



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139 2020 SEP 28 PM 1:34

617-349-6100

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 93291

General Information

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

Special Permit: X

Variance: X

Appeal:

PETITIONER: Chad Verry & Jennifer Harney

PETITIONER'S ADDRESS: 344 Walden Street, Cambridge, MA 02138

LOCATION OF PROPERTY: 344 Walden St., Cambridge, MA

TYPE OF OCCUPANCY: 2 Family

ZONING DISTRICT: Residence B Zone

REASON FOR PETITION:

/Additions/ /Dormer/ /Relocate existing door within side yard setback/

DESCRIPTION OF PETITIONER'S PROPOSAL:

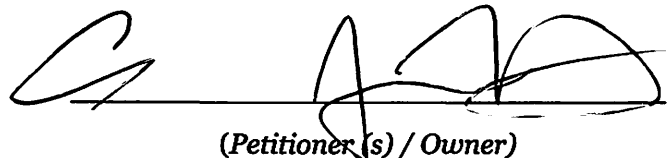
Add 2 new dormers to existing non-conforming structures +164 SF. Dormers follow Cambridge dormer guidelines and are located within all setbacks. Enlarge existing covered rear porch to create new mudroom, located within all setbacks +102 SF

Lower existing exterior basement door and create new areaway, door located within side yard setback

SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000	Section: 5.31 (Table of Dimensional Requirements),
Article: 8.000	Section: 8.22.3 (Non-Conforming Structures)
Article: 8.000	Section: 8.22.2.C (Non-Conforming Structures)
Article: 10.000	Section: 10.30 (variance)
Article: 10.000	Section: 10.40 (special permit)

Original
Signature(s):


(Petitioner(s) / Owner)

Chad Verry Jennie Harney
(Print Name)

Address: 344 Walden St
Cambridge MA
02138

Tel. No. 781-389-7772
E-Mail Address: chadverry@gmail.com

Date: 9-24-2020

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.

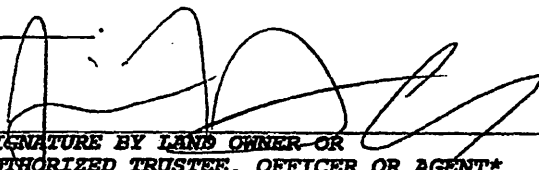
I/We Jennie Harney & Chad Verry
(OWNER)

Address: 344/346 Walden St Cambridge MA 02138

State that I/We own the property located at 344-346 Walden St.
which is the subject of this zoning application.

The record title of this property is in the name of Jennie Harney &
Chad Verry

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

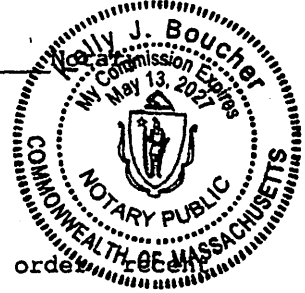

SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

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

Commonwealth of Massachusetts, County of Middlesex

The above-name CHAD VERRY personally appeared before me,
this 16 of Sept., 2020, and made oath that the above statement is true.

My commission expires 5.13.27 (Notary Seal).



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

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:

The relief requested is minor in nature (266 sf). A literal enforcement of the ordinance would prevent the owner from bringing this house, which predates the ordinance, up to 21st century standards of living.

- 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 existing non-conforming house predates the zoning code and the building code. The existing third floor has low ceilings and although it is a finished space, it does not meet current building code requirements for ceiling height, light and air requirements, and egress. Creating the dormers & the small expansion of the rear mudroom proposed will allow the homeowners to bring the house up to a 21st century standard of living.

- 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:

The relief is minor, both of the dormers are set away from the street and compliant for the City of Cambridge dormer guidelines. They are of size and scale similar to other renovations of adjacent properties. The mudroom expansion is located at the rear of the house, is not visible from the street.

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

The relief requested is minor in nature and specific to this structure and will result in a condition that is congruous with its surrounding structures. Both the proposed dormer and the mudroom expansion are located within the setbacks.

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

BZA Application Form

SUPPORTING STATEMENT FOR A SPECIAL PERMIT

Please describe in complete detail how you meet each of the following criteria referring to the property and proposed changes or uses which are requested in your application. Attach sheets with additional information for special permits which have additional criteria, e.g.; fast food permits, comprehensive permits, etc., which must be met.

Granting the Special Permit requested for 344 Walden St., Cambridge, MA (location) would not be a detriment to the public interest because:

A) Requirements of the Ordinance can or will be met for the following reasons:

The special permit relief seeks to lower the existing side door down to the basement level and creates an egress areaway. It does not create any further violation of the dimensional requirements of Article 5.

B) Traffic generated or patterns of access or egress would not cause congestion hazard, or substantial change in established neighborhood character for the following reasons:

The special permit request is for fenestration changes only. The granting of the special permit will not cause a change to traffic or existing traffic patterns.

C) The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would not be adversely affected by the nature of the proposed use for the following reasons:

The proposed project will have no adverse impact on adjacent uses. The use of the property as two family is consistent with surrounding structures and the zoning district.

D) Nuisance or hazard would not be created to the detriment of the health, safety, and/or welfare of the occupant of the proposed use or the citizens of the City for the following reasons:

The proposed changes are minimal in scope and will not create a nuisance or hazard to occupants or citizens of the City.

E) For other reasons, the proposed use would not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this ordinance for the following reasons:

The proposed use is unchanged and consistent with the integrity of this district.

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

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: Chad Verry & Jennifer Harney

Present Use/Occupancy: 2 Family

Location: 344 Walden Street

Zone: Residence B Zone

Phone: 781-389-7772

Requested Use/Occupancy: Unchanged

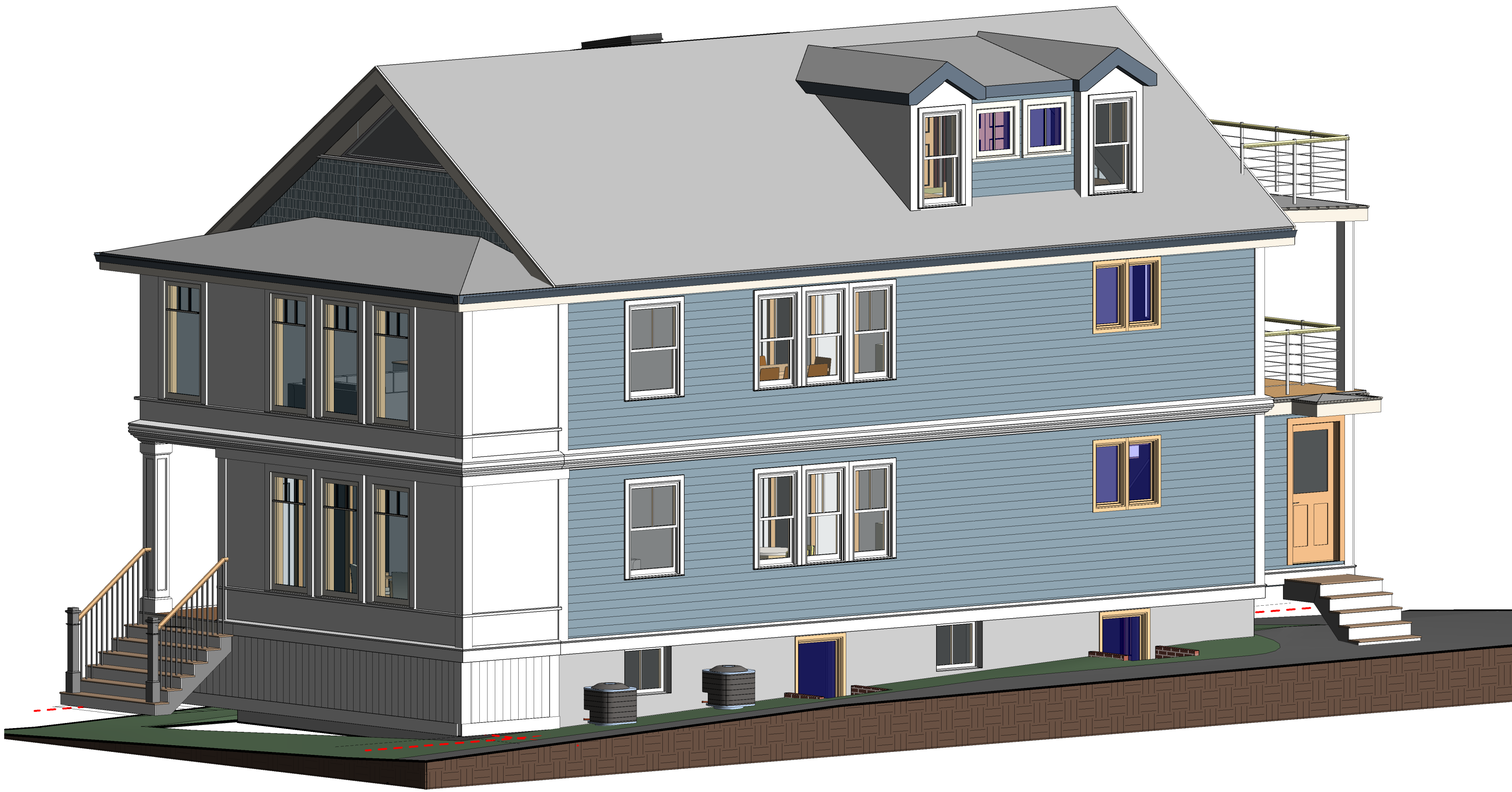
	<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>	3228	3494	3044	(max.)
<u>LOT AREA:</u>	6554	unchanged	5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>	0.49	0.53	0.46 (0.5/0.35)	
<u>LOT AREA OF EACH DWELLING UNIT</u>	3277	unchanged	2500	
<u>SIZE OF LOT:</u>				
WIDTH	46'	unchanged	50'	
DEPTH	141.5'	unchanged	n/a	
<u>SETBACKS IN FEET:</u>				
FRONT	13.3'	unchanged	15'	
REAR	71.0'	69.0'	35'	
LEFT SIDE	5.8'	unchanged	7.5'	
RIGHT SIDE	14.9'	unchanged	12.5'	
<u>SIZE OF BUILDING:</u>				
HEIGHT	32'	unchanged	35'	
WIDTH	25'	unchanged	n/a	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	15.4%	unchanged	15%	
<u>NO. OF DWELLING UNITS:</u>	2	unchanged	2	
<u>NO. OF PARKING SPACES:</u>	2	unchanged	2	
<u>NO. OF LOADING AREAS:</u>	n/a	n/a	n/a	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>	48'	46'	10'	

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.

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'.

BZA Application Form

SHEET LIST			
No.	Sheet Name	Issue Date	Current Rev.
A000	COVER SHEET	09.03.20	
A010	EXISTING AND PROPOSED AREA PLANS	09.03.20	
A020	SITE SURVEY AND OPEN SPACE DIAGRAM	09.03.20	
A101	EXISTING & PROPOSED BASEMENT & FIRST FLOOR PLANS	09.03.20	
A102	EXISTING AND PROPOSED SECOND AND THIRD FLOOR PLANS	09.03.20	
A103	EXISTING AND PROPOSED ROOF PLAN	09.03.20	
A201	EXISTING AND PROPOSED BUILDING ELEVATIONS	09.03.20	
A202	EXISTING AND PROPOSED BUILDING ELEVATIONS	09.03.20	
A300	EXISTING AND PROPOSED 3D VIEWS	09.03.20	



344-346 WALDEN STREET, CAMBRIDGE

BZA APPLICATION SET
09.22.20

OWNER

CHAD VERRY
344-346 WALDEN STREET
CAMBRIDGE, MA 02138

SURVEYOR

PAUL FINOCCHIO
4 HIGHLAND AVENUE
WAKEFIELD, MA
(781)-883-5473

CIVIL

TBD

ADDRESS
(617)-PHONE

www.WEBSITE.com

STRUCTURAL

TESTA ENGINEERING
ASSOCIATES
181 WORCESTER STREET
NATICK MA 01760
(508)-655-2410

ARCHITECT

KELLY BOUCHER
ARCHITECTURE
561 LEXINGTON ST WALTHAM,
MA 02143
(617)-827-3527

www.boucherarchitecture.com

No.	Descrip.	Date

stamp

client

CHAD VERRY

344-346 WALDEN STREET
CAMBRIDGE, MA 02138

title

COVER SHEET

project

344-346 WALDEN STREET, CAMBRIDGE



job number

20-014

scale

date issued

09.22.20

BZA APPLICATION SET

Sheet no.

A000

AREA SCHEDULE (GFA EXISTING)

Name	Area	GFA Type
EXISTING GFA		
1ST FLOOR		
FIRST FLOOR	1154 SF	EXISTING GFA
COVERED PORCH	81 SF	EXISTING GFA
COVERED PORCH	159 SF	EXISTING GFA
1395 SF		
2ND FLOOR		
COVERED PORCH	159 SF	EXISTING GFA
SECOND FLOOR	1154 SF	EXISTING GFA
COVERED PORCH	81 SF	EXISTING GFA
1394 SF		
3RD FLOOR		
THIRD FL	439 SF	EXISTING GFA
439 SF		
TOTAL SF: 7	3228 SF	

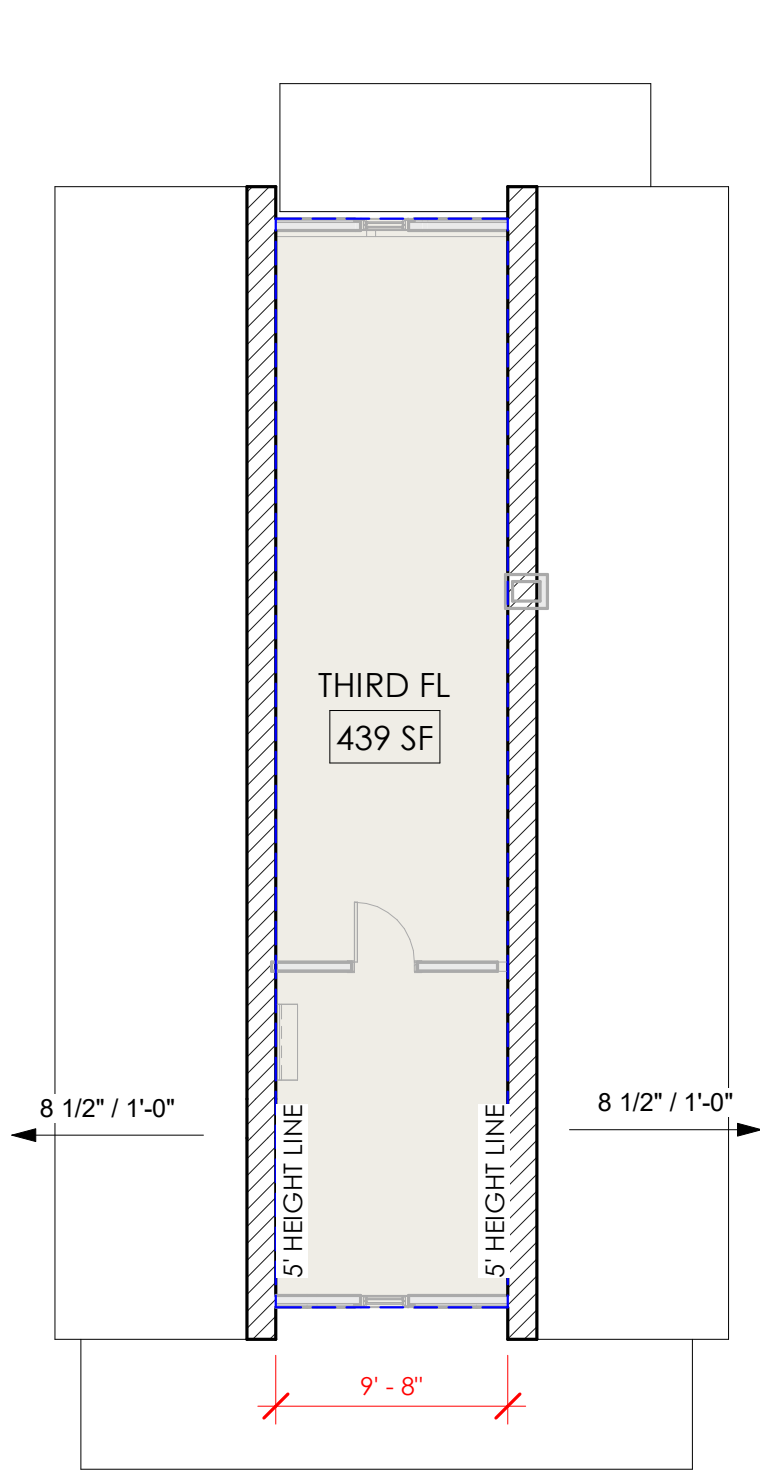
DIMENSIONAL FORM

LOCATION: 344-346 WALDEN STREET, CAMBRIDGE MA
ZONE: RES B
PRESENT USE/OCCUPANCY: TWO FAMILY
REQUESTED OCCUPANCY: UNCHANGED

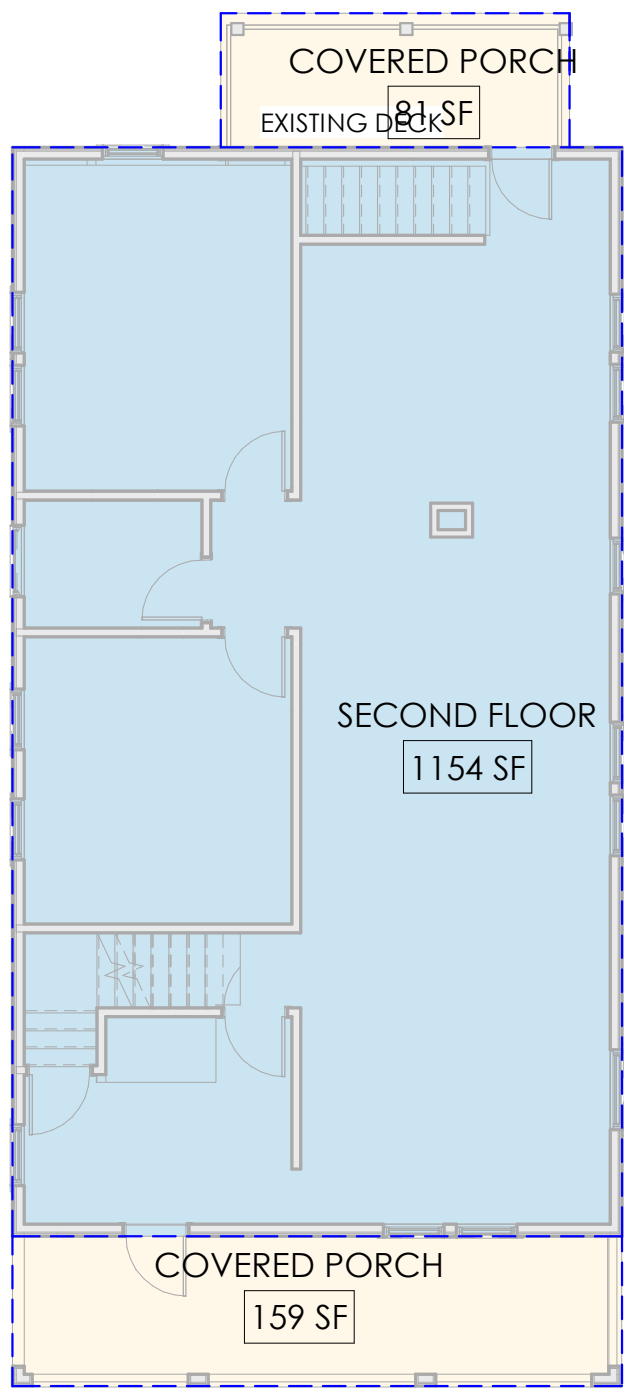
	EXISTING	PROPOSED	ORDINANCE
GROSS FLOOR AREA	3,228	3,494	N/A
LOT SIZE:	6,554	Unchanged	5000
FLOOR AREA RATIO	.49	0.53	0.5/0.35
LOT AREA PER DWELLING UNIT	3,277	Unchanged	2,500
NO. OF D.U.	2	Unchanged	2
SIZE OF LOT:			
WIDTH	46'	Unchanged	50'
LENGTH	141.5'	Unchanged	N/A
BUILDING - SETBACKS:			
FRONT	13.3'	Unchanged	15'
REAR	71'	69'	35'
LEFT SIDE	5.8'	Unchanged	7.5' (SUM 20)
RIGHT SIDE	14.9'	Unchanged	12.5' (SUM 20)
BUILDING - SIZE:			
BUILDING HEIGHT	32'	Unchanged	35'
BUILDING LENGTH	57'	59'	N/A
BUILDING WIDTH	25'	Unchanged	N/A
TOTAL OPEN SPACE	2350 SF	Unchanged	1966 SF
PERCENTAGE LOT AREA	35.8%	Unchanged	30%
PRIVATE OPEN SPACE	15.4%	Unchanged	15%
PERMEABLE OPEN SPACE	20.4%	Unchanged	15%
NO. OF PARKING SPACES:	2	2	2
DISTANCE BETWEEN STRUCTURES	48'	46'	10'

AREA SCHEDULE (GFA ADDED)

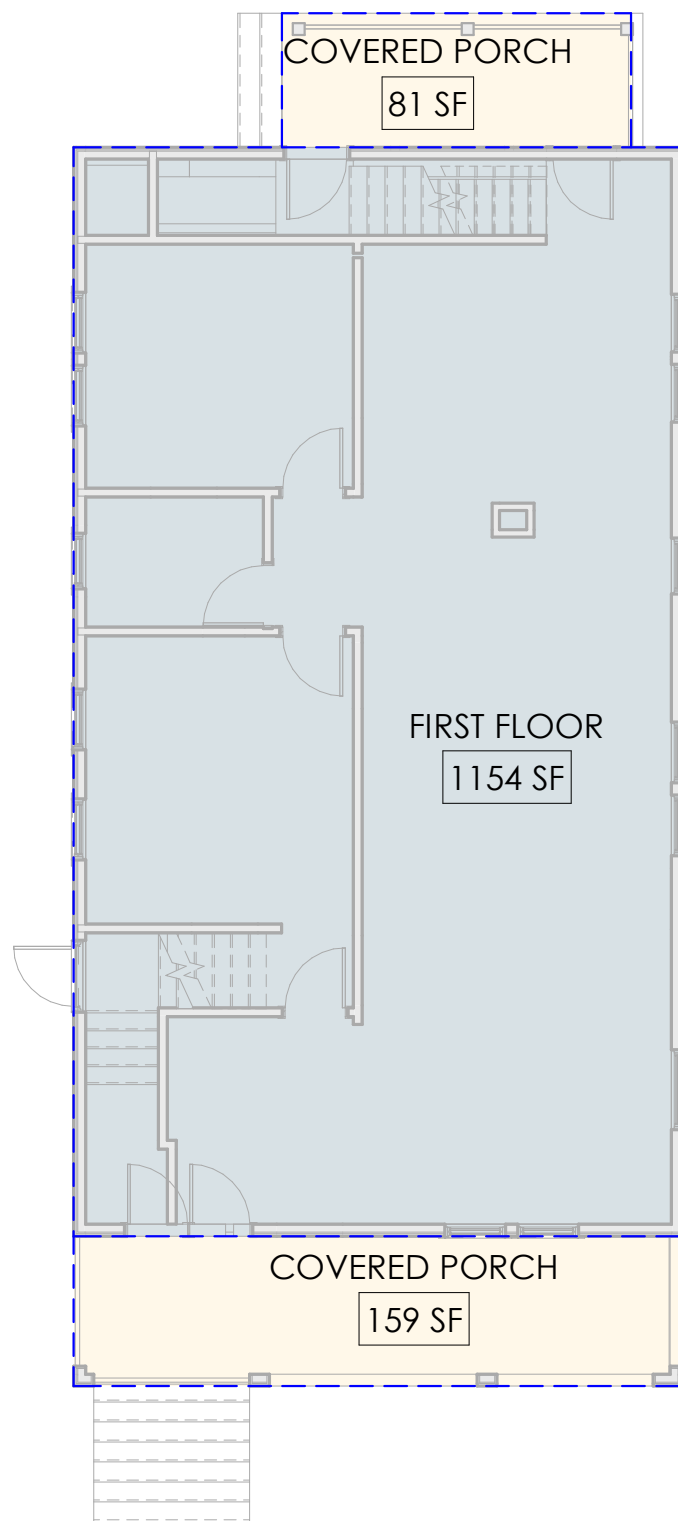
Name	Area	GFA Type
1ST FLOOR		
MUDROOM EXTENSION	61 SF	PROPOSED GFA
2ND FLOOR		
PORCH EXTENSION	41 SF	PROPOSED GFA
3RD FLOOR		
PROPOSED DORMER	93 SF	PROPOSED GFA
PROPOSED DORMER	71 SF	PROPOSED GFA
TOTAL SF: 4	266 SF	



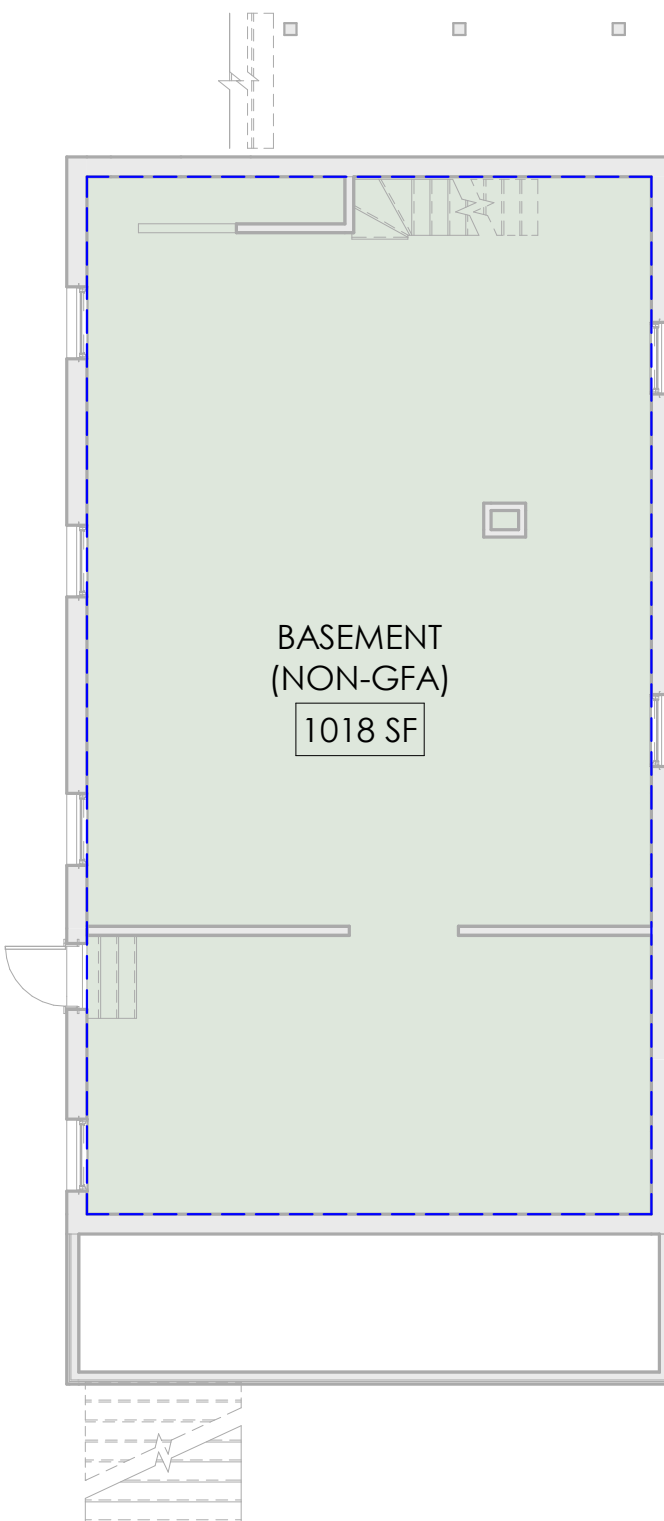
④ 3RD FLOOR
1/8" = 1'-0"



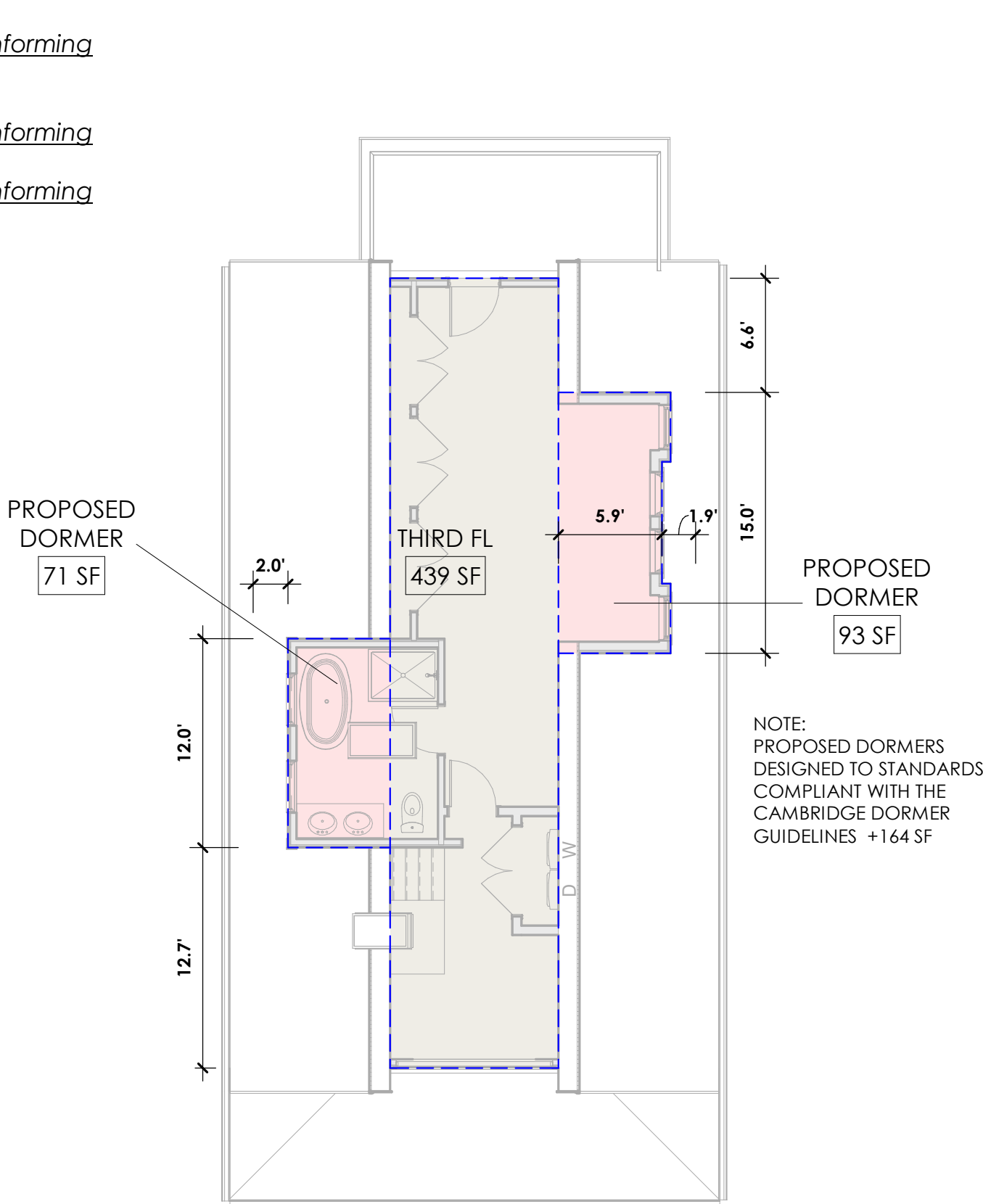
③ 2ND FLOOR
1/8" = 1'-0"



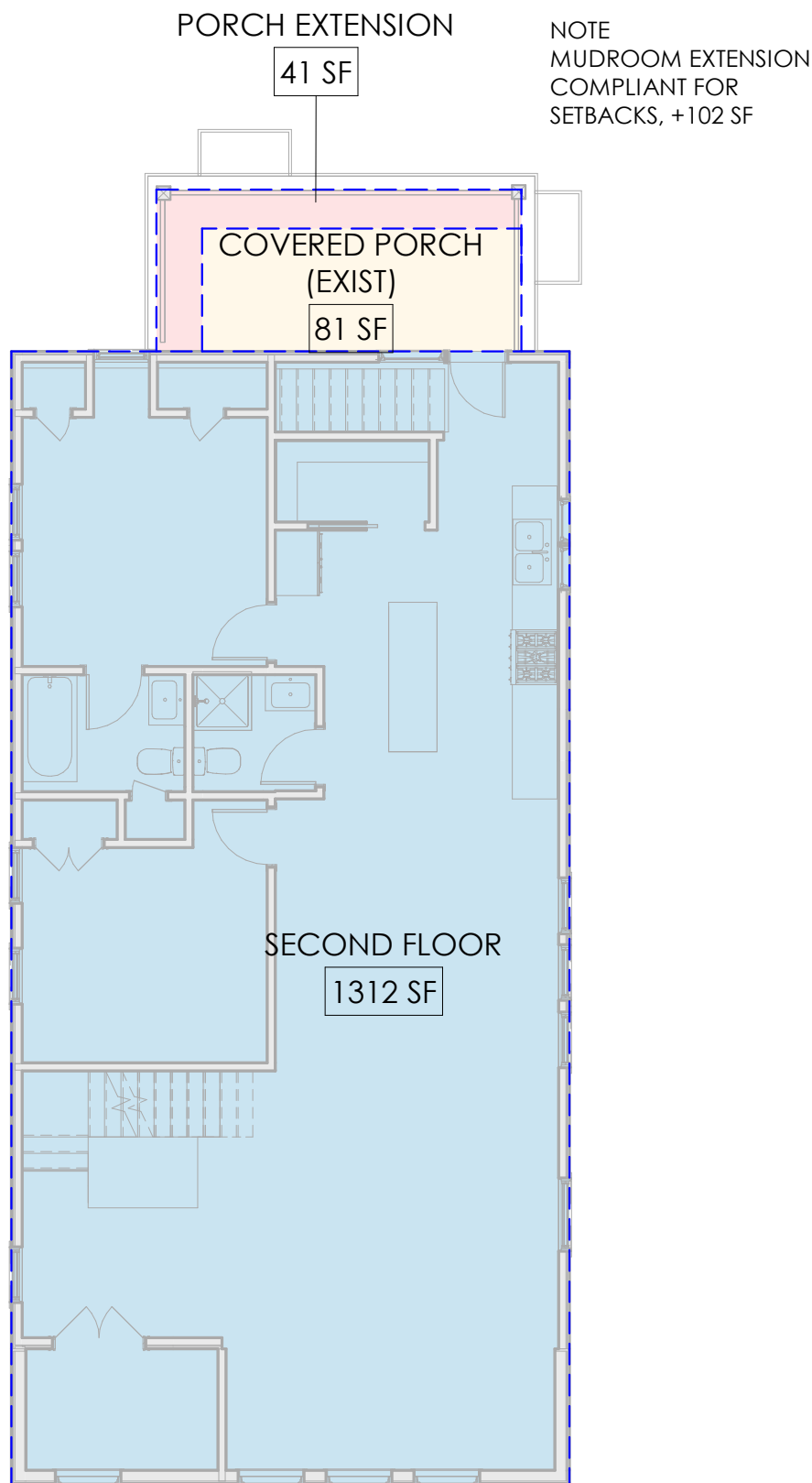
② 1ST FLOOR
1/8" = 1'-0"



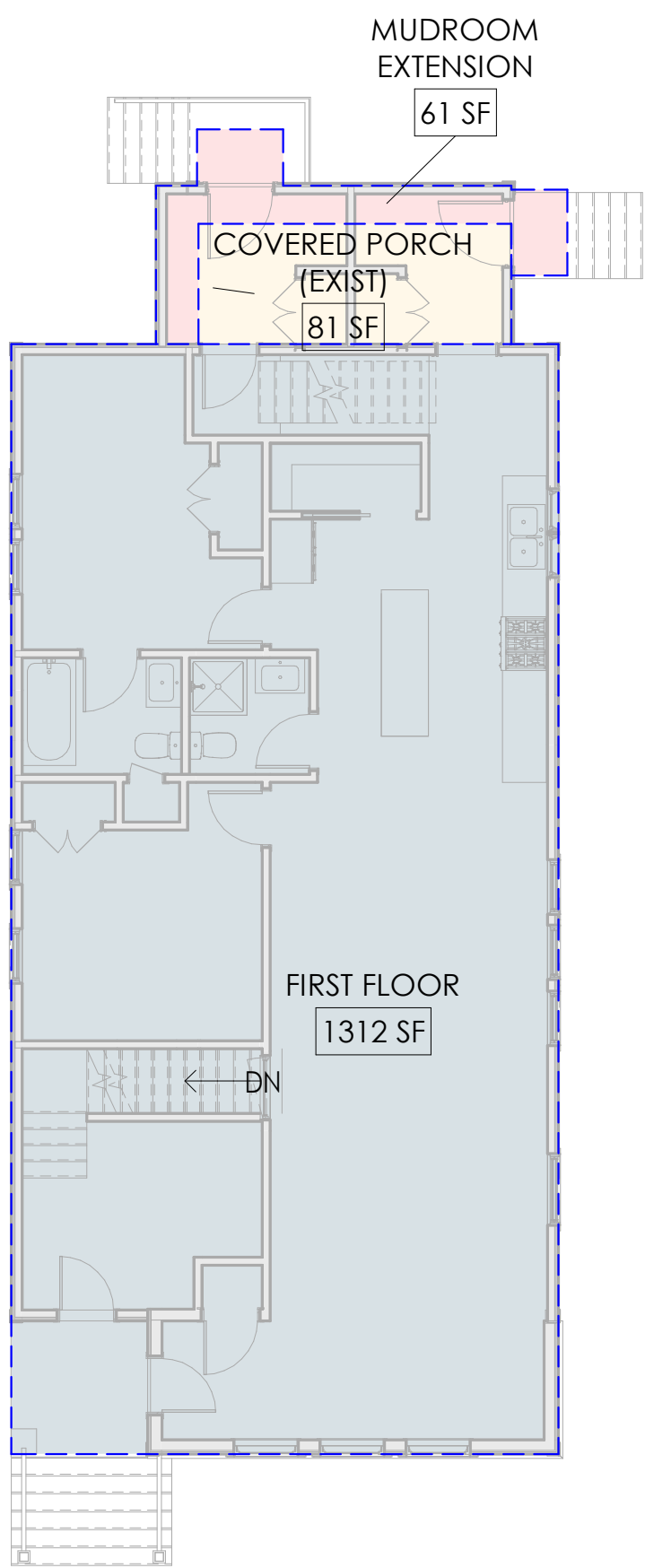
① BASEMENT (EXIST)
1/8" = 1'-0"



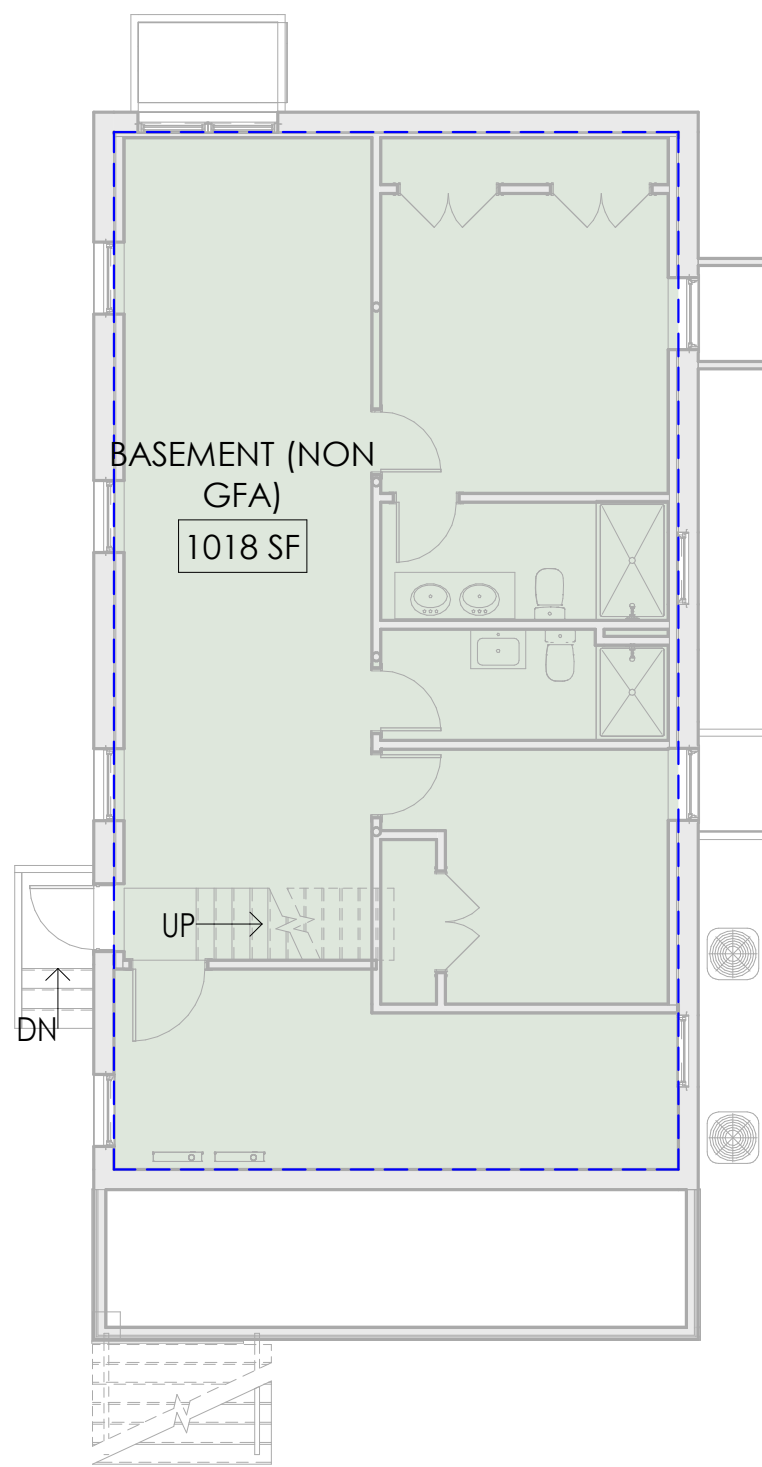
⑧ 3RD FLOOR
1/8" = 1'-0"



⑦ 2ND FLOOR
1/8" = 1'-0"



⑥ 1ST FLOOR
1/8" = 1'-0"



⑤ BASEMENT
1/8" = 1'-0"

No.	Descrip.	Date

stamp

client
CHAD VERRY
344-346 WALDEN STREET
CAMBRIDGE, MA 02138

file
EXISTING AND PROPOSED AREA PLANS
project
344-346 WALDEN STREET, CAMBRIDGE



job number 20-014

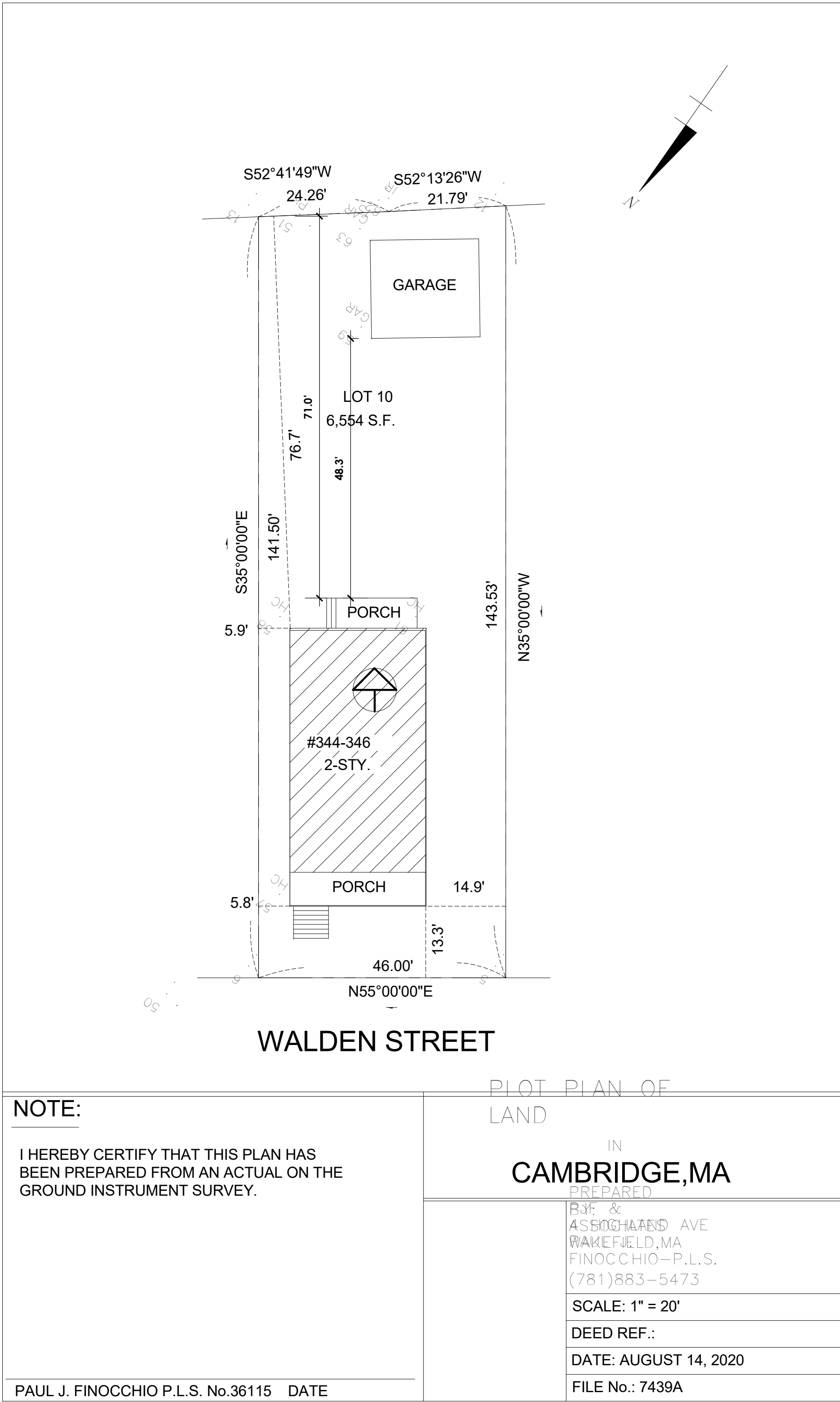
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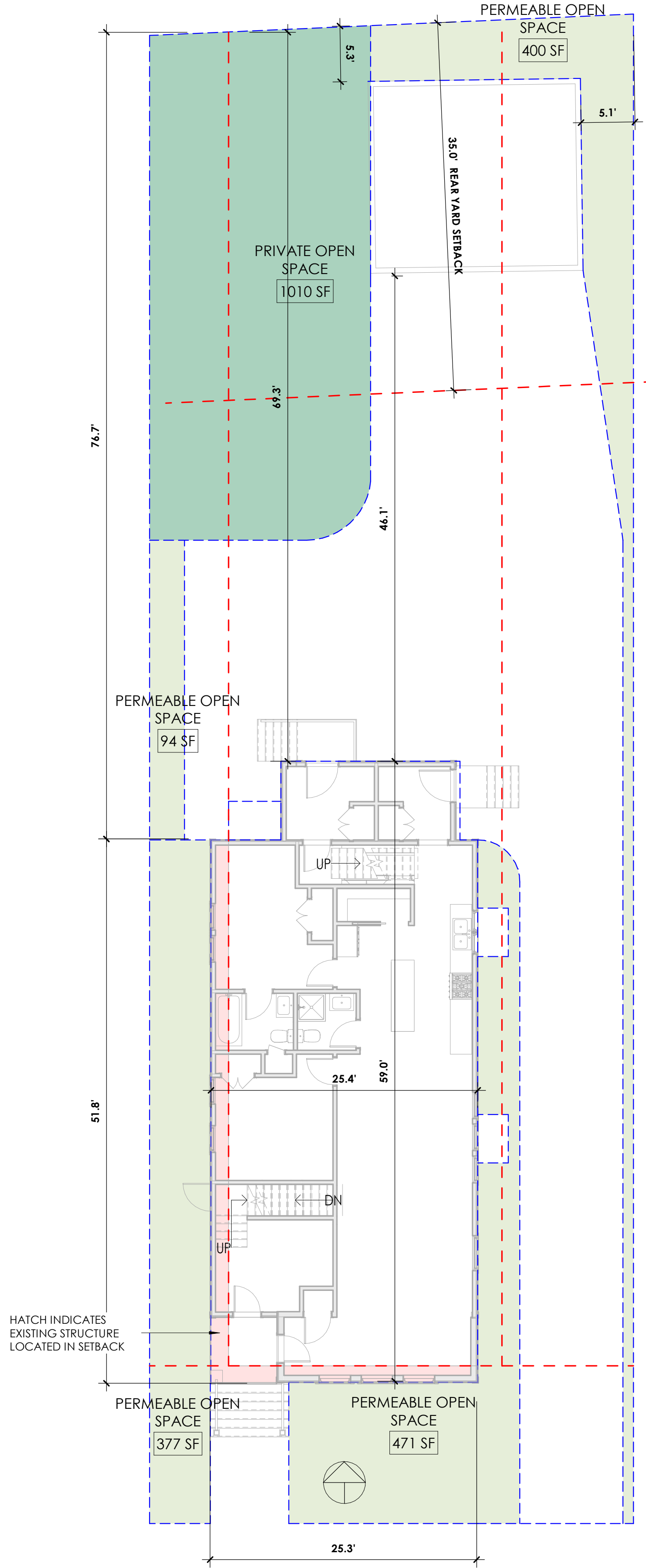
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A010

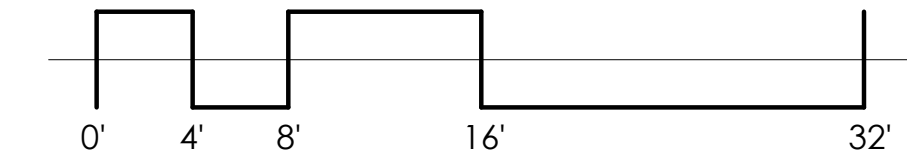
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② SURVEY
1/16" = 1'-0"



① PROPOSED OPEN SPACE
1/8" = 1'-0"



No.	Descrip.	Date

stamp

client
CHAD VERRY
344-346 WALDEN STREET
CAMBRIDGE, MA 02138

title **SITE SURVEY AND OPEN SPACE DIAGRAM**

project **344-346 WALDEN STREET, CAMBRIDGE**



job number 20-014

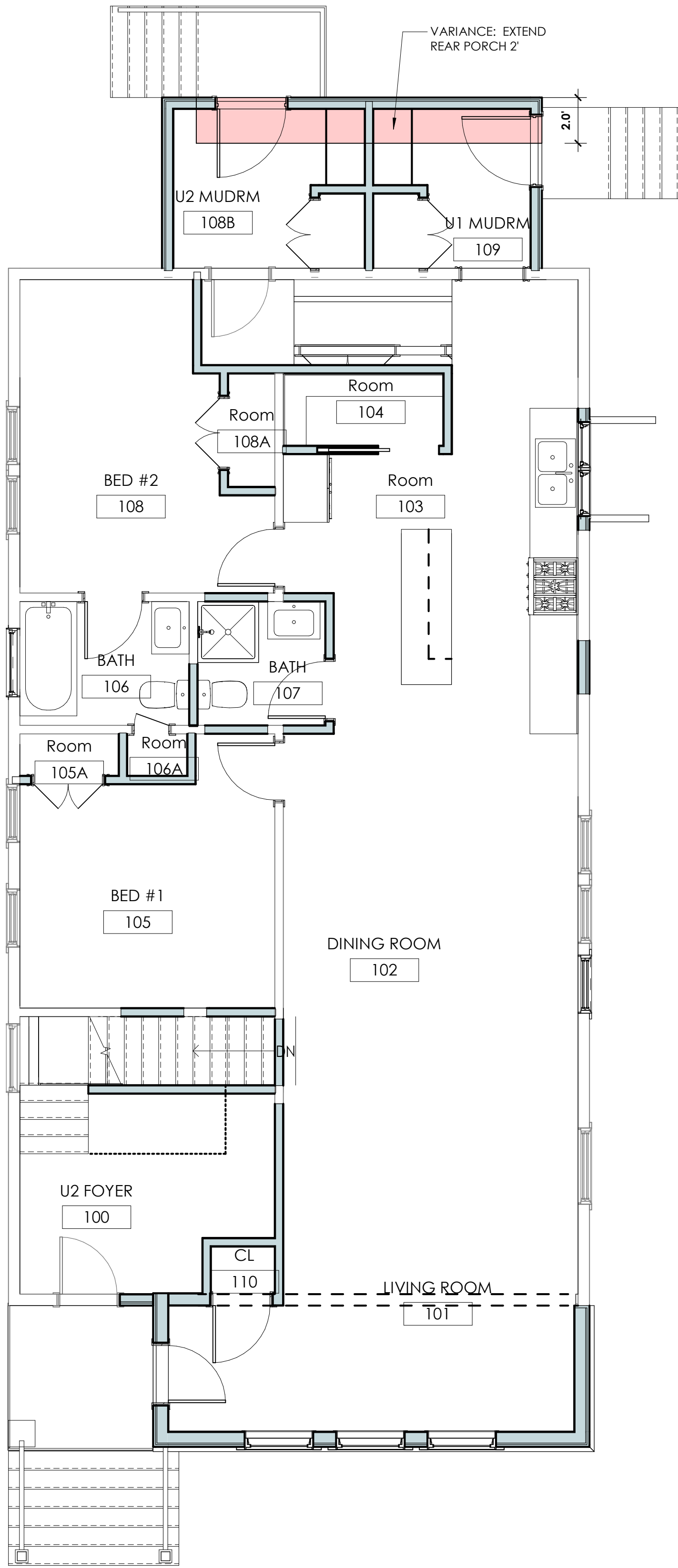
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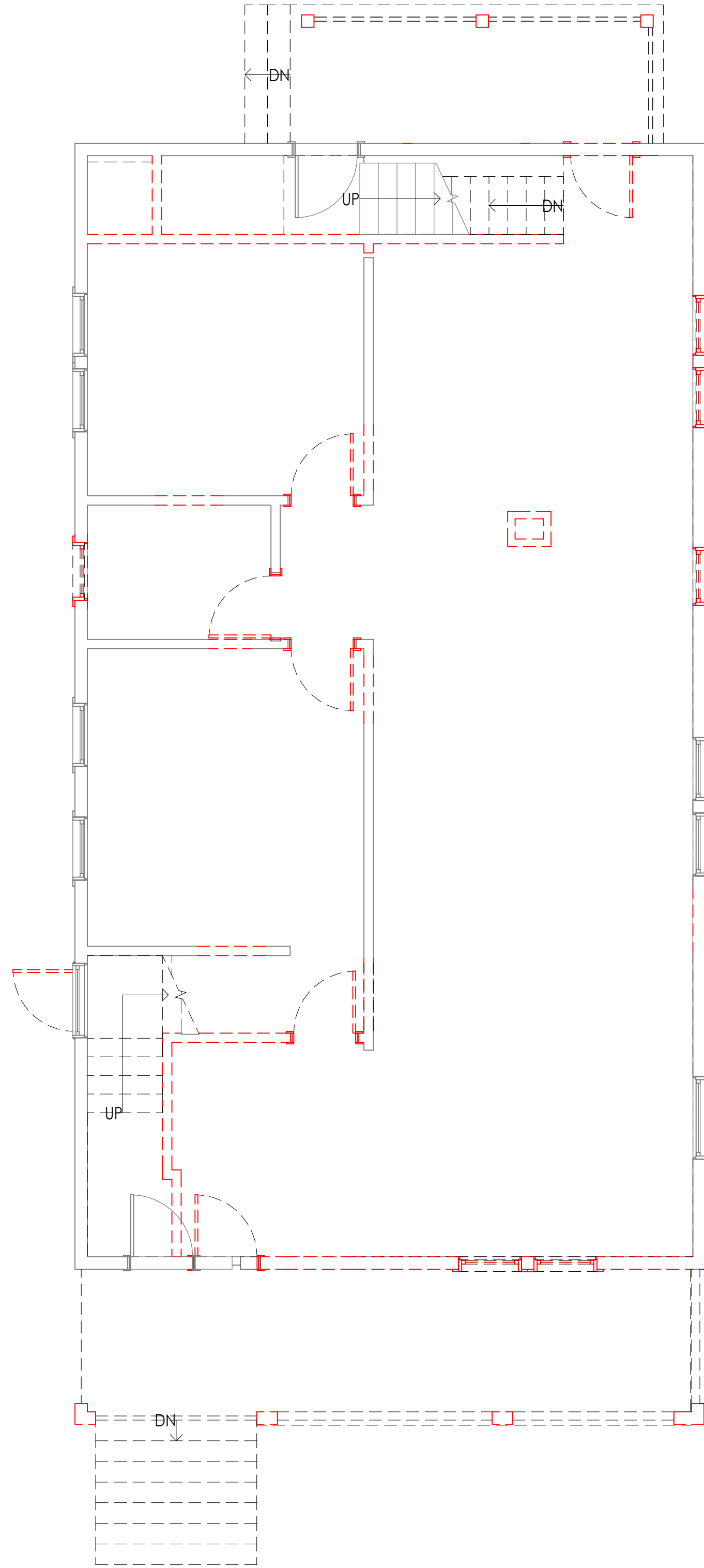
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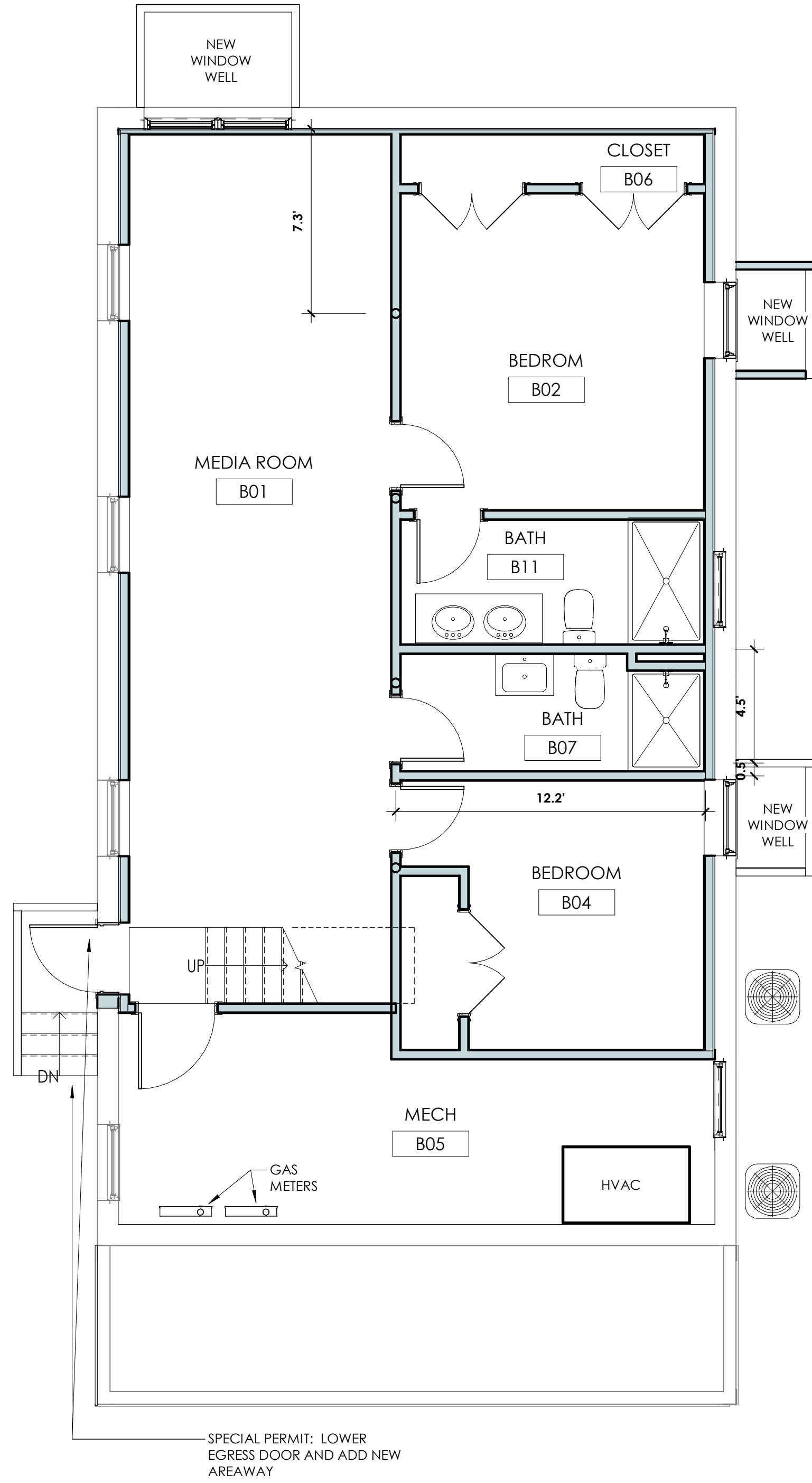
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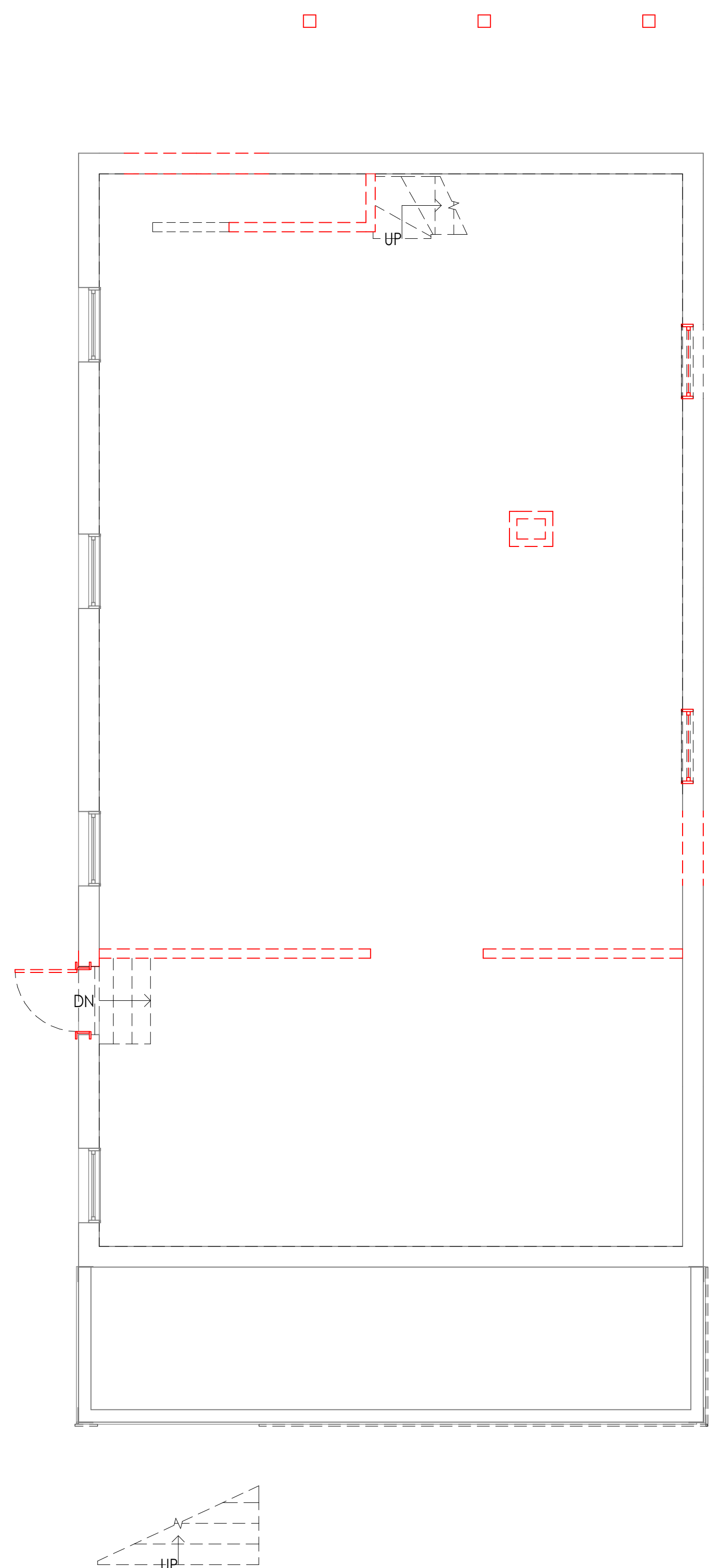
④ PROPOSED 1ST FLOOR
1/4" = 1'-0"



③ EXISTING 1ST FLOOR
1/4" = 1'-0"



② PROPOSED BASEMENT
1/4" = 1'-0"



① EXISTING BASEMENT PLAN
1/4" = 1'-0"

No.	Descrip.	Date

stamp

client
CHAD VERRY
344-346 WALDEN STREET
CAMBRIDGE, MA 02138

title
EXISTING & PROPOSED BASEMENT & FIRST FLOOR PLANS

project
344-346 WALDEN STREET, CAMBRIDGE



job number 20-014

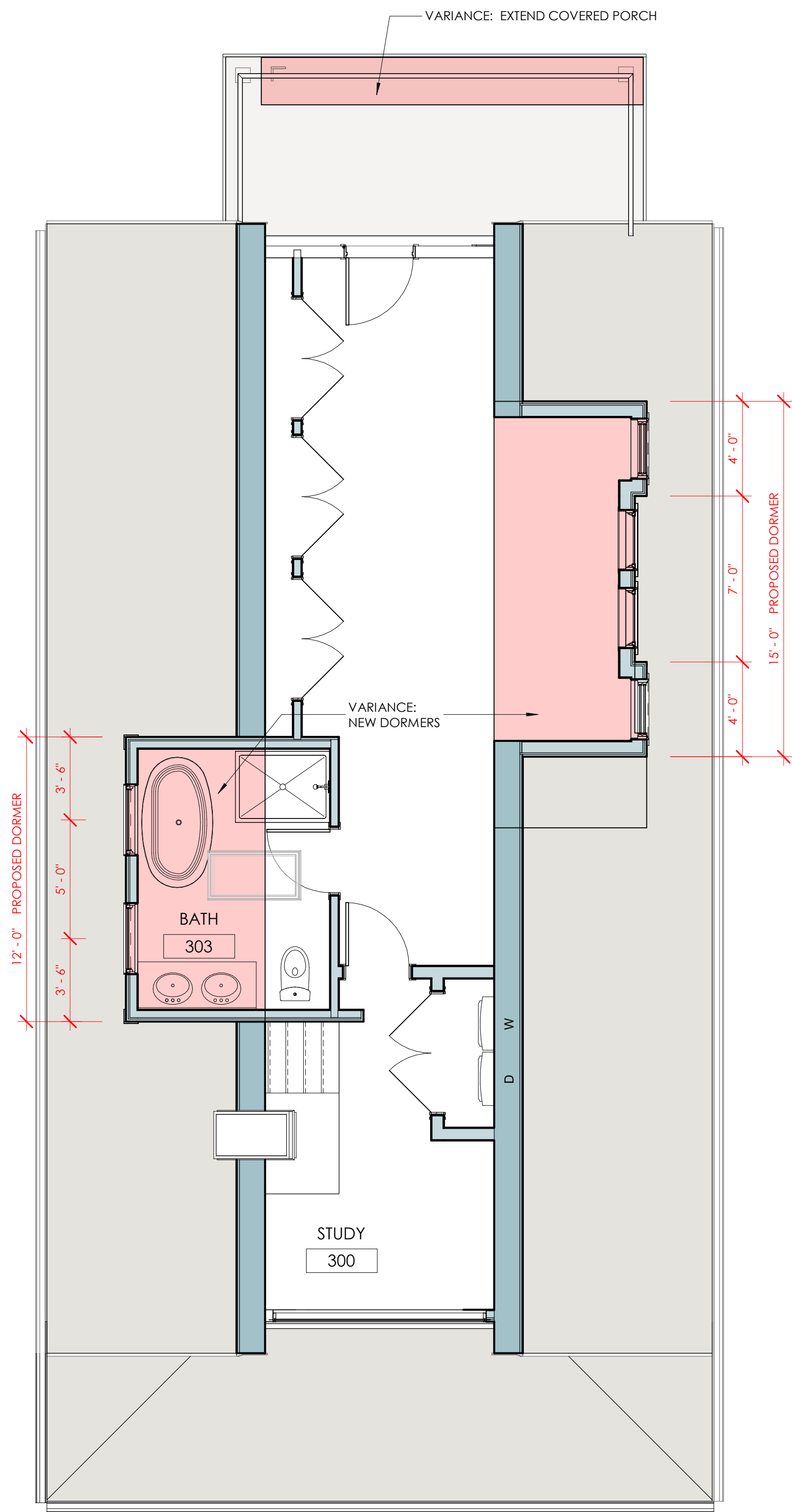
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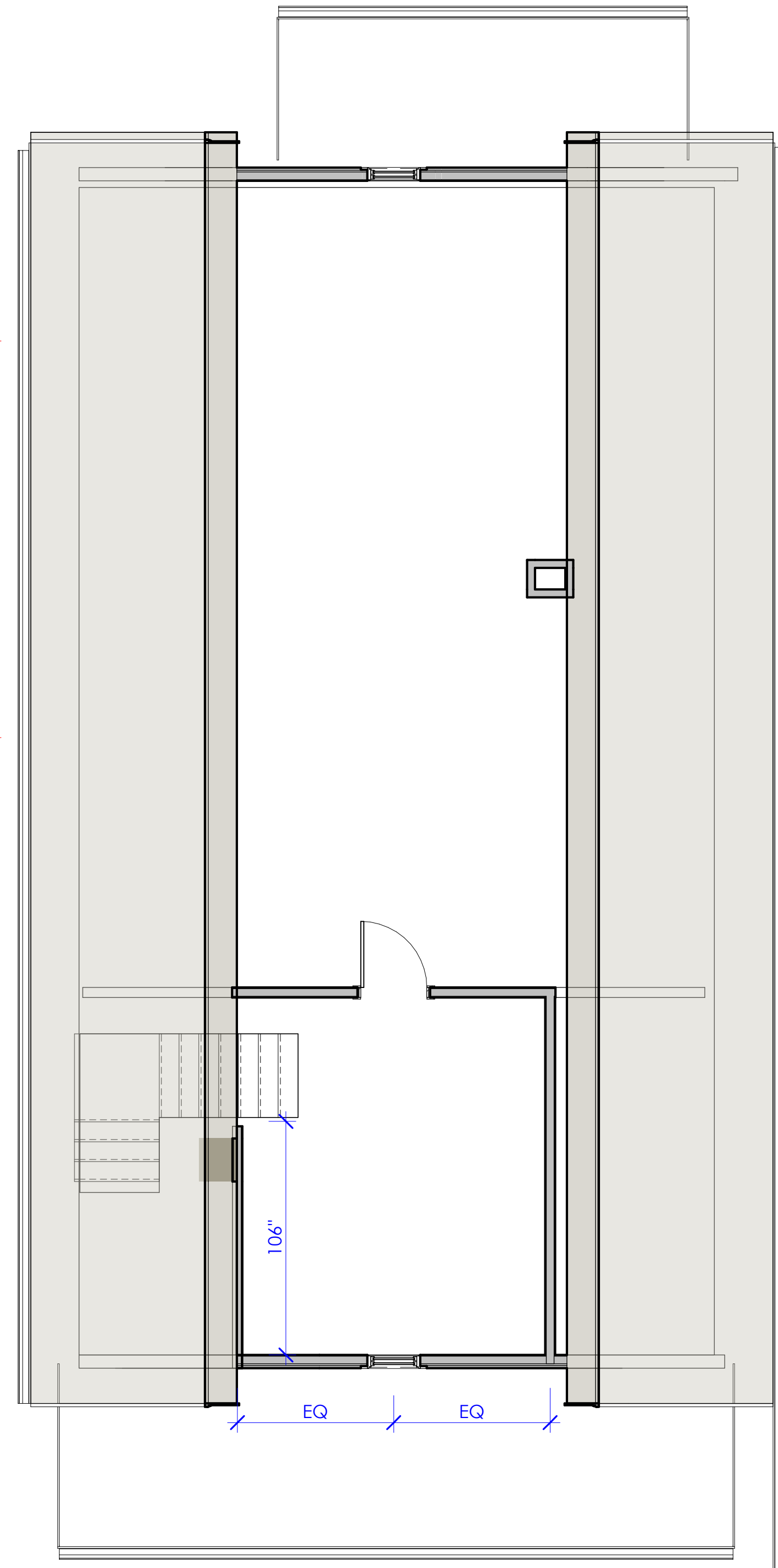
BZA APPLICATION SET

Sheet no.
A101

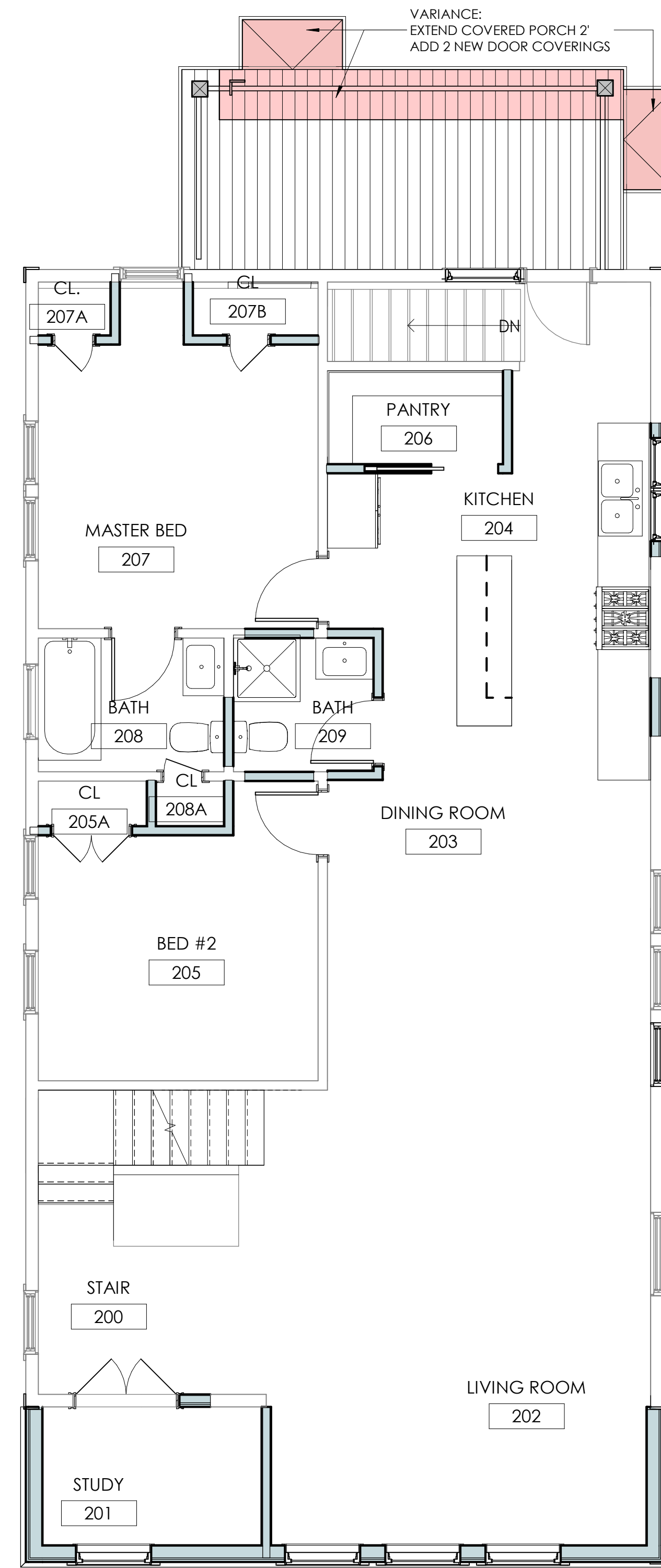
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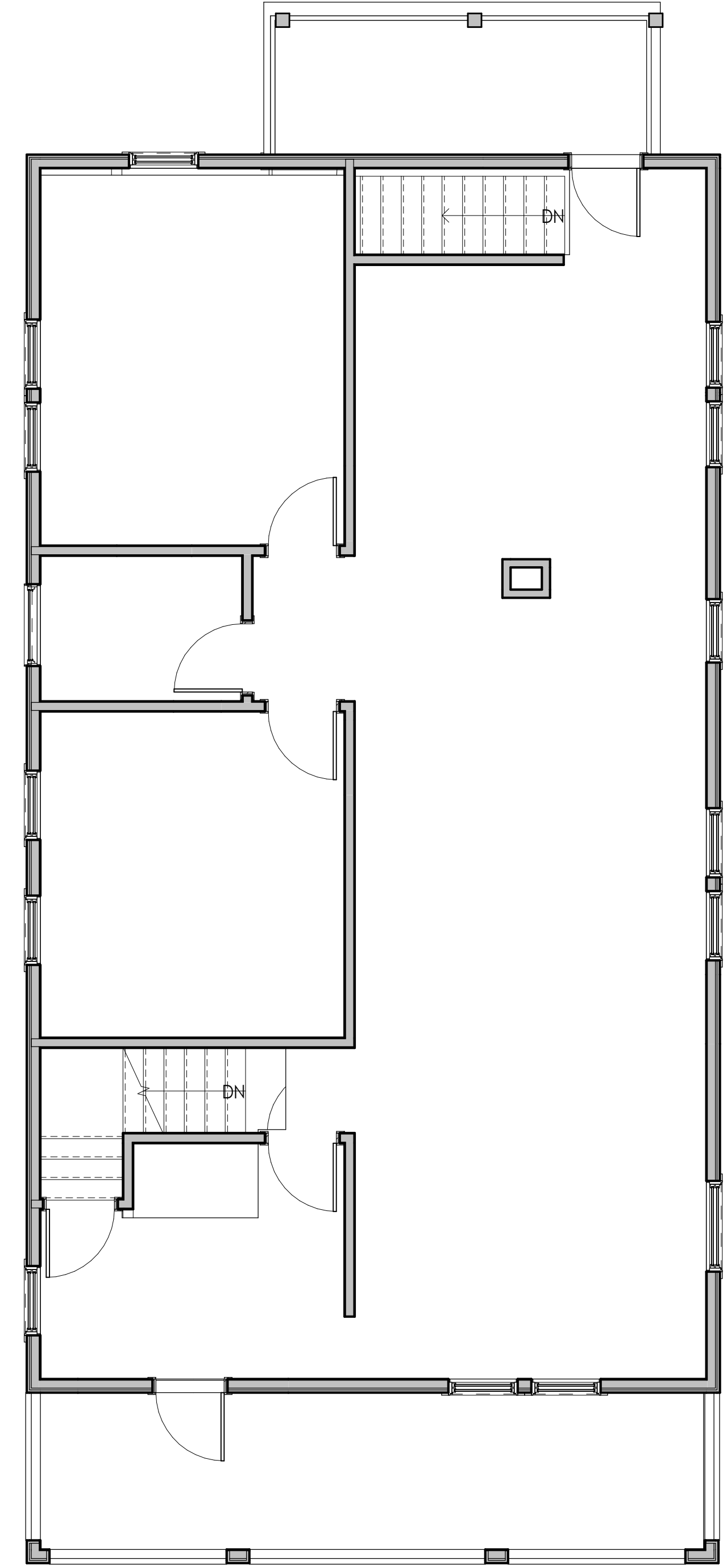
④ PROPOSED 3RD FLOOR
1/4" = 1'-0"



③ EXISTING 3RD FLOOR
1/4" = 1'-0"



② PROPOSED 2ND FLOOR
1/4" = 1'-0"



① EXISTING 2ND FLOOR
1/4" = 1'-0"

No.	Descrip.	Date

stamp

client
CHAD VERRY
344-346 WALDEN STREET
CAMBRIDGE, MA 02138

title
EXISTING AND PROPOSED SECOND AND THIRD FLOOR PLANS

project
344-346 WALDEN STREET, CAMBRIDGE



job number 20-014

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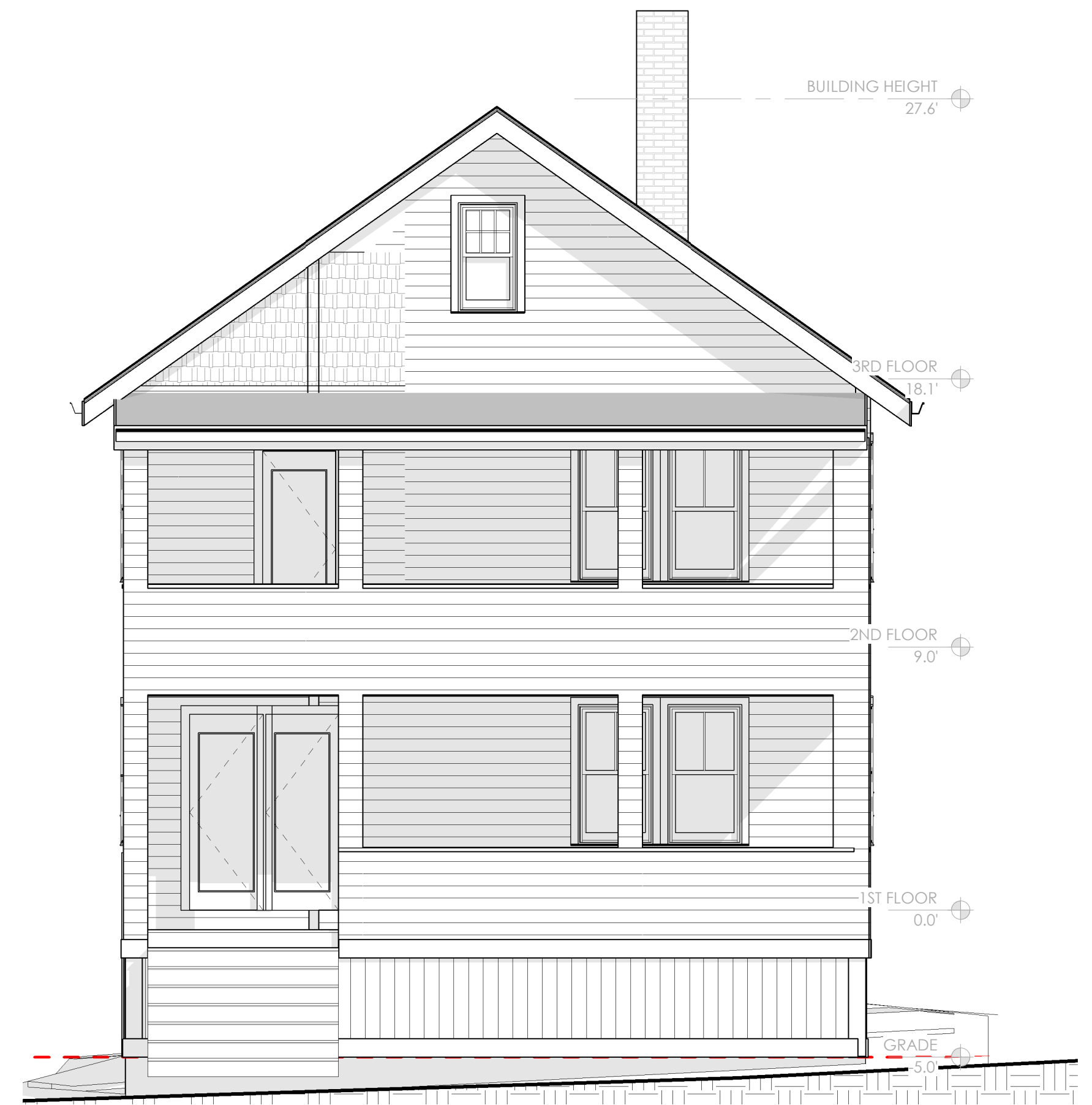
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BZA APPLICATION SET

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A102



④ EXISTING RIGHT SIDE ELEVATION
1/4" = 1'-0"



① EXISTING FRONT ELEVATION
1/4" = 1'-0"



③ PROPOSED RIGHT SIDE ELEVATION
1/4" = 1'-0"



② PROPOSED FRONT ELEVATION
1/4" = 1'-0"

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No.	Descrip.	Date

stamp

client
CHAD VERRY
344-346 WALDEN STREET
CAMBRIDGE, MA 02138

title
EXISTING AND PROPOSED BUILDING ELEVATIONS

project
344-346 WALDEN STREET, CAMBRIDGE



job number 20-014

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date issued 09.22.20

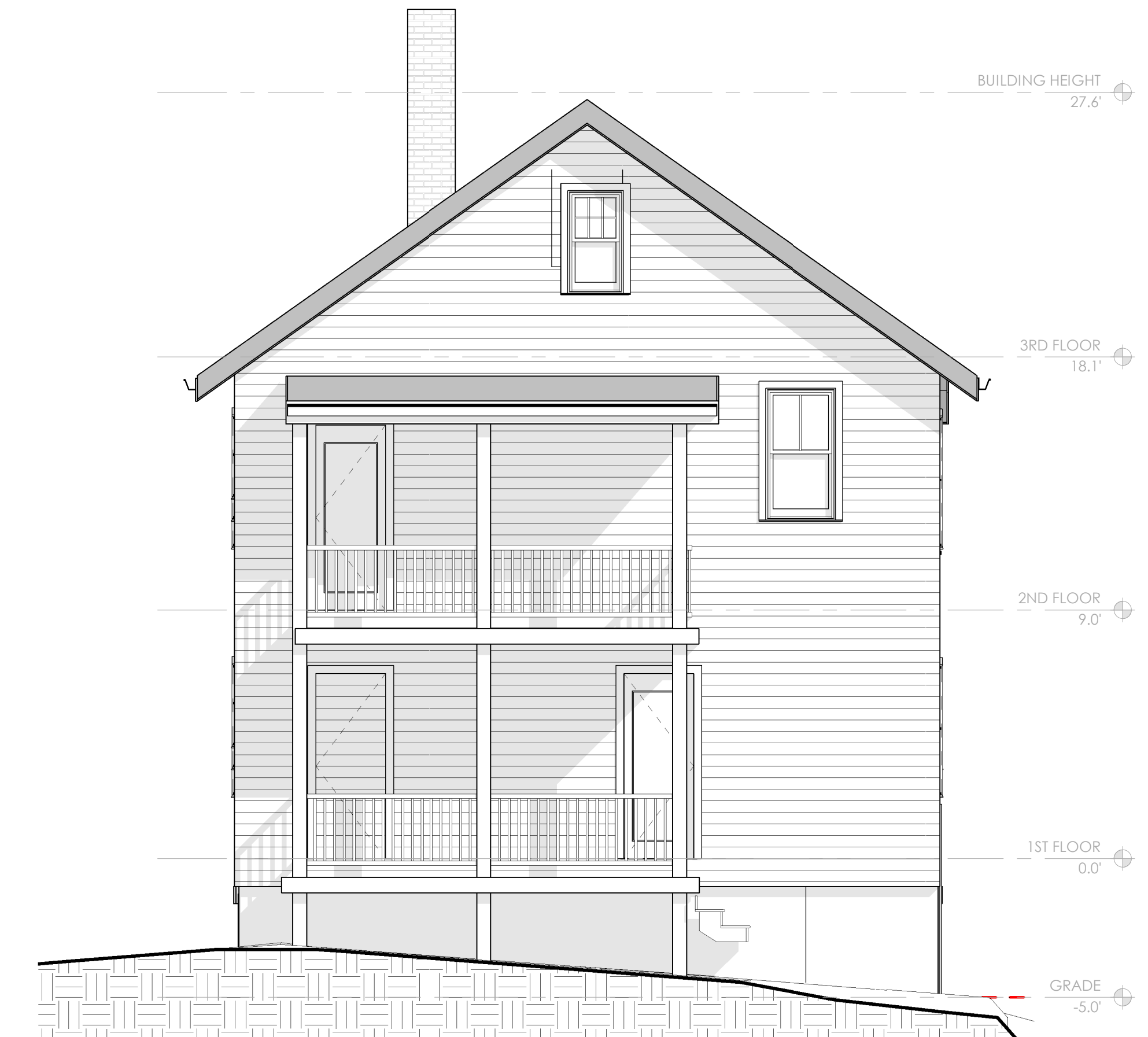
BZA APPLICATION SET

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A201

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① EXISTING LEFT SIDE ELEVATION
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② EXISTING REAR ELEVATION
1/4" = 1'-0"



③ PROPOSED LEFT SIDE ELEVATION
1/4" = 1'-0"



④ PROPOSED REAR ELEVATION
1/4" = 1'-0"

No.	Descrip.	Date

stamp

client

CHAD VERRY

344-346 WALDEN STREET
CAMBRIDGE, MA 02138

title EXISTING AND PROPOSED BUILDING ELEVATIONS

project 344-346 WALDEN STREET, CAMBRIDGE



K B A
KELLY BOUCHER ARCHITECTURE
kelly@boucherarchitecture.com
phone: (617) 827-3527

job number 20-014

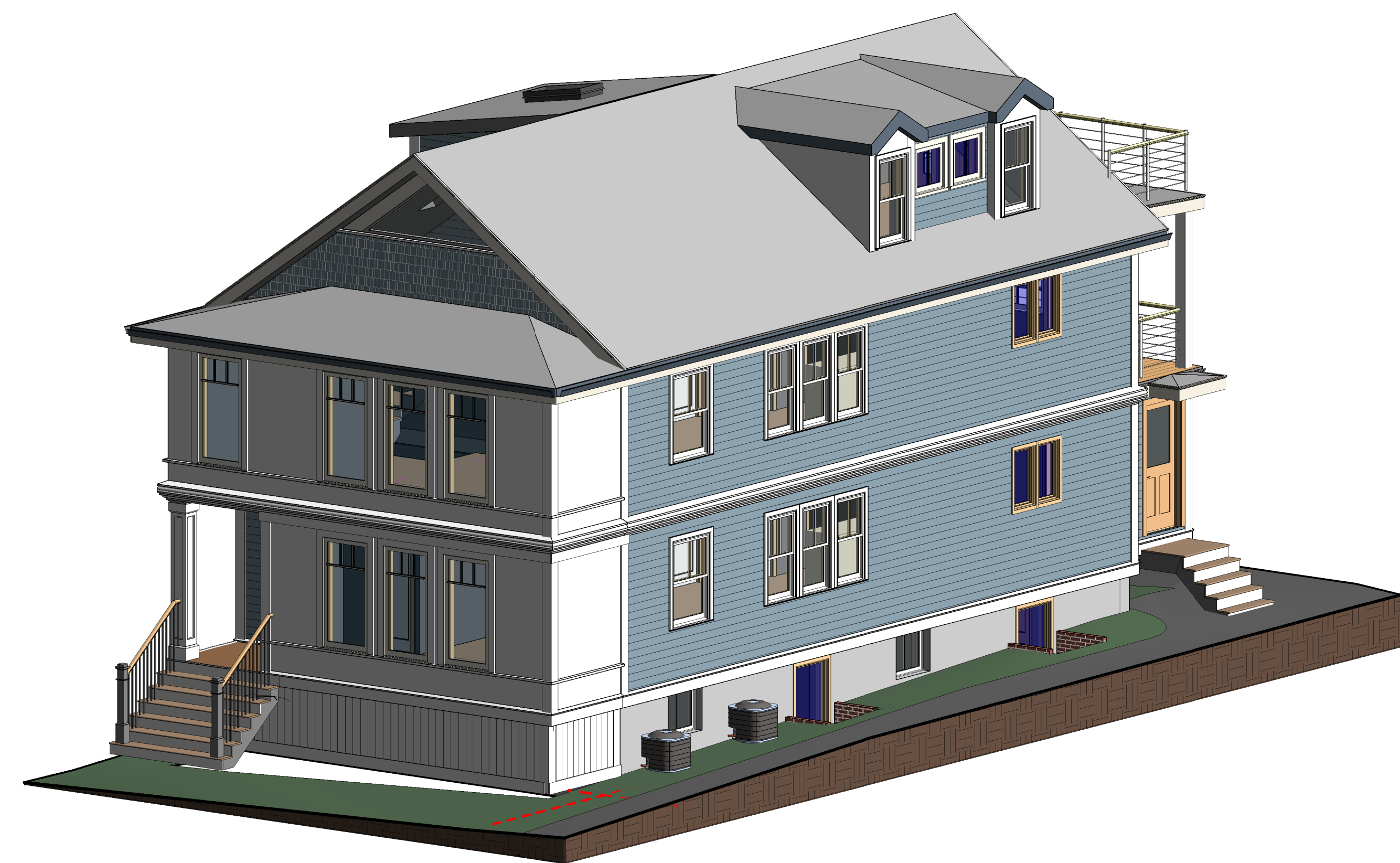
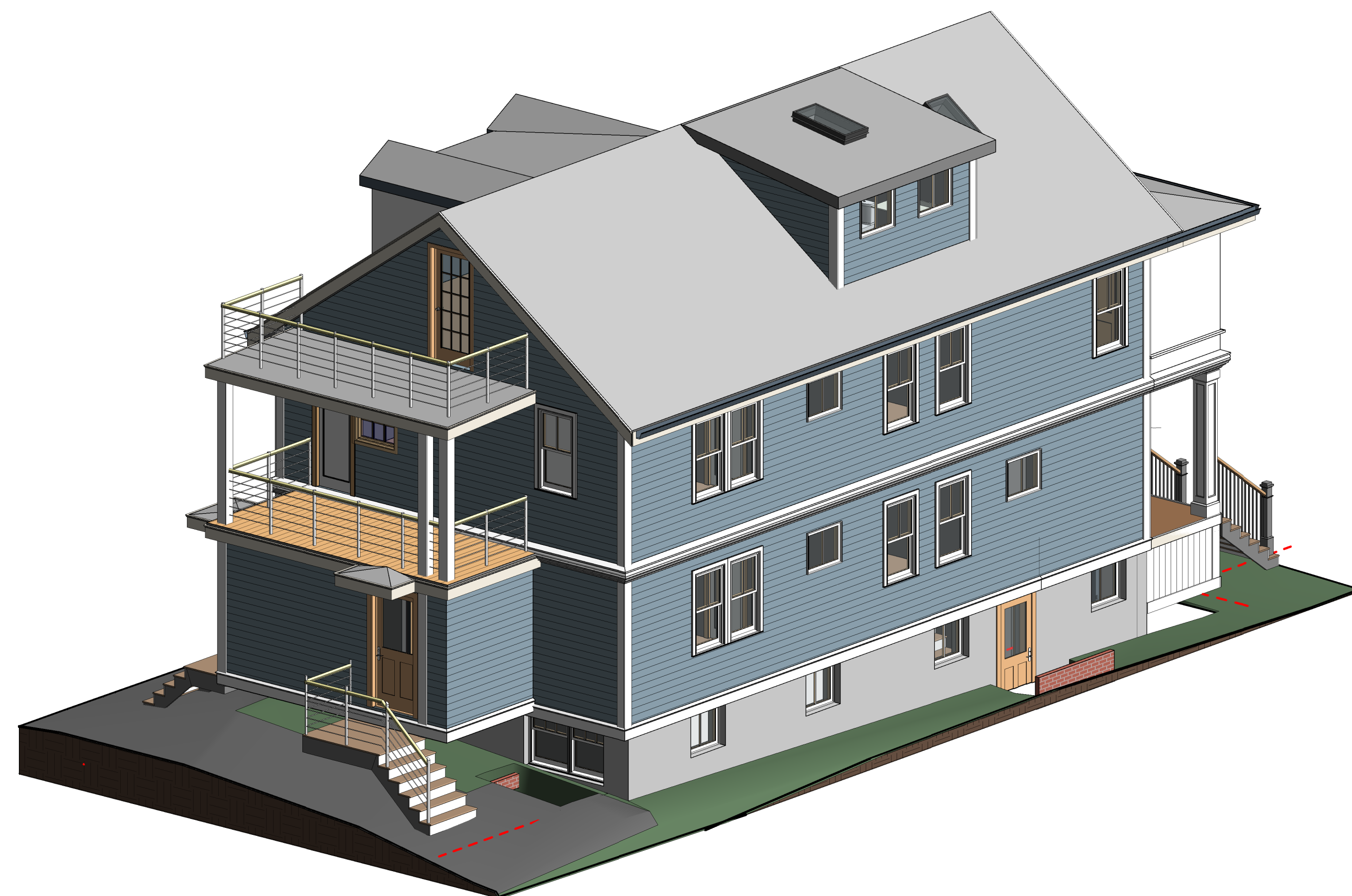
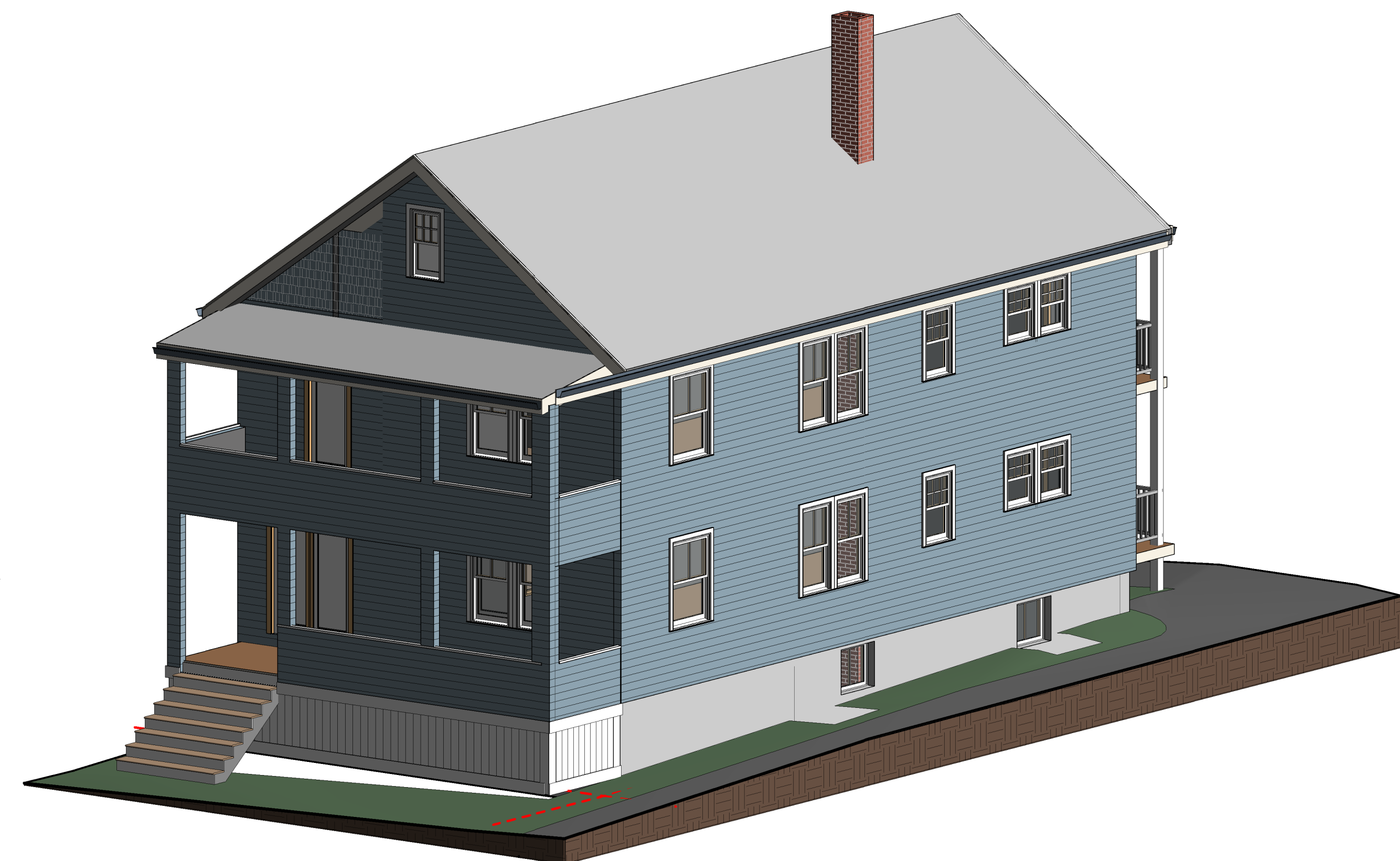
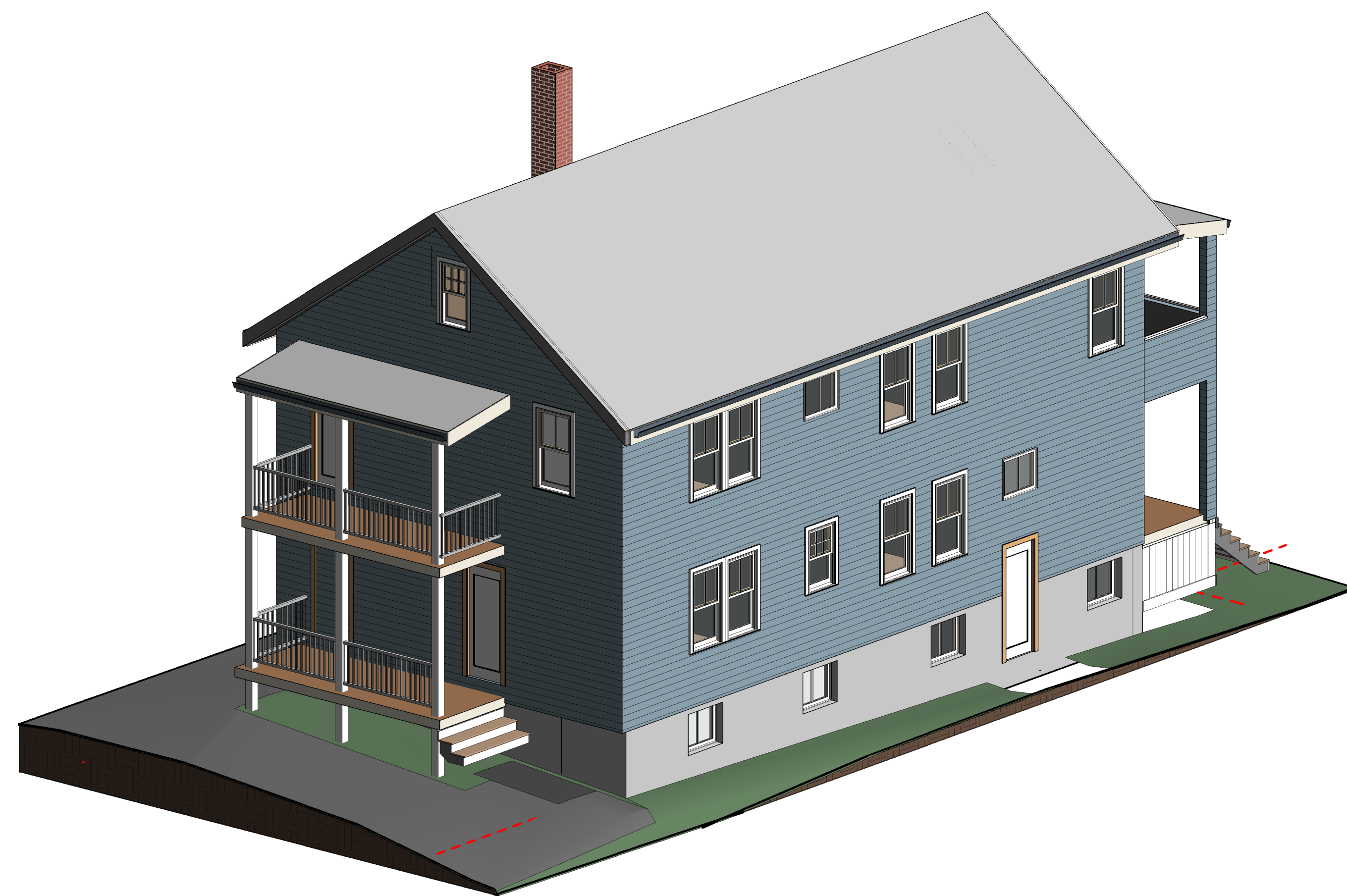
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BZA APPLICATION SET

Sheet no.

A202

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client
CHAD VERRY
344-346 WALDEN STREET
CAMBRIDGE, MA 02138

title	EXISTING AND PROPOSED 3D VIEWS
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project
344-346 WALDEN STREET, CAMBRIDGE



job number 20-014

scale

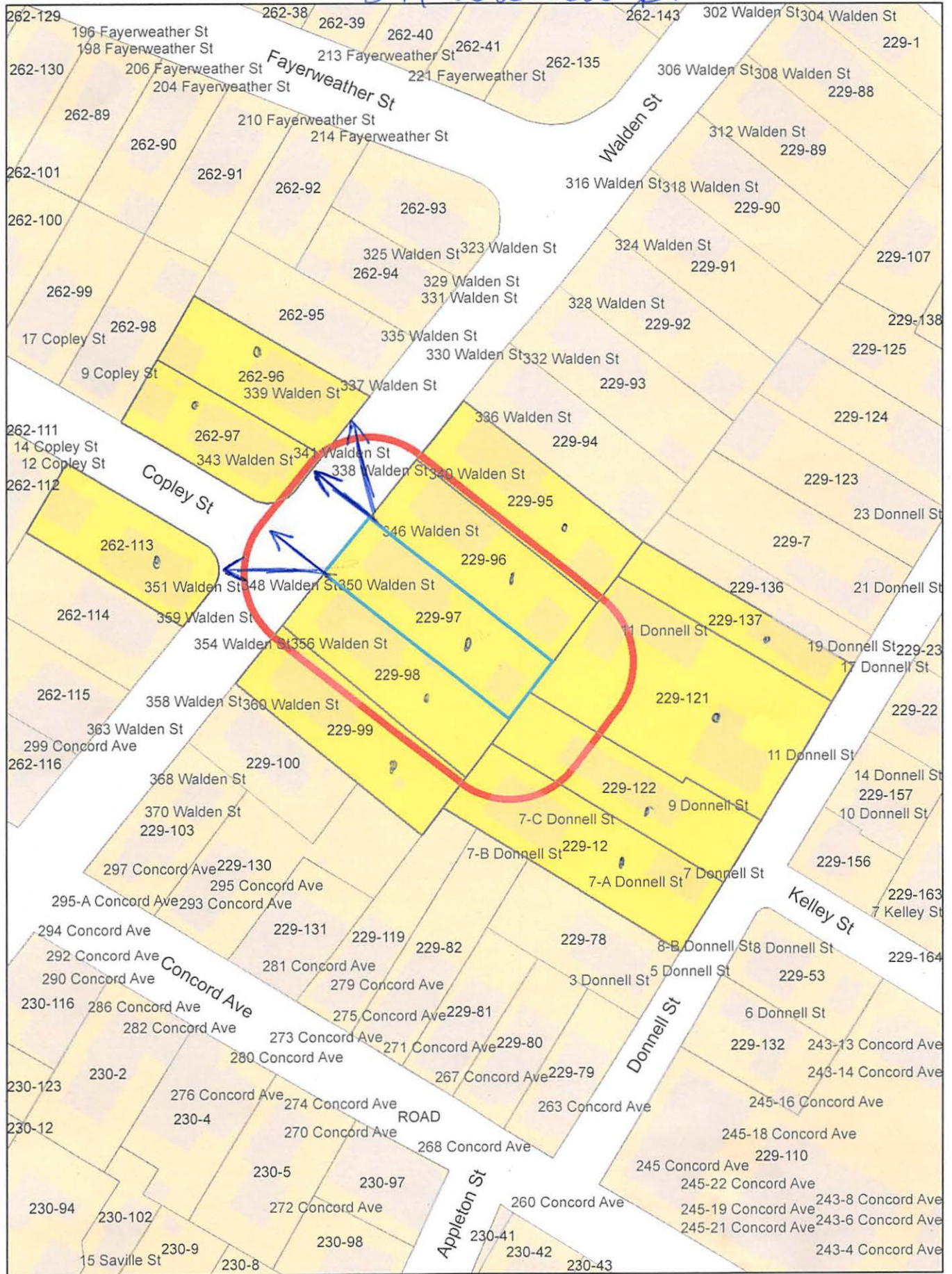
date issued 09.22.20

BZA APPLICATION SET

Sheet no.
A300



344 Walden St



344 Walden St

Petitioner

229-12
BOLOTIN, STEVEN J. & ANDRA S. BOLOTIN
7C DONNELL ST.
CAMBRIDGE, MA 02138

229-121
CHEN, PETER L. & MICHELLE MENTIS-COHEN
11 DONNELL ST
CAMBRIDGE, MA 02138

229-97
HARNEY JENNIE & CHAD VERRY
344-346 WALDEN STREET
CAMBRIDGE, MA 02138

229-95
OKUN, DOUGLAS,
TRUSTEE THE DOUGLAS OKUN REV TRS
334 WALDEN ST
CAMBRIDGE, MA 02138

229-137
MOSHER, RACHEL E.
17 DONNELL ST
CAMBRIDGE, MA 02138

229-12
HELPMAN, ELHANAN & RUTH HELPHAN
7B DONNELL ST
CAMBRIDGE, MA 02138

229-96
MCJANNET, LINDA
TR. OF THE LINDA MCJANNET TRUST-2009
338-340 WALDEN ST
CAMBRIDGE, MA 02138

229-99
DECARLO, PETER L., JR. & ELLEN BETZ
356 WALDEN ST
CAMBRIDGE, MA 02138

262-96
TAYLOR, WESLEY L.
337 WALDEN ST
CAMBRIDGE, MA 02139

262-97
ROBINSON, PAULA R.
341 WALDEN ST
CAMBRIDGE, MA 02138-1317

262-113
PRESBREY, JOSEPH W.
351 WALDEN ST., #2
CAMBRIDGE, MA 02138

262-113
KAONADKO 351 WALDEN LLC
2 LOWELL AVE., #2B
WINCHESER, MA 01890

229-122
KEYSER, DONALD A. & ANNE M. KEYSER
9F DONNELL ST
CAMBRIDGE, MA 02138

229-122
GABRIEL, MARY CHRISTINA &
KAIGHAM JACOB GABRIEL
9 DONNELL ST. UNIT 9R
CAMBRIDGE, MA 02138

229-98
MAHER, MARY T. A LIFE ESTATE
350 WALDEN ST
CAMBRIDGE, MA 02138

229-12
KULIN, ARLEEN
7A DONNELL ST.
CAMBRIDGE, MA 02138



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:

Chad Verry
(Print)

Date:

10-21-2020

Address:

344 Walden St.

Case No.

BZA-93291

Hearing Date:

11/5/20

Thank you,
Bza Members

SHEET LIST			
No.	Sheet Name	Issue Date	Current Rev.
A000	COVER SHEET	09.03.20	
A010	EXISTING AND PROPOSED AREA PLANS	09.03.20	
A020	SITE SURVEY AND OPEN SPACE DIAGRAM	09.03.20	
A101	EXISTING & PROPOSED BASEMENT & FIRST FLOOR PLANS	09.03.20	
A102	EXISTING AND PROPOSED SECOND AND THIRD FLOOR PLANS	09.03.20	
A103	EXISTING AND PROPOSED ROOF PLAN	09.03.20	
A201	EXISTING AND PROPOSED BUILDING ELEVATIONS	09.03.20	
A202	EXISTING AND PROPOSED BUILDING ELEVATIONS	09.03.20	
A300	EXISTING AND PROPOSED 3D VIEWS	09.03.20	



344-346 WALDEN STREET, CAMBRIDGE

UPDATED BZA APPLICATION SET
10.30.20

OWNER

CHAD VERRY
344-346 WALDEN STREET
CAMBRIDGE, MA 02138

SURVEYOR

PAUL FINOCCHIO
4 HIGHLAND AVENUE
WAKEFIELD, MA
(781)-883-5473

CIVIL

TBD

ADDRESS
(617)-PHONE

www.WEBSITE.com

STRUCTURAL

TESTA ENGINEERING
ASSOCIATES
181 WORCESTER STREET
NATICK MA 01760
(508)-655-2410

ARCHITECT

KELLY BOUCHER
ARCHITECTURE
561 LEXINGTON ST WALTHAM,
MA 02143
(617)-827-3527

www.boucherarchitecture.com

No.	Descrip.	Date

stomp

client
CHAD VERRY
344-346 WALDEN STREET
CAMBRIDGE, MA 02138

title
COVER SHEET
project
344-346 WALDEN STREET, CAMBRIDGE



job number 20-014

scale

date issued 10.30.20

UPDATED BZA
APPLICATION SET

Sheet no.
A000

CITY OF CAMBRIDGE
INSPECTIONAL SERVICES
2020 NOV 02 A 1:33

AREA SCHEDULE (GFA EXISTING)

Name	Area	GFA Type
EXISTING GFA		
1ST FLOOR		
FIRST FLOOR	1154 SF	EXISTING GFA
COVERED PORCH	81 SF	EXISTING GFA
COVERED PORCH	159 SF	EXISTING GFA
	1395 SF	
2ND FLOOR		
COVERED PORCH	159 SF	EXISTING GFA
SECOND FLOOR	1154 SF	EXISTING GFA
COVERED PORCH	81 SF	EXISTING GFA
	1394 SF	
3RD FLOOR		
THIRD FL	439 SF	EXISTING GFA
	439 SF	
TOTAL SF: 7	3228 SF	

DIMENSIONAL FORM

LOCATION: 344-346 WALDEN STREET, CAMBRIDGE MA
 ZONE: RES B
 PRESENT USE/OCCUPANCY: TWO FAMILY
 REQUESTED OCCUPANCY: UNCHANGED

	EXISTING	PROPOSED	ORDINANCE
GROSS FLOOR AREA	3,228	3,494	N/A
LOT SIZE:	6,554	Unchanged	5000
FLOOR AREA RATIO	.49	0.53	0.5/0.35
LOT AREA PER DWELLING UNIT	3,277	Unchanged	2,500
NO. OF D.U.	2	Unchanged	2
SIZE OF LOT:			
WIDTH	46'	Unchanged	50'
LENGTH	141.5'	Unchanged	N/A
BUILDING - SETBACKS:			
FRONT	13.3'	Unchanged	15'
REAR	71'	69'	35'
LEFT SIDE	5.8'	Unchanged	7.5' (SUM 20)
RIGHT SIDE	14.9'	Unchanged	12.5' (SUM 20)
BUILDING - SIZE:			
BUILDING HEIGHT	32'	Unchanged	35'
BUILDING LENGTH	57'	59'	N/A
BUILDING WIDTH	25'	Unchanged	N/A
TOTAL OPEN SPACE	2350 SF	Unchanged	1966 SF
PERCENTAGE LOT AREA	35.8%	Unchanged	30%
PRIVATE OPEN SPACE	15.4%	Unchanged	15%
PERMEABLE OPEN SPACE	20.4%	Unchanged	15%
NO. OF PARKING SPACES:	2	2	2
DISTANCE BETWEEN STRUCTURES	48'	46'	10'

Existing Non-Conforming
Complies

Existing Non-Conforming

Complies
Complies

Existing Non-Conforming

Existing Non-Conforming

Complies
Existing Non-Conforming

Complies

Complies

Complies

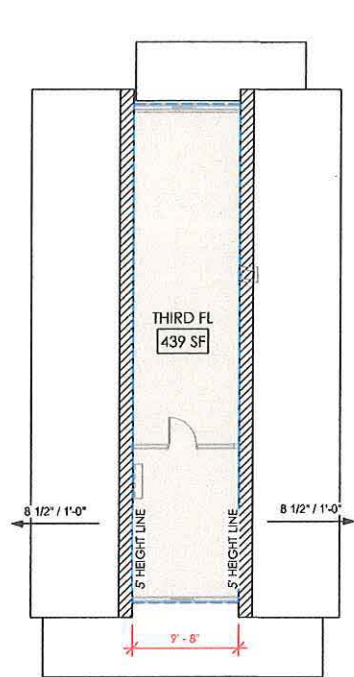
Complies

Complies

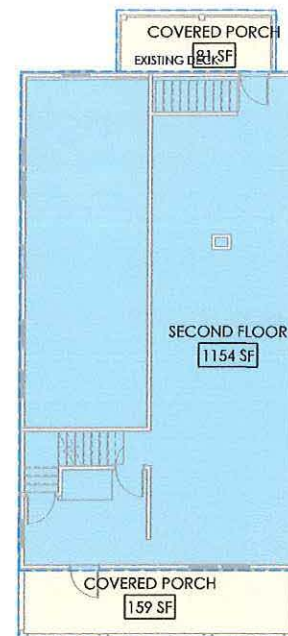
Complies

AREA SCHEDULE (GFA ADDED)

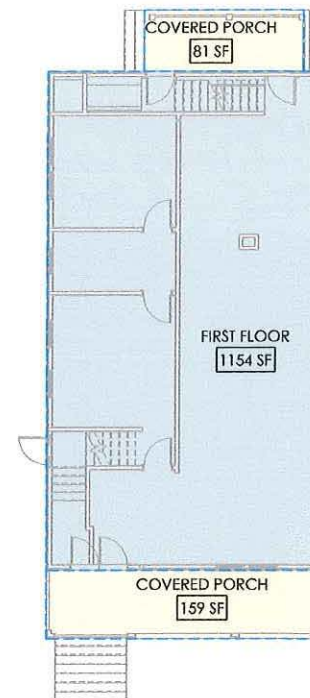
Name	Area	GFA Type
1ST FLOOR		
MUDROOM EXTENSION	61 SF	PROPOSED GFA
2ND FLOOR		
PORCH EXTENSION	41 SF	PROPOSED GFA
3RD FLOOR		
PROPOSED DORMER	93 SF	PROPOSED GFA
PROPOSED DORMER	71 SF	PROPOSED GFA
TOTAL SF: 4	266 SF	



④ 3RD FLOOR
1/8" = 1'-0"



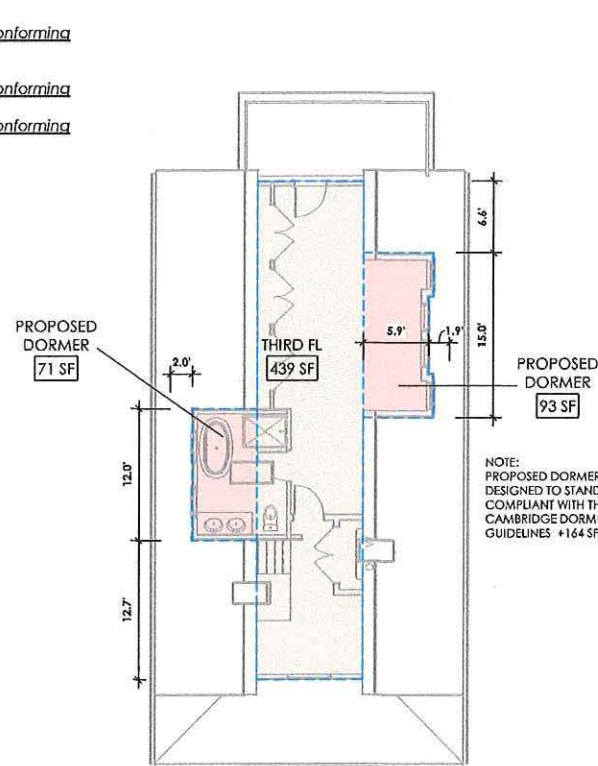
③ 2ND FLOOR
1/8" = 1'-0"



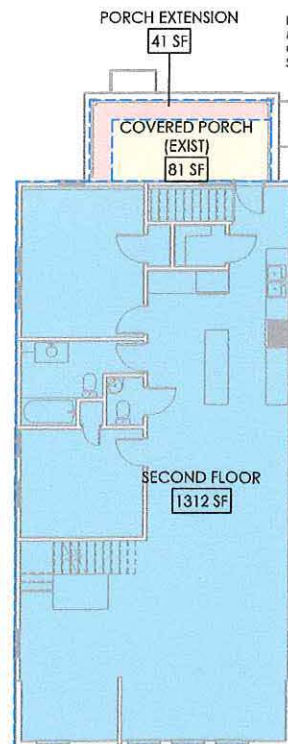
② 1ST FLOOR
1/8" = 1'-0"



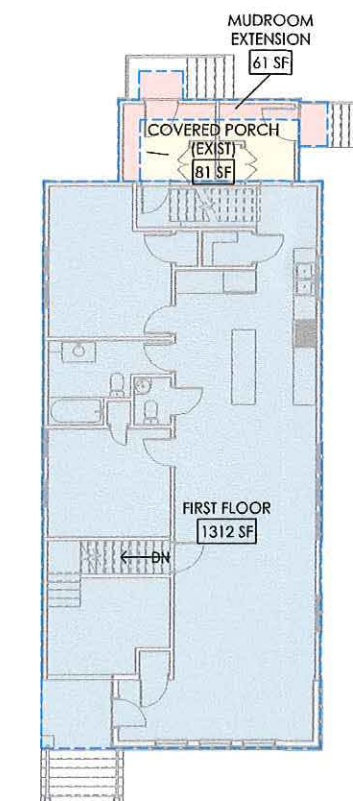
① BASEMENT (EXIST)
1/8" = 1'-0"



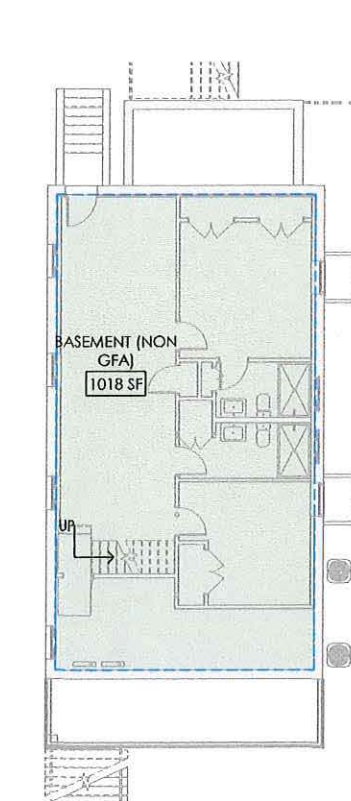
⑧ 3RD FLOOR
1/8" = 1'-0"



⑦ 2ND FLOOR
1/8" = 1'-0"



⑥ 1ST FLOOR
1/8" = 1'-0"



⑤ BASEMENT
1/8" = 1'-0"

No.	Descrip.	Date

stamp

client
CHAD VERRY
344-346 WALDEN STREET
CAMBRIDGE, MA 02138

EXISTING AND PROPOSED AREA PLANS

344-346 WALDEN STREET, CAMBRIDGE



job number 20-014

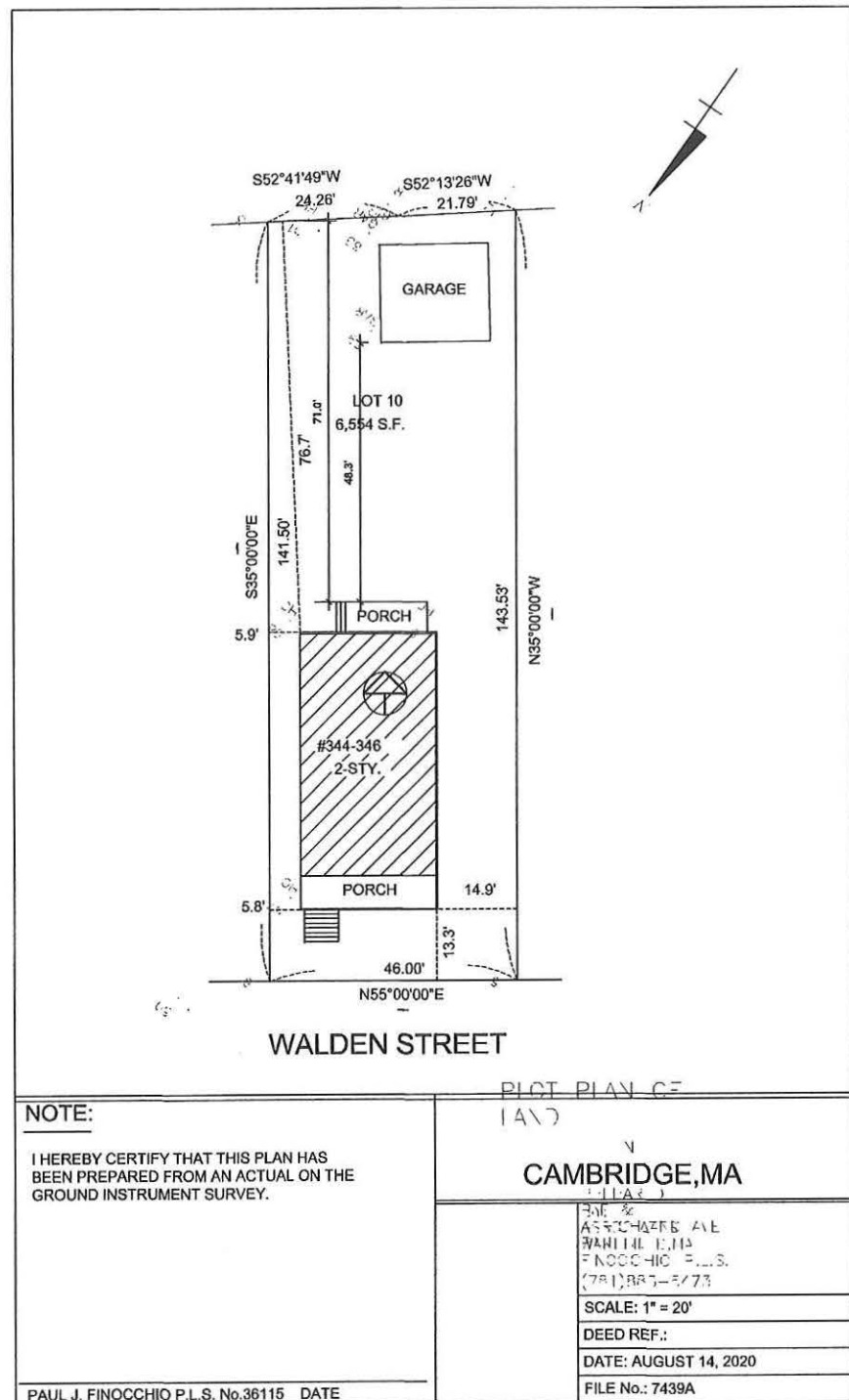
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date issued 10.30.20

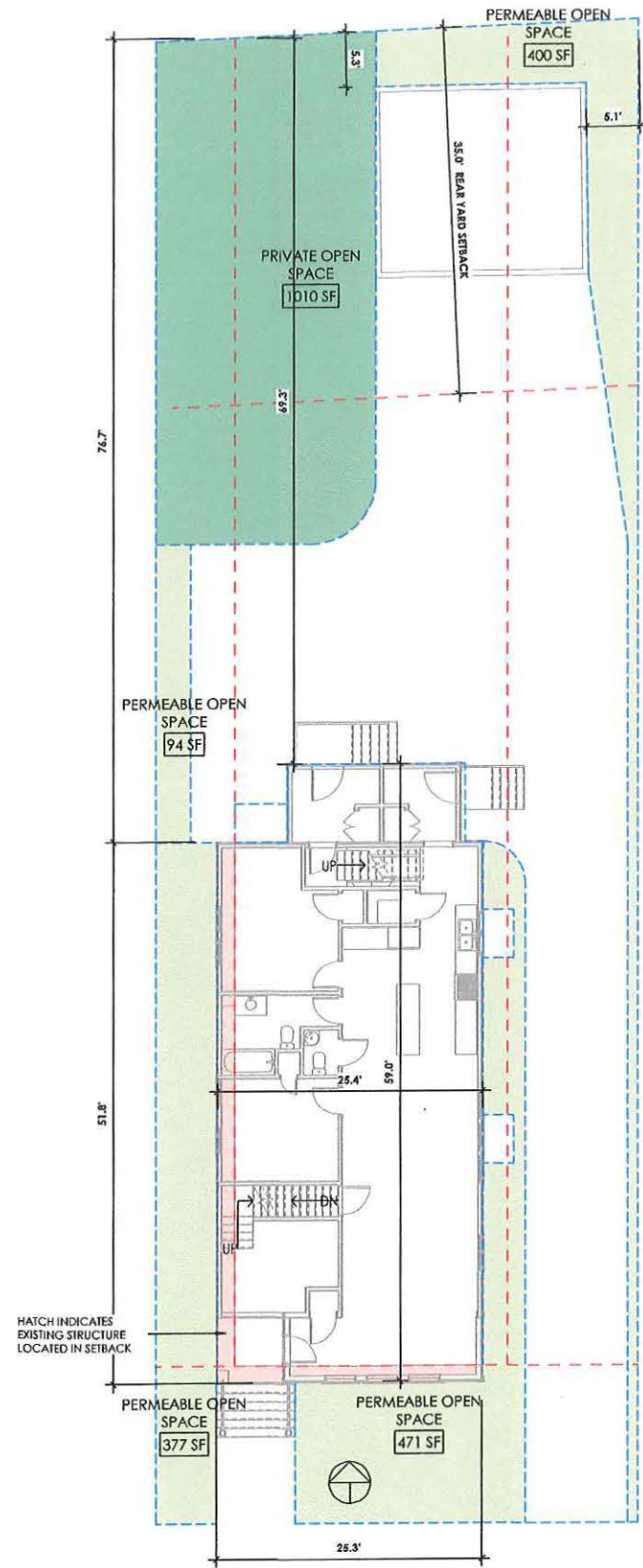
UPDATED BZA
APPLICATION SET

Sheet no.

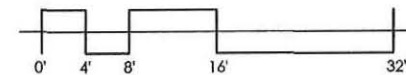
A010



② SURVEY
1/16" = 1'-0"



① PROPOSED OPEN SPACE
1/8" = 1'-0"



No.	Descrip.	Date

stamp

client
CHAD VERRY
344-346 WALDEN STREET
CAMBRIDGE, MA 02138

title
SITE SURVEY AND OPEN SPACE DIAGRAM
project
344-346 WALDEN STREET, CAMBRIDGE



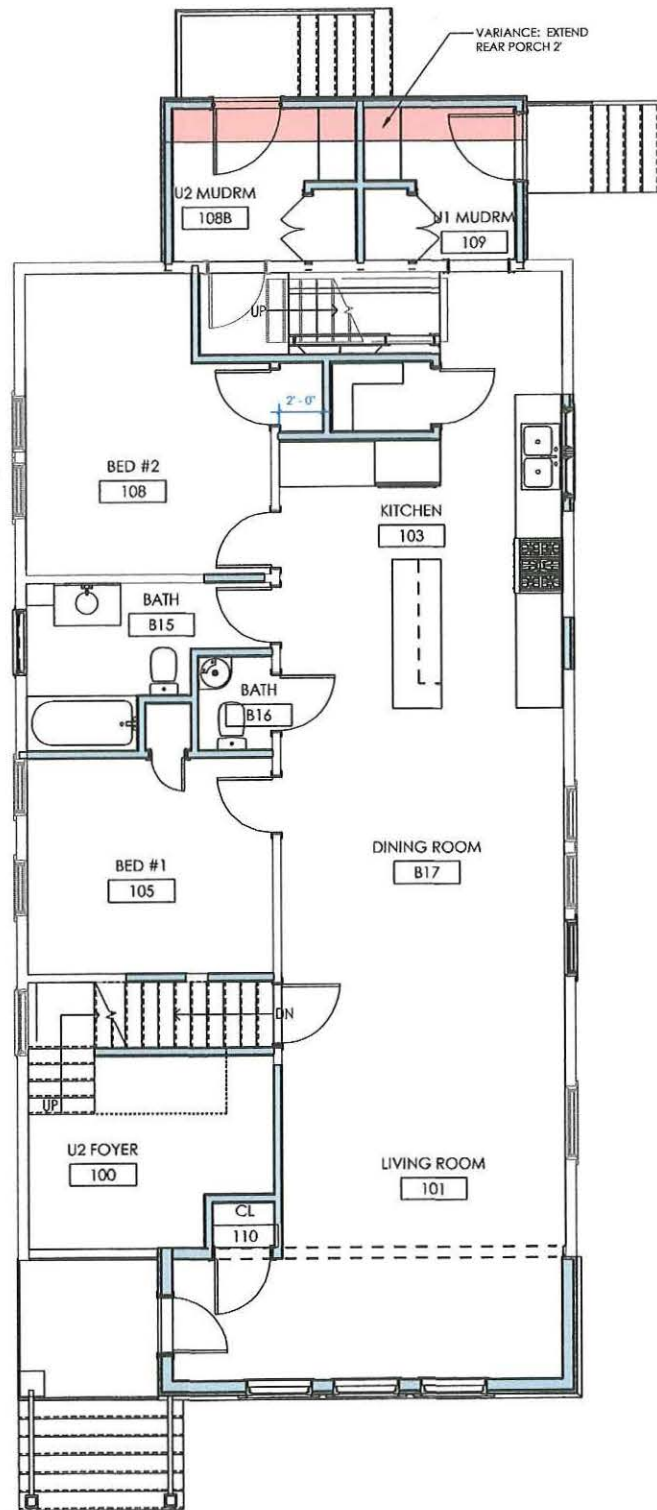
job number 20-014

scale As indicated

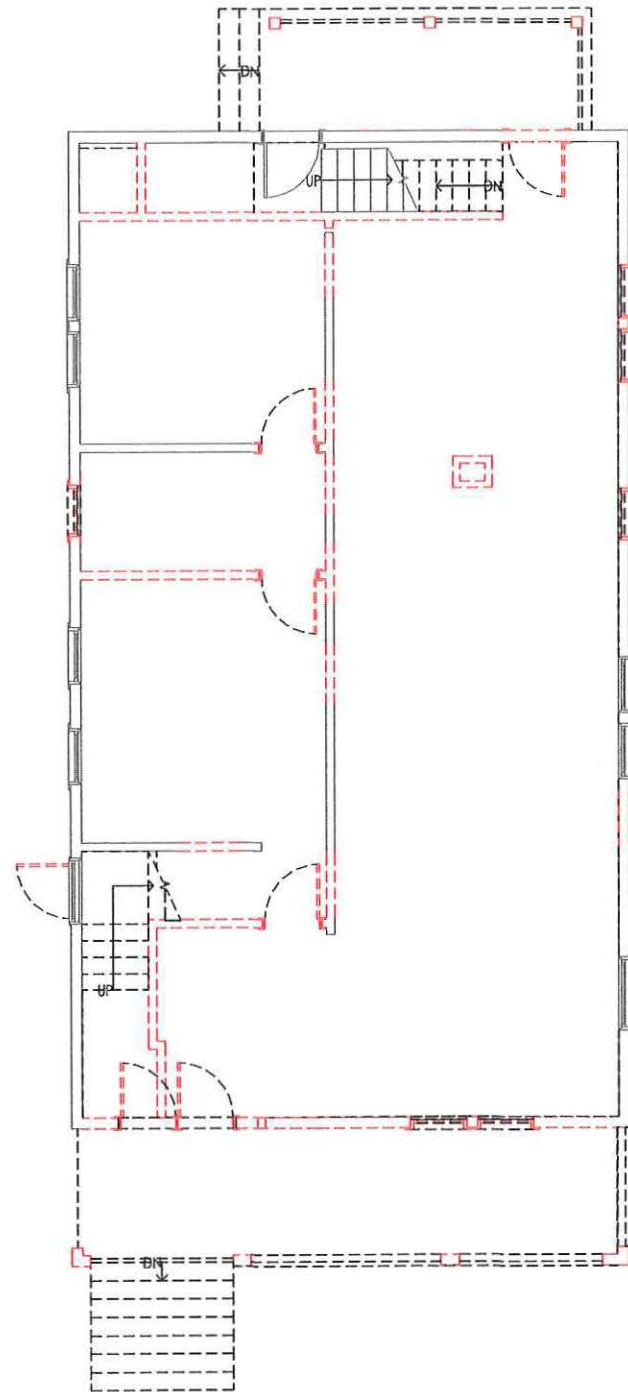
date issued 10.30.20

UPDATED B7A
APPLICATION SET

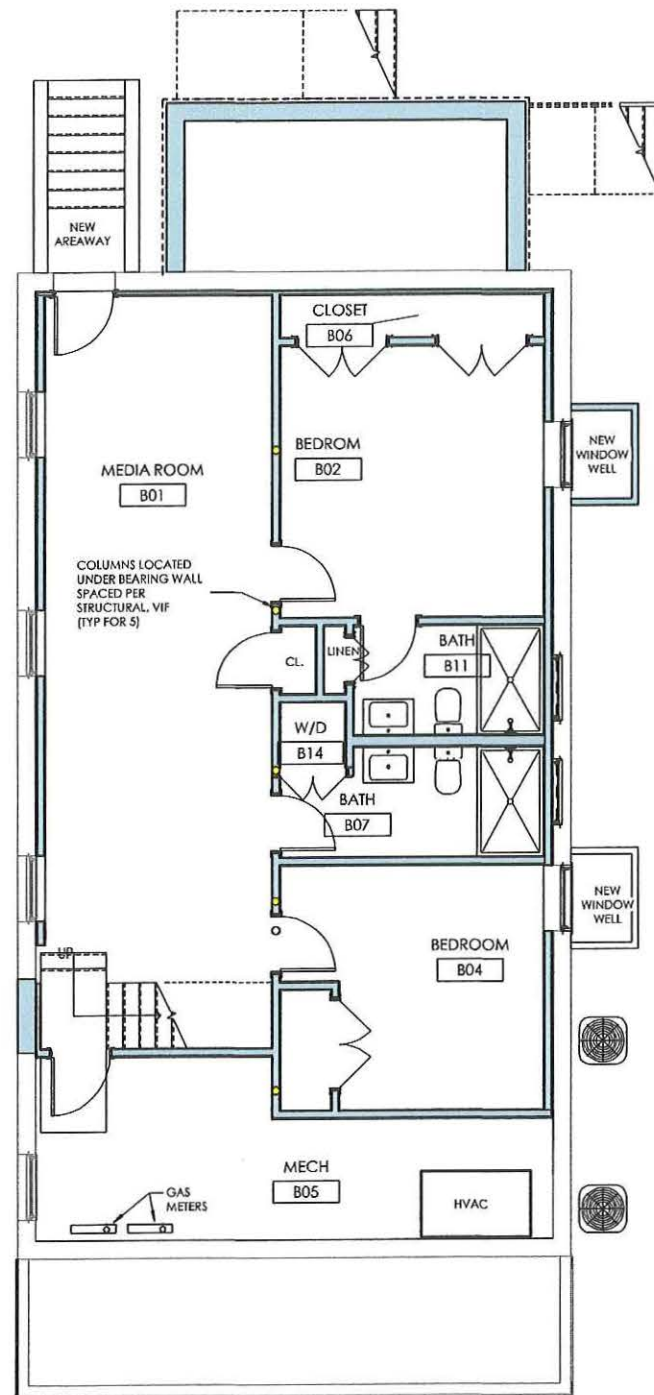
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A020



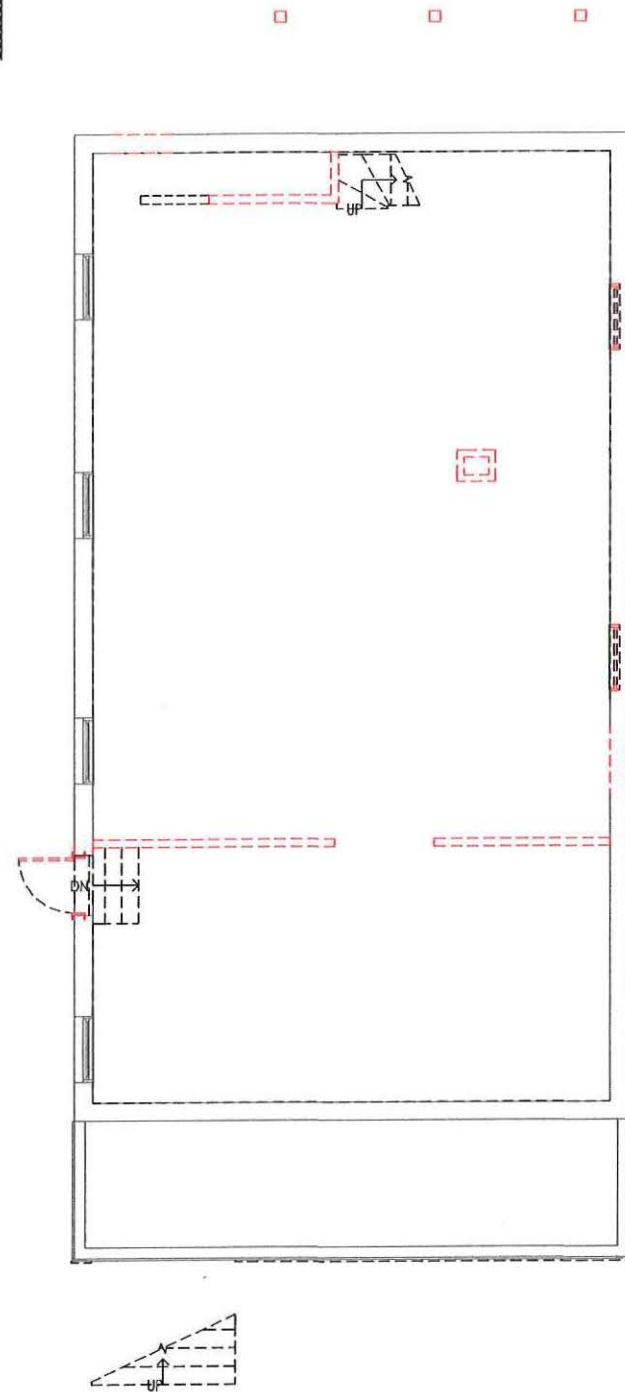
④ PROPOSED 1ST FLOOR
1/4" = 1'-0"



③ EXISTING 1ST FLOOR
1/4" = 1'-0"



② PROPOSED BASEMENT
1/4" = 1'-0"



① EXISTING BASEMENT PLAN
1/4" = 1'-0"

No.	Descrip.	Date

stamp

client
CHAD VERRY
344-346 WALDEN STREET
CAMBRIDGE, MA 02138

title
EXISTING & PROPOSED BASEMENT & FIRST FLOOR PLANS

project
344-346 WALDEN STREET, CAMBRIDGE



job number 20-014

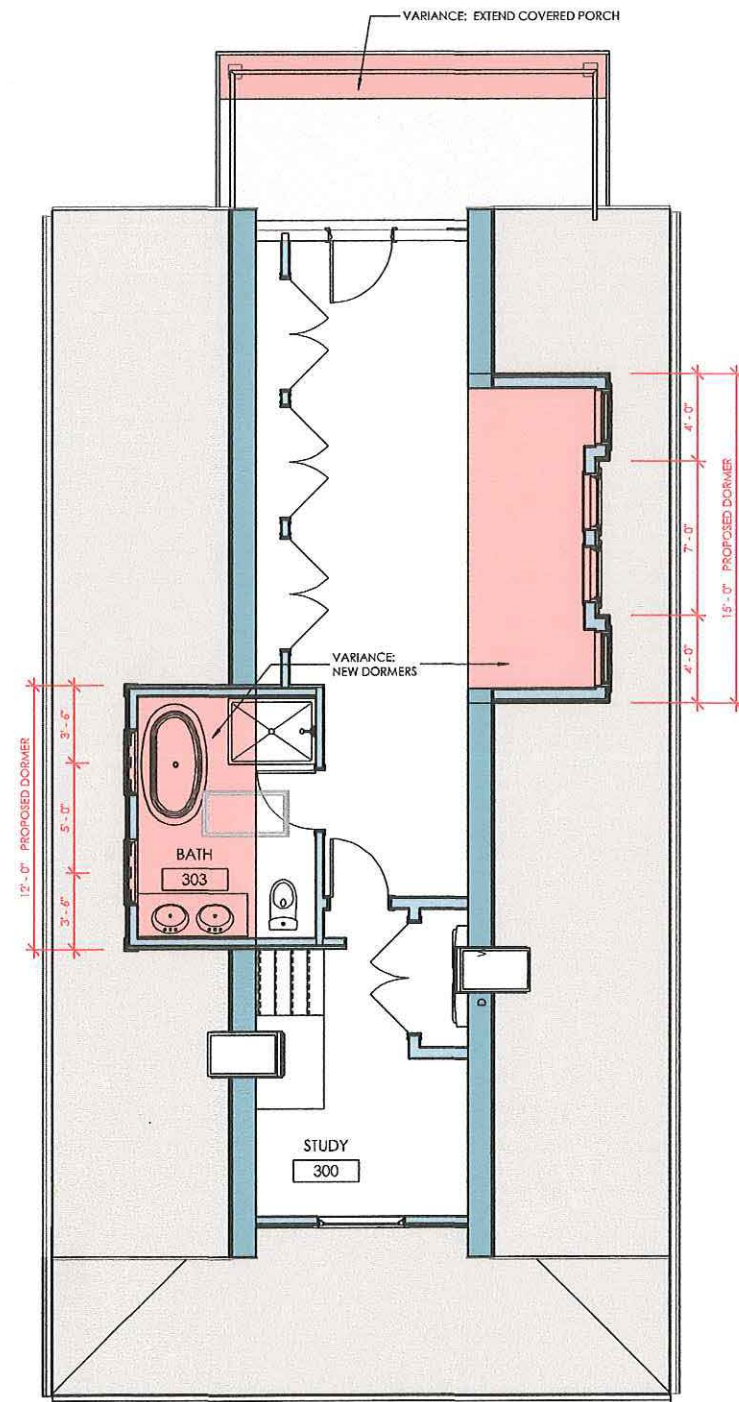
scale 1/4" = 1'-0"

date issued 10.30.20

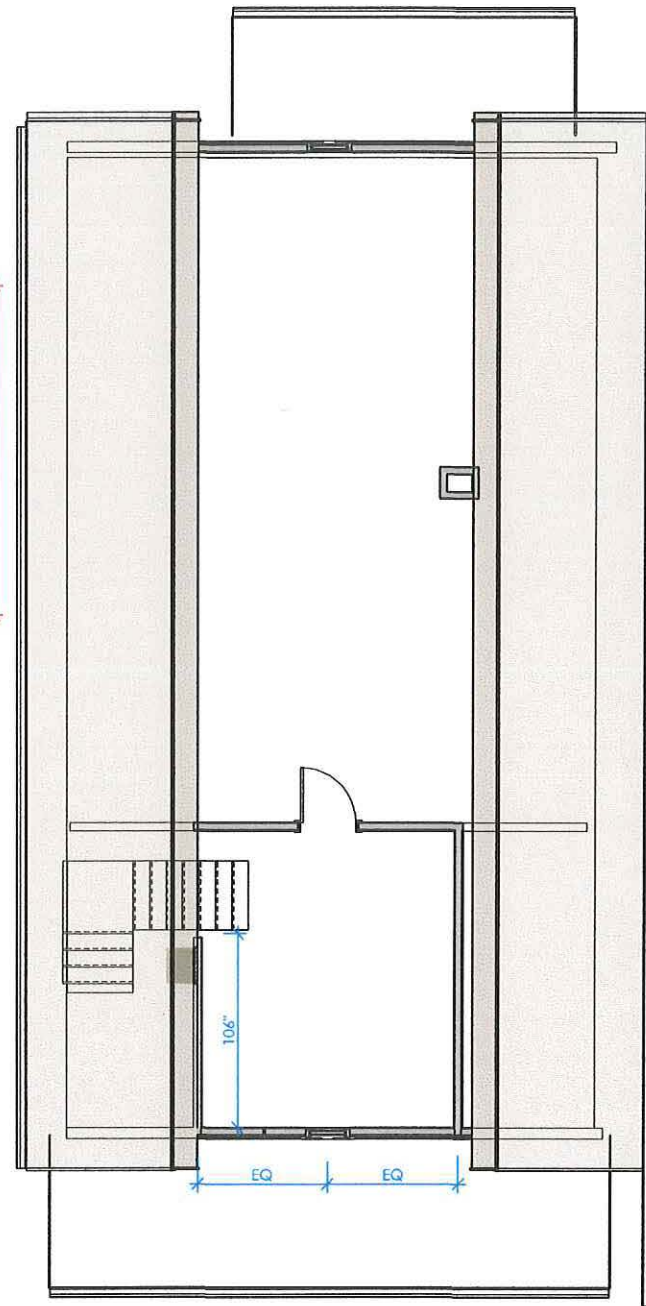
UPDATED BZA
APPLICATION SET

Sheet no.
A101

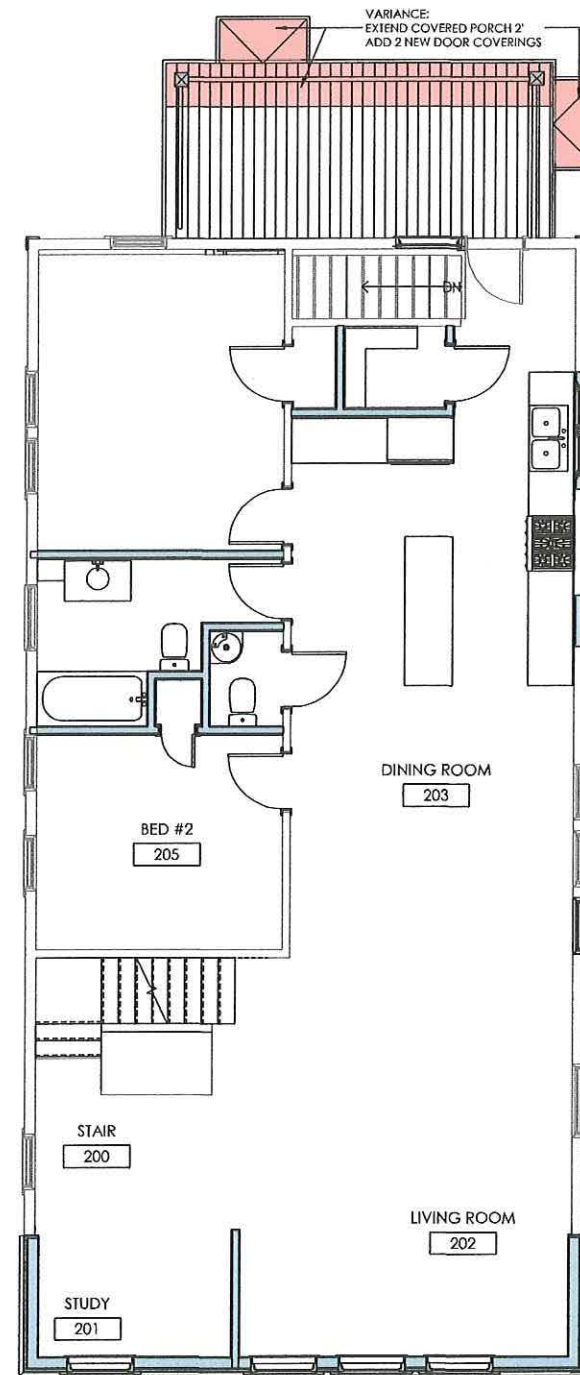
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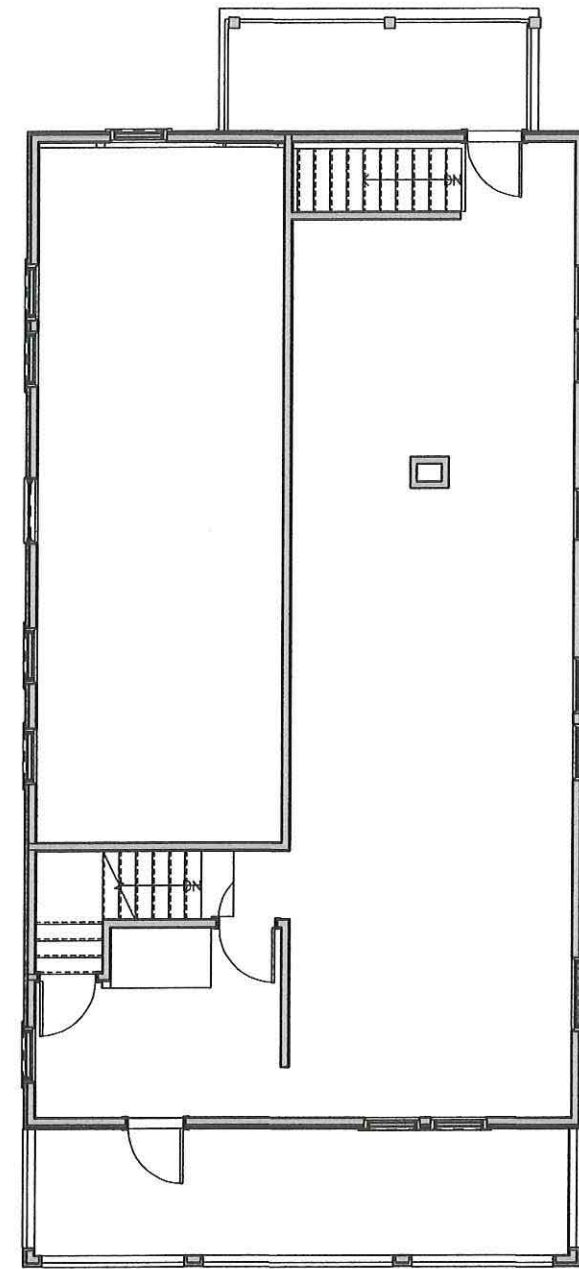
④ PROPOSED 3RD FLOOR
1/4" = 1'-0"



③ EXISTING 3RD FLOOR
1/4" = 1'-0"



② PROPOSED 2ND FLOOR
1/4" = 1'-0"



① EXISTING 2ND FLOOR
1/4" = 1'-0"

No.	Descrip.	Date

stamp

client
CHAD VERRY
344-346 WALDEN STREET
CAMBRIDGE, MA 02138

title
EXISTING AND PROPOSED SECOND AND THIRD FLOOR PLANS

project
344-346 WALDEN STREET, CAMBRIDGE



job number 20-014

scale 1/4" = 1'-0"

date issued 10.30.20

UPDATED BZA
APPLICATION SET

Sheet no.
A102

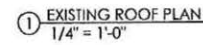
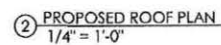
client
CHAD VERRY
344-346 WALDEN STREET
CAMBRIDGE, MA 02138

project
344-346 WALDEN STREET, CAMBRIDGE



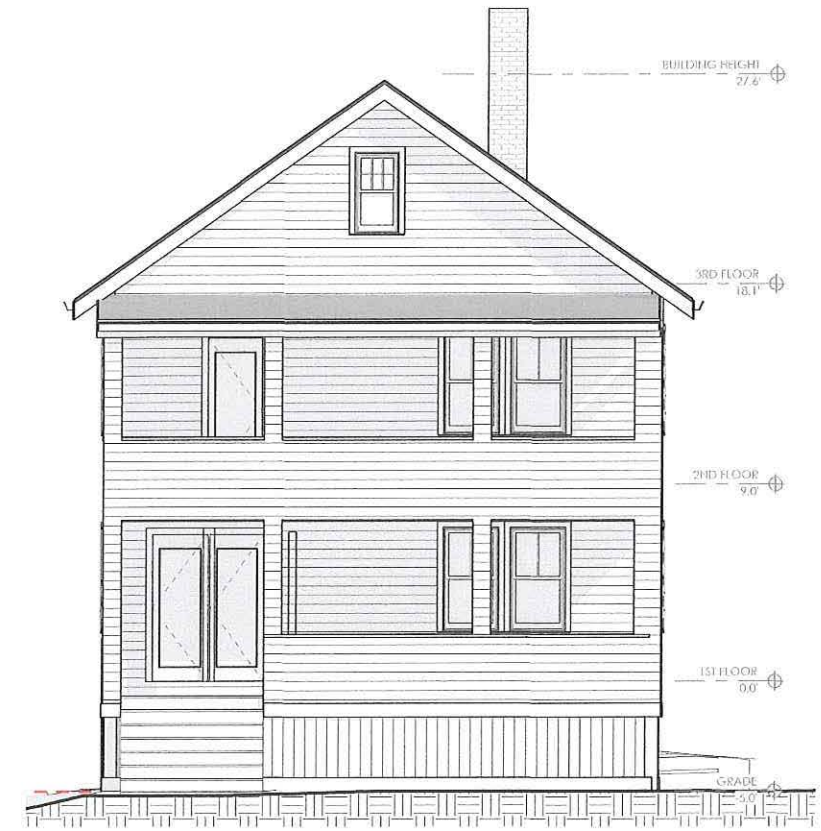
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APPLICATION SET

Sheet no.
A103





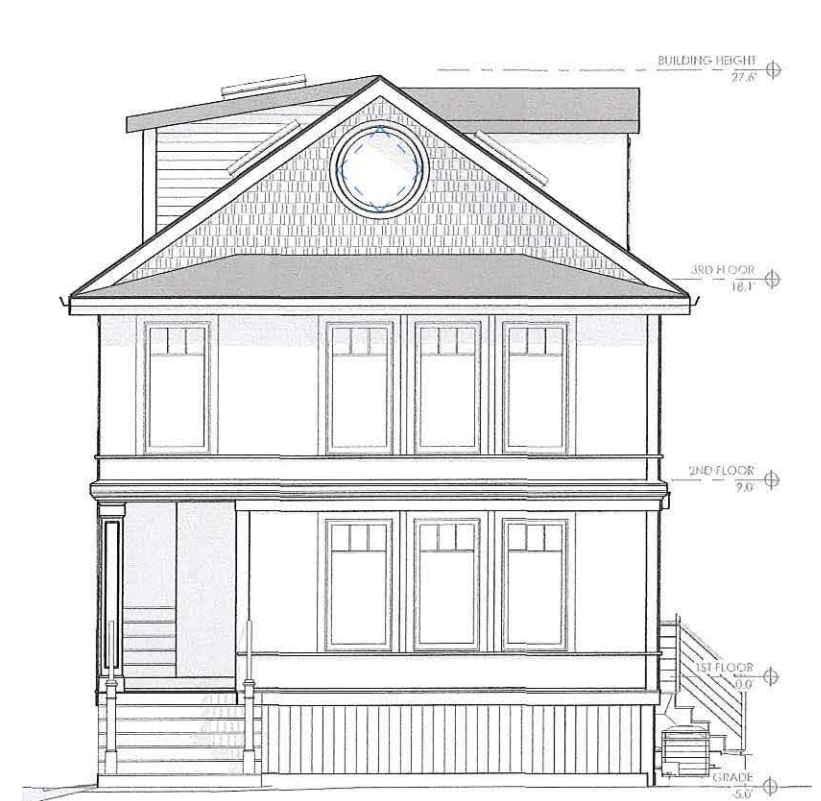
④ EXISTING RIGHT SIDE ELEVATION
1/4" = 1'-0"



① EXISTING FRONT ELEVATION
1/4" = 1'-0"



③ PROPOSED RIGHT SIDE ELEVATION
1/4" = 1'-0"



② PROPOSED FRONT ELEVATION
1/4" = 1'-0"

No.	Descrip.	Date

stamp

client
CHAD VERRY
344-346 WALDEN STREET
CAMBRIDGE, MA 02138

title
EXISTING AND PROPOSED BUILDING ELEVATIONS

project
344-346 WALDEN STREET, CAMBRIDGE



job number 20-014

scale 1/4" = 1'-0"

date issued 10.30.20

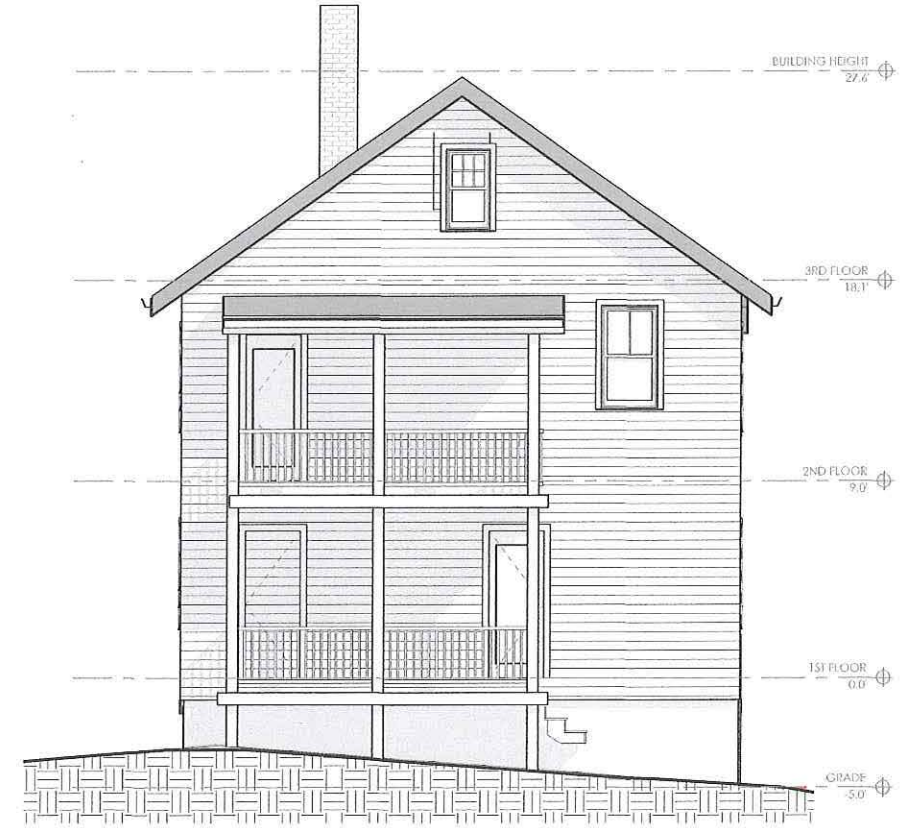
UPDATED BZA
APPLICATION SET

Sheet no.

A201



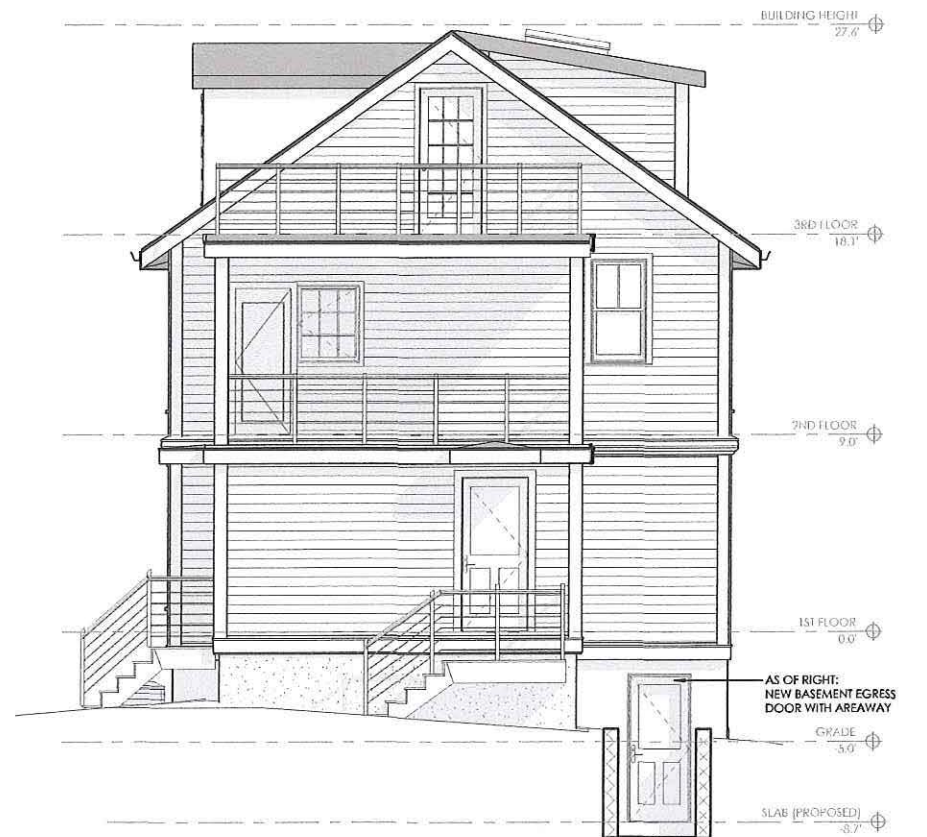
① EXISTING LEFT SIDE ELEVATION
1/4" = 1'-0"



② EXISTING REAR ELEVATION
1/4" = 1'-0"



③ PROPOSED LEFT SIDE ELEVATION
1/4" = 1'-0"



④ PROPOSED REAR ELEVATION
1/4" = 1'-0"

No.	Descrip.	Date

stamp

client
CHAD VERRY
344-346 WALDEN STREET
CAMBRIDGE, MA 02138

title
EXISTING AND PROPOSED BUILDING ELEVATIONS
project
344-346 WALDEN STREET, CAMBRIDGE

K B A
KIM BOURCHER ARCHITECTURE
101-96000000000000000000
PHONE: (617) 627-3527

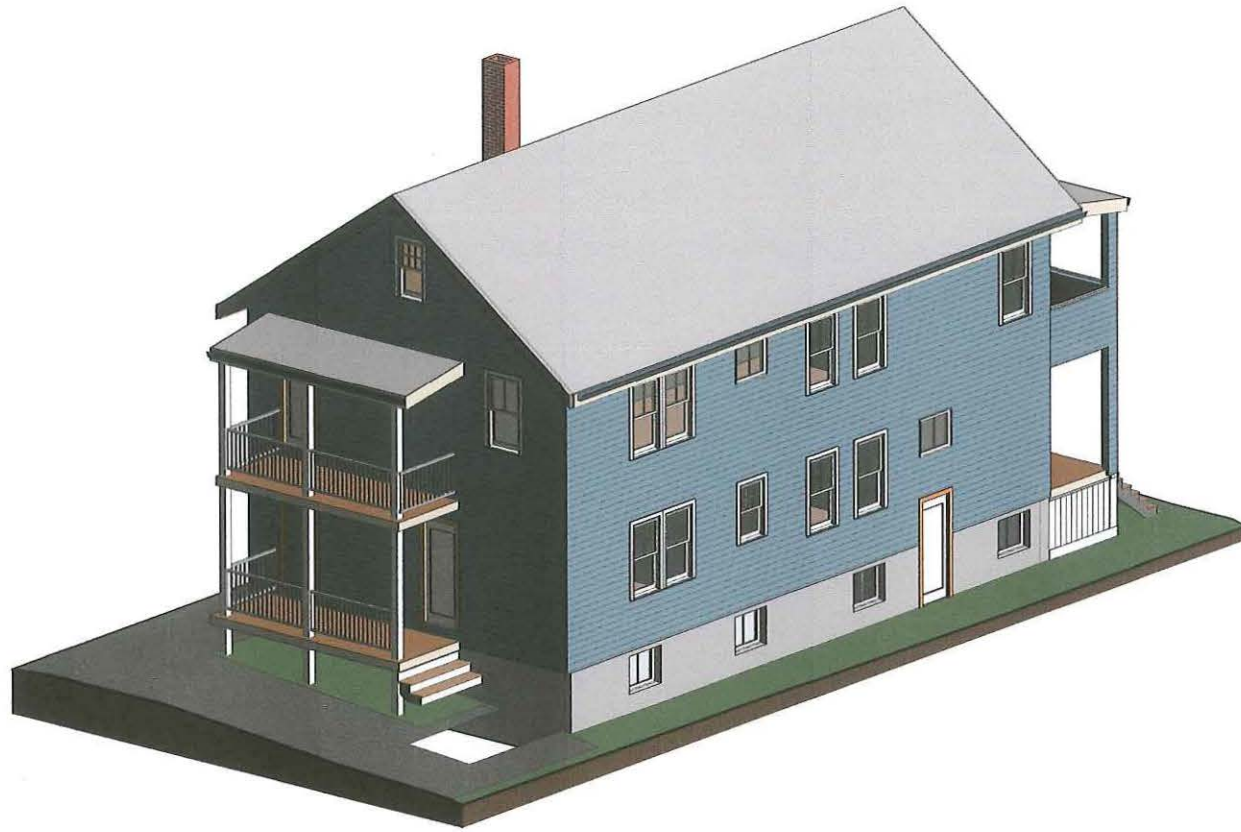
job number 20-014

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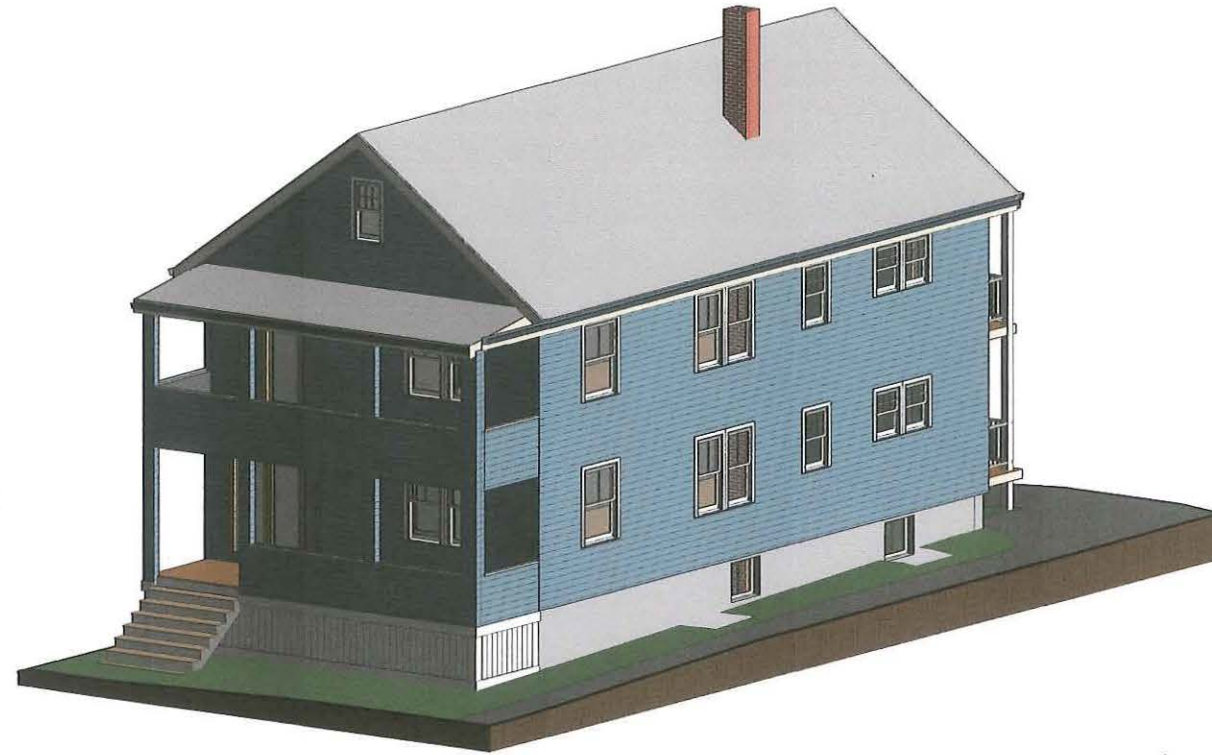
date issued 10.30.20

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APPLICATION SET

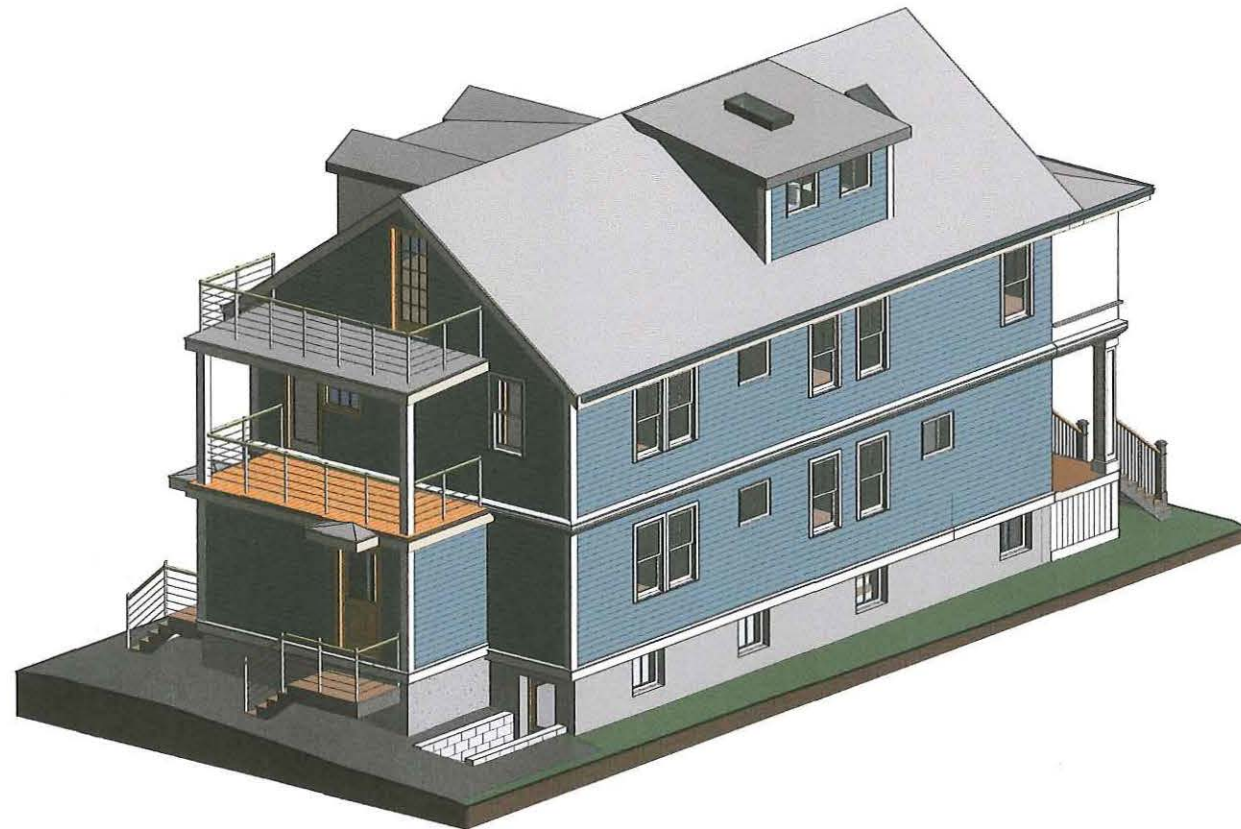
Sheet no.
A202



③ EXISTING REAR 3D VIEW



④ EXISTING FRONT 3D VIEW



② PROPOSED REAR 3D VIEW



① PROPOSED FRONT 3D VIEW

No.	Descrip.	Date

stamp

client
CHAD VERRY
344-346 WALDEN STREET
CAMBRIDGE, MA 02138

title
EXISTING AND PROPOSED 3D VIEWS
project
344-346 WALDEN STREET, CAMBRIDGE



job number 20-014

scale

date issued 10.30.20

UPDATED BZA
APPLICATION SET

Sheet no.
A300

SHEET LIST			
No.	Sheet Name	Issue Date	Current Rev.
A000	COVER SHEET	09.03.20	
A010	EXISTING AND PROPOSED AREA PLANS	09.03.20	
A020	SITE SURVEY AND OPEN SPACE DIAGRAM	09.03.20	
A101	EXISTING & PROPOSED BASEMENT & FIRST FLOOR PLANS	09.03.20	
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A103	EXISTING AND PROPOSED ROOF PLAN	09.03.20	
A201	EXISTING AND PROPOSED BUILDING ELEVATIONS	09.03.20	
A202	EXISTING AND PROPOSED BUILDING ELEVATIONS	09.03.20	
A300	EXISTING AND PROPOSED 3D VIEWS	09.03.20	



344-346 WALDEN STREET, CAMBRIDGE

UPDATED BZA APPLICATION SET
10.30.20

OWNER

CHAD VERRY
344-346 WALDEN STREET
CAMBRIDGE, MA 02138

SURVEYOR

PAUL FINOCCHIO
4 HIGHLAND AVENUE
WAKEFIELD, MA
(781)-883-5473

CIVIL

TBD

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ARCHITECT

KELLY BOUCHER
ARCHITECTURE
561 LEXINGTON ST WALTHAM,
MA 02143
(617)-827-3527

www.boucherarchitecture.com

No.	Descrip.	Date

stomp

client
CHAD VERRY
344-346 WALDEN STREET
CAMBRIDGE, MA 02138

title
COVER SHEET
project
344-346 WALDEN STREET, CAMBRIDGE



job number 20-014

scale

date issued 10.30.20

UPDATED BZA
APPLICATION SET

Sheet no.
A000

CITY OF CAMBRIDGE
INSPECTIONAL SERVICES
2020 NOV 02 A 1:33

AREA SCHEDULE (GFA EXISTING)

Name	Area	GFA Type
EXISTING GFA		
1ST FLOOR		
FIRST FLOOR	1154 SF	EXISTING GFA
COVERED PORCH	81 SF	EXISTING GFA
COVERED PORCH	159 SF	EXISTING GFA
	1395 SF	
2ND FLOOR		
COVERED PORCH	159 SF	EXISTING GFA
SECOND FLOOR	1154 SF	EXISTING GFA
COVERED PORCH	81 SF	EXISTING GFA
	1394 SF	
3RD FLOOR		
THIRD FL	439 SF	EXISTING GFA
	439 SF	
TOTAL SF: 7	3228 SF	

DIMENSIONAL FORM

LOCATION: 344-346 WALDEN STREET, CAMBRIDGE MA
 ZONE: RES B
 PRESENT USE/OCCUPANCY: TWO FAMILY
 REQUESTED OCCUPANCY: UNCHANGED

	EXISTING	PROPOSED	ORDINANCE
GROSS FLOOR AREA	3,228	3,494	N/A
LOT SIZE:	6,554	Unchanged	5000
FLOOR AREA RATIO	.49	0.53	0.5/0.35
LOT AREA PER DWELLING UNIT	3,277	Unchanged	2,500
NO. OF D.U.	2	Unchanged	2
SIZE OF LOT:			
WIDTH	46'	Unchanged	50'
LENGTH	141.5'	Unchanged	N/A
BUILDING - SETBACKS:			
FRONT	13.3'	Unchanged	15'
REAR	71'	69'	35'
LEFT SIDE	5.8'	Unchanged	7.5' (SUM 20)
RIGHT SIDE	14.9'	Unchanged	12.5' (SUM 20)
BUILDING - SIZE:			
BUILDING HEIGHT	32'	Unchanged	35'
BUILDING LENGTH	57'	59'	N/A
BUILDING WIDTH	25'	Unchanged	N/A
TOTAL OPEN SPACE	2350 SF	Unchanged	1966 SF
PERCENTAGE LOT AREA	35.8%	Unchanged	30%
PRIVATE OPEN SPACE	15.4%	Unchanged	15%
PERMEABLE OPEN SPACE	20.4%	Unchanged	15%
NO. OF PARKING SPACES:	2	2	2
DISTANCE BETWEEN STRUCTURES	48'	46'	10'

Existing Non-Conforming
Complies

Existing Non-Conforming

Complies
Complies

Existing Non-Conforming

Existing Non-Conforming

Complies
Existing Non-Conforming

Complies

Complies

Complies

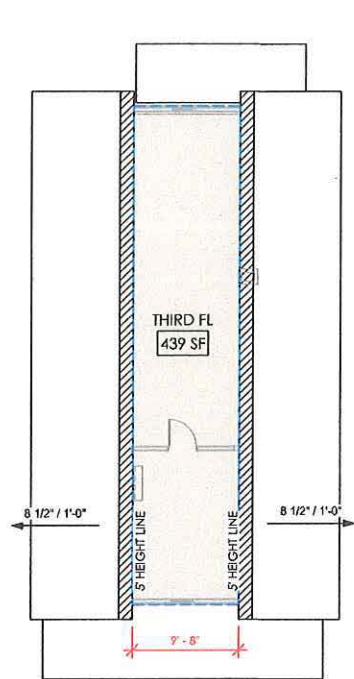
Complies

Complies

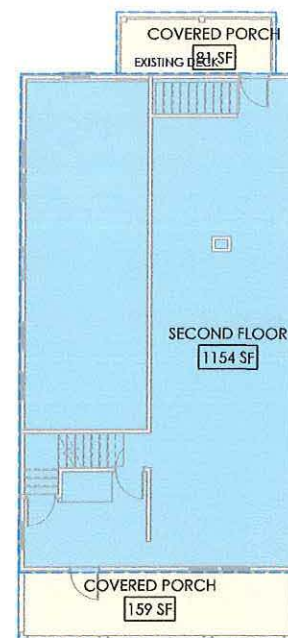
Complies

AREA SCHEDULE (GFA ADDED)

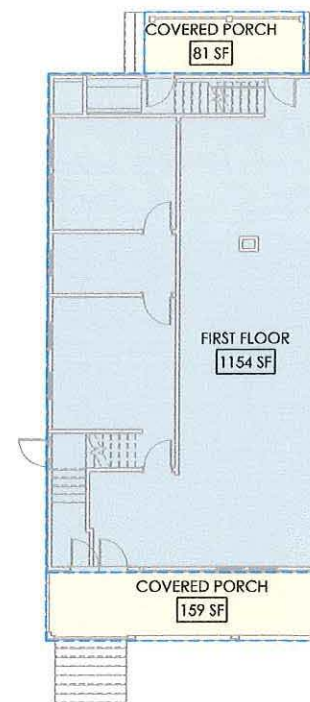
Name	Area	GFA Type
1ST FLOOR		
MUDROOM EXTENSION	61 SF	PROPOSED GFA
2ND FLOOR		
PORCH EXTENSION	41 SF	PROPOSED GFA
3RD FLOOR		
PROPOSED DORMER	93 SF	PROPOSED GFA
PROPOSED DORMER	71 SF	PROPOSED GFA
TOTAL SF: 4	266 SF	



④ 3RD FLOOR
1/8" = 1'-0"



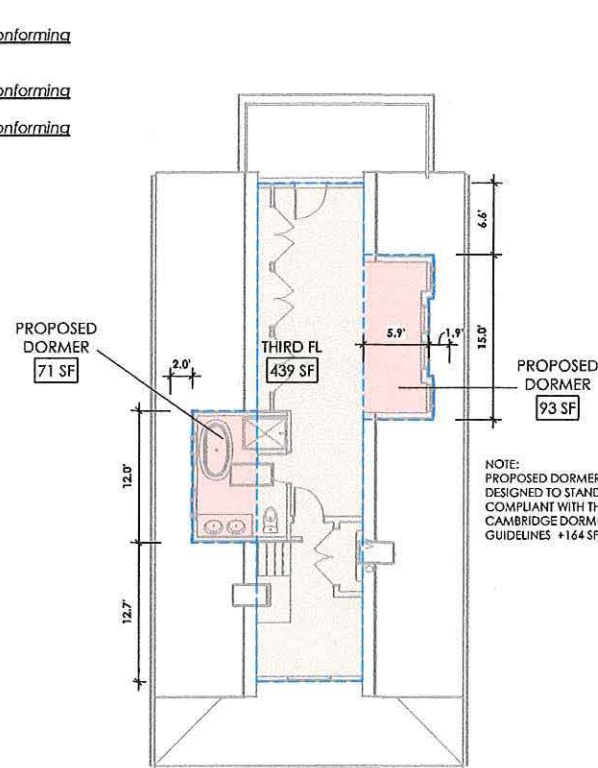
③ 2ND FLOOR
1/8" = 1'-0"



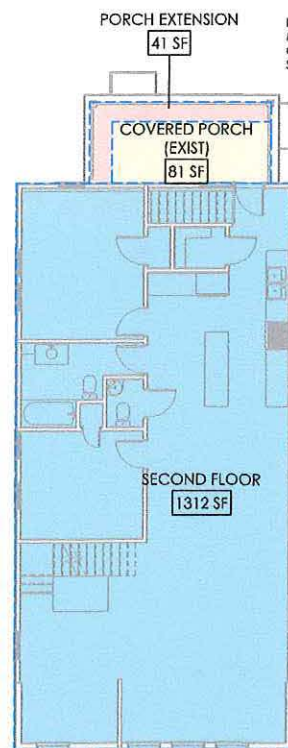
② 1ST FLOOR
1/8" = 1'-0"



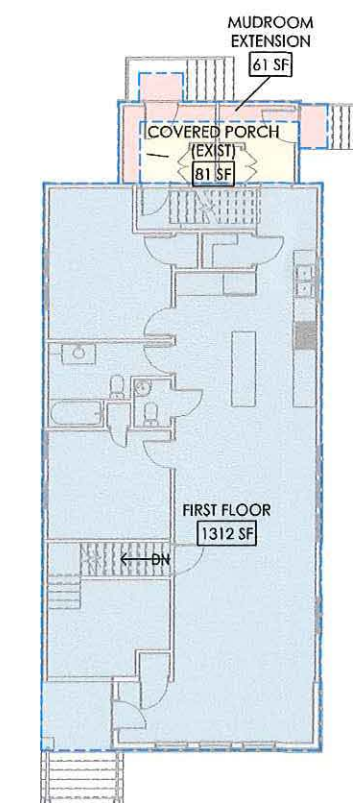
① BASEMENT (EXIST)
1/8" = 1'-0"



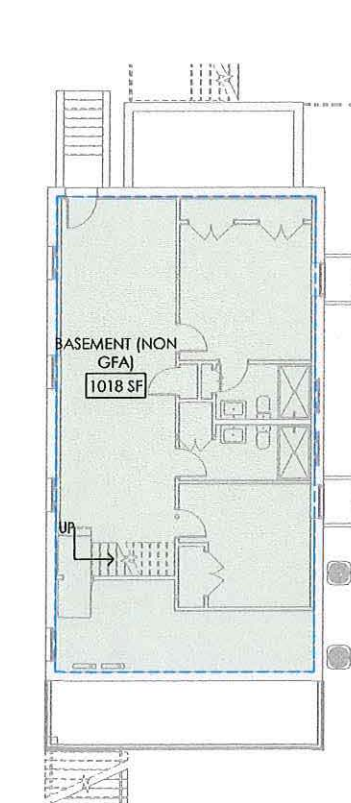
⑧ 3RD FLOOR
1/8" = 1'-0"



⑦ 2ND FLOOR
1/8" = 1'-0"



⑥ 1ST FLOOR
1/8" = 1'-0"



⑤ BASEMENT
1/8" = 1'-0"

No.	Descrip.	Date

stamp

client
CHAD VERRY
344-346 WALDEN STREET
CAMBRIDGE, MA 02138

EXISTING AND PROPOSED AREA PLANS

344-346 WALDEN STREET, CAMBRIDGE



job number 20-014

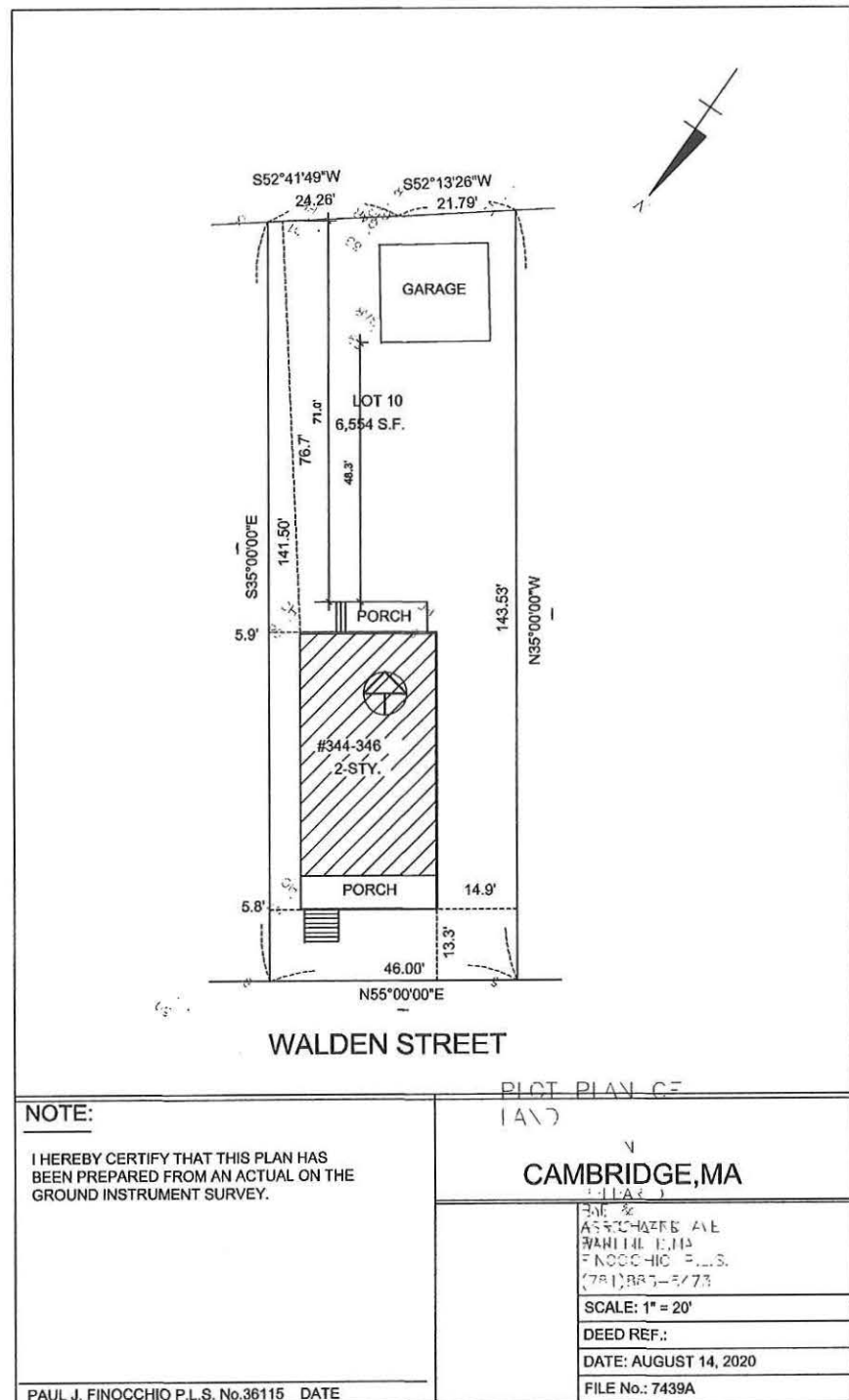
scale As indicated

date issued 10.30.20

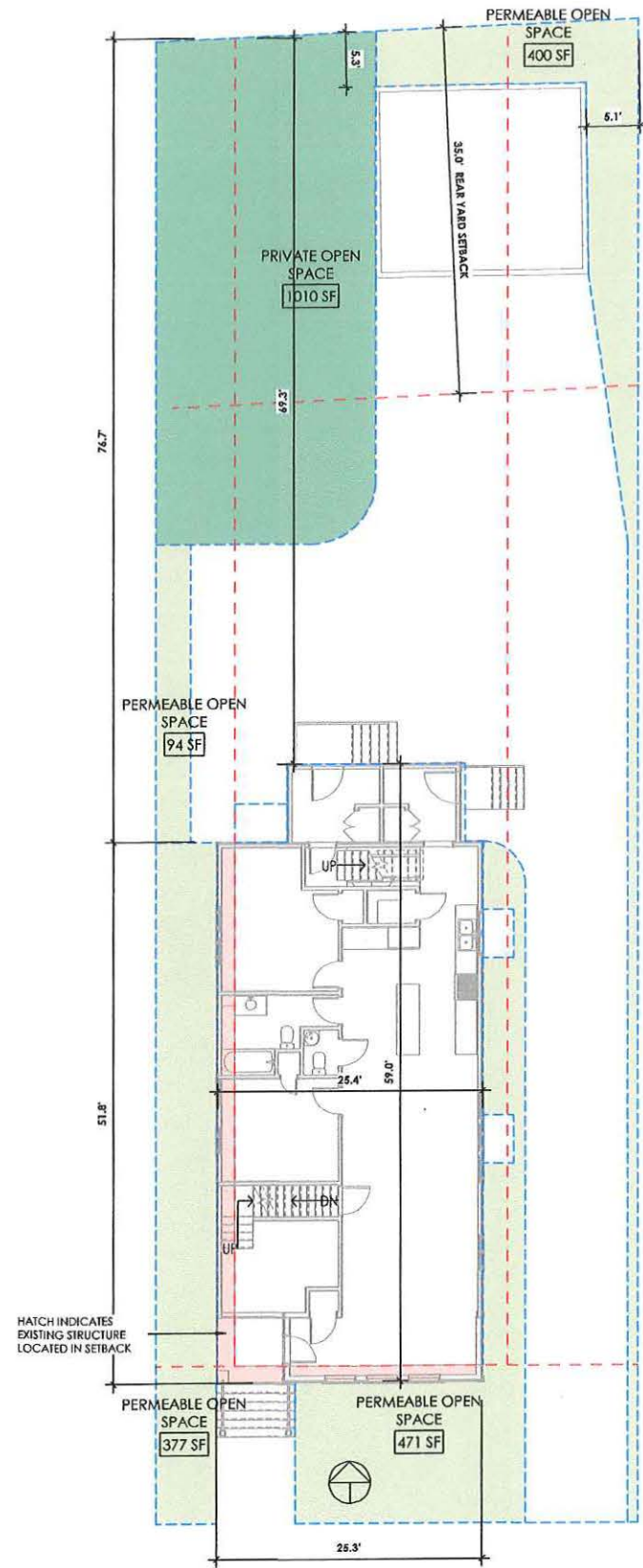
UPDATED BZA
APPLICATION SET

Sheet no.

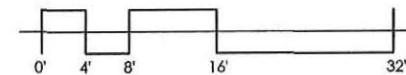
A010



② SURVEY
1/16" = 1'-0"



① PROPOSED OPEN SPACE
1/8" = 1'-0"



No.	Descrip.	Date

stamp

client
CHAD VERRY
344-346 WALDEN STREET
CAMBRIDGE, MA 02138

title
SITE SURVEY AND OPEN SPACE DIAGRAM
project
344-346 WALDEN STREET, CAMBRIDGE



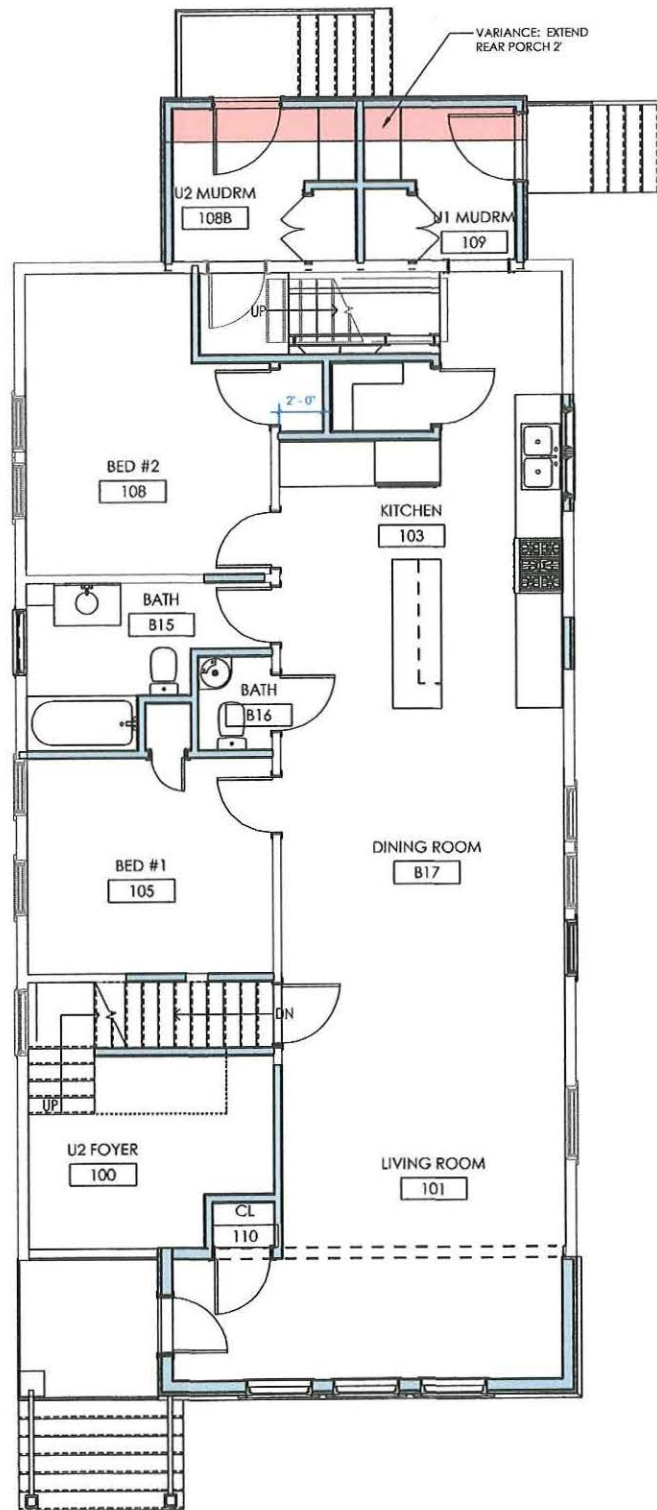
job number 20-014

scale As indicated

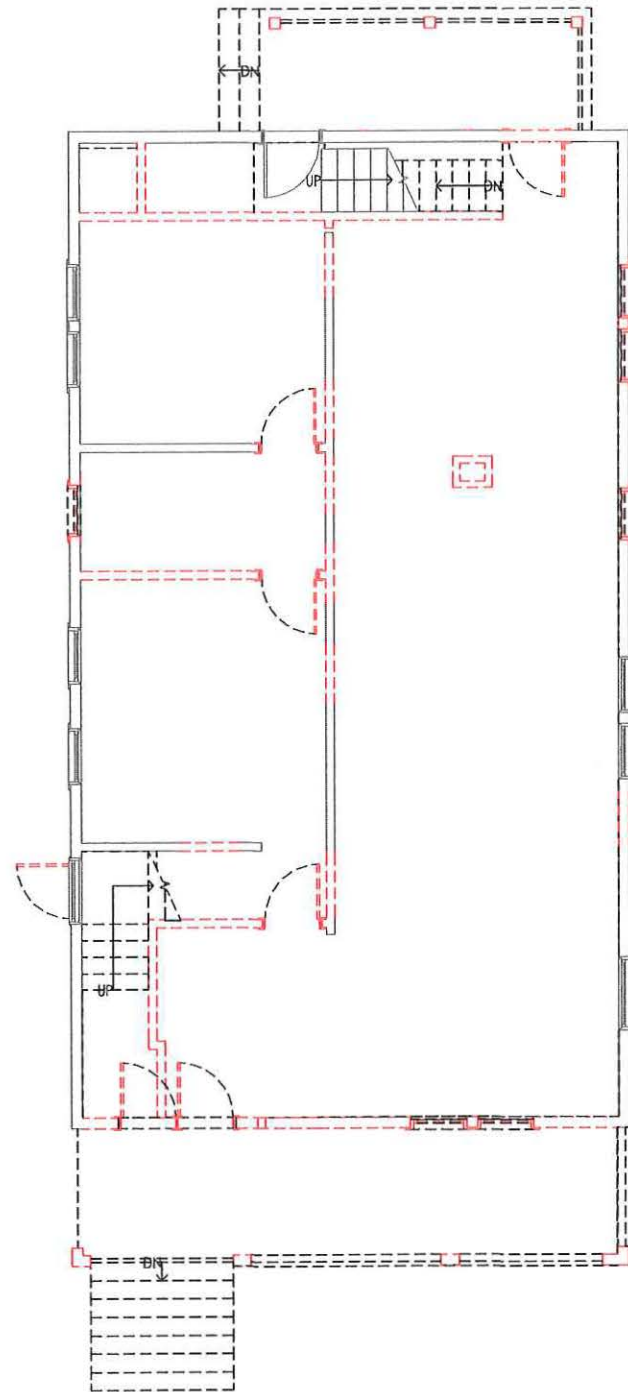
date issued 10.30.20

UPDATED B7A
APPLICATION SET

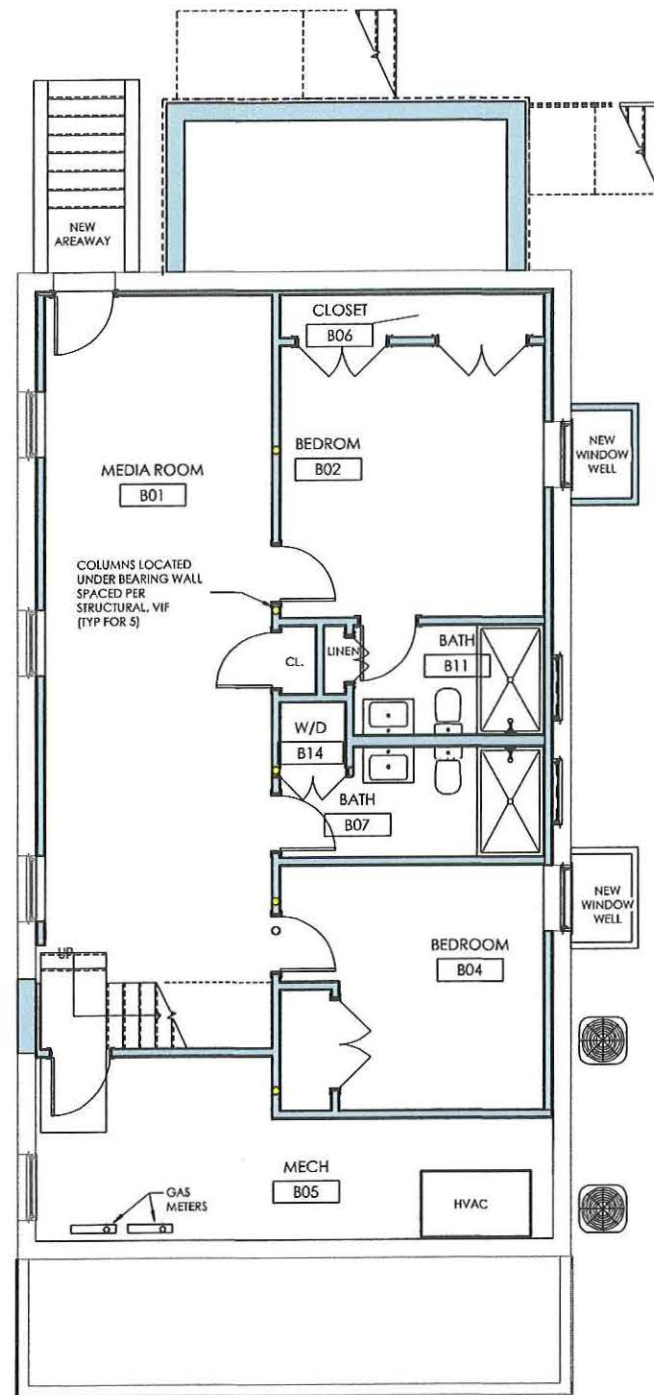
Sheet no.
A020



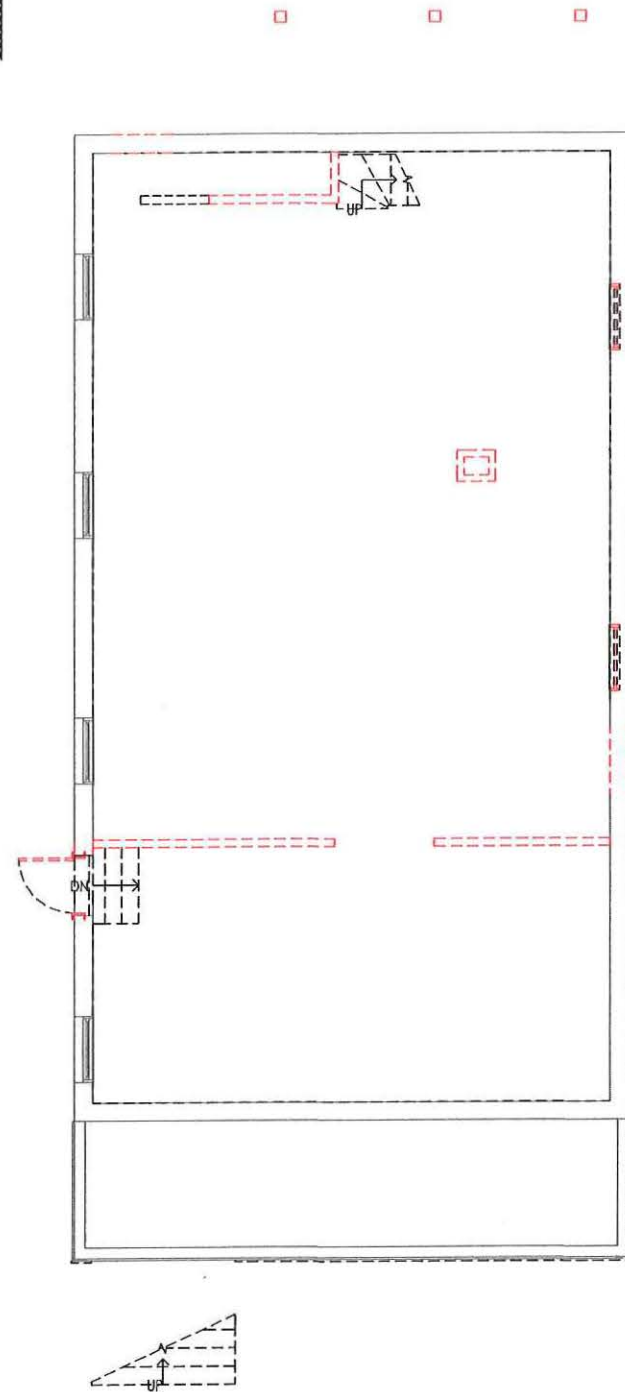
④ PROPOSED 1ST FLOOR
1/4" = 1'-0"



③ EXISTING 1ST FLOOR
1/4" = 1'-0"



② PROPOSED BASEMENT
1/4" = 1'-0"



① EXISTING BASEMENT PLAN
1/4" = 1'-0"

No.	Descrip.	Date

stamp

client
CHAD VERRY
344-346 WALDEN STREET
CAMBRIDGE, MA 02138

title
EXISTING & PROPOSED BASEMENT & FIRST FLOOR PLANS

project
344-346 WALDEN STREET, CAMBRIDGE



job number 20-014

scale 1/4" = 1'-0"

date issued 10.30.20

UPDATED BZA
APPLICATION SET

Sheet no.
A101

client
CHAD VERRY
344-346 WALDEN STREET
CAMBRIDGE, MA 02138

EXISTING AND PROPOSED SECOND AND THIRD FLOOR PLANS

344-346 WALDEN STREET, CAMBRIDGE



job number 20-014

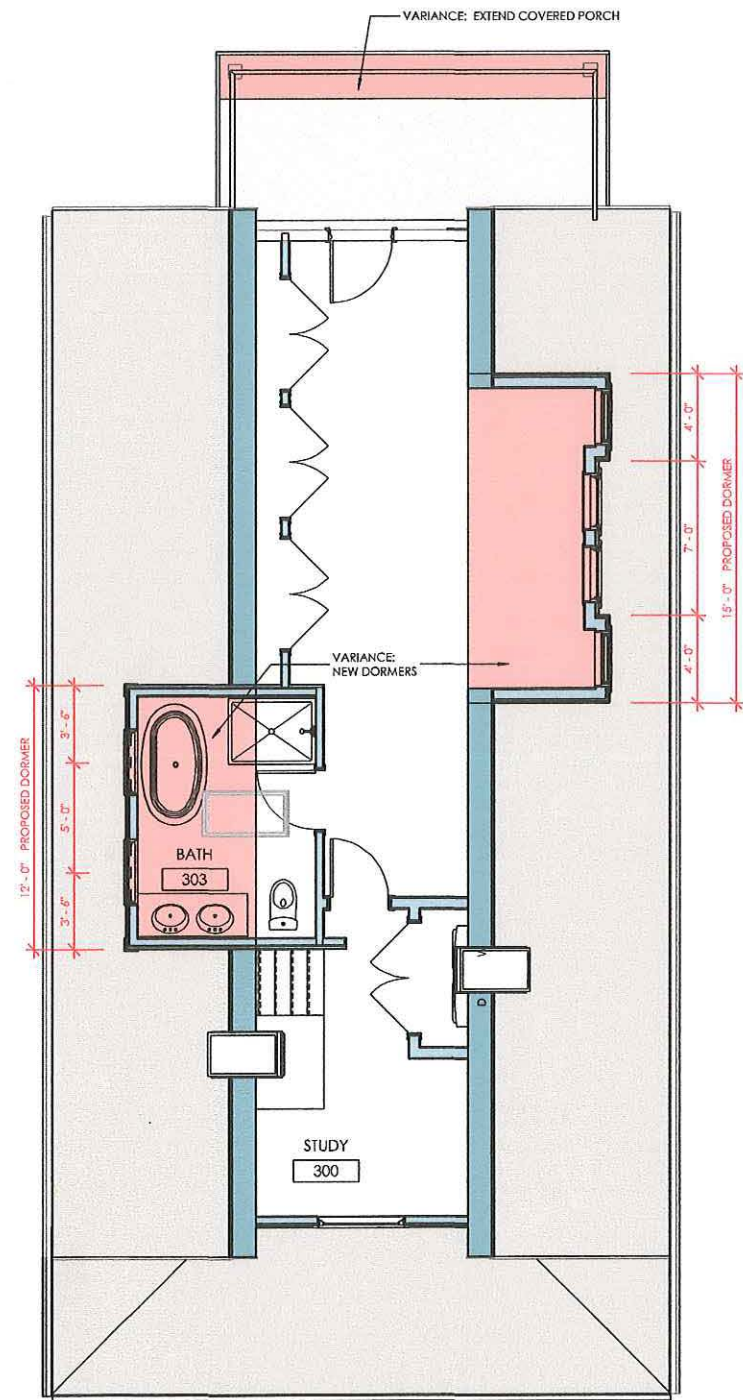
scale $1/4" = 1'-0"$

date issued 10.30.20

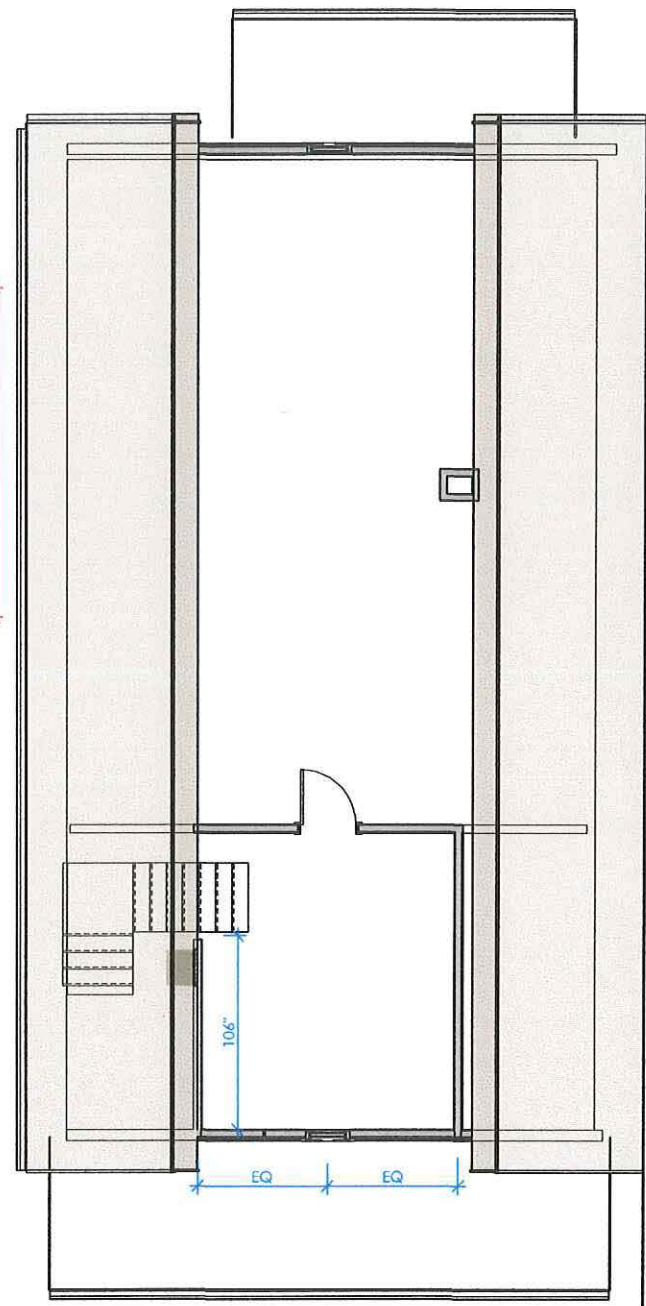
UPDATED BZA
APPLICATION SET

Sheet no.

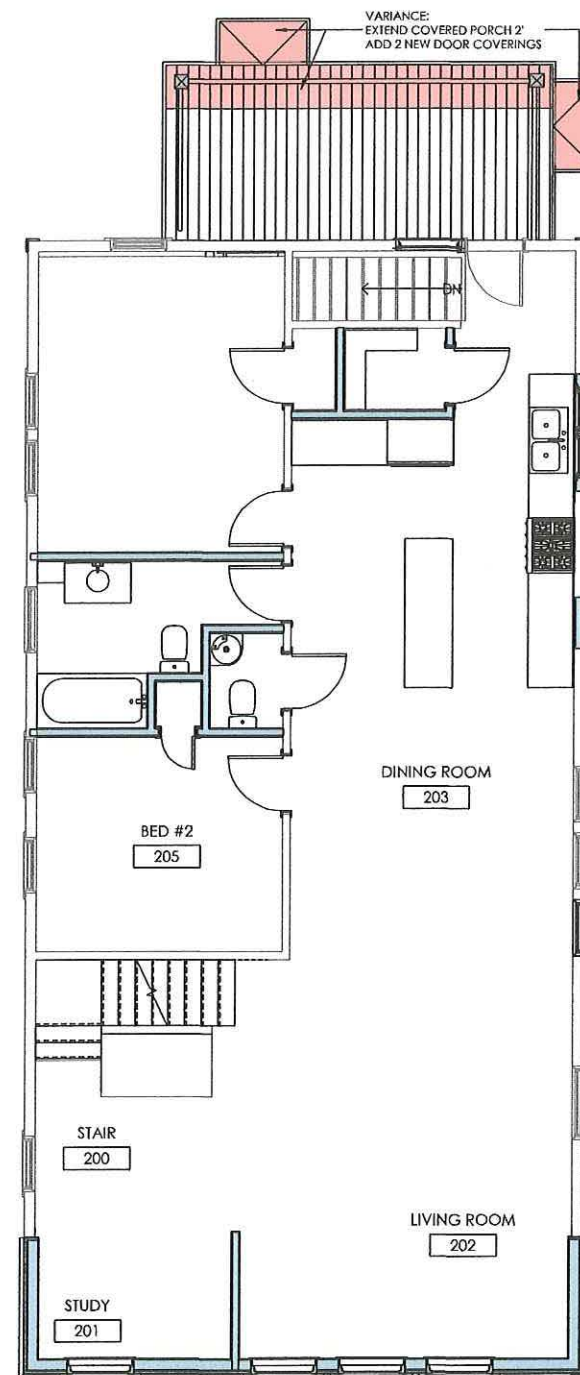
A102



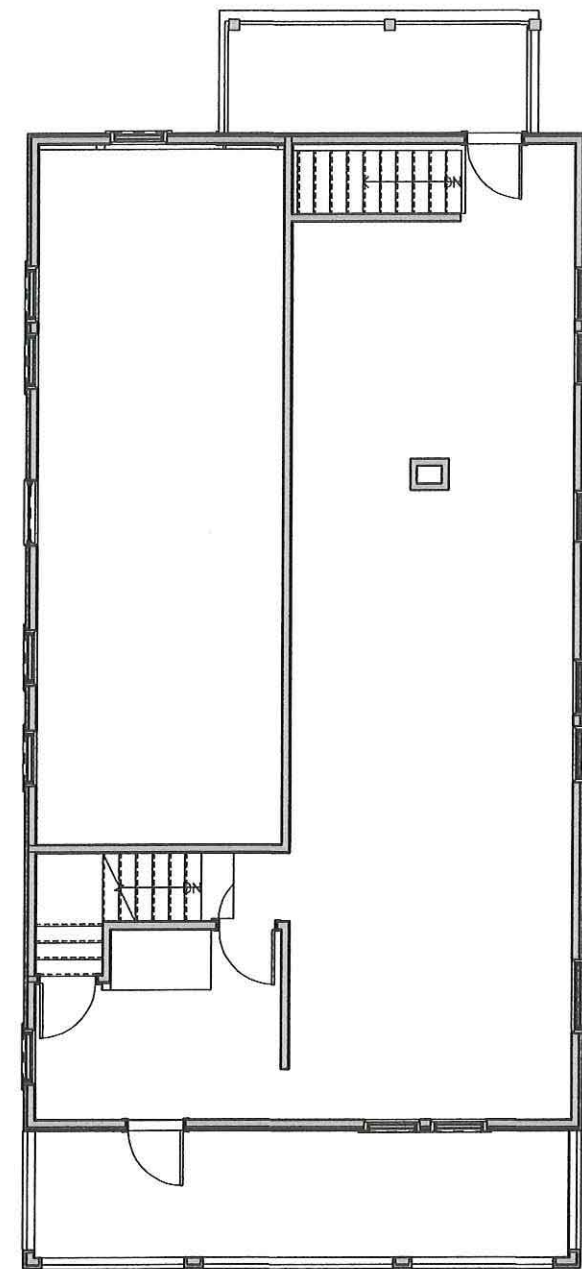
④ PROPOSED 3RD FLOOR
1/4" = 1'-0"



③ EXISTING 3RD FLOOR
1/4" = 1'-0"



② PROPOSED 2ND FLOOR
1/4" = 1'-0"

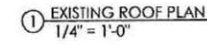
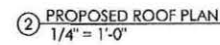


① EXISTING 2ND FLOOR
1/4" = 1'-0"

344-346 WALDEN STREET, CAMBRIDGE

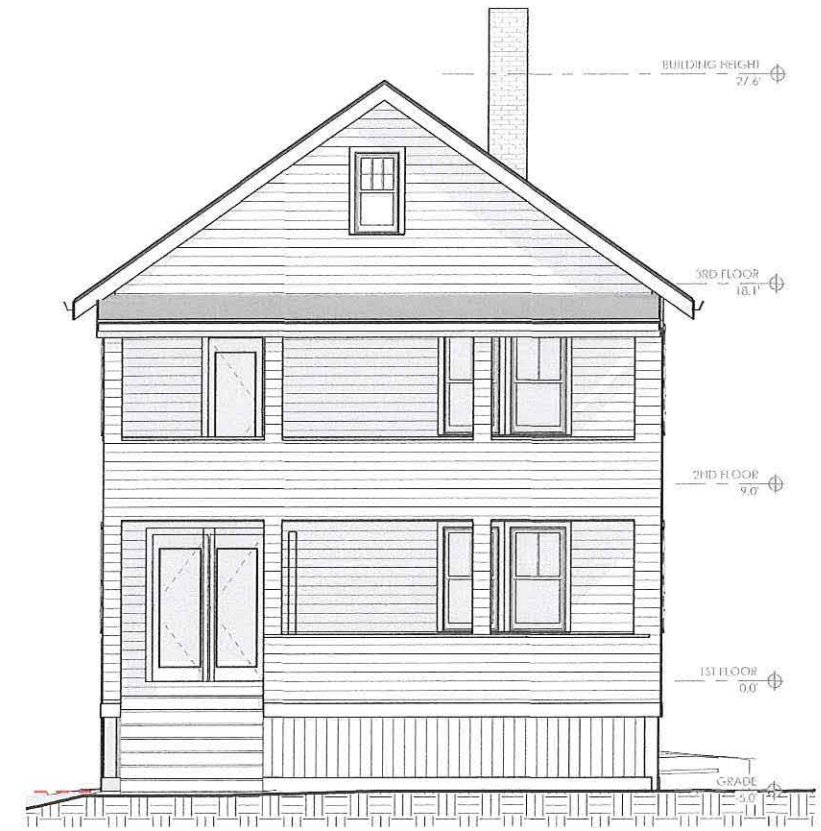


Sheet no.
A103





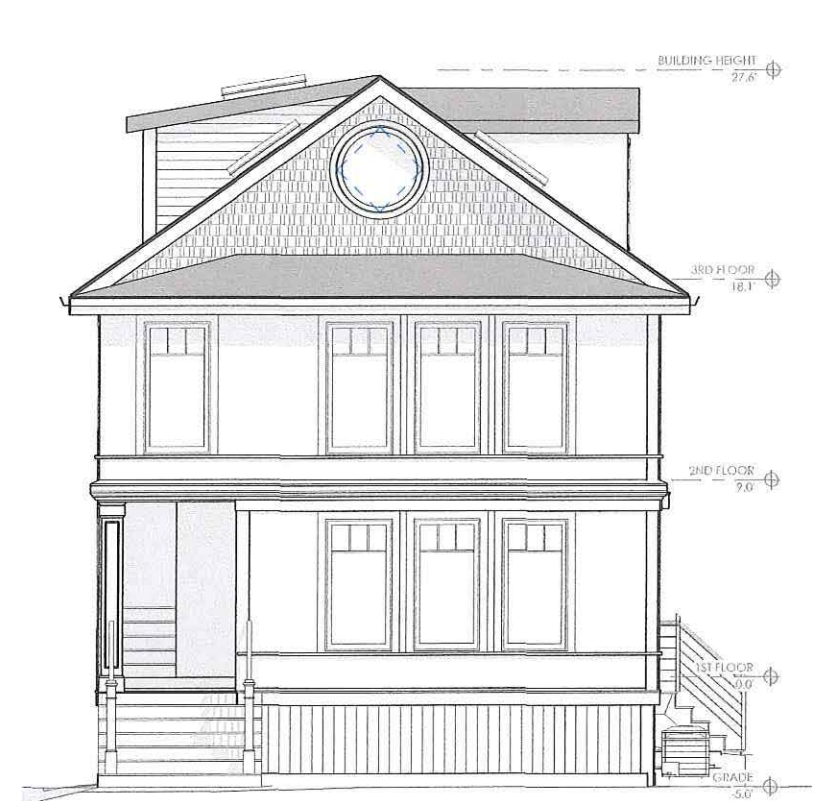
④ EXISTING RIGHT SIDE ELEVATION
1/4" = 1'-0"



① EXISTING FRONT ELEVATION
1/4" = 1'-0"



③ PROPOSED RIGHT SIDE ELEVATION
1/4" = 1'-0"



② PROPOSED FRONT ELEVATION
1/4" = 1'-0"

No.	Descrip.	Date

stamp

client
CHAD VERRY
344-346 WALDEN STREET
CAMBRIDGE, MA 02138

title
EXISTING AND PROPOSED BUILDING ELEVATIONS

project
344-346 WALDEN STREET, CAMBRIDGE



job number 20-014

scale 1/4" = 1'-0"

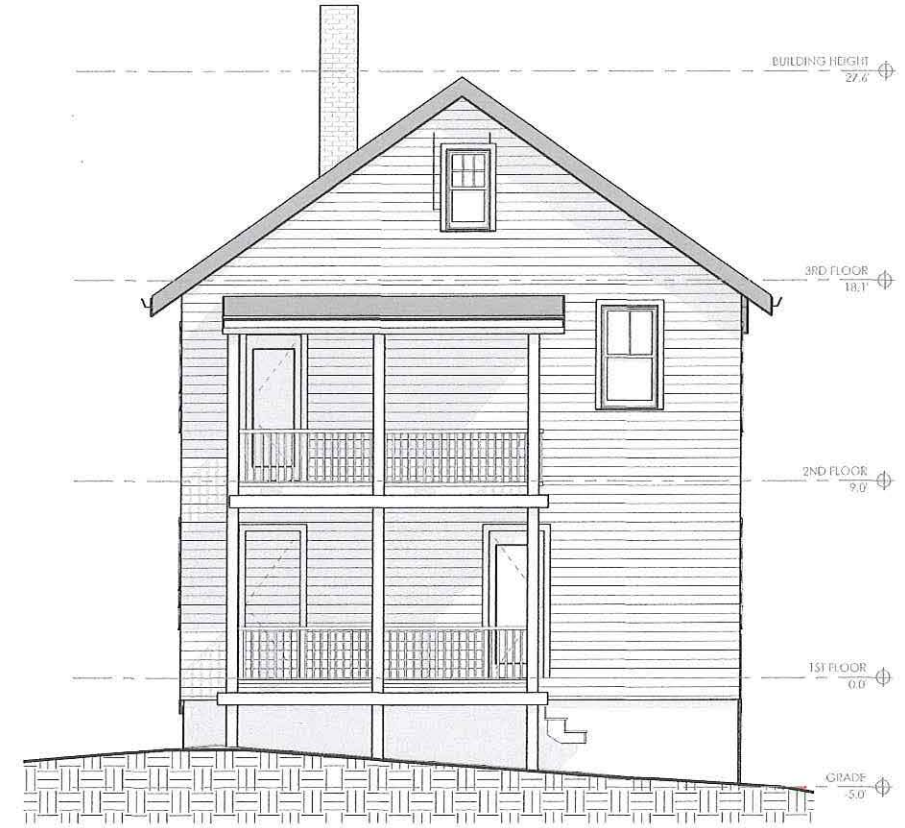
date issued 10.30.20

UPDATED BZA
APPLICATION SET

Sheet no.
A201



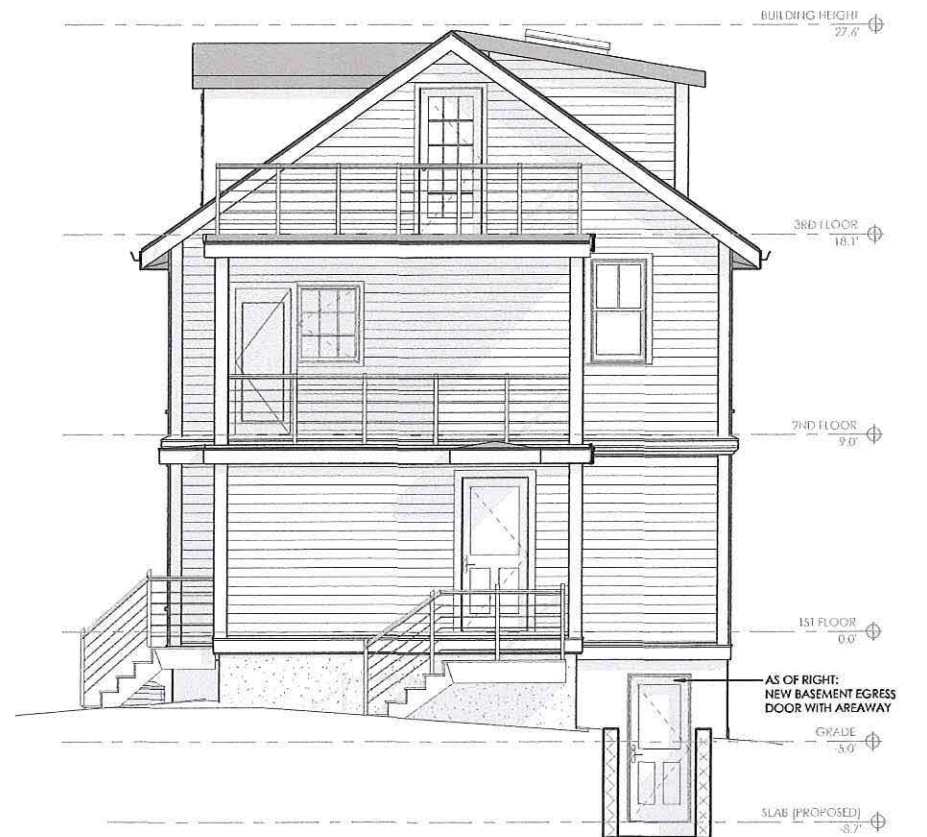
① EXISTING LEFT SIDE ELEVATION
1/4" = 1'-0"



② EXISTING REAR ELEVATION
1/4" = 1'-0"



③ PROPOSED LEFT SIDE ELEVATION
1/4" = 1'-0"



④ PROPOSED REAR ELEVATION
1/4" = 1'-0"

No.	Descrip.	Date

stamp

client
CHAD VERRY
344-346 WALDEN STREET
CAMBRIDGE, MA 02138

title
EXISTING AND PROPOSED BUILDING ELEVATIONS

project
344-346 WALDEN STREET, CAMBRIDGE

K B A
KIM BOURCHER ARCHITECTURE
101-96000000000000000000
PHONE: (617) 627-3527

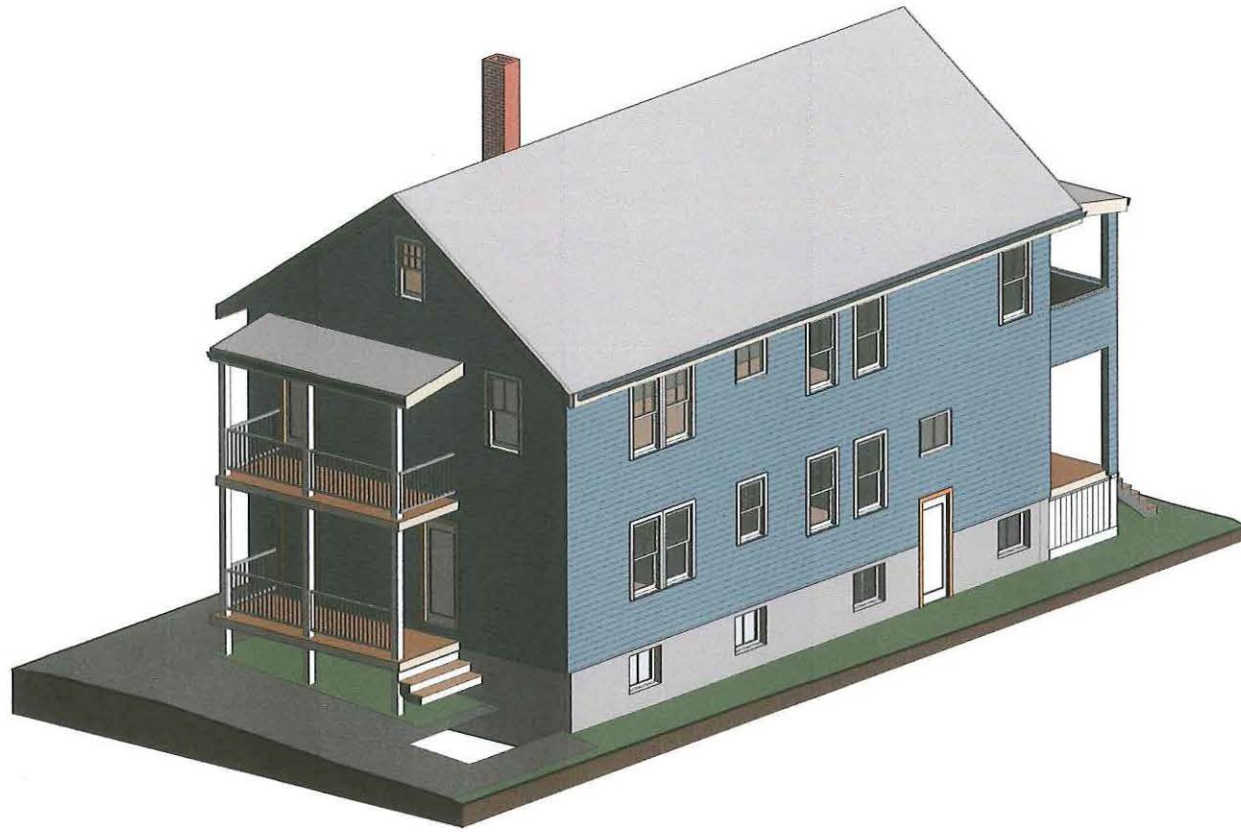
job number 20-014

scale 1/4" = 1'-0"

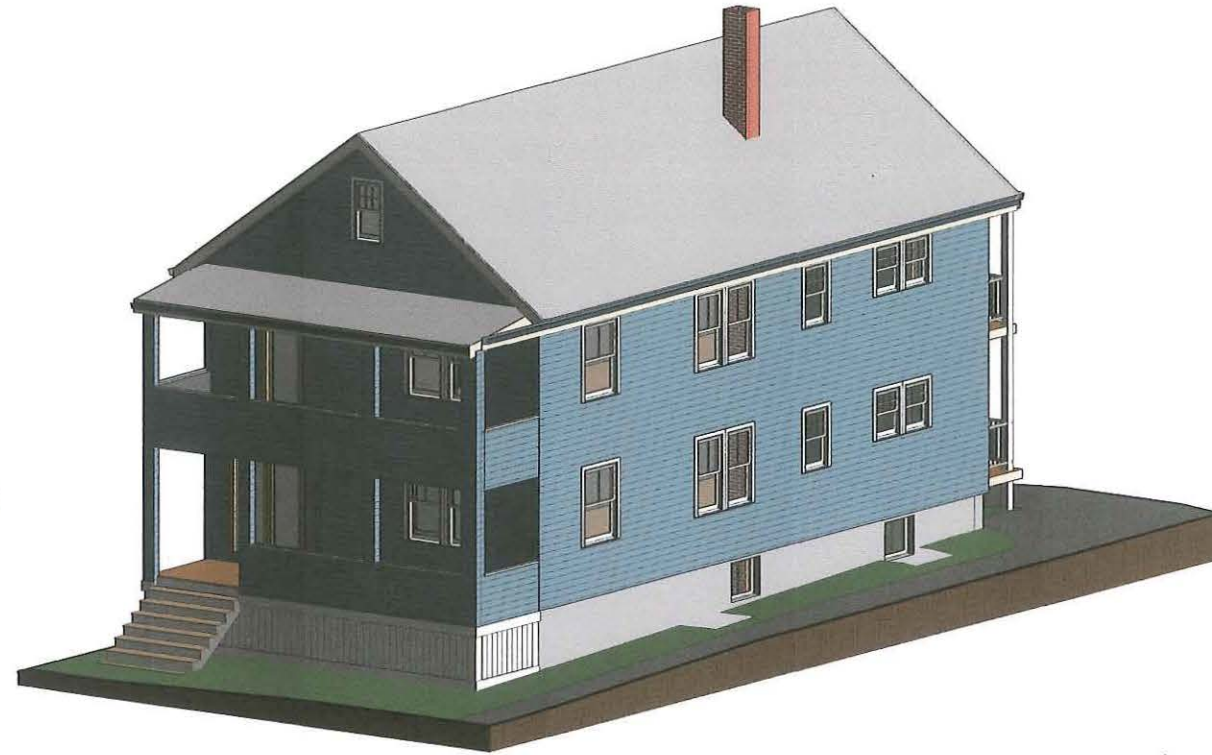
date issued 10.30.20

UPDATED BZA
APPLICATION SET

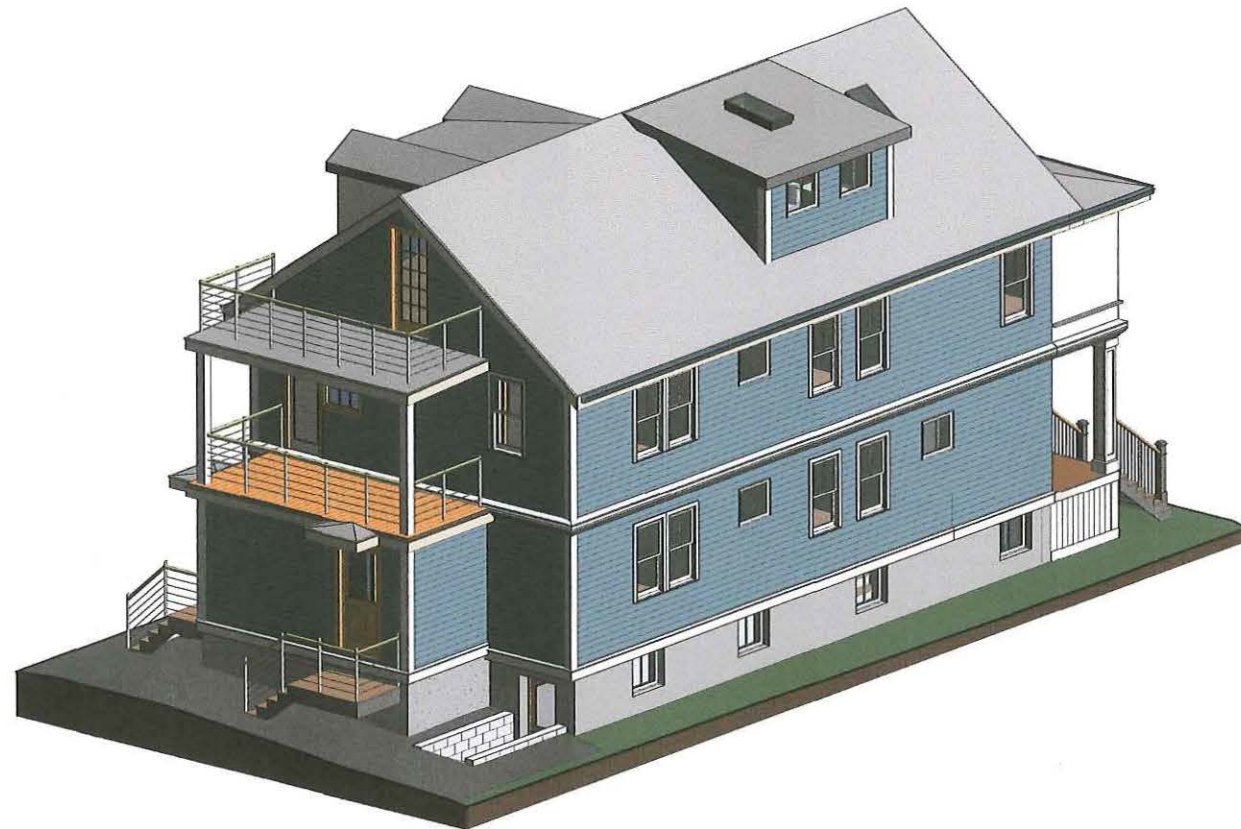
Sheet no.
A202



③ EXISTING REAR 3D VIEW



④ EXISTING FRONT 3D VIEW



② PROPOSED REAR 3D VIEW



① PROPOSED FRONT 3D VIEW

No.	Descrip.	Date

stamp

client
CHAD VERRY
344-346 WALDEN STREET
CAMBRIDGE, MA 02138

title
EXISTING AND PROPOSED 3D VIEWS
project
344-346 WALDEN STREET, CAMBRIDGE



job number 20-014

scale

date issued 10.30.20

UPDATED BZA
APPLICATION SET

Sheet no.
A300