

CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2022 MAR -8 AM 11:31
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CITY OF CAMBRIDGE

BZA Application Form

BZA Number: 163881

General Information

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

Special Permit: _____ Variance: X Appeal: _____

PETITIONER: Yideben Realty LLC C/O Bob Xie

PETITIONER'S ADDRESS: 28 Mountford Road, Newton, MA 02461

LOCATION OF PROPERTY: 130 Cushing St , Cambridge, MA

TYPE OF OCCUPANCY: R-2, 4 dwelling units **ZONING DISTRICT:** Residence B Zone

REASON FOR PETITION:

/Additions/ /Dormer/

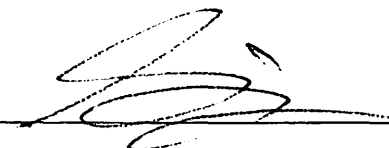
DESCRIPTION OF PETITIONER'S PROPOSAL:

Extension of living space into the basement and attic. Change in fenestration and sunken patio in side yard. Rear two story addition. Dormer additions which exceed the Roof Dormer Design Guidelines, legalize existing parking incurring both an accessory use violation at rear lot line and open space violation.

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: 6.000 Section: 6.44.1b (Parking Setbacks).
- Article: 10.000 Section: 10.30 (Variance).

Original
Signature(s):



(Petitioner (s) / Owner)

Bob Xie

(Print Name)

Address: _____
Tel. No. 617-818-6496
E-Mail Address: bobxie18@hotmail.com

Date: _____

BZA Application Form**DIMENSIONAL INFORMATION**

Applicant: Yideben Realty LLC
Location: 130 Cushing St., Cambridge, MA
Phone: 617-818-6496

Present Use/Occupancy: R-2, 4 dwelling units
Zone: Residence B Zone
Requested Use/Occupancy: R-2, 4 dwelling units

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		4477	7772	3046	(max.)
<u>LOT AREA:</u>		6480	6480	17000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		.69	1.2	.47	
<u>LOT AREA OF EACH DWELLING UNIT</u>		1620	1620	4250	
<u>SIZE OF LOT:</u>	<u>WIDTH</u>	54.0	54.0	50	
	<u>DEPTH</u>	120	120	n/a	
<u>SETBACKS IN FEET:</u>	<u>FRONT</u>	17	13.3	15	
	<u>REAR</u>	42.1	42.1	30	
	<u>LEFT SIDE</u>	1.1	.7	7.5	
	<u>RIGHT SIDE</u>	11.1	10.8	12.5, sum 20'	
<u>SIZE OF BUILDING:</u>	<u>HEIGHT</u>	35.5	38.6	35	
	<u>WIDTH</u>	60.7	60.7	n/a	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		53%	32%	40%	
<u>NO. OF DWELLING UNITS:</u>		4	4	1	
<u>NO. OF PARKING SPACES:</u>		2	4	4	
<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.:

The proposed construction is Type 5. There are no other buildings on the same lot.

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.
3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.

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.

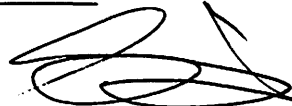
I/We YIDEBEN REALTY LLC / Shaojun Xie
(OWNER)

Address: 154 Webster Ave, Cambridge, MA 02141

State that I/We own the property located at 130-132-134 Cushing St, Cambridge
which is the subject of this zoning application. MA 02138

The record title of this property is in the name of YIDEBEN REALTY LLC

*Pursuant to a deed of duly recorded in the date Nov. 14, 2013 Middlesex South
County Registry of Deeds at Book 61897, Page 271; 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 Middlesex

The above-name Shaojun Xie personally appeared before me,
this 26th of February 2022 and made oath that the above statement is true.

[Signature] Notary

My commission expires June 26 2026 (Notary Seal)



SEBASTIEN MAXIMIN
Notary Public
Commonwealth of Massachusetts
My Commission Expires June 26, 2026

- 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 hardship is not being allowed to enlarge and renovate the existing structure as it sits within the front and side setbacks.

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 fact that the building sits on a narrow lot and fronts the street as do most structures on this street. The location of the building on the lot places the sides and front in the 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:

The public good will not suffer as a result of the enlargement and renovation of this four-family. There is not a substantial change or increase in the yard violations. The public good will benefit from the proposed project which will provide code compliant egress and light and air.

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

There is no change in the use of the building. The proposed project will be a safety, health and welfare improvement for the residing families.

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

1 BRENDAN SULLIVAN: Thank you, Janice.

2 JANICE KAUFFMAN: Thank you.

3 BRENDAN SULLIVAN: For those who are tuning in for
4 the 7:15, which has come and gone, 27 Fayerweather Street is
5 going to be continued. We'll announce the -- I will call
6 that the case in a little while from now, just so that --
7 for those of you who are interested in that case, it will be
8 continued to a further date.

9 The Board will now -- and also, 145 Willow Street,
10 they're asking for a continuance? Okay. If anybody is
11 interested in the 145 Willow Street case, that also will be
12 continued. And again, that will be called at some time down
13 the line here.

14

15 * * * * *

16 (8:44 p.m.)

17 Sitting Members: Constantine Alexander, Brendan Sullivan,
18 Jim Monteverde, Wendy Leiserson,
19 Slater W. Anderson

20 BRENDAN SULLIVAN: Right now, I'm going to call
21 Case No. 163881 -- 130 Cushing Street. Anybody here
22 interested in 130 Cushing Street? Nobody calling in. We

1 are in receipt of correspondence. This is from Bob Xie, X-
2 i-e.

3 "To follow up on our conversation, I'm going to
4 send this e-mail to require an extension or postpone the
5 hearing time. We might make it ready around July. We'll
6 contact you before then when we're ready to go."

7 So the petitioner has asked for a continuance.
8 They have signed a waiver of the statutory requirement for a
9 hearing, please step and a decision to be rendered
10 therefore. What is the date?

11 They should be ready around July, so we mark it up
12 June 30? I would say July 14. Hm? July 14. On the motion
13 to continue Case No. 163881 -- 130 Cushing Street to July --
14 I already forgot it.

15 CONSTANTINE ALEXANDER: Fourteenth.

16 BRENDAN SULLIVAN: July 14 on the condition that
17 the petitioner first of all put up the posting sign, the
18 reasons being -- one of the reasons it's being continued is
19 because there was no posting sign ever picked up or put on
20 the property.

21 That the petitioner put up the posting sign and
22 maintain the posting sign in good order of 14 days prior to

1 the July 14 hearing.

2 That the posting sign reflect the new date of July
3 14, 2022 and the time of 6:00 p.m.

4 That any new submittals different than what is in
5 the file now -- dimensional form, statement of condition and
6 drawings be in the file by 5:00 p.m. on the Monday prior to
7 the July 14 hearing.

8 On the motion to continue this matter, Mr.
9 Alexander?

10 CONSTANTINE ALEXANDER: I vote in favor.

11 BRENDAN SULLIVAN: Jim Monteverde?

12 JIM MONTEVERDE: I vote in favor.

13 WENDY LEISERSON: Wendy Leiserson in favor.

14 BRENDAN SULLIVAN: Slater Anderson to continue.

15 SLATER ANDERSON: Slater Anderson in favor of
16 continuance.

17 BRENDAN SULLIVAN: And Brendan Sullivan yes to
18 continue on the five affirmative votes.

19 [All vote YES]

20 BRENDAN SULLIVAN: The matter is continued until
21 July 14, 2022, at 6:00 p.m.

22



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: Greg McCarthy Date: 6/24/22
(Print)

Address: 130 Cushing St.

Case No. BZA-163881

Hearing Date: 7/14/22

Thank you,
Bza Members

PROPOSED EXTENSION OF LIVING SPACE INTO THE BASEMENT & ATTIC ADDITIONS & RENOVATION

130 CUSHING STREET, CAMBRIDGE, MASSACHUSETTS

CITY OF CAMBRIDGE
INSPECTIONAL SERVICES
2022 JUL 11 P 1:39



ZONING SUMMARY

ZONING CODE ANALYSIS
CAMBRIDGE
SUBDISTRICT: RES B

Use Regulations: Section Table	
Existing	Proposed
4F	4F

*****P*****

	Code Requirement		Existing Condition	Proposed Project	Notes
	Any Other Dwelling	Any Other Use			
Lot Area Minimum	5,000 SF				
Min Lot Area for Additional Units	4,000 SF				
Total Required Lot Size	17,000 SF		6,480 SF	6,480 SF	*** 221
Min Required Lot Width	50'		54'	54'	
Max FAR	.47 (3,046 SF)		0.69 (4,153 SF)	1.7 (7,753 SF)	VIOLATION
Max Building Height	35'		36.2'	36.5'	*** 231
Usable Open Space	40% LOT AREA		53%	33%	*** 233
Min Front Yard	15'		17.1'	13.3'	VIOLATION
Min Side Yard	7.5' SUM 20'		1.3' / 11.0'	0.7 / 10.9'	VIOLATION
Min Rear Yard	30'		42.1'	42.1'	
Min Ratio of open Space to Lot Area	40%				

Overlays:

Other Non-Dimensional Zoning Issues:
ART. 6-12(b) REQUIRED PARKING: 4 PARKING SPACES
EXISTING PARKING: 2 PARKING SPACES
PROPOSED PARKING: 4 PARKING SPACES

KEY

- ⊙ SMOKE DETECTOR
- ⊙ HEAT DETECTOR
- ⊙ CARBON MONOXIDE DETECTOR
- ◇ 1 HOUR WALL
- ◇ 2 HOUR WALL
- ⊗ FAN
- ⊙ 45 MIN. DOOR
- ⊙ 1-1/2 HOUR DOOR
- ◇ WINDOW TYPE
- 1 1 HOUR CLG. ABOVE (SEE C.T.1/A-3.1)
- 2 2 HOUR CLG. WALL (SEE C.T.2/A-3.1)
- ⊙ FIRE EXTINGUISHER

CODE SUMMARY

EX'G TYPE 5 CONSTRUCTION
EX'G R-2 USE GROUP
EX'G 2 STORIES & BASEMENT
PROPOSED 3 STORIES & BASEMENT
EX'G NON-SPRINKLERED & ALARMED
PROPOSED FULLY SPRINKLERED & ALARMED

SOIL TESTING

NOTE: THERE HAS BEEN NO SOIL TESTING PROVIDED TO THIS OFFICE FOR THIS PROJECT. THE SOIL BEARING CAPACITY OF THIS FOUNDATION SYSTEM AS DESIGNED IS BASED ON A 2 TON MINIMUM SOIL BEARING CAPACITY. SOIL BORINGS SHOULD BE PERFORMED TO VERIFY THAT THE MINIMUM DESIGN BEARING CAPACITIES ARE ACHIEVABLE. IF A SUITABLE SOIL THAT CAN NOT WITHSTAND A 2 TON BEARING CAPACITY IS NOT AVAILABLE, THAN THIS OFFICE SHOULD BE CONTACTED BY THE CONTRACTOR OR OWNER FOR A FOUNDATION REDESIGN.

EXT. OF LIVING SPACE INTO
BASEMENT & RENOVATION
130 CUSHING STREET
CAMBRIDGE, MA 02138

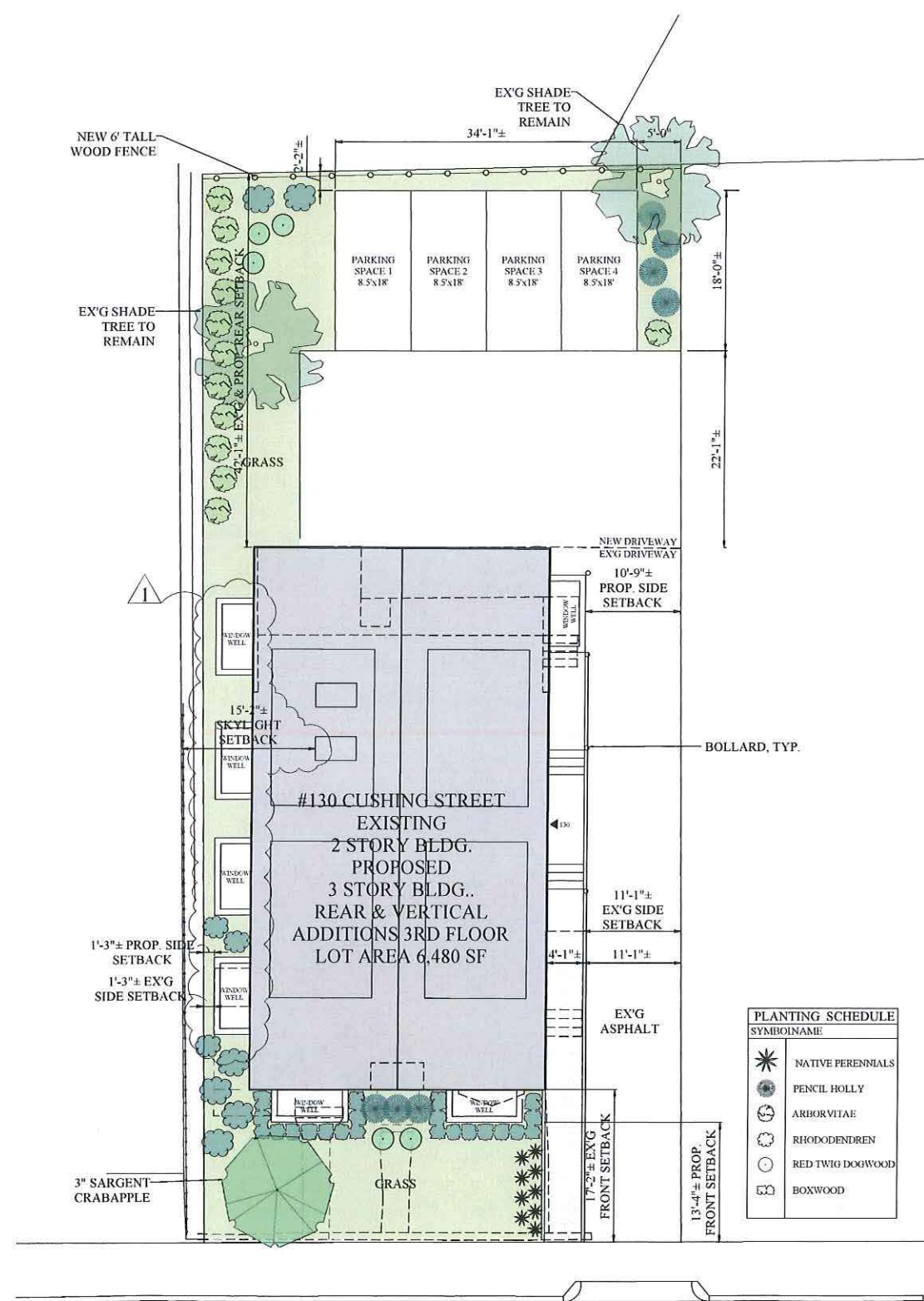
Choo & Company, Inc.
One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715



Project No: 2021162-2022137
Scale: AS NOTED
Date: 2-23-2022
Drawn By: DF

Drawing Name:
COVER SHEET

Sheet No:
A-0



PLANTING SCHEDULE	
SYMBOL	NAME
✱	NATIVE PERENNIALS
●	FENCIL HOLLY
○	ARBORVITAE
○	RHODODENDREN
○	RED TWIG DOGWOOD
○	BOXWOOD

1 PROPOSED LANDSCAPE PLAN
1/8" = 1'-0"

EXT. OF LIVING SPACE INTO
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130 CUSHING STREET
CAMBRIDGE, MA 02138

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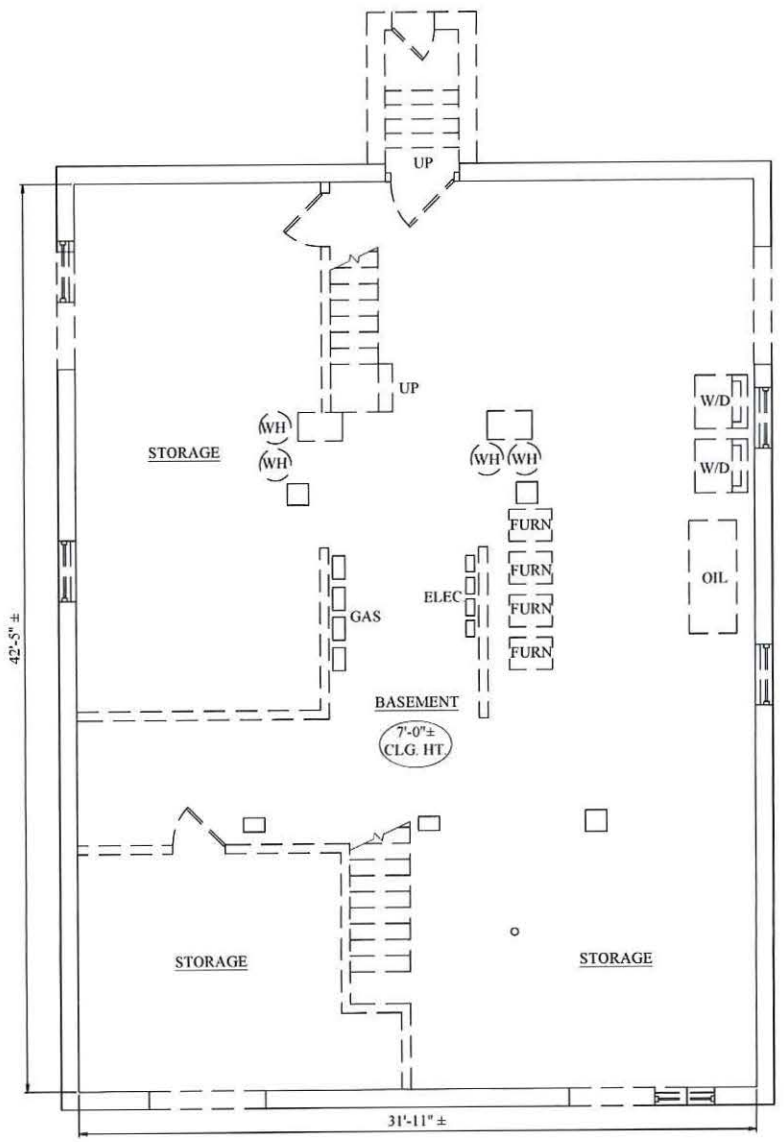


No.	Revision Date
1	07-07-2022

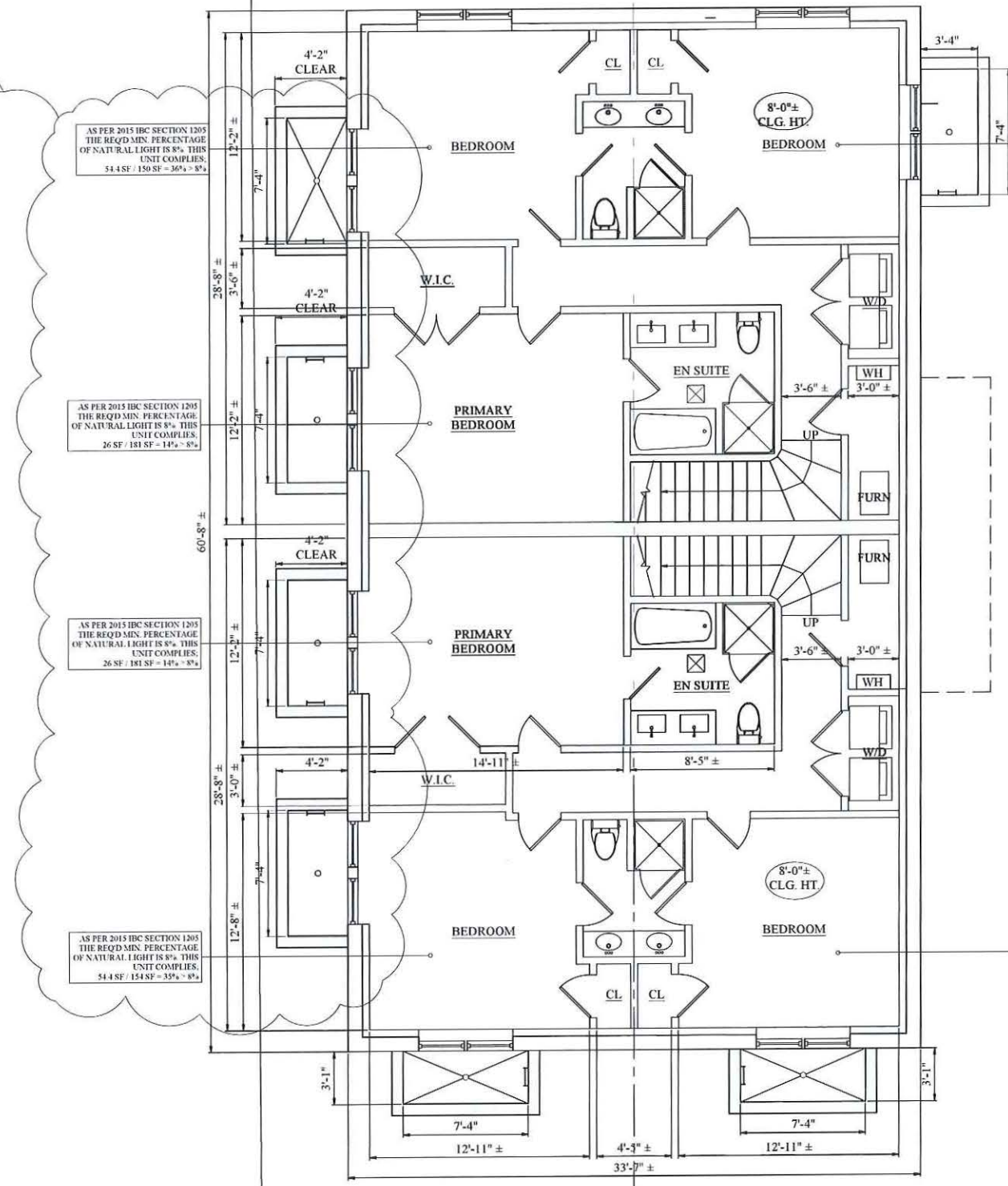
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Scale: AS NOTED
Date: 2-23-2022
Drawn By: DF

Proposed
LANDSCAPE
PLAN

Sheet No.
A-1.0



1 EXISTING BASEMENT FLOOR PLAN - 1,480 +/- SF
1/4" = 1'-0"



1 PROPOSED BASEMENT FLOOR PLAN - 2,057 +/- SF
1/4" = 1'-0"

AS PER 2015 IBC SECTION 1205 THE REQ'D MIN. PERCENTAGE OF NATURAL LIGHT IS 8%. THIS UNIT COMPLIES. 54.4 SF / 150 SF = 36% > 8%

AS PER 2015 IBC SECTION 1205 THE REQ'D MIN. PERCENTAGE OF NATURAL LIGHT IS 8%. THIS UNIT COMPLIES. 26 SF / 181 SF = 14% > 8%

AS PER 2015 IBC SECTION 1205 THE REQ'D MIN. PERCENTAGE OF NATURAL LIGHT IS 8%. THIS UNIT COMPLIES. 26 SF / 181 SF = 14% > 8%

AS PER 2015 IBC SECTION 1205 THE REQ'D MIN. PERCENTAGE OF NATURAL LIGHT IS 8%. THIS UNIT COMPLIES. 54.4 SF / 154 SF = 35% > 8%

AS PER 2015 IBC SECTION 1205 THE REQ'D MIN. PERCENTAGE OF NATURAL LIGHT IS 8%. THIS UNIT COMPLIES. 56.8 SF / 150 SF = 37% > 8%

AS PER 2015 IBC SECTION 1205 THE REQ'D MIN. PERCENTAGE OF NATURAL LIGHT IS 8%. THIS UNIT COMPLIES. 28.4 SF / 150 SF = 18% > 8%

Location
**EXT. OF LIVING SPACE INTO
 BASEMENT & RENOVATION**
 130 CUSHING STREET
 CAMBRIDGE, MA 02138

**Choo
 & Company, Inc.**
 One Billings Road Quincy, MA 02171
 617-785-7727 fax 617-786-7715

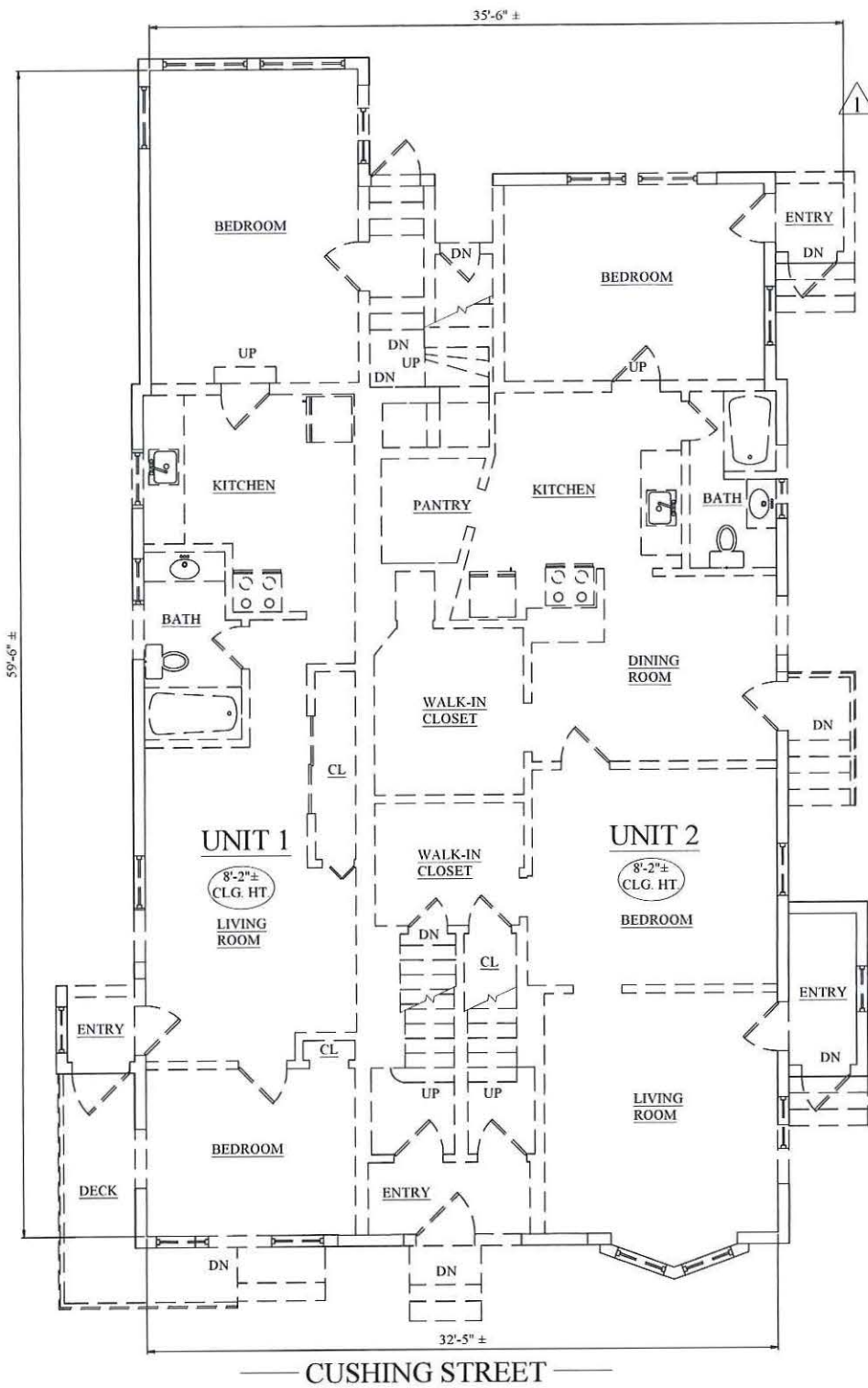
REGISTERED ARCHITECT
 ANTHONY R. F. CHOO
 BOSTON
 MA
 COMMONWEALTH OF MASSACHUSETTS

No. 1 Revision Date
07-07-2022

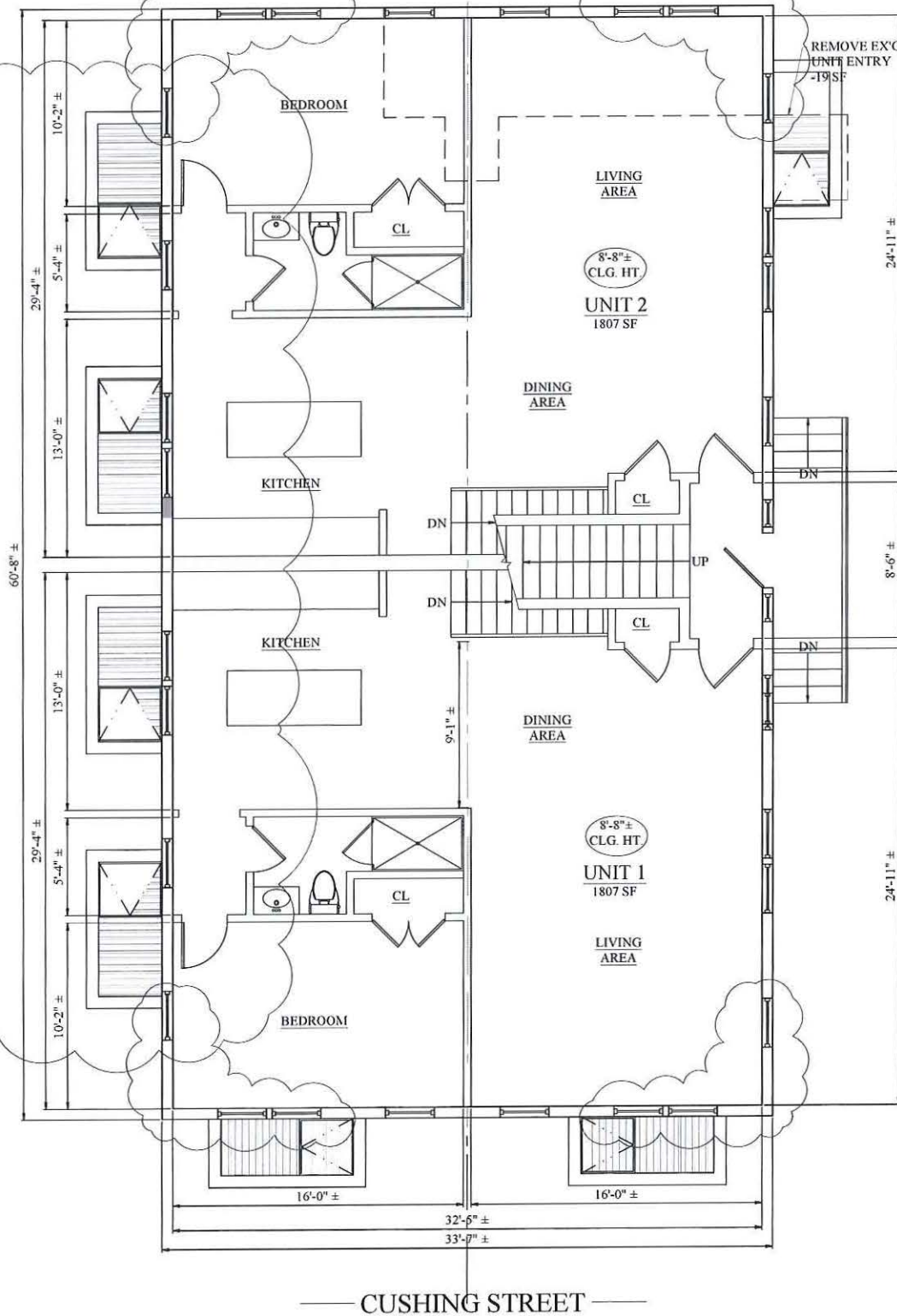
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 Drawn By: TM / DF

Drawing Name
**EXISTING &
 PROPOSED
 FLOOR PLANS**

Sheet No.
A-1.1



1 EXISTING FIRST FLOOR PLAN - 1968 +/- SF
K-F-P-C



2 PROPOSED FIRST FLOOR PLAN - 2,016 +/- SF
K-F-P-C

EXT. OF LIVING SPACE INTO
BASEMENT & RENOVATION
130 CUSHING STREET
CAMBRIDGE, MA 02138

Choo Company, Inc.
One Billings Road Quincy, MA 02171
617-766-7727 Fax 617-766-7715

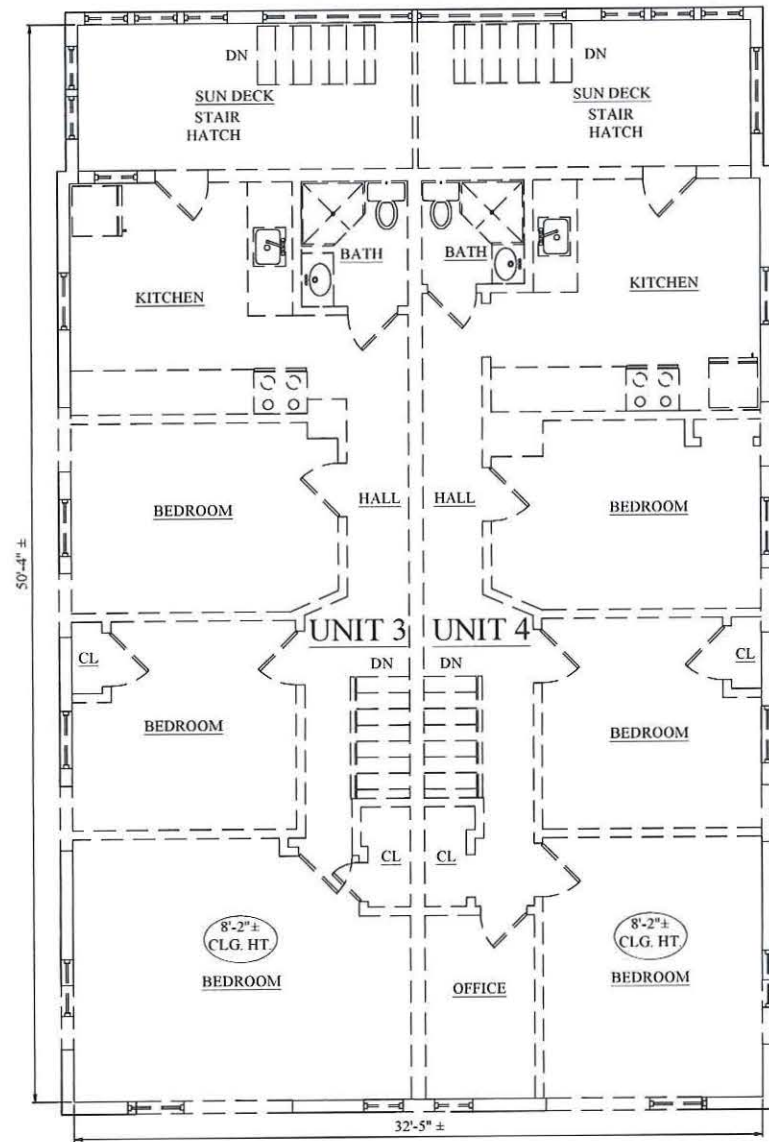


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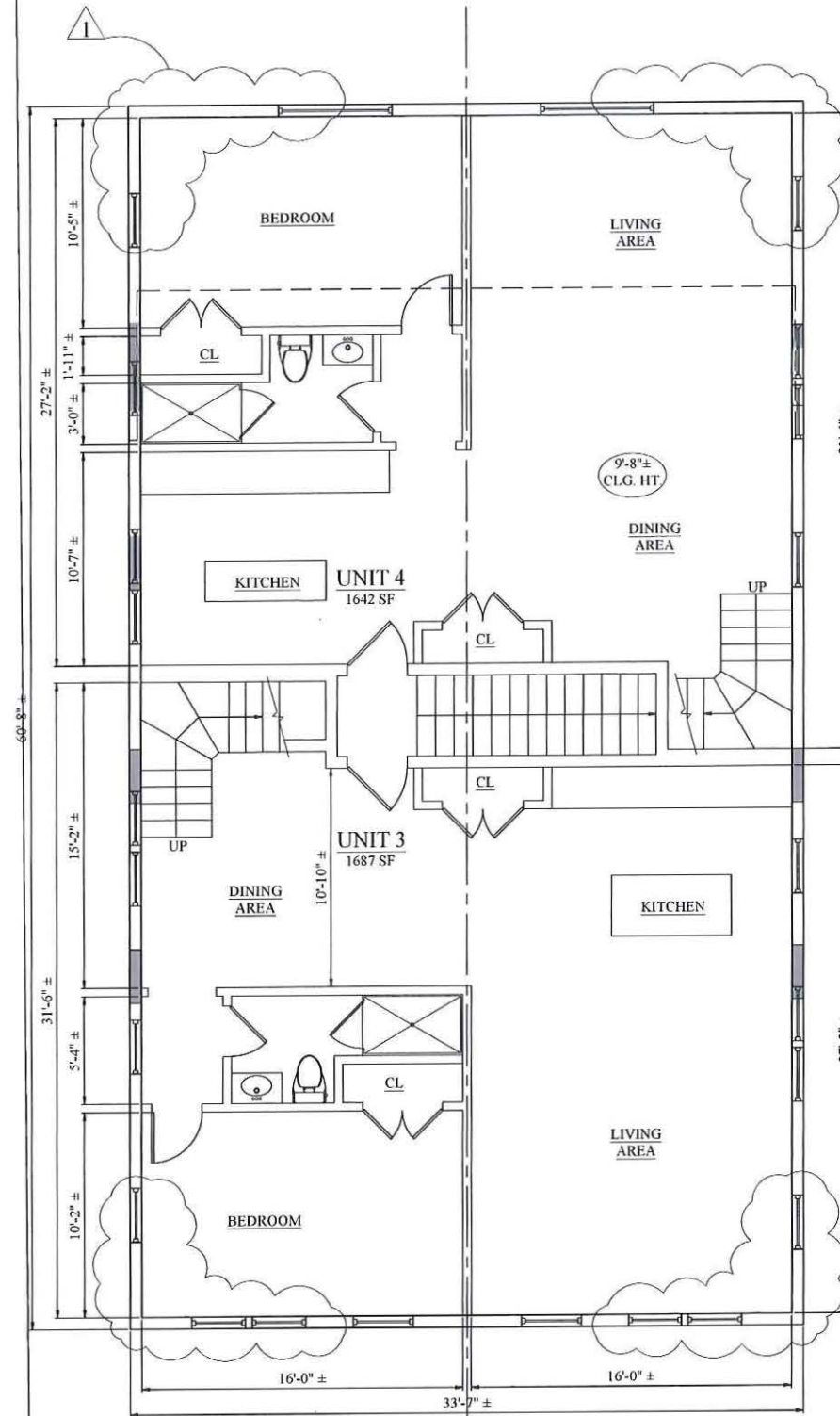
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EXISTING & PROPOSED FLOOR PLANS

Sheet No:
A-1.2



— CUSHING STREET —

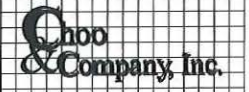
1 EXISTING SECOND FLOOR PLAN - 1,723 +/- SF
1/4" = 1'-0"



— CUSHING STREET —

2 PROPOSED SECOND FLOOR PLAN - 2,076 +/- SF
1/4" = 1'-0"

EXT. OF LIVING SPACE INTO
BASEMENT & RENOVATION
130 CUSHING STREET
CAMBRIDGE, MA 02138



One Billings Road Quincy, MA 02171
617-766-7727 fax 617-766-7715



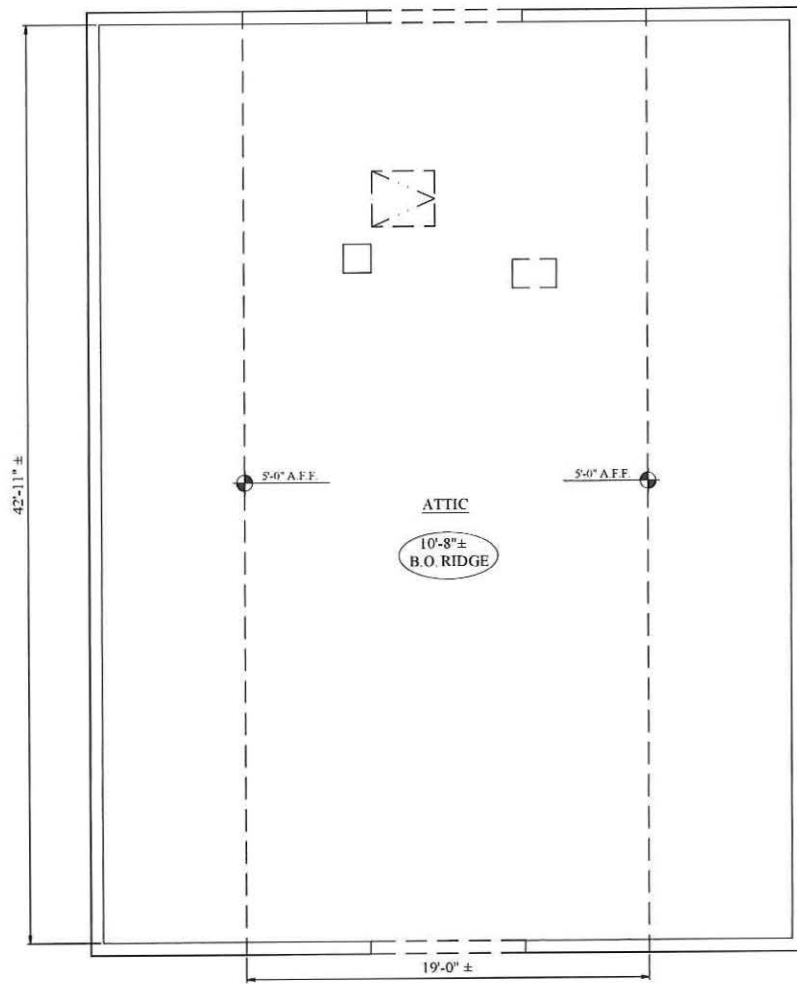
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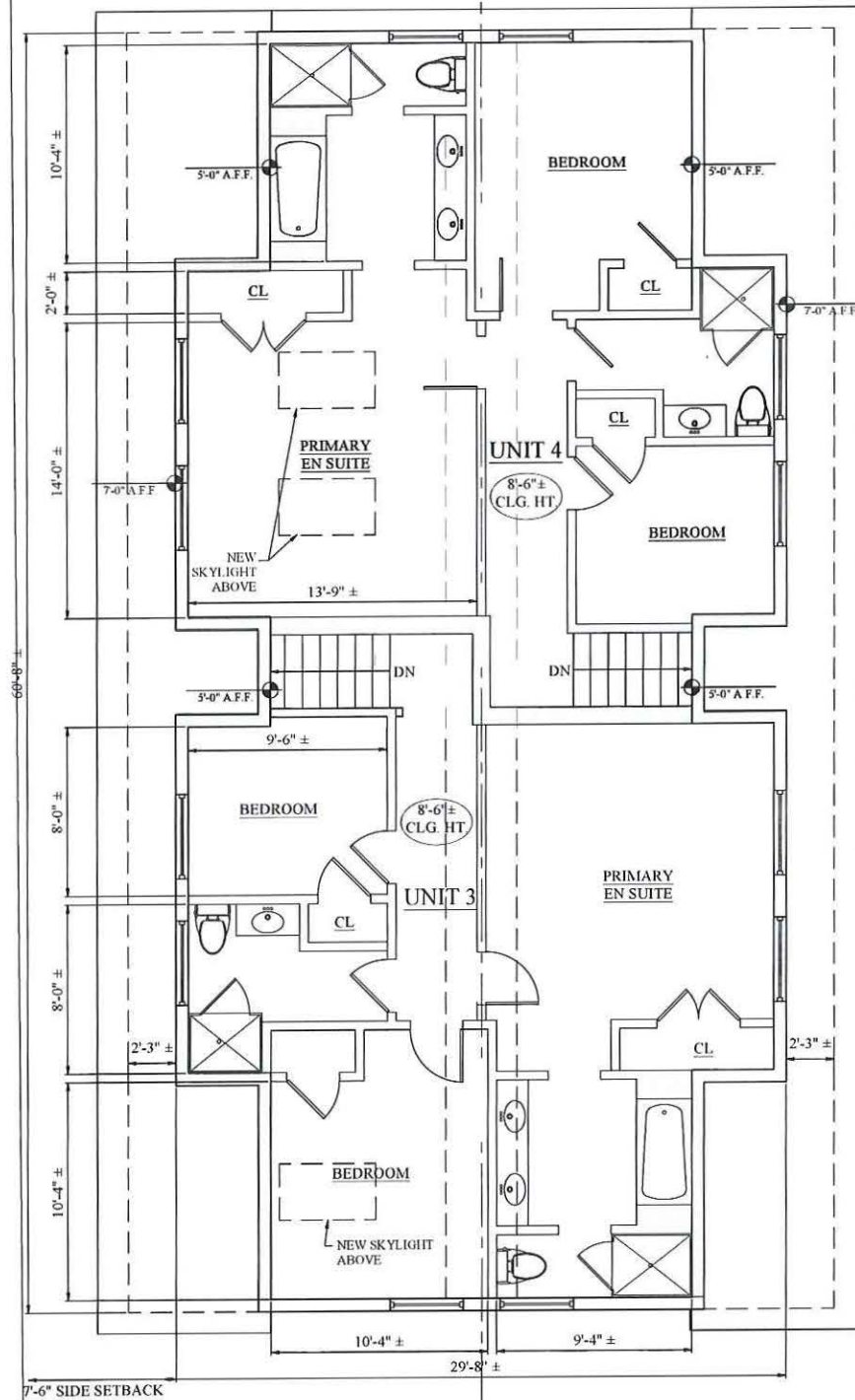
Drawing Name:
EXISTING & PROPOSED FLOOR PLANS

Sheet No.

A-1.3



2 EXISTING THIRD FLOOR PLAN - 838 +/- SF
1/4" = 1'-0"



2 PROPOSED THIRD FLOOR PLAN - 1,606 +/- SF
1/4" = 1'-0"

EXT. OF LIVING SPACE INTO
BASEMENT & RENOVATION
130 CUSHING STREET
CAMBRIDGE, MA 02138



One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

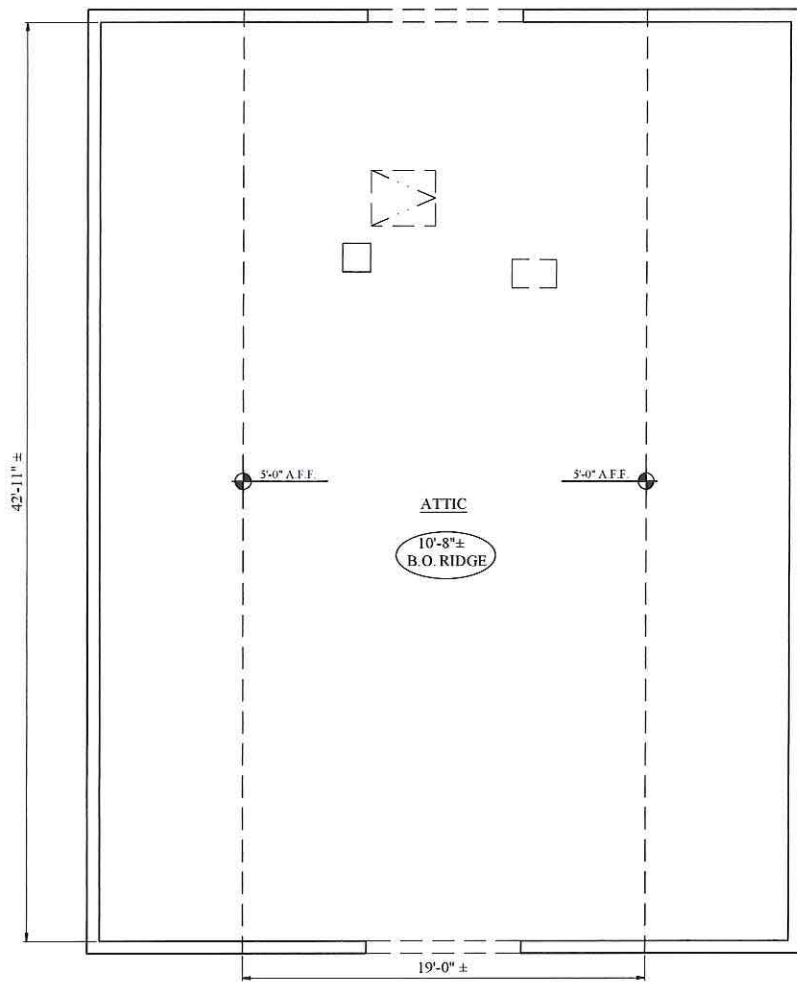


No.	Revision Date

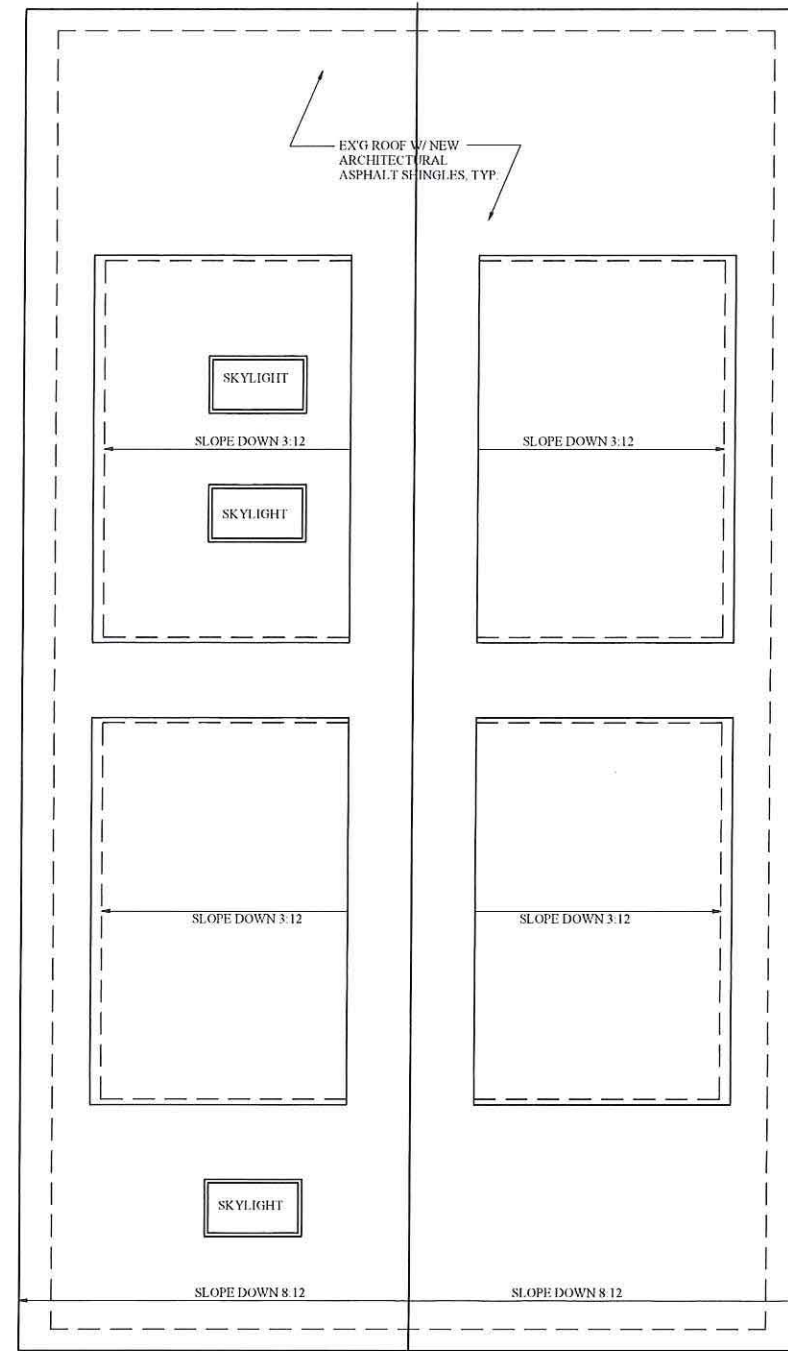
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Project Name:
**EXISTING &
PROPOSED
FLOOR PLANS**

Sheet No:
A-1.4



2 EXISTING THIRD FLOOR PLAN - 838 +/- SF
1/4" = 1'-0"



2 PROPOSED THIRD FLOOR PLAN - 1,606 +/- SF
1/4" = 1'-0"

— CUSHING STREET —

EXT. OF LIVING SPACE INTO
BASEMENT & RENOVATION
130 CUSHING STREET
CAMBRIDGE, MA 02138



One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715



No.	Revision Date

Project No: 2021162-2022137
Scale: AS NOTED
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Drawn By: TM / DF

Drawing Name:
EXISTING & PROPOSED ROOF PLANS

Sheet No.

A-1.5



EXT. OF LIVING SPACE INTO
 BASEMENT & RENOVATION
 130 CUSHING STREET
 CAMBRIDGE, MA 02138

Quoos & Company, Inc.
 One Billings Road Quincy, MA 02171
 617-788-7727 fax 617-789-7715



No. **1** Revision Date
07-07-2022

Project No. **2021162-2022137**
 Scale: **AS NOTED**
 Date: **2-23-2022**
 Drawn By: **DF/TM**

ELEVATIONS

Sheet No.
A-2.1



1 EXISTING FRONT ELEVATION
 1/4" = 1'-0"

2 PROPOSED FRONT ELEVATION
 1/4" = 1'-0"



Location

**EXT. OF LIVING SPACE INTO
BASEMENT & RENOVATION
130 CUSHING STREET
CAMBRIDGE, MA 02138**

**Choo
& Company, Inc.**

One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715



No.	Revision Date
1	07-07-2022

Project No. 2021162-2022137
 Scale: AS NOTED
 Date: 2-23-2022
 Drawn By: DF

Drawn Name

ELEVATIONS

Sheet No.

A-2.2



Location
**EXT. OF LIVING SPACE INTO
 BASEMENT & RENOVATION**
130 CUSHING STREET
CAMBRIDGE, MA 02138

**Choo
 & Company, Inc.**
 One Billings Road Quincy, MA 02271
 617-768-7727 fax 617-768-7715



No. **1** Revision Date
07-07-2022

Project No: **2021162-2022137**
 Scale: **AS NOTED**
 Date: **2-23-2022**
 Drawn By: **DF**

Project Name:

ELEVATIONS

Sheet No.

A-2.3



1 EXISTING REAR ELEVATION
 1/4" = 1'-0"

2 PROPOSED REAR ELEVATION
 1/4" = 1'-0"

AS PER 2015 IBC TABLE 705.8,
THE MAXIMUM ALLOWABLE
AREA OF OPENINGS IS 25% W/
FSD OF 5' < 10'. 44 SF OPENINGS
/ 176 SF OF WALL = 25% < 25%
OK.



EXT. OF LIVING SPACE INTO
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130 CUSHING STREET
CAMBRIDGE, MA 02138

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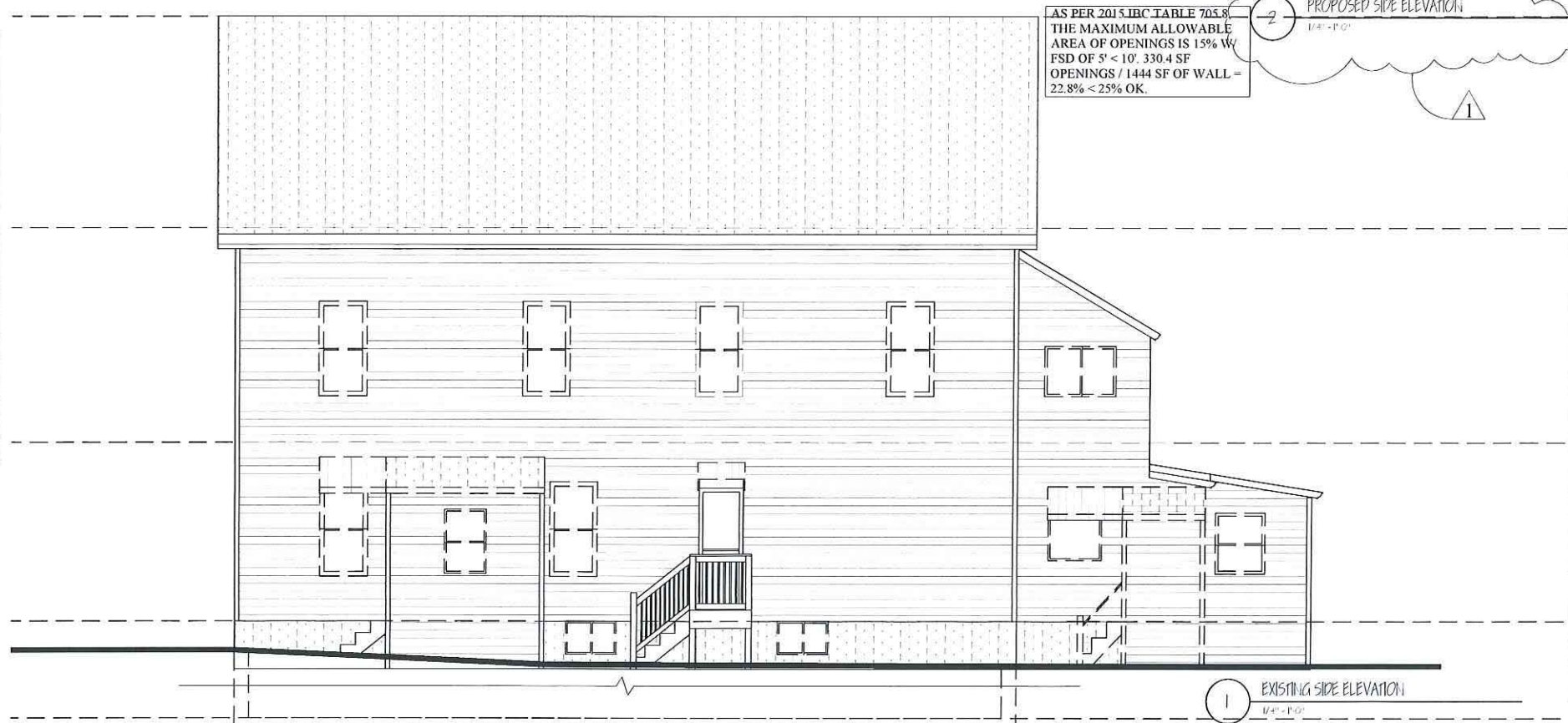


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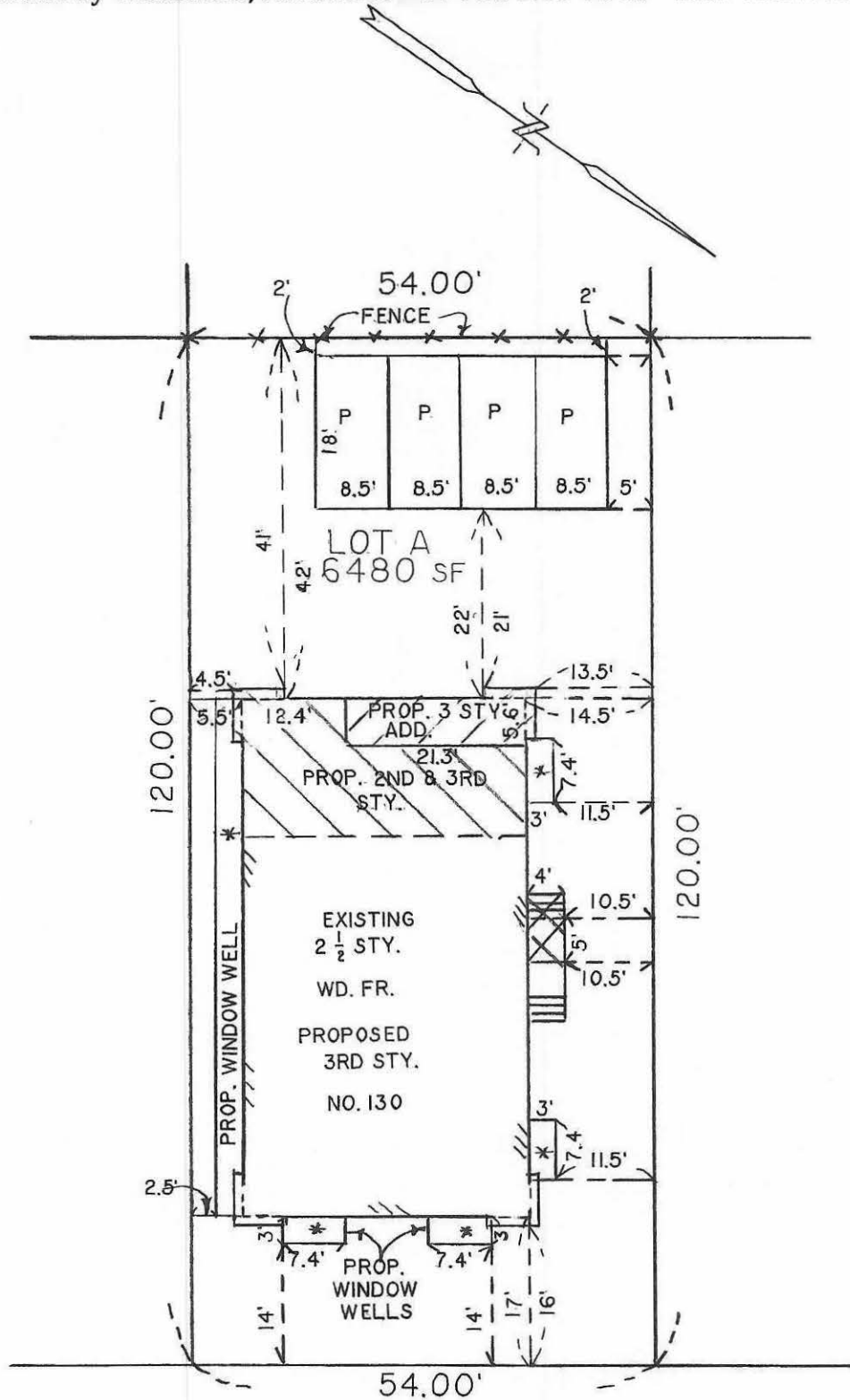
Drawing Name:
ELEVATIONS

Sheet No:
A-2.4



GLORAL ASSOCIATES

Registered Land Surveyor Registered Professional Engineer
 9 Broadway Wakefield, MA 01880 T: 781-246-9345 Fax: 781-246-4333



PROPOSED

ZONE B

LOT AREA = 6,480 S.F.

EXISTING HOUSE = 1,976 S.F.

/// PROPOSED 5.6' X 21.3' 3 STY. ADDITION = 119 S.F.

\\ PROPOSED 2ND & 3RD STY. ADDITION.

XXX = PROPOSED EXPANSION OF EXISTING STAIRS

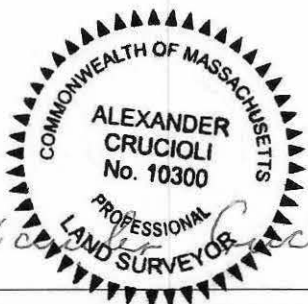
PROPOSED WINDOW WELLS

P - PARKING 8.5' X 18' (TYP.4)

LOT COVERAGE = 31.1%

OPEN SPACE = 47.7%

CUSHING ST.
 PROPOSED



Alexander Crucoli
 Signature: _____

Date: 2/22/22

Plot Plan
 In
CAMBRIDGE, MA.

Owner
 BOB XIE

Scale 1" = 20' Date 2-22-22

PROPOSED EXTENSION OF LIVING SPACE INTO SPACE INTO THE BASEMENT & ATTIC ADDITIONS & RENOVATION

130 CUSHING STREET, CAMBRIDGE, MASSACHUSETTS

Location
**EXT. OF LIVING SPACE INTO
 BASEMENT & RENOVATION
 130 CUSHING STREET
 CAMBRIDGE, MA 02138**



ZONING SUMMARY

ZONING CODE ANALYSIS
 CAMBRIDGE
 SUBDISTRICT: RES B

Use Regulations: Section Table	
Existing	Proposed
4F	4F

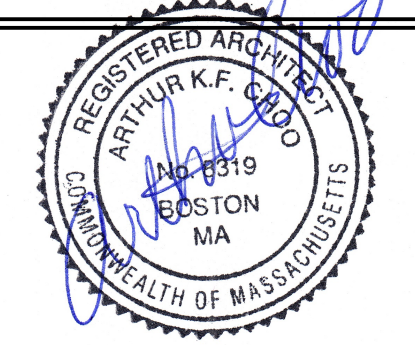
	Code Requirement		Existing Condition	Proposed Project	Notes
	Any Other Dwelling	Any Other Use			
Lot Area Minimum	5,000 SF				
Min Lot Area for Additional Units	4,000 SF				
Total Required Lot Size	17,000 SF		6,480 SF	6,480 SF VIOLATION	ART. 5.21
Min Required Lot Width	50'		54'	54'	
Max FAR	.47 (3,046 SF)		0.69 (4,453 SF)	1.2 (7,753 SF) VIOLATION	(5 x 5,000 SF) x (.25 x 5,000 SF)
Max Building Height	35'		36.2'	38.6' VIOLATION	ART. 5.20
Usable Open Space	40% LOT AREA		53%	32% VIOLATION	ART. 5.20
Min Front Yard	15'		17.1'	13.3' VIOLATION	
Min Side Yard	7.5' SUM 20'		1.3' / 11.1'	0.7' / 10.8' VIOLATION	BLOG FORMER ADDITIONS
Min Rear Yard	30'		42.1'	42.1'	
Min Ratio of open Space to Lot Area	40%				

Overlays:

Other Non-Dimensional Zoning Issues:
 ART. 6-12(b) REQUIRED PARKING: 4 PARKING SPACES
 EXISTING PARKING: 2 PARKING SPACES
 PROPOSED PARKING: 4 PARKING SPACES

Choo & Company, Inc.

One Billings Road Quincy, MA 02171
 617-786-7727 fax 617-786-7715



No.	Revision Date

Project No: 2021162
 Scale: AS NOTED
 Date: 2-23-2022
 Drawn By: DF

Drawing Name
COVER SHEET

Sheet No.
A-0

KEY

- SMOKE DETECTOR
- HEAT DETECTOR
- CARBON MONOXIDE DETECTOR
- ◇ 1 HOUR WALL
- ◇ 2 HOUR WALL
- ⊠ FAN
- ⊙ 45 MIN. DOOR
- ⊙ 1-1/2 HOUR DOOR
- ◇ WINDOW TYPE
- 1 1 HOUR CLG. ABOVE (SEE C.T.1/A-3.1)
- 2 2 HOUR CLG. WALL(SEE C.T.2/A-3.1)
- FIRE EXTINGUISHER

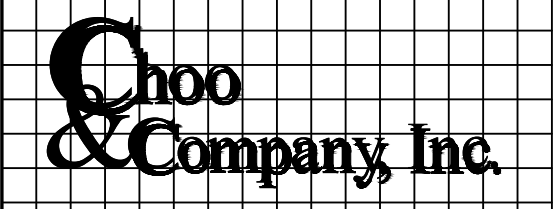
CODE SUMMARY

EX'G TYPE 5 CONSTRUCTION
 EX'G R-2 USE GROUP
 EX'G 2 STORIES & BASEMENT
 PROPOSED 3 STORIES & BASEMENT
 EX'G NON-SPRINKLERED & ALARMED
 PROPOSED FULLY SPRINKLERED & ALARMED

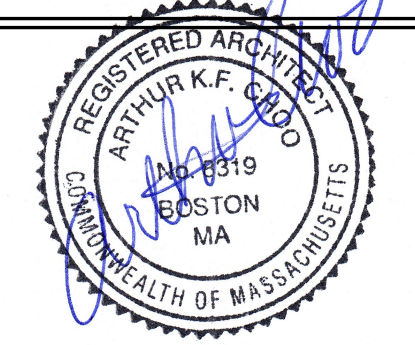
SOIL TESTING

NOTE: THERE HAS BEEN NO SOIL TESTING PROVIDED TO THIS OFFICE FOR THIS PROJECT. THE SOIL BEARING CAPACITY OF THIS FOUNDATION SYSTEM AS DESIGNED IS BASED ON A 2 TON MINIMUM SOIL BEARING CAPACITY. SOIL BORINGS SHOULD BE PERFORMED TO VERIFY THAT THE MINIMUM DESIGN BEARING CAPACITIES ARE ACHIEVABLE. IF A SUITABLE SOIL THAT CAN NOT WITHSTAND A 2 TON BEARING CAPACITY IS NOT AVAILABLE, THAN THIS OFFICE SHOULD BE CONTACTED BY THE CONTRACTOR OR OWNER FOR A FOUNDATION REDESIGN.

Location
**EXT. OF LIVING SPACE INTO
 BASEMENT & RENOVATION
 130 CUSHING STREET
 CAMBRIDGE, MA 02138**



One Billings Road Quincy, MA 02171
 617-786-7727 fax 617-786-7715

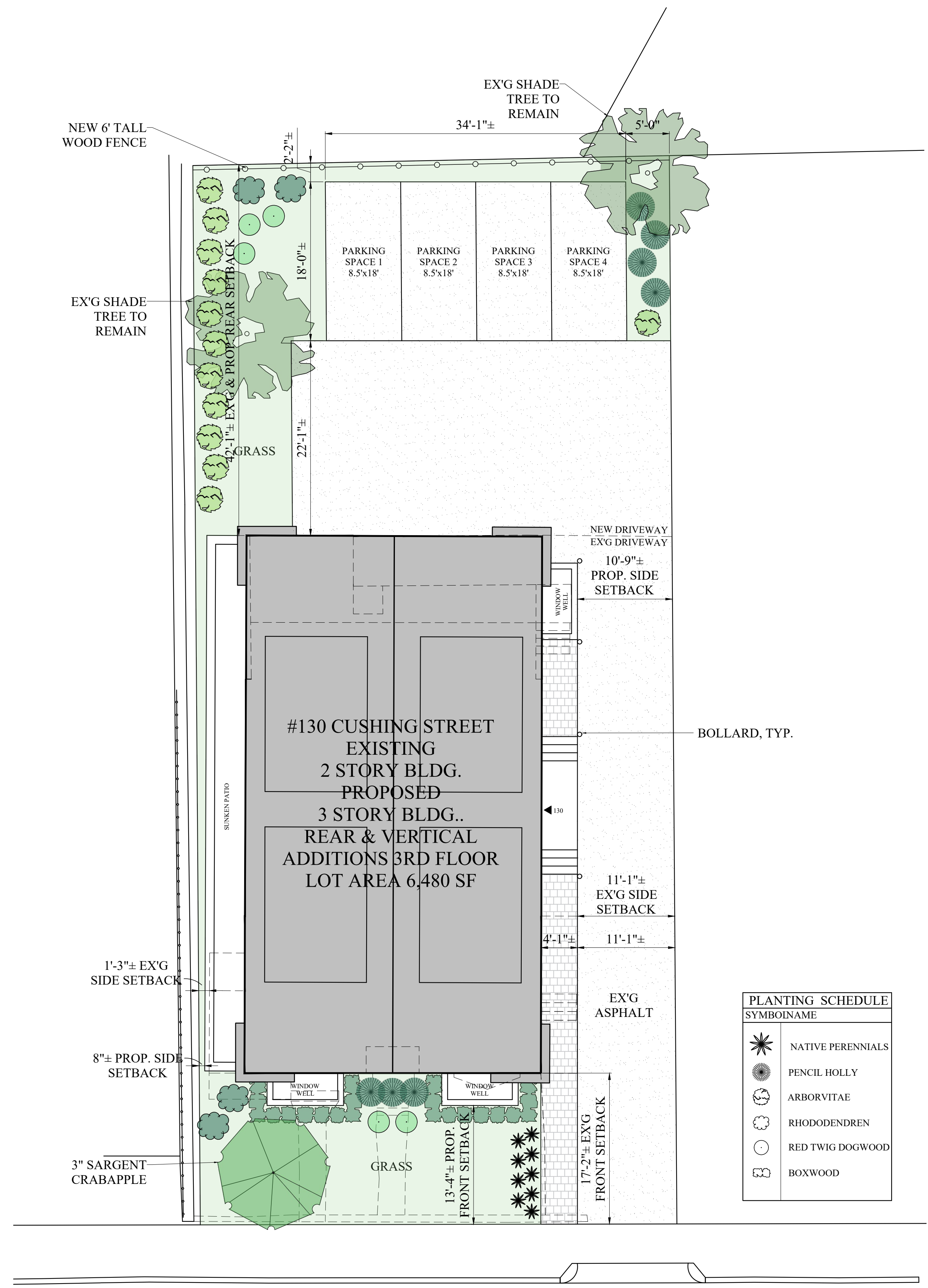


No.	Revision Date

Project No: 2021162
 Scale: AS NOTED
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 Drawn By: DF

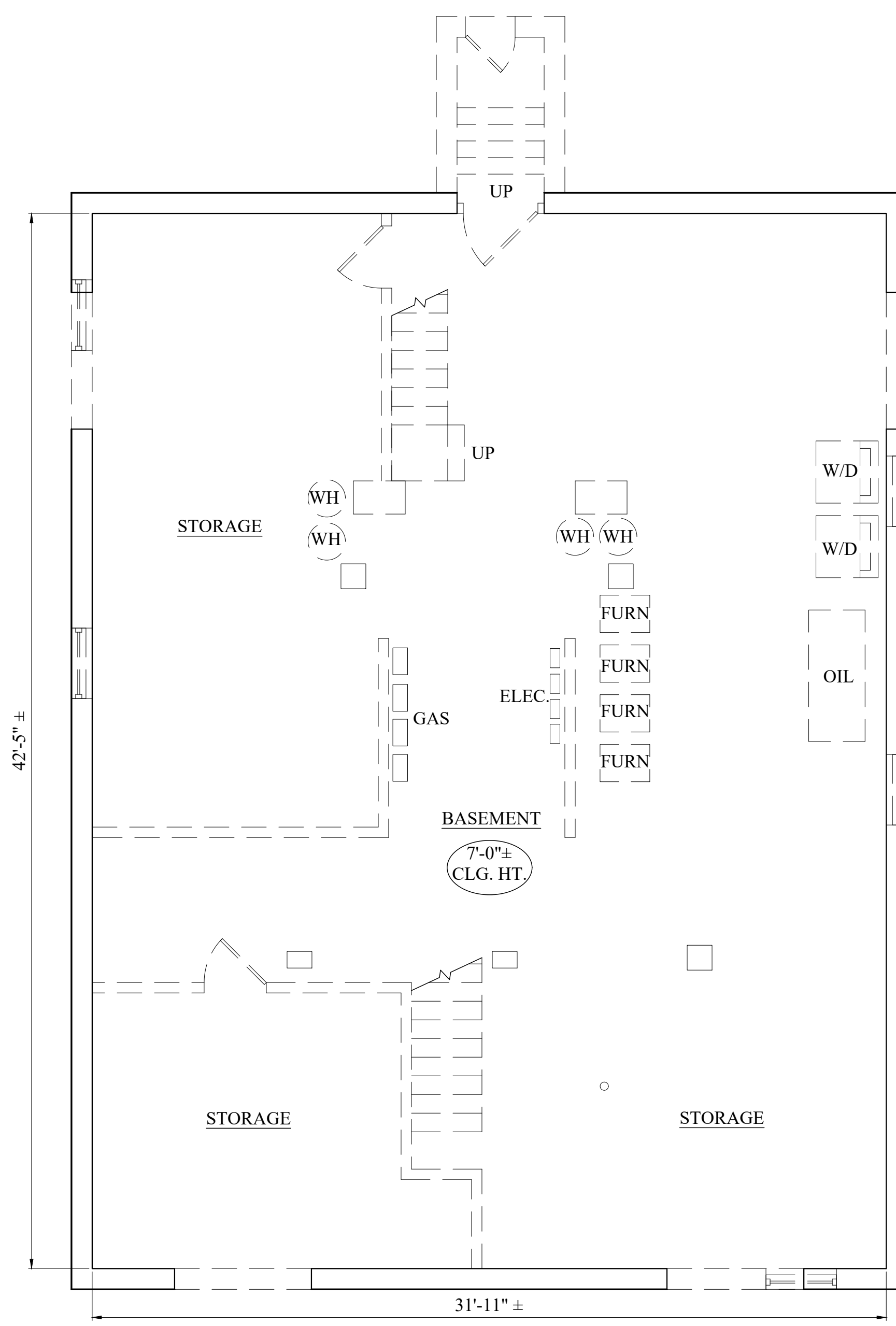
Drawing Name
**PROPOSED
 LANDSCAPE
 PLAN**

Sheet No.
A-1.0



PLANTING SCHEDULE	
SYMBOL	NAME
	NATIVE PERENNIALS
	PENCIL HOLLY
	ARBORVITAE
	RHODODENDREN
	RED TWIG DOGWOOD
	BOXWOOD

1 PROPOSED LANDSCAPE PLAN
 1/8" = 1'-0"



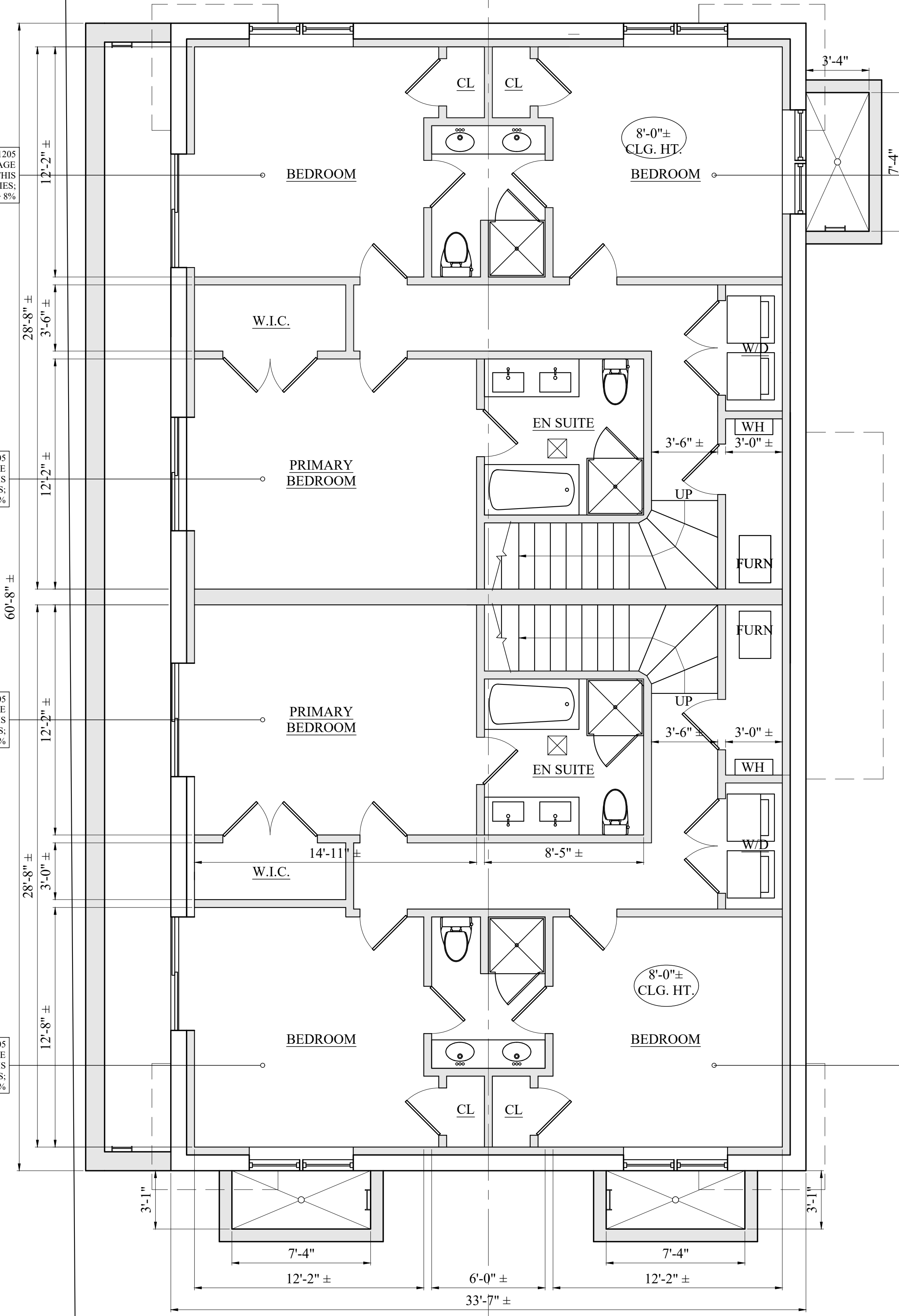
1 EXISTING BASEMENT FLOOR PLAN - 1,480 +/- SF
1/4" = 1'-0"

AS PER 2015 IBC SECTION 1205 THE REQ'D MIN. PERCENTAGE OF NATURAL LIGHT IS 8%. THIS UNIT COMPLIES; 60 SF / 159 SF = 38% > 8%

AS PER 2015 IBC SECTION 1205 THE REQ'D MIN. PERCENTAGE OF NATURAL LIGHT IS 8%. THIS UNIT COMPLIES; 32 SF / 187 SF = 17% > 8%

AS PER 2015 IBC SECTION 1205 THE REQ'D MIN. PERCENTAGE OF NATURAL LIGHT IS 8%. THIS UNIT COMPLIES; 32 SF / 187 SF = 17% > 8%

AS PER 2015 IBC SECTION 1205 THE REQ'D MIN. PERCENTAGE OF NATURAL LIGHT IS 8%. THIS UNIT COMPLIES; 60 SF / 159 SF = 38% > 8%



1 PROPOSED BASEMENT FLOOR PLAN - 2,057 +/- SF
1/4" = 1'-0"

AS PER 2015 IBC SECTION 1205 THE REQ'D MIN. PERCENTAGE OF NATURAL LIGHT IS 8%. THIS UNIT COMPLIES; 56 SF / 151 SF = 37% > 8%

AS PER 2015 IBC SECTION 1205 THE REQ'D MIN. PERCENTAGE OF NATURAL LIGHT IS 8%. THIS UNIT COMPLIES; 28 SF / 151 SF = 18.5% > 8%

Location

EXT. OF LIVING SPACE INTO BASEMENT & RENOVATION 130 CUSHING STREET CAMBRIDGE, MA 02138

Choo & Company, Inc.

One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

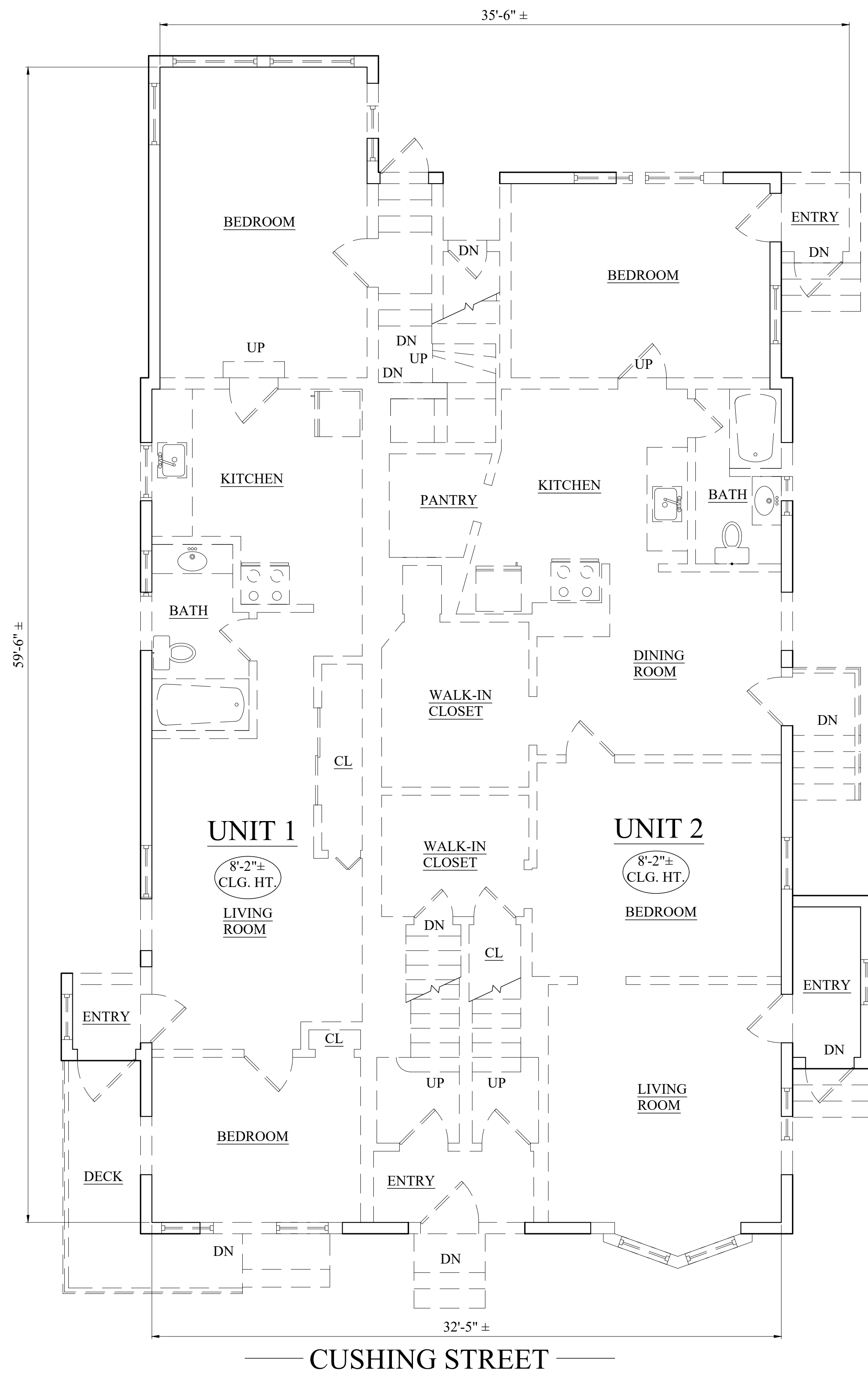
REGISTERED ARCHITECT
ARTHUR K.F. CHOO
No. 2319
BOSTON
MA
COMMONWEALTH OF MASSACHUSETTS

No.	Revision Date

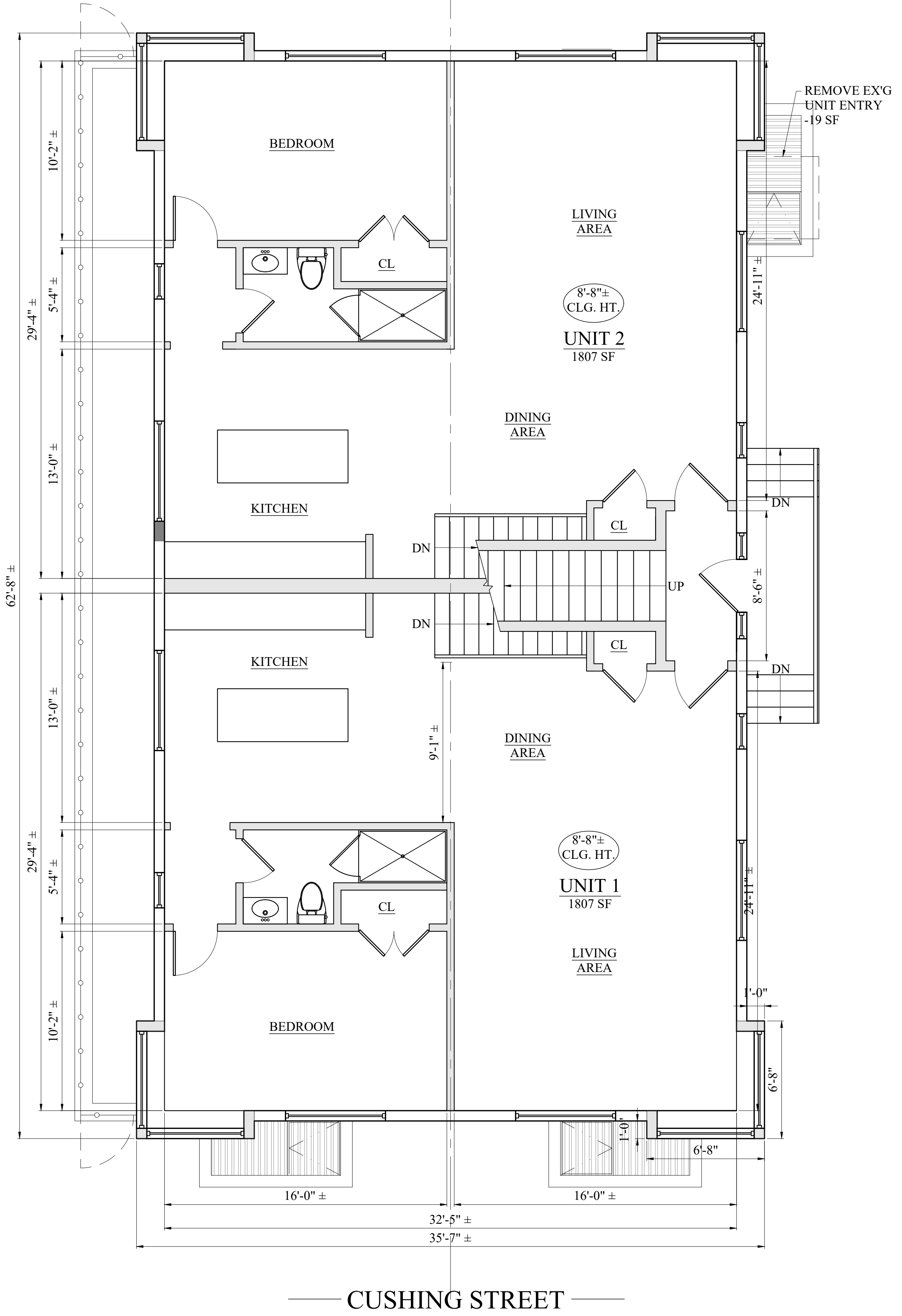
Project No: 2021162
Scale: AS NOTED
Date: 2-23-2022
Drawn By: TM / DF

Drawing Name
EXISTING & PROPOSED FLOOR PLANS

Sheet No.
A-1.1



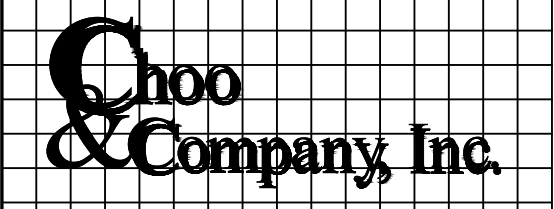
1 EXISTING FIRST FLOOR PLAN - 1,968 +/- SF
1/4" = 1'-0"



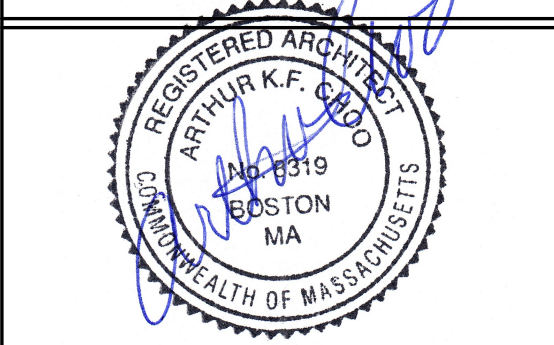
2 PROPOSED FIRST FLOOR PLAN - 2,076 +/- SF
1/4" = 1'-0"

Location

**EXT. OF LIVING SPACE INTO
BASEMENT & RENOVATION
130 CUSHING STREET
CAMBRIDGE, MA 02138**



One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

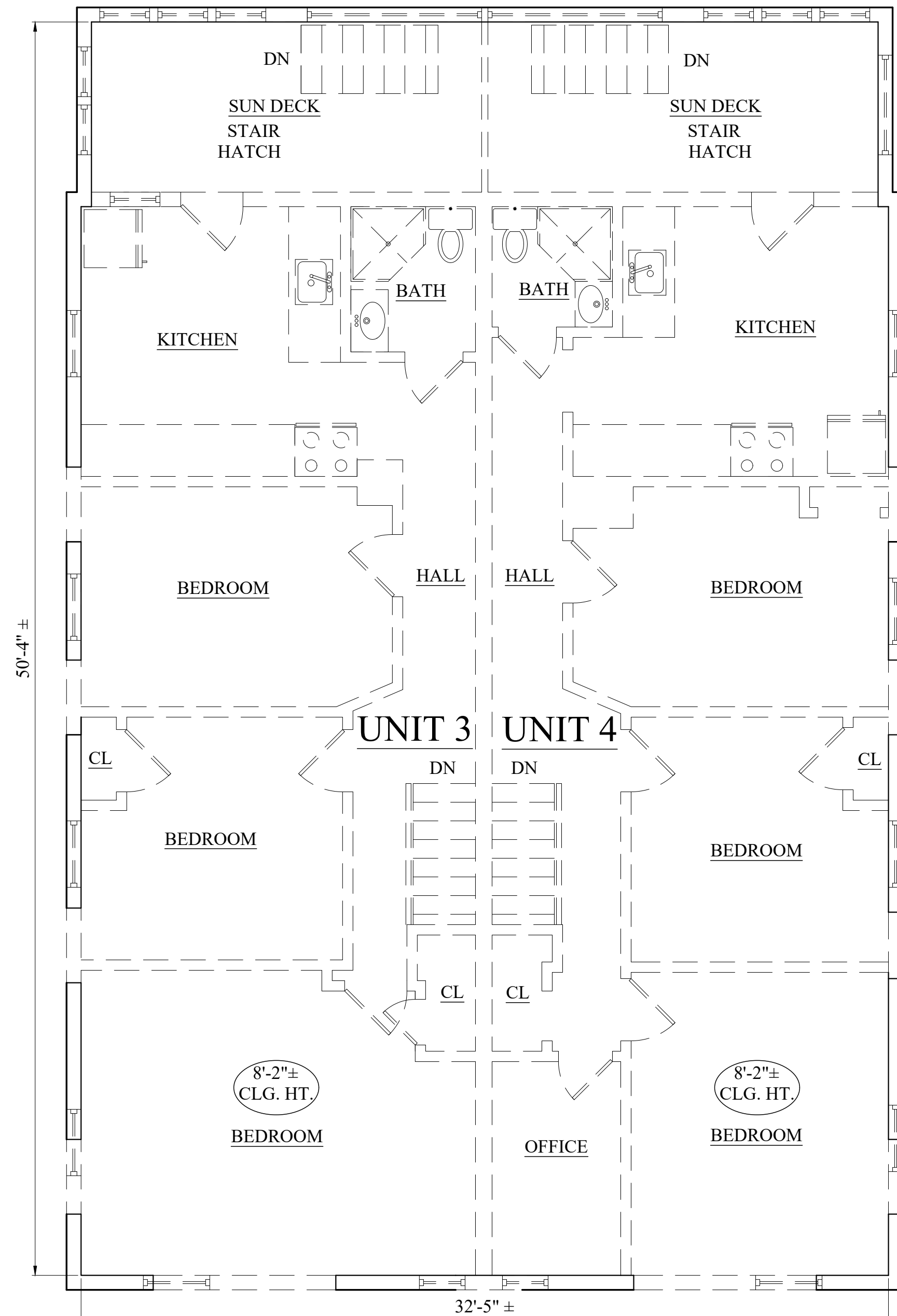


No.	Revision Date

Project No: 2021162
Scale: AS NOTED
Date: 2-23-2022
Drawn By: TM / DF

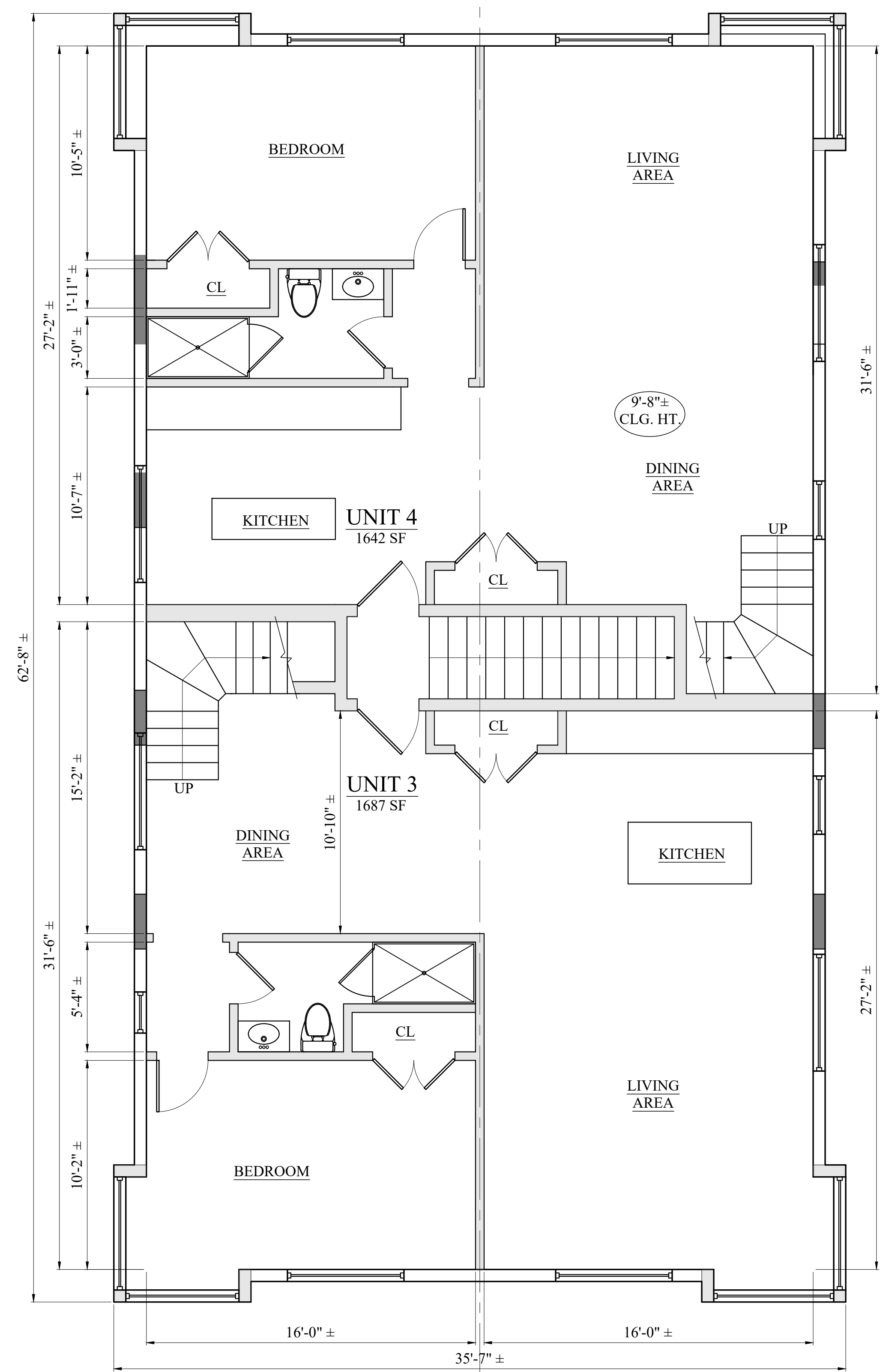
Drawing Name
EXISTING & PROPOSED FLOOR PLANS

Sheet No.
A-1.2



CUSHING STREET

1 EXISTING SECOND FLOOR PLAN - 1,723 +/- SF
1/4" = 1'-0"



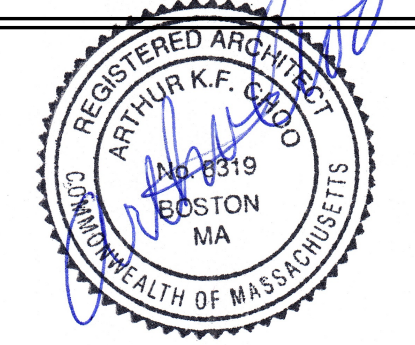
CUSHING STREET

2 PROPOSED SECOND FLOOR PLAN - 2,076 +/- SF
1/4" = 1'-0"

Location
**EXT. OF LIVING SPACE INTO
 BASEMENT & RENOVATION**
 130 CUSHING STREET
 CAMBRIDGE, MA 02138



One Billings Road Quincy, MA 02171
 617-786-7727 fax 617-786-7715

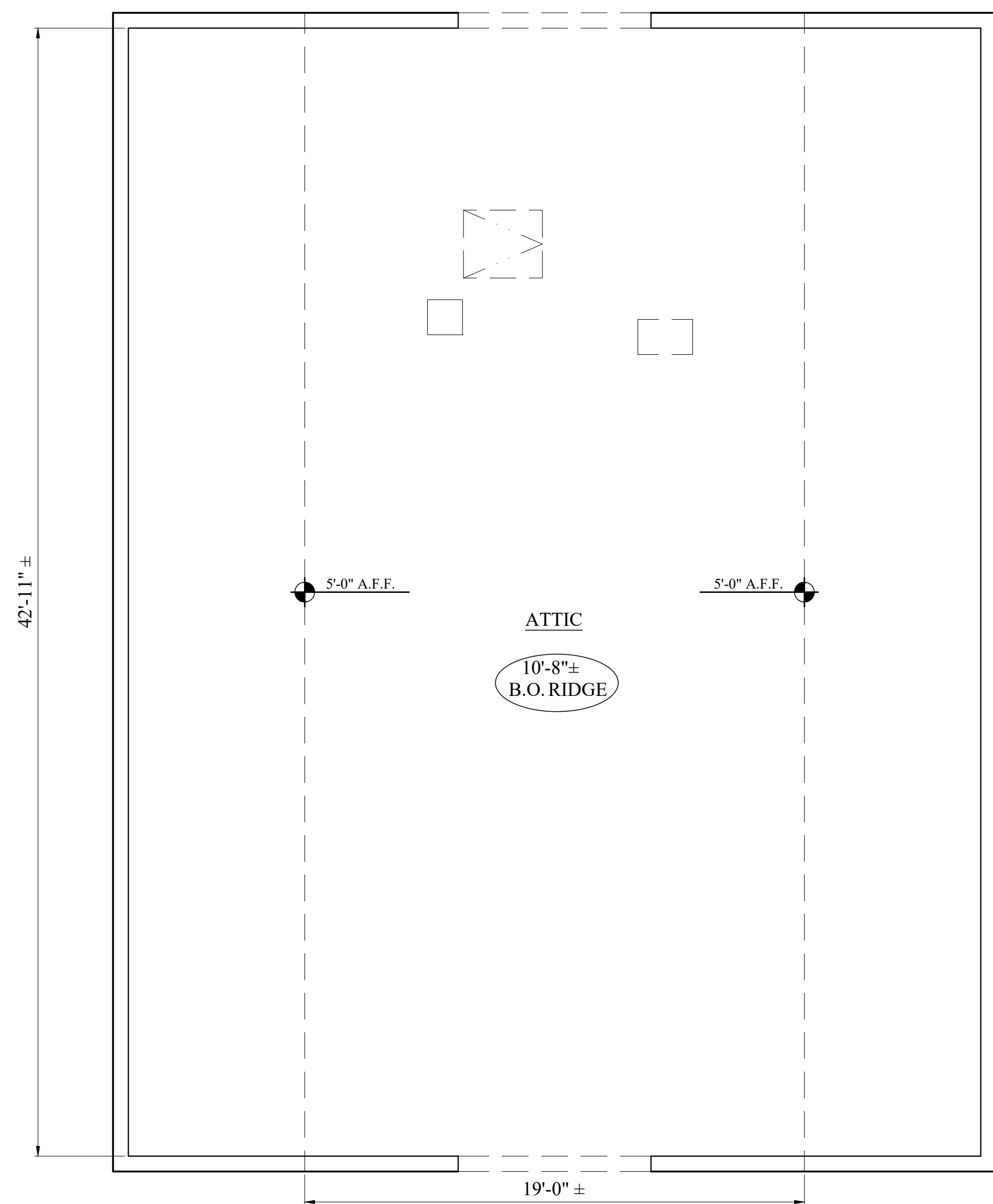


No.	Revision Date

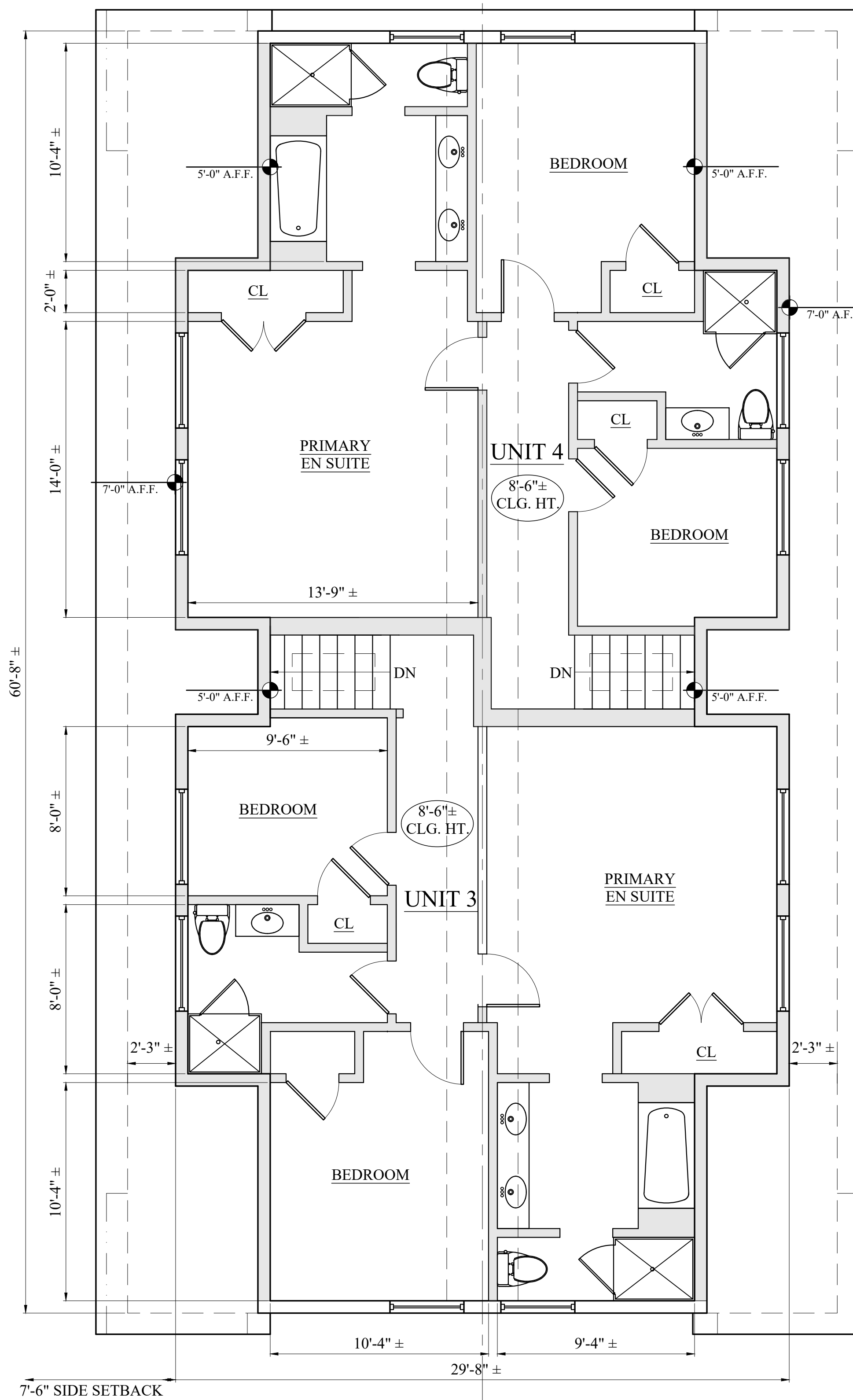
Project No: 2021162
 Scale: AS NOTED
 Date: 2-23-2022
 Drawn By: DF/TM

Drawing Name
**EXISTING &
 PROPOSED
 FLOOR PLANS**

Sheet No.
A-1.3



2 EXISTING THIRD FLOOR PLAN - 838 +/- SF
1/4" = 1'-0"



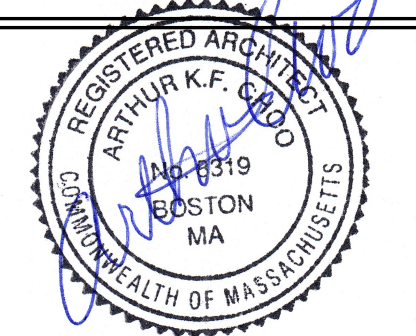
2 PROPOSED THIRD FLOOR PLAN - 1,606 +/- SF
1/4" = 1'-0"

Location

EXT. OF LIVING SPACE INTO
BASEMENT & RENOVATION
130 CUSHING STREET
CAMBRIDGE, MA 02138

Choo
& Company, Inc.

One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715



No.	Revision Date

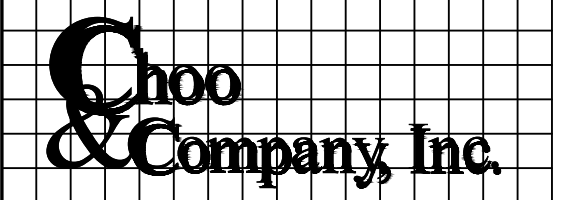
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Scale: AS NOTED
Date: 2-23-2022
Drawn By: TM / DF

Drawing Name
**EXISTING &
PROPOSED
FLOOR PLANS**

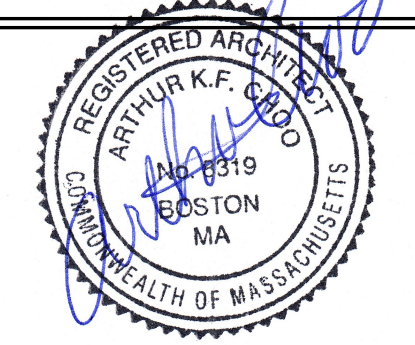
Sheet No.
A-1.4



Location
**EXT. OF LIVING SPACE INTO
 BASEMENT & RENOVATION**
130 CUSHING STREET
CAMBRIDGE, MA 02138



One Billings Road Quincy, MA 02171
 617-786-7727 fax 617-786-7715



No.	Revision Date

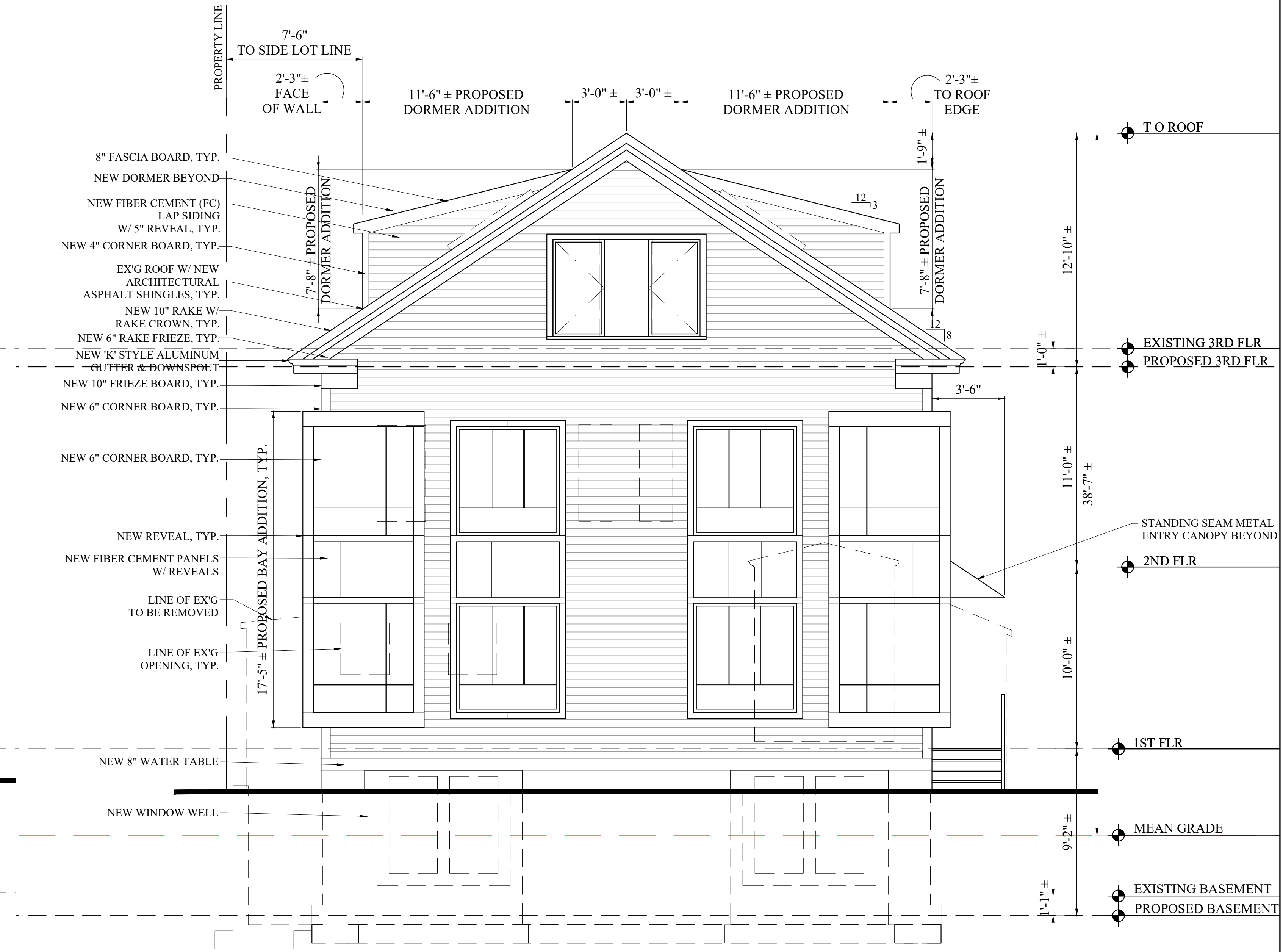
Project No: 2021162
 Scale: AS NOTED
 Date: 2-23-2022
 Drawn By: DF/TM

Drawing Name
ELEVATIONS

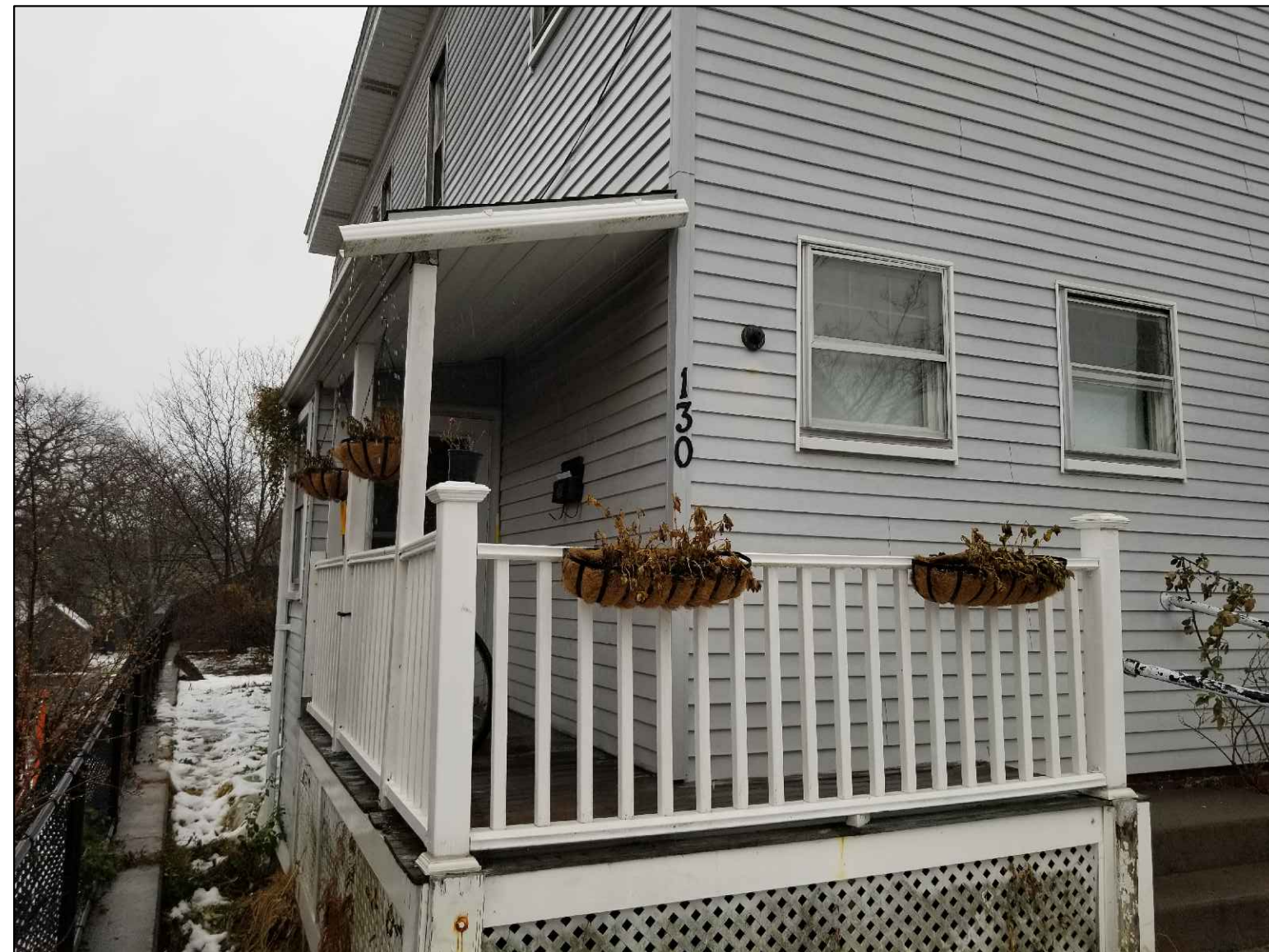
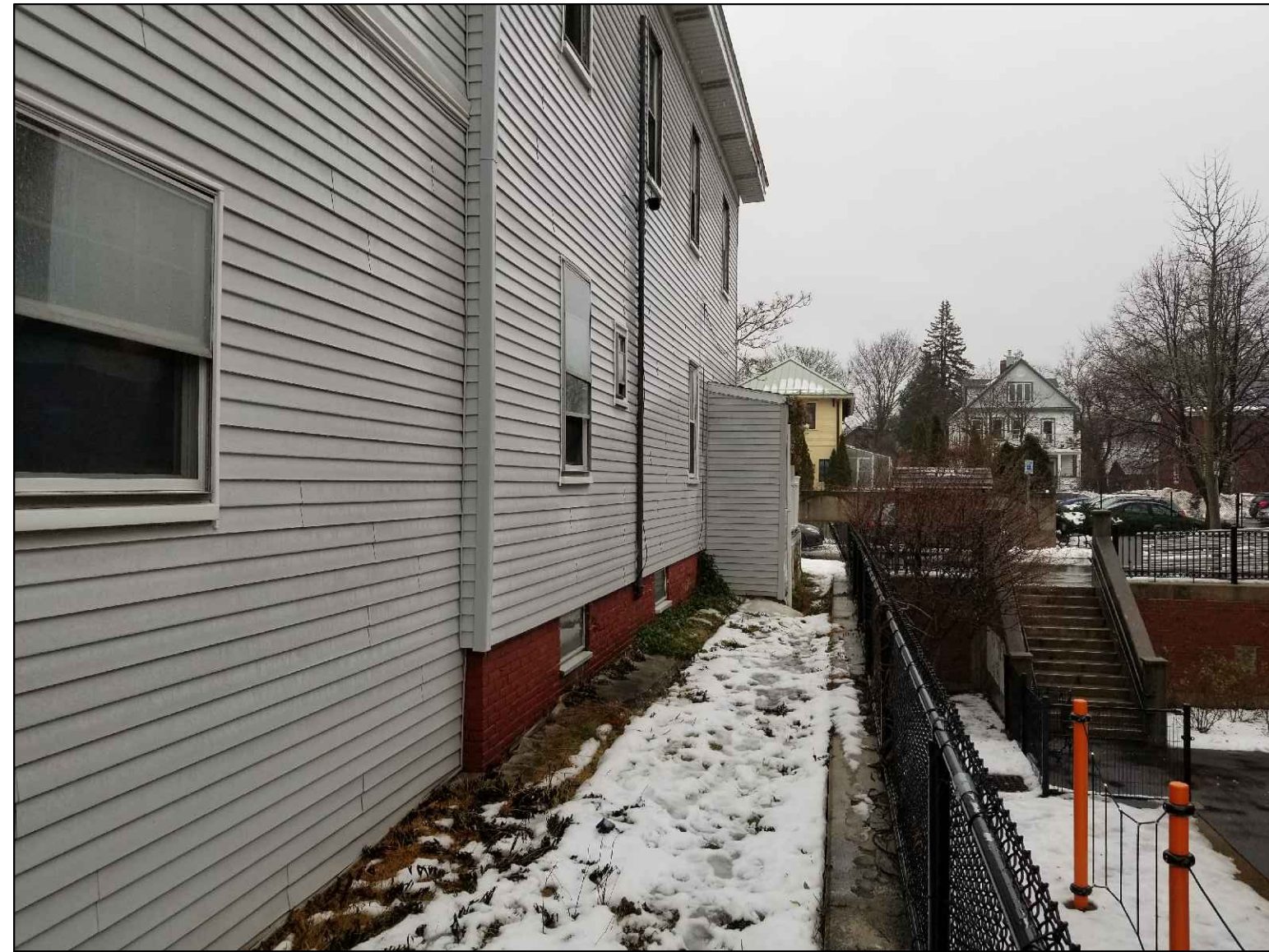
Sheet No.
A-2.1



1 EXISTING FRONT ELEVATION
 1/4" = 1'-0"



2 PROPOSED FRONT ELEVATION
 1/4" = 1'-0"

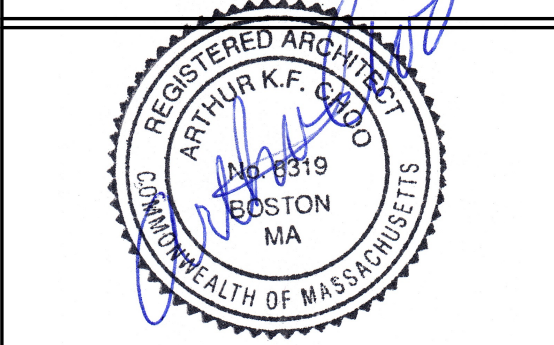


Location

**EXT. OF LIVING SPACE INTO
BASEMENT & RENOVATION
130 CUSHING STREET
CAMBRIDGE, MA 02138**

**Choo
& Company, Inc.**

One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715



No.	Revision Date

Project No: 2021162
Scale: AS NOTED
Date: 2-23-2022
Drawn By: DF

Drawing Name

ELEVATIONS

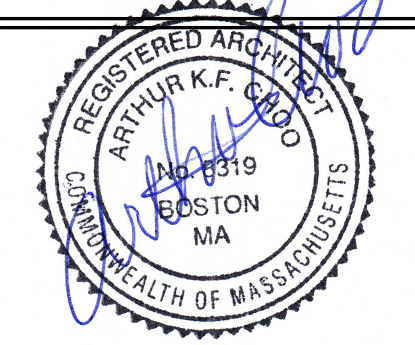
Sheet No.

A-2.2



Location
**EXT. OF LIVING SPACE INTO
 BASEMENT & RENOVATION**
130 CUSHING STREET
CAMBRIDGE, MA 02138

**Choo
 & Company, Inc.**
 One Billings Road Quincy, MA 02171
 617-786-7727 fax 617-786-7715

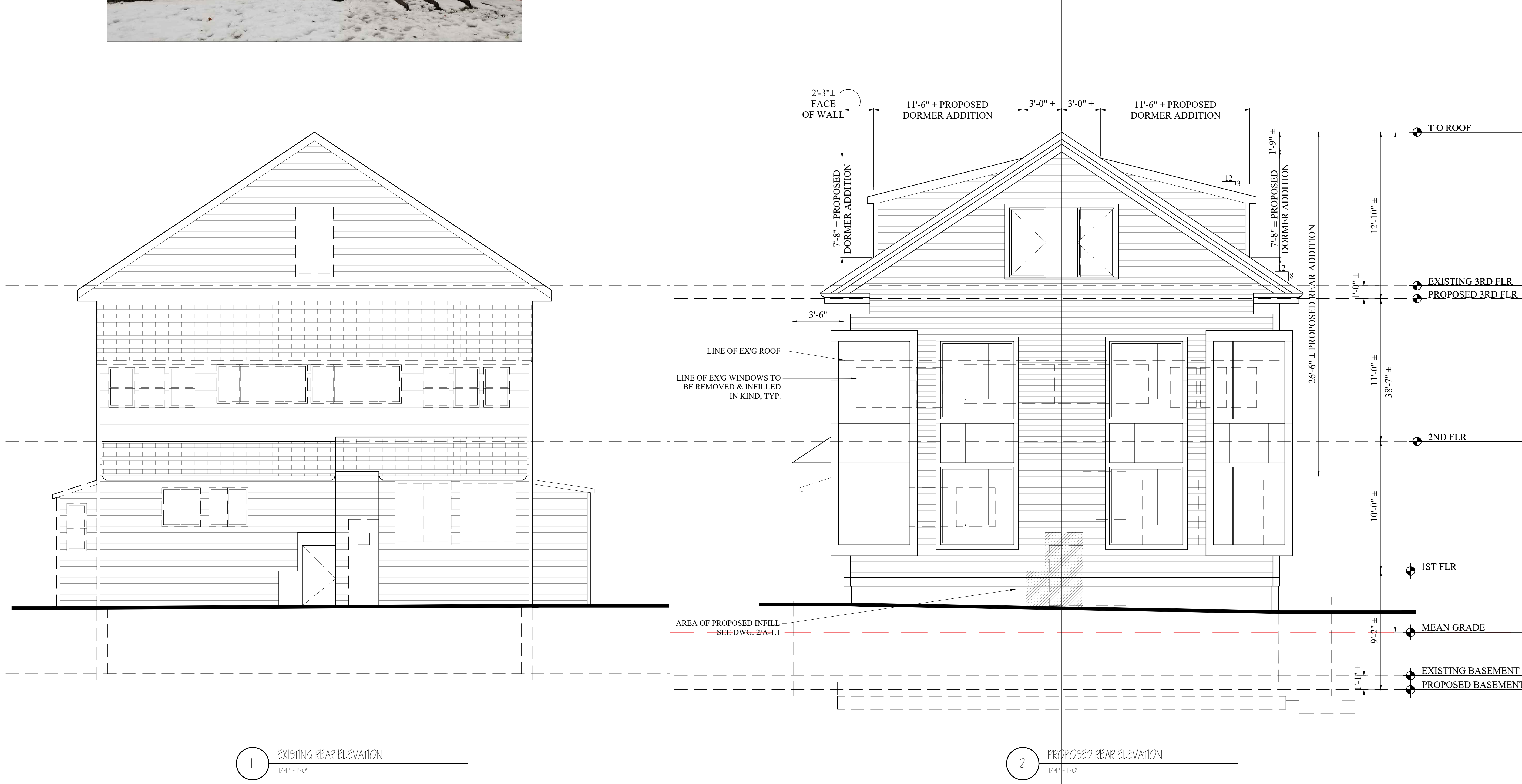


No.	Revision Date

Project No: 2021162
 Scale: AS NOTED
 Date: 2-23-2022
 Drawn By: DF

Drawing Name
ELEVATIONS

Sheet No.
A-2.3



1 EXISTING REAR ELEVATION
 1/4" = 1'-0"

2 PROPOSED REAR ELEVATION
 1/4" = 1'-0"



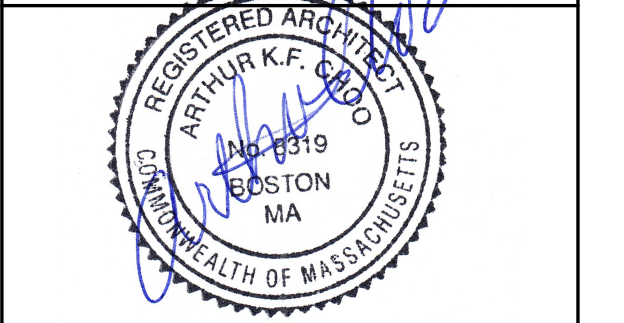
2 PROPOSED SIDE ELEVATION
1/4" = 1'-0"



1 EXISTING SIDE ELEVATION
1/4" = 1'-0"

Location
**EXT. OF LIVING SPACE INTO
 BASEMENT & RENOVATION**
 130 CUSHING STREET
 CAMBRIDGE, MA 02138

**Choo
 & Company, Inc.**
 One Billings Road Quincy, MA 02171
 617-786-7727 fax 617-786-7715



No.	Revision Date

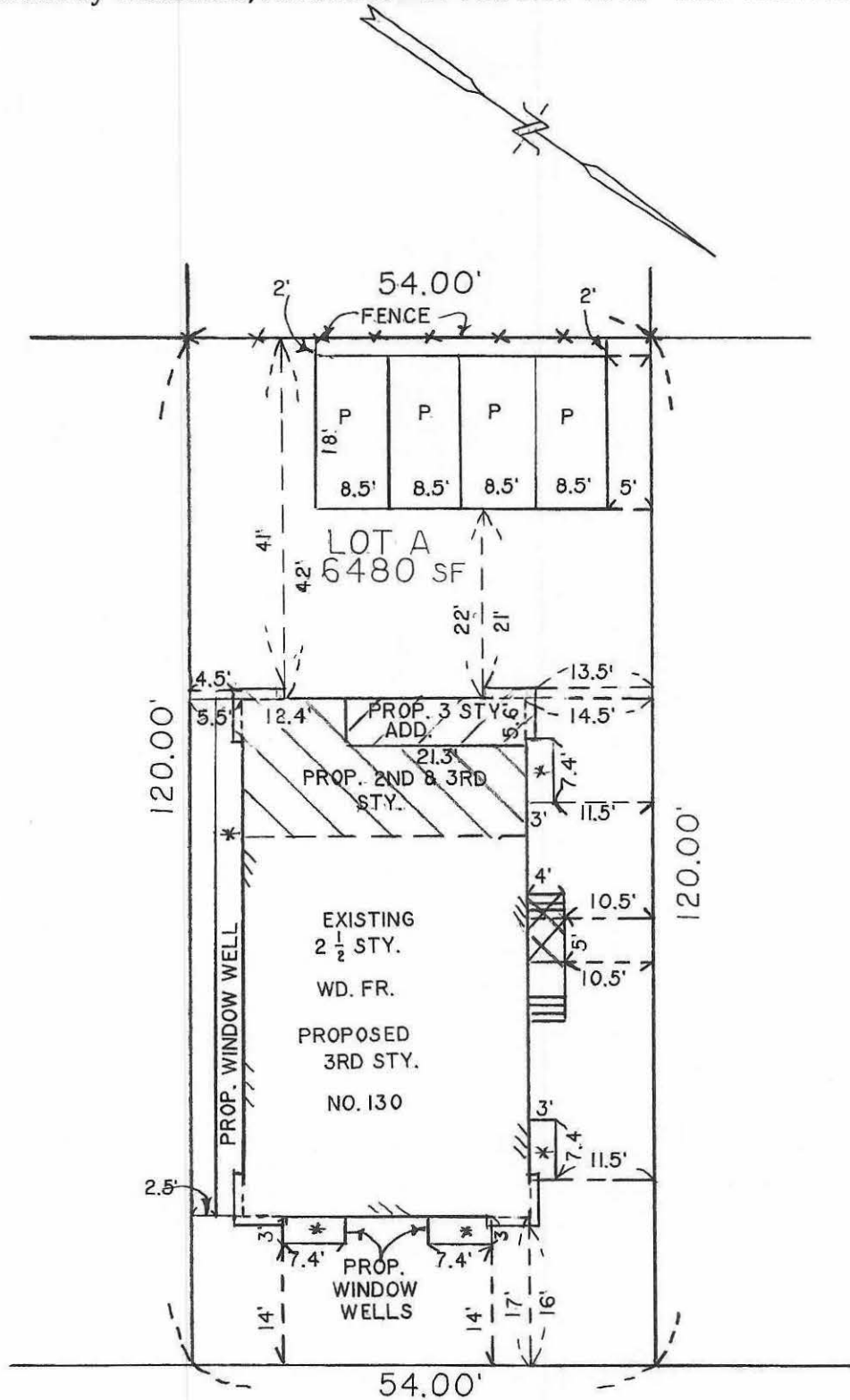
Project No: 2021162
 Scale: AS NOTED
 Date: 2-23-2022
 Drawn By: DF

Drawing Name
ELEVATIONS

Sheet No.
A-2.4

GLORAL ASSOCIATES

Registered Land Surveyor Registered Professional Engineer
 9 Broadway Wakefield, MA 01880 T: 781-246-9345 Fax: 781-246-4333



PROPOSED

ZONE B

LOT AREA = 6,480 S.F.

EXISTING HOUSE = 1,976 S.F.

/// PROPOSED 5.6' X 21.3' 3 STY. ADDITION = 119 S.F.

\\ PROPOSED 2ND & 3RD STY. ADDITION.

XXX = PROPOSED EXPANSION OF EXISTING STAIRS

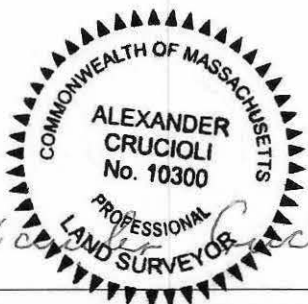
PROPOSED WINDOW WELLS

P - PARKING 8.5' X 18' (TYP.4)

LOT COVERAGE = 31.1%

OPEN SPACE = 47.7%

CUSHING ST.
 PROPOSED



Signature: *Alexander Crucoli*

Date: 2/22/22

Plot Plan
 In
CAMBRIDGE, MA.

Owner
 BOB XIE

Scale 1" = 20' Date 2-22-22



130

132

NO PARKING
TOW ZONE
NO PARKING
TOW ZONE
NO PARKING
TOW ZONE





NO TRESPASSING or DEFACING

Welcome to The Higgins School

130





132

132

132

132

132

132

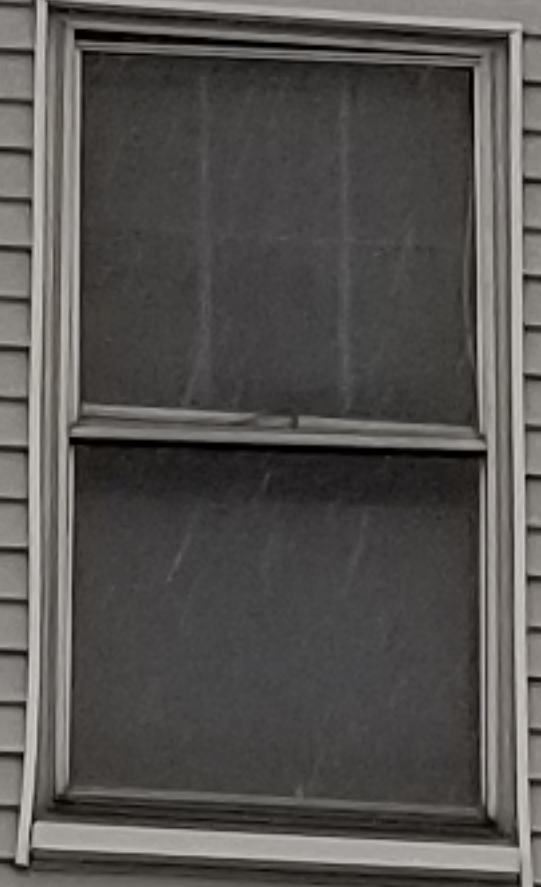
132

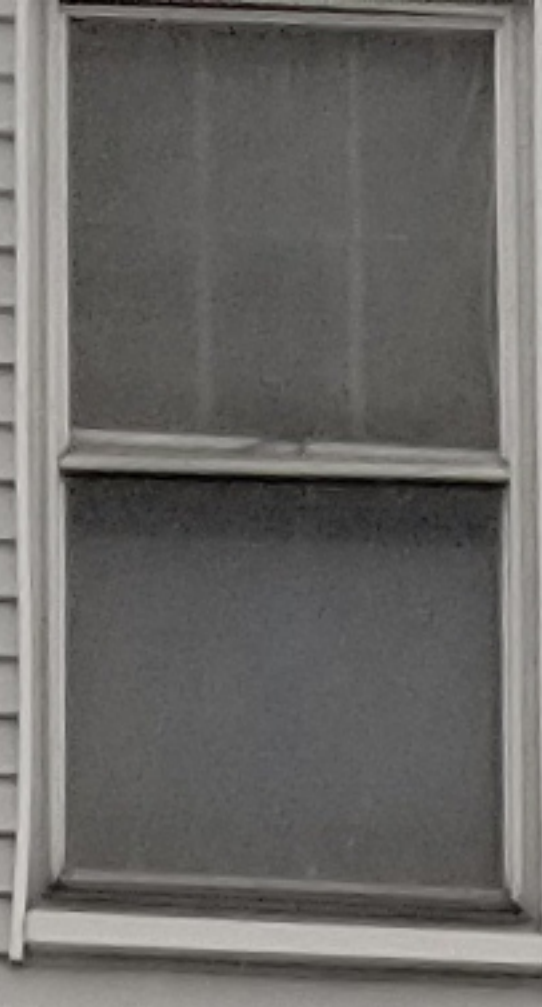


RECYCLE





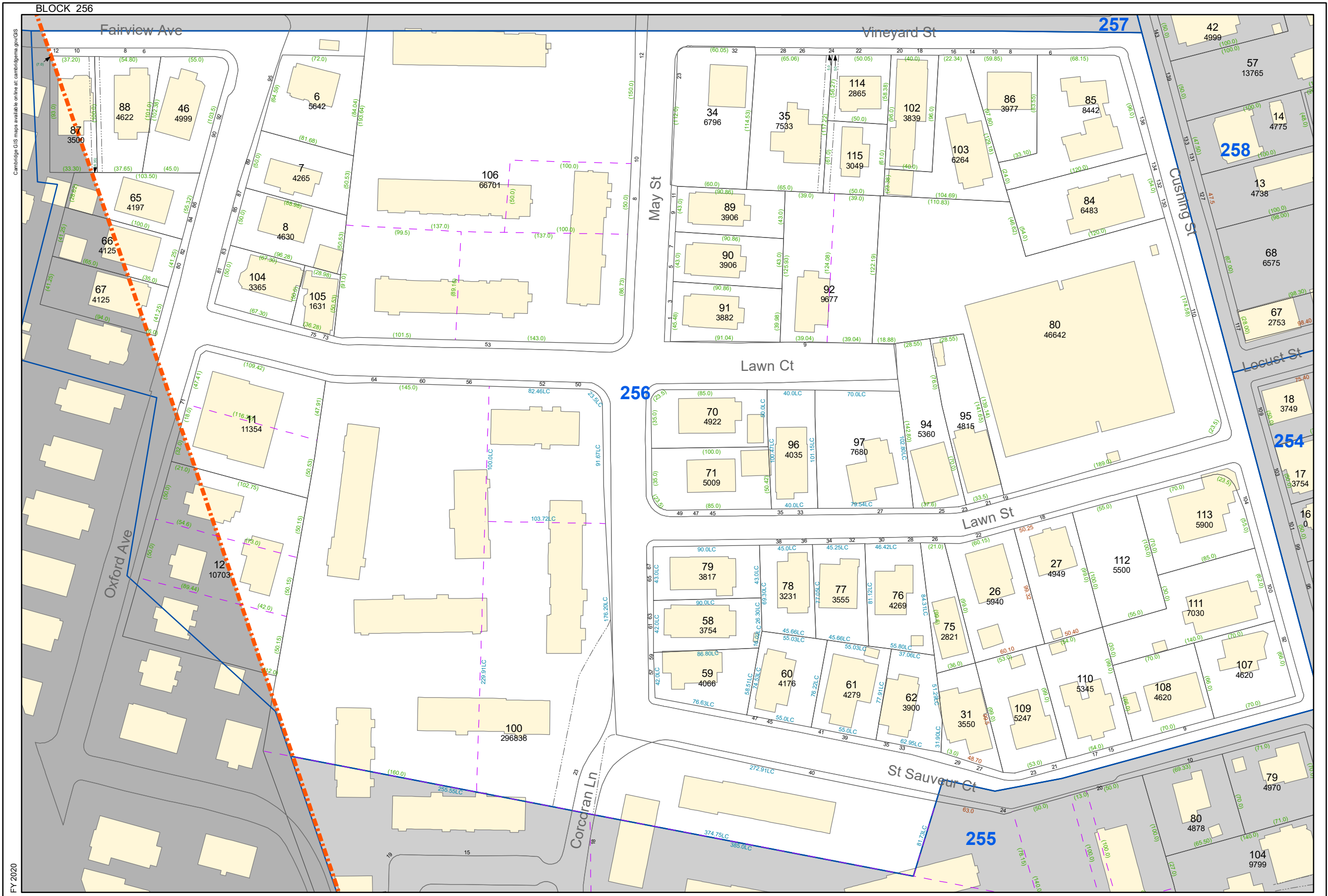




5







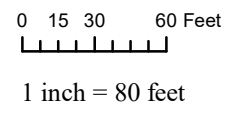
FY 2020



**City of Cambridge
Assessing Department**
795 Massachusetts Ave.
Cambridge, MA 02139

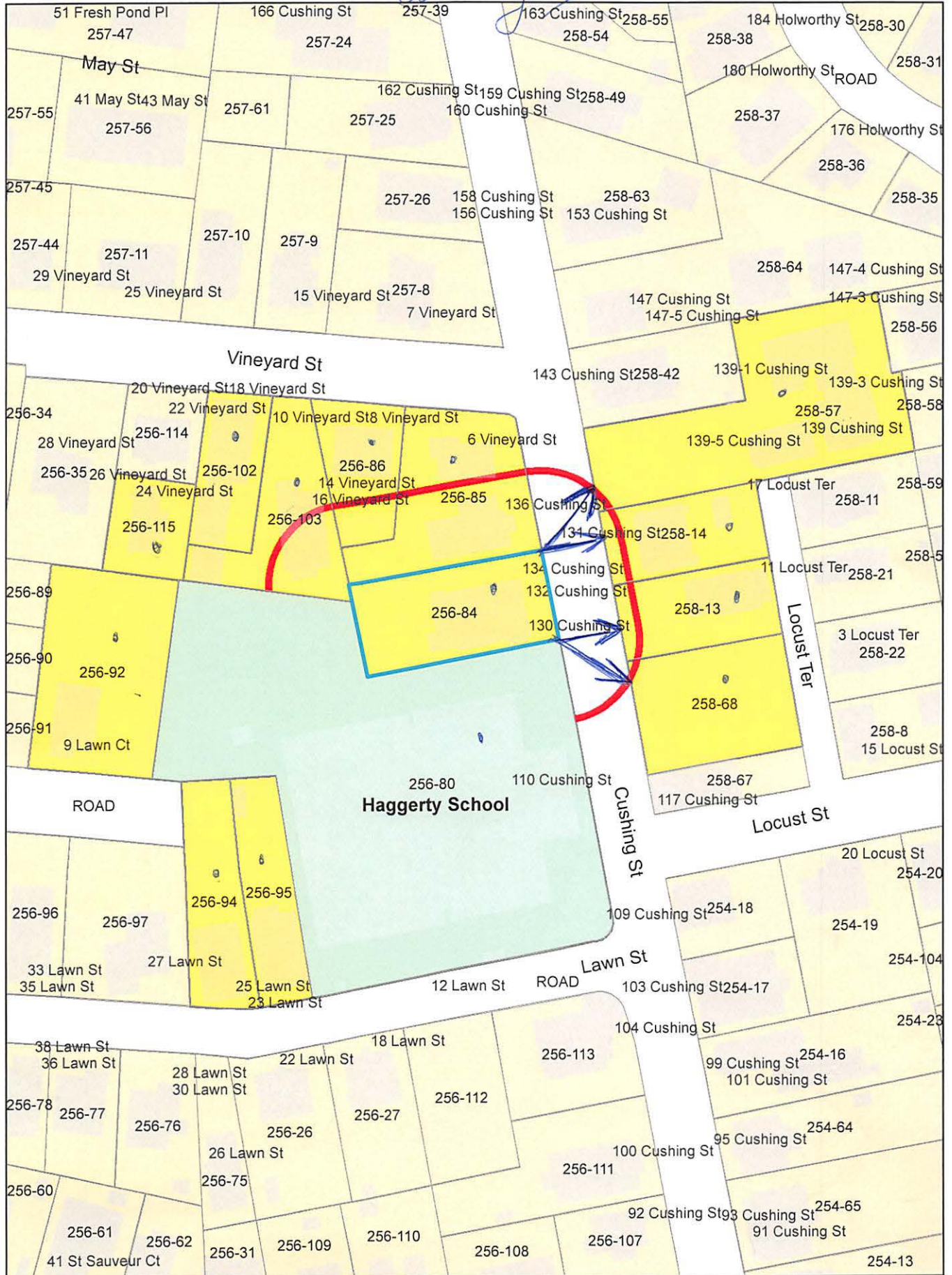
- Buildings
- Lot Line
- Block Line
- City Boundary
- Water
- Sub-Parcel Line
- Easement
- Railway
- 10 Lot Number
- 256 Block Number
- 10 Street Number
- 100 Parcel size in Sq. Ft.
- 44.0LC Land Court Dimension
- 65.0 Survey Dimensions
- (125.0) Deed Dimension

DISCLAIMER:
All Real Property shown on this map was compiled from existing Assessor's Tax Maps dated 1900 to 2019 and maintained by the City Assessor's Office and the Department of Public Works. Subsequent maintenance has been completed using the City of Cambridge Geographic Information System (GIS). Parcels have not been created from survey, and map is suitable for assessing purposes only.
The City of Cambridge assumes no legal responsibility for information shown on this map.



Parcel Block Map
256

130 Cushing St.



130 Cushing St.

Petitioners

256-92
YOUNOSSI, NANCY E. & JEREMIAH A. YOUNOSSI
9 LAWN CT
CAMBRIDGE, MA 02138

YIDEBEN REALTY LLC
C/O BOB XIE
28 MOUNTFORD ROAD
NEWTON, MA 02461

256-84
YIDEBEN REALTY LLC
C/O SHAOJUN XIE
154 WEBSTER AVE
CAMBRIDGE, MA 02141

256-102
DIETZ, LAURIE
3 SPARKS PL.
CAMBRIDGE, MA 02138

258-57
SPARKS, FRANCINE B.
139 CUSHING ST., #2
CAMBRIDGE, MA 02138

CHOO & COMPANY INC.
C/O PING MANDAWA
1 BILLINGS ROAD
QUINCY, MA 02171

256-115
CONRAD, HAROLD B., JR.
24 VINEYARD ST.
CAMBRIDGE, MA 02138-4421

258-13
RICCI, EDWARD J. & CATHERINE KILLION RICCI
127 CUSHING ST
CAMBRIDGE, MA 02138

258-57
DOBBERTEEN, LISA
139 CUSHING ST., #3
CAMBRIDGE, MA 02138

258-68 /256-80
CAMBRIDGE, CITY OF SCHOOL DEPT.
159 THORNDIKE ST
CAMBRIDGE, MA 02141

258-68 /256-80
CITY OF CAMBRIDGE
C/O NANCY GLOWA
CITY SOLICITOR

258-68 /256-80
CITY OF CAMBRIDGE
C/O LOUIS DEPASQUALE
CITY MANAGER

258-57
LEWIN, WALTER H. G.
139 CUSHING ST., #4
CAMBRIDGE, MA 02139

258-57
ANDERSON, CLIFFORD C. & RONEE SAROFF
139 CUSHING ST., UNIT #5
CAMBRIDGE, MA 02138

256-103
SALOMON, AMY,
TRUSTEE THE AMY SALOMON REV TRUST
16 VINEYARD ST
CAMBRIDGE, MA 02138

256-85
STRANSKY, NICOLAS & LAURA ALICE STRANSKY
6 VINEYARD ST
CAMBRIDGE, MA 02138

256-85
HOGARTY, LISA & KEANE ROSEMARY
136 CUSHING ST
CAMBRIDGE, MA 02138

256-95
BORELLI, VINCENT JOSEPH,
TRS LORRAINE MONA BORELLI, TRS
21 LAWN ST
CAMBRIDGE, MA 02138

258-14
RUSSELL ROBERT V & MARGARET J MOREY
HANNON VIRGINIA ET AL
131 CUSHING ST
CAMBRIDGE, MA 02138

256-86
ZHOU, YIN & BENJAMIN LELAND CHEUNG
TRS, THE YIN ZHOU 2014 REV TRUST
8 VINEYARD ST
CAMBRIDGE, MA 02138

256-94
MAHONEY, PAUL F., JR.
23 LAWN ST
CAMBRIDGE, MA 02138

258-57
SELIGSON, MICHELLE E., TRUSTEE
139 CUSHING ST., #1
CAMBRIDGE, MA 02138

Middlesex South Registry of Deeds

Electronically Recorded Document

This is the first page of the document - Do not remove

Recording Information

Document Number	: 239142
Document Type	: DEED
Recorded Date	: November 14, 2013
Recorded Time	: 02:20:15 PM
Recorded Book and Page	: 62926 / 107
Number of Pages(including cover sheet)	: 3
Receipt Number	: 1645134
Recording Fee (including excise)	: \$125.00

 MASSACHUSETTS EXCISE TAX
 Southern Middlesex District ROD # 001
 Date: 11/14/2013 02:20 PM
 Ctrl# Doc# 00239142
 Fee: \$.00 Cons: \$1.00

Middlesex South Registry of Deeds
Maria C. Curtatone, Register
 208 Cambridge Street
 Cambridge, MA 02141
 617-679-6300
www.cambridgedeeds.com

After Recording, Mail To:
YIDEBEN REALTY LLC
154 Webster Ave.
Cambridge, MA 02141

QUITCLAIM DEED

I, SHAOJUN XIE, of Newton, Middlesex County, Massachusetts
for consideration of less than One Hundred (\$100.00) Dollars, paid
grant to YIDEBEN REALTY LLC of 154 Webster Ave. Cambridge MA02141

With quitclaim covenants

A certain parcel of land with the buildings thereon situated in Cambridge, Middlesex County, Massachusetts, being shown as Lot A on a "Plan of Land in Cambridge, now or formerly of Henry L. Hale." by Bay State Surveying Co., dated July 20, 1923, recorded with Middlesex South District Deeds at the End of Book 4641, and bounded and described as follows:

- NORTHEASTERLY by Cushing Street, fifty-four (54) feet;
- SOUTHEASTERLY by land of owners unknown, one hundred twenty (120) feet;
- SOUTHWESTERLY by land of owners unknown, fifty-four (54) feet;
- NORTHWESTERLY by Lot B as shown on said plan, one hundred twenty (120) feet.

Containing 6,480 square feet of land, according to said plan.

Subject to the restrictions and conditions set forth in deed of William Hilliard to Richard C. Hastings dated June 22, 1850, recorded with Middlesex South District Deeds, Book 586, Page 542, in so far as now in force and applicable.

Subject also to any encumbrances of record, if any there be.

Being the same premises conveyed by Deed recorded at Middlesex South Registry of Deeds Book 61897 Page 271.

Property Address: 130 Cushing Street, Cambridge, Middlesex County, Massachusetts

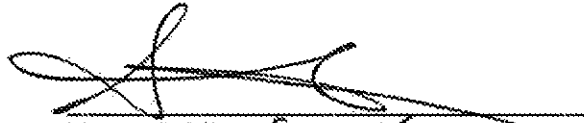
Executed to take effect as a sealed instrument this 14 day of November, 2013.


SHAOJUN XIE

So. Hobk, ss.

Commonwealth of Massachusetts

On this 14 day of November, 2013, before me, the undersigned notary public, personally appeared SHAOJUN XIE, proved to me through satisfactory evidence of identification (to wit: MA License), to be the persons whose name is signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.


Notary Public: Sean Chen
My Commission Expires: 9/15/17



Pacheco, Maria

From: Bob Xie <bobxie18@hotmail.com>
Sent: Thursday, April 14, 2022 12:27 PM
To: Pacheco, Maria
Subject: Re: postpone ///Maria Pacheco commented on Preparation for Board of Zoning Appeal Hearing for Board of Appeal (BZA) Special Permit/Variance #163881

Hello Maria

Thanks for calling me back.

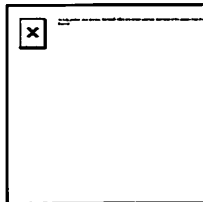
To follow up on our conversation, I am going to send this email to require an extension /postpone the hearing time We might make it ready round July . We will contact you before that when ready to go.

Board of Appeal (BZA) Special Permit/Variance #163881

Thank you very much

Bob S. Xie
Yideben Realty LLC
PO Box 610017
Newton, MA 02461
Phone:(617)818-6486
E-mail:bobxie18@hotmail.com

From: City of Cambridge, MA <noreply@viewpointcloud.com>
Sent: Thursday, April 14, 2022 8:29 AM
To: bobxie18@hotmail.com <bobxie18@hotmail.com>
Subject: Maria Pacheco commented on Preparation for Board of Zoning Appeal Hearing for Board of Appeal (BZA) Special Permit/Variance #163881



City of Cambridge, MA

Maria Pacheco commented on Preparation for Board of Zoning Appeal Hearing for Board of Appeal (BZA) Special Permit/Variance #163881

"Hi,
An email was sent over to you on April 7th at 10:08 am letting you know that the



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

2022 APR 20 AM 10:18

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-163881

Address: 130 Cushing St.

Owner, Petitioner, or Representative: Priya Nandawale
(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: 4/19/2022

[Signature]
Signature