

A REAR ELEVATION
NO SCALE



B FRONT ELEVATION
NO SCALE



A

RIGHT SIDE ELEVATION

NO SCALE

JMA Architects, Inc.

Four New Street, Newburyport, MA 01950
 E info@jmaarchitects-ma.com T 978.465.2263

33 KINNAIRD STREET, CAMBRIDGE, MA
 PROPOSED EXTERIOR ELEVATIONS SUBMITTED: DECEMBER 14, 2015

Assessor's Map 123

Lot 18

34.00'

Iron Pipe (set)

3.8' Fence Encroachment

48.9

47.9

BACK YARD OPEN SPACE

Concrete Garage

100.00'

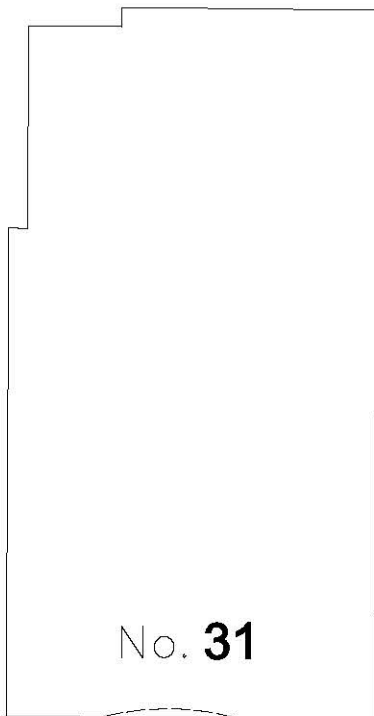
Wood Stockade Fence

7'-6"

21'-6"

5'-0"

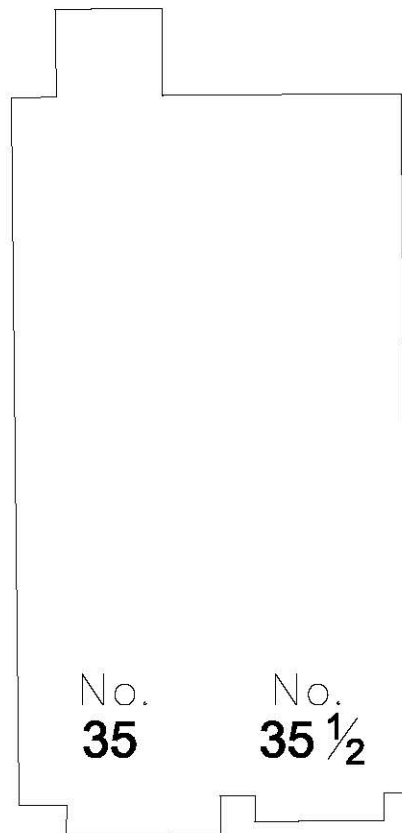
29'-0"



No. 31



DRIVEWAY



No. 35

No. 35 1/2

63'-0"

7'-0"

EXISTING TREE WELL

sidewalk

10'-0"

EXISTING SIGN

19'-0"

5'-0"

KINNAIRD STREET

PLOT PLAN OF LAND CAMBRIDGE, MA.

LOCATED AT:

33 KINNAIRD STREET

SCALE: 1'-3/32" DATE: NOVEMBER 10, 2015

Zoning District: C-1
Deed Reference: Book 41295, Page 3
Assessor's Map 123, Lot 6

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33 KINNAIRD STREET, CAMBRIDGE, MA
PROPOSED BUILDING FOOTPRINT

SUBMITTED: DECEMBER 16, 2015

P 3

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.

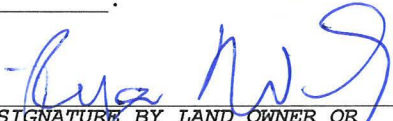
I/We Ryan Wittig & Gal Zhovnirovsky
(OWNER)

Address: 65 Broad St. #6 Boston, MA 02109 & 333 Great River Rd. #215, Somerville, MA 02145

State that I/We own the property located at 33 Kinnaird St. Cambridge, MA 02139,
which is the subject of this zoning application.

The record title of this property is in the name of Ryan Wittig & Gal Zhovnirovsky

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



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

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

Commonwealth of Massachusetts, County of Suffolk

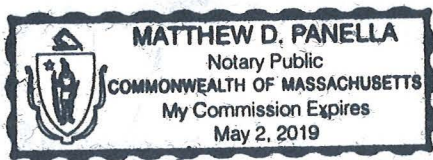
The above-name Ryan Wittig personally appeared before me,
this 16 of February 2016, and made oath that the above statement is true.



Notary

My commission expires May 2 2019 (Notary Seal).

• If ownership is not shown in recorded deed, e.g. if by court order, recent deed, or inheritance, please include documentation.



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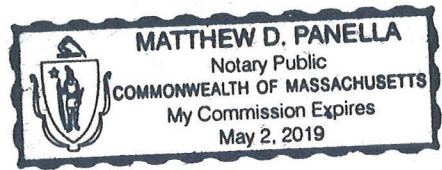
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*Pursuant to a deed of duly recorded in the date 9/01/2015, Middlesex South
County Registry of Deeds at Book 66017, Page 42; or
Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

[Signature]
SIGNATURE BY LAND-OWNER OR
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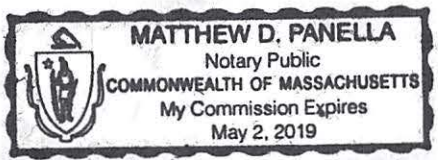
Commonwealth of Massachusetts, County of Suffolk

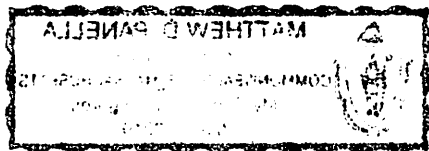
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BZA APPLICATION FORM

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 of the provisions of the Ordinance would involve a substantial hardship because the Petitioners purchased the property intended on constructing a two family dwelling that would be owner occupied. Due to the extremely narrow lot width (34') compliant parking spaces and vehicular maneuvering clearances cannot be achieved without zoning relief. Petitioners' had discussed a design option that didn't require any zoning relief but that option was rejected by the direct abutter at 31 Kinnard street as well as the Historical Commission which has approval over any demolition at the site.

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 Hardship is owing to the size and shape of the lot that is extremely narrow (34') such that it is virtually impossible to meet the required 40' parking and vehicular maneuvering dimensions (8.5' parking space + 22' rear back clearance) using the existing curb cut and driveway.

C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:

1) Substantial detriment to the public good for the following reasons:

The requested addition has support from the neighbors and abutters most directly affected by development. Additionally the existing house is in poor condition and is need of significant repair. The rear yard currently contains five (5) parking spaces that will be converted into a landscaped rear yard area enhancing the privacy and reducing congestion on the lot.

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.**

BZA APPLICATION FORM

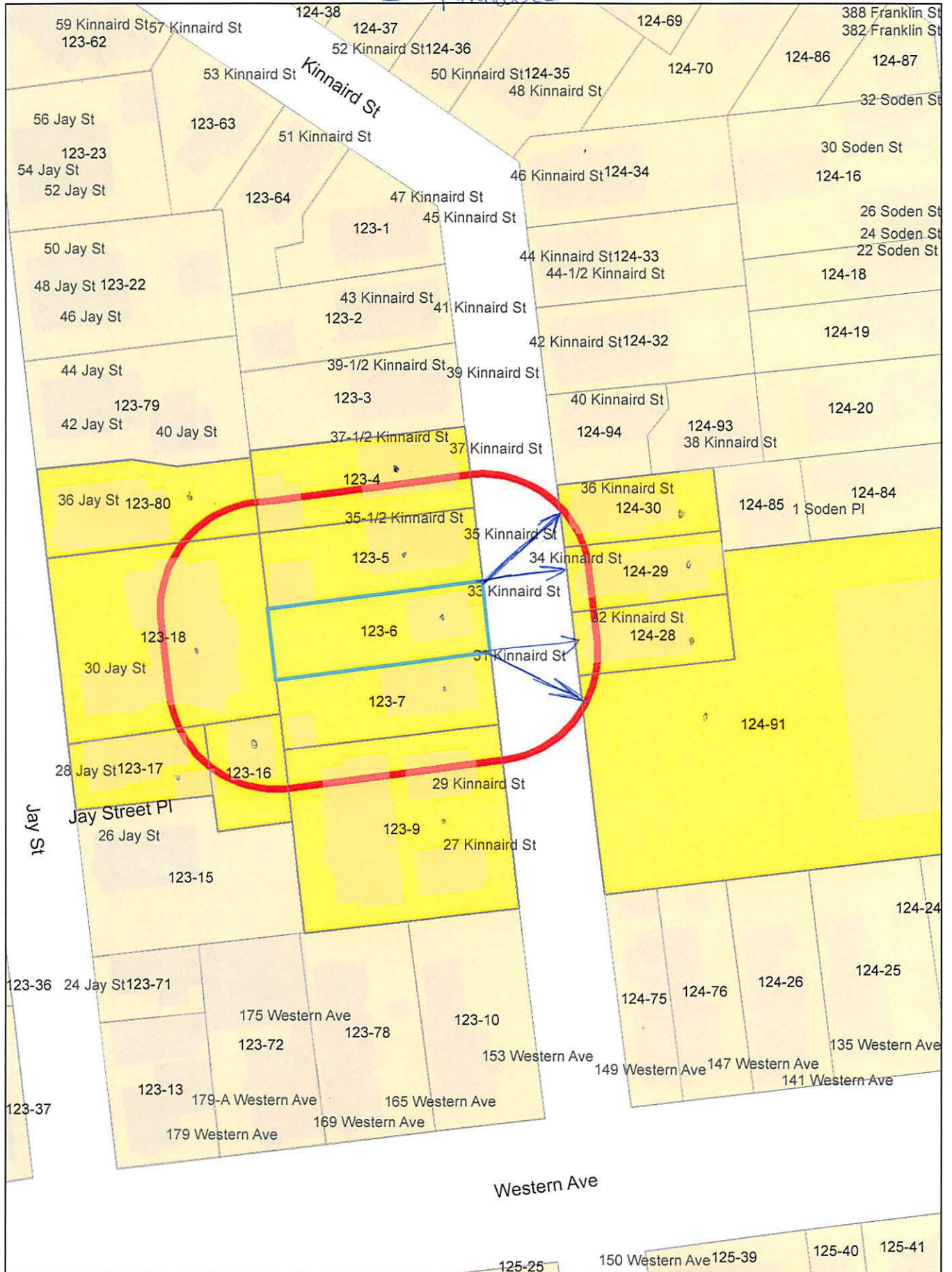
SUPPORTING STATEMENT FOR A SPECIAL PERMIT

Please describe in complete detail how you meet each of the following criteria referring to the property and proposed changes or uses which are requested in your application. Attach sheets with additional information for special permits which have additional criteria, e.g.; fast food permits, comprehensive permits, etc., which must be met.

Granting the Special Permit requested for 33 Kinnaird St Cambridge, MA (Location) would not be a detriment to the public interest because:

- A)** Requirements of the Ordinance can or will be met for the following reasons:
With the requested relief the requirements of the ordinance will be satisfied.
- B)** Traffic generated or patterns of access or egress would not cause congestion hazard, or substantial change in established neighborhood character for the following reasons:
No congestion, hazard, or substantial change in the established neighborhood character will result from approval because the proposed driveway width and left yard setback are unchanged and the development will significantly reduce the number of vehicles parking on the lot. The property is sited in the Residence C-1 zoning district which allows for two family dwellings many with parking spaces that are similarly within 5' of the side yard setback.
- C)** The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would not be adversely affected by the nature of the proposed use for the following reasons:
The continued operation of or the development of adjacent uses will not be adversely affected because the adjacent properties are predominately multifamily residential uses and the proposed renovation will be of a quality that is consistent with the property restoration efforts that can be seen in the surrounding neighborhood.
- D)** Nuisance or hazard would not be created to the detriment of the health, safety and/or welfare of the occupant of the proposed use or the citizens of the City for the following reasons:
No nuisance or hazard will be created nor will any detriment to the health, safety and/or welfare of the of occupants of the proposed use or the citizens of the City because the proposed additions will significantly upgrade this once condemned dwelling to vibrant multifamily dwelling adding to Cambridge's housing stock.
- E)** For other reasons, the proposed use would not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this ordinance for the following reasons:
The proposed addition will not impair the integrity of the district and is consistent with the intent of the ordinance by allowing for the rational use of land which will be achieved by allowing modest relief for setback and a two family dwelling.

33 Kinnaid St.



33 Kinnaird St.

Petitioner

123-4
COHEN, DAVID
37 KINNAIRD ST
CAMBRIDGE, MA 02139

123-5
TS KINNAIRD, LLC.
38 WEBB ST
LEXINGTON, MA 02420

SEAN D. HOPE, ESQ.
675 MASS AVENUE - 5TH FL.
CAMBRIDGE, MA 02139

124-29
KINNAIRD ST. ASSOCIATES, LLC
34 KINNAIRD ST.
CAMBRIDGE, MA 02139

124-30
LUCAS, LEONARD A. & SUSAN E. LUCAS
36 KINNAIRD ST
CAMBRIDGE, MA 02139

124-91
FERRARO, ANTHONY L.
TRUSTEE OF 10 SODEN ST. TRUST
64 FLETCHER ROAD
BELMONT, MA 02478

123-6
DAILEY, WALTER J., A LIFE ESTATE
33 KINNAIRD ST
CAMBRIDGE, MA 02139

123-7
TELINGATOR, CYNTHIA J.
31 KINNAIRD ST
CAMBRIDGE, MA 02139

123-9
CARPENTER, THOMAS H. &
NANCY WEILAND CARPENTER
27-29 KINNAIRD ST., #1
CAMBRIDGE, MA 02139

123-9
MURPHY, MATTHEW T.
27-29 KINNAIRD ST #5
CAMBRIDGE, MA 02139

123-9
KWOKA, JOHN E.
27 KINNAIRD STREET., UNIT #6
CAMBRIDGE, MA 02139

123-9
SCHLISSEL, SCOTT J. & CAROLE VINCENT
27-29 KINNAIRD ST. UNIT #2
CAMBRIDGE, MA 02139

123-18
RIGOPULOS, PETER C.
30 JAY ST. UNIT#3
CAMBRIDGE, MA 02139

123-18
SONENBERG, JANET
30 JAY ST. UNIT#1
CAMBRIDGE, MA 02139

123-18
KLAUSEN, JYTTE
30 JAY ST. UNIT#2
CAMBRIDGE, MA 02139

123-17
MADRICK, ROBERT & DYLAN BLACK
28 JAY ST
CAMBRIDGE, MA 02139

123-9
BRAITHWAITE, GAVIN J. C. & MARY ANGELA
CARINI, TRUSTEE
27 KINNAIRD ST., #3
CAMBRIDGE, MA 02139

123-16
MARSTALL, CHRIS B. & RACHEL C. CALDWELL
1 JAY STREET PL
CAMBRIDGE, MA 02139

124-28
CANE, DAVID A. & ALETA FEINSOD CANE
TRUSTEES, CANE FAMILY NOM TRUST
32 KINNAIRD ST
CAMBRIDGE, MA 02139

123-18
SIGMAN, MICHAEL & CHRISTINE SIGMAN, TR.
4899 MONTROSE BLVD, #1505
HOUSTON, TX 77006

123-9
DICKSON, LISA C.
27-29 KINNAIRD ST., #4
CAMBRIDGE, MA 02139

123-80
WILSON, JUDITH C.
A LIFE ESTATE
36 JAY ST
CAMBRIDGE, MA 02139



CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2nd Fl., Cambridge, Massachusetts 02139
Telephone: 617 349 4683 Fax: 617 349 3116 TTY: 617 349 6112
E-mail: histcomm@cambridgema.gov URL: http://www.cambridgema.gov/Historic

William B. King, *Chair*, Bruce A. Irving, *Vice Chair*, Charles M. Sullivan, *Executive Director*
William G. Barry, Jr., M. Robert G. Crocker, Chandra Harrington, Jo M. Solet, *Members*
Shary Page Berg, Joseph V. Ferrara, Susannah Barton Tobin, *Alternates*

Jurisdiction Advice

To the Owner of Property at 33 Kinnaird St.:

The above-referenced property is subject to the jurisdiction of the Cambridge Historical Commission (CHC) by reason of the status referenced below:

- Old Cambridge Historic District
- Fort Washington Historic District
(M.G.L. Ch. 40C, City Code §2.78.050)
- Avon Hill Neighborhood Conservation District
- Half Crown – Marsh Neighborhood Conservation District
- Harvard Square Conservation District
- Mid Cambridge Neighborhood Conservation District
- Designated Landmark
- Property is being studied for designation:
(City Code, Ch. 2.78., Article III, and various City Council Orders)
- Preservation Restriction or Easement (as recorded)
- Structure is fifty years or more old and therefore subject to CHC review of any application for a demolition permit, if one is required by ISD. (City Code, Ch. 2.78, Article II). See **the back of this page for definition of demolition.**
CHC approved proposed replacement project
- No jurisdiction: not a designated historic property and the structure is less than fifty years old.
- No local jurisdiction, but the property is listed on the National Register of Historic Places; CHC staff is available for consultation, upon request.
Staff comments: _____

The Board of Zoning Appeal advises applicants to complete Historical Commission or Neighborhood Conservation District Commission reviews before appearing before the Board.

If a line indicating possible jurisdiction is checked, the owner needs to consult with the staff of the Historical Commission to determine whether a hearing will be required.

CHC staff initials SPB Date 3/11/2014
Received by Uploaded to energov Date "
Relationship to project _____

cc: Applicant
Inspectional Services Commissioner

Demolition Delay Ordinance and Application Information

The Demolition Delay Ordinance (Chapter 2.78, Article II of the Cambridge Municipal Code) was adopted by the City Council in 1979 to afford public review of demolition permit applications for potentially significant buildings. When the Historical Commission determines that a building is significant and should be preserved, demolition will be delayed for up to six months so that solutions can be sought to preserve the building indefinitely. The Ordinance covers all buildings over 50 years old, city-wide. The Historical Commission archives provide dates of construction for all properties in the City.

Demolition is defined in the ordinance as "the act of pulling down, destroying, removing or razing a building or commencing the work of total or substantial destruction with the intent of completing the same." The Inspectional Services Commissioner has provided further guidelines to outline what actions require a demolition permit. **In addition to complete demolition of a building, the following actions may require a demolition permit,**

- **removal of a roof,**
- **removal of one side of a building,**
- **gutting of a building's interior to the point where exterior features (windows, etc.) are impacted, and**
- **removal of more than 25% of a structure.**

Please contact the building inspector or a staff member of the Historical Commission if you have questions about whether a demolition permit is required for a particular project.

Demolition permit applications can be obtained from the Inspectional Services Department. The completed application should be submitted to the Historical Commission, where the staff will review the application. If the Executive Director of the Historical Commission makes an initial determination that the building is significant, a public hearing will be scheduled with Historical Commission. If the staff makes an initial determination that the building is not significant, the application is released for further review by the Building Commissioner.

More information about the demolition permit application procedures is available on the Historical Commission's web site or by calling or dropping by the Historical Commission office.

July 2003

Cambridge Historical Commission
831 Massachusetts Ave., 2nd Fl.
Cambridge, MA 02139
Ph: 617/349-4683 or TTY: 617/349-6112
<http://www.cambridgema.gov/Historic/demolitiondelay.html>

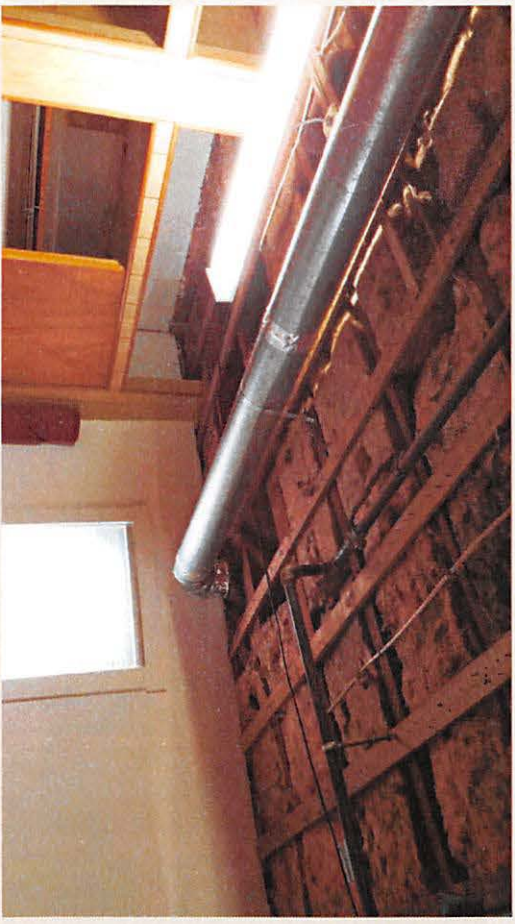
33 Kinnaird St. Current Conditions



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33 Kinnaird St. Current Conditions



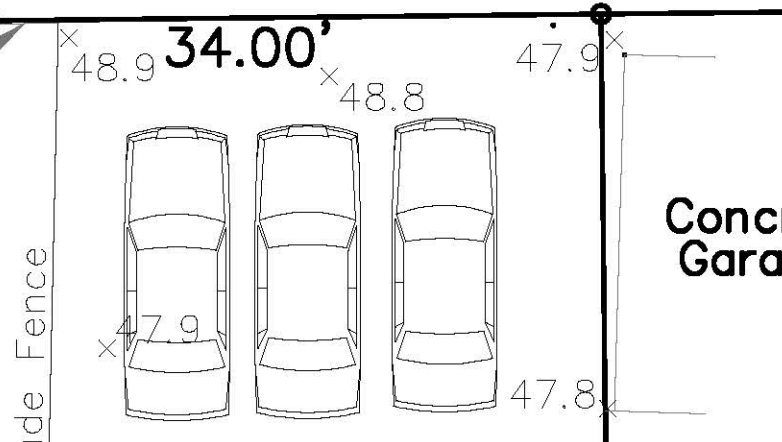
31 Kinnaird St. Rear View



Assessor's Map 123
Lot 18

Iron Pipe
(set)

3.8' Fence
Encroachment

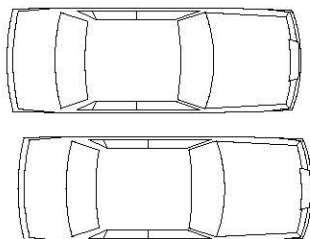


Concrete
Garage

100.00'

Wood Stockade Fence

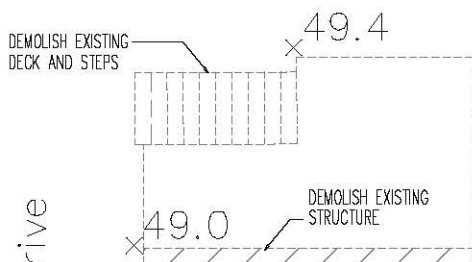
Bit. Parking
47.7'
**Area =
3,400 S.F.±**



100.00'

Assessor's Map 123
Lot 7

Assessor's Map 123
Lot 5



Stake/Nail
(set)



No. 33

No. 31

No. 35

No. 35 1/2

13'-3"

18'-3 1/2"

47.18'

12'-0"

EXISTING
TREE WELL

sidewalk

EXISTING
SIGN

KINNAIRD STREET

PLOT PLAN OF LAND CAMBRIDGE, MA.

LOCATED AT:

33 KINNAIRD STREET

SCALE: 1"=3/32" DATE: NOVEMBER 10, 2015

Zoning District: C-1
Deed Reference: Book 41295, Page 3
Assessor's Map 123, Lot 6

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**33 KINNAIRD STREET, CAMBRIDGE, MA
PROPOSED DEMOLITION PLAN**

SUBMITTED: DECEMBER 16, 2015

P 1



A EXISTING FRONT ELEVATION
NO SCALE



B PROPOSED FRONT ELEVATION
NO SCALE



LEFT SIDE ELEVATION

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PROPOSED EXTERIOR ELEVATIONS SUBMITTED: DECEMBER 14, 2015

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Lot 18

34.00'

Iron Pipe (set)

3.8' Fence Encroachment

Area = 3,400 S.F.±

Concrete Garage

Bil. Parking

100.00'

Wood Stockade Fence

100.00'

21'-8"

21'-6"

29'-8"

47.8

23'-3"

49.4

49.0

4.0'

48.8

No. 31

No. 33

No. 35

No. 35 1/2

TANDEM PARKING

EXISTING TREE WELL

sidewalk

EXISTING SIGN

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P 2