



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

2020 JUL 20 PM 2:56

BZA APPLICATION FORM

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS
Plan No: BZA-017287-2020

GENERAL INFORMATION

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

Special Permit : √ Variance : √ Appeal :

PETITIONER : EvB Design - C/O Edrick VanBeuzekom

PETITIONER'S ADDRESS : 1310 Broadway Suite 200 Somerville, MA 02144

LOCATION OF PROPERTY : 27 Kelly Rd Cambridge, MA 02139

TYPE OF OCCUPANCY : Residence ZONING DISTRICT : Residence C Zone

REASON FOR PETITION :
Additions

DESCRIPTION OF PETITIONER'S PROPOSAL :

The proposal includes reconstructing an existing 2 story addition at the rear of the house and expanding it a small amount which increases the already nonconforming FAR from 0.77 to 0.79, requiring a Variance. The proposal also includes some new windows on the left side and rear of the structure, where both facades are nonconforming to the setback requirements, therefore requiring a Special Permit.

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 8.000 Section 8.22.2.C (Non-Conforming Structure).

Original Signature(s) : 
(Petitioner(s) / Owner)

 EDRICK VANBEUZEKOM
(Print Name)

Address : c/o EvB Design 1310 Broadway Suite 200
 Somerville, MA 02144

Tel. No. : 617-696-2233

E-Mail Address : edrick@evbdesign.com

Date : 7/17/20

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 **Tuncay Gunluk and Michelle Wagner (owners)**

Address: **332 Franklin St. Apt 603 Cambridge, MA 02139**

State that I/We own the property located at **27 Kelly Road, Cambridge MA** which is the subject of this zoning application.

The record title of this property is in the name of

Tuncay Gunluk and Michelle Wagner

*Pursuant to a deed of duly recorded in the date **May 5, 2020,**

Middlesex South County Registry of Deeds at Book **74606,** Page **539;** or

Middlesex Registry District of Land Court, Certificate No. ___ Book ____ Page

Tuncay Gunluk *Michelle Wagner*
SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

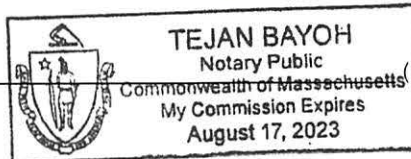
**Written evidence of Agent's standing to represent petitioner may be requested.*

Commonwealth of Massachusetts, County of South Middlesex

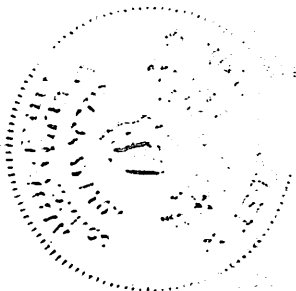
The above-name TUNCAY GUNLUK & MICHELLE L. WAGNER personally appeared before me, this 26th of MAY 2020, and made oath that the above statement is true.

Tejan Bayoh Notary

My commission expires _____ (Notary Seal).



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



TEJAN BAYOH
Notary Public
Commonwealth of Massachusetts
My Commission Expires
August 17, 2023



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:

A literal enforcement of the provisions of this Ordinance would involve a substantial hardship as the existing house is small and is on a very small lot with little room for expansion. The proposed additions are necessary to make the living space viable for the owners and it would significantly alter their ability to accommodate their family without the additions.

B) The hardship is owing to the following circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located for the following reasons:

The hardship is owing to the small nonconforming lot as well as the position of the house very close to the lot lines.

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

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

Desirable relief may be granted without substantial detriment to the public good as the proposed additions are small, and do not increase the footprint of the existing structure significantly and will improve the exterior of the structure visible to the public way.

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

Desirable relief may be granted without nullifying or substantially derogating from the intent or purpose of this ordinance as the proposed additions are small, and do not increase the footprint of the existing structure significantly and are well within the scale of the Residence C zoning district.

*** 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

SUPPORTING STATEMENT FOR A SPECIAL PERMIT

Please describe in complete detail how you meet each of the following criteria referring to the property and 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 27 Kelly Rd Cambridge, MA 02139 (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 window changes are small and do not have any increase of impact to the dimensional requirements of the zoning ordinance.
- 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 changes will have no impact on traffic, patterns of access and are intended to be consistent with the neighborhood character.
- 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 changes to windows do not have any significant impact on neighboring properties.
- 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 changes only impact windows facing the yards, and will not create any nuisance or hazard.
- 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 changes are consistent with the character of the existing structure and with the neighborhood.

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: EvB Design PRESENT USE/OCCUPANCY: 2-family residence

LOCATION: 27 Kelly Rd. Cambridge, MA 02139 ZONE: Residence C

PHONE: 617-686-2233 REQUESTED USE/OCCUPANCY: Single family residence

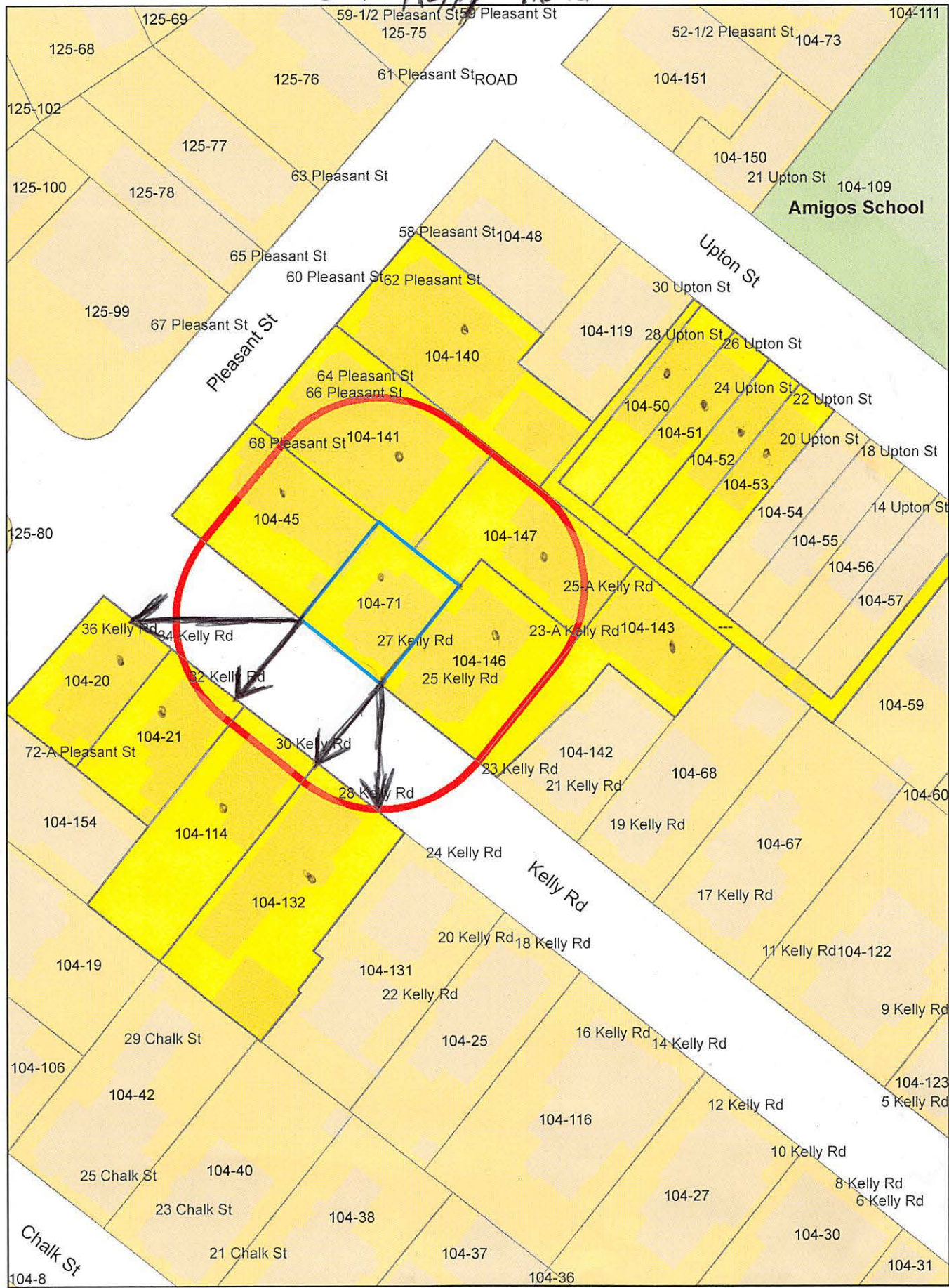
	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS¹</u>
TOTAL GROSS FLOOR AREA:	<u>1548 sf</u>	<u>1580 sf</u>	<u>1205 sf</u> (max.)
LOT AREA:	<u>2008 sf</u>		<u>5000 sf</u> (min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: ²	<u>0.77</u>	<u>0.784</u>	<u>0.6</u> (max.)
LOT AREA FOR EACH DWELLING UNIT:	<u>1004 sf</u>	<u>2008 sf</u>	<u>1800 sf</u> (min.)
SIZE OF LOT:			
WIDTH	<u>40'</u>		<u>50'</u> (min.)
DEPTH			
Setbacks in Feet:			
FRONT	<u>8.78'</u>	<u>no change</u>	<u>10'</u> (min.)
REAR	<u>7.9'</u>	<u>no change, new deck in rear yard</u>	<u>20'</u> (min.)
LEFT SIDE	<u>11.39'</u>	<u>no change</u>	<u>7'-6"</u> (min.)
RIGHT SIDE	<u>2.03'</u>	<u>no change</u>	<u>7'-6"</u> (min.)
SIZE OF BLDG.:			
HEIGHT	<u>28'</u>	<u>no change</u>	<u>35'</u> (max.)
LENGTH	<u>33'-5"</u>	<u>no change</u>	
WIDTH	<u>26'-1"</u>	<u>no change</u>	
RATIO OF USABLE OPEN SPACE TO LOT AREA: ³	<u>0%</u>	<u>5%</u>	<u>36%</u> (min.)
NO. OF DWELLING UNITS:	<u>2</u>	<u>1</u>	<u>1</u> (max.)
NO. OF PARKING SPACES:	<u>1</u>	<u>no change</u>	<u>1</u> (min./max)
NO. OF LOADING AREAS:	<u>N/A</u>	<u>N/A</u>	<u>N/A</u> (min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT:	<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.

Existing house is 2-story wood frame construction witha mansard roof. New construction will be wood frame construction.

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'.

27 Kelly Road



104-50
THEMEA, STANSBURY & ORA THEMEA
28 UPTON STREET
CAMBRIDGE, MA 02139

104-71
HOU, PHILIP
27 KELLY RD
CAMBRIDGE, MA 02139

Petitioner
EVB DESIGN
C/O EDRICK VANBEUZEKOM, ARCHITECT
1310 BROADWAY – SUITE 200
SOMERVILLE, MA 02144

104-21
KWO, JENNIE & BRIAN LEE
32 KELLY RD
CAMBRIDGE, MA 02139

104-45
HOU, PHILIP
68 PLEASANT ST
CAMBRIDGE, MA 02139

104-53
OCHSENDORF, JOHN & ANNE H. CARNEY
224 ALBANY ST. #470
CAMBRIDGE, MA 02139

104-140
HADDON, BRYAN
263 ELM ST., #3
CAMBRIDGE, MA 02139

104-140
SHILEPSKY, NANCY S. & NANCY H. DONALD
31 MARLBORO ST.
BELMONT, MA 02478

104-20
JUDD, GLADYS I.
A LIFE ESTATE
36 KELLY RD
CAMBRIDGE, MA 02139-4404

104-52
COWLES, LORI A.
24 UPTON ST
CAMBRIDGE, MA 02139

104-146
SANTOS, JAY & DAVID HALSTEAD
25 KELLY RD. UNIT#1
CAMBRIDGE, MA 02139

104-114
MCLANAHAN, KIM D.
30 KELLY RD.
CAMBRIDGE, MA 02139-4404

104-132
STEINADLER, ELEANOR
28 KELLY RD., #1
CAMBRIDGE, MA 02139

104-140
MORTON, CLAIRE J.
62 PLEASANT ST., UNIT#1
CAMBRIDGE, MA 02139

104-140
MEHTANI, SAPNA
106 ORCHARD STREET
SOMERVILLE, MA 02144

104-140
OURGE, ABEBECH
62 PLEASANT ST., #62-3
CAMBRIDGE, MA 02139

104-146
PARLIN, ROBERT L.
25 KELLY RD #2
CAMBRIDGE, MA 02139

104-147
MACMILLAN, DAVID P & LINDA S. MACMILLAN
4 RIDGE ST.
ARLINGTON, MA 02474

104-51
PLASSE, ANNE MARIE & GERALD F. PLASSE
26 UPTON ST.
CAMBRIDGE, MA 02139

104-141
REID, BEVERLY,
TRS OF PLEASANT STREET TRUST
64-66 PLEASANT ST
CAMBRIDGE, MA 02138

104-146
WALLACE, MATTHEW A. & ERIKA WALLACE
25 KELLY RD., #3
CAMBRIDGE, MA 02139

104-140
WANG, YANGXI CHENGJUN WANG
60-62 PLEASANT ST UNIT 60/2
CAMBRIDGE, MA 02139

104-143
HORIZONS ENTERPRISES LLC
60 HIGHLAND AVE
SOMERVILLE, MA 02144

Tuncay Gunluk & Michelle Wagner Residence

27 Kelly Road
Cambridge, MA 02139

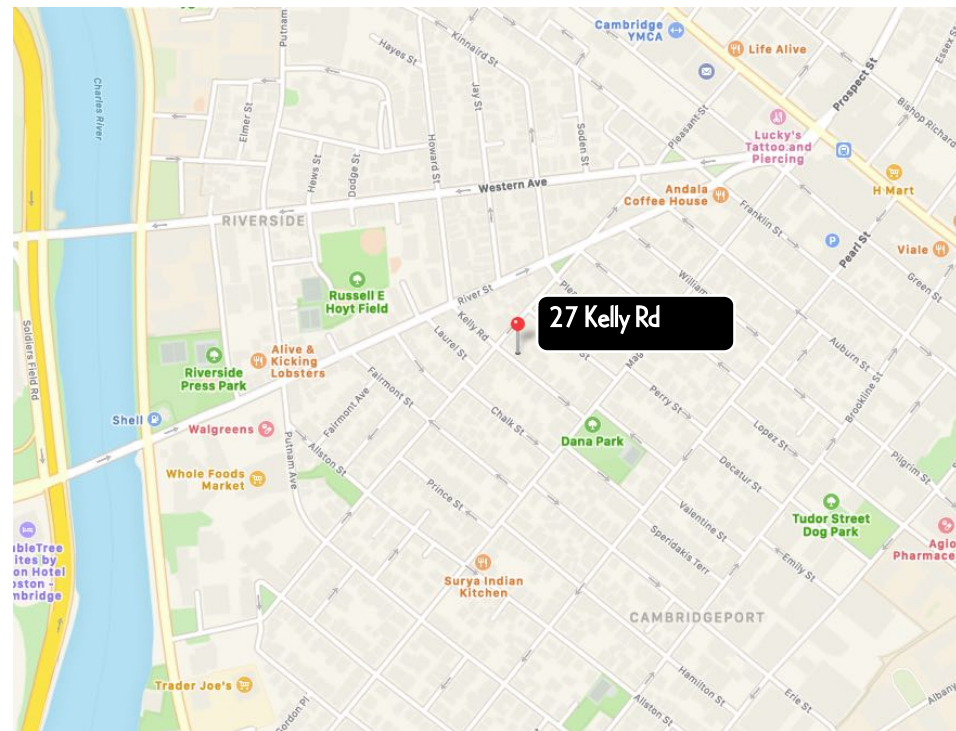
ISSUE DATE: April 9, 2020
For Zoning Review

Architect:

EvB Design

Edrick vanBeuzekom, AIA
1310 Broadway, Suite 200
Somerville, MA 02144
Tel: 617-623-2222

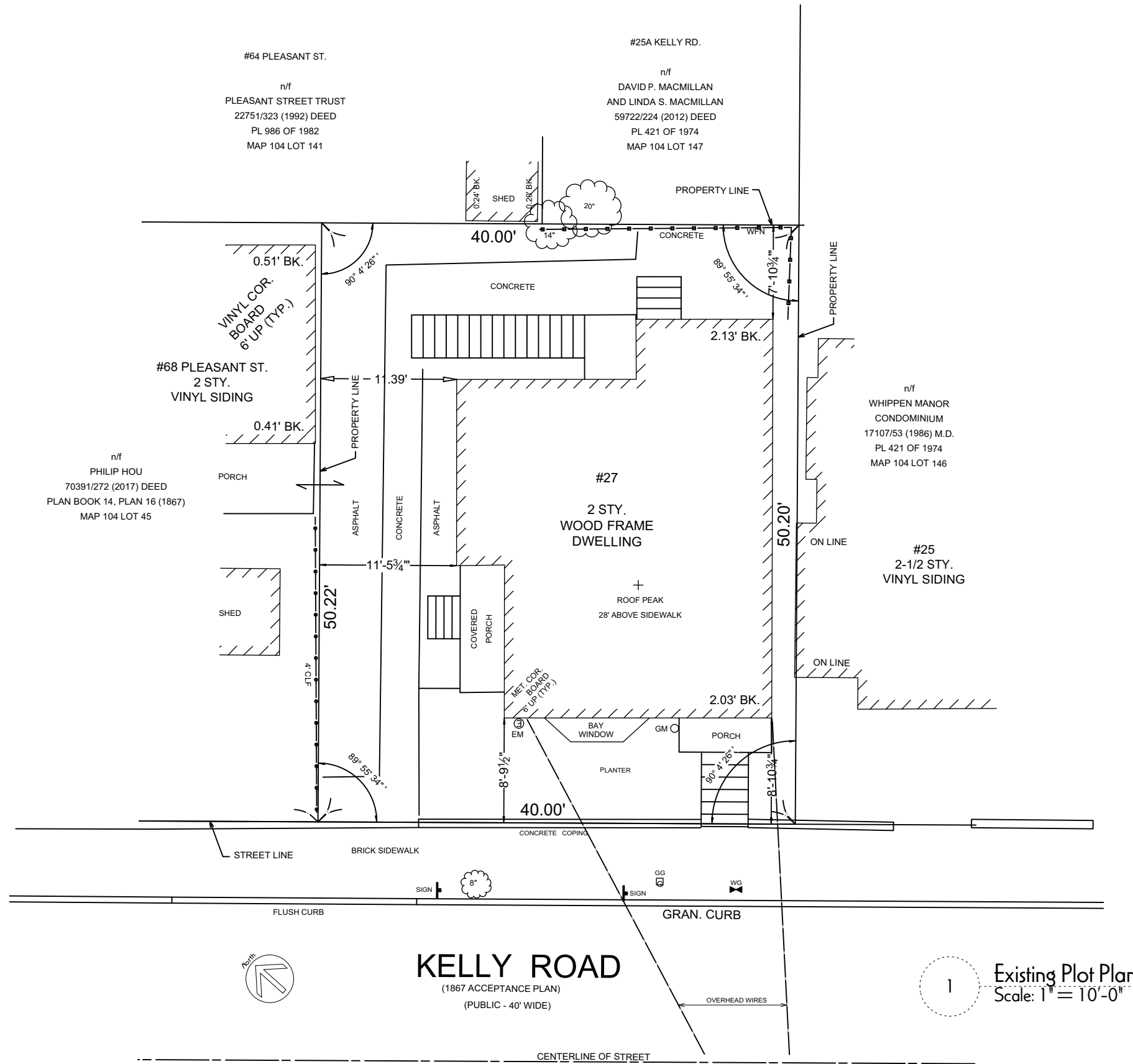
LOCUS PLAN



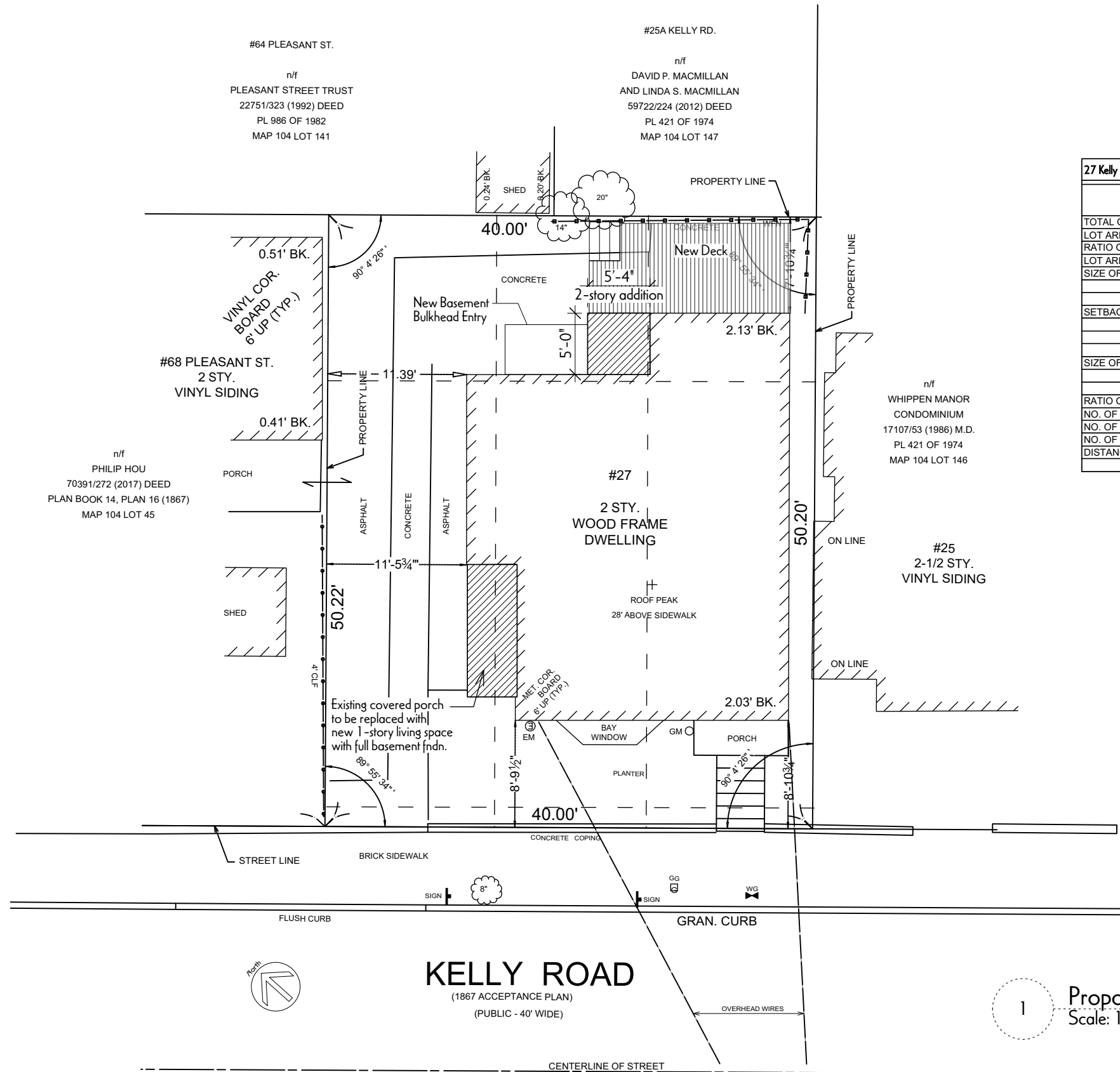
List Of Drawings:

Cover Sheet
C1.0 Existing Site Plan
C1.1 Proposed Site Plan
A1.0 Proposed Basement Plan
A1.1 Proposed 1st Floor Plan
A1.2 Proposed 2nd Floor Plan
A1.3 Proposed Roof Plan
A2.1 Proposed Elevations
A2.2 Proposed Elevations

X1.0 Existing Basement Plan
X1.1 Existing 1st Floor Plan
X1.2 Existing 2nd Floor Plan
X1.3 Existing Roof Plan
X2.1 Existing Elevations
X2.2 Existing Elevations



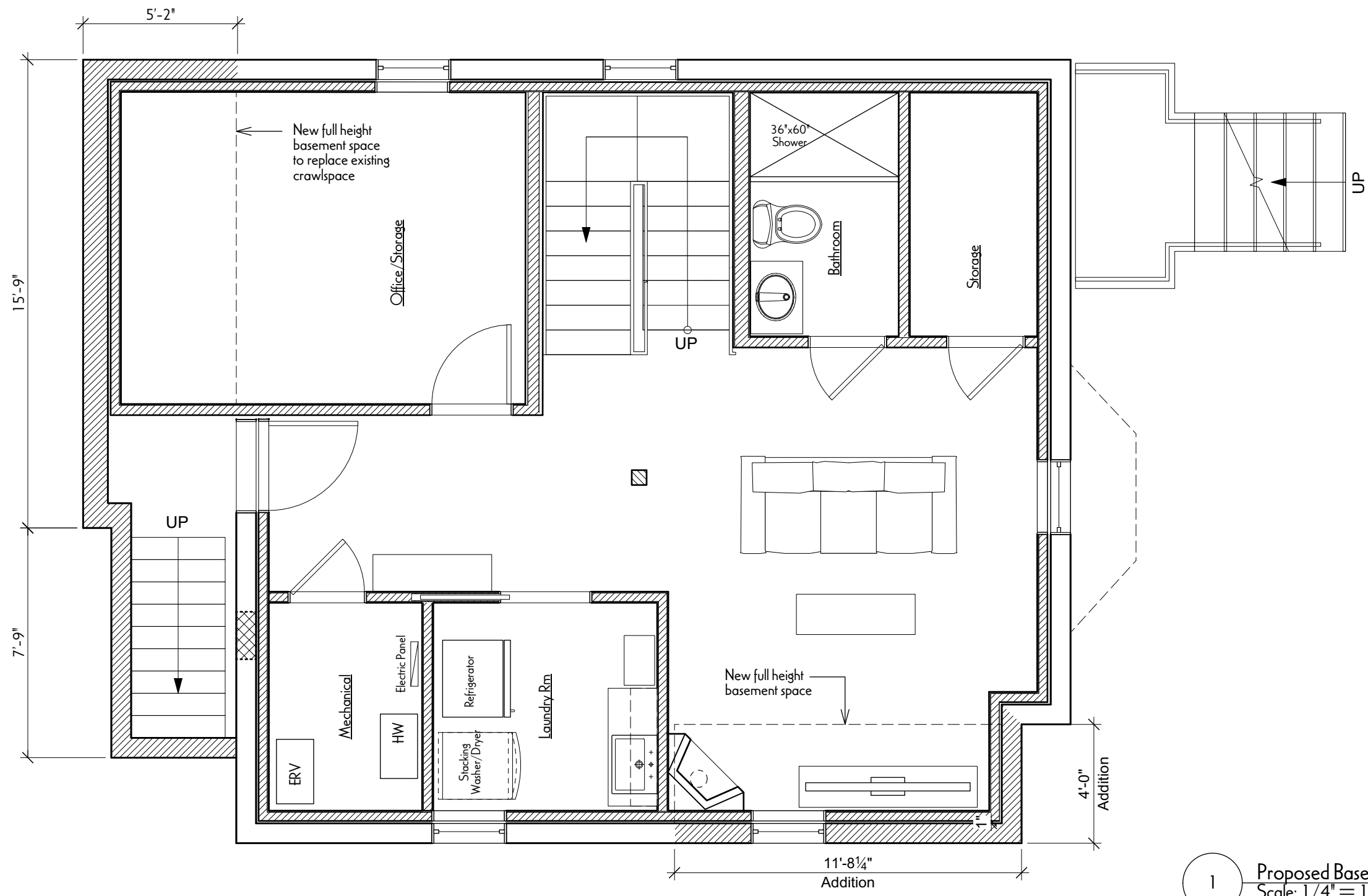
Gunluk - Wagner Residence 27 Kelly Road Cambridge, MA 02139	 1310 Broadway Somerville, MA 02144	Date:	C1.0
		04/09/20	



27 Kelly Rd. Zoning Table	Zone: C-1			
	EXISTING CONDITIONS	REQUESTED DIMENSIONS	ORDINANCE REQUIREMENTS	
TOTAL GROSS FLOOR AREA (G.F.A.)	1548 S.F.	1580 S.F.	1205 S.F.	(max.) NC
LOT AREA	2008 S.F.	N/A	5,000 S.F.	(min.) NC
RATIO OF GROSS FLOOR AREA TO LOT AREA	0.77	0.79	0.6	(max.) NC
LOT AREA FOR EACH DWELLING UNIT (D.U.)	1004 S.F.	2008 S.F.	1800 S.F.	(min.)
SIZE OF LOT	-WIDTH	40'	NO CHANGE	50' (min.) NC
	-DEPTH	50.2'	NO CHANGE	- (min.)
SETBACKS (IN FEET)	-FRONT (Kelly Rd)	8'-10"	NO CHANGE	H+L/4=13'-7.125" (10'-0"min.) NC fn(a) Table 5.1 Ch. 31
	-REAR	7'-10 7/8"	NO CHANGE	H(avg.)+L/4=13'-7.125" (20'-0"min.) NC fn (c) table 5.1 Ch. 31
	-LEFT SIDE	11'-5 3/4"	NO CHANGE	H+L(avg.)/5=12'-3.5" (7'-6"min.) NC fn (n) table 5.1 Ch. 31
	-RIGHT SIDE	2'-1"	NO CHANGE	H+L(avg.)/5=12'-3.5" (7'-6"min.) NC
SIZE OF BLDG.	-HEIGHT	28'	NO CHANGE	35' (max.)
	-LENGTH	33'-4 7/8"	NO CHANGE	- (max.)
	-WIDTH	26'-0 1/2"	NO CHANGE	- (max.)
RATIO OF PRIVATE OPEN SPACE TO LOT AREA	0%	5%	36%	(min.) NC
NO. OF DWELLINGS	2	1	1	(max.)
NO. OF PARKING SPACES	1	NO CHANGE	1	(min./max.)
NO. OF LOADING AREAS	N/A	N/A	N/A	(min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT	N/A	NO CHANGE	N/A	(min.)

1 Proposed Site Plan
Scale: 1" = 10'-0"

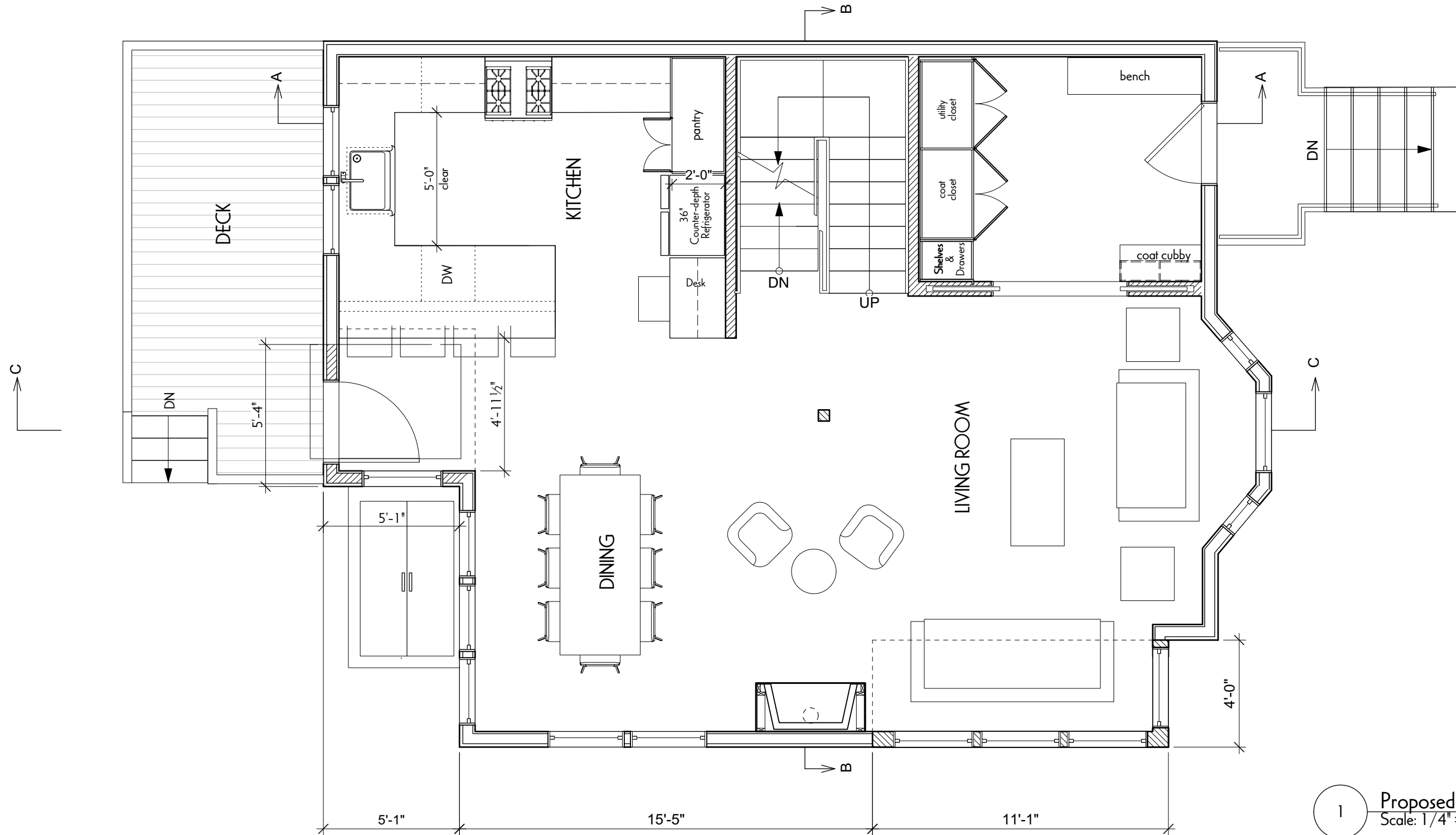
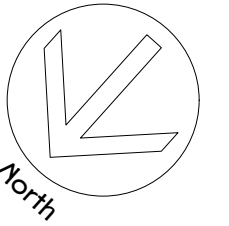
Gunluk - Wagner Residence 27 Kelly Road Cambridge, MA 02139	 1310 Broadway Somerville, MA 02144	Date:	C1.1



1 Proposed Basement
Scale: 1/4" = 1'-0"

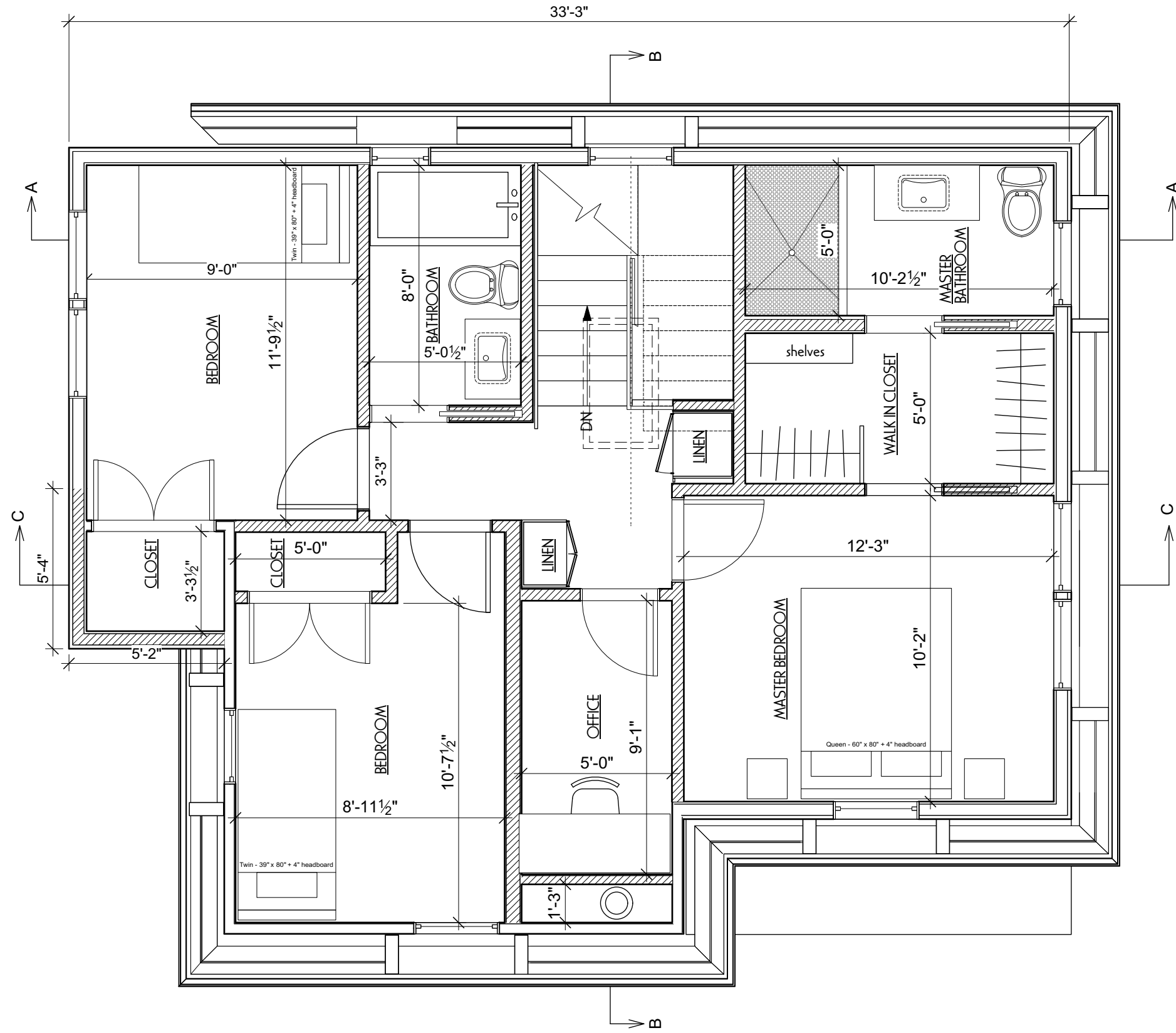
Gunluk - Wagner Residence 27 Kelly Road Cambridge, MA 02139	EvB Design 1310 Broadway Somerville, MA 02144	Date:	A1.0
		04/09/20	

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1 Proposed First Floor
Scale: 1/4" = 1'-0"

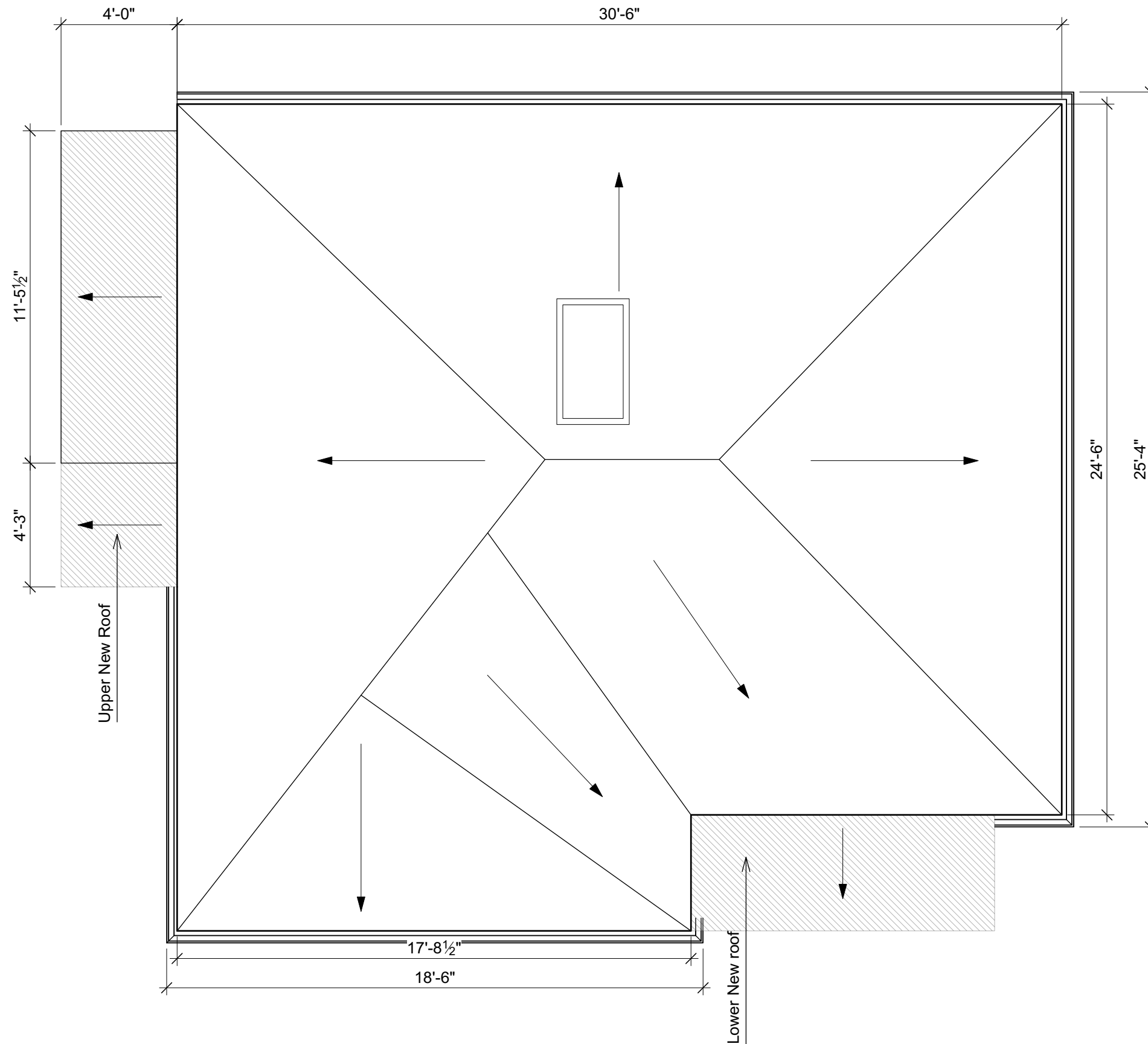
Gunluk - Wagner Residence 27 Kelly Road Cambridge, MA 02139	EvB Design 1310 Broadway Somerville, MA 02144	Date:	A1.1
		04/09/20	



1 Proposed Second Floor
 Scale: 1/4" = 1'-0"

Gunluk - Wagner Residence 27 Kelly Road Cambridge, MA 02139	EvB Design 1310 Broadway Somerville, MA 02144	Date:	A1.2
		04/09/20	

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1 Proposed Roof
Scale: 1/4" = 1'-0"

Gunluk - Wagner Residence 27 Kelly Road Cambridge, MA 02139	EvB Design  1310 Broadway Somerville, MA 02144	Date:	A1.3
		04/09/20	

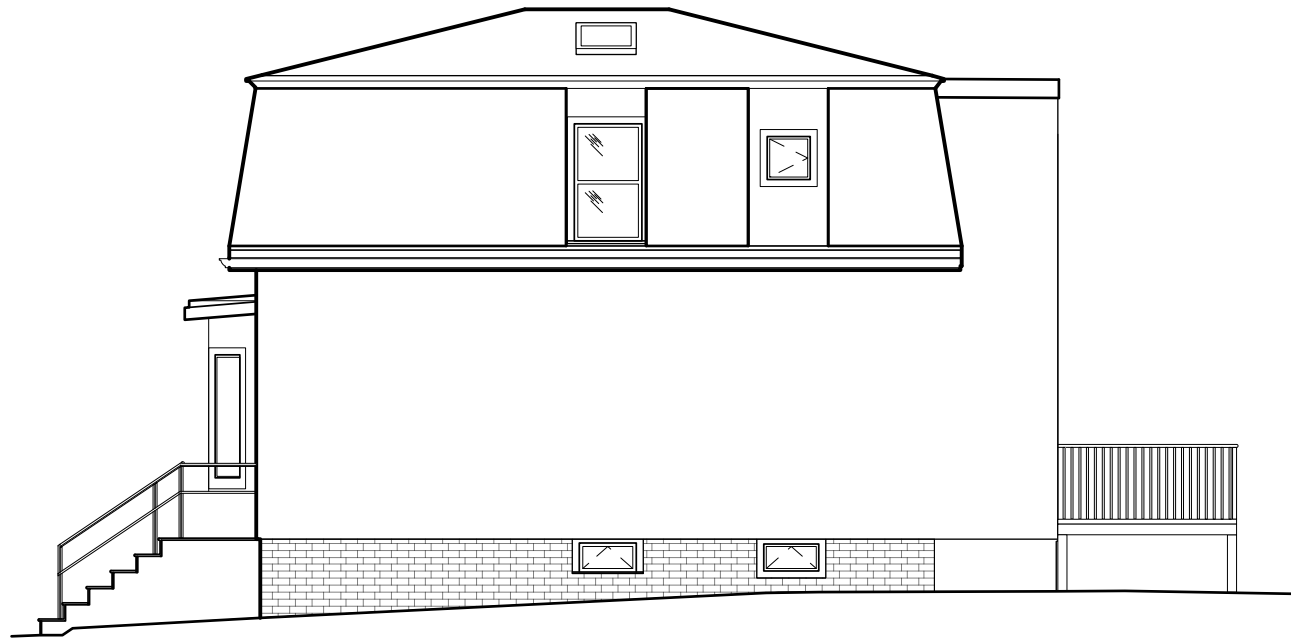


2 Proposed Elevation - Left Side
Scale: 1/8" = 1'-0"



1 Proposed Elevation - Front
Scale: 1/8" = 1'-0"

<p>Gunluk - Wagner Residence 27 Kelly Road Cambridge, MA 02139</p>	<p>EvB Design  1310 Broadway Somerville, MA 02144</p>	Date:	<p>A2.1</p>
		04/09/20	

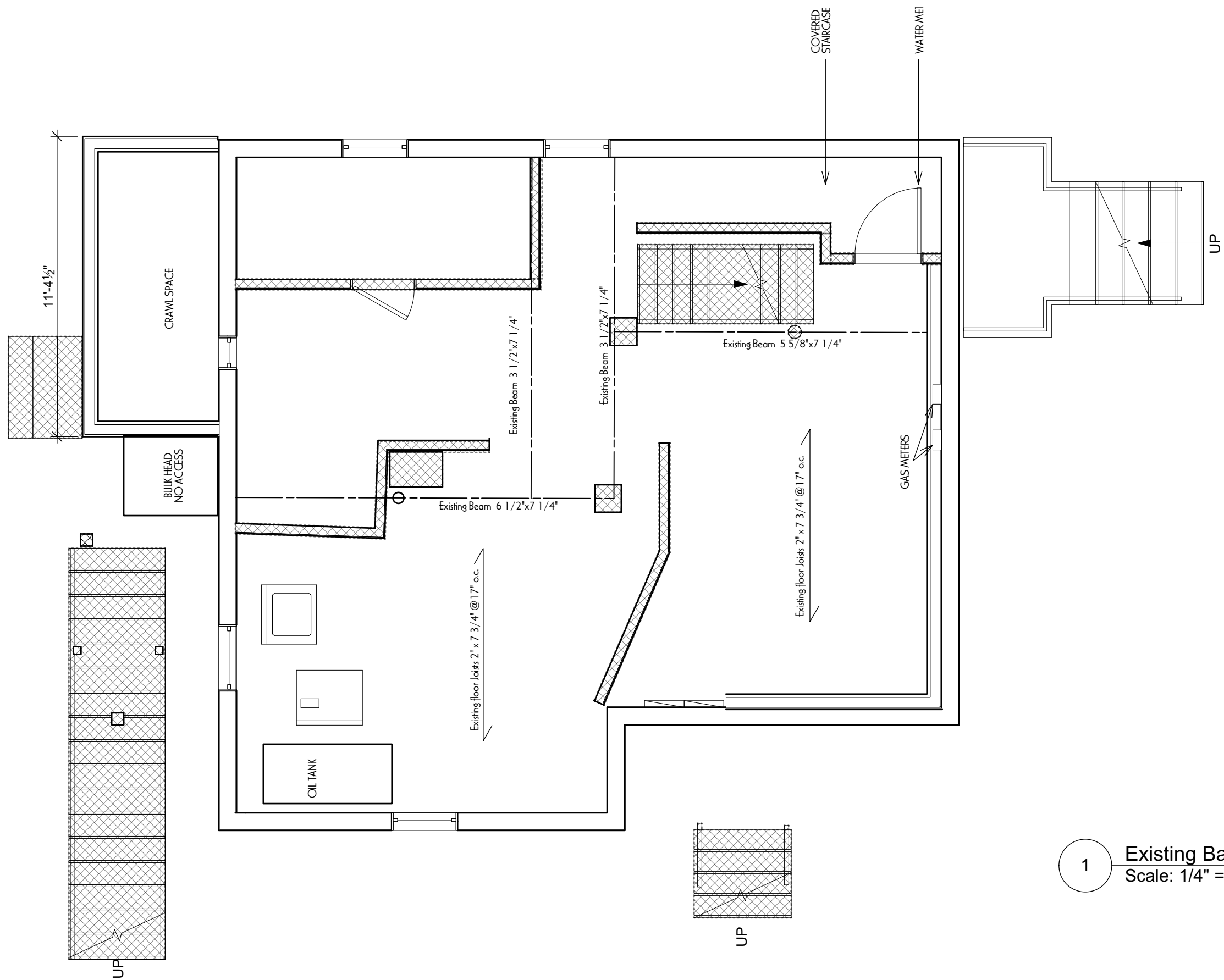


4 Proposed Elevation - Right Side
Scale: 1/8" = 1'-0"



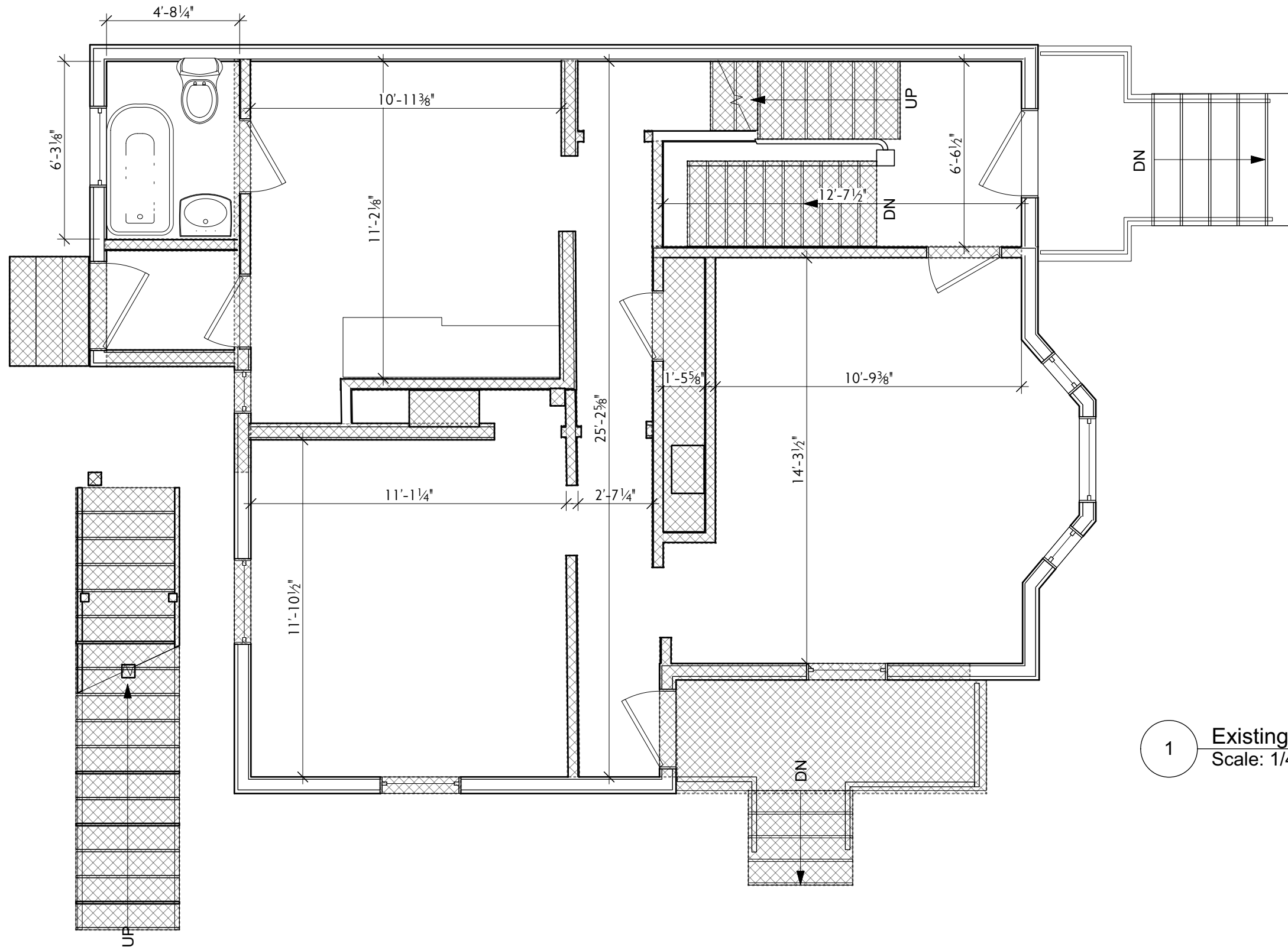
3 Proposed Elevation - Rear
Scale: 1/8" = 1'-0"

Gunluk - Wagner Residence 27 Kelly Road Cambridge, MA 02139	EvB Design  1310 Broadway Somerville, MA 02144	Date:	A2.2
		04/09/20	



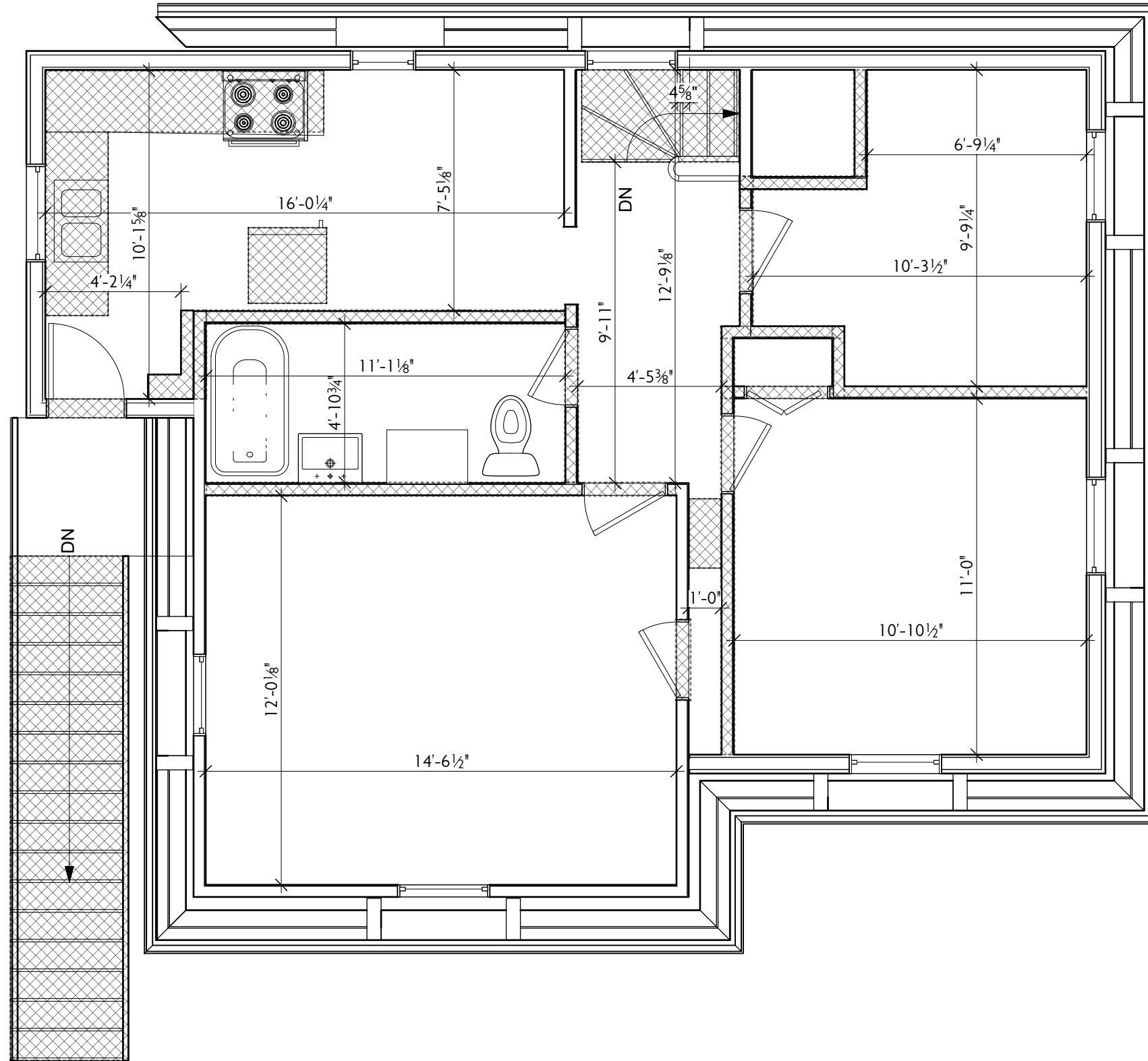
1 Existing Basement
Scale: 1/4" = 1'-0"

Gunluk - Wagner Residence 27 Kelly Road Cambridge, MA 02139	EvB Design 1310 Broadway Somerville, MA 02144	Date:	X1.0
		04/09/20	



1 Existing First Floor
Scale: 1/4" = 1'-0"

Gunluk - Wagner Residence 27 Kelly Road Cambridge, MA 02139	EvB Design 1310 Broadway Somerville, MA 02144	Date:	X1.1
		04/09/20	



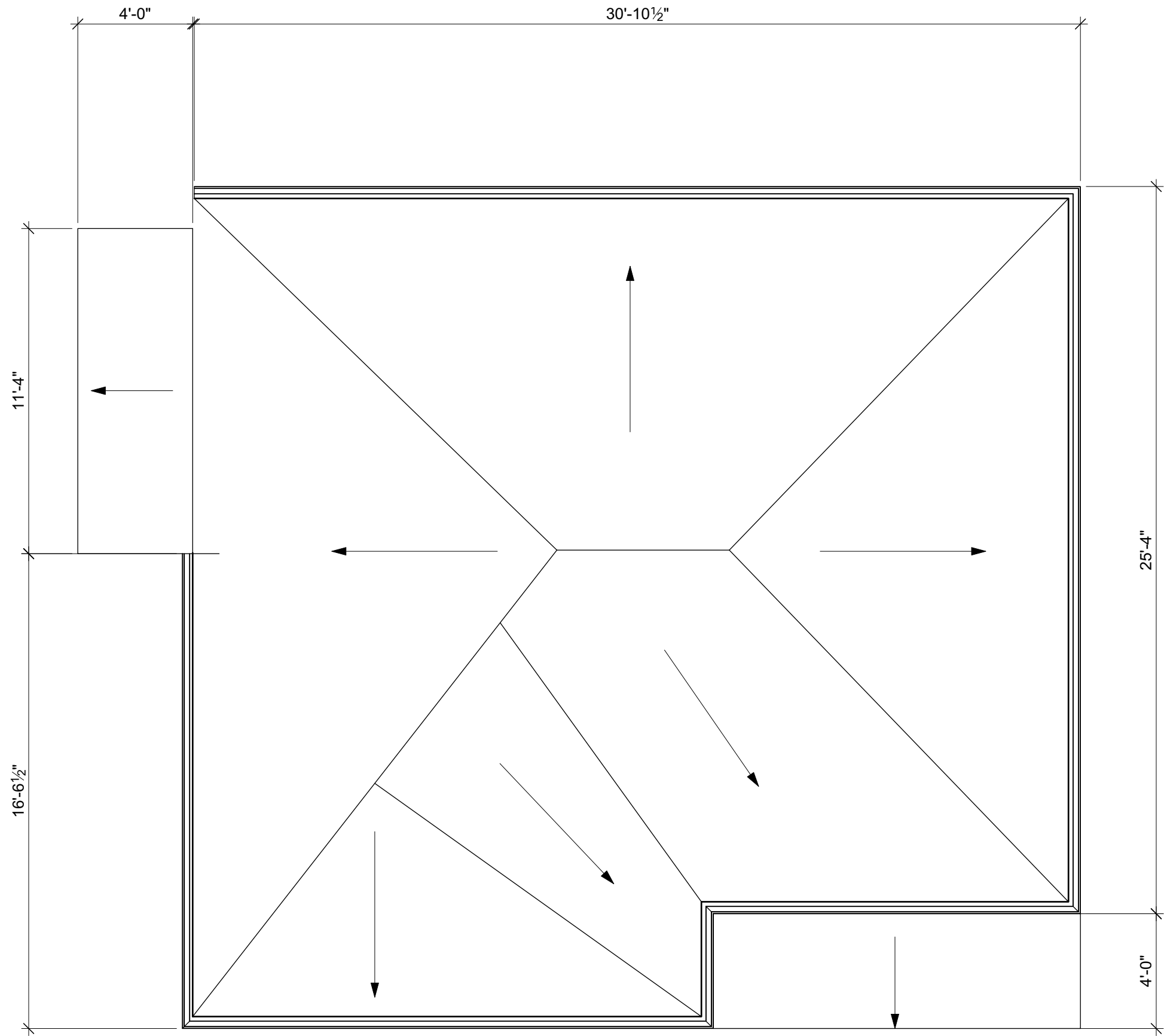
1 Existing Second Floor
Scale: 1/4" = 1'-0"

Gunluk - Wagner Residence
27 Kelly Road
Cambridge, MA 02139

EvB Design
1310 Broadway
Somerville, MA 02144

Date:
04/09/20

X1.2



1 Existing Roof Plan
Scale: 1/4" = 1'-0"

Gunluk - Wagner Residence 27 Kelly Road Cambridge, MA 02139	EvB Design  1310 Broadway Somerville, MA 02144	Date:	X1.3
		04/09/20	

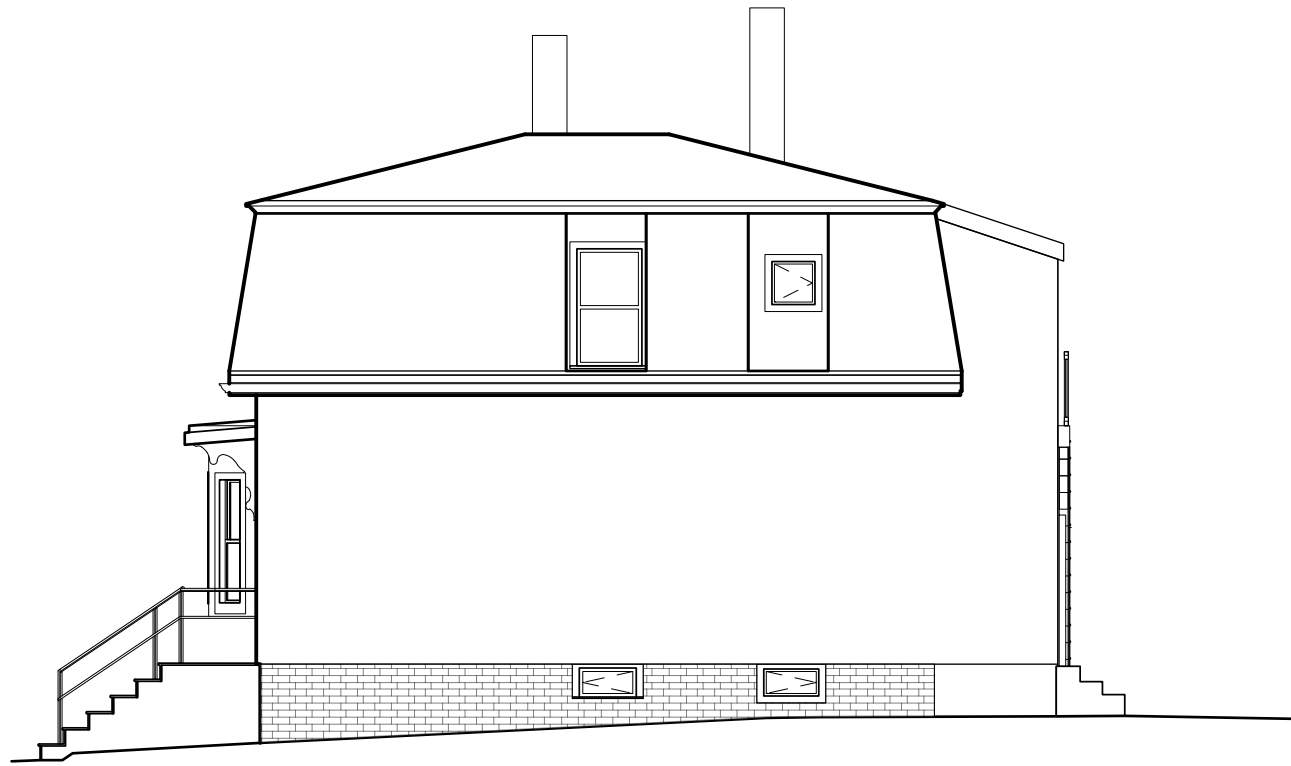


2 Existing Elevation - Left Side
Scale: 1/8" = 1'-0"



1 Existing Elevation - Front
Scale: 1/8" = 1'-0"

Gunluk - Wagner Residence 27 Kelly Road Cambridge, MA 02139	EvB Design  1310 Broadway Somerville, MA 02144	Date:	X2.1
		04/09/20	



4 Existing Elevation - Right Side
Scale: 1/8" = 1'-0"



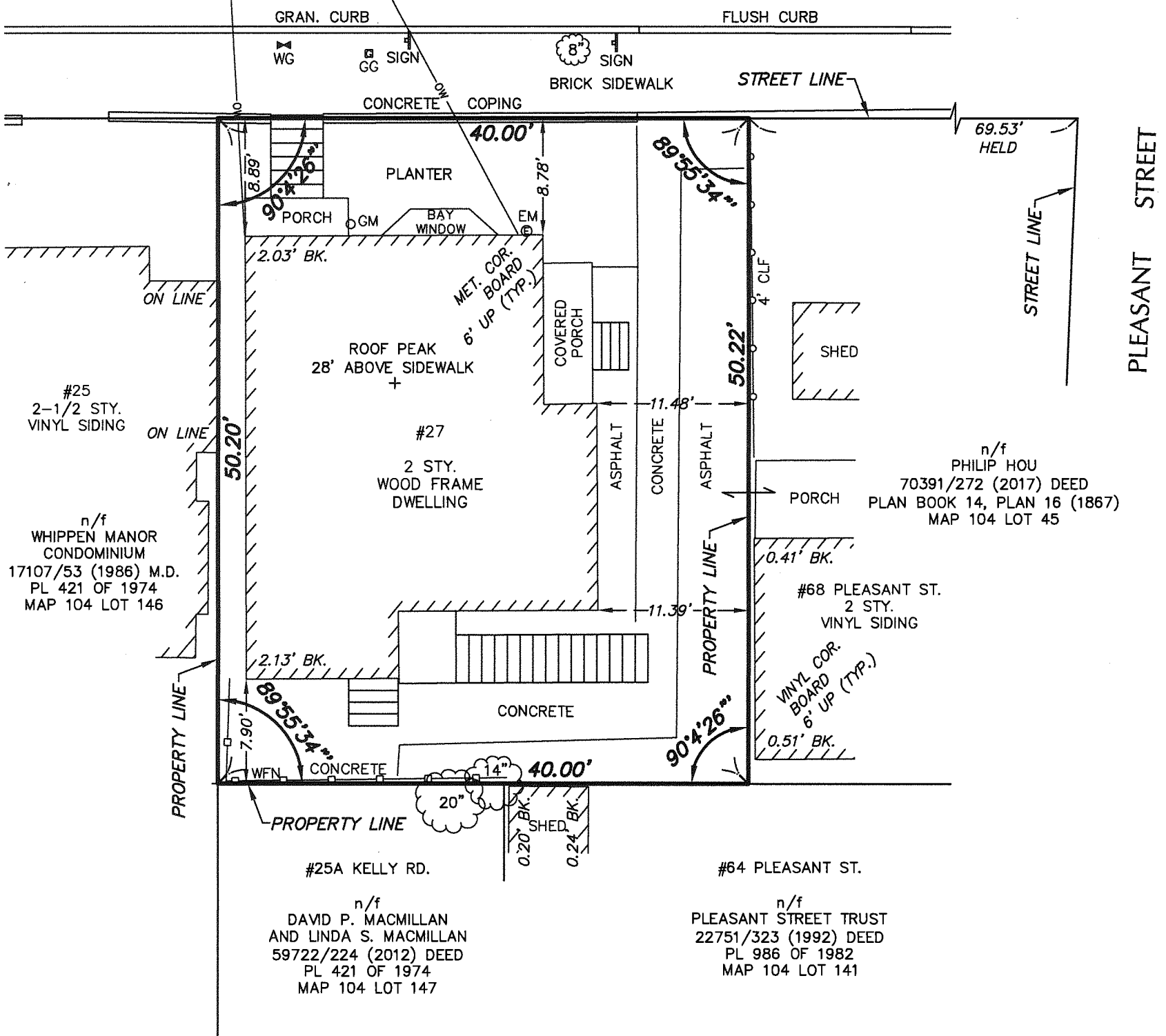
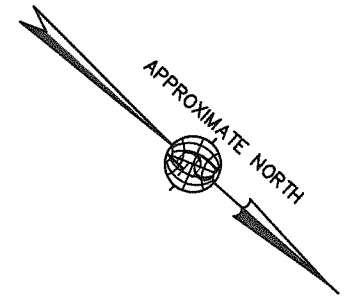
3 Existing Elevation - Rear
Scale: 1/8" = 1'-0"

Gunluk - Wagner Residence 27 Kelly Road Cambridge, MA 02139	EvB Design  1310 Broadway Somerville, MA 02144	Date:	X2.2
		04/09/20	

KELLY

ROAD

(PUBLIC - 40' WIDE)
(1867 ACCEPTANCE PLAN)



LEGEND:

- BK. BACK
- CLF CHAIN LINK FENCE
- COR. CORNER
- EM ELECTRIC METER
- GG GAS GATE
- GM GAS METER
- MET. METAL
- OW OVERHEAD WIRE
- STY. STORY
- WFN WOOD FENCE
- WG WATER GATE
- (TYP.) TYPICAL
- (Symbol) TREE

REFERENCE

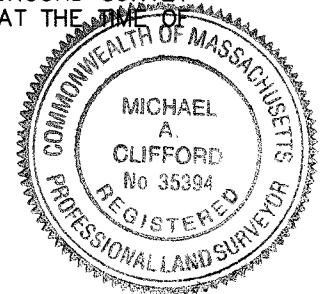
OWNER OF RECORD: n/f PHILIP HOU
70534/227 (2018) DEED
AREA = 2,008 SQ. FT.
MAP/LOT: 104-71

NOTE

1) FIELD SURVEY PERFORMED: MARCH 28, 2018.

I HEREBY CERTIFY THAT:

THIS PLAN IS BASED ON AN ON-THE-GROUND SURVEY AND PRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.



(Signature)
18-APR-2018
PROFESSIONAL LAND SURVEYOR

DATE

PLAN REFERENCE

- 1) CITY OF CAMBRIDGE ENGINEERING RECORDS

FB 124, PG 10-11
FB 163, PG 4-5 AND PG 38-39

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BY: _____ DESCRIPTION: _____ DATE: _____ REV: 0 DRAWING NO.: S-1360_00PL.DWG SCALE: 1" = 10' PREPARED FOR: PHILIP HOU	27 KELLY ROAD PLOT PLAN IN CAMBRIDGE, MASSACHUSETTS MIDDLESEX COUNTY	PREPARED BY: DGT SURVEY GROUP A DIVISION OF DIGITAL GEOGRAPHIC TECHNOLOGIES, INC. 803 SUMMER STREET 1ST FLOOR BOSTON, MA 02127 TEL: 617-275-0541 info@dgtsurvey.com www.dgtsurvey.com	DATE: 28-MAR-2018 JOB NO. S-1360.00 CALCULATION: B.T. PROJ. MANAGER: B. TALEB
--	--	--	--

27 Kelly Rd.













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: TUNCAY GUNLUK Date: 8-6-2020
(Print)

Address: 27 Kelly Road

Case No. BZA-017287-2020

Hearing Date: 8/27/20

Thank you,
Bza Members

Pacheco, Maria

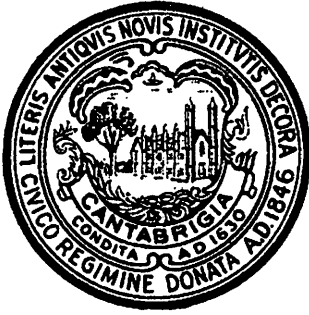
From: Philip Hou <philip@philiphourealestate.com>
Sent: Monday, August 17, 2020 8:48 PM
To: Pacheco, Maria
Cc: Tuncay Gunluk
Subject: Case BZA-017287-2020

Dear Cambridge BZA,

I, owner of 68 Pleasant St, am writing in support of Case BZA-017287-2020, petitioned by Tuncay Gunluk and Michelle Wagner, c/o Edrick VanBeuzekom AIA.

Kind regards,

Phil



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

August 13, 2020

To: The Board of Zoning Appeal

From: The Planning Board

RE: BZA cases to be heard on August 27, 2020.

The Planning Board have no comments on the cases listed on the BZA agenda.

Pacheco, Maria

From: Matthew Wallace <matthew@theberryline.com>
Sent: Wednesday, August 19, 2020 2:21 PM
To: Pacheco, Maria; Erika Lawson
Subject: In Support - Case BZA-017287-2020

Dear Cambridge BZA,

My wife and I own the third floor of 25 Kelly Rd. We are writing the BZA to signal our full support for Case BZA-017287-2020, petitioned by Tuncay Gunluk and Michelle Wagner, c/o Edrick VanBeuzekom AIA. Not only will Tuncay and Michelle make for great neighbors but they are looking to respectfully improve a neglected home. They are long time Cambridge residents and are looking for a bit more room for their two young children. We fully support their efforts and hope that the BZA will do the same.

Thank you,
Matthew Wallace
Erika Wallace
25 Kelly Rd #3
617-803-4908