



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2021 JUN 30 PM 2:59
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 126866

General Information

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

Special Permit: X Variance: Appeal:

PETITIONER: clarence a. clark jr & jennifer jones-clark

PETITIONER'S ADDRESS: 383 walden st, cambridge, ma 02138

LOCATION OF PROPERTY: 385 Walden St., Cambridge, MA

TYPE OF OCCUPANCY: two-fam-res

ZONING DISTRICT: Residence B Zone

REASON FOR PETITION:

/Existing porch extension/

DESCRIPTION OF PETITIONER'S PROPOSAL:

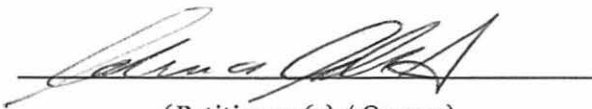
Small porch extension reducing already non-conforming FAR

SECTIONS OF ZONING ORDINANCE CITED:

Article: 8.000 Section: 8.22.2.D (Non-Conforming structure).

Article: 10.000 Section: 10.40 (Special Permit).

Original
Signature(s):


(Petitioner (s) / Owner)

CLARENCE A. CLARK, JR
(Print Name)

Address:

Tel. No.

E-Mail Address: alclarkjr@gmail.com

Date: 6/30/21

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.

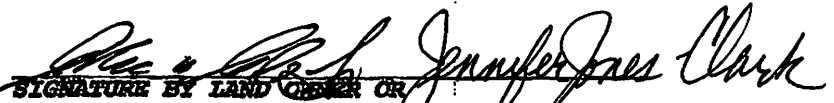
I/We Clarence A. Clark Jr & Jennifer Jones - Clark, ^(OWNER) Trustees

Address: 383 Walden St, Cambridge, MA 02138

State that I/We own the property located at 383 Walden St, Cambridge, MA, which is the subject of this zoning application.

The record title of this property is in the name of Clarence A. Clark Jr & Jennifer Jones - Clark, Trustees of The Clark Family 2005 Realty Trust

*Pursuant to a deed of duly recorded in the date 10/23/2019, Middlesex South County Registry of Deeds at Book 73877, Page 51; or Middlesex Registry District of Land Court, Certificate No. N/A
Book N/A Page N/A.


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 Clarence A. Clark Jr & Jennifer Jones - Clark personally appeared before me, this 4 of June, 2021, and made oath that the above statement is true.

Nm  Notary

My commission expires 10/07/2025 (Notary Seal).

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



42 Department has copies of several samples of the handwriting of all persons, including the person and the person who

[illegible]

Inventory extended to 1990-1991

Post-Test 2000: 100% correct

10-12-55

[Faint handwritten notes at the bottom of the page]

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED
DATE 02-07-2001 BY 60322 UCBAW

1. *Journal of the American Medical Association*, 1997; 278: 1039-1044.

Sub. cont.

100-443887-100

(Class - Personal) SECRET (U) CONFIDENTIAL (U)

and, in the event of a change in the management of the company, the company shall not be bound to continue to operate.

[illegible]

BZA Application Form**DIMENSIONAL INFORMATION****Applicant:** clarence a. clark jr & jennifer jones-clark**Present Use/Occupancy:** two-fam-res**Location:** 385 walden st**Zone:** Residence B Zone**Phone:****Requested Use/Occupancy:** two-fam-res

	<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>	3199	3215	2274	(max.)
<u>LOT AREA:</u>	4547	n/a	n/a	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>	.7	.71	.5	
<u>LOT AREA OF EACH DWELLING UNIT</u>	n/a	n/a	n/a	
<u>SIZE OF LOT:</u> WIDTH	50'	n/a	n/a	
DEPTH	94.7'	n/a	n/a	
<u>SETBACKS IN FEET:</u> FRONT	11.2'	n/a	15'	
REAR	24'	21'	25'	
LEFT SIDE	18'	n/a	15'	
RIGHT SIDE	3'	n/a	7'6"	
<u>SIZE OF BUILDING:</u> HEIGHT	No change	NA	n/a	
WIDTH	n/a	n/a	n/a	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	50%	49%	40%	
<u>NO. OF DWELLING UNITS:</u>	2	No change	n/a	
<u>NO. OF PARKING SPACES:</u>	n/a	n/a	n/a	
<u>NO. OF LOADING AREAS:</u>	n/a	n/a	n/a	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>	n/a	n/a	n/a	

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**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 385 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 porch in question is existing with the proposed a minor extension it will not affect setback or open space requirements.

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:

Porch is on private lot and does not affect traffic areas.

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 porch extension is minimal and does not affect setback requirements.

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:

area is currently being used as a porch which will not change with extension.

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 porch extension is only on the first floor and will not affect the overall look of the existing building.

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

RENOVATIONS TO
383 WALDEN ST
CAMBRIDGE, MA

PHOTO



DRAWING LIST

ARCHITECTURAL

COVER	COVER SHEET
X001	EXISTING SITE PLAN
A001	PROPOSED SITE PLAN
D100	DEMO PORCH PLAN
D201	DEMO PORCH ELEVATION
A100	PROPOSED PORCH PLAN
A201	PROPOSED PORCH ELEVATION
A202	DEMO AND PROPOSED SIDE ELEVATION
A301	EXISTING PORCH PHOTOS

TABLES

Lot Areas (s.f.) - Existing	
Bldg Gross Area	3,199
Lot Area	4,547
FAR Required	2,274 0.50
Current FAR	0.70

Lot Areas (s.f.) - Proposed	
Bldg Gross Area	3,215
Lot Area	4,547
FAR Required	2,274 0.50
Proposed FAR	0.71

Open Space (s.f.)- Existing	
Lot Area	4,547
Required (40%)	1819
Current Open Space	2,274

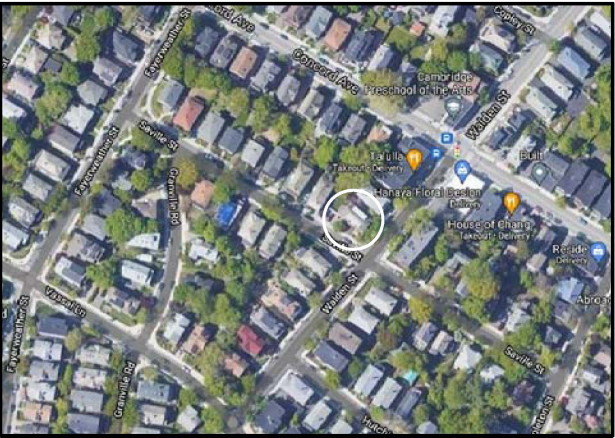
Open Space (s.f.)- Proposed	
Lot Area	4,547
Required (40%)	1819
Proposed Open Space	2,259

DIRECTORY

Owner:
Clarence Clark & Jennifer Jones-Clark
383 Walden St, Cambridge MA

Architect:
Davis Square Architects
240A Elm Street, Somerville, MA 02144
617.628.5700
Lia Scheele

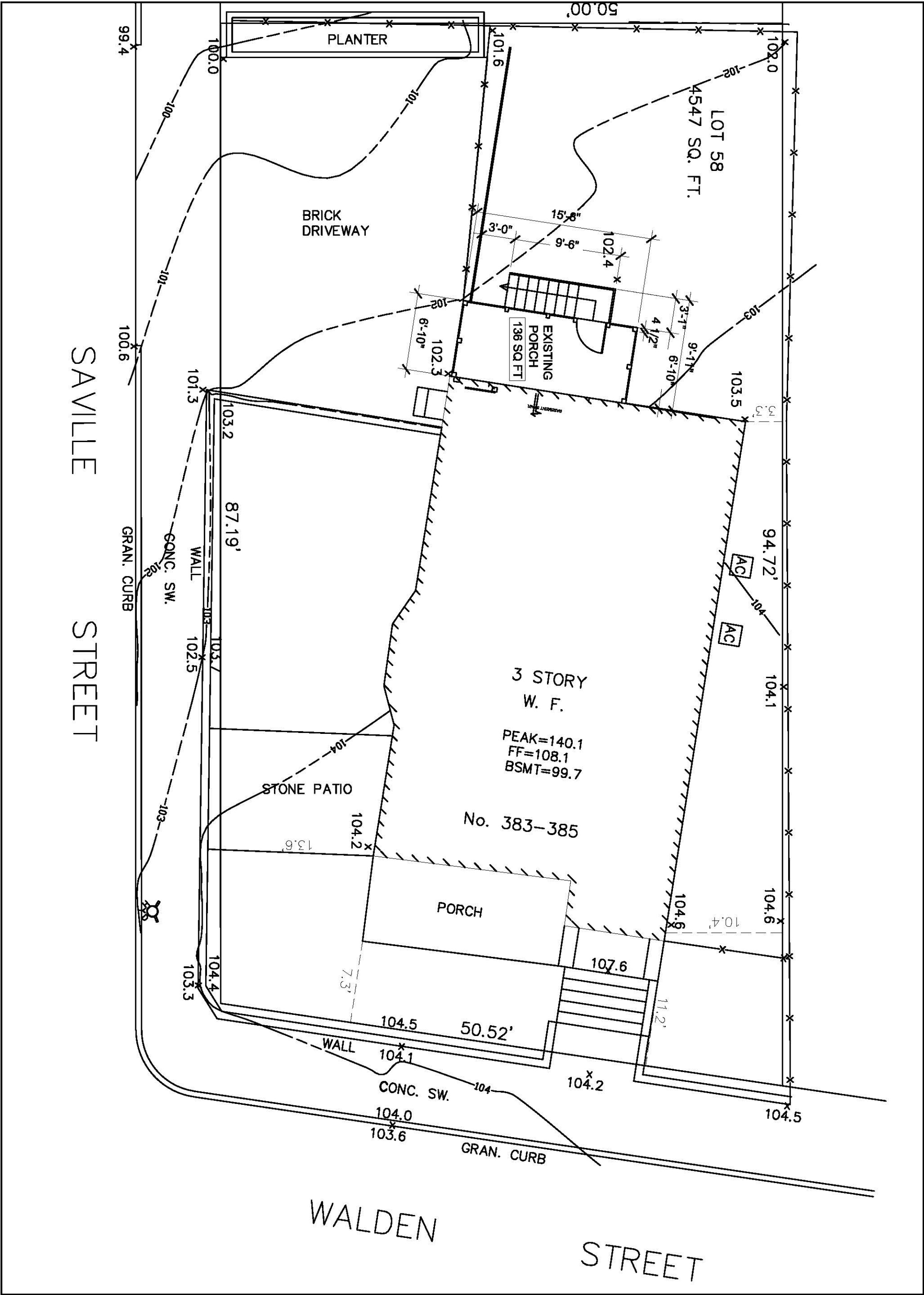
LOCATION MAP



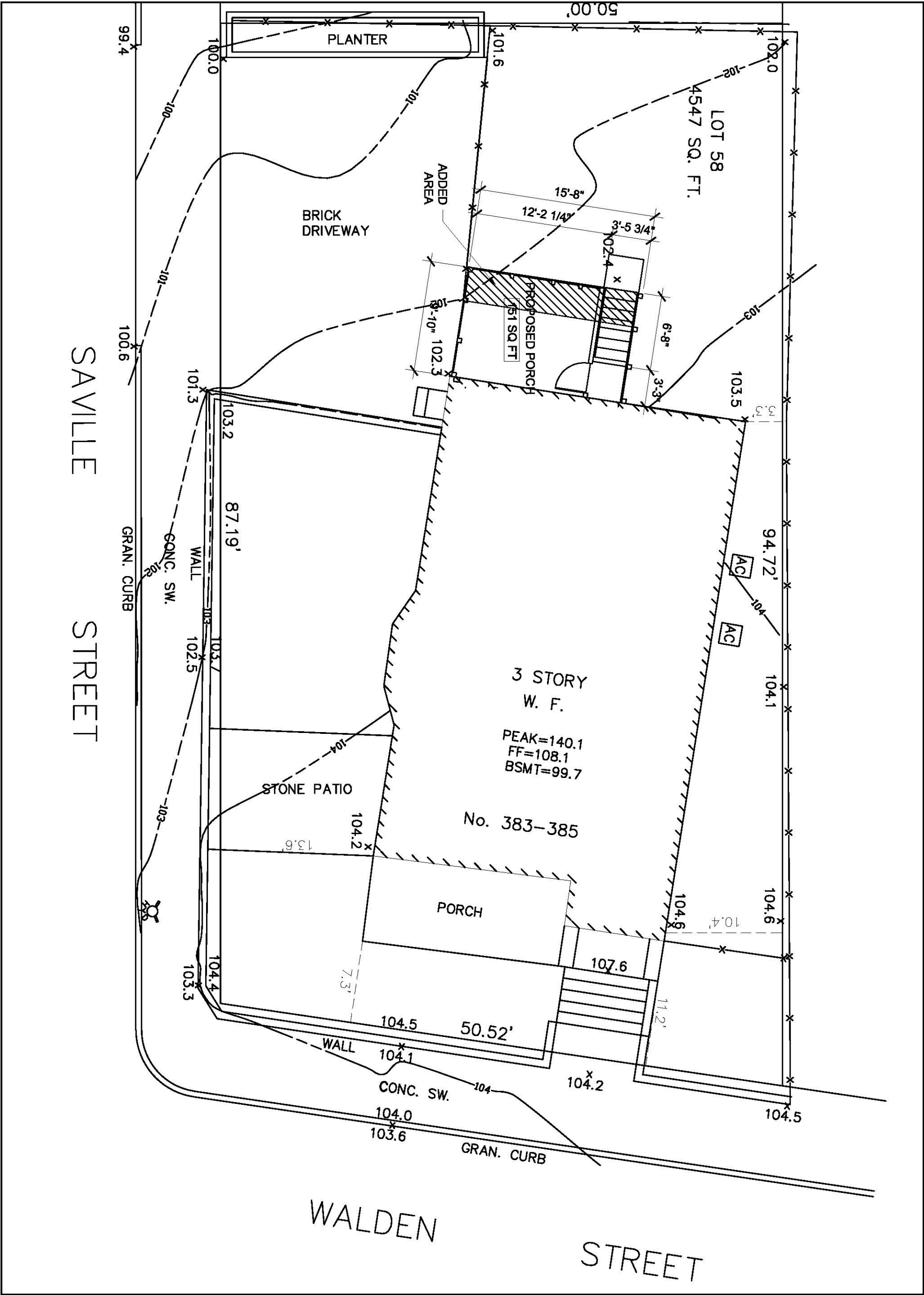
ZONING SET
06/14/21



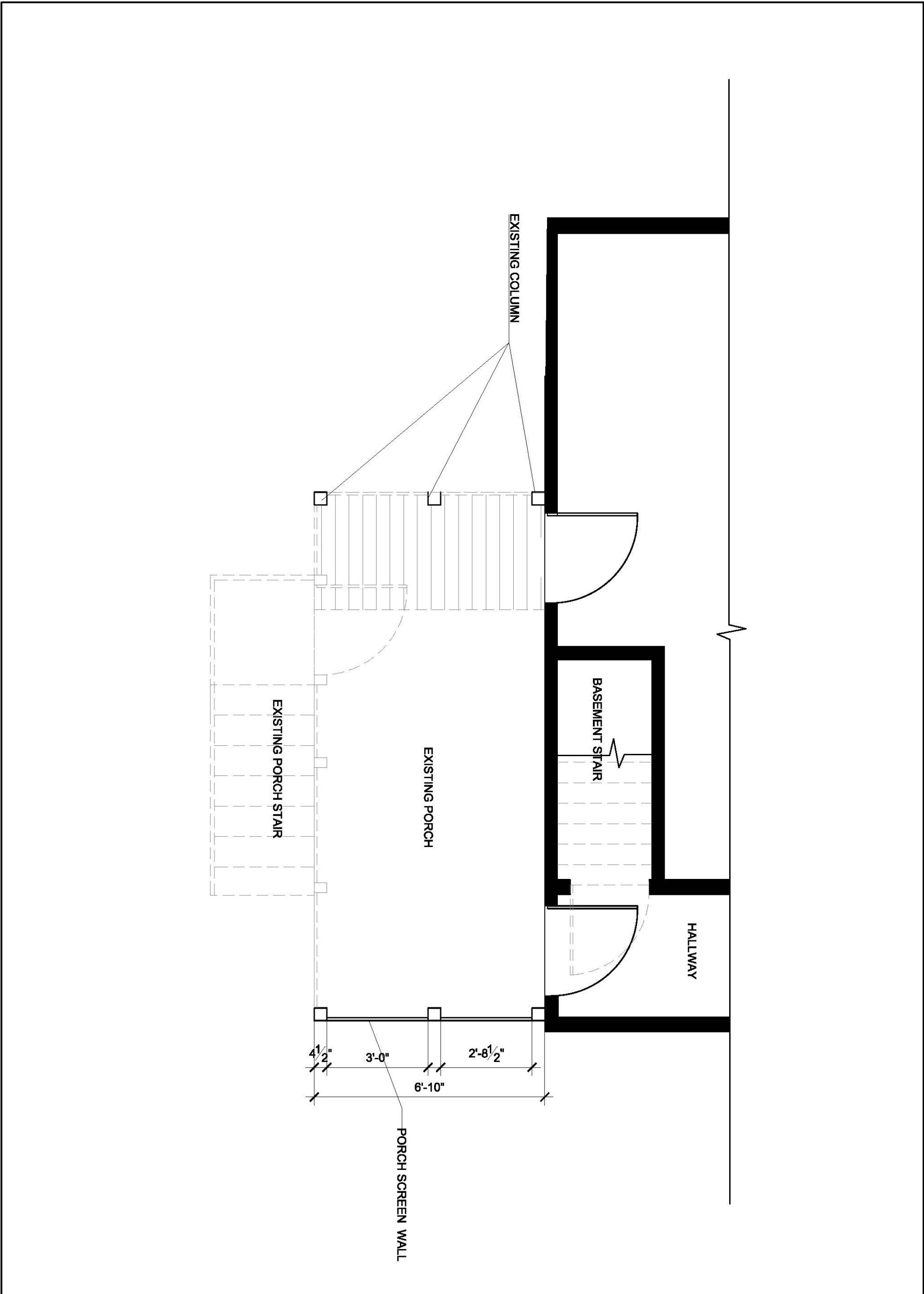
PROJECT NO.
2020031.00



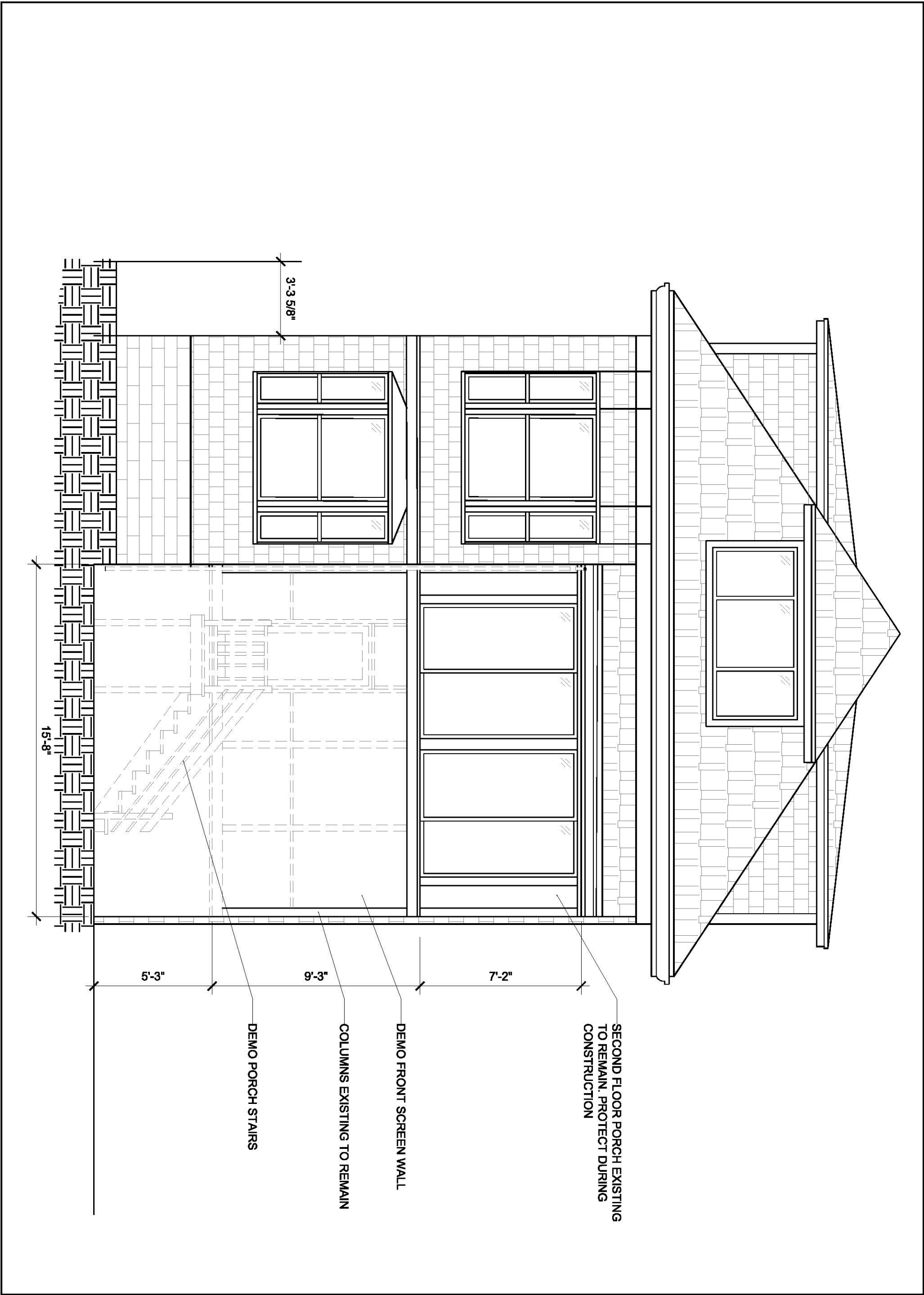
Drawing No. X001	Designed AL	 DAVIS SQUARE ARCHITECTS 240A Elm St., Somerville, MA 02144 617.628.5700 www.davissquarearchitects.com	Project RENNOVATIONS TO 383 WALDEN ST 383 WALDEN ST, CAMBRIDGE MA
	Checked CB		Title TOPOGRAPHY PLAN-EXISTING
	Project No. 2020031.00		
	Scale 1/8"=1'-0"		
	Date 06/14/2021		



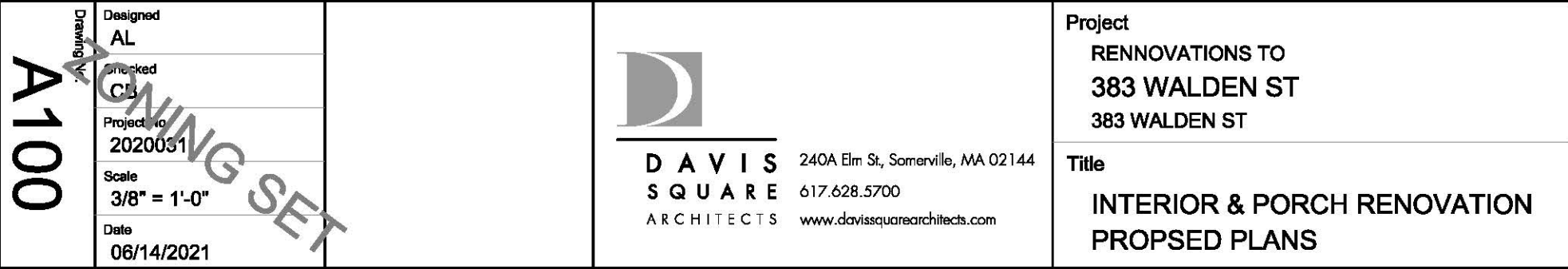
A001	Designed AL	 DAVIS SQUARE ARCHITECTS 240A Elm St., Somerville, MA 02144 617.628.5700 www.davissquarearchitects.com	Project RENNOVATIONS TO 383 WALDEN ST 383 WALDEN ST, CAMBRIDGE MA
	Checked CB		Title TOPOGRAPHY PLAN-PROPOSED
	Project no. 2020031.00		
	Scale 1/8"=1'-0"		
	Date 06/14/2021		

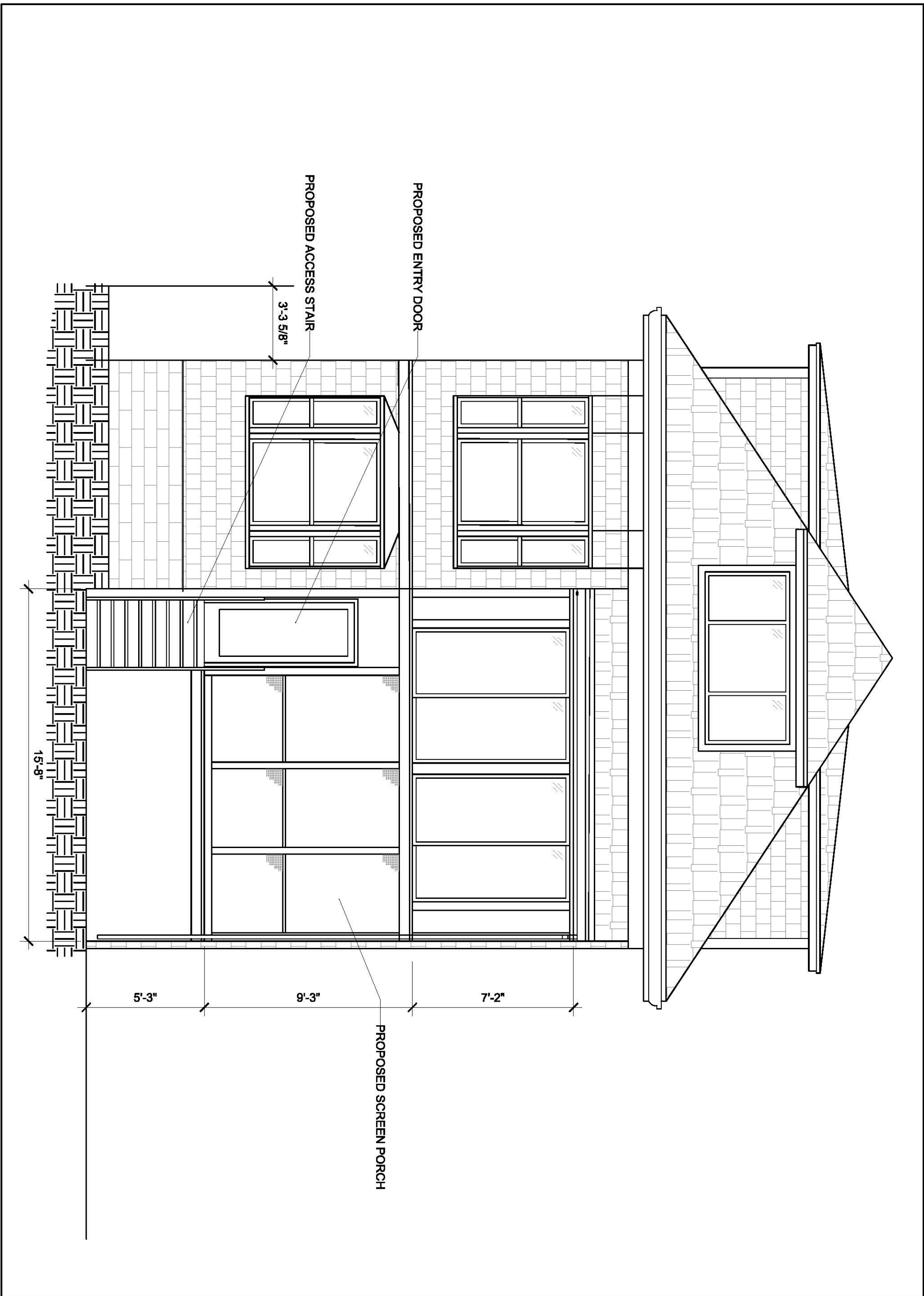


Drawing No. D100	Designed AL	 DAVIS SQUARE ARCHITECTS 240A Elm St., Somerville, MA 02144 617.628.5700 www.davissquarearchitects.com	Project RENNOVATIONS TO 383 WALDEN ST 383 WALDEN ST, CAMBRIDGE MA
	Checked CB		Title INTERIOR & PORCH RENOVATION DEMO PLANS
	Project No. 2020031		
	Scale 3/8" = 1'-0"		
	Date 06/14/2021		

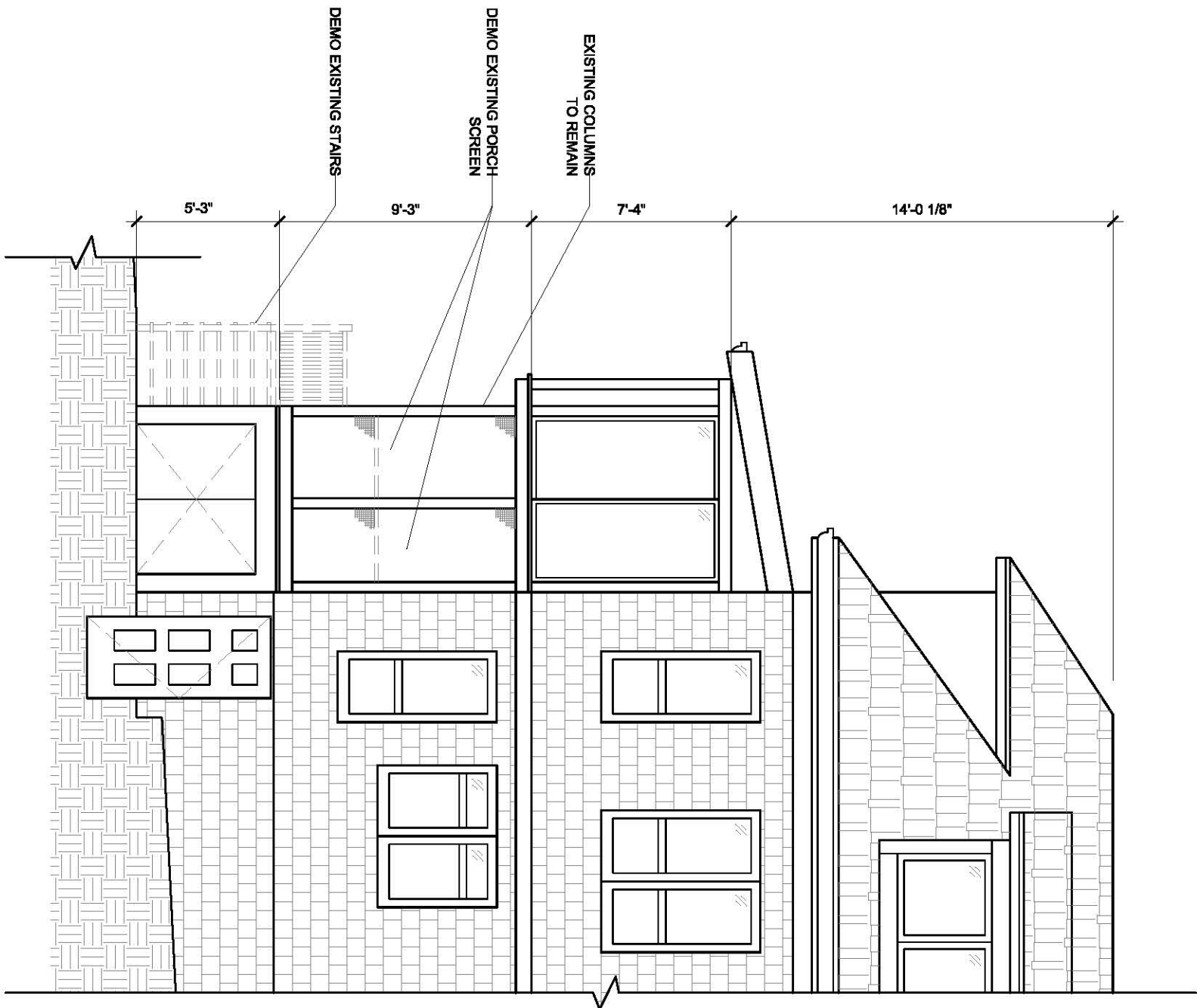


Drawing No. D201	Designed AL	DAVIS SQUARE ARCHITECTS 240A Elm St., Somerville, MA 02144 617.628.5700 www.davissquarearchitects.com	Project RENNOVATIONS TO 383 WALDEN ST 383 WALDEN ST, CAMBRIDGE MA
	Checked CB		Title DEMO PORCH ELEVATION
	Project No. 2020031		
	Scale 1/4"=1'-0"		
	Date 06/14/2021		

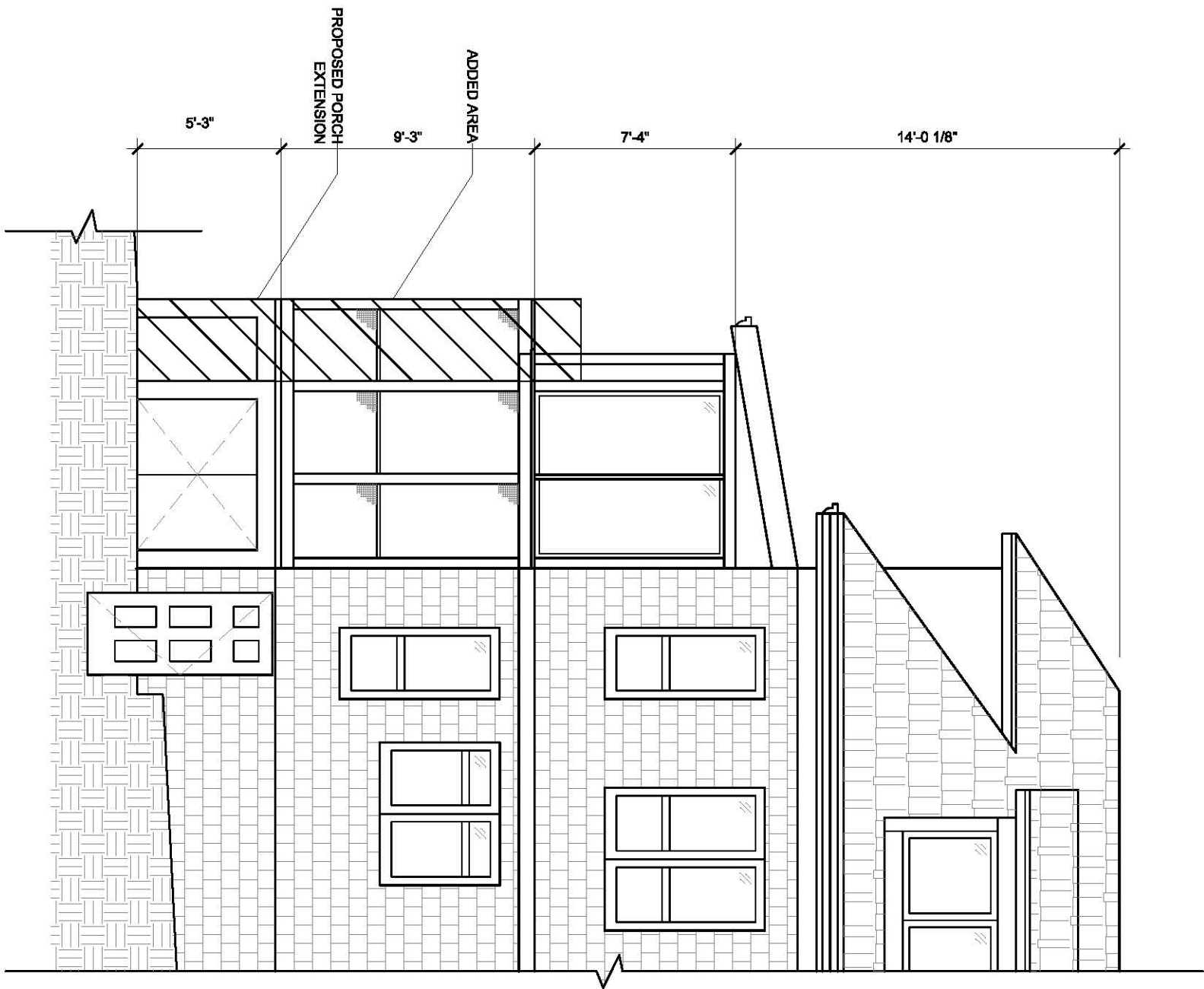




Drawing No. A201	Designed AL	 DAVIS SQUARE ARCHITECTS 240A Elm St., Somerville, MA 02144 617.628.5700 www.davissquarearchitects.com	Project RENNOVATIONS TO 383 WALDEN ST 383 WALDEN ST, CAMBRIDGE MA
	Checked CB		Title PROPOSED PORCH ELEVATION
	Project No. 2020031		
	Scale 1/4"=1'-0"		
	Date 06/14/2021		



1 DEMO SIDE ELEVATION
SCALE: 3/16" = 1'-0"



2 PROPOSED SIDE ELEVATION
SCALE: 3/16" = 1'-0"

Drawing No. A202	Designed AL	 DAVIS SQUARE ARCHITECTS 240A Elm St., Somerville, MA 02144 617.628.5700 www.davissquarearchitects.com	Project RENNOVATIONS TO 383 WALDEN ST 383 WALDEN ST, CAMBRIDGE MA
	Checked CB		Title DEMO AND PROPOSED SIDE ELEVATIONS
	Project No. 2020031		
	Scale 3/16"=1'-0"		
	Date 06/04/2021		



Drawing A301	Designed AL
	Checked CB
	Project No. 2020031.00
	Scale NTS
	Date 06/14/2021

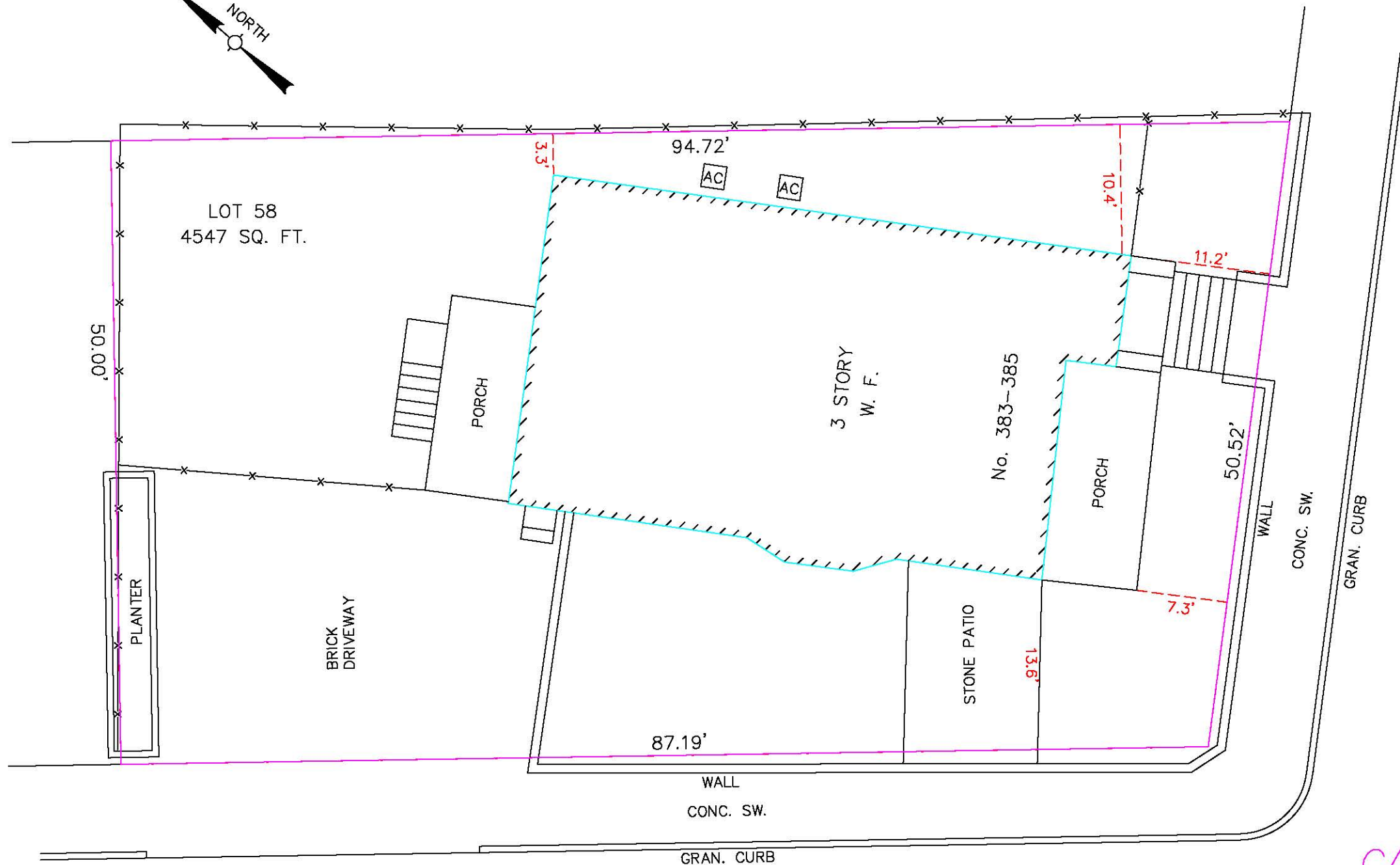
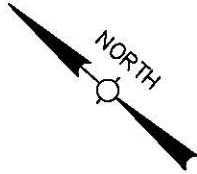


DAVIS
SQUARE
ARCHITECTS

240A Elm St, Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

Project
RENOVATIONS TO
383 WALDEN STREET
383 WALDEN ST, CAMBRIDGE MA.

Title
EXISTING PORCH PHOTOS



SAVILLE STREET

WALDEN STREET

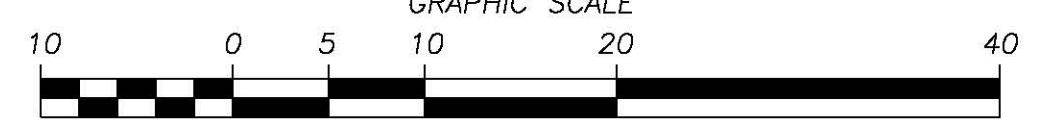
PLOT PLAN
383-385 WALDEN STREET
CAMBRIDGE, MASS.

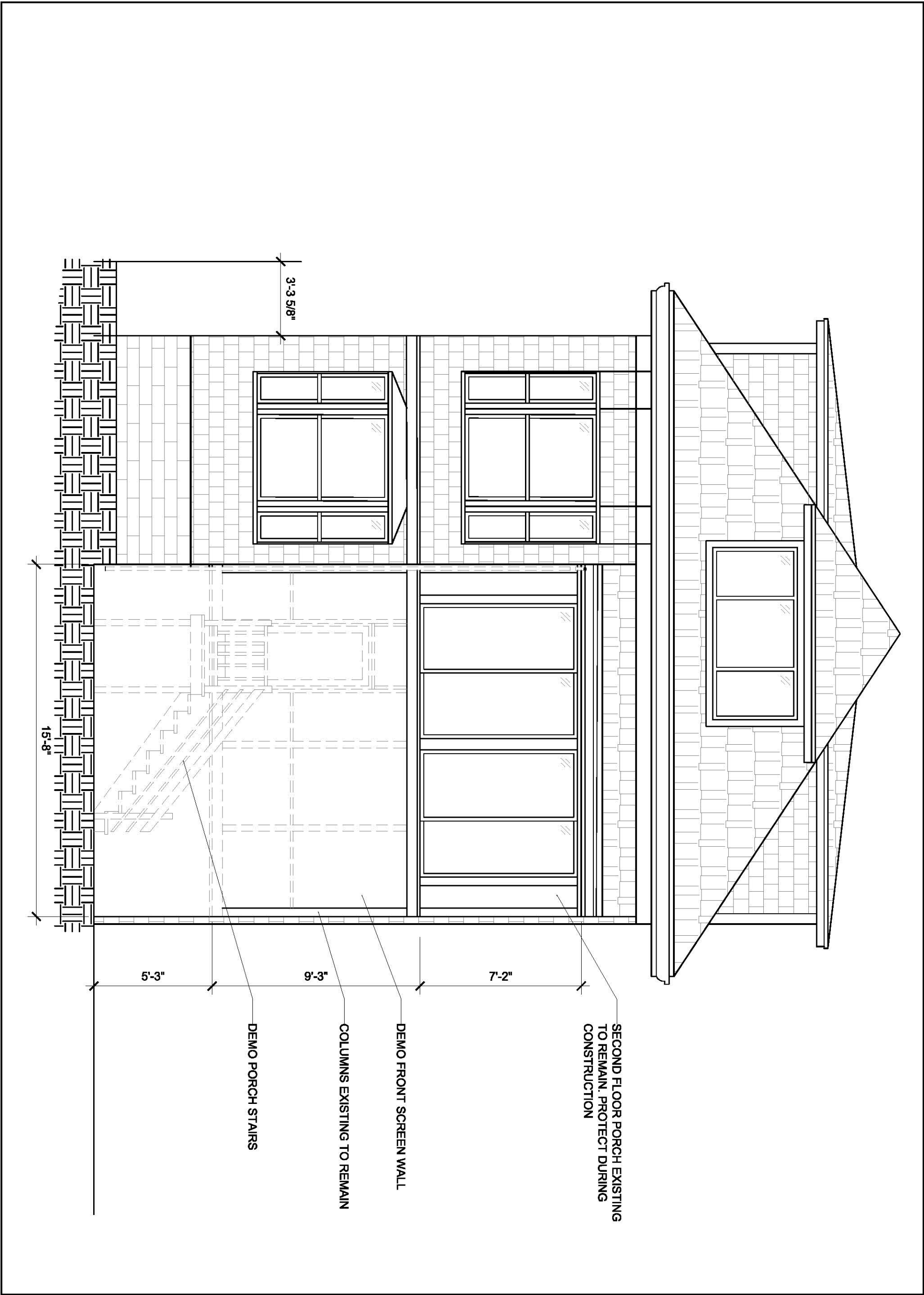
SCALE : 1"= 10' MARCH 2, 2021

AGH ENGINEERING

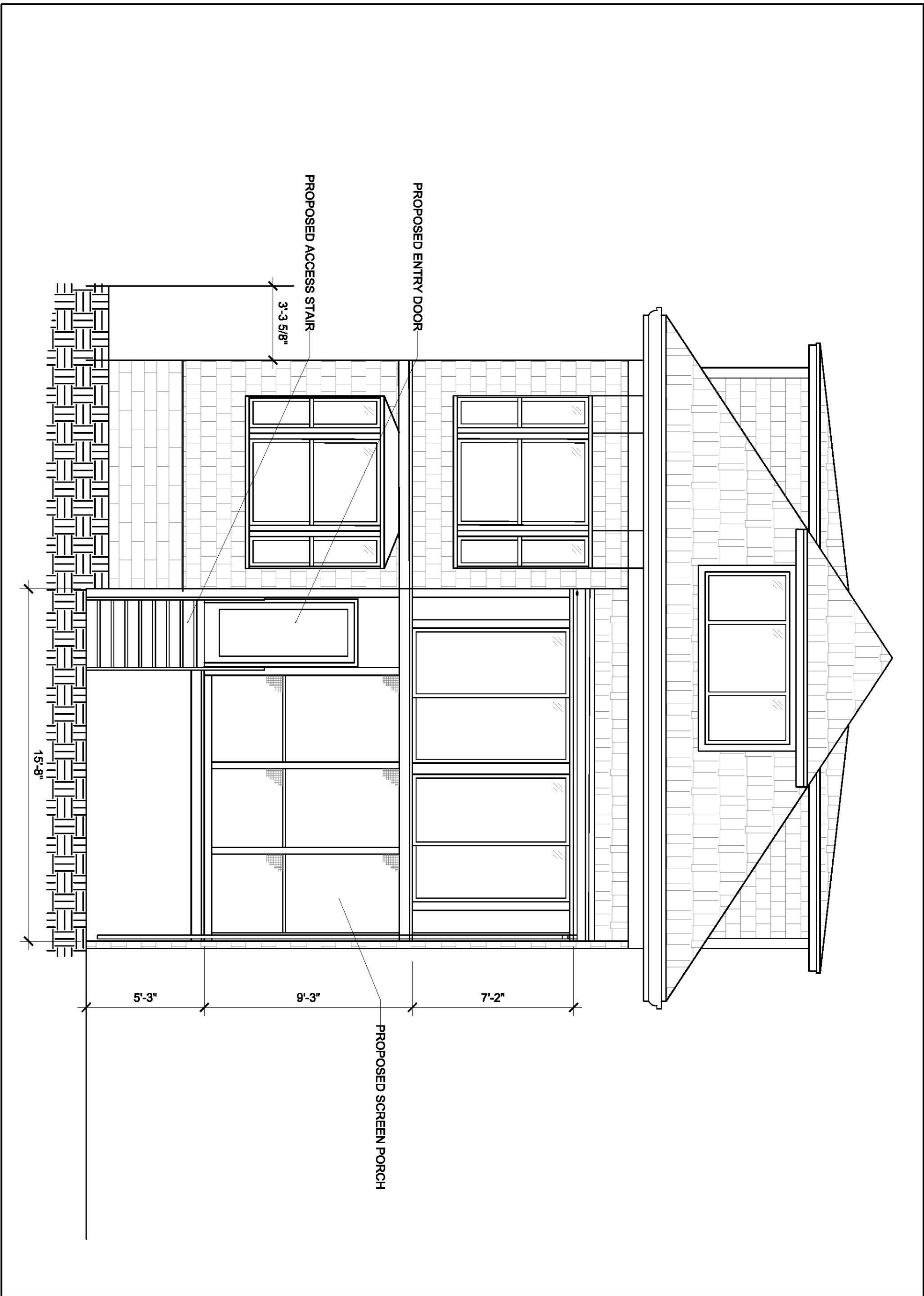
166 WATER STREET STOUGHTON, MA 02072
PHONE: (781)344-2386

GRAPHIC SCALE

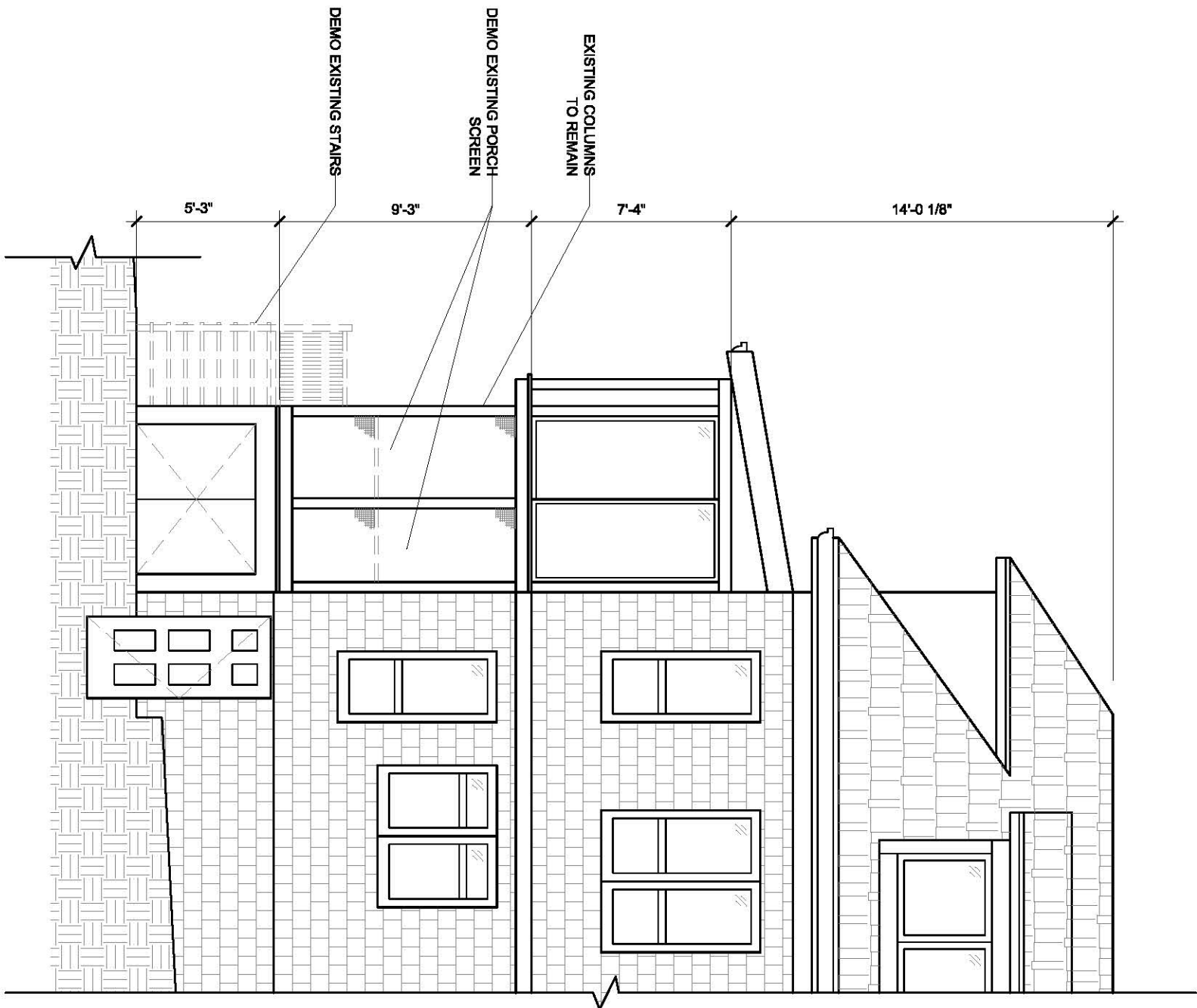




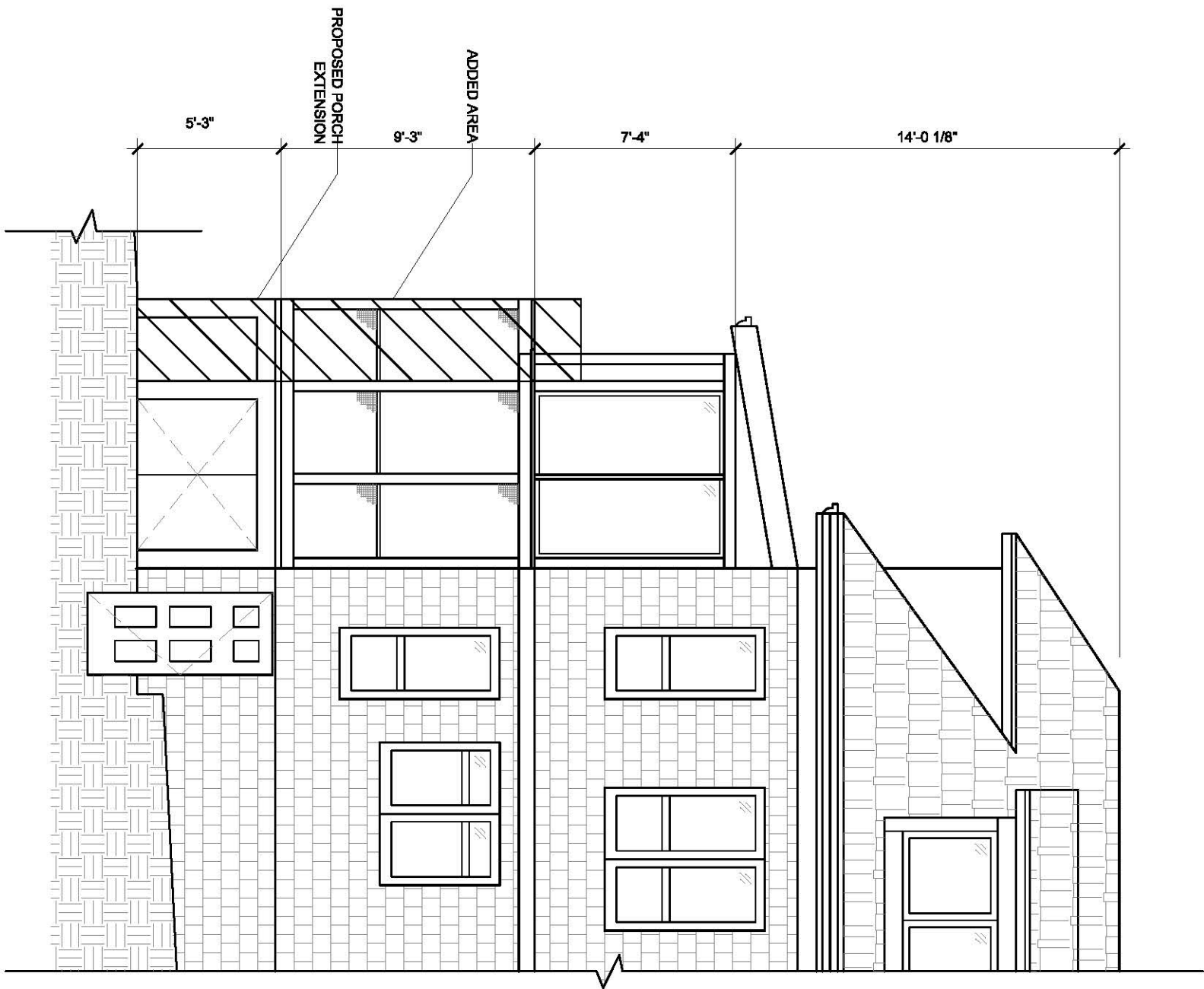
Drawing No. D201	Designed AL	DAVIS SQUARE ARCHITECTS 240A Elm St., Somerville, MA 02144 617.628.5700 www.davissquarearchitects.com	Project RENNOVATIONS TO 383 WALDEN ST 383 WALDEN ST, CAMBRIDGE MA
	Checked CB		Title DEMO PORCH ELEVATION
	Project No. 2020031		
	Scale 1/4"=1'-0"		
	Date 06/14/2021		



Drawing No. A201	Designed AL		 D A V I S S Q U A R E A R C H I T E C T S	240A Elm St, Somerville, MA 02144 617.628.5700 www.davissquarearchitects.com	Project RENNOVATIONS TO 383 WALDEN ST 383 WALDEN ST, CAMBRIDGE MA
	Checked CB				Title PROPOSED PORCH ELEVATION
	Project No. 2020031				
	Scale 1/4"=1'-0"				
	Date 06/14/2021				



1 DEMO SIDE ELEVATION
SCALE: 3/16" = 1'-0"



2 PROPOSED SIDE ELEVATION
SCALE: 3/16" = 1'-0"

Drawing No. A202	Designed AL	 DAVIS SQUARE ARCHITECTS 240A Elm St., Somerville, MA 02144 617.628.5700 www.davissquarearchitects.com	Project RENNOVATIONS TO 383 WALDEN ST 383 WALDEN ST, CAMBRIDGE MA
	Checked CB		Title DEMO AND PROPOSED SIDE ELEVATIONS
	Project No. 2020031		
	Scale 3/16"=1'-0"		
	Date 06/04/2021		

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

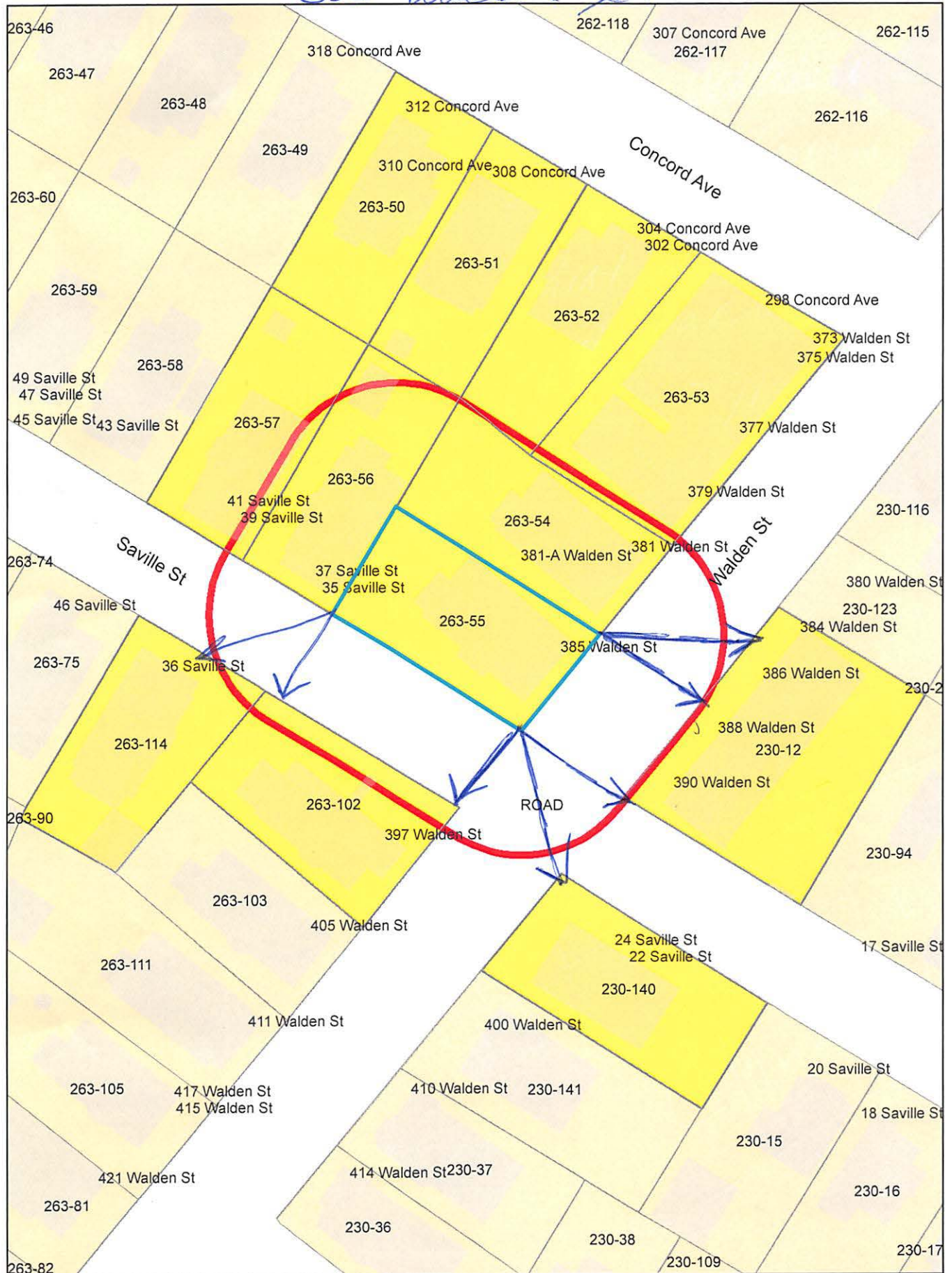
APPLICANT: CLARENCE A. CLARK PRESENT USE/OCCUPANCY: TWO-FAM-RES
 LOCATION: 305 WALDEN ST ZONE: RESIDENCE B ZONE
 PHONE: _____ REQUESTED USE/OCCUPANCY: NO CHANGE (2-FAM-RES)

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS¹</u>
<u>TOTAL GROSS FLOOR AREA:</u>	<u>3199</u>	<u>3215</u>	<u>2274</u> (max.)
<u>LOT AREA:</u>	<u>4547</u>		(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:²</u>	<u>.7</u>	<u>.71</u>	<u>.5</u> (max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	<u>N/A NO CHANGE</u>		(min.)
<u>SIZE OF LOT:</u>			
WIDTH	<u>50'</u>		(min.)
DEPTH	<u>94.7'</u>		
<u>Setbacks in Feet:</u>			
FRONT	<u>11.2'</u>	<u>-</u>	<u>15'</u> (min.)
REAR	<u>27'</u>	<u>24'</u>	<u>25'</u> (min.)
LEFT SIDE	<u>18</u>	<u>-</u>	<u>15'</u> (min.)
RIGHT SIDE	<u>3'</u>	<u>-</u>	<u>7'6"</u> (min.)
<u>SIZE OF BLDG.:</u>			
HEIGHT	<u>N/A NO CHANGE</u>		(max.)
LENGTH			
WIDTH			
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:³</u>	<u>50%</u>	<u>49%</u>	<u>40%</u> (min.)
<u>NO. OF DWELLING UNITS:</u>	<u>2</u>	<u>N/A NO CHANGE</u>	(max.)
<u>NO. OF PARKING SPACES:</u>	<u>N/A</u>		(min./max.)
<u>NO. OF LOADING AREAS:</u>	<u>N/A</u>		(min.)
<u>DISTANCE TO NEAREST BLDG. 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.

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'.

385 Walden St.



385 Walden St.

Petitioner

263-51
KJB ASSOCIATES LLC
308 CONCORD AVE
CAMBRIDGE, MA 02138

263-52
STEVERSON, ELIZABETH EUGENIA MAY BOOTH
302 CONCORD AVE
CAMBRIDGE, MA 02138-1208

263-55
CLARK, CLARENCE A. JR. &
JENNIFER JONES-CLARK
TRS OF THE CLARK FAMILY 2005 R.T.
383 WALDEN ST
CAMBRIDGE, MA 02138

263-53
FRASER, SARA BETH,
TRUSTEE THE REGADAS REALTY TRUST
373-379 WALDEN ST., #379-3
CAMBRIDGE, MA 02138

263-53
BERRY, JEAN M.
379 WALDEN ST., #4
CAMBRIDGE, MA 02138

CLIFFORD BOEHMER
240A ELM STREET
SOMERVILLE, MA 02144

263-57
TAYLOR, CATHERINE V., MARTHA E. VERGE
CATHERINE V. TAYLOR, TRUSTEE
39 SAVILLE ST
CAMBRIDGE, MA 02138

230-12
GACHOT, CHRISTOPHER BURKE, JR. &
KERRY LEIGH BOHM GACHOT
384 WALDEN ST#384
CAMBRIDGE, MA 02138

230-12
HEDER, LAJOS S. & MARGARET L. HARRIES
388 WALDEN ST
CAMBRIDGE, MA 02138-1318

230-12
RECHT JAMES M. & NINA DILION
386 WALDEN ST., #386
CAMBRIDGE, MA 02138

263-53
ROSS, MONICA E.,
TRUSTEE THE ROSS REALTY TRUST
68 NORTH WARREN AVE
BROCKTON, MA 02301

263-53
KIM, HAN TAE.
3 CART PATH LANE
LEXINGTON, MA 02421

263-53
TZELNIC, PERCY & MORI TZELNIC
15 WALDEN STREET
CAMBRIDGE, MA 02138

263-54
HUERBY, ALBERT L. & BETTE WOODY
381 WALDEN ST.
CAMBRIDGE, MA 02138-1348

263-56
DAVIS, CORINNE C. & MARVIN B. DAVIS
35 SAVILLE ST
CAMBRIDGE, MA 02138

263-102
FOGEL, DOV A. & VIRGINIA M. DORMAN
397 WALDEN ST
CAMBRIDGE, MA 02138

263-53
MCCALL, JAMES L.
TR. OF FAGEN TRUST
85 PARK PL.
CHESHIRE, CT 06410

230-140
FAHEY, MAUREEN MCGEOGHEAN &
SHAUN R. FAHEY
89 WARWICK ROAD
MELROSE, MA 02176

263-53
WARD, KAY JEANA,
TR. OF OTIS NOMINEE TRUST
47 PRENTISS
WATERTOWN, MA 02472

263-53
KIM, HAN TAE
3 CART PATH LANE
LEXINGTON, MA 02421

263-53
STEVEN, VICTORIA A.
379 WALDEN ST., UNIT #2
CAMBRIDGE, MA 02138

263-114
NEVILL, LAURA A. & SANDRA WOZNIAK
38 SAVILLE STREET
CAMBRIDGE, MA 02138-6824

263-50
MEHTA, PRITESH & AMY SARMA
314 CONCORD AVE
CAMBRIDGE, MA 02138

230-12
WHEELER, LESLIE A.,
TRUSTEE THE LESLIE A. WHEELER 1992 TRUST
390 WALDEN ST #390
CAMBRIDGE, MA 02140

263-53
BATTAGLIA, BENJAMIN E. & PATRICIA S. BROOKS
379 WALDEN ST. UNIT#5
CAMBRIDGE, MA 02138

263-50
JOHN, SHINU ANN PRASANTH GEORGE
312 CONCORD AVE 312
CAMBRIDGE, MA 02138

263-53
SHAW, WILLIAM J. & CARLA L. WAHNON
375 WALDEN ST., #3
CAMBRIDGE, MA 02138