

BZA APPLICATION FORM

2019 OCT 10 AM 11:47

GENERAL INFORMATION

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

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

Special Permit: _____ Variance: _____ Appeal: X

PETITIONER: 117 Walden Street, LLC

PETITIONER'S ADDRESS: c/o Adam J. Costa, Esq., Mead, Talerman & Costa, LLC, 30 Green Street, Newburyport, Massachusetts 01950

LOCATION OF PROPERTY: 117 Walden Street

TYPE OF OCCUPANCY: Residential; Two-Family ZONING DISTRICT: C-1

REASON FOR PETITION:

- | | |
|---------------------------------------------------------------------------|----------------------------------------|
| <input type="checkbox"/> Additions | <input type="checkbox"/> New Structure |
| <input type="checkbox"/> Change in Use/Occupancy | <input type="checkbox"/> Parking |
| <input type="checkbox"/> Conversion to Addi'l Dwelling Unit's | <input type="checkbox"/> Sign |
| <input type="checkbox"/> Dormer | <input type="checkbox"/> Subdivision |
| <input checked="" type="checkbox"/> Other: <u> Administrative Appeal </u> | |

DESCRIPTION OF PETITIONER'S PROPOSAL:

The Petitioner challenges the Building Commissioner's revocation of Building Permit #44750 approximately three-and-a-half months after its issuance; on unspecified grounds except that "the property does not conform to... Zoning Ordinance Article 5.000, Sec. 5.31, and... is not eligible for the exemption found in Sec. 5.21"; and following, and in spite of, the Petitioner's detrimental reliance on the Building Permit prior to its revocation.

SECTIONS OF ZONING ORDINANCE CITED:

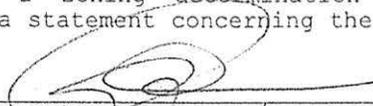
Article 5.000 Section 5.31

Article 5.000 Section 5.21

Article 10 Section 10.20

Applicants for a Variance must complete Pages 1-5
Applicants for a Special Permit must complete Pages 1-4 and 6
Applicants for an Appeal to the BZA of a Zoning determination by the Inspectional Services Department must attach a statement concerning the reasons for the appeal

Original Signature(s):



(Petitioner(s)/Owner)

Adam J. Costa, Esq.

(Print Name)

Address: Mead, Talerman & Costa, LLC
30 Green Street
Newburyport, Massachusetts 01950

Tel. No.: (978) 463-7700, Ext. 102

E-Mail Address: adam@mtclawyers.com

Date: October 10, 2019

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 117 Walden Street, LLC
(OWNER)

Address: 11 Ellsworth Avenue, Unit 2, Cambridge, Massachusetts 02139

State that I/We own the property located at 117 Walden Street, which is the subject of this zoning application.

The record title of this property is in the name of 117 Walden Street, LLC

*Pursuant to a deed of duly recorded in the date January 10, 2019, Middlesex South County Registry of Deeds at Book 72196, Page 374; ~~or~~

~~Middlesex Registry District of Land Court, Certificate No. _____~~

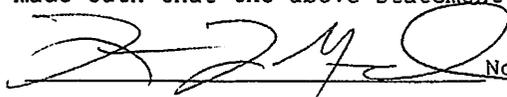
~~Book _____ Page _____~~


Adam J. Costa, Esq, Attorney for the Land Owner
**SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT***

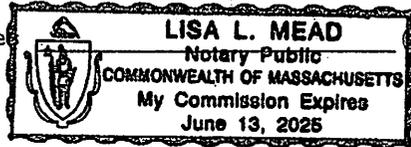
*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Essex

The above-name Adam J. Costa personally appeared before me, this 9th day of October, 20 19, and made oath that the above statement is true.


Notary

My commission expires _____ (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
DIMENSIONAL INFORMATION

APPLICANT: 117 Walden Street, LLC PRESENT USE/OCCUPANCY: Residential; Two-Family

LOCATION: 117 Walden Street ZONE: C-1

PHONE: (978) 473-7700, Ext. 102 REQUESTED USE/OCCUPANCY: Residential

	<u>EXISTING</u> <u>CONDITIONS</u>	<u>REQUESTED</u> <u>CONDITIONS</u>	<u>ORDINANCE</u> <u>REQUIREMENTS</u> ¹
<u>TOTAL GROSS FLOOR AREA:</u>	<u>3,091 sq. ft.</u>	<u>4,615 sq. ft.</u>	<u>4,764 sq. ft.</u> (max.)
<u>LOT AREA:</u>	<u>6,352 sq. ft.</u>		<u>5,000 sq.</u> (min.)
<u>RATIO OF GROSS FLOOR AREA</u> <u>TO LOT AREA:²</u>	<u>0.49</u>	<u>0.73</u>	<u>0.75</u> (max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	<u>3,176 sq. ft.</u>	<u>2,117 sq. ft.</u>	<u>1,500 sq. ft.</u> (min.)
<u>SIZE OF LOT:</u>			
WIDTH	<u>45 ft.</u>		<u>50 ft.</u> (min.)
DEPTH			
<u>Setbacks in</u> <u>Feet:</u>			
FRONT	<u>11.26 ft.</u>	<u>Bldg. 2: 77 ft.</u>	<u>N/A</u> (min.)
REAR	<u>79.6 ft.</u>	<u>Bldg. 2: 30.5 ft.</u>	<u>30.29 ft.</u> (min.)
LEFT SIDE	<u>11.97 ft.</u>	<u>Bldg. 2: 8.5 ft.</u>	<u>7.9 ft.</u> (min.)
RIGHT SIDE	<u>5.15 ft.</u>	<u>Bldg. 2: 8.0 ft.</u>	<u>7.9 ft.</u> (min.)
<u>SIZE OF BLDG.:</u>			
HEIGHT	<u>38 ft.</u>	<u>Bldg. 2: 23.7 ft.</u>	<u>35 ft.</u> (max.)
LENGTH			
WIDTH			
<u>RATIO OF USABLE OPEN SPACE</u> <u>TO LOT AREA:³</u>		<u>36%</u>	<u>30%</u> (min.)
<u>NO. OF DWELLING UNITS:</u>	<u>2</u>	<u>3</u>	<u>4</u> (max.)
<u>NO. OF PARKING SPACES:</u>			(min./max)
<u>NO. OF LOADING AREAS:</u>			(min.)
<u>DISTANCE TO NEAREST BLDG.</u> <u>ON SAME LOT:</u>			(min.)

N/A

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.

N/A

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'.



Mead, Talerman & Costa, LLC
Attorneys at Law

30 Green Street
Newburyport, MA 01950
Phone 978.463.7700
Fax 978.463.7747

www.mtclawyers.com

By Hand

October 10, 2019

City Clerk
City of Cambridge
831 Massachusetts Avenue
Cambridge, Massachusetts 02139

Constantine Alexander, Chairman
Board of Zoning Appeals
City of Cambridge
831 Massachusetts Avenue
Cambridge, Massachusetts 02139

Re: Administrative Appeal
September 10, 2019 Revocation Order
Building Permit #44750
117 Walden Street

Dear Mr./Mme. City Clerk, Mr. Chairman and Members of the Board:

Reference is made to the above-captioned matter. In that connection, my firm represents 117 Walden Street, LLC, as owner-of-record of the 117 Walden Street property (the "Property"). I hereby submit to the Board a petition or application for administrative appeal (the "Petition"), enclosed herewith. It includes the Board's Application Form; and is supplemented with the documentation required therein, which is included as exhibits hereto.

The within Petition concerns the September 10, 2019 Revocation Order (the "Order") issued by the City's Building Commissioner revoking Building Permit #44750, a.k.a. BLDC-44750-2019 (the "Permit"). A copy of the Order is annexed hereto as **Exhibit A**. The Permit issued on May 21, 2019 and allowed for the construction of a new single-family, detached dwelling (the "Project") to be located behind the existing two-family dwelling on the Property. A copy of my client's Permit application and Permit site plan (the "Plan") are attached hereto as **Exhibit B** and **Exhibit C**, respectively. The Order states, in relevant part: "[o]n further review of the Zoning for the property, it was found that the permit was issued in error as the property does not conform to Cambridge Zoning Ordinance Article 5.000, Sec. 5.31, and the property is not eligible for the exemption found in Sec. 5.21." No other or additional ground(s) are cited in the Order. The manner in which the Permit is alleged "not [to] conform" to Article 5.000, Section 5.31, is not specified. Just as "[v]ague laws violate due process 'because individuals do not receive fair notice of the conduct proscribed' and because they engender the possibility of arbitrary and discriminatory enforcement," indefinite or ill-defined enforcement orders deny a recipient due process by failing to give him proper notice of the prohibited activity, justification for the decision reached and, consequently, a full and

Millis Office

730 Main Street, Suite 1F
Millis, MA 02054
Phone 508.376.8400

fair opportunity to challenge it. Paolo v. Seekonk, 2000 WL 622270 (2000) (Bristol Sup. Ct.) (Hely, J.) (quoting Caswell v. Licensing Comm'n for Brockton, 387 Mass. 864, 873 (1983)). While I now proceed with an administrative appeal to the Board, I expressly reserve my client's rights to challenge, if necessary, and in an appropriate forum, the sufficiency of the Order.

The Order does not elaborate on what "further review" was undertaken by the Building Commissioner, or at whose behest, nor does it cite to any new facts, any errors in the building permit application or any misunderstanding as to the particulars of the Project. Indeed, it is my client's belief that the Order is based solely on a *new* interpretation of the City's Zoning Ordinance: an interpretation that is contrary to past application, decided upon more than three-and-a-half *months* after the Permit issued and, for reasons unbeknownst to us, applied not prospectively, but retroactively, to effect a revocation of the Permit.

According to the Order, its issuance is as a result of the (alleged) failure of the Project to conform to the Zoning Ordinance, Article 5.000, Section 5.31, i.e. an alleged failure to comply with the dimensional requirements of the C-1 zoning district in which the Property is situated. Presumably, therefore, the Building Commissioner continues to consider the Project conforming – and thus the Permit properly issued – in all *other* regards. Consequently, and absent citation by the Building Commissioner to some other Article or Section of the Zoning Ordinance, there is no other issue presently before the Board as within the scope of the present administrative appeal.

The Zoning Ordinance, Article 5.000, Section 5.31, provides the "Table of Dimensional Requirements" for Residential Districts. However, as shown on the attached Plan and the materials submitted herewith, the Project is dimensionally-conforming with the sole exception of lot width. As to lot width, Section 5.21.1, i.e. the exemption referred to in the Order, and notably appearing within a Section entitled "Lot Area and Width," states:

On lots of less than the required area for the district in which they are located and which have been duly recorded by plan or deed with the Registry of Deeds before the date of the first passage of the applicable provisions of this or any prior Ordinance the minimum lot size and lot width regulations need not apply, but the floor area ratio and the minimum lot area regulations for each dwelling unit shall be applicable. In case of such lots of less than the required width the sum of the two required side yards need not be more than thirty (30) percent of the lot width, except that each side yard shall be a minimum of seven feet, six inches (7' 6").

It cannot be disputed that the Property qualifies, within the meaning of Section 5.21.1, as a lot created, i.e. "duly recorded by plan or deed," well prior to the adoption of zoning in the City. It also lacks the required "area," i.e. sufficient lot width, as that term was used at the time of adoption of the above-quoted language, i.e. in or about 1943. Thus, consistent with the City's historic interpretation of

Section 5.21.1, the minimum lot width now prescribed by Section 5.31 does not apply to the Property. The Property need only conform to the (latter) requirements of Section 5.21.1. And it does. The Project otherwise complies with the floor area ratio and minimum lot area per dwelling unit requirements of the Zoning Ordinance. It also complies with the requirement that each side yard be a minimum of 7'6". Again, the Project complies with all remaining dimensional requirements of Section 5.31. All of the foregoing was presumably confirmed when the Building Commissioner, in mid-May 2019, issued the Permit. There was no valid basis for him to subsequently revoke it.

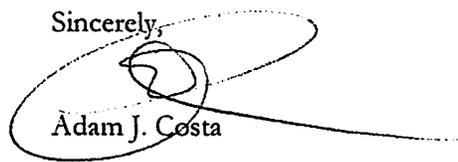
Applying a new interpretation of the Zoning Ordinance, Article 5.000, Section 5.21.1, to my client raises issues of prejudicial or disparate treatment; calls into question other permits or approvals heretofore given in circumstances not unlike those now presented; and ought to cause the Board to consider the precedential effect its decision might have elsewhere in the City.

Not to be disregarded, moreover, is my client's detrimental reliance on a Permit that issued on May 21, 2019 and was not revoked until September 10, 2019: three-and-a-half months later. Stated somewhat differently, the appeal period passed following issuance of the Permit and the Permit was thereafter active for almost the entirety of what we know, in New England, as the construction season. Even if the City is entitled to alter its interpretation of Zoning Ordinance provisions (which I do not concede), it is one thing to apply such a new interpretation prospectively and quite another to apply it retrospectively, to deprive a landowner of a vested right. In Chilson v. Zoning Bd. of Appeal of Attleboro, 344 Mass. 406, 409 (1962), the Supreme Judicial Court refused to allow application of that City's zoning ordinance retrospectively in circumstances where a property "had been conveyed to new owners" such that "it would be unjust and unreasonable to upset the *informal* decision of the enforcing officer in respect thereof..." (emphasis added). Here, much more than an "informal" decision has issued; the Permit was awarded in mid-May. Also, much more than mere "convey[ance] to new owners" has occurred; development of the Property in accordance with the Permit was underway at the time of issuance of the Order revoking it. I doubt that a Massachusetts court would support the City's disregard for these actions already undertaken by my client in reliance on the Permit.

Based on the above, I respectfully request that the Board rescind the Order and issue a decision reinstating the Permit.

Thank you for your consideration.

Sincerely,



Adam J. Costa

AJC/bw

Exhibits A-C

cc: R. Singanayagam, Building Comm'r (w/ Exhibits)

S. Rhatigan, Esq. (w/ Exhibits)

Client (w/ Exhibits)

Exhibit A



CITY OF CAMBRIDGE

INSPECTIONAL SERVICES DEPARTMENT 831 MASS. AVE.
CAMBRIDGE, MASSACHUSETTS 02139 (617) 349-6100

Ranjit Singanayagam
Commissioner

September 10, 2019

Matt Hayes
11 Ellsworth Avenue
Cambridge, MA 02139

RE: 117 Walden Street, Cambridge, Ma. Building Permit #44750

Dear Mr. Hayes,

This is in regard to the building permit issued for the above-mentioned property, permit #44750 issued on May 21, 2019.

On further review of the Zoning for the property, it was found that the permit was issued in error as the property does not conform to Cambridge Zoning Ordinance Article 5.000, Sec. 5.31, and the property is not eligible for the exemption found in Sec. 5.21.

Please, be informed that the permit is revoked, and no work shall take place, with the exception of filling in the foundation to make the property safe. You have a right to appeal this decision pursuant to G.L. c.40A, §8 and Zoning Ordinance Article 10.00, Sec. 10.20.

Sincerely,

A handwritten signature in black ink, appearing to read "Ranjit Singanayagam", with a long horizontal flourish extending to the right.

Ranjit Singanayagam
Commissioner
Inspectional Services Department

Exhibit B

Building Permit - New Construction - Add to a project

Expiration Date

Stopped



44750



Details

Submitted on Apr 16, 2019 7:01 AM



Attachments

10 files



Activity Feed

Latest activity on Sep 11, 2019



Applicant

Matt Hayes



Location

117 Walden St, Cambridge, MA 02140

Timeline

Add New



Original Submission

Issued Apr 16, 2019 at 7:01am



Review for Completeness

Completed Apr 22, 2019 at 11:58am



Community Development Department (Planning) Review

Skipped Apr 22, 2019 at 5:00pm

Fire Department Review
Completed Apr 23, 2019 at 9:23am



Department of Public Works Review
Completed Apr 29, 2019 at 2:54pm



Sewer Connection Fee
Paid Apr 29, 2019 at 3:31pm

Building Permit Fee
Paid Apr 29, 2019 at 3:33pm

Receipt of Building Permit Application
Completed May 2, 2019 at 8:30am



Zoning Plan Review
Completed May 14, 2019 at 9:04am



Building Inspector Plan Review
Completed May 21, 2019 at 1:57pm



Building Permit
Issued May 21, 2019 at 1:57pm

Revocation
Rejected Sep 11, 2019 at 8:27am



Building Inspection
In Progress



Fire Prevention Inspection
In Progress



Proposed Building Information

Proposed Building Use *

One or Two Family Dwelling

Building Construction Type *

Wood (Type (IV/V))

Will removal of buildings be required for this construction ? *

No

Description of Proposed Work

Building permit, if approved, will be granted only for the work described below

Detailed Description of Work *

Construct a single family

 ISD Approved Description (to be printed on Building Card)

Construct Single Family dwelling

 Fire Department Project Type

Energy Conservation

Please note:

- Energy modelling results and related information must be submitted with this application.
- Drawings and documents must clearly indicate the R-value or U-factor of all exterior building components.

Select the energy code compliance path for the proposed project *

RESNET Home Energy Rating System (HERS)

Special Permits / Board of Zoning Appeal Information

Is this application subject to a Board of Zoning Appeal (BZA) Case? *

No

Is this application subject to a Planning Board Special Permit? *

No

Zoning Information

Proposed number of dwelling units *

1

Current Property Use *

Vacant Lot

Describe current property use (other)

Proposed Property Use *

One-Family

Construction Debris Removal

The City of Cambridge requires a Dumpster License per City Ordinance Chapter 8.25

Method of Removal *

Daily Removal

Construction debris will be disposed at/by *

Doherty Keane Construction

Construction Debris Removal Completion Date *

06/15/2019

Parking

- **Off-Street Vehicle Parking:** Parking spaces for motor vehicles located on the lot.
- **Off-Street Bicycle Parking Spaces:** A bicycle parking space is intended for one bicycle. If properly selected and spaced, a 'bike rack' typically provides two bicycle parking spaces, one on each side of the rack. Please indicate the number of bicycle parking spaces, not the number of bike racks for:
 - **Long Term:** A long-term bicycle space is located within an enclosed, limited access area.
 - **Short Term:** Short-term bicycle spaces are located in publicly accessible spaces near pedestrian entrances and shall be provided on a private property, not on public sidewalk, unless approved by the City.
- **Loading Bays:** Number of off-street loading bays located on the lot.

Number of Proposed Off-Street Vehicle Parking Spaces *

1

Cost of Construction

Total Cost of Construction must include all construction costs – including General Conditions, Fees, Profit, Contingencies, Allowances, etc.

Building Cost of Construction *	Electrical Cost of Construction *		
550,000	30,000		
Plumbing Cost of Construction *	Gas Cost of Construction *	HVAC Cost of Construction *	
25,000	5,000	35,000	
Fire Prevention Cost of Construction *	Total Cost of Construction		
0	645,000		
<input type="checkbox"/> Final Cost of Construction	<input type="checkbox"/> Credit From EnerGov 		

Additional Questions

Will the proposed work result in the addition or alteration of a roof or foundation drain that discharges to the City's sanitary sewer or storm water system? *

Yes

Will the proposed work result in new, abandoned, or replaced sanitary storm sewer connections? *

Yes

Will the proposed work require construction dewatering during any phase of the project? *

No

Will the proposed work result in an increase to the property's impervious cover? *

Yes

Will the proposed work result in a new, abandoned or modified curb cut into the public right-of-way? *

No

Will the proposed work result in the addition or replacement of a basement plumbing fixture? *

Yes

Industrial Sewer Connection Units Commercial Sewer Connection Units

Residential Sewer Connection Units

14

Did the project submit a Civil Site Plan?

Will Stormwater BMP's be installed?

Licensed Construction Supervisor

Enter your name to locate your Licensed Construction Supervisor information, as maintained by the Commonwealth of Massachusetts.

If you are unable to locate your information, please check with the Office of Public Safety and Inspections (<https://www.mass.gov/orgs/office-of-public-safety-and-inspections>) regarding the status of your license prior to contacting the Inspectional Services Department.

Name *	Phone Number *	E-mail Address *	Alternate Phone Number
SAMUEL HAYES	6175121362	matt.smvh@gmail.com	

Firm Name *

Unison Design Group

Address *

11 Ellsworth Ave Cambridge MA 02139

License Number *	License Expiration Date *	Class *
CSFA-106249	01/12/2020	Construction Supervisor 1 & 2 Family

Employment Information

Select the option that best describes you or your company's employment arrangement. *

I am a sole proprietor or partnership and have no employees working for me in any capacity.

Building Owner of Record

Owner Name

117 Walden st LLC

Owner Address

11 Ellsworth Ave Cambridge MA 02139

Owner Email	Owner Phone
-------------	-------------

matt.smvh@gmail.com	6175121362
---------------------	------------

Attestation

- **Fire Protection:** You must comply with NFPA 241 - Standard for Safeguarding Construction, Alteration, and Demolition Operations.
- **Guarantee Fund:** Notice is hereby given that owners obtaining their own permit or dealing with unregistered contractors for applicable home improvement work do not have access to the arbitration program or guarantee fund under MGL c.142A.
- **Noise Ordinance:** The undersigned as the Architect / Construction Supervisor / Owner for this proposed construction do hereby certify awareness and knowledge of Chapter 8.16 of the Cambridge Municipal Code regarding noise control. Necessary actions must be taken concerning the design, specification of an location of noise producing equipment; e.g., air condensers, heating equipment exhausts, etc., to insure that this project will not result in noise levels that exceed that allowed by the Municipal Code.
- **Demolition:** For substantial demolition of any structural elements of more than 25% of existing building, detailed information of demolition must be included on construction drawings (proof of extermination required if excavating or demolition). Demolition of more than 25% of the existing area or volume of the structure requires a Demolition Permit (<https://cambridgema.viewpointcloud.com/#/1118/6615>).
- **Construction Debris:** As a result of the provisions of MGL c 40 §54, I acknowledged that as a condition of the Building Permit, all debris resulting from the construction activity governed by this Building Permit shall be disposed of in a properly licensed waste disposal facility, as defined by MGL c 111 §150A.
- **Structural Peer Review:** Required for high rise construction or buildings of unusual complexity as determined by the BBRS
- **Lead Safe Renovation Contractor License:** This license is required and issued by the Massachusetts Department of Labor Standards (454 CMR 22.03(3)). This license is required for ALL renovation work on residential buildings constructed before 1978. The DLS licensed lead supervisor is required to be on-site at all times during the lead-disturbance phase of the project
- **Asbestos and Other Hazardous Materials:** The undersigned as the Architect / Construction Supervisor / Owner for this proposed project do hereby certify that awareness and knowledge of contaminants in the building or on the site will require necessary action for remediation of hazardous materials by a contractor licensed for hazardous waste remediation. All debris resulting from remediation will be disposed of in a properly licensed hazardous waste disposal facility.

The undersigned hereby certifies that he/she has read and examined this application and that the proposed work subject to the provisions of the Massachusetts State Building Code and other applicable laws and ordinances is accurately represented in the statements made in this application and that the work shall be carried out in accordance with the foregoing statements and in compliance with the provisions of law and ordinance in force on the date of this application to the best of his/her ability. The undersigned, by printing his/her name below, hereby certifies under the pains and penalties of perjury that the information herein, and all forms and supporting documentation submitted in support of the application(s), are true and accurate.

Full Name *	Date *
Matt Hayes	04/16/2019

🔒 Department Review - Workflow Override

Community Development Review	Conservation Commission Review	
<input type="checkbox"/>	<input type="checkbox"/>	
Fire Department Review	Public Works Review	Historical Commission Review
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Traffic & Parking Review	Water Department Review	
<input type="checkbox"/>	<input type="checkbox"/>	

🔒 Plan Review - Workflow Override

Electrical Plan Review	Plumbing Plan Review	Sanitary Plan Review
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Zoning Plan Review

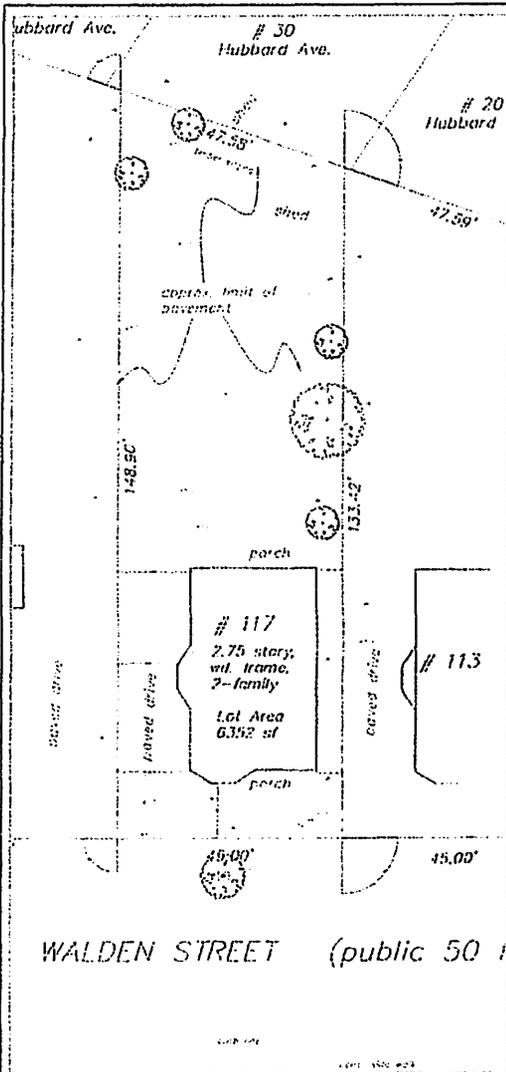
Accessibility Plan Review

 Certificate of Occupancy

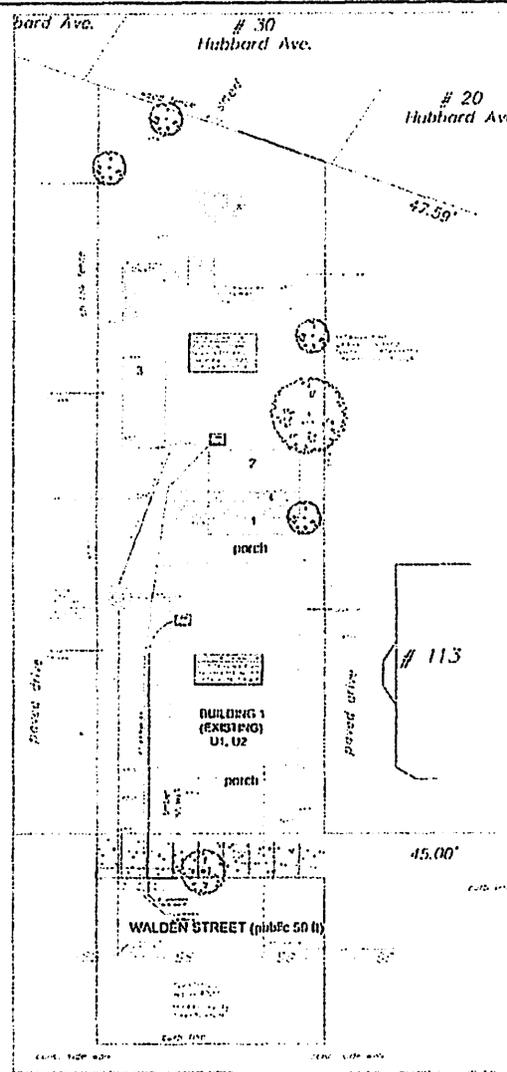
Certificate of Occupancy Required?

New Custom Section

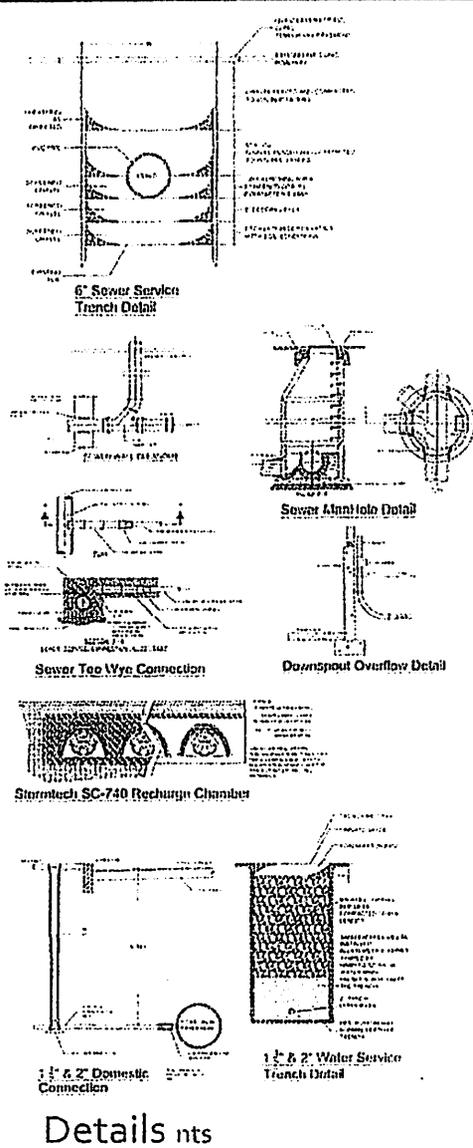
Exhibit C



Existing Plan 1:10

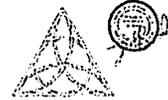


Proposed Plan 1:10



Details nts

Fergal Brennock P.E.
73 Lovell Road
Watertown, MA 02472
617 878 0376
fergabrennock@hotmail.com



Notes:

1. THIS SITE PLAN IS FOR THE PROPOSED CONSTRUCTION OF A 2.75 STORY, 2-FAMILY RESIDENTIAL BUILDING ON A 6,342 SF LOT. THE PROPOSED CONSTRUCTION IS SUBJECT TO THE APPROVAL OF THE CITY OF CAMBRIDGE DEPARTMENT OF PUBLIC WORKS AND THE MASSACHUSETTS DEPARTMENT OF PUBLIC SAFETY. THE PROPOSED CONSTRUCTION IS SUBJECT TO THE APPROVAL OF THE CITY OF CAMBRIDGE DEPARTMENT OF PUBLIC WORKS AND THE MASSACHUSETTS DEPARTMENT OF PUBLIC SAFETY. THE PROPOSED CONSTRUCTION IS SUBJECT TO THE APPROVAL OF THE CITY OF CAMBRIDGE DEPARTMENT OF PUBLIC WORKS AND THE MASSACHUSETTS DEPARTMENT OF PUBLIC SAFETY.

Revisions:

Title: Permit Site Plan

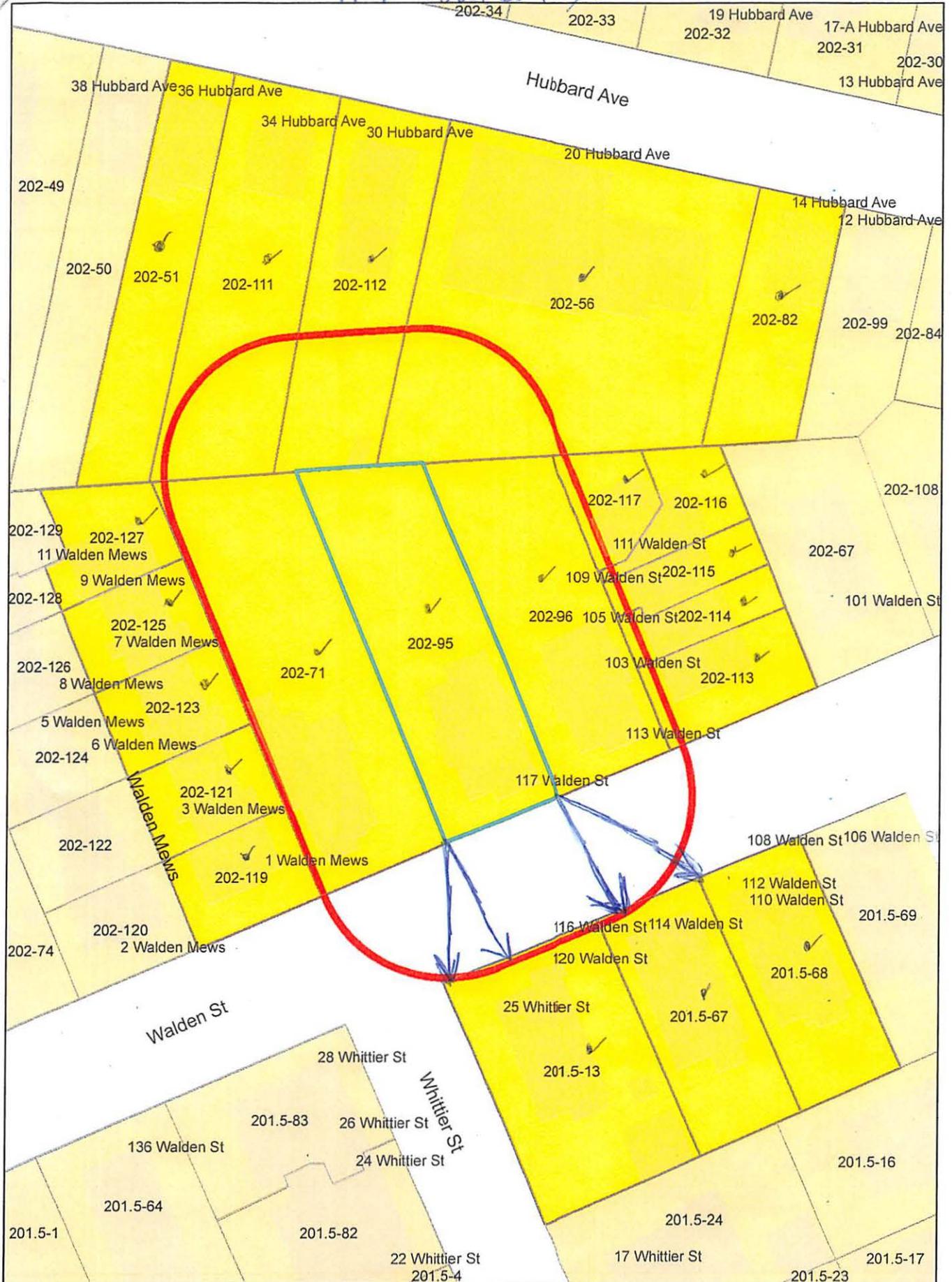
Scale: 1/8" = 1'-0" Plan, Details nts

Date: April 25, 2019

Project: 227 Walden Street
Cambridge, MA

C1

117 Walden St



117 Walden St. (Appeal) Petitioner
MEAD, TALERMAN & COSTA, LLC
C/O ADAM J. COSTA, ESQ.
30 GREEN STREET
NEWBURYPORT, MA 01950

202-51
RICHMAN, ANDREW S. & THALIA WHEATLEY
36 HUBBARD AVE
CAMBRIDGE, MA 02140

202-56
GHADAR, MARGARET,
TRUSTEE OF C/O RENZI BULGER GROUP LLC
P.O. BOX 750057
ARLINGTON, MA 02475

201.5-67
HILL, JOAN H.
116 WALDEN ST.
CAMBRIDGE, MA 02140

201.5-68
PARTRIDGE, LOWELL J.
110-112 WALDEN ST., UNIT #110
CAMBRIDGE, MA 02140

201.5-68
CELIMLI, EVREN & ALLISON A. CELIMLI
112 WALDEN ST
CAMBRIDGE, MA 02140

202-125
MARCHETTI, MARCELO J. & LUISA SAN JUAN
7 WALDEN MEWS
CAMBRIDGE, MA 02140

202-127
HANNUM, ANN BARGAR & HURST HANNUM
9 WALDEN MEWS
CAMBRIDGE, MA 02140

201.5-13
FLOOD, MARYLOU E.
120 WALDEN ST
CAMBRIDGE, MA 02140

202-119
HARDACRE, HELEN
40 HARRISON ST #31D
NEW YORK, NY 10013

202-121
TYLER-WOOD, IRMA
C/O MEHTA, DARYUSH D. & ANDREA J. GABERT
3 WALDEN MEWS
CAMBRIDGE, MA 02140

202-123
ROBERTS, LEE R.
5 WALDEN MEWS
CAMBRIDGE, MA 02140

202-117
HOWARD, SUSANNE C.
111 WALDEN STREET
CAMBRIDGE, MA 02138

202-71
CHENG, LAWRENCE K. & KATHLEEN C. CHENG
121 WALDEN ST
CAMBRIDGE, MA 02140

202-82
WEEMS, LEONA BERNICE C/O KOMYEROV,
JOSHUA & MELODY KOMYEROV
14 HUBBARD AVE.
CAMBRIDGE, MA 02140

202-95
MORROW, TIMOTHY J. & PATRICIA J MORROW
117 WALDEN ST
CAMBRIDGE, MA 02140

202-96
SZENTGYORGYI, ANDREW &
NANCY S. BRICKHOUSE
113 WALDEN ST.
CAMBRIDGE, MA 02140

202-111
ARTHUR, CHRISTINE E.,
TRUSTEE REALTY TRUST
34 HUBBARD AVE
CAMBRIDGE, MA 02140

202-112
HORNSTEIN, CATHERINE B.
30 HUBBARD AVE
CAMBRIDGE, MA 02139

202-113
BARAK, BOAZ & RAVIT BARAK
103 WALDEN ST
CAMBRIDGE, MA 02140

202-114
BOSWELL, MARK & LAURA LYNCH
105 WALDEN ST
CAMBRIDGE, MA 02140

202-115
GARDNER, STANLEY G. &
JOAN BETHLEHEM TRUSTEES
107 WALDEN ST
CAMBRIDGE, MA 02140

202-116
OREN, GAD & SHIRLY OREN
38 MATIGNON ROAD
CAMBRIDGE, MA 02140

MATT HAYES
11 ELLSWORTH AVE
CAMBRIDGE, MA 02139