. The FAR is 1.09. Change of use from a single family to two-family would not change this ratio.

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

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

The existing building is a large single family with 6 bedrooms. It has more bedrooms than needed for a single residence. A two-family would provide more housing without increasing building congestion in the neighborhood.

- 2) Relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons: Proposed 2-family would not change character of the building or the neighborhood. Historical tax records show it was 2-family and the mirror attached duplex at 343 Broadway exists as a two-family to this day.

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

## PETITION STATEMENT FOR A TWO-FAMILY CONVERSION

I, Angelika O'Connor, have been a resident of 343 ½ Broadway Cambridge Ma 02139 for 39 years, since 1982 as renter and from 1993 on to present as owner occupant(11 yrs. renting, 28years as owner).

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Remaining records of the Assessors Office and the Historical Commission 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, 343 Broadway, also had a two-family status which continues to the present date. The duplex 343 Broadway is a mirror image structurally both internally and externally. This is a supporting 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 .

LOCATION		ACCT#		CLASS	BLK/LOT
343 1/2 Broadway		872513		104	114/131
AREA	BK	PG	SITE#		
2520	<del>1514</del>	<del>133</del>			
FY	OWNER	MAILING ADDRESS		2nd HALF M.A.	
87	Conley Paul C. and Thomas F. Franklin				
88	Franklin Thomas F.	16 Town Road Littleton			
<del>89</del>					
90				Cecilia O'Connor James O'Connor + Helen Knud	
91				343 1/2 Broadway	
95	Kasso, Helen, James L. O'Connor and Cecilia O'Connor	343 1/2 Broadway 10139			

From the City Hall assessors Office

City of Cambridge Taxation Records for 343 1/2 Broadway (Cambridge Historical Commission)  
 1917-1979-80

WARD	LOCATION	DESCRIPTION	BLK				
			LOT	TOTAL VALUE			
3	343 1/2 Broadway	P2 of Family garage	114	131			
PREC 4							
YR	ACCT #	OWNER	ADDRESS	BLDG VALUE	SQ. FT.	LAND VALUE	TOTAL VALUE
78		James Henry King					
79	34353	Trust of King		4300	100	3520	1600 5900
=		Peabody Trust	343 Broadway				
79							
80							
80	18970	Paul G. G.	16 Tacone Rd.				
81	-10	Madame St. Thandlin	St. Thandlin Circle 01460				
81							
82							
83							
84							
85							
85							
86							

Retired  
 4/25/87

A 1991 BZA Decision Records 34 1/2 existing as a 2 family

**LOCATION**

343-343R BROADWAY

OFFICE 1 ZONE

**CASE** 6210

**DATE** 1/24/91

**OWNER** THOMAS F. FRANKLIN

**APPEAL** Special Permit: To convert existing 2 family dwelling to an office laboratory use. To park cars in tandem.

**VIOLATION** Art. 8.000, Sec. 8.22a (Special Permit for nonconforming Structure). Art. 6.000, Sec. 6.432 (Tandem Parking).

**BUILDING PERMIT NO.**

Petition

Granted

Denied

Withdrawn

Filed with office of City Clerk on MAR 04 1991

**CITY OF CAMBRIDGE - BOARD OF APPEAL**

Site Location:  
343, 343.5 Broadway  
Cambridge MA 02139

Client(s):

Contact:

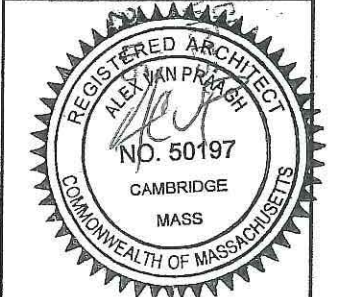
Date:  
July 8, 2019

Scale:  
As Noted

LEGEND:

343, 343-1/2 Broadway

Notes:  
2021 MAY 20 P  
INSPECTORIAL SER  
CITY OF CAMBRIDGE

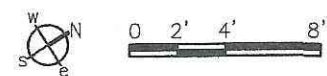
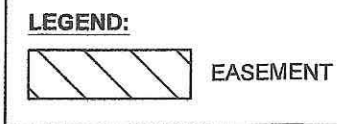


ACVP Design

MA Registered Architect # 50197  
phone 617.959.1158  
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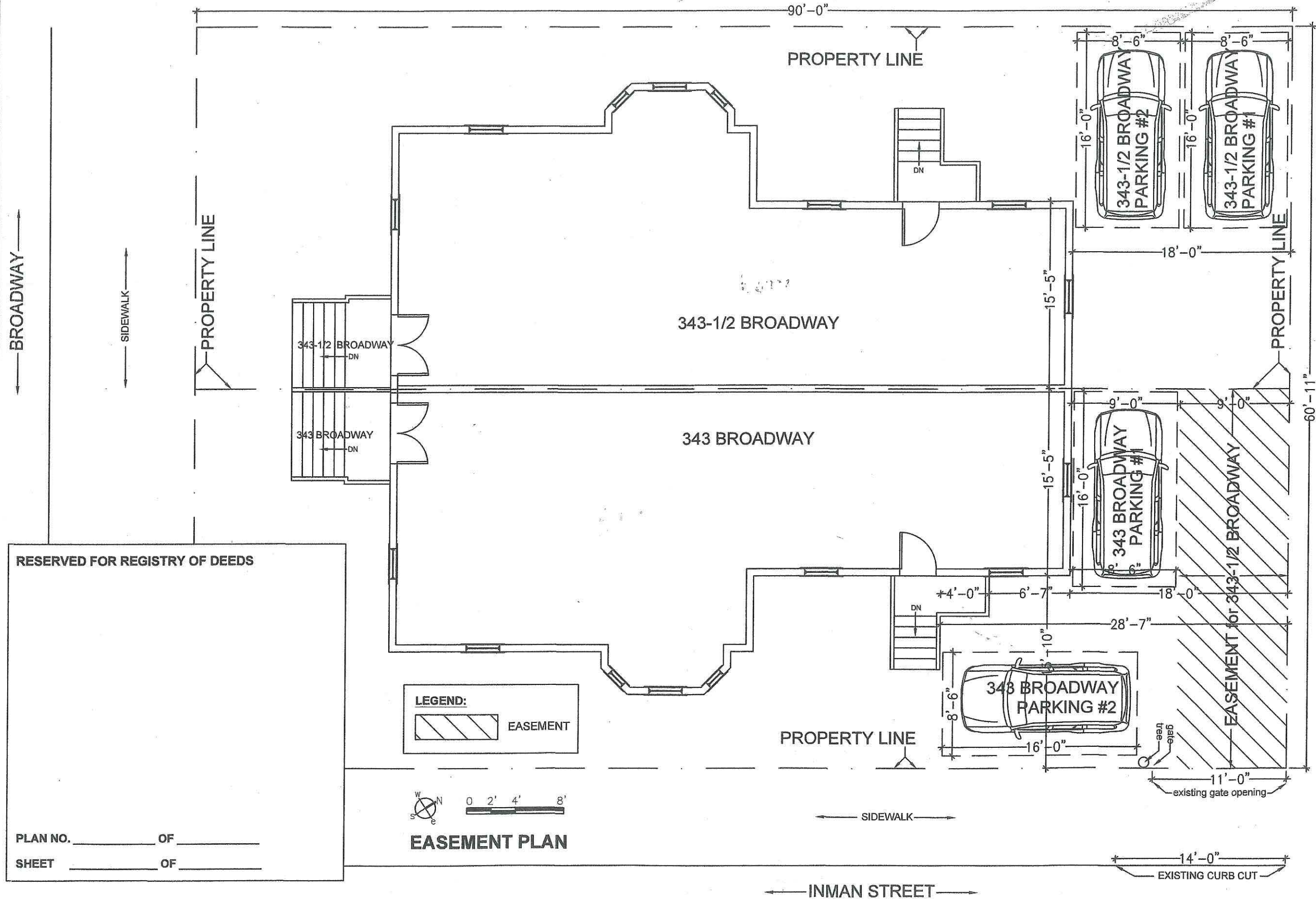
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PLAN NO. \_\_\_\_\_ OF \_\_\_\_\_  
SHEET \_\_\_\_\_ OF \_\_\_\_\_



EASEMENT PLAN

RESERVED FOR REGISTRY OF DEEDS







# 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: Angelika O'Connor Date: 3/23/21  
(Print)

Address: 343 1/2 Broadway

Case No. BZA - 109493

Hearing Date: 4/8/21

Thank you,  
Bza Members