



CITY OF CAMBRIDGE
 MASSACHUSETTS
 BOARD OF ZONING APPEAL
 831 MASSACHUSETTS AVENUE
 CAMBRIDGE, MA 02139
 617 349-6100

BZA APPLICATION FORM

Plan No: BZA-017180-2019

GENERAL INFORMATION

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

Special Permit : _____ Variance : v Appeal : _____

PETITIONER : LUISHUN LAU

PETITIONER'S ADDRESS : 7 BRANDON ST LEXINGTON, MA 02420

LOCATION OF PROPERTY : 232 Brookline St Cambridge, MA

TYPE OF OCCUPANCY : _____ ZONING DISTRICT : Special District-9

REASON FOR PETITION :
 Additions

DESCRIPTION OF PETITIONER'S PROPOSAL :

TO CREATE SECOND MEAN OF EGRESS ADDITION FOR ALL THREE UNITS, INSUFFICIENT SETBACK, EXCEED ALLOWED F.A.R.

SECTIONS OF ZONING ORDINANCE CITED :

Article 17.000 Section 9 (Special District 9)

Article 5.000 Section 5.31 (Table of Dimensional Requirements).

Original Signature(s) :

Luishun Lau
 (Petitioner(s) / Owner)

LUISHUN LAU
 (Print Name)

Address : 7 Brandon St
Lexington MA 02420

Tel. No. : 617 697 0494

E-Mail Address : LAU20051125@gmail.com

Date : 9-17-19

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 XI ZHANG and HONG GE
(OWNER)

Address: 17 Wagon Wheel Rd, Winchester, MA 01890

State that I/We own the property located at 232 Brookline St, Cambridge, MA which is the subject of this zoning application.

The record title of this property is in the name of XI ZHANG and HONG GE

*Pursuant to a deed of duly recorded in the date 6/19/2019, Middlesex South County Registry of Deeds at Book 13451, Page 138; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.

[Signature]
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT*

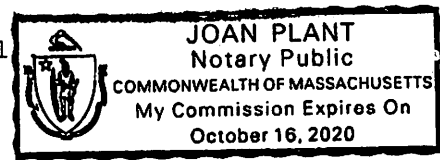
*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Middlesex

The above-name Xi Zhang personally appeared before me, this 30TH of Aug., 2019, and made oath that the above statement is true.

Joan Plant Notary

My commission expires 10/16/2020 (Notary Seal)



- 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:

IT IS REQUIRED BY BUILDING CODE TO INSTALL A SECOND MEAN OF EGRESS FOR EACH DWELLING UNIT

- 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:

IT IS PRE-EXISTING CONDITION FOR THIRD FLOOR UNIT WITHOUT A SECOND MEAN OF EGRESS

- C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:**

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

THE BUILDING ENVELOPE WILL REMAIN THE SAME AS EXISTING, EXCEPT THE SECOND MEAN OF EGRESS WILL BE BUILT OVER EXISTING DECK LOCATION

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

IT IS TO COMPLY WITH THE LATEST BUILDING CODE TO PROVIDE SECOND MEAN OF EGRESS TO THE EXISTING STRUCTURE

*** 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

DIMENSIONAL INFORMATION

APPLICANT: LAU DESIGN CO PRESENT USE/OCCUPANCY: 3 family
LOCATION: 232 Brookline St Cambridge, MA ZONE: Special District-9
PHONE: _____ REQUESTED USE/OCCUPANCY: 3 family

	<u>EXISTING</u> <u>CONDITIONS</u>	<u>REQUESTED</u> <u>CONDITIONS</u>	<u>ORDINANCE</u> <u>REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>	<u>3077</u>	<u>3441</u>	<u>2268</u>	(max.)
<u>LOT AREA:</u>	<u>3780</u>	<u>3780</u>	<u>5000</u>	(min.)
<u>RATIO OF GROSS FLOOR AREA</u> <u>TO LOT AREA: 2</u>	<u>0.81</u>	<u>0.91</u>	<u>0.6</u>	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	<u>1025</u>	<u>1025</u>	<u>1800</u>	(min.)
<u>SIZE OF LOT:</u> WIDTH	<u>40</u>	<u>40</u>	<u>50</u>	(min.)
DEPTH	<u>84.5</u>	<u>84.5</u>	<u>100</u>	
<u>SETBACKS IN FEET:</u> FRONT	<u>0</u>	<u>0</u>	<u>0</u>	(min.)
REAR	<u>0</u>	<u>0</u>	<u>0</u>	(min.)
LEFT SIDE	<u>0</u>	<u>0</u>	<u>0</u>	(min.)
RIGHT SIDE	<u>0</u>	<u>0</u>	<u>0</u>	(min.)
<u>SIZE OF BLDG.:</u> HEIGHT	<u>35</u>	<u>35</u>	<u>35</u>	(max.)
LENGTH	<u>50</u>	<u>50</u>	<u>0</u>	
WIDTH	<u>22</u>	<u>22</u>	<u>0</u>	
<u>RATIO OF USABLE OPEN SPACE</u> <u>TO LOT AREA:</u>	<u>36%</u>	<u>36%</u>	<u>36%</u>	(min.)
<u>NO. OF DWELLING UNITS:</u>	<u>3</u>	<u>3</u>	<u>3</u>	(max.)
<u>NO. OF PARKING SPACES:</u>	<u>3</u>	<u>3</u>	<u>3</u>	(min./max)
<u>NO. OF LOADING AREAS:</u>	<u>0</u>	<u>0</u>	<u>0</u>	(min.)
<u>DISTANCE TO NEAREST BLDG.</u> <u>ON SAME LOT:</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	(min.)

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

WOOD FRAME

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'.



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2019 SEP 18 PM 12:00

OFFICE OF THE CITY CLERK
 CAMBRIDGE, MASSACHUSETTS
 Plan No. BZA 0718A-2019

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Original Signature(s) :

Luishun Lau
 (Petitioner(s) / Owner)

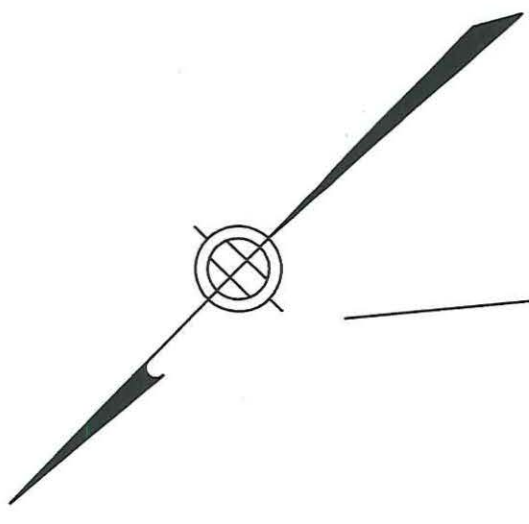
LUISHUN LAU
 (Print Name)

Address : 7 BRANDON ST
LEXINGTON MA 02420

Tel. No. : 617 697 0494

E-Mail Address : LAU20051125@GMAIL.COM

Date : 9-17-19



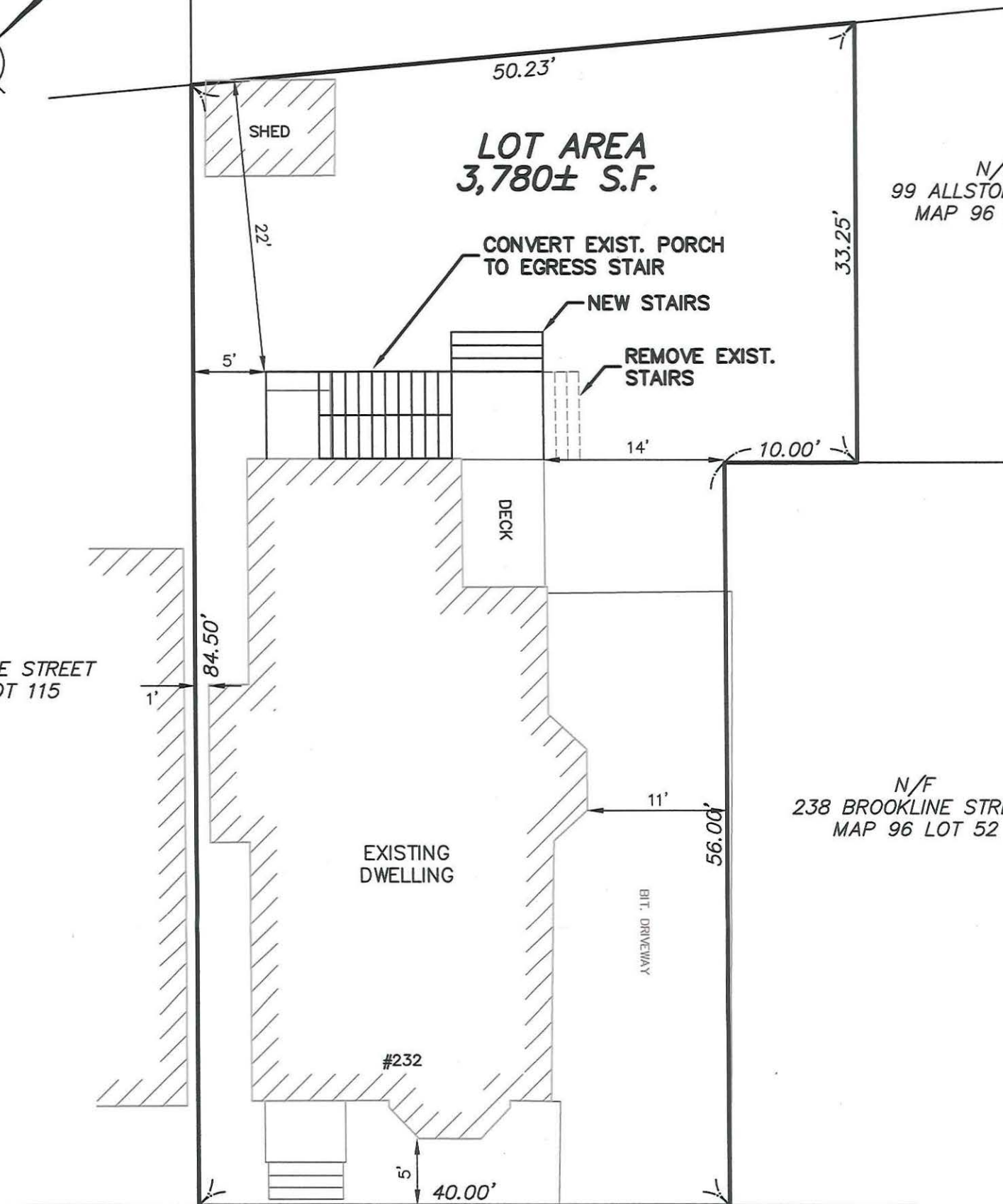
N/F
95 ALLSTON STREET
MAP 96 LOT 96

LOT AREA
3,780± S.F.

N/F
99 ALLSTON STREET
MAP 96 LOT 56

N/F
230 BROOKLINE STREET
MAP 96 LOT 115

N/F
238 BROOKLINE STREET
MAP 96 LOT 52

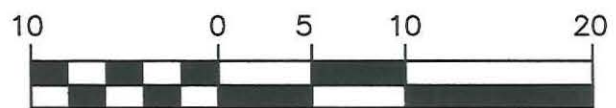


CONC. SIDEWALK

GRANITE CURB

BROOKLINE STREET
(PUBLIC - 40' WIDE)

GRAPHIC SCALE



1" = 10'

ZONE: SD-9

RECORD OWNER:

XI ZHANG & HONG GE
BOOK 72790 PAGE 383

I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL INSTRUMENT SURVEY MADE ON THE GROUND IN JULY 2019 AND THE STRUCTURES DEPICTED HEREON ARE LOCATED AS SHOWN.

7-14-19
DATE

Scott M Cerrato
SIGNATURE

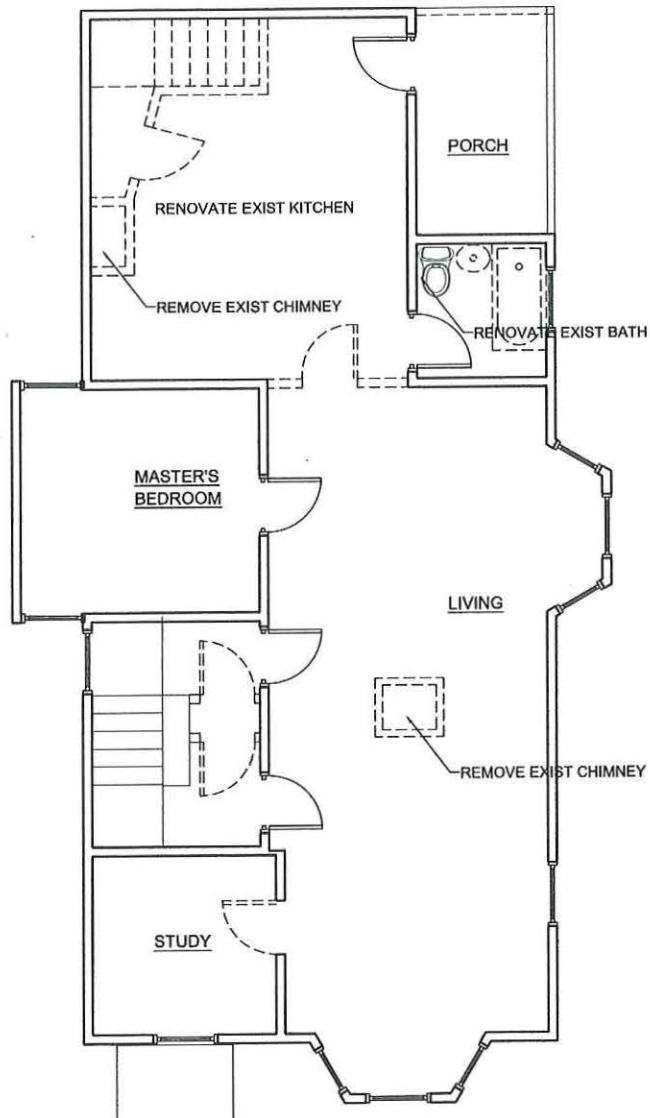


SCOTT M. CERRATO
Professional Land Surveyor

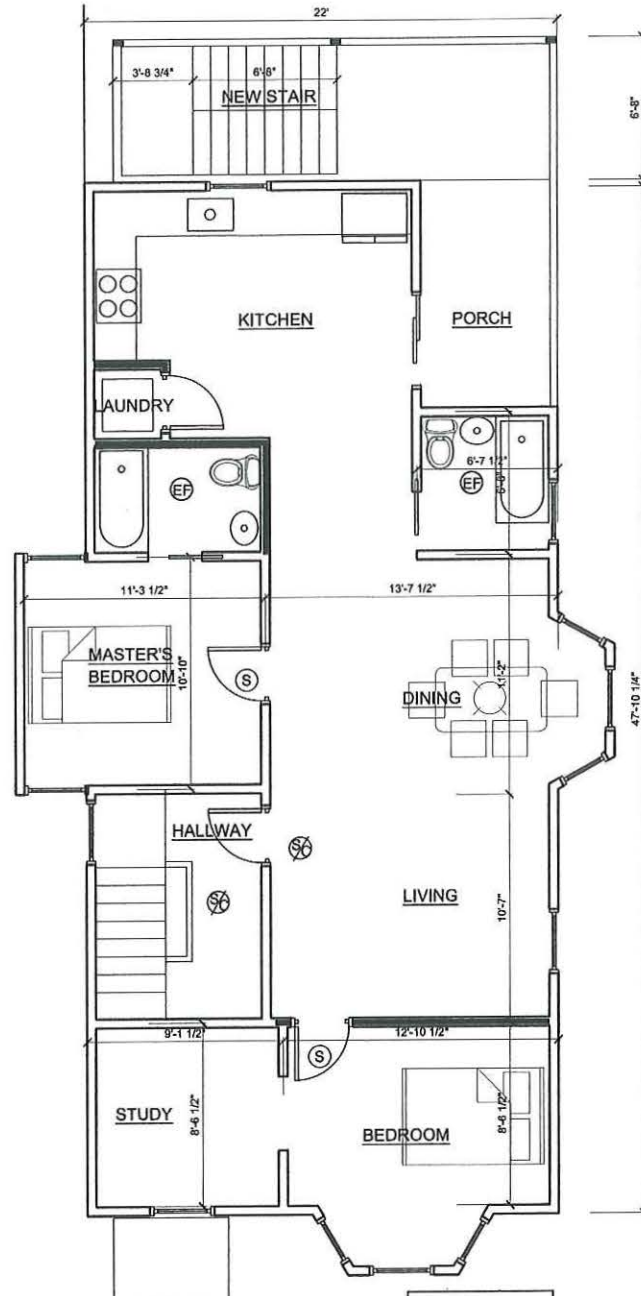
24 Pleasant View Drive - Exeter, NH 03833 - 781-775-3724

PLOT PLAN
232 BROOKLINE STREET
CAMBRIDGE, MASSACHUSETTS
MAP 96 PARCEL 53

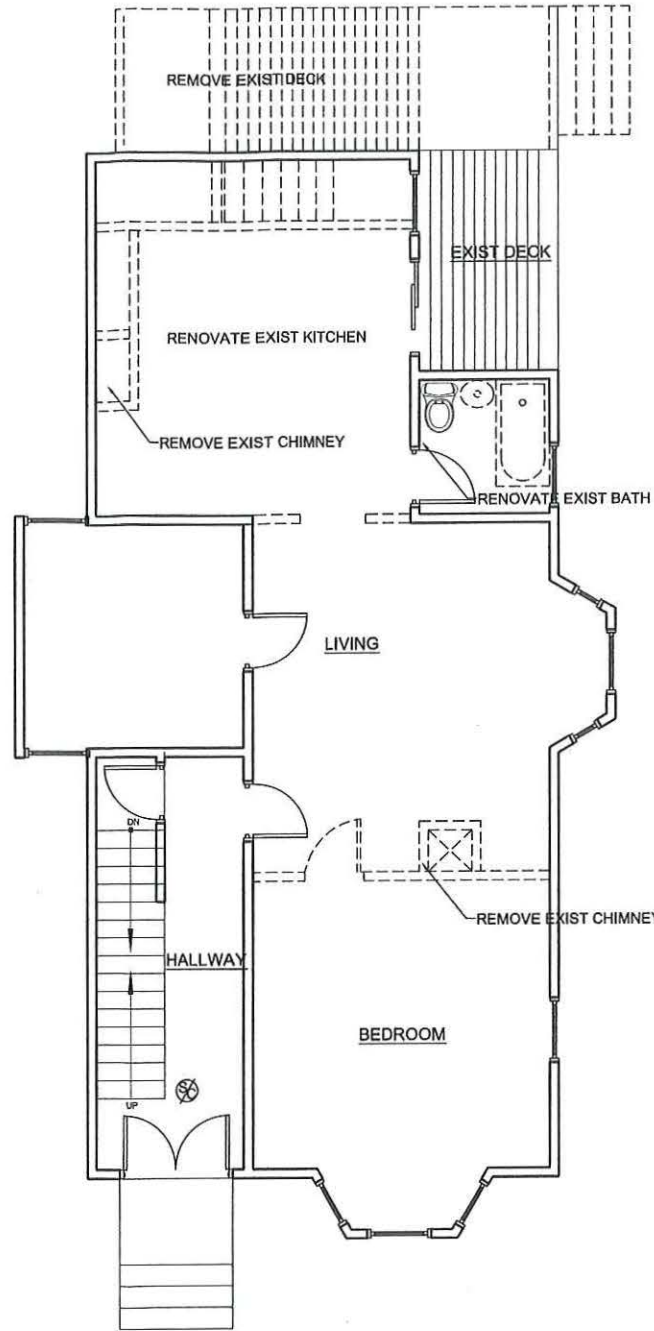
JULY 14, 2019



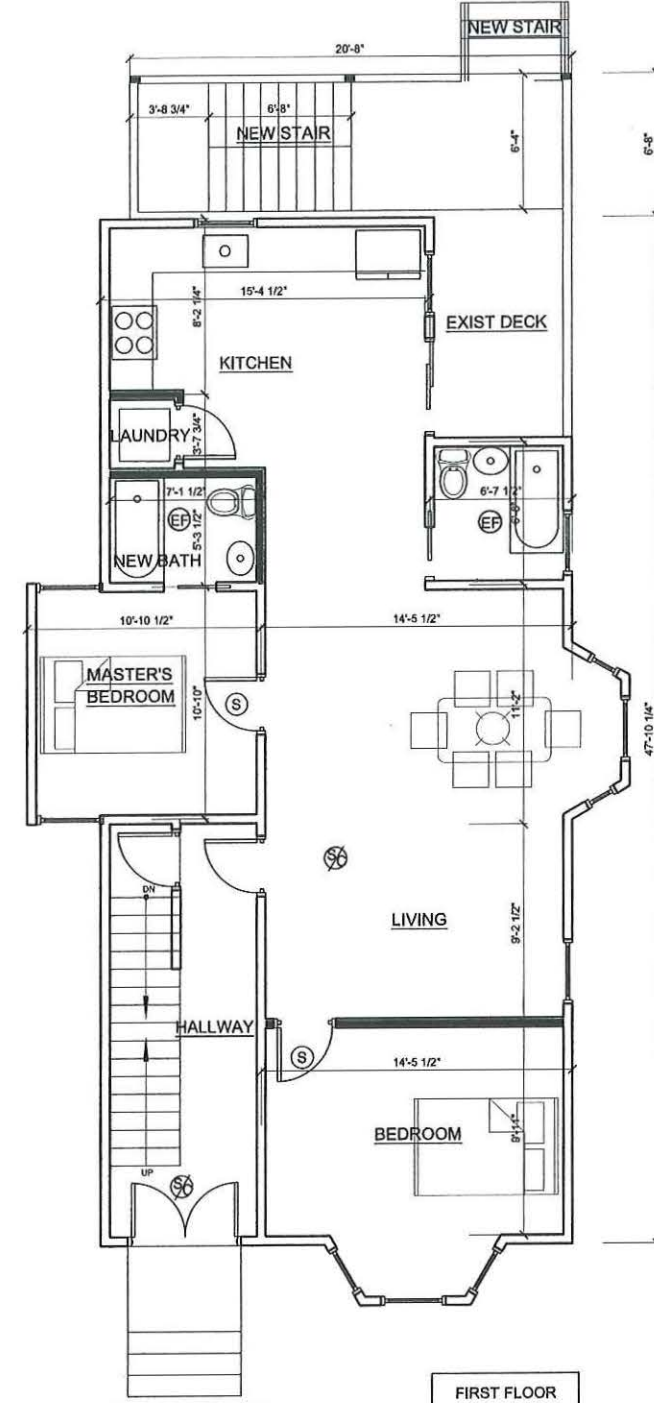
EXIST / DEMO
SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



PROPOSED
SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
UPPER FLOORS
1985 S.F.



EXIST / DEMO
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



PROPOSED
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
FIRST FLOOR
AREA=1092SF

GENERAL NOTES:
1. G.C. TO VERIFY ALL EXISTING FIELD MEASUREMENTS AT ALL LOCATIONS PRIOR TO CONSTRUCTION.
2. DIMENSIONS ARE APPROXIMATE LOCATIONS.

— EXISTING WALL TO REMAIN
— NEW WALL, SEE WALL SECTIONS FOR WALL TYPES
- - - EXISTING WALL TO BE DEMOLISHED

BUILDING DATA
PROJECT ADDRESS:
232 BROOKLINE ST CAMBRIDGE MA
USE: THREE FAMILY
YEAR BUILT: 1873
EXISTING HOUSE SIZE: 3,077 S.F.
PROPOSED ADDITION: 0 S.F.
PROPOSED HOUSE SIZE: 3,077 S.F.
EXISTING UNFINISHED BASEMENT
LOT SIZE: 3,780 S.F.
OWNER: XI ZHANG and HONG GE
MAX ALLOWED F.A.R. = 0.6
EXISTING F.A.R. = $\frac{3077}{3780} = 0.81$
PROPOSED F.A.R. = 0.81
S HARDWIRED SMOKE DETECTORS
S/C HARDWIRED CARBON MONOXIDE DETECTORS

BUILDING CODES
9th EDITION CODE OF MASSACHUSETTS REGULATIONS
780 CMR

S HARDWIRED SMOKE DETECTORS
S/C HARDWIRED CARBON MONOXIDE DETECTORS

LDC
386 LOWELL ST
PEABODY MA 01060

MARTY SONBOLIAN, P.E.



REMARKS:

PROPOSED RENOVATION- THREE FAMILY DWELLING
232 BROOKLINE ST CAMBRIDGE MA 02139

REVISIONS:

DATE:

SCALE: AS SHOWN

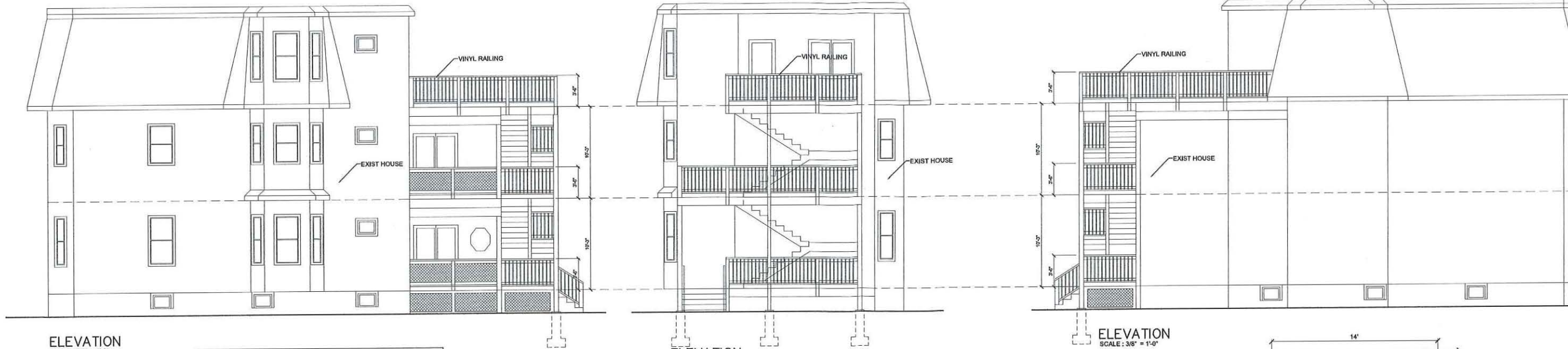
TITLE: CONSTRUCTION DOCUMENT

DESIGNED BY: CHECKED BY:

COMMENTS: PERMIT DRAWING

PAGE NO:

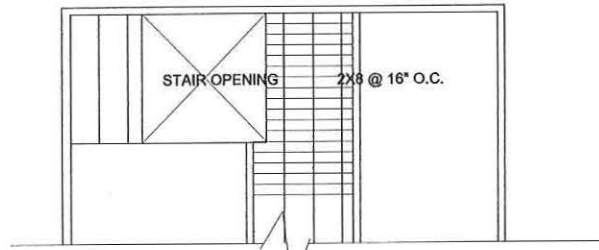
A-1



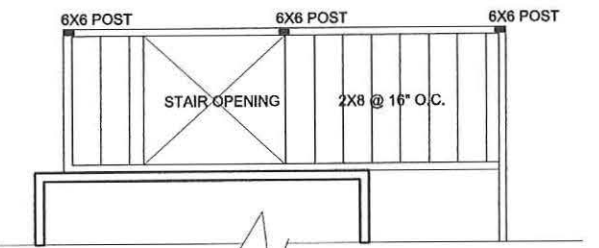
ELEVATION
SCALE: 3/8" = 1'-0"

ELEVATION
SCALE: 3/8" = 1'-0"

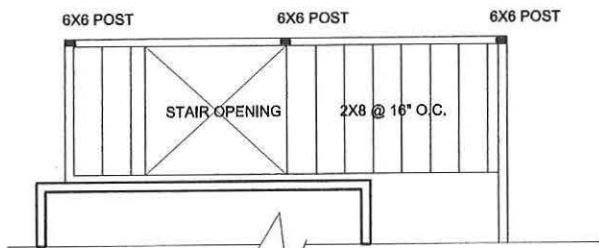
ELEVATION
SCALE: 3/8" = 1'-0"



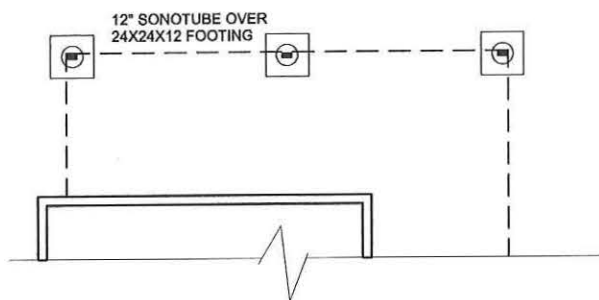
THIRD FLOOR FRAMING PLAN



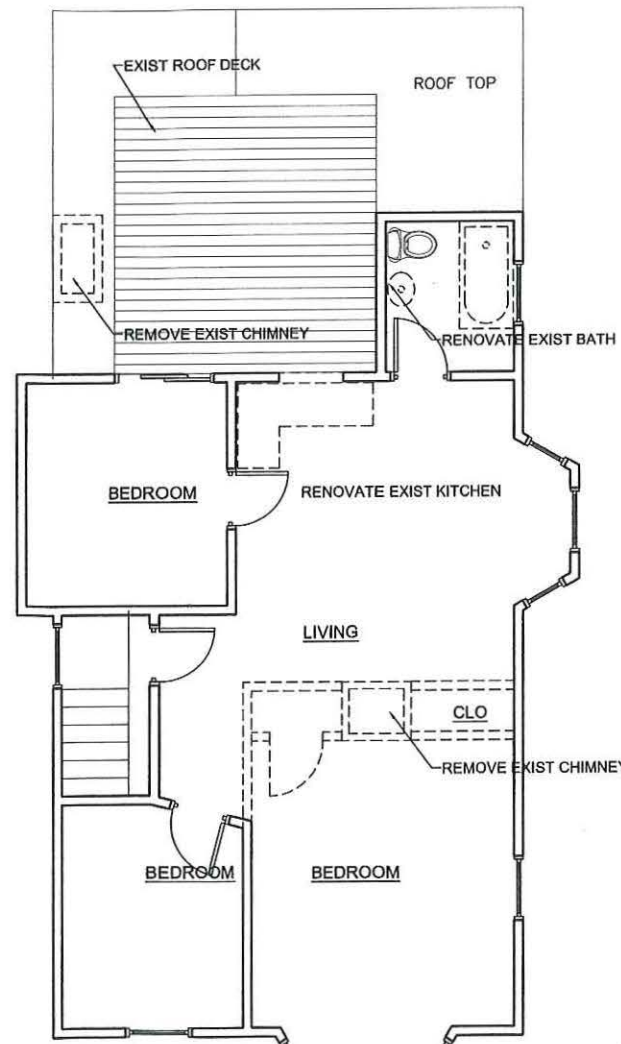
SECOND FLOOR FRAMING PLAN



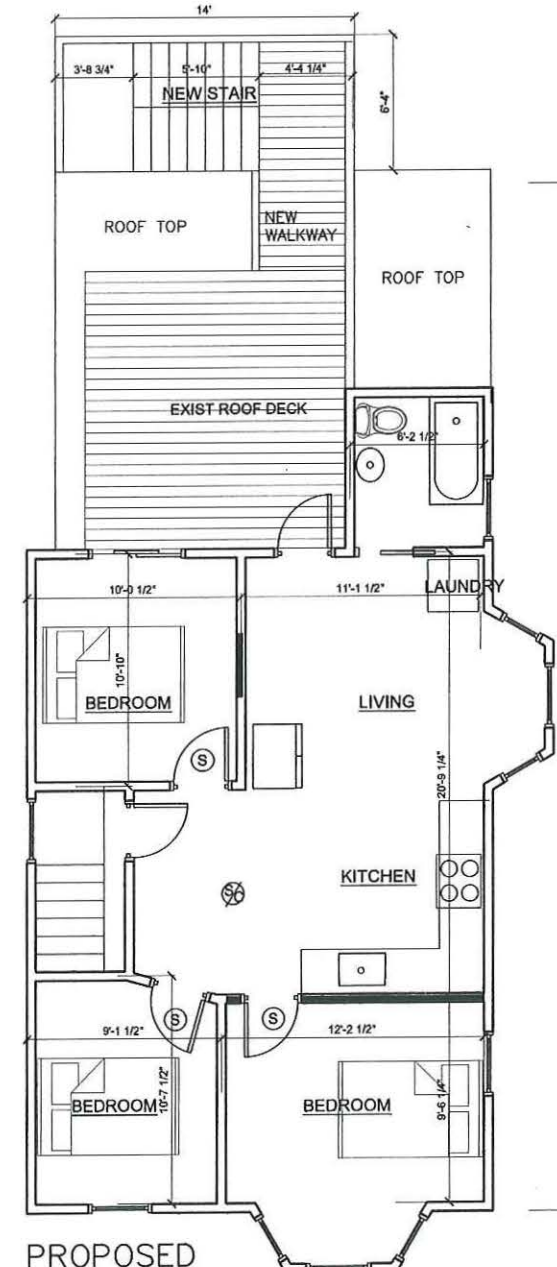
FIRST FLOOR FRAMING PLAN



FOUNDATION



EXIST / DEMO
3rd FLOOR PLAN
SCALE: 1/4" = 1'-0"



PROPOSED
3rd FLOOR PLAN
SCALE: 1/4" = 1'-0"

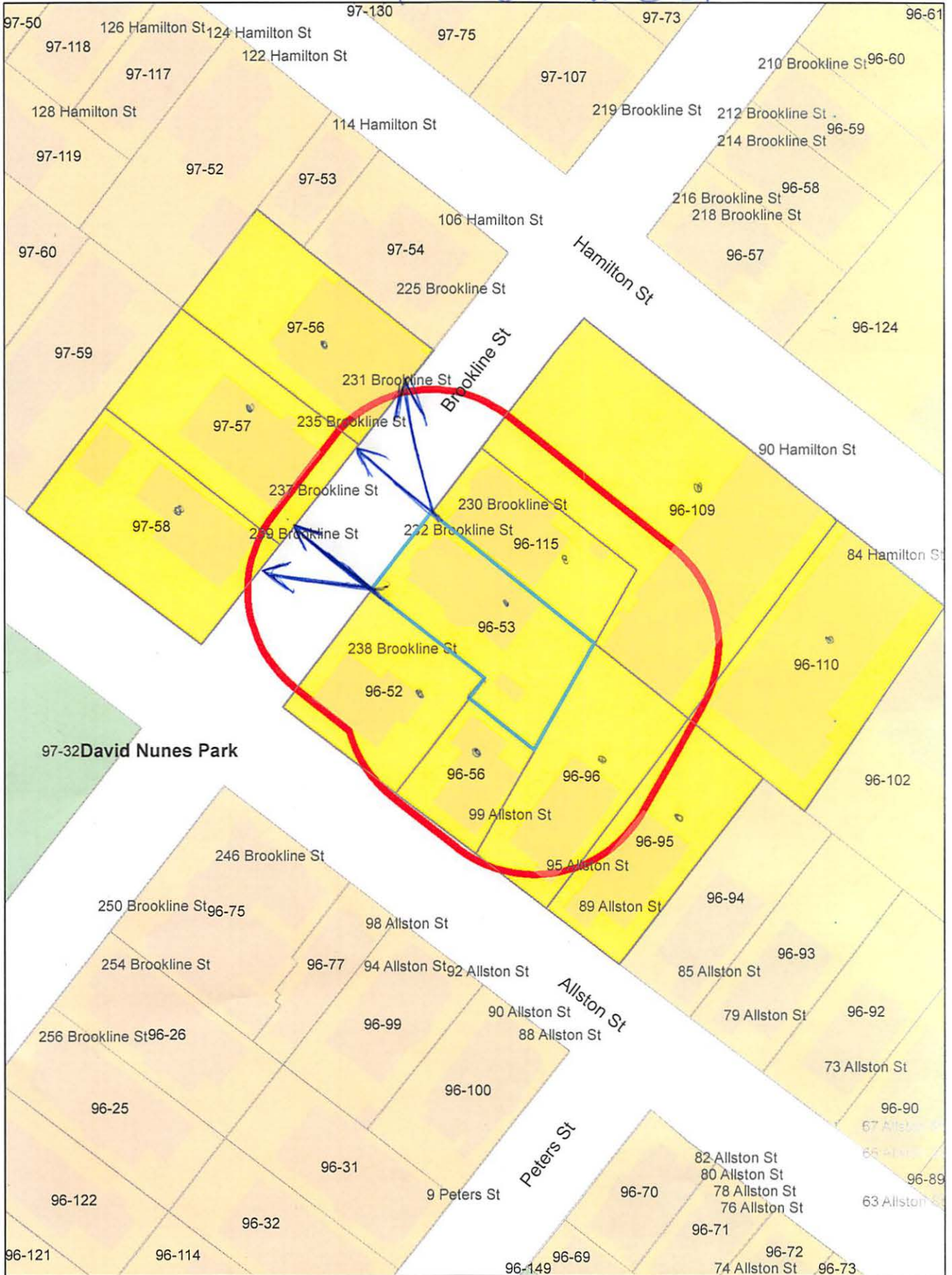
PROPOSED RENOVATION - THREE FAMILY DWELLING
232 BROOKLINE ST CAMBRIDGE MA 02139

REVISIONS:	
DATE:	
SCALE:	AS SHOWN
TITLE:	CONSTRUCTION DOCUMENT
DRAWN BY:	DESIGNED BY:
CHECKED BY:	PERMIT DRAWING



EXISTING CONDITIONS
232 BROOKLINE ST CAMBRIDGE MA 02139

232 Brookline St.



232 Brookline St.

Petitioner

96-52
HARRISON LAURA
C/O HODGMAN, ROY & CAROLINE MCCOY
238 BROOKLINE ST
CAMBRIDGE, MA 02139

96-53
KELLEY, LAWRENCE W. & LINDA J. KELLEY
232 BROOKLINE ST
CAMBRIDGE, MA 02139

LUISHUN LAU
7 BRANDON STREET
LEXINGTON, MA 02420

96-95
DKAIDEK, SAM
14 THERESA RD.
STONEHAM, MA 02180

96-96
ZHANG, MENGJIAO
95 ALLSTON ST., #1
CAMBRIDGE, MA 02139

96-96
YU, JEFFREY & PHOEBE K. YU
95 ALLSTON ST., #2
CAMBRIDGE, MA 02139

96-96
TANGBAN, NEJI
95 ALLSTON ST., #3
CAMBRIDGE, MA 02139

96-109
MRH HAMILTON LLC
1778 COMMONWEALTH AVE.
BRIGHTON, MA 02135

96-110
CHANG, LEE MEI HUA & STEVEN C. SIEGEL,
TRUSTEES OF 84HAMILTON REALTY TRUST
309 HURON AVE
CAMBRIDGE, MA 02138

96-115
HSU, CHARLES H. & CHI-CHI LIAO,
TRUSTEES THE MRH REALTY TRUST
90 HAMILTON ST
CAMBRIDGE, MA 02139

97-56
CAMPORT REALTY LLC.
825 BEACON ST
NEWTON CENTER, MA 02459

97-57
WHITE, KATHERINE E.
237 BROOKLINE ST
CAMBRIDGE, MA 02139

97-58
WALSH, MARY J., A LIFE ESTATE
239 BROOKLINE STREET
CAMBRIDGE, MA 02139

96-56
CARRETTA, RUTH A. & CARLOS SALAMANCA
99 ALLSTON ST
CAMBRIDGE, MA 02139