



# CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

## BZA Application Form

**BZA Number: 178804**

### General Information

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

Special Permit: \_\_\_\_\_ Variance:  X  Appeal: \_\_\_\_\_

2022 JUN -7 PM 2:24  
OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

**PETITIONER:** Jeffrey Hodess and Michelle Goldman C/O Edrick vanBeuzekom / EvB Design

**PETITIONER'S ADDRESS:** 1310 Broadway, Somerville, MA 02144

**LOCATION OF PROPERTY:** 201 Charles St, Cambridge, MA

**TYPE OF OCCUPANCY:** single family residence      **ZONING DISTRICT:** Residence C-1 Zone

**REASON FOR PETITION:**

/Additions/

### **DESCRIPTION OF PETITIONER'S PROPOSAL:**

The petitioner proposes two separate two story additions to gain much needed living space for their family. The existing house is on a nonconforming corner lot and is non conforming to a side yard setback. The additions will increase the gross floor area to be nonconforming. One of the additions will further violate the side yard setback requirements.

### **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: 10.000      Section: 10.30 (Variance).

Original  
Signature(s):

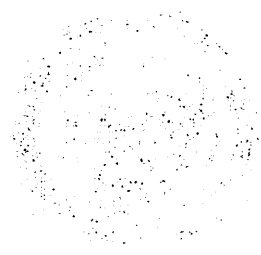
*Edrick vanBeuzekom*

(Petitioner (s) / Owner)

Edrick vanBeuzekom

(Print Name)

THE UNIVERSITY OF CHICAGO



1923 FEB 11 11:15 AM

Office of the Registrar

Chicago, Illinois

February 11, 1923

Dear Sir:

I have the honor to acknowledge the receipt of your letter of the 10th inst.

relative to the application of [Name] for admission to the University of Chicago.

The records of the Board of Examiners show that [Name] was admitted to the University of Chicago in the year 1922.

It is noted that [Name] was a member of the University of Chicago in the year 1922.

It is also noted that [Name] was a member of the University of Chicago in the year 1922.

Very respectfully,  
[Signature]

Director of the Registrar

Enclosure

Very truly yours,  
[Signature]

The University of Chicago is a non-sectarian institution of higher learning, open to all persons of good character and ability, without regard to race, color, or religion. It is a member of the Association of American Universities and the American Council on Education.

Very truly yours,  
[Signature]

Very truly yours,  
[Signature]

Very truly yours,  
[Signature]

Very truly yours,  
[Signature]

[Handwritten signature]

[Handwritten signature]

[Handwritten text]

**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 Jeffrey Hodess and Michelle Goldman  
(OWNER)

Address: 201 Charles St. Cambridge, MA 02141

State that I/We own the property located at 201 Charles St., which is the subject of this zoning application.

The record title of this property is in the name of Jeffrey Hodess and Michelle Goldman

\*Pursuant to a deed of duly recorded in the date 5/9/13, Middlesex South County Registry of Deeds at Book 61767, Page 518; or Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_ Book \_\_\_\_\_ Page \_\_\_\_\_.

Jeffrey Hodess Michelle Goldman  
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT\*

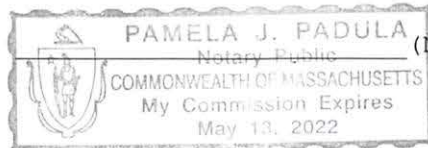
\*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Bristol

The above-name JEFFREY HODESS, MICHELLE GOLDMAN personally appeared before me, this 11 of MARCH, 2022, and made oath that the above statement is true.

Pamela J. Padula 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.

CONFIDENTIAL - SECURITY INFORMATION

1. The purpose of this document is to provide information regarding the security of the system.

2. The system is designed to protect sensitive information from unauthorized access.

3. The system is designed to protect sensitive information from unauthorized access.

4. The system is designed to protect sensitive information from unauthorized access.

5. The system is designed to protect sensitive information from unauthorized access.

6. The system is designed to protect sensitive information from unauthorized access.

7. The system is designed to protect sensitive information from unauthorized access.

8. The system is designed to protect sensitive information from unauthorized access.

9. The system is designed to protect sensitive information from unauthorized access.



## **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:

A literal enforcement would involve substantial hardship because it would prevent a small expansion to gain a much needed additional bedroom and bathroom for a family in a market where it is virtually impossible to find an affordable home with enough space to meet a small family's needs.

- 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 by not affecting generally the zoning district in which it is located for the following reasons:

The hardship is owing to the shape of lot which is less than 50% district requirements and narrow in one direction, and the position of the existing structure which is nonconforming to side yard and front yard setbacks.

- 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:

Desirable relief may be granted without substantial detriment to the public good because with the proposed additions the resulting structure will still be smaller than surrounding buildings and it will not infringe on the public way.

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

Desirable relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance because with the proposed additions the resulting structure will be less than half the size that would be allowed on a conforming lot, and it will be appropriately scaled for the neighborhood.

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

Address: \_\_\_\_\_  
 Tel. No. 617-623-2222  
 E-Mail Address: edrick@evbdesign.com

Date: \_\_\_\_\_

## **BZA Application Form**

### **DIMENSIONAL INFORMATION**

**Applicant:** Jeffrey Hodess and Michelle Goldman  
**Location:** 201 Charles St., Cambridge, MA  
**Phone:** 617-623-2222

**Present Use/Occupancy:** single family residence  
**Zone:** Residence C-1 Zone  
**Requested Use/Occupancy:** single family residence

		<b><u>Existing Conditions</u></b>	<b><u>Requested Conditions</u></b>	<b><u>Ordinance Requirements</u></b>	
<b>TOTAL GROSS FLOOR AREA:</b>		1195 sq ft	1713 sq ft	1500 sq ft	(max.)
<b>LOT AREA:</b>		1994 sq ft	1994 sq ft	5000 sq ft	(min.)
<b>RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup></b>		0.6	0.89	0.75	
<b>LOT AREA OF EACH DWELLING UNIT</b>		1994 sq ft	1994 sq ft	1500 sq ft	
<b>SIZE OF LOT:</b>	WIDTH	50'	50'	50'	
	DEPTH	39.81'	39.81'	NA	
<b>SETBACKS IN FEET:</b>	FRONT	0.7'	0.7'	10'	
	REAR	11.6'	11.6'	10'	
	LEFT SIDE	0.1'	0.1'	7'-6"	
	RIGHT SIDE	19.3'	15'	10'	
<b>SIZE OF BUILDING:</b>	HEIGHT	27'-10"	27'-10"	35'	
	WIDTH	27'-6"	27'-6"	NA	
<b>RATIO OF USABLE OPEN SPACE TO LOT AREA:</b>		17%	17%	30%	
<b>NO. OF DWELLING UNITS:</b>		1	1	1	
<b>NO. OF PARKING SPACES:</b>		1	1	1	
<b>NO. OF LOADING AREAS:</b>		NA	NA	NA	
<b>DISTANCE TO NEAREST BLDG. ON SAME LOT</b>		NA	NA	NA	

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.:



# City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

2022 JUL 25 PM 12:08  
OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

## Board of Zoning Appeal Waiver Form

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

RE: Case # BZA-178804

Address: 201 Charles St.

Owner,  Petitioner, or  Representative: Edriek VanBeuzekom  
(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: 7/22/22

Edriek VanBeuzekom  
Signature

1 \* \* \* \* \*

2 (8:15 p.m.)

3 Sitting Members: Brendan Sullivan, Andrea A. Hickey, Jim  
4 Monteverde, Alison Hammer, and Slater W.  
5 Anderson

6 BRENDAN SULLIVAN: The Board will now hear Case  
7 No. 178804 -- 201 Charles Street. Edrick, are you hanging  
8 on the line? Possibly no. We are in receipt of  
9 correspondence from Edrick VanBeuzekom.

10 "To Maria and Olivia,

11 "My clients and I would like to request a  
12 postponement of our July 28 hearing date for Case No. 178804  
13 -- 201 Charles Street to the next available date. We have  
14 been negotiating with neighbors and need a little more time  
15 to complete revised plans.

16 "Let me know if we need to submit a more formal  
17 request. I can stop in to sign the waiver if needed."

18 On the motion to continue this matter until  
19 September 8, 2022, at 6:00 p.m., on the condition that the  
20 petitioner change the posting sign to reflect the new date  
21 of September 6, 2022 and the new time of 6:00 p.m.

22 Any new submittals be in the file by 5:00 p.m. on



1 the Monday prior to September 8. The waiver has been signed  
2 and submitted so they're good there.

3 On the motion, then, to continue this matter to  
4 September 8, Jim Monteverde?

5 JIM MONTEVERDE: In favor.

6 BRENDAN SULLIVAN: Slater Anderson?

7 SLATER ANDERSON: In favor.

8 BRENDAN SULLIVAN: Alison Hammer?

9 ALISON HAMMER: In favor.

10 BRENDAN SULLIVAN: Andrea Hickey?

11 ANDREA HICKEY: Yes, in favor. And just  
12 clarifying that it would be continued as a case not heard.

13 BRENDAN SULLIVAN: It's a case not heard. And  
14 Brendan Sullivan yes.

15 [All vote YES]

16 On five affirmative votes, the matter is continued  
17 until September 8 at 6:00 p.m.

18

19

20

21

22

# Jeff Hodess & Michelle Goldman Residence

201 Charles Street  
Cambridge, MA 02141

ISSUE DATE: March 22, 2022

For Zoning Review

Architect:

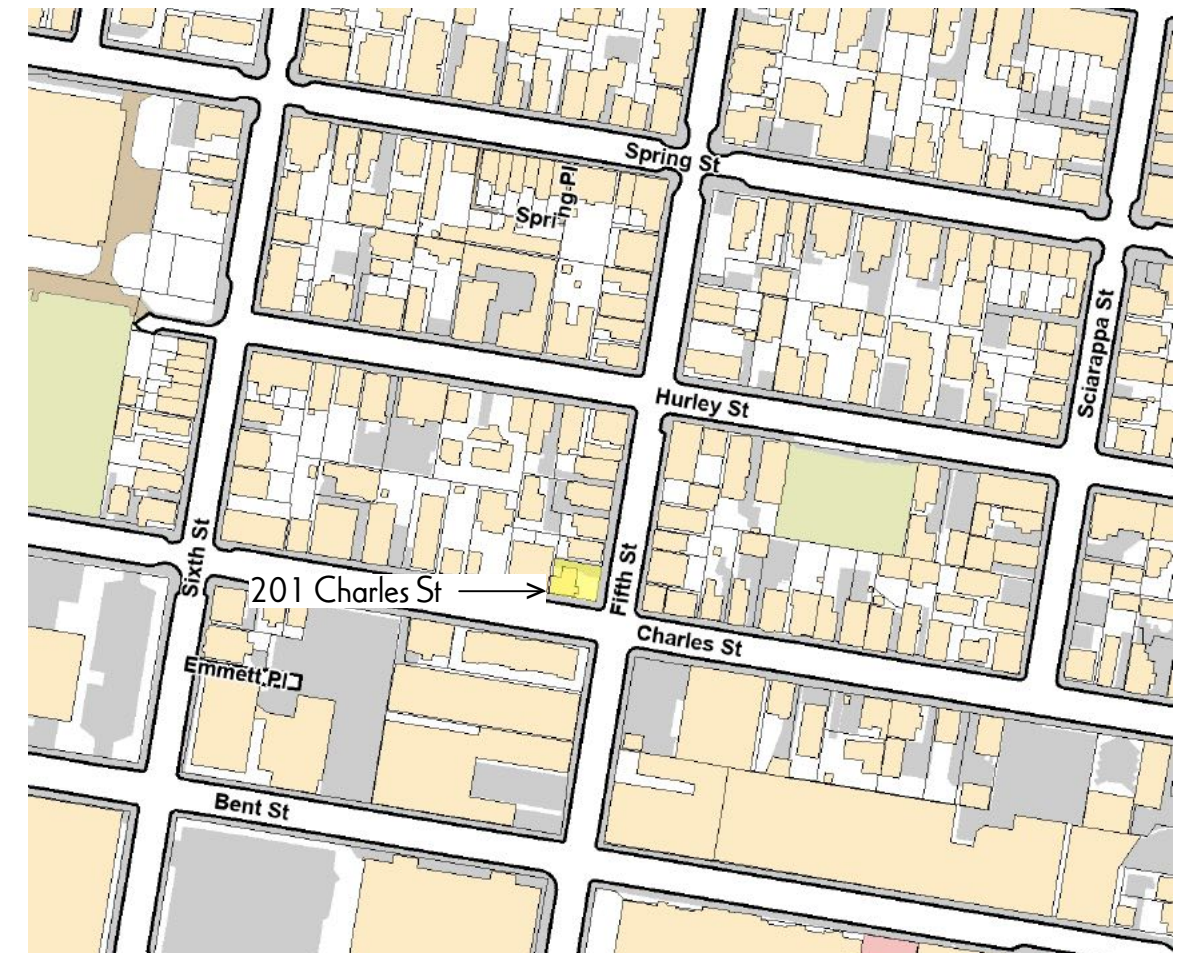
EvB Design

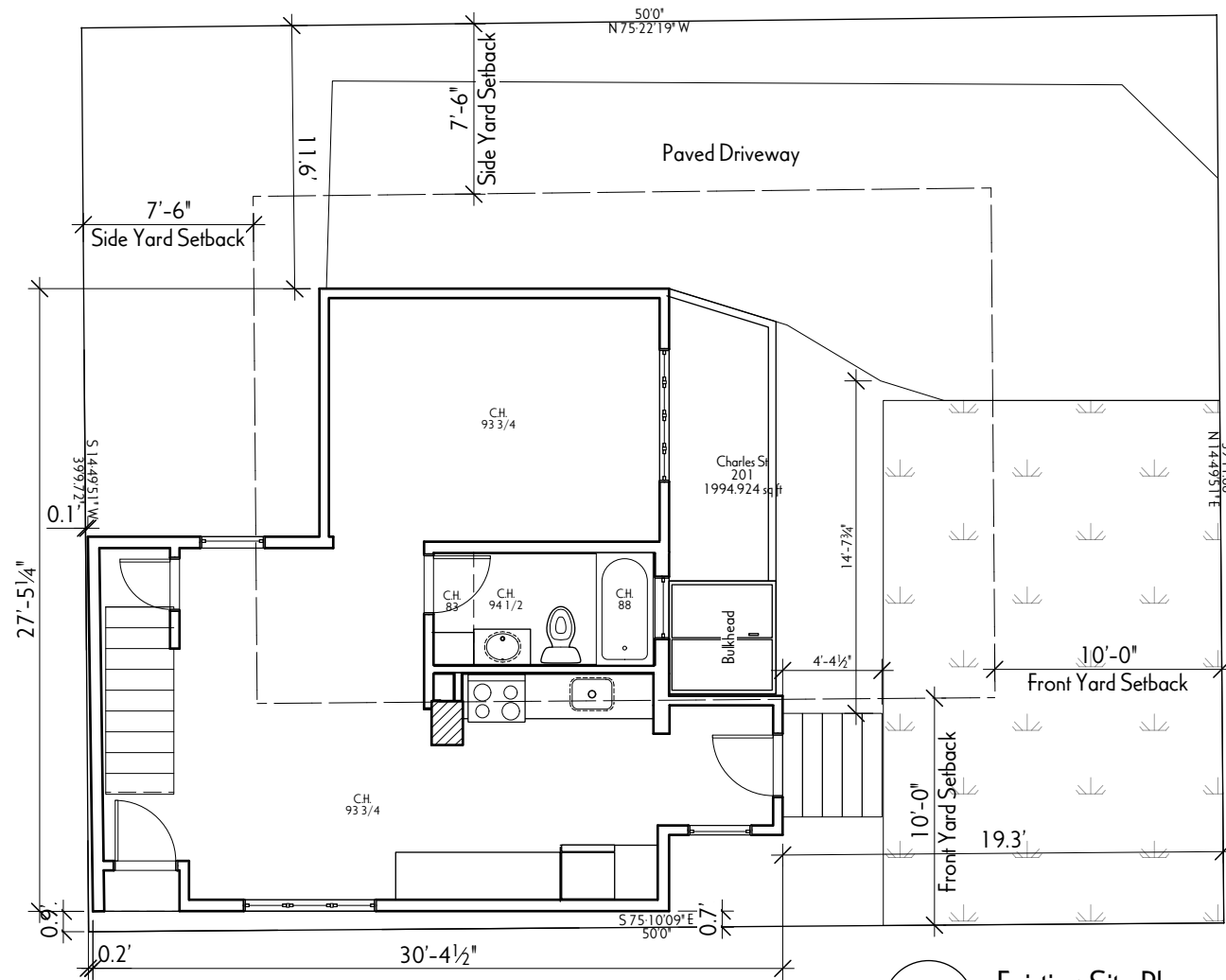
Edrick vanBeuzekom, AIA  
1310 Broadway, Suite 200  
Somerville, MA 02144  
Tel: 617-623-2222

## List Of Drawings:

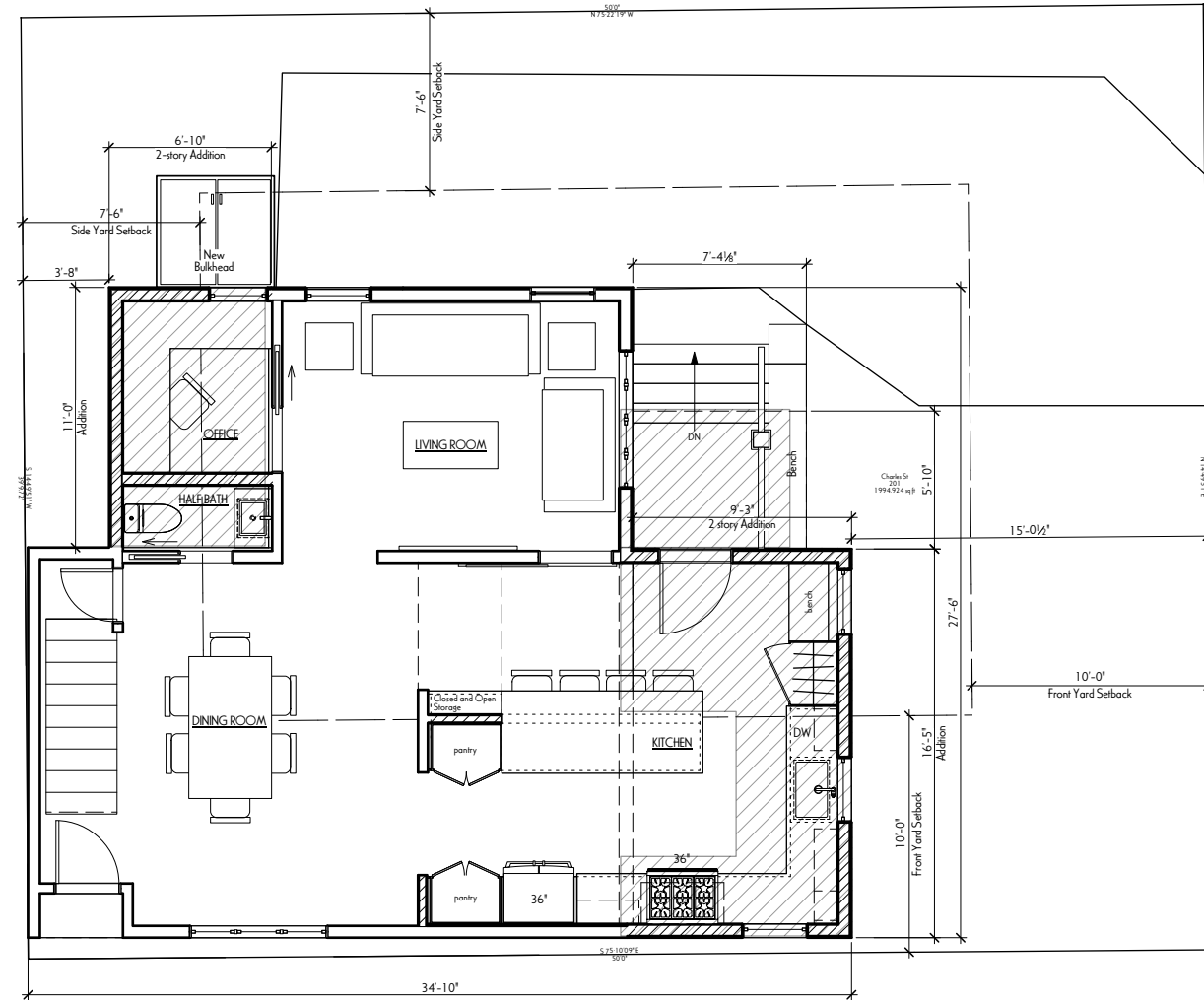
- |   |                           |
|---|---------------------------|
| Cover Sheet                                       | X3.1 Existing Section A-A |
| C1.1 Existing & Proposed Site Plan & Zoning Table | A3.1 Proposed Section A-A |
| X1.0 Existing Basement Plan                       | X3.2 Existing Section B-B |
| A1.0 Proposed Basement Plan                       | A3.2 Proposed Section B-B |
| X1.1 Existing 1st Floor Plan                      | Shadow Studies R2.0-R2.8  |
| A1.1 Proposed 1st Floor Plan                      |                           |
| X1.2 Existing 2nd Floor Plan                      |                           |
| A1.2 Proposed 2nd Floor Plan                      |                           |
| X2.1 Existing Front Elevation (Charles St)        |                           |
| A2.1 Proposed Front Elevation (Charles St)        |                           |
| X2.2 Existing Front Elevation (Fifth St)          |                           |
| A2.2 Proposed Front Elevation (Fifth St)          |                           |
| X2.3 Existing Right Side Elevation                |                           |
| A2.3 Proposed Right Side Elevation                |                           |
| X2.4 Existing Left Side Elevation                 |                           |
| A2.4 Proposed Left Side Elevation                 |                           |

## LOCUS PLAN





1 Existing Site Plan  
Scale: 1/8" = 1'-0"



1 Proposed Site Plan  
Scale: 1/8" = 1'-0"

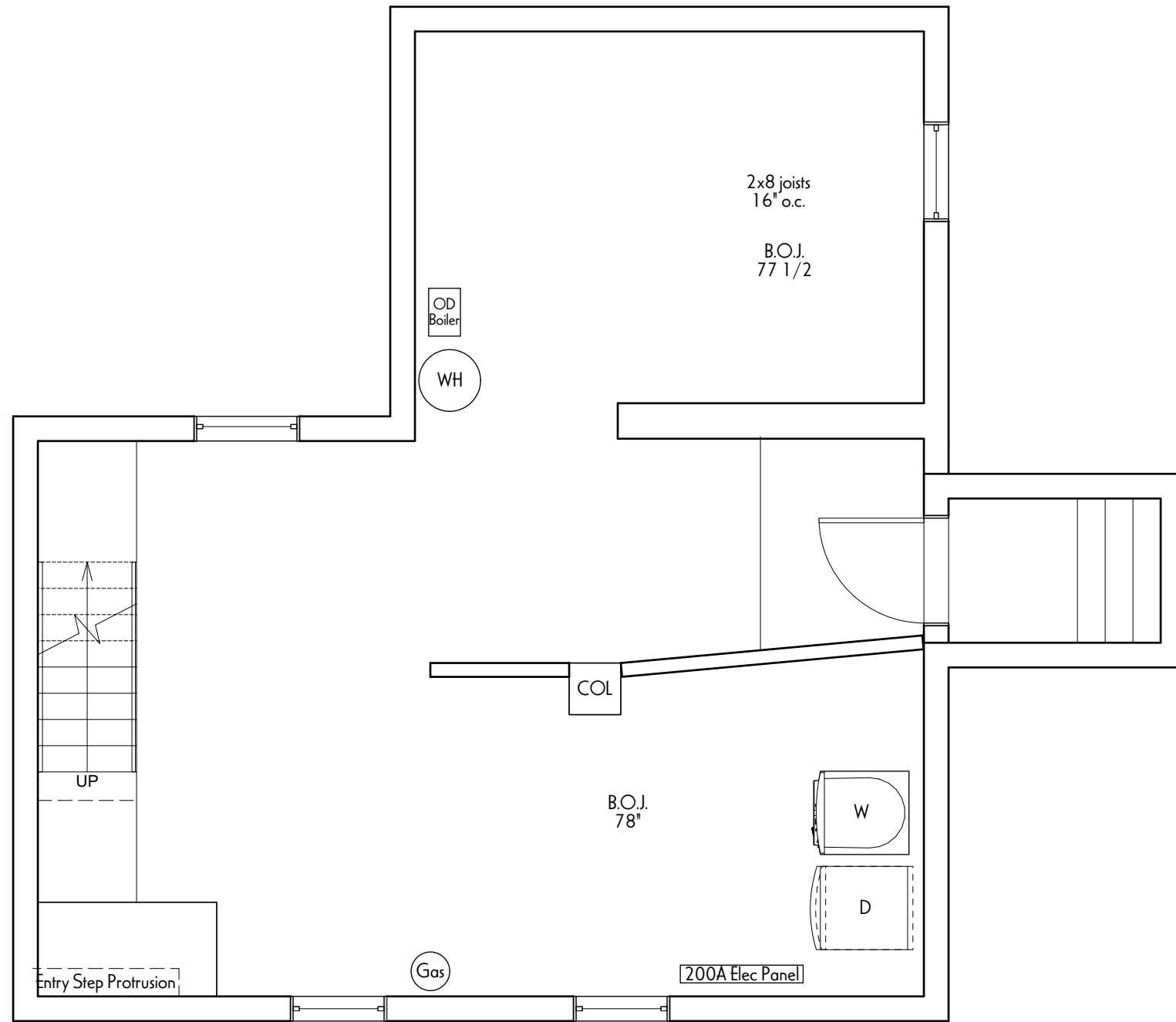
201 Charles St Zoning Table	Zone: C-1			
	EXISTING CONDITIONS	REQUESTED DIMENSIONS	ORDINANCE REQUIREMENTS	
TOTAL GROSS FLOOR AREA (G.F.A.)	1195 S.F.	1713 S.F.	1500 S.F.	(max.)
LOT AREA	1994 S.F.	NO CHANGE	5,000 S.F.	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA	0.6	0.89	0.75	(max.)
LOT AREA FOR EACH DWELLING UNIT (D.U.)	1994 S.F.	NO CHANGE	1500 S.F.	(min.)
SIZE OF LOT				
-WIDTH	50'	NO CHANGE	50'	(min.)
-DEPTH	39.81'	NO CHANGE	-	(min.)
SETBACKS (IN FEET)				
-FRONT (Charles St)	0.7'	NO CHANGE	10' min.	Note (a) Table 5.1 Ch. 5.31
-FRONT (Fifth St)	19.3'	NO CHANGE	10' min.	Art. 5.24.3Note (a) Table 5.1 Ch. 5.31
-LEFT SIDE	0.1'	NO CHANGE	7'-6" min.	Note (n) Table 5.1 Ch. 5.31
-RIGHT SIDE	11.6'	NO CHANGE	7'-6" min.	Note (n) Table 5.1 Ch. 5.31
SIZE OF BLDG.				
-HEIGHT	27'-10"	NO CHANGE	35'	(max.)
-LENGTH	27'-6"	NO CHANGE	-	(max.)
-WIDTH	30'-4"	34'-10"	-	(max.)
RATIO OF PRIVATE OPEN SPACE TO LOT AREA	17%	NO CHANGE	30%	(min.)
NO. OF DWELLINGS	1	NO CHANGE	1	(max.)
NO. OF PARKING SPACES	1	NO CHANGE	1	(min./max.)
NO. OF LOADING AREAS	N/A	N/A	N/A	(min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT	N/A	N/A	N/A	(min.)

Hodess-Goldman Residence  
201 Charles St.  
Cambridge, MA 02141

**EvB Design**  
1310 Broadway, Suite 200  
Somerville, MA 02144

Date:  
03/22/22

C1.1



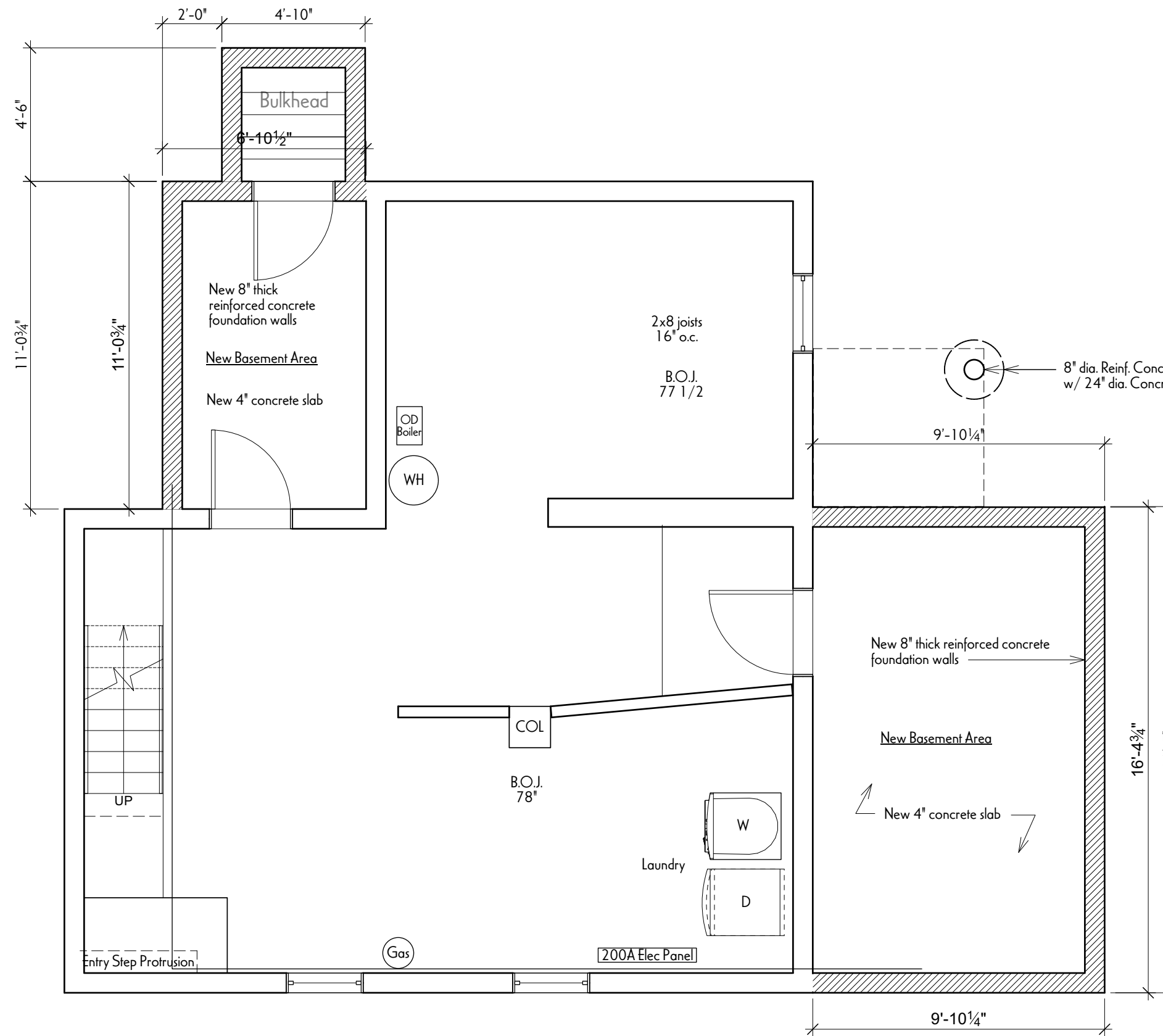
1 Existing Basement Plan  
 Scale: 1/4" = 1'-0"

Hodess-Goldman Residence  
 201 Charles St.  
 Cambridge, MA 02141

**EvB Design**   
 1310 Broadway, Suite 200  
 Somerville, MA 02144

Date:  
 03/22/22

X1.0



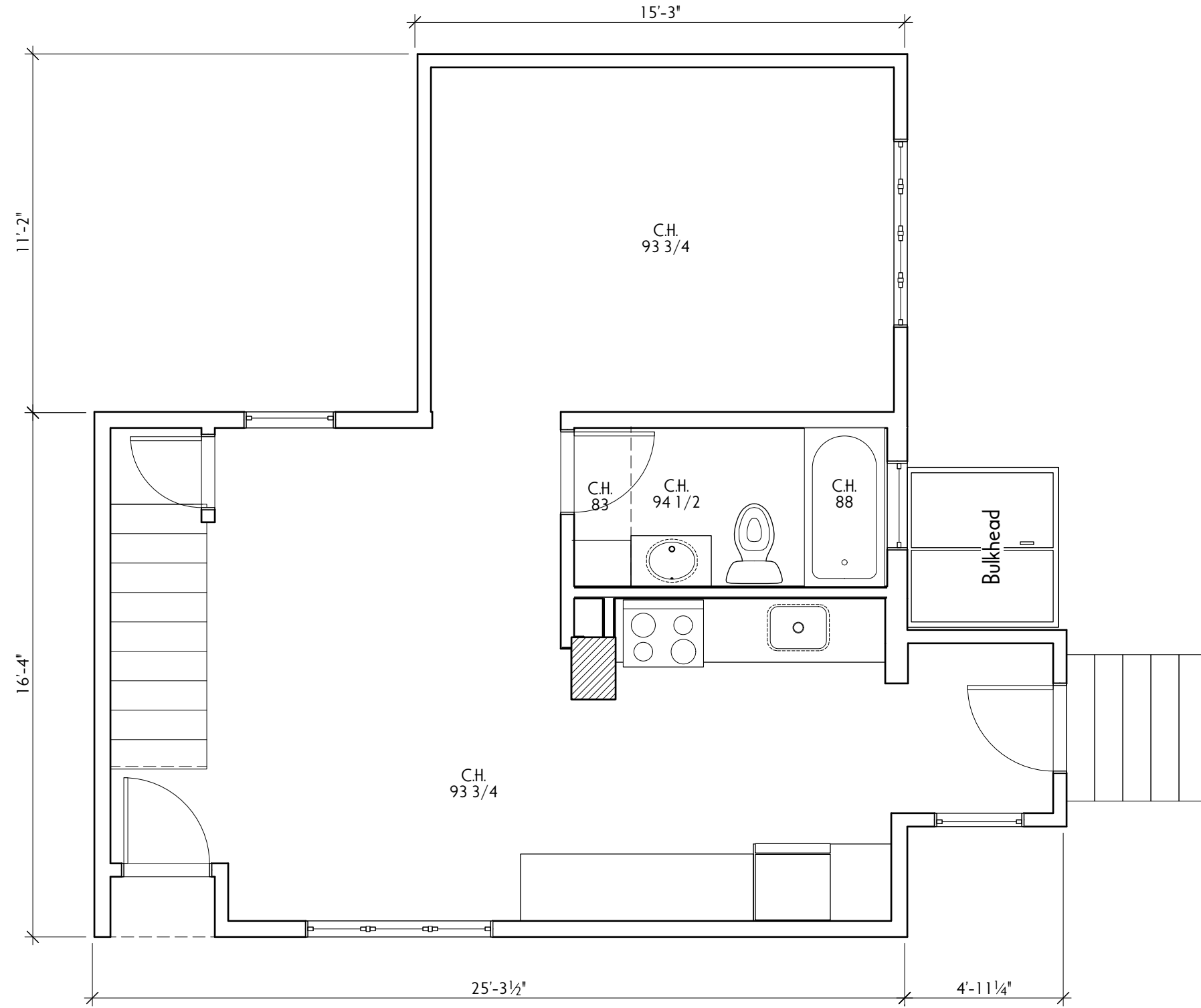
1 Proposed Basement Plan  
 Scale: 1/4" = 1'-0"

Hodess-Goldman Residence  
 201 Charles St.  
 Cambridge, MA 02141

**EvB Design**  
 1310 Broadway, Suite 200  
 Somerville, MA 02144

Date:  
 03/22/22

A1.0



1 Existing First Floor Plan  
 Scale: 1/4" = 1'-0"

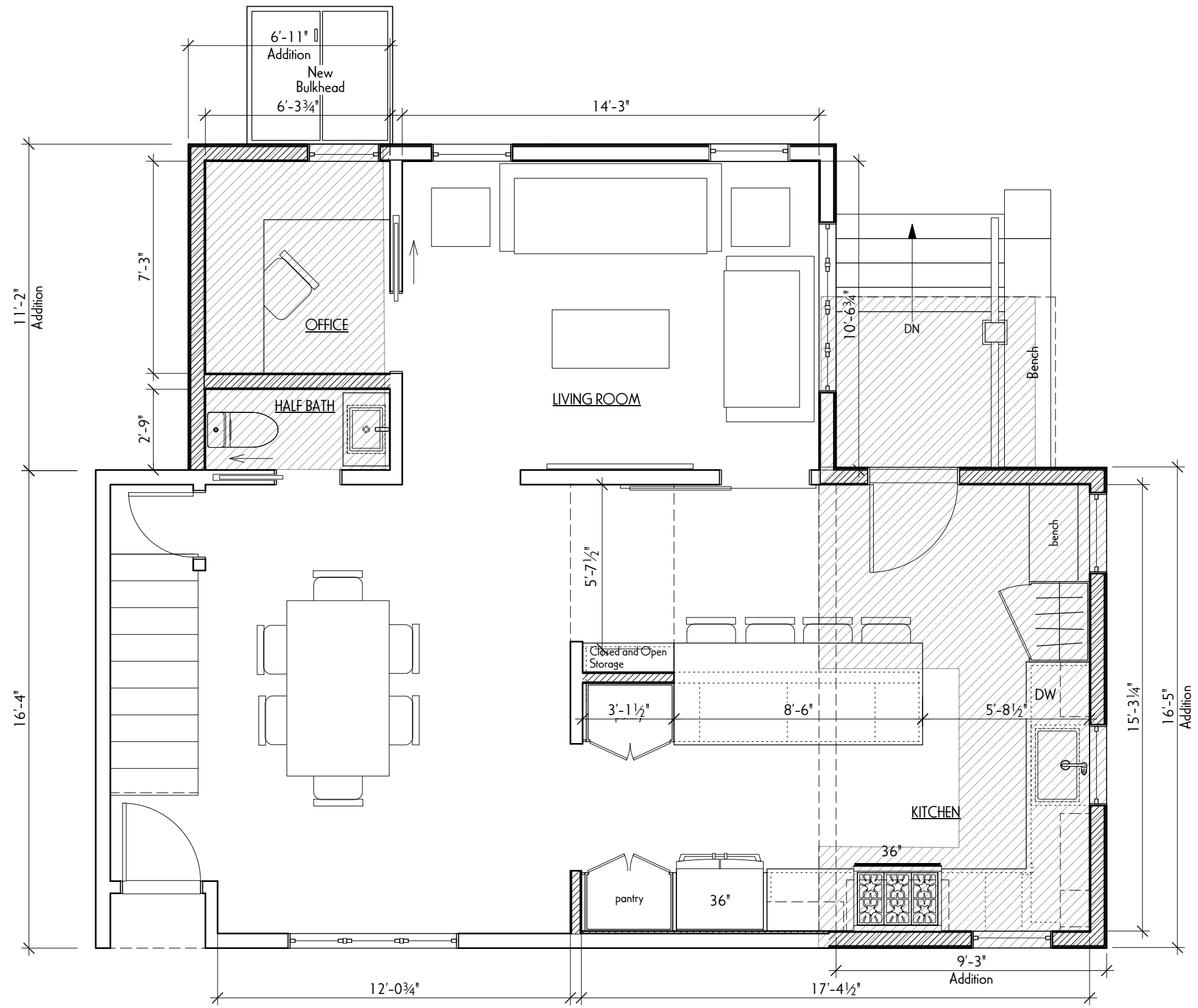
Hodess-Goldman Residence  
 201 Charles St.  
 Cambridge, MA 02141

**EvB Design** 

1310 Broadway, Suite 200  
 Somerville, MA 02144

Date:  
 03/22/22

X1.1



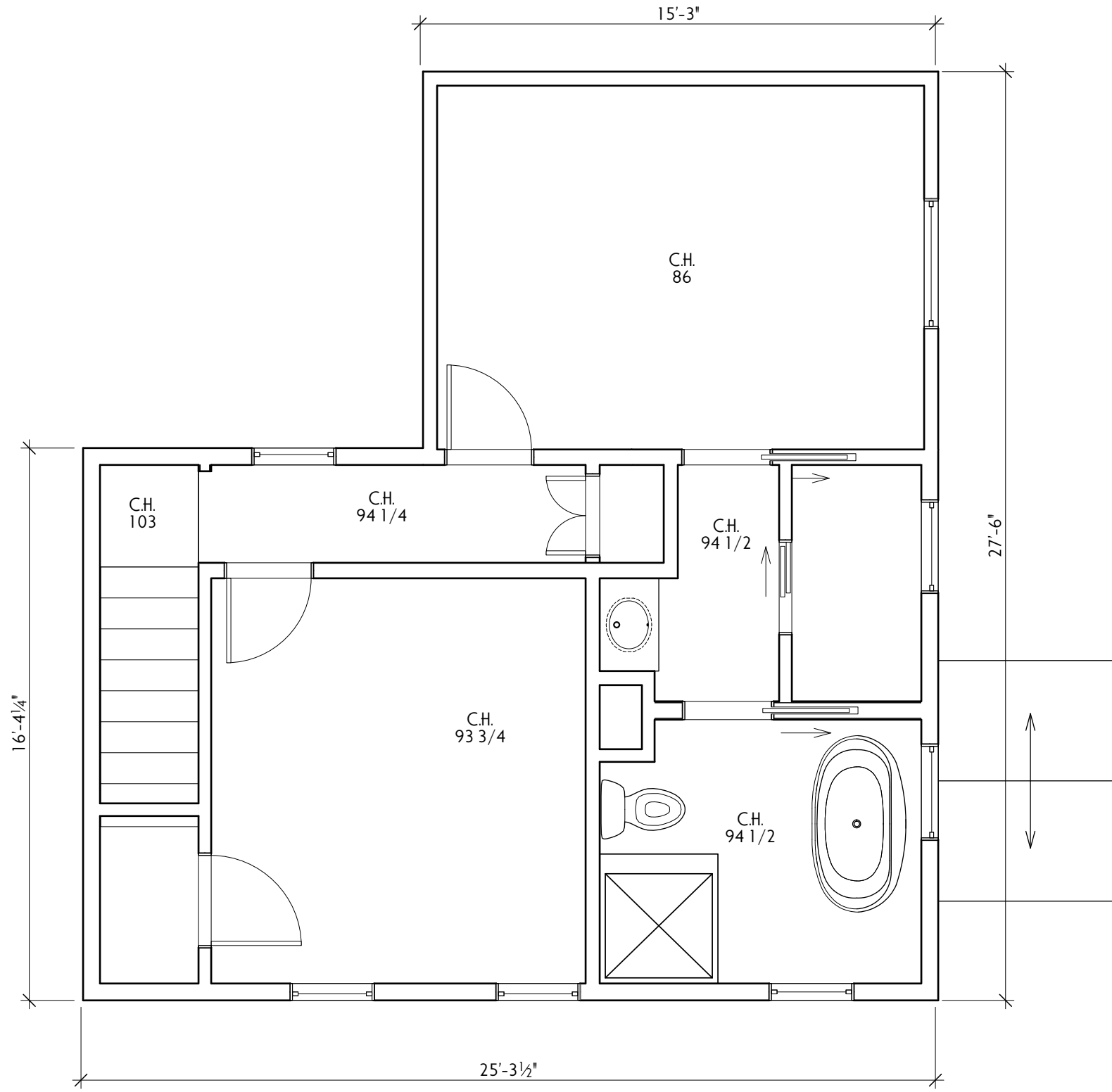
1 Proposed First Floor Plan  
Scale: 1/4" = 1'-0"

Hodess-Goldman Residence  
201 Charles St.  
Cambridge, MA 02141

**EvB Design**  
1310 Broadway, Suite 200  
Somerville, MA 02144

Date:  
03/22/22

A1.1



1 Existing Second Floor Plan  
 Scale: 1/4" = 1'-0"

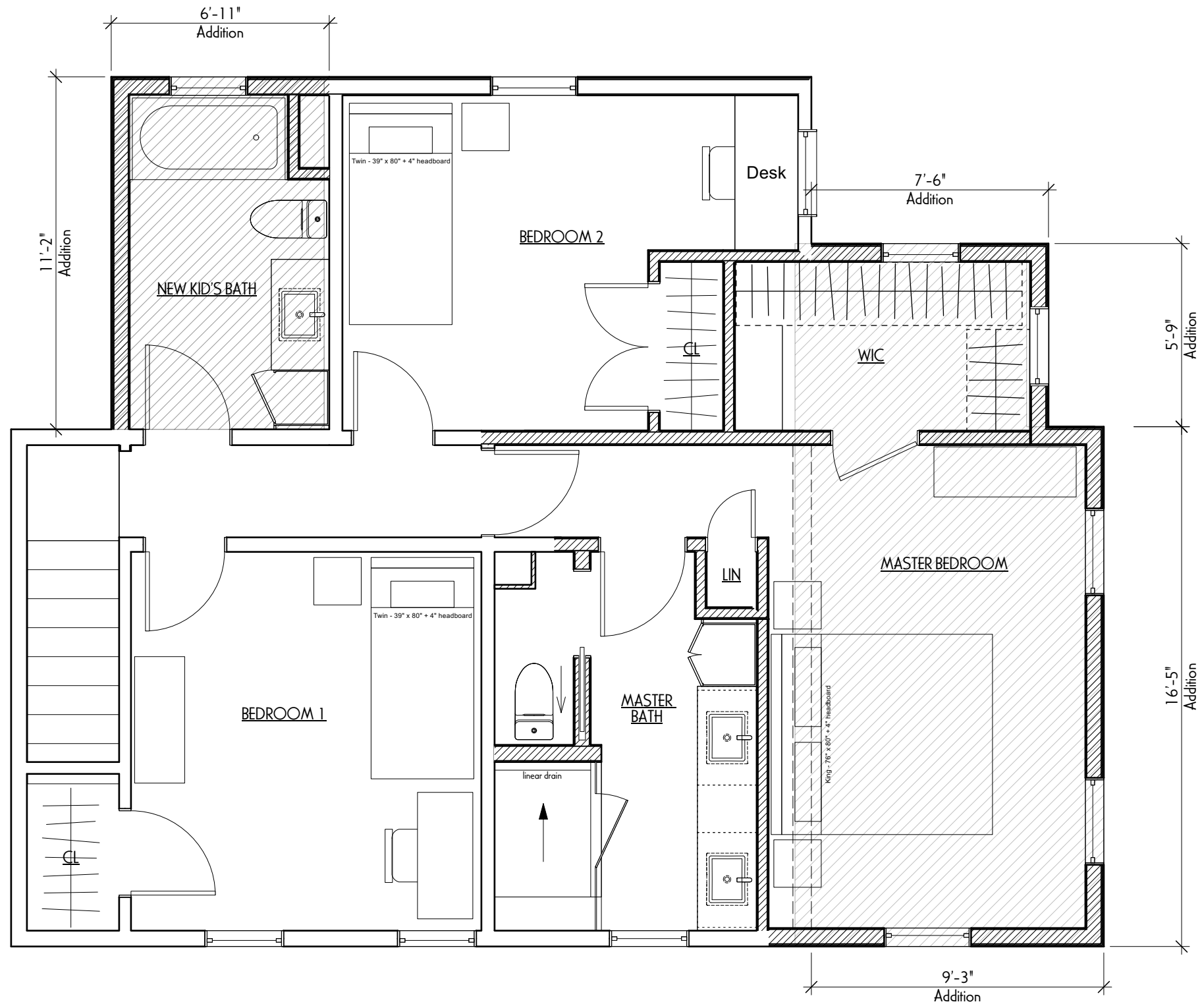
Hodess-Goldman Residence  
 201 Charles St.  
 Cambridge, MA 02141

**EvB Design**   
 1310 Broadway, Suite 200  
 Somerville, MA 02144

Date:  
 03/22/22


X1.2





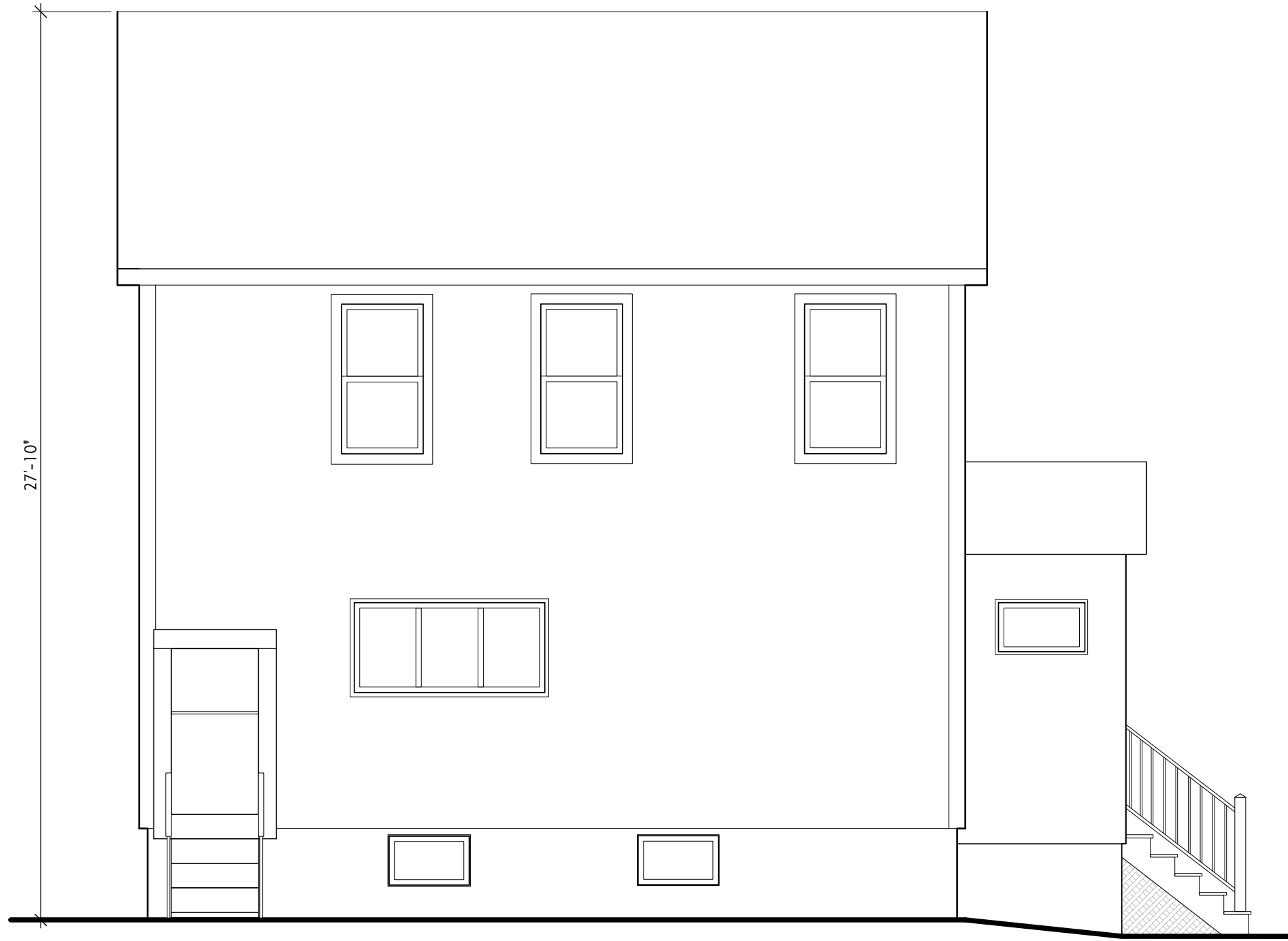
1 Proposed Second Floor Plan  
 Scale: 1/4" = 1'-0"

Hodess-Goldman Residence  
 201 Charles St.  
 Cambridge, MA 02141

**EvB Design**   
 1310 Broadway, Suite 200  
 Somerville, MA 02144

Date:  
 03/22/22

A1.2



1 Existing Street Elevation (Charles St.)  
 Scale: 1/4" = 1'-0"

Hodess-Goldman Residence  
 201 Charles St.  
 Cambridge, MA 02141

**EvB Design**   
 1310 Broadway, Suite 200  
 Somerville, MA 02144

Date:  
 03/22/22

X2.1



1 Proposed Front Elevation (Charles St.)  
 Scale: 1/4" = 1'-0"

Hodess-Goldman Residence  
 201 Charles St.  
 Cambridge, MA 02141

**EvB Design**   
 1310 Broadway, Suite 200  
 Somerville, MA 02144

Date:  
 03/22/22

A2.1



1 Existing Street Elevation (5th St.)  
Scale: 1/4" = 1'-0"

Hodess-Goldman Residence  
201 Charles St.  
Cambridge, MA 02141

**EvB Design**   
1310 Broadway, Suite 200  
Somerville, MA 02144

Date:  
03/22/22

X2.2



1

Proposed Side Elevation (5th St.)  
Scale: 1/4" = 1'-0"

Hodess-Goldman Residence  
201 Charles St.  
Cambridge, MA 02141

**EvB Design**   
1310 Broadway, Suite 200  
Somerville, MA 02144

Date:  
03/22/22

A2.2



1 Existing Back Elevation  
 Scale: 1/4" = 1'-0"

Hodess-Goldman Residence  
 201 Charles St.  
 Cambridge, MA 02141

**EvB Design**   
 1310 Broadway, Suite 200  
 Somerville, MA 02144

Date:  
 03/22/22

X2.3



Bench

Bulkhead

1 Proposed Back Elevation  
Scale: 1/4" = 1'-0"

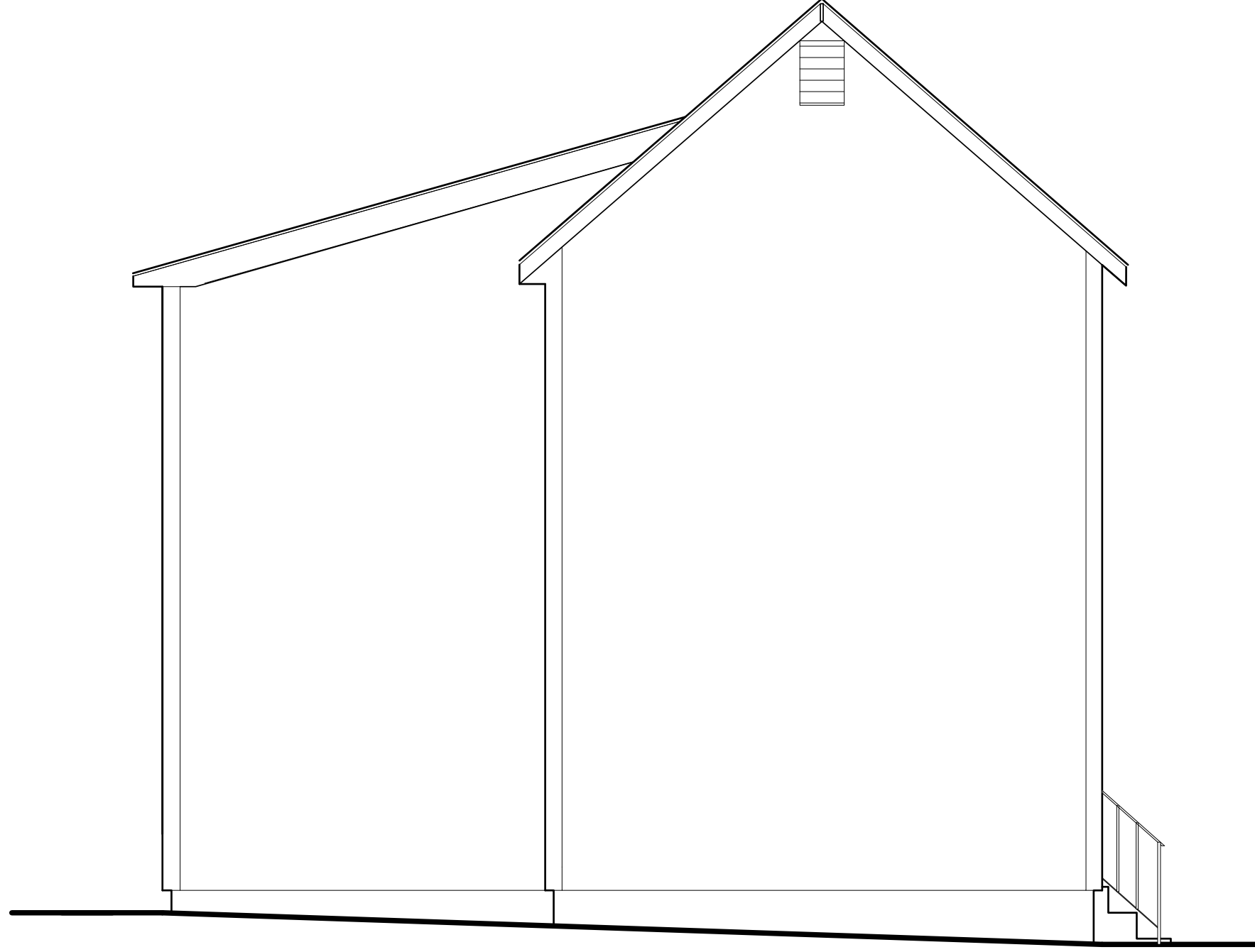
Hodess-Goldman Residence  
201 Charles St.  
Cambridge, MA 02141

**EvB Design** 

1310 Broadway, Suite 200  
Somerville, MA 02144

Date:  
03/22/22

A2.3



1

Existing Side Elevation  
Scale: 1/4" = 1'-0"

Hodess-Goldman Residence  
201 Charles St.  
Cambridge, MA 02141

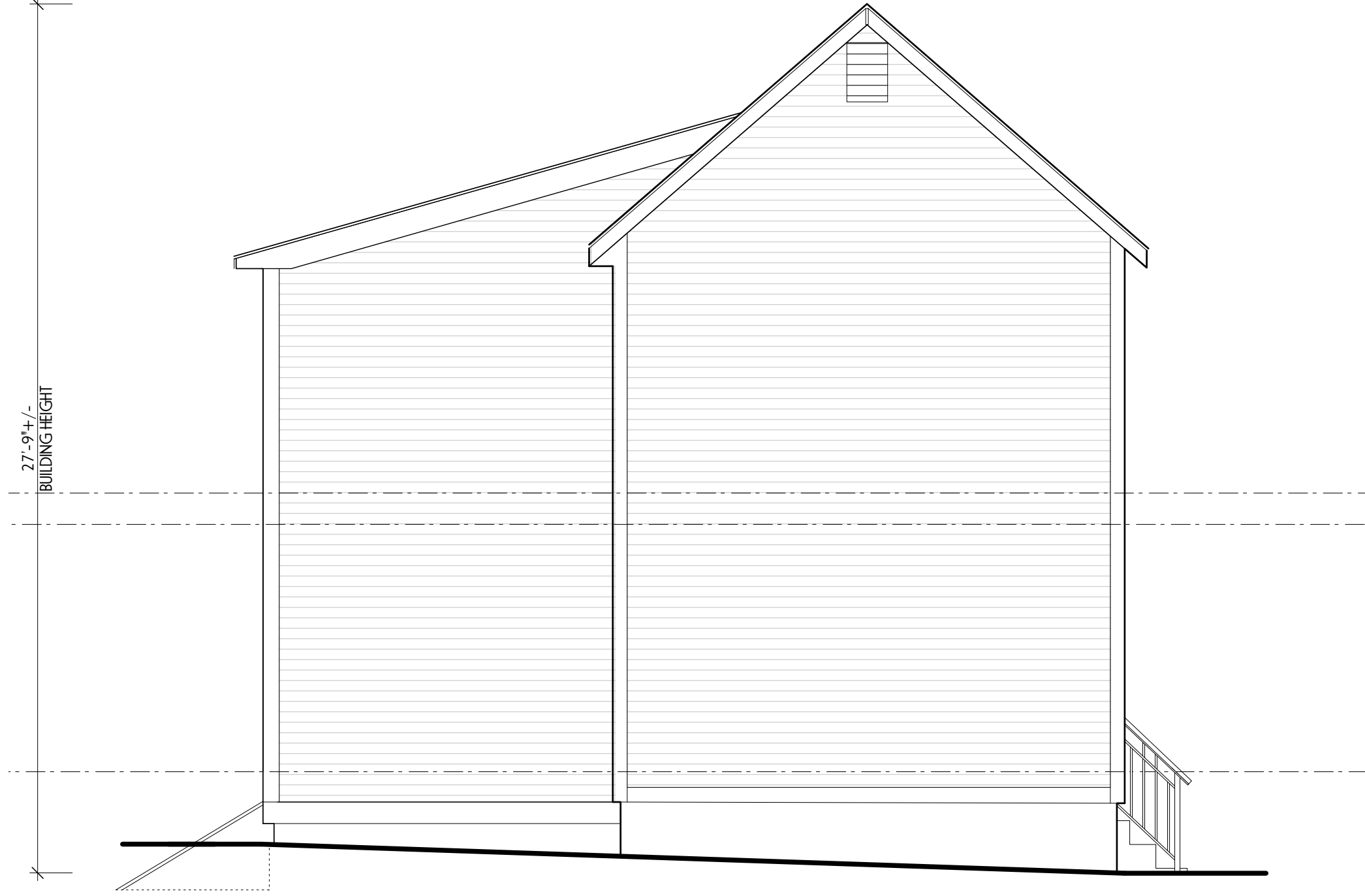
**EvB Design** 

1310 Broadway, Suite 200  
Somerville, MA 02144

Date:  
03/22/22

X2.4





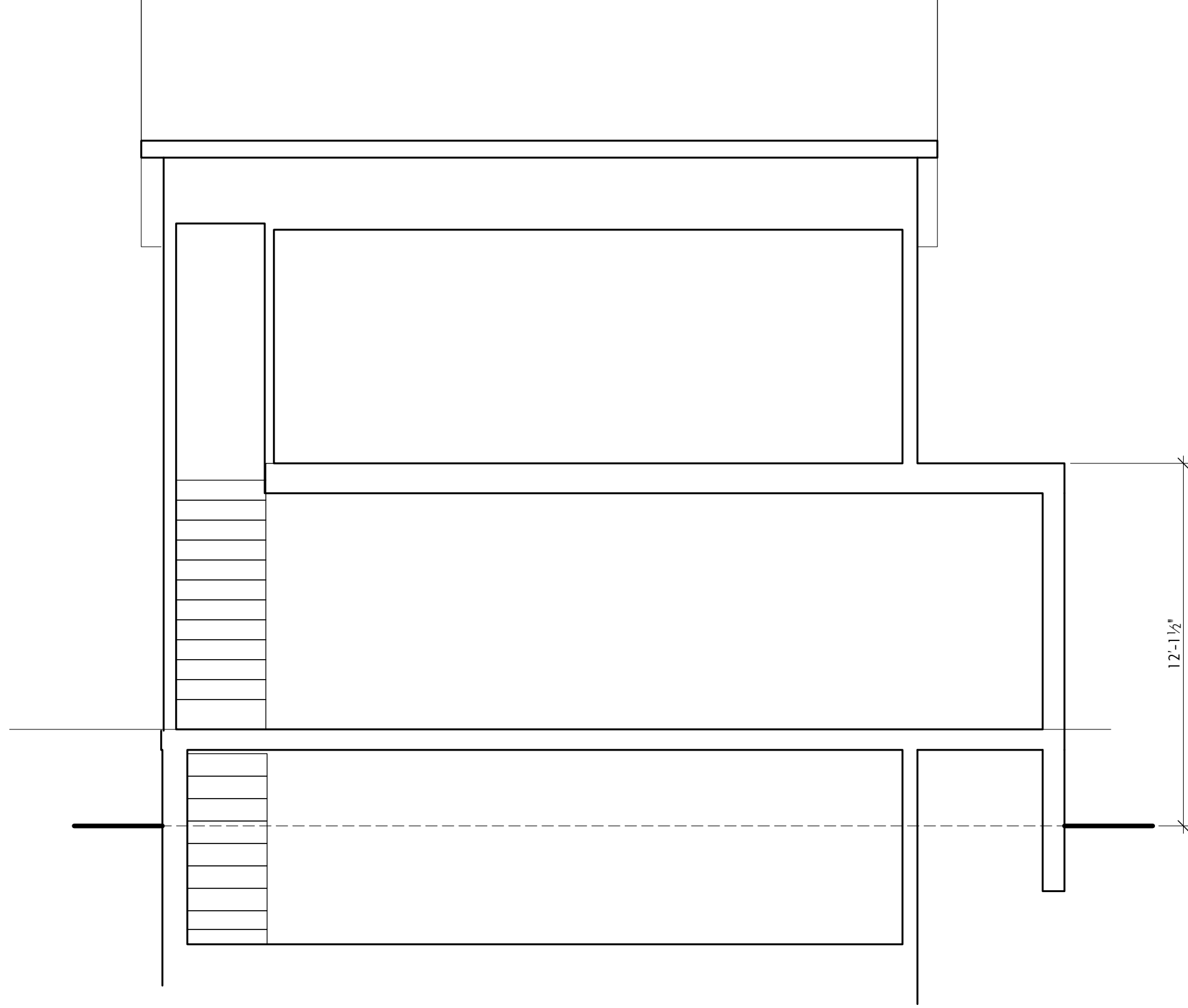
1 Proposed Left Side Elevation  
 Scale: 1/4" = 1'-0"

Hodess-Goldman Residence  
 201 Charles St.  
 Cambridge, MA 02141

**EvB Design**   
 1310 Broadway, Suite 200  
 Somerville, MA 02144

Date:  
 03/22/22

A2.4



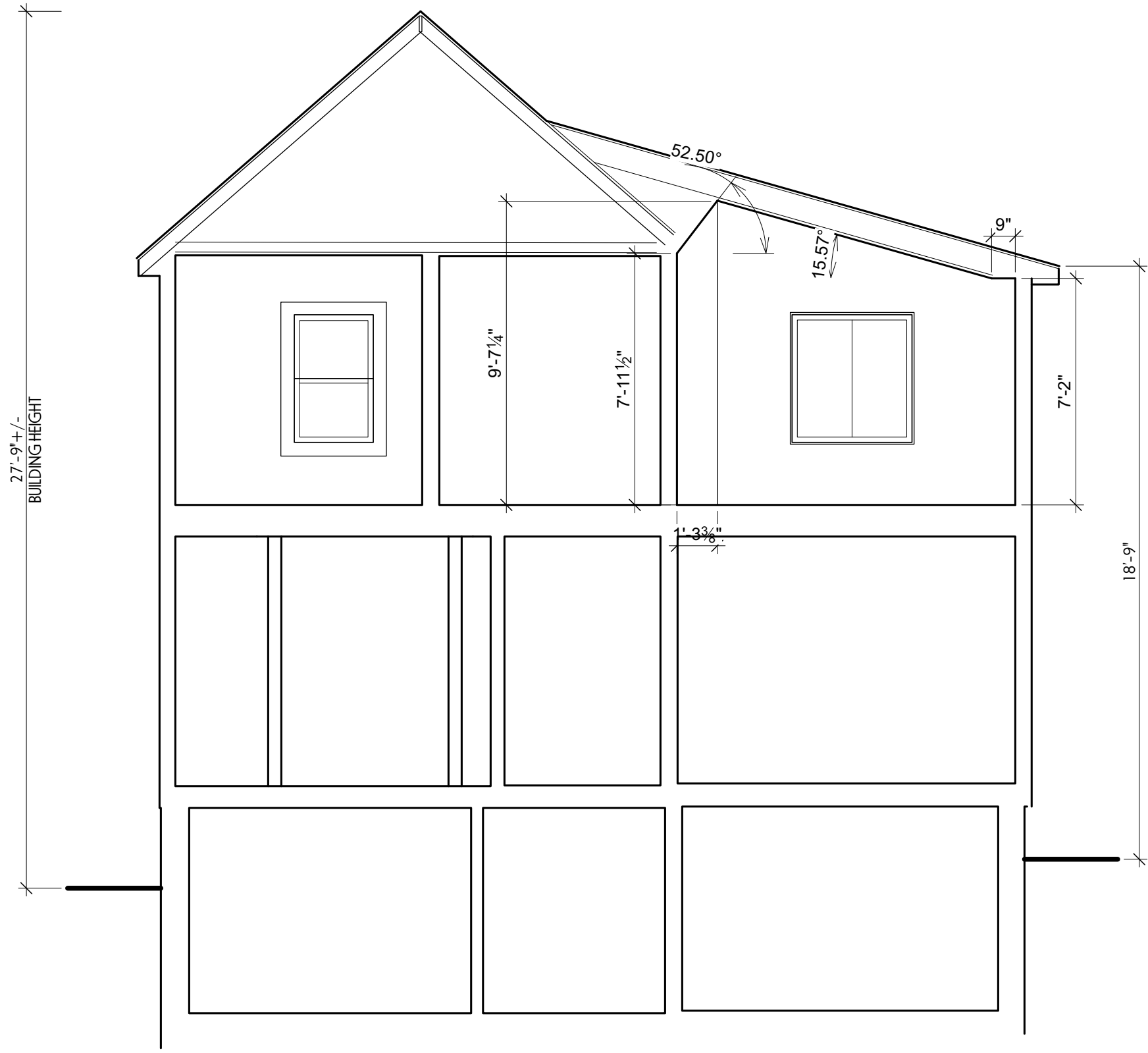
1 Existing SX A/A'  
Scale: 1/4" = 1'-0"

Hodess-Goldman Residence  
201 Charles St.  
Cambridge, MA 02141

**EvB Design**   
1310 Broadway, Suite 200  
Somerville, MA 02144

Date:  
03/22/22

X3.1



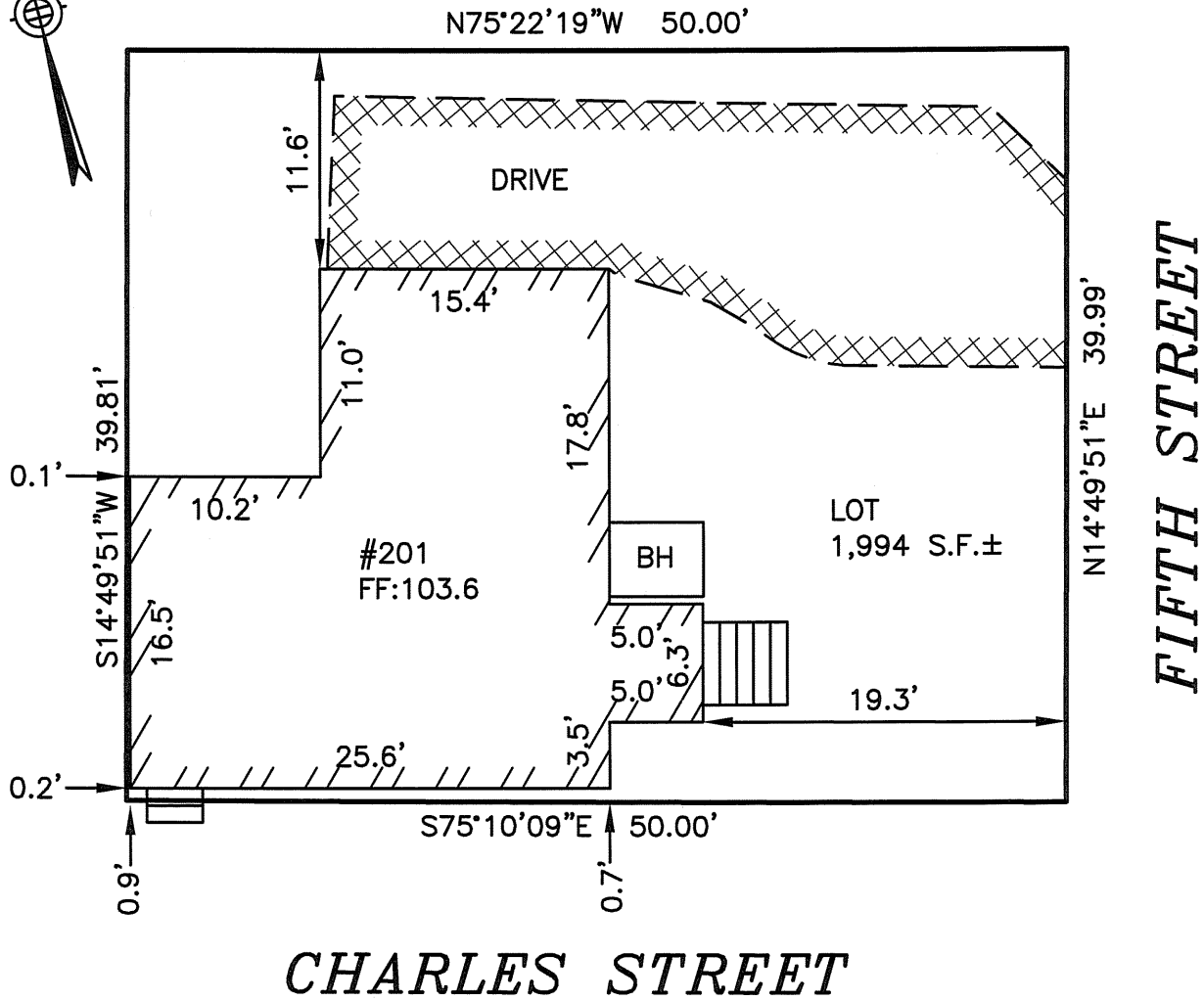
1 Existing SX B/B'  
 Scale: 1/4" = 1'-0"

Hodess-Goldman Residence  
 201 Charles St.  
 Cambridge, MA 02141

**EvB Design**   
 1310 Broadway, Suite 200  
 Somerville, MA 02144

Date:  
 03/22/22

X3.2



*CHARLES STREET*

ESTABLISHED 1916

**EMB**

EVERETT M. BROOKS CO.  
SURVEYORS & ENGINEERS

49 LEXINGTON STREET  
WEST NEWTON, MA 02465

(617) 527-8750  
info@everettbrooks.com

DEED REFERENCE:  
BOOK 61767 PAGE 518

PLAN REFERENCE:  
BOOK 43281 PAGE 128

PLAN OF LAND IN  
CAMBRIDGE, MA

201 CHARLES STREET  
EXISTING CONDITION

SCALE: 1 IN. = 10 FT.

DATE: JUNE 20, 2018

DRAWN: GAR

CHECK: BB

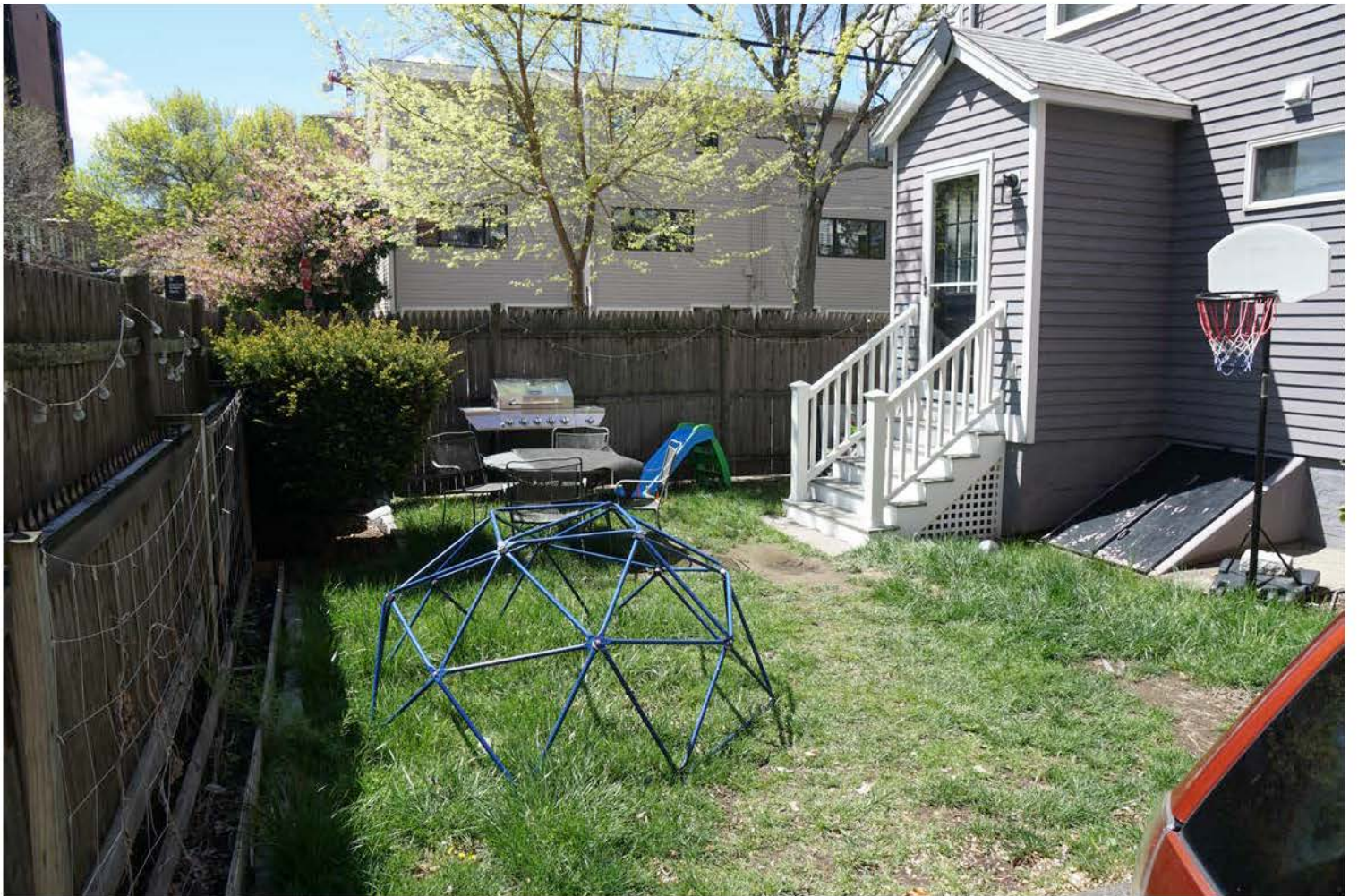
PROJECT NO. 25579



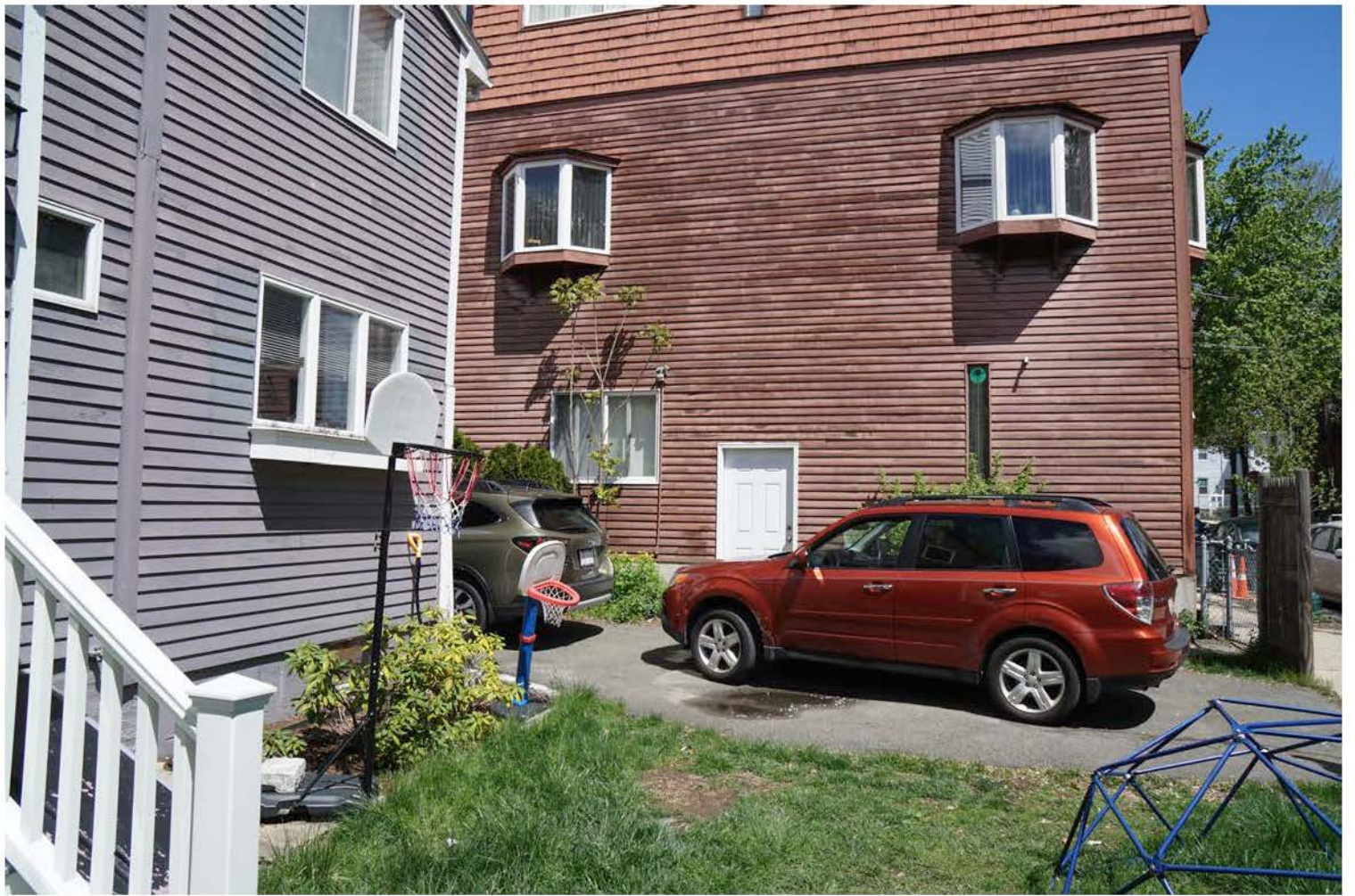
416 Beacon Street



416 Beacon Street



416 Beacon Street



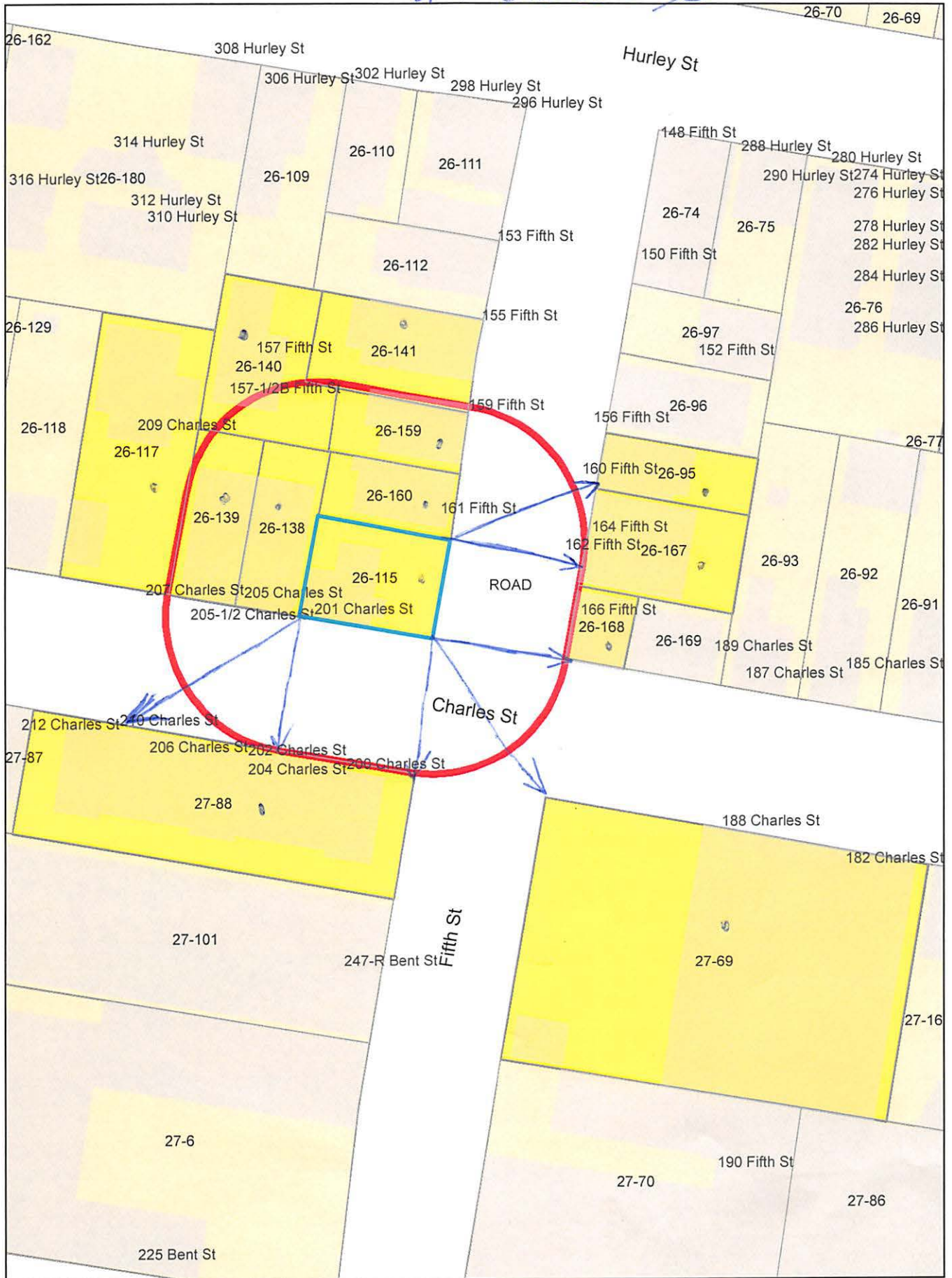
416 Beacon Street





416 Beacon Street

201 Charles St.



201 Charles St. Petitioners

27-88  
GULDEN, AHMET A.  
206 CHARLES ST  
CAMBRIDGE, MA 02141

27-88  
JORGENSEN, KARI & BEAUSANG, KENNETH  
210 CHARLES ST., UNIT #210  
CAMBRIDGE, MA 02141

EVB DESIGN  
C/O EDRIK VANBEUZKOM  
1310 BROADWAY  
SOMERVILLE, MA 02144

26-141  
MCLELLAN, MICHAEL  
155 FIFTH STREET  
CAMBRIDGE, MA 02141

26-160  
RATER, MICHAEL A. & LILLIAN RATER  
161 FIFTH ST  
CAMBRIDGE, MA 02141

26-115  
HODESS, JEFFREY MAXWELL &  
MICHELLE CARYN GOLDMAN  
201 CHARLES ST  
CAMBRIDGE, MA 02141

26-138-139  
HINDS, CHARLES T.  
207 CHARLES ST  
CAMBRIDGE, MA 02141-2003

26-168  
ORANDA, PETER O.  
166 FIFTH ST  
CAMBRIDGE, MA 02141

27-88  
MAKSEYN, VALERIE  
C/O VALERIE ZAKSZEWSKI  
13 SHORE RD.  
GLOUCESTER, MA 01930

26-95  
HELENEK, KRIS A. & HENRY B. KASDON  
160 FIFTH ST  
CAMBRIDGE, MA 02141

27-88  
ROBERTS, ADAM M. & XIAOJING LI  
200-212 CHARLES ST., #202  
CAMBRIDGE, MA 02141

27-88  
VON BURCHARD, PETER J. &  
ADRIANA VON BURCHRD  
200-212 CHARLES ST., #208  
CAMBRIDGE, MA 02141

27-69  
KAGNO, N. IRA, SAMUEL GONDELMAN, TRUSTEE  
& CITY OF CAMBRIDGE TAX TITLE  
188 CHARLES ST  
CAMBRIDGE, MA 02141

27-88  
HU, KUN & SHIQIAN SHEN  
200-212 CHARLES ST. UNIT#204  
CAMBRIDGE, MA 02139

27-88  
ZHU, WARREN & YUQING XIAO  
200-212 CHARLES ST., #212  
CAMBRIDGE, MA 02139

26-167  
ANNAcone, ANGELO L. &  
MARION J. ANNAcone  
2 HENRY ST  
MEDFORD, MA 02155

26-140  
KELLER DAVID  
157 1/2 FIFTH ST UNIT NO A  
CAMBRIDGE, MA 02141

26-159  
CARLTON-FOSS, MARGARET  
159 FIFTH ST. UNIT 3  
CAMBRIDGE, MA 02141

26-159  
THOMPSON, THEODORE D.  
159 FIFTH ST UNIT 1  
CAMBRIDGE, MA 02141

26-117  
HASSAN HELENA D A  
TRS HELENA D A HASSAN TR  
5 LAWRENCE LN  
LEXINGTON, MA 02421

26-159  
RUBIN-WILLS, JESSICA  
159 FIFTH ST #2  
CAMBRIDGE, MA 02141

26-140  
WONG, SUZANNE J  
157 1/2 FIFTH ST - UNIT B  
CAMBRIDGE, MA 02141



# 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: Edvick vanBenzelen Date: 7/7/22  
(Print)

Address: 201 Charles St.

Case No. BZA-178804

Hearing Date: 7/28/22

Thank you,  
Bza Members

## Pacheco, Maria

---

**From:** Edrick vanBeuzekom <edrick@evbdesign.com>  
**Sent:** Friday, July 22, 2022 9:50 AM  
**To:** Pacheco, Maria  
**Cc:** Ratay, Olivia  
**Subject:** BZA Case 178804

Good morning Maria and Olivia,

My clients and I would like to request a postponement of our July 28 hearing date for BZA Case 178804 (201 Charles Street) to the next available date. We have been negotiating with neighbors and need a little more time to complete revised plans. Please let me know if we need to submit a more formal request. I can stop in next week to sign the waiver if needed.

Thank you,  
Edrick

Edrick vanBeuzekom, AIA, LEED AP  
EvB Design  
1310 Broadway  
Suite 200  
Somerville, MA 02144  
617-623-2222 office  
617-686-2233 mobile  
[www.evbdesign.com](http://www.evbdesign.com)



# City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

2022 JUL 25 PM 12:08  
OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

## Board of Zoning Appeal Waiver Form

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

RE: Case # BZA-178804

Address: 201 Charles St.

Owner,  Petitioner, or  Representative: Edriek VanBeuzekom  
(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: 7/22/22

Edriek VanBeuzekom  
Signature



**TRANSMITTAL**

DATE: September 2, 2022

VIA: Hand delivered and emailed

TO: Maria Pacheco  
Board of Zoning Appeal  
City of Cambridge  
831 Massachusetts Avenue  
Cambridge, MA 02139

FROM: Edrick vanBeuzekom, AIA  
EvB Design

RE: 201 Charles St case # BZA178804-2022

ENCLOSURES:

- *Revised Dimensional Form*
- Revised Drawings for Zoning Variance application for 201 Charles St.

COMMENTS:

Revised drawings hereby submitted include the following changes to plans:

- 1) Reduced size of additions in response to neighbor feedback.

2022 SEP -2 A 11: 36  
CITY OF CAMBRIDGE  
INSPECTIONAL SERVICES

Address: 201 Charles St  
 Tel. No. 617-623-2222  
 E-Mail Address: edrick@evbdesign.com

Date: 9/1/22

2022 SEP - 2 A 11: 17  
 CITY OF CAMBRIDGE  
 INSPECTORIAL SERVICES

**BZA Application Form**

**DIMENSIONAL INFORMATION**

**Applicant:** Jeffrey Hodess and Michelle Goldman  
**Location:** 201 Charles St., Cambridge, MA  
**Phone:** 617-623-2222

**Present Use/Occupancy:** single family residence  
**Zone:** Residence C-1 Zone  
**Requested Use/Occupancy:** single family residence

		<b>Existing Conditions</b>	<b>Requested Conditions</b>	<b>Ordinance Requirements</b>	
<b>TOTAL GROSS FLOOR AREA:</b>		1195 sq ft	<del>1713 sq ft</del> 1642 sq ft	1500 sq ft	(max.)
<b>LOT AREA:</b>		1994 sq ft	1994 sq ft	5000 sq ft	(min.)
<b>RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup></b>		0.6	<del>0.89</del> 0.82	0.75	
<b>LOT AREA OF EACH DWELLING UNIT</b>		1994 sq ft	1994 sq ft	1500 sq ft	
<b>SIZE OF LOT:</b>	<b>WIDTH</b>	50'	50'	50'	
	<b>DEPTH</b>	39.81'	39.81'	NA	
<b>SETBACKS IN FEET:</b>	<b>FRONT</b>	0.7'	0.7'	10'	
	<b>REAR</b>	11.6'	11.6'	10'	
	<b>LEFT SIDE</b>	0.1'	0.1'	7'-6"	
	<b>RIGHT SIDE</b>	19.3'	15.1'	10'	
<b>SIZE OF BUILDING:</b>	<b>HEIGHT</b>	27'-10"	27'-10"	35'	
	<b>WIDTH</b>	<del>27'-6"</del> 30'-4"	<del>27'-6"</del> 34'-10"	NA	
<b>RATIO OF USABLE OPEN SPACE TO LOT AREA:</b>		17%	17%	30%	
<b>NO. OF DWELLING UNITS:</b>		1	1	1	
<b>NO. OF PARKING SPACES:</b>		1	1	1	
<b>NO. OF LOADING AREAS:</b>		NA	NA	NA	
<b>DISTANCE TO NEAREST BLDG. ON SAME LOT</b>		NA	NA	NA	

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.:



# Jeff Hodess & Michelle Goldman Residence

201 Charles Street  
Cambridge, MA 02141

ISSUE DATE: March 22, 2022  
REVISED: September 01, 2022

For Zoning Review

Architect:

## EvB Design

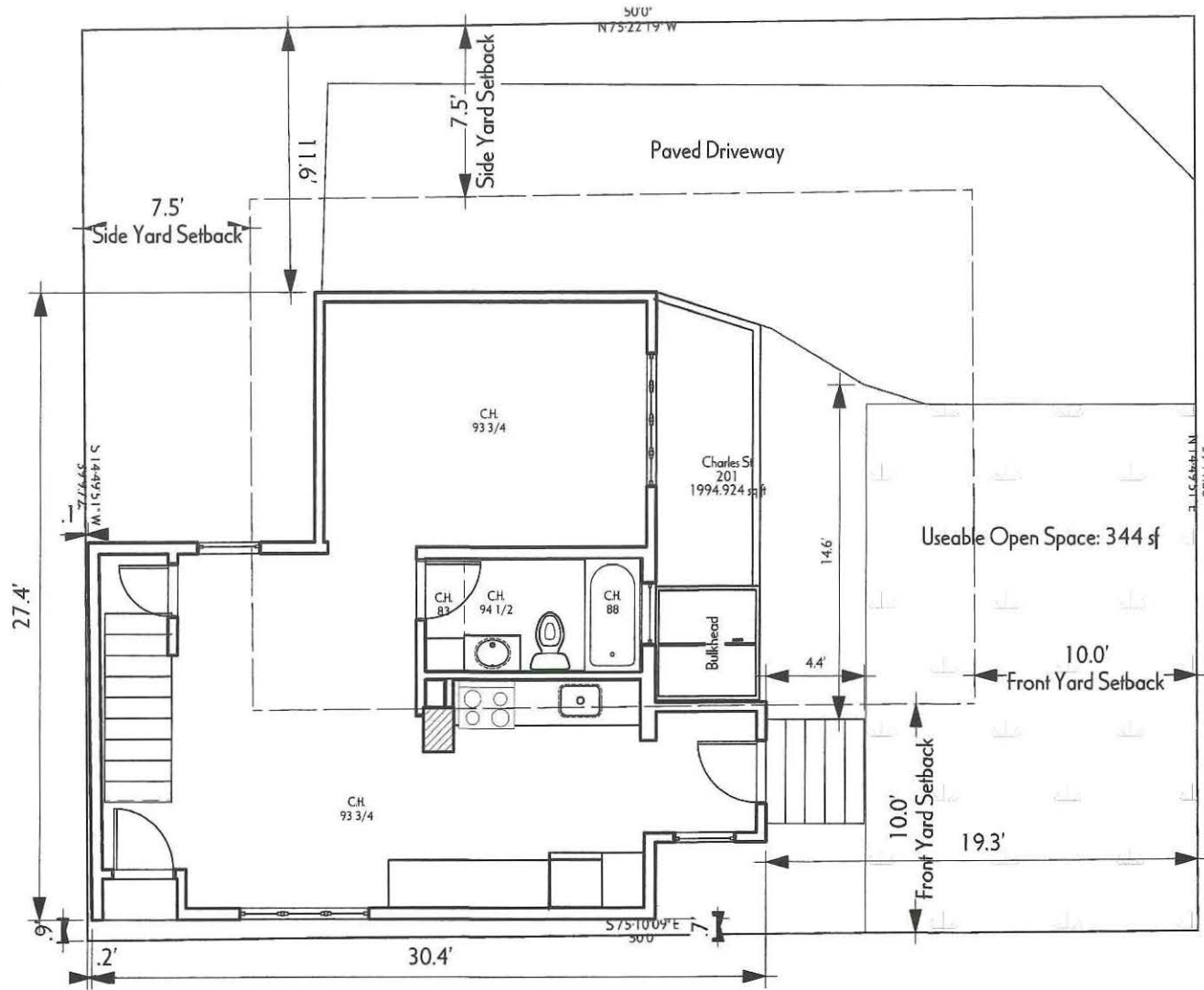
Edrick vanBeuzekom, AIA  
1310 Broadway, Suite 200  
Somerville, MA 02144  
Tel: 617-623-2222

### List Of Drawings:

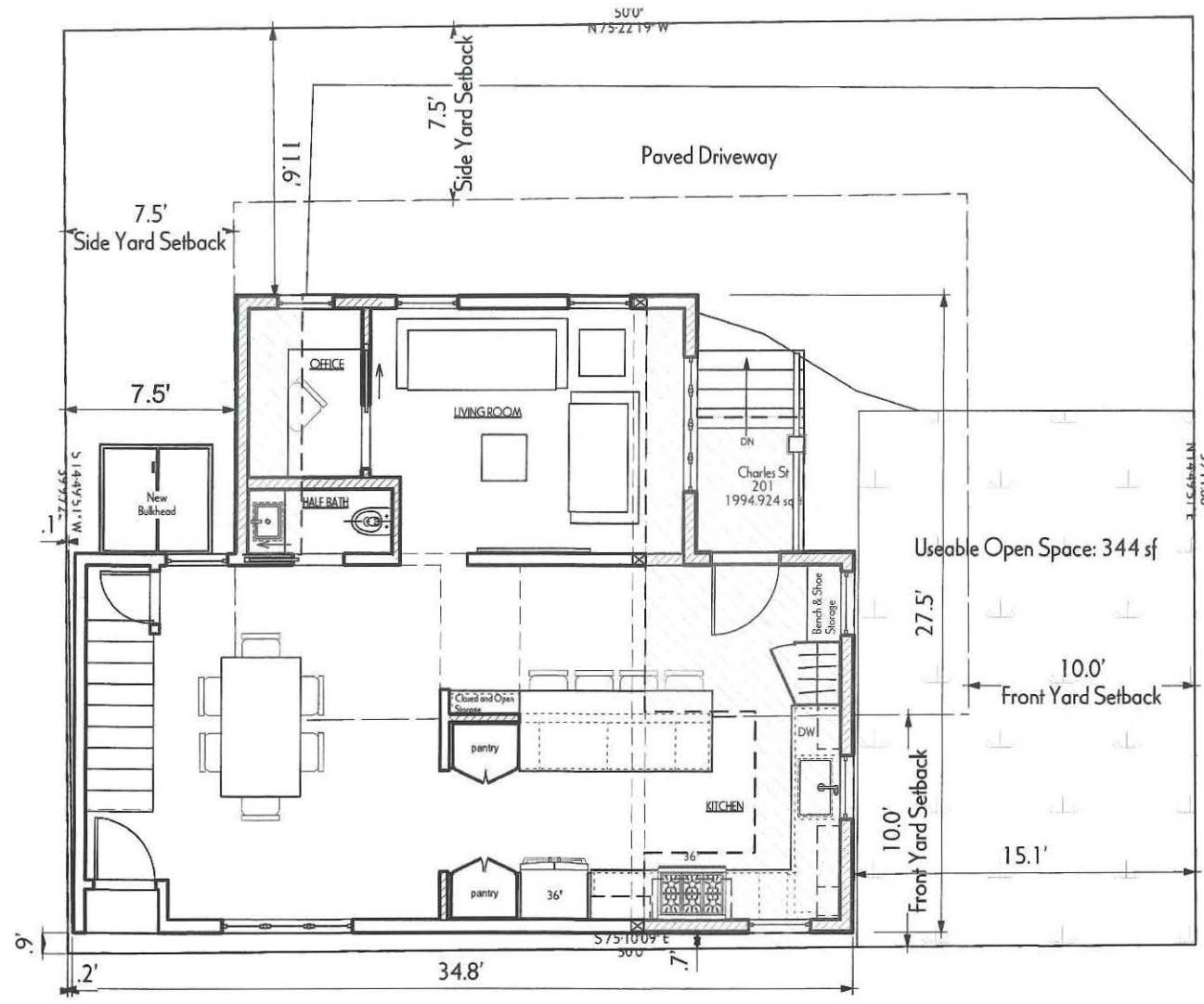
- Cover Sheet
- C1.1 Existing & Proposed Site Plan & Zoning Table
- X1.0 Existing Basement Plan
- A1.0 Proposed Basement Plan
- X1.1 Existing 1st Floor Plan
- A1.1 Proposed 1st Floor Plan
- X1.2 Existing 2nd Floor Plan
- A1.2 Proposed 2nd Floor Plan
- X2.1 Existing Front Elevation (Charles St)
- A2.1 Proposed Front Elevation (Charles St)
- X2.2 Existing Front Elevation (Fifth St)
- A2.2 Proposed Front Elevation (Fifth St)
- X2.3 Existing Right Side Elevation
- A2.3 Proposed Right Side Elevation
- X2.4 Existing Left Side Elevation
- A2.4 Proposed Left Side Elevation

### LOCUS PLAN





1 Existing Site Plan  
Scale: 1/8" = 1'-0"



NEW FAR

2 Proposed Site Plan  
Scale: 1/8" = 1'-0"

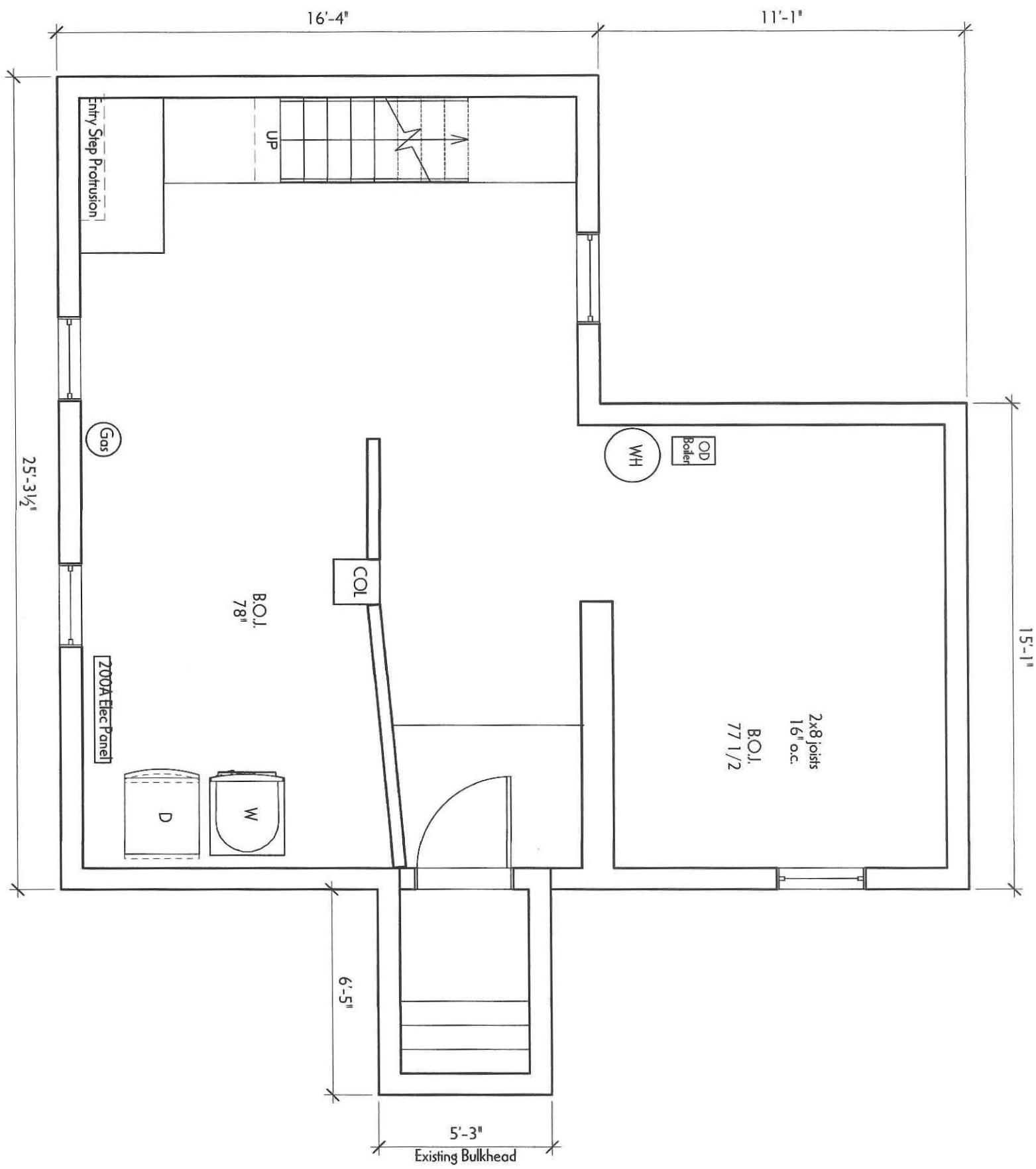
201 Charles St. Zoning Table		Zone: C-1			
		EXISTING CONDITIONS	REQUESTED DIMENSIONS	ORDINANCE REQUIREMENTS	
TOTAL GROSS FLOOR AREA (G.F.A.)		1197 S.F.	1642 S.F.	1500 S.F.	(max.)
LOT AREA		1994 S.F.	NO CHANGE	5,000 S.F.	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA		0.6	0.82	0.75	(max.)
LOT AREA FOR EACH DWELLING UNIT (D.U.)		1994 S.F.	NO CHANGE	1500 S.F.	(min.)
SIZE OF LOT	-WIDTH	50'	NO CHANGE	50'	(min.)
	-DEPTH	39.81'	NO CHANGE	-	(min.)
					(min.)
SETBACKS (IN FEET)	-FRONT (Charles St)	0.7'	NO CHANGE	10' min.	Note (a) Table 5.1 Ch. 5.31
	-FRONT (Fifth St)	19.3'	15.1'	10' min.	Art. 5.24.3 Note (a) Table 5.1 Ch. 5.31
	-LEFT SIDE	0.1'	NO CHANGE	7'-6" min.	Note (n) Table 5.1 Ch. 5.31
	-RIGHT SIDE	11.6'	NO CHANGE	7'-6" min.	Note (n) Table 5.1 Ch. 5.31
SIZE OF BLDG.	-HEIGHT	27'-10"	NO CHANGE	35'	(max.)
	-LENGTH	27'-6"	NO CHANGE	-	(max.)
	-WIDTH	30'-4"	34'-10"	-	(max.)
RATIO OF PRIVATE OPEN SPACE TO LOT AREA		17%	NO CHANGE	30%	(min.)
NO. OF DWELLINGS		1	NO CHANGE	1	(max.)
NO. OF PARKING SPACES		1	NO CHANGE	1	(min./max.)
NO. OF LOADING AREAS		N/A	N/A	N/A	(min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT		N/A	N/A	N/A	(min.)

Hodess-Goldman Residence  
201 Charles St.  
Cambridge, MA 02141

**EVB Design**  
1310 Broadway, Suite 200  
Somerville, MA 02144

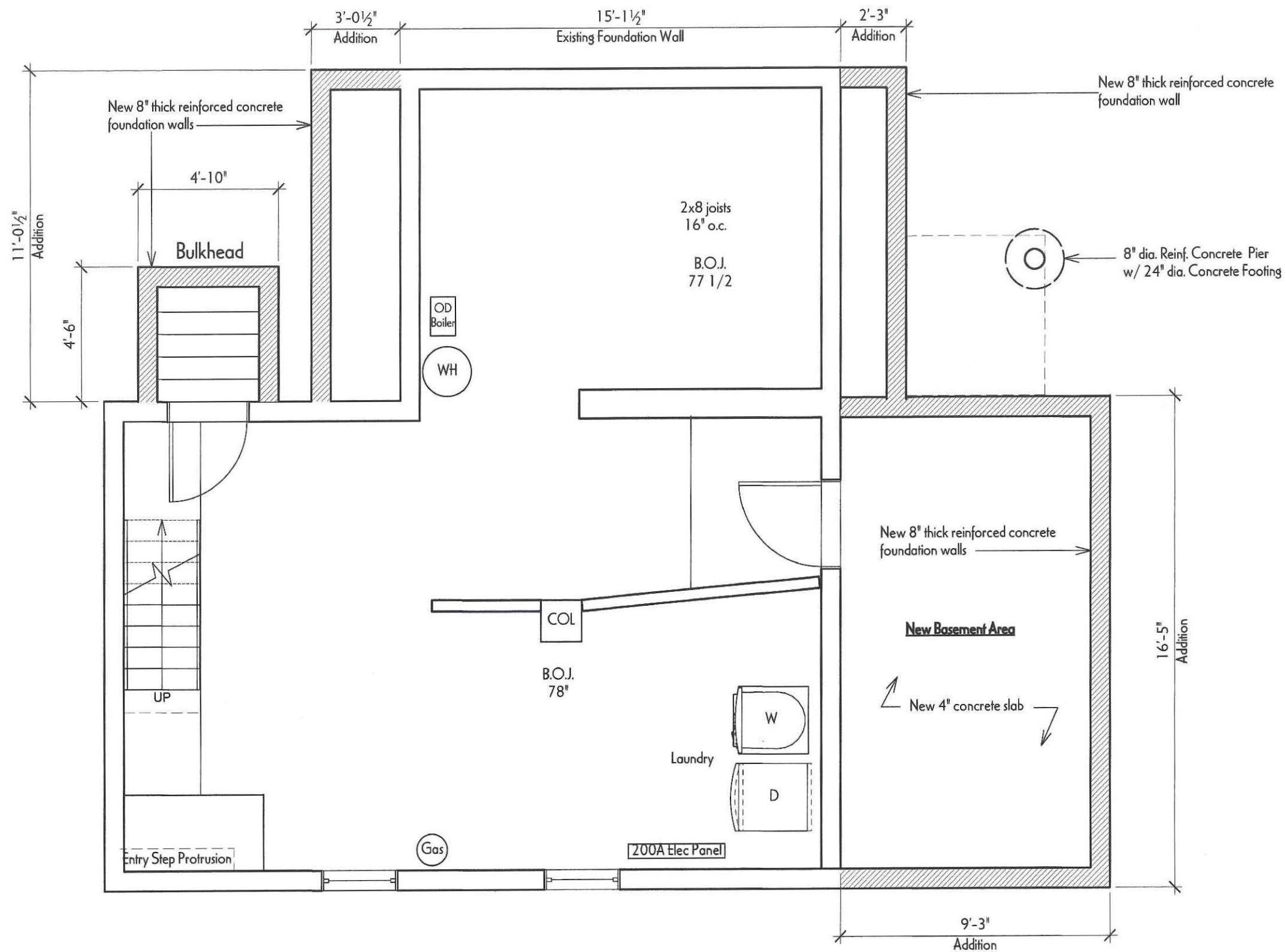
Date:  
07/20/22  
08/09/22  
09/01/22

C1.1



1 Existing Basement Plan  
 Scale: 1/4" = 1'-0"

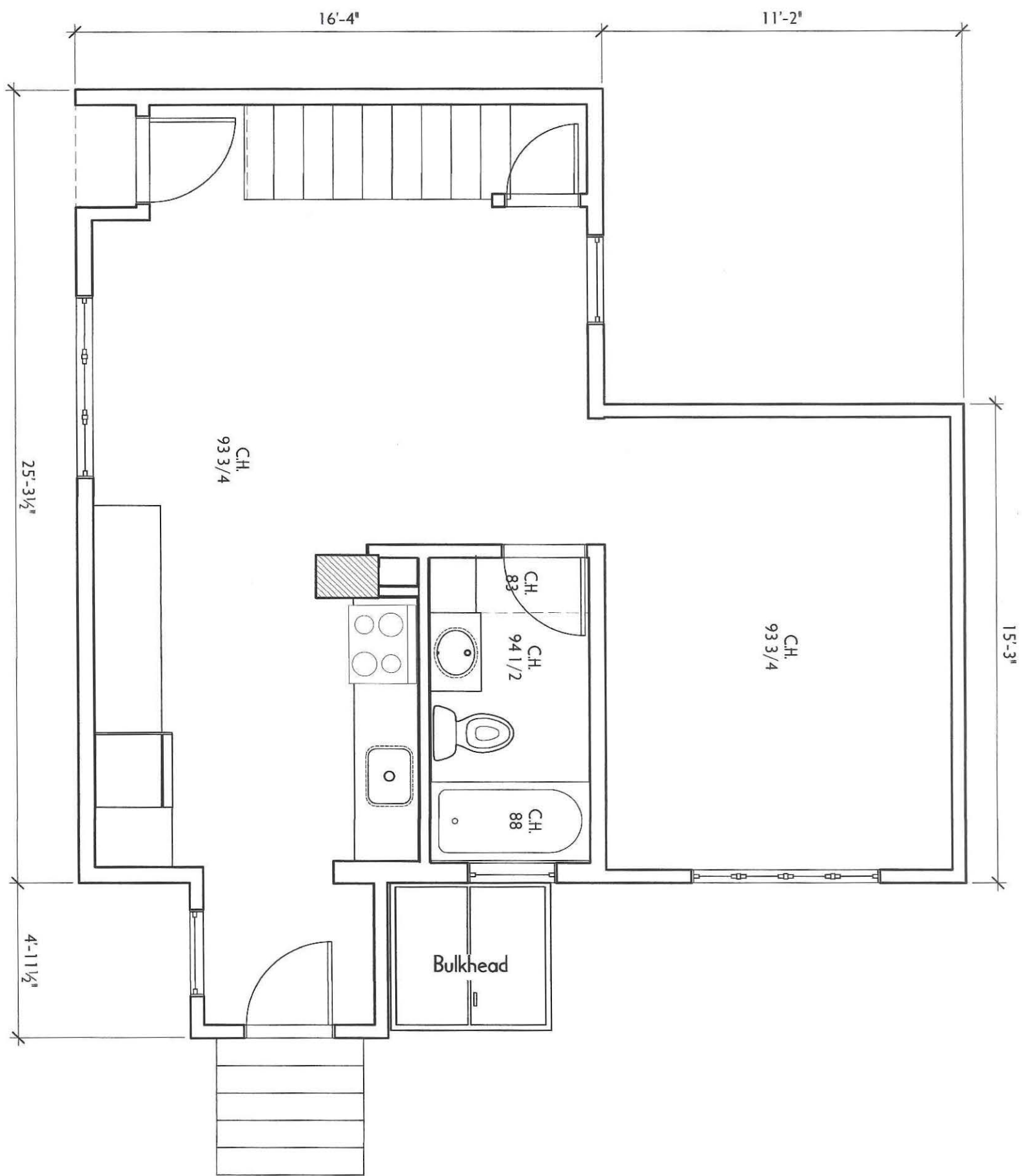
Hodess-Goldman Residence 201 Charles St. Cambridge, MA 02141	<b>EvB Design</b> 1310 Broadway, Suite 200 Somerville, MA 02144	Date:	<b>X1.0</b>
		07/20/22	
		08/09/22	
		09/01/22	



1 Proposed Basement Plan  
Scale: 1/4" = 1'-0"

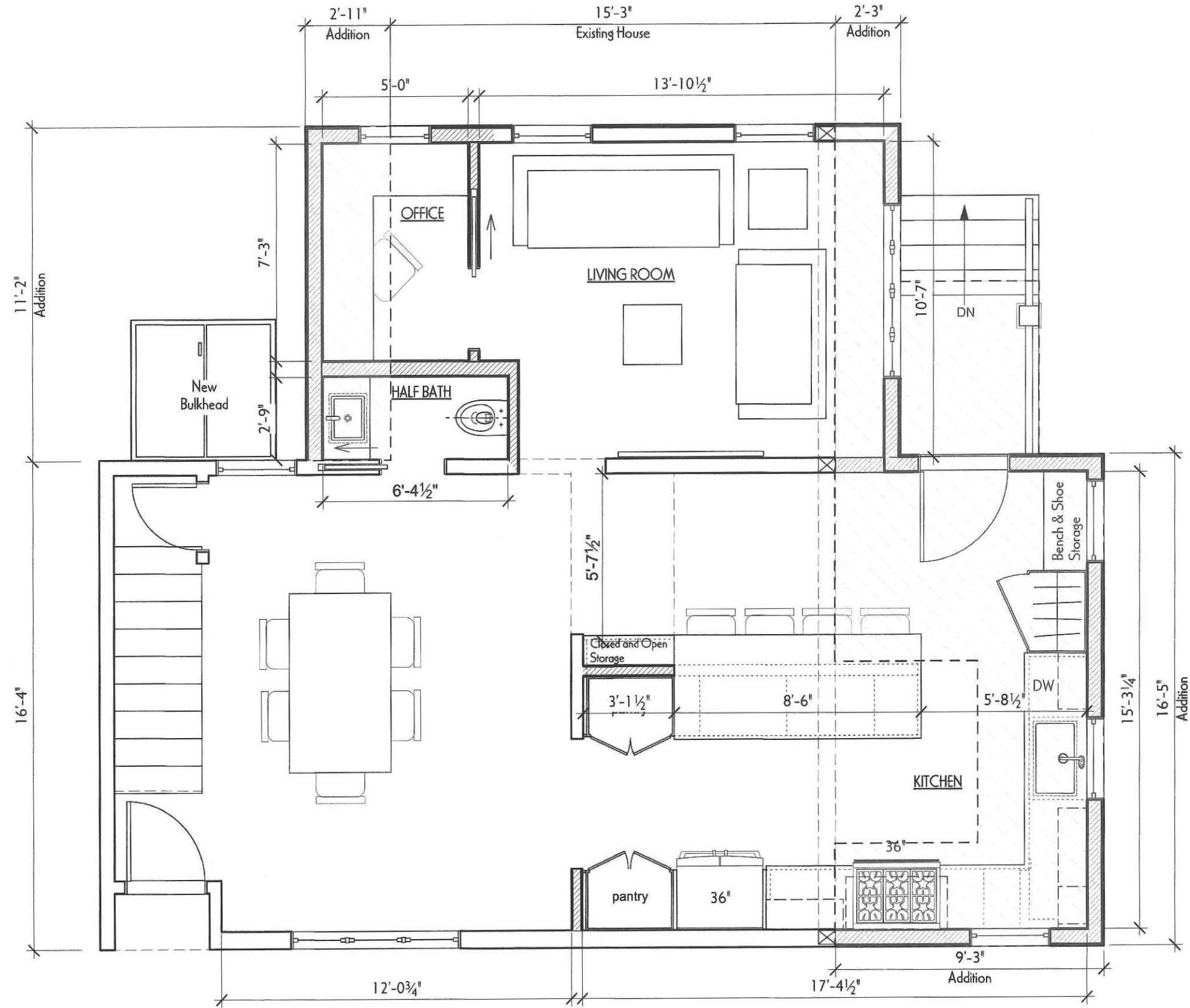
NEW FAR

<b>A1.0</b>		
Date:	07/20/22	08/09/22
	08/09/22	09/01/22
<b>EvB Design</b>		
1310 Broadway, Suite 200 Somerville, MA 02144		
<b>Hodess-Goldman Residence</b> 201 Charles St. Cambridge, MA 02141		



1 Existing First Floor Plan  
 Scale: 1/4" = 1'-0"

Hodess-Goldman Residence 201 Charles St. Cambridge, MA 02141	<b>EvB Design</b> 1310 Broadway, Suite 200 Somerville, MA 02144	Date:	<b>X1.1</b>
		07/20/22	
		08/09/22	
		09/01/22	



1 Proposed First Floor Plan  
Scale: 1/4" = 1'-0"

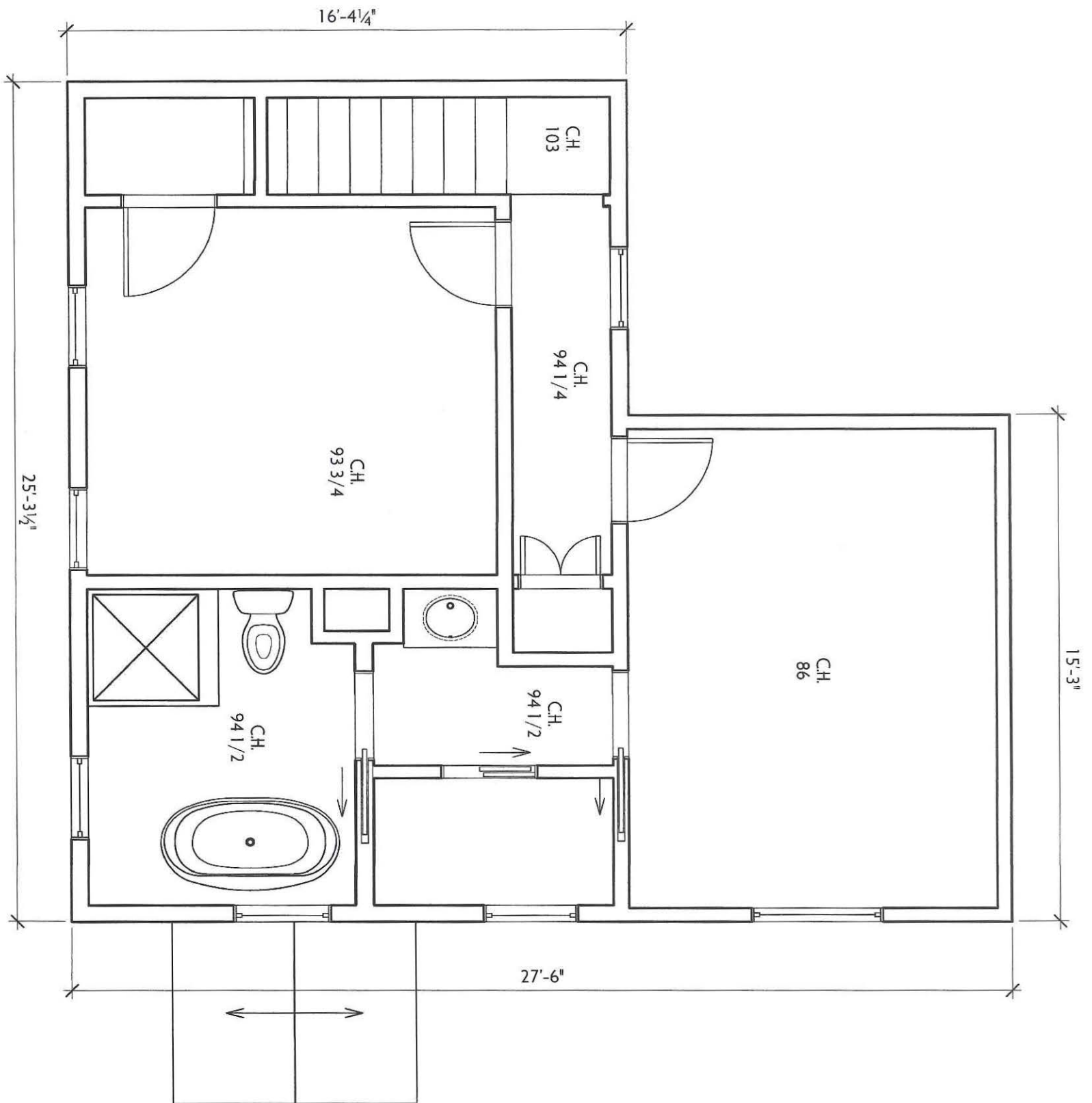
NEW FAR

Hodess-Goldman Residence  
201 Charles St.  
Cambridge, MA 02141

**EvB Design**  
1310 Broadway, Suite 200  
Somerville, MA 02144

Date:	07/20/22
	08/09/22
	09/01/22

A1.1



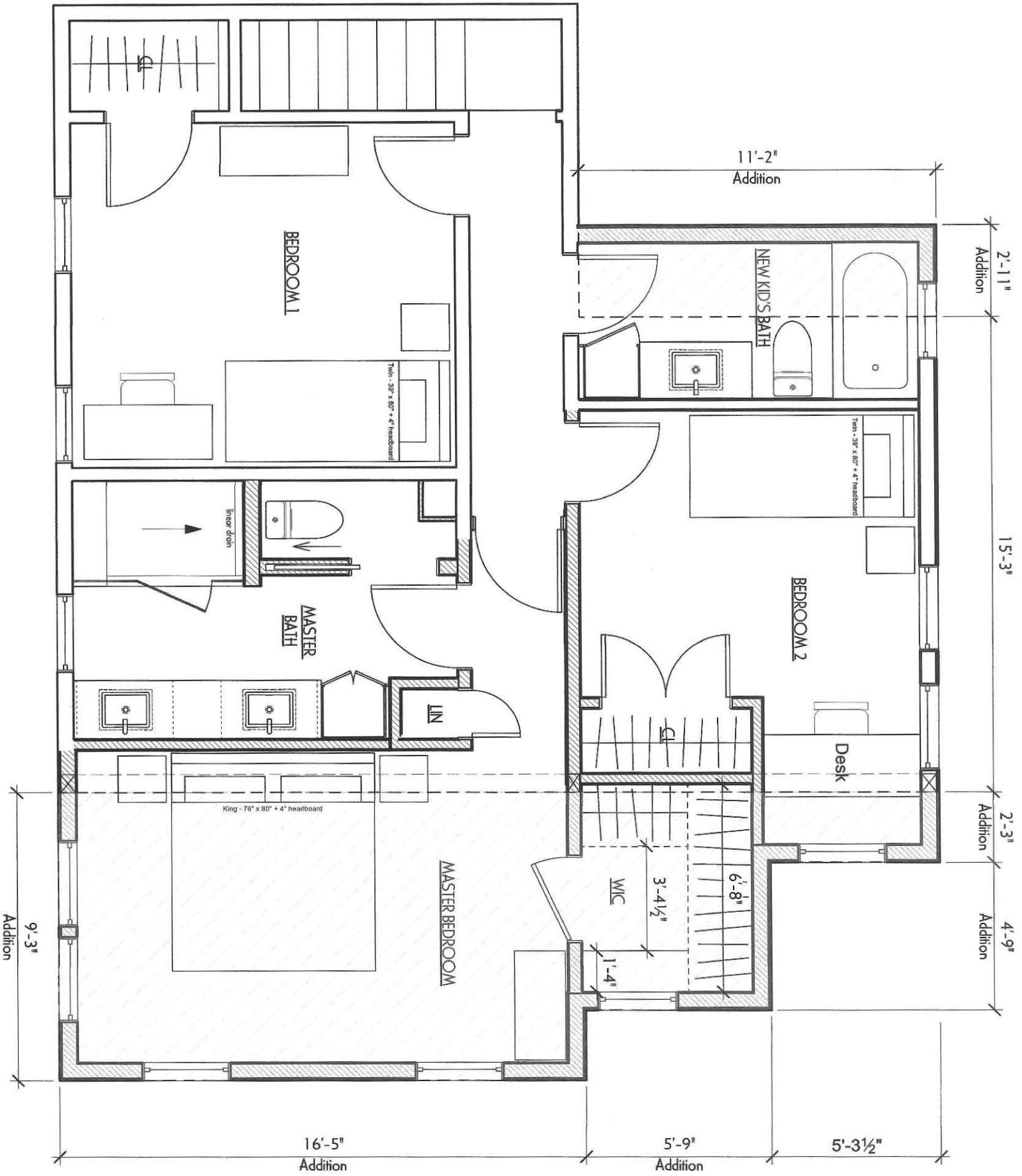
1 Existing Second Floor Plan  
 Scale: 1/4" = 1'-0"

Hodess-Goldman Residence  
 201 Charles St.  
 Cambridge, MA 02141

**EvB Design**  
 1310 Broadway, Suite 200  
 Somerville, MA 02144

Date:  
 07/20/22  
 08/09/22  
 09/01/22

**X1.2**

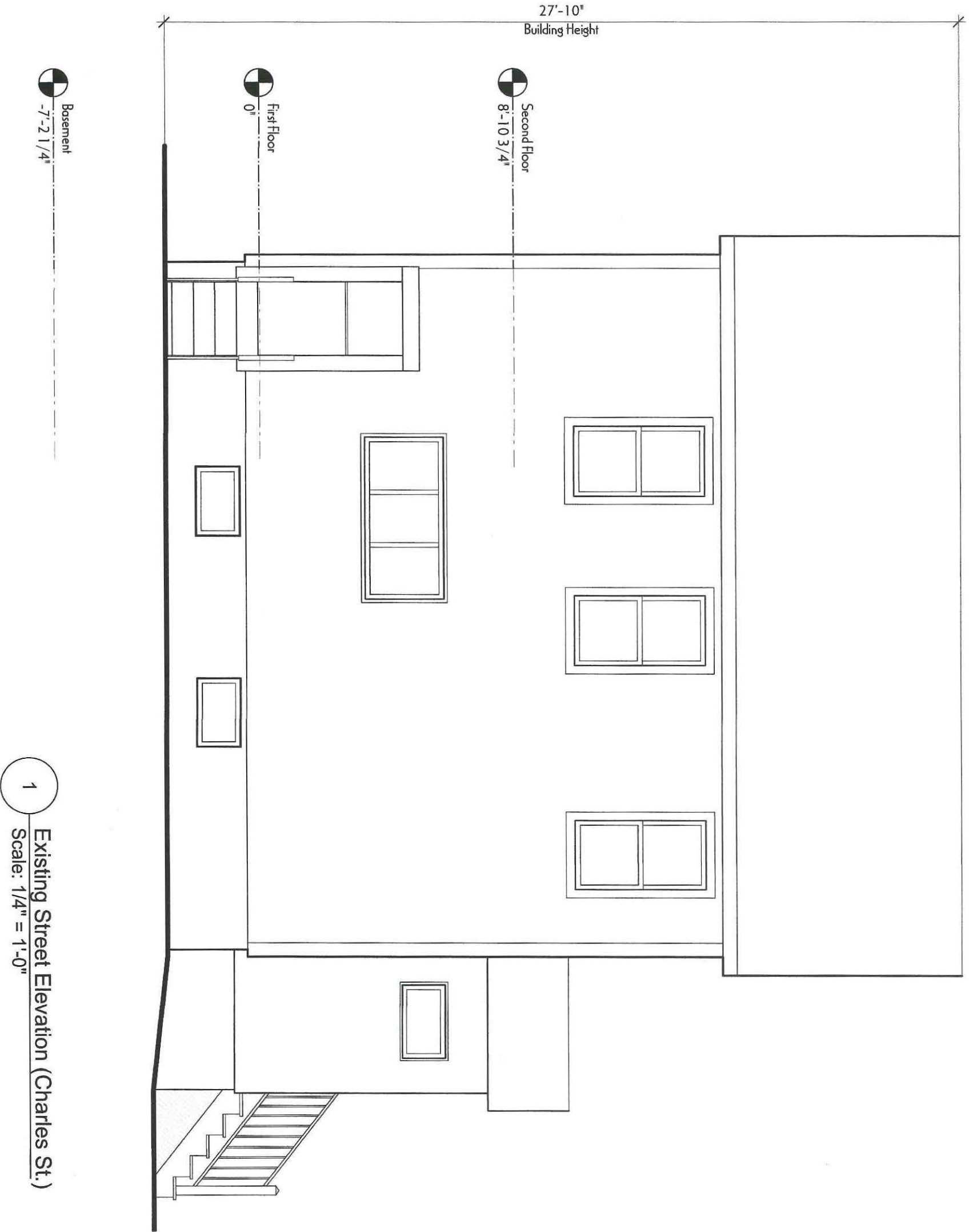


1 Proposed Second Floor Plan  
Scale: 1/4" = 1'-0"

NEW FAR

Hodess-Goldman Residence 201 Charles St. Cambridge, MA 02141	<b>EvB Design</b> 1310 Broadway, Suite 200 Somerville, MA 02144	Date:	<h1>A1.2</h1>
		07/20/22	
		08/09/22	
		09/01/22	





Hodess-Goldman Residence  
201 Charles St.  
Cambridge, MA 02141

**EvB Design**   
1310 Broadway, Suite 200  
Somerville, MA 02144

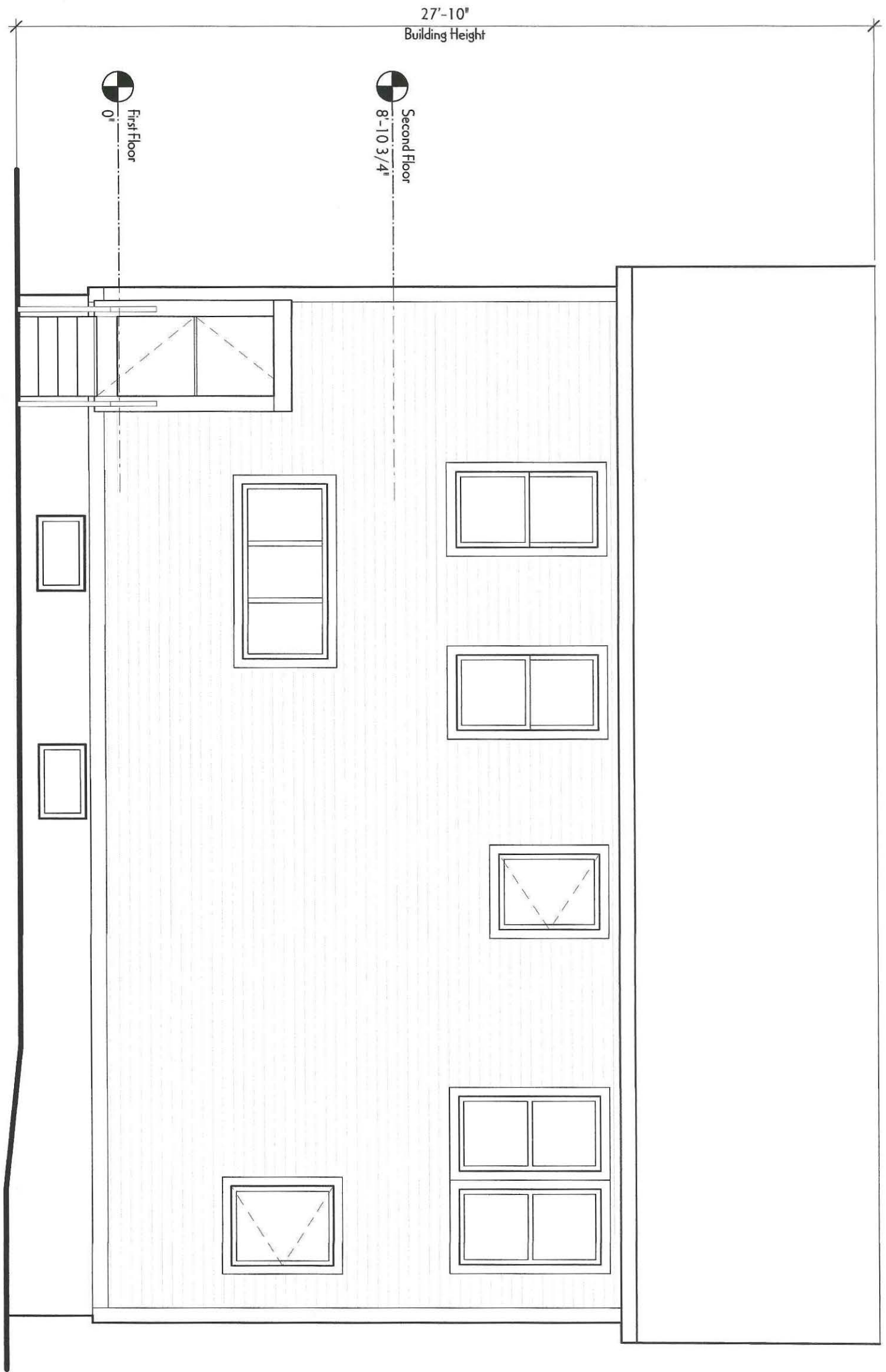
Date:

07/20/22

08/09/22

09/01/22

**X2.1**



1 Proposed Front Elevation (Charles St.)  
Scale: 1/4" = 1'-0"

Hodess-Goldman Residence  
201 Charles St.  
Cambridge, MA 02141

**EvB Design**   
1310 Broadway, Suite 200  
Somerville, MA 02144

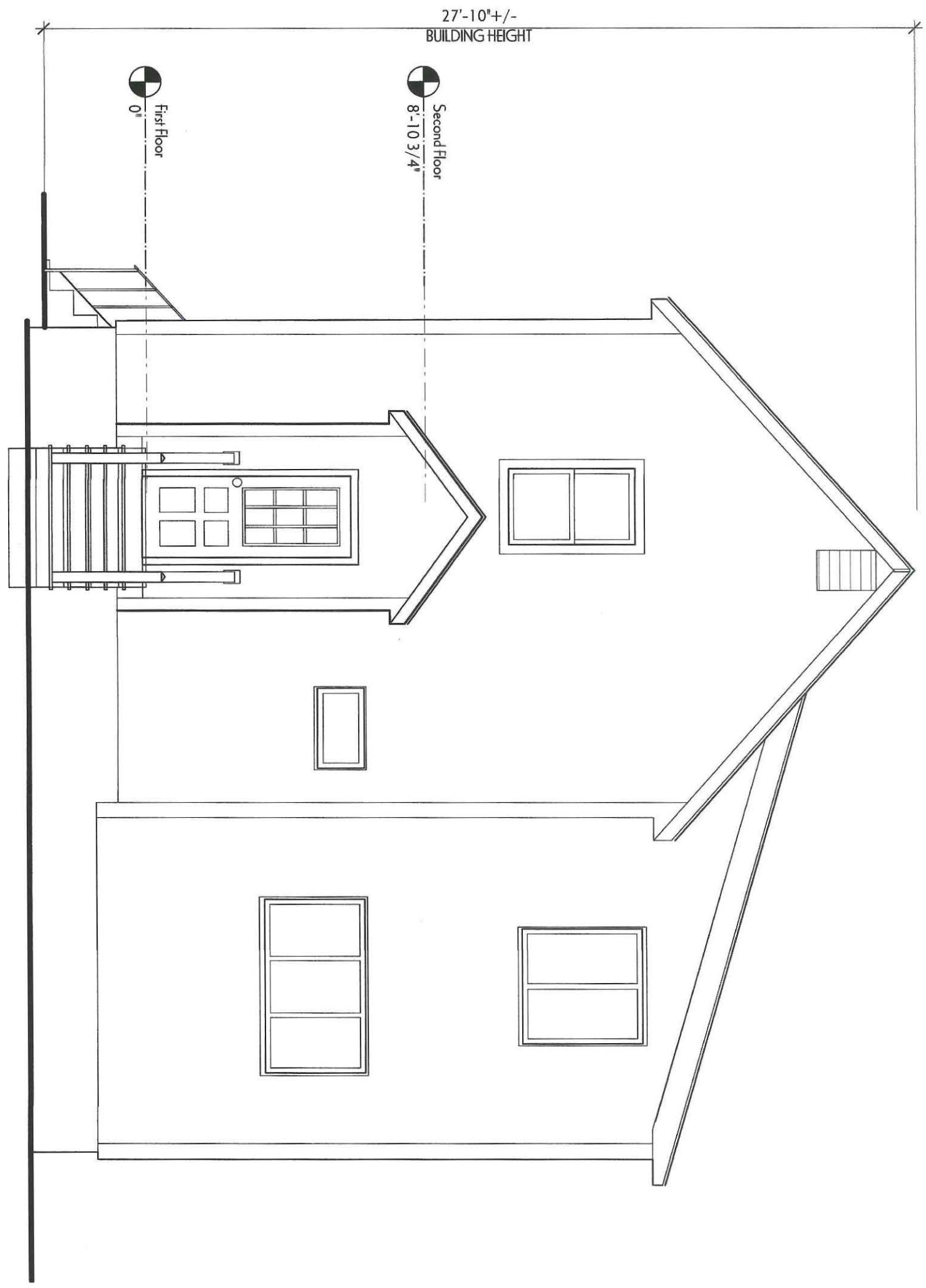
Date:

07/20/22

08/09/22

09/01/22

**A2.1**



1 Existing Street Elevation (5th St.)  
 Scale: 1/4" = 1'-0"

Hodess-Goldman Residence 201 Charles St. Cambridge, MA 02141	<b>EvB Design</b> 1310 Broadway, Suite 200 Somerville, MA 02144	Date:	<b>X2.2</b>
		07/20/22	
		08/09/22	
		09/01/22	

Basement  
-7'-2 1/4"

First Floor  
0"

Second Floor  
8'-10 3/4"

27'-10"+/-  
BUILDING HEIGHT



1 Proposed Side Elevation (5th St.)  
Scale: 1/4" = 1'-0"

Hodess-Goldman Residence  
201 Charles St.  
Cambridge, MA 02141

**EvB Design**  
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Somerville, MA 02144

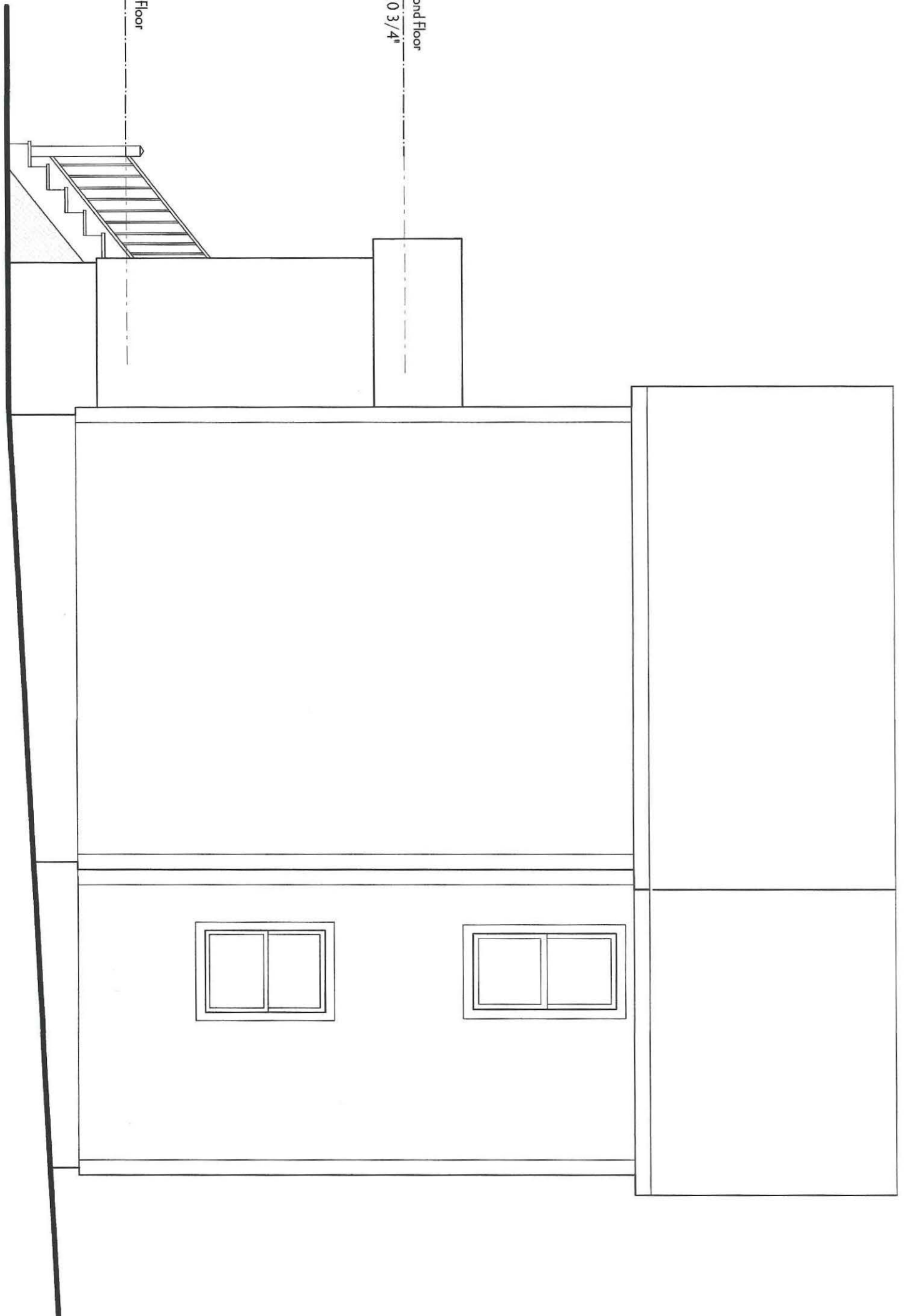
Date:
07/20/22
08/09/22
09/01/22

A2.2

Basement  
-7'-2 1/4"

First Floor  
0"

Second Floor  
8'-10 3/4"



1

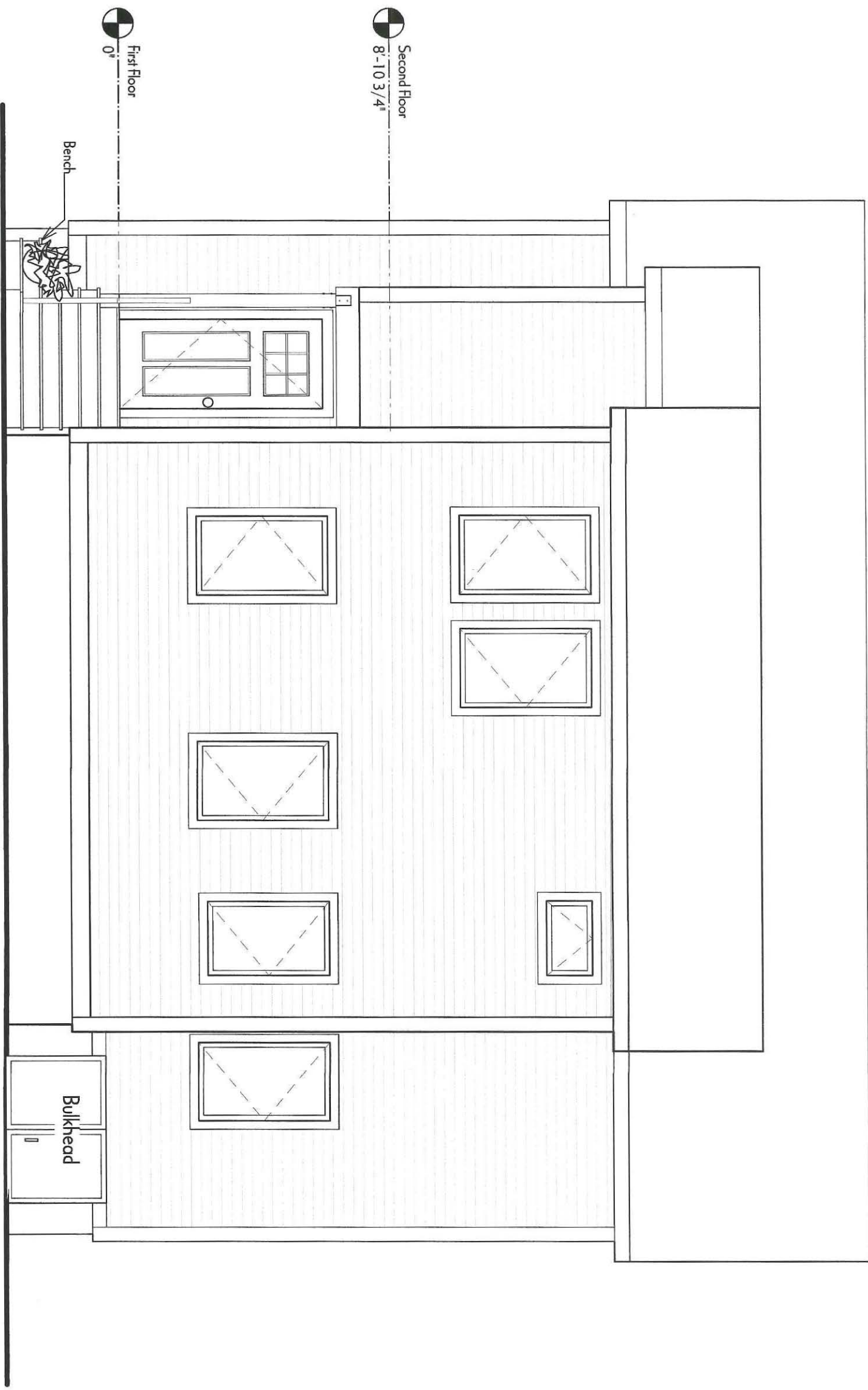
Existing Back Elevation  
Scale: 1/4" = 1'-0"

Hodess-Goldman Residence  
201 Charles St.  
Cambridge, MA 02141

**EvB Design** **EvB**  
1310 Broadway, Suite 200  
Somerville, MA 02144

Date:  
07/20/22  
08/09/22  
09/01/22

**X2.3**



Basement  
-7'-2 1/4"

First Floor  
0"

Second Floor  
8'-10 3/4"

Bench

Bulkhead

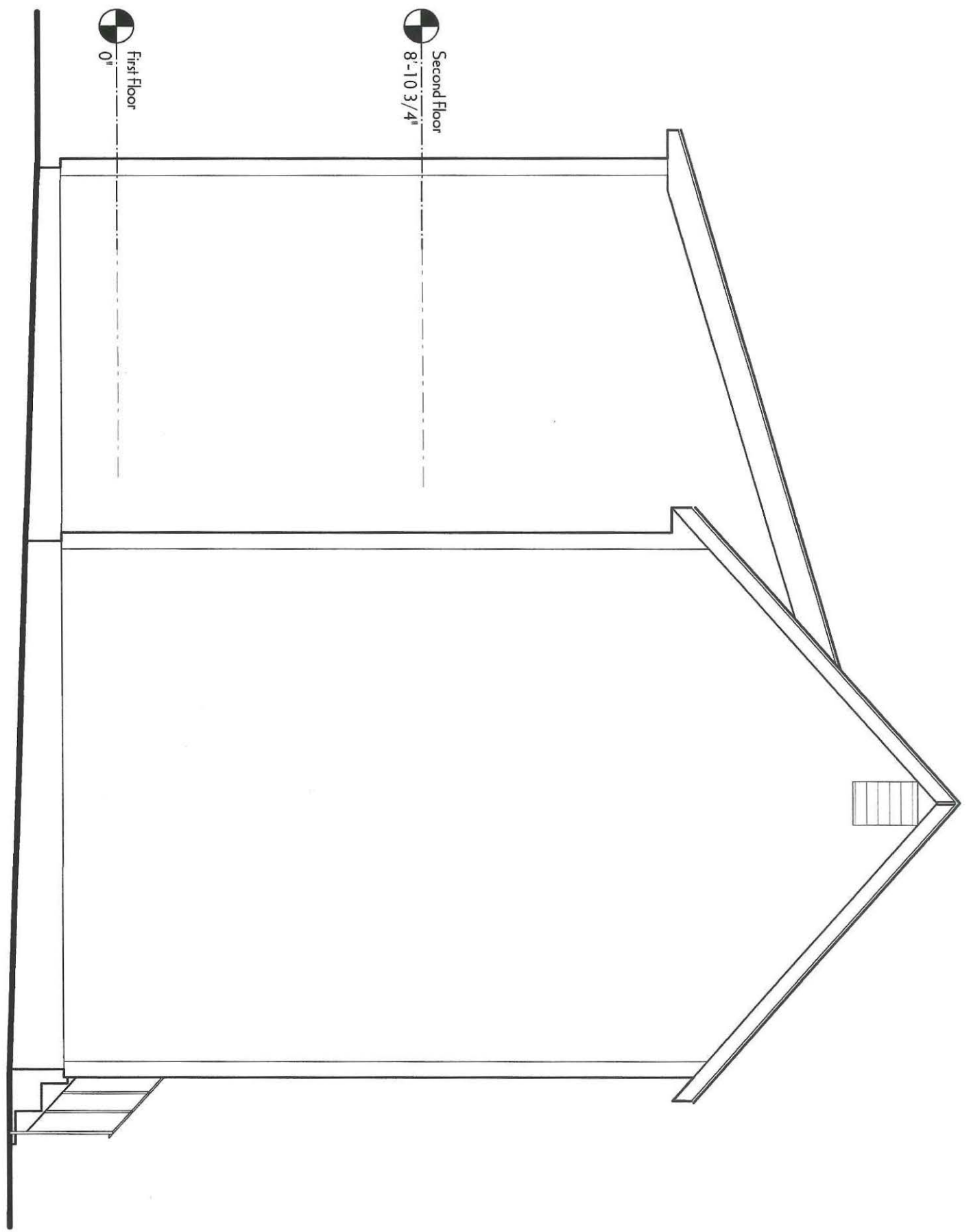
1 Proposed Back Elevation  
Scale: 1/4" = 1'-0"

Hodess-Goldman Residence  
201 Charles St.  
Cambridge, MA 02141

**EvB Design** **EvB**  
1310 Broadway, Suite 200  
Somerville, MA 02144

Date:
07/20/22
08/09/22
09/01/22

A2.3



Basement  
-7'-2 1/4"

First Floor  
0"

Second Floor  
8'-10 3/4"

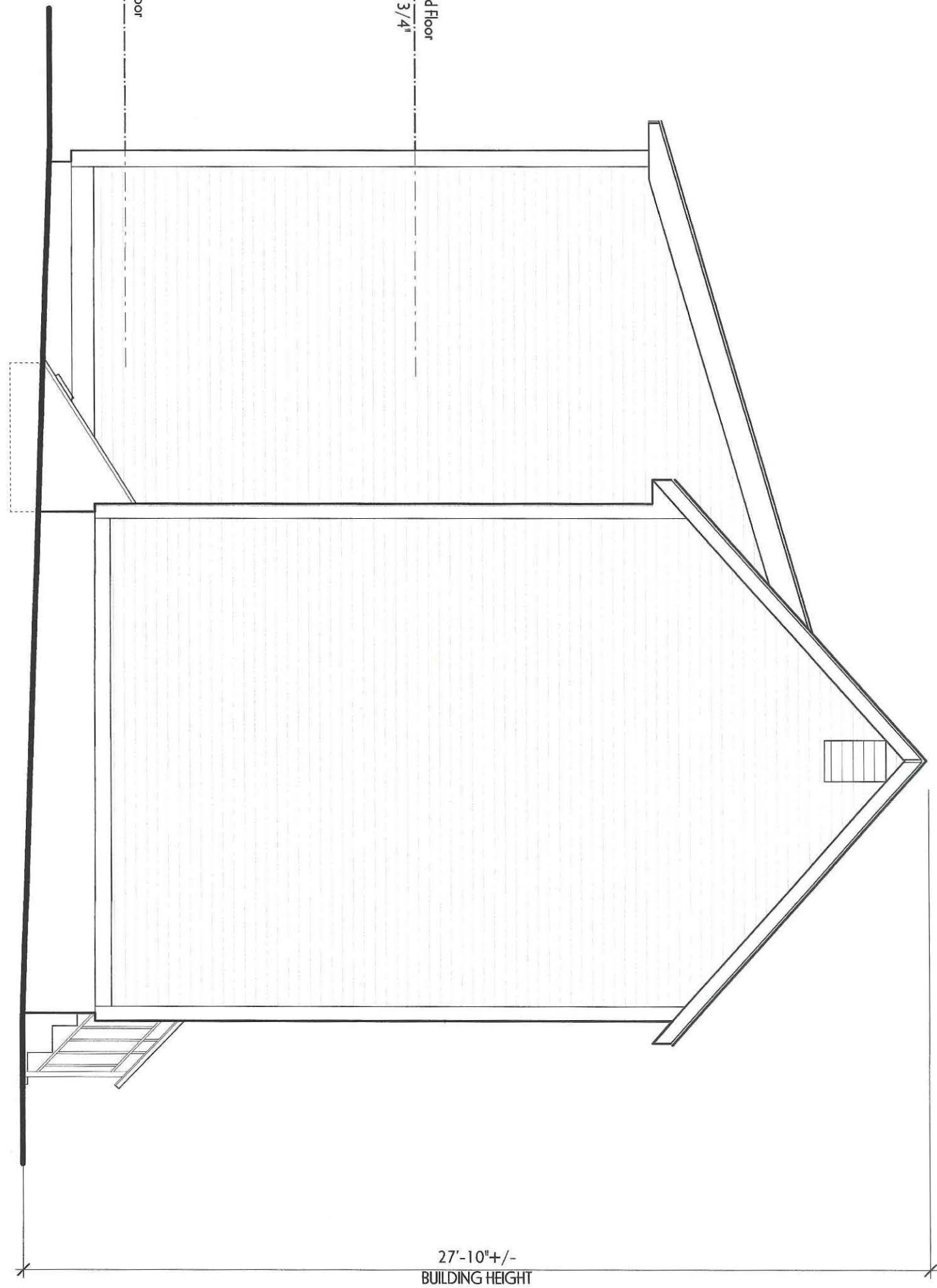
1 Existing Side Elevation  
Scale: 1/4" = 1'-0"

Hodess-Goldman Residence 201 Charles St. Cambridge, MA 02141	<b>EvB Design</b> 1310 Broadway, Suite 200 Somerville, MA 02144	Date:	<b>X2.4</b>
		07/20/22	
		08/09/22	
		09/01/22	

Basement  
-7'-2 1/4"

First Floor  
0"

Second Floor  
8'-10 3/4"



27'-10\"/>

1 Proposed Left Side Elevation  
Scale: 1/4" = 1'-0"

Hodess-Goldman Residence 201 Charles St. Cambridge, MA 02141	<b>EvB Design</b> 1310 Broadway, Suite 200 Somerville, MA 02144	Date:	<h1>A2.4</h1>
		07/20/22	
		08/09/22	
		09/01/22	