



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

2023 MAR -9 AM 11:44

831 Massachusetts Avenue, Cambridge MA 02139

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

617-349-6100

BZA Application Form

BZA Number: 209796

General Information

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

Special Permit: _____ Variance: X Appeal: _____

PETITIONER: Kenneth S Chin, Ken Sam Chin, Fonda Chin C/O Kerry Coyne

PETITIONER'S ADDRESS: 40 Langdon Ave, Watertown, MA 02472

LOCATION OF PROPERTY: 11-15 Dover Street, Cambridge, MA

TYPE OF OCCUPANCY: 3 Residential and Commercial **ZONING DISTRICT:** Residence B Zone

REASON FOR PETITION:

/Conversion to Additional Dwelling Units/ /Dormer/

DESCRIPTION OF PETITIONER'S PROPOSAL:

Existing 3 family building was purchased by the family in 1974 consisting of 2 residential units on the left and one on the right. Both left side apartments are currently occupied by family members, the right side was occupied by the parents until their recent passing. The family wishes to renovate the now vacant right side into two modern units, with the first floor designed to support mobility challenges. Once the right side is renovated to 2 units, the family members will move to that side. The left side units can then be renovated and offered as rental units. The owner seeks relief to add 2 dormers, one on each side, allowing the rooms at the rear of the top floor to be more usable space (currently very steep slope). The lot size does not meet minimum lot size per dwelling unit equation. Proposed dormers are each less than 15' in length, but within side setbacks as the existing building is within the side set backs.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000 Section: 5.26 (Conversion).
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):



(Petitioner (s) / Owner)

Kenneth S. Chin

(Print Name)

Address:

Tel. No.

5129221705

E-Mail Address:

kerry.coyne@gmail.com

cinefonda@gmail.comDate: 3/8/23**BZA Application Form****DIMENSIONAL INFORMATION****Applicant:** Kenneth S Chin, Ken Sam Chin, Fonda Chin**Present Use/Occupancy:** 3 Residential and Commercial**Location:** 11-15 Dover Street, Cambridge, MA**Zone:** Residence B Zone**Phone:** 5129221705**Requested Use/Occupancy:** 4 Residential Units

	<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>	4,929	5,077	2,514	(max.)
<u>LOT AREA:</u>	5040	5040	5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²	.98	1	.5	
<u>LOT AREA OF EACH DWELLING UNIT</u>	1,687sf	1,260sf	2,500 sf	
<u>SIZE OF LOT:</u>				
WIDTH	45'	45'	50'	
DEPTH	112'	112'	100' (min lot size 5,000sf/ min width 50')	
<u>SETBACKS IN FEET:</u>				
FRONT	16'6"	16'6"	15'	
REAR	33.8'	33.8'	25'	
LEFT SIDE	6.1'	6.1'	10'	
RIGHT SIDE	6.1'	6.1'	10'	
<u>SIZE OF BUILDING:</u>				
HEIGHT	35'	35'	35'	
WIDTH	61.6'	61.6'	72' (112' - 15' -25')	
LENGTH	32.5'	32.5'	25'	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	2,097 open space	2,033 open space (reduction for additional front entrance)	2,016	
<u>NO. OF DWELLING</u>	3	4	2	

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 Kenneth S. Chin, Ken Sam Chin, Fonda Chin
(OWNER)

Address: 13 Dover St. Cambridge MA 02140

State that I/We own the property located at 13 Dover St.,
which is the subject of this zoning application.

The record title of this property is in the name of Kenneth Chin,
Ken Sam Chin, Fonda Chin

*Pursuant to a deed of duly recorded in the date 5/03/01, Middlesex South
County Registry of Deeds at Book 12730, Page 191; or
Middlesex Registry District of Land Court, Certificate No. _____

Book _____ Page _____

Ken Sam Chin Fonda Chin

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

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

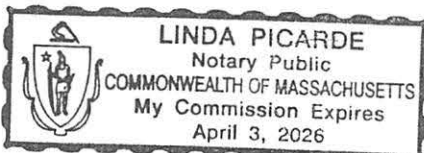
Commonwealth of Massachusetts, County of Middlesex

The above-named Kenneth S. Chin, Ken Sam Chin, Fonda Chin personally appeared before me,
this 12 of Nov, 2023; and made oath that the above statement is true.

Linda Picarde Notary

My commission expires April 3, 2026 (Notary Seal).

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



on December has visited a number of homes, and has been seen by several of the residents of the town. He has been seen by several of the residents of the town. He has been seen by several of the residents of the town.

100-443614-100

which is the subject of this zoning application.

[illegible]

Firsthand to a deed of duly recorded in the date 7/2/01, in which said deed

County Registry of Deeds at Book 14 Page 11

Middlesex Registry District of Land Court, Certificate No.

0069 **1008**

NO RECORDS WERE YET FROM 1952.
*THERE NO RECORDS OF ANYONE ON 1952

Redeemable at the manufacturing business or purchase a stamp to purchase additional

CONFIDENTIAL

The above name

personally appeared before me,

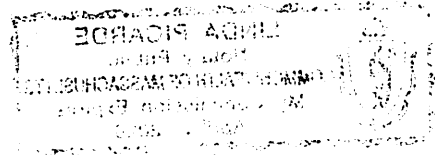
100-443887-100

Y2.530%

My commission expires (date)

dead, or inheritance, etc. includes demonstration. It ownership is not shown in recorded deed, e.g. if by court order, record

12 5049 - H 10 AUGUST 1971



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:

Enforcement of the ordinance would maintain one large unit on the right side, keeping the building as an existing 3 family. The family desires to continue to reside in the 2 units on the left during the renovation of the right side. The renovation of the right side would divide the unit into one first floor to better support movility challenges, and another unit on the upper floors. They will then move to the right side units, and offer the existing left side 2 apartments to rent. Additionally, by allowing the dormers an existing room in each third floor which is now awkward and unusable can become additional usable space on each side.

- 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 size of the lot allows for a very large back yard to remain as well as a front yard that is in keeping with the rest of the street. The proposed increase of a unit does not change the size of the building, the building is one property from Mass Ave for easy bus use and bicycling. The dormers do not increase the violation of the side setbacks, the existing lot is narrow. The dormers allow for increased usable space without taking any open space around the building.

- 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:

The relief would add a houseing unit, allow existing long time community members to remain in Cambridge, add a more acessible unit to the building, and create more livable units. Bicycle parking will be added for future tenant use.

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

Dormers not visible nor changing relationship to side yards, to each side of this property is a driveway for the neighboring properties, not an immediately adjacent building.

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

(Print Name)

Address: _____
Tel. No. 5129221705
E-Mail Address: kerry.coyne@gmail.com

Date: _____

BZA Application Form

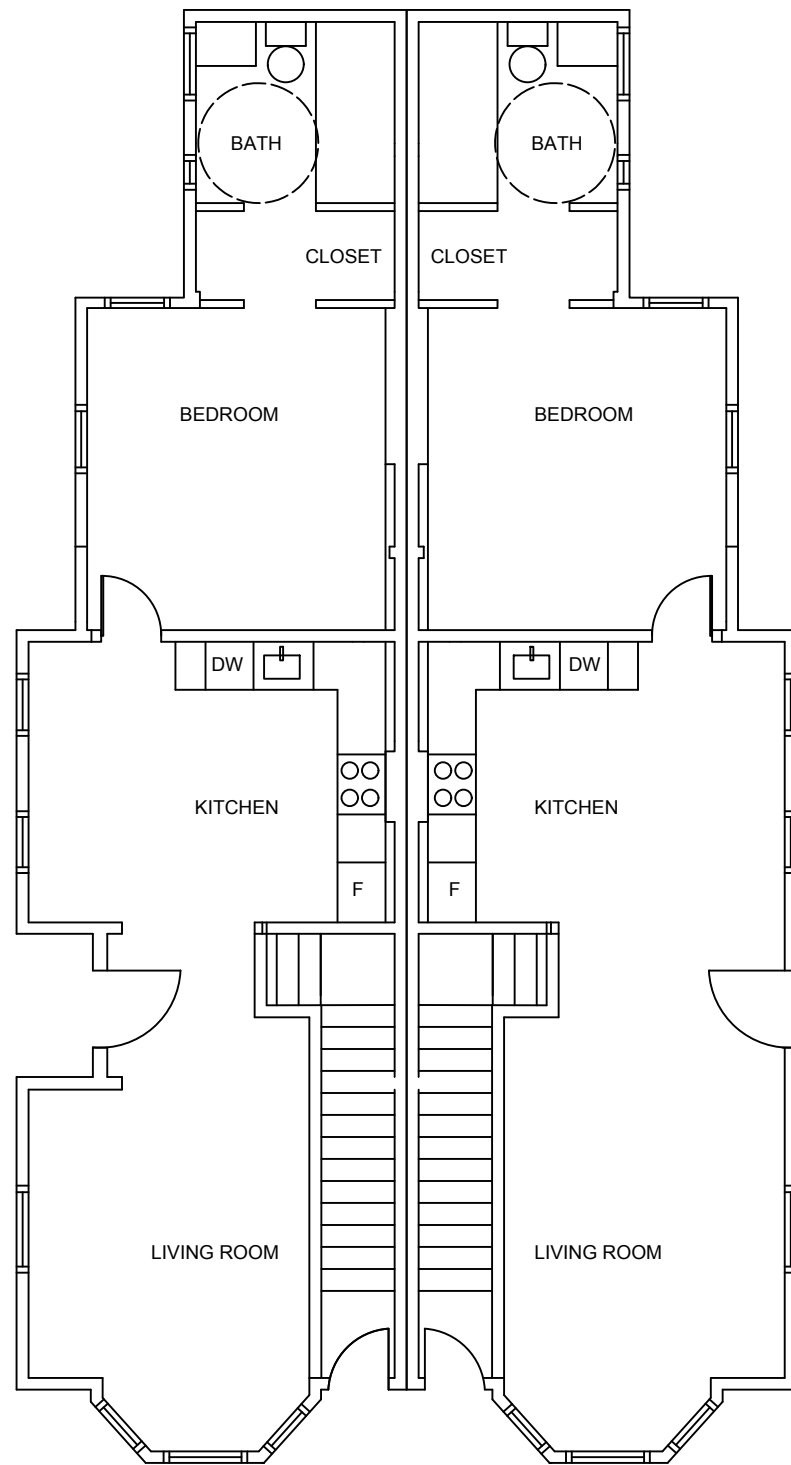
DIMENSIONAL INFORMATION

Applicant: Kenneth S Chin, Ken Sam Chin, Fonda Chin
Location: 11-15 Dover Street, Cambridge, MA
Phone: 5129221705

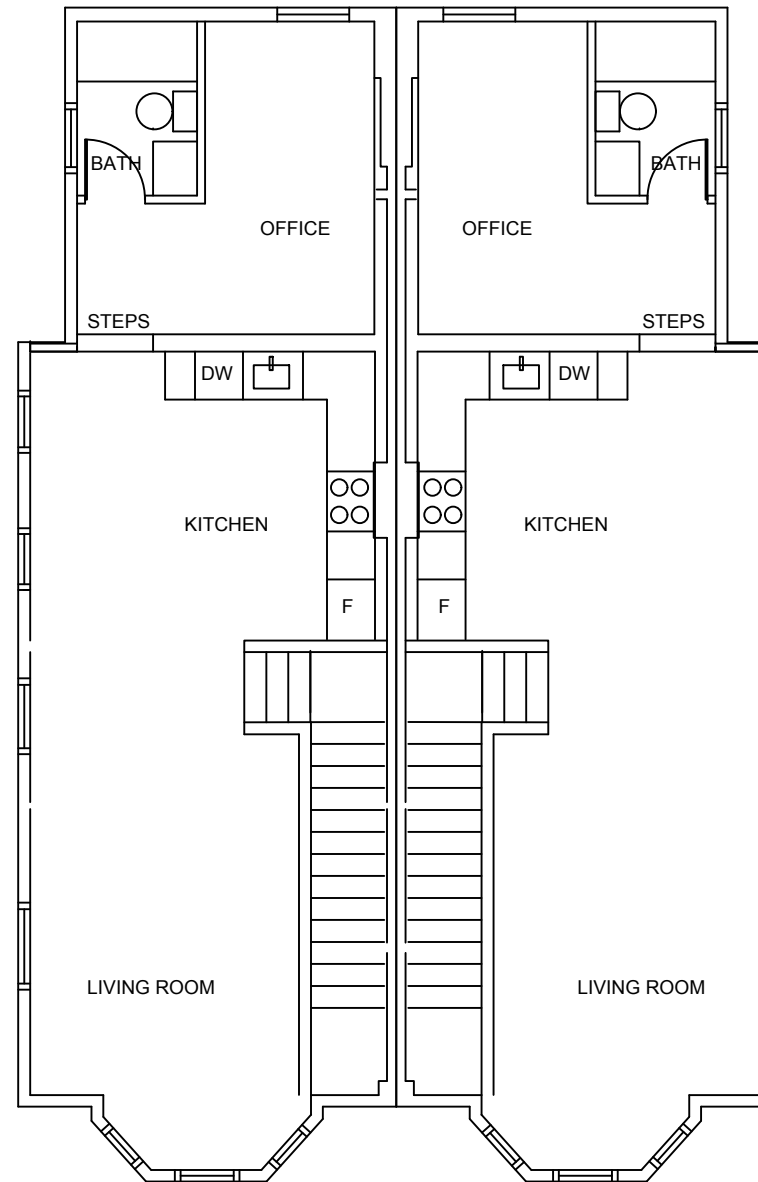
Present Use/Occupancy: 3 Residential and Commercial
Zone: Residence B Zone
Requested Use/Occupancy: 4 Residential Units

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
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<u>NO. OF DWELLING UNITS:</u>		3	4	2	
<u>NO. OF PARKING SPACES:</u>		1	1	0 (multifamily in Res B listed as "n/a")	
<u>NO. OF LOADING AREAS:</u>		0	0	0	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		n/a	n/a	n/a	

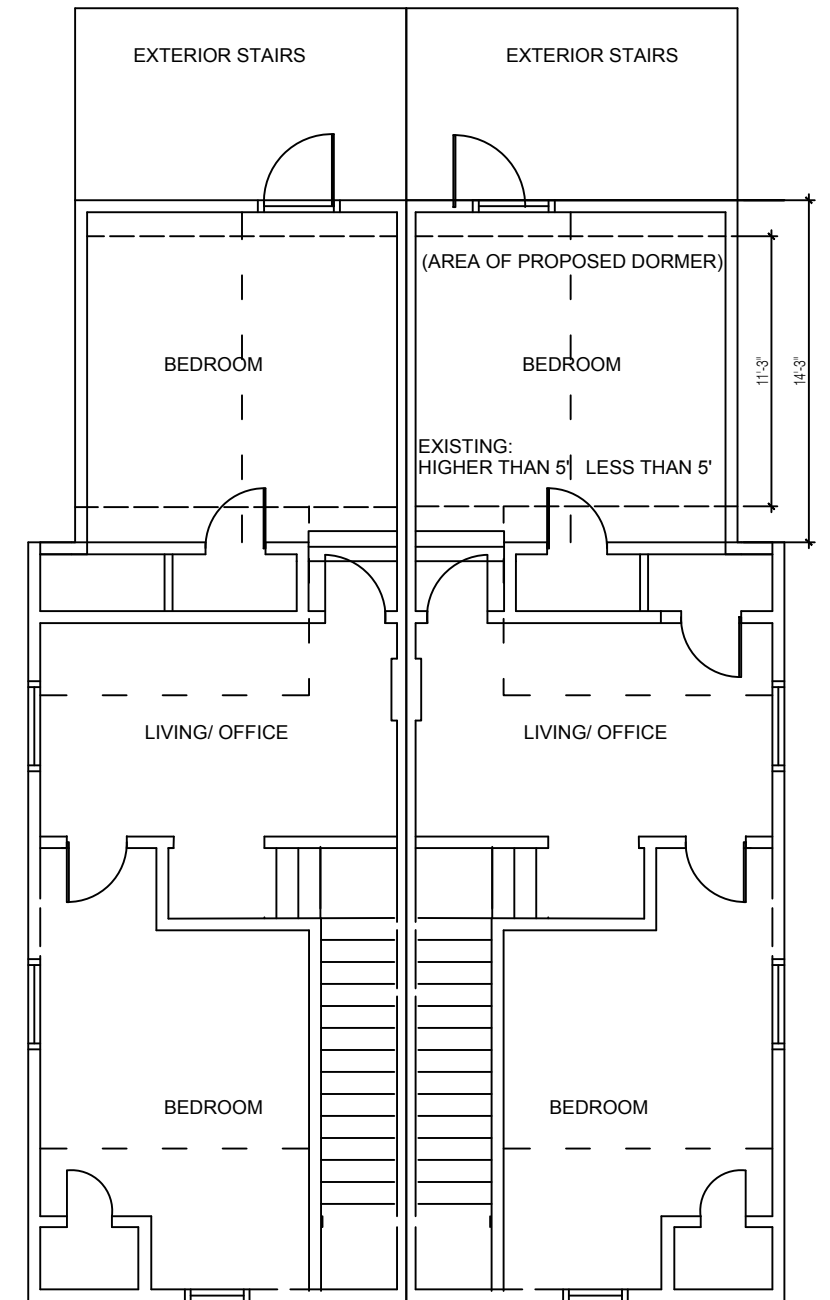
Describe where applicable, other occupancies on the same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g; wood frame, concrete, brick, steel, etc.:



FIRST FLOOR



SECOND FLOOR

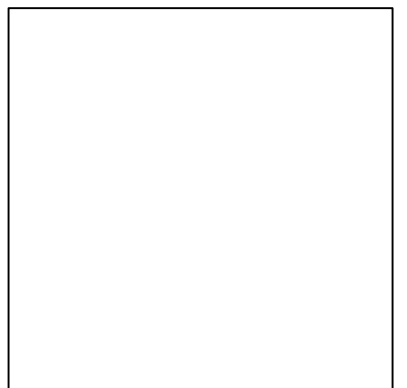


THIRD FLOOR

VERIFY IN FIELD - ALL EXISTING DIMENSIONS APPROXIMATE

PROPOSED PLANS

11-15 DOVER ST | 1/8" = 1'0" | 2/17/23



PREPARED FOR:
OWNERS OF RECORD:
KENNETH S. CHIN
KEN SAM CHIN
FONDA H. CHIN
15 DOVER STREET
CAMBRIDGE, MA 02140

REFERENCES:
DEED: BK 32801; PG 265
EASEMENT: BK 18113, PG 322
BK 29348, PG 367
PLAN: PL BK 28; PL 81
PL BK 366, PL 1
PL 1983 #1322
PL 1999 #138
PL 2006 #104
PL 2007 #826
LCC: 4658-A

ZONING:
PARCEL ID: 182-7
ZONING: B

NOTES:
EASEMENTS SHOWN ARE FOR THE BENEFIT OF THE
OCCUPANTS OF 227 MASSACHUSETTS AVENUE.
LOCUS PROPRY DOES NOT HAVE ANY INTEREST
IN THE EASEMENTS.

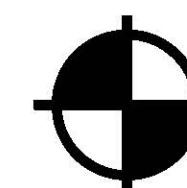
MASSACHUSETTS AVENUE

PARKING LOT
(PAVED)

No. 2285 MASSACHUSETTS AVE
N/F
2285 MASSACHUSETTS AVENUE
CONDOMINIUM
BK 46896; PG 67

No. 8-10 MEACHAM ROAD
N/F

GARAGE
1 STORY
(BLOCK)
MANUEL PACHECO
HEATHER PACHECO
BK 62721; PG 406



BOSTON
SURVEY, INC.
UNIT C-4 SHIPWAY PLACE
CHARLESTOWN, MA 02129
(617) 242-1313

96.17

No. 2277 MASSACHUSETTS AVE
N/F
2277 MASSACHUSETTS AVENUE
CONDOMINIUM
BK 47750; PG 51

DECKS
(3 STORY)

DECKS
(3 STORY)

PARKING EASEMENT
(BK 18113, PG 322)

PARKING SPACE

PARKING SPACE

PARKING SPACE

SUB-SURFACE WATERLINE EASEMENT (8' WIDE) (BK 29348, PG 367)
PASSAGEWAY EASEMENT (8'±) (BK 18113, PG 322)

112.00

8.0'

6.1'

6.4'

19.7'

45.00'

VGC

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PT. LOT 25
5,040±SF

1 STORY
(W/F)

2.5 STORY
(W/F)
No. 11-15

45.00'

DOVER STREET

40' WIDE ~ PUBLIC WAY
STR-04-11

SIDEWALK
(CONC.)

VGC

CLF

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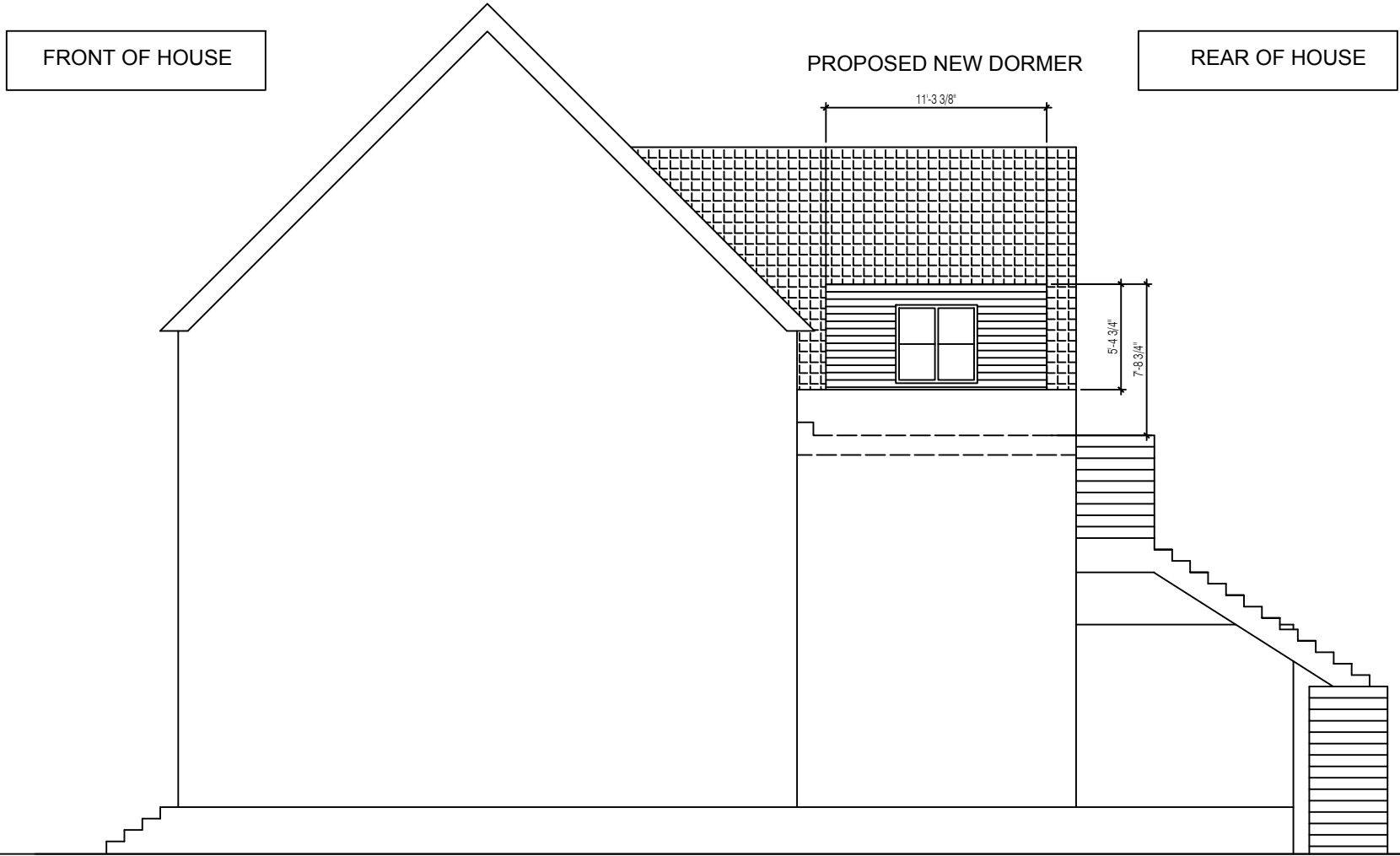
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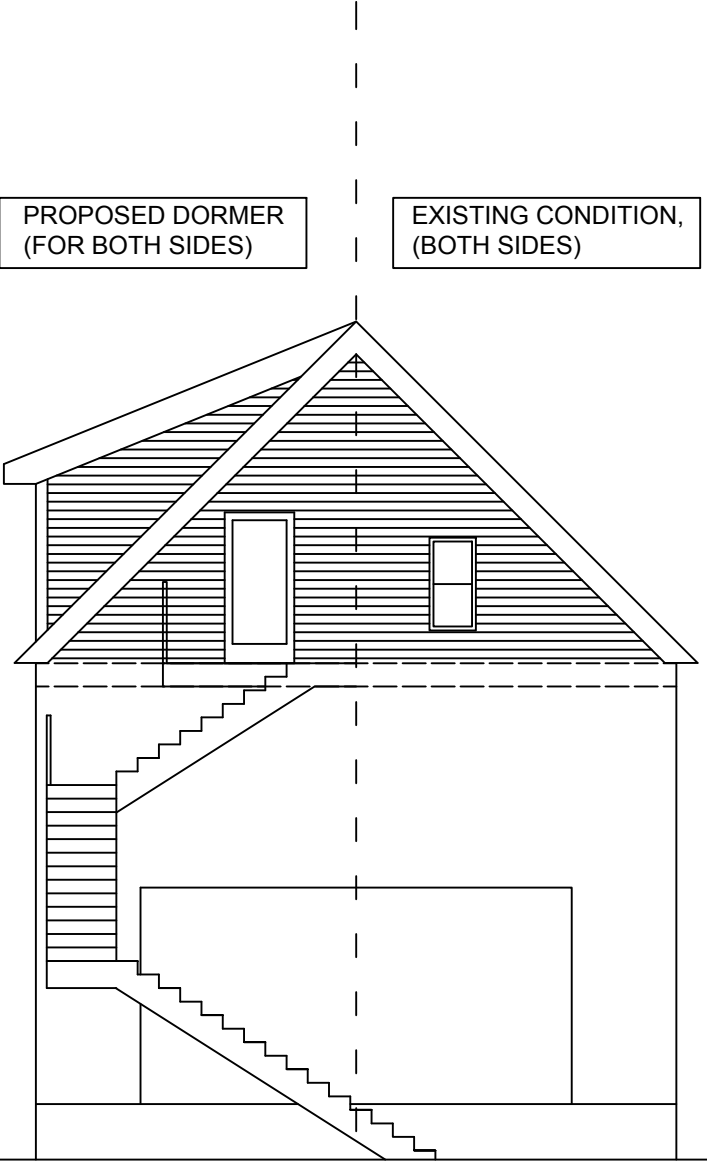
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SOUTHWEST/ SIDE ELEVATION



SOUTH EAST / REAR ELEVATION

11-15 DOVER ST | 1/8" = 1'0" | 2/3/23

VERIFY IN FIELD - ALL EXISTING DIMENSIONS APPROXIMATE





11-15 Dover St.

182-5
REID, LAURENCE & CAROLINE DONNELLY
25 DOVER STREET
CAMBRIDGE, MA 02140

182-7
CHIM, BAK Y. & TOY H. CHIN A LIFE ESTATE
15 DOVER ST
CAMBRIDGE, MA 02140-1226

Petitioner
KENNETH S. CHIN, KEN SAM CHIN
FONDA CHIN
13 DOVER STREET
CAMBRIDGE, MA 02140

182-63
PALMERSTON PARK LLC
PO BOX 380592
CAMBRIDGE, MA 02238

182-6
HUGH, WILLIAM C.
TRUSTEE OF 9-21 DOVER TRUST
19 DOVER ST
CAMBRIDGE, MA 02140

KERRY COYNE
40 LANGDON AVENUE
WATERTOWN, MA 02472

182-60
CHU, JULIAN J. & AMY E. DAHLBERG CHU
12-14 MEACHAM RD
CAMBRIDGE, MA 02140

182-99
RIEHL, PATRICK S.
19 TIMBERHILL LN
LYNNFIELD, MA 01940

182-99
SRINIVASAN, MUKUND &
RAJALAKSHMI RAMANATH
246 WORTHEN RD EAST
LEXINGTON, MA 02421

182-98
ZHAN, JIANHUA
TRUSTEE OF JUDIA REALTY TRUST
21 BROADWAY
ARLINGTON, MA 02474

182-98
CXO PROPERTIES LLC,
C/O WEI CHEN
54 FOREST ST #322
MEDFORD, MA 02155

182-98
CZAJKOWSKI, ROBERT F. & CARRI GOLDSTEIN
2285 MASSACHUSETTS AVE. 102
CAMBRIDGE, MA 02140

182-99
CHENG, MEI KING & ALAN CHING
15 DAKIN RD
SUDBURY, MA 01776

182-99
HAVERN, TIMOTHY J.
2277 MASSACHUSETTS AVE., UNIT #5
CAMBRIDGE, MA 02140

182-99
NYA LLC,
C/O ELIZABETH & GARY O'NEIL
176 CARPENTER DRIVE
SOUTH KINGSTOWN, RI 02879

182-98
GEORGIU, ELLEN & PETER GEORGIU
2285 MASSACHUSETTS AVE., #105
CAMBRIDGE, MA 02140

182-99
TOW, MARY L.,
TRUSTEE HARRY AND PIXIES PLACE
501 SLATERS LANE #515
ALEXANDRIA, VA 22314

182-99
PALERMO, RONALD
2277 MASS AVE., UNIT7
CAMBRIDGE, MA 02140

182-71
WANG, YINCHUN & WEN TAO
12-14 DOVER ST., UNIT #2
CAMBRIDGE, MA 02140

182-98
2277 MASSACHUSETTS AVENUE LLC,
C/O ELLEN GEORGIU
2285 MASS AVE #202
CAMBRIDGE, MA 02140

182-98
2285 MASS AVE REALTY LLC
2269 MASSACHUSETTS AVE
CAMBRIDGE, MA 02140

182-99
MCCARTHY, LAUREN
2277 MASS AVE. UNIT#1
CAMBRIDGE, MA 02140

182-71
MAGDANZ, SUSAN & MEGON BARROW
12-14 DOVER ST #3
CAMBRIDGE, MA 02140

182-98
RADMAND, ARIAN,
TRUSTEE UNIT 7 PARKER REALTY TRUST
62 CAMERON ST
BROOKLINE, MA 02445

182-11
PACHECO, MANUEL & HEATHER PACHECO
58 DAY ST., #440304
SOMERVILLE, MA 02144

182-98
GRIFFIN, CHRISTOPHER
227 MASSACHUSETTS AVE
CAMBRIDGE, MA 02140

182-71
AINSWORTH MONIA & RYAN ANISWORTH
12-14 DOVER ST - UNIT 1
CAMBRIDGE, MA 02140

182-70
BOZKURTIAN, SUSAN E TRS SUSAN E
BOZKURTIAN REVOCABLE TR
16-18 DOVER ST - UNIT 16
CAMBRIDGE, MA 02140

182-98
BOS PROERTIES LLC,
93 CONCORD AVE #4
CAMBRIDGE, MA 02143

182-70
COHEN, JEREMY & SAMANTHA G HARRINGTON
16-18 DOVER ST - UNIT 18
CAMBRIDGE, MA 02140

11-15 Dora St

182-8
DOE LLC,
2269 MASS AVE
CAMBRIDGE, MA 02140