



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

BZA Application Form

2026 MAR -2 PM 2:36

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Number: 1200071

General Information

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

Special Permit: X

Variance:

Appeal:

PETITIONER: 76-78 THORNDIKE STREET LLC

PETITIONER'S ADDRESS: 7 Morrison Rd West, Wakefield, MA 01880

LOCATION OF PROPERTY: 78 Thorndike St., Cambridge, MA

TYPE OF OCCUPANCY: 1FAM

ZONING DISTRICT: RES C-1

REASON FOR PETITION:

DESCRIPTION OF PETITIONER'S PROPOSAL:

The existing single-family structure sits within the required contextual front yard setback. The project at 78 Thorndike proposed to renovate and add to the existing home, including raising the ridge of the existing roof approximately three feet in order to add ceiling height to the first, second, and third floors of the home. This will increase the preexisting nonconformity in the in the front yard setback.

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):

(Petitioner (s) / Owner)

Scott Zink

(Print Name)

Address:

7 Morrison Rd West

Wakefield MA 01880

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 Mary Ann Maloney
(OWNER)
Address: 76-78 Thorndike Street Cambridge MA 02140

State that I/We own the property located at 76-78 Thorndike Street, which is the subject of this zoning application.

The record title of this property is in the name of Mary Ann Maloney Trust

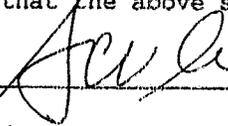
*Pursuant to a deed of duly recorded in the date 4/1/2021, Middlesex South County Registry of Deeds at Book 77400, Page 456; or Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____


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

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

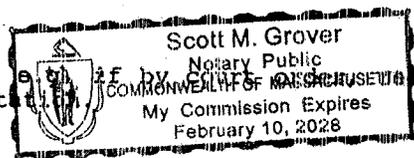
Commonwealth of Massachusetts, County of Essex

The above-name Scott Zink personally appeared before me, this 26th of February, 2026, and made oath that the above statement is true.


Notary

My commission expires Feb. 10, 2028 (Notary Seal).

• If ownership is not shown in recorded deed, deed, or inheritance, please include document



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 78 Thorndike 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 structure sits within the required front yard setback. The site sits within the East Cambridge National Register historic district. The staff at the Cambridge Historical Commission was not in favor of solutions to improving ceiling height in the structure which did not include raising the ridge in the front yard setback.

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 proposed project is comprised only of raising the roof ridge and a side wing addition, and as such will not change traffic generated, patterns of access or egress, and would not cause congestion hazard.

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 is comprised only of raising the roof ridge and a side wing addition, and as such will not adversely affect the continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance.

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 project is comprised only of raising the roof ridge and a side wing addition, and as such will not create any nuisance or hazard to the detriment of the health, safety, and/or welfare of the occupant of the proposed use or the 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 project is comprised only of raising an existing roof ridge and a side wing addition, and further restores the historical appearance of the existing structure, and as such will not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this ordinance.

Tel. No. 6176501929
 E-Mail Address: Scott@zredevelopment.com

Date: _____

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: 76-78 THORNDIKE STREET LLC
Location: 78 Thorndike St., Cambridge, MA
Phone: 6176501929

Present Use/Occupancy: 1FAM
Zone: RES C-1
Requested Use/Occupancy: 1FAM

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		2,700	3,150	NA	(max.)
<u>LOT AREA:</u>		4,500	4,500	NA	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		0.6	0.7	NA	
<u>LOT AREA OF EACH DWELLING UNIT</u>		900	900	BA	
<u>SIZE OF LOT:</u>	WIDTH	45	45	20	
	DEPTH	100	100	NA	
<u>SETBACKS IN FEET:</u>	FRONT	0.29	0.29	2.4 (average setback)	
	REAR	61.4	61.4	Lesser of 5' or existing	
	LEFT SIDE	17.75	17.75	Lesser of 5' or existing	
	RIGHT SIDE	1.79	1.79	Lesser of 5' or existing	
<u>SIZE OF BUILDING:</u>	HEIGHT	33	36.1	45	
	WIDTH	38.6	38.6	NA	
	LENGTH	25.5	25.5	NA	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		23%	23%	30%	
<u>NO. OF DWELLING UNITS:</u>		1	1	NA	
<u>NO. OF PARKING SPACES:</u>		1	1	0	
<u>NO. OF LOADING AREAS:</u>		0	0	0	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		23	23	0	

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.:

There is a second preexisting residential structure on the lot, in the rear, with 4 units. This structure will be getting a third story



CLIENT:
76-78 THORNDIKE STREET LLC
7 MORRISON ROAD WEST
WAKEFIELD, MA 01880

ARCHITECT:
HAMMER DESIGN &
DEVELOPMENT LLC
110 CEDAR STREET
NEWTON, MA 02459
INFO@HAMMERDESIGN.COM



78 THORNDIKE STREET, CAMBRIDGE, MA

BOARD OF ZONING APPEALS
SPECIAL PERMIT APPLICATION

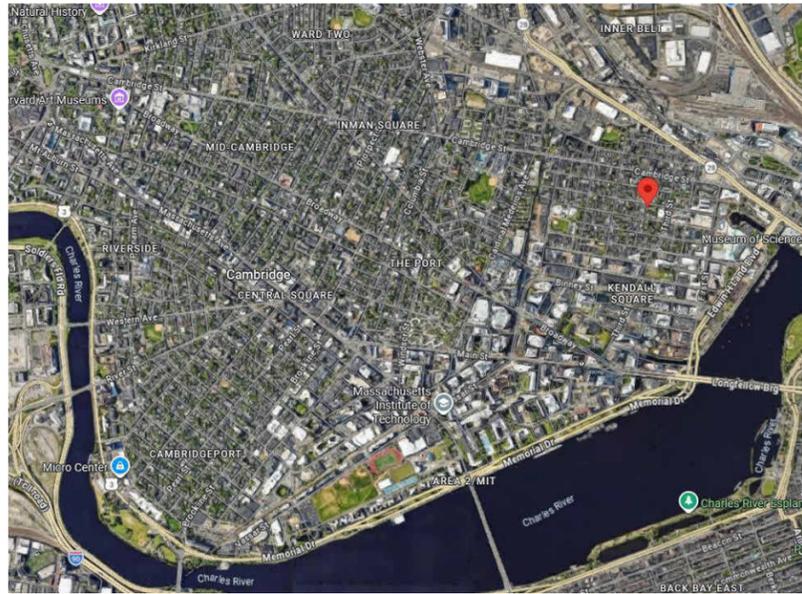
PROJECT:
78 THORNDIKE STREET RENO
78 THORNDIKE STREET
CAMBRIDGE, MA

DRAWING:
COVER

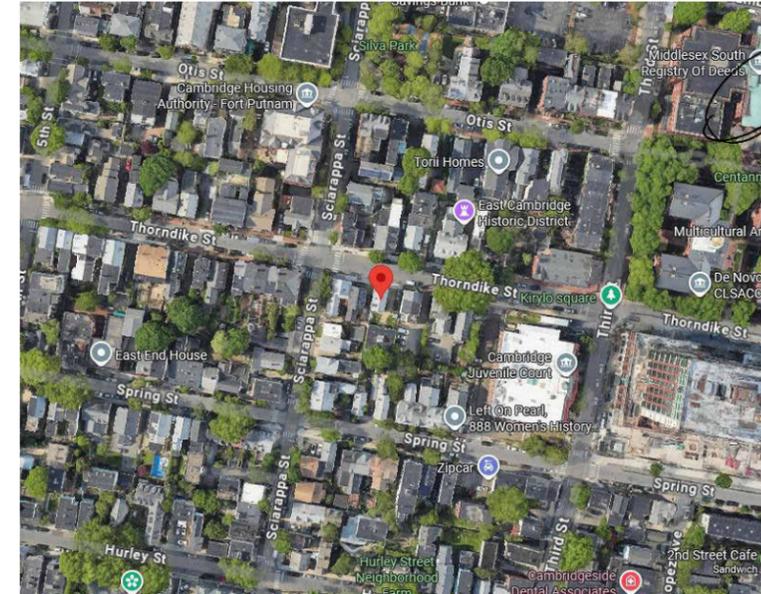
SCALE: AS NOTED

ISSUE DATE: 02.27.2026

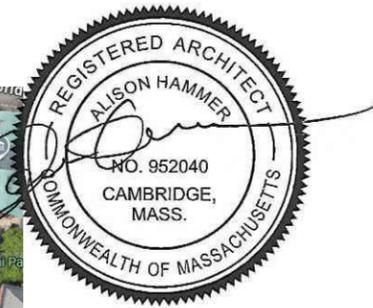
SHEET:
A000



CONTEXT: CITY



CONTEXT: NEIGHBORHOOD



CLIENT:
 76-78 THORNDIKE STREET LLC
 7 MORRISON ROAD WEST
 WAKEFIELD, MA 01880

ARCHITECT:
 HAMMER DESIGN &
 DEVELOPMENT LLC
 110 CEDAR STREET
 NEWTON, MA 02459
 INFO@HAMMERDESIGN.COM



VIEW: THORNDIKE STREET LEFT



VIEW: THORNDIKE STREET RIGHT

PROJECT:
 78 THORNDIKE STREET RENO
 78 THORNDIKE STREET
 CAMBRIDGE, MA

DRAWING:
 Site Photos

SCALE: AS NOTED

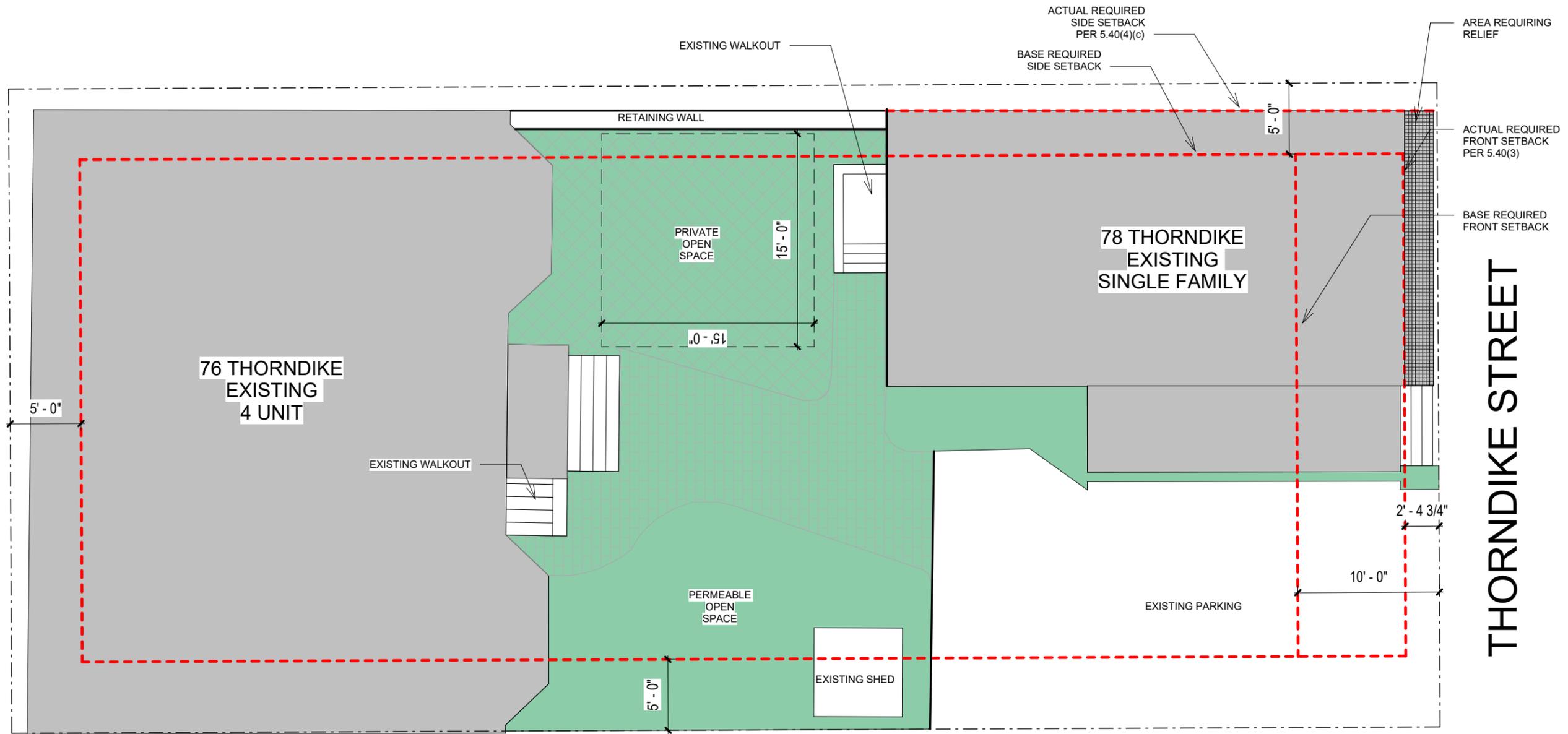
ISSUE DATE: 02.27.2026

SHEET:
A001



CLIENT:
 76-78 THORNDIKE STREET LLC
 7 MORRISON ROAD WEST
 WAKEFIELD, MA 01880

ARCHITECT:
 HAMMER DESIGN &
 DEVELOPMENT LLC
 110 CEDAR STREET
 NEWTON, MA 02459
 INFO@HAMMERDESIGN.COM



THORNDIKE STREET

PROJECT:
 78 THORNDIKE STREET RENO
 78 THORNDIKE STREET
 CAMBRIDGE, MA

DRAWING:
 Site Plan

SCALE: AS NOTED

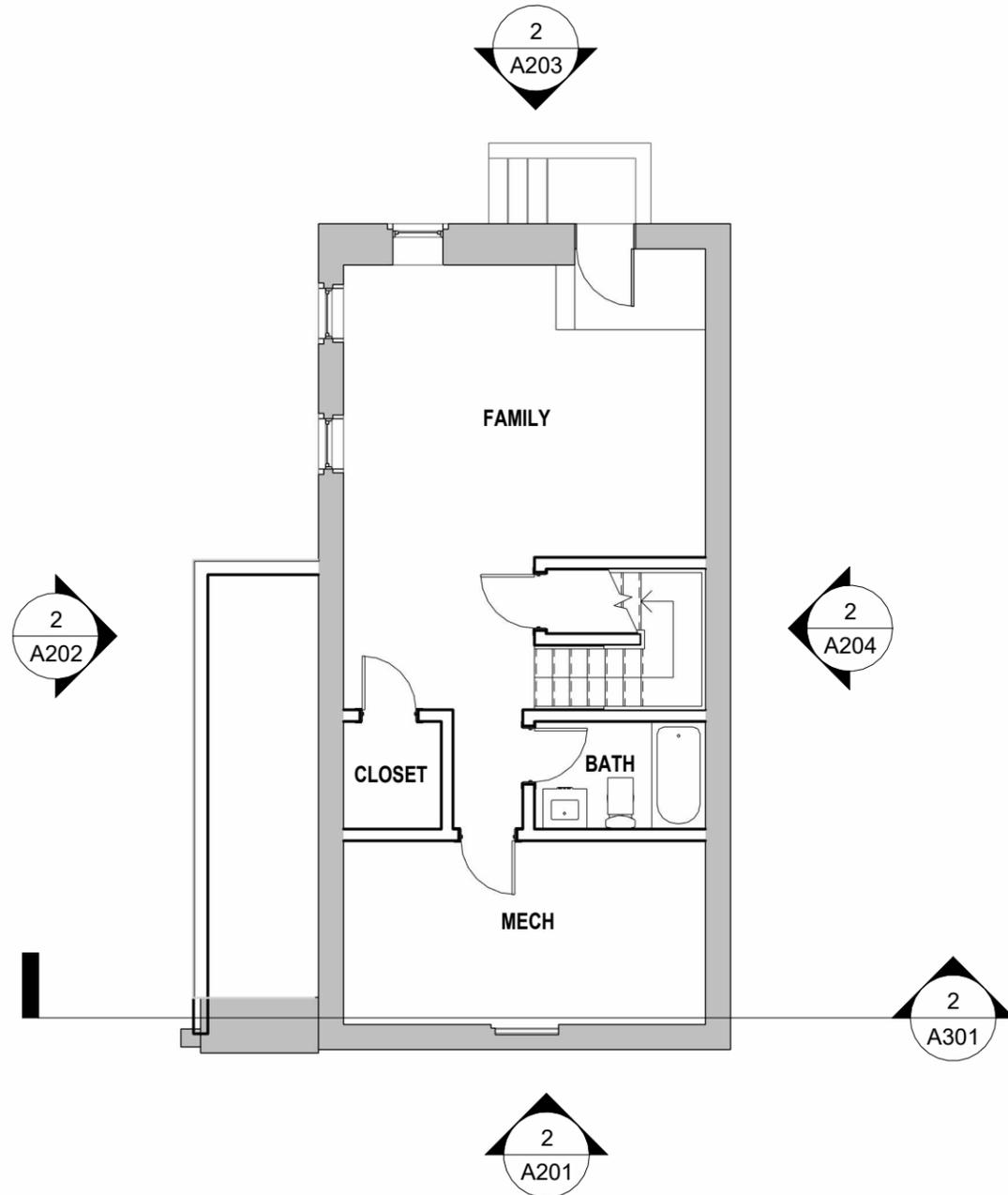
ISSUE DATE: 02.27.2026

SHEET:
A002

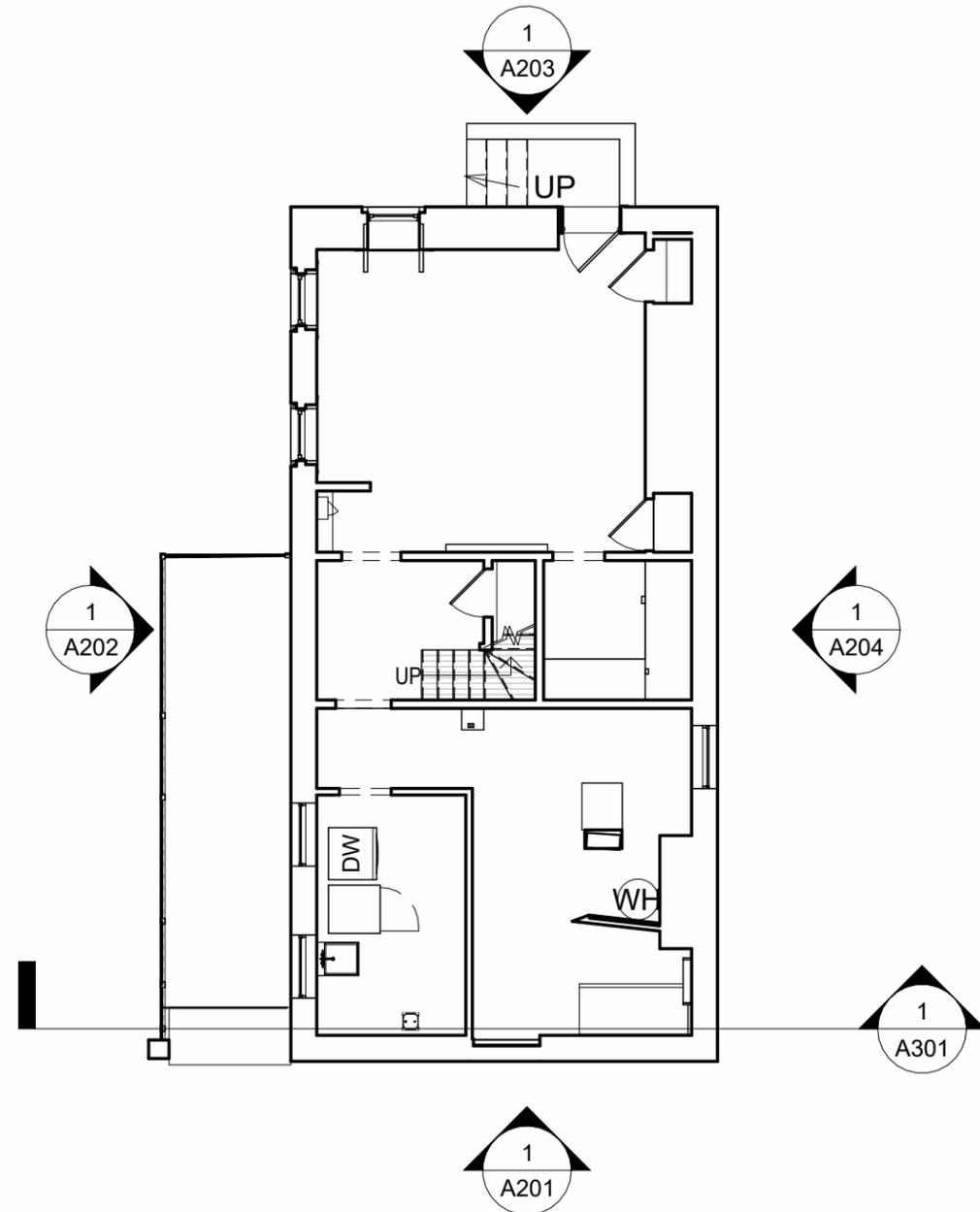


CLIENT:
 76-78 THORNDIKE STREET LLC
 7 MORRISON ROAD WEST
 WAKEFIELD, MA 01880

ARCHITECT:
 HAMMER DESIGN &
 DEVELOPMENT LLC
 110 CEDAR STREET
 NEWTON, MA 02459
 INFO@HAMMERDESIGN.COM



2 Basement - Proposed
 1/8" = 1'-0"



1 Basement - Existing
 1/8" = 1'-0"

PROJECT:
 78 THORNDIKE STREET RENO
 78 THORNDIKE STREET
 CAMBRIDGE, MA

DRAWING:
BASEMENT

SCALE: AS NOTED

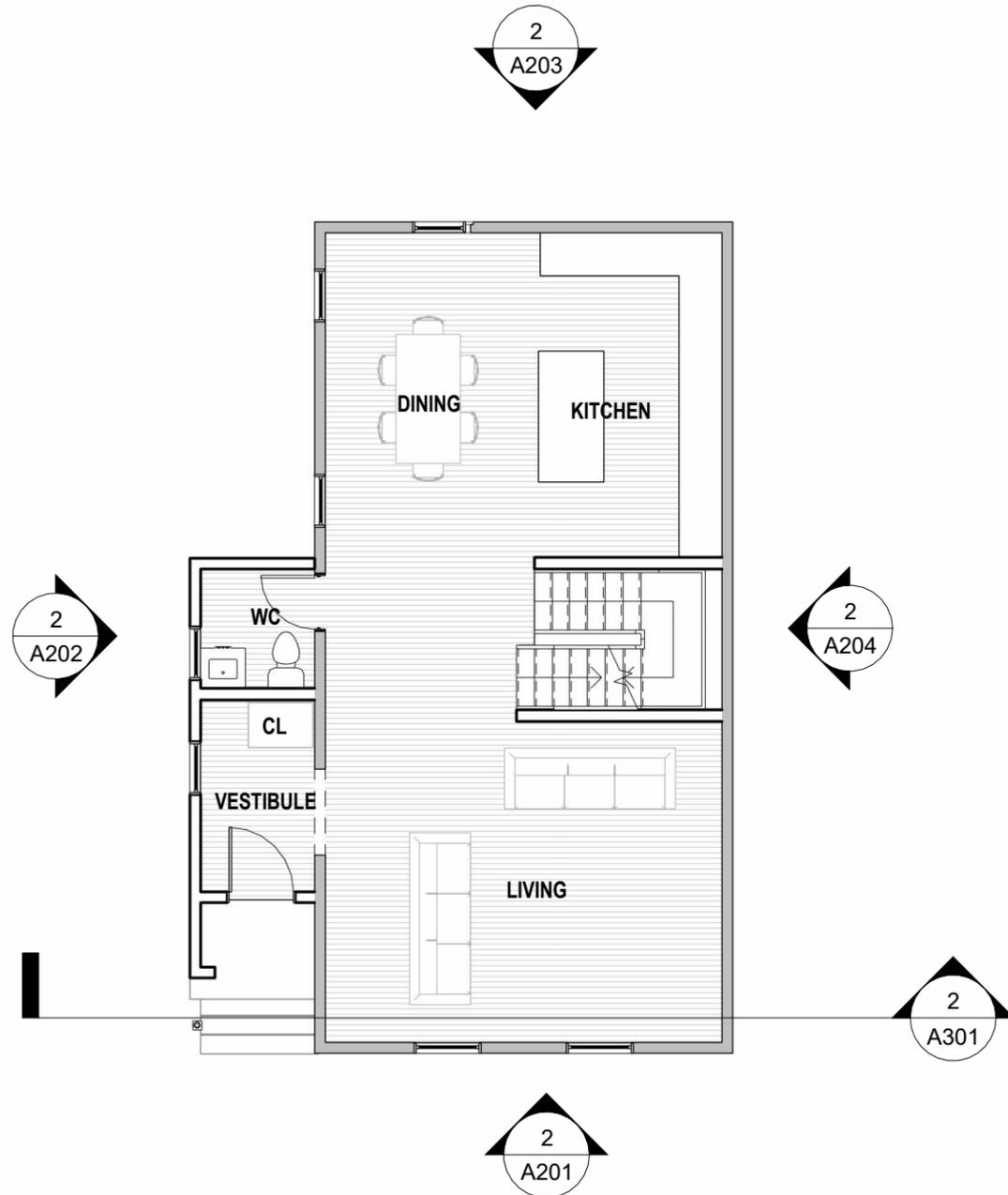
ISSUE DATE: 02.27.2026

SHEET:
A101

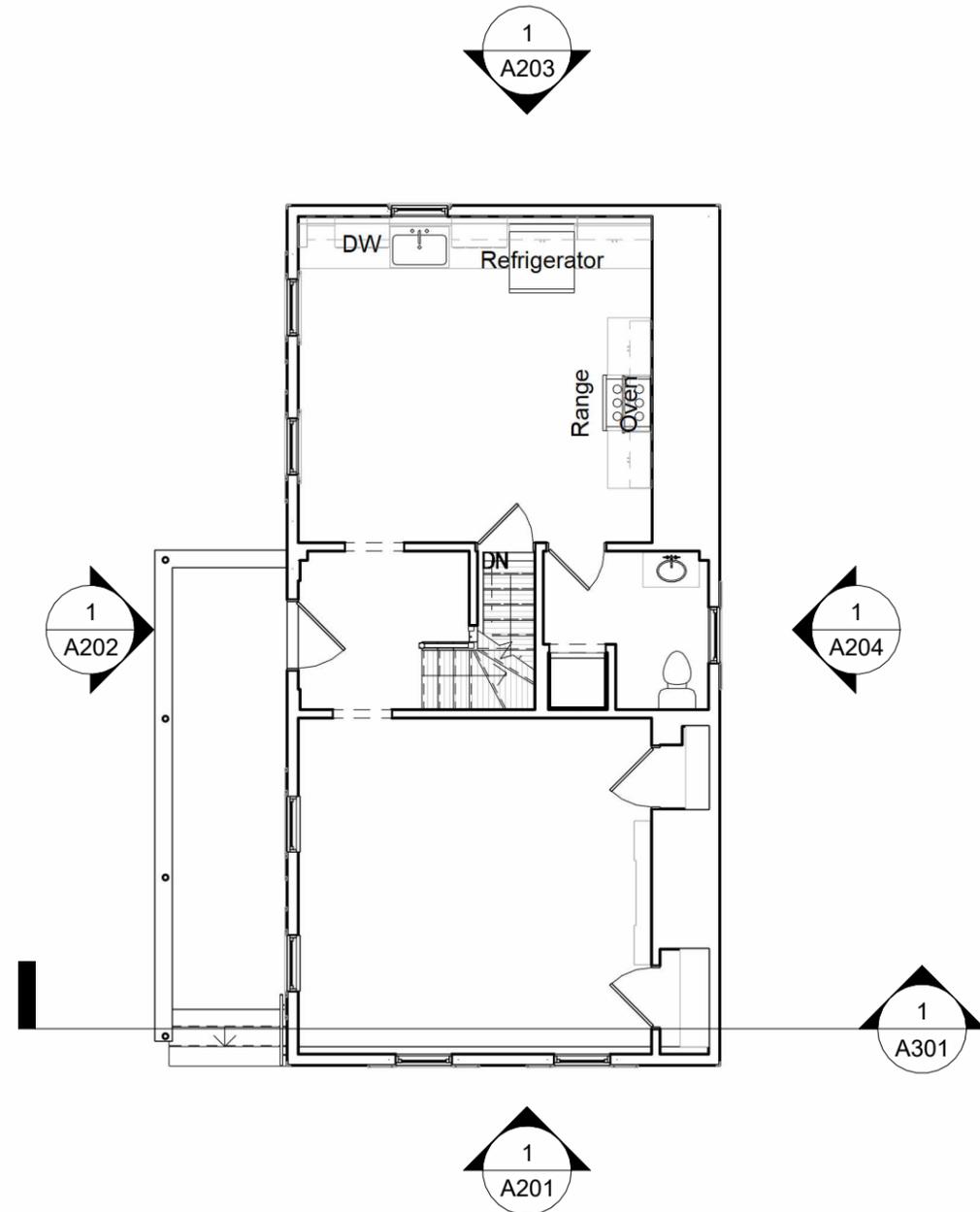


CLIENT:
 76-78 THORNDIKE STREET LLC
 7 MORRISON ROAD WEST
 WAKEFIELD, MA 01880

ARCHITECT:
 HAMMER DESIGN &
 DEVELOPMENT LLC
 110 CEDAR STREET
 NEWTON, MA 02459
 INFO@HAMMERDESIGN.COM



2 First Floor - Proposed
 1/8" = 1'-0"



1 First Floor - Existing
 1/8" = 1'-0"

PROJECT:
 78 THORNDIKE STREET RENO
 78 THORNDIKE STREET
 CAMBRIDGE, MA

DRAWING:
 FIRST FLOOR

SCALE: AS NOTED

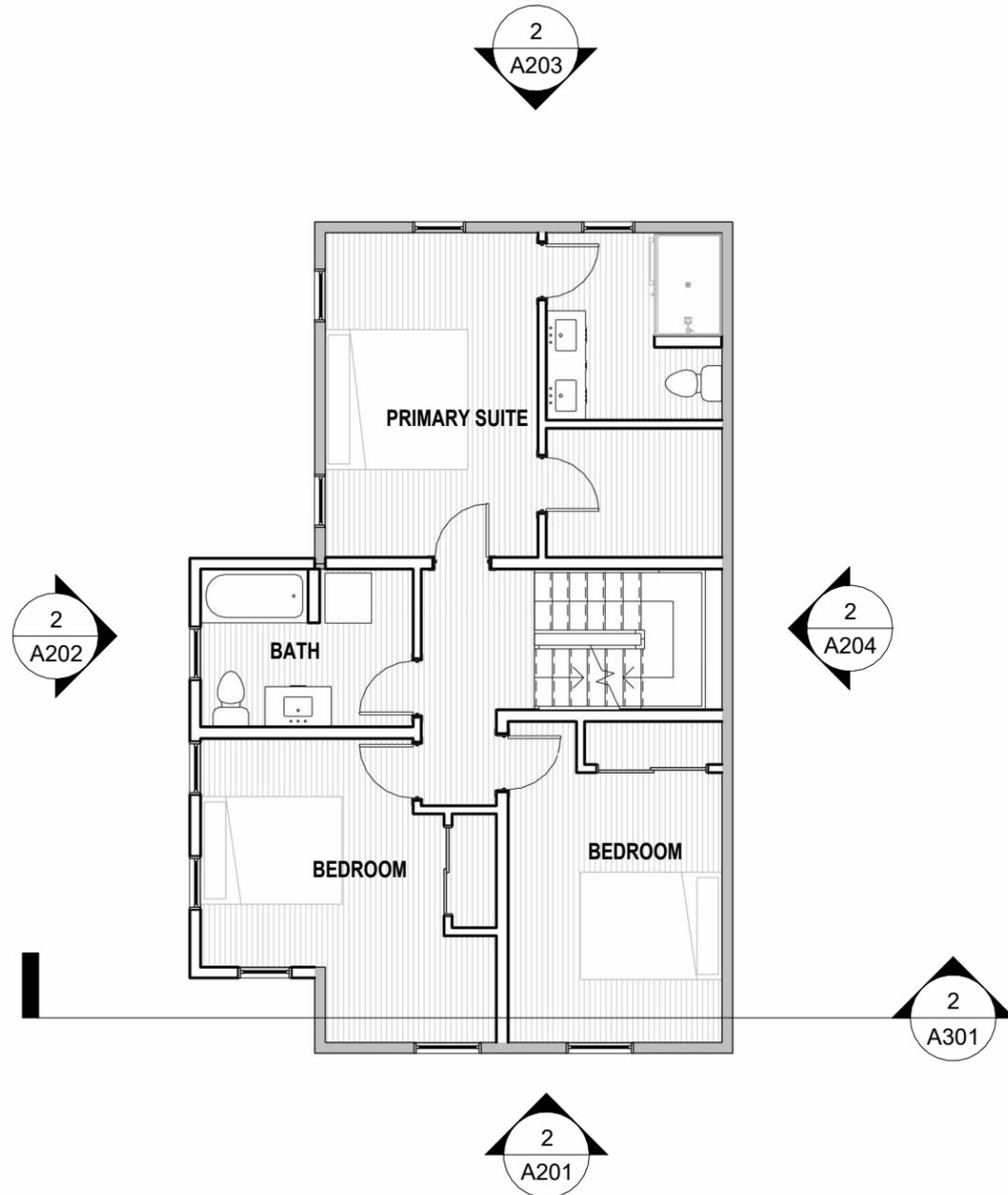
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SHEET:
A102

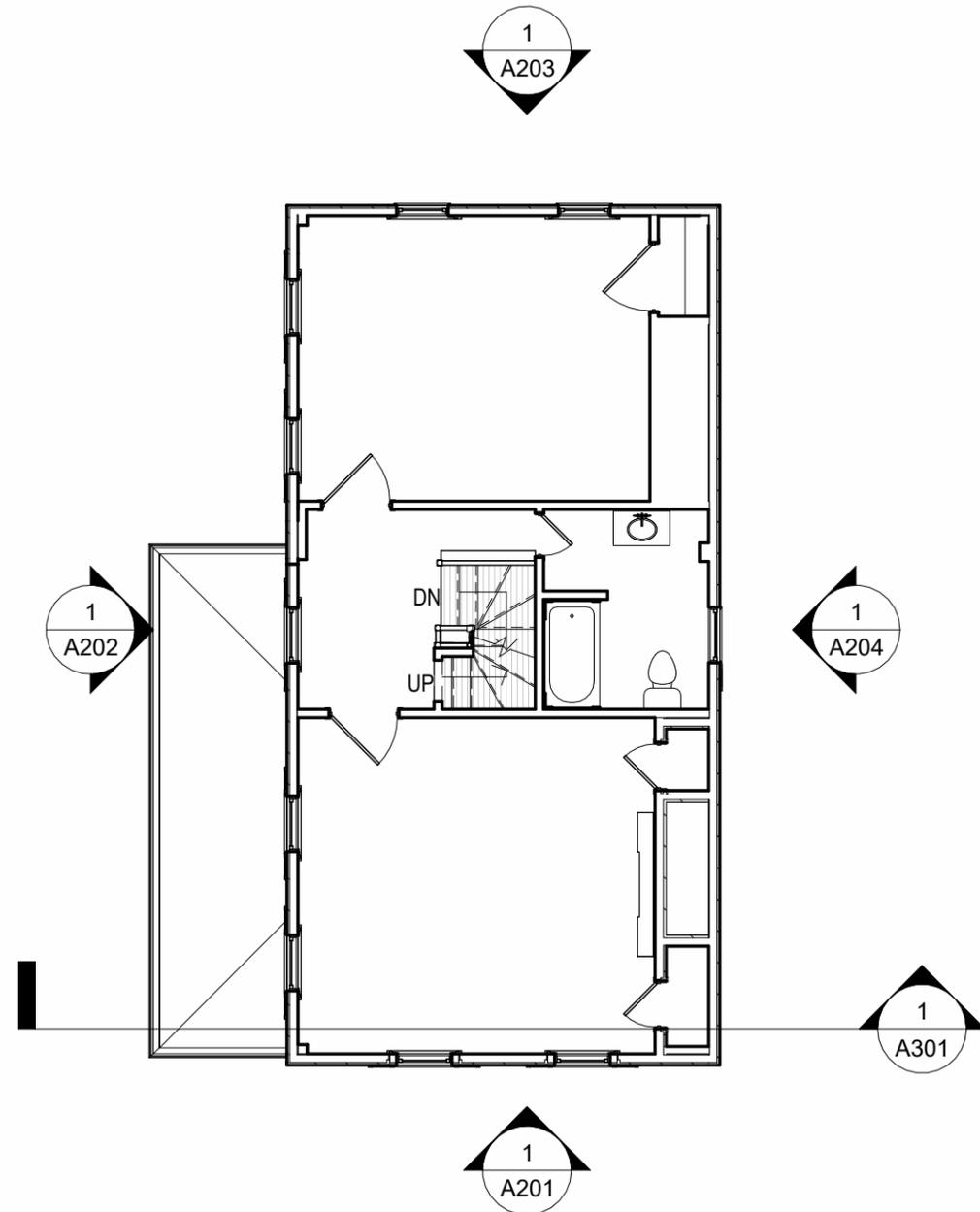


CLIENT:
 76-78 THORNDIKE STREET LLC
 7 MORRISON ROAD WEST
 WAKEFIELD, MA 01880

ARCHITECT:
 HAMMER DESIGN &
 DEVELOPMENT LLC
 110 CEDAR STREET
 NEWTON, MA 02459
 INFO@HAMMERDESIGN.COM



2 Second Floor - Proposed
 1/8" = 1'-0"



1 Second Floor - Existing
 1/8" = 1'-0"

PROJECT:
 78 THORNDIKE STREET RENO
 78 THORNDIKE STREET
 CAMBRIDGE, MA

DRAWING:
 SECOND FLOOR

SCALE: AS NOTED

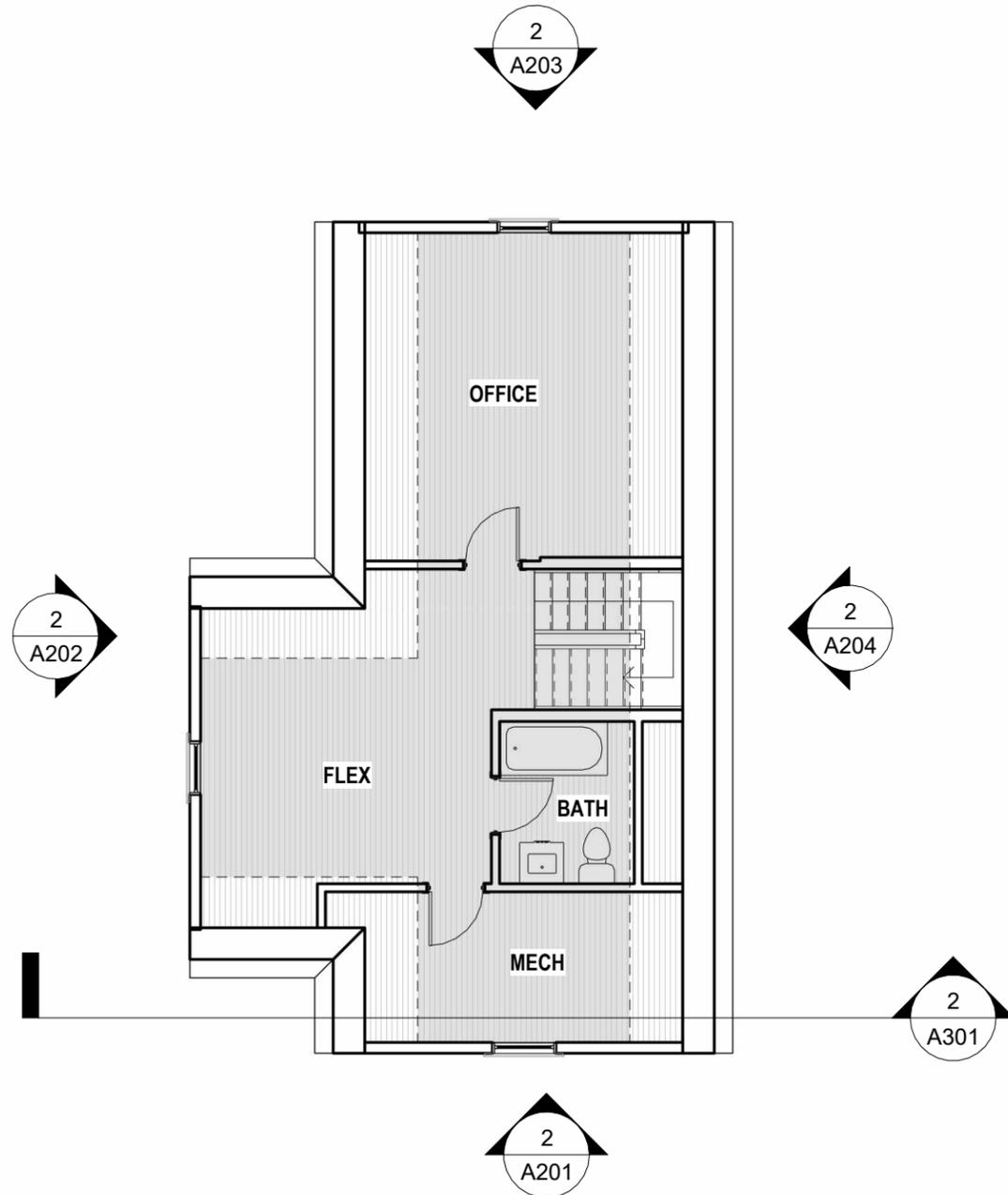
ISSUE DATE: 02.27.2026

SHEET:
A103

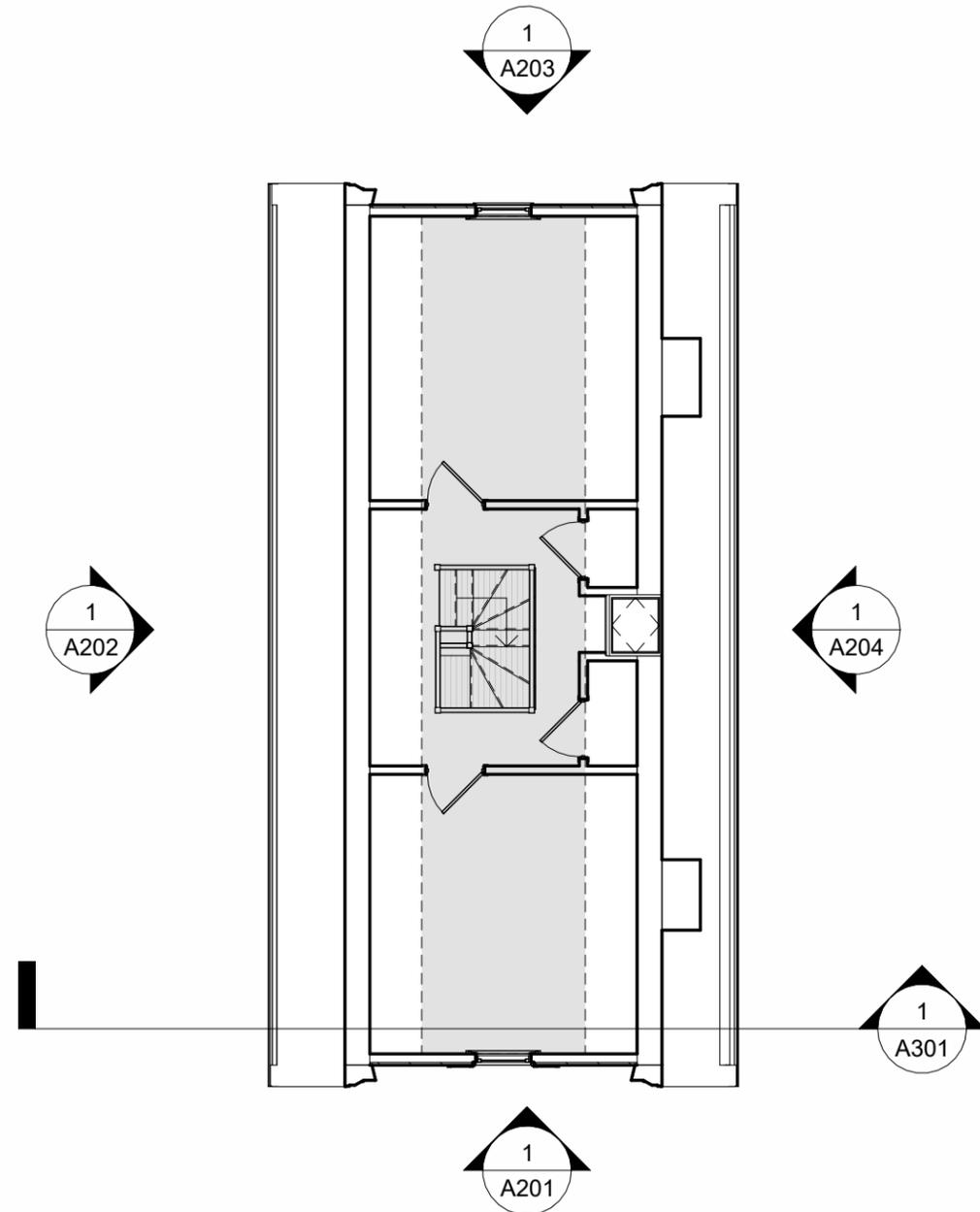


CLIENT:
 76-78 THORNDIKE STREET LLC
 7 MORRISON ROAD WEST
 WAKEFIELD, MA 01880

ARCHITECT:
 HAMMER DESIGN &
 DEVELOPMENT LLC
 110 CEDAR STREET
 NEWTON, MA 02459
 INFO@HAMMERDESIGN.COM



2 Third Floor - Proposed
 1/8" = 1'-0"



1 Third Floor - Existing
 1/8" = 1'-0"

PROJECT:
 78 THORNDIKE STREET RENO
 78 THORNDIKE STREET
 CAMBRIDGE, MA

DRAWING:
 THIRD FLOOR

SCALE: AS NOTED

ISSUE DATE: 02.27.2026

SHEET:
A104



CLIENT:
 76-78 THORNDIKE STREET LLC
 7 MORRISON ROAD WEST
 WAKEFIELD, MA 01880

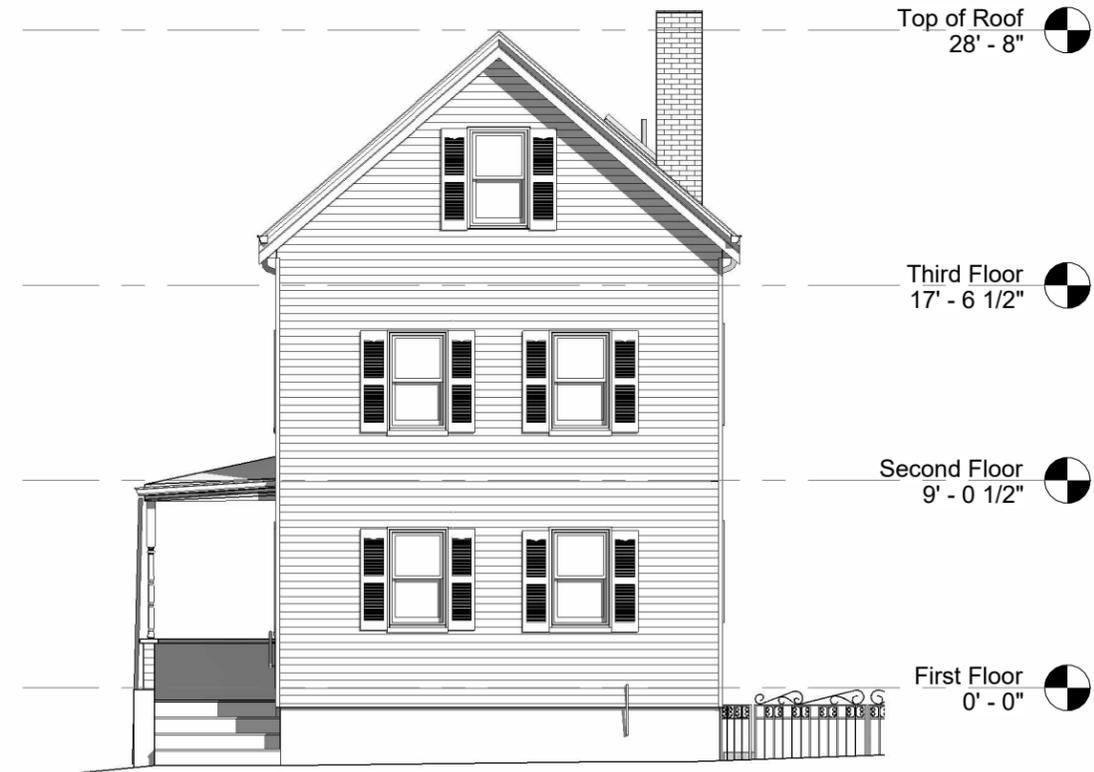
ARCHITECT:
 HAMMER DESIGN &
 DEVELOPMENT LLC

110 CEDAR STREET
 NEWTON, MA 02459
 INFO@HAMMERDESIGN.COM

NOTE: TRIM PACKAGE SUBJECT
 TO BUILDING CODE REVIEW



2 Front Elevation - Proposed
 1/8" = 1'-0"



1 Front Elevation - Existing
 1/8" = 1'-0"

PROJECT:
 78 THORNDIKE STREET RENO
 78 THORNDIKE STREET
 CAMBRIDGE, MA

DRAWING:
 78 THORNDIKE -
 FRONT ELEVATION

SCALE: AS NOTED

ISSUE DATE: 02.27.2026

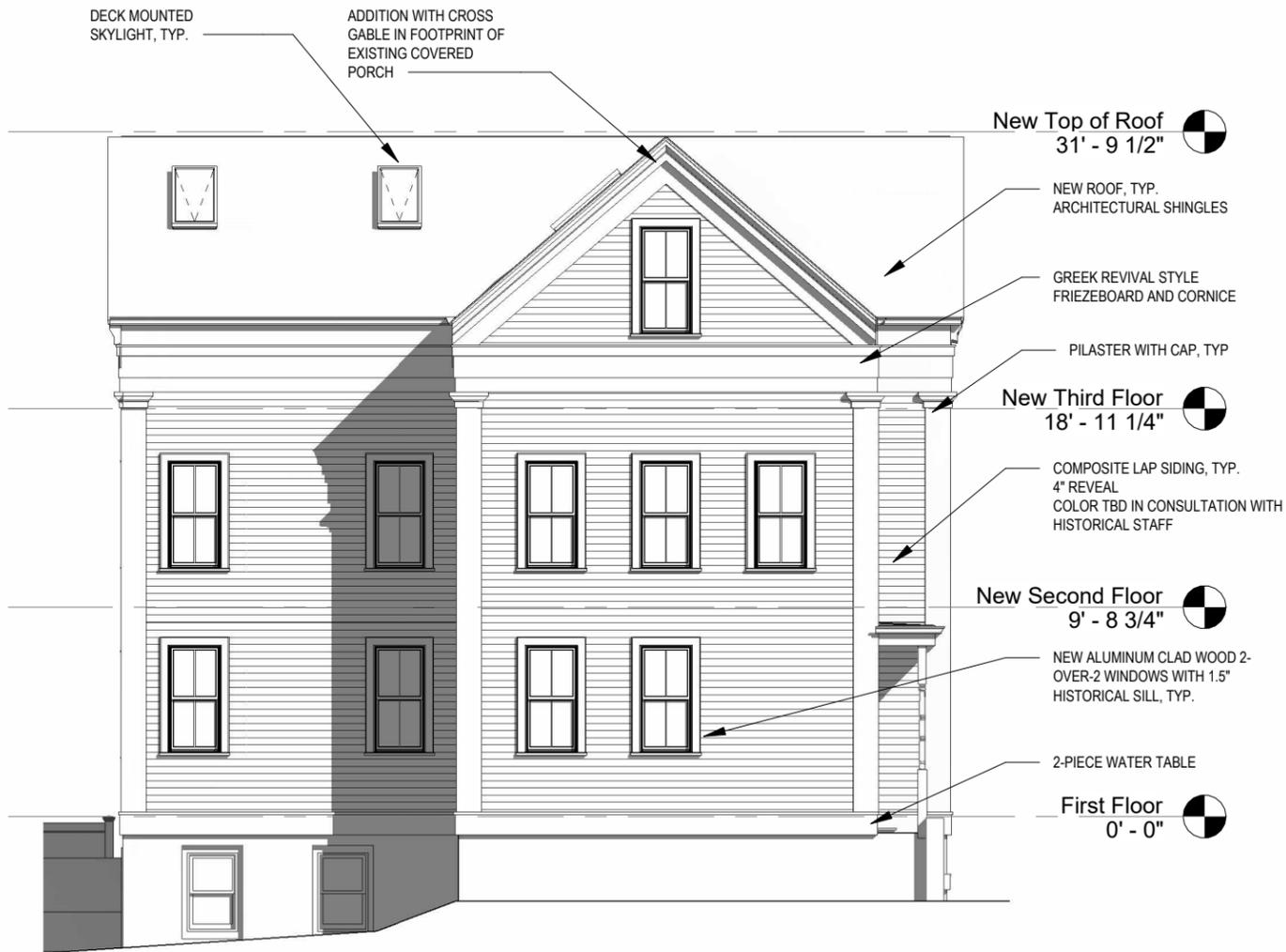
SHEET:
A201



CLIENT:
76-78 THORNDIKE STREET LLC
7 MORRISON ROAD WEST
WAKEFIELD, MA 01880

ARCHITECT:
HAMMER DESIGN &
DEVELOPMENT LLC
110 CEDAR STREET
NEWTON, MA 02459
INFO@HAMMERDESIGN.COM

NOTE: TRIM PACKAGE SUBJECT
TO BUILDING CODE REVIEW



2 Left Elevation - Proposed
1/8" = 1'-0"

1 Left Elevation - Existing
1/8" = 1'-0"

PROJECT:
78 THORNDIKE STREET RENO
78 THORNDIKE STREET
CAMBRIDGE, MA

DRAWING:
78 THORNDIKE -
LEFT ELEVATION

SCALE: AS NOTED

ISSUE DATE: 02.27.2026

SHEET:
A202

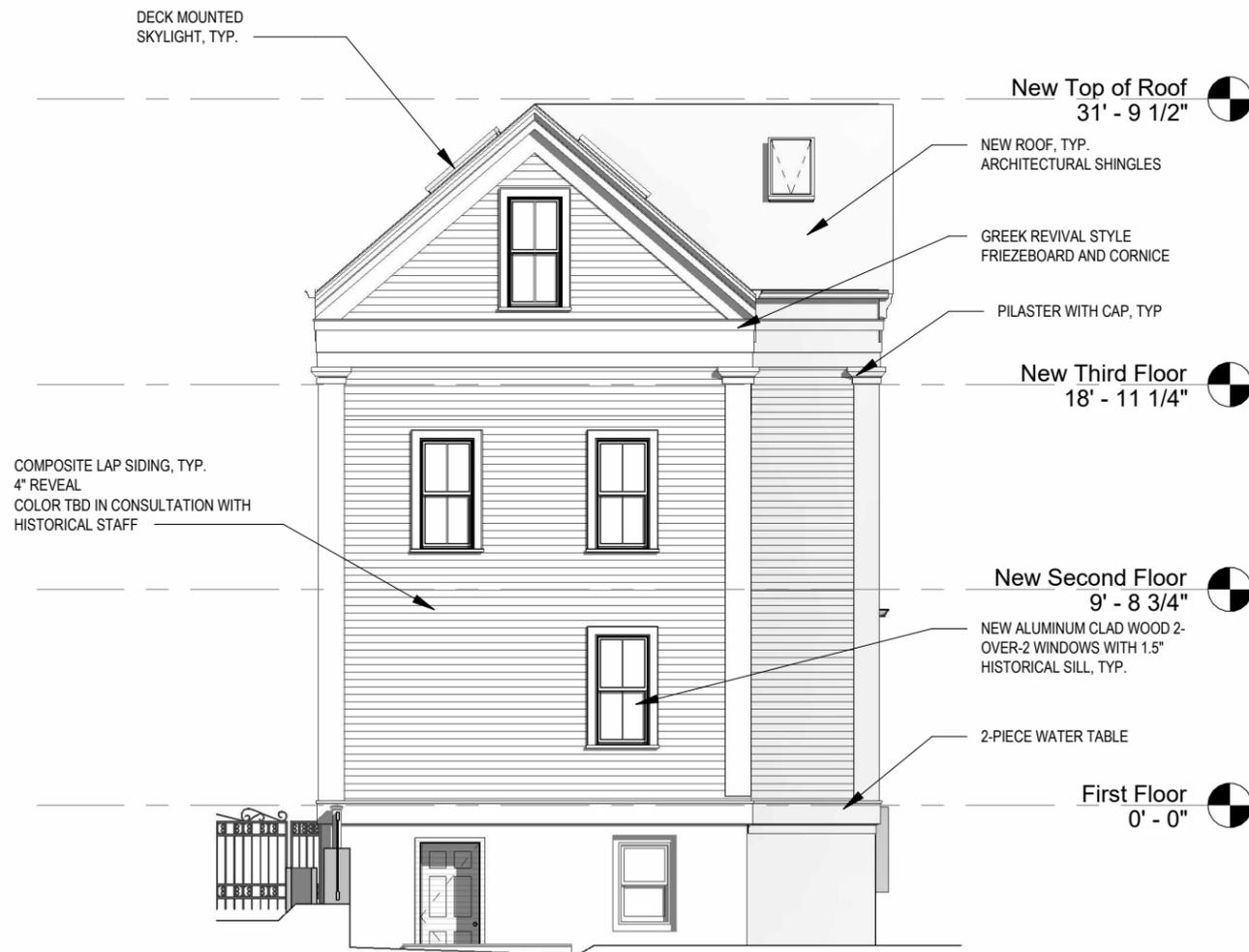


CLIENT:
 76-78 THORNDIKE STREET LLC
 7 MORRISON ROAD WEST
 WAKEFIELD, MA 01880

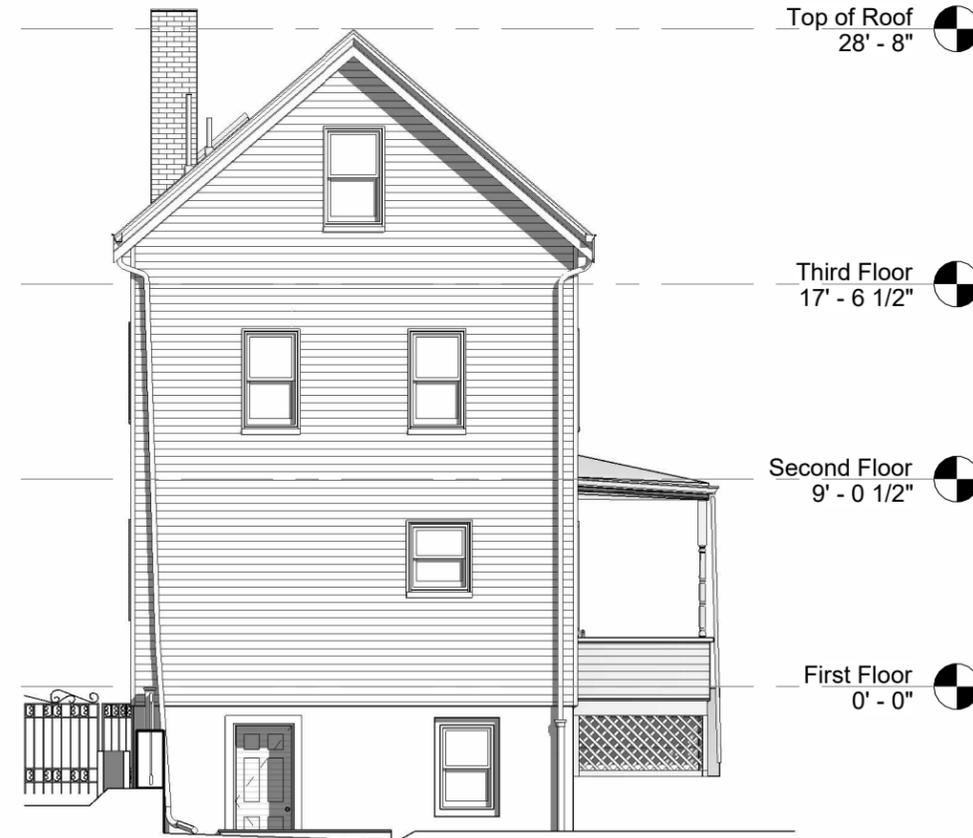
ARCHITECT:
 HAMMER DESIGN &
 DEVELOPMENT LLC

110 CEDAR STREET
 NEWTON, MA 02459
 INFO@HAMMERDESIGN.COM

NOTE: TRIM PACKAGE SUBJECT
 TO BUILDING CODE REVIEW



2 Rear Elevation - Proposed
 1/8" = 1'-0"



1 Rear Elevation - Existing
 1/8" = 1'-0"

PROJECT:
 78 THORNDIKE STREET RENO
 78 THORNDIKE STREET
 CAMBRIDGE, MA

DRAWING:
 78 THORNDIKE -
 REAR ELEVATION

SCALE: AS NOTED

ISSUE DATE: 02.27.2026

SHEET:
A203

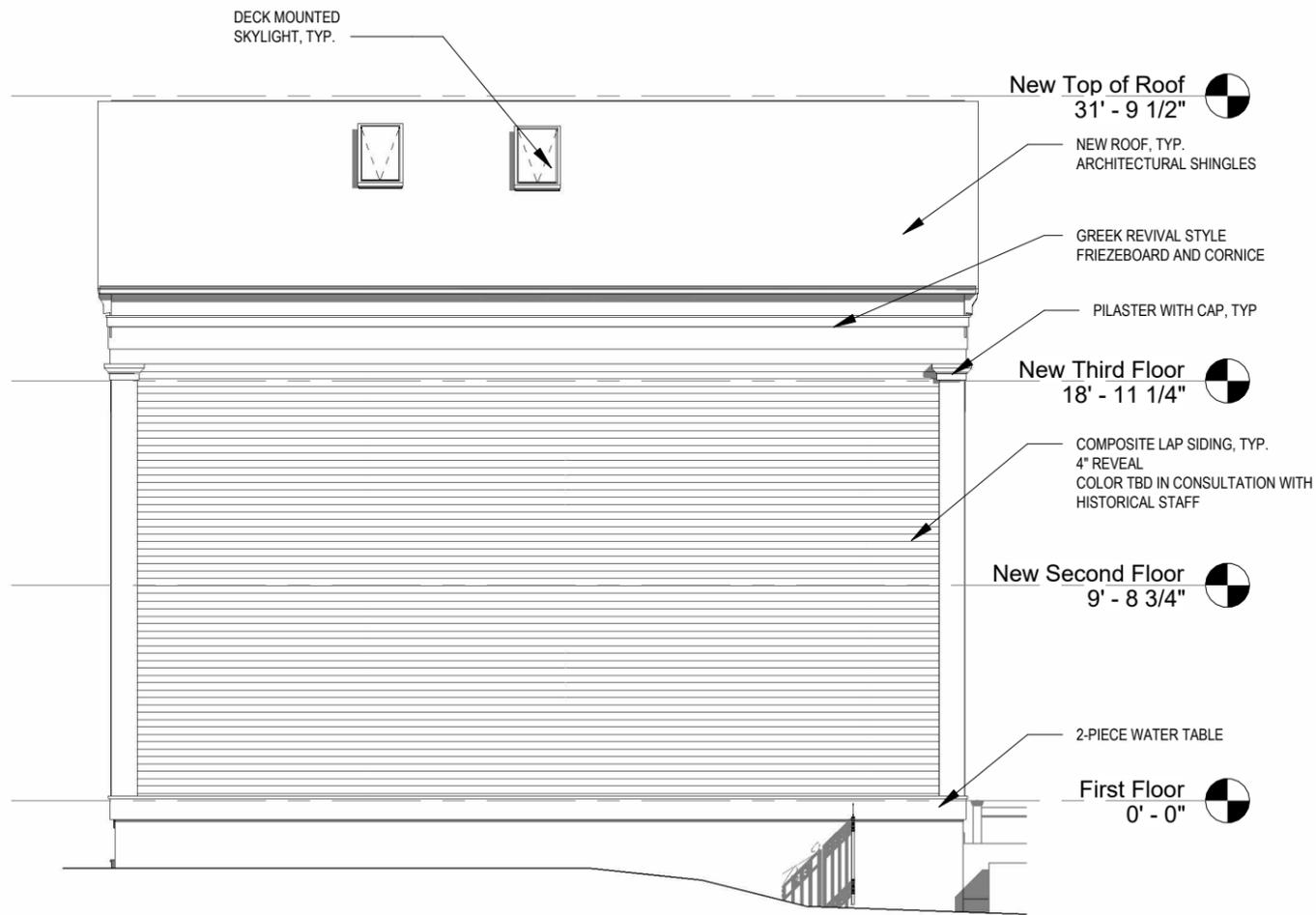


CLIENT:
 76-78 THORNDIKE STREET LLC
 7 MORRISON ROAD WEST
 WAKEFIELD, MA 01880

ARCHITECT:
 HAMMER DESIGN &
 DEVELOPMENT LLC

110 CEDAR STREET
 NEWTON, MA 02459
 INFO@HAMMERDESIGN.COM

NOTE: TRIM PACKAGE SUBJECT
 TO BUILDING CODE REVIEW



2 Right Elevation - Proposed
 1/8" = 1'-0"

1 Right Elevation - Existing
 1/8" = 1'-0"

PROJECT:
 78 THORNDIKE STREET RENO
 78 THORNDIKE STREET
 CAMBRIDGE, MA

DRAWING:
 78 THORNDIKE -
 RIGHT ELEVATION

SCALE: AS NOTED

ISSUE DATE: 02.27.2026

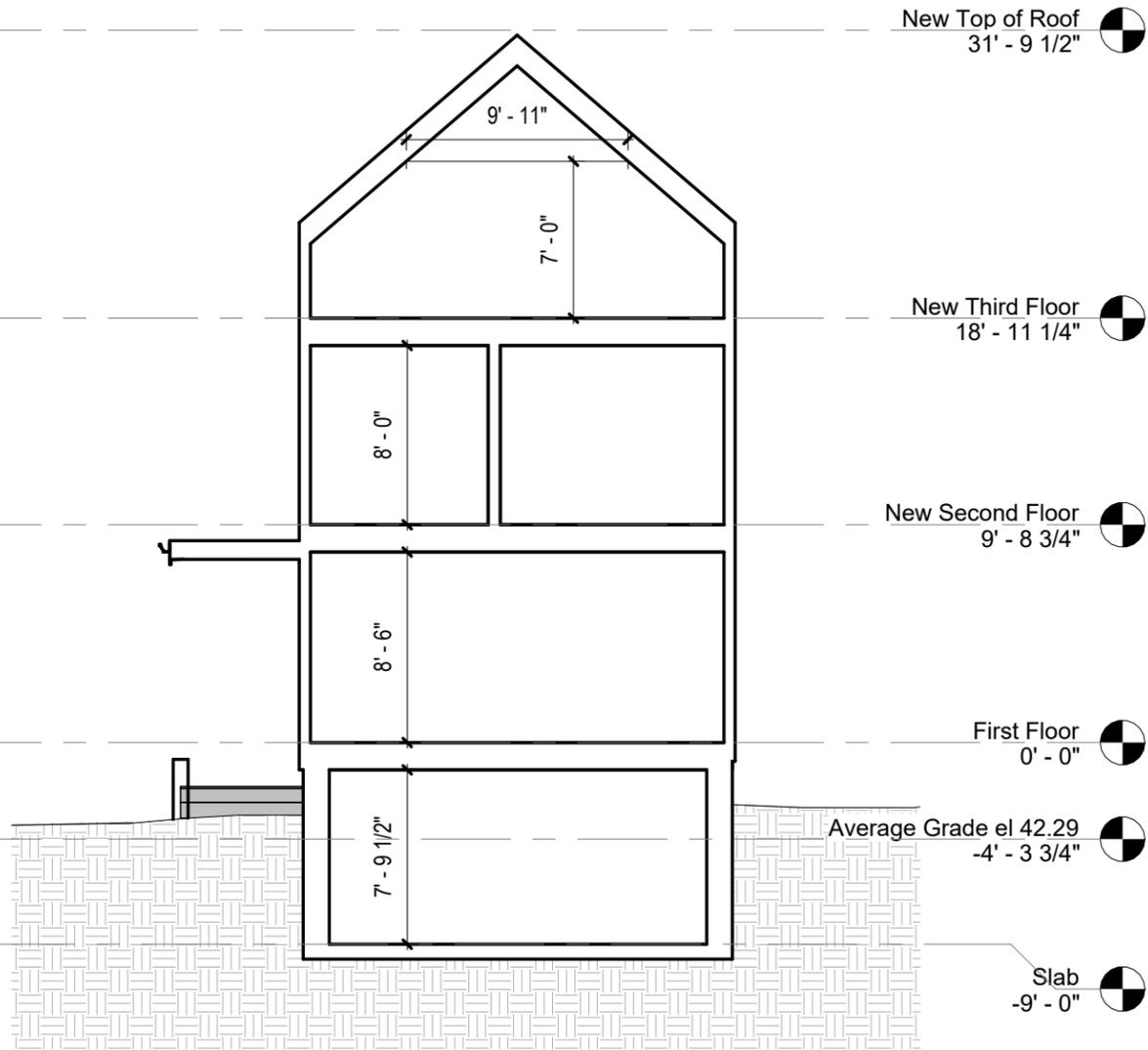
SHEET:
A204



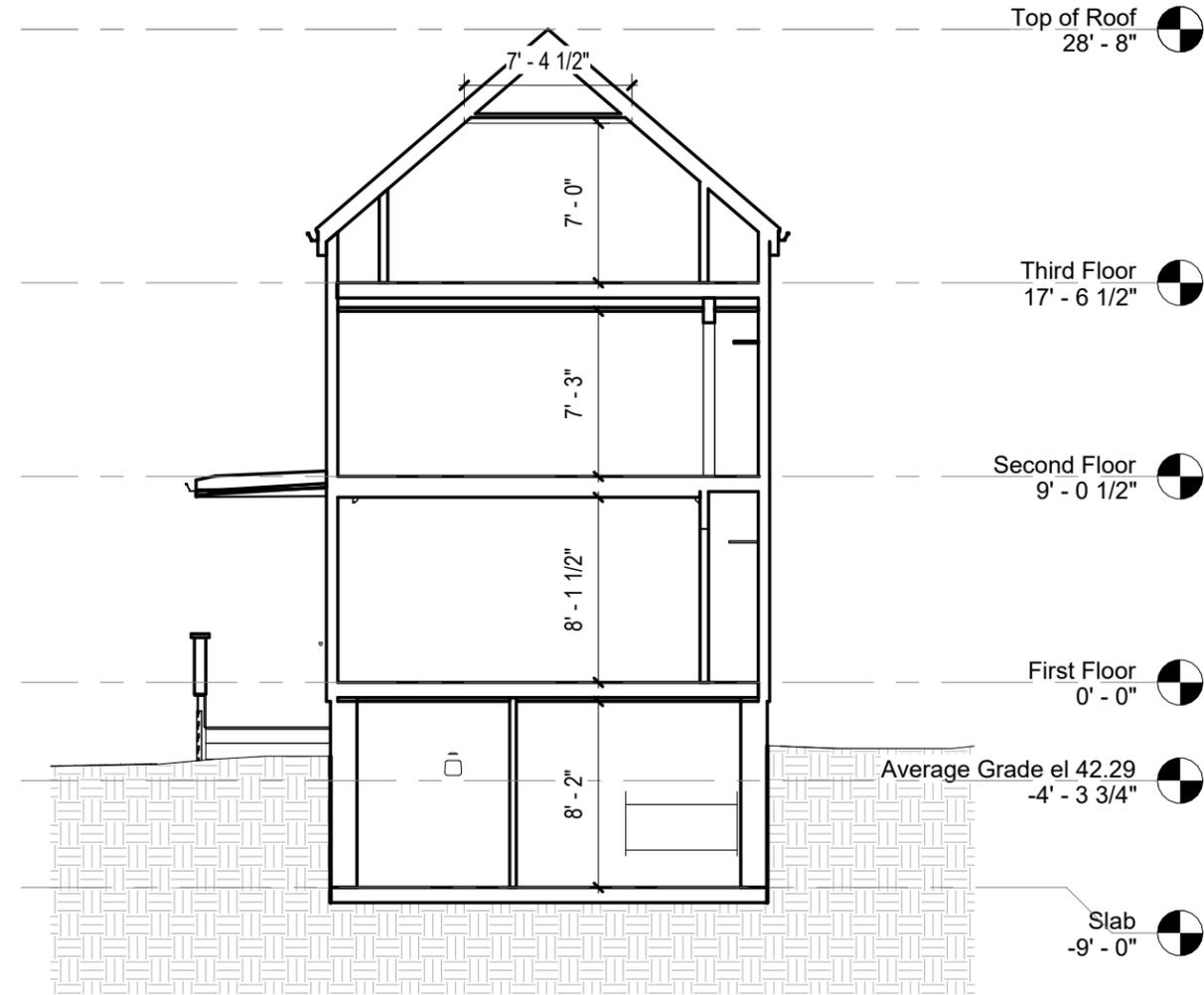
CLIENT:
 76-78 THORNDIKE STREET LLC
 7 MORRISON ROAD WEST
 WAKEFIELD, MA 01880

ARCHITECT:
 HAMMER DESIGN &
 DEVELOPMENT LLC

110 CEDAR STREET
 NEWTON, MA 02459
 INFO@HAMMERDESIGN.COM



2 Proposed Section
 1/8" = 1'-0"



1 Existing Section
 1/8" = 1'-0"

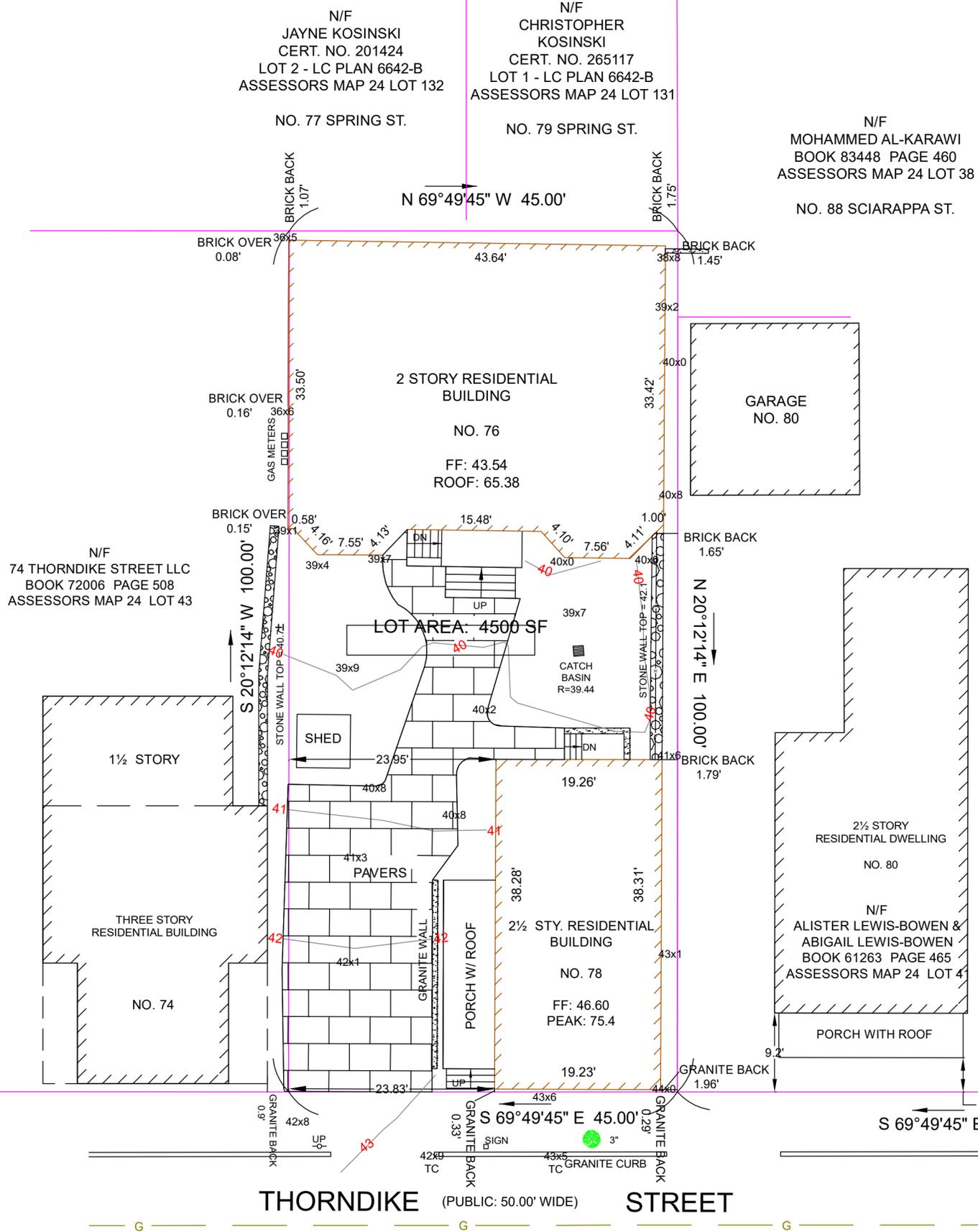
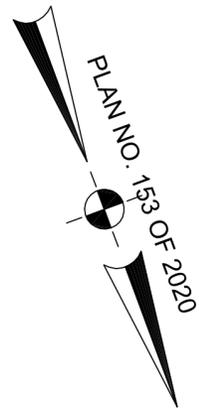
PROJECT:
 78 THORNDIKE STREET RENO
 78 THORNDIKE STREET
 CAMBRIDGE, MA

DRAWING:
 SECTIONS

SCALE: AS NOTED

ISSUE DATE: 02.27.2026

SHEET:
A301



NOTES:

- 1.) THIS PLAN WAS PREPARED FROM AN INSTRUMENT SURVEY
- 2.) RECORD OWNERS: MARY ANN AND PATRICIA M. MALONEY, TRUSTEES OF THE MARITAL TRUST UNDER THE WILL OF EDWARD J. MALONEY, JR.
- 3.) DEED REFERENCE: BOOK 83610 PAGE 306
- 4.) PLAN REFERENCE: DEED DESCRIPTION
- 5.) ASSESSORS MAP 24 LOT 42
- 6.) DATUM USED: CAMBRIDGE CITY BASE - BENCHMARK USED: RIGHT FRONT BONNET NUT IN HYDRANT AT INT. THIRD ST. AND HURLEY ST. ELEV: 23.77
- 6.) CONTRACTOR SHALL VERIFY ALL UTILITIES AND NOTIFY DIGSAFE AND THE CITY OF CAMBRIDGE WATER & SEWER DEPT. PRIOR TO ANY EXCAVATIONS.
- 7.) 39x2 DENOTES SPOT ELEVATION

SCIARRAPPA

STREET

**EXISTING CONDITIONS
PLAN
IN
CAMBRIDGE, MA
76-78 THORNDIKE STREET**



SCALE: 1" - 10'-0"

JANUARY 16, 2026

D & A SURVEY ASSOCIATES, INC.

P.O. BOX 80 READING, MA 01867

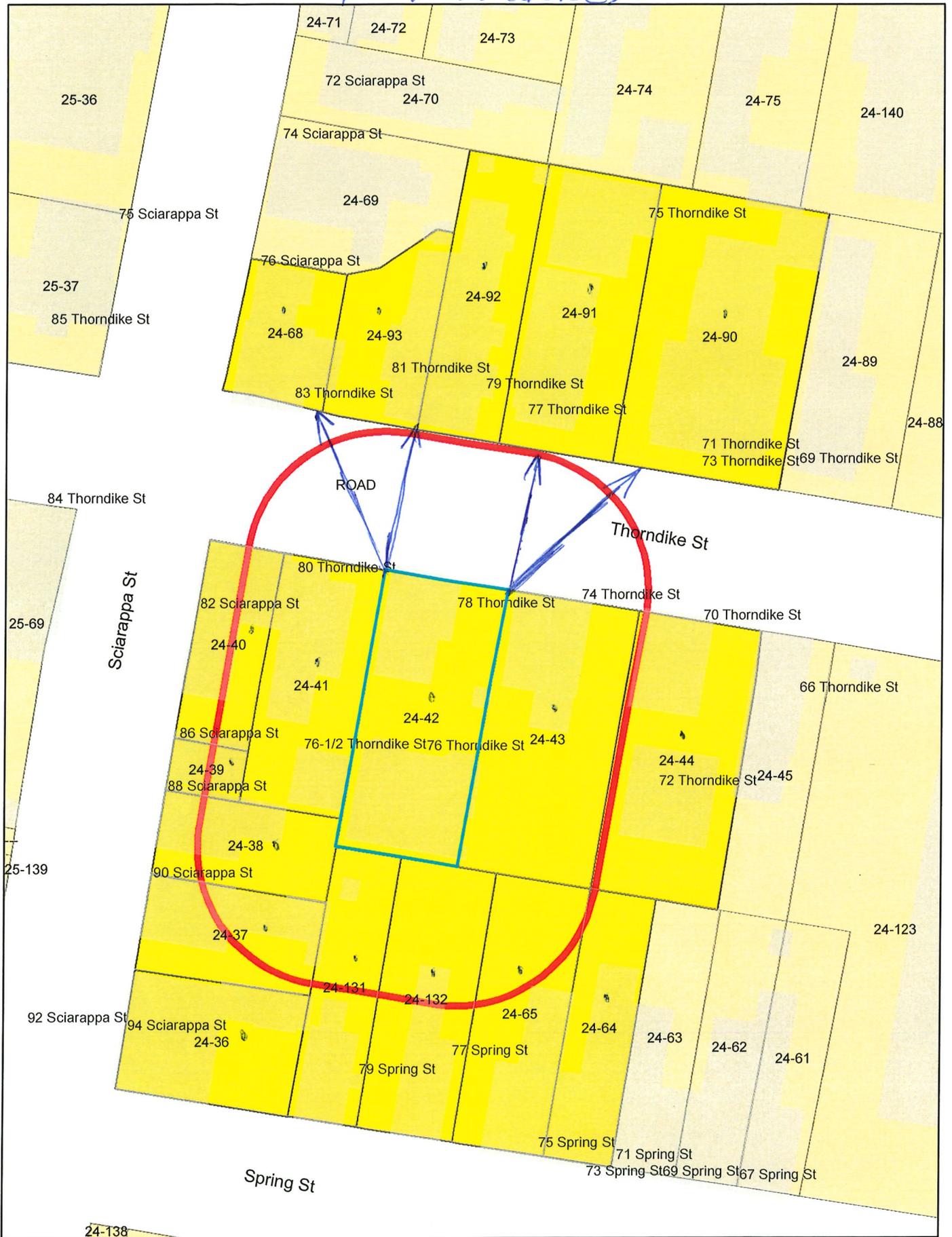
(781) 324 - 9566

SMH
R = 40.23

SMH
R = 45.85



78 Thorndike St.



78 Thorndike St.

Petitioner

24-44
THORNDIKE STREET REALTY LLC
7 CRESCENT STREET
CAMBRIDGE, MA 02138

24-65
REGAL, MARIE G.
75 SPRING ST.
CAMBRIDGE, MA 02141-1725

ANDREW COLLINS
11 MADISON STREET
MEDFORD, MA 02155

24-132
KOSINSKI, CECELIA F., A LIFE ESTATE
77 SPRING STREET
CAMBRIDGE, MA 02141-1725

24-131
KOSINSKI, CHRISTOPHER
77 SPRING ST
CAMBRIDGE, MA 02141

HAMMER DESIGN &
DEVELOPMENT LLC
C/O ALISON HAMMER
110 CEDAR STREET
NEWTON, MA 02459

24-64-2
LE CHAT LLC
148 SPRING ST
CAMBRIDGE, MA 02141

24-39
YOELI, EREZ
86 SCIARAPPA ST
CAMBRIDGE, MA 02141

24-90
71-73 THORNDIKE LLC
228 PARK AVE S PMB 35567
NEW YORK, NY 10003-1502

24-91
BAO, XIAODONG & MENG MENG WANG
106 COLONIAL DR
ANDOVER, MA 01810

24-43
74 THORNDIKE STREET LLC
264 SALEM ST
MEDFORD, MA 02155

24-36
SEVEN SIBLINGS, LLC
45 CHESTER ST
WINCHESTER, MA 01890

24-38
AL-KARAWI, MOHAMMED
88 SCIARAPPA ST
CAMBRIDGE, MA 02141

24-37
SPRING REALTIES LLC
90 SCIARAPPA ST
CAMBRIDGE, MA 02141

24-42
MALONEY EDWARD J JR & MARY ANN
100 WEBSTER ST
WESTWOOD, MA 02090

24-40
SEEGER, JEREMY
148 OAKLEY ST.
BELMONT, MA 02478

24-41
LEWIS-BOWEN, ALISTER &
ABIGAIL LEWIS-BOWEN
80 THORNDIKE ST
CAMBRIDGE, MA 02141

24-92
MIRLIANI, FREDERICK A. &
MARTHA FRIEDMAN
79 THORNDIKE STREET
CAMBRIDGE, MA 02141

24-93
ENOS, ROBERT J.
TR OF THE 81 THORNDIKE ST. R.T
81 THORNDIKE ST
CAMBRIDGE, MA 02141

24-68
LI BIN & WENTIAN LU
83 THORNDIKE ST
CAMBRIDGE, MA 02141

24-64-1
HALL, TERIANNE C.
25B HAMLET ST
SOMERVILLE, MA 02143

