



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2023 FEB 22 AM 11:29
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 211336

General Information

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

Special Permit: X Variance: Appeal:

PETITIONER: Erin Lefkowitz

PETITIONER'S ADDRESS: 421 Walden Street, MA, Cambridge 02138

LOCATION OF PROPERTY: 421 Walden St., Cambridge, MA

TYPE OF OCCUPANCY: 2- Family Dwelling **ZONING DISTRICT:** Residence B Zone

REASON FOR PETITION:

/Reconstruction and Expansion of Existing Rear 2-Story Porch/

DESCRIPTION OF PETITIONER'S PROPOSAL:

Reconstruction and Expansion of an existing non-conforming 2-story porch structure adding 76 sf gross floor area to an existing non-conforming structure.

SECTIONS OF ZONING ORDINANCE CITED:

- Article: 5.000 Section: 5.31 (Table of Dimensional Requirements)
- Article: 8.000 Section: 8.22.2.d (Non-Conforming Structure)
- Article: 10.000 Section: 10.40 (Special Permits)

Original
Signature(s):

Erin Lefkowitz
(Petitioner (s) / Owner)

Erin Lefkowitz
(Print Name)

Address:

421 Walden St.

Tel. No. (603) 301-1052
 E-Mail Address: erinlefkowitz@gmail.com

Date: 2/21/23

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: Erin Lefkowitz

Present Use/Occupancy: 2- Family Dwelling

Location: 421 Walden St., Cambridge, MA

Zone: Residence B Zone

Phone: (603) 301-1052

Requested Use/Occupancy: 2-Family Dwelling

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		5308 sf	5384 sf	2579 sf	(max.)
<u>LOT AREA:</u>		5226 sf	5226 sf	5000 sf	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		0.77	0.79	0.50	
<u>LOT AREA OF EACH DWELLING UNIT</u>		2613 sf	2613 sf	2500 sf	
<u>SIZE OF LOT:</u>	WIDTH	50.0'	50.0'	50.0'	
	DEPTH	98.21'/110.87'	98.21'/110.87'	100.0'	
<u>SETBACKS IN FEET:</u>	FRONT	11.5'	11.5'	15.0'	
	REAR	35.0'	32.4'	25.0'	
	LEFT SIDE	15.2' (house) 27.4' (existing porch)	30.8' (new porch extension)	12.5'	
	RIGHT SIDE	4.1' (house) 4.3' (existing porch)	7.5' (new porch extension)	7.5'	
<u>SIZE OF BUILDING:</u>	HEIGHT	38.5'	38.5'	35.0'	
	WIDTH	56.5' (including front and rear porch)	59.8'	60.0'	
	LENGTH	30.5'	30.5'	30.0'	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		39.2%	40.7%	40%	
<u>NO. OF DWELLING UNITS:</u>		2	2	2	
<u>NO. OF PARKING SPACES:</u>		4	4	2	
<u>NO. OF LOADING AREAS:</u>		n/a	n/a	n/a	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		9.5'	10.0'	10.0'	

Describe where applicable, other occupancies on the same lot, the size of adjacent buildings on same lot, and type of construction

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 Erin Lefkowitz
(OWNER)

Address: 421 Walden Street, Cambridge MA. 02138

State that I/We own the property located at 421 Walden St., which is the subject of this zoning application.

The record title of this property is in the name of Erin Lefkowitz

*Pursuant to a deed of duly recorded in the date 7/10/19, Middlesex South County Registry of Deeds at Book 72904, Page 352; or Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

Erin Lefkowitz
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 Erin Lefkowitz personally appeared before me, this 20 of February, 2023, and made oath that the above statement is true.

[Signature] Notary

My commission expires 10-23-2026 (Notary Seal).

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



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 421 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 existing 2-story non-conforming rear porch will be reconstructed and the proposed extension will conform to side yard, rear yard and distance to accessory building as required by the zoning ordinance.

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:

There is no change to egress or access proposed.

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:

There is no change to existing use proposed.

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 use of the expanded porches will be in harmony with how similar structures are used in the neighborhood.

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 existing porch structure is in disrepair and in its current condition is a safety hazard for its use primarily as a means of egress: the expanded usable floor area of each porch level will provide a recreational area for each unit, designed to accommodate an outdoor dining table.

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



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: _____

(Print)

Date: _____

Address: _____

Case No. _____

Hearing Date: _____

Thank you,
Bza Members

421

 **Notice of Public Hearing**

THE CITY OF SEATTLE, through the Department of Planning and Development, is providing notice of a public hearing on the proposed rezoning of the property located at 421 1st Avenue, Seattle, WA 98101, from its current zoning of S-10000 to S-10000-20000. The proposed rezoning is intended to allow for the development of a new residential building on the property. The rezoning is subject to the approval of the City Council.

NOTICE OF PUBLIC HEARING

DATE: 08/29/2023

TIME: 6:00 PM - 8:00 PM

LOCATION: 421 1st Avenue, Seattle, WA 98101

AGENDA: 1. Public Hearing 2. City Council Meeting

AGENDA ITEM: 1. Public Hearing

AGENDA ITEM: 2. City Council Meeting

AGENDA ITEM: 3. City Council Meeting

AGENDA ITEM: 4. City Council Meeting

AGENDA ITEM: 5. City Council Meeting

AGENDA ITEM: 6. City Council Meeting

AGENDA ITEM: 7. City Council Meeting

AGENDA ITEM: 8. City Council Meeting

AGENDA ITEM: 9. City Council Meeting

AGENDA ITEM: 10. City Council Meeting

AGENDA ITEM: 11. City Council Meeting

AGENDA ITEM: 12. City Council Meeting

AGENDA ITEM: 13. City Council Meeting

AGENDA ITEM: 14. City Council Meeting

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AGENDA ITEM: 96. City Council Meeting

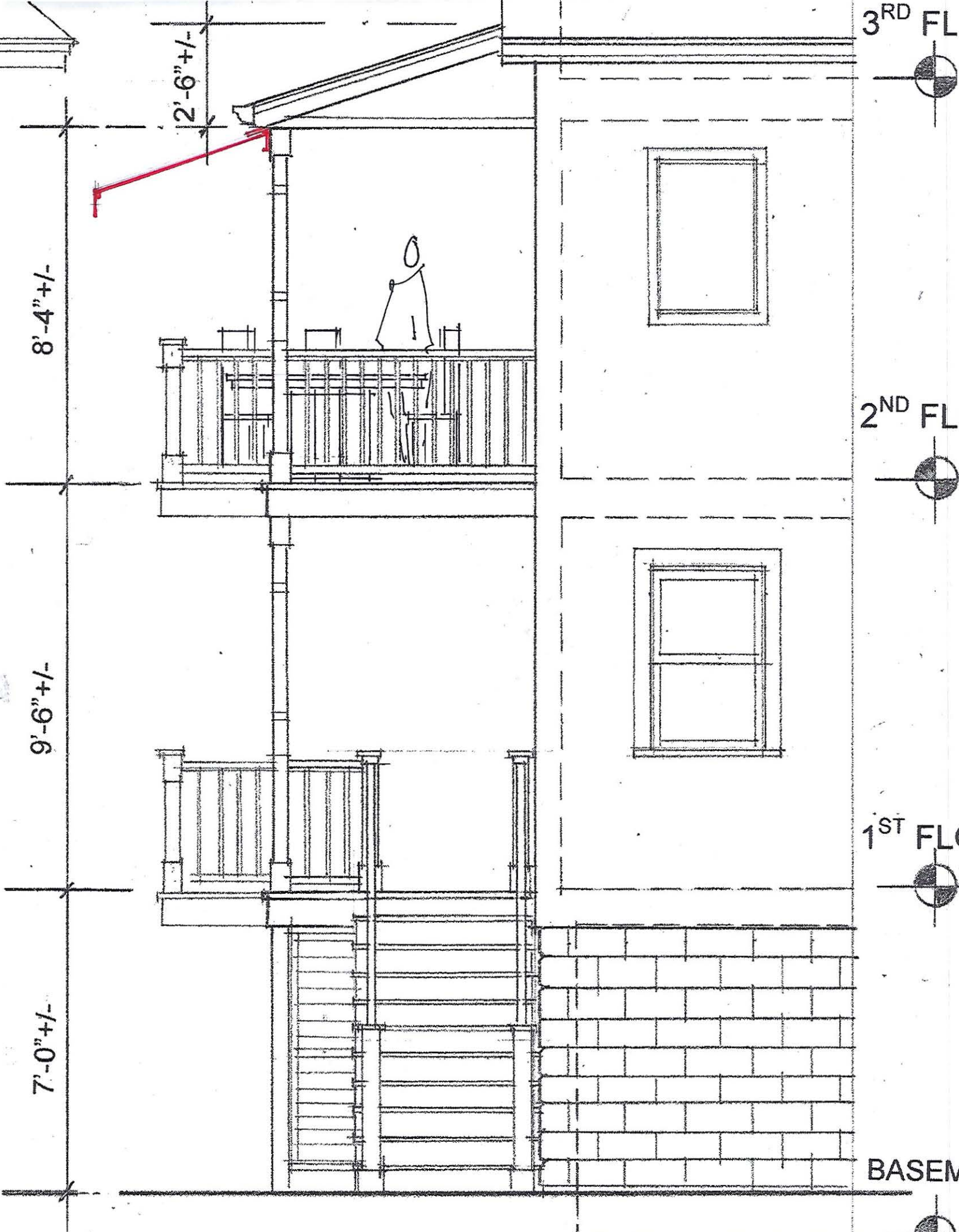
AGENDA ITEM: 97. City Council Meeting

AGENDA ITEM: 98. City Council Meeting

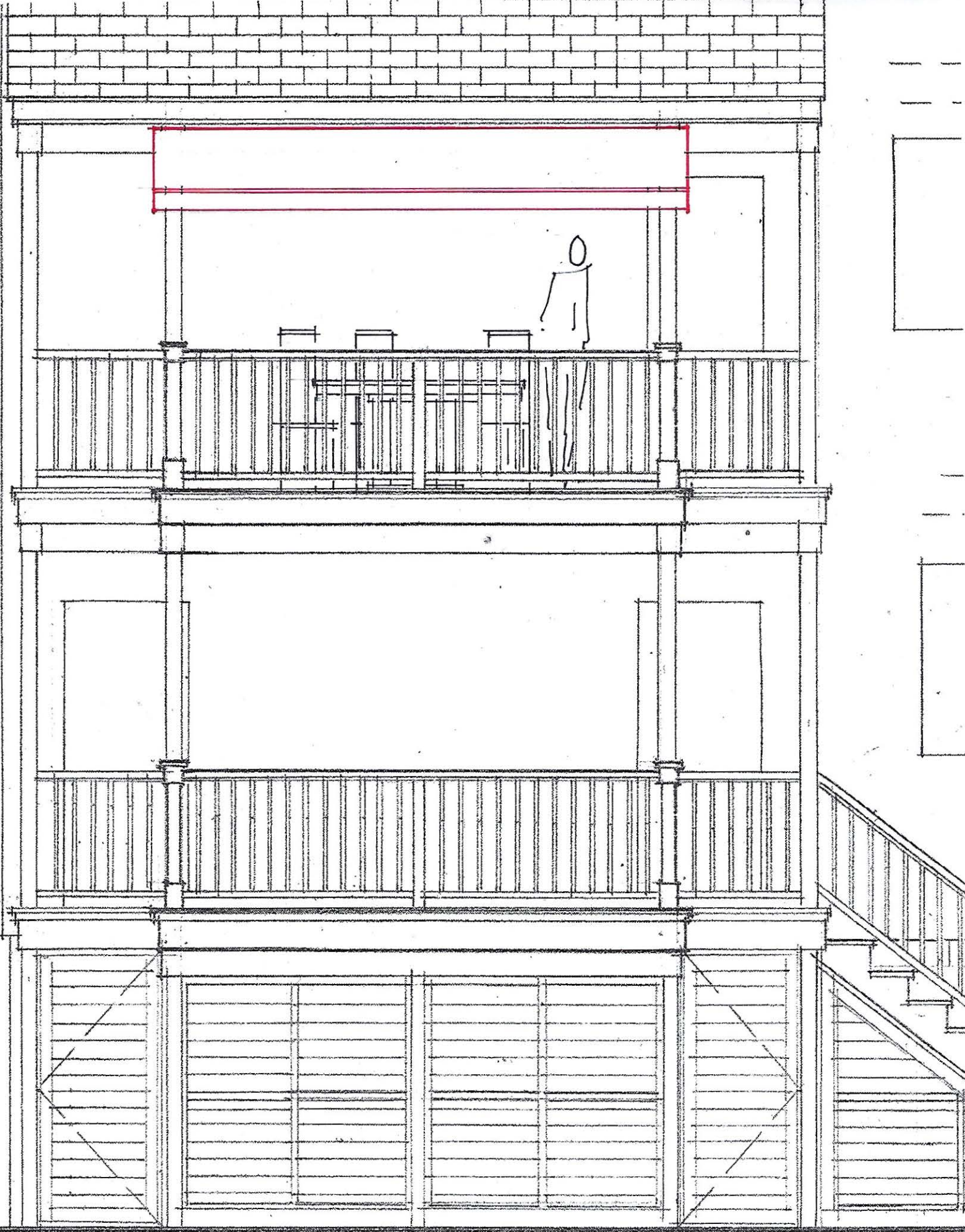
AGENDA ITEM: 99. City Council Meeting

AGENDA ITEM: 100. City Council Meeting

30 08 2023 08 35



WEST ELEVATION



NORTH ELEVATION

BZA APPLICATION FORM - OWNERSHIP INFORMATION

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Address: 421 Walden Street, Cambridge MA. 02138

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*Pursuant to a deed of duly recorded in the date 7/10/19, Middlesex South County Registry of Deeds at Book 72904, Page 352; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.

Erin Lefkowitz
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 Erin Lefkowitz personally appeared before me, this 20 of February, 2023, and made oath that the above statement is true.

[Signature] Notary

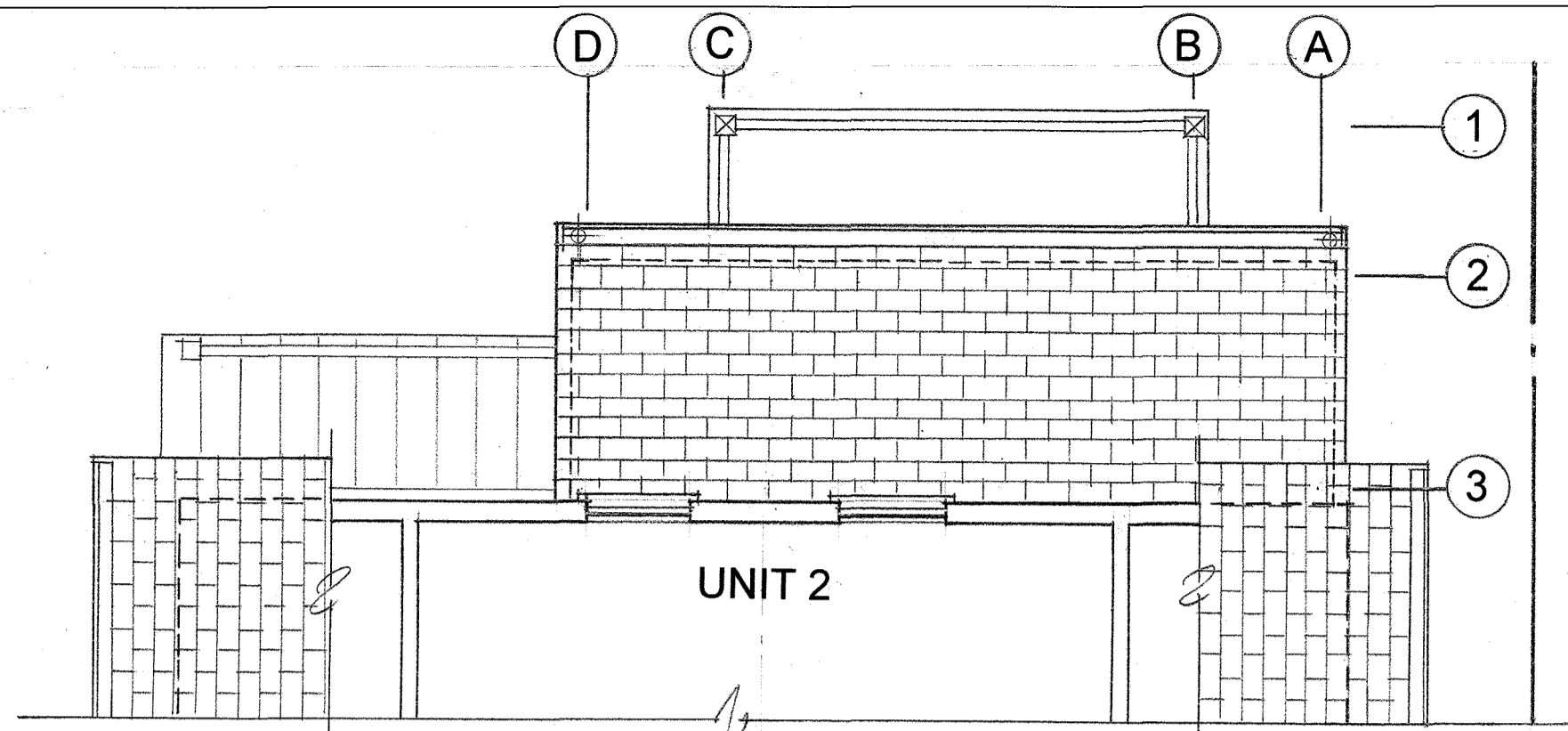
My commission expires 10-23-2026 (Notary Seal).

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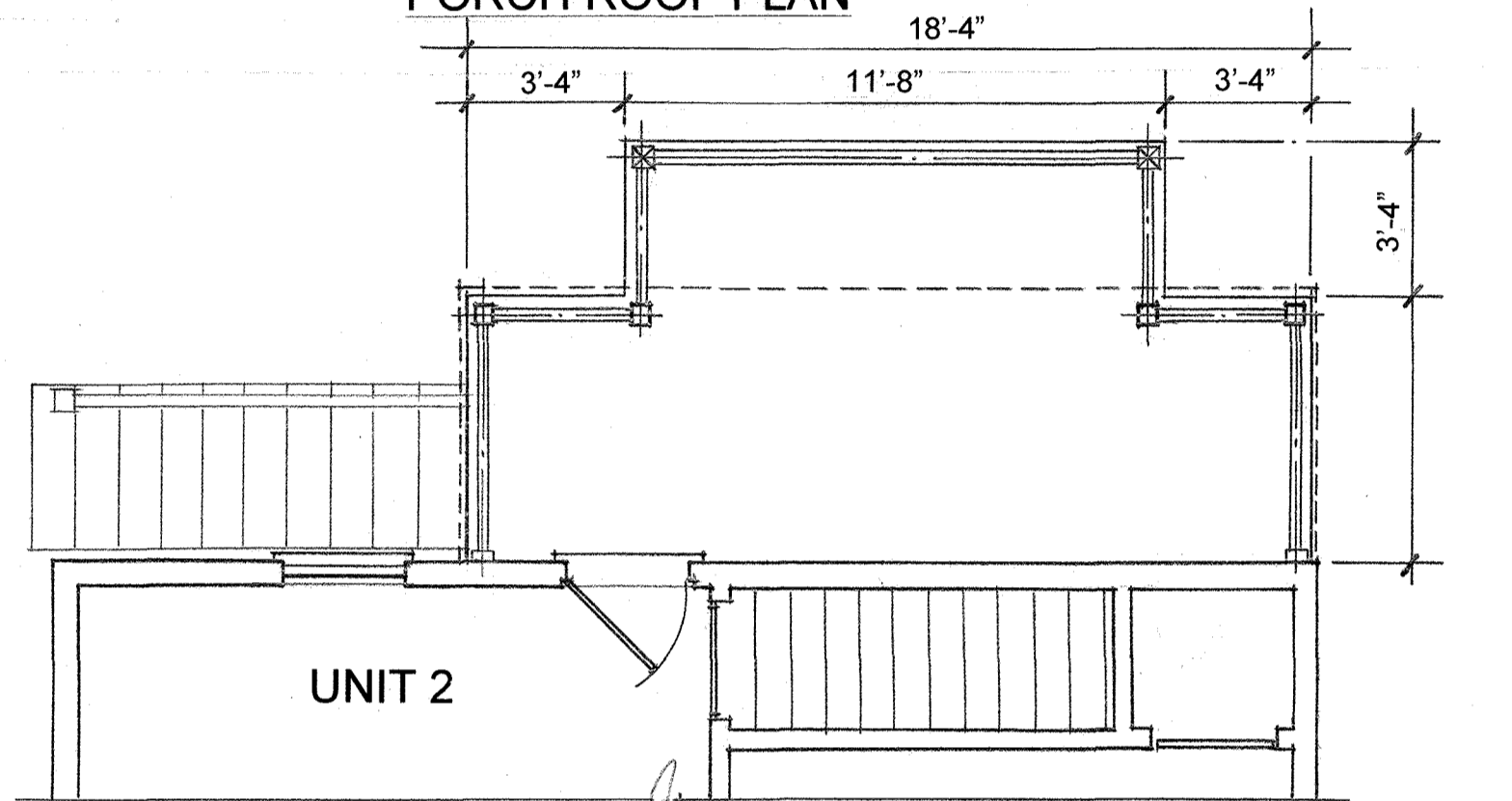
PROPOSED PORCH
RECONSTRUCTION
And EXPANSION

421
WALDEN ST.
CAMBRIDGE, MA

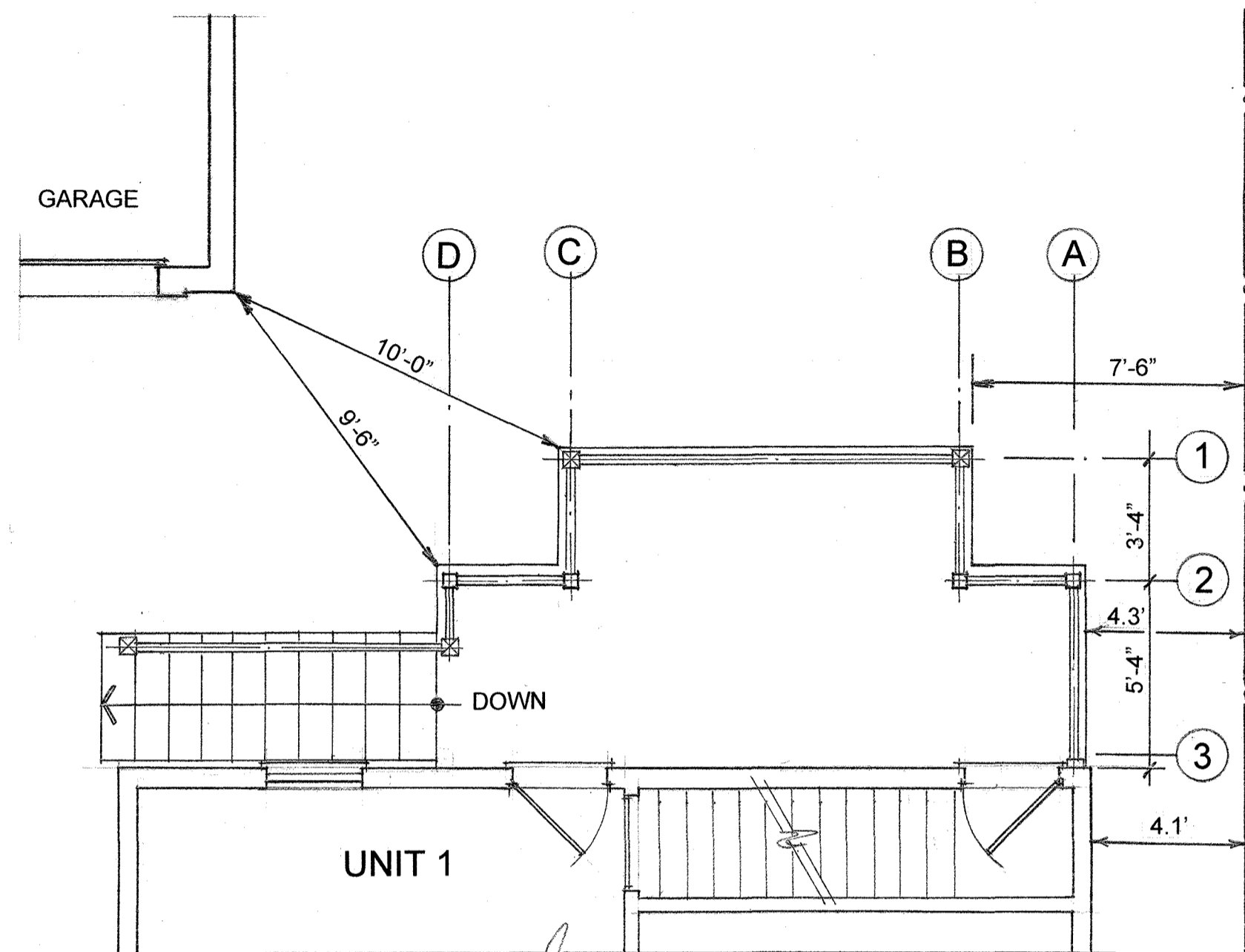
PLANS
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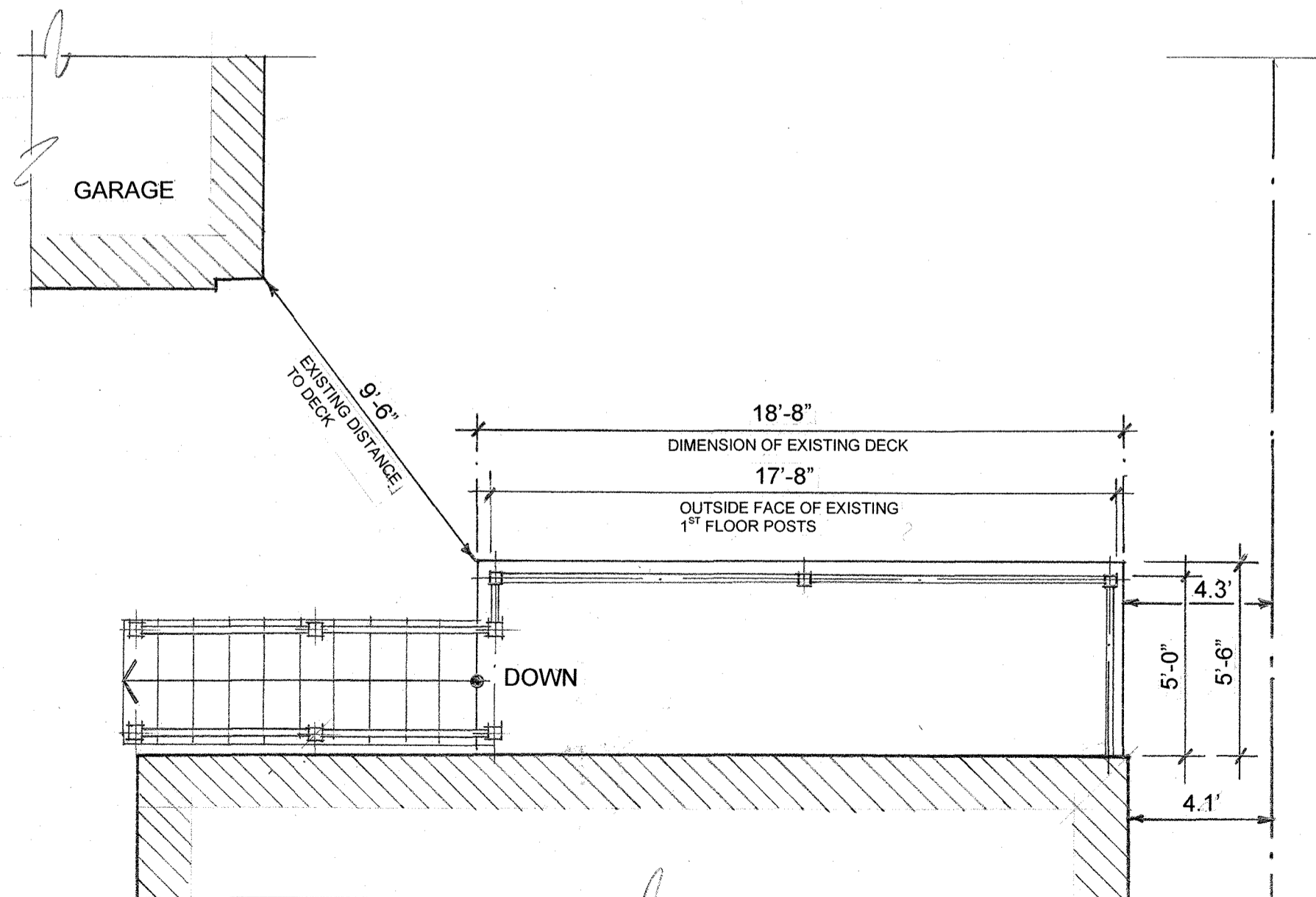
PORCH ROOF PLAN



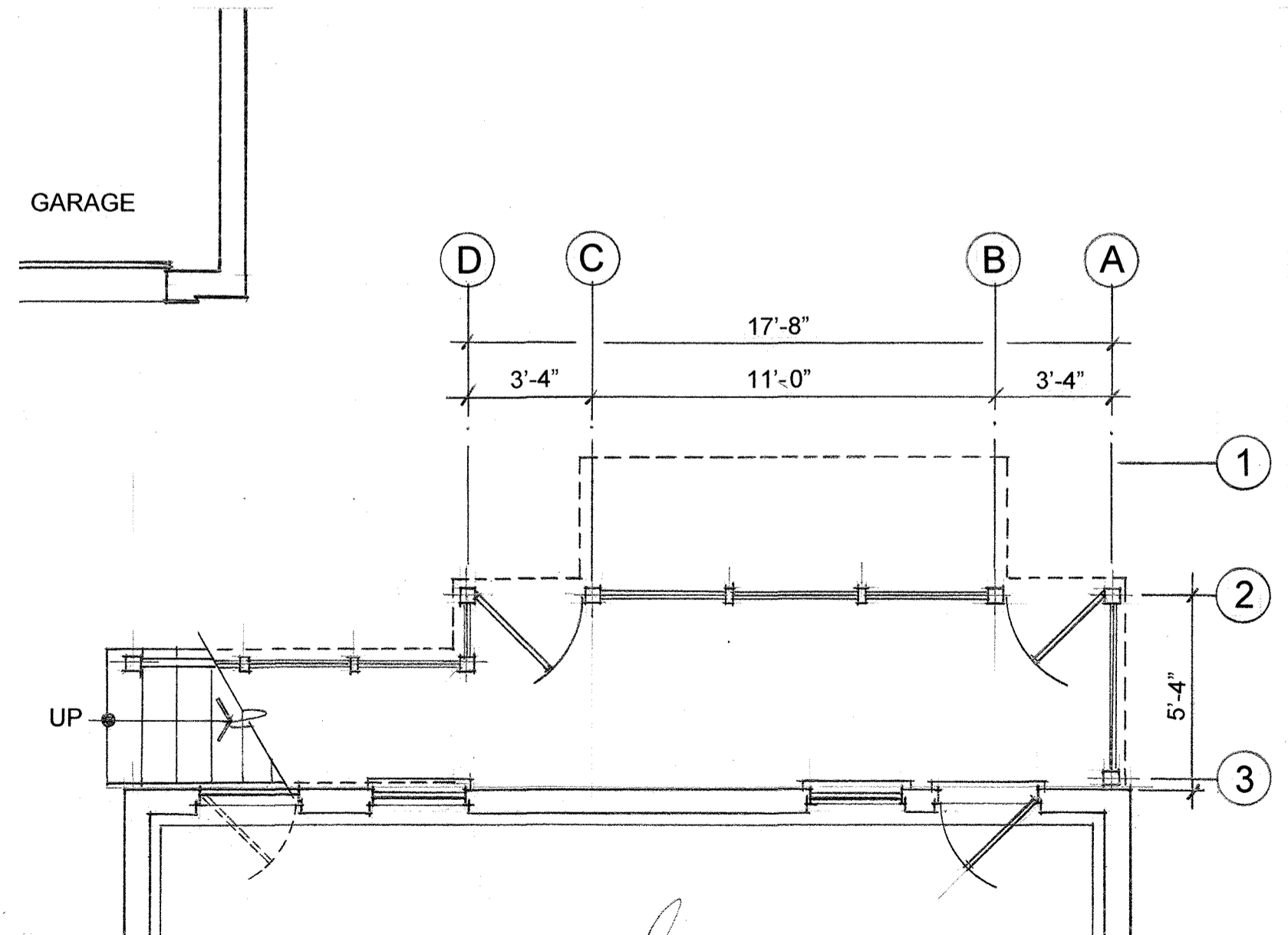
2ND FLOOR PLAN



1ST FLOOR PLAN



EXISTING PORCH PLAN



GROUND LEVEL PLAN

RF BERNSTEIN ARCHITECT
988 WASHINGTON STREET
GLOUCESTER, MA 01930



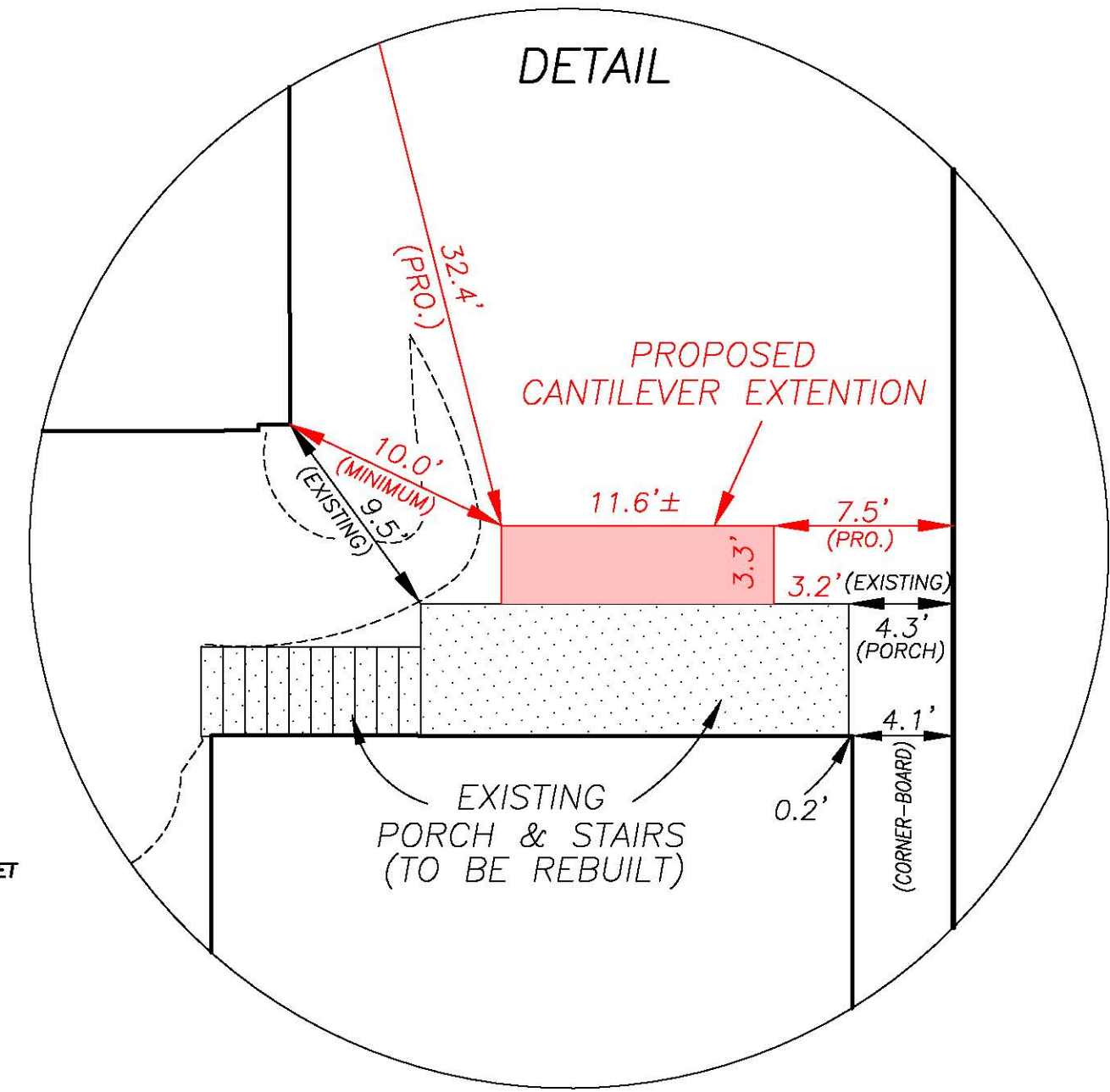
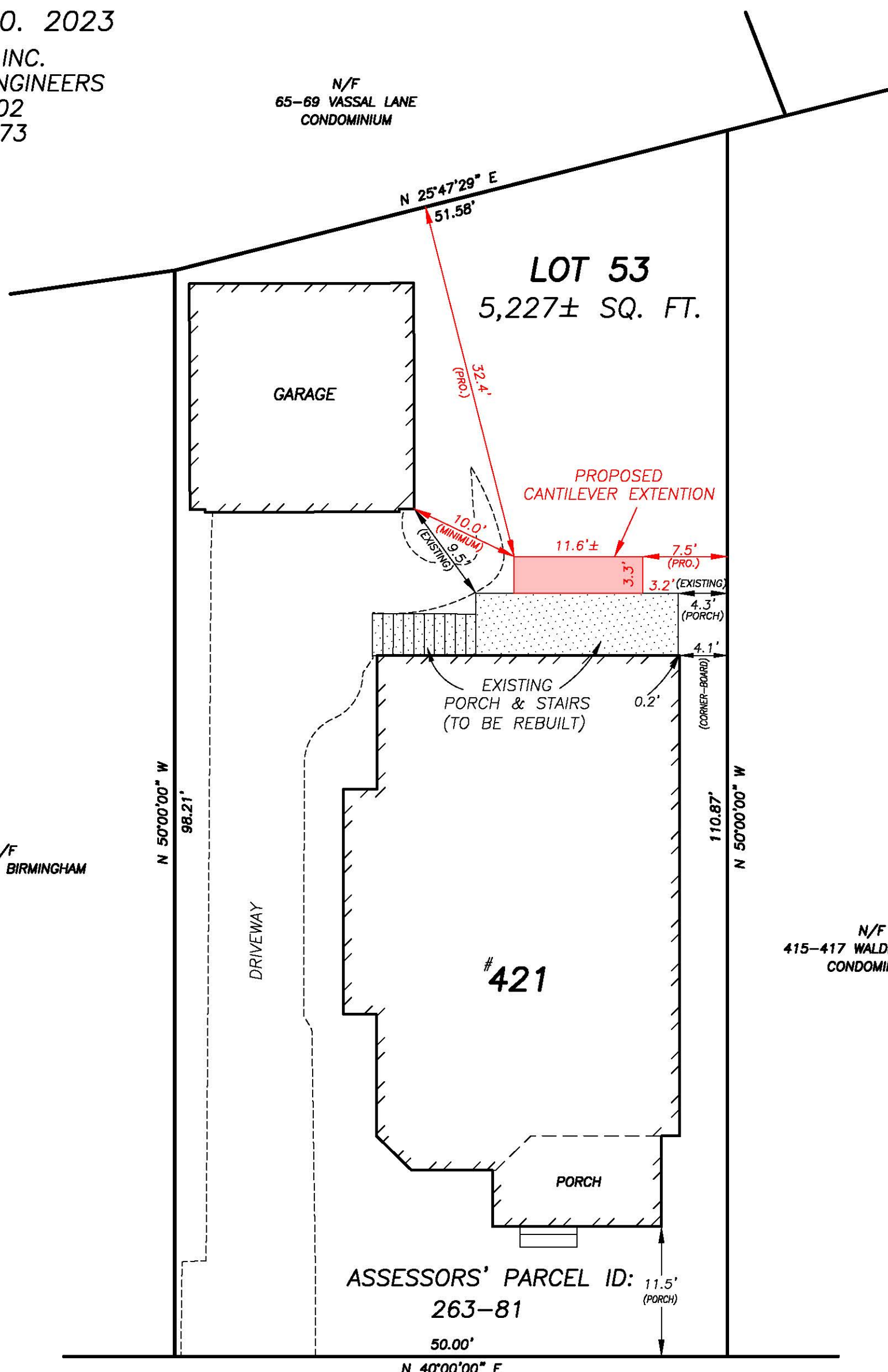
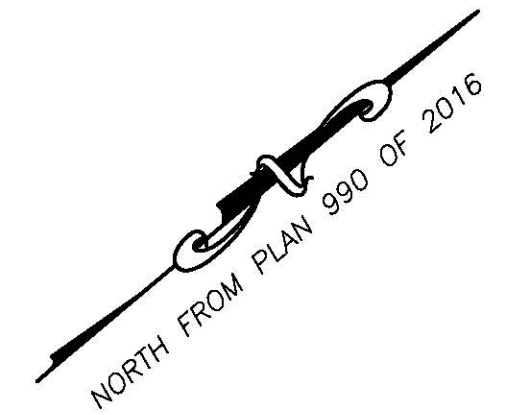
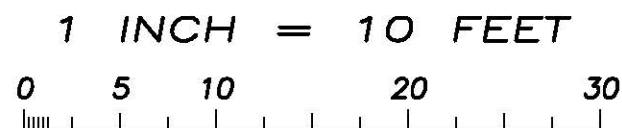
FEBRUARY 15TH 2023

BZA3

BUILDING PERMIT PLAN
 421 WALDEN STREET
CAMBRIDGE, MASSACHUSETTS
 1 INCH = 10 FEET JANUARY 30, 2023

SNELLING & HAMEL ASSOCIATES, INC.
 PROFESSIONAL LAND SURVEYORS & ENGINEERS
 10 LEWIS STREET P.O. BOX 102
 LINCOLN, MASSACHUSETTS 01773
 (781) 259-0071

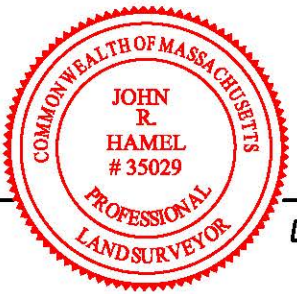
OWNER OF RECORD:
 ERIN LEFKOWITZ
 BK.72904 PG.352



- PLAN REFERENCES:
 - PLAN BOOK 209, PLAN 8
 - PLAN BOOK 202, PLAN 2
 - PLAN NUMBER 990 OF 2016

I HEREBY STATE THAT THE LOCATION OF THE FEATURES SHOWN HEREON IS THE RESULT OF A FIELD SURVEY PERFORMED AS OF NOVEMBER 14, 2022.

John R. Hamel
 JOHN R. HAMEL
 PROFESSIONAL
 LAND SURVEYOR



JANUARY 30, 2023
 DATE:

WALDEN STREET

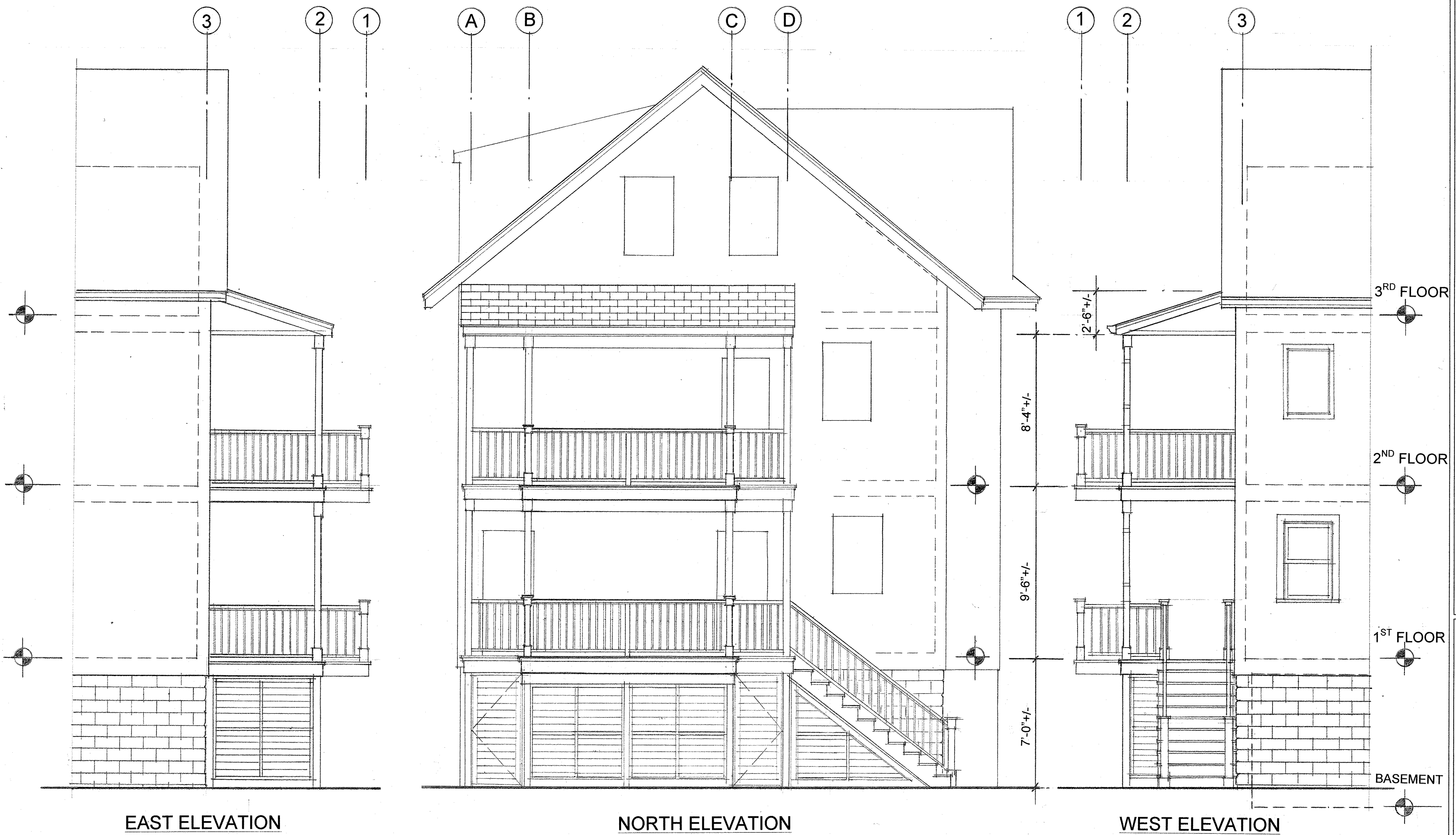
ASSESSORS' PARCEL ID:
 263-81

PROPOSED PORCH
RECONSTRUCTION
And EXPANSION

421
WALDEN ST.
CAMBRIDGE, MA

ELEVATIONS

1/4"=1'-0"

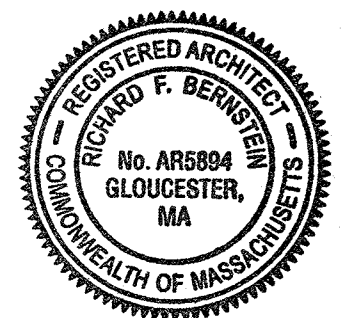


EAST ELEVATION

NORTH ELEVATION

WEST ELEVATION

RF BERNSTEIN ARCHITECT
988 WASHINGTON STREET
GLOUCESTER, MA 01930



FEBRUARY 15TH 2023

BZA4



EXISTING SITE PHOTOGRAPHS

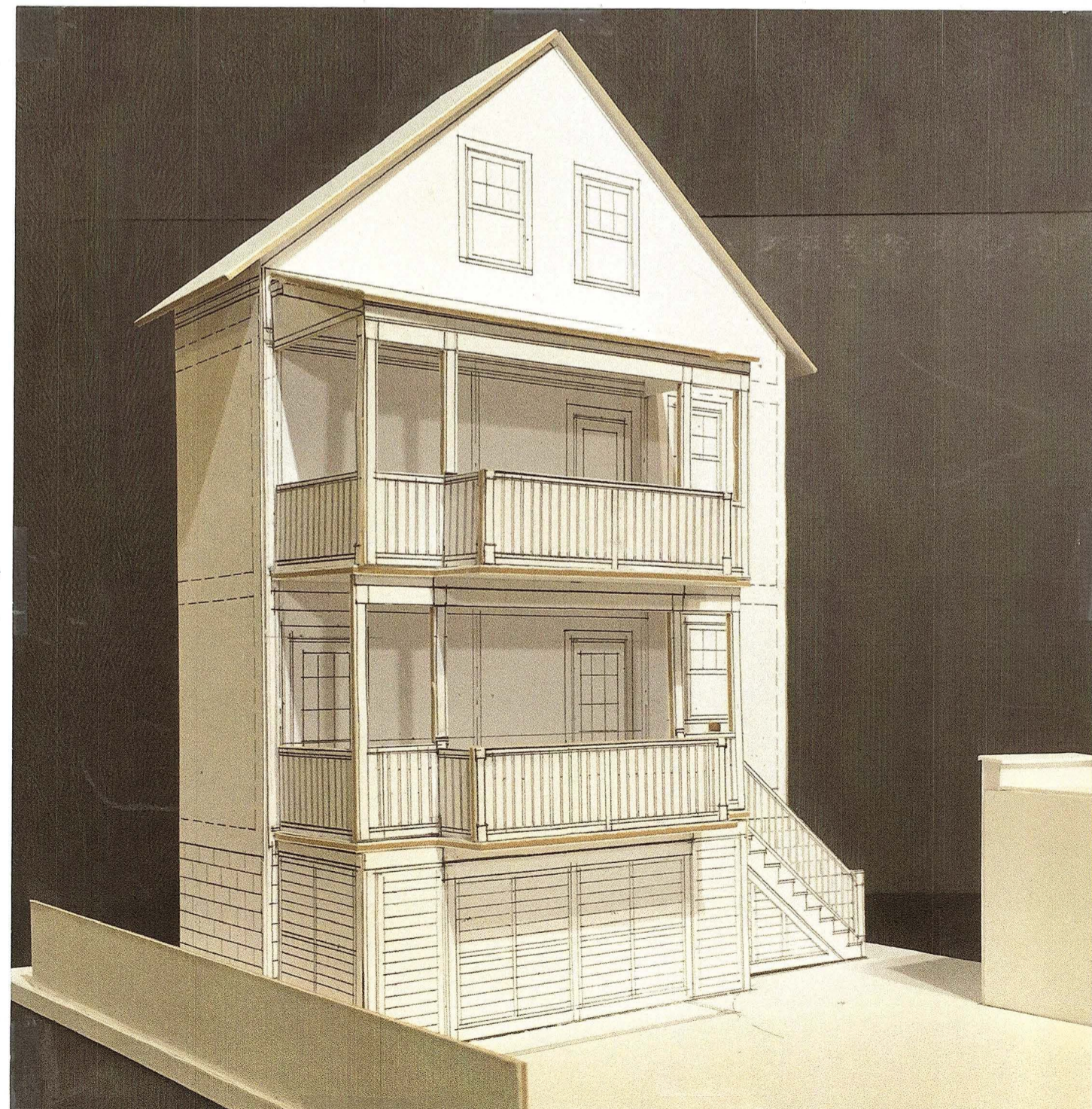


421 WALDEN STREET

PROPOSED PORCH
RECONSTRUCTION
And EXPANSION

421
WALDEN ST.
CAMBRIDGE, MA

CONTEXT

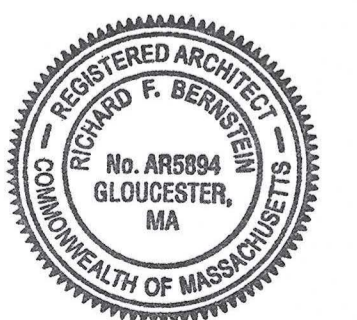


VIEW OF STUDY MODEL



EXISTING REAR PORCH

RF BERNSTEIN ARCHITECT
988 WASHINGTON STREET
GLOUCESTER, MA 01930



FEBRUARY 15TH 2023

BZA1

421 Walden St.

Petitioner

230-96
MCVEY, JOHN L. & KUNIKO YAMADA MCVEY
47 VASSAL LN., #2
CAMBRIDGE, MA 02138

230-114
GRAINGER, THOMAS J. & DORIS E. PADELLARO,
TRS.OF JOAN F. GRAINGER TRUST
422-424 WALDEN STREET
CAMBRIDGE, MA 02138-1351

263-81
LEFKOWITZ ERIN
421 WALDEN ST
CAMBRIDGE, MA 02138

230-36
ALI, BASMAA
414 WALDEN ST., #2
CAMBRIDGE, MA 02138

263-96
SOLOMON, FRANK & VICTORIA SOLOMON
71 VASSAL LA
CAMBRIDGE, MA 02138

RICHARD BERNSTEIN
988 WASHINGTON STREET
GLOUCESTER, MA 01930

263-82
BIRMINGHAM, VIRGINIA M.
425 WALDEN ST
CAMBRIDGE, MA 02138-1349

263-105
SCHOENAU, PAUL J. & LINDSAY J. FROESS
417 WALDEN ST
CAMBRIDGE, MA 02138

263-97
YILDIRIM, BAHADIR HALIL &
AYSIN YOLTAR YILDIRIM
65-69 VASSAL LANE, UNIT 2
CAMBRIDGE, MA 02138

263-111
MAGLIOZZI, LUCILLE ANN
411 WALDEN ST
CAMBRIDGE, MA 02138

263-97
YILDIRIM, BAHADIR HALIL
AYSIN YOLTAR YILDIRIM
65-69 VASSAL LANE, UNIT 2
CAMBRIDGE, MA 02138

263-111
ALI, SIRAJ & SHAILA RAHMAN
409-411 WALDEN ST UNIT 409
CAMBRIDGE, MA 02138

263-105
FLYNN, BERNARD F. GAIL B. FLYNN, TRS
415 WALDEN ST
CAMBRIDGE, MA 02138

230-36
SHITEMI STEPHEN M ELIZABETH J SHITEMI
414 WALDEN ST - UNIT 3
CAMBRIDGE, MA 02138

230-36
JACOBS BENJAMIN ELLIS
414 WALDEN ST - UNIT 1
CAMBRIDGE, MA 02138

263-85
58 GRANVILLE LLC
32 SHADY HILL RD
WESTON, MA 02493

230-96
MACKIE, JONATHAN & KATHERINE MACKIE
47 VASSAL LN., #3
CAMBRIDGE, MA 02138

230-96
LAUBACHER, ROBERT J. &
MAUREEN F. LAUBECHER
47 VASSAL LANE, #1
CAMBRIDGE, MA 02138

RICHARD BERNSTEIN ARCHITECT

988 WASHINGTON STREET
GLOUCESTER, MA 01930

February 25th 2023

Letter to Neighbors of Erin Lefkowitz
421 Walden Street
Cambridge, MA 02138

Re: Proposed Rebuilding of Existing 2-Story Rear Porch
421 Walden Street

Dear Neighbor,

As the architect for Erin Lefkowitz and in anticipation of the Board of Zoning Appeal notification to abutters that you will receive, I am pleased to contact you concerning this proposed project.

The purpose of this letter is to describe the proposed project and explain the review and approval process required. You will soon be receiving notification of our scheduled BZA Public Hearing on April 13th to review the Special Permit required.

The enclosed photographs and site plan illustrate the scope and design of the project, and the support of the neighborhood is important.

S&H Construction is the builder for the project. My email address is rfbarch@aol.com and my cell phone number is 617-721-6227 if you have any questions that I could answer concerning the project.

Thank you.

Respectfully,

A handwritten signature in blue ink, appearing to read 'Richard Bernstein', written over a horizontal line.

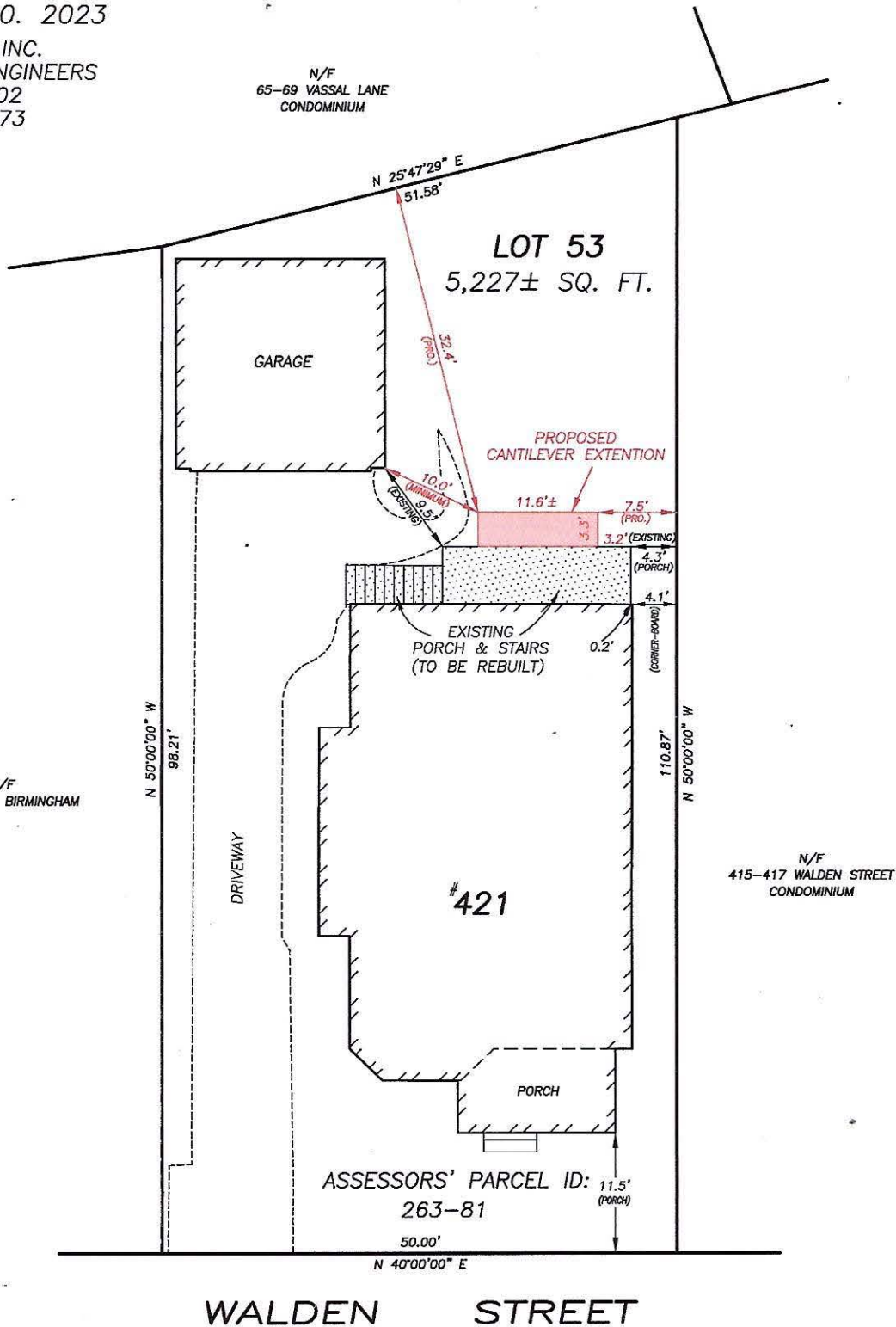
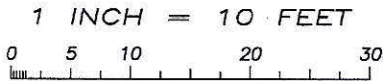
Richard Bernstein Architect

BUILDING PERMIT PLAN
 421 WALDEN STREET
 CAMBRIDGE, MASSACHUSETTS

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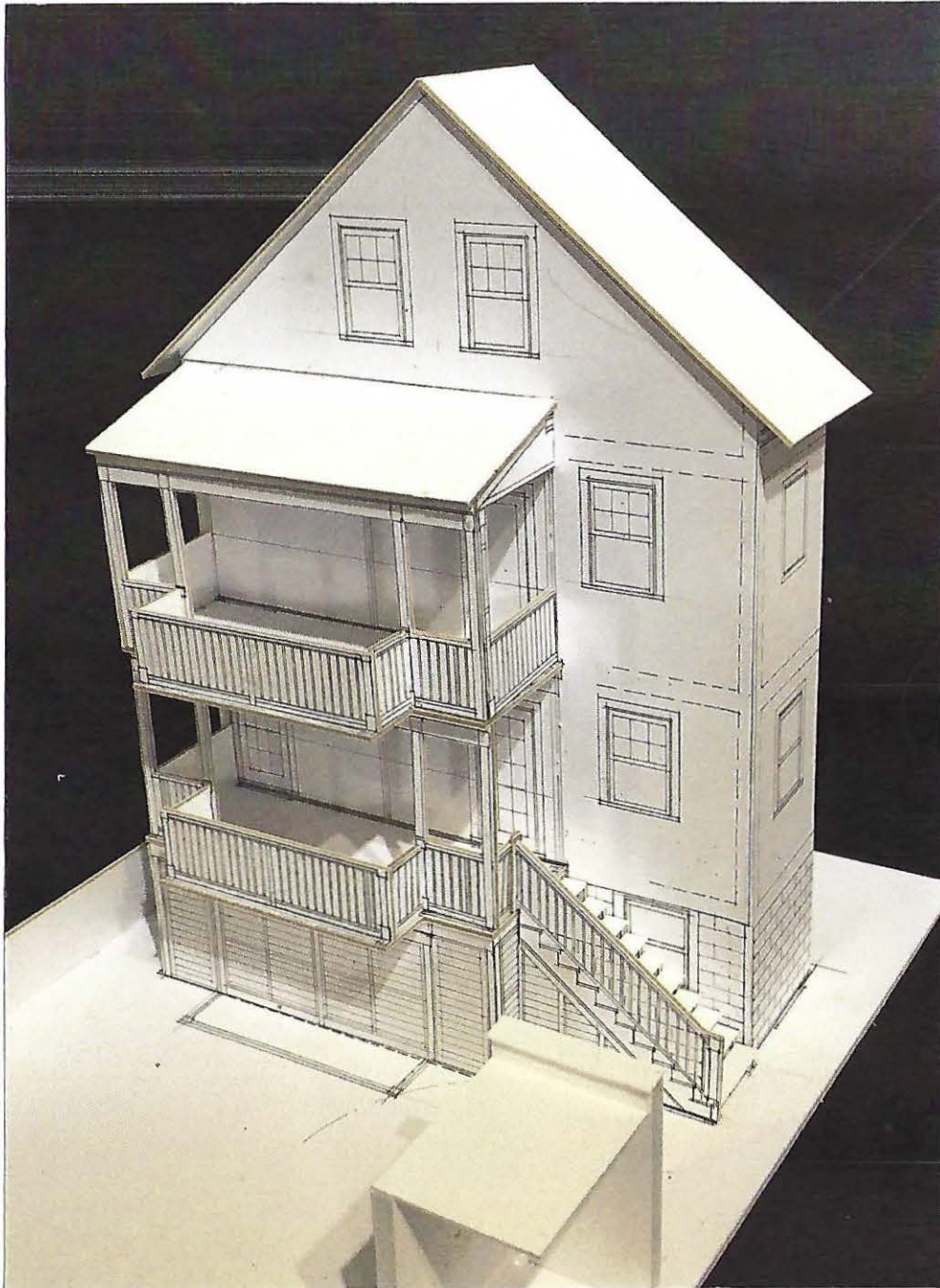


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John R. Hamel
 JOHN R. HAMEL
 PROFESSIONAL LAND SURVEYOR
 # 35029
 DATE: JANUARY 30, 2023





Virginia M. Birmingham
425 Walden St.
Cambridge, MA 02138


City Of Cambridge
Board of Zoning Appeal
831 Massachusetts Ave.
Cambridge, MA 02139

RE Case No: BZA-211336

3/31/2023

To Whom It May Concern,

I, Virginia M. Birmingham, of 425 Walden St. Cambridge MA, have reviewed the proposed plan and documents included in BZA-211336. I support the granting of the special permit and approval of the project.

A handwritten signature in cursive script that reads "Virginia M. Birmingham". The signature is written in dark ink and extends across the width of the page.

Virginia M. Birmingham

From: Paul Schoenau <schoenau.paul@gmail.com>

Date: April 2, 2023 at 8:27:41 PM EDT

To: erinlefkowitz@gmail.com

Subject: Approval of Renovation Plan

Hello Erin,

We have reviewed the proposed plan and support the granting of a special permit and approval of the project.

Good luck with the hearing and hopefully the renovation project.

Regards,

Paul Schoenau & Lindsay Froess

417 Walden St, Cambridge, MA 02138

857-998-9042