



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2022 JUL -6 AM 11:07
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 181674

General Information

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

Special Permit: X Variance: X Appeal:

PETITIONER: Siyu Xiao A/K/A Siyu KallaC/O Christopher J. Alphen, Esq.

PETITIONER'S ADDRESS: 9 Damonmill Square, Concord, MA 01742

LOCATION OF PROPERTY: 25 Suffolk St , Cambridge, MA

TYPE OF OCCUPANCY: Two-Family Residential **ZONING DISTRICT:** Residence C-1 Zone

REASON FOR PETITION:

/Additions/ /Change in Use/Occupancy/ /Conversion to Additional Dwelling Units/ /Conversion of a garage into an accessory apartment. /

DESCRIPTION OF PETITIONER'S PROPOSAL:

Petitioners seek to convert and renovate an existing nonconforming accessory building. Such renovations do not comply with 4.22.3(3) because the alterations do not comply with applicable setback requirements for the lot. Section 4.22.3(3) provides "any movement or alteration to the principal exterior walls or roof of a building shall comply with applicable yard setback and height limitations for the lot."

Applicants seek to convert an existing accessory building on their lot into an accessory apartment.

SECTIONS OF ZONING ORDINANCE CITED:

- Article: 4.000 Section: 4.22 (Accessory Apartments)
- Article: 4.000 Section: 4.22.3 (Zoning Requirements for Accessory Apartment)
- Article: 8.000 Section: 8.22.3 (Extension of Nonconforming Structure)
- Article: 5.000 Section: 5.31 (Table of Dimensional Requirements).
- Article: 10.000 Section: 10.30 (Variance) & Sec. 10.40 (Special Permit).

Original
Signature(s):

(Petitioner (s) / Owner)

Christopher J. Alphen Attorney for Applicant

(Print Name)

Blatman, ^{about:blank} Bobrowski, Maaverty & Silverstein, LLC
 9 Damonmill Square, Ste. 4A4
 Concord, MA 01742
 Tel. No. (978) 761-9576
 E-Mail Address: chris@bbhslaw.net

Date: 6/29/2022

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: Siyu Xiao A/K/A Siyu Kalla
Location: 25 Suffolk St , Cambridge, MA
Phone: (978) 761-9576

Present Use/Occupancy: Two-Family Residential
Zone: Residence C-1 Zone
Requested Use/Occupancy: Two-Family Residential with Accessory Apartment

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
TOTAL GROSS FLOOR AREA:		1935	2303	2313	(max.)
LOT AREA:		3085	3085	1500	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: ²		.62	.74	.75	
LOT AREA OF EACH DWELLING UNIT		2313	2313	1500	
SIZE OF LOT:	WIDTH	43' 5"	43' 5"	33'5"	
	DEPTH	70'3"	70'3"	70'6"	
SETBACKS IN FEET:	FRONT	50' 8.25"	40' 7.25"	10' 11"	
	REAR	4.75"	4.75"	20'	
	LEFT SIDE	2' 2"	2' 2"	14' 6"	
	RIGHT SIDE	19' 1.75"	19' 7.75"	14' 6"	
SIZE OF BUILDING:	HEIGHT	10'2"	15'	15'	
	WIDTH	19' 3.25"	29' 3.25"	N/A	
RATIO OF USABLE OPEN SPACE TO LOT AREA:		45	41	30	
NO. OF DWELLING UNITS:		2	3	2	
NO. OF PARKING SPACES:		2	2	2	
NO. OF LOADING AREAS:		N/A	N/A	N/A	
DISTANCE TO NEAREST BLDG. ON SAME LOT		2'	2' 6"	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.:

Existing accessory structure to be renovated and converted into an accessory apartment. Lot is currently improved with a two-family dwelling. The proposed structure is offset by three feet from the main dwelling. Structure to be wood framing and exterior clapboard to match existing dwelling.

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:

Without the requested relief the petitioners would be unable to expand the existing accessory buildir to allow a structure large enough to be used as an accessory apartment.

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 affectin generally the zoning district in which it is located for the following reasons:

The petitioners' hardship is related to the shape of the lot and the location and current condition of th existing accessory 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:

Expanding the existing dwelling will not be substantial detriment to the public good or derogate from the intent or purpose of the Ordinance. The Petitioners propose a well-designed accessory building that will provide additional living space for the Petitioners. The existing garage does not meet the re and side setbacks. In addition, pursuant to Section 4.21(h) the existing garage is within the prohibite setback of the principal building. The Project proposes to extend some of these existing nonconformities.

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

Section 4.22 of the Cambridge Zoning Ordinance provides the purpose of permitting accessory apartments. It states in relevant:

"purpose of this Subsection 4.22 is to allow for the creation of accessory apartments in all districts. Many large existing single and two-family dwellings or other accessory buildings on their lots are underutilized. Alteration of these buildings to provide one additional dwelling unit on the lot would be prohibited in most cases due to the existing floor area ratio and/or lot area per dwelling unit requirements of Subsection 5.31, among other zoning limitations."

The Petitioners are proposing to renovate their garage which is an underutilized accessory building Section 4.22.1 of the Ordinance provides that an accessory building may be altered to provide one accessory apartment if certain conditions are met.

The Petitioners proposed renovations do not comply with 4.22.3(3) because the alterations do not comply with applicable setback requirements for the lot. Section 4.22.3(3) provides "any movement or alteration to the principal exterior walls or roof of a building shall comply with applicable yard setback and height limitations for the lot." Otherwise the proposed renovatiosn meet the criteria of Section 4.22.1 and 4.22.3.

BZA Application Form

SUPPORTING STATEMENT FOR A SPECIAL PERMIT

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

Granting the Special Permit requested for 25 Suffolk St , Cambridge, MA (location) would not be a detriment to the public interest because:

A) Requirements of the Ordinance can or will be met for the following reasons:

The Proposed Renovations do not create any additional nonconformities. The Proposed Renovations will not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

B) Traffic generated or patterns of access or egress would not cause congestion hazard, or substantial change in established neighborhood character for the following reasons:

The proposed alterations will not cause any additional traffic.

C) The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would not be adversely affected by the nature of the proposed use for the following reasons:

The proposed alteration of the garage will meet the characteristics of the neighborhood. The accessory apartment will have a minimal visual impact on the surrounding neighborhood.

D) Nuisance or hazard would not be created to the detriment of the health, safety, and/or welfare of the occupant of the proposed use or the citizens of the City for the following reasons:

The proposed accessory apartment will not cause a nuisance or hazards.

E) For other reasons, the proposed use would not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this ordinance for the following reasons:

The proposed accessory apartment has been aesthetically designed to blend in with the existing neighborhood. The renovations will improve to the neighborhood without substantially derogating from the requirement of the Ordinance.

***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 - OWNERSHIP INFORMATION

To be completed by OWNER, signed before a notary and returned to The Secretary of the Board of Zoning Appeals.


I/We Christopher J. Alphen, Esq. for Siyu Xiao A/K/A Siyu Kalla 9
(OWNER)

Address: Damonmill Square, Suite 4A4, Concord, MA 01742

State that I/We own the property located at 25 Suffolk Street, Cambridge, MA, which is the subject of this zoning application.

The record title of this property is in the name of Siyu Xiao

*Pursuant to a deed of duly recorded in the date 5/30/17, Middlesex South County Registry of Deeds at Book 69392, Page 375; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.

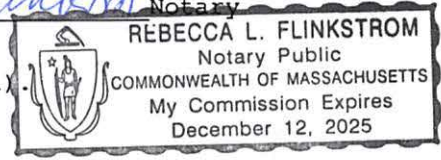

SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT*

Christopher J. Alphen, Esq.
**Written evidence of Agent's standing to represent petitioner may be requested.*

Commonwealth of Massachusetts, County of Middlesex

The above-name Christopher J. Alphen personally appeared before me, this 29th of July, 2022, and made oath that the above statement is true.

My commission expires 12-12-25 (Notary Seal) Rebecca L. Flinkstrom Notary



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



Bk: 69362 Pg: 375 Doc: DEED
Page: 1 of 2 05/31/2017 02:57 PM

~~MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 05/31/2017 02:57 PM
Ctrl# 262821 14109 Doc# 00081103
Fee: \$5,016.00 Cons: \$1,100,000.00~~

Quitclaim Deed

We, Janne Hellgren and John M. Boesen, not married, of 206 Converse Road, Marion, Plymouth County, MA 02738, for consideration paid and in full consideration of One Million One Hundred Thousand and 00/100 (\$1,100,000.00) Dollars **GRANT TO**

Siyu Xiao, being not married, of 25 Suffolk Street, Cambridge, MA 02139

With **QUITCLAIM COVENANTS**

A certain parcel of land with the buildings thereon being at present number 25 Suffolk Street, Cambridge, Middlesex County, Massachusetts, bounded:

- SOUTHWESTERLY by Suffolk Street, forty-three and 35/100 (43.35) feet;
- SOUTHEASTERLY by land now or late of Ordway, seventy and 25/100 (70.25) feet;
- NORTHEASTERLY by land now or formerly of the Roman Catholic Archbishop of Boston, forty-two and 92/100 (42.92) feet;
- NORTHWESTERLY by land now or formerly of Fiske, seventy and 33/100 (70.33) feet.

Being all said measurements more or less or however otherwise bonded and described.

Meaning and intending to convey and hereby conveying the premises conveyed to Grantors herein by deed dated 09/24/1999 and recorded in the Middlesex South County Registry of Deeds at Book 30689, Page 571.

Under the pains and penalties of perjury, each Grantor hereby waives any and all homestead rights they have in the property described above and conveyed herein and certify that no others are entitled to homestead rights in said property.

Signature page attached.
Page 1 of 2.

Property Address: 25 Suffolk Street, Cambridge, MA 02139

2

Executed as a sealed instrument this 30th day of May 2017.

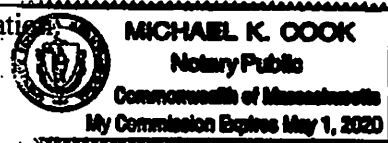
Janne Hellgren
Janne Hellgren

John M. Boesen
John M. Boesen

County: Norfolk Commonwealth of Massachusetts

On 30th day of May, 2017, before me, the undersigned notary public, personally appeared Janne Hellgren, the above-named and proved to me through satisfactory evidence of identification being MA D.L., to be the person whose name is signed on this document, and acknowledged to me that he/she signed it voluntarily for its stated purpose and that the foregoing instrument is his/her free act and deed and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of (his) (her) knowledge and belief.

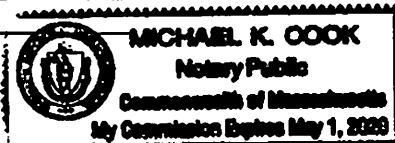
Michael K. Cook
Notary Public:
Commission expiration:



County: Norfolk Commonwealth of Massachusetts

On 30th day of May, 2017, before me, the undersigned notary public, personally appeared John M. Boesen, the above-named and proved to me through satisfactory evidence of identification being MA D.L., to be the person whose name is signed on this document, and acknowledged to me that he/she signed it voluntarily for its stated purpose and that the foregoing instrument is his/her free act and deed and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of (his) (her) knowledge and belief.

Michael K. Cook
Notary Public:
Commission expiration:





Matthew Van Eman

135 Columbia Street, Cambridge, MA 02139 | 617-634-2647 |
mattvaneman@gmail.com

June 17, 2022

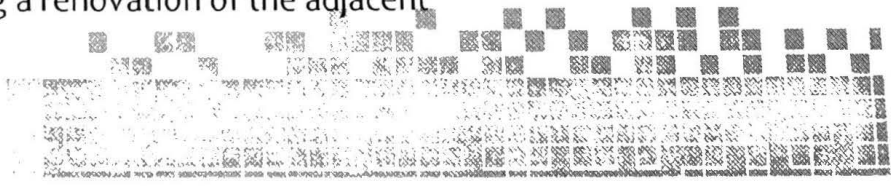
City of Cambridge


Re: Proposed Renovation at 25 Suffolk Street

To Whom It May Concern:

I am writing to express support for a proposed garage renovation project (“the Project”) at 25 Suffolk Street, Cambridge, MA 02139. The 25 Suffolk Street property is owned by Siyu and Ryan Kalla whom I have known for over a year. Siyu and Ryan are fantastic people, and unlike many of the residents in the Port/Area IV, where there is apparently increasing rental properties and transient residents, are dedicated property owners interested in establishing community and being part of a neighborhood. Before I met Siyu and Ryan, I admired the work they did to renovate their home where they hope to remain and perhaps develop a family. The work and effort they put into improving the property alone demonstrates the care with which we can expect them to exert with the garage renovation.

I have reviewed architectural drawings of the proposed Project, and I understand they hope to convert the current detached garage into an accessory unit. In my opinion, the proposed unit will fit into the surrounding architecture and neighborhood much better than the current garage. What’s more, the City of Cambridge has been planning a renovation of the adjacent





property at 116 Norfolk Street for more affordable housing, and having reviewed the plans for the City's project at 116 Norfolk, I believe the proposed change at 25 Suffolk Street will fit much better with the soon-to-be adjacent structure at 116 Norfolk. To be sure, the proposed Project at 25 Suffolk is needed to match the appearance of the house at 25 Suffolk and 116 Norfolk's planned renovation.

With this in mind, I fully support any needed variance or accommodation to allow the Project to proceed. Furthermore, in a time when the city is aggressively pursuing expanded affordable housing and overall housing capacity in the face of sky-rocketing real estate prices, a variance to allow construction of an accessory unit makes total sense, and not allowing this various would be utterly non-sensical in view of the City's own housing expansion throughout the Port.

As a neighbor and friend, I therefore, fully support this Project.

Sincerely,



Matthew Van Eman




Date: 6/14/2022

To Whom it May Concern:

My name is Greta Hardina and I live at 202 Harvard Street

I am writing to state my support for my neighbors, Siyu Kalla and Ryan Kalla, in their application for a variance/ special permit for their home at 25 Suffolk St, Cambridge, MA, 02139. I have reviewed the proposed plans and fully support any zoning relief needed for the ADU to be constructed.

Sincerely,



June 22, 2022

To Whom it May Concern:

My name is James Lapierre and I live at 22 Worcester Street, Cambridge, MA, 02139, one street north of Suffolk Street, Cambridge. My property is just diagonally across from 25 Suffolk St, the home of Siyu Kalla and Ryan Kalla.

I am writing to state my support for my neighbors, Siyu and Ryan, in their application for a variance/special permit for their 25 Suffolk St residence. I have reviewed their proposed plans and fully support any zoning relief needed for their garage conversion project.

Sincerely,

A handwritten signature in cursive script that reads "James Lapierre".

James Lapierre

Date: June 21, 2022

To Whom it May Concern:

My name is Andy Nash and I live at
18 Worchester Street, Cambridge

I am writing to state my support for my neighbors, Siyu Kalla and Ryan Kalla, in their application for a variance/ special permit for their home at 25 Suffolk St, Cambridge, MA, 02139. I have reviewed the proposed plans and fully support any zoning relief needed for the ADU to be constructed.

Sincerely,

Andy Nash

1 * * * * *

2 (6:47 p.m.)

3 Sitting Members: Brendan Sullivan, Andrea A. Hickey, Wendy
4 Leiserson, Laura Wernick, and Jason
5 Marshall

6 BRENDAN SULLIVAN: The Board will now hear Case
7 No. 181674, which is 25 Suffolk Street. The Board is in
8 receipt of communication dated August 11.

9 "Dear Board, please be informed that this office
10 represents Siyu Kalla, S-i-y-u-k-a-l-l-a, of 25 Suffolk
11 Street. Please accept this correspondence as a formal
12 request to continue the Board's hearing set for August 18,
13 2022 until the next available public hearing.

14 "This request would delay the opening of the
15 public hearing of the applicant's application until that
16 date. For grounds therefore, the applicant states their
17 Counsel is unavailable on the evening of August 18 for a
18 family matter.

19 "We look forward to working with the Board."

20 "Very truly yours,

21 "Christopher Alpen, Esquire."

22 I will make a motion, then, that we continue this

1 matter to October 6, 2022 at 6:00 p.m. as a case not heard,
2 on the condition that the petitioner -- I think we have a
3 waiver, so that is complied with -- that any new submittals
4 be in the file by 5:00 p.m. on the Monday prior to the
5 October 6 date...

6 That the posting sign be changed to reflect the
7 new date of October 6, 2022 6:00 p.m.

8 On the motion to continue this matter, Laura
9 Wernick?

10 LAURA WERNICK: In favor of continuing.

11 BRENDAN SULLIVAN: Jason Marshall?

12 JASON MARSHALL: In favor.

13 BRENDAN SULLIVAN: Wendy Leiserson?

14 WENDY LEISERSON: In favor.

15 BRENDAN SULLIVAN: Andrea Hickey?

16 ANDREA HICKEY: Yes, in favor.

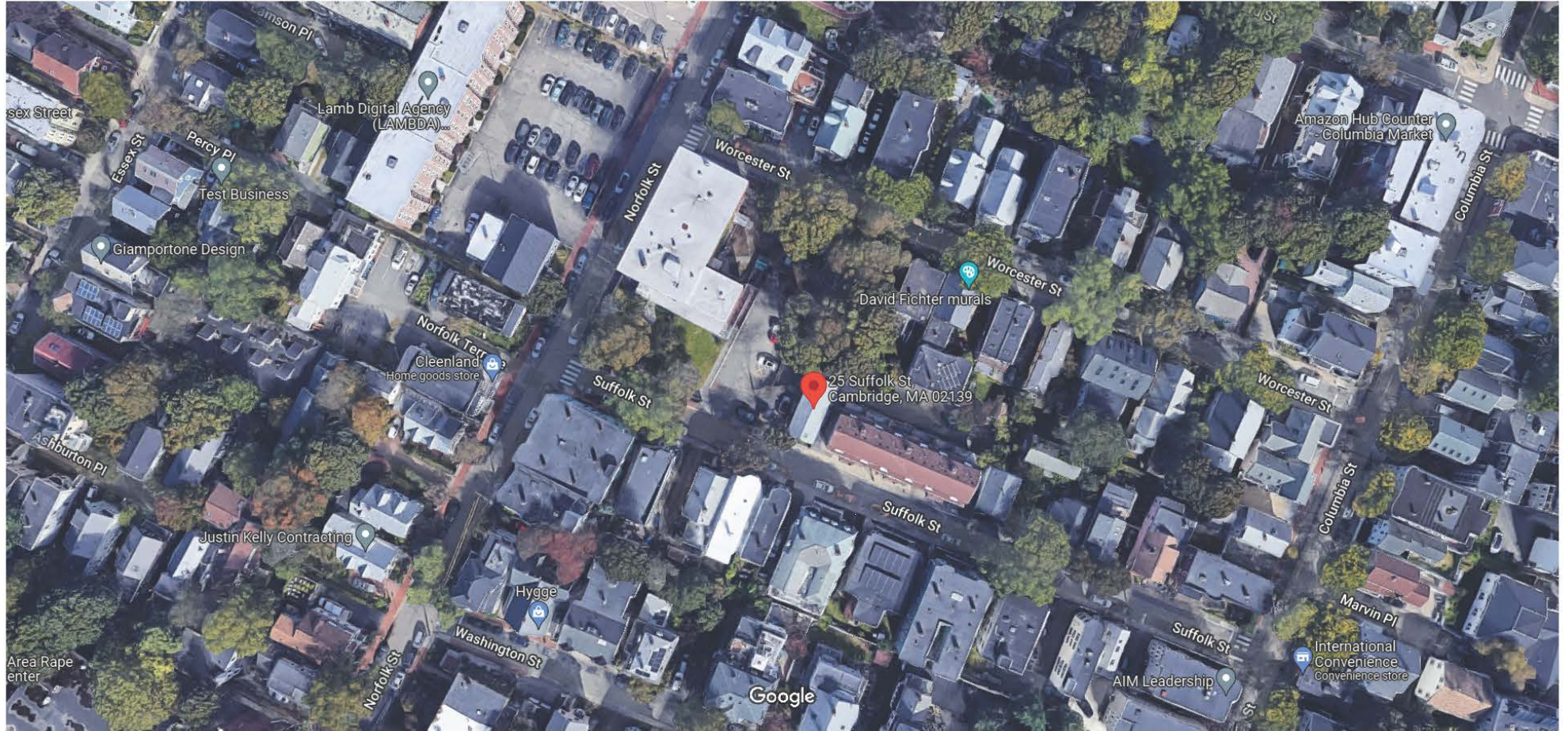
17 BRENDAN SULLIVAN: Yes.

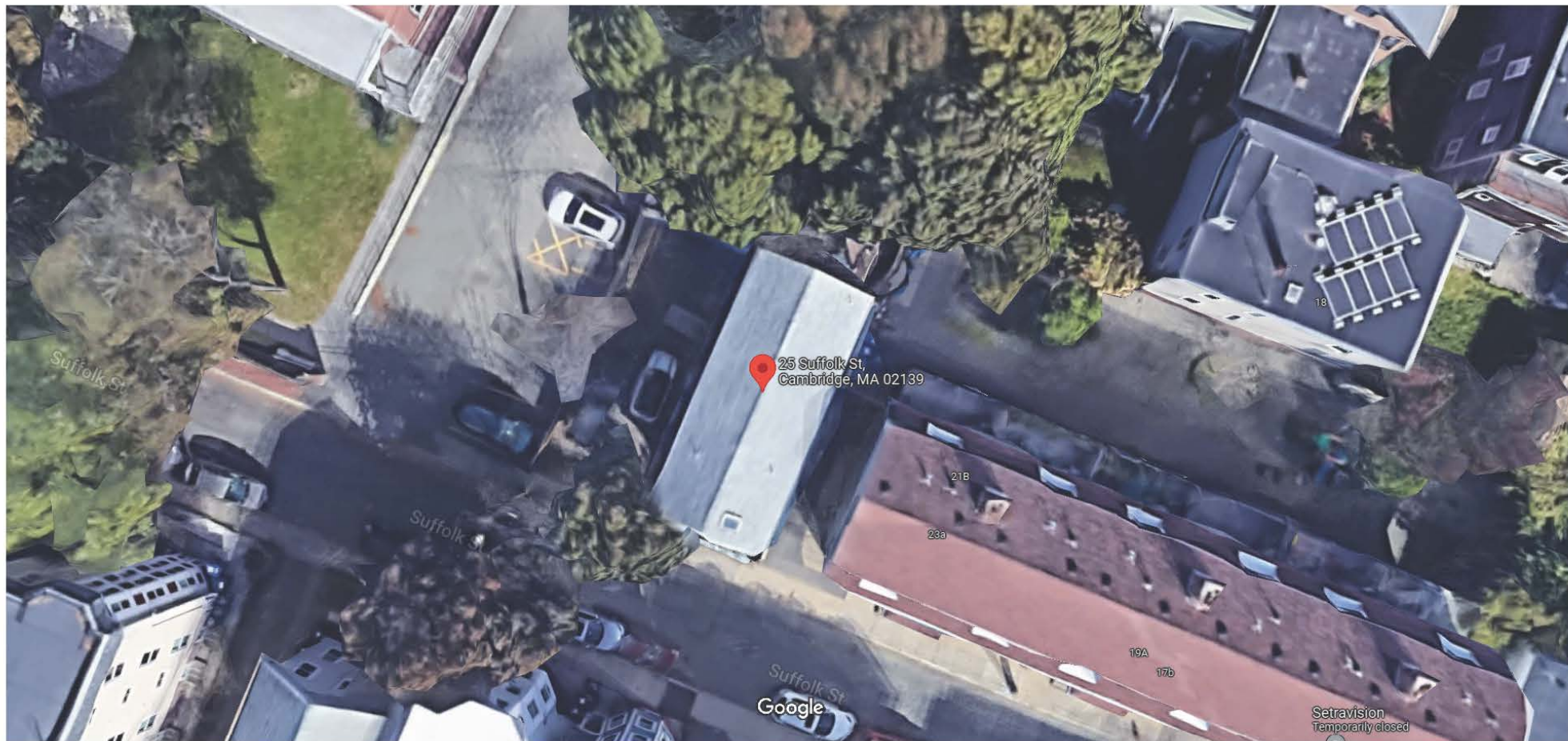
18 [All vote YES]

19 BRENDAN SULLIVAN: On the five affirmative votes,
20 this matter is continued until October 6, 2022 at 6:00 p.m.

21

22





Imagery ©2022 Google, Imagery ©2022 MassGIS, Commonwealth of Massachusetts EOE, Sanborn, Map data ©2022 Google 20 ft



~~MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 05/31/2017 02:57 PM
Ctrl# 282821 14109 Doc# 00081103
Fee: \$5,016.00 Cons: \$1,100,000.00~~

Quitclaim Deed

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With **QUITCLAIM COVENANTS**

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Signature page attached.
Page 1 of 2.

Property Address: 25 Suffolk Street, Cambridge, MA 02139

2 9

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Janne Hellgren
Janne Hellgren

John M. Boesen
John M. Boesen

County: Norfolk Commonwealth of Massachusetts

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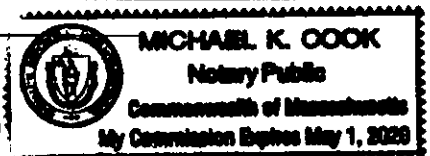
Michael K. Cook
Notary Public:
Commission expiration:



County: Norfolk Commonwealth of Massachusetts

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Michael K. Cook
Notary Public:
Commission expiration:



25 Suffolk St.

Petitioner
CHRISTOPHER J. ALPHEN, ESQ.
9 DAMONMILL SQUARE
CONOCRD, MA 01742

89-5
FORDE, MARIA
28 SUFFOLK STREET
CAMBRIDGE, MA 02139

89-46
ROTHMAN, GEORGE & ROTHMAN, ETHEL
TRS OF STU-LIN REALTY T
907 MASS AVE
CAMBRIDGE, MA 02139

89-4
WANG, YOUNG-CHENG & SICHONG YU
32 SUFFOLK ST
CAMBRIDGE, MA 02138

89-8
PESELMAN, ALEXANDER & BENJAMIN TUCK
TRUSTEE OF 20-22 SUFFOLK ST REALTY TR.
110 WOODLAND STREET
NATICK, MA 01760

89-35
STEIGER, FRANCOIS I. &
ILIA GONZALEZ-ALONSO TRS
14 WORCESTER ST
CAMBRIDGE, MA 02139

89-78
OSTRIKER, REBECCA G. & IAN MacKINNON
11 SUFFOLK ST.
CAMBRIDGE, MA 02139

89-97
BERRY, PETER AND ANDREA NASH
18 WORCESTER ST
CAMBRIDGE, MA 02139

89-80
9.5 SUFFOLK STREET LLC,
TR. THE 9.5 SUFFOLK ST. NOMINEE REALTY TR.
9 1/2 SUFFOLK STREET
CAMBRIDGE, MA 02139-2712

89-28
CAMBRIDGE HOUSING AUTHORITY
675 MASSACHUSETTS AVE
CAMBRIDGE, MA 02139

89-71
CITY OF CAMBRIDGE
C/O CITY MANAGER

89-71
CITY OF CAMBRIDGE
C/O NANCY GLOWA
CITY SOLICITOR

89-98
FICHTER, DAVID & DEBORAH WISE
20 WORCESTER ST
CAMBRIDGE, MA 02139

89-6
CONWAY, JOSHUA F. & CATHERINE J. CONWAY
26 SUFFOLK ST., UNIT #1
CAMBRIDGE, MA 02139

89-6
LI, ANNA
280 PINE HILL RD
WESTFORD, MA 01886

89-6
FITZCHEUNG, ATHENS
26 SUFFOLK ST., #3
CAMBRIDGE, MA 02139

89-72
LAPIERRE, JAMES A.
22 WORCESTER ST., #1
CAMBRIDGE, MA 02139

89-72
FLEMING, COLIN
22 WORCESTER ST, UNIT #2
CAMBRIDGE, MA 02139

89-7
HOU PHILIP
207 HARVARD ST
CAMBRIDGE, MA 02139

89-34
SAUNDERS, JASMINE, ALLANA SAUNDERS &
ARIANNA SAUNDERS
16 WORCESTER ST
CAMBRIDGE, MA 02139

89-87
XIAO, SIYU
25 SUFFOLK ST
CAMBRIDGE, MA 02139



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: Siyu Kalla Date: 08/01/2022
(Print)

Address: 25 Suffolk St.

Case No. BZA-181674

Hearing Date: 8/18/22

Thank you,
Bza Members

BLATMAN, BOBROWSKI, HAVERTY & SILVERSTEIN, LLC
ATTORNEYS AT LAW

9 DAMONMILL SQUARE, SUITE 4A4
CONCORD, MA 01742
PHONE 978.371.2226
FAX 978.371.2296

CHRISTOPHER J. ALPHEN, ESQ.
Chris@bbhslaw.net

August 11, 2022

City of Cambridge
Board of Zoning Appeals
831 Massachusetts Avenue
Cambridge MA 02139

RE: Special Permit/Variance No. 181674
25 Suffolk Street - Siyu Xiao A/K/A Siyu Kalla

Dear Board:


Please be informed that this office represents Siyu Kalla of 25 Suffolk Street, Cambridge, Massachusetts. Please accept this correspondence as a formal request to continue the Board's hearing set for August 18, 2022, until the next available public hearing. This request would delay the opening of the public hearing of the Applicant's application until that date.

For grounds therefor, the Applicants state their counsel is unavailable the evening of August 18, 2022, for a family matter.

If you have any questions regarding this matter, please feel free to contact me.

We look forward to working with the Board.

Very truly yours,


Christopher J. Alphen, Esq.



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

2022 AUG 12 AM 10:24
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-181474

Address: 25 Suffolk St.

Owner, Petitioner, or Representative: Christopher Alphen
(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: 8/11/2022

Christopher J. Alphen
Signature

THE KALLA RESIDENCE

SIYU AND RYAN KALLA

~~CITY OF CAMBRIDGE
INSPECTIONAL SERVICES
2022 SEP 33 7: 8: 31~~

25 SUFFOLK ST. CAMBRIDGE,
MA 02139



BZA SET
09/30/2022
CITY OF CAMBRIDGE
INSPECTIONAL SERVICES

2022 OCT -3 P 5: 02

PROJECT #: **2203-0025**

ARCHITECT:

SAM KACHMAR

ARCHITECTS

(p)617-800-6223

www.SKA-MA.com

357 HURON AVE.

CAMBRIDGE MA, 02138



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CLIENTS:

**SIYU AND RYAN
KALLA**

PROJECT NARRATIVE:

DESIGN A NEW ACCESSORY DWELLING UNIT TO REPLACE THE EXISTING GARAGE AND CHANGE THE DESIGNATION TO AN ACCESSORY DWELLING UNIT. THIS REDESIGN WILL CONNECT THE GARAGE TO THE MAIN HOUSE WITH A SET OF STAIRS TO THE GROUND LEVEL. THE DRIVEWAY WILL BE REDUCED IN LENGTH AND A FENCE WILL BE IN FRONT OF THE ACCESSORY UNIT FOR PRIVATE OUTDOOR LIVING SPACE.

GENERAL CONTRACTOR:

N / A

STRUCTURAL ENGINEER:

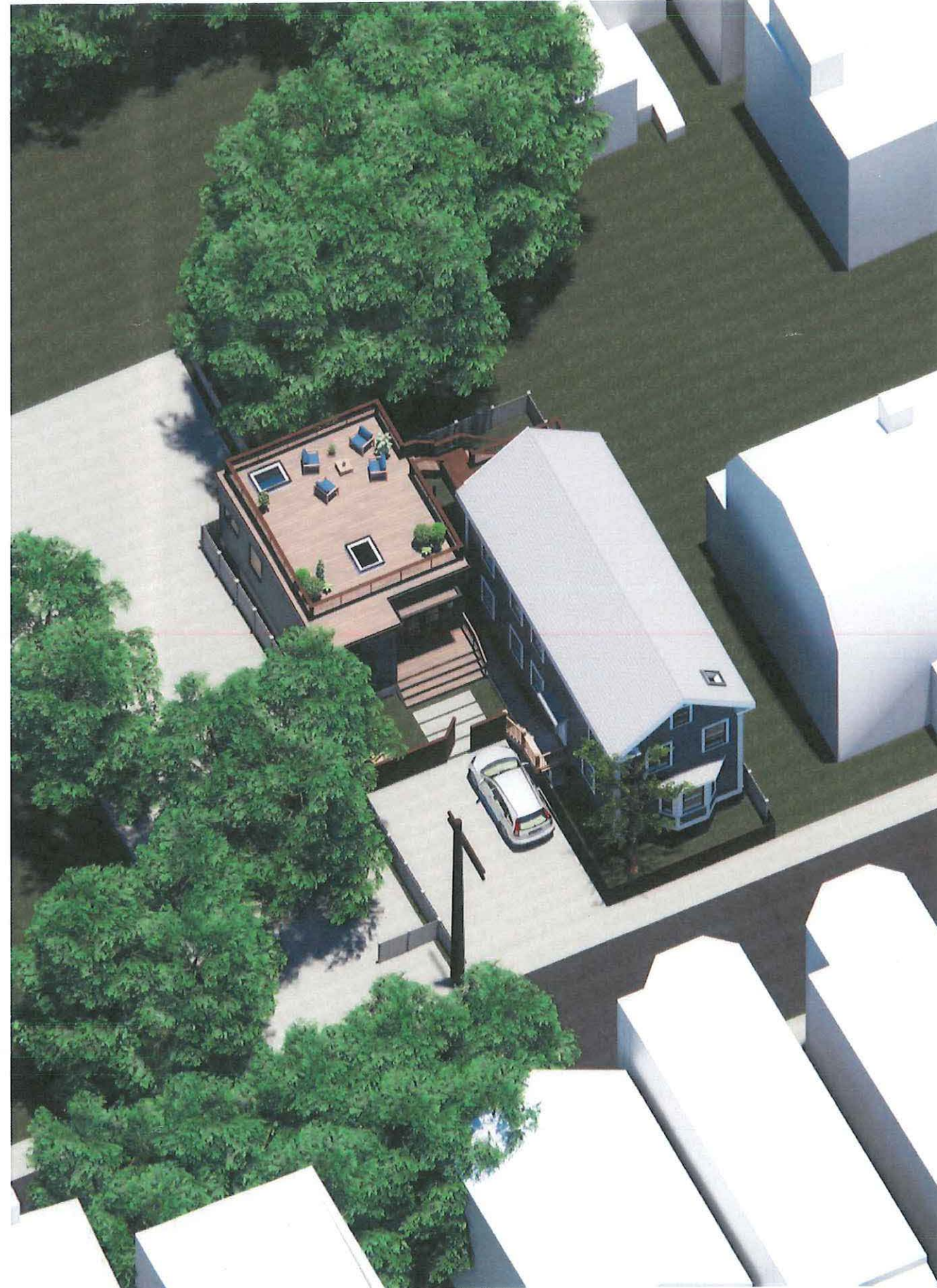
N / A

Sheet List		
Sheet Number	Sheet Name	Count
BZA-000	COVER	1
BZA-203	ELEVATION EAST	1
BZA-202	ELEVATION NORTH	1
BZA-200	ELEVATION SOUTH	1
BZA-201	ELEVATION WEST	1
BZA-002	SITE PLAN	1
BZA-003	AREA PLANS	1
BZA-102	LEVEL 1 - PLAN	1
BZA-100	LEVEL 0 - PLAN	1
BZA-103	ROOF PLAN	1
BZA-001	SITE AXON	1
BZA-004	SOLAR STUDY	1
BZA-400	CERTIFIED PLOT PLAN	1
BZA-401	EXISTING PHOTOS	1
BZA-302	QR CODE	1
BZA-402	EXISTING PHOTOS	1
BZA-403	DIMENSIONAL FORM	1

EXISTING AXON



PROPOSED AXON



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SITE AXON

SIYU AND RYAN KALLA

THE KALLA RESIDENCE

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Date	06/21/2022
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BZA-001

Scale

EXISTING SITE PLAN

PROPOSED SITE PLAN



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SITE PLAN

SIYU AND RYAN KALLA
 THE KALLA RESIDENCE
 25 SUFFOLK ST. CAMBRIDGE, MA
 02139

Project Status: BZA SET
 Project number: 2203-0025
 Date: 06/21/2022
 Drawn by: Author
 Checked by: Checker

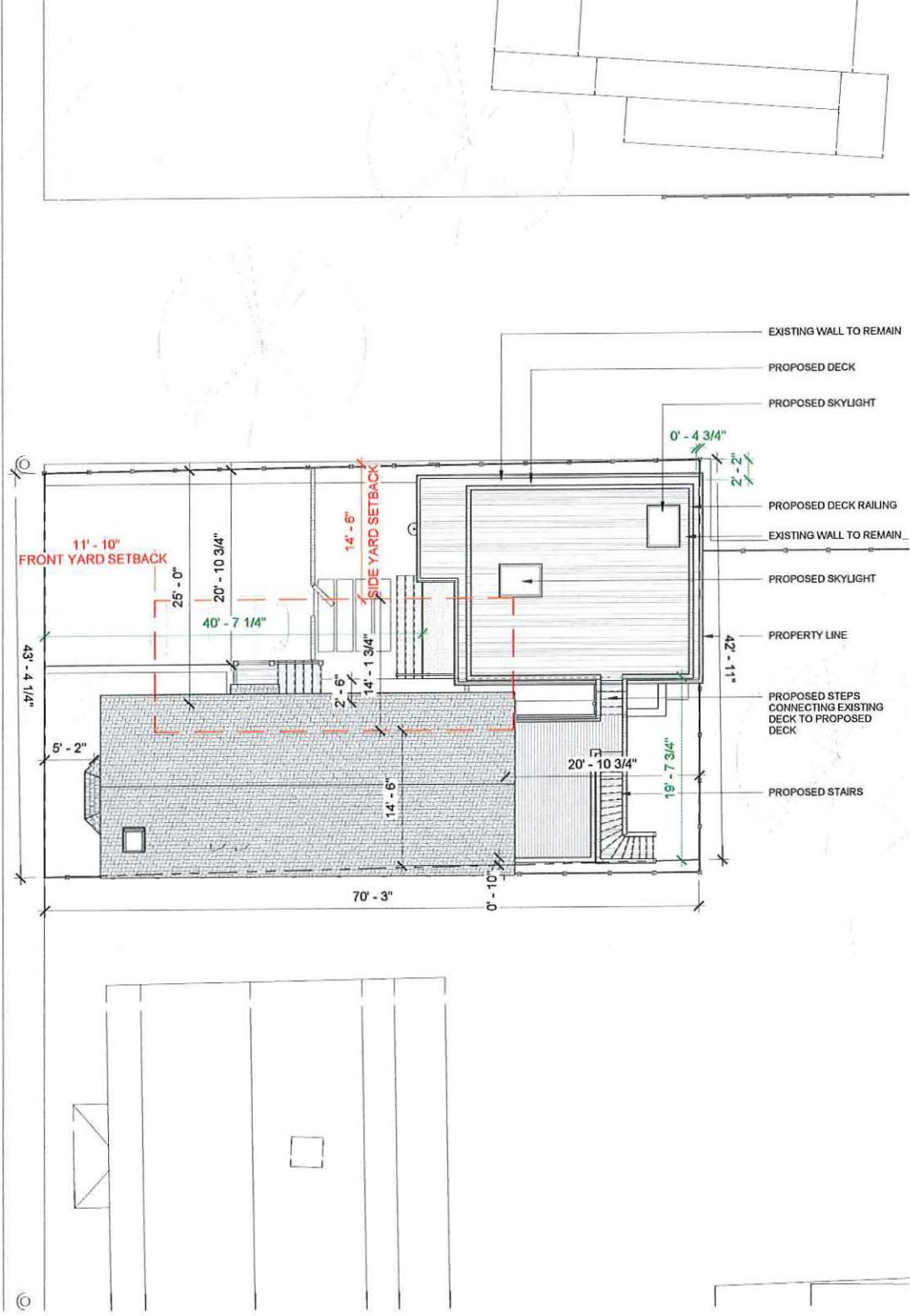
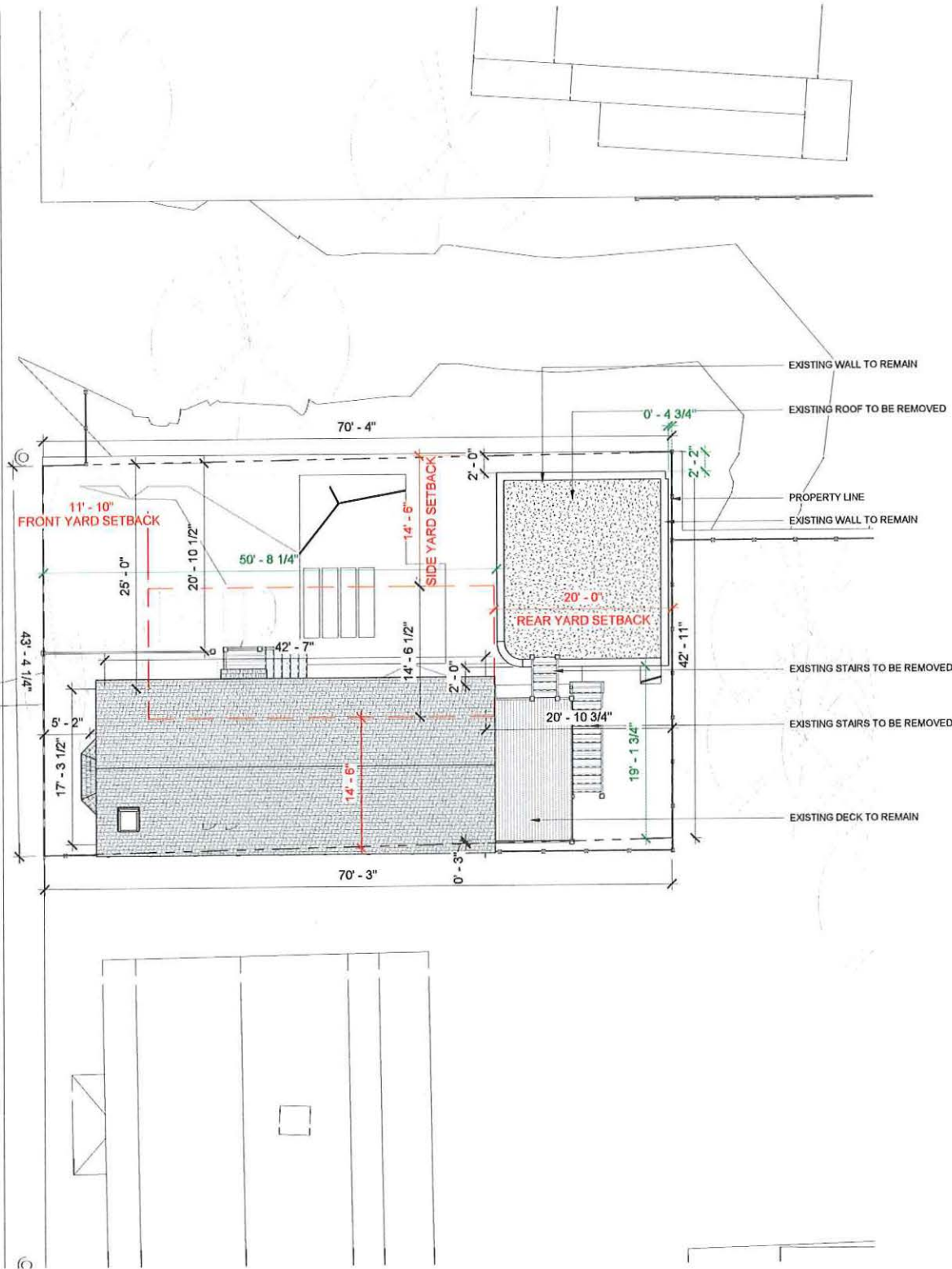
BZA-002

Scale: 1/8" = 1'-0"

6/21/2022 12:02:14 PM

SUFFOLK ST.

SUFFOLK ST.



② EXISTING - SITE PLAN
 1/8" = 1'-0"

① PROPOSED - SITE PLAN
 1/8" = 1'-0"

ZONING DISTRICT - C1

LOT AREA = 3,085 SF

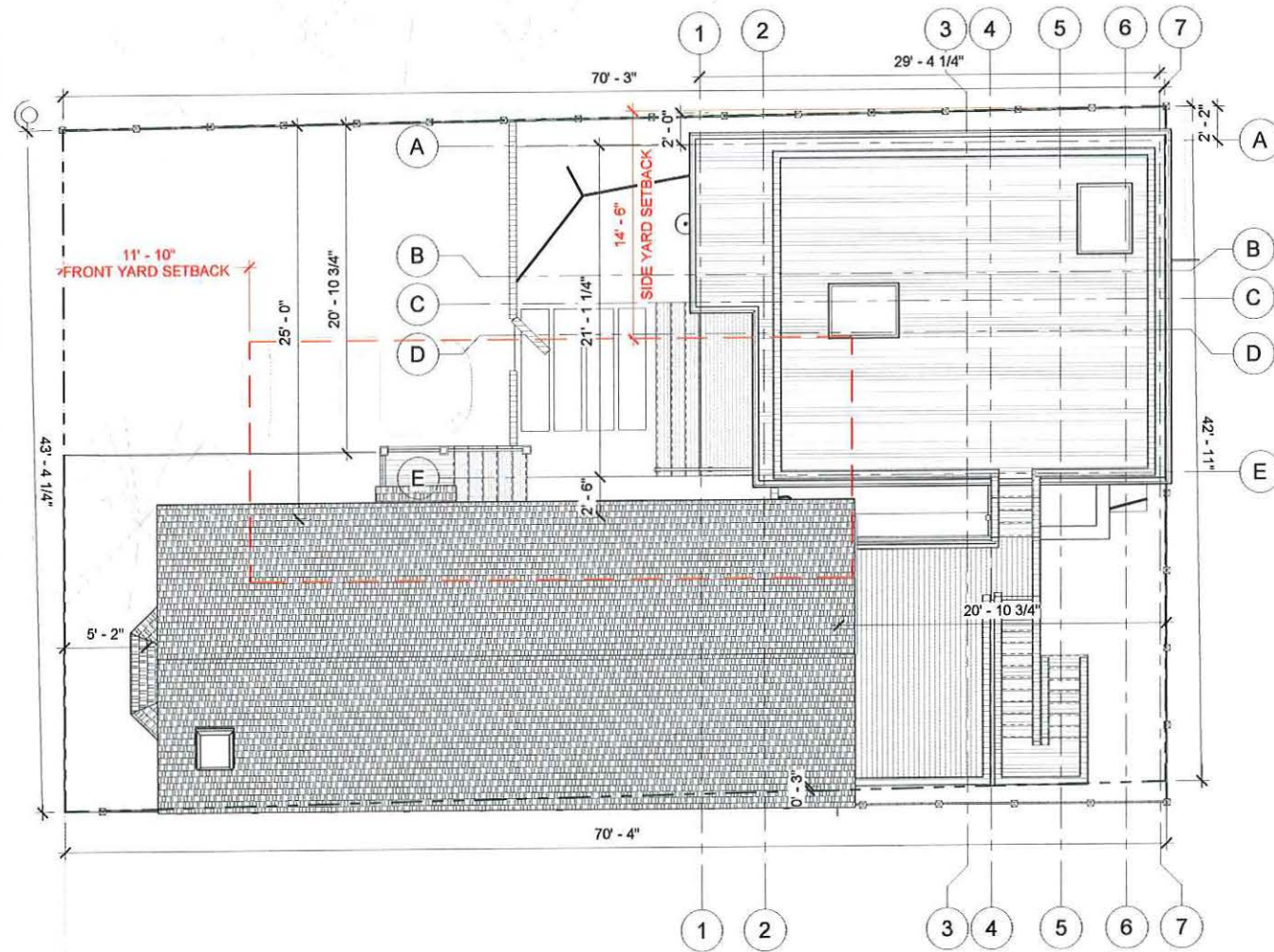
FAR CALCULATIONS

EXISTING FAR = 0.59
 PROPOSED FAR = 0.74
 REQUIRED FAR = 0.75

OPEN SPACE CALCULATIONS

EXISTING OPEN SPACE = 45%
 PROPOSED OPEN SPACE = 41%
 REQUIRED OPEN SPACE = 30%

PROPOSED SITE PLAN



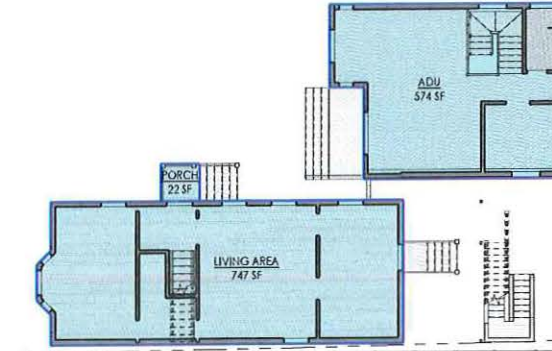
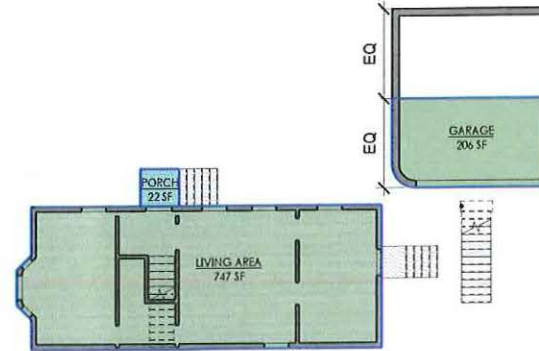
EXISTING GROSS BUILDING AREA		
Level	Name	Area
EXISTING LEVEL 1	GARAGE	206 SF
EXISTING LEVEL 1	LIVING AREA	747 SF
EXISTING LEVEL 1	PORCH	22 SF
EXISTING LEVEL 2	DECK	153 SF
EXISTING LEVEL 2	LIVING AREA	737 SF
EXISTING LEVEL 3	FINISHED ATTIC	70 SF
		1935 SF

Area Schedule (Rentable)		
Level	Name	Area
EXISTING LEVEL 1	ADU	574 SF
EXISTING LEVEL 1	LIVING AREA	747 SF
EXISTING LEVEL 1	PORCH	22 SF
EXISTING LEVEL 2	DECK	153 SF
EXISTING LEVEL 2	LIVING SPACE	737 SF
EXISTING LEVEL 3	FINISHED ATTIC	70 SF
		2303 SF



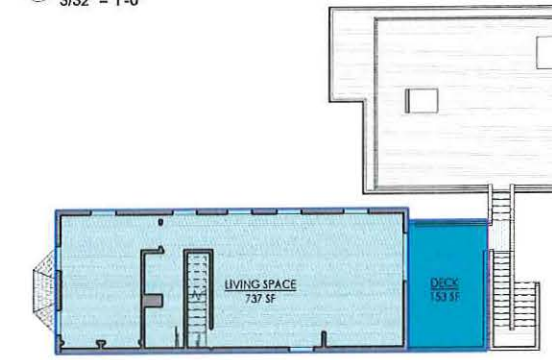
① EXISTING LEVEL 0
3/32" = 1'-0"

⑥ PROPOSED LEVEL 0
3/32" = 1'-0"



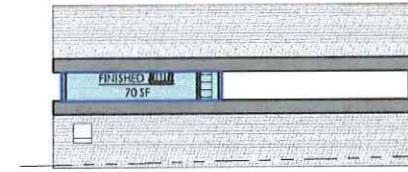
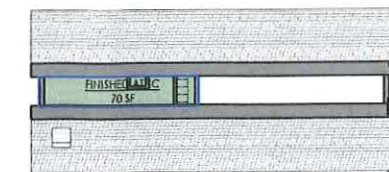
② EXISTING LEVEL 1
3/32" = 1'-0"

⑦ PROPOSED LEVEL 1
3/32" = 1'-0"



③ EXISTING LEVEL 2
3/32" = 1'-0"

⑧ PROPOSED LEVEL 2
3/32" = 1'-0"



④ EXISTING LEVEL 3
3/32" = 1'-0"

⑨ PROPOSED LEVEL 3
3/32" = 1'-0"

SUFFOLK ST.

⑤ PROPOSED -SITE PLAN
3/16" = 1'-0"



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REGISTRATIONS:

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AREA PLANS

SIYU AND RYAN KALLA

THE KALLA RESIDENCE

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Scale As Indicated

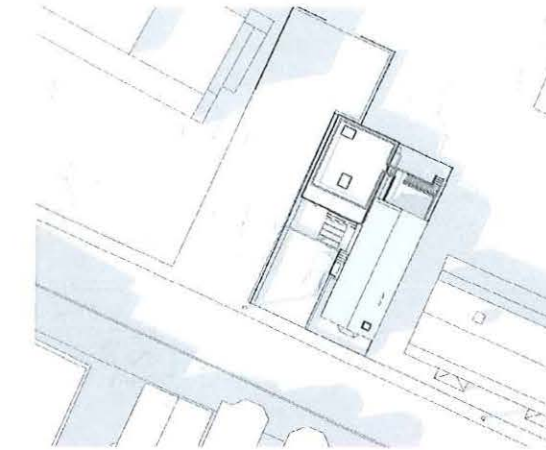
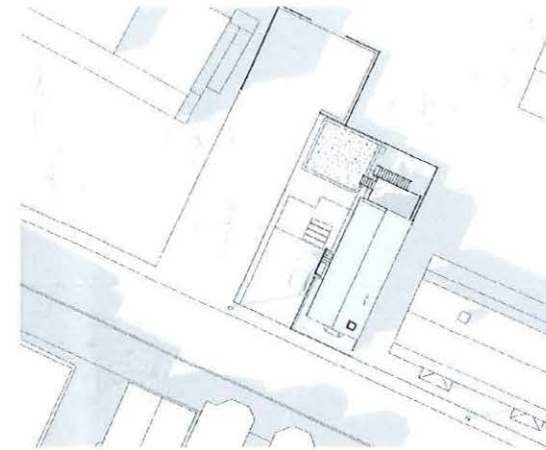
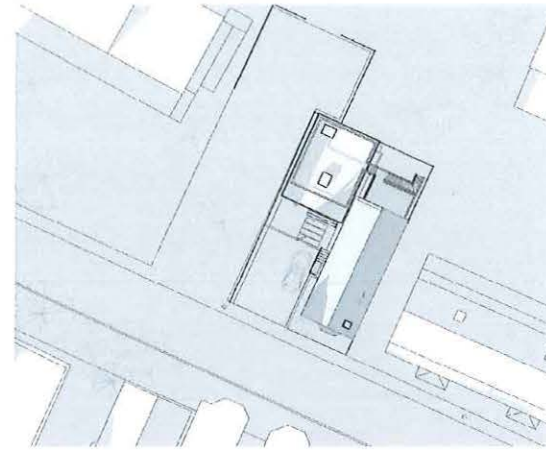
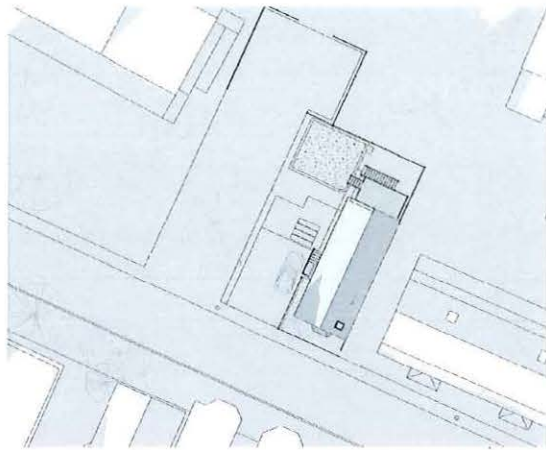
WINTER SOLSTICE - EXISTING

WINTER SOLSTICE - PROPOSED

SUMMER SOLSTICE - EXISTING

SUMMER SOLSTICE - PROPOSED

AFTERNOON - 3PM



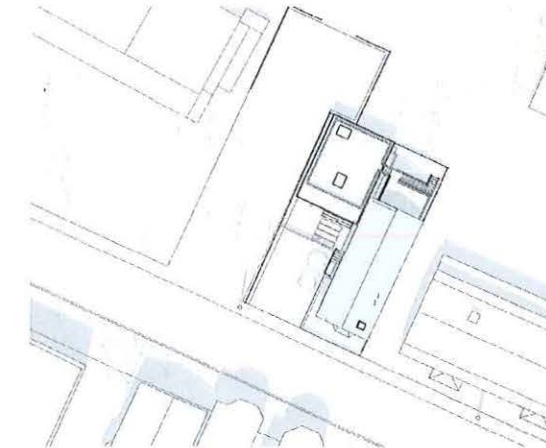
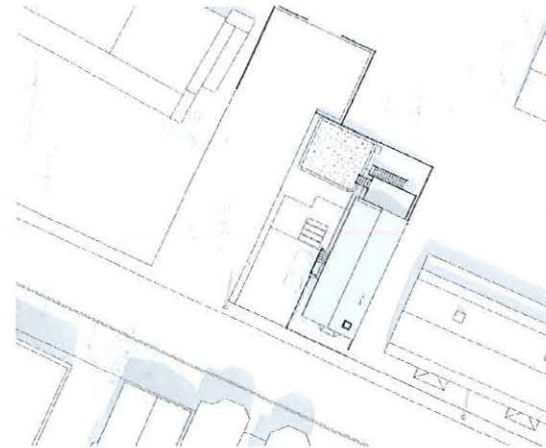
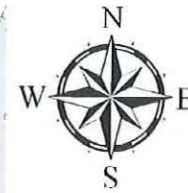
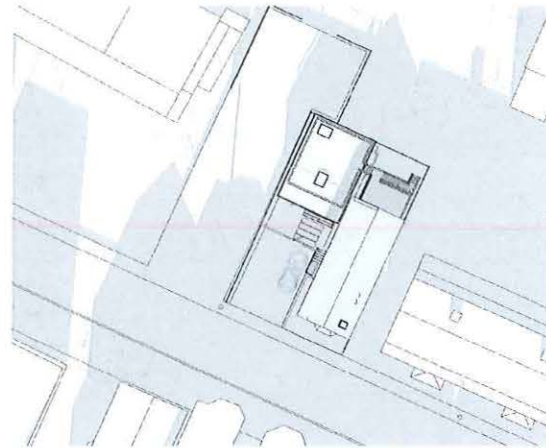
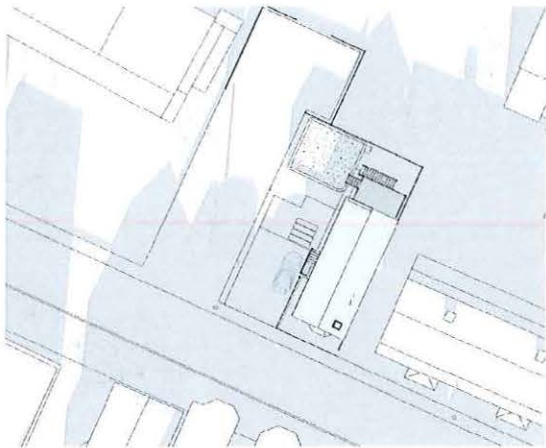
1 BZA - EXISTING SITE PLAN - WINTER
3PM
1" = 30'-0"

2 BZA - PROPOSED SITE PLAN - WINTER
3PM
1" = 30'-0"

7 BZA - EXISTING SITE PLAN - SUMMER
3PM
1" = 30'-0"

8 BZA - PROPOSED SITE PLAN - SUMMER
3PM
1" = 30'-0"

NOON - 12PM



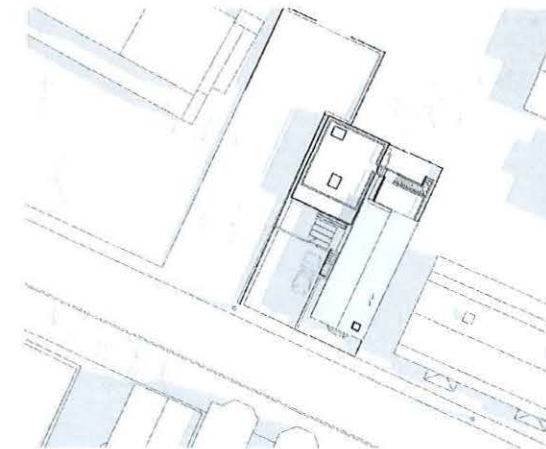
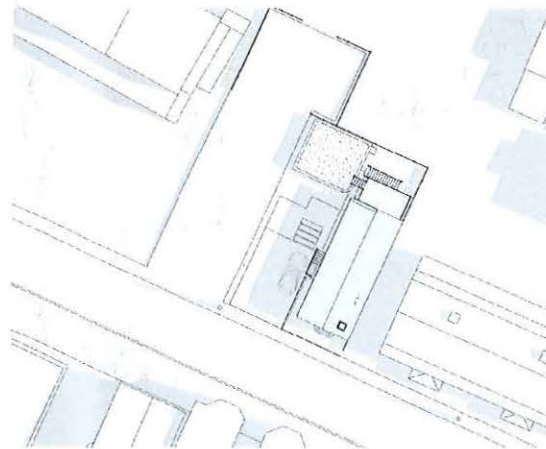
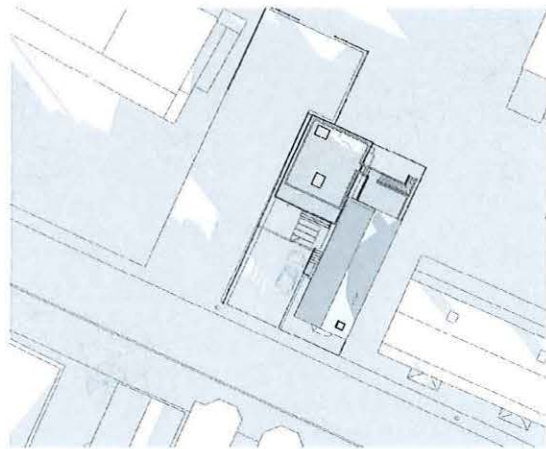
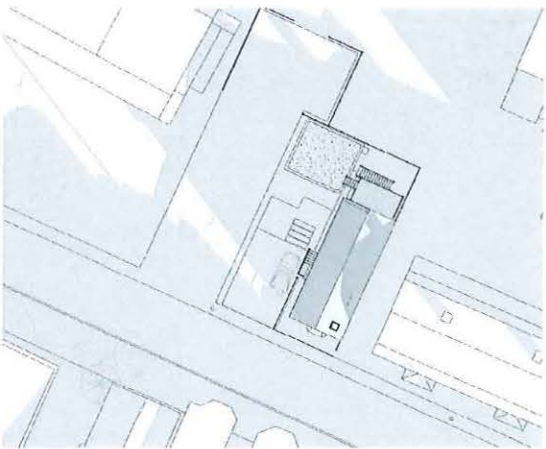
3 BZA - EXISTING SITE PLAN - WINTER
12PM
1" = 30'-0"

4 BZA - PROPOSED SITE PLAN - WINTER
12PM
1" = 30'-0"

10 BZA - EXISTING SITE PLAN - SUMMER
12PM
1" = 30'-0"

9 BZA - PROPOSED SITE PLAN - SUMMER
12PM
1" = 30'-0"

MORNING - 9AM



5 BZA - EXISTING SITE PLAN - WINTER
9AM
1" = 30'-0"

6 BZA - PROPOSED SITE PLAN - WINTER
9AM
1" = 30'-0"

12 BZA - EXISTING SITE PLAN - SUMMER
9AM
1" = 30'-0"

11 BZA - PROPOSED SITE PLAN - SUMMER
9AM
1" = 30'-0"



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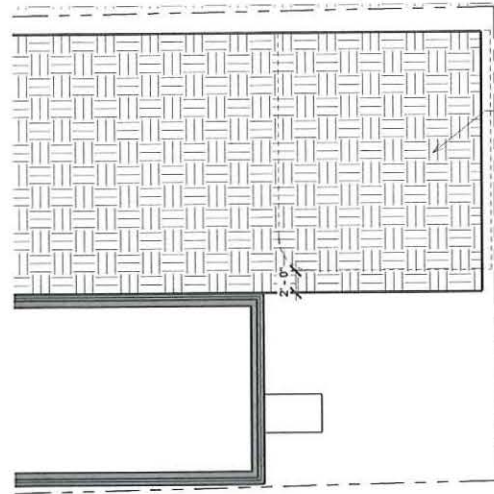
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SOLAR STUDY

SIYU AND RYAN KALLA
 THE KALLA RESIDENCE
 25 SUFFOLK ST. CAMBRIDGE, MA
 02139

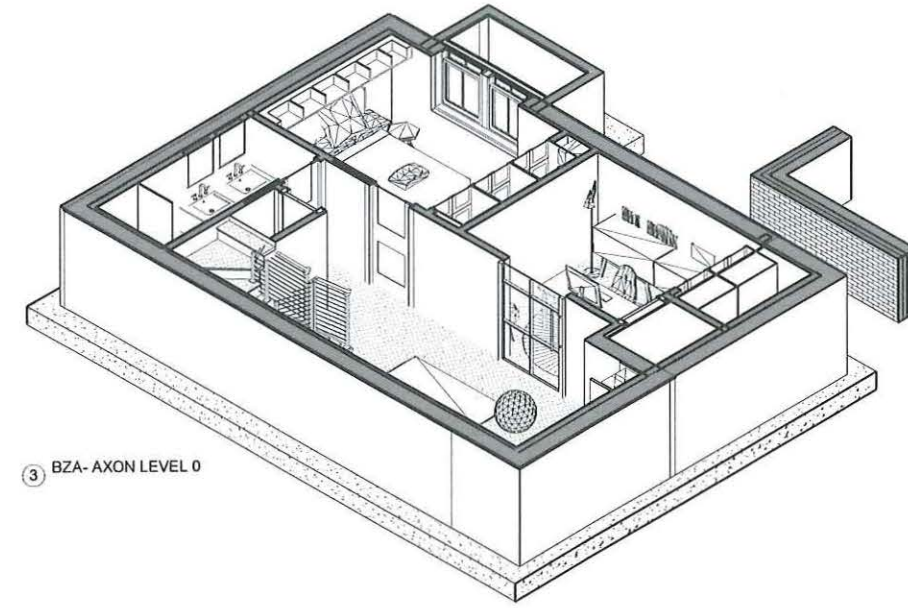
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Project number	2203-0025
Date	06/21/2022
Drawn by	Aulhor
Checked by	Checker
BZA-004	
Scale	1" = 30'-0"

BZA-100 LEVEL 0 - PLAN

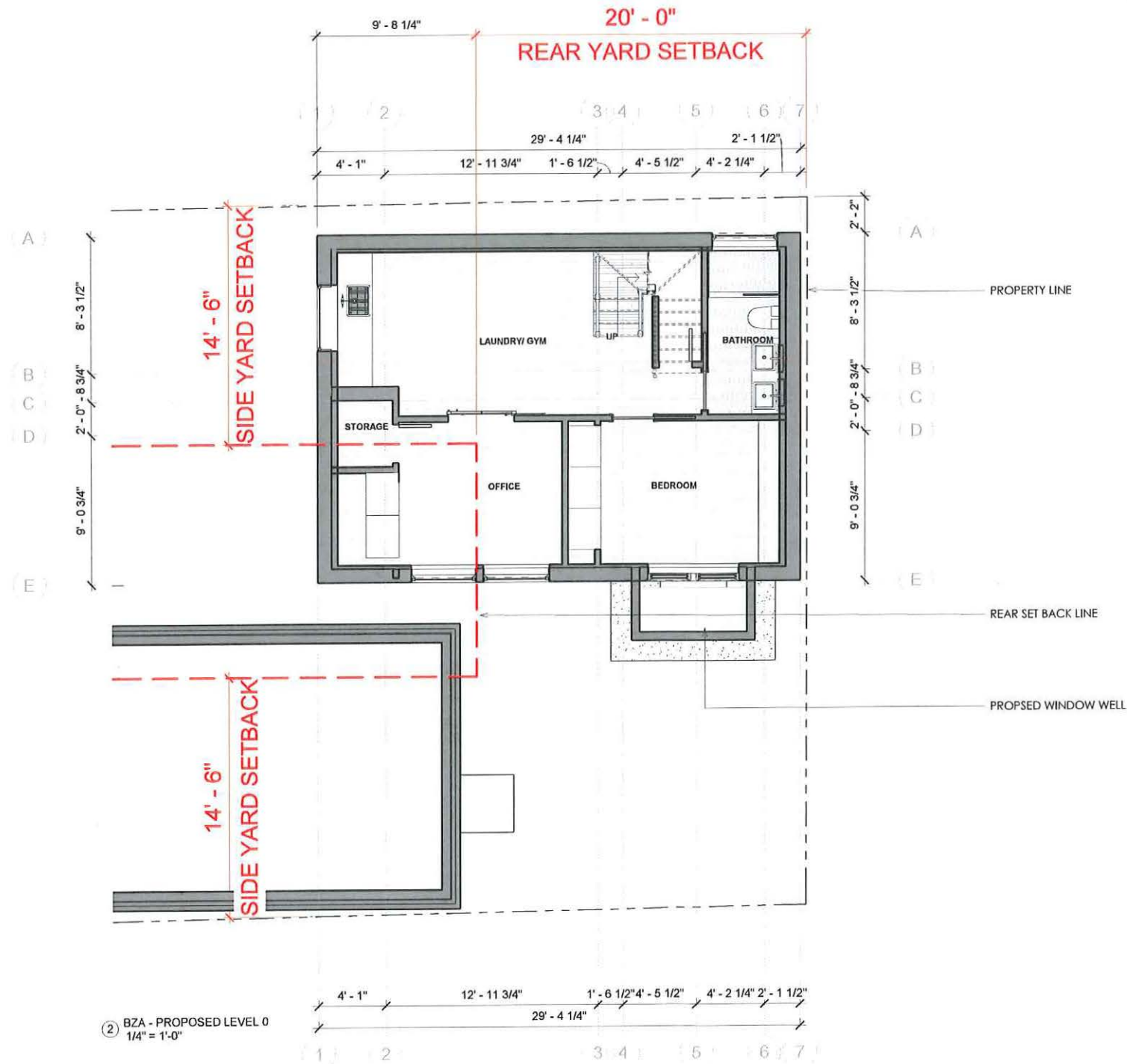


EXISTING SLAB TO BE REMOVED

① BZA - EXISTING LEVEL 0
1/8" = 1'-0"



③ BZA - AXON LEVEL 0



② BZA - PROPOSED LEVEL 0
1/4" = 1'-0"



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LEVEL 0 - PLAN

SIYU AND RYAN KALLA

THE KALLA RESIDENCE

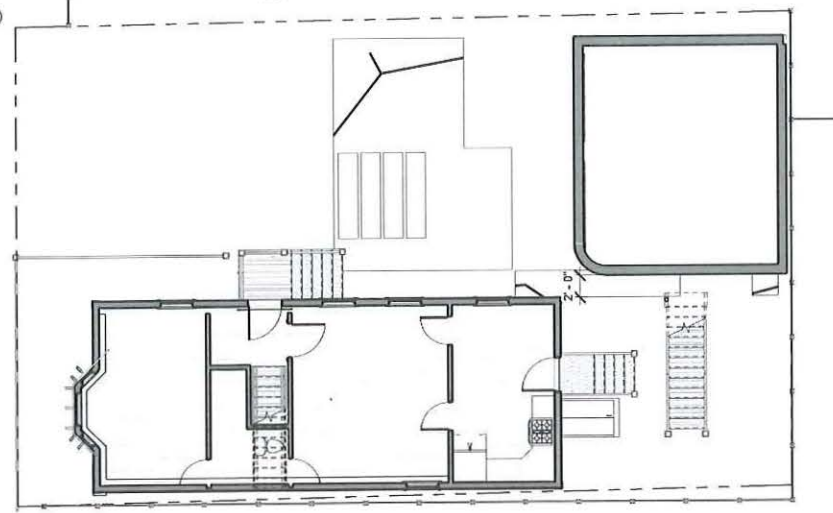
25 SUFFOLK ST. CAMBRIDGE, MA
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Project Status	BZA SET
Project number	2203-0025
Date	06/21/2022
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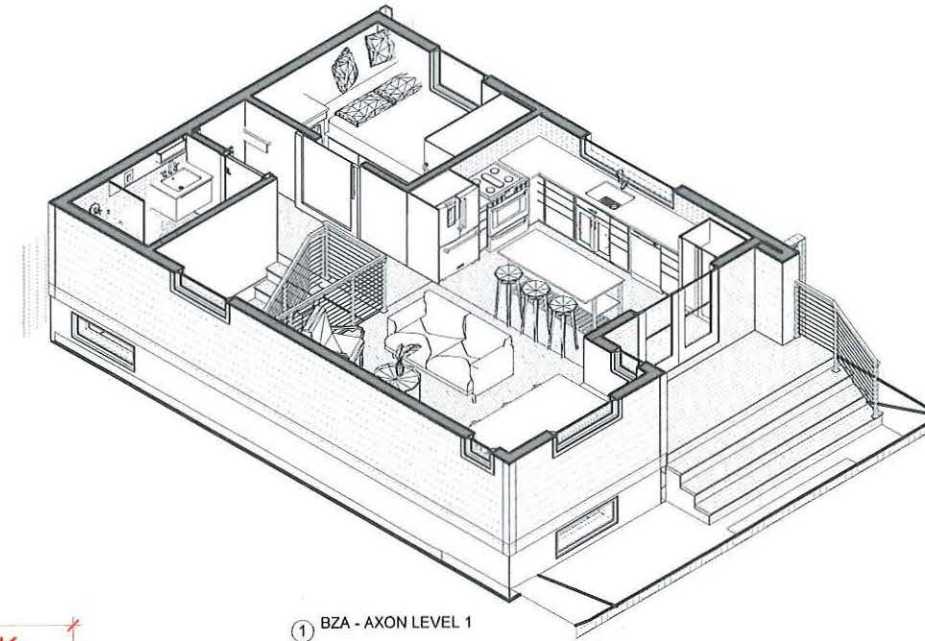
BZA-100

Scale As Indicated

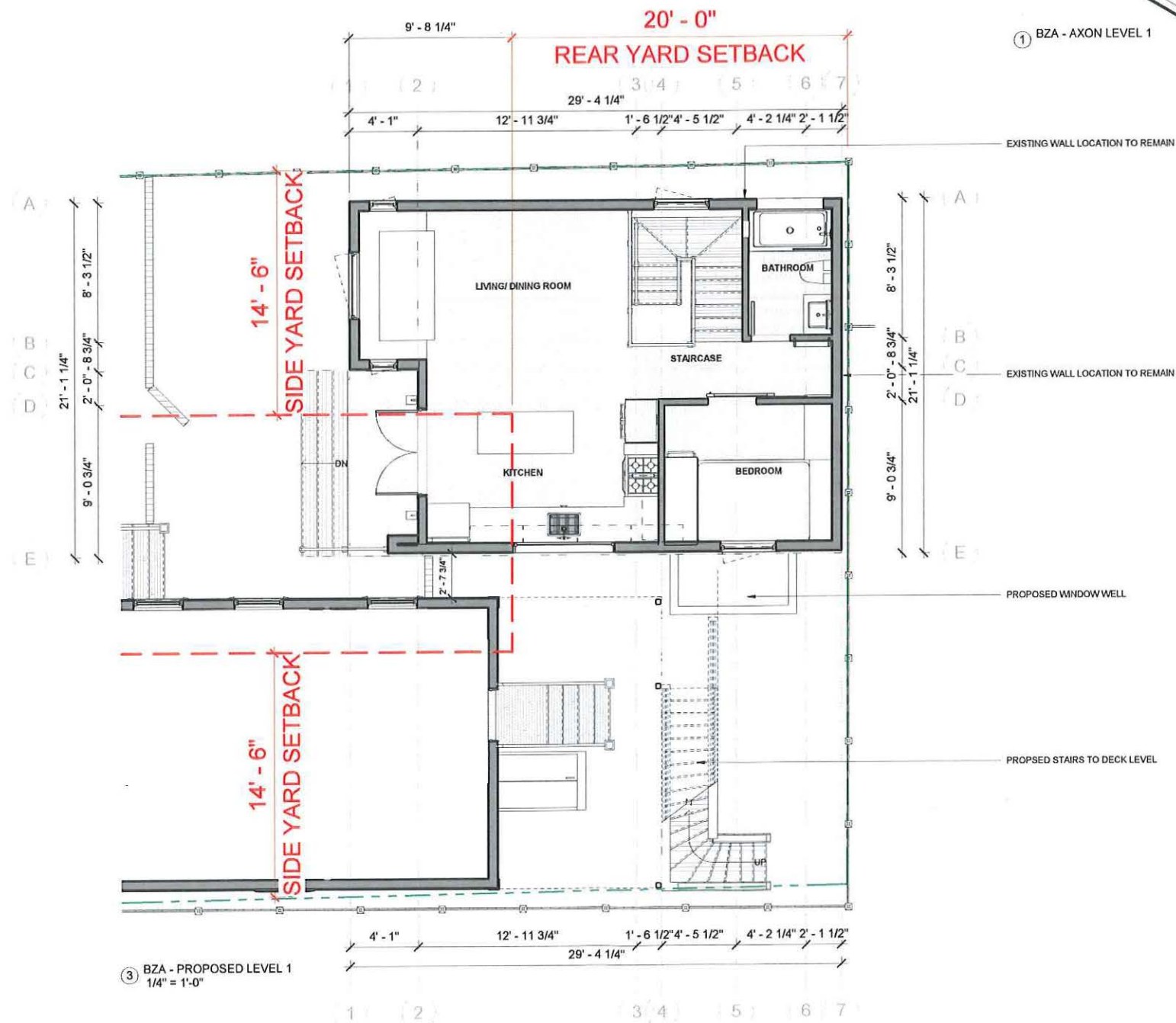
BZA-102 LEVEL 1 - PLAN



② BZA - EXISTING LEVEL 1
1/8" = 1'-0"



① BZA - AXON LEVEL 1



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LEVEL 1 - PLAN

SIYU AND RYAN KALLA
 THE KALLA RESIDENCE
 25 SUFFOLK ST. CAMBRIDGE, MA
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Project Status	BZA SET
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BZA-102
 Scale As indicated

BZA-200 ELEVATION SOUTH



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ELEVATION SOUTH

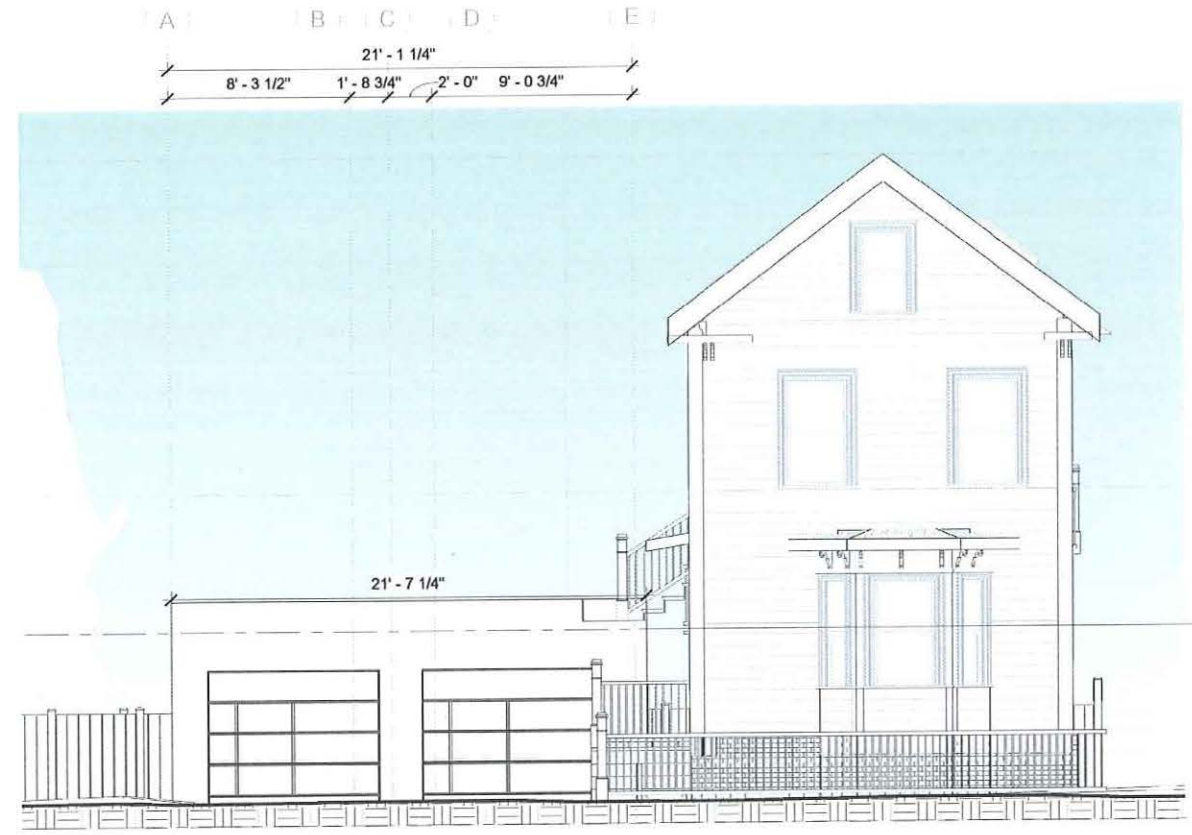
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Project Status	BZA SET
Project number	2203-0025
Date	06/21/2022
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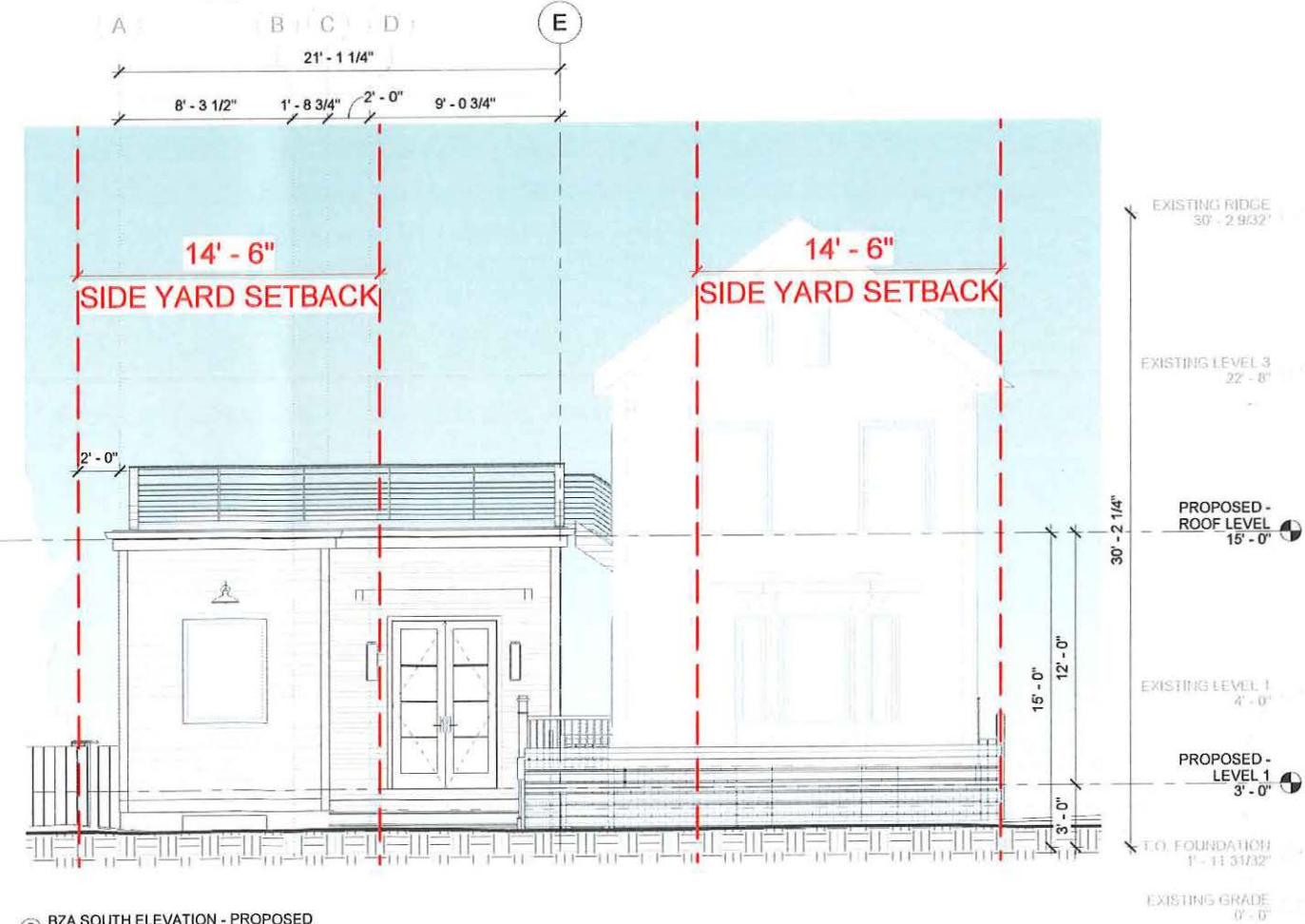
BZA-200

Scale 1/4" = 1'-0"

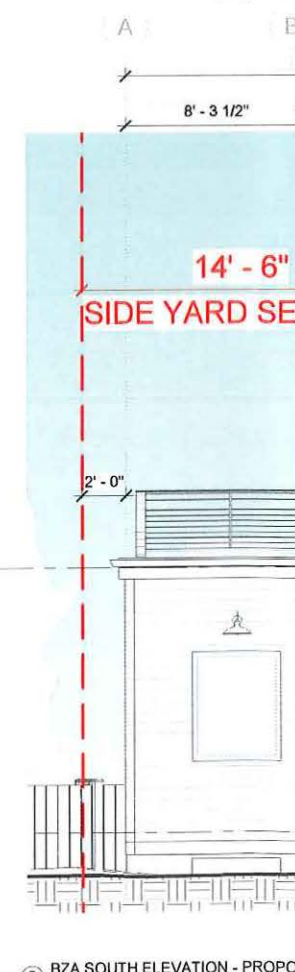
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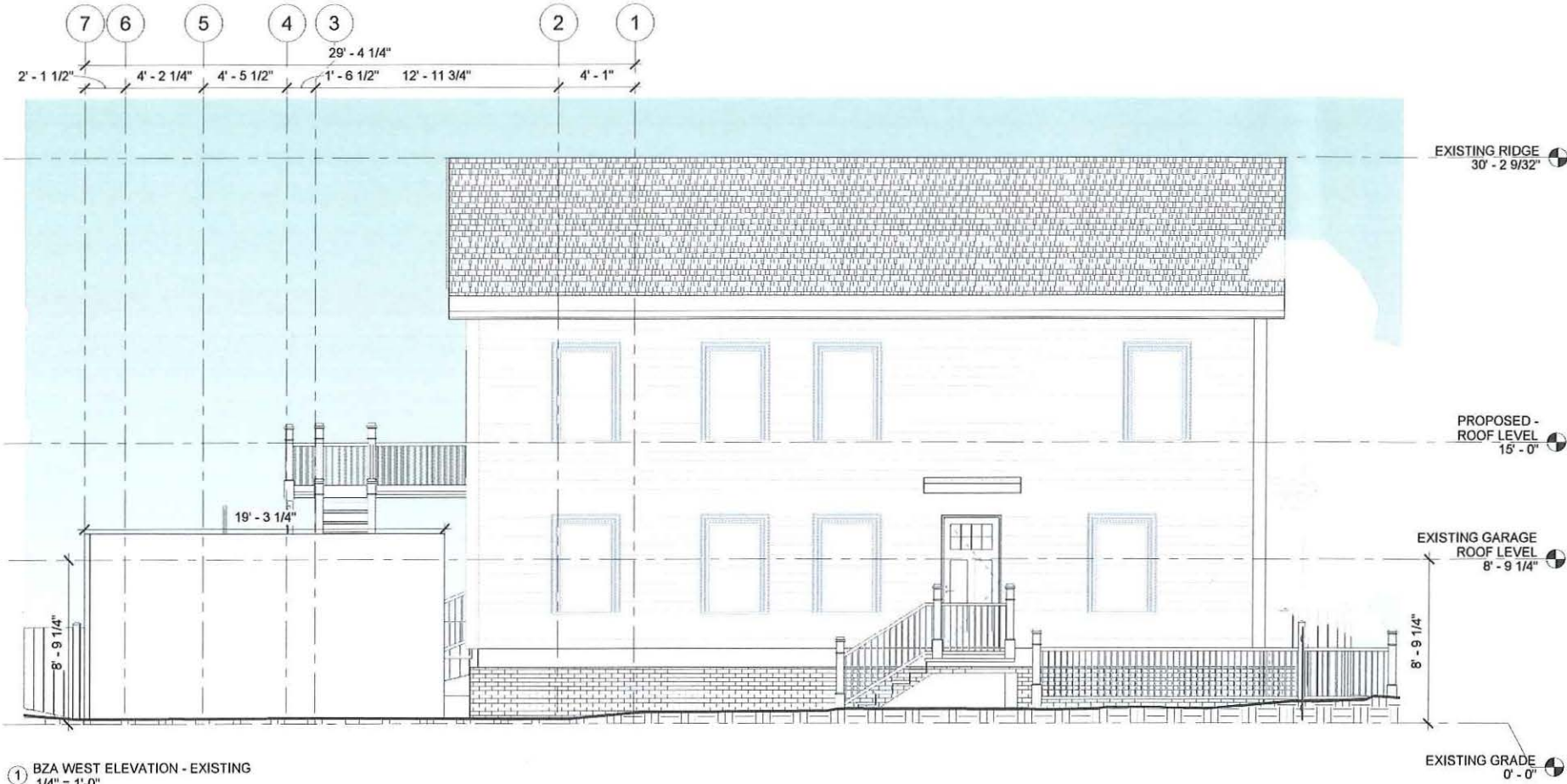
① BZA SOUTH ELEVATION - EXISTING
 1/4" = 1'-0"



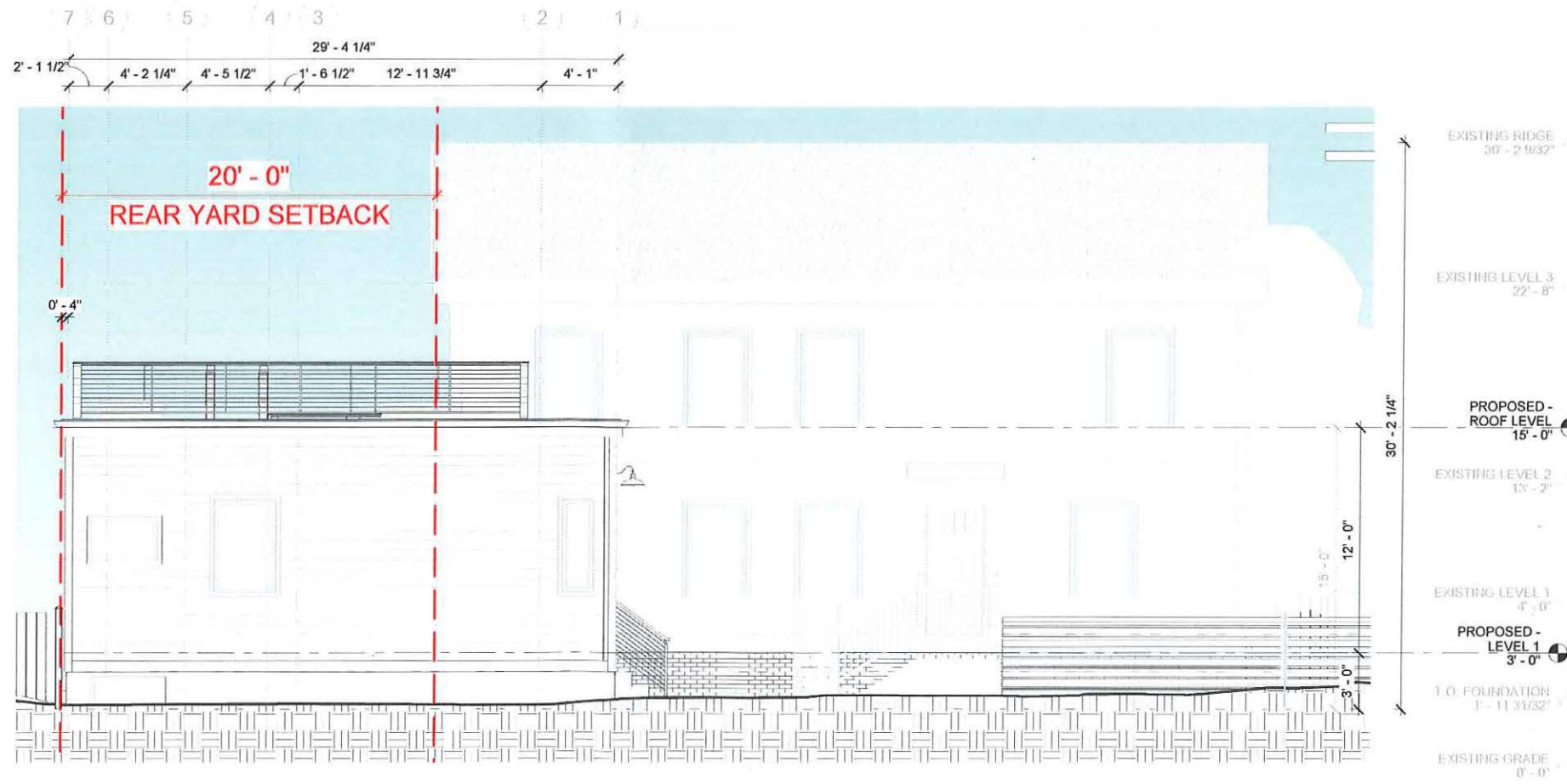
② BZA SOUTH ELEVATION - PROPOSED
 1/4" = 1'-0"



BZA-201 ELEVATION WEST



① BZA WEST ELEVATION - EXISTING
1/4" = 1'-0"



② BZA WEST ELEVATION - PROPOSED
1/4" = 1'-0"



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ELEVATION WEST

SIYU AND RYAN KALLA

THE KALLA RESIDENCE

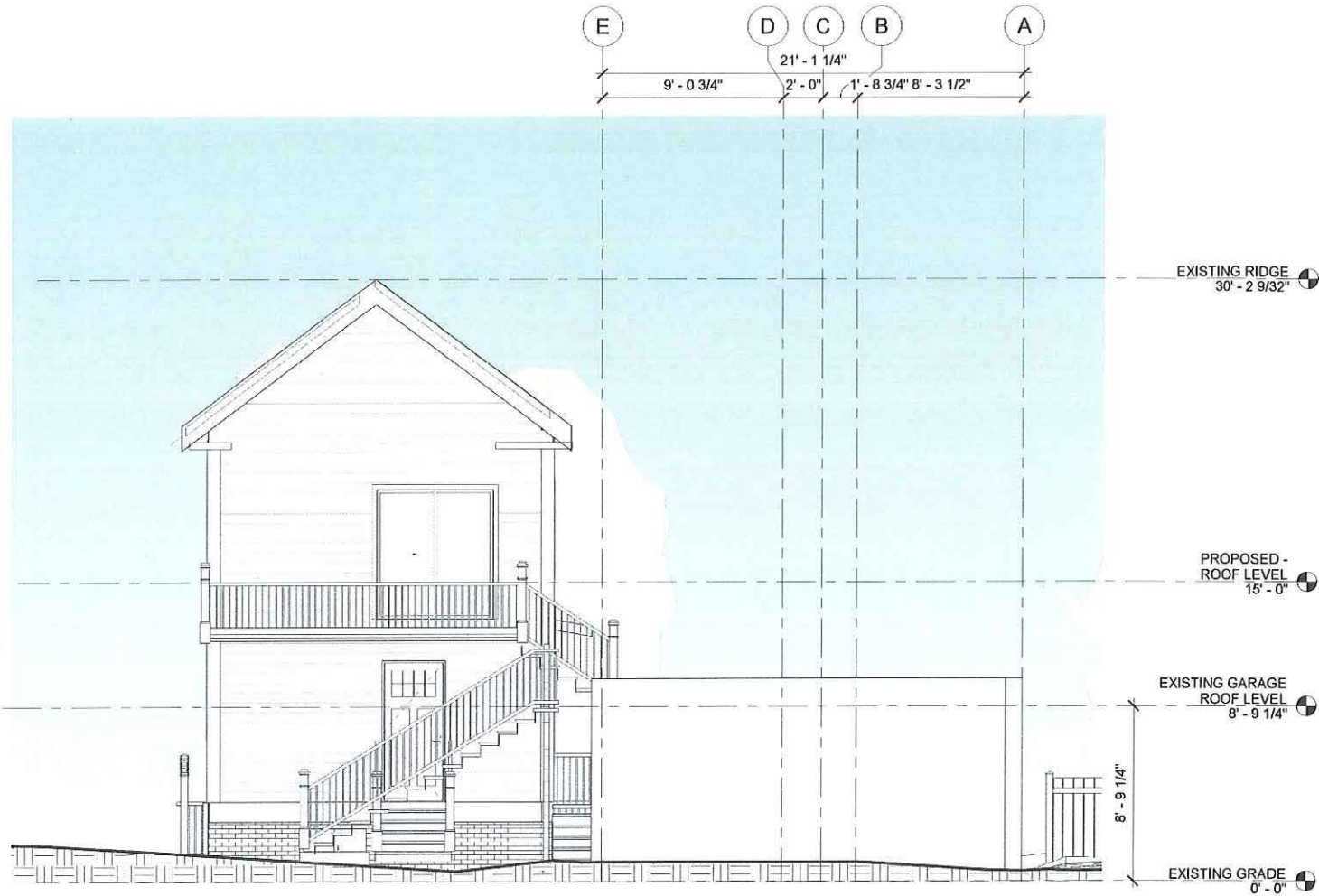
25 SUFFOLK ST. CAMBRIDGE, MA
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Project Status	BZA SET
Project number	2203-0025
Date	06/21/2022
Drawn by	Aulhor
Checked by	Checker

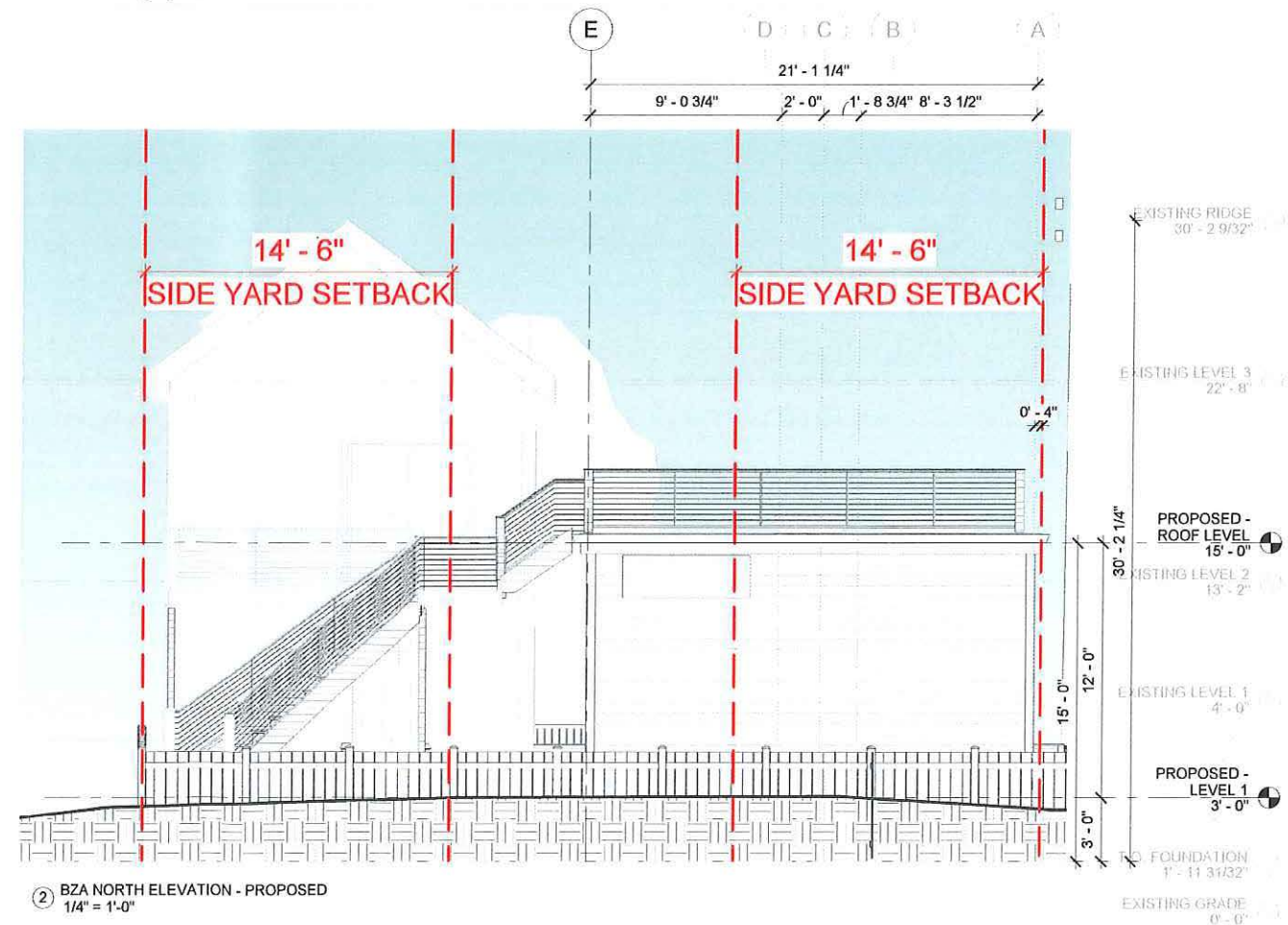
BZA-201

Scale 1/4" = 1'-0"

BZA-202 ELEVATION NORTH



1 BZA NORTH ELEVATION - EXISTING
1/4" = 1'-0"



2 BZA NORTH ELEVATION - PROPOSED
1/4" = 1'-0"



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ELEVATION NORTH

SIYU AND RYAN KALLA

THE KALLA RESIDENCE

25 SUFFOLK ST. CAMBRIDGE, MA
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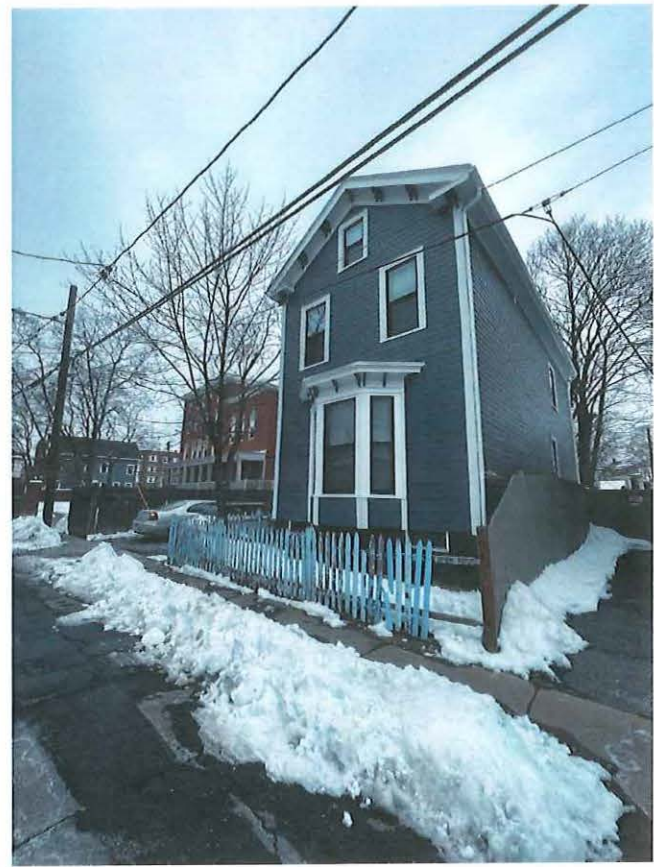
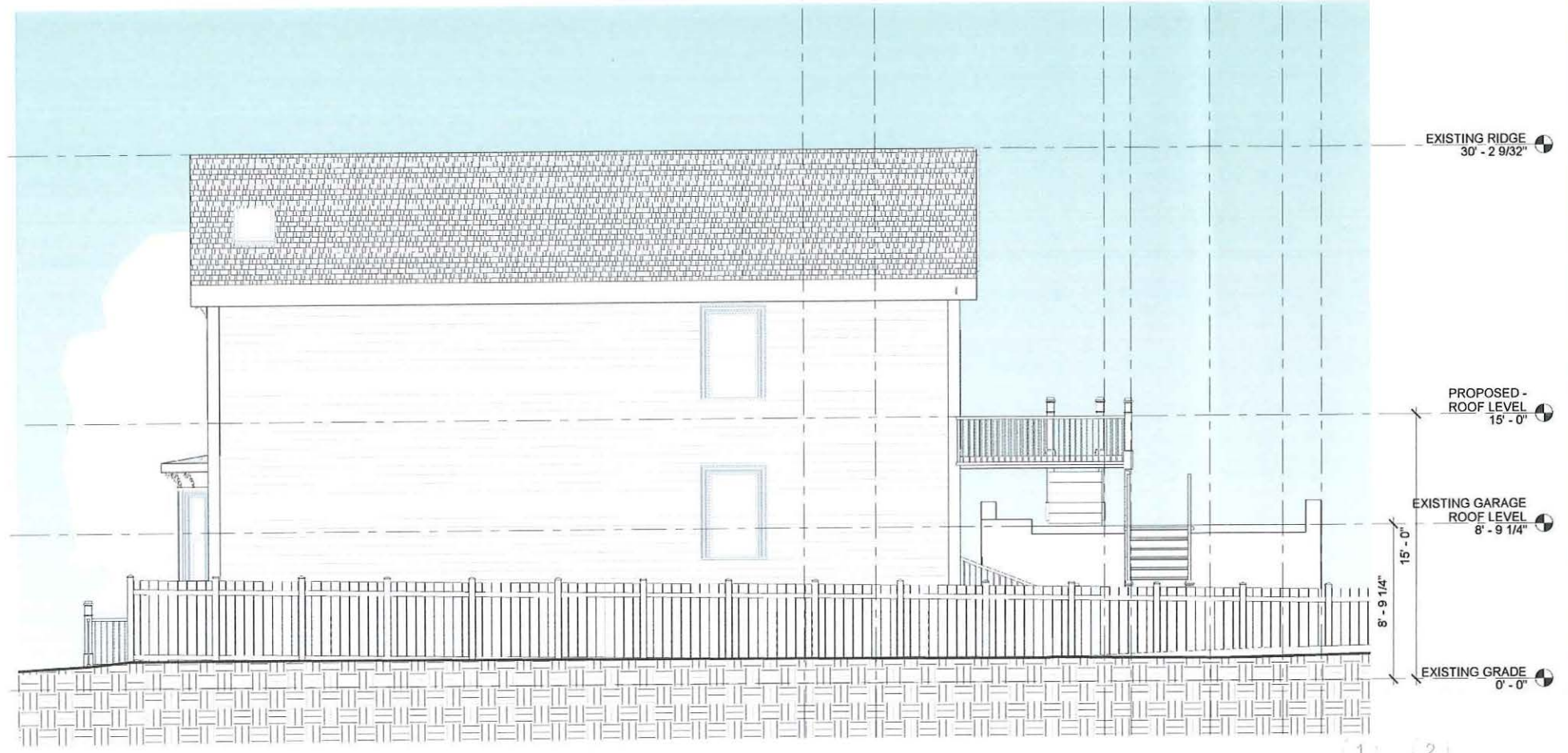
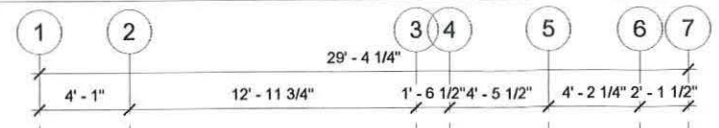
Project Status	BZA SET
Project number	2203-0025
Date	06/21/2022
Drawn by	Author
Checked by	Checker

BZA-202

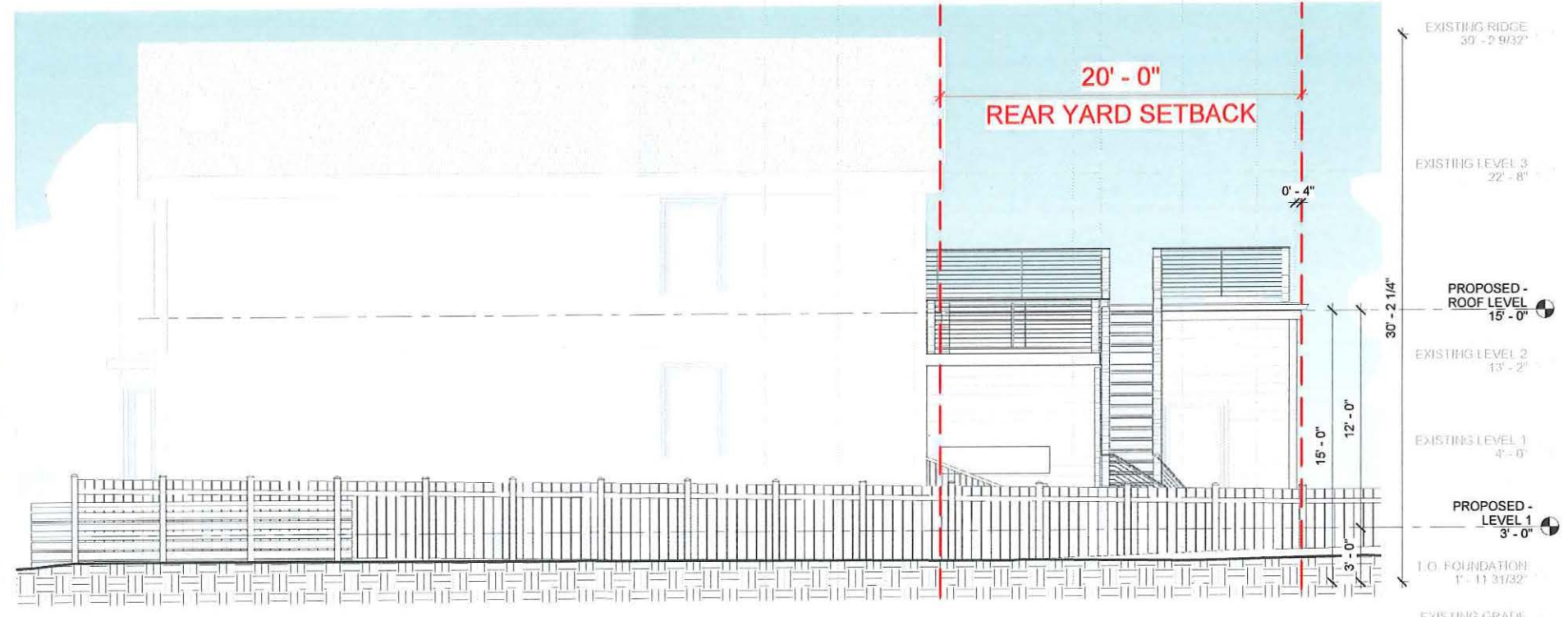
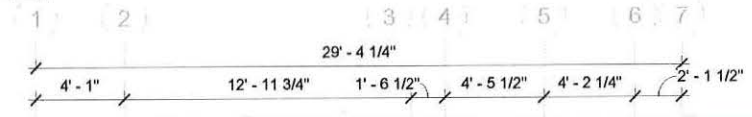
Scale 1/4" = 1'-0"

6/21/2022 1:00:50 PM

BZA-203 ELEVATION EAST



① BZA EAST ELEVATION - EXISTING
 1/4" = 1'-0"



② BZA EAST ELEVATION - PROPOSED
 1/4" = 1'-0"



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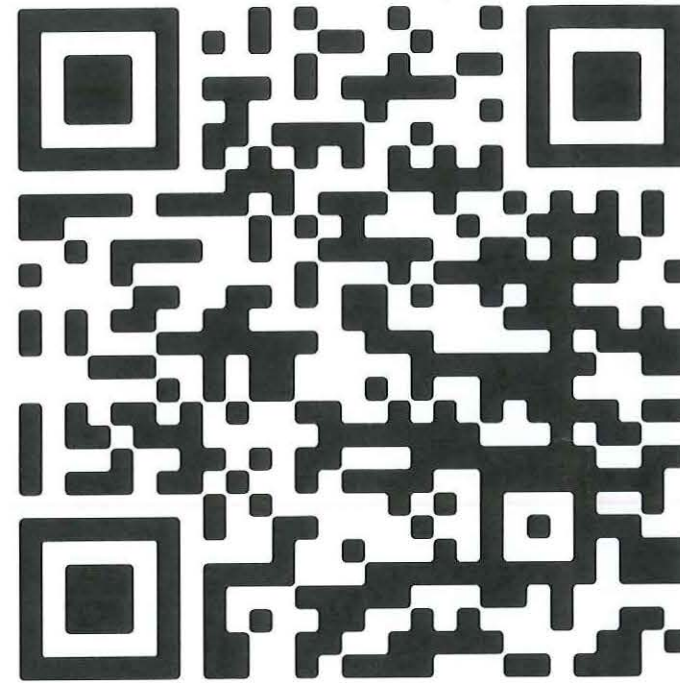
ELEVATION EAST

SIYU AND RYAN KALLA
 THE KALLA RESIDENCE
 25 SUFFOLK ST. CAMBRIDGE, MA
 02139

Project Status	BZA SET
Project number	2203-0025
Date	06/21/2022
Drawn by	Author
Checked by	Checker

BZA-203
 Scale 1/4" = 1'-0"

END OF PRESENTATION



PLEASE SCAN QR CODE FOR A VIDEO RENDER OF THE PROPOSED WORK

SUPPLEMENTARY SHEETS FOR REFERENCE BELOW



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QR CODE

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THE KALLA RESIDENCE
25 SUFFOLK ST. CAMBRIDGE, MA
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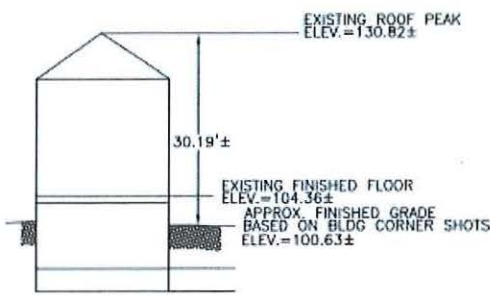
BZA-302

Scale

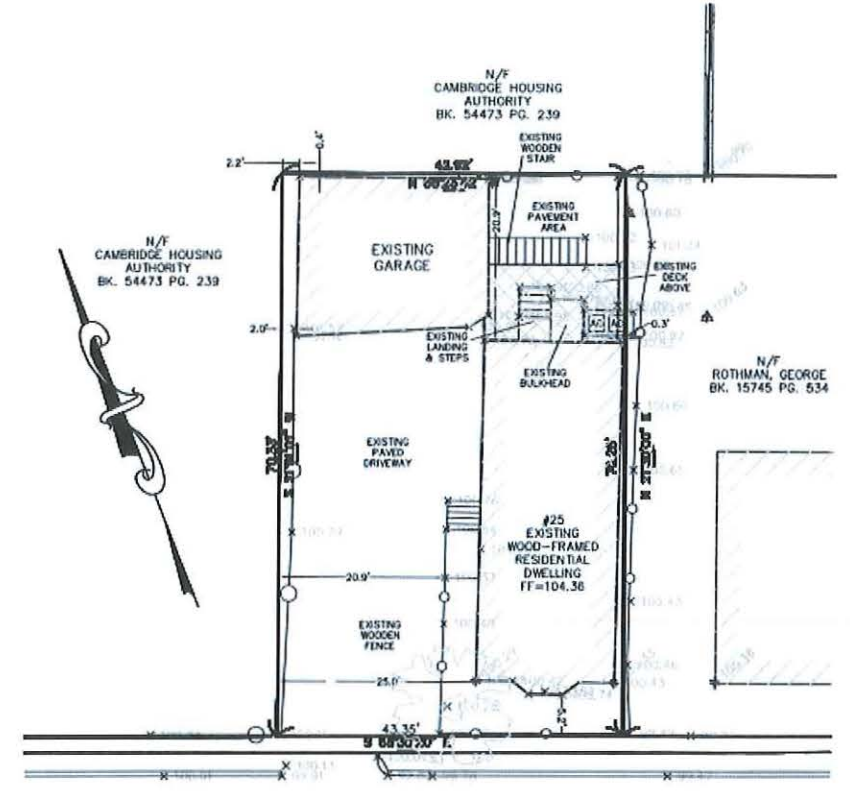
EXISTING LEGEND

—	SEWER LINE
⊙	SEWER MANHOLE
—	WATER LINE
—	GAS LINE
⊙	UTILITY POLE
⊗	GAS VALVE
—	OVERHEAD ELECTRIC SERVICE
⊗	WATER VALVE
□	CATCH BASIN
○	FENCE
—	CONTOUR LINE (MJR)
—	CONTOUR LINE (MNR)
X	SPOT GRADE
⊙	DRAIN MANHOLE
⊗	HYDRANT
⊗	TREE

- NOTES:
1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 3/7/2022.
 2. DEED REFERENCE: BOOK 69362, PAGE 375
LC PLAN #17695-A; PLAN #7807; PLAN #1465; PLAN #7087
MIDDLESEX COUNTY SOUTH DISTRICT REGISTRY OF DEEDS
 3. THIS PLAN IS NOT INTENDED TO BE RECORDED.
 4. I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25017C0576E, IN COMMUNITY NUMBER: 250186, DATED 6/4/2010.
 5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
 6. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.
 7. NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS PETER NOLAN & ASSOCIATES LLC ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.
 8. THE ELEVATIONS SHOWN ARE ON AN ASSUMED DATUM.
 9. ZONING DISTRICT: RECIDENCE C-1



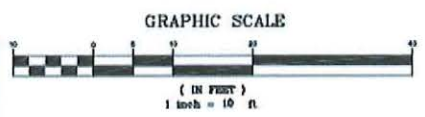
EXISTING PROFILE
NOT TO SCALE



SUFFOLK STREET
(PUBLIC WAY - 30' WIDE)

PETER NOLAN & ASSOCIATES LLC SHALL NOT BE RESPONSIBLE FOR INFORMATION BEING, BEING, UNKNOWN, OR PROVIDED BY THE CONTRACTOR, FOR THE RESULTS OF PUBLIC OR CONTRACTOR'S NEGLIGENCE, OR FOR THE FAILURE OF THE CONTRACTOR TO COMPLY WITH THE PERMITS AND REGULATIONS OF THE LOCAL GOVERNMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESULTS OF THE SURVEY AND THE ACCURACY OF THE DATA SHOWN ON THIS PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESULTS OF THE SURVEY AND THE ACCURACY OF THE DATA SHOWN ON THIS PLAN.

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SCALE	1"=10'
DATE	4/5/2022
SHEET	1
PLAN NO.	1 OF 1
CLIENT:	25 SUFFOLK STREET CAMBRIDGE MASSACHUSETTS
DRAWN BY	OK
CHKD BY	P.N.
APPD BY	P.N.
PLOT PLAN OF LAND	
PETER NOLAN & ASSOCIATES LLC LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS 80 JEWETT STREET, SUITE 2 NEWTON, MA 02458 PHONE: 617 891 7478/617 782 1533 FAX: 617 202 5691 EMAIL: pnolan@pnasurveyors.com	
SHEET NO.	1



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CAMBRIDGE MA, 02138

REGISTRATIONS:

STRUCTURAL ENGINEER:

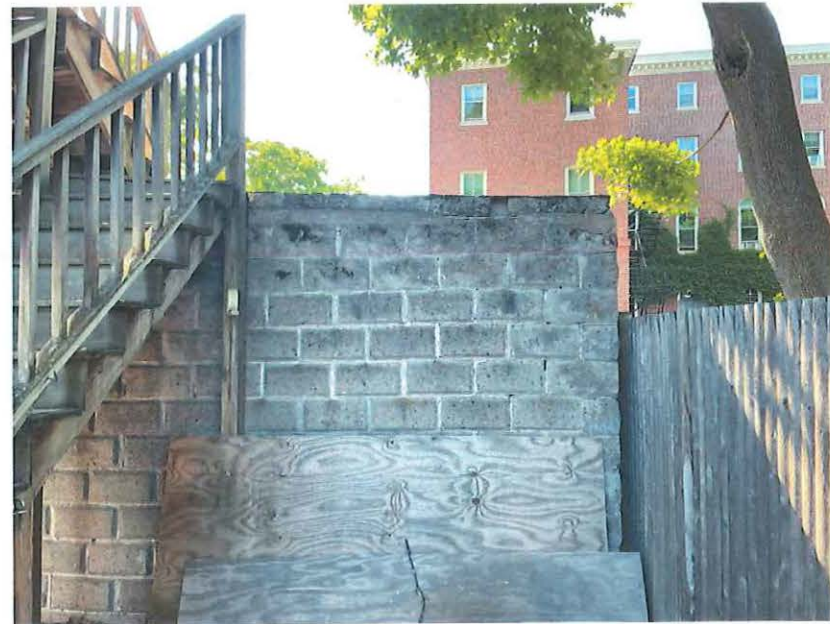
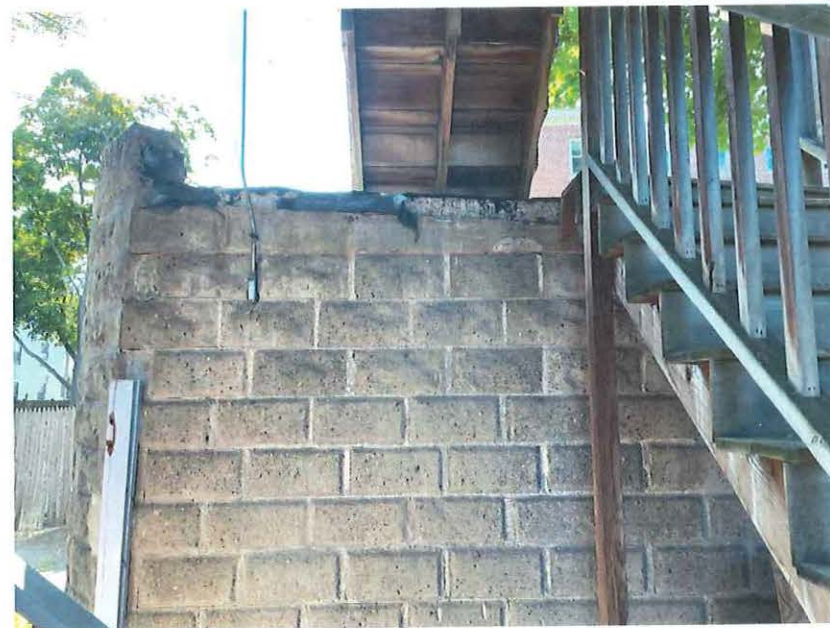
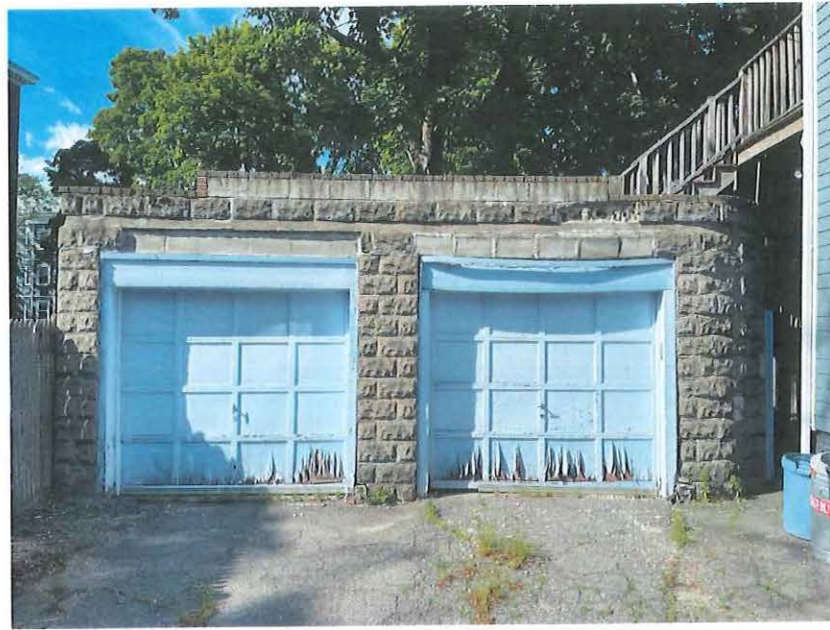
CERTIFIED PLOT PLAN

SIYU AND RYAN KALLA
THE KALLA RESIDENCE
25 SUFFOLK ST. CAMBRIDGE, MA
02139

Project Status	BZA SET
Project number	2203-0025
Date	06/21/2022
Drawn by	Author
Checked by	Checker

BZA-400
Scale

BZA-401 EXISTING PHOTOS



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EXISTING PHOTOS

SIYU AND RYAN KALLA

THE KALLA RESIDENCE

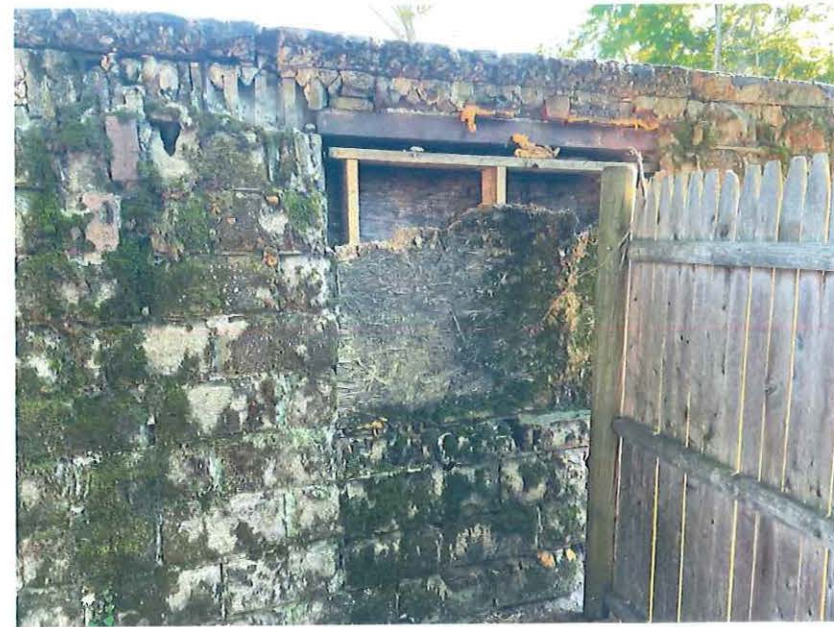
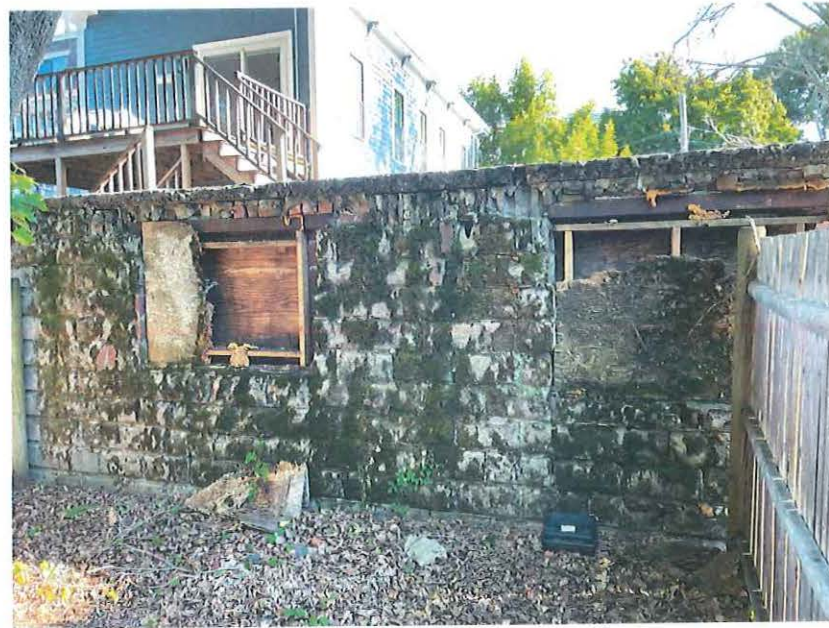
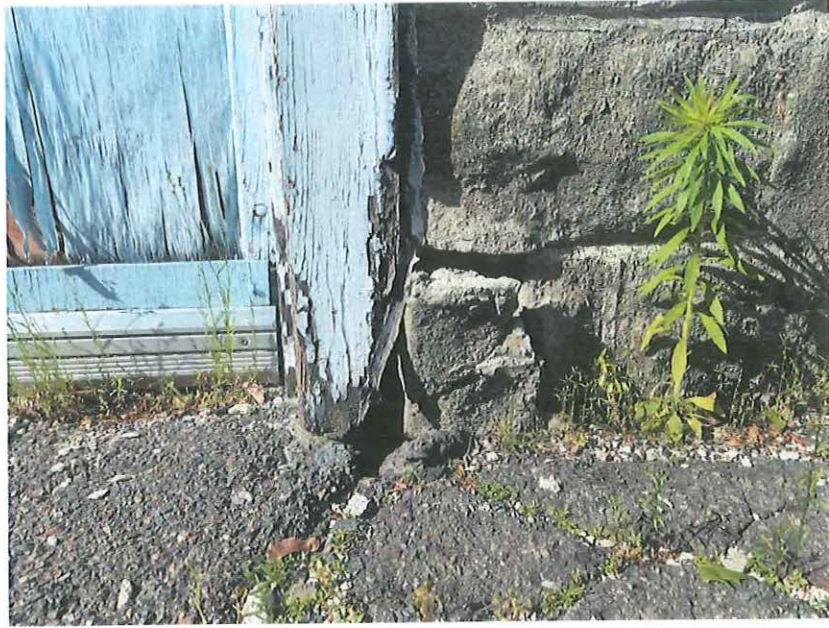
25 SUFFOLK ST. CAMBRIDGE, MA
 02139

Project Status	BZA SET
Project number	2203-0025
Date	06/21/2022
Drawn by	Author
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D7A 401

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Project Status	BZA SET
Project number	2203-0025
Date	06/21/2022
Drawn by	Author
Checked by	Checker

BZA-402

Scale

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: SIYU XIAO & RYAN KALLA

PRESENT USE/OCCUPANCY: RESIDENTIAL

LOCATION: 25 SUFFOLK ST. CAMBRIDGE, MA 02139

ZONE: C-1

PHONE: _____

REQUESTED USE/OCCUPANCY: RESIDENTIAL

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS¹</u>
TOTAL GROSS FLOOR AREA:	1,935	2,303	2,313 (max.)
LOT AREA:	3,085		1,500 (min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: ²	0.62	0.74	0.75 (max.)
LOT AREA FOR EACH DWELLING UNIT:	2,313	2,313	1,500 (min.)
SIZE OF LOT:			
WIDTH	43'-5"		33'-5" (min.)
DEPTH	70'-3"		70'-6"
Setbacks in Feet:			
FRONT	50'-8 1/4"	40'-7 1/4"	10'-11" (min.)
REAR	4 3/4"	4 3/4"	20'-0" (min.)
LEFT SIDE	2'-2"	2'-2"	14'-6" (min.)
RIGHT SIDE	19'-1 3/4"	19'-7 3/4"	14'-6" (min.)
SIZE OF BLDG.:			
HEIGHT	10'-2"	15'-0"	15'-0" (max.)
LENGTH			
WIDTH			
RATIO OF USABLE OPEN SPACE TO LOT AREA: ³	45%	41%	30% (min.)
NO. OF DWELLING UNITS:	2	3	(max.)
NO. OF PARKING SPACES:	2	2	(min./max)
NO. OF LOADING AREAS:	N/A	N/A	N/A (min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT:	N/A	N/A	N/A (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.

EXISTING ACCESSORY STRUCTURE TO BE RENOVATED AND CONVERTED INTO AN ACCESSORY APARTMENTS AT THE SAME LOT OF A 2-FAMILY DWELING UNIT. THE PROPOSED STRUCTURE IS OFFSET BY 3'-0" FROM THE MAIN BUILDING. STRUCTURE TO BE WOOD FRAMING AND EXTERIOR CLAPBOARD TO MATCH THE EXISTING HOUSE.

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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DIMENSIONAL FORM

SIYU AND RYAN KALLA

THE KALLA RESIDENCE

25 SUFFOLK ST. CAMBRIDGE, MA
02139

Project Status	BZA SET
Project number	2203-0025
Date	09/30/2022
Drawn by	Author
Checked by	Checker

BZA-403

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