



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2025 APR 10 PM 3:21

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 1158772

General Information

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

Special Permit: _____

Variance: X

Appeal: _____

PETITIONER: 29 Line LLC C/O Adam Dash, Esq.

PETITIONER'S ADDRESS: 48 Grove Street, Somerville, MA 02144

LOCATION OF PROPERTY: 29 Line St., Cambridge, MA

TYPE OF OCCUPANCY: Residential

ZONING DISTRICT: Residence C-1 Zone

REASON FOR PETITION:

/Parking/


DESCRIPTION OF PETITIONER'S PROPOSAL:

Creation of a driveway and one off-street parking space, which requires variances for minimum off-street parking space width, minimum driveway width, and parking space in a front setback.

SECTIONS OF ZONING ORDINANCE CITED:

| | |
|-----------------|---|
| Article: 6.000 | Section: 6.42 (Dimensions for Off-Street Parking Space). |
| Article: 6.000 | Section: 6.43.4(a) (Minimum Driveway Width). |
| Article: 6.000 | Section: 6.44.1(c) (Parking Space within Front Yard Setback). |
| Article: 10.000 | Section: 10.30 (Variance). |

Original
Signature(s):


(Petitioner (s) / Owner)

29 Line LLC c/o Adam Dash & Associates

(Print Name)

Address: 48 Grove Street, Suite 304, Somerville, MA 02144
Tel. No. 617-625-7373
E-Mail Address: dash@adamdashlaw.com

Date: April 10, 2025

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 29 Line LLC
(OWNER)

Address: 1661 Massachusetts Ave, #275, Lexington MA 02420

State that I/We own the property located at 29 Line st, Cambridge MA,
which is the subject of this zoning application.

The record title of this property is in the name of 29 Line LLC

*Pursuant to a deed of duly recorded in the date 4/24/2024, Middlesex South
County Registry of Deeds at Book 82695, Page 319; or
Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.



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

(manager)

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

Commonwealth of Massachusetts, County of Middlesex

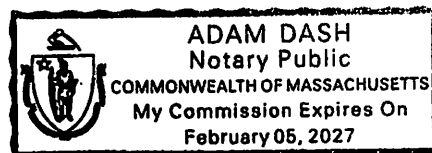
The above-name Yi Yue, Manager of 29 Line LLC personally appeared before me,
this 4th of April, 2025, and made oath that the above statement is true.



Notary

My commission expires 2/5/2027 (Notary Seal).

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



BZA Application Form

SUPPORTING STATEMENT FOR A VARIANCE

EACH OF THE FOLLOWING REQUIREMENTS FOR A VARIANCE MUST BE ESTABLISHED AND SET FORTH IN COMPLETE DETAIL BY THE APPLICANT IN ACCORDANCE WITH MGL 40A, SECTION 10.

- A)** A literal enforcement of the provisions of this Ordinance would involve a substantial hardship, financial or otherwise, to the petitioner or appellant for the following reasons:

The property is in Cambridge, but the other side of the street is Somerville. Literal enforcement of this ordinance would prohibit the petitioners from creating any off-street parking spaces for this pre-existing single family dwelling on a City street that prohibits on-street parking along the front side of the property.

The lack of off-street parking is a substantial hardship to the applicant, and to any future owners, due to the lack of reliable on-street parking.

- 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 resulting from a lack of off-street parking for this pre-existing, non-conforming single family dwelling located on a densely built neighborhood in Cambridge is owing to the narrowness of lot, and the relatively large pre-existing, nonconforming structure on this undersized lot.

As a result of these pre-existing conditions, and the very limited side yard area (8.1 feet wide), there is no way to create a much-needed driveway and single parking space on the lot while meeting the current dimensional requirements of the 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 minimal relief requested here may be granted without causing detriment to the public good because: (A) the relief will result in the removal of one car from the very limited on-street parking along Line Street, which is beneficial to others in the neighborhood; (B) the relief will not result in a loss of on-street parking because the curb cut will occur on the side of the street where parking is prohibited; (C) more than one-half of the proposed parking space (which is a compliant 9.9' in length) is 10.5' width and meets the required parking space width of 8.5', however, the parking space narrows in part with the narrowest portion being 8.1' in width, which is a de minimis 0.4' ft shy of the ordinance requirement for off-street parking space width; and (D) similar properties have driveways and off-street parking such that granting the relief does not alter the character of the neighborhood.

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

The zoning relief requested is minimal, and is tailored to meet the needs of the property's residents by creating one off-street parking space in this unique situation. The relief will meet the intent and purpose of the ordinance to promote the health and safety of the residents, reduce parking congestion on the City streets, and allow people who need a motor vehicle to live at the property, all

with the assistance of minor and reasonable adjustments to the current zoning requirements. The relief sought is small in size and scale.

***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: 29 Line LLC
Location: 29 Line St., Cambridge, MA
Phone: 617-625-7373

Present Use/Occupancy: Residential
Zone: Residence C-1 Zone
Requested Use/Occupancy: Residential

| | | <u>Existing Conditions</u> | | <u>Requested Conditions</u> | | <u>Ordinance Requirements</u> | |
|---|------------|----------------------------|--|-----------------------------|--|-------------------------------|--------|
| <u>TOTAL GROSS FLOOR AREA:</u> | | 1,548 | | 1,548 | | N/A | (max.) |
| <u>LOT AREA:</u> | | 1,722 | | 1,722 | | N/A | (min.) |
| <u>RATIO OF GROSS FLOOR AREA TO LOT AREA: 2</u> | | 0.9 | | 0.9 | | N/A | |
| <u>LOT AREA OF EACH DWELLING UNIT</u> | | 1,722 | | 1,722 | | N/A | |
| <u>SIZE OF LOT:</u> | WIDTH | 30.75 | | 30.75 | | N/A | |
| | DEPTH | 56 | | 56 | | N/A | |
| <u>SETBACKS IN FEET:</u> | FRONT | 3.9 | | 3.9 | | 10 | |
| | REAR | 10 | | 10 | | 5 | |
| | LEFT SIDE | 8.1 | | 8.1 | | 5 | |
| | RIGHT SIDE | 1.3 | | 1.3 | | 5 | |
| <u>SIZE OF BUILDING:</u> | HEIGHT | 35 | | 35 | | 45 | |
| | WIDTH | 21 | | 21 | | N/A | |
| | LENGTH | 38 | | 38 | | N/A | |
| <u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u> | | 36.8% | | 36.1% | | 30% | |
| <u>NO. OF DWELLING UNITS:</u> | | 1 | | 1 | | N/A | |
| <u>NO. OF PARKING SPACES:</u> | | 0 | | 1 | | N/A | |
| <u>NO. OF LOADING AREAS:</u> | | 0 | | 0 | | N/A | |
| <u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u> | | N/A | | N/A | | N/A | |

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

None

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

DIMENSIONAL INFORMATION

Applicant: 29 Line LLC
Location: 29 Line St., Cambridge, MA
Phone: 617-625-7373

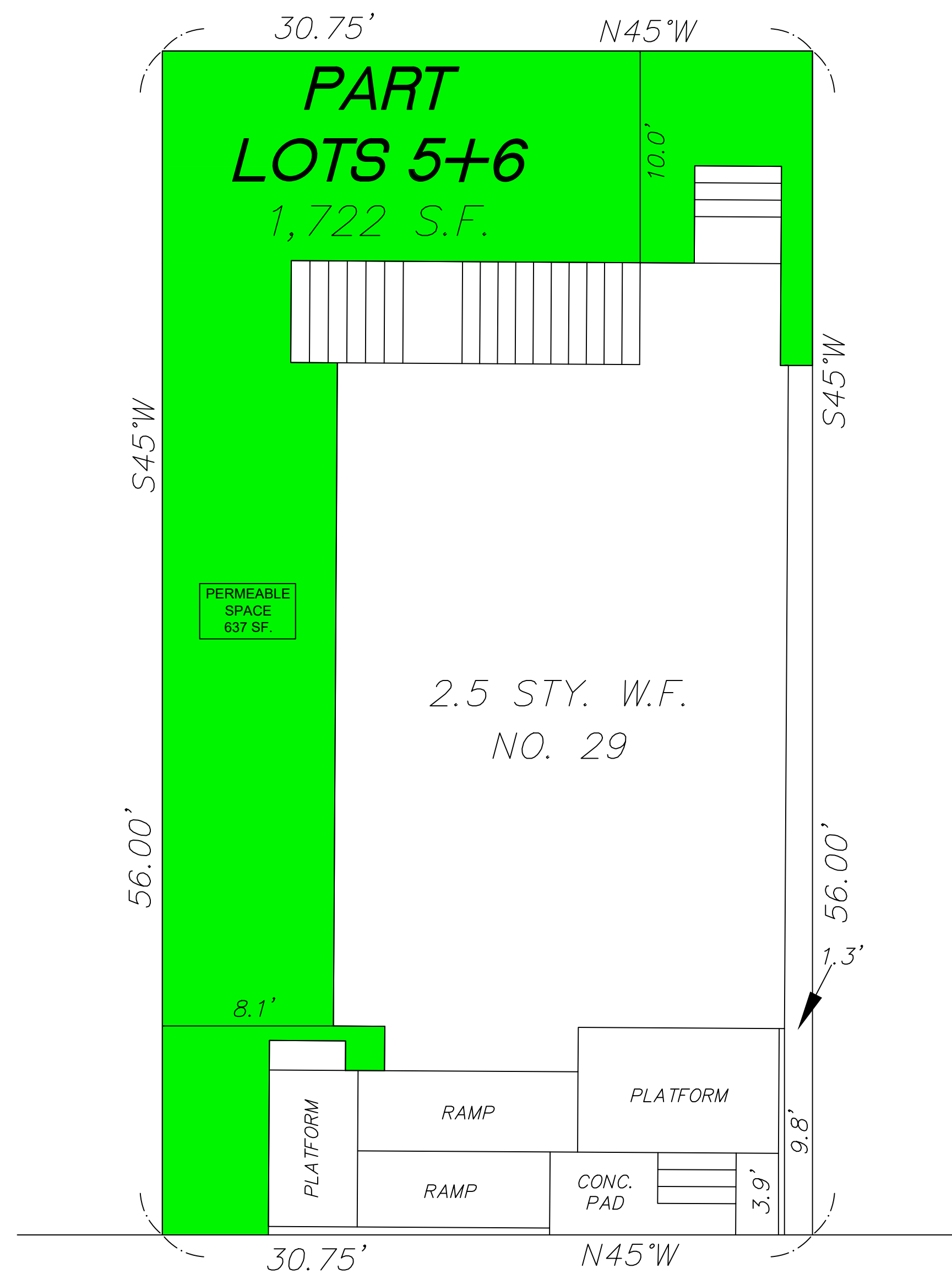
Present Use/Occupancy: Residential
Zone: Residence C-1 Zone
Requested Use/Occupancy: Residential

| | | <u>Existing Conditions</u> | | <u>Requested Conditions</u> | | <u>Ordinance Requirements</u> | |
|---|------------|----------------------------|--|-----------------------------|--|-------------------------------|--------|
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| <u>SIZE OF LOT:</u> | WIDTH | 30.75 | | 30.75 | | N/A | |
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| <u>SIZE OF BUILDING:</u> | HEIGHT | 35 | | 35 | | 45 | |
| | WIDTH | 21 | | 21 | | N/A | |
| | LENGTH | 38 | | 38 | | N/A | |
| <u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u> | | 36.8% | | 31.3% | | 30% | |
| <u>NO. OF DWELLING UNITS:</u> | | 1 | | 1 | | N/A | |
| <u>NO. OF PARKING SPACES:</u> | | 0 | | 1 | | N/A | |
| <u>NO. OF LOADING AREAS:</u> | | 0 | | 0 | | N/A | |
| <u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u> | | N/A | | N/A | | N/A | |

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

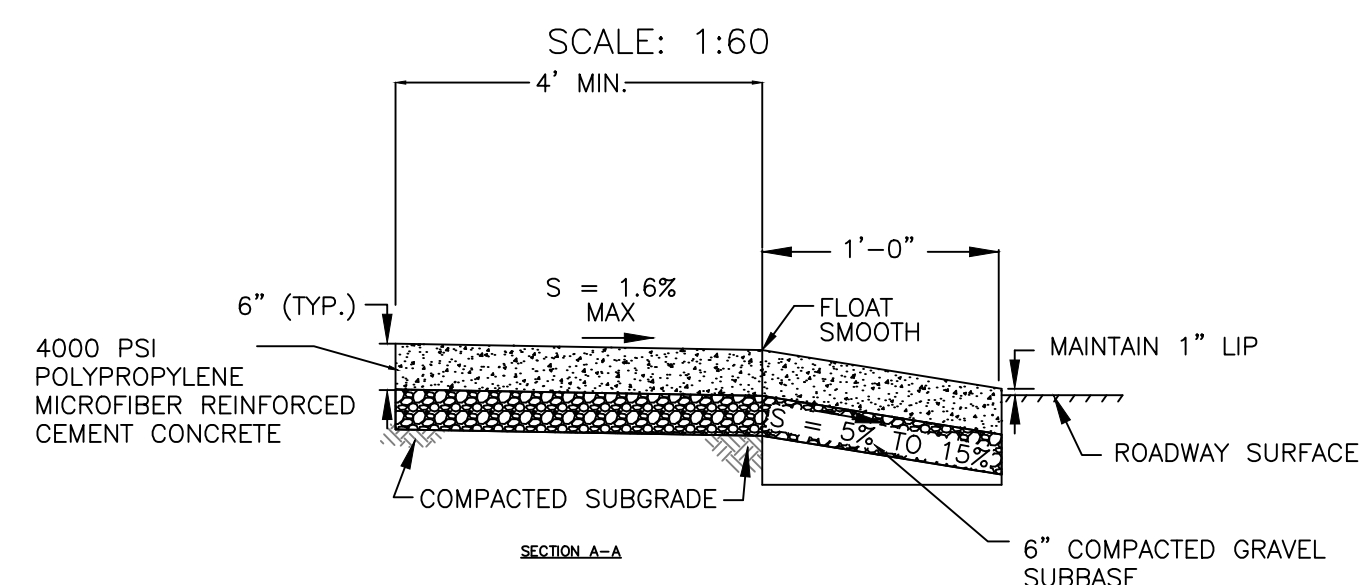
None

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2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5") DIVIDED BY LOT AREA.
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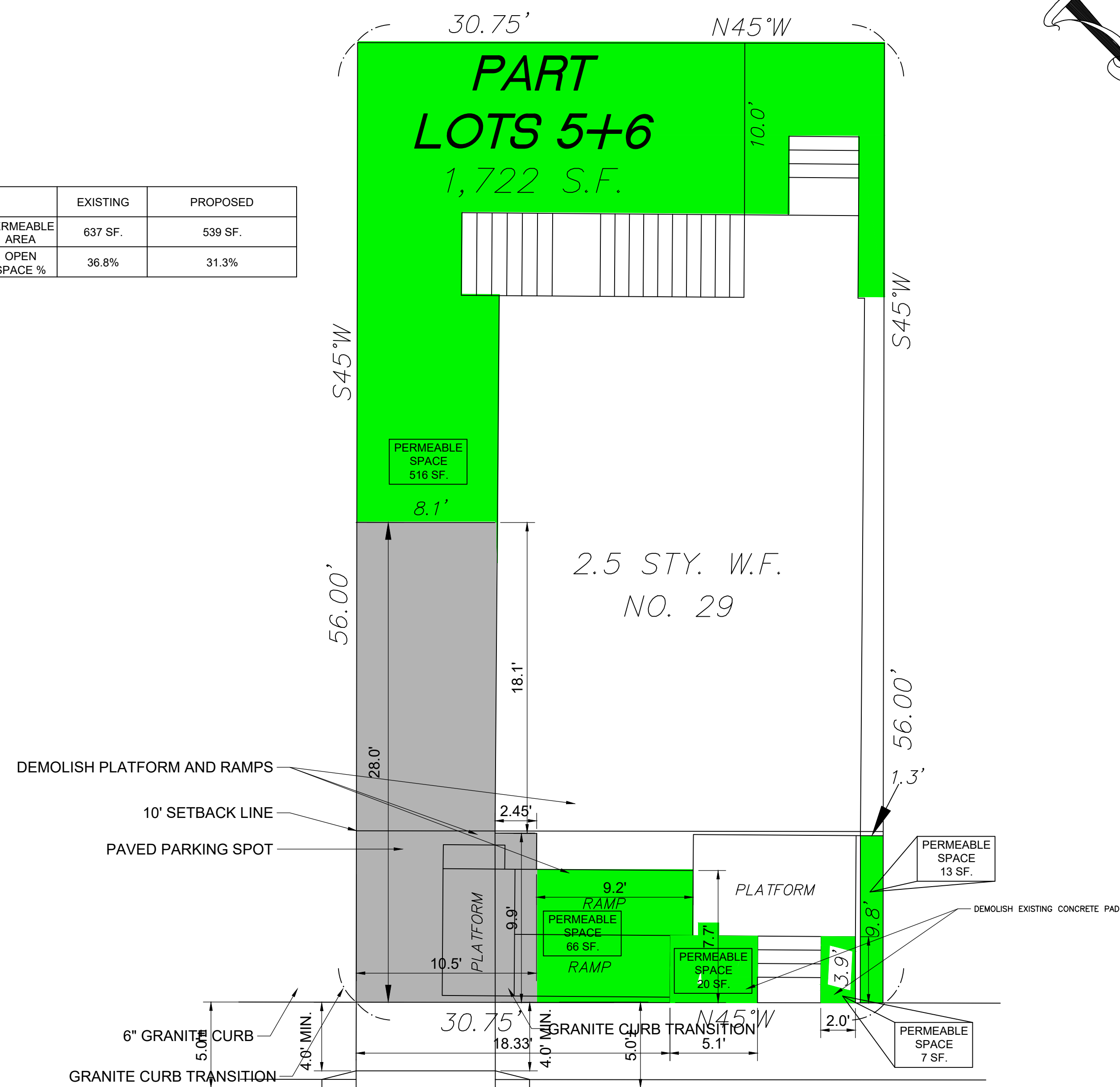


LINE STREET

EXISTING SITE PLAN

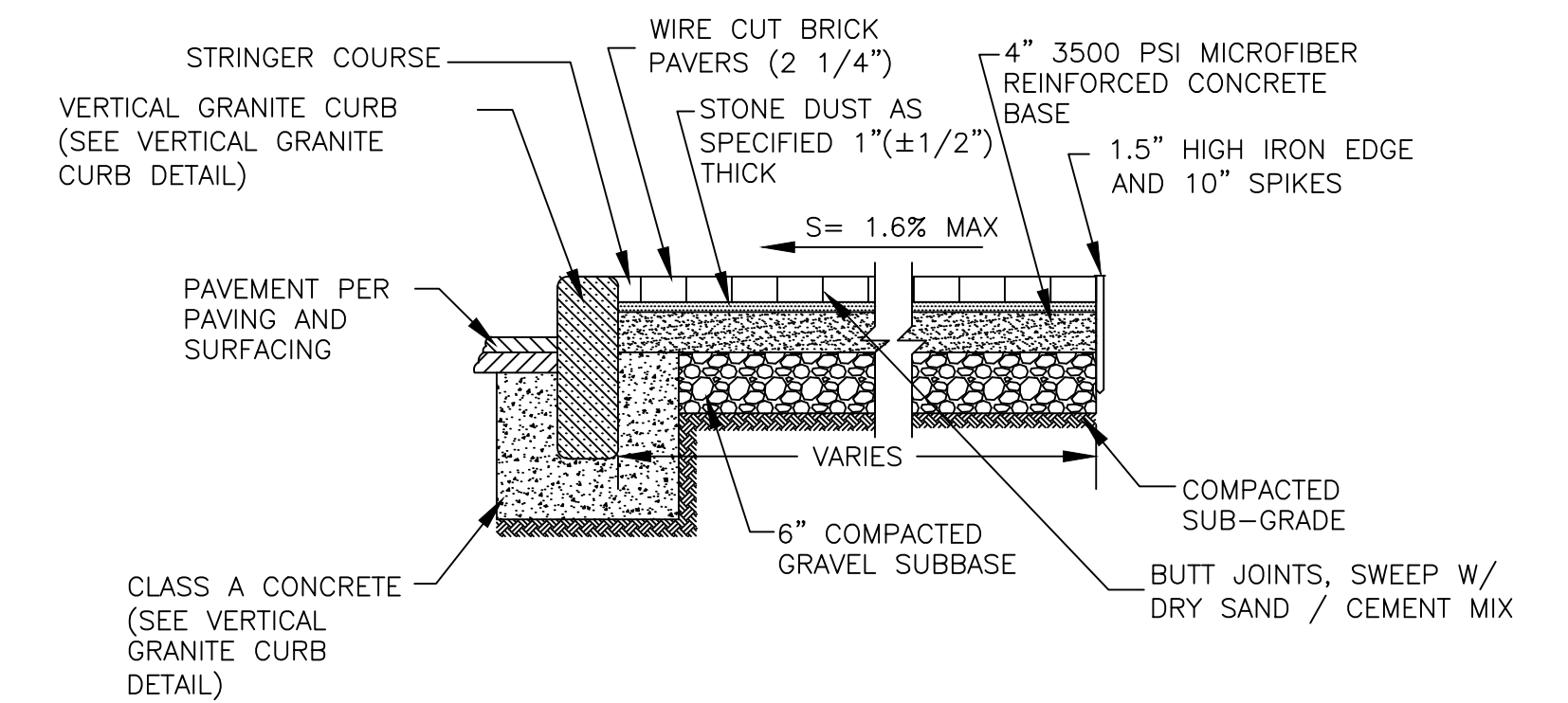
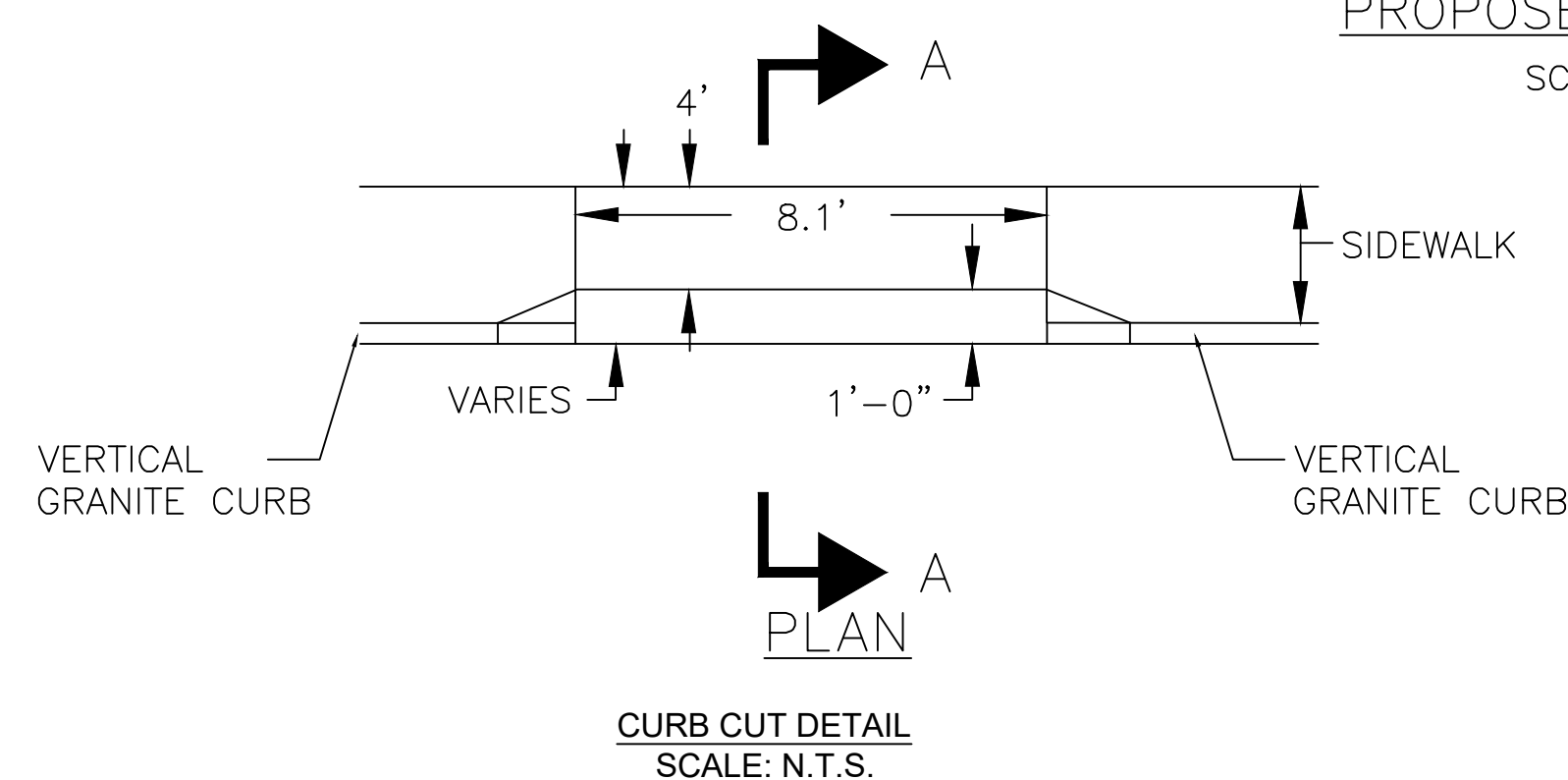


| | EXISTING | PROPOSED |
|----------------|----------|----------|
| PERMEABLE AREA | 637 SF. | 539 SF. |
| OPEN SPACE % | 36.8% | 31.3% |



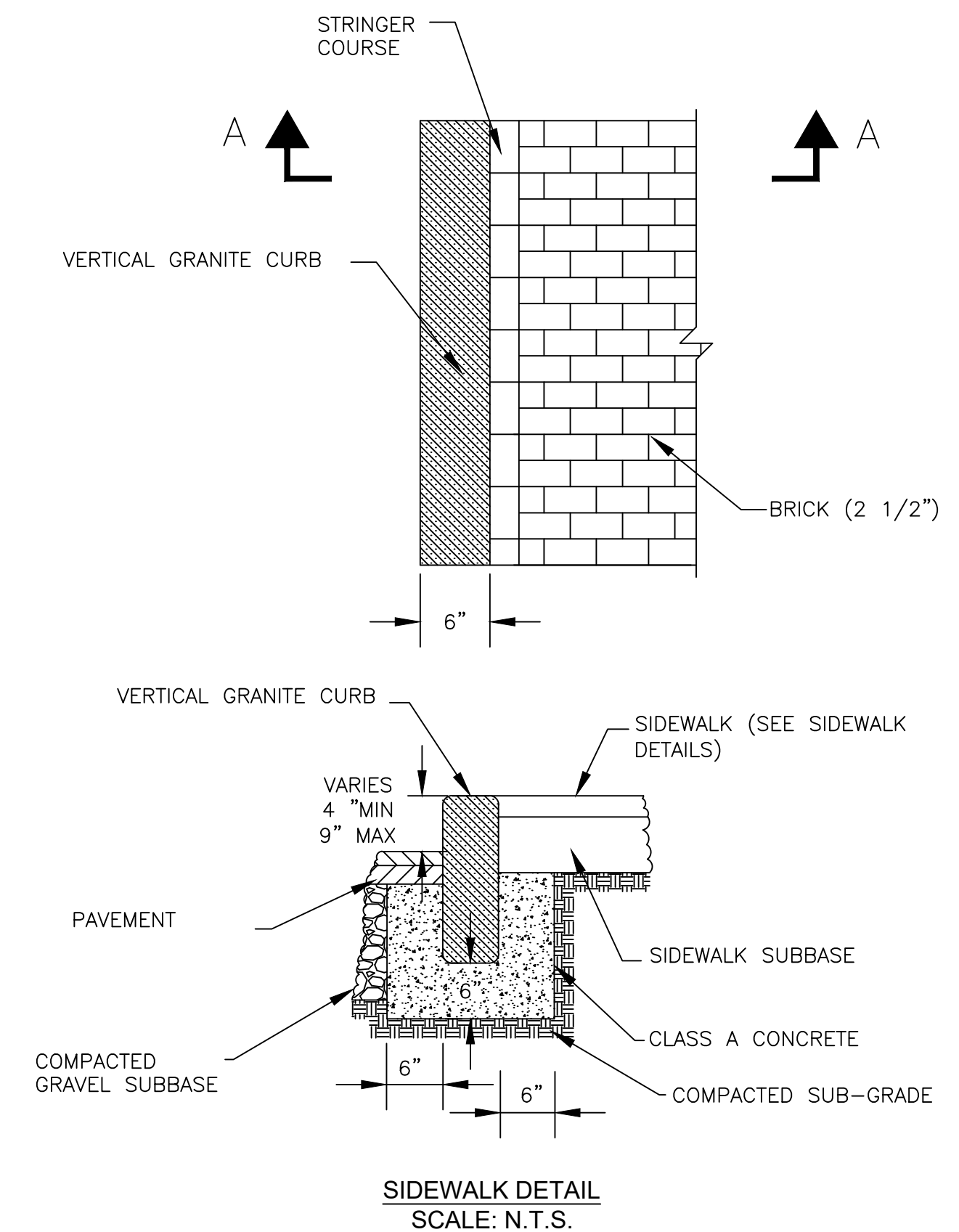
LINE STREET

PROPOSED SITE PLAN



SECTION A-A

NOTES:
1. SIDEWALKS SHALL MATCH WIDTH AND SLOPE OF EXISTING SIDEWALKS UNLESS OTHERWISE NOTED.



PROJECT:

SITE PLAN
29 LINE ST. CAMBRIDGE, MA.

PREPARED FOR:

1ST SUBMISSION: MAR. 28, 2025

DWG NO:

SH.1

REVISION:

1ST SUBMISSION: MAR. 28, 2025

KAI YIN YIP, P.E.
TEL: (646) 420-9896
E-MAIL: KAIYIN.YIP@GMAIL.COM

S & Y DESIGN AND ENGINEERING LLC
555 HANCOCK ST
QUINCY MA 02170

29 Line St, Cambridge

Front Left View



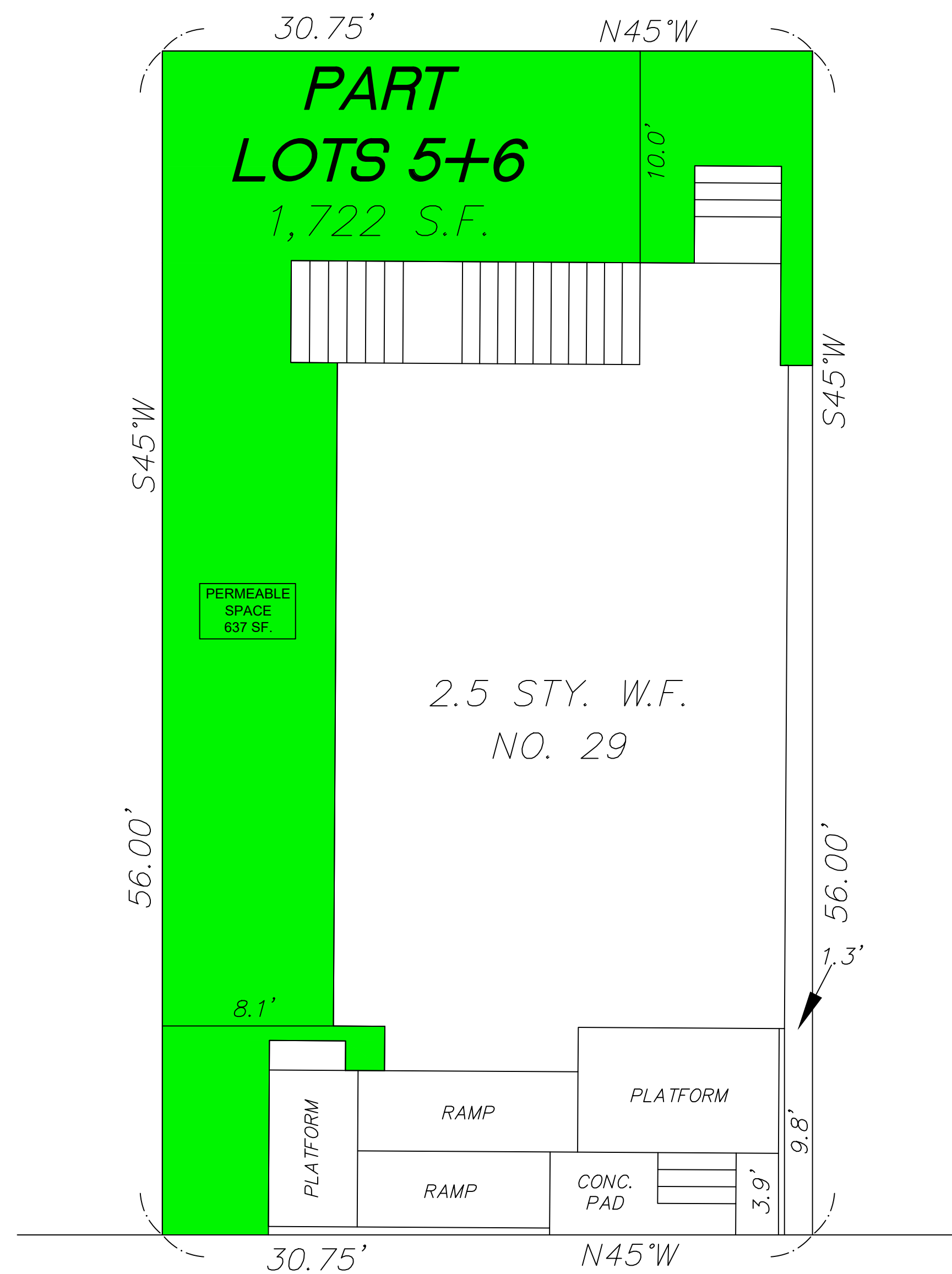
Front Side View



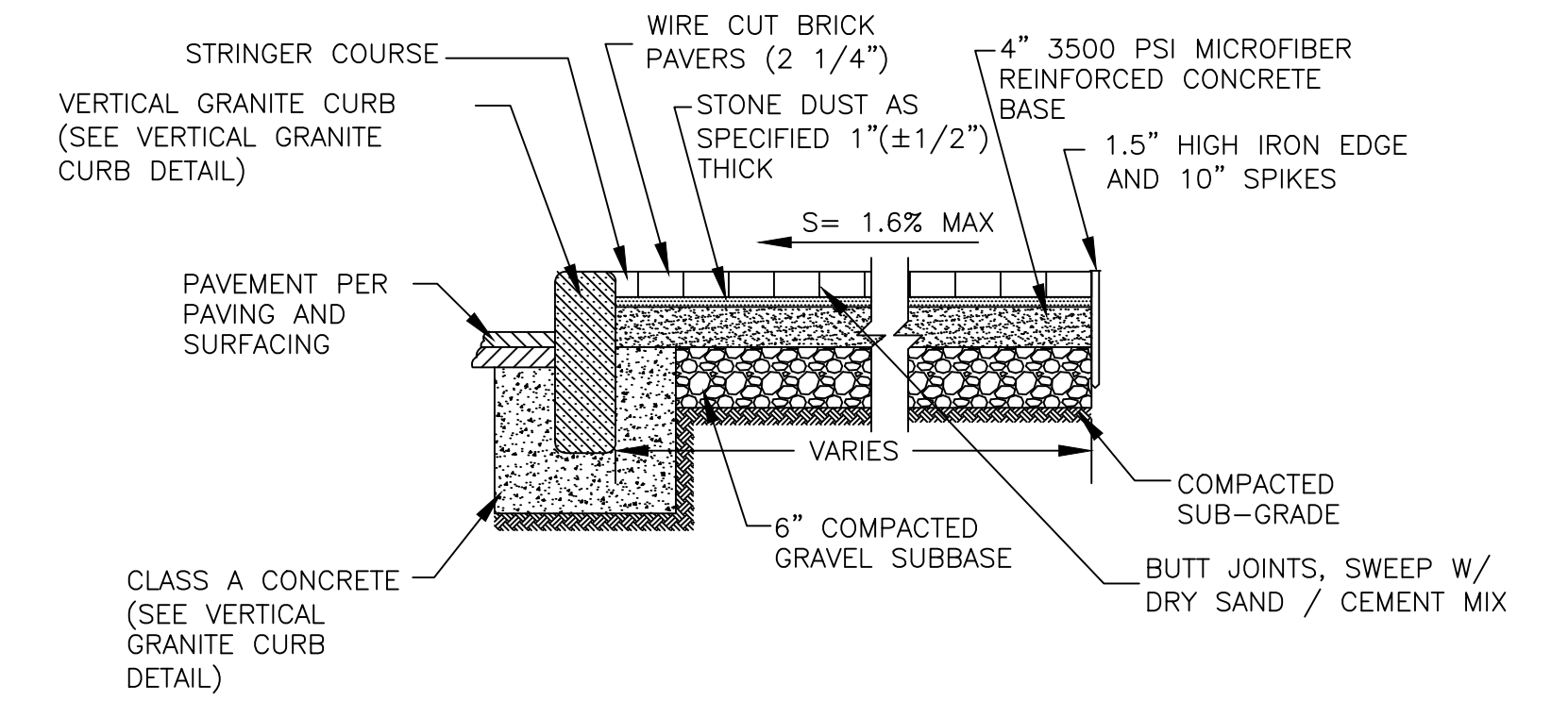
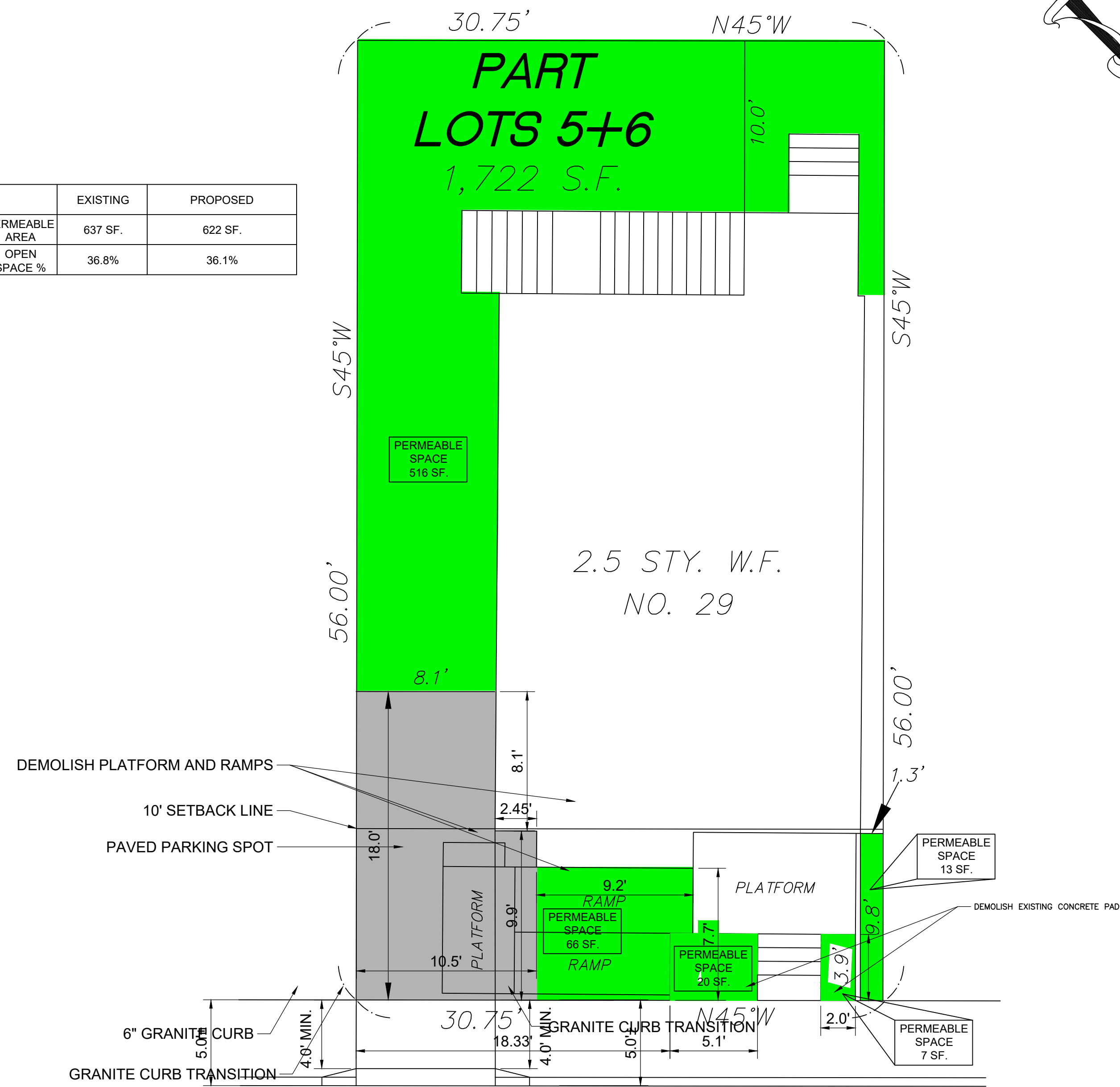
Back Side View



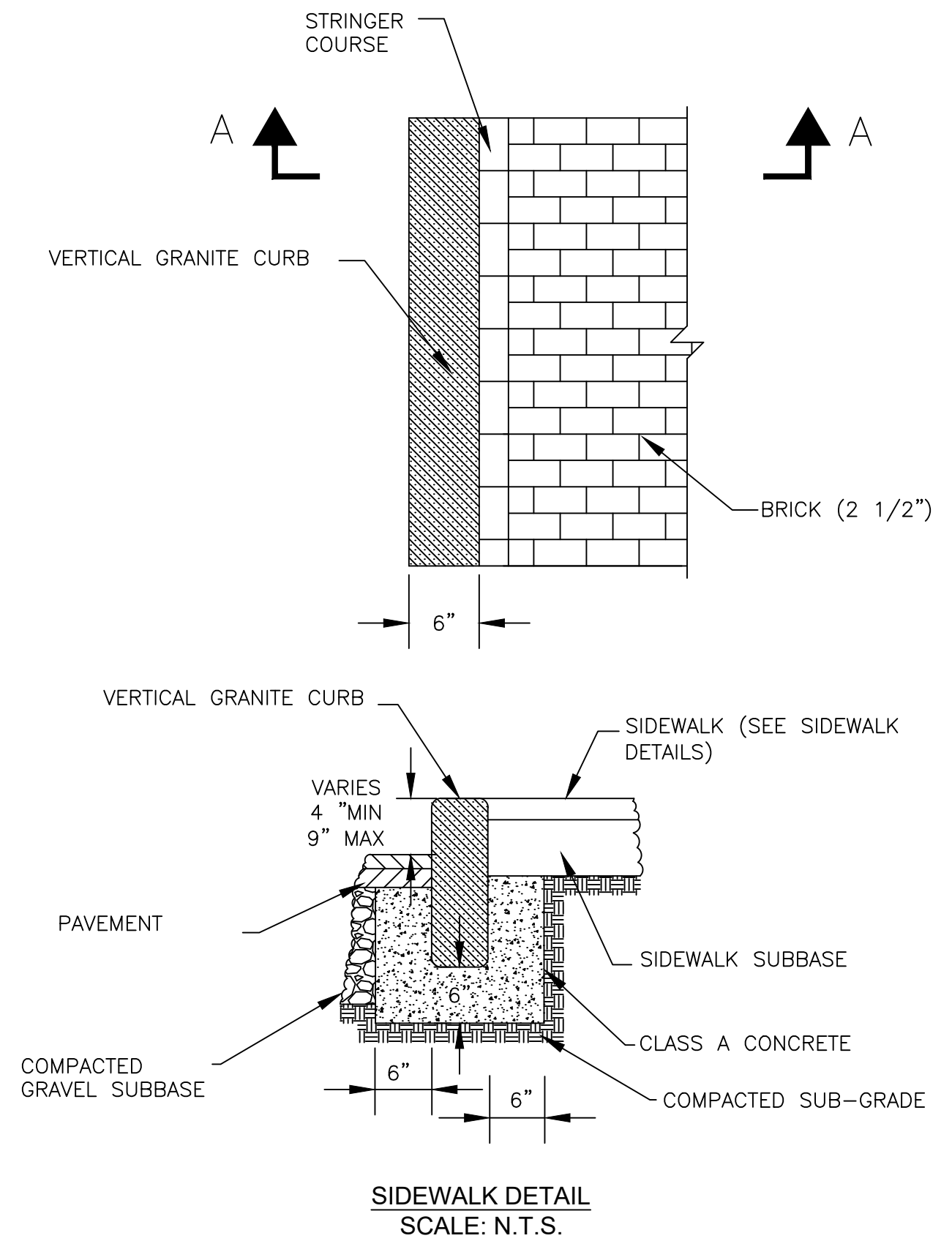




| | EXISTING | PROPOSED |
|----------------|----------|----------|
| PERMEABLE AREA | 637 SF. | 622 SF. |
| OPEN SPACE % | 36.8% | 36.1% |

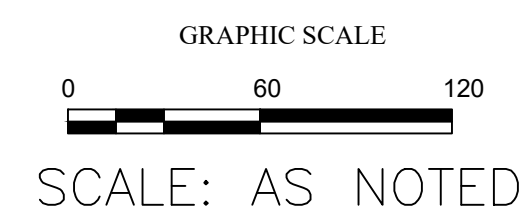
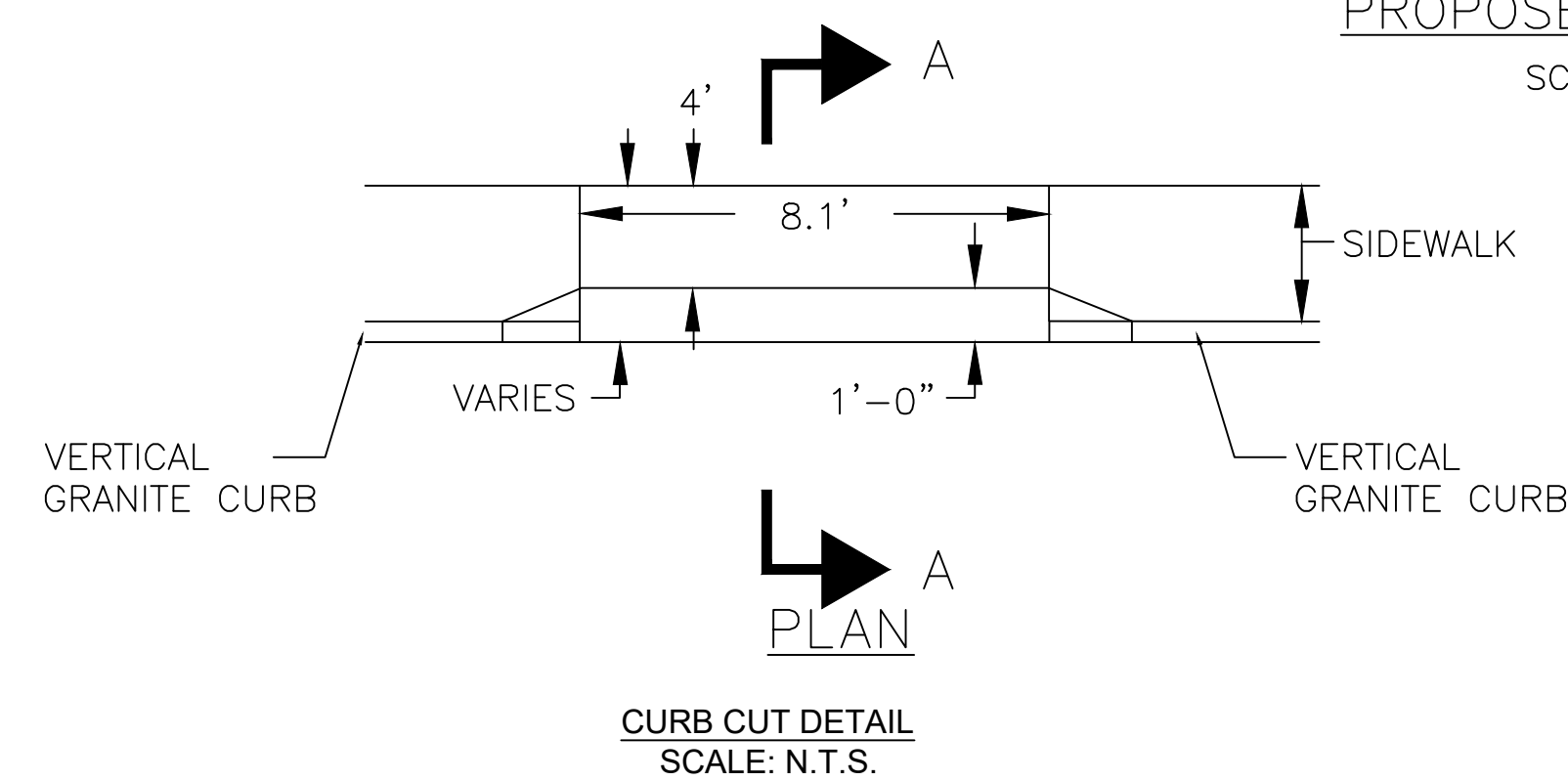
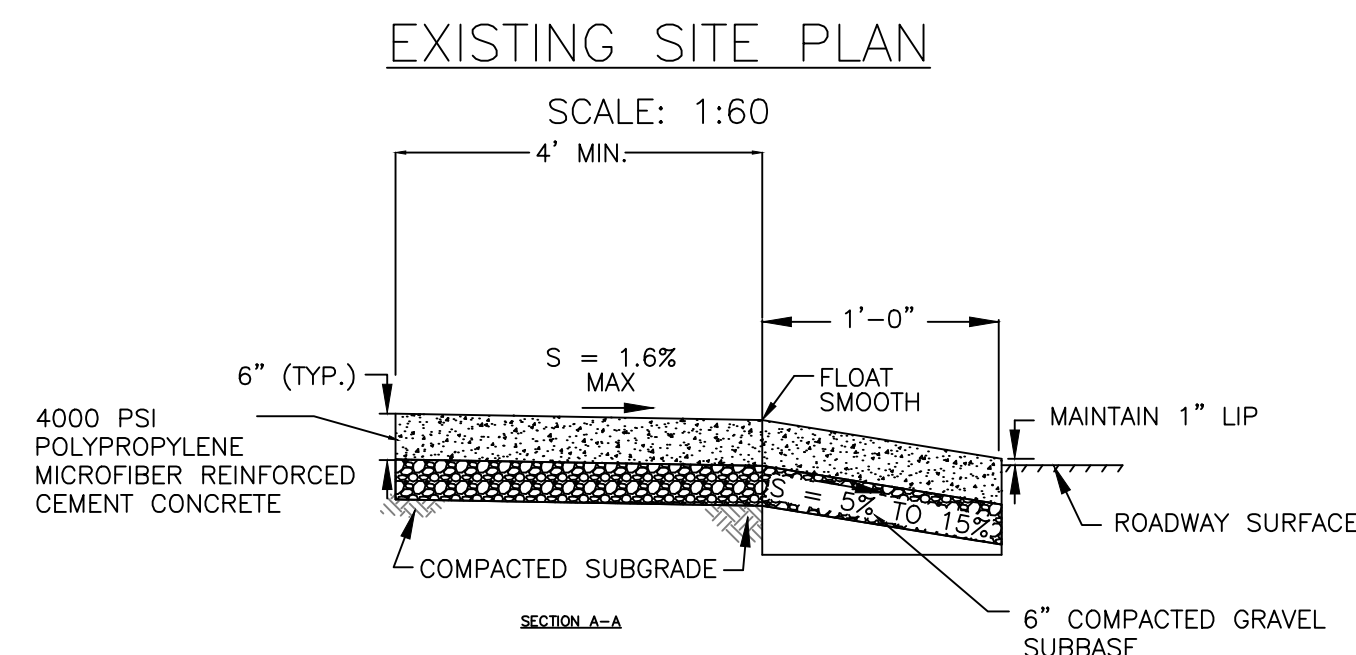


NOTES:
1. SIDEWALKS SHALL MATCH WIDTH AND SLOPE OF EXISTING SIDEWALKS UNLESS OTHERWISE NOTED.

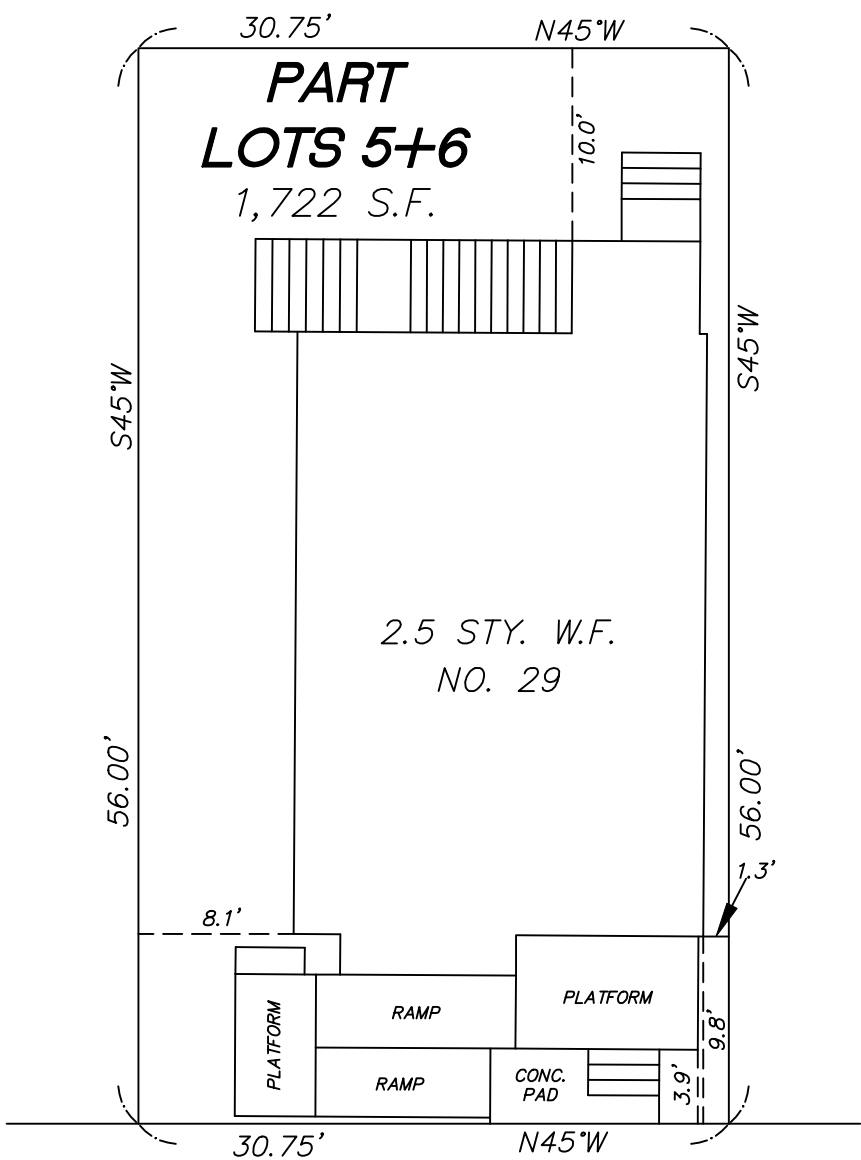
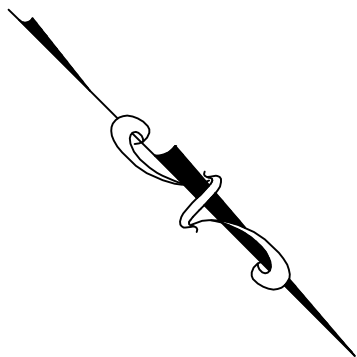


LINE STREET

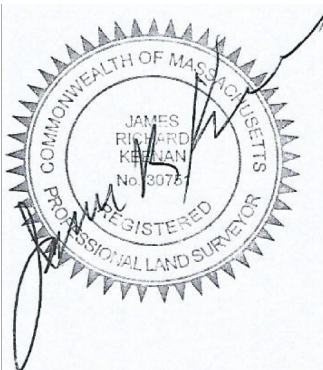
LINE STREET



| | | | |
|--|-------------------------------|--|---|
| SITE PLAN 29 LINE ST. CAMBRIDGE, MA. | | | KAI YIN YIP, P.E. TEL: (646) 420-9896 E-MAIL: KAIYIN.YIP@GMAIL.COM |
| PREPARED FOR: | DWG NO: SH.1 | | |
| REVISION: | 1ST SUBMISSION: MAR. 28, 2025 | | |
| S & Y DESIGN AND ENGINEERING LLC 555 HANCOCK ST QUINCY MA 02170 | | | |



LINE STREET



| LEGEND | |
|-----------|------------------|
| STY. W.F. | STORY WOOD FRAME |
| CONC. | CONCRETE |
| S.F. | SQUARE FEET |

I CERTIFY THAT THE BUILDINGS ARE LOCATED AS SHOWN AND THAT THIS PLOT PLAN IS THE RESULT OF AN INSTRUMENT SURVEY.

| | |
|---|-------------|
| PLOT PLAN IN CAMBRIDGE, MASS. | |
| SCALE: 1 IN. = 10 FT. | MAY 1, 2024 |
| KEENAN SURVEY 8 WINCHESTER PLACE, SUITE 208 WINCHESTER, MASS. 01890 781-729-4213 | |

29 Line St, Cambridge

Front Left View



Front Side View



Back Side View









11:10

78%



29 Line St.

Petitioner

141-41
CUNHA, JOHN H. JR.
23-25 LINE ST
CAMBRIDGE, MA 02138

141-52
LEE, LILY
10 MYRTLE AVE
CAMBRIDGE, MA 02138

ADAM DASH & ASSOCIATES
C/O ADAM DASH
48 GROVE STREET – UNIT 304
SOMERVILLE, MA 02144

141-45
LIANG, SHUANG
33 LINE ST UNIT 1
CAMBRIDGE, MA 02138

141-45
KRAMER, LINDA MARGARET
33 LINE ST UNIT 2
CAMBRIDGE, MA 02138

141-54
FLOWER, JEREMY S.
TRS ELISA N. FLOWER TRS
18 MYRTLE AVE
CAMBRIDGE, MA 02138

141-44
RAZI RANA
73 WALNUT ST - UNIT 6
NEWTON, 02460

141-55
PORAT, ORI
22-24 MYRTLE AVE
CAMBRIDGE, MA 02138

141-43
29 LINE LLC
29 LINE ST
CAMBRIDGE, MA 02138

141-42
MENIAS, NEVIN & CHRISTINE TOWFIK
TAWFIK, NICOLA
27 LINE ST
CAMBRIDGE, MA 02138

141-53
LEE, LILY
14-16 MYRTLE AVE
CAMBRIDGE, MA 02138

SOMERVILLE ABUTTERS

66/E/16
YULIYA SHAMIS
7 CONANT ROAD – APT. 68
WINCHESTER, MA 01890

66/E/17/A
LOUIS CHRYSTAL
22 LINE STREET
SOMERVILLE, MA 02143

66/E/17/B
BRADLEY BRILLIANT & JOSIAH SERENE
22 LINE STREET #B
SOMERVILLE, MA 02143

22/E/17/C
STEFANA STANTCHEVA
22 LINE STREET – UNIT C
SOMERVILLE, MA 02143

66/E/17/D
DEVEREAU & LISA WILLIAMS
22 LINE STREET – UNIT D
SOMERVILLE, MA 02143

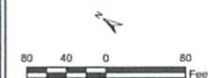
66/E/17-E
EMORY PETRACK & SAMMY GREENSPAN
TR. SAMMY A. GREENSPAN TRUST
22 LINE STREET – UNIT E
SOMERVILLE, MA 02143

City of
Somerville
Massachusetts



Assessors Map

- Parcel Boundary
- Block/ROW Boundary
- - - Other ROW Boundary
- - - Assessor Map Boundary
- Water Body
- Building
- ▨ Railroad ROW



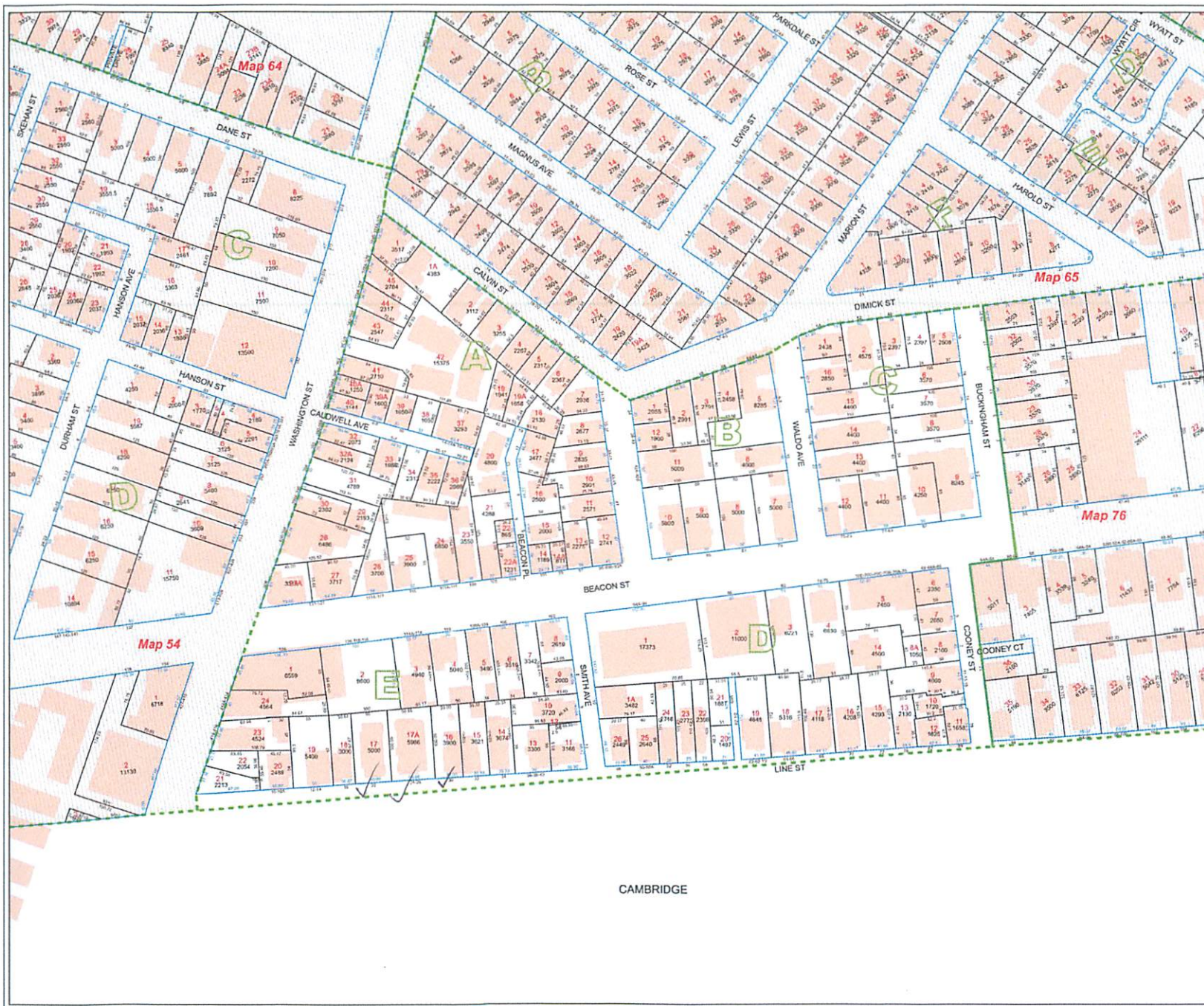
1" = 80'
July 1, 2023

Sources: Rights-of-way and building footprints were originally developed from Boston Edison Company data, 1955 and have been updated by City of Somerville. Parcel data were originally developed from assessor maps by CDM Smith, 1999 and have been updated by City of Somerville based on City of Somerville records.

NOTE: The data represented on these maps indicate distances and divided locations of cadastral boundaries in the City of Somerville. They are NOT survey data and should not be treated as such.



66



29 line pt.

30 LINE ST

Location

30 LINE ST

Mblu

66/ E/ 16/ /

Acct#

24720015

Owner

SHAMIS YULIYA

Assessment

\$1,321,200

PID

11068

Building Count

1

Current Value

| Assessment | | | |
|----------------|--------------|-----------|-------------|
| Valuation Year | Improvements | Land | Total |
| 2025 | \$540,000 | \$781,200 | \$1,321,200 |

Owner of Record

Owner

SHAMIS YULIYA

Sale Price

\$805,000

Co-Owner

Certificate

Address

7 CONANT RD APT 68
WINCHESTER, MA 01890

Book & Page

66307/0357

Sale Date

10/30/2015

Instrument

00

Ownership History

| Ownership History | | | | | |
|--------------------------|------------|-------------|-------------|------------|------------|
| Owner | Sale Price | Certificate | Book & Page | Instrument | Sale Date |
| SHAMIS YULIYA | \$805,000 | | 66307/0357 | 00 | 10/30/2015 |
| XAVIER PAUL F FOR LIFE | \$1 | | 59067/0043 | 1F | 05/10/2012 |
| XAVIER PAUL F & JANICE M | \$100 | | 14701/0462 | | 08/18/1982 |

Building Information

Building 1 : Section 1

Year Built:

1920

Living Area:

2,338

Replacement Cost:

\$580,643

Building Percent Good:

93

Replacement Cost

Less Depreciation:

\$540,000

| Building Attributes | |
|---------------------|-------------|
| Field | Description |

22 LINE ST

Location

22 LINE ST

Mblu

66/ E/ 17/ A/

Acct#

20051650

Owner

LOUIS CHRYSTAL

Assessment

\$1,522,000

PID

103579

Building Count

1

Current Value

| Assessment | | | |
|----------------|--------------|------|-------------|
| Valuation Year | Improvements | Land | Total |
| 2025 | \$1,522,000 | \$0 | \$1,522,000 |

Owner of Record

Owner

LOUIS CHRYSTAL

Sale Price

\$1,112,000

Co-Owner

Certificate

Address

22 LINE ST
SOMERVILLE, MA 02143

Book & Page

65586/0111

Sale Date

06/22/2015

Instrument

00

Ownership History

| Ownership History | | | | | |
|------------------------------|-------------|-------------|-------------|------------|------------|
| Owner | Sale Price | Certificate | Book & Page | Instrument | Sale Date |
| LOUIS CHRYSTAL | \$1,112,000 | | 65586/0111 | 00 | 06/22/2015 |
| GOLDSTEIN DEBORAH | \$807,500 | | 49176/0226 | 00 | 03/26/2007 |
| GRISWOLD JOHN H JR & ANDREA | \$1 | | 42028/0347 | 1F | 02/12/2004 |
| GRISWOLD JOHN H JR | \$765,000 | | 40347/0485 | 00 | 08/06/2003 |
| LINE STREET DEVELOPMENT CORP | \$350,000 | | 33397/0479 | 1P | 08/06/2001 |

Building Information

Building 1 : Section 1

Year Built:

2002

Living Area:

2,691

Replacement Cost:

\$1,537,385

Building Percent Good:

99

Replacement Cost

Less Depreciation:

\$1,522,000

22 LINE ST

Location 22 LINE ST

Mblu 66/ E/ 17/ B/

Acct# 20051660

Owner BRILLIANT BRADLEY & JOSIAH SERENE

Assessment \$1,666,700

PID 103580

Building Count 1

Current Value

| Assessment | | | |
|----------------|--------------|------|-------------|
| Valuation Year | Improvements | Land | Total |
| 2025 | \$1,666,700 | \$0 | \$1,666,700 |

Owner of Record

Owner BRILLIANT BRADLEY & JOSIAH SERENE
Co-Owner
Address 22 LINE ST #B
SOMERVILLE, MA 02143

Sale Price \$1,225,000
Certificate
Book & Page 67364/0201
Sale Date 06/02/2016
Instrument 00

Ownership History

| Ownership History | | | | | |
|-------------------------------------|-------------|-------------|-------------|------------|------------|
| Owner | Sale Price | Certificate | Book & Page | Instrument | Sale Date |
| BRILLIANT BRADLEY & JOSIAH SERENE | \$1,225,000 | | 67364/0201 | 00 | 06/02/2016 |
| CHEW KHENG-CHUAN | \$890,000 | | 53678/0192 | 00 | 10/15/2009 |
| LICHOULAS THOMAS J | \$1 | | 48757/0535 | 1A | 12/29/2006 |
| LICHOULAS RITA & JAMES T III TRSTES | \$1 | | 41221/0596 | 1F | 10/18/2003 |
| LICHOULAS THOMAS J | \$1 | | 41048/0060 | 1F | 09/29/2003 |

Building Information

Building 1 : Section 1

Year Built: 2002
Living Area: 2,961
Replacement Cost: \$1,683,563
Building Percent Good: 99

22 LINE ST

Location

22 LINE ST

Mblu

66/ E/ 17/ C/

Acct#

20051670

Owner

STANTCHEVA STEFANA

Assessment

\$1,435,400

PID

103581

Building Count

1

Current Value

| Assessment | | | |
|----------------|--------------|------|-------------|
| Valuation Year | Improvements | Land | Total |
| 2025 | \$1,435,400 | \$0 | \$1,435,400 |

Owner of Record

Owner

STANTCHEVA STEFANA

Sale Price

\$1,655,000

Co-Owner

Certificate

Address

22 LINE ST UNIT C
SOMERVILLE, MA 02143

Book & Page

78547/0159

Sale Date

08/25/2021

Instrument

00

Ownership History

| Ownership History | | | | | |
|--------------------------------|-------------|-------------|-------------|------------|------------|
| Owner | Sale Price | Certificate | Book & Page | Instrument | Sale Date |
| STANTCHEVA STEFANA | \$1,655,000 | | 78547/0159 | 00 | 08/25/2021 |
| FEIJO EDMUND JR & LONG BRIAN C | \$785,000 | | 60780/0258 | 00 | 12/19/2012 |
| ASSAD WAEI F TRUSTEE | \$10 | | 59317/0038 | 1F | 06/18/2012 |
| ASAAD WAEI & PETER TRUSTEES | \$10 | | 57424/0576 | 1F | 09/12/2011 |
| ASAAD SALWA F TRSTEE | \$10 | | 47770/0234 | 1A | 07/07/2006 |

Building Information

Building 1 : Section 1

Year Built:

2002

Living Area:

2,460

Replacement Cost:

\$1,449,928

Building Percent Good:

99

Replacement Cost

Less Depreciation:

\$1,435,400

22 LINE ST

Location 22 LINE ST

Mblu 66/ E/ 17/ D/

Acct# 20051680

Owner WILLIAMS LISA & DEVEREAU

Assessment \$201,300

PID 103582

Building Count 1

Current Value

| Assessment | | | |
|----------------|--------------|------|-----------|
| Valuation Year | Improvements | Land | Total |
| 2025 | \$201,300 | \$0 | \$201,300 |

Owner of Record

Owner WILLIAMS LISA & DEVEREAU
Co-Owner
Address 22 LINE ST UNIT D
SOMERVILLE, MA 02143

Sale Price \$1
Certificate
Book & Page 61542/0360
Sale Date 04/04/2013
Instrument 1F

Ownership History

| Ownership History | | | | | |
|------------------------------|------------|-------------|-------------|------------|------------|
| Owner | Sale Price | Certificate | Book & Page | Instrument | Sale Date |
| WILLIAMS LISA & DEVEREAU | \$1 | | 61542/0360 | 1F | 04/04/2013 |
| CHAMPOUX LISA | \$152,000 | | 39222/0566 | 1N | 05/16/2003 |
| LINE STREET DEVELOPMENT CORP | \$350,000 | | 33397/0479 | 1P | 08/06/2001 |

Building Information

Building 1 : Section 1

Year Built: 2002
Living Area: 2,161
Replacement Cost: \$1,185,804
Building Percent Good: 26
Replacement Cost
Less Depreciation: \$201,300

| Building Attributes | |
|---------------------|-------------|
| Field | Description |

22 LINE ST

Location

22 LINE ST

Mblu

66/ E/ 17/ E/

Acct#

20051690

Owner

PETRACK EMORY &
GREENSPAN SAMMY
TRUSTEES

Assessment

\$1,408,800

PID

103583

Building Count

1

Current Value

| Assessment | | | |
|----------------|--------------|------|-------------|
| Valuation Year | Improvements | Land | Total |
| 2025 | \$1,408,800 | \$0 | \$1,408,800 |

Owner of Record

Owner

PETRACK EMORY & GREENSPAN SAMMY TRUSTEES

Sale Price

\$1

Co-Owner

SAMMY A GREENSPAN TRUST

Certificate

Address

22 LINE ST UNIT E
SOMERVILLE, MA 02143

Book & Page

64236/0474

Sale Date

09/16/2014

Instrument

1F

Ownership History

| Ownership History | | | | | |
|--|------------|-------------|-------------|------------|------------|
| Owner | Sale Price | Certificate | Book & Page | Instrument | Sale Date |
| PETRACK EMORY & GREENSPAN SAMMY TRUSTEES | \$1 | | 64236/0474 | 1F | 09/16/2014 |
| PETRACK EMORY M & GREENSPAN SAMMY A | \$885,000 | | 63257/0421 | 00 | 02/07/2014 |
| LIM NICK T & MIIA HELENA | \$100 | | 59376/0400 | 1F | 06/26/2012 |
| LIM NICK T | \$774,000 | | 55499/0215 | 00 | 09/30/2010 |
| LEDER MATTHEW R & EVA | \$735,000 | | 48722/0105 | 00 | 12/22/2006 |

Building Information

Building 1 : Section 1

Year Built:

2002

Living Area:

2,357

Replacement Cost:

\$1,423,043

Building Percent Good:

99



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.

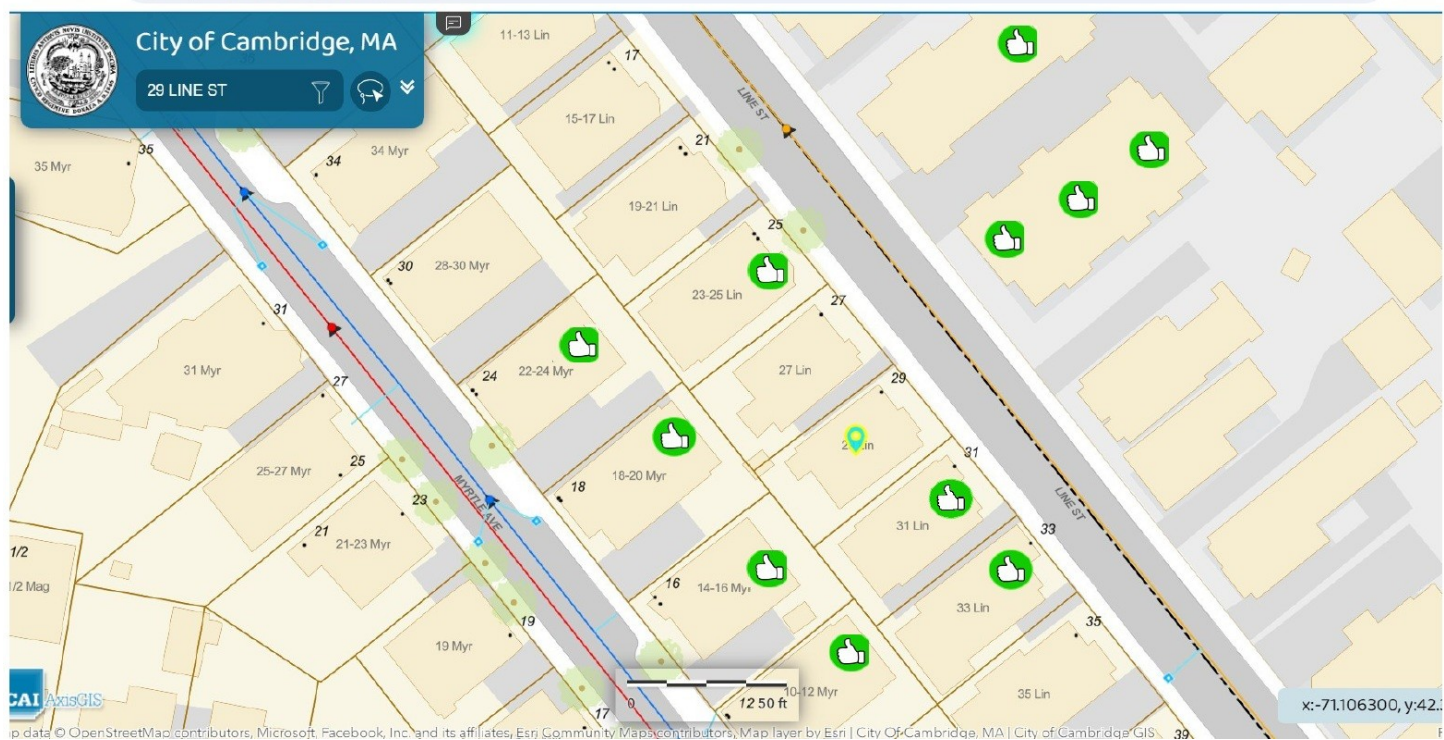
Name: Yi Yue Date: 4/18/2023
(Print)

Address: 29 Pine St.

Case No. BZA-1158772

Hearing Date: 5/8/25

Thank you,
Bza Members



Support to BZA Case # 1158772: 29 Line St Petition for Driveway and Parking Space

Dear BZA Members,

As residents on Line St, I am writing this email to support the petition case # 1158772 to build a driveway and parking space at 29 Line St Cambridge.

Your approval to this petition will benefit to all the neighbors on the street, because it will remove one car from the very limited on street parking; and also the curb cut will not cause any loss of the on street parking as the house is on the side of the street that parking is prohibited.

Thank you! Should you have any questions please feel free to contact me.

Rana Lazi

April 18, 2025

(31 Line St, Cambridge, MA 02138)

Case # 1158772

From maggie kramer <maggkram38@gmail.com>

Date Thu 4/10/2025 6:55 PM

To Adam Dash <dash@adamdashlaw.com>; Yueyiy@yahoo.com <Yueyiy@yahoo.com>

Dear BZA Members:

As the owner of 33 Line St. #2, I am writing to support the petition for a curb cut and driveway at 29 Line Street, case # 1158772.

Line Street is unique, because, unlike most streets in Cambridge, there is parking on only one side of the street and that side happens to be in the city of Somerville. As a result, Cambridge Line Street residents with cars but no driveways have to compete not only with Somerville Line Street residents but also with their guests, and with any other resident of Somerville including hospital employees (some of whom are not even Somerville residents), commuters, people with 'For Sale' signs on their vintage cars (which often sit unmoved/unsold for weeks), trucks belonging to Acme Ice, etc.

Like some other residents of Line Street, I chose to buy my property 15 years ago in order to maintain a walking lifestyle. Although I have a car, I rarely use it (it is 2 years old and has been driven only 5500 miles) but I need a vehicle to visit my grown children and grandchildren who live out of state. I am in my 70's and would not have bought this place if it had not included a deeded, paved 'driveway'. I write 'driveway' because the past owners of my property installed a driveway but never applied for an actual curb cut. Fortunately, the curb in front of my 'driveway' happens to be very low and easy to drive over. That is not the case of the curb in front of 29 Line Street, a beautifully rented single family home which will bring in valuable tax dollars to the city.

I, too, inquired about getting a curb cut but was told that my 'driveway', which is slightly less than 10' width requirement, is too narrow. Nevertheless, I have managed to easily pull into my 'driveway' for 15 years in all weather conditions without incident. The same is true for my friends and children visiting from afar. It is also true for the other residents of Line Street and of neighboring Cambridge streets (where there is parking on both sides of the streets!) who have grandfathered driveways, some of which are less than 9'6" wide - even with the incorporation of land from their neighbors.

I truly hope BZA members will seriously consider the unique situation of the few Cambridge Line Street residents who are requesting a curb cut.

Thank you.

Sincerely,
L. Margaret Kramer

Support to BZA Case # 1158772: 29 Line St Petition for Driveway and Parking Space

From Devereau Williams <develec09@gmail.com>

Date Fri 4/11/2025 6:56 AM

To Adam Dash <dash@adamdashlaw.com>

Dear BZA Members,

As the owner of 22 Line St Unit D Somerville MA 02143v, I am writing this email to support the petition case # 1158772 to build a driveway and parking space at 29 Line St Cambridge.

Your approval to this petition will be a benefit to the neighbors on the Line street, because it will remove one car from the very limited on street parking; and also the curb cut will not cause any loss of the on street parking as the house is on the side of the street that parking is prohibited.

Should you have any questions, please feel free to contact me.

Devereau Williams

Thank you!

Devereau Williams Electric

License: 12118

Phone: 617-529-1839

Fax: 617-945-5665

develec09@gmail.com



CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS
AND OPENINGS ABUTTOR'S FORM

Applicants must submit a copy of the assessor's plat and signatures from all abutting property owners including property owners directly across the street (may be more than one). If the abutting buildings are condominiums then all condominium owners must sign.

To Whom It May Concern:

As owner or agent of 22 B Line St

Cambridge, Massachusetts, I do hereby declare

☒ approval ☐ disapproval

of installment of Off-Street Parking Facility located at:

29 Line St

Signed: [Signature] Date: 26 Mar 25

Address: 22 B Line St

Somerville MA 02143

To Whom It May Concern:

As owner or agent of 22 Line St, Unit E

Cambridge, Massachusetts, I do hereby declare

☒ approval ☐ disapproval

of installment of Off-Street Parking Facility located at:

29 Line St

Signed: [Signature] Date: 3/31/25

Address: 22 Line St, Unit E

Somerville MA 02143



CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS ABUTTOR'S FORM

Applicants must submit a copy of the assessor's plat and signatures from all abutting property owners including property owners directly across the street (may be more than one). If the abutting buildings are condominiums then all condominium owners must sign.

To Whom It May Concern:

As owner or agent of

22 Line St Unit D

Cambridge, Massachusetts, I do hereby declare



approval



disapproval

of installment of Off-Street Parking Facility located at:

29 Line st.

Signed:

November Weller

Date:

3/19/20

Address:

To Whom It May Concern:

As owner or agent of

22 LINE ST UNIT C

Cambridge, Massachusetts, I do hereby declare



approval



disapproval

of installment of Off-Street Parking Facility located at:

29 Line st.

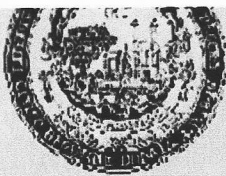
Signed:

[Signature]

Date:

3/19/25

Address:



APPLICATION FOR DRIVEWAY CUTS AND OPENINGS ABUTTOR'S FORM

Applicants must submit a copy of the assessor's plat and signatures from all abutting property owners including property owners directly across the street (may be more than one). If the abutting buildings are condominiums then all condominium owners must sign.

To Whom It May Concern:

As owner or agent of 31 Line St., Cambridge, MA 02138

Cambridge, Massachusetts, I do hereby declare



approval



disapproval

of installment of Off-Street Parking Facility located at:

29 Line St., Cambridge, MA 02138

Signed: Rena Razi Date: 3/27/2025

Address: 73 Walnut St., Apt 6 Newton, MA 02460

To Whom It May Concern:

As owner or agent of _____

Cambridge, Massachusetts, I do hereby declare



approval



disapproval

of installment of Off-Street Parking Facility located at:

Signed: _____ Date: _____

Address: _____



CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS
AND OPENINGS ABUTTOR'S FORM

Applicants must submit a copy of the assessor's plat and signatures from all abutting property owners including property owners directly across the street (may be more than one). If the abutting buildings are condominiums then all condominium owners must sign.

To Whom It May Concern:

As owner or agent of

18 MYRTLE

Cambridge, Massachusetts, I do hereby declare



approval



disapproval

of installment of Off-Street Parking Facility located at:

29 Line st

Signed:

[Signature]

Date:

3/26/25

Address:

18 MYRTLE AVE

CAMBRIDGE MA

To Whom It May Concern:

As owner or agent of

14 Myrtle

Cambridge, Massachusetts, I do hereby declare



approval



disapproval

of installment of Off-Street Parking Facility located at:

29 Line st

Signed:

[Signature]

Date:

3/28/2025

Address:



CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS
AND OPENINGS ABUTTOR'S FORM

Applicants must submit a copy of the assessor's plat and signatures from all abutting property owners including property owners directly across the street (may be more than one). If the abutting buildings are condominiums then all condominium owners must sign.

To Whom It May Concern:

As owner or agent of

10 Myrtle

Cambridge, Massachusetts, I do hereby declare



approval



disapproval

of installment of Off-Street Parking Facility located at:

29 Line St

Signed:

[Signature]

Date:

3/28/2020

Address:

[Blank lines for address]

To Whom It May Concern:

As owner or agent of

Cambridge, Massachusetts, I do hereby declare



approval



disapproval

of installment of Off-Street Parking Facility located at:

29 Line St

Signed:

[Blank line for signature]

Date:

[Blank line for date]

Address:

[Blank lines for address]



CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS ABUTTOR'S FORM

Applicants must submit a copy of the **assessor's plat** and signatures from all abutting property owners including property owners directly across the street (may be more than one). If the abutting buildings are condominiums then all condominium owners must sign.

To Whom It May Concern:

As owner or agent of

33 Line St #2 (owner of #1 is out of area)

Cambridge, Massachusetts, I do hereby declare



approval



disapproval

of installment of Off-Street Parking Facility located at:

29 Line St

Signed:

[Signature]

Date:

3/24/25

Address:

33 Line St #2
Cambridge 02138

To Whom It May Concern:

As owner or agent of

23 Line Street, Cambridge, MA

Cambridge, Massachusetts, I do hereby declare



approval



disapproval

of installment of Off-Street Parking Facility located at:

29 Line St.

Signed:

[Signature]

Date:

4/4/25

Address:

23 Line Street
Cambridge, MA 02138



CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS
AND OPENINGS ABUTTOR'S FORM

Applicants must submit a copy of the assessor's plat and signatures from all abutting property owners including property owners directly across the street (may be more than one). If the abutting buildings are condominiums then all condominium owners must sign.

To Whom It May Concern:

As owner or agent of 22-24 My-Ale Ave

Cambridge, Massachusetts, I do hereby declare



approval



disapproval

of installment of Off-Street Parking Facility located at:

29 Line St.

Signed:

Oni Porat

Date:

4/4/25

Address:

24 My-Ale Ave

To Whom It May Concern:

As owner or agent of _____

Cambridge, Massachusetts, I do hereby declare



approval



disapproval

of installment of Off-Street Parking Facility located at:

Signed:

Date:

Address:



Mid Cambridge Neighborhood Conservation District Commission

831 Massachusetts Avenue, Cambridge, Massachusetts 02139
Telephone: 617 349 4683 TTY: 617 349 6112
E-mail: histncds@cambridgema.gov
www.cambridgema.gov/historic/districtsHistoricProperties/midcambridgenced

Tony Hsiao, *Chair*, Lestra Litchfield, *Vice Chair*
Monika Pauli, Charles Redmon, Katinka Hakuta, *Members*
Nan Laird, Catherine Tice, *Alternates*

CERTIFICATE OF NON-APPLICABILITY

Property: 29 Line Street

Applicant: Adam Dash

The Mid Cambridge Neighborhood Conservation District Commission hereby certifies, pursuant to Chapter 2.78, Article III, Section 2.78.140-270 of the Code of the City of Cambridge and the order establishing said district that the work described below does not involve any activity requiring issuance of a Certificate of Appropriateness or Hardship:

Create driveway and one parking space.
Permit #1158772

All improvements shall be carried out as shown on the plans and specifications submitted by the applicant, except as modified above. Approved plans and specifications are incorporated by reference into this certificate.

This certificate is granted upon the condition that the work authorized herein is commenced within six months after the date of issuance. If the work authorized by this certificate is not commenced within six months after the date of issuance or if such work is suspended in significant part for a period of one year after the time the work is commenced, such certificate shall expire and be of no further effect; provided that, for cause, one or more extensions of time for periods not exceeding six months each may be allowed in writing by the Chair.

Case Number: MC 7266

Date of Certificate: April 17, 2025

Attest: A true and correct copy of decision filed with the offices of the City Clerk and the Cambridge Historical Commission on April 17, 2025.

By Tony Hsiao/aac, Chair

Twenty days have elapsed since the filing of this decision. No appeal has been filed ____ .
Appeal has been filed ____ . Date _____ City Clerk:

* * * * *

(6:48 p.m.)

Sitting Members: Jim Monteverde, Steven Ng, Virginia

Keesler, Daniel Hidalgo, and Carol Agate

JIM MONTEVERDE: Next case is BZA-1158772 -- 29

Line Street.

ADAM DASH: Yes. Oh.

JIM MONTEVERDE: And Virginia, you're back with us, right?

VIRGINIA KEESLER: Yes, I'm back.

JIM MONTEVERDE: Okay. Mr. Dash, go right ahead.

ADAM DASH: Thank you, Mr. Chair. Good evening to you, members of the Board. I'm Attorney Adam Dash, 48 Grove Street in Somerville. I'm representing 29 Line, LLC, the applicant, and owner of 29 Line Street.

The applicant is seeking variances for minimum off-street parking space with minimum driveway width and parking space in the front setback.

And it's also that the applicant create a driveway with one off-street parking space at 29 Line Street in the C-1 Residential Zone. There's no other relief that's required for this application. The property is a single-

1 family house.

2 I don't know if Ms. Ratay could show the photo of
3 the front of the property with the fence on it and such,
4 just to sort of orient everybody if you haven't seen it.
5 Yeah, so the top photo really.

6 So you get the gist here. Line Street, in keeping
7 with its name, is Cambridge on the applicant side of the
8 street and Somerville on the other side of the street.

9 The on-street parking is only allowed on the
10 Somerville side of the street, not on the Cambridge side of
11 the street.

12 So in front of 29 Line Street, there is no
13 parking. And you can see here the 29 Line Street house, and
14 you can see to the left there that dirt area where the
15 proposed parking space would be.

16 Ms. Ratay, could you show the site plan? Oh, the
17 proposed, not -- well, that's the existing. Thank you.

18 So this is a substantial hardship because a
19 literal enforcement of the Zoning Ordinance would prohibit
20 29 Line Street from creating any off-street parking. And
21 there was no reliable on-street parking on the street.

22 Even if one had a Somerville parking permit for

1 the other side of the street, parking is extremely tight on
2 Line Street.

3 The hardship relates to the circumstances of the
4 land and the structures they're on due to the narrowness of
5 the lot, as you can see and the sheer size and shape of the
6 existing nonconforming structure on what is an undersized
7 lot.

8 Due to the preexisting conditions of this existing
9 lot and structure, no conforming off-street parking can be
10 created. The side yard on the left -- and you can see on
11 the left in this picture is the existing site plan. It has
12 a handicap ramp and some concrete pad, and it's got some
13 platforms on the front of the house that are in kind of poor
14 condition.

15 On the right is the proposed, where those ramps
16 and pads and such all go away just so we can create some
17 green space there on the street. And that gray area is
18 where the one parking space is proposed.

19 And I will mention -- and then if you can note how
20 the house kind of juts into it there.

21 And the way to the house is hard to the right of
22 the lot. There was no other place one could put this, but

1 on the left side of the property.

2 So the side yard on the left of the structure is
3 only 8.1' wide, as you can see on that plan so that you
4 can't get a compliant parking space there.

5 Relief can be granted without substantial
6 detriment to the public good, because the variances will
7 remove one car from a very limited parking on Line Street,
8 which benefits the neighborhood.

9 And the new off-street parking space would not
10 remove any on-street parking spaces, because as I said, one
11 cannot park on the Cambridge side of Line Street anyway, so
12 there is no parking space where this curb cut is proposed.

13 While relief is requested for minimum parking
14 space width and driveway width, the proposed parking space,
15 which is a compliant length, is 10.5' wide at the street, as
16 you can see there at the sidewalk, which actually exceeds
17 the minimum width of 8.5', but it narrows in part as you go
18 back because the building juts into it with the narrowest
19 portion being 8.1' wide, which is a de minimis 0.4' shy of
20 the zoning requirement for driveway width.

21 So the variance we're seeking is pretty small.

22 Other Line Street properties have similar

1 driveways like this on the side, such that the off-street
2 space required does not alter the character of the
3 neighborhood.

4 The relief will not nullify or substantially
5 derogate from the intent of the Zoning Ordinance, because
6 the relief sought is dimensionally small and tailored to the
7 specific unique situation.

8 The relief will reduce parking on a congested
9 street and allow people who need a motor vehicle for work or
10 for their life to live at the property.

11 I would note I -- and you've seen probably the
12 support materials that we have provided. Support has been
13 provided from 11 neighbors, including the abutter to the
14 left of the property, where the driveway would be against,
15 who are in favor of the project. That is the person over on
16 21 Line Street.

17 A parking space needs a driveway, by definition.
18 But as proposed, as you can see, it's really one and the
19 same because the driveway is the parking space, and the
20 parking space is the driveway.

21 The relief for the driveway minimum width and the
22 parking space minimum width, it's really just one thing,

1 even though technical it's two items. It's really just that
2 one gray area for one car to park.

3 JIM MONTEVERDE: Mr. Dash?

4 ADAM DASH: Yep.

5 JIM MONTEVERDE: Can I interrupt you for a second?

6 ADAM DASH: Sure.

7 JIM MONTEVERDE: Did you say we had correspondence
8 from neighbors?

9 ADAM DASH: Yes.

10 JIM MONTEVERDE: Because I don't see any in the
11 file.

12 ADAM DASH: They were uploaded. I don't know, Ms.
13 Ratay, can you pull them up? And there's a little chart
14 with thumbs up on each of the properties that we got the
15 approvals for.

16 Oh, there you go. If you go back, there was a
17 little thumbs up chart. Oh, go down further. I'm sorry. I
18 saw the map and I thought it was that map. That's the map.
19 Yes.

20 My client actually took the trouble to actually
21 put a little thumbs up on the map showing where all the
22 people we got letters from are. And there is --

1 JIM MONTEVERDE: And where are those letters? We
2 don't have those letters.

3 ADAM DASH: Yeah, well --

4 JIM MONTEVERDE: I'm glad they have the thumbs up
5 on the diagram, but --

6 ADAM DASH: I'm sorry, no, if you scroll down.
7 They were uploaded into the system.

8 JIM MONTEVERDE: Oh, very good. Thank you.

9 ADAM DASH: So I -- if you just put a cover map,
10 so you could see where they're from --

11 JIM MONTEVERDE: Yep.

12 ADAM DASH: -- but -- Olivia if you want to scroll
13 down, they're just --

14 JIM MONTEVERDE: No, that's great. Thank you. I
15 just don't --

16 ADAM DASH: Yeah.

17 JIM MONTEVERDE: -- see that in the file.

18 ADAM DASH: I'm sorry that you didn't get that,
19 but as you can see, they were filed. So.

20 JIM MONTEVERDE: Terrific. All right. Thank you.
21 Please, go ahead.

22 ADAM DASH: Not a problem. So I would note that

1 -- so since there's more width at the front part of the lot,
2 so that the parking space -- this parking space does have to
3 project into the front setback, because of the way the house
4 juts into the left when you get halfway back there.

5 I would note this is a -- that there are other
6 placements on Line Street that have this situation. And
7 what it does is it allows us to have a small driveway so
8 that we can have more grassy area in the back. Otherwise,
9 if the car were to pull in further, you would lose more open
10 space for no -- actually no real reason here.

11 So therefore, the applicant asked that the Board
12 provide the relief requested. It's really all just to
13 create one parking space for a single-family house -- that's
14 all this is about -- at 21 -- -9 Line Street, for the
15 reasons stated.

16 Thank you. And Mr. Yi Yue is actually here from
17 29 Line Street as well.

18 JIM MONTEVERDE: Thank you. Any questions from
19 members of the Board?

20 CAROL AGATE: I'm not clear on where the car fits.
21 In other words, the gray area is where the car goes, then
22 the car is also in the narrow section. In other words --

1 JIM MONTEVERDE: Yeah.

2 CAROL AGATE: -- the rear. Part of the car --

3 JIM MONTEVERDE: Yeah, the diagram -- if you
4 ignore the little 2.45' extension, that little rectangle, if
5 you just look at the larger rectangle, 8.1' x 18', that's
6 the parking space.

7 CAROL AGATE: So the parking space --

8 JIM MONTEVERDE: Technically. That's where the
9 car would be.

10 CAROL AGATE: -- the car would fit in the part of
11 the -- the wider part of the gray area, but it would not
12 extend the into the narrow part?

13 JIM MONTEVERDE: It would.

14 CAROL AGATE: It would?

15 JIM MONTEVERDE: Yeah. Most -- I mean, some
16 vehicles -- I don't know of a vehicle that's 9' -- 9.9'
17 long, except a smart car, if they still make them. So --

18 CAROL AGATE: And the car --

19 JIM MONTEVERDE: -- I believe a typical vehicle
20 would extend into the narrow part?

21 CAROL AGATE: Then the car could go further back?
22 It's saving the grassy area that's really an issue. Other,

1 there could just be a driveway there for the car to put the
2 entire car to go on the side and not stick out in front.

3 Is that correct?

4 JIM MONTEVERDE: I believe you're correct, Carol.
5 So what -- and walking the neighborhood, what I noticed were
6 typically, one, I think the majority of the lots were a
7 little wider, because the driveways seem a bit wider.

8 But this one -- again, if the Ordinance is 8.5',
9 8'6" and this is 8.1', you know, the difference is 0.5- --
10 I'm sorry, 0.4', it's too narrow.

11 The typical driveway extends deeper into the side
12 yard, so that the vehicle -- the vehicles I saw parked there
13 were typically parked where the back of the vehicle kind of
14 aligns with the front of the house. In other words, it gave
15 you a front yard. So the car wasn't sitting in the front
16 yard setback.

17 I mean, I noticed that in some of the neighborhood
18 conditions. And I think just as you said, that was just a
19 question of how someone wanted to use that space.

20 Any other questions from members of the Board?

21 VIRGINIA KEESLER: So my understanding is that
22 parking is only allowed on the one side of the street, which

1 is the Somerville side of the street.

2 And so my question is are the residents living on
3 the Cambridge side of the street, is there, like, any kind
4 of a special policy that allows them to get a Somerville
5 permit, or are they not able to park on that street at all?

6 ADAM DASH: I would note that my client went to
7 the Somerville parking folks to get a sticker to park on the
8 Somerville side of the street, which was not an easy task.
9 He actually was successful in getting a pass that only
10 allowed him to park on Line Street and Somerville and
11 nowhere else.

12 But but that there are a lot of houses on this
13 street, and there's only parking on one side, it's nice to
14 have the sticker. It's almost impossible to find a space,
15 but that's -- but yeah, he was able to get a sticker from
16 Somerville, but it was not a simple thing.

17 JIM MONTEVERDE: And then I assume you could get a
18 parking sticker for Cambridge and be able to park anywhere
19 else, except for the street?

20 STEVEN NG: He gets the best of both worlds.

21 JIM MONTEVERDE: Yeah, exactly. Park everywhere.
22 Any other questions from members of the Board?

1 If I may, I have two. When I walked --
2 unfortunately this photograph doesn't show it, but right
3 behind on the left-hand side of the photo, at the end of
4 that chain link fence --

5 ADAM DASH: Mm-hm.

6 JIM MONTEVERDE: -- the house next door,
7 immediately to the left, there are three what I took to be
8 gas meters or regulators sitting outside that appear to
9 serve the next-door neighbor sitting in their side yard.

10 And the survey doesn't show what's on the other
11 side of the property line, but I have to assume that those
12 are sitting hard against the property line.

13 I would be concerned with this proponent using
14 that space as a driveway -- undersized driveway, under width
15 driveway, with those three gas meters aside that house,
16 unless there was some protection on those gas meters.
17 Bollards is a typical solution --

18 ADAM DASH: Yeah.

19 JIM MONTEVERDE: -- stop. So I don't know who
20 would do that.

21 ADAM DASH: Yes, Mr. Chair. My client did talk to
22 the neighbor at 21, who's actually in support of the project

1 and that -- those meters actually encroach over the property
2 line onto 29 Line, and she is going to be moving them as a
3 result of that.

4 JIM MONTEVERDE: Okay. Do you know where they're
5 going?

6 ADAM DASH: Mr. Yue --

7 JIM MONTEVERDE: Because that's obviously where
8 the gas service comes in.

9 ADAM DASH: I don't know which the meters are for.
10 We are aware of the meter situation because it didn't show
11 up that they were actually encroaching over the property
12 line. So she is going to relocate them so that they don't.

13 So --

14 JIM MONTEVERDE: Not on the survey that you
15 prepared, correct?

16 ADAM DASH: Well, we were only surveying our
17 property, not theirs.

18 JIM MONTEVERDE: No, I understand. But if it
19 encroaches, it's on your property.

20 ADAM DASH: It's on our property, but they're
21 moving.

22 JIM MONTEVERDE: Okay. And they'll move it off

1 the proponent's property.

2 ADAM DASH: That's right.

3 JIM MONTEVERDE: Okay. That was one.

4 The second is I typically object to parking in the
5 front yard setback. I still do in this case as well.

6 And I'd like to ask if you could be amenable to
7 pushing that drive further back into that side yard, so that
8 the rear of the vehicle is not sitting hard against the
9 sidewalk?

10 Would that be amenable, Mr. Dash?

11 ADAM DASH: The concern would be throwing us out
12 of compliance with open space if we did that.

13 JIM MONTEVERDE: I'm sorry, could you repeat that?

14 ADAM DASH: The concern would be putting us out of
15 compliance with open space if we do that.

16 JIM MONTEVERDE: Well, you want to put that in as
17 a different -- another request for relief?

18 ADAM DASH: No can do. Sorry.

19 JIM MONTEVERDE: Okay. Yeah, obviously we can't
20 change from what's been submitted. Okay. That's
21 unfortunate.

22 Any other questions from members of the Board? If

1 not, I will open it up to public comment. And you saw on
2 the screen all of the surrounding neighbors and the abutting
3 neighbor to the left in this photograph and have apparently
4 written in support.

5 So I will open it up to any other folks who want
6 to call in.

7 Any members of the public who wish to speak should
8 now click the icon at the bottom of your Zoom screen that
9 says, "Raise hand." If you're calling in by phone, you can
10 raise your hand by pressing *9 and unmute or mute by
11 pressing *6.

12 I'll now ask Staff to unmute speakers one at a
13 time. You should begin by saying your name and address, and
14 Staff will confirm that we can hear you. After that you
15 will have up to three minutes to speak before I ask you to
16 wrap up.

17 And no one is calling in, so I'll close public
18 testimony.

19 Discussion among members of the Board?

20 STEVEN NG: So what -- with your thoughts about
21 pushing that driveway further back so there's a front
22 setback is -- you know, clear of the vehicle, they can't do

1 that, or they --

2 JIM MONTEVERDE: Well, this is the knot that's
3 been tied.

4 STEVEN NG: Mm-hm.

5 JIM MONTEVERDE: Because the application doesn't
6 ask for relief from the --

7 STEVEN NG: Okay.

8 JIM MONTEVERDE: -- open space, correct? yeah.
9 So you got to -- unfortunately we have to take it as it is.
10 There's no condition that we can add.

11 CAROL AGATE: Well, can it be continued?

12 JIM MONTEVERDE: So I'm being -- well that's my
13 next point. Because I was going to say since I'm pushed
14 against a wall here, and I have to either take it or leave
15 it, I'm prepared to leave it.

16 It's up to the proponent whether they'd like to
17 continue this and consider moving that drive further back
18 onto the side yard or if they'd like us to proceed with it
19 tonight, and we can read the tea leaves among the other
20 members.

21 But I'm just saying I wouldn't support it the way
22 it is.

1 ADAM DASH: I understand, Mr. Chair. Obviously --

2 JIM MONTEVERDE: Hold on one second. Hold on. We
3 have -- Staff wants to jump in and save the day.

4 OLIVIA RATAY: Hi. This is Olivia Ratay at ISD.
5 If that was the case, in which a new dimension was created
6 as a violation, a continuance would not be a resolution. He
7 would have to withdraw and then reapply, because it's been
8 advertised as such, and we can't go in and change his --

9 JIM MONTEVERDE: Okay.

10 OLIVIA RATAY: -- thing.

11 JIM MONTEVERDE: So sorry, the resolution would
12 not be a continuance, but a withdrawal without prejudice and
13 then you'd come back and do it again.

14 Mr. Dash, which would you like?

15 ADAM DASH: Well, my client Yi Yue --

16 YI YUE: Hello?

17 ADAM DASH: -- has his hand up if we could --
18 maybe he has something he could say. And I would have to
19 talk to him about what to do here.

20 Mr. Yue?

21 YI YUE: Yes. Thank you for giving me an
22 opportunity to just answer the question just a question

1 about pushing the driveway back. I think we can do that,
2 because right now the job we proposed by using the paver.
3 So we could actually use part of the paver use permeable
4 pavement, paver. So it's still considered an open space.
5 And also push the driveway further back [now] into the front
6 setback. I think that's an option. We can do it.

7 JIM MONTEVERDE: I understand. And that's
8 wonderful. But Staff is shaking their head no. As amenable
9 as that might be to me in particular, we can't make that
10 modification to what's in front of us. Correct?

11 OLIVIA RATAY: Parking is not, despite it being --
12 if you have permeable pavers, the parking space itself is
13 not going to be counted towards open space.

14 YI YUE: Okay, got it.

15 ADAM DASH: And we're at 36 percent now with the
16 30 percent requirement. So I would think pushing it back is
17 going to lose us 6 percent for sure.

18 JIM MONTEVERDE: Understood.

19 ADAM DASH: Yeah, I --

20 JIM MONTEVERDE: Any other -- can I just poll the
21 other Board members? Because if it's just me, I could be
22 whistling in the wind here.

1 Any Board Member have a concern here? Or are you
2 all good to go?

3 CAROL AGATE: Yeah. I'm not sure I'm following
4 it. I'm sorry the conversation's going very fast. But my
5 --

6 JIM MONTEVERDE: Well --

7 CAROL AGATE: -- preference would be that we
8 continue it or put in a new application, if that's what's
9 required, so that the car can park next to the house instead
10 of in front of the house.

11 JIM MONTEVERDE: Okay. And with the application
12 that's in front of us, would you not be in favor of it?
13 That's the [unclear].

14 CAROL AGATE: I would not.

15 JIM MONTEVERDE: Okay.

16 CAROL AGATE: Well, I would not be in favor of it
17 if there is another option. If there is no other option,
18 then I'm afraid there is a hardship.

19 JIM MONTEVERDE: No, there -- again, there's
20 another option, we just can't entertain it tonight. The
21 case has to be withdrawn, resubmitted.

22 Again, I apologize if that's the kind of

1 bureaucratic way it has to be handled.

2 So Carol, on that basis, would you be in favor, or
3 against the vote for tonight?

4 CAROL AGATE: Well --

5 JIM MONTEVERDE: I'm trying to --

6 CAROL AGATE: I mean, can this be weighed, can
7 this be added into the idea of a variance, whether or not
8 there's a hardship? Because I would say there is no
9 hardship if there is an alternative. If there is no
10 alternative, then there's a hardship.

11 JIM MONTEVERDE: Okay. Thanks.

12 Any other Board -- again, I'm just trying to read
13 the tea leaves here.

14 STEVEN NG: I would support your position as well.
15 So --

16 JIM MONTEVERDE: Okay. So Mr. Dash?

17 ADAM DASH: Sounds clear. Yeah. Would it be
18 possible to continue this? We file a new application and
19 see what we can do? And then we could come and withdraw
20 this, and then have the next one heard, if that's the way it
21 plays out.

22 I think we'd like to --

1 JIM MONTEVERDE: Oh, yeah. Continue by just --
2 we'll put you last on the Agenda, come back, correct?

3 ADAM DASH: Yeah, and if we need a new
4 application, then we could have that heard, and then we
5 could withdraw this one?

6 JIM MONTEVERDE: Correct.

7 ADAM DASH: -- if the other one passes?

8 JIM MONTEVERDE: That's the plan. That would be
9 the plan, yes.

10 ADAM DASH: I think that makes more sense.

11 JIM MONTEVERDE: Is that okay?

12 Is that okay? We'll withdraw the case without
13 prejudice now?

14 ADAM DASH: No, I was saying not to.

15 JIM MONTEVERDE: Okay. Sorry.

16 ADAM DASH: Just continue this one. We'll file --
17 we'll if we can file a new -- if we need to file a new
18 application or not, depending on --

19 JIM MONTEVERDE: Okay.

20 ADAM DASH: -- what we can figure out. And then
21 both would be on the next time; a new one, and then this old
22 one, and if the new one passes, we could withdraw the old

1 one?

2 JIM MONTEVERDE: Yes. Oh, I see. Yes. Yes. I
3 understand now. I've seen those before. Yep. So we'll do
4 a continuance then. Different verbiage.

5 And do we have a date? How much time would you
6 like, Mr. Dash?

7 ADAM DASH: Something new filed probably won't
8 take much, because we've -- the documents will be pretty
9 much the same --

10 JIM MONTEVERDE: Right.

11 ADAM DASH: -- except for one document. When's
12 the next availability? I don't know what your schedule --
13 what your --

14 JIM MONTEVERDE: Yep, yep. Give me one second and
15 we'll -- we have our dates.

16 OLIVIA RATAY: We could do June 12.

17 JIM MONTEVERDE: June 12 if you could apply within
18 the next two days.

19 ADAM DASH: You mean by Monday?

20 JIM MONTEVERDE: Yep. Or June 25 -- June 26.

21 ADAM DASH: We'll have to get a new sign and that
22 kind of thing. I hate to say June 26. And Mr. Yue, are you

1 okay with June 26?

2 YI YUE: I think we can try the June 12.

3 ADAM DASH: We would have to get everything filed
4 by Monday close, end of business.

5 JIM MONTEVERDE: Try for the earlier date?

6 ADAM DASH: We can -- we'll see. Yeah, let's try
7 that.

8 JIM MONTEVERDE: So June 12?

9 ADAM DASH: Yeah.

10 JIM MONTEVERDE: Okay. So let me make a motion to
11 continue this matter to June 12, 2025, at the condition that
12 the petitioner change the posting sign to reflect the new
13 date of June 12, 2025 and the new time of 6 p.m.

14 Also, that the petitioner sign a waiver of the
15 statutory requirements for the hearing. This waver can be
16 obtained from Maria Pacheco or Olivia Ratay at the
17 Inspectional Services Department.

18 I ask that you sign the waiver and return it to
19 the Inspectional Services Department by a week from this
20 coming Monday.

21 Failure to do so will de facto cause this Board to
22 give an adverse ruling on this case. Also, that if there

1 are any new submittals, changes to the drawings, dimensional
2 forms, or any supporting statements, that those be in the
3 file by 5 p.m. on Monday prior to the continued meeting
4 date.

5 On the motion to continue this matter until June
6 12, 2025 by a voice vote of the Board, is open Virginia?

7 VIRGINIA KEESLER: Virginia Keesler in favor.

8 JIM MONTEVERDE: Thank you. Carol?

9 CAROL AGATE: Carol Agate in favor.

10 JIM MONTEVERDE: Thank you. Steven?

11 STEVEN NG: Steven Ng in favor.

12 JIM MONTEVERDE: Thank you. Daniel?

13 DANIEL HIDALGO: Daniel Hidalgo in favor.

14 JIM MONTEVERDE: And Jim Monteverde in favor.

15 [All vote YES]

16 JIM MONTEVERDE: So the matter is continued until
17 June 12. Thank you.

18 ADAM DASH: Thank you very much.

19 JIM MONTEVERDE: Yep.

20

21

22



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

2025 MAY -9 AM 9:55

CITY CLERK
CITY OF CAMBRIDGE
MASSACHUSETTS

Board of Zoning Appeal Waiver Form

The Board of Zoning Appeal
831 Mass Avenue
Cambridge, MA 02139

RE: Case # BZA-1158772

Address: 29 Line St

☐ Owner, ☐ Petitioner, or ☒ Representative: Adam Dash, Esq
(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: May 9, 2025

[Signature]
Signature