



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2023 MAY 22 AM 11:58

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 223613

General Information

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

Special Permit: _____ Variance: X Appeal: _____

PETITIONER: Cheryl Smith and Steve Cox C/O John Degnan

PETITIONER'S ADDRESS: 81 HAMPDEN DR A, Norwood, Massachusetts 02062

LOCATION OF PROPERTY: 56 Walden St., Cambridge, MA

TYPE OF OCCUPANCY: multi family **ZONING DISTRICT:** Residence C-1A Zone

REASON FOR PETITION:

/Additions/

DESCRIPTION OF PETITIONER'S PROPOSAL:

Build a 4 story elevator shaft on rear of building to enable aging owners to be able to live in their home.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000 Section: 5.31 (Table of Dimensional Requirements).
Article: 10.000 Section: 10.30 (Variance).

Original
Signature(s):

Cheryl Smith & Stephen Cox
(Petitioner (s) / Owner)

Cheryl Smith + Stephen Cox
(Print Name)

Address:

56 Walden St. Cambridge, MA

Tel. No.

6148322922

E-Mail Address:

jfdnt1@aim.com

02140

Date: May 19, 2023

BZA Application Form

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 Cheryl Irene Smith + Stephen E. Cox TTEE of the Cheryl Irene Smith Living Trust
(OWNER)

Address: 303 BAD St. #308, Cambridge, MA 02142

State that I/We own the property located at 56 Walden St, Cambridge MA 02140 which is the subject of this zoning application.

The record title of this property is in the name of Cheryl Irene Smith Living Trust dtd Nov 23, 2004, as amended + restated September 1, 2011 and December 14, 2018

*Pursuant to a deed of duly recorded in the date 5/11/2023, Middlesex South County Registry of Deeds at Book 81523, Page 423; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.

Cheryl Irene Smith TTEE
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-named Cheryl Irene Smith and Stephen E. Cox trustees of the Cheryl Irene Smith Living Trust personally appeared before me, this 11th of May, 2023, and made oath that the above statement is true.

[Signature] Notary

My commission expires May 5, 2028 Michael W. Kelly (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 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 owners requesting the modification need this proposed construction in order to be able to access their home. Without this elevator, the owners will not be able to live in their house. An elevator is needed due to one of the owners is in a wheelchair and the building has 4 floors with the master bedroom on top floor. The house has a very small footprint and there is no acceptable alternative to locating the elevator inside that will not severely impact the quality of living. The owners love living in Cambridge and would like to be able to age in place.

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:

There are four floors with stairs in this house. Not wheelchair accessible as is.

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 small elevator shaft will have the same siding and trim as the existing house. It will blend in with the existing house. It is on the rear of the house so it cannot be seen from the street. It is right beside the railroad tracks so it is not obstructing any neighbor's view or creating any detriment to any neighbors.

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

There is no negative impact will occur to the surroundings or the well-being of the community. This is a minimal change that will enable the owners to live in their house.

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

DIMENSIONAL INFORMATION

Applicant: Cheryl Smith and Steve Cox
Location: 56 Walden St., Cambridge, MA
Phone: 6148322922

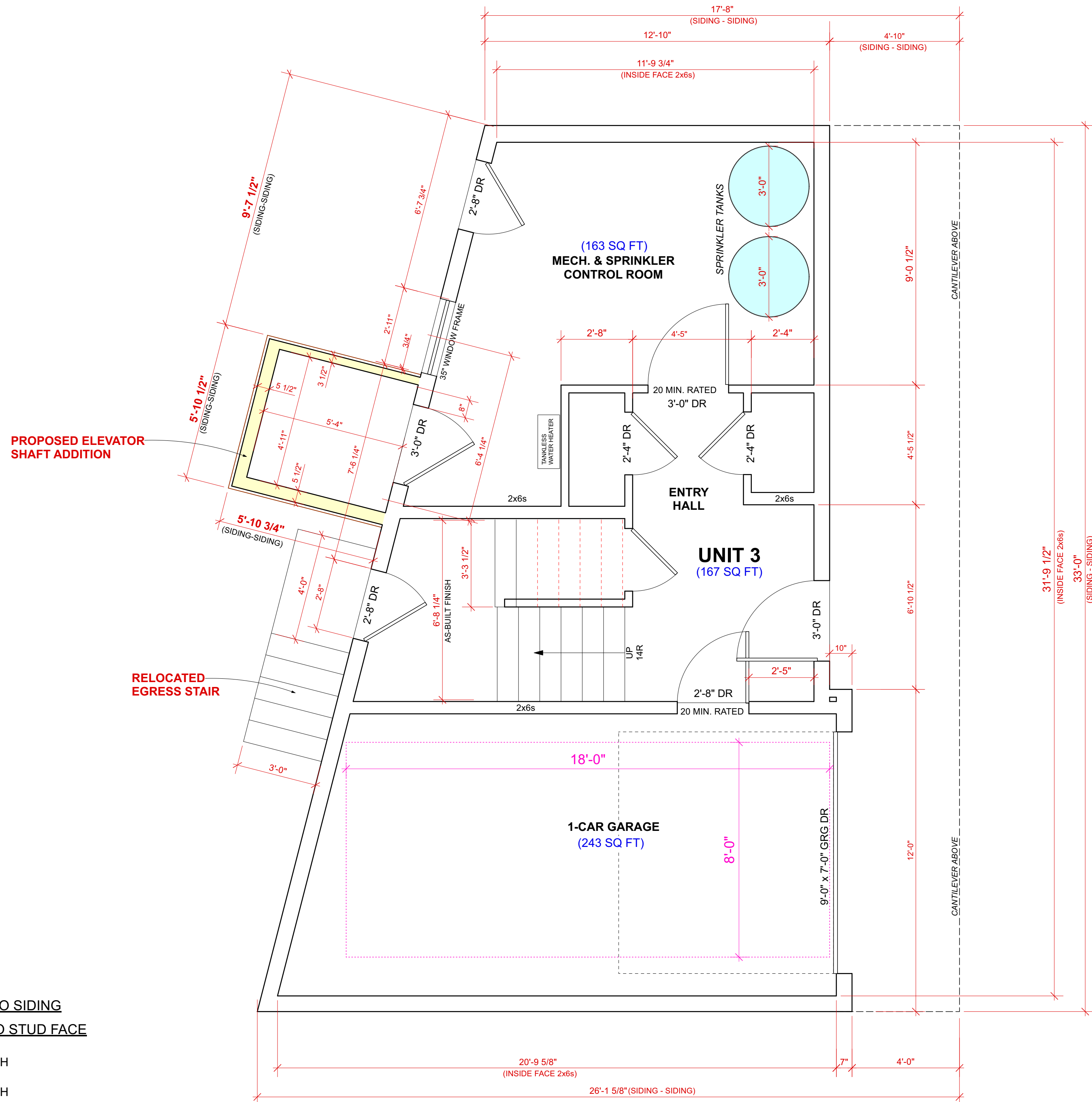
Present Use/Occupancy: multi family
Zone: Residence C-1A Zone
Requested Use/Occupancy: multi family

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		5925	6063	5950	(max.)
<u>LOT AREA:</u>		4760	4760	5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		1.24	1.27	1.25	
<u>LOT AREA OF EACH DWELLING UNIT</u>		4760	4760	1000	
<u>SIZE OF LOT:</u>	<u>WIDTH</u>	48.4'	48.4'	50'	
	<u>DEPTH</u>	98.3	98.3'	0	
<u>SETBACKS IN FEET:</u>	<u>FRONT</u>	58.5	58.5	10	
	<u>REAR</u>	15.8'	9.9'	15.5	
	<u>LEFT SIDE</u>	7.7	7.7	7.5	
	<u>RIGHT SIDE</u>	7.7'	7.7'	7.5'	
<u>SIZE OF BUILDING:</u>	<u>HEIGHT</u>	44.97	44.97	45	
	<u>WIDTH</u>	26.1	26.1	0	
	<u>LENGTH</u>	33	33	0	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		30.3%	29.8%	15%	
<u>NO. OF DWELLING UNITS:</u>		3	3	3	
<u>NO. OF PARKING SPACES:</u>		3	3	3	
<u>NO. OF LOADING AREAS:</u>		0	0	0	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		17.2	17.2	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.:

2 family on front of lot, 46.5x 24.5, This variance is for the single family building on the rear of the lot.
Elevator to be constructed with wood frame construction with siding to match existing

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'.



**ELEVATOR FAR:
34.5 SQ FT PER FLOOR
34.5 x 4 = 138 SQ FT**

FIRST FLOOR PLAN

NOTE: ALL EXTERIOR DIMENSIONS TO SIDING
NOTE: ALL INTERIOR DIMENSIONS TO STUD FACE

- 2x4 WALLS @ 3 1/2" WIDTH
- 2x6 WALLS @ 5 1/2" WIDTH

ELEVATOR ADDITION VARIANCE

DATE:
MAY 16, 2023

REVISIONS:

REGISTRATION:

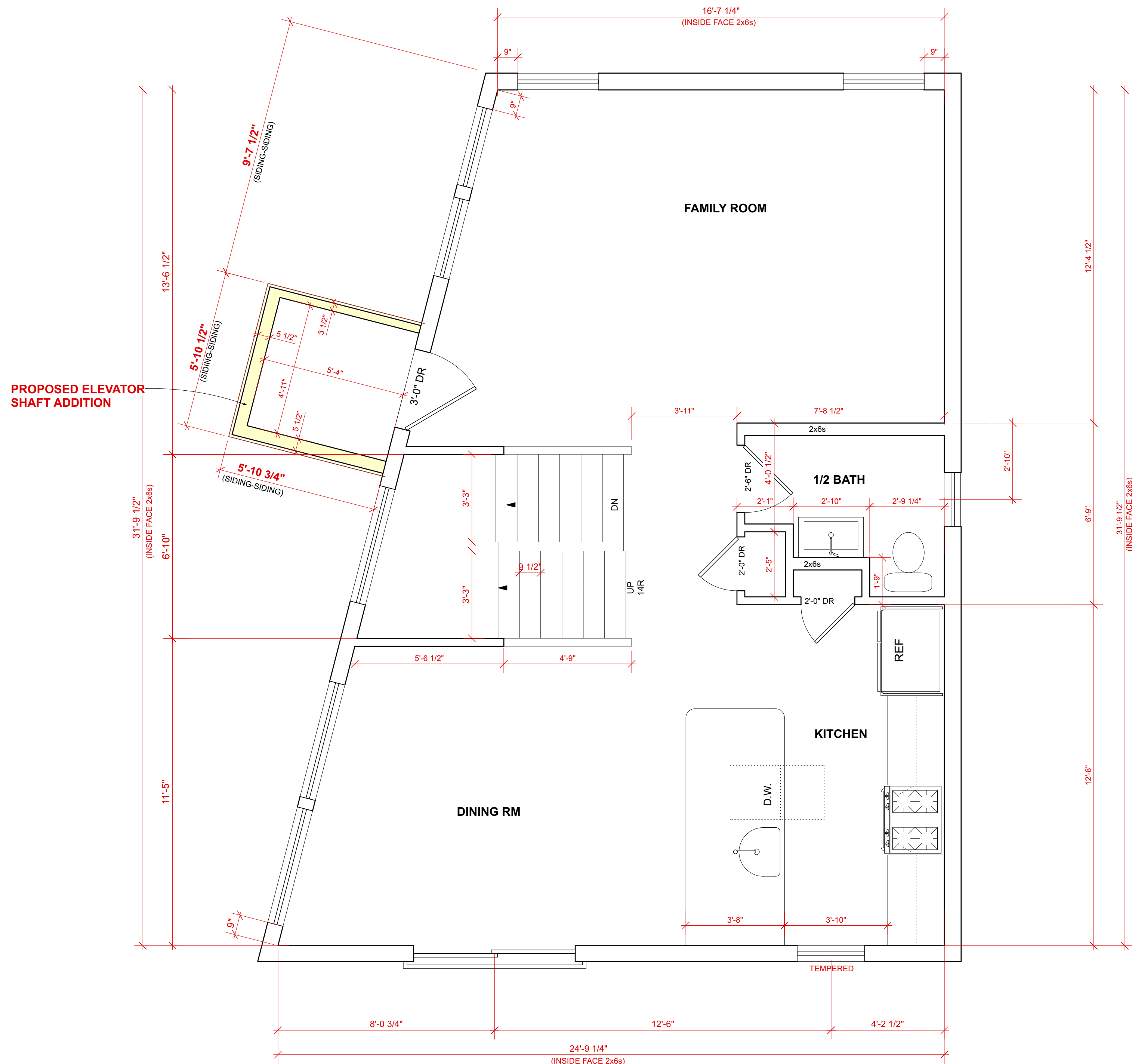


SCALE:
3/8" = 1'-0"

SHEET TITLE:
SECOND FLR PLAN

SHEET NUMBER:

A-2



R D K ARCHITECTS

825 BEACON STREET #10
 NEWTON CENTRE, MA 02459
 PHONE: 617-571-0645
 ralphk@rdkarchitects.com
 www.rdkarchitects.com

PROJECT:
**SINGLE FAMILY
 (UNIT 3) OF 56-58
 WALDEN ST
 CONDOMINIUM**
 CAMBRIDGE, MA

ELEVATOR ADDITION VARIANCE

DATE:
MAY 16, 2023

REVISIONS:

REGISTRATION:

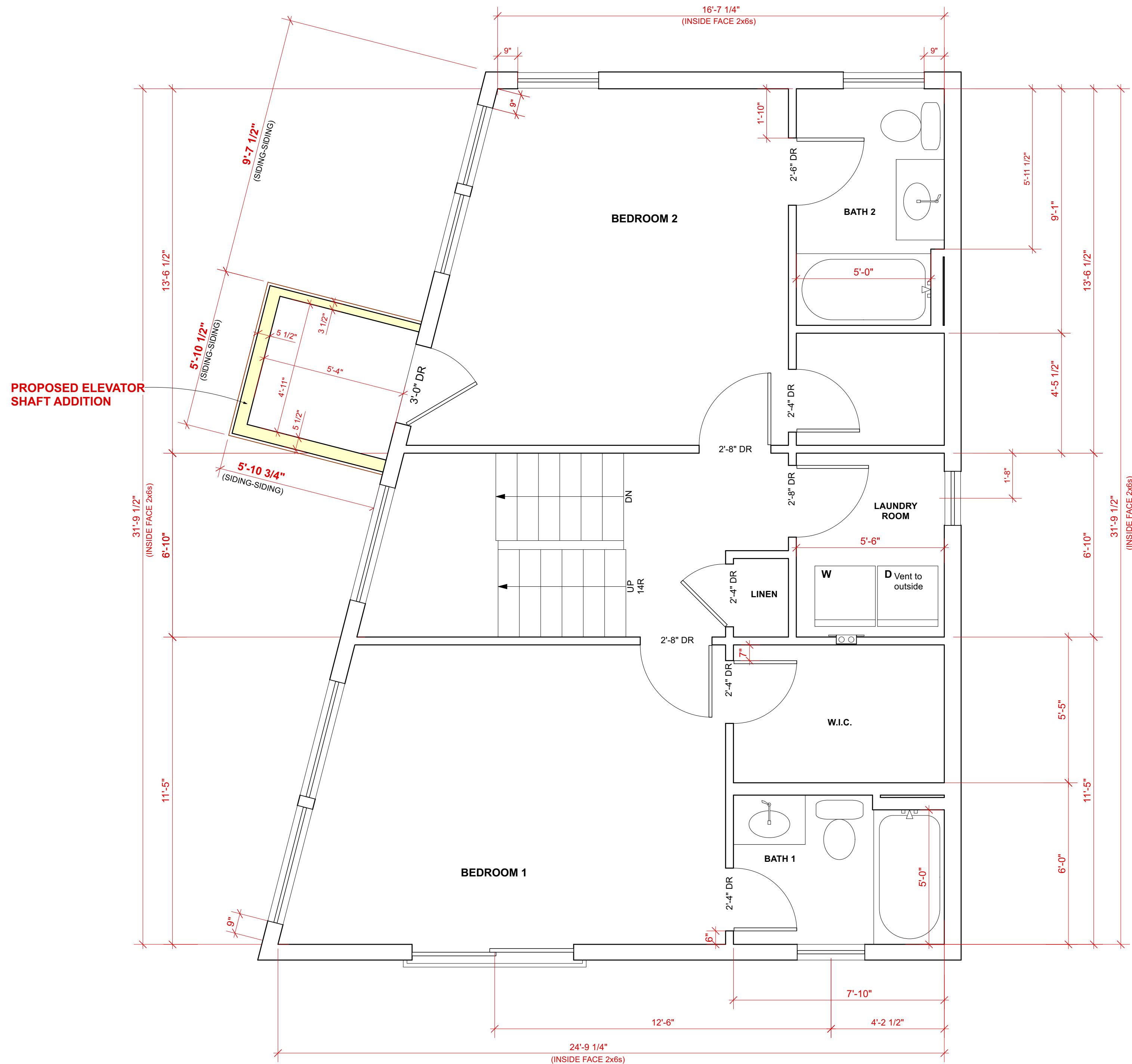


SCALE:
3/8" = 1'-0"

SHEET TITLE:
THIRD FLR PLAN

SHEET NUMBER:

A-3



R D K ARCHITECTS

825 BEACON STREET #10
NEWTON CENTRE, MA 02459
PHONE: 617-571-0645
ralphk@rdkarchitects.com
www.rdkarchitects.com

PROJECT:

**SINGLE FAMILY
(UNIT 3) OF 56-58
WALDEN ST
CONDOMINIUM**
CAMBRIDGE, MA

ELEVATOR ADDITION VARIANCE

DATE:

MAY 16, 2023

REVISIONS:

REGISTRATION:



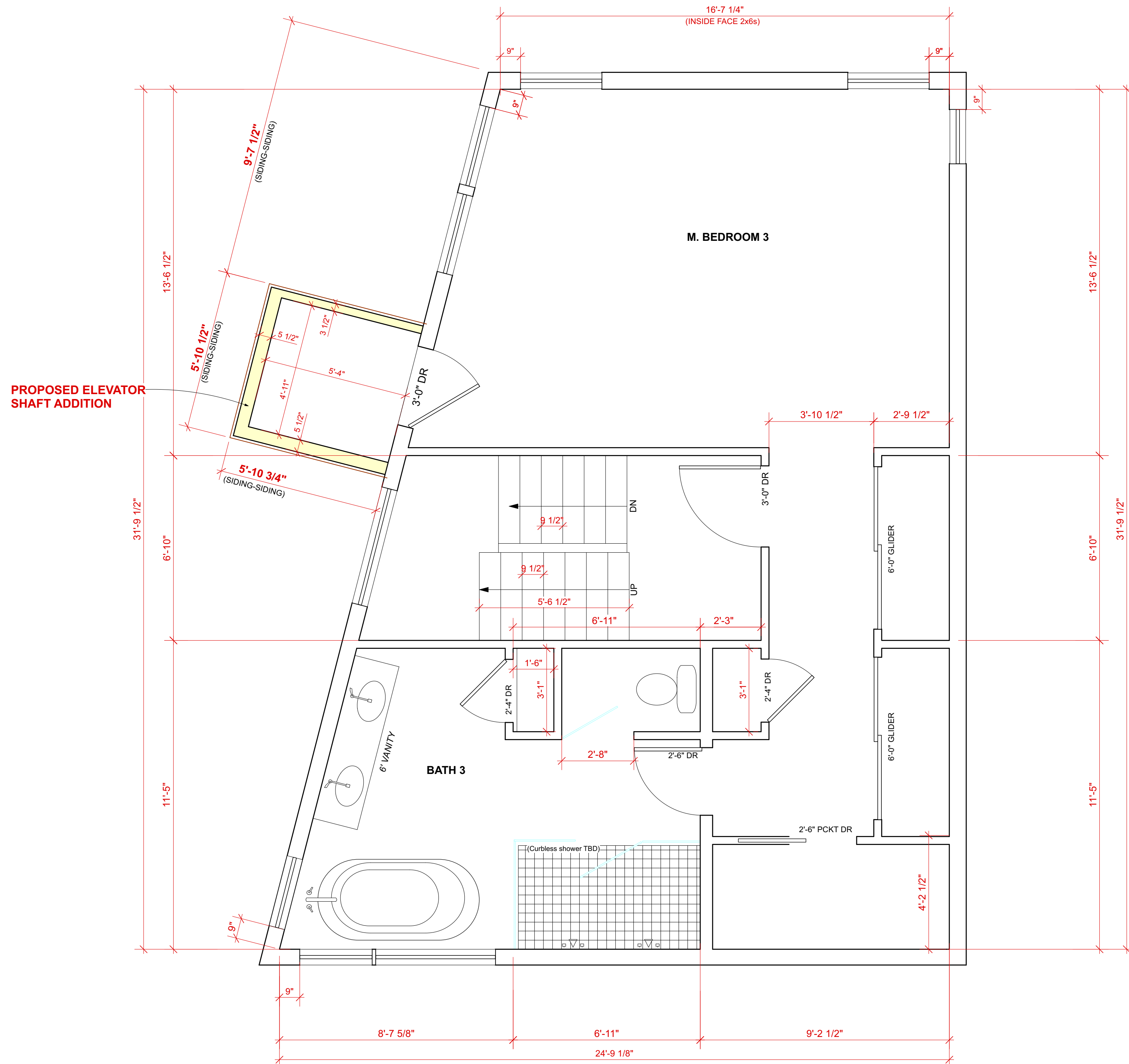
SCALE:

3/8" = 1'-0"

SHEET TITLE:
FOURTH FLR PLAN

SHEET NUMBER:

A-4



R D K
ARCHITECTS

825 BEACON STREET #10
NEWTON CENTRE, MA 02459
PHONE: 617-571-0645
ralphk@rdkarchitects.com
www.rdkarchitects.com

PROJECT:
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(UNIT 3) OF 56-58
WALDEN ST
CONDOMINIUM**
CAMBRIDGE, MA

**ELEVATOR
ADDITION
VARIANCE**

DATE:
MAY 16, 2023

REVISIONS:

REGISTRATION:

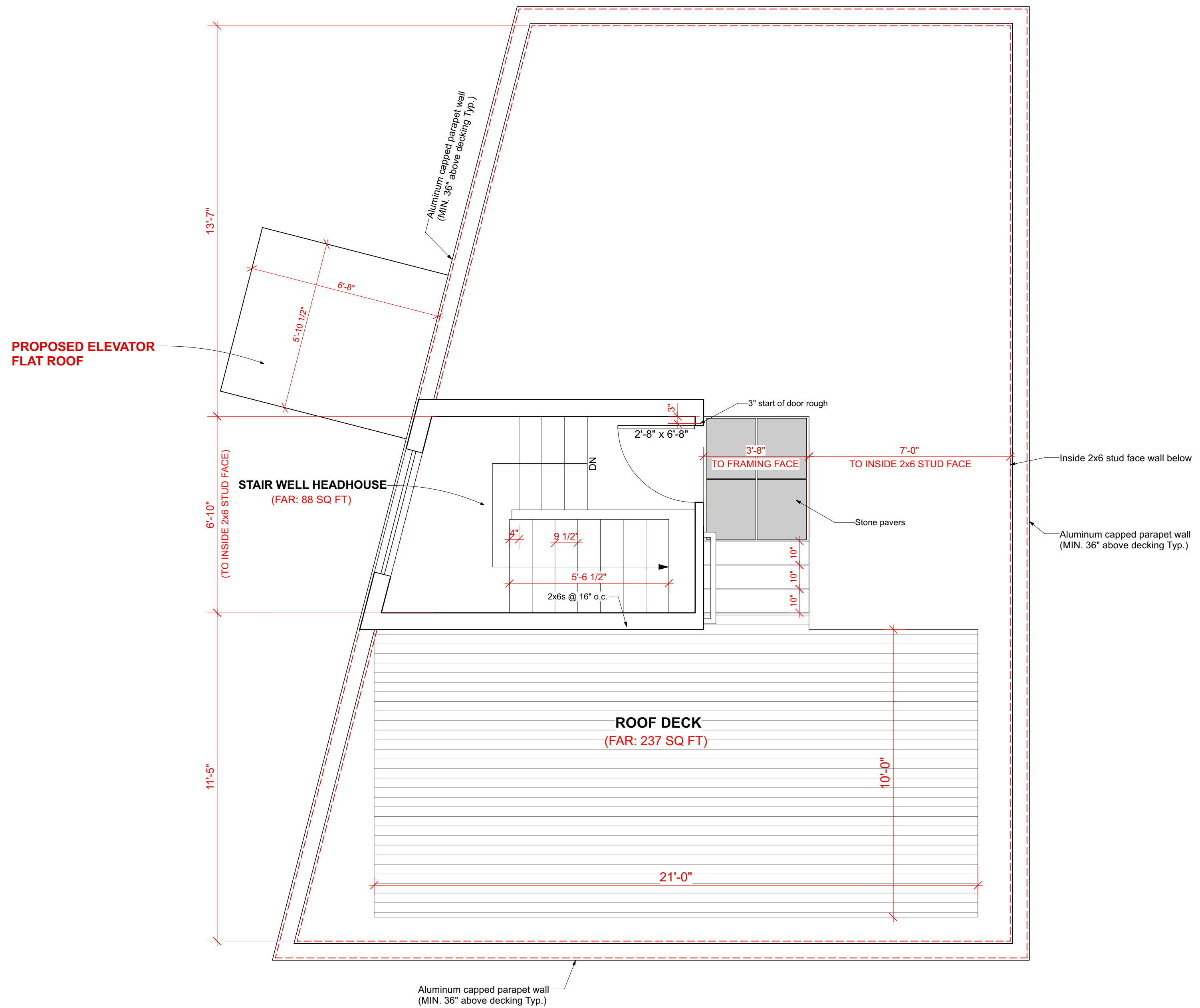


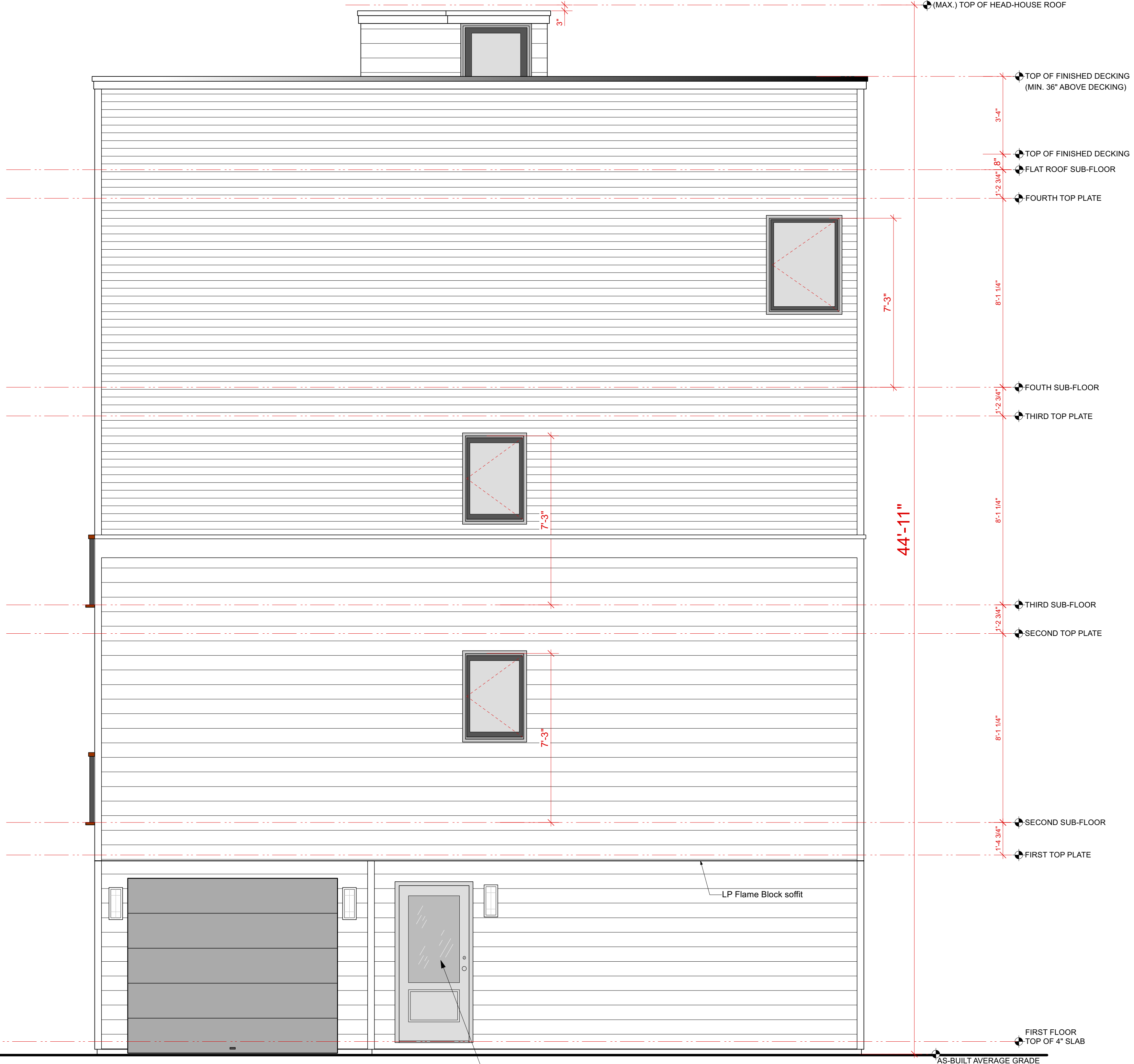
SCALE:
3/8" = 1'-0"

SHEET TITLE:
**ROOF PLAN WITH
STAIRWELL
HEAD-HOUSE**

SHEET NUMBER:

A-5





R D K
ARCHITECTS
 825 BEACON STREET #10
 NEWTON CENTRE, MA 02459
 PHONE: 617-571-0645
 ralphk@rdkarchitects.com
 www.rdkarchitects.com

PROJECT:
**SINGLE FAMILY
 (UNIT 3) OF 56-58
 WALDEN ST
 CONDOMINIUM**
 CAMBRIDGE, MA

**ELEVATOR
 ADDITION
 VARIANCE**

DATE:
MAY 16, 2023

REVISIONS:

REGISTRATION:

SCALE:
3/8" = 1'-0"

SHEET TITLE:
FRONT ELEVATION

SHEET NUMBER:
A-6

FRONT ELEVATION

R D K
ARCHITECTS

825 BEACON STREET #10
NEWTON CENTRE, MA 02459
PHONE: 617-571-0645
ralphk@rdkarchitects.com
www.rdkarchitects.com

PROJECT:
**SINGLE FAMILY
(UNIT 3) OF 56-58
WALDEN ST
CONDOMINIUM**
CAMBRIDGE, MA

**ELEVATOR
ADDITION
VARIANCE**

DATE:
MAY 16, 2023

REVISIONS:

REGISTRATION:

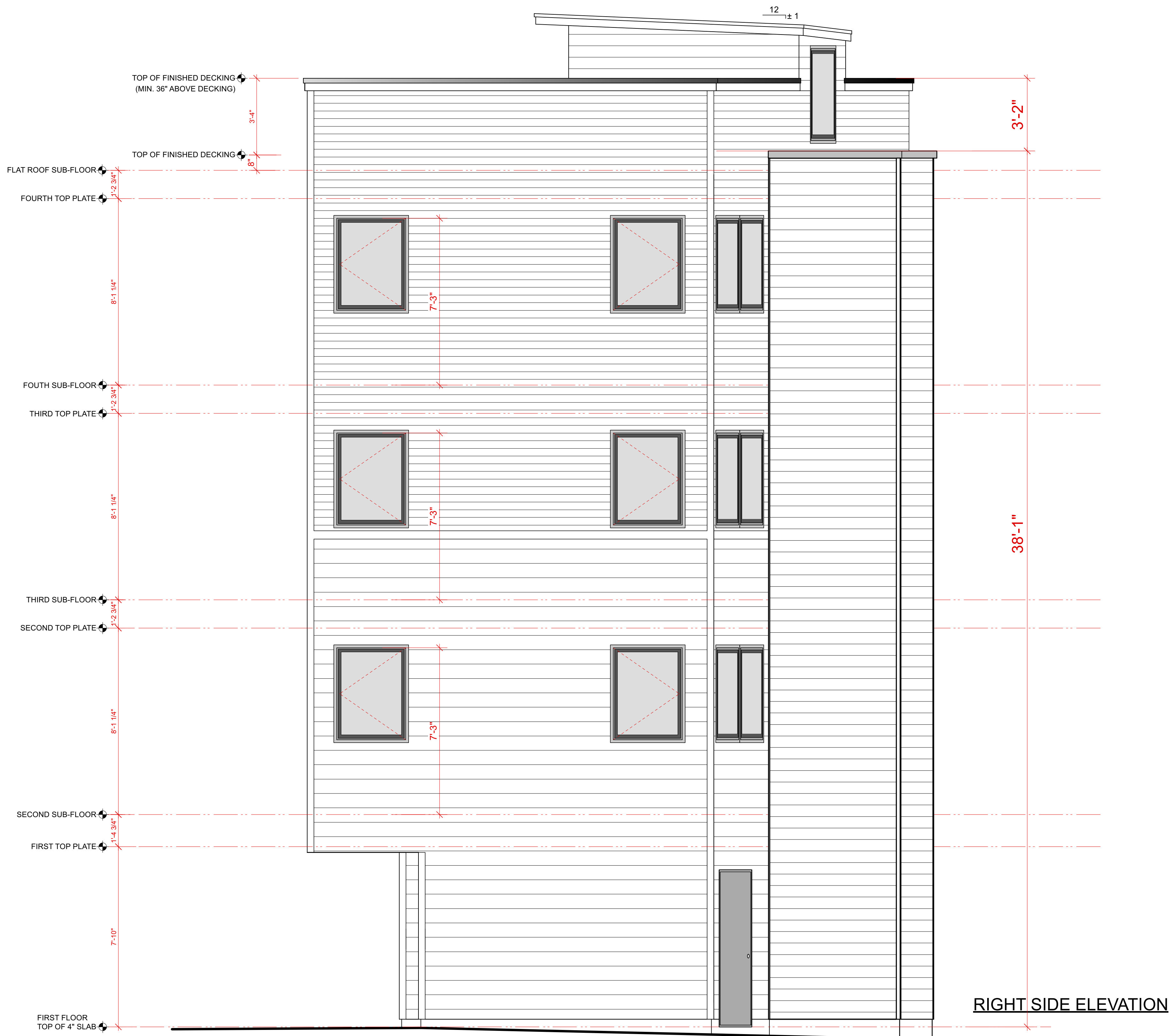


SCALE:
3/8" = 1'-0"

SHEET TITLE:
RIGHT ELEVATION

SHEET NUMBER:

A-7



± 1'-12"



R D K

ARCHITECTS

825 BEACON STREET #10
 NEWTON CENTRE, MA 02459
 PHONE: 617-571-0645
 ralphk@rdkarchitects.com
 www.rdkarchitects.com

PROJECT:
**SINGLE FAMILY
 (UNIT 3) OF 56-58
 WALDEN ST
 CONDOMINIUM**
 CAMBRIDGE, MA

ELEVATOR ADDITION VARIANCE

DATE:
MAY 16, 2023

REVISIONS:

REGISTRATION:



SCALE:
3/8" = 1'-0"

SHEET TITLE:
LEFT SIDE ELEVATION

SHEET NUMBER:

A-8

LEFT SIDE ELEVATION

FIRST FLOOR
 TOP OF 4" SLAB



REAR ELEVATION

R D K
ARCHITECTS
 825 BEACON STREET #10
 NEWTON CENTRE, MA 02459
 PHONE: 617-571-0645
 ralphk@rdkarchitects.com
 www.rdkarchitects.com

PROJECT:
**SINGLE FAMILY
 (UNIT 3) OF 56-58
 WALDEN ST
 CONDOMINIUM**
 CAMBRIDGE, MA

**ELEVATOR
 ADDITION
 VARIANCE**

DATE:
MAY 16, 2023

REVISIONS:

REGISTRATION:



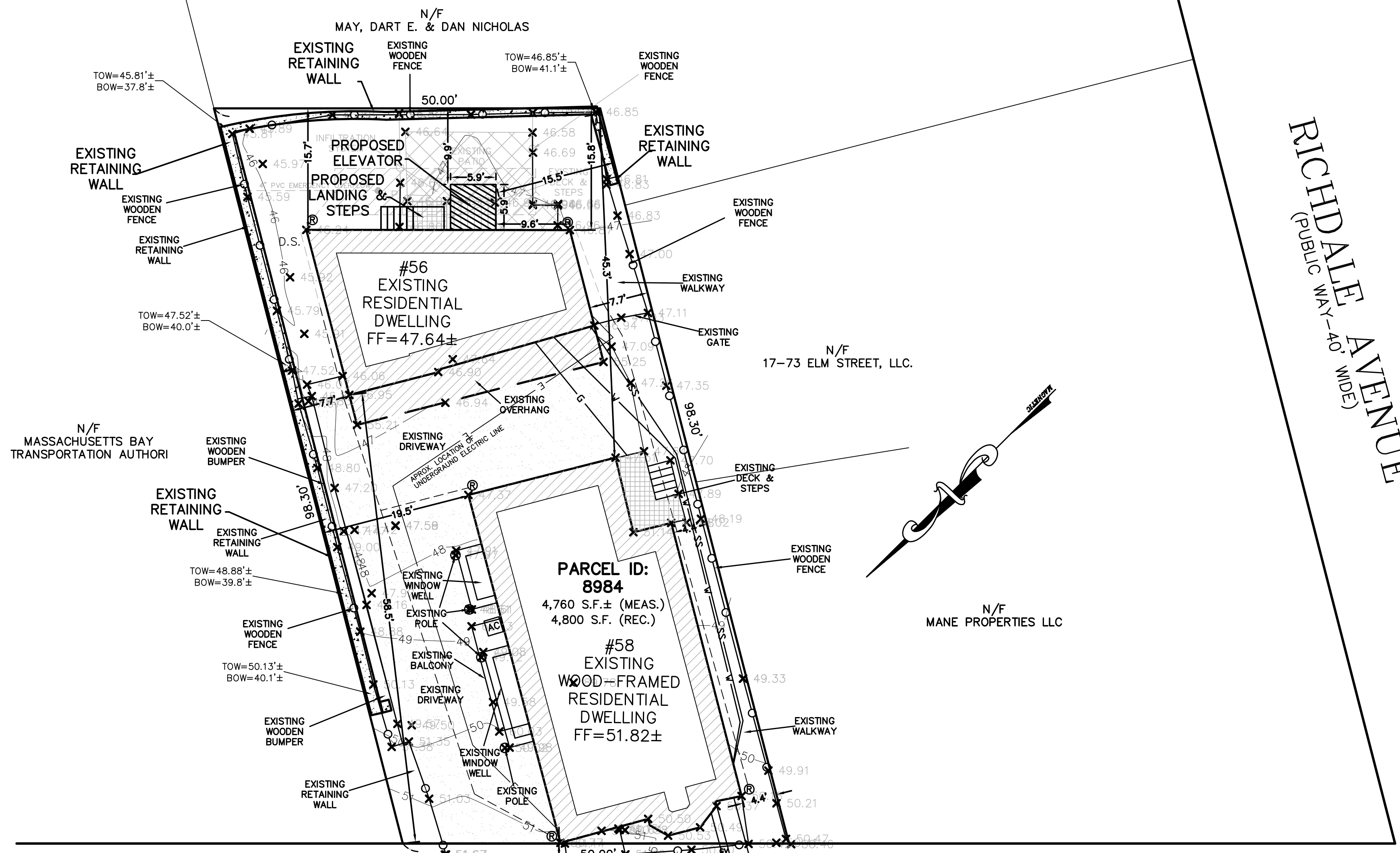
SCALE:
3/8" = 1'-0"

SHEET TITLE:
REAR ELEVATION

SHEET NUMBER:
A-9

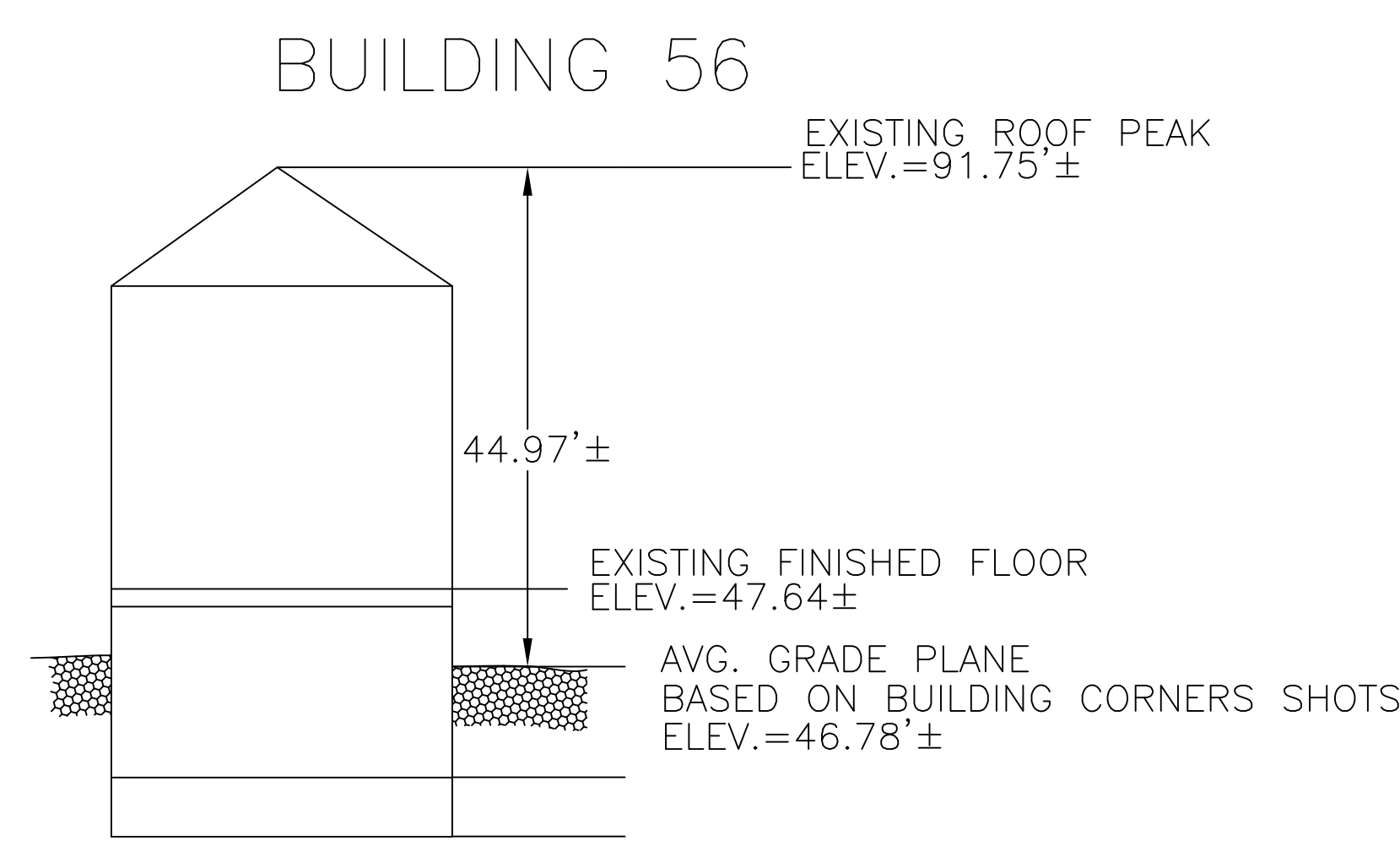
EXISTING LEGEND

SS	SEWER LINE
⊙	SEWER MANHOLE
V	WATER LINE
G	GAS LINE
⊕	UTILITY POLE
⊗	GAS VALVE
E	OVERHEAD ELECTRIC SERVICE
⊗	WATER VALVE
□	CATCH BASIN
○	FENCE
205	CONTOUR LINE (MJR)
195	CONTOUR LINE (MNR)
X	SPOT GRADE
⊕	DRAIN MANHOLE
⊗	HYDRANT
⊗	TREE

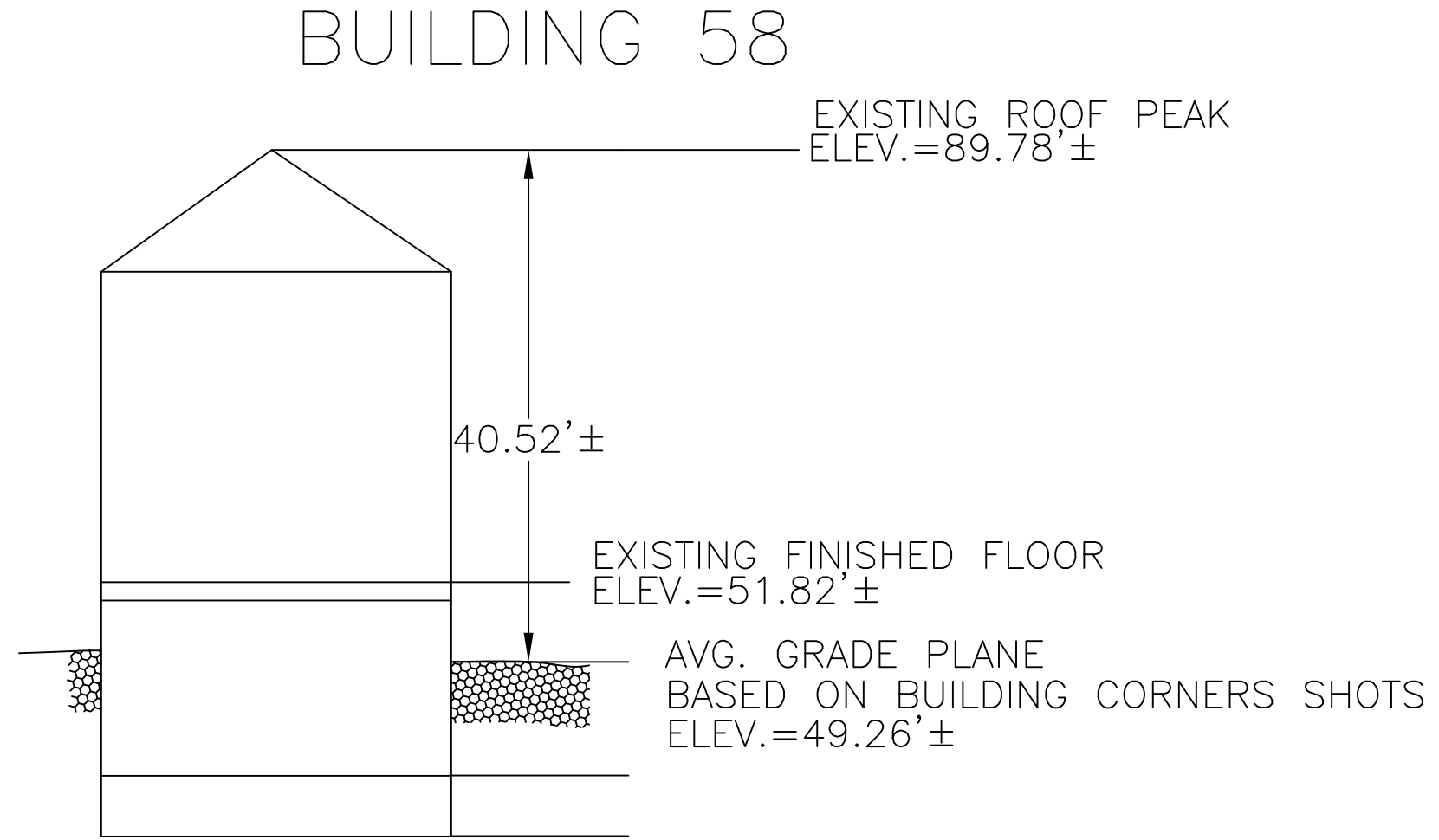


NOTES:

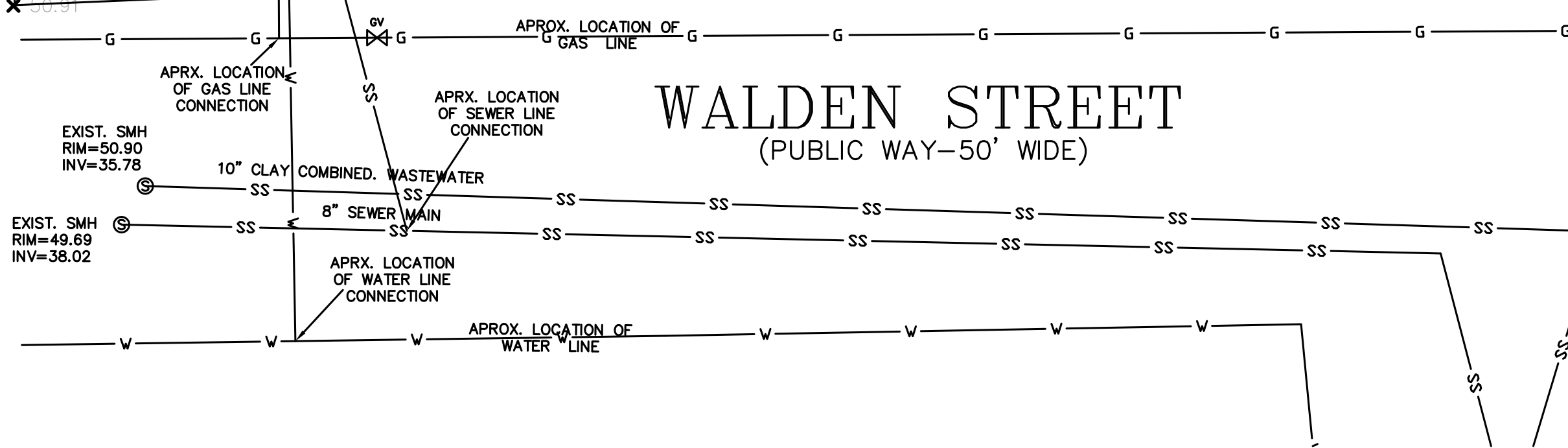
1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 1-26-2023.
2. DEED REFERENCE BOOK 29122 PAGE 175
PLAN REFERENCE BOOK 1947 PAGE END
PLAN BOOK 21 PLAN 10
LAYOUT NO. 7913
PLAN REFERENCE BOOK 32116 PAGE 577
MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS.
3. THIS PLAN IS NOT INTENDED TO BE RECORDED.
4. I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25017C0438E, PANEL NUMBER 0438E, COMMUNITY NUMBER: 250214, DATED 06/04/2010.
5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAN NO SUCH EASEMENTS EXIST.
6. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.
7. NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS PETER NOLAN & ASSOCIATES LLC ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.
8. ELEVATION SHOWN BASED ON CITY OF CAMBRIDGE DATUM.
9. ZONING DISTRICT: RESIDENCE C-1A



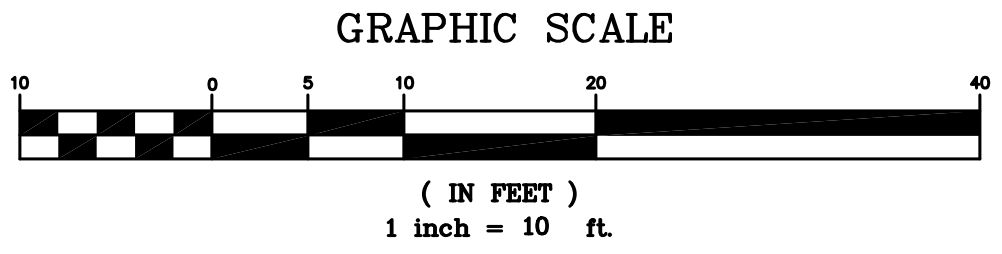
EXISTING PROFILE
NOT TO SCALE



EXISTING PROFILE
NOT TO SCALE



MINIMUM RATIO OF PRIVATE OPEN SPACE TO LOT AREA:
ZONING DISTRICT: RESIDENCE C-1A
REQUIRED: 15%
EXISTING: 30.3%
PROPOSED: 29.8%

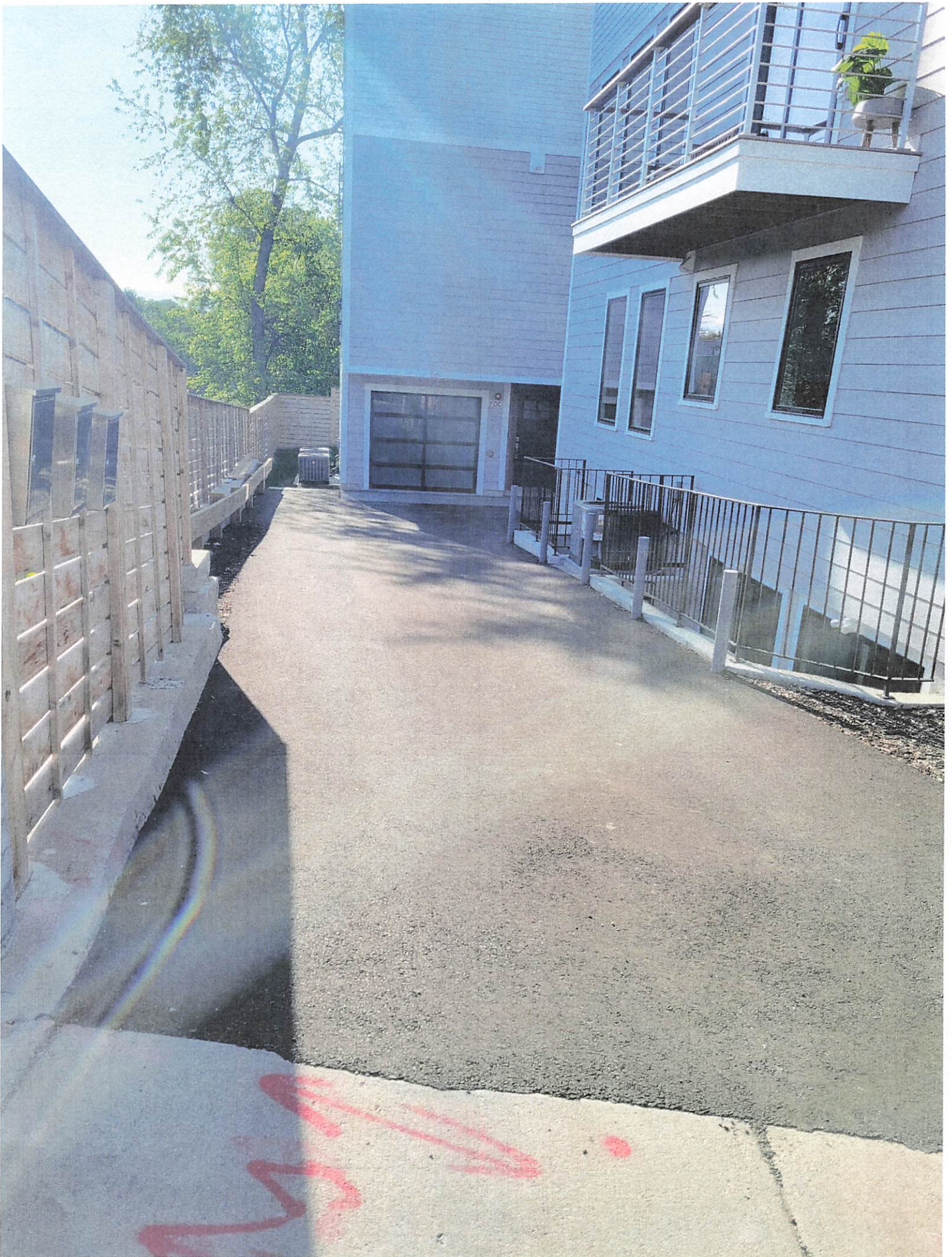


PETER NOLAN & ASSOCIATES LLC SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR FOR THE SAFETY OF PUBLIC OR CONTRACTOR'S EMPLOYEES, OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORKING ACCORDANCE WITH THE CONTRACT DOCUMENTS.
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SCALE	1"=10'
DATE	05/03/2023
SHEET	1 OF 1
PLAN NO.	1 OF 1
CLIENT:	56 WALDEN STREET CAMBRIDGE MASSACHUSETTS
DRAWN BY	DK
CHKD BY	PJN
APPD BY	PJN
REVISION	
BY	
PROPOSED PLOT PLAN	
PETER NOLAN & ASSOCIATES LLC LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS 80 JEWETT ST, SUITE 1, NEWTON, MA 02458 PHONE: 857 891 7478/617 782 1533 EMAIL: pnolan@pnasurveyors.com	
SHEET NO.	1

56 Walden St
67A-223613

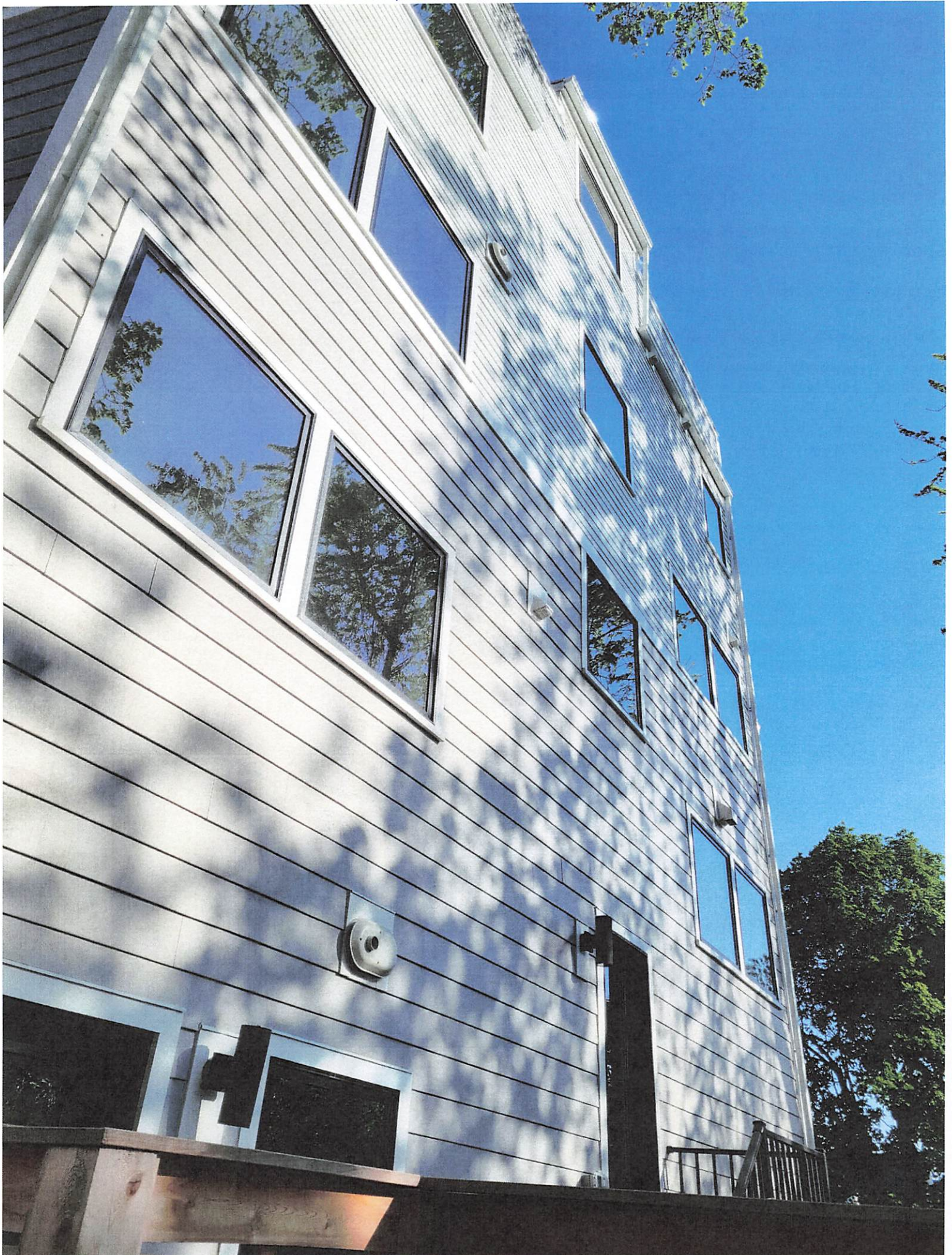




Right side



Rear





Roof frame where elevation is proper all

Reed



Rear



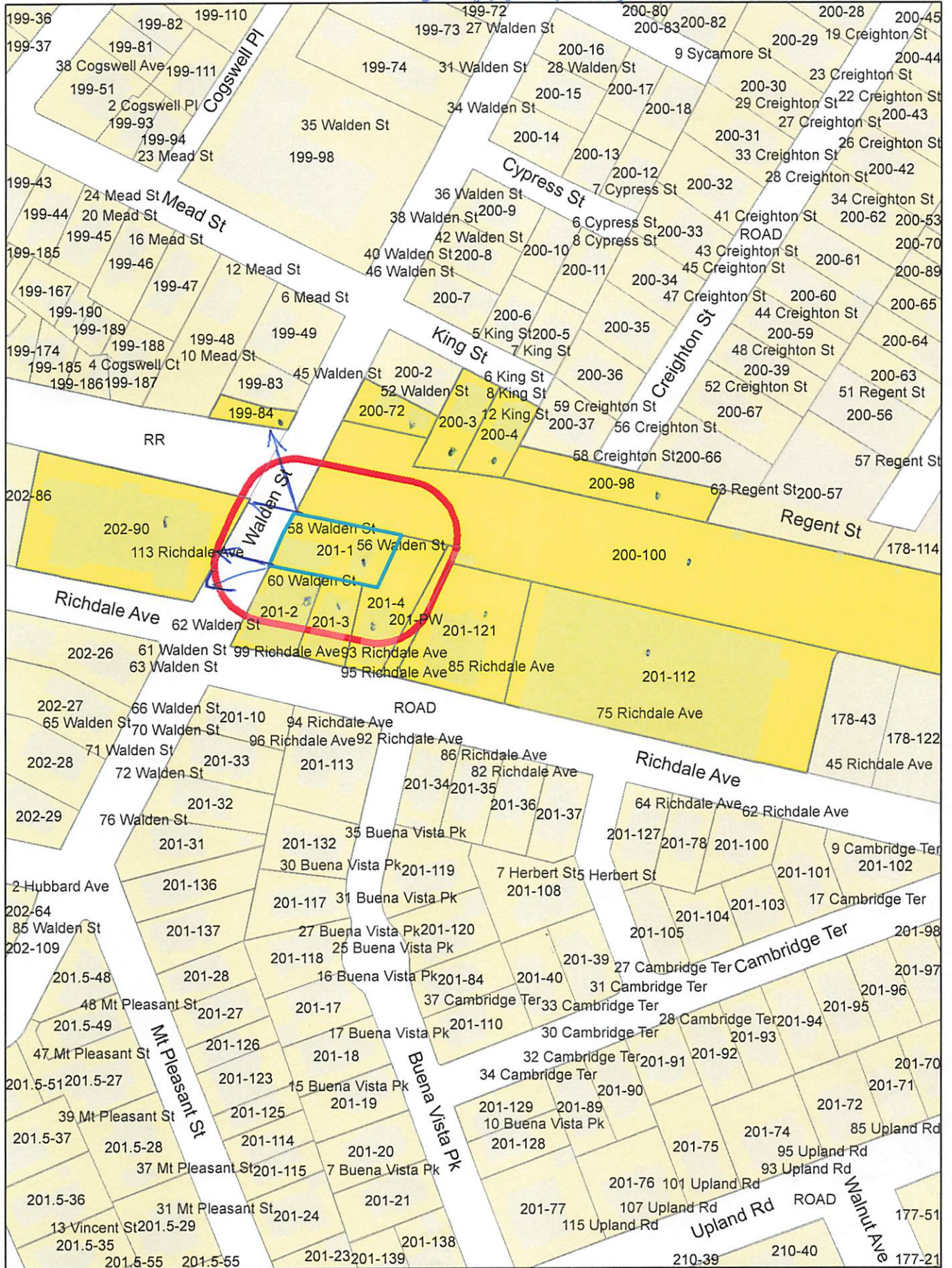
Rear



Parking between buildings



56 Walden St.



56 Walden St.

Petitioner

199-84 /200-100
MASSACHUSETTS BAY TRANSPORTATION
AUTHORITY
10 PARK PLAZA
BOSTON, MA 02116

201-3
17-73 ELM STREET, LLC.
C/O MARIA SALVIA
45 MT. VERNON ST. APT#4B
BOSTON, MA 02108

CHERYL SMITH & STEVE COX
56 WALDEN STREET
CAMBRIDGE, MA 02140

201-4
MAY, DART E. & DAN NICHOLAS
93 RICHDALE AVE.
CAMBRIDGE, MA 02138

200-72
CAMBRIDGE ELECTRIC LIGHT CO
C/O NSTAR ELECTRIC
PROPERTY TAX DEPT., P.O. BOX 270
HARTFORD, CT 06141-0270

JOHN DEGNAN
81 HAMPDEN DRIVE A
NORWOOD, MA 02062

201-112
KALAN, DAVID M.
75 RICHDALE AVE., #1
CAMBRIDGE, MA 02140

201-112
RANALLI, DANIEL
75 RICHDALE AVE., #4
CAMBRIDGE, MA 02140

201-112
STEINBERG, ROBERT & LISE MOTHERWELL
75 RICHDALE AVE., #2
CAMBRIDGE, MA 02140

201-112
FANGER, DONALD
TR. 75 RICHDALE AVE. UNIT 3 REALTY TRUST
125 COOLIDGE AVE #211
WATERTOWN, MA 02472-2873

201-112
EDSTAM, ERIC & DEBORAH WHITNEY
75 RICHDALE AVE., UNIT #8
CAMBRIDGE, MA 02140

201-112
WOLFE, ELLEN C.
75 RICHDALE AVE., #14
CAMBRIDGE, MA 02140

201-112
KIRCHNER, GEORG W. &
MARJORIE SAGAN-KIRCHNER
75 RICHDALE AVE., #7
CAMBRIDGE, MA 02140

201-112
75-17 RICHDALE AVENUE LLC
C/O SIMEON BRUNER
130 PROSPECT ST.
CAMBRIDGE, MA 02139

201-112
FOSTER, MARION C.
75 RICHDALE AVE., #18
CAMBRIDGE, MA 02140

201-2
MANE PROPERTIES LLC
36 STRAWBERRY HILL ST
DOVER, MA 02030

201-112
HULL, A. EUGENE, JR. & KAREN P. HULL
75 RICHDALE AVE., #5
CAMBRIDGE, MA 02140

201-112
BRACKETT, GEORGE & PRILLA SMITH BRACKETT
75 RICHDALE AVE., #11
CAMBRIDGE, MA 02140

201-112
STAFFORD, AMELIA
75 RICHDALE AVE., #12
CAMBRIDGE, MA 02140

201-121
MURRAY, SUSAN L. & ROBINSON MURRAY III
85 RICHDALE AVE UNIT #6
CAMBRIDGE, MA 02140

201-121
FREYTSIS, ILYA & SVETLANA FREYTSIS
85 RICHDALE AVE., #5
CAMBRIDGE, MA 02140

201-121
WILDER, MARGARET
85 RICHDALE AVE., #1
CAMBRIDGE, MA 02140

201-121
GAMOTA, ALEXANDER P.
85 RICHDALE AVE UNIT #8
CAMBRIDGE, MA 02140

201-121
ROBBINS, ILANA
85 RICHDALE AVE., #2
CAMBRIDGE, MA 02140

201-121
CADOGAN, CAROL
107 OLD SUDBURY RD.
SUDBURY, MA 01776-1834

202-90
LAAZIZ, KHADIJA & ABDELKRIM NAJRI
113 RICHDALE AVE #15
CAMBRIDGE, MA 02140

202-90
VAUGHAN, TIMOTHY E. & BRIGID L. VAUGHAN
113 RICHDALE AVE. UNIT 14
CAMBRIDGE, MA 02140

202-90
GROSSMAN, JUDITH
113 RICHDALE AVE. UNIT#25
CAMBRIDGE, MA 02140

202-90
IKRAM, MUHAMMAD & KANIZ FATIMA
113 RICHDALE AVE., UNIT #24
CAMBRIDGE, MA 02140

202-90
ZHANG, HONG X. & KA YAN JOYCE LO
113 RICHDALE AVE., #32
CAMBRIDGE, MA 02140

56 Walden St

202-90
FLECK-HENDERSON, ANN
113 RICHDAL AVE., UNIT 11
CAMBRIDGE, MA 02140

202-90
COTTON, JASON M. & JUDITH C. COTTON
113 RICHDAL AVE 16
CAMBRIDGE, MA 02140

202-90
ZHANG, HONG XI & KA YAN JOYCE LO
113 RICHDAL AVE., UNIT #32
CAMBRIDGE, MA 02140

202-90
GROSSER, MILDRED
113 RICHDAL AVE., UNIT #12
CAMBRIDGE, MA 02140

202-90
LAMBERT, PAUL J. & MARIANNE LAMBERT
113 RICHDAL AVE., #21
CAMBRIDGE, MA 02140

202-90
YANG, ZINGER C. & SU-JEN YANG
113 RICHDAL AVE., UNIT 23
CAMBRIDGE, MA 02140

202-90
ENLOE, CYNTHIA H. & JONI SEAGER
113 RICHDAL AVE., UNIT #37
CAMBRIDGE, MA 02140

202-90
REEF, HOWARD S. & DEBORAH M. REEF
113 RICHDAL AVE., #36
CAMBRIDGE, MA 02140

202-90
KALOW, BRUCE & CELIA CHIN
113 RICHDAL AVE., #34
CAMBRIDGE, MA 02140

202-90
BROWNE, DAVID S. & SUNADA YUKO TAKAGI
113 RICHDAL AVE., #26
CAMBRIDGE, MA 02140

202-90
TESCO, GIUSEPPINA
113 RICHDAL AVE UNIT #33
CAMBRIDGE, MA 02140

201-112
RABINOWITZ, MORRIS,
TRS ELAINE SPATZ-RABINOWITZ, TRS
159 HANCOCK ST
CAMBRIDGE, MA 02139

201-1
310 MAIN STREET LLC
271 SALEM ST, UNIT E
WO BURN, MA 01801

201-112
75 RICHDAL AVE UNIT 6 LLC
330 HOPSON ROAD
NORWICH, VT 05055

201-112
BULLITT, JOHN T.,
TRS THE JOHN TERRY BULLITT TRUST
75 RICHDAL AVE 9
CAMBRIDGE, MA 02140

201-112
MILLER, ARLENE,
TRS THE ARLENE Z. MILLER TRUST
75 RICHDAL AVE #10
CAMBRIDGE, MA 02140

202-90
GRACEY HARRY L FISHER MARY BELLE
113 RICHDAL AVE - UNIT 27
CAMBRIDGE, MA 02140

201-121
WOO PEAK CELIA T. CHUNG WOO
214 TOM HUNTER RD
FORT LEE, NJ 07024

201-112
BANAJI, MAHZARIN & RAMAMOORTHY BHASKAR
TRS OF THE 75 RICHDAL AVE UNIT 15 NOM TRT
75 RICHDAL AVE UNIT 15
CAMBRIDGE, MA 02140

202-90
KELLY SALLY A & ANNE C SPEAKMAN
113 RICHDAL AVE - UNIT 22
CAMBRIDGE, MA 02140

201-121
ZHANG, ZIJUAN TAO FAN
85 RICHDAL AVE UNIT 3
CAMBRIDGE, MA 02140

201-121
LIU WULI XIAOJUN HUANG
85 RICHDAL AVE - UNIT 7
CAMBRIDGE, MA 02140

200-98
56 CREIGHTON STREET LLC,
PO BOX 313
WO BURN, MA 01801

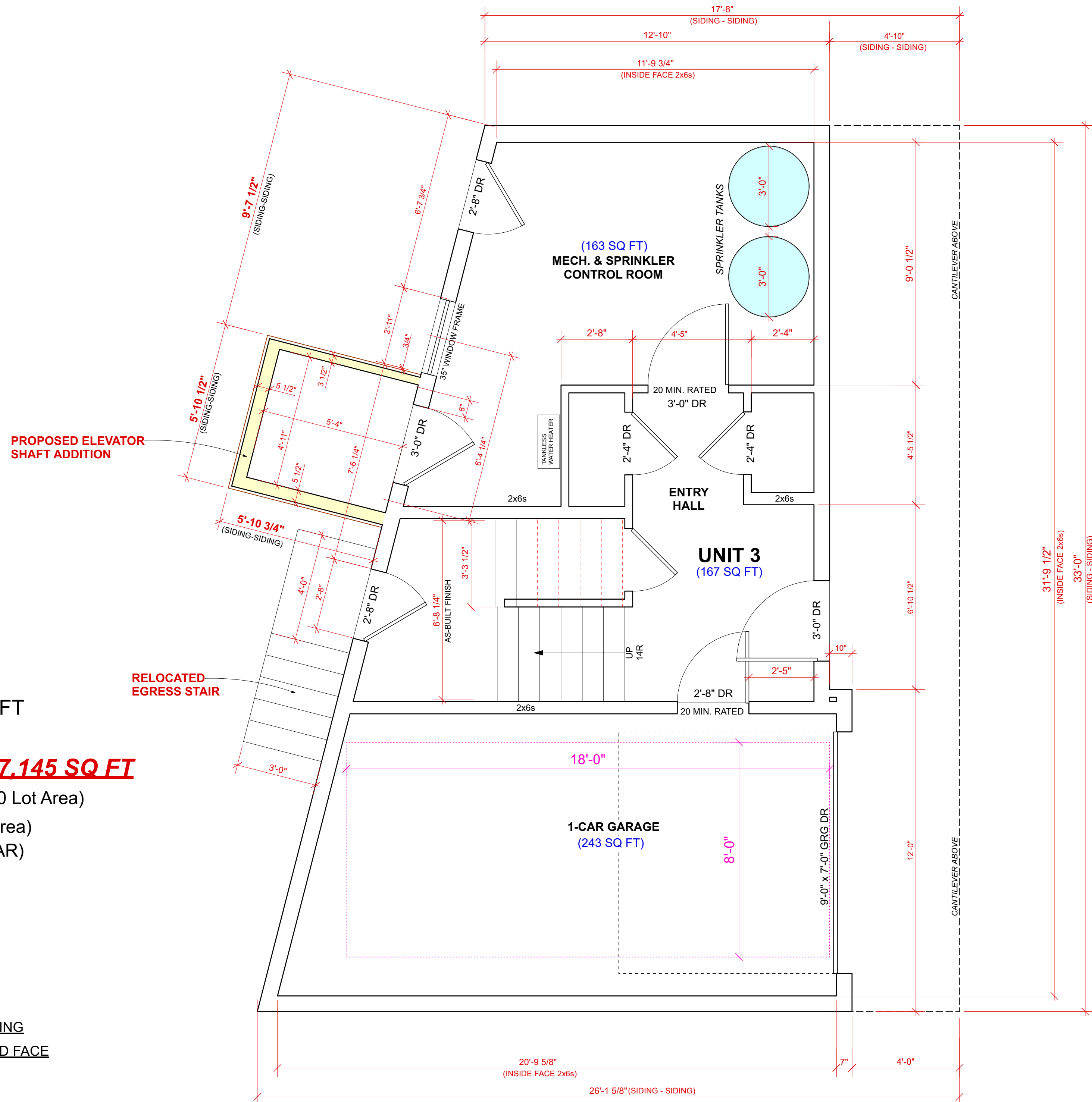
202-90
PINGREE ALLISON TRS ALLISON PINGREE TR
113 RICHDAL AVE 17
CAMBRIDGE, MA 02140

200-3
FISKE, PAUL W. & LIBERTY W. FISKE TRUSTEES
6 KING ST
CAMBRIDGE, MA 02140

200-4
SMITH, NATHANIEL G. & ERIKA L. RODERICK
10 KING ST
CAMBRIDGE, MA 02140

202-90
KETCHUM ROBERT H
113 RICHDAL AVE - UNIT 35
CAMBRIDGE, MA 02140

201-4
KEPNER, JEREMY & ALEXANDRA S. KEPNER
95 RICHDAL AVE
CAMBRIDGE, MA 02140



DISTRICT: C-1A

56-58 WALDEN STREET

UNIT 1 + UNIT 2
TOTAL FAR: 4,347 SQ FT
(Includes basement area)

UNIT 3 TOTAL FAR: 2,798 SQ FT
(Includes elevator all 4-floors)

PROPOSED TOTAL FAR: 7,145 SQ FT

1.50 PROPOSED FAR (7,145 / 4,760 Lot Area)

MAXIMUM FAR: 1.25 x (4,760 Lot Area)
5,950 SF (MAX. FAR)

**ELEVATOR FAR:
34.5 SQ FT PER FLOOR
34.5 x 4 = 138 SQ FT**

FIRST FLOOR PLAN

NOTE: ALL EXTERIOR DIMENSIONS TO SIDING

NOTE: ALL INTERIOR DIMENSIONS TO STUD FACE

——— 2x4 WALLS @ 3 1/2" WIDTH

——— 2x6 WALLS @ 5 1/2" WIDTH

R D K
ARCHITECTS

825 BEACON STREET #10
NEWTON CENTRE, MA 02459
PHONE: 617-571-0645
ralphk@rdkarchitects.com
www.rdkarchitects.com

PROJECT:
**SINGLE FAMILY
(UNIT 3) OF 56-58
WALDEN ST
CONDOMINIUM**
CAMBRIDGE, MA

**ELEVATOR
ADDITION
VARIANCE**

DATE:
JUNE 22, 2023

REVISIONS:

REGISTRATION:

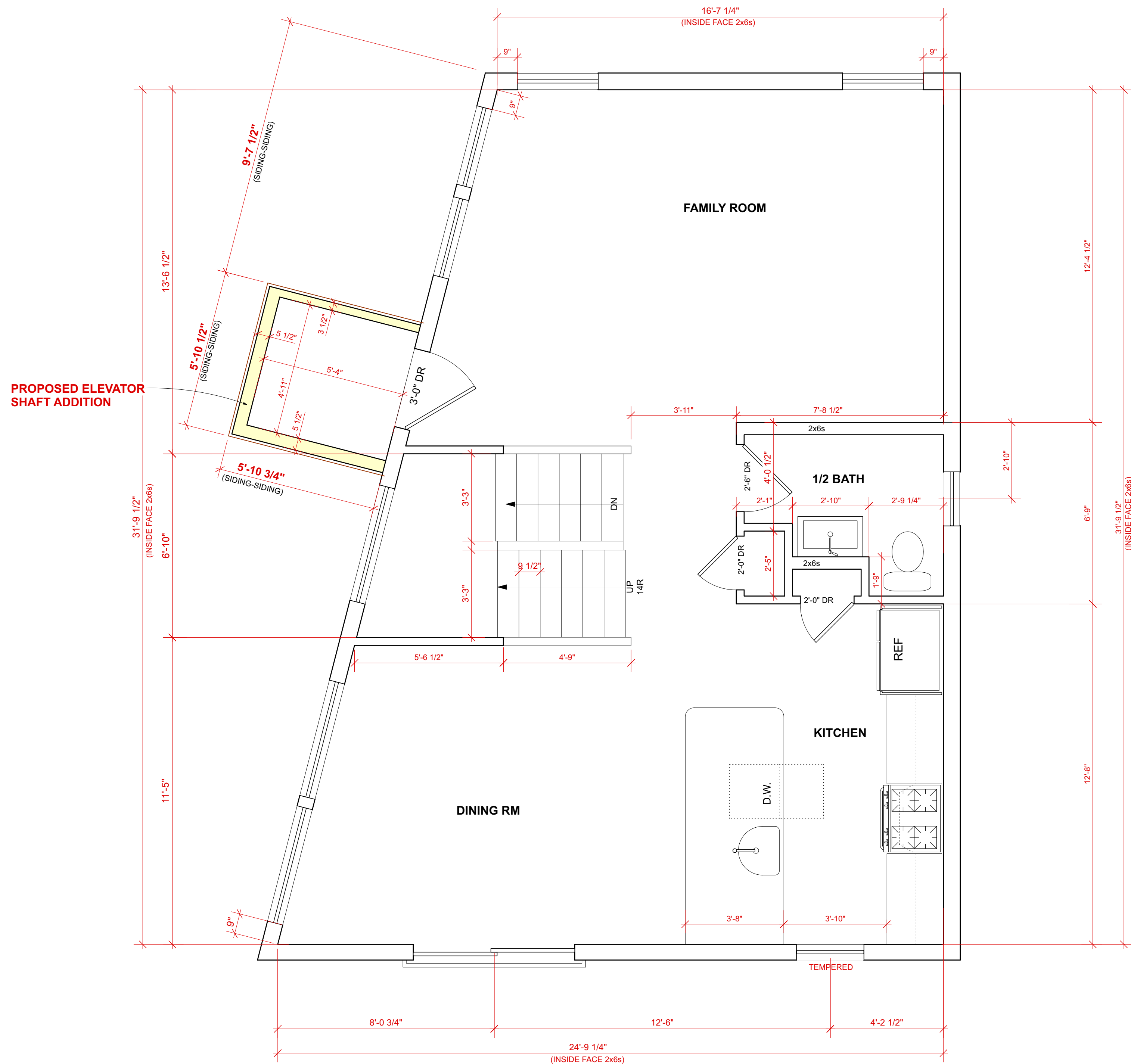


SCALE:
3/8" = 1'-0"

SHEET TITLE:
SECOND FLR PLAN

SHEET NUMBER:

A-2



R D K ARCHITECTS

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PROJECT:
**SINGLE FAMILY
 (UNIT 3) OF 56-58
 WALDEN ST
 CONDOMINIUM**
 CAMBRIDGE, MA

ELEVATOR ADDITION VARIANCE

DATE:
JUNE 22, 2023

REVISIONS:

REGISTRATION:

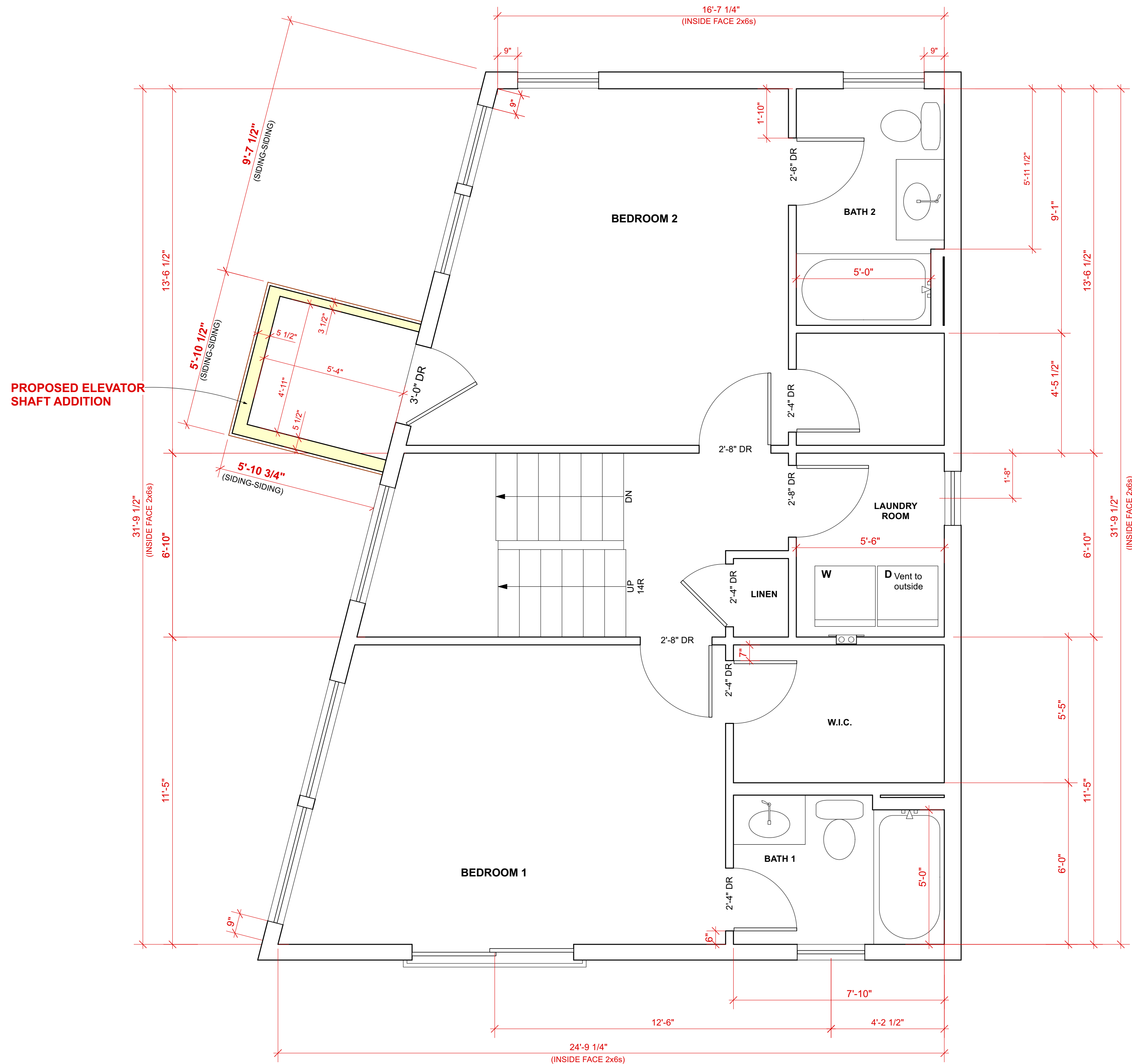


SCALE:
3/8" = 1'-0"

SHEET TITLE:
THIRD FLR PLAN

SHEET NUMBER:

A-3



R D K ARCHITECTS

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PROJECT:
SINGLE FAMILY (UNIT 3) OF 56-58 WALDEN ST CONDOMINIUM
 CAMBRIDGE, MA

ELEVATOR ADDITION VARIANCE

DATE:
JUNE 22, 2023

REVISIONS:

REGISTRATION:

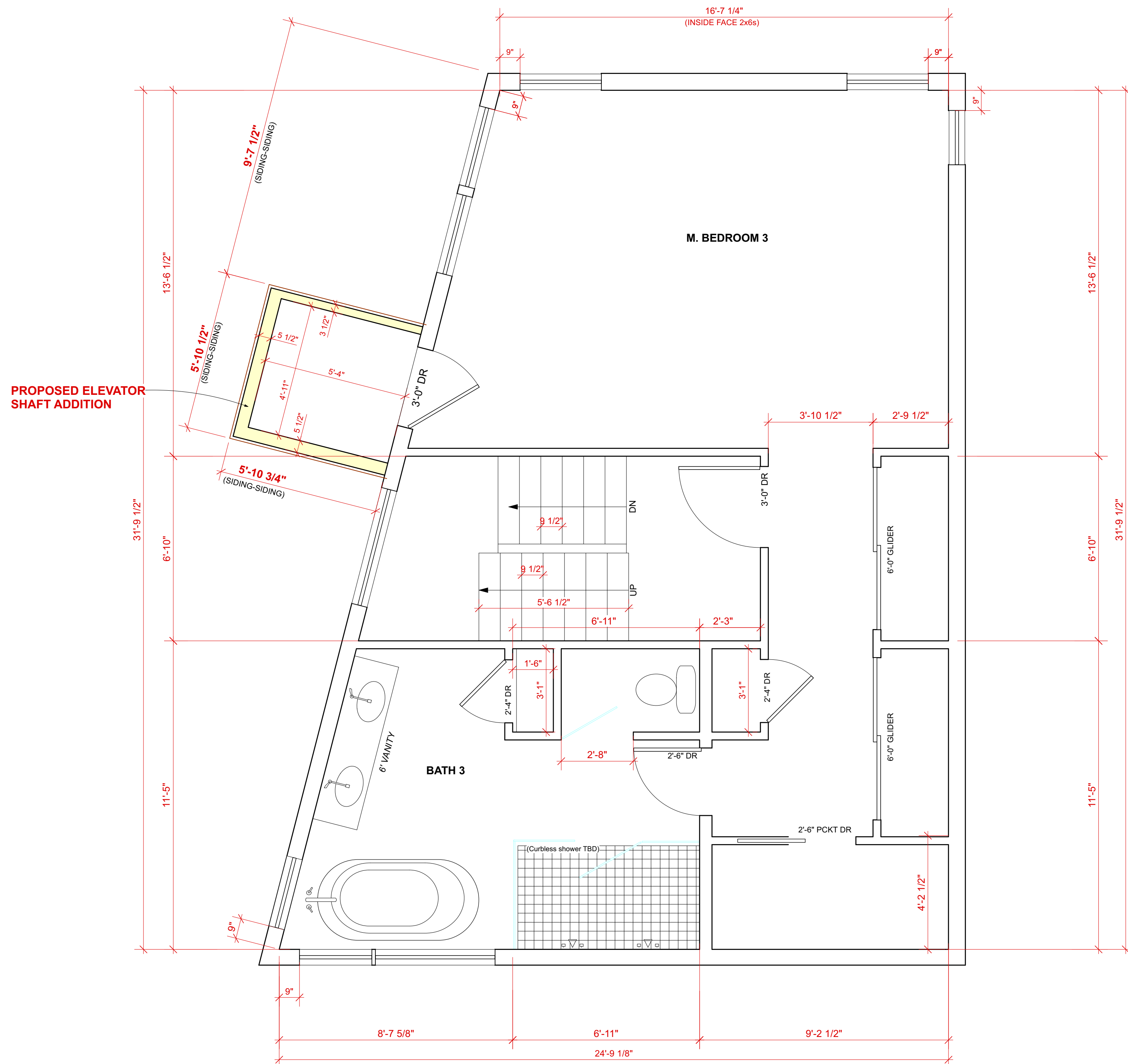


SCALE:
3/8" = 1'-0"

SHEET TITLE:
FOURTH FLR PLAN

SHEET NUMBER:

A-4



R D K ARCHITECTS

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PROJECT:
**SINGLE FAMILY
(UNIT 3) OF 56-58
WALDEN ST
CONDOMINIUM**
CAMBRIDGE, MA

ELEVATOR ADDITION VARIANCE

DATE:
JUNE 22, 2023

REVISIONS:

REGISTRATION:

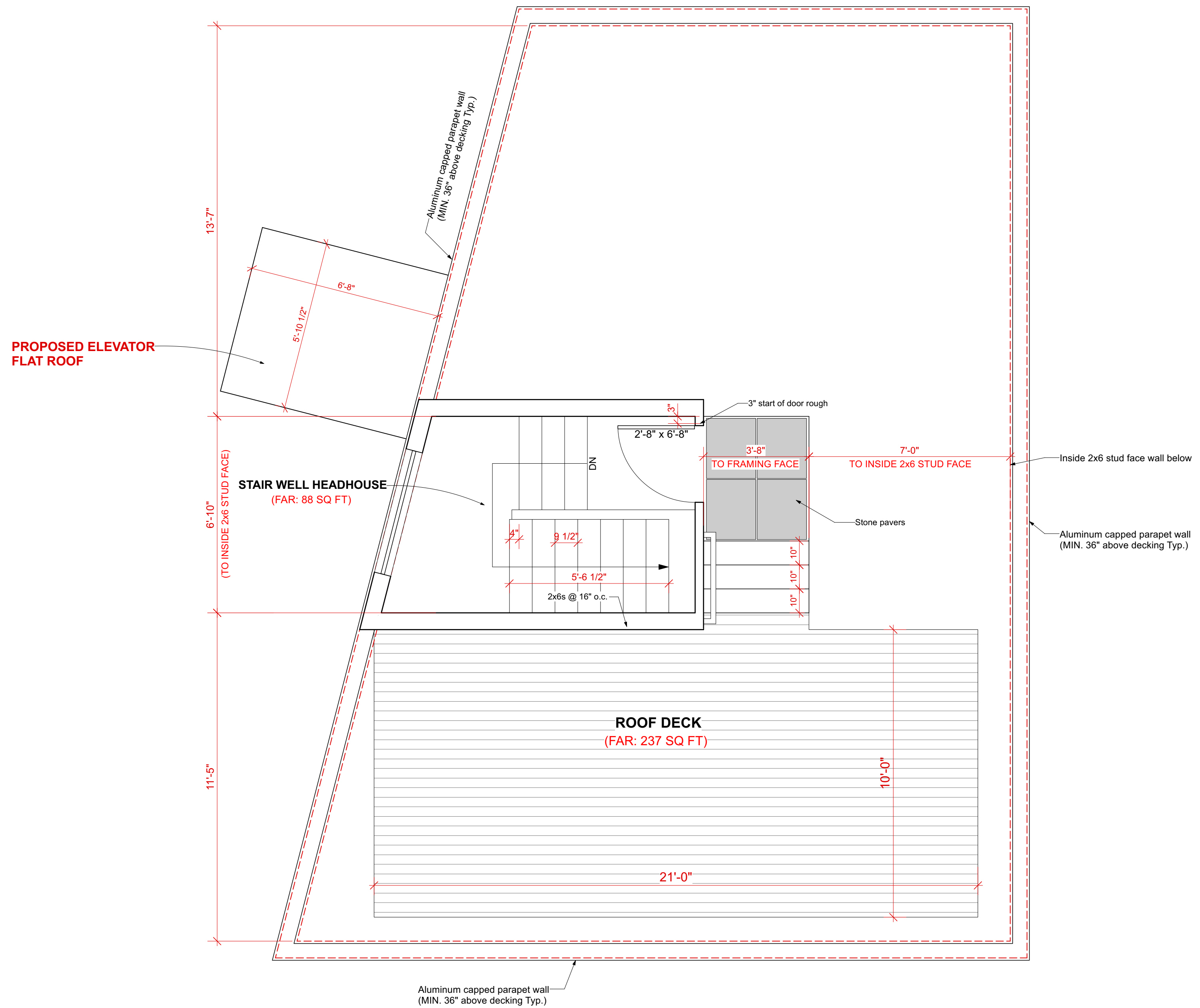


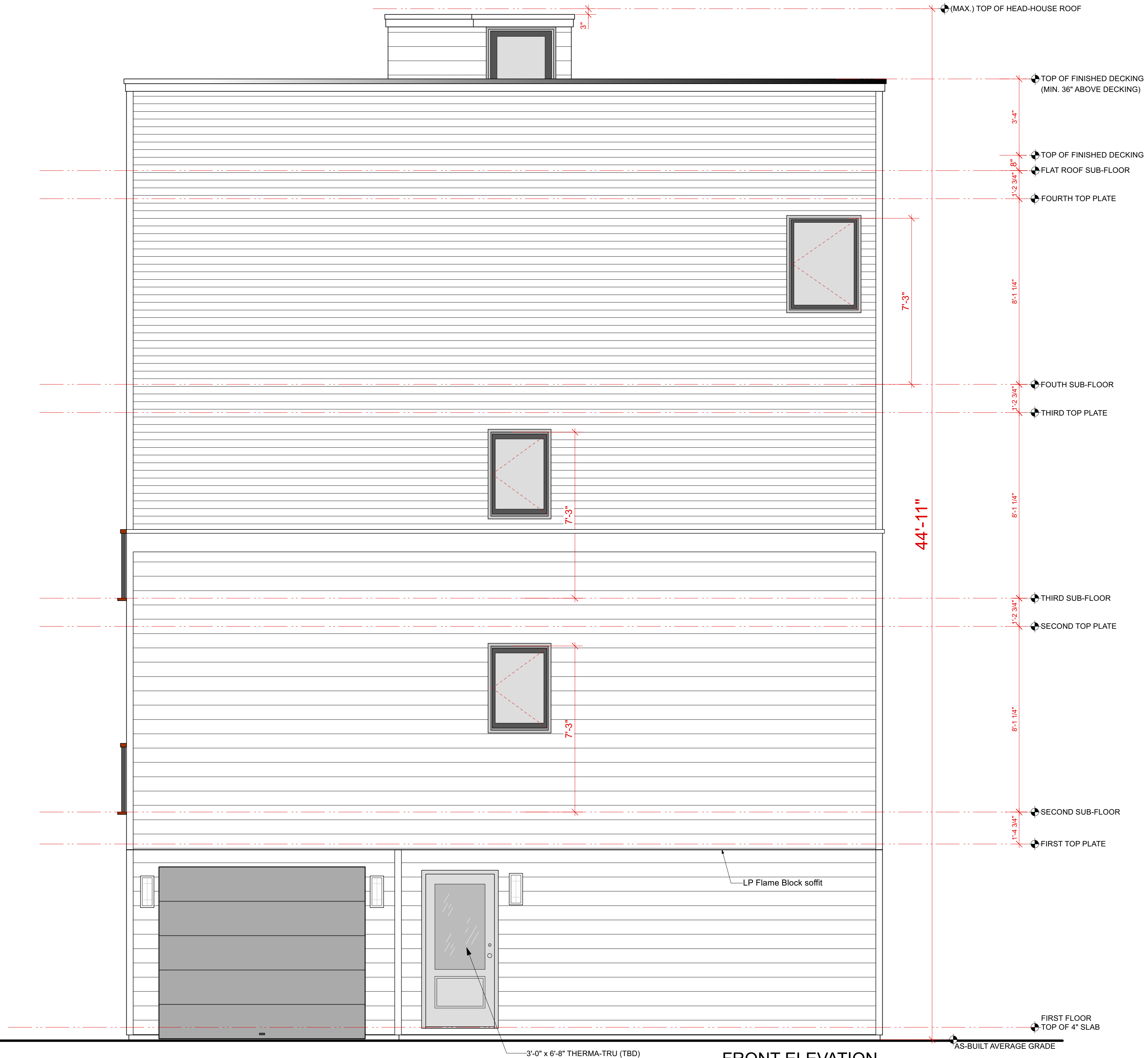
SCALE:
3/8" = 1'-0"

SHEET TITLE:
**ROOF PLAN WITH
STAIRWELL
HEAD-HOUSE**

SHEET NUMBER:

A-5





R D K
ARCHITECTS
 825 BEACON STREET #10
 NEWTON CENTRE, MA 02459
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 ralphk@rdkarchitects.com
 www.rdkarchitects.com

PROJECT:
**SINGLE FAMILY
 (UNIT 3) OF 56-58
 WALDEN ST
 CONDOMINIUM**
 CAMBRIDGE, MA

**ELEVATOR
 ADDITION
 VARIANCE**

DATE:
JUNE 22, 2023

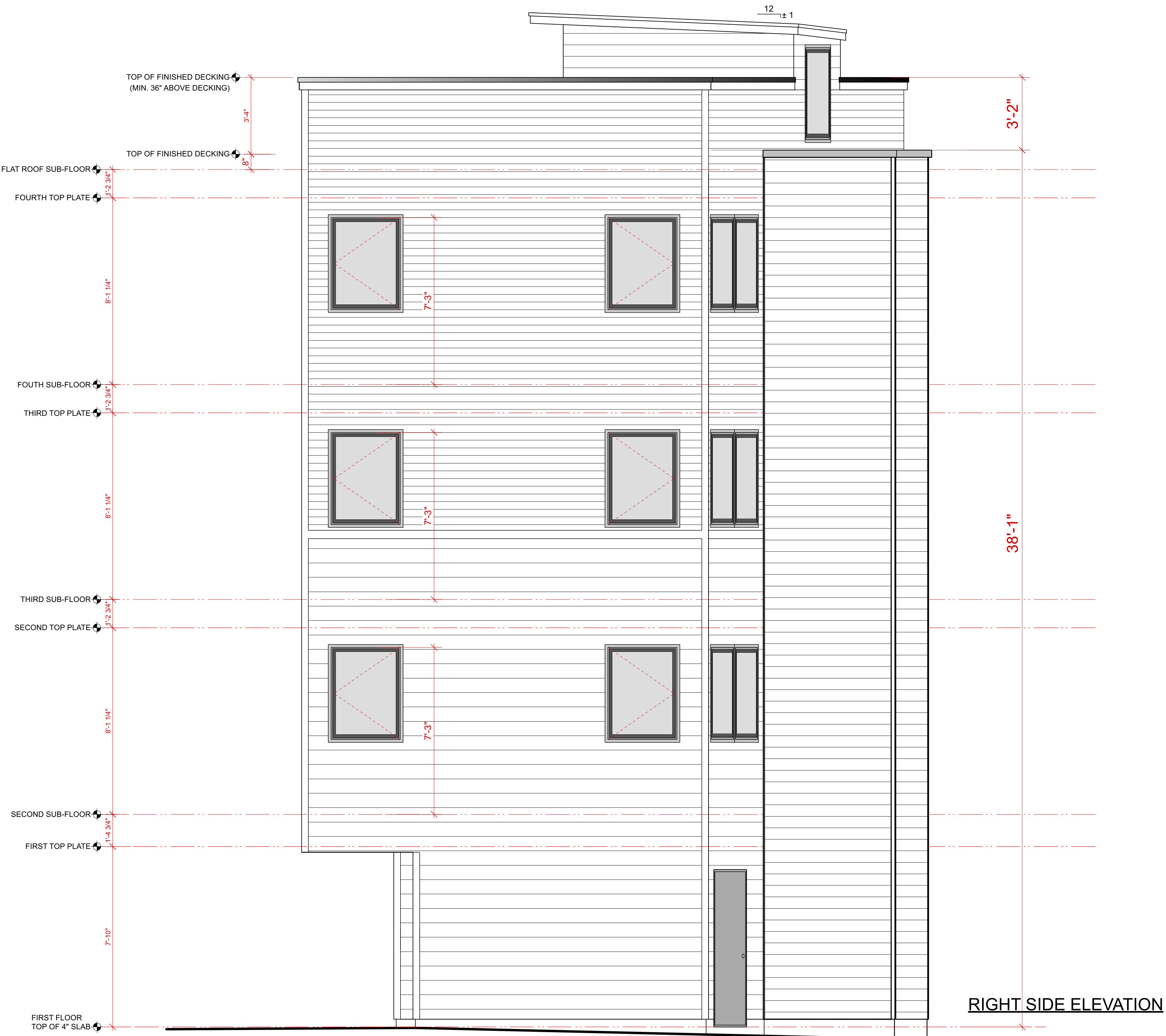
REVISIONS:

REGISTRATION:

SCALE:
3/8" = 1'-0"

SHEET TITLE:
FRONT ELEVATION

SHEET NUMBER:
A-6



R D K
ARCHITECTS
 825 BEACON STREET #10
 NEWTON CENTRE, MA 02459
 PHONE: 617-571-0645
 ralphk@rdkarchitects.com
 www.rdkarchitects.com

PROJECT:
**SINGLE FAMILY
 (UNIT 3) OF 56-58
 WALDEN ST
 CONDOMINIUM**
 CAMBRIDGE, MA

**ELEVATOR
 ADDITION
 VARIANCE**

DATE:
JUNE 22, 2023

REVISIONS:

REGISTRATION:



SCALE:
3/8" = 1'-0"

SHEET TITLE:
RIGHT ELEVATION

SHEET NUMBER:
A-7

RIGHT SIDE ELEVATION

± 1'-12"



R D K

ARCHITECTS

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 ralphk@rdkarchitects.com
 www.rdkarchitects.com

PROJECT:
**SINGLE FAMILY
 (UNIT 3) OF 56-58
 WALDEN ST
 CONDOMINIUM**
 CAMBRIDGE, MA

ELEVATOR ADDITION VARIANCE

DATE:
JUNE 22, 2023

REVISIONS:

REGISTRATION:



SCALE:
3/8" = 1'-0"

SHEET TITLE:
LEFT SIDE ELEVATION

SHEET NUMBER:

A-8

LEFT SIDE ELEVATION

FIRST FLOOR
 TOP OF 4" SLAB



REAR ELEVATION

R D K
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 825 BEACON STREET #10
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 PHONE: 617-571-0645
 ralphk@rdkarchitects.com
 www.rdkarchitects.com

PROJECT:
**SINGLE FAMILY
 (UNIT 3) OF 56-58
 WALDEN ST
 CONDOMINIUM**
 CAMBRIDGE, MA

**ELEVATOR
 ADDITION
 VARIANCE**

DATE:
JUNE 22, 2023

REVISIONS:

REGISTRATION:



SCALE:
3/8" = 1'-0"

SHEET TITLE:
REAR ELEVATION

SHEET NUMBER:
A-9

Pacheco, Maria

From: Meghan McEachern <mfmceachern4@gmail.com>
Sent: Monday, June 19, 2023 4:01 PM
To: Pacheco, Maria
Subject: Case No. BZA-223613

Hi there,

I am writing in support of Steve Cox and Cheryl Smith's appeal to the zoning board, case no. BZA-223613, to build an exterior elevator at the back of 56 Walden St. I am their neighbor at 58 Walden St. #2 and I stand behind them in this appeal. My neighbors deserve safe access to their beautiful new home, and would like to see this appeal go through.

Thank you and I hope you strongly consider approving their appeal.

Best,
Meghan McEachern

Pacheco, Maria

From: Ghanshyam Pilania <gpilania@gmail.com>
Sent: Monday, June 19, 2023 2:33 PM
To: Pacheco, Maria
Subject: Letter of Support regarding Case No. BZA-223613

Hello!

We recently moved in at 58 Walden St Unit 1 Cambridge and learned about our neighbors' (Cheryl Smith and Steve Cox) appeal to the Cambridge Board of Zoning Appeal for Case No. BZA-223613 with regard to a zoning variance request to allow them to install an exterior four story residential elevator attached to the back of their house. **We are writing this letter in full support of this appeal by Cheryl Smith and Steve Cox.**

If need arises, we can be reached at gpilania@gmail.com or over the phone 6177498191.

Thank you!

Regards,
Ghanshyam Pilania & Shailja Jakhar
Residents at: 58 Walden St. Unit 1

Pacheco, Maria

From: SCS Prop Mgmt <scspropertymanagement@gmail.com>
Sent: Monday, June 19, 2023 11:00 AM
To: Pacheco, Maria
Cc: cherylirenesmith@verizon.net
Subject: Re: Requested zoning variance for 56 Walden St., Cambridge, MA

To Whom It May Concern,

RE: Case No. BZA-223613

I'm an abutter to 56 Walden Street Cambridge and I am emailing you today to support the zoning variance to install an exterior four story residential elevator to be attached to the rear of 56 Walden Street Case No. BZA-223613. I have owned 60-62 Walden Street for many years and believe it's imperative for our community and neighborhood to support Cheryl Smith and Steve Cox. If you would like to speak to me directly about this matter I can be reached at 617-388-5881.

Thank you,

Scott Schneider
Owner 60-62 Walden Street Cambridge, MA 02140

On Fri, Jun 16, 2023 at 12:05 PM Cheryl Smith <cherylirenesmith@verizon.net> wrote:

Hello, I have just purchased the house at 56 Walden, which is built behind the property that you own on Walden Street housing the Thistle and Shamrock store. We are asking for a zoning variance from the city of Cambridge to install a four story residential elevator behind the house. It will be entirely enclosed within the wooden fence behind our building, and there will be no noise, as the machine room will be located within our house. I have attached a letter which outlines why we are making this request. We would greatly appreciate your support, and if you wish to express an opinion, the attached letter gives you the email address to which you can direct that opinion. Again, I certainly hope that we have your support with this, and we very much look forward to being in the neighborhood.

I apologize for the earlier email that was cryptic and uninformative, as my cell phone decided to send it before I was finished composing it.

Cheryl Smith

--

SCS Property Management
scspropertymanagement@gmail.com

Pacheco, Maria

From: Dan4th Nicholas <dan4th@gmail.com>
Sent: Sunday, June 18, 2023 5:09 PM
To: Pacheco, Maria
Subject: Support for zoning case BZA-223613

Hello,

My partner and I are writing in support of our neighbors Cheryl Smith and Steve Cox, and their appeal case to add an exterior 4 story elevator to their home at 56 Walden Street. The case will be heard on June 29th.

We dearly hope that the city will support the right of our neighbors to add the accessibility accommodations they need. We advise the city to always give extra flexibility to projects that make privately owned housing more accessible to people with mobility limitations.

Thank you
Danforth Nicholas & Darth May
93 Richdale Ave, Cambridge, MA 02140

Pacheco, Maria

From: Amelia Wright <amelia448@gmail.com>
Sent: Friday, June 16, 2023 12:16 PM
To: Pacheco, Maria
Cc: Jack Gronau
Subject: Case No. BZA-223613

Dear Maria Pacheco,

I hope you are well this Friday, I am a resident of 97 Richdale Ave, Unit 2 Cambridge, MA 02140. I am writing on behalf of my partner and I in support of Cherly Smith and Steve Cox's zoning appeal to install an exterior four story residential elevator to accommodate Steve's health issues. As a direct neighbor of 56 Walden, I have no concerns with this request and am in full support of this addition. I am an avid supporter of disability rights and am glad to have Steve and Cheryl as new neighbors. I ask that you please approve their zoning appeal.

Thank you for the time to review this email, please do not hesitate to contact me if you have any questions.

Warmly,
Amelia Wright

97 Richdale Ave
Cambridge, MA 02140

Cox, Steve E Scan on 6/12/2023 by Kristin Deveau of 2023.6.12 Dr Letter Board of Zoning



LISA B. GOLDING, MD
LYDIA BARLOW, MD
MARYN KATZ, NP

A. MARGARET SANDIN, MD
KAREN VICTOR, MD
LAMA MULKI, MD, RHEUMATOLOGY

DEBRA S. SHAPIRO, MD
RICARDO L. WELLISCH, MD

June 12, 2023

Case No. BZA-223613

To the Board of Zoning appeals,

I am writing on behalf of Steve Cox as his Primary Care Provider. Due to severe medical illness I support the request to put in an elevator at 56 Walden Street, owned by Cheryl Irene Smith Living Trust – Cheryl Smith & Steve Cox, Trustees. An elevator is important for Steve's continued health and to be able to live in the house.

If you have any questions or concerns, please do not hesitate to contact my office at 617-661-4600.

Sincerely,

A handwritten signature in black ink, appearing to read "Ricardo Wellisch", written over a horizontal line.

Ricardo Wellisch, MD
Internal Medicine

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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: John Dequan Date: 6/16/23
(Print)

Address: 56 Walden St

Case No. BZA-223613

Hearing Date: 6/29/23

Thank you,
Bza Members