



CITY OF CAMBRIDGE  
 MASSACHUSETTS  
 BOARD OF ZONING APPEAL  
 831 MASSACHUSETTS AVENUE  
 CAMBRIDGE, MA 02139  
 617 349-6100

BZA APPLICATION FORM

Plan No: BZA-017007-2018

GENERAL INFORMATION

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

Special Permit : \_\_\_\_\_ Variance :   v   Appeal : \_\_\_\_\_

PETITIONER : 40-42 Walden Street LLC - C/O Eric Hoagland

PETITIONER'S ADDRESS : 195 Lexington Avenue Cambridge, MA 02138

LOCATION OF PROPERTY : 40-42 Walden St Cambridge, MA

TYPE OF OCCUPANCY : Res B ZONING DISTRICT : Residence B Zone

REASON FOR PETITION :

Dormer

DESCRIPTION OF PETITIONER'S PROPOSAL :

To construct a dormer on right side of the house.

SECTIONS OF ZONING ORDINANCE CITED :

Article 5.000 Section 5.31 (Table of Dimensional Requirements).

Original Signature(s) :

*Eric M. Hoagland*  
 (Petitioner(s) / Owner)  
Hoagland, Eric  
 (Print Name)

Address : 195 Lexington Avenue

Cambridge, MA 02138

Tel. No. : 857 998-8836

E-Mail Address : ehoagie@gmail.com

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

**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 40-42 Walden Street LLC  
(OWNER)

Address: 195 Lexington Avenue, Cambridge, MA 02138

State that I/We own the property located at 40-42 Walden Street, which is the subject of this zoning application.

The record title of this property is in the name of 40-42 Walden Steet LLC

\*Pursuant to a deed of duly recorded in the date 9/25/14, Middlesex South County Registry of Deeds at Book 64279, Page 34L; or Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_ Book \_\_\_\_\_ Page \_\_\_\_\_.

Eric M. Hoagland  
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT\*

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

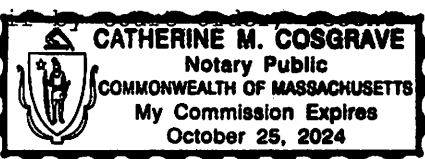
Commonwealth of Massachusetts, County of Middlesex

The above-name Eric M. Hoagland personally appeared before me, this 24<sup>th</sup> of August, 2018, and made oath that the above statement is true.

Catherine M. Cosgrave  
Notary

My commission expires October 25, 2024 (Notary Seal).

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



NOTIFICATION OF RECEIPT OF INFORMATION

To be completed by the person who has provided the information and returned to the Secretary of the Commonwealth of Massachusetts.

Name of person providing information: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Date: \_\_\_\_\_

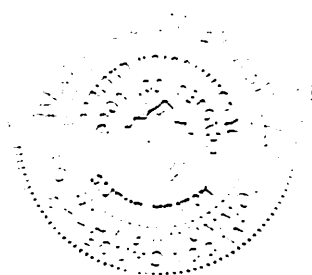
Name of person receiving information: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Date: \_\_\_\_\_

Name of person to whom information is being provided: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Date: \_\_\_\_\_

Name of person to whom information is being provided: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Date: \_\_\_\_\_

Name of person to whom information is being provided: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Date: \_\_\_\_\_

CATHERINE M. COGRAVE  
Notary Public  
COMMONWEALTH OF MASSACHUSETTS  
My Commission Expires  
October 28, 2024



**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:

The hardship seems from the fact that the original 2 family had only one bathroom for four bedrooms, which represents a hardship for the residents.

**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 lot is smaller than required by current zoning, i.e. it is a non-conforming lot. If it were a conforming lot, no variance would be required.

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

**1)** Substantial detriment to the public good for the following reasons:  
The second and third floor living unit will be materially improved with a second bathroom. There will be no additional residents or traffic to our from the property as a result of the proposed modification.

**2)** Relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons:  
It will not increase the density of people or disturbance in the neighborhood.

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

**BZA APPLICATION FORM**

**DIMENSIONAL INFORMATION**

**APPLICANT:** Black River Architects                      **PRESENT USE/OCCUPANCY:** 2 Family  
**LOCATION:** 40-42 Walden St Cambridge, MA                      **ZONE:** Residence B Zone  
**PHONE:** 857 998-0836                      **REQUESTED USE/OCCUPANCY:** 2 Family

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> <sup>1</sup>	
<u>TOTAL GROSS FLOOR AREA:</u>	2291	2336	2500	(max.)
<u>LOT AREA:</u>	3322	n.c.	n.a.	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: 2</u>	.69	.70	.50	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	1661	n.c.	2500	(min.)
<u>SIZE OF LOT:</u>				
WIDTH	44.3'	n.c.	n.a.	(min.)
DEPTH	75'	n.c.	100'	
<u>SETBACKS IN FEET:</u>				
FRONT	13.5'	n.c.	15'	(min.)
REAR	18'-10"	n.c.	20'	(min.)
LEFT SIDE	11'	n.c.	7.5	(min.)
RIGHT SIDE	8'-5"	n.c.	7.5	(min.)
<u>SIZE OF BLDG.:</u>				
HEIGHT	37' +	n.c.	35'	(max.)
LENGTH	39.7'	n.c.	n.a.	
WIDTH	25'	n.c.	n.a.	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	.35	n.c.	.40	(min.)
<u>NO. OF DWELLING UNITS:</u>	2	n.c.	2	(max.)
<u>NO. OF PARKING SPACES:</u>	0	n.c.	2	(min./max)
<u>NO. OF LOADING AREAS:</u>	0	n.c.	0	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>	n.a.	n.c.	n.a.	(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.

none

- 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'.



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2018 AUG 28 PM 12: 20

OFFICE OF THE CITY CLERK  
 CAMBRIDGE, MASSACHUSETTS  
 Plan No: BZA-017007-2018

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Hoagland, Eric  
 (Print Name)

Address : 195 Lexington Avenue  
Cambridge, MA 02138

Tel. No. : (857) 998-0836

E-Mail Address : ehoagie@gmail.com

Date : 8/24/18



# CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2<sup>nd</sup> Floor, Cambridge, Massachusetts 02139  
Telephone: 617 349 4683 TTY: 617 349 6112  
E-mail: histcomm@cambridgema.gov URL: http://www.cambridgema.gov/Historic

Bruce A. Irving, *Chair*; Susannah Barton Tobin, *Vice Chair*; Charles M. Sullivan, *Executive Director*  
William G. Barry, Jr., Robert G. Crocker, Joseph V. Ferrara, Chandra Harrington, Jo M. Solet, *Members*  
Gavin W. Kleespies, Paula A. Paris, Kyle Sheffield, *Alternates*

## Jurisdiction Advice

To the Owner of Property at 40-42 Walden Street

The above-referenced property is subject to the jurisdiction of the Cambridge Historical Commission (CHC) by reason of the status referenced below:

- Old Cambridge Historic District
- Fort Washington Historic District  
(M.G.L. Ch. 40C, City Code §2.78.050)
- Avon Hill Neighborhood Conservation District
- Half Crown – Marsh Neighborhood Conservation District
- Harvard Square Conservation District
- Mid Cambridge Neighborhood Conservation District
- Designated Landmark
- Property is being studied for designation: \_\_\_\_\_  
(City Code, Ch. 2.78., Article III, and various City Council Orders)
- Preservation Restriction or Easement (as recorded)
- Structure is fifty years or more old and therefore subject to CHC review of any application for a demolition permit, if one is required by ISD. (City Code, Ch. 2.78, Article II). See the back of this page for definition of demolition.  
**No demolition proposed.**
- No jurisdiction: not a designated historic property and the structure is less than fifty years old.
- No local jurisdiction, but the property is listed on the National Register of Historic Places; CHC staff is available for consultation, upon request.  
Staff comments: \_\_\_\_\_

The Board of Zoning Appeal advises applicants to complete Historical Commission or Neighborhood Conservation District Commission reviews before appearing before the Board.

**If a line indicating possible jurisdiction is checked, the owner needs to consult with the staff of the Historical Commission to determine whether a hearing will be required.**

CHC staff initials SLB

Date September 11, 2018

Received by Uploaded to Energov

Date September 11, 2018

Relationship to project BZA 17007-2018

cc: Applicant  
Inspectional Services Commissioner

## Demolition Delay Ordinance and Application Information

The Demolition Delay Ordinance (Chapter 2.78, Article II of the Cambridge Municipal Code) was adopted by the City Council in 1979 to afford public review of demolition permit applications for potentially significant buildings. When the Historical Commission determines that a building is significant and should be preserved, demolition will be delayed for up to six months so that solutions can be sought to preserve the building indefinitely. The Ordinance covers all buildings over 50 years old, city-wide. The Historical Commission archives provide dates of construction for all properties in the City.

Demolition is defined in the ordinance as "the act of pulling down, destroying, removing or razing a building or commencing the work of total or substantial destruction with the intent of completing the same." The Inspectional Services Commissioner has provided further guidelines to outline what actions require a demolition permit. **In addition to complete demolition of a building, the following actions may require a demolition permit,**

- **removal of a roof,**
- **removal of one side of a building,**
- **gutting of a building's interior to the point where exterior features (windows, etc.) are impacted, and**
- **removal of more than 25% of a structure.**

Please contact the building inspector or a staff member of the Historical Commission if you have questions about whether a demolition permit is required for a particular project.

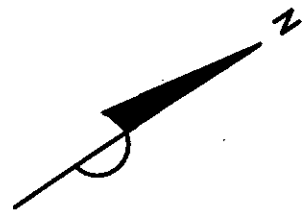
Demolition permit applications can be obtained from the Inspectional Services Department. The completed application should be submitted to the Historical Commission, where the staff will review the application. If the Executive Director of the Historical Commission makes an initial determination that the building is significant, a public hearing will be scheduled with Historical Commission. If the staff makes an initial determination that the building is not significant, the application is released for further review by the Building Commissioner.

More information about the demolition permit application procedures is available on the Historical Commission's web site or by calling or dropping by the Historical Commission office.

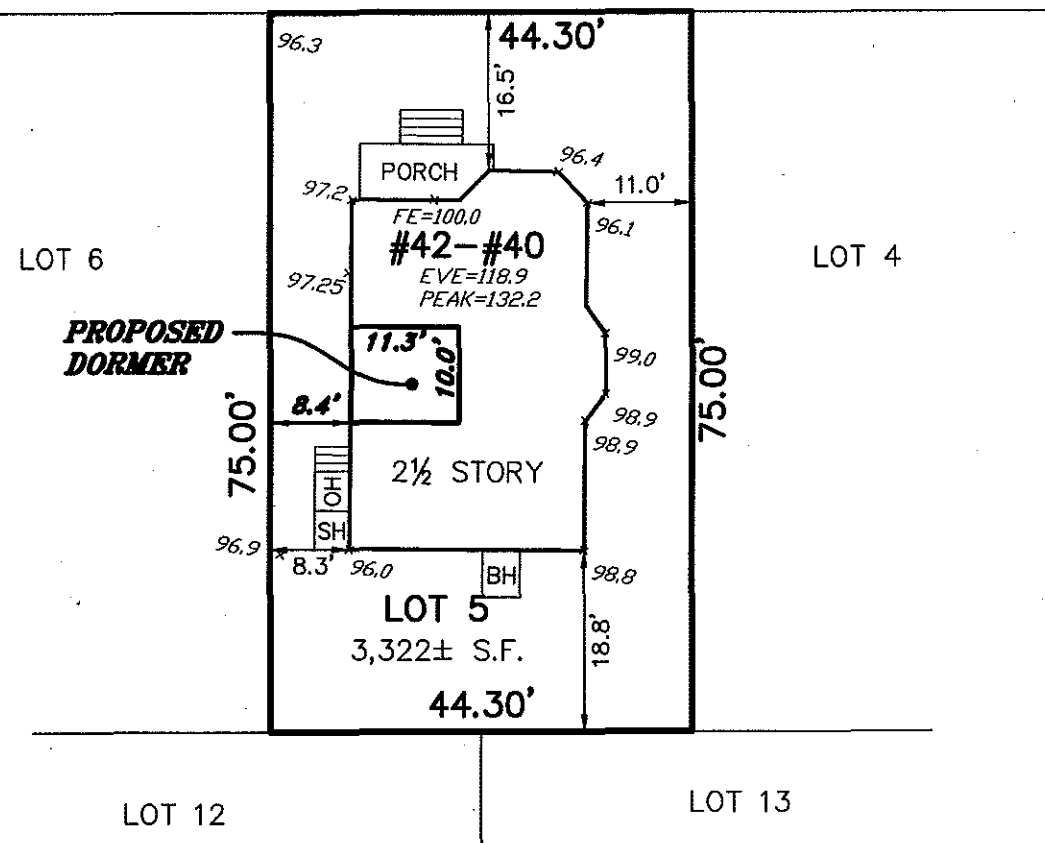
July 2003

Cambridge Historical Commission  
831 Massachusetts Ave., 2<sup>nd</sup> Fl.  
Cambridge, MA 02139  
Ph: 617/349-4683 or TTY: 617/349-6112  
<http://www.cambridgema.gov/Historic>



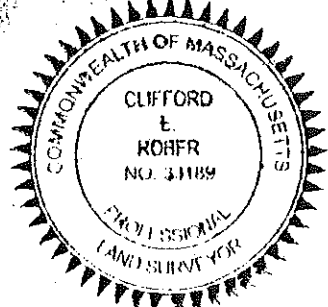


# WALDEN STREET



PREPARED FOR: 40-42 WALDEN STREET, LLC

I HEREBY CERTIFY THAT THE BUILDING IS LOCATED AS SHOWN.



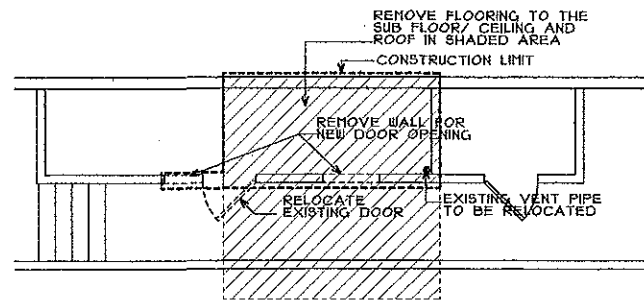
*Clifford E. Rober*  
CLIFFORD E. ROBER, PLS      DATE 1/9/17

THIS PLAN MAY HAVE BEEN ALTERED IF THE SIGNATURE IS NOT SIGNED IN BLUE.

PROPOSED PLOT PLAN  
#40-42 WALDEN STREET  
IN  
CAMBRIDGE, MA  
(MIDDLESEX COUNTY)

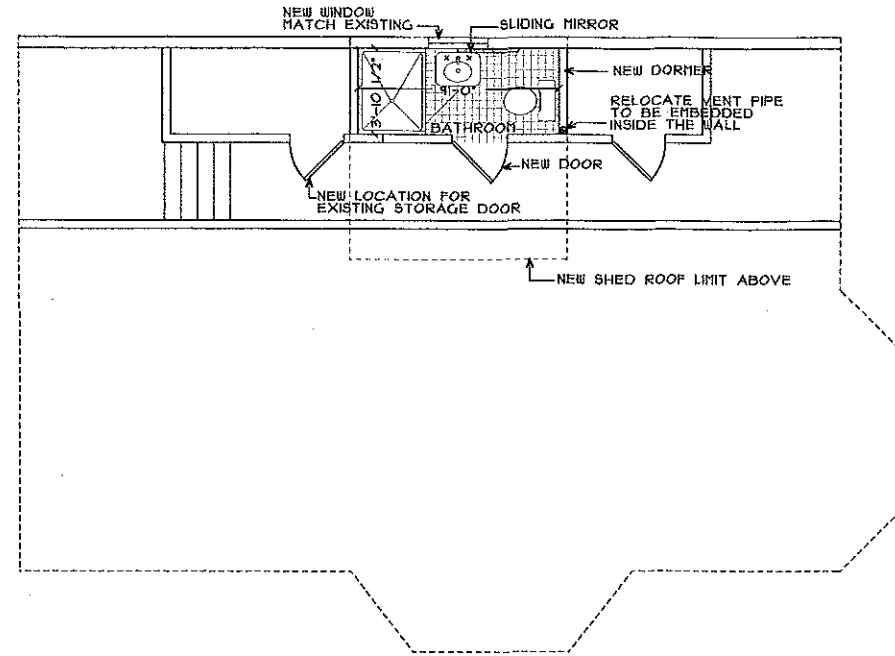
SCALE: 1" = 20'      DATE: 1/9/2017

ROBER SURVEY  
1072A MASSACHUSETTS AVENUE  
ARLINGTON, MA 02476  
(781) 648-5533  
5067PP1.DWG



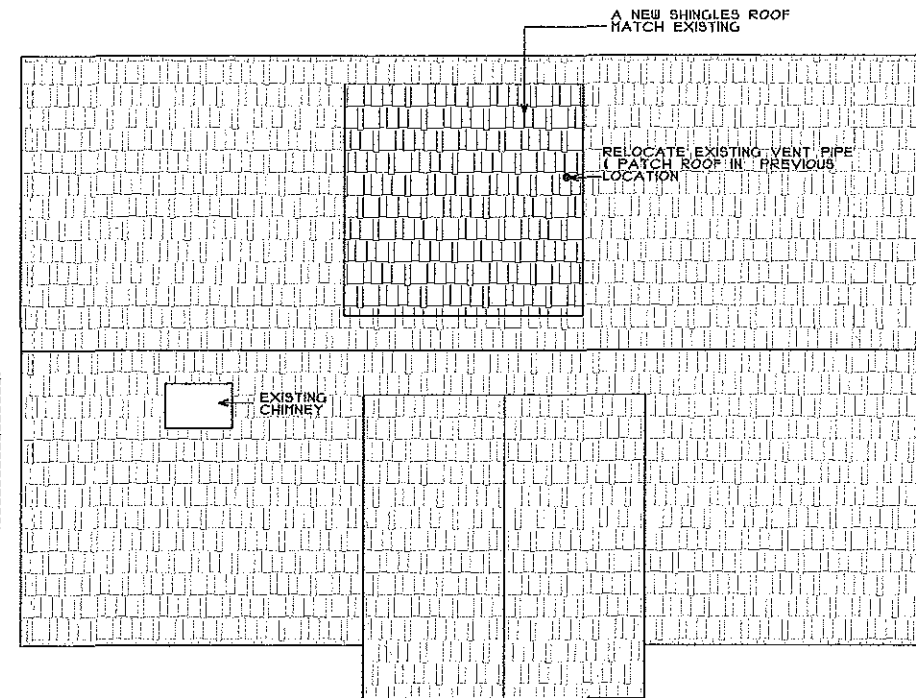
THIRD FLOOR- DEMOLITION PLAN

1 2 3 4 8" SCALE IN FEET



THIRD FLOOR- BATHROOM PROPOSAL

1 2 3 4 8" SCALE IN FEET



ROOF PLAN

1 2 3 4 8" SCALE IN FEET



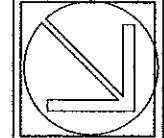
SOUTH ELEVATION

1 2 3 4 8" SCALE IN FEET



WEST ELEVATION

1 2 3 4 8" SCALE IN FEET



40-42 WALDEN ST - BATHROOM  
40-42 WALDEN ST  
CAMBRIDGE, MA 02140

BLACK RIVER ARCHITECTS, inc.

1840 Mass. Ave.  
Cambridge, MA 02138  
(617) 661-3007



Title  
FLOOR PLANS  
ELEVATIONS

Scale  
AS NOTED

Job No.  
032117.0

Drawing File  
WAL.17.04.A.AEC

Drawn By  
DN

Checked By  
AH

Date  
05.23.17

A101

D:\DANA'S PROJECTS\PROJECTS\40-42 WALDEN ST\DRAWINGS\PROPOSAL



40-42 Walden St

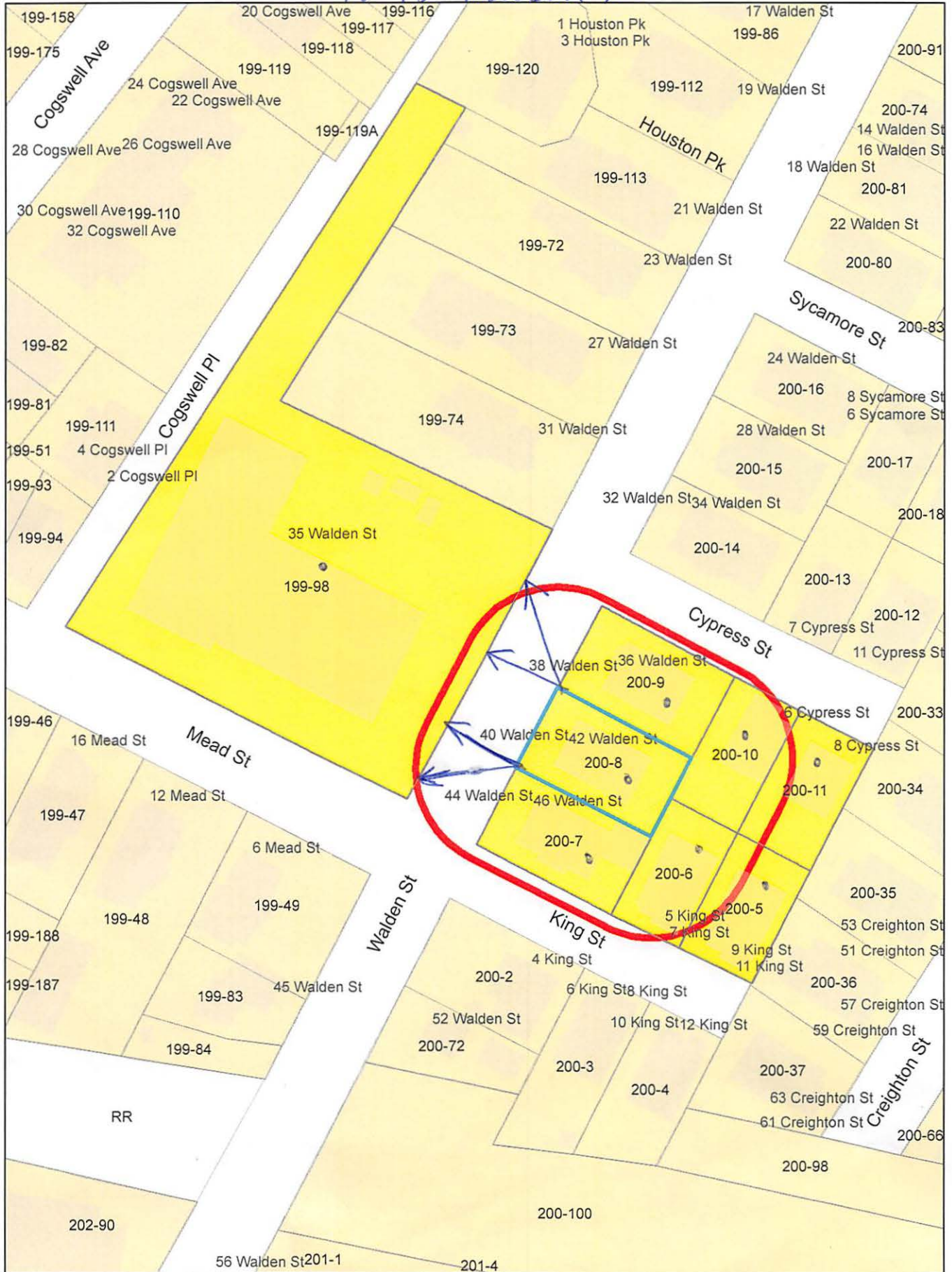




NEW YORK STATE  
PARKING PERMIT ONLY  
EXCEPT SUNDAY  
← →



40-42 Walden St.



40-42 Walden St.

Petitioner

199-98  
ROCHA, ISABEL  
TR. OF THE 33-41 WALDEN ST. REALTY TR.  
33-41 WALDEN ST. UNIT#1A  
CAMBRIDGE, MA 02140

199-98  
IBRAHIM, ALI M. & DAC HOANG IBRAHIM  
35 WALDEN ST #3  
CAMBRIDGE, MA 02140

ERIC M. HOAGLAND  
195 LEXINGTON AVENUE  
CAMBRIDGE, MA 02138

199-98  
BHASKAR, ALKA  
33-41 WALDEN STREET, UNIT 1D.  
LINCOLN CONDOMINIUM TRUST  
CAMBRIDGE, MA 02140

199-98  
POLLACK, ANDREA M  
35 WALDEN ST., UNIT #1E  
CAMBRIDGE, MA 02140

200-8  
40-42 WALDEN STREET, LLC  
159 LEXINGTON ST.  
CAMBRIDGE, MA 02138

199-98  
GORRY, LUCINDA J.  
35 WALDEN ST #2A  
CAMBRIDGE, MA 02140

199-98  
PHILLIPS, H. HUGH,  
TRUSTEE THE PHILIPPS REALTY TRUST  
33-41 WALDEN ST., #2B  
CAMBRIDGE, MA 02140

199-98  
SOKOL, BARBARA A.  
33-41 WALDEN ST #2C  
CAMBRIDGE, MA 02140

199-98  
YIP, YU CHI & YUK KWAN YIP-LEUNG  
C/O JONATHAN YIP  
33-41 WALDEN ST., #2D  
CAMBRIDGE, MA 02140

199-98  
CAGLIUSO, CHRISTOPHER & KAITLIN P. GALLO  
35 WALDEN ST  
CAMBRIDGE, MA 02140

199-98  
GREGORIAN, ZAREH B. &  
EMILY SHULTZ, TRS. OF ZAREM REALTY TRUST  
C/O OSHIN B. GREGORIAN  
33-41 WALDEN ST UNIT #2F  
CAMBRIDGE, MA 02140

199-98  
KOCHARIANS, TORGAM A. &  
LOOSIA STEPHAN STEPANIANIS  
2130 MASS AVE #7A  
CAMBRIDGE, MA 02140

199-98  
NELSON, W. EVAN  
35 WALDEN ST., #3A  
CAMBRIDGE, MA 02140

199-98  
FLYNN, MICHAEL  
35 WALDEN ST #3B  
CAMBRIDGE, MA 02140

199-98  
GRUBOR, NENAD & BRANKA GRUBOR  
33-41 WALDEN ST., #3  
CAMBRIDGE, MA 02140

199-98  
SANCHEZ, LEON D.  
33-41 WALDEN ST., #3D  
CAMBRIDGE, MA 02140

199-98  
FERRARO, ANN M.  
35 WALDEN STREET #3E  
CAMBRIDGE, MA 02140

199-98  
GOLDBERG, JONATHAN E.  
33-41 WALDEN ST. UNIT 3F  
CAMBRIDGE, MA 02140

199-98  
SHAPIRO, NANCY & STUART DICKSTEIN  
35 WALDEN ST., UNIT #3G  
CAMBRIDGE, MA 02140

200-5  
MCCORMICK, CATHLEEN D. & DEWEY DELLAY  
9 KING ST., #1  
CAMBRIDGE, MA 02140

200-5  
MONAHON, LIA & TRUMBULL BARRETT  
11 KING ST  
CAMBRIDGE, MA 02140

200-6  
BLACK, DAVID T.,  
TRUSTEE THE DAVID T. BLACK REV TRUST  
5 KING STREET  
CAMBRIDGE, MA 02140

200-7  
SINGLETON, KENNETH C.  
44-46 WALDEN STREET  
CAMBRIDGE, MA 02140

199-98  
BADEN, DIANE G.  
33-41 WALDEN ST., #1F  
CAMBRIDGE, MA 02140

200-9  
MASTRANGELO, ANTHONY &  
BRONWYN MASTRANGELO  
38 WALDEN ST  
CAMBRIDGE, MA 02140

200-10  
WHITE, MERRY I  
6 CYPRESS ST.  
CAMBRIDGE, MA 02140

200-11  
LINDSAY, STACE D. & LISA A. CEREMSAK  
8 CYPRESS ST  
CAMBRIDGE, MA 02140

199-98  
HOLMES, MARY B. A LIFE ESTATE  
33-41 WALDEN ST 1C  
CAMBRIDGE, MA 02140