



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139 2021 MAY 25 PM 3:00

617-349-6100

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 122045

General Information

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

Special Permit: _____

Variance: X

Appeal: _____

PETITIONER: Ricardo L. Wellisch & Cary Friedman C/O Elizabeth Cahill

PETITIONER'S ADDRESS: 7 Highland Rd, Wellesley, MA 02482

LOCATION OF PROPERTY: 25 Kelley St, Cambridge, MA

TYPE OF OCCUPANCY: Garage

ZONING DISTRICT: Residence B Zone

REASON FOR PETITION:

/Change in Use/Occupancy/

DESCRIPTION OF PETITIONER'S PROPOSAL:

The Owners at 25 RC Kelley St. would like to make structural and cosmetic repairs to their existing garage, which is in disrepair, while also adapting the existing structure for use as a storage shed and a spa shed open to the garden. The Owners do not wish to add any square feet to the existing structure, they only wish to modify the structure that is already there.

The original garage was partially exempt from the GFA. With this change from garage to shed, the whole area of the existing structure must be counted in GFA, despite no actual change to the size or location of the structure.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000	Section: 5.13 (Separation of Buildings).
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):

Elizabeth H. Cahill
(Petitioner (s) / Owner)

Elizabeth H. Cahill
(Print Name)

Address:

Tel. No. 617-513-2569

E-Mail Address: ecahill@artarchitects.com

Date: _____

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.

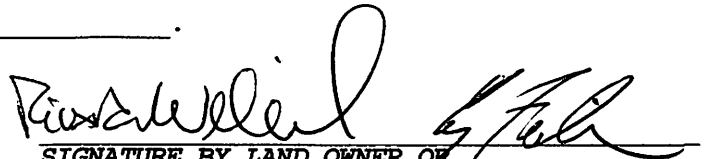
I/We CARY FRIEDMAN AND RICARDO WELLISCH
(OWNER)

Address: 25 R.C. KELLEY ST., CAMBRIDGE, MA 02138

State that I/We own the property located at 25 R.C. KELLEY ST.,
which is the subject of this zoning application.

The record title of this property is in the name of RICARDO L. WELLISCH
AND CARY FRIEDMAN

*Pursuant to a deed of duly recorded in the date 11/05/2008, Middlesex South
County Registry of Deeds at Book 51867, Page 21; or
Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

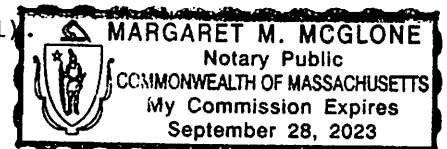

SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

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

Commonwealth of Massachusetts, County of Middlesex
The above-name Ricardo L. Wellisch
Cary Friedman personally appeared before me,
this 29th of April, 2021, and made oath that the above statement is true.

Margaret M. McGlone Notary

My commission expires 9/28/2023 (Notary Seal)



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

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:
- 1) The existing garage structure is in disrepair, and in need of structural reinforcement. Water, rodents, and vines have caused damage to the existing structure, and those areas should be repaired.
 - 2) The existing 2-car garage is only 18 x 18 feet in plan, with two separate garage doors. This is too small by modern standards to function reasonably as a garage. Given its small size, the Owners are already using the structure for storage, not as a garage. Re-purposing the existing structure as a storage and spa shed would allow this building to be used in a better and more realistic manner.
 - 3) The existing garage structure is inaccessible by a vehicle. The existing deck, which is attached to the house, obstructs vehicular access to the west garage door. An existing fence at the end of the driveway further obstructs any vehicular access to the garage.
- 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 existing structure requires structural and cosmetic improvements, and its size is inadequate for parking modern vehicles. The proposed changes do not further any existing non-conformity, rather they seek to make more effective use of the existing building at its existing size and in its existing location. The proposed changes do not further derogate from the intent and purpose of the Zoning Ordinance.
- 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 proposed work is at the rear of the property, out of sight from any public way, and within an existing structure. The structure is already there, it is already used for storage, and the proposed changes will not increase the structure's already non-conforming setback.
- 2) Desirable relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons:
- The structure is used by the same single-family household. The structure is already there. Allowing the Owner to make better use of the structure will have no impact on the neighboring properties.

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

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: Ricardo L. Wellisch & Cary Friedman
Location: 7 Highland Rd
Phone: 617-513-2569

Present Use/Occupancy: Garage
Zone: Residence B Zone
Requested Use/Occupancy: Storage & Spa Shed

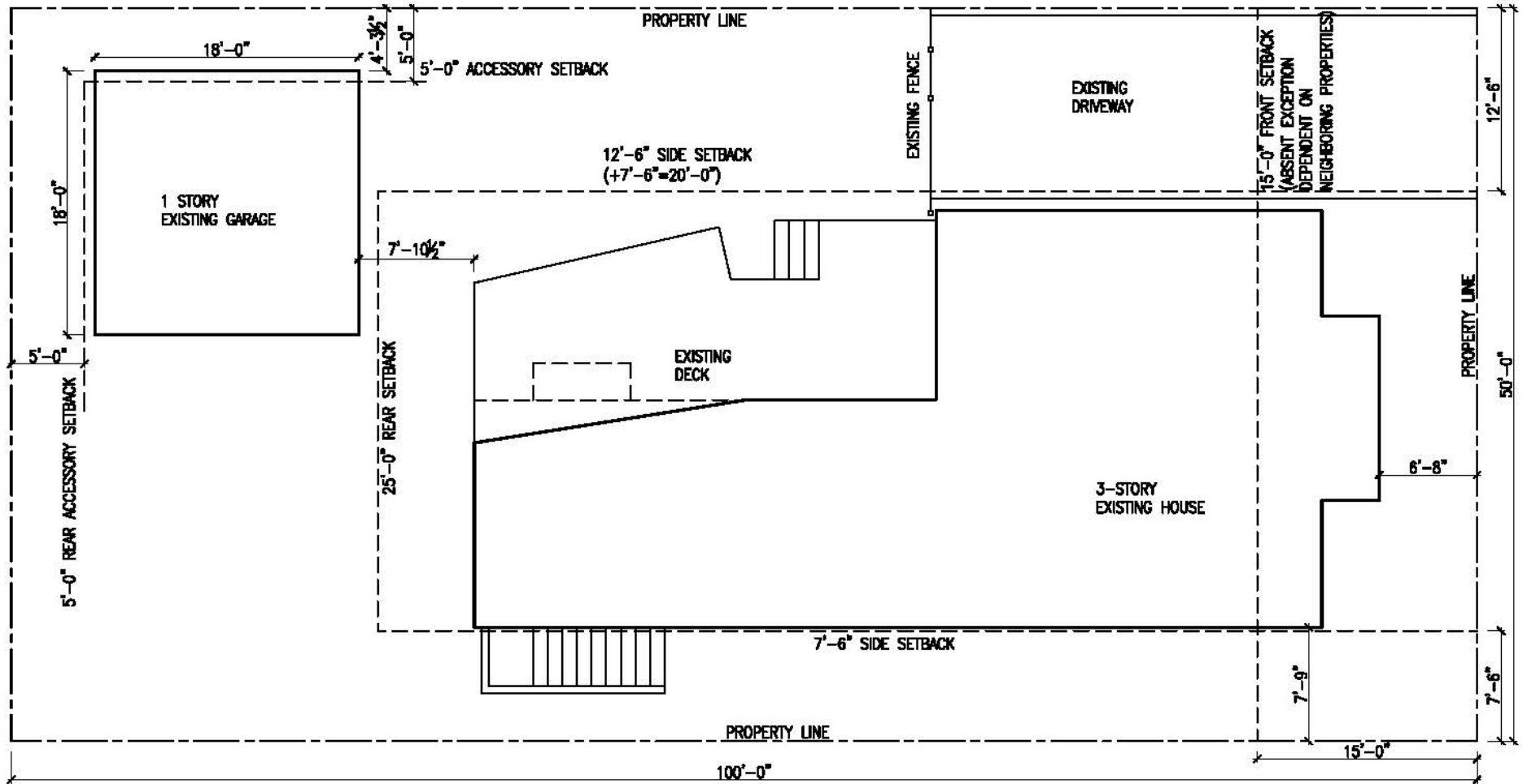
		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		3165	3327	2500	(max.)
<u>LOT AREA:</u>		5000	No Change	5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		.63	.66	.50	
<u>LOT AREA OF EACH DWELLING UNIT</u>		N/A	N/A	N/A	
<u>SIZE OF LOT:</u>	WIDTH	50	No Change	50	
	DEPTH	100	No Change	N/A	
<u>SETBACKS IN FEET:</u>	FRONT	N/A	No change	N/A	
	REAR	5.7	No change	5	
	LEFT SIDE	N/A	No change	N/A	
	RIGHT SIDE	4.3	No change	5	
<u>SIZE OF BUILDING:</u>	HEIGHT	+/- 12	No Change	15	
	WIDTH	18	No Change	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		.41	No Change	.4	
<u>NO. OF DWELLING UNITS:</u>		1	1	1	
<u>NO. OF PARKING SPACES:</u>		1	1	1	
<u>NO. OF LOADING AREAS:</u>		N/A	N/A	N/A	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		7.8	No Change	10	

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.

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'.

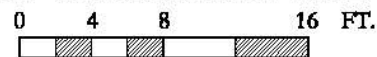
BZA Application Form

SUPPORTING STATEMENT FOR A VARIANCE



R.C. KELLEY ST.

EXISTING CONDITIONS SITE PLAN



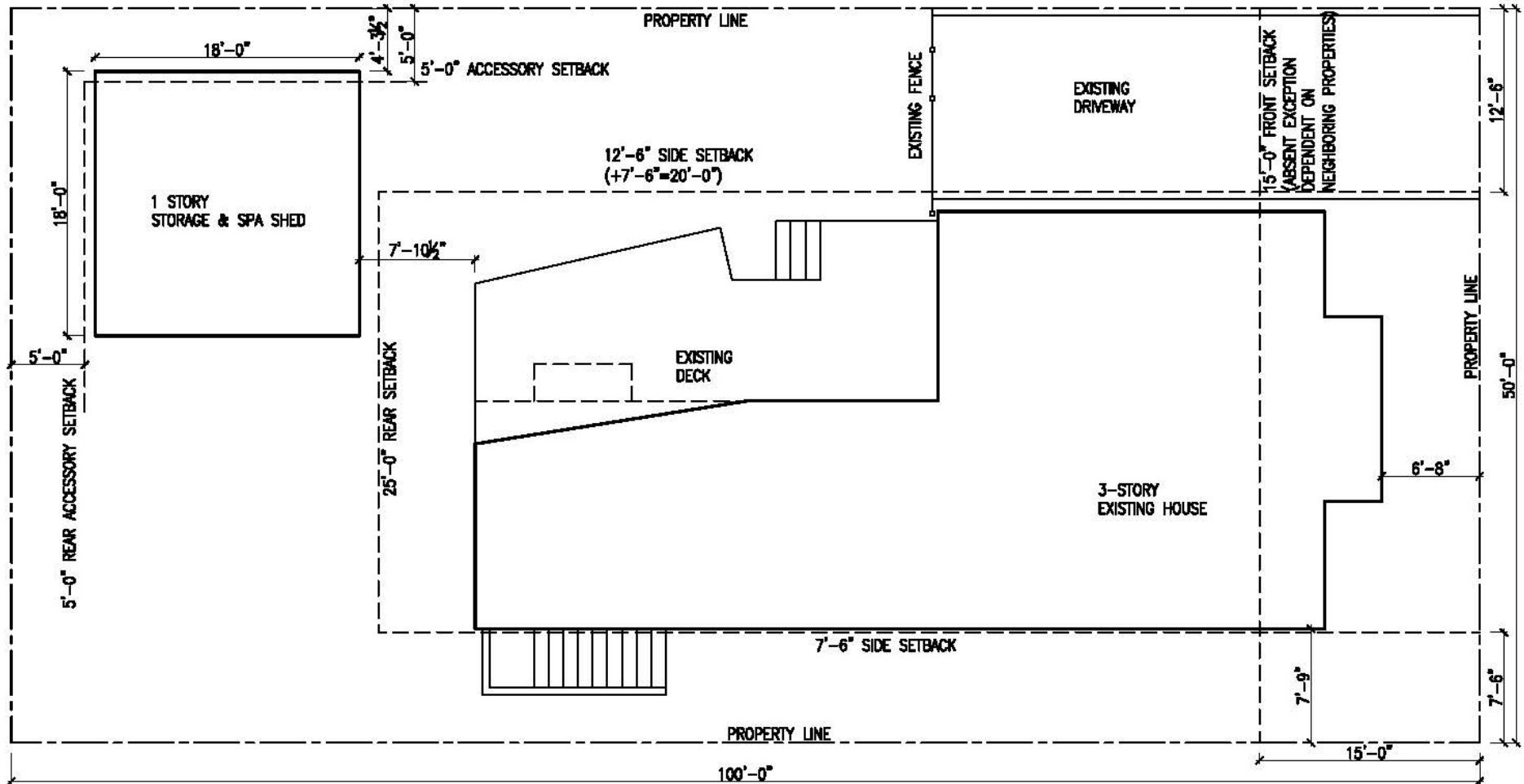
ART Albert · Richter · Tittmann
ARCHITECTS

302 Washington Street 2nd Floor Boston, MA 02108
617-431-3740 ART@arttht.com

FRIEDMAN/WELLISCH
25 R.C. KELLEY ST., CAMBRIDGE, MA

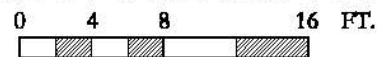
19 MAY 2021





R.C. KELLEY ST.

**PROPOSED SITE PLAN
(NO CHANGE TO BUILDING FOOTPRINT)**



ART Albert · Richter · Tittmann
ARCHITECTS

260 Wilmington Street 2nd Floor Boston, MA 02108
617-451-3740 ART@arttht.com

FRIEDMAN/WELLISCH
25 R.C. KELLEY ST., CAMBRIDGE, MA

19 MAY 2021

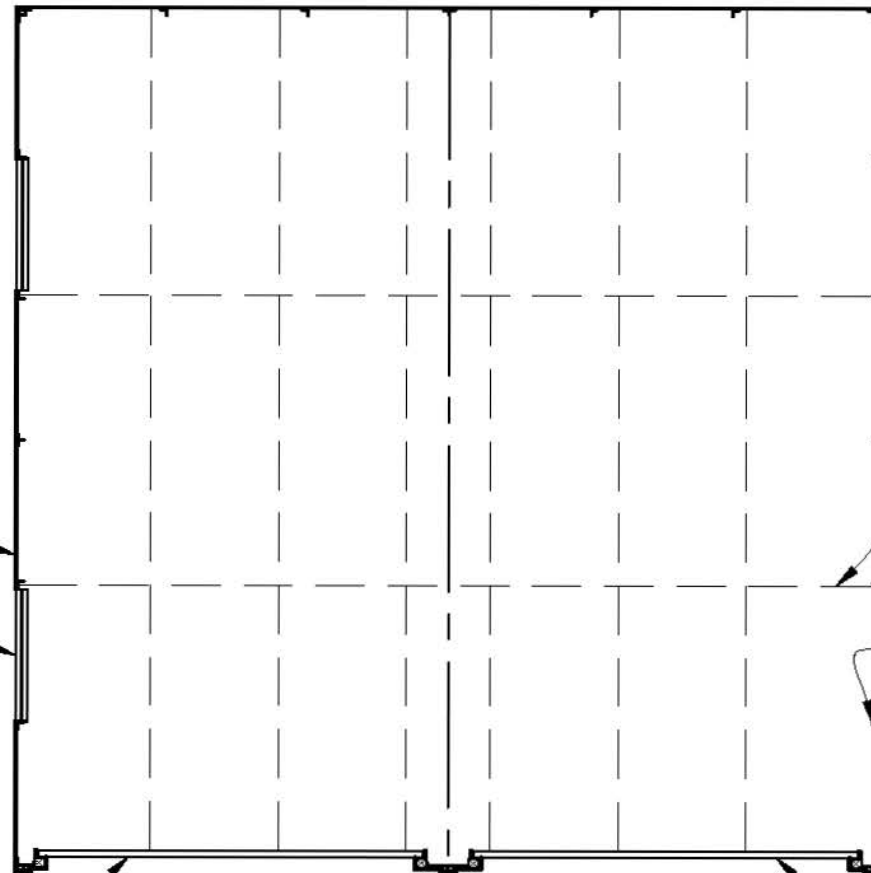




OPENINGS TO BE CUT
INTO ALUMINUM SIDING

EXISTING WINDOWS
TO BE REMOVED

GARAGE DOOR
TO BE REMOVED



METAL TRUSSES
ABOVE

METAL
FRAMING

GARAGE DOOR
TO BE REMOVED



EXISTING CONDITIONS PLAN



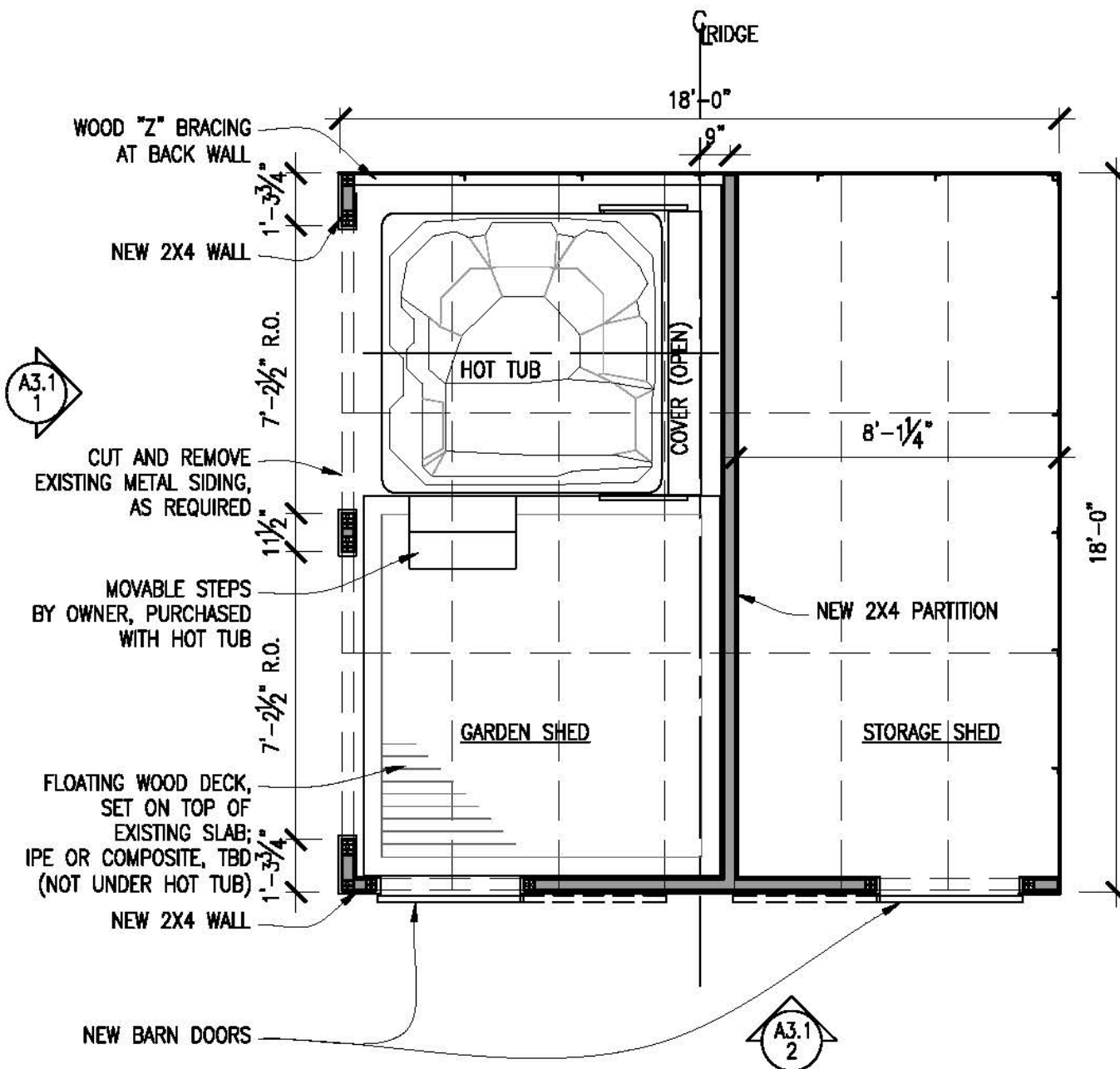
ART Albert · Richter · Tittmann
ARCHITECTS

362 Washington Street 2nd Floor Boston, MA 02108
617-451-5740 ART@architects.com

FRIEDMAN/WELLISCH
25 R.C. KELLEY ST., CAMBRIDGE, MA

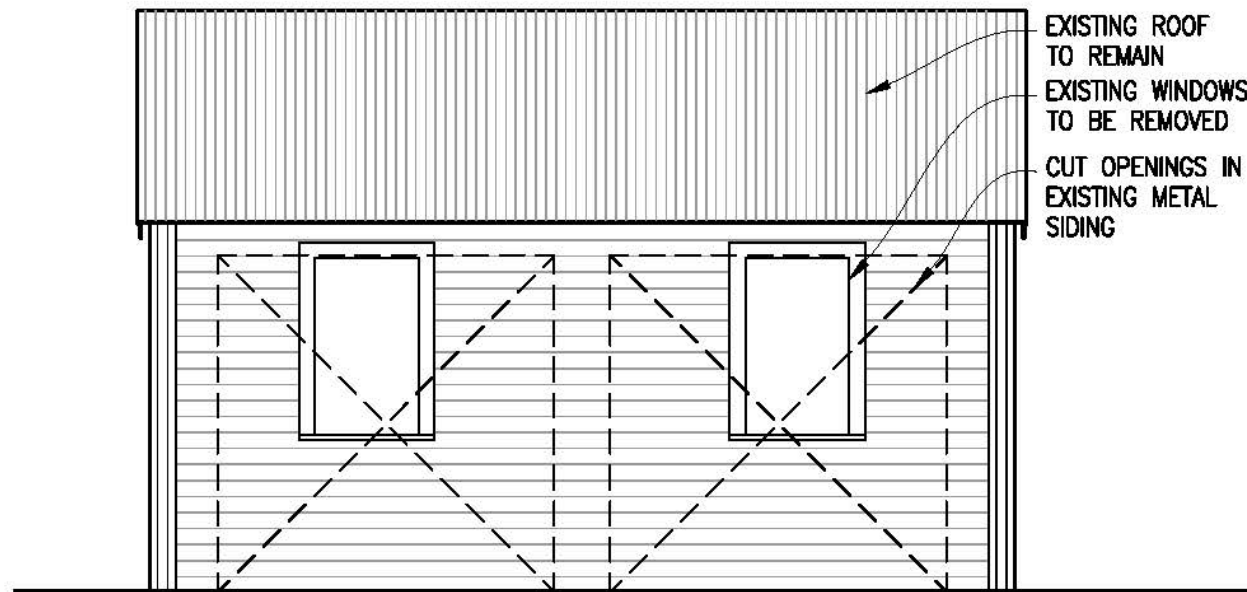
19 MAY 2021





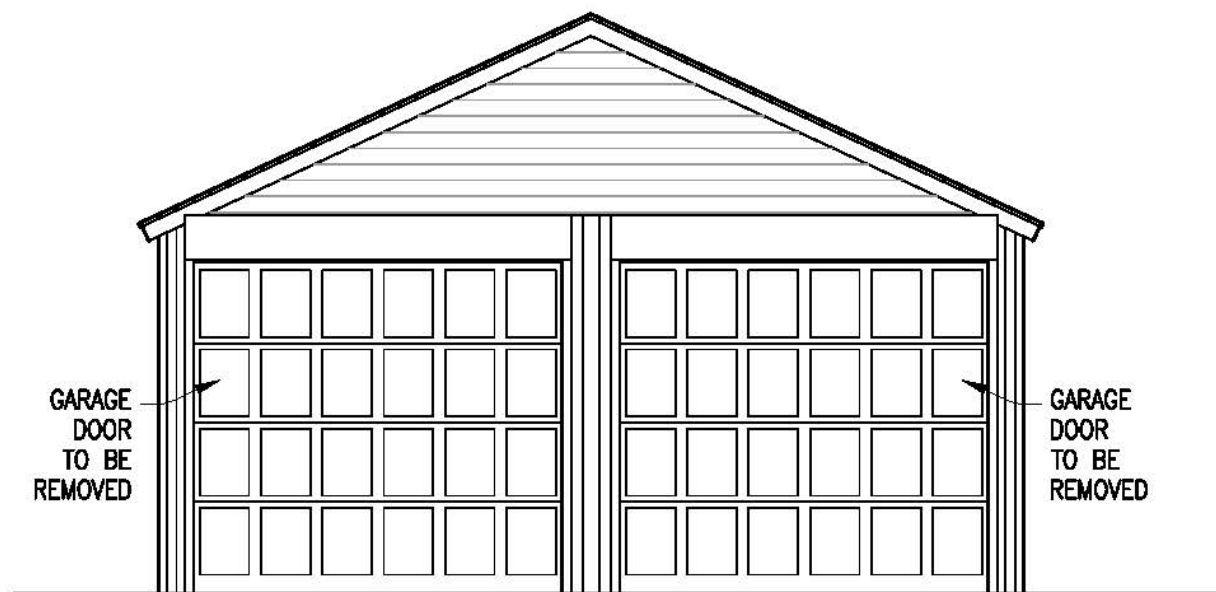
PROPOSED PLAN





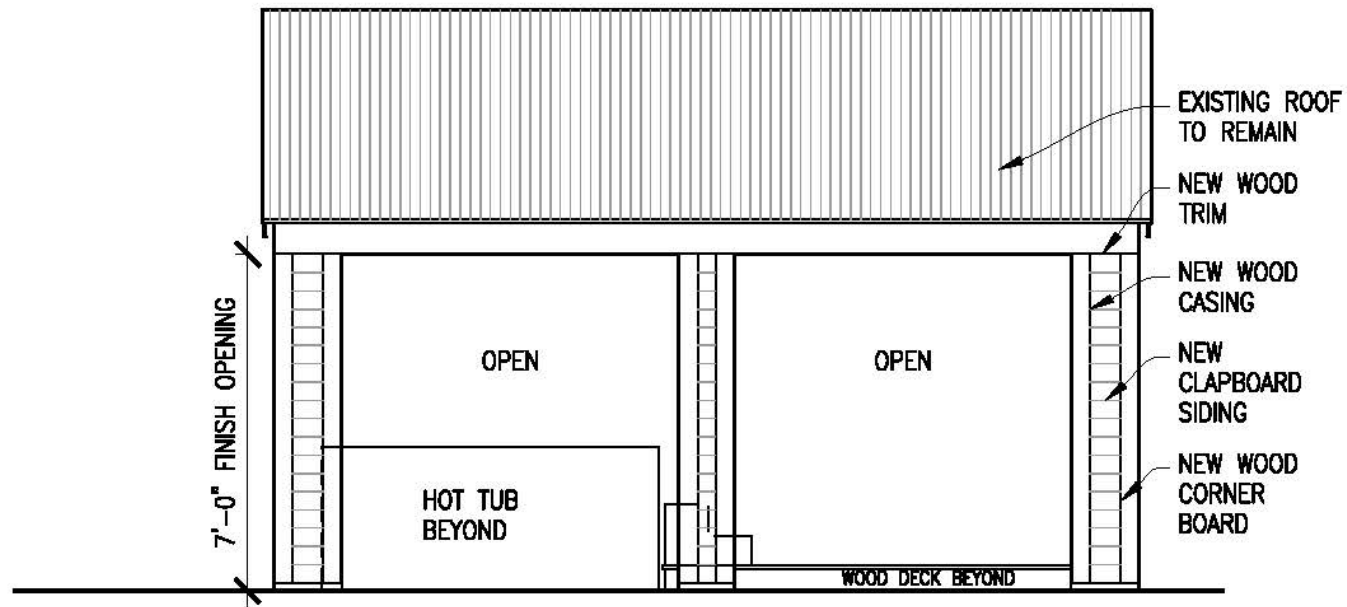
EXISTING ELEVATION - WEST





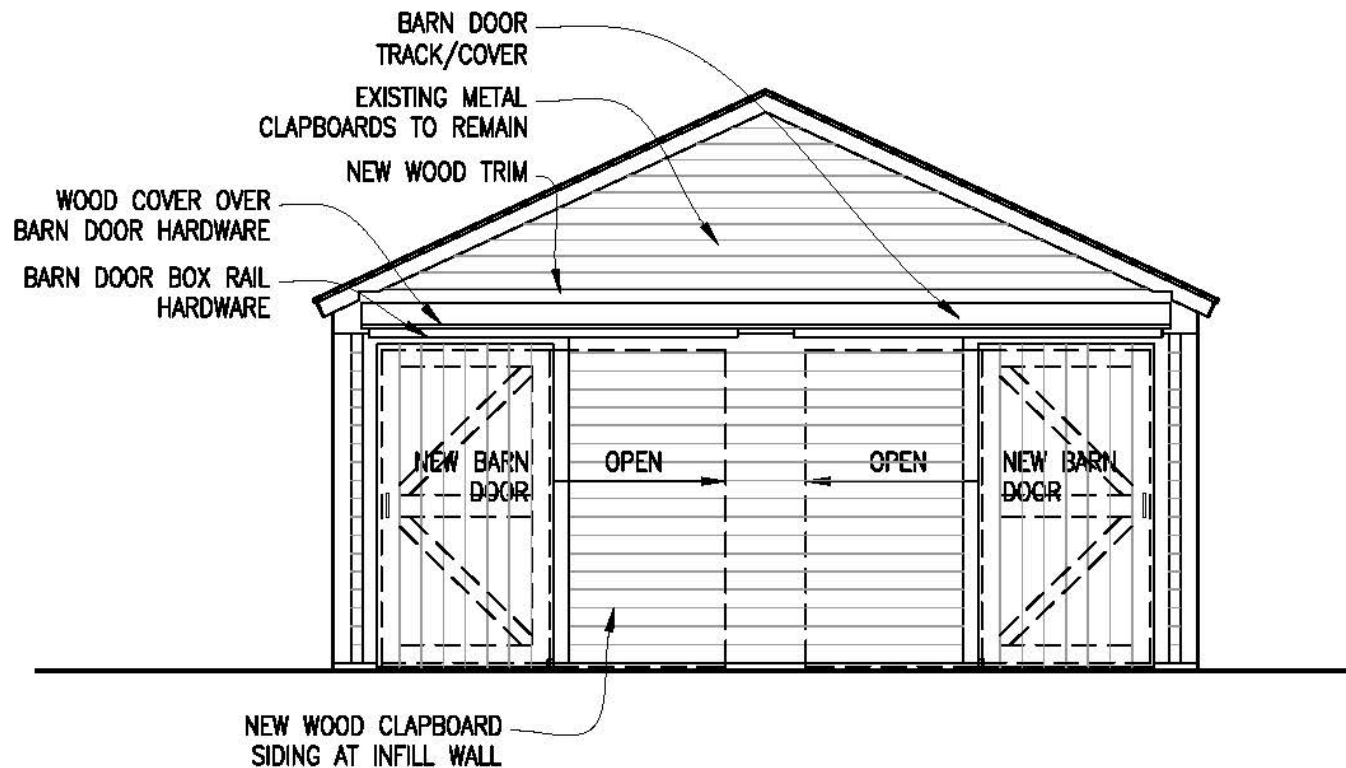
EXISTING ELEVATION - SOUTH





EXTERIOR ELEVATION - WEST





EXTERIOR ELEVATION - SOUTH



25 R.C. Kelley., Cambridge, MA

19 May 2021

Photos:



Existing View of Driveway from R.C. Kelley St.



Existing Garage (south face) and Deck; Deck and Garage to remain in existing locations; Garage doors to be removed, wall to be infilled with clapboards with barn doors



Existing Garage (west face); Boarded windows and damaged siding to be removed, structure to be reinforced, new openings to be added



Existing Garage, interior (west side); Broken windows and damaged siding to be removed, structure to be reinforced, new openings to be added

Mary and John Tittmann
29 RC Kelley Street
Cambridge, MA 02138

May 24, 2021

TO: Board of Zoning Appeals

RE: 25 R.C. Kelley St., Cambridge, Massachusetts

We are an **immediate abutter** to of the above mentioned property.

I hereby support the proposal to replace the existing Garage's doors with sliding barn doors, to open the side of the Garage up to the existing garden, and for the owners to place their hot tub inside the existing Garage.

We have reviewed the drawings of the proposal, and think the impact is minimal. We do not object, nor think that this will be a nuisance or have adverse effects on the neighborhood as a whole.

We support the issuance of a variance, or any relief that may be necessary.

Mary Tittmann
John Tittmann

Name

29 RC Kelley St.
29 RC Kelley St.

Address

TO: Board of Zoning Appeals

RE: 25 R.C. Kelley St., Cambridge, Massachusetts

I am an (circle one) immediate abuttee/neighbor of the above mentioned property. I hereby support the proposal to replace the existing Garage's doors with sliding barn doors, to open the side of the Garage up to the existing garden, and for the owners to place their hot tub inside the existing Garage. I have reviewed the drawings of the proposal, I think the impact is minimal, and I do not object, nor do I think that this will be a nuisance or have adverse effects on the neighborhood as a whole. I support the issuance of a variance, or any relief that may be necessary.

Signed this 27 day of May, 2021

Sue H. S. Kline

Name

25 R.C. Kelley St.

Address

Cambridge, MA

TO: Board of Zoning Appeals

RE: 25 R.C. Kelley St., Cambridge, Massachusetts

I am an (circle one) immediate abutter (neighbor) of the above mentioned property. I hereby support the proposal to replace the existing Garage's doors with sliding barn doors, to open the side of the Garage up to the existing garden, and for the owners to place their hot tub inside the existing Garage. I have reviewed the drawings of the proposal, I think the impact is minimal, and I do not object, nor do I think that this will be a nuisance or have adverse effects on the neighborhood as a whole. I support the issuance of a variance, or any relief that may be necessary.

Signed this 7th day of June, 2021

Dan Kemp
Chadler Fagan

Name

28 R.C. Kelley St.
28 R.C. Kelley St.

Address

TO: Board of Zoning Appeals

RE: 25 R.C. Kelley St., Cambridge, Massachusetts

I am an (circle one) immediate abutter/neighbor of the above mentioned property. I hereby support the proposal to replace the existing Garage's doors with sliding barn doors, to open the side of the Garage up to the existing garden, and for the owners to place their hot tub inside the existing Garage. I have reviewed the drawings of the proposal, I think the impact is minimal, and I do not object, nor do I think that this will be a nuisance or have adverse effects on the neighborhood as a whole. I support the issuance of a variance, or any relief that may be necessary.

Signed this 12 day of June, 2021

Jenn Anderson

Name

Address

42 Tierney St.
Cambridge MA
02138

TO: Board of Zoning Appeals

RE: 25 R.C. Kelley St., Cambridge, Massachusetts

I am an (circle one) immediate abutter neighbor of the above mentioned property. I hereby support the proposal to replace the existing Garage's doors with sliding barn doors, to open the side of the Garage up to the existing garden, and for the owners to place their hot tub inside the existing Garage. I have reviewed the drawings of the proposal, I think the impact is minimal, and I do not object, nor do I think that this will be a nuisance or have adverse effects on the neighborhood as a whole. I support the issuance of a variance, or any relief that may be necessary.

Signed this 5 day of 6, 2021

Austin Bulkeley

Name

40 Tierney St, Apt 2 Cambridge, MA

Address

TO: Board of Zoning Appeals

RE: 25 R.C. Kelley St., Cambridge, Massachusetts

I am an (circle one) immediate abutter (neighbor) of the above mentioned property. I hereby support the proposal to replace the existing Garage's doors with sliding barn doors, to open the side of the Garage up to the existing garden, and for the owners to place their hot tub inside the existing Garage. I have reviewed the drawings of the proposal, I think the impact is minimal, and I do not object, nor do I think that this will be a nuisance or have adverse effects on the neighborhood as a whole. I support the issuance of a variance, or any relief that may be necessary.

Signed this 5 day of June, 2021

Alexandra Ramsay

Name

26 R.C. Kelley St.

Address

TO: Board of Zoning Appeals

RE: 25 R.C. Kelley St., Cambridge, Massachusetts

I am an (circle one: immediate abutter neighbor) of the above mentioned property. I hereby support the proposal to replace the existing Garage's doors with sliding barn doors, to open the side of the Garage up to the existing garden, and for the owners to place their hot tub inside the existing Garage. I have reviewed the drawings of the proposal, I think the impact is minimal, and I do not object, nor do I think that this will be a nuisance or have adverse effects on the neighborhood as a whole. I support the issuance of a variance, or any relief that may be necessary.

Signed this 11 day of JUNE, 2021

Donald Berman

Name

[Signature]

Address

30-32 RC Kelley St

TO: Board of Zoning Appeals

RE: 25 R.C. Kelley St., Cambridge, Massachusetts

I am an (circle one) immediate abutter / neighbor of the above mentioned property. I hereby support the proposal to replace the existing Garage's doors with sliding barn doors, to open the side of the Garage up to the existing garden, and for the owners to place their hot tub inside the existing Garage. I have reviewed the drawings of the proposal. I think the impact is minimal, and I do not object, nor do I think that this will be a nuisance or have adverse effects on the neighborhood as a whole. I support the issuance of a variance, or any relief that may be necessary.

Signed this 11th day of JUNE, 2021

Name

Address

Sanford Kreisberg

40 Tierney Street
Cambridge, MA
02138-1322

[illegible]

25 Kelley St.

Petitioner

229-34
BOUTAUD, FREDERIC C.
TR. OF THE BOUTAUD FAMILY REALTY TRUST
5 FULTON RD
LEXINGTON, MA 02420

229-20
RIMER, EDWARD S.III &
25 ORRIN ST., UNIT B
CAMBRIDGE, MA 02138

ELIZABETH CAHILL
7 HIGHLAND ROAD
WELLESLEY, MA 02482

229-110
MORRIS, CARL N.
243 CONCORD AVE 5
CAMBRIDGE, MA 02138

229-110
HASTY, CHRISTOPHER
243 CONCORD AVE UNIT 6
CAMBRIDGE, MA 02138

229-48
WELLISCH, RICARDO L. & CARY FRIEDMAN
25 ROBERT C. KELLEY ST
CAMBRIDGE, MA 02138

229-110
ALFORD, WILLIAM
243 CONCORD AVE, #15
CAMBRIDGE, MA 02138

229-34
PELON PUTUKIAN REALTY LIMITED LIABILITY
PARTNERSHIP
145 TRAPELO RD
LINCOLN, MA 01773

229-47
TITTMANN, JOHN B. &
MARY CLIFFORD TITTMANN
29-31 ROBERT C. KELLEY ST
CAMBRIDGE, MA 02138-0096

229-62
WICKHAM, PAMELA M.
35 KELLEY ST
CAMBRIDGE, MA 02138

229-111
KEEFER, DAVID G. & ESTELLA L. KEEFER
28 ROBERT C. KELLEY ST
CAMBRIDGE, MA 02138

229-110
GUPTA, RAJIV
243 CONCORD AVE 2
CAMBRIDGE, MA 02138

229-110
NARAYANDAS, DAS
243 CONCORD AVE UNIT 4
CAMBRIDGE, MA 02138

229-110
KHOSHBIN, SHAHRAM
243 CONCORD AVE., UNIT #10
CAMBRIDGE, MA 02138

229-110
LANGE, NICHOLAS T.,
TR. THE NICHOLAS T. LANGE REV TRUST
243 CONCORD AVE., #11
CAMBRIDGE, MA 02138

229-110
GEWIRTZ, HENRY
245 CONCORD AVE
CAMBRIDGE, MA 02139

229-110
PRESIDENT & FELLOWS OF HARVARD COLLEGE
C/O HARVARD REAL ESTATE, INC.
HOLYOKE CENTER, ROOM 1000
1350 MASSACHUSETTS AVE
CAMBRIDGE, MA 02138-3895

229-111
KEEFER, ESTELLA L. & DAVID G. KEEFER
26 ROBERT C. KELLEY
CAMBRIDGE, MA 02138

229-158
BERMAN, DONALD L
30 KELLEY ST
CAMBRIDGE, MA 02138

229-34
KREISBERG, SANFORD,
TRUSTEE THE SANDFORD KREISBERG REV TR
40-42 TIERNEY ST., #3
CAMBRIDGE, MA 02138

229-49
KIM, SUE HYOUN SOON
21 ROBERT C. KELLEY ST.
CAMBRIDGE, MA 02138

229-110
GALABURDA, ALBERT M. &
SUSANA E. CAMPOSA
THE GALABURDA/CAMPOSANO REV TRS
243 CONCORD AVE UNIT 1
CAMBRIDGE, MA 02138

229-110
ROXBURGH, DAVID J.
243 CONCORD AVE UNIT 3
CAMBRIDGE, MA 02138

229-110
BORJAS, GEORGE J.
243 CONCORD AVE #8
CAMBRIDGE, MA 02138

229-110
PERALTA, ERNEST
245 CONCORD AVE., #20
CAMBRIDGE, MA 02138

229-20
WILLIAMS, SIMON F. & ELIZABETH J. WILLIAMS
23 ORRIN ST., #A
CAMBRIDGE, MA 02138

229-110
DITELLA, RAFAEL M.
243 CONCORD AVE #12
CAMBRIDGE, MA 02138

229-110
MITTEN, DAVID GORDON
C/O ELEANOR MITTEN
938 MAIN ST.
ELIOT, ME 03903

229-110
DESHPANDE, ROHIT
245 CONCORD AVE #17
CAMBRIDGE, MA 02138

229-110
MCELWEE, ROSS HYUNKYUNG KIM, TRS
243 CONCORD AVE #13
CAMBRIDGE, MA 02138

25 Kelley St.

229-110
HUTCHINSON, JOHN, LIZZI HUTCHINSON TRS
CITY OF CAMBRIDGE TAX TITLE
29 OXFORD ST
CAMBRIDGE, MA 02138

229-110
PRESIDENT AND FELLOWS OF HAVARD COLLEGE
243 CONCORD AVE UNIT 9
CAMBRIDGE, MA 02138

229-164
WOO, KYU SUNG & JUNG JA WOO,
TRS THE ROBERT C. KELLY ST REALTY TR
15 KELLEY ST
CAMBRIDGE, MA 02138

229-36
SIMONS THOMAS W. &
MARGARET Q. SIMONS, TRUSTEE
34 TIERNEY ST
CAMBRIDGE, MA 02138

229-110
PRESIDENT & FELLOWS OF HARVARD COLLEGE
243-245 CONCORD AVE 18
CAMBRIDGE, MA 02138

229-110
PRESIDENT & FELLOWS OF HARVARD COLLEGE
46 BLACKSTONE ST
CAMBRIDGE, MA 02139

229-110
CHAPLIN JOYCE E
243-245 CONCORD AVE - UNIT 16
CAMBRIDGE, MA 02138

229-35
STEINBERG, EDEN R. - TR NOVEMBER REALTY TR
C/O OXFORD STREET REALTY
1644 MASS AVE.
CAMBRIDGE, MA 02138