



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

BZA APPLICATION FORM

Plan No: BZA-017188-2019

GENERAL INFORMATION

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

Special Permit : _____ Variance : v Appeal : _____

PETITIONER : Lois T. Hudson and Lawrence R. Hudson - C/O Lawrence R. Hudson

PETITIONER'S ADDRESS : 14 Shield Street Woburn, MA 01801

LOCATION OF PROPERTY : 8 Van Norden St Cambridge, MA 02140

TYPE OF OCCUPANCY : Two Family Residential ZONING DISTRICT : Residence B Zone

REASON FOR PETITION :

New Structure

DESCRIPTION OF PETITIONER'S PROPOSAL :

A small dimensional variance is requested to construct a new building to replace a previous building that was destroyed by fire. Slight adjustments to the side yard and rear yard setbacks and a small increase in floor area are sought in order to render the construction less expensive than would be the case if the previous foundation had to be replicated and in order to make better layouts of the two apartments possible.

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) : Lois T. Hudson and Lawrence R. Hudson by Michael W. Wiggins, attorney, duly authorized
Michael W. Wiggins authorized
 (Petitioner(s) Owner)

Michael W. Wiggins
 (Print Name)

Address : Weston Patrick, RA.

One Liberty Sq. Ste. 1210

Tel. No. : Boston, MA 02109
617-880-6313

E-Mail Address : mw@westonpatrick.com

Date : Oct. 1 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 Lois T. Hudson and Lawrence R. Hudson
(OWNER)

Address: 14 Shield Street, Woburn, MA 01801

State that I/We own the property located at 8 Van Norden Street, which is the subject of this zoning application.

The record title of this property is in the name of Lois T. Hudson and Lawrence R. Hudson

*Pursuant to a deed of duly recorded in the date 5/12/2014, Middlesex South County Registry of Deeds at Book 63600, Page 99; or

Middlesex Registry District of Land Court, Certificate No. _____

Book _____ Page _____

Lois T. Hudson and Lawrence R. Hudson by Michael W. Wiggins attorney

Lois T. Hudson and Lawrence R. Hudson
by Michael W. Wiggins attorney duly authorized

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

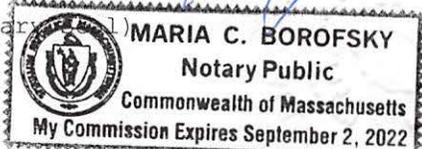
*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Suffolk

The above-name Michael W. Wiggins personally appeared before me, this 1st of Oct., 2019, and made oath that the above statement is true.

Maria C Borofsky Notary

My commission expires Sept 2, 2022 (Notary)



- 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 prior foundation and building that had to be demolished due to a catastrophic fire had numerous notches that would be inordinately expensive and inefficient to replicate. The new building would have a straight rectangular foundation and buildout that would save considerable expense and make more efficient layouts for the two residences than the previous structure afforded.

- B)** The hardship is owing to the following circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located for the following reasons:

The peculiar structure of the previous residence would be unduly difficult to replicate.

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

- 1)** Substantial detriment to the public good for the following reasons:
the proposed structure would be similar in size, layout and architectural style and setback from the street to other buildings in the neighborhood and would blend in well with the neighborhood. The dimensions and location of proposed building would vary only slightly from the previous building and would not detract from the use and enjoyment of abutting residences.
- 2)** Relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons:

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



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2019 OCT -3 PM 2:58

OFFICE OF THE CITY CLERK
 CAMBRIDGE, MASSACHUSETTS
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*Lois T. Hudson and
 Lawrence R. Hudson by Michael
 W. Wiggins, attorney, duly
 authorized*

Original Signature(s) : *Michael W. Wiggins* (Petitioner(s) / Owner)

Michael W. Wiggins
 (Print Name)

Address : Weston Patrick, RA.

One Liberty Sq. Ste 1210

Tel. No. : Boston, MA 02109
617-880-6313

E-Mail Address : mww@westonpatrick.com

Date : Oct. 1 2019

8 Van Norden St

Petitioner

195-29
GIACOBBE, CHRISTINA E.
7 VAN NORDEN ST
CAMBRIDGE, MA 02140

195-30
MARGOLIS, DEAN
9 VAN NORDEN ST.
CAMBRIDGE, MA 02140

WESTON PATRICK, P.A.
C/O MICHAEL W. WIGGINS, ESQ.
ONE LIBERTY SQUARE – SUITE 1210
BOSTON, MA 02109

195-40
BOUCHER, CARMEN F.,
TR OF THE C.F.B. REALTY TRUST
2 VAN NORDEN STREET
CAMBRIDGE, MA 02140

195-41
SCALFATI, JULIE M.
60 MIDDLESEX ST
CAMBRIDGE, MA 02140

195-42
NELSON, RICHARD M. JR., &
ANN HEWITT
56 MIDDLESEX ST.
CAMBRIDGE, MA 02140

195-43
TANUR, MARCIA, DR., & VICTORIA GURFOLINO
52 MIDDLESEX ST
CAMBRIDGE, MA 02140

195-71
COLEMAN, SARAH M. & NAZMY ABASKHAROUN
37 YERXA RD., #1
CAMBRIDGE, MA 02140

195-71
HOWES, STEVEN & KATJA PUDELKO
37 YERXA RD., #2
CAMBRIDGE, MA 02140

195-71
HOWES, STEVEN & KATJA PUDELKO
37 YERXA RD., #3
CAMBRIDGE, MA 02140

195-74
SCHUTTER, BRIAN P. & ERIN M. LEFKOWITZ
14 VAN NORDEN ST
CAMBRIDGE, MA 02138

195-75
POWERS, FRANCIS JOSEPH, A LIFE ESTATE
12 VAN NORDEN ST.
CAMBRIDGE, MA 02140

195-76
HARRIS, DEBORAH L
10 VAN NORDEN STREET
CAMBRIDGE, MA 02140

195-77
HUDSON, FRANCIS M. & LOIS T. HUDSON &
LAWRENCE R. HUDSON
8 VAN NORDEN ST
CAMBRIDGE, MA 02140

195-78
STEIN, TOBY H. & BARBARA H. STEIN
6 VAN NORDEN ST.
CAMBRIDGE, MA 02140

195-169
BOS APT 1., LLC
C/O MARVIN F. POER & COMPANY
3520 PIEDMONT ROAD NE,#410
ATLANTA, GA 30305

195-159
BOUCHER, NORMAN R.,
TR OF THE N.R.B. REALTY TRUST
2 VAN NORDEN ST
CAMBRIDGE, MA 02140

195-70
HAZLETT, NANCY E.
17-18 YERXA RD., #1
CAMBRIDGE, MA 02140

195-70
ITURRALDE, ROBERTO WILLIAM &
AISLYN CANGIALOSE
17-18 YERXA RD., #3
CAMBRIDGE, MA 02140

195-70
ADLER, FIONA R.
17-18 YERXA RD., #2
CAMBRIDGE, MA 02140

195-31
SHARPE, ETHEL SHARPE & MARK S. CRUSCO
41 LOWER WALDRON ROAD
MEREDITH, NH 03253



8 VAN NORDEN STREET, CAMBRIDGE, MA 02140

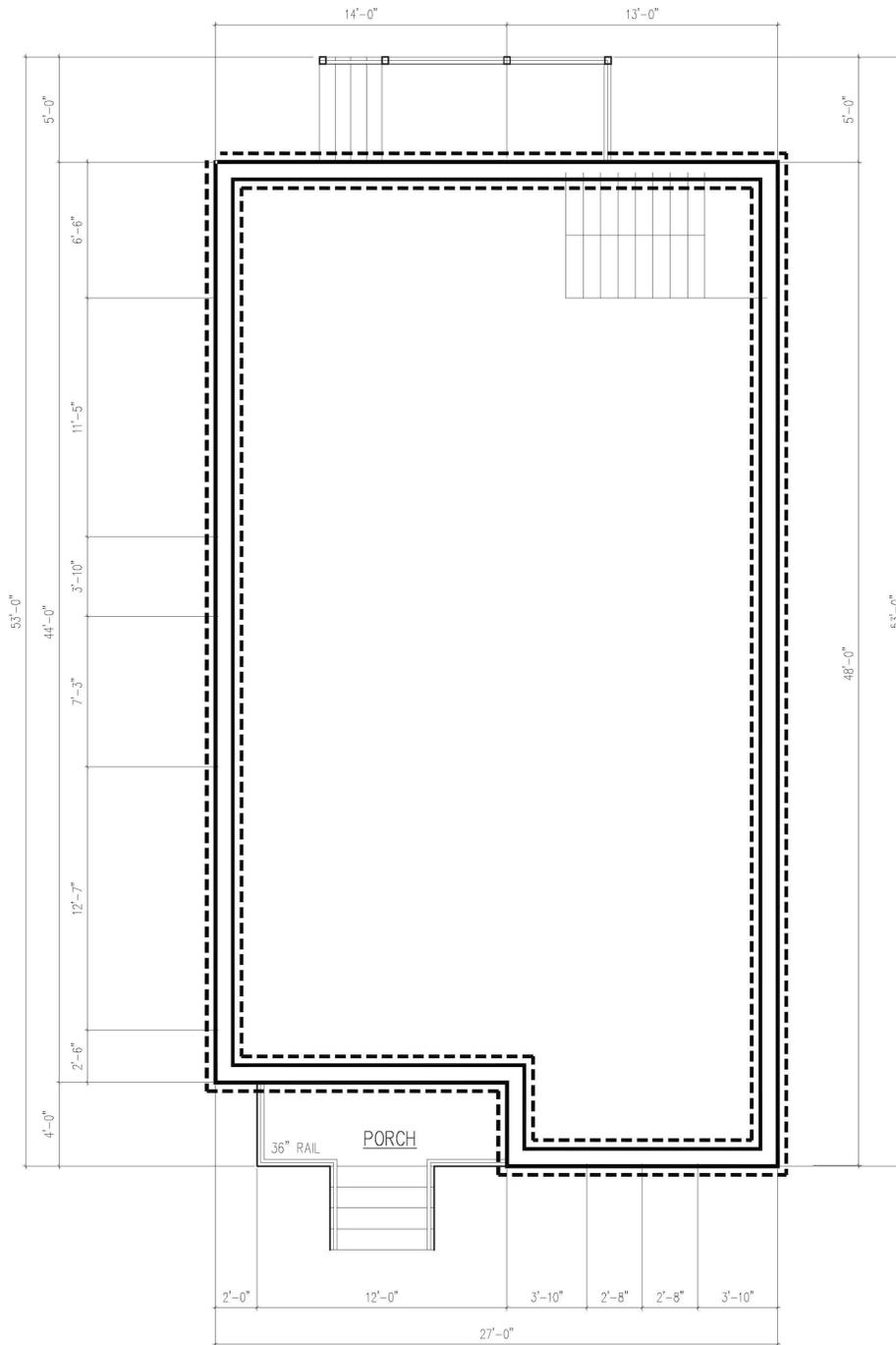
RENDERING



9.25.19

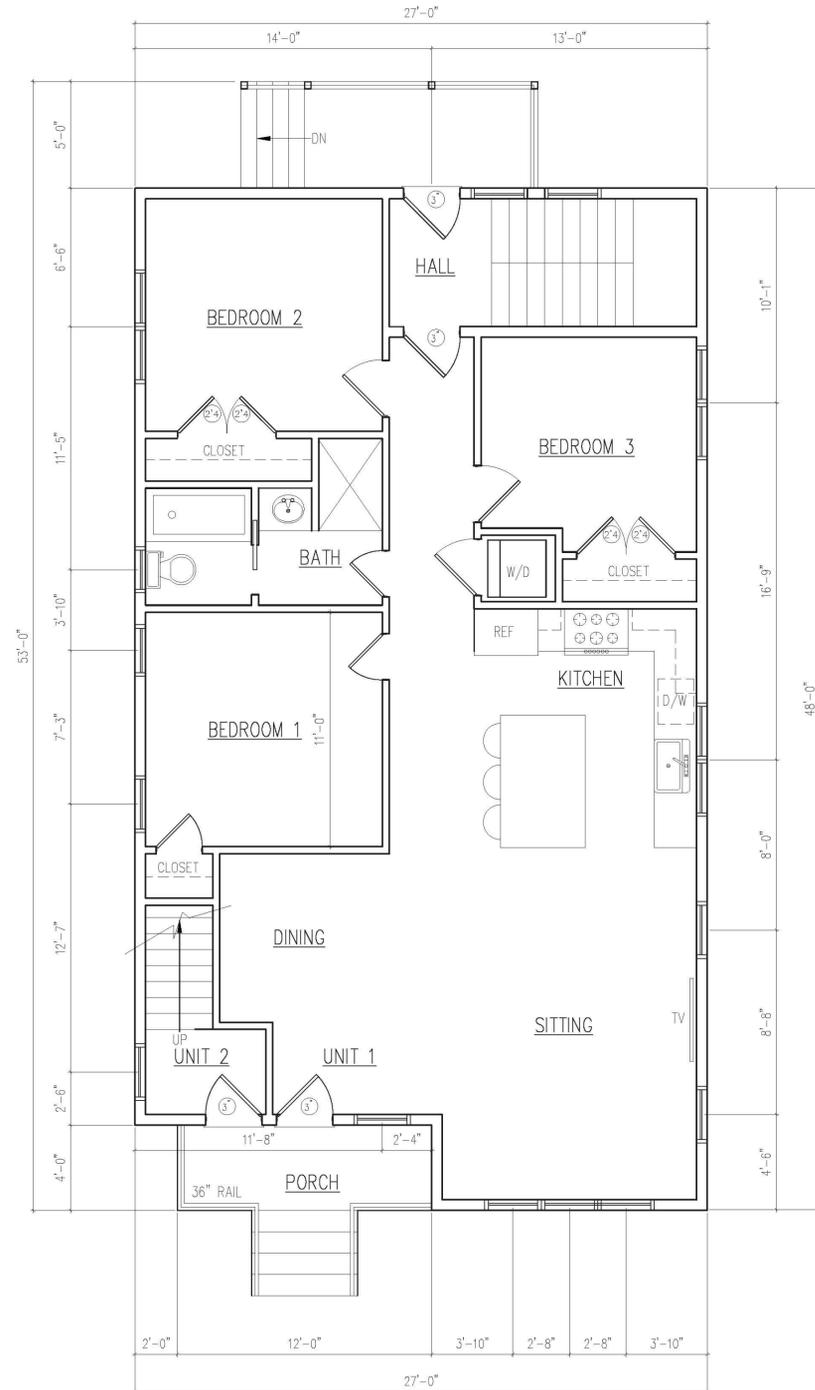
PROPOSED SF

Basement Floor:	0 SF	Unit 1:	1,093 SF
First Floor:	1,240 SF	Unit 2:	1,856 SF
Second Floor:	1,240 SF	Common:	194 SF
Third Floor:	663 SF		
TOTAL:	3,143 SF	TOTAL:	3,143 SF



PROPOSED FOUNDATION PLAN

Scale: 1/4" = 1'-0"



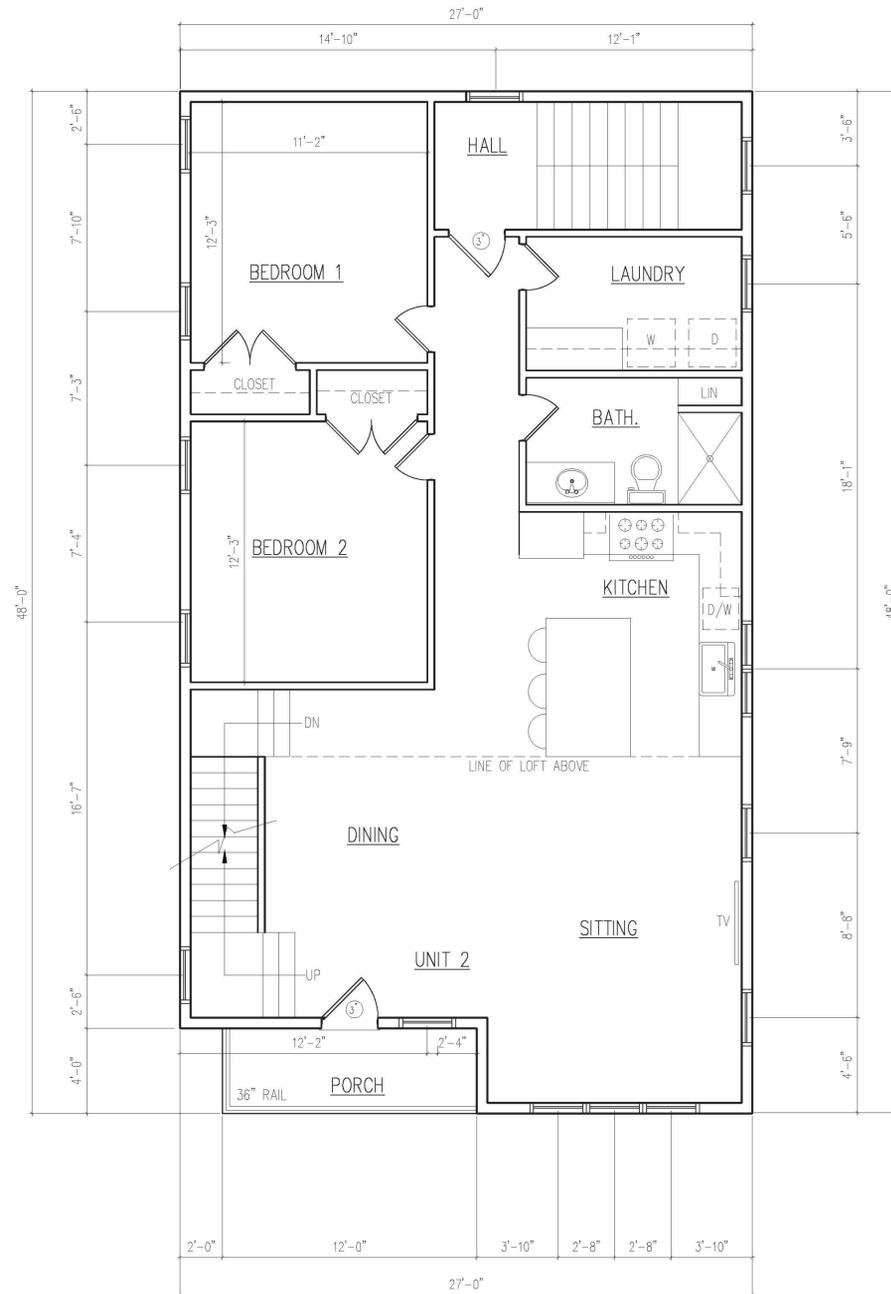
PROPOSED FIRST FLOOR PLAN

Scale: 1/4" = 1'-0"



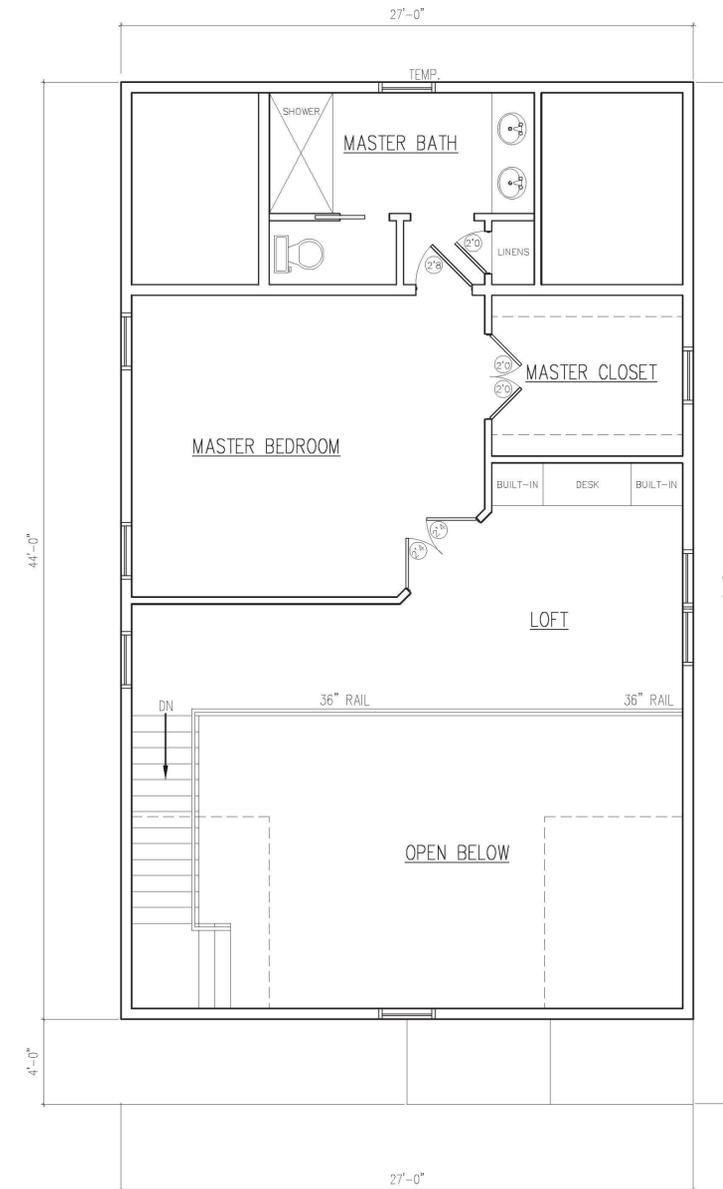
PROPOSED SF

Basement Floor:	0 SF	Unit 1:	1,093 SF
First Floor:	1,240 SF	Unit 2:	1,856 SF
Second Floor:	1,240 SF	Common:	194 SF
Third Floor:	663 SF		
TOTAL:	3,143 SF	TOTAL:	3,143 SF



PROPOSED SECOND FLOOR PLAN

Scale: 1/4" = 1'-0"



PROPOSED THIRD FLOOR PLAN

Scale: 1/4" = 1'-0"





PROPOSED FRONT ELEVATION

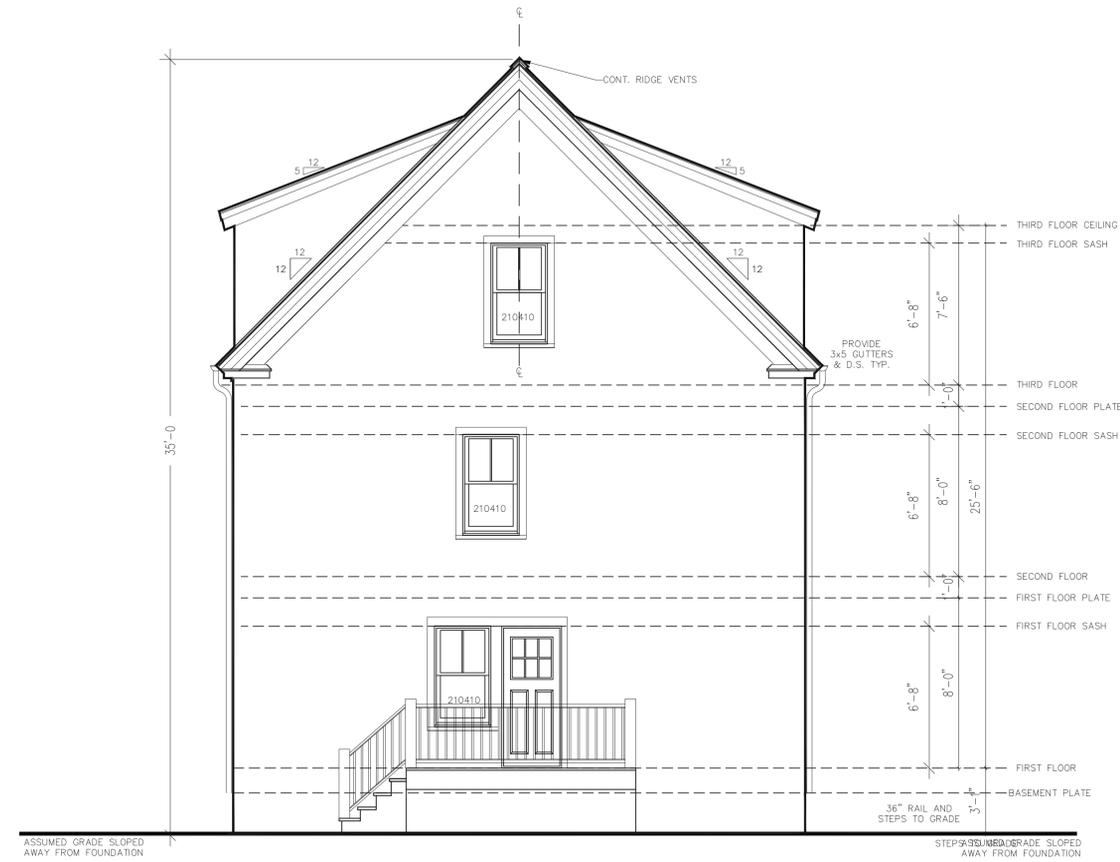
Scale: 1/4" = 1'-0"



PROPOSED LEFT ELEVATION

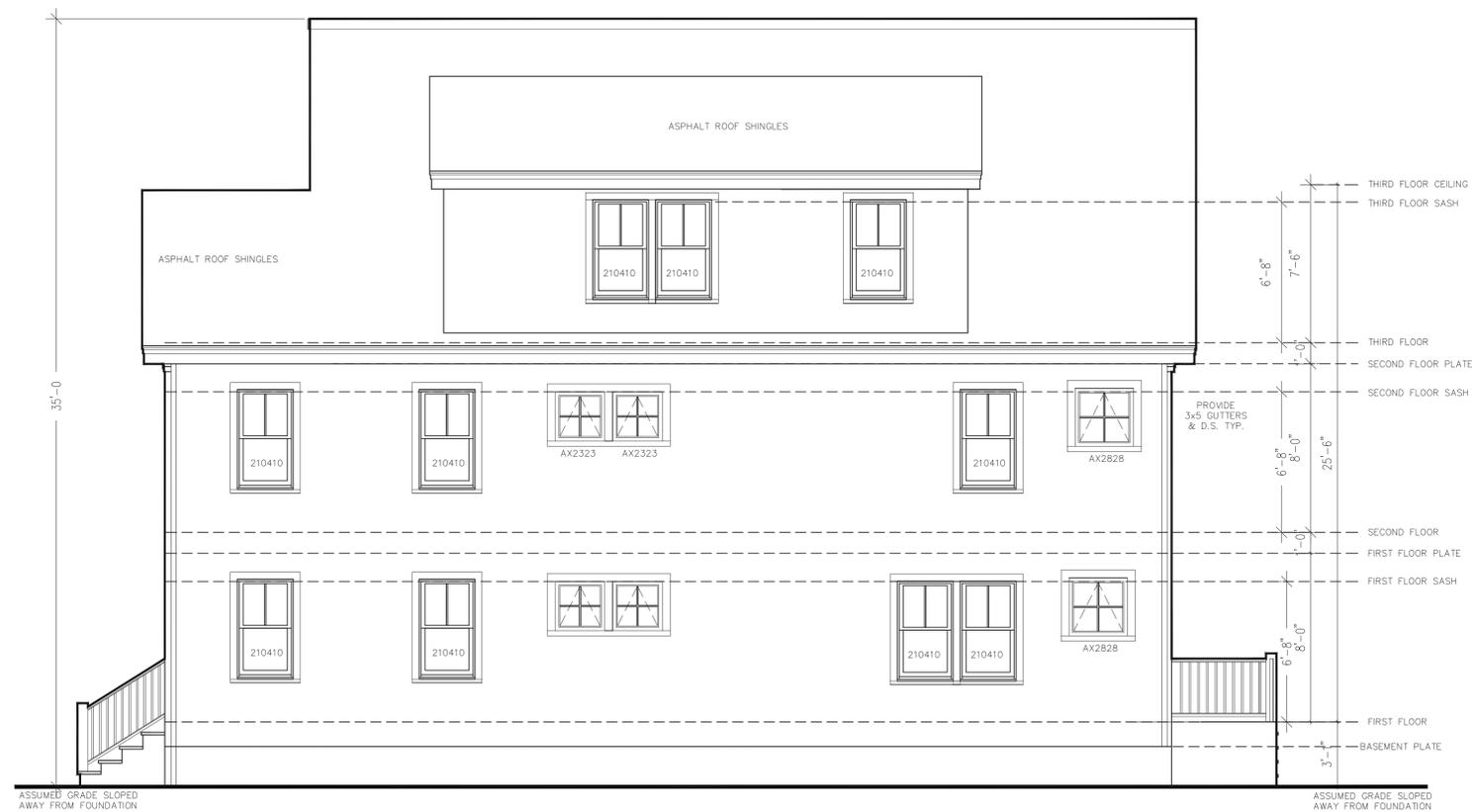
Scale: 1/4" = 1'-0"





PROPOSED REAR ELEVATION

Scale: 1/4" = 1'-0"



PROPOSED RIGHT ELEVATION

Scale: 1/4" = 1'-0"





ZONING TABLE			
ZONE B	REQUIRED	EXISTING	PROPOSED
LOT SIZE	5,000 SQ. FT.	3,960 SQ. FT.	3,960 SQ. FT.
FRONTAGE	50.00'	44.00'	44.00'
MINIMUM FRONT SETBACK	15.0'	9.2'	9.2'
MINIMUM SIDE SETBACK	7.5' (SUM OF 20')	6.4' (SUM OF 17')	6.3' (SUM OF 16.4')
MINIMUM REAR SETBACK	25.0'	38.5'	27.6'
HEIGHT	35'	LESS THAN 35'	LESS THAN 35'
MIN. RATIO OF PRIVATE OP. SP. TO LOT AREA*	40%	60.6%	51.2%

*NOTE: PORTIONS OF BIT. WALK COVERED WITH DEBRIS AND NOT INCLUDED IN OPEN SPACE CALC.

OWNER OF RECORD

FRANCES M., LOIS T. & LAWRENCE P. HUDSON
DEED BOOK 63600 PAGE 99 M.S.R.D.

ZONING DISTRICT

ZONE B
TAX MAP 195 PARCEL 77

PLAN REFERENCES

BOOK OF PLANS 63 PAGE 11
1903 STREET ACCEPTANCE PLAN OF VAN NORDEN ST.
LC PLAN # 17567A

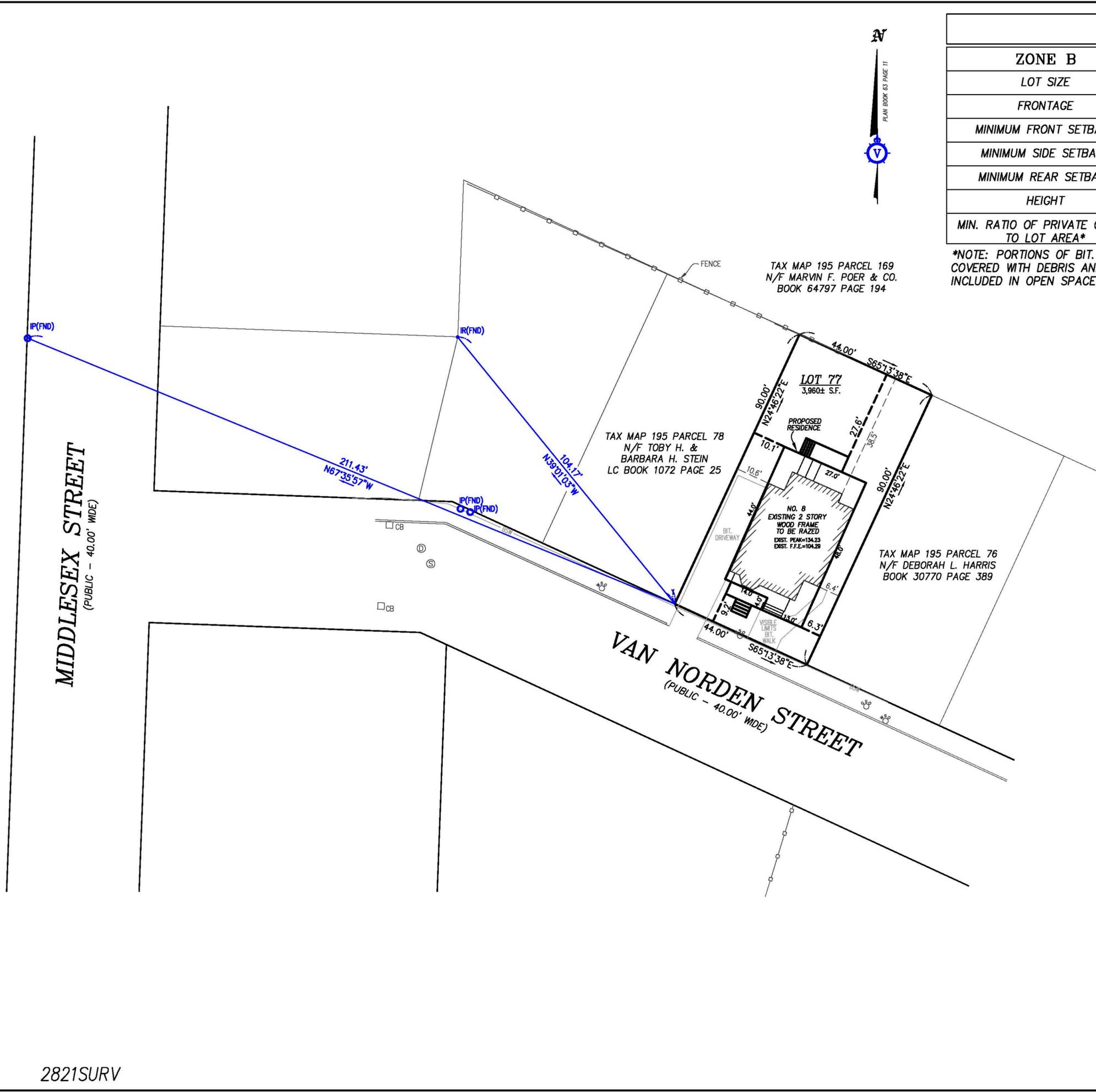
I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY AND WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

JAMES J. ABELY P.L.S. DATE

**CERTIFIED PLOT PLAN
PROPOSED RESIDENCE
LOCATED IN
8 VAN NORDEN STREET
CAMBRIDGE, MA**

SCALE 1"=20' MAY 14, 2019
PREPARED BY

**VINEYARD ENGINEERING
& ENVIRONMENTAL SERVICES INC.**
LAND SURVEY, CIVIL ENGINEERING
& ENVIRONMENTAL SERVICES
319 MAIN STREET, UNIT 2R
STONEHAM, MA 02180
TEL. 781-572-3272 FAX. 781-572-3135
Vineyardeng.com



8 Van Norden St.





Substitution
REPLACE THE EXISTING
CLOSET WITH A NEW
CLOSET

SOUTHLEY

NO
OPEN
FLAMES

Person standing near the tree trunk.

