



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2024 FEB 26 PM 3:27
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 258983

General Information

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

Special Permit: _____ Variance: X Appeal: _____

PETITIONER: Veronique A. Bain

PETITIONER'S ADDRESS: 98 Egerton Road, Arlington, MA 02474

LOCATION OF PROPERTY: 75 Dudley St., Cambridge, MA

TYPE OF OCCUPANCY: Commercial on 1st Floor - Residential on 2nd Floor ZONING DISTRICT: Residence B Zone

REASON FOR PETITION:

/Additions/ /Change in Use/Occupancy/ /Conversion to Additional Dwelling Units/ /Dormer/

DESCRIPTION OF PETITIONER'S PROPOSAL:

To incorporate storefront and convert the entire building into a 2-family dwelling with the addition of dormers, decks, stairwell, window well and windows within setbacks.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000 Section: 5.31 (Table of Dimensional Requirements)
Article: 8.000 Section: 8.22.3 (Non Conforming Structure)
Article: 5.000 Section: 5.26 (Conversion).
Article: 10.000 Section: 10.30 (Variance).

Original
Signature(s):

Veronique A. Bain
(Petitioner (s) / Owner)

VERONIQUE A. BAIN
(Print Name)

Address: 98 Egerton Rd. Arlington MA 02474
Tel. No. (857) 500-9258
E-Mail Address: josephinebain@gmail.com

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 Veronique A. Bain
(OWNER)

Address: 98 Egerton Road Arlington, MA 02474

State that I/We own the property located at 73-75 Dudley St.,
Cambridge, MA 02140
which is the subject of this zoning application.

The record title of this property is in the name of Joseph F. Bain
(deceased) and Veronique A. Bain

*Pursuant to a deed of duly recorded in the date 8/1/83, Middlesex South
County Registry of Deeds at Book 15148, Page 396; or
Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

Veronique A. Bain
SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

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

Commonwealth of Massachusetts, County of Middlesex

The above-name Veronique A. Bain personally appeared before me,
this 4 of 12, 2023, and made oath that the above statement is true.

My commission expires Oct 19, 2029 (Notary Seal)
Notary Public, Commonwealth of Massachusetts
My Commission Expires October 19, 2029

- 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 literal enforcement of the provision of this ordinance will prevent the current non-conforming use, commercial space with a residence above, back to the home's original conforming use as a two-family residence. A variance from 5.31 Dimensional Requirements for exceeding the required FAR for the enclosure of the existing second floor decks and new dormers to accommodate the code compliant headroom at the stair and an additional bathroom in the attic. The length of the dormers are in compliance with the zoning bylaws.

A variance per 8.22.3 will be required for existing non-conforming structure/property has limited area to construct a second means of egress, the proposed exterior egress stair will extend into the front set back along Reed Street and the proposed addition of insulation 3"+/- along the existing nonconforming side setback to aid the energy efficiency of the building.

- 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:

n/a

- 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:

Granted relief of the provisions of this ordinance will allow the current commercial space with a residence above back to its original two-family residence will bring the property further into compliance with the zoning ordinance. The desired relief will bring the property more in line with the surrounding neighborhood.

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

The desired relief will bring the property more in line with the surrounding neighborhood and will not derogate the intent of this ordinance.

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

Date: _____

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: Veronique A. Bain

Present Use/Occupancy: Commercial on 1st Floor - Residential on 2nd Floor

Location: 75 Dudley St., Cambridge, MA

Zone: Residence B Zone

Phone: (857) 500-9258

Requested Use/Occupancy: Two family

| | | <u>Existing Conditions</u> | <u>Requested Conditions</u> | <u>Ordinance Requirements</u> | |
|--|------------|---------------------------------------|-----------------------------|--|--------|
| <u>TOTAL GROSS FLOOR AREA:</u> | | 2424 | 2727 | 945 (using FAR of 0.5 and a lot area of 1890 s.f.) | (max.) |
| <u>LOT AREA:</u> | | 1890 | 1890 | 5000 | (min.) |
| <u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ² | | 1.283 | 1.443 | 0.5 | |
| <u>LOT AREA OF EACH DWELLING UNIT</u> | | n/a | n/a | n/a | |
| <u>SIZE OF LOT:</u> | WIDTH | 30 | 30 | 50 | |
| | DEPTH | 63 | 63 | 0 | |
| <u>SETBACKS IN FEET:</u> | FRONT | 0 (Dudley St. & Reed St. front yards) | 0 | 15.0 | |
| | REAR | n/a | n/a | n/a | |
| | LEFT SIDE | 10.2 (Reed St. side yard) | 10.2 | 7.5 | |
| | RIGHT SIDE | 2.18 (Dudley St. side yard) | 2.0 | 7.5 | |
| <u>SIZE OF BUILDING:</u> | HEIGHT | 32.0 | 32.0 | 35.0 | |
| | WIDTH | 52.8 | 52.8 | n/a | |
| | LENGTH | 27.82 | 28.0 | n/a | |
| <u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u> | | 0 | 0 | 40 | |
| <u>NO. OF DWELLING UNITS:</u> | | 1 | 2 | 2 | |
| <u>NO. OF PARKING SPACES:</u> | | 2 | 2 | 0 | |
| <u>NO. OF LOADING AREAS:</u> | | 0 | 0 | n/a | |
| <u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u> | | n/a | n/a | n/a | |

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.:

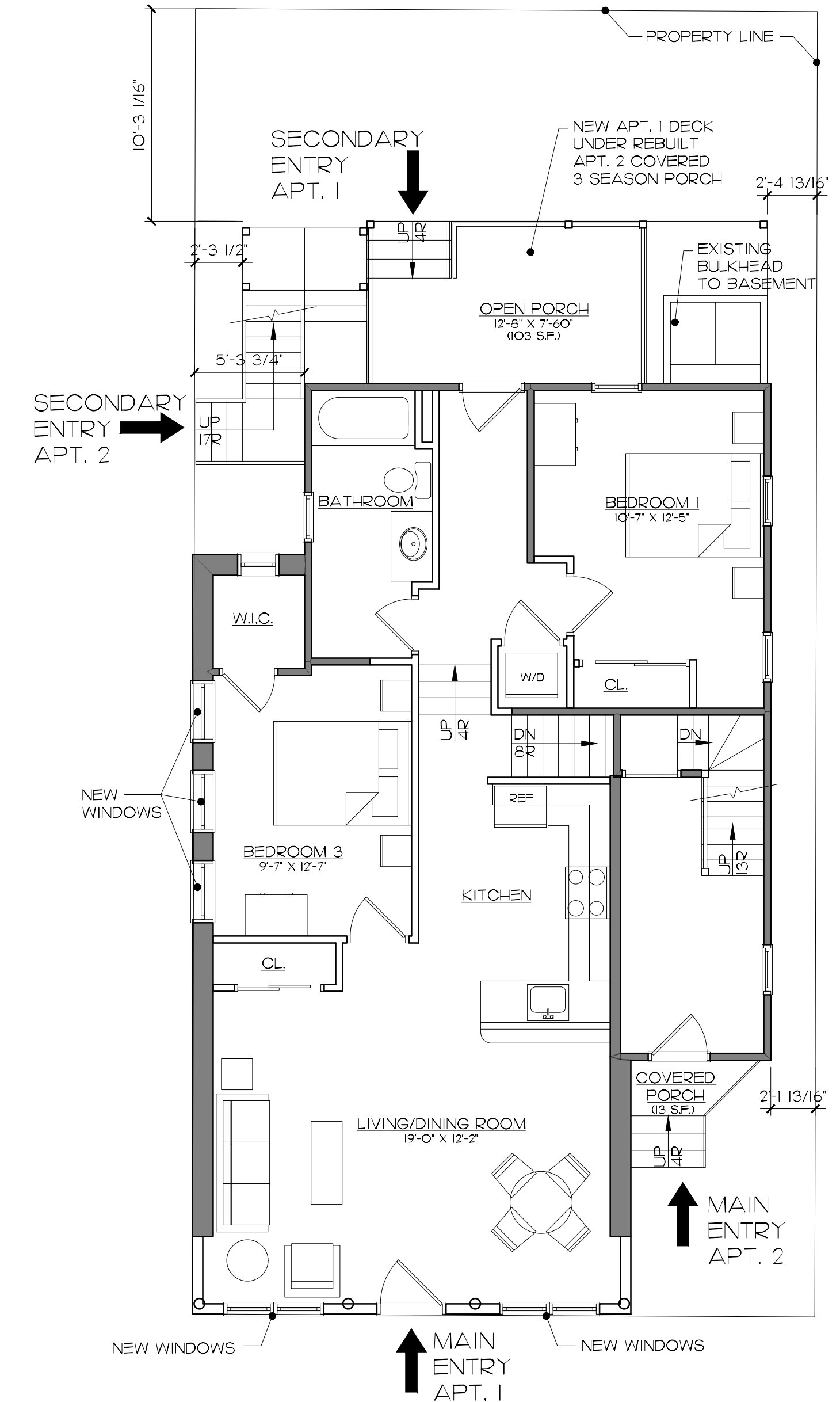
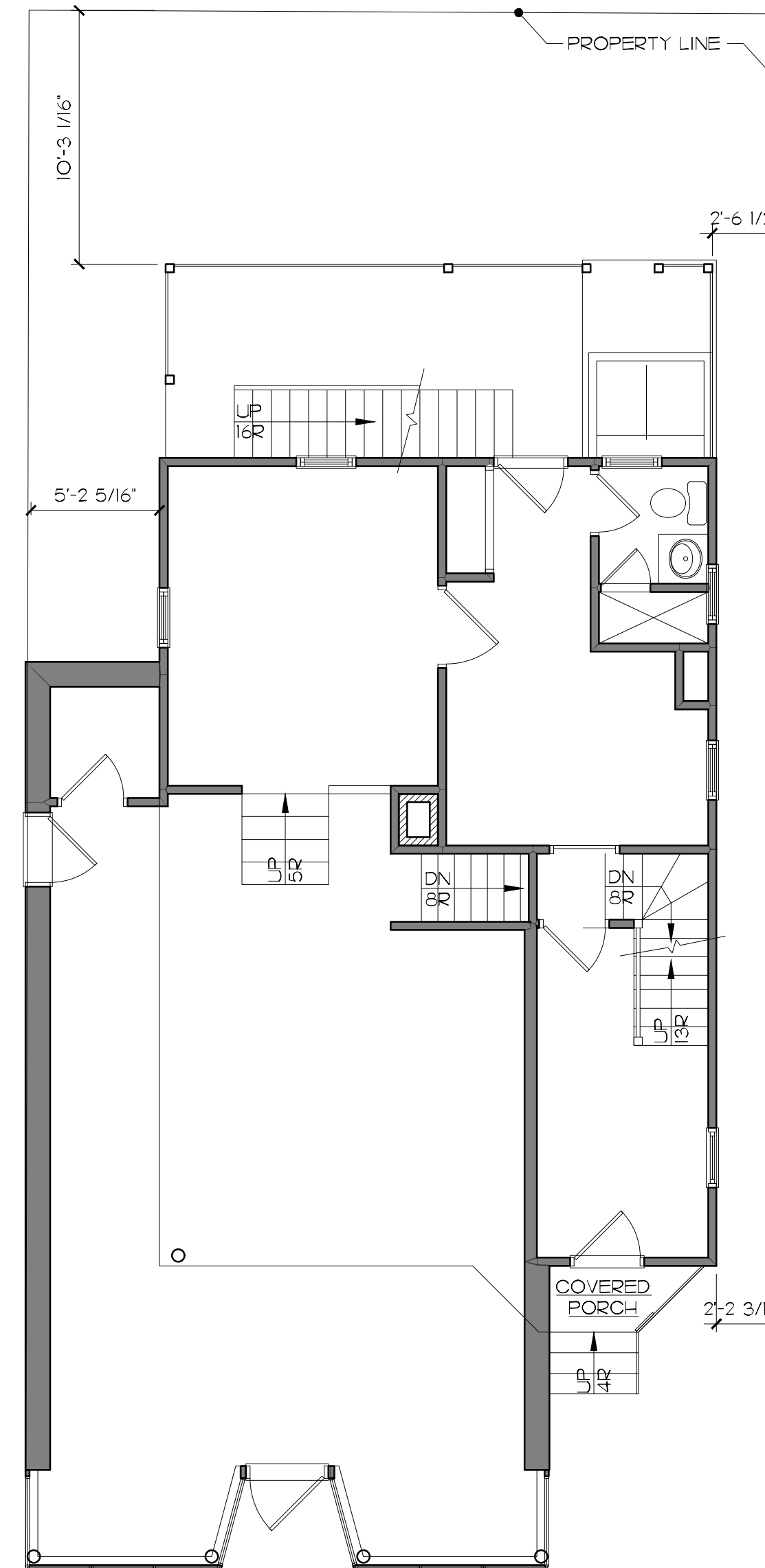
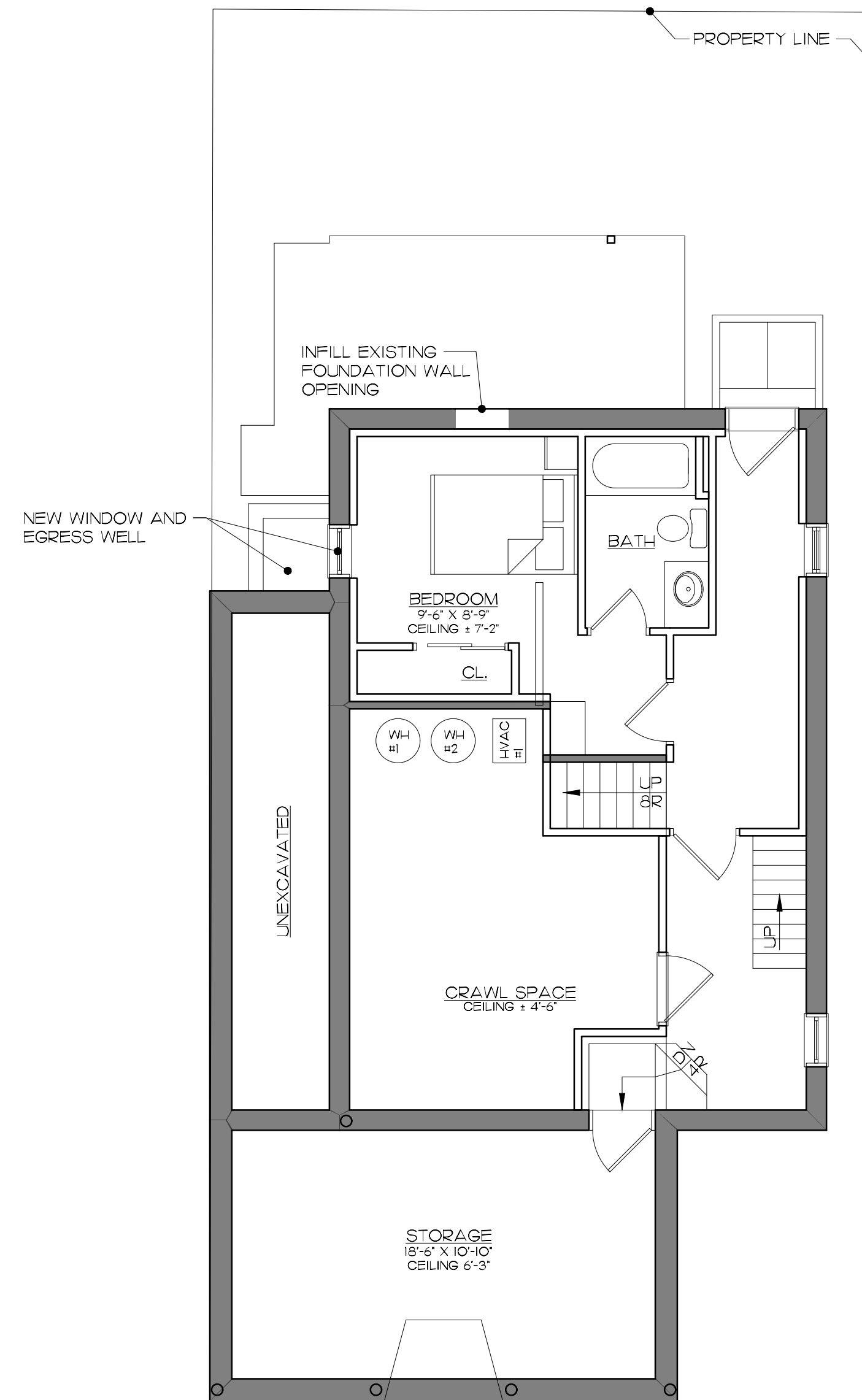
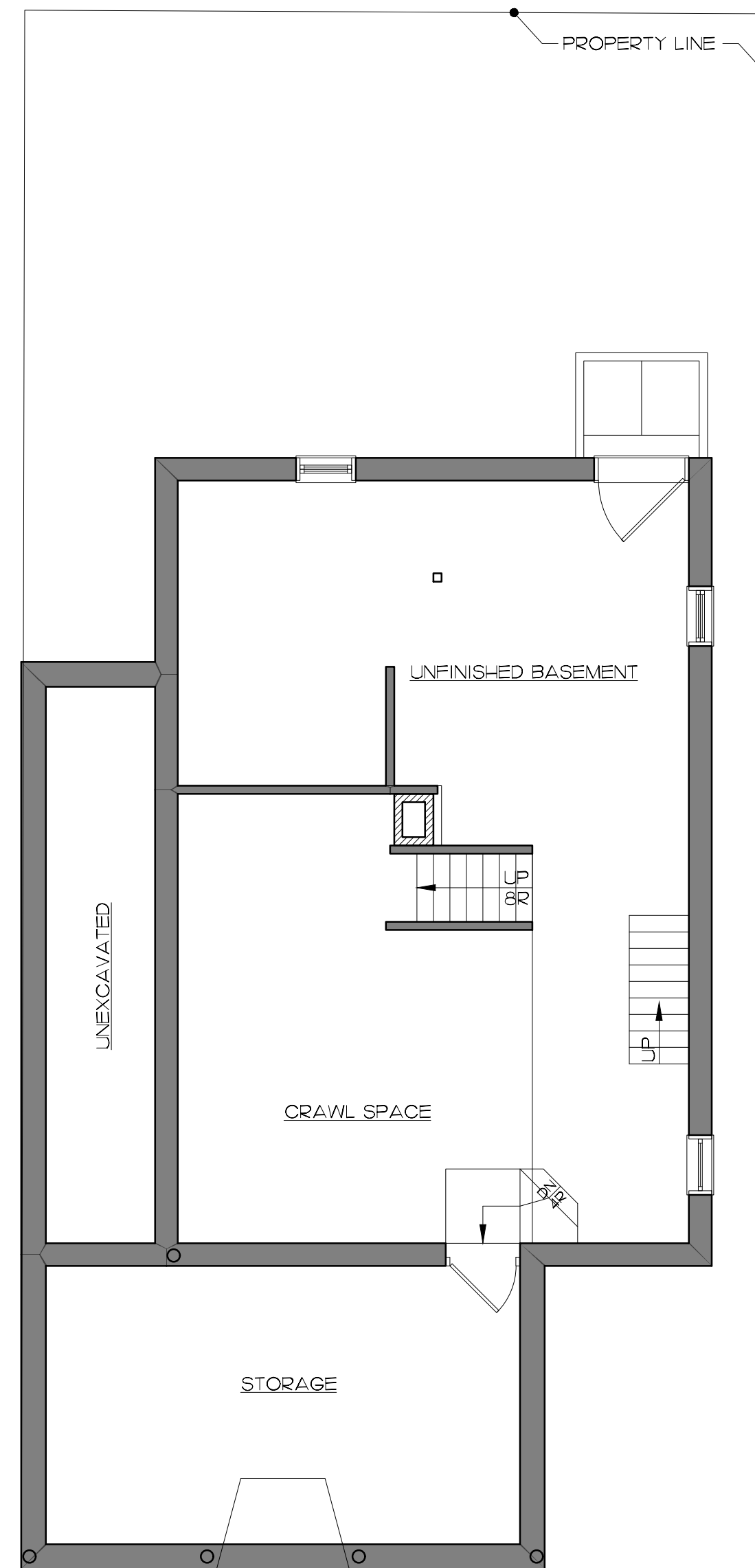
n/a

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.

BASEMENT
FINISHED SPACE 284 S.F.

FIRST FLOOR
ENCLOSED AREA 1110 S.F.
COVERED FRONT PORCH 13 S.F.
TOTAL 1123 S.F.

FIRST FLOOR
ENCLOSED AREA 1127 S.F.
COVERED FRONT PORCH 13 S.F.
COVERED REAR PORCH 103 S.F.
TOTAL 1243 S.F.



1 EXISTING BASEMENT PLAN
Scale: 3/16" = 1'-0"

1 PROPOSED BASEMENT PLAN
Scale: 3/16" = 1'-0"

1 EXISTING FIRST FLOOR PLAN
Scale: 3/16" = 1'-0"

1 PROPOSED FIRST FLOOR PLAN
Scale: 3/16" = 1'-0"

Existing and Proposed Plans

73/75 Dudley St

North Cambridge, MA
BZA Submission



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ARCHITECTURE ■ INTERIORS ■ PLANNING

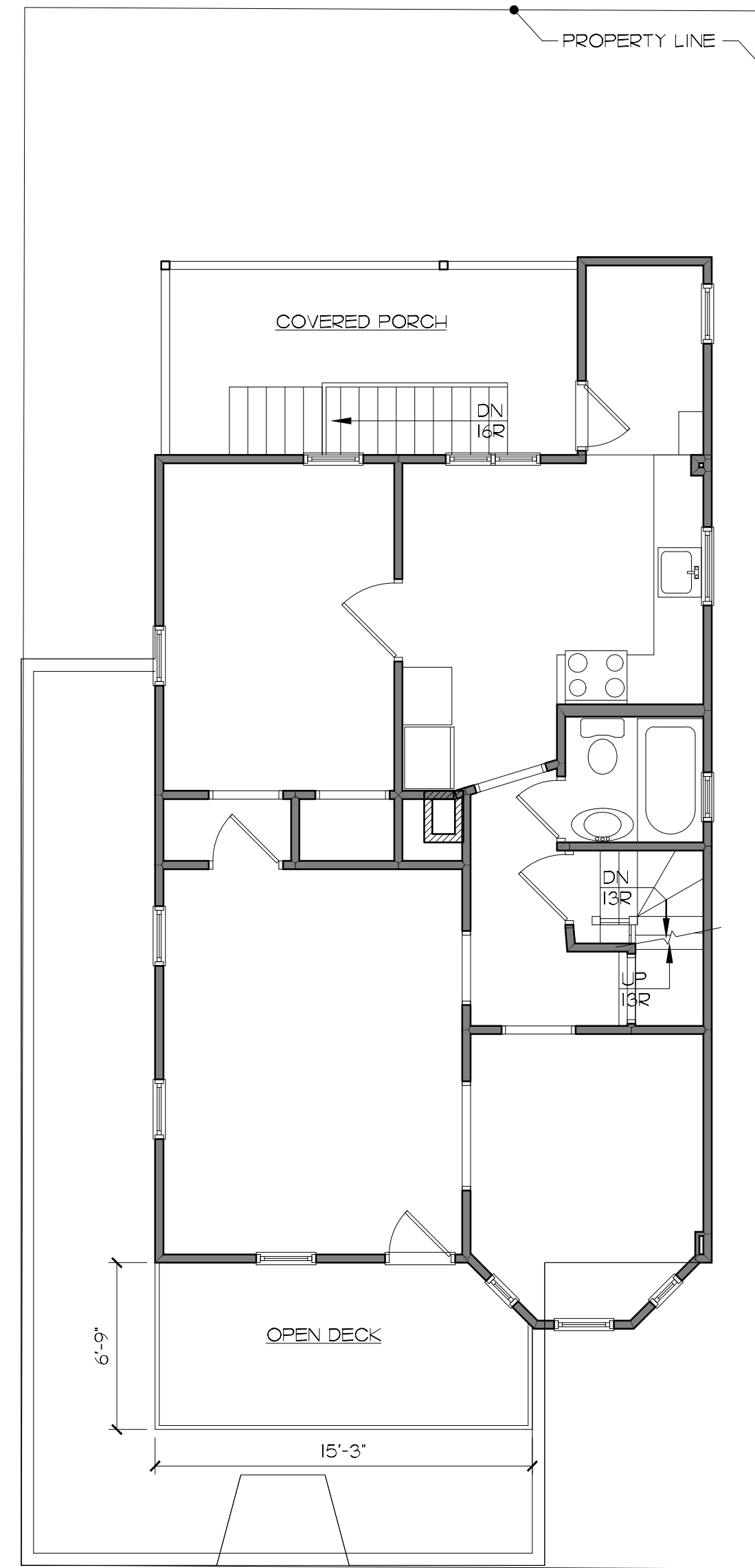
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Tel: (781) 439-6166 ■ Fax: (781) 439-6170 ■ www.osullivanarchitects.com

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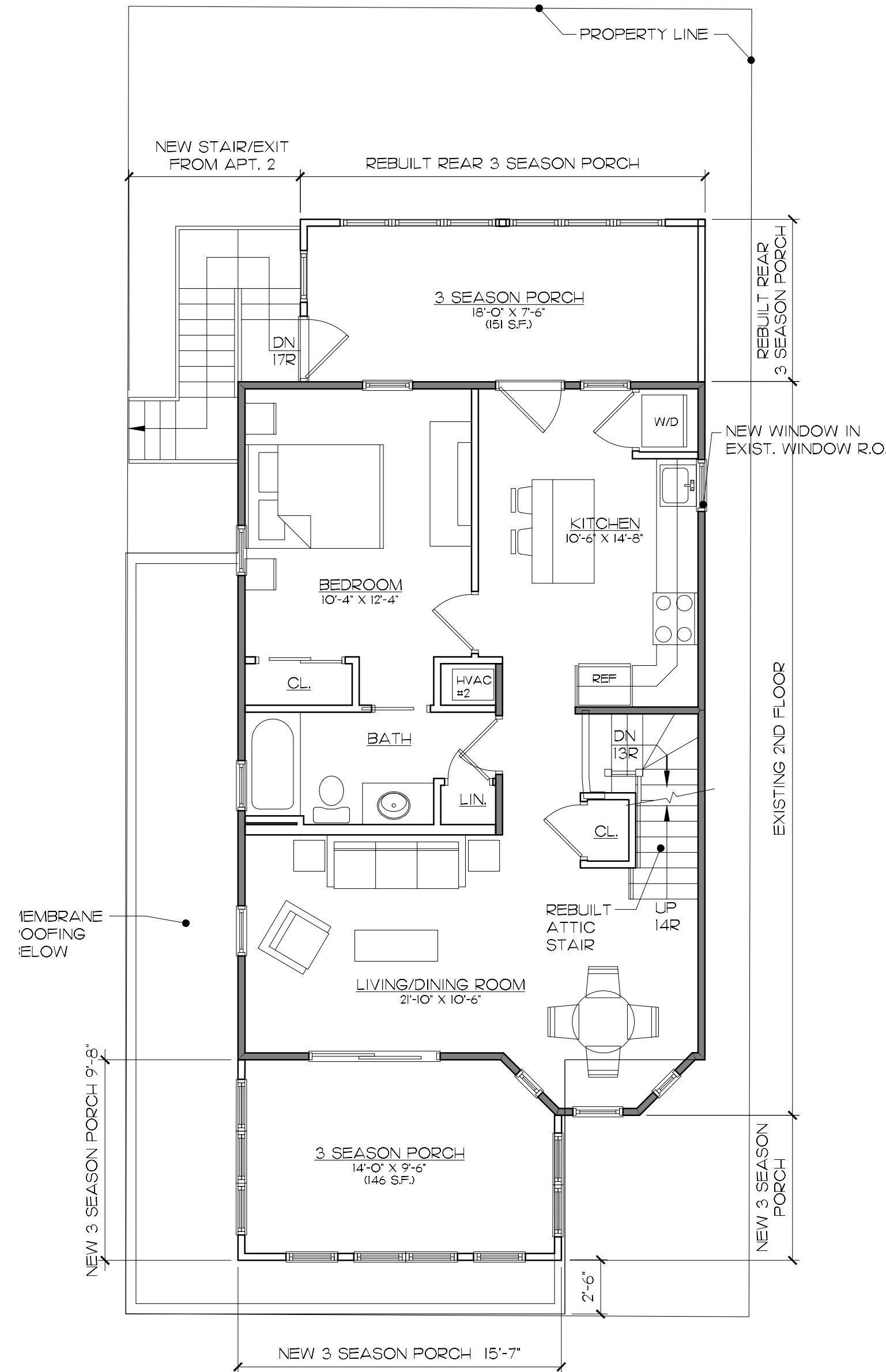
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| JOB NO: | 23039 |

SECOND FLOOR
ENCLOSED AREA 796 S.F.
COVERED REAR PORCH 135 S.F.
TOTAL 931 S.F.



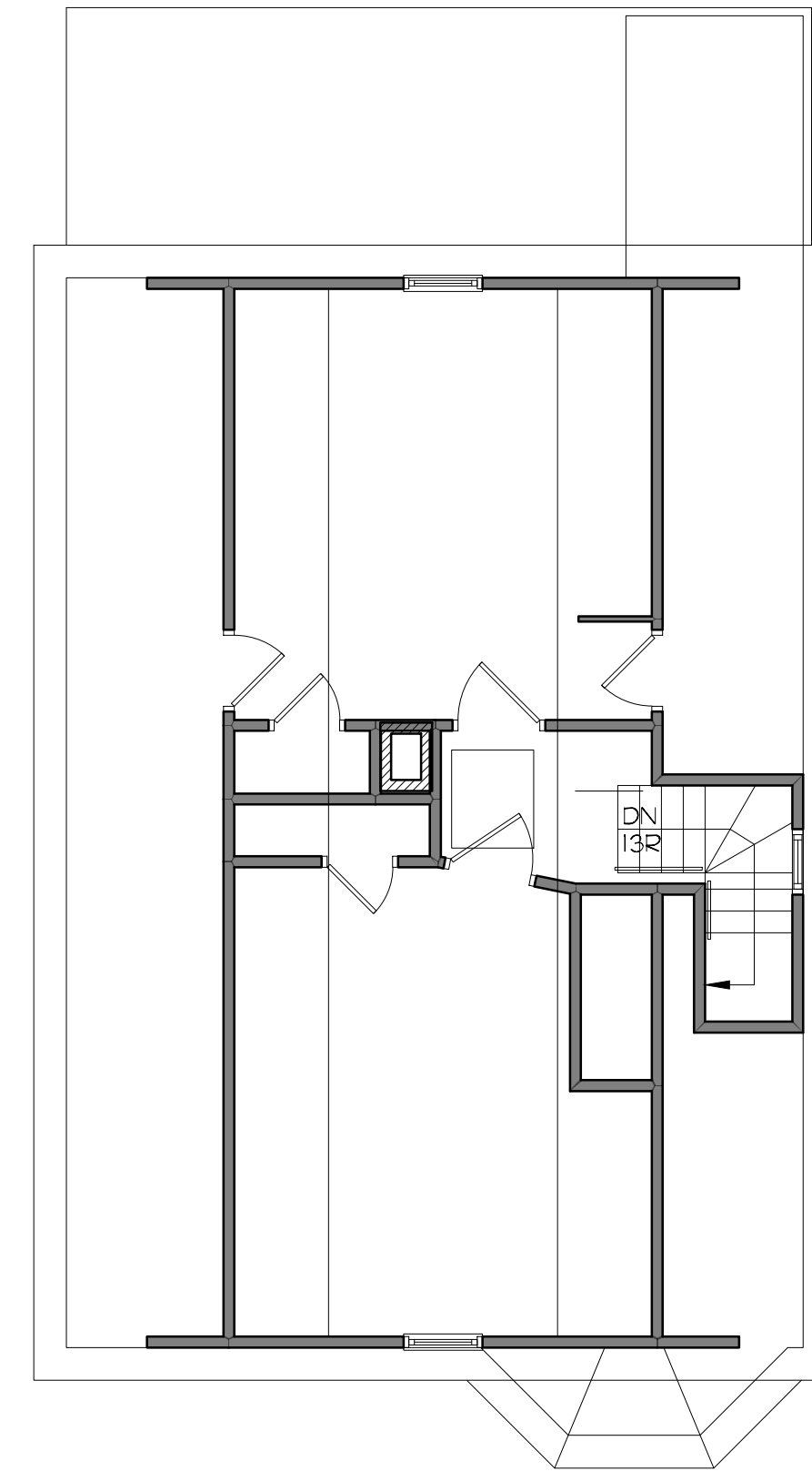
1 EXISTING SECOND FLOOR PLAN
Scale: 3/16" = 1'-0"

SECOND FLOOR
ENCLOSED AREA 753 S.F.
COVERED FRONT PORCH 146 S.F.
COVERED REAR PORCH 151 S.F.
TOTAL 2727 S.F.



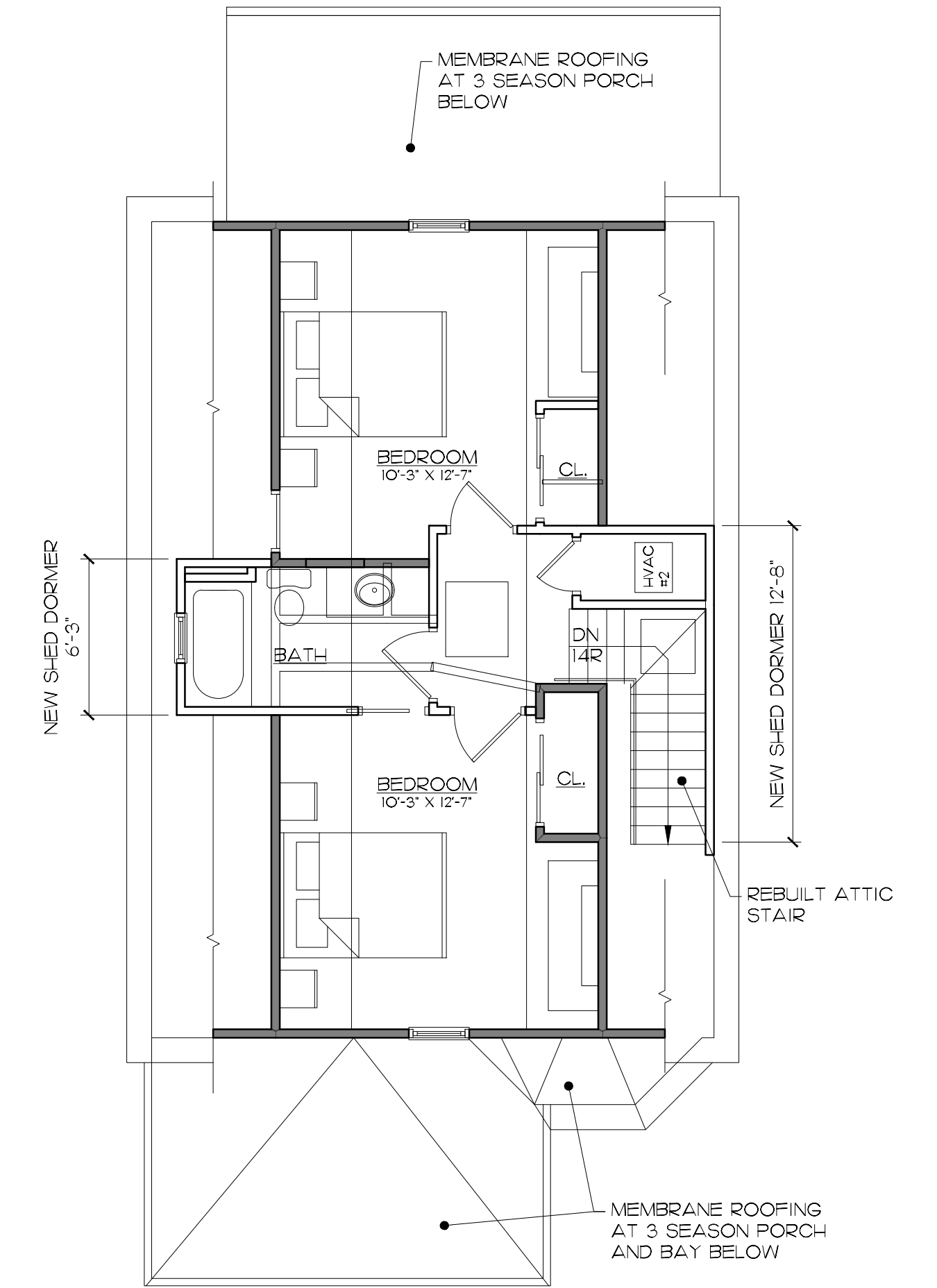
1 PROPOSED SECOND FLOOR PLAN
Scale: 3/16" = 1'-0"

ATTIC
ENCLOSED AREA 370 S.F.



1 EXISTING ATTIC FLOOR PLAN
Scale: 3/16" = 1'-0"

ATTIC
ENCLOSED AREA 434 S.F.



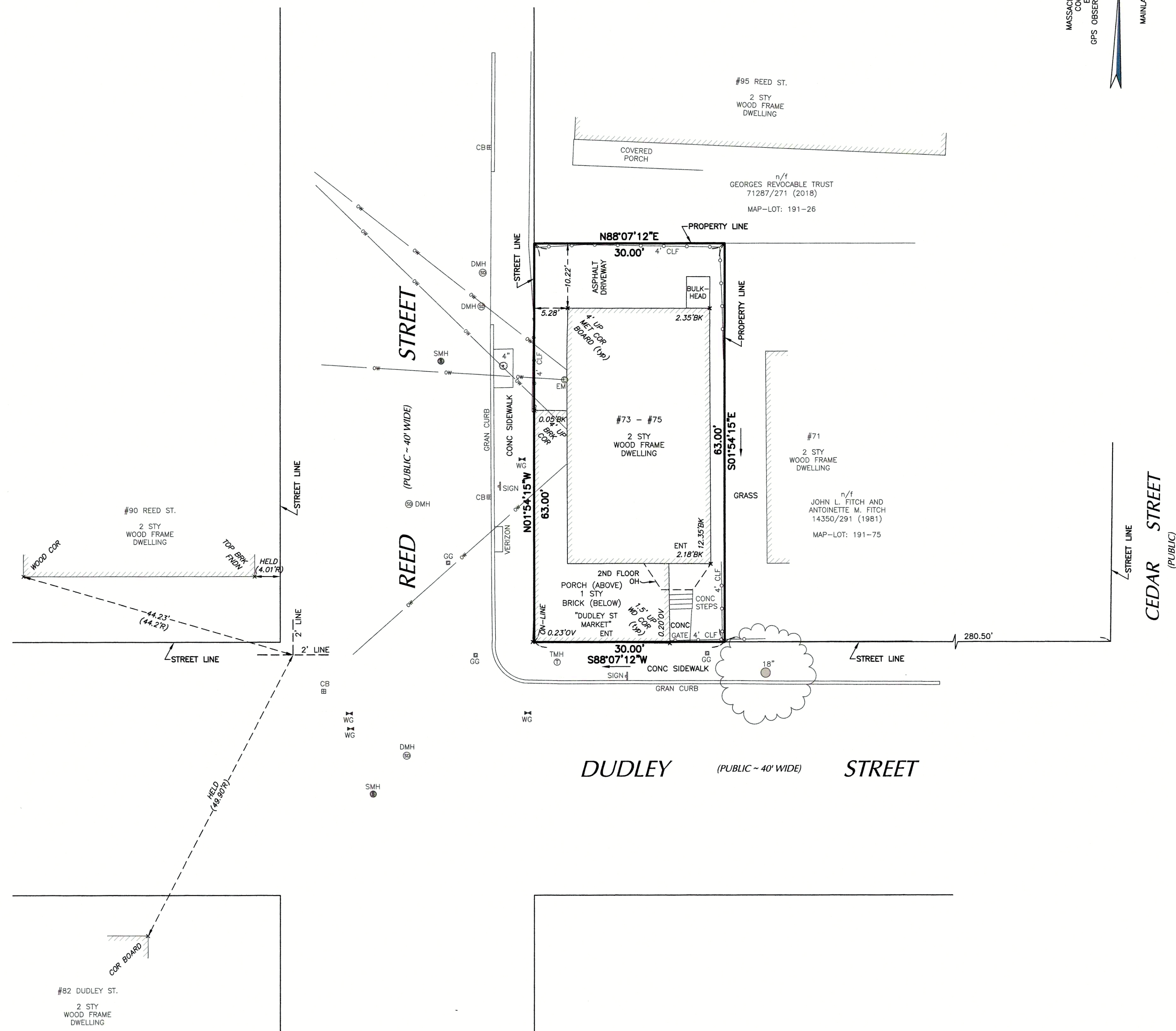
1 PROPOSED ATTIC FLOOR PLAN
Scale: 3/16" = 1'-0"

Existing and Proposed Floor Plans

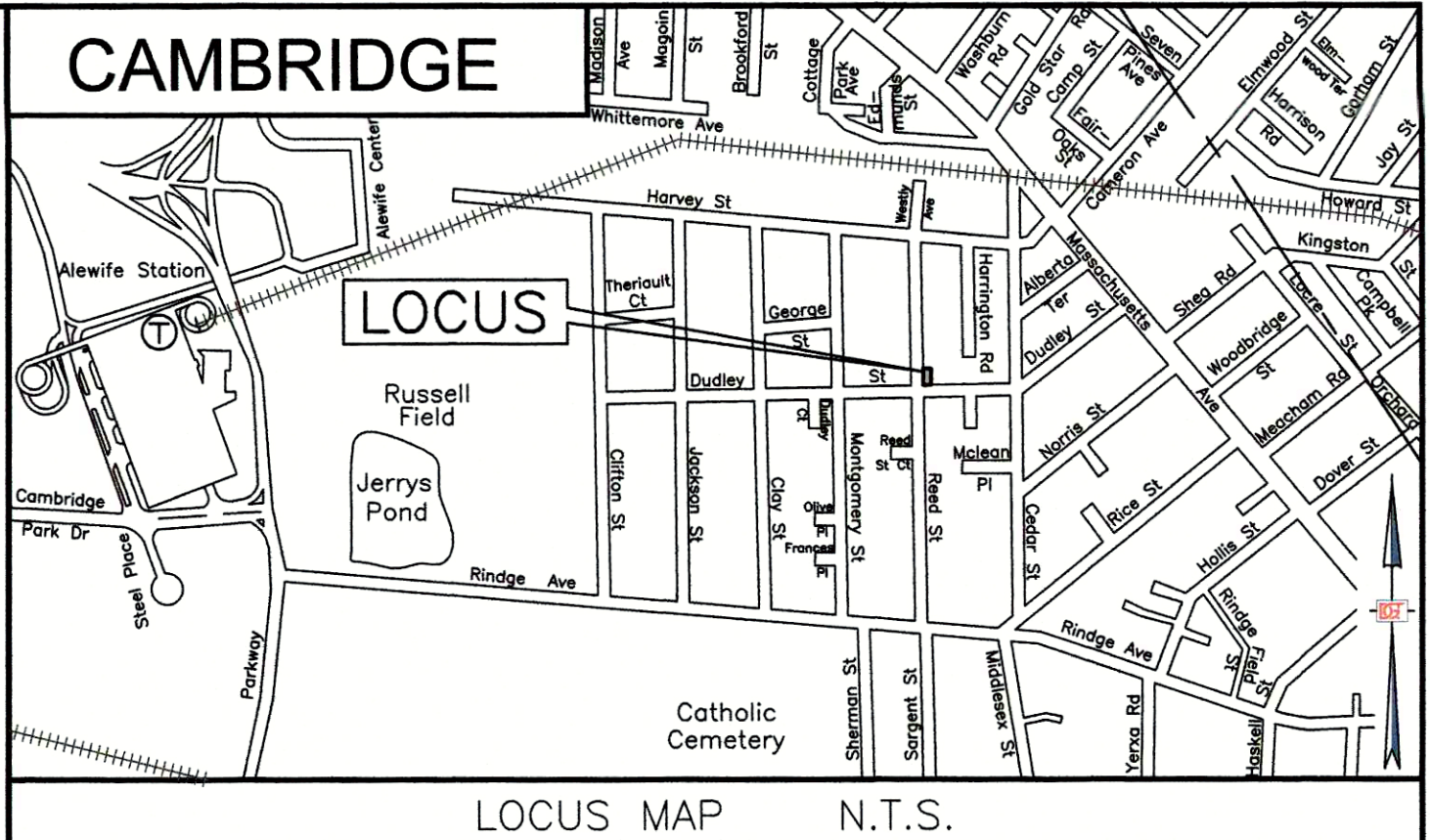
73/75 Dudley St

North Cambridge, MA
BZA Submission

| | | |
|---|-------------------|--------------|
|  O'SULLIVAN ARCHITECTS, INC. ARCHITECTURE ■ INTERIORS ■ PLANNING 606 MAIN STREET, SUITE 3001 ■ READING, MA 01867 Tel: (781) 439-6166 ■ Fax: (781) 439-6170 ■ www.osullivanarchitects.com <small>© 2023 O'Sullivan Architects Inc.</small> | ISSUED | SHEET NUMBER |
| | February 20, 2024 | 2 of 4 |
| REVISOR / REVISIONS | JOB NO: | |
| | 23039 | |



MASSACHUSETTS STATE PLANE
 COORDINATE SYSTEM
 EPOCH 2011.00
 GPS OBSERVATIONS NOVEMBER 2023
 MAINLAND ZONE (NAD83)



LEGEND

| | | | |
|------|------------------|-------|--------------------------------|
| BK | BACK | OV | OVER |
| BRK | BRICK | OW | OVERHEAD WIRE |
| CB | CATCH BASIN | SMH | SEWER MANHOLE |
| CLF | CHAIN LINK FENCE | STY | STORY |
| CONC | CONCRETE | TMH | TELEPHONE MANHOLE |
| COR | CORNER | WD | WOOD |
| DMH | DRAIN MANHOLE | WG | WATER GATE |
| EM | ELECTRIC METER | (R) | RECORD |
| ENT | ENTRANCE | (typ) | TYPICAL |
| FNDN | FOUNDATION | | |
| GG | GAS GATE | | |
| GRAN | GRANITE | ○ | TREE-DIAMETER AT BREAST HEIGHT |

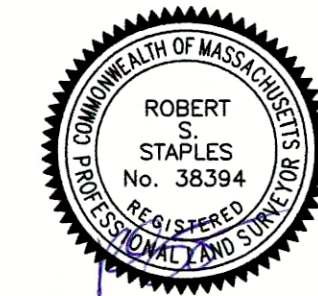
REFERENCE
 OWNER OR RECORD: n/f JOSEPH F. BAIN AND
 VERONIQUE A. BAIN
 18914/462 (1988) DEED
 AREA = 1,890 SQ. FT.
 ASSESSOR MAP-LOT: 191-74

PLAN REFERENCES
 CITY OF CAMBRIDGE ENGINEERING RECORDS
 FIELD BOOK 93, PAGE 91, 119 AND 151-152
 " " 92, " 141
 " " 90, " 96
 " " 80, " 125-126.

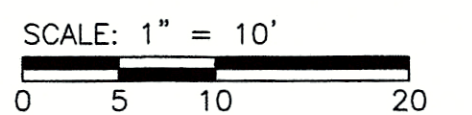
MASSACHUSETTS LAND COURT
 LCC 13776A (1929)
 " 11871A (1926).

MIDDLESEX COUNTY REGISTRY OF DEEDS
 PLAN 437 OF 2018
 " 632 OF 1999.

- NOTES**
- 1) FIELD SURVEY PERFORMED: OCTOBER 27 AND NOVEMBER 14, 2023.
 - 2) THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHT OF WAYS AND AGREEMENTS OF RECORD THAT AN ACCURATE AND THOROUGH TITLE SEARCH MAY DISCLOSE.

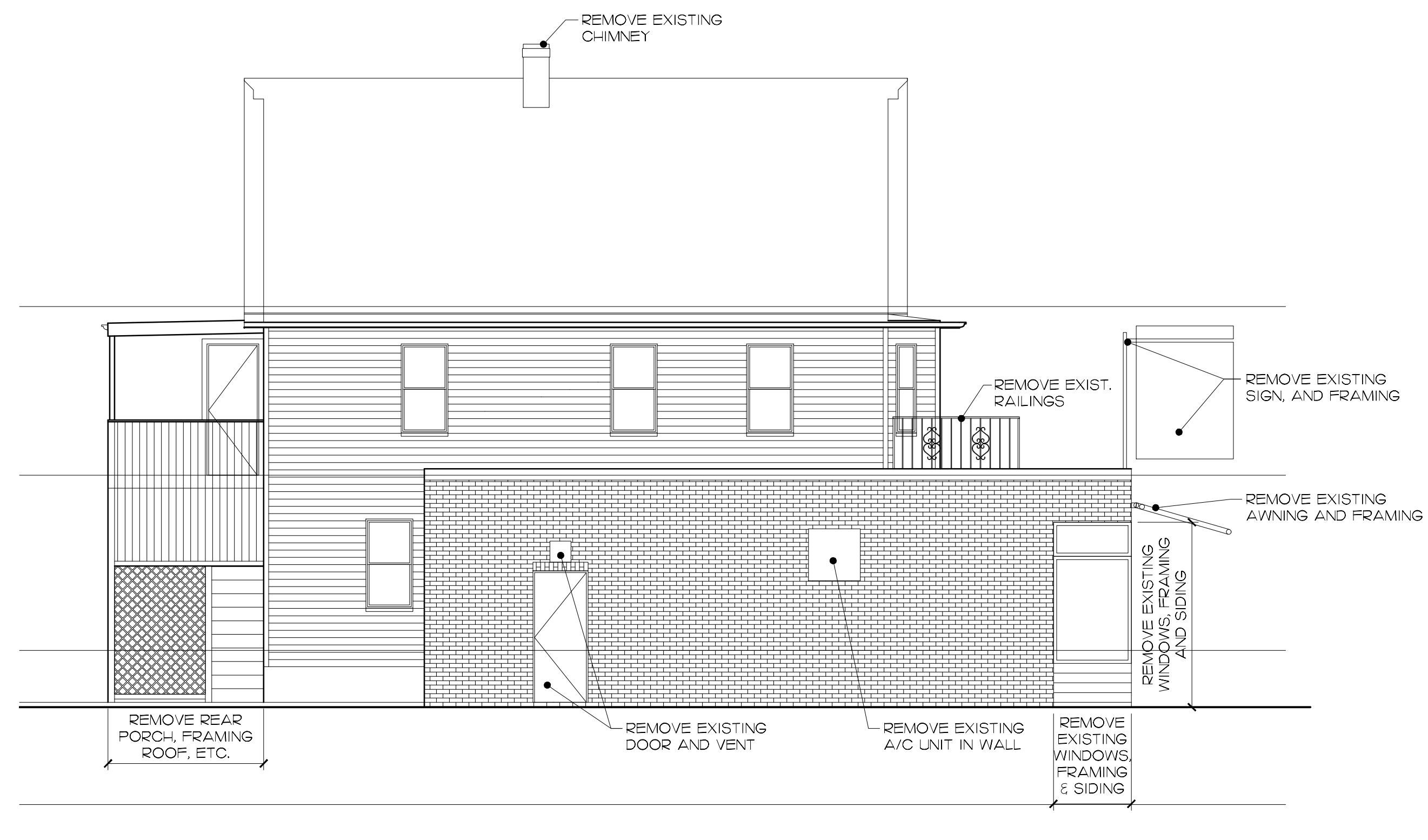


Robert Staples 16 Nov 2023
 PROFESSIONAL LAND SURVEYOR DATE

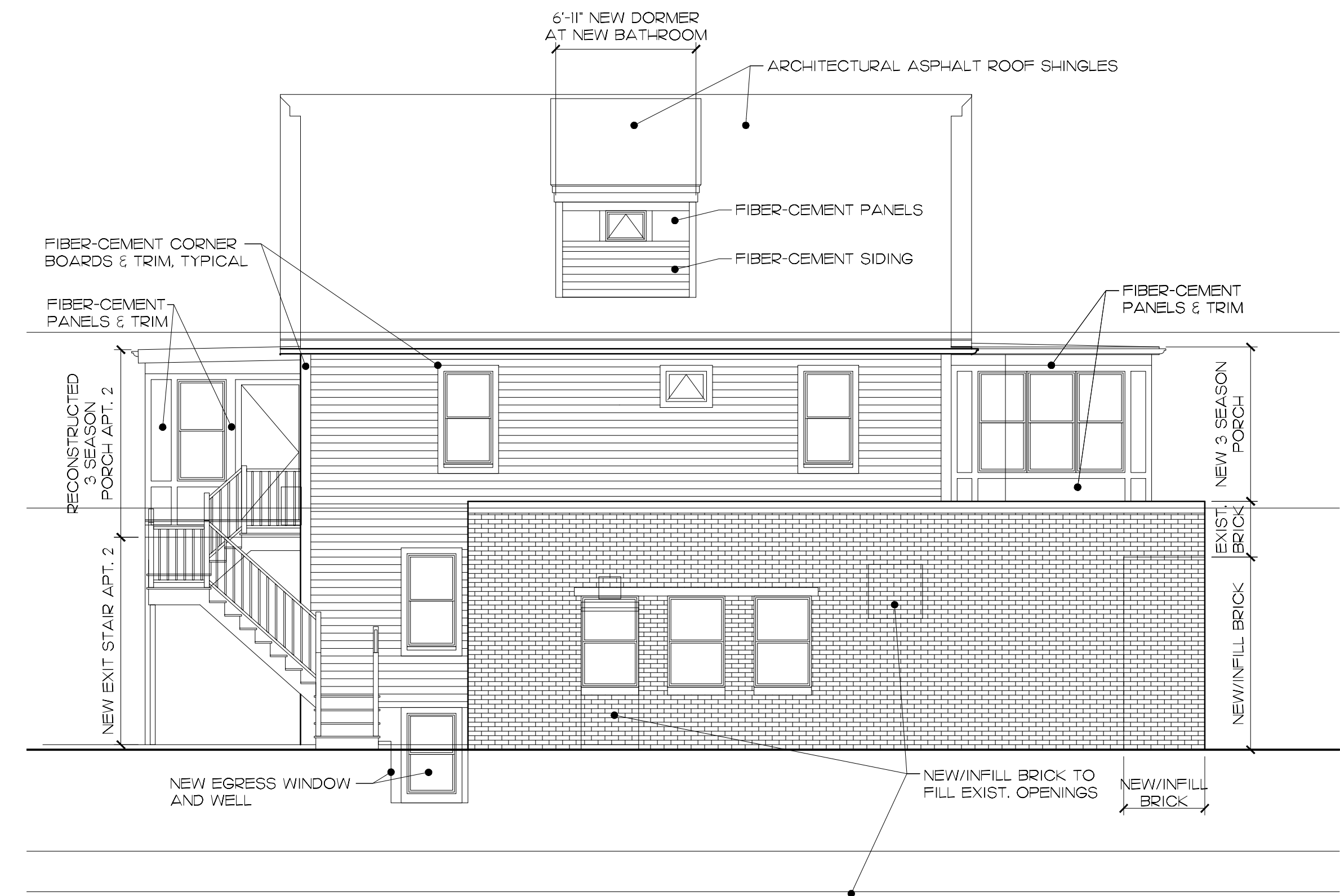


| | | |
|--|--|----------------------------|
| 73 - 75 DUDLEY STREET | | RESEARCH: D. CLIFFORD |
| PLAN OF LAND IN CAMBRIDGE, MASSACHUSETTS MIDDLESEX COUNTY | | FIELD: A. RUSH |
| PREPARED FOR: VERONIQUE BAIN AND JOSEPHINE BAIN | | CALCULATION: B.T. |
| PREPARED BY: DGT Associates Surveying & Engineering Framingham • Boston • Worcester | | DRAFTING: V. VIEN |
| 803 SUMMER STREET, 1ST FLOOR, BOSTON, MA 02127 617.275.0541 www.DGTassociates.com | | CHECK: RSS, PLS |
| | | PROJ. MANAGER: B. TALEB |
| | | DATE: 14-NOV-2023 |
| | | JOB NO. S-1803 |
| | | CRD FILE S-1803-ALL |
| | | SHEET NO. 1 OF 1 |

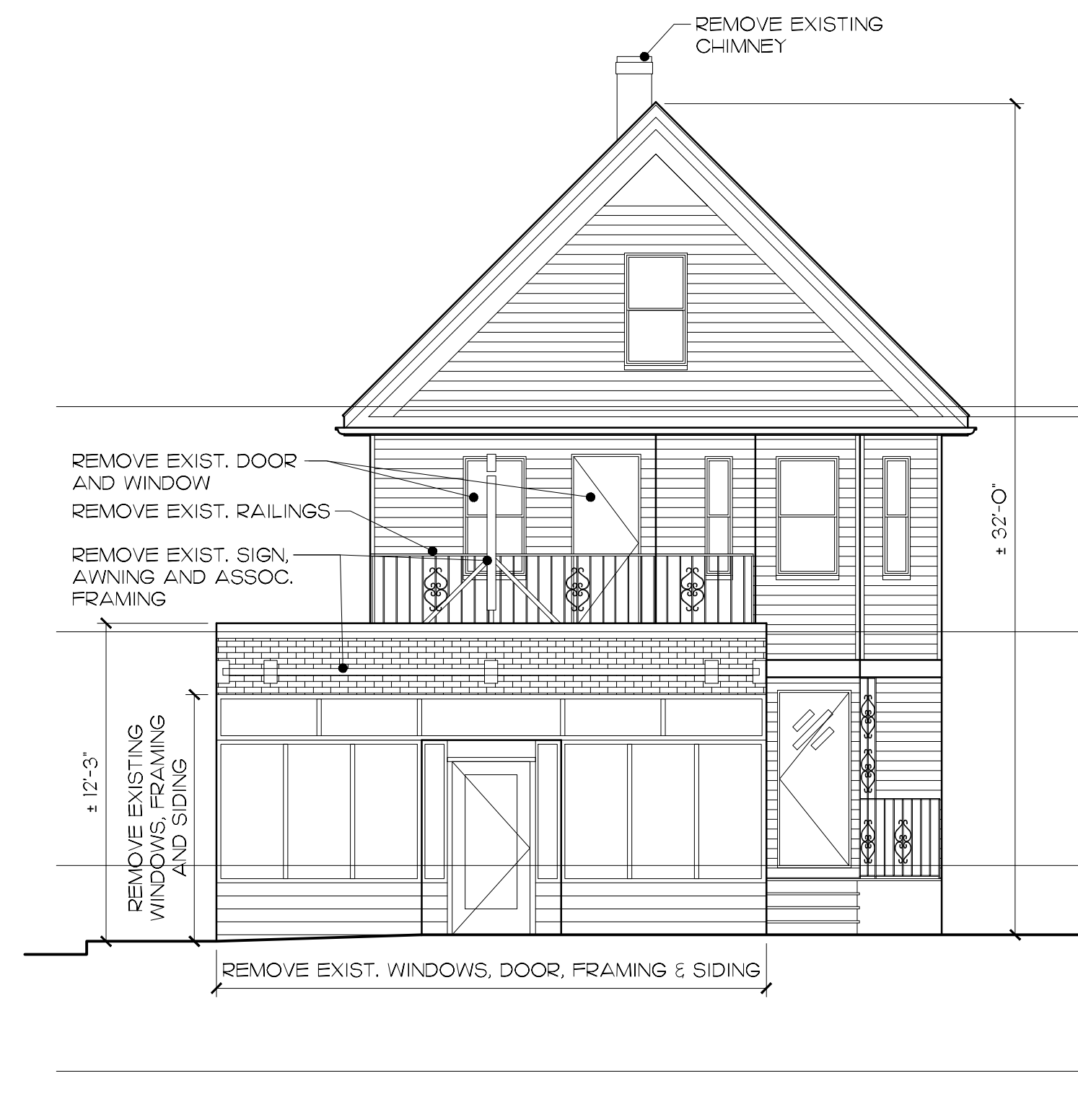
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| BY: | DESCRIPTION: | DATE: | REV: 0 |
| PLAN NO.: | S-1803PL | | |



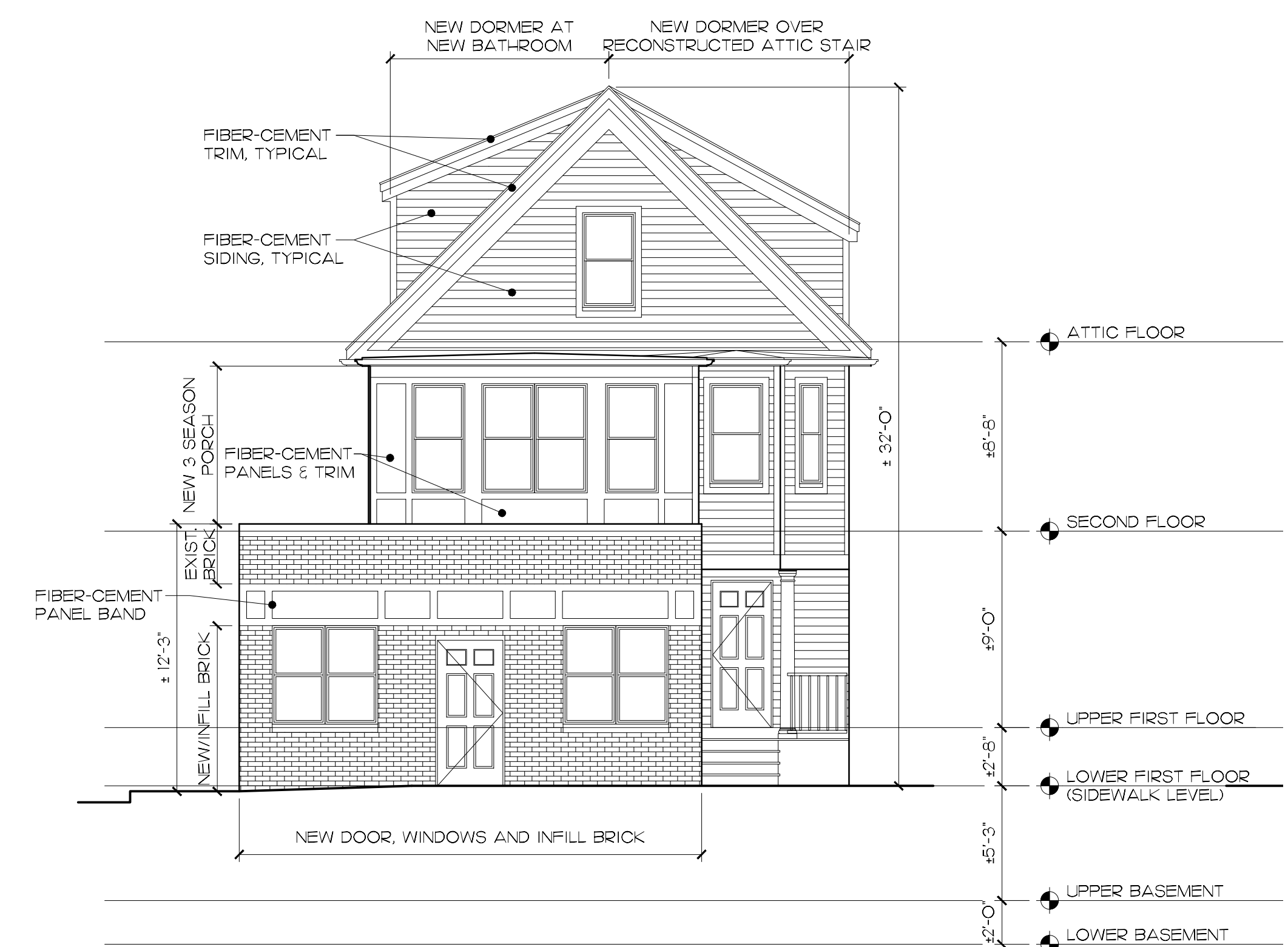
6 EXISTING/DEMO REED STREET ELEVATION
Scale: 3/16" = 1'-0"



6 PROPOSED REED STREET ELEVATION
Scale: 3/16" = 1'-0"



6 EXISTING/DEMO DUDLEY STREET ELEVATION
Scale: 3/16" = 1'-0"



6 PROPOSED DUDLEY STREET ELEVATION
Scale: 3/16" = 1'-0"

Existing & Proposed Elevations

73/75 Dudley St.

North Cambridge, MA
BZA Submission

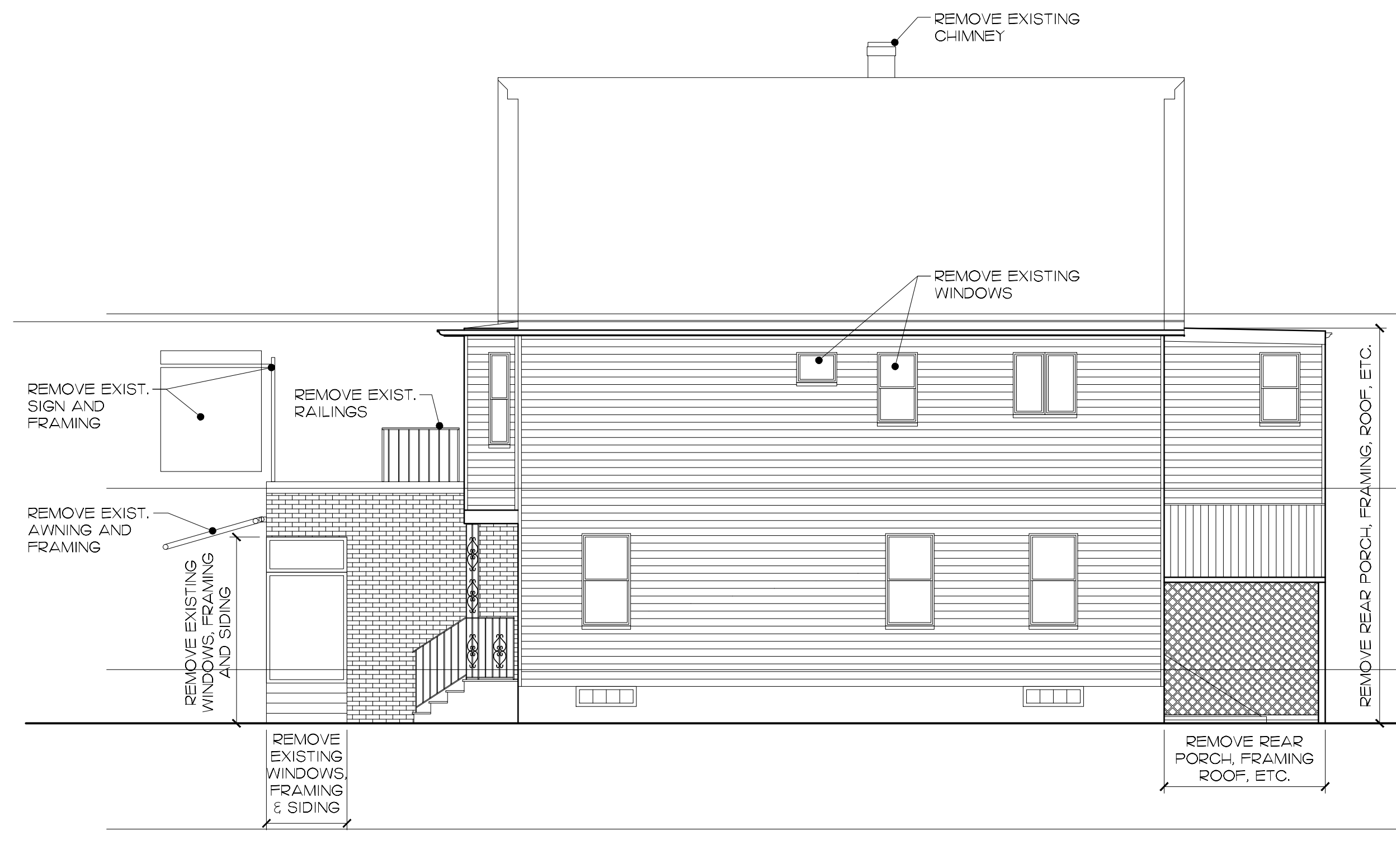


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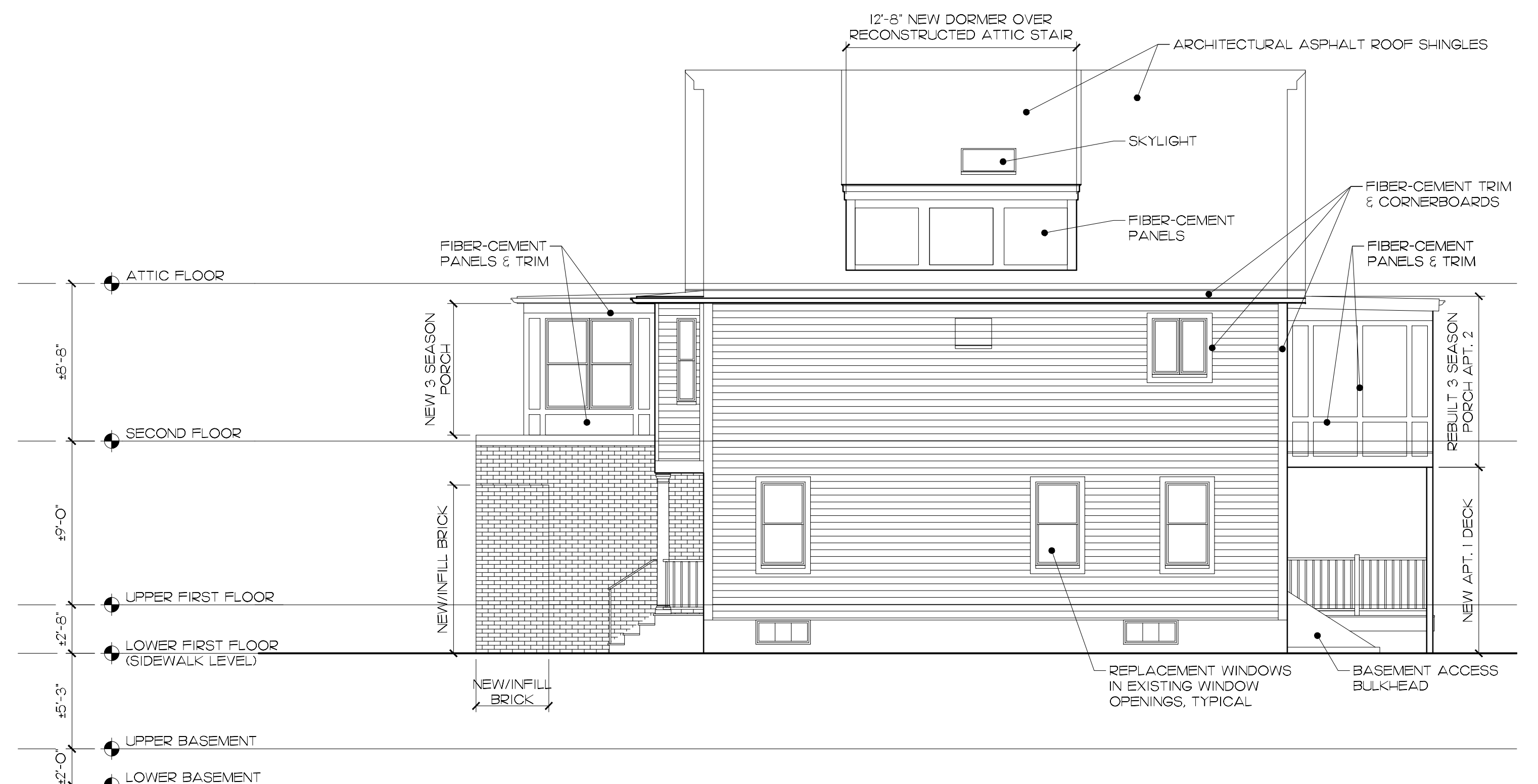
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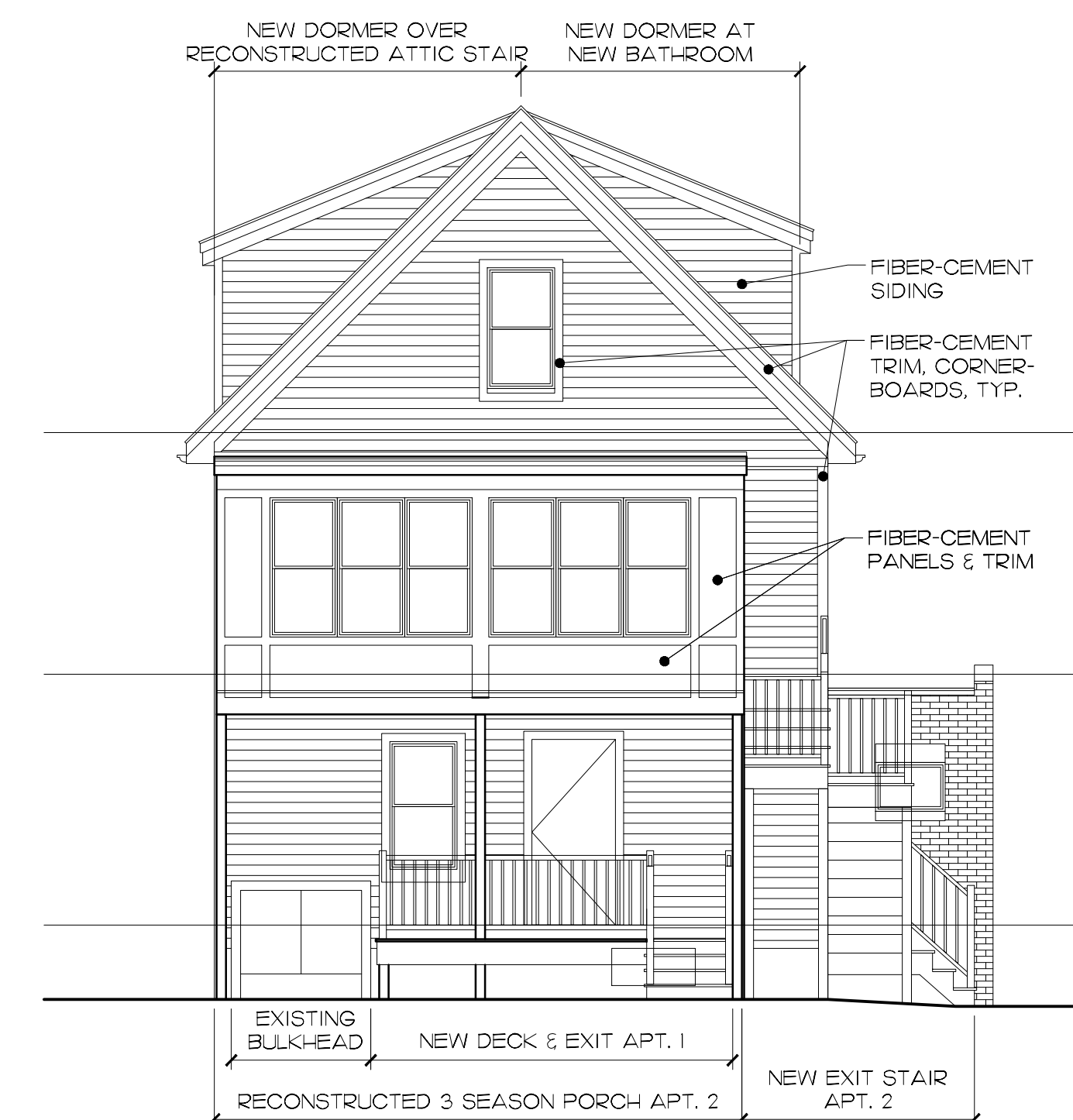
6 EXISTING/DEMO EAST SIDE ELEVATION
Scale: 3/16" = 1'-0"



6 PROPOSED EAST SIDE ELEVATION
Scale: 3/16" = 1'-0"



6 EXISTING/DEMO NORTH/REAR ELEVATION
Scale: 3/16" = 1'-0"



6 PROPOSED NORTH/REAR ELEVATION
Scale: 3/16" = 1'-0"

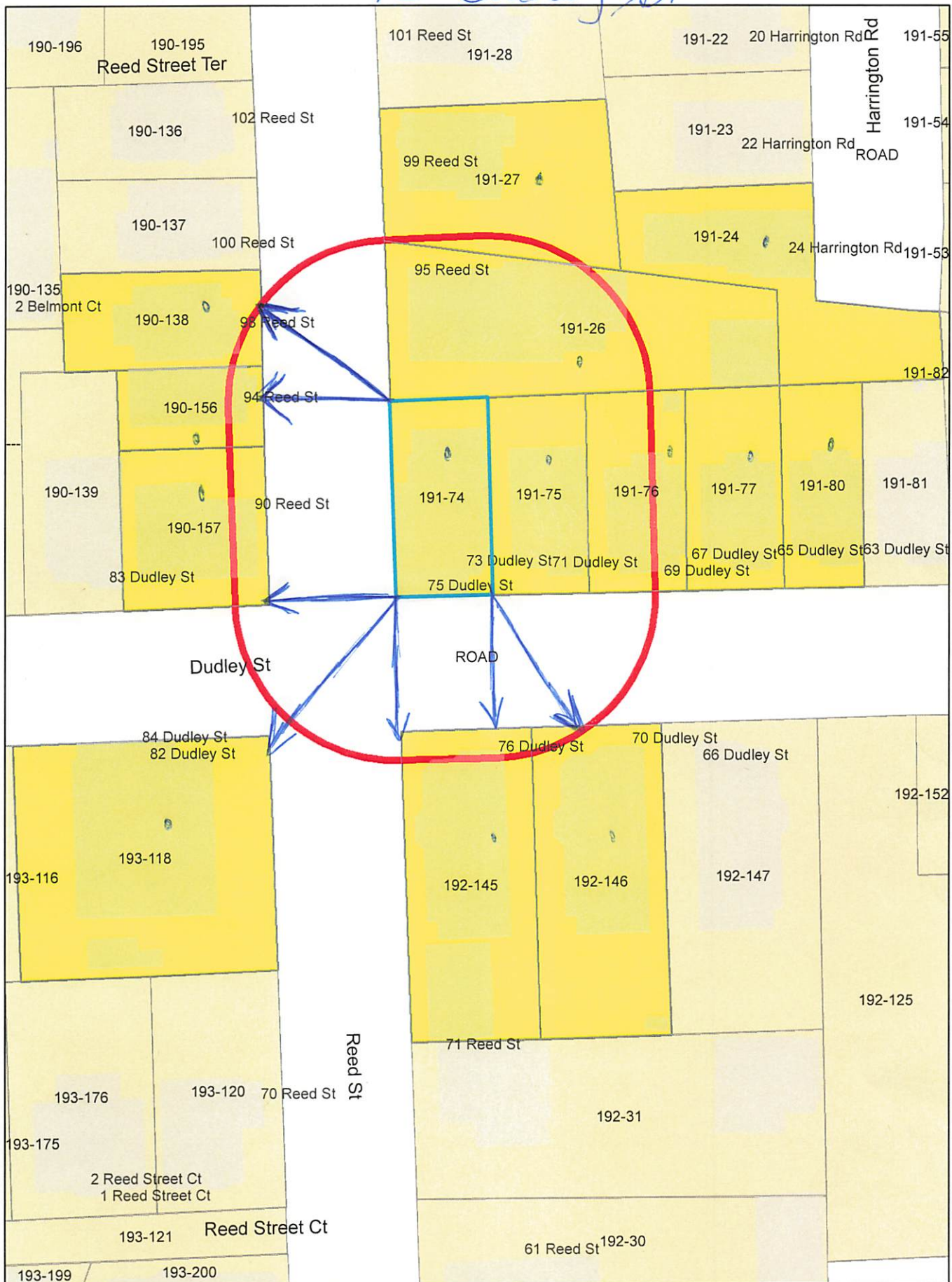
Existing & Proposed Elevations 73/75 Dudley St.

North Cambridge, MA
BZA Submission

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| ISSUED February 20, 2024 | SHEET NUMBER 4 of 4 |
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| JOB NO: 23039 | |

75 Dudley St.



75 Dudley St.

Peltone

191-27
STOCKMAN, SEBASTIAN &
KATHERINE W. STOCKMAN
99 REED ST
CAMBRIDGE, MA 02140

191-26
GEORGES, ROLAND JOSETTE GEORGES
TRS THE GEORGES REVOC TRUST
95 REED ST
CAMBRIDGE, MA 02140

191-74
BAIN, JOSEPH F. & VERONIQUE A. BAIN
98 EGERTON ROAD
ARLINGTON, MA 02474

191-76
DEERY, CHRISTOPHER P. &
MARGARET E. DEERY
69 DUDLEY ST
CAMBRIDGE, MA 02140-2419

192-145
MCGOVERN, KATE L.
76 DUDLEY ST UNIT 1
CAMBRIDGE, MA 02140

O'SULLIVAN ARCHITECTS
C/O JOSEPH WALSH
606 MAIN STREET - SUITE 3001
READING, MA 01867

192-146
NAJAFIAN, MARYAM
70 DUDLEY STREET #2
CAMBRIDGE, MA 02140

192-146
MADHURI, RAVI,
TRUSTEE THE BLUE BOAT TRUST
8 SPRUCE ST., #9N
NEW YORK, NY 10038

192-146
SIDIROGLOU, SYLIANOS & ALISON FOLLAND
70 DUDLEY ST 3
CAMBRIDGE, MA 02140

191-75
FITCH, JOHN L. & ANTOINETTE M FITCH
71 DUDLEY ST
CAMBRIDGE, MA 02140-2419

191-77
CASHDAN, JESSICA &
FRANCOIS BERELOWITCH
67 DUDLEY ST
CAMBRIDGE, MA 02140-2419

193-118
DESIMONE, RAYMOND E.,
TRUSTEE THE 82-84 DUDLEY ST. NOM TR.
53 WEBB ST
LEXINGTON, MA 02420-2245

192-145
SEDER, MOLLY DANIELLE GREGORY
MICHAEL DONADIO
76 DUDLEY ST UNIT3
CAMBRIDGE, MA 02140

190-138
PARK, EMILY ELIZABETH
NICHOLAS TYLER GRAHAM
98 REED ST
CAMBRIDGE, MA 02140

190-156
SCHEIER, ERIK S.
CITY OF CAMBRIDGE TAX TITLE
94 REED STREET
CAMBRIDGE, MA 02140

191-80
LEGREE, RACHEL
65 DUDLEY ST
CAMBRIDGE, MA 02140

191-24
MURPHY, GAIL A & DONNA FRASER
A LIFE ESTATE
24 HARRINGTON RD
CAMBRIDGE, MA 02140

190-157
KLIMA, ABIGAIL W.
90 REED ST
CAMBRIDGE, MA 02140

192-145
KENNEDY, CHARLES N.
1220 ROBINSON AVE, #206
SAN DIEGO, CA 92103



Front View from Reed Street



73/75 Dudley Street



View Towards Site Via Dudley Street



Side View from Reed Street



Neighbor and Side View from Reed Street



Neighbor Across Dudley Street



Neighbor Opposite Corner



Neighbor Across Reed Street

Site Photos
73/75 Dudley St.
North Cambridge, MA
BZA Submission



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| SHEET NUMBER | 1 of 1 |
| JOB NO: | 23039 |

Pacheco, Maria

From: Rebecca Listfield <rwoodbury@gmail.com>
Sent: Monday, March 18, 2024 8:38 PM
To: Pacheco, Maria
Subject: Comment on BZA-258983 (75 Dudley)

Hi,

I'm writing to voice my support for the proposed modifications at 75 Dudley Street. I live a block away and walk past this property every day. The existing closed storefront is an eyesore, and I applaud any effort to rehabilitate this building. In addition, I strongly support the proposed addition of a second apartment unit, given the city's housing crisis. Finally, the proposed modifications are modest and consistent with the surrounding neighborhood.

Rebecca



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.
(617) 349-6100

g Bds

BZA

POSTING NOTICE - PICK UP SHEET

The undersigned picked up the notice board for the Board of Zoning Appeals Hearing.

Name: ROBERT NEWELL Date: 3-8-24
(Print)

Address: 75 Dudley St.

Case No. BZA-258983

Hearing Date: 3/28/24

Thank you,
Bza Members



City of Cambridge

MASSACHUSETTS

APR - 1 PM 4:06

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.
(617) 349-6100

Board of Zoning Appeal Waiver Form

*The Board of Zoning Appeal
831 Mass Avenue
Cambridge, MA 02139*

RE: Case # BZA-258983

Address: 75 Dudley St

Owner, Petitioner, or Representative: Joseph Walsh
(Print Name)

hereby waives the required time limits for holding a public hearing as required by Section 9 or Section 15 of the Zoning Act of the Commonwealth of Massachusetts, Massachusetts General Laws, Chapter 40A. The Owner, Petitioner, or Representative further hereby waives the Petitioner's and/or Owner's right to a Decision by the Board of Zoning Appeal on the above referenced case within the time period as required by Section 9 or Section 15 of the Zoning Act of the Commonwealth of Massachusetts, Massachusetts General Laws, Chapter 40A, and/or Section 6409 of the federal Middle Class Tax Relief and Job Creation Act of 2012, codified as 47 U.S.C. §1455(a), or any other relevant state or federal regulation or law.

Date: 4-1-24

Signature [Handwritten Signature]



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.
(617) 349-6100

2 Bds
Replacement

BZA

POSTING NOTICE – PICK UP SHEET

The undersigned picked up the notice board for the Board of Zoning Appeals Hearing.

Name: Josephine Bain Date: 4/11/24
(Print)

Address: 75 Dudley St

Case No. BZA-258983

Hearing Date: May 9, 2024

Thank you,
Bza Members

Pacheco, Maria

From: Rachel Legree <rachellegree@yahoo.com>
Sent: Wednesday, March 27, 2024 7:33 PM
To: Pacheco, Maria
Subject: March 28th Mtg. Comments on BZA-258983

Hello Mary,

I have a few comments on **BZA-258983** This building is in the series of 8 houses that were identical when built (though some floor plans were reversed to provide variety). At Dudley we like to consider ourselves the mini version of San Francisco's painted ladies - only they are worker cottages for single family homes. The end house was converted to a store to serve the neighborhood but has been vacant for quite a while. While the store use served a neighborhood purpose the build out of 2 3-bedroom units on this lot is excessive and would set the precedent for all of the houses on Dudley to be converted in this manner.

There are additional aspects of this proposal that don't seem to be accurately reflected: The building sits on the sidewalk of both Reed & Dudley Street - there is no set back. The third floor attic conversion seems to imply it will be code compliant but I don't think a shed roof can get the height requirement needed (most attics at the peak are 8'). Parking in this neighborhood for a 6 building structure will be an issue as there is only street parking.

I'm interested in allowing exceptions for those seeking to build out multi-generational homes or utilize their space to optimize for growing families but this is to add an additional rental unit not an owner occupied need.

Respectfully,

Rachel Legree
65 Dudley Street
Cambridge, MA 02165

Pacheco, Maria

BZA-258983

From: D Pattavina <dpattavina@gmail.com>
Sent: Wednesday, April 10, 2024 3:56 PM
To: Pacheco, Maria
Subject: 75 Dudley Variance

Good Afternoon,

I was curious if the people at 73-75 Dudley Street are still working on a variance. The posted [required] sign outlining the plan and hearing details came down around March 25, 2024, before the previous meeting. The building is in disrepair and has been for years, it appears abandoned and has appeared abandoned since about 2019. It doesn't seem possible that they will be able to maintain the building in another state if it's been in such bad shape under their care. I am sad to see that they have really let this building go, I live across the street and can see it from most windows in my apartment. Furthermore, I would like the zoning to remain mixed use there. It has been a corner store for generations, and I would like it to remain that way.

Thank you,
Danielle Pattavina

Pacheco, Maria

57A-258983

From: Stylianopoulos, George
Sent: Tuesday, April 16, 2024 8:20 PM
To: Pacheco, Maria
Subject: 75 dudley street letter of support

happy spring to you maria... could you please add this letter to that application? thanks!

George S.

We support the proposed change of use and windows in the setback at 75 dudley street. It would be quite difficult for another small independent market to survive at that location even if it relied on tobacco, alcohol and lottery which is not a wholesome feeling for a residential neighborhood anyway.

the property is much better suited for full residential use. future residents will enjoy an exceptional combination of north cambridge benefits including walking distance to Alewife, Davis, Danehy, linear park bike path, a close-by park for toddlers, dozens of restaurants, one of the city's best halloween block parties, and a friendly community of immediate neighbors.

**George Stylianopoulos
Michelle Luo
15 Reed Street**

Pacheco, Maria

From: John Fitch <johnlfitch@yahoo.com>
Sent: Monday, May 6, 2024 4:20 PM
To: Pacheco, Maria
Cc: josephinebain@gmail.com
Subject: Re: Case no. B2A-258983 Petitioner: Veronique Bain

May 6, 2023

To the Board of Zoning Appeal:

I have been living at 71 Dudley Street, Cambridge as my permanent residence for the last forty-five years. My home is directly adjacent to 73 Dudley Street. For many years I was a regular customer of the store on the first floor which was run by the Bain family, and by previous and later storekeepers. The Bains were always good neighbors, and were always respected by the entire neighborhood.

I enthusiastically support the Bain family's petition to convert the property to a two-family residence. It appears that the property is unlikely to support a store in the future, and that it could be best used as a two-family. Such use is consistent with other use on our block, which is mainly residences of one to three units.

Thank you for your attention to this matter.

Sincerely,

John L. Fitch

* * * * *

(8:30 p.m.)

Sitting Members: Jim Monteverde, Steven Ng, Virginia
Keesler, Daniel Hidalgo, and Bill Boehm

JIM MONTEVERDE: BZA-258983 -- 75 Dudley Street.

We'd like to continue this. I'd like to suggest that we
continue this case. We're having some issues with the way
things were advertised, and public being able to call in.
And since it's a variance, we'd like to continue this.

Is the proponent on hand?

MARK SEREDA: Hello?

JIM MONTEVERDE: Veronique? No. I am the
architect -- Mark Sereda from O'Sullivan Architects, 606 --

JIM MONTEVERDE: Yep.

MARK SEREDA: -- Main Street.

JIM MONTEVERDE: Did you hear my introduction,
Mark?

MARK SEREDA: What's that?

JIM MONTEVERDE: Did you hear my introduction?

MARK SEREDA: That --

JIM MONTEVERDE: I'd like to continue; I suggest
we continue this case.

1 MARK SEREDA: Yes, okay. Yes, that's fine. You
2 want to continue it?

3 JIM MONTEVERDE: Yep.

4 MARK SEREDA: Okay, very good.

5 JIM MONTEVERDE: May 9?

6 STEPHEN NATOLA: Yeah.

7 JIM MONTEVERDE: Can you do May 9, does that work
8 for you, Mark?

9 MARK SEREDA: Yes. Yes, that would be fine.

10 JIM MONTEVERDE: Okay.

11 STEPHEN NATOLA: Thank you.

12 JIM MONTEVERDE: Members of the Board? May 9,
13 okay? Well, this is a case not heard, right?

14 STEPHEN NATOLA: Yeah.

15 JIM MONTEVERDE: Don't worry about it. All right.

16 MARK SEREDA: All right. Thank you.

17 JIM MONTEVERDE: So let me make a motion to
18 continue this matter to May 9, 2024, on the condition that
19 the petitioner change the posting sign to reflect the new
20 date of May 9, 2024, and the new time of 6 p.m.

21 Also, that the petitioner sign a waiver to the
22 statutory requirements for the hearing. This waiver can be

1 obtained from Maria Pacheco or Olivia Ratay at the
2 Inspectional Services Department.

3 I ask that you sign the waiver and return it to
4 the Inspectional Services Department by a week from this
5 coming Monday. Failure to do so will de facto cause this
6 Board to give an adverse ruling on this case.

7 Also, that if there are any new submittals,
8 changes to the drawings, dimensional forms, or any
9 supporting statement that those be in our files by 5 p.m. on
10 the Monday prior to the continued meeting date.

11 On the motion to continue this matter until May 9,
12 2024, by a voice vote of the Board members, Virginia?

13 VIRGINIA KEESLER: In favor.

14 JIM MONTEVERDE: Thank you. Daniel?

15 DANIEL HIDALGO: In favor.

16 JIM MONTEVERDE: Thank you. Steven?

17 STEVEN NG: In favor.

18 JIM MONTEVERDE: Thank you. Bill?

19 BILL BOEHM: In favor.

20 JIM MONTEVERDE: Thank you. And Jim Monteverde in
21 favor.

22 [All vote YES]

1 JIM MONTEVERDE: The matter is continued. Thank
2 you.

3 MARK SEREDA: All right. Thank you.

4 JIM MONTEVERDE: And Board members, that's a wrap.
5 Thank you for your help.

6 STEVEN NG: Thank you. Goodnight, everybody.

7 DANIEL HIDALGO: Goodnight.

8 [08:36 p.m. End of Proceedings]

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