



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2023 MAY 15 PM 3:21
CLERK OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 221389

General Information

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

Special Permit: X Variance: Appeal:

PETITIONER: TS Kinnaird LLC C/O Shenkiat Lim

PETITIONER'S ADDRESS: 35 Kinnaird Street, Cambridge, MA 02139

LOCATION OF PROPERTY: 35 Kinnaird St , Cambridge, MA

TYPE OF OCCUPANCY: Residential - 2 units **ZONING DISTRICT:** Residence C-1 Zone

REASON FOR PETITION:

DESCRIPTION OF PETITIONER'S PROPOSAL:

We propose to revise windows and a door on a facade of the building that protrudes into a required setback. And we propose to eliminate an exterior landing and canopy in a required setback and replace them with new ones that do not project as far into the required setback.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 8.000 Section: 8.22.2.c & 8.22.2.d (Non-Conforming Structure).
Article: 5.000 Section: 5.31 (Table of Dimensional Requirements)
Article: 10.000 Section: Sec. 10.40 (Special Permit).

Original
Signature(s):

(Petitioner (s) / Owner)

Shenkiat Lim

(Print Name)

Address: 35 Kinnaird St, Cambridge, MA 02139
Tel. No. 617-306-4056
E-Mail Address: maronis@gmail.com

Date: 5/14/23



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2023 MAY 15 PM 3:21
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 221389

General Information

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

Special Permit: X Variance: Appeal:

PETITIONER: TS Kinnaird LLC C/O Shenkiat Lim

PETITIONER'S ADDRESS: 35 Kinnaird Street, Cambridge, MA 02139

LOCATION OF PROPERTY: 35 Kinnaird St., Cambridge, MA

TYPE OF OCCUPANCY: Residential - 2 units **ZONING DISTRICT:** Residence C-1 Zone

REASON FOR PETITION:

DESCRIPTION OF PETITIONER'S PROPOSAL:

We propose to revise windows and a door on a facade of the building that protrudes into a required setback. And we propose to eliminate an exterior landing and canopy in a required setback and replace them with new ones that do not project as far into the required setback.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 8.000 Section: 8.22.2.c & 8.22.2.d (Non-Conforming Structure).
Article: 5.000 Section: 5.31 (Table of Dimensional Requirements)
Article: 10.000 Section: Sec. 10.40 (Special Permit).

Original
Signature(s):

(Petitioner (s) / Owner)

Shenkiat Lim

(Print Name)

Address: 35 Kinnaird St, Cambridge, MA 02139
Tel. No. 617-306-4056
E-Mail Address: maronis@gmail.com

Date: 5/14/23

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 Shenkiat Lim

Address: 35 Kinnaird St., Cambridge, MA 02139 ^(OWNER)

State that I/We own the property located at 35 and 35 1/2 Kinnaird St. which is the subject of this zoning application.

The record title of this property is in the name of TS Kinnaird, LLC

*Pursuant to a deed of duly recorded in the date 5/7/2004, Middlesex South County Registry of Deeds at Book 42736, Page 493; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.

Shenkiat Lim

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

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

Virginia
Commonwealth of ~~Massachusetts~~, County of Virginia Beach

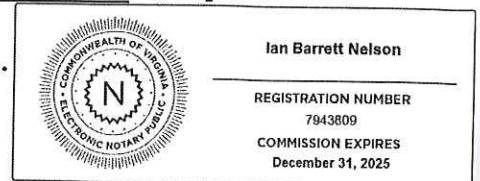
^{IBN} Shenkiat Lim
The above-name _____ personally appeared before me, this 3rd of May, 2023, and made oath that the above statement is true.

Ian Barrett Nelson

Notary

My commission expires 12/31/2025 (Notary Seal).

Notarized online using audio-video communication



- 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 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 35 Kinnaird 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 existing nonconformity would be reduced. The landing and canopy that project nearly to the property line at the side of the house will be removed.

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:

Access of egress will be improved. Egress will be to the more spacious back yard.

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 type of use will be unchanged; it will remain residential. But whereas a unit will be eliminated, the intensity of the use will be reduced.

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:

See above.

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 conforming type of use will be maintained, but be less intense. The existing nonconformity will be reduced.

***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: TS Kinnaird LLC
Location: 35 Kinnaird St., Cambridge, MA
Phone: 617-306-4056

Present Use/Occupancy: Residential - 2 units
Zone: Residence C-1 Zone
Requested Use/Occupancy: Residential - 1 unit

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		2368	2384	2760	(max.)
<u>LOT AREA:</u>		3680	3680	5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²		.64	.65	.75	
<u>LOT AREA OF EACH DWELLING UNIT</u>		1840	3680	1500	
<u>SIZE OF LOT:</u>	WIDTH	36.8	36.8	50	
	DEPTH	100	100	100	
<u>SETBACKS IN FEET:</u>	FRONT	5.2 to property line	5.2 to property line	17.25 to street centerline	
	REAR	44.6	44.6	20'	
	LEFT SIDE	11.1	11.1	7.5	
	RIGHT SIDE	0.4	3.7	7.5	
<u>SIZE OF BUILDING:</u>	HEIGHT	26	26	35	
	WIDTH	50.5	50.5	n/a	
	LENGTH	25.2	22.2	n/a	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		.59	.58	.30	
<u>NO. OF DWELLING UNITS:</u>		2	1	2	
<u>NO. OF PARKING SPACES:</u>		2	2	1	
<u>NO. OF LOADING AREAS:</u>		n/a	n/a	n/a	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		22	22	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.:

This is the distance from the existing wood frame house to the existing concrete block garage.

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'.

DRAWING INDEX

X0.1 Notes & Legends

D1.0 Basement Demolition Plan

D1.1 First Floor Demolition Plan

D1.2 Second Floor Demolition Plan

A1.0 Basement Plan

A1.1 First Floor Plan

A1.2 Second Floor Plan

A1.3 Roof Plan

A2.1 West Elevation

A2.2 North Elevation

A2.3 East Elevation

A2.4 South Elevation

LIM-SCHHOETTLER RESIDENCE

35 KINNAIRD STREET

CAMBRIDGE, MA 02139

DAVID WHITNEY

ARCHITECT

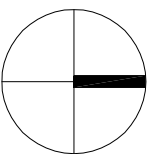
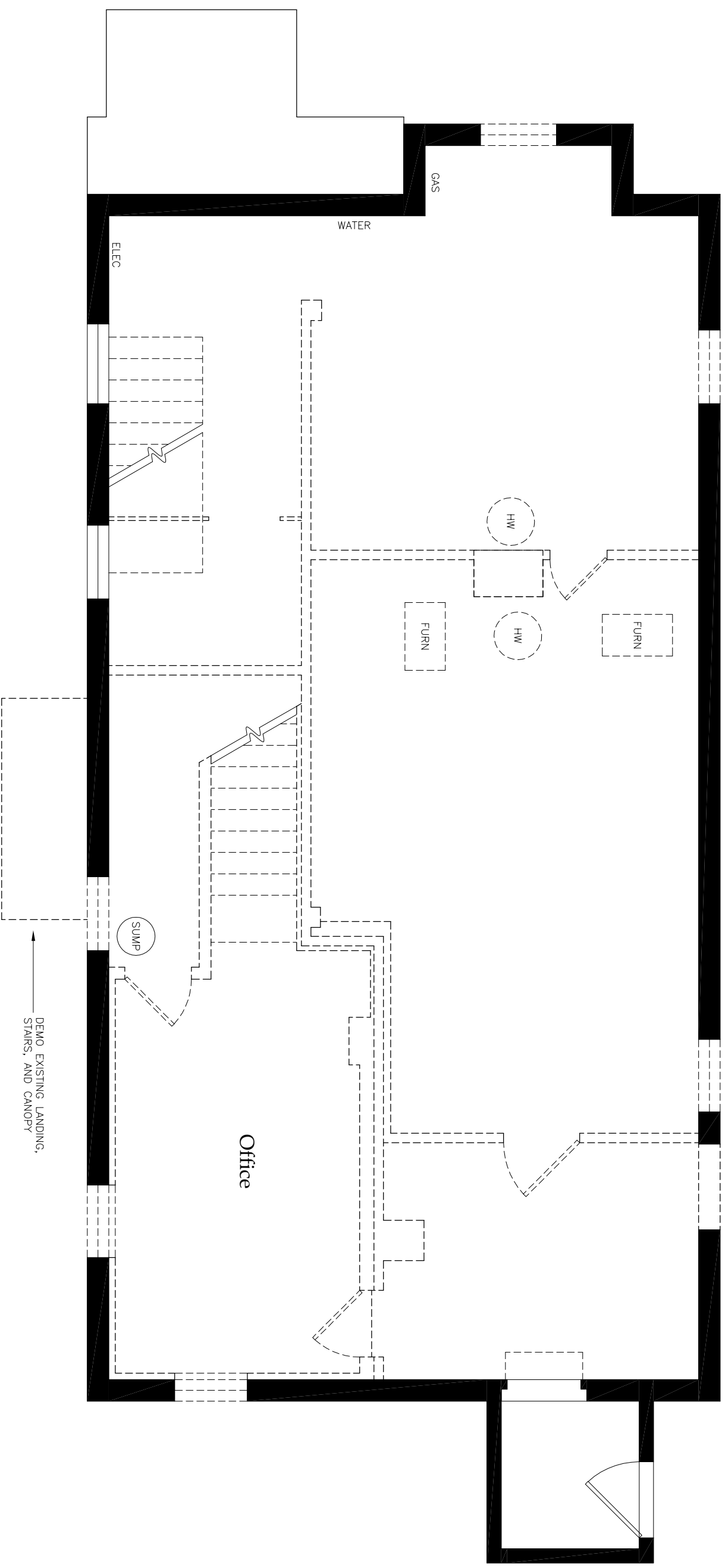
49 LINDEN STREET

ARLINGTON, MA 02476

781 643 0759

SPECIAL PERMIT SET

4.28.23



DRAWING NORTH

DAVID WHITNEY
ARCHITECT

49 LINDEN STREET
ARLINGTON, MA 02476
781 643 0799

LIM-SCHOETTLE RESIDENCE
35 KINNAIRD STREET
CAMBRIDGE, MA 02139

TITLE:

**Basement
Demolition Plan**

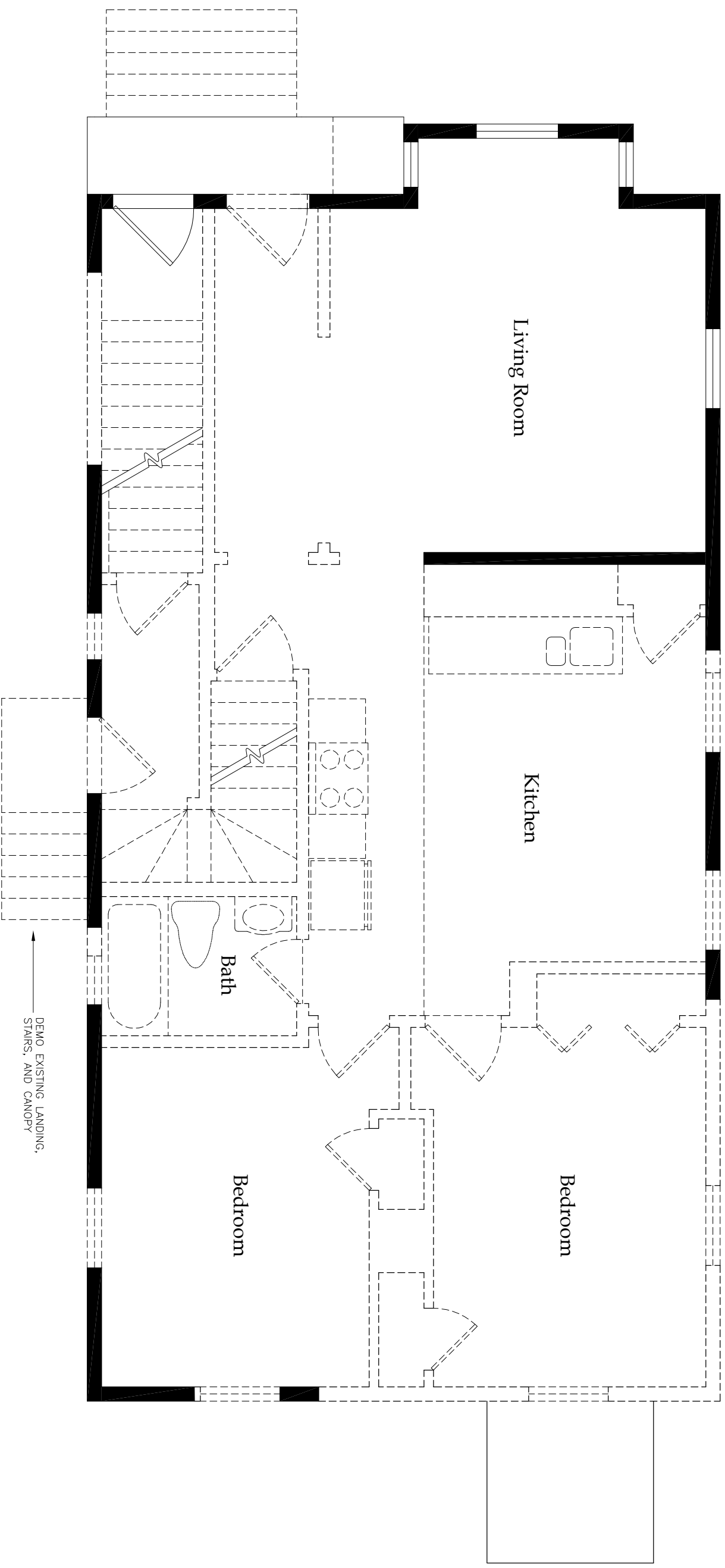
SCALE:
1/4" = 1'-0"

DATE: 4.28.23
DRAWN BY: DW
FILE: PLANS

SHEET

D1.0

© DAVID WHITNEY AIA



Living Room

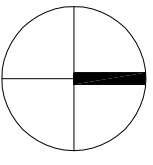
Kitchen

Bath

Bedroom

Bedroom

DEMO EXISTING LANDING,
STAIRS, AND CANOPY



DRAWING NORTH

DAVID WHITNEY
ARCHITECT

49 LINDEN STREET
ARLINGTON, MA 02476
781 643 0759

LIM-SCHOETTLE RESIDENCE
35 KINNAIRD STREET
CAMBRIDGE, MA 02139

TITLE:

**First Floor
Demolition Plan**

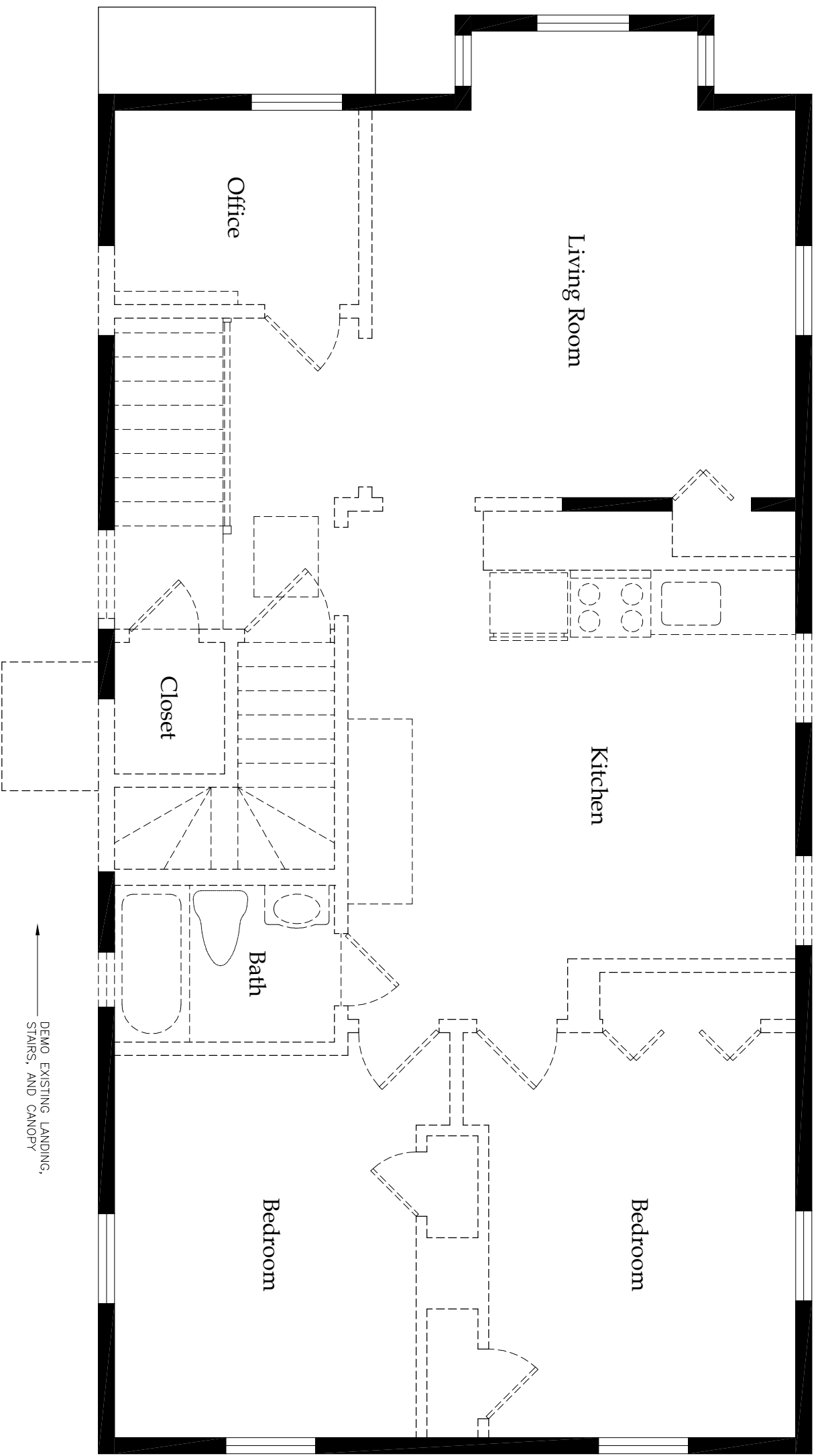
SCALE:
1/4" = 1'-0"

DATE: 4.28.23
DRAWN BY: DW
FILE: PLANS

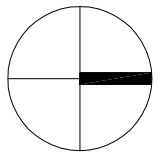
SHEET

D1.1

© DAVID WHITNEY AIA



↑ DEMO EXISTING LANDING,
STAIRS, AND CANOPY



DRAWING NORTH



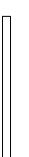
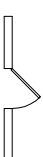
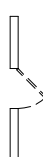
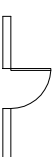



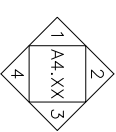
DAVID WHITNEY
ARCHITECT
49 LINDEN STREET
ARLINGTON, MA 02476
781 643 0759

LIM-SCHOETTLE RESIDENCE
35 KINNAIRD STREET
CAMBRIDGE, MA 02139

TITLE:
**Second Floor
Demolition Plan**
SCALE:
1/4" = 1'-0"
DATE:
4.28.23
DRAWN BY:
DWW
FILE:
PLANS

SHEET
D1.2
© DAVID WHITNEY AIA

LEGEND

	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE REMOVED
	NEW WALL
	EXISTING DOOR TO REMAIN
	EXISTING DOOR TO BE REMOVED
	NEW DOOR
	DOOR MARK – SEE DOOR SCHEDULE
	WINDOW MARK – SEE WINDOW SCHEDULE
	WALL ASSEMBLY – SEE DETAILS
	INTERIOR ELEVATION LABEL

STRUCTURAL NOTES

GENERAL

ALL STRUCTURAL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE MASSACHUSETTS BUILDING CODE.

FOUNDATION

1. PROVIDE MINIMUM 4'-0" FROST COVER FOR FOOTINGS.
2. ALLOWABLE SOIL BEARING ASSUMED TO BE 2,000 PSF. THIS IS TO BE CONFIRMED BY A GEOTECHNICAL ENGINEER PRIOR TO POURING FOOTINGS.

CONCRETE

1. CONCRETE 28 DAYS COMPRESSIVE STRENGTH TO BE 3,000 PSI MINIMUM.
2. CONCRETE STEEL REINFORCING TO BE ASTM A615 GRADE 60, WELDED WIRE MESH TO BE ASTM A185 WITH ULTIMATE TENSILE STRENGTH OF 70,000 PSI.
3. OVERLAP STEEL BARS BY 2'-0" MINIMUM WHEN SPLICING. RETURN BARS BY 1'-0" MINIMUM AROUND CORNERS.
4. PROVIDE 3" COVER FOR REINFORCING FROM THE BOTTOM OF FOOTINGS AND 1 1/2" COVER FOR REINFORCING FROM THE FACE OF WALLS.

WOOD CONSTRUCTION

1. TIMBER TO BE SPF NO. 2 OR BETTER.
2. PROVIDE SIMPSON JOIST HANGERS WHERE JOISTS ARE SUPPORTED BY BEAMS.
3. UNLESS OTHERWISE NOTED, PROVIDE SIMPSON CONNECTORS AT COLUMN/BEAM AND BEAM/BEAM CONNECTIONS. DETAILS TO BE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
4. MAXIMUM MOISTURE CONTENT TO BE 19%.

DAVID WHITNEY
ARCHITECT

49 LINDEN STREET
ARLINGTON, MA 02476
781 643 0759

LIM-SCHOETTLER RESIDENCE
35 KINNAIRD STREET
CAMBRIDGE, MA 02139

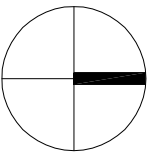
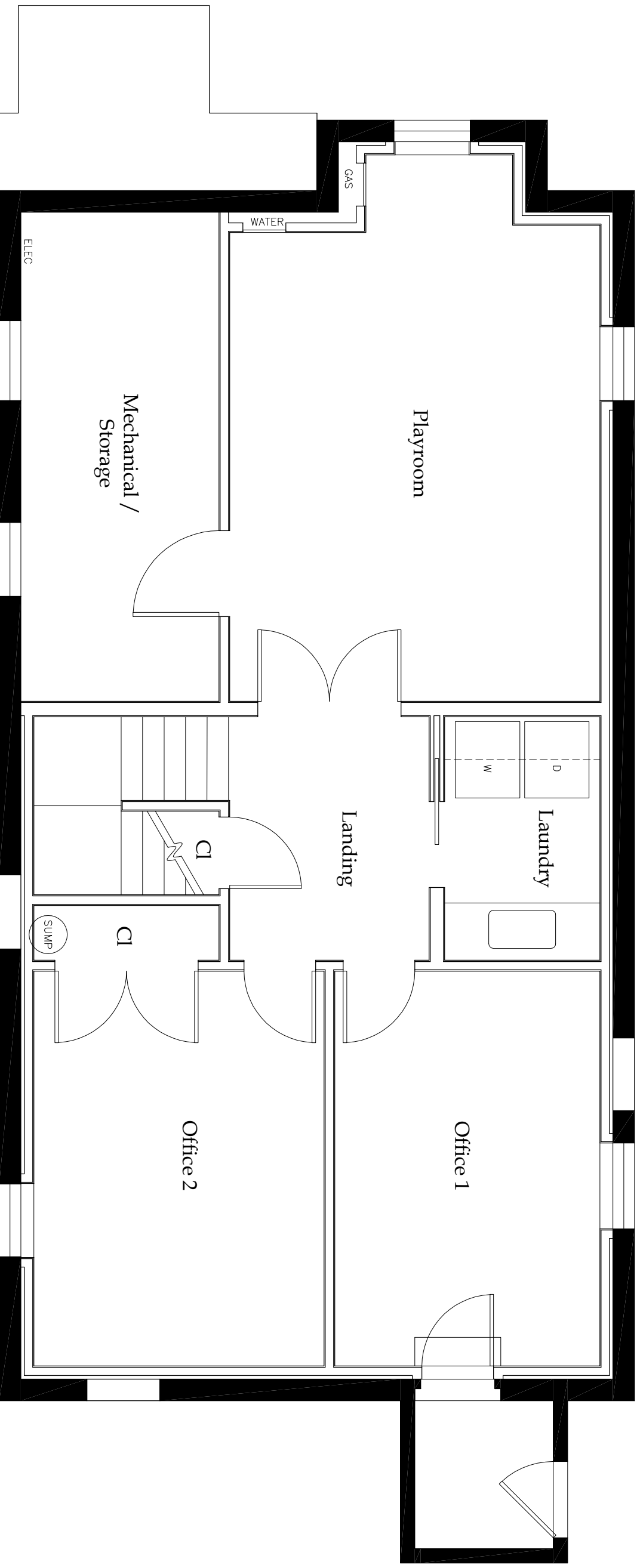
TITLE:

Notes & Legends

SCALE: DATE:
AS NOTED 4.28.23
DRAWN BY: FILE:
DWW PLANS

SHEET

X0.1



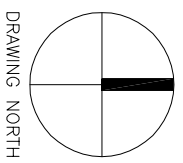
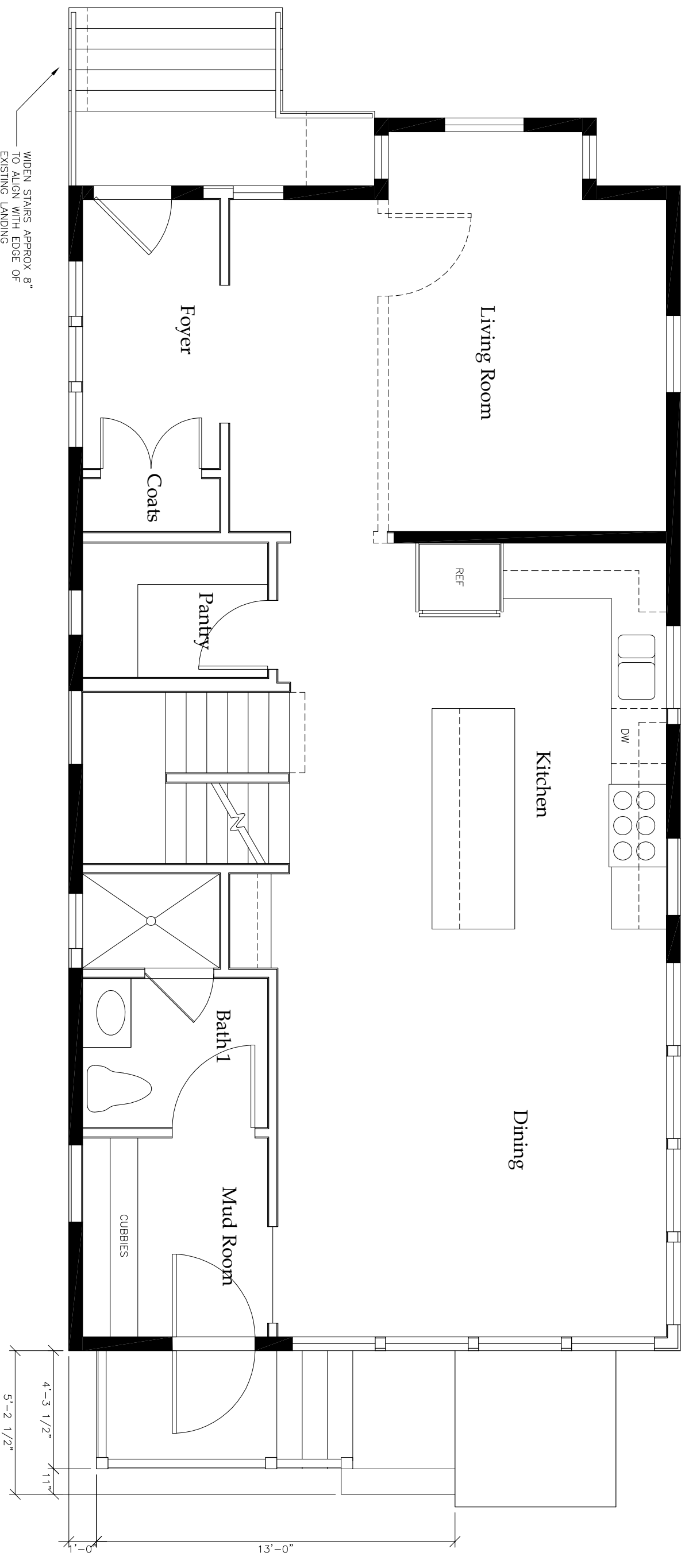
DRAWING NORTH

DAVID WHITNEY
 ARCHITECT
 49 LINDEN STREET
 ARLINGTON, MA 02476
 781 643 0759

LIM-SCHOETTLE RESIDENCE
 35 KINNAIRD STREET
 CAMBRIDGE, MA 02139

TITLE: Basement Plan
 SCALE: 1/4" = 1'-0"
 DRAWN BY: DW
 DATE: 4.28.23
 FILE: PLANS

SHEET A1.0
 © DAVID WHITNEY AIA



DRAWING NORTH

DAVID WHITNEY
ARCHITECT

49 LINDEN STREET
ARLINGTON, MA 02476
781 643 0759

LIM-SCHOETTTLER RESIDENCE
35 KINNAIRD STREET
CAMBRIDGE, MA 02139

TITLE:

First Floor Plan

SHEET

SCALE:
1/4" = 1'-0"

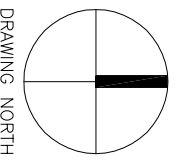
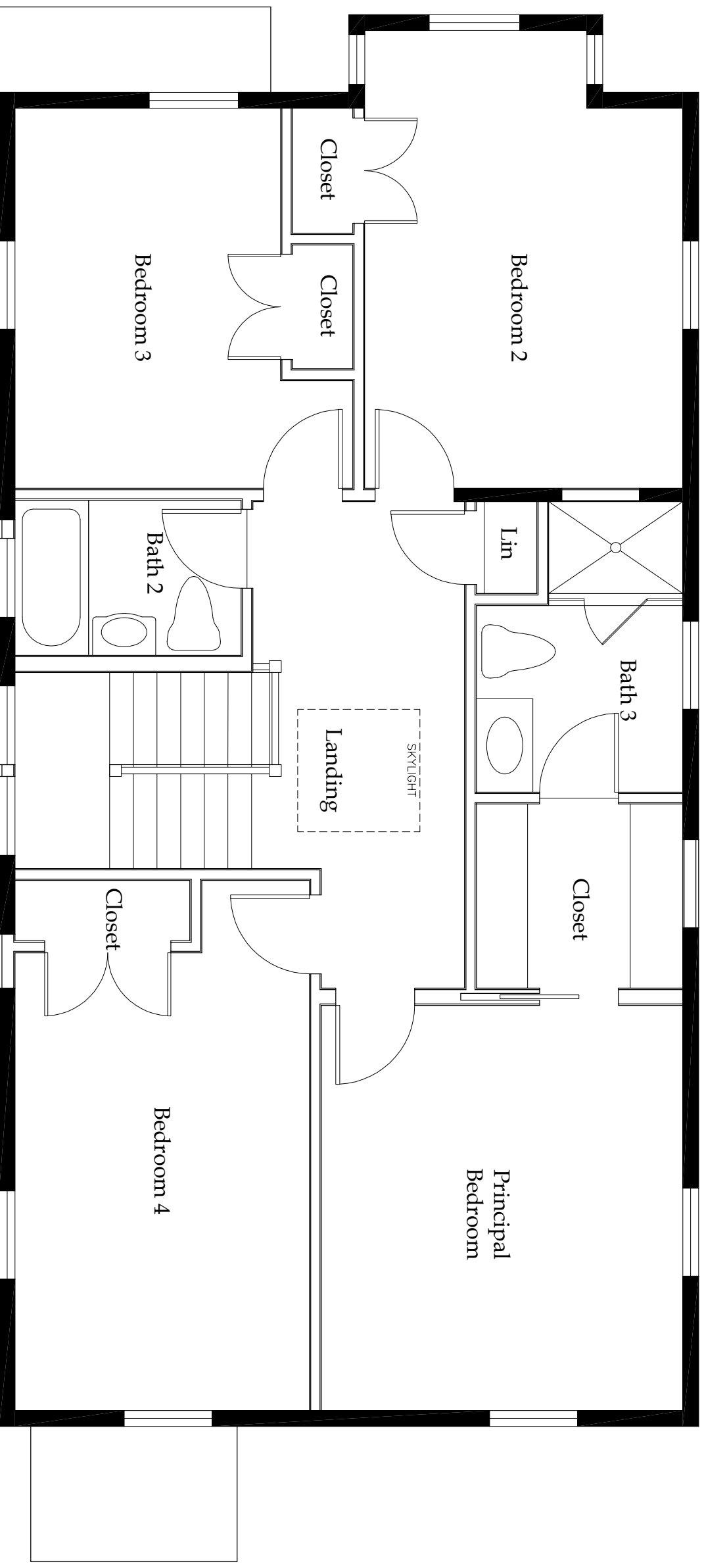
DATE:
4.28.23

DRAWN BY:
DWM

FILE:
PLANS

A1.1

© DAVID WHITNEY AIA



DRAWING NORTH

DAVID WHITNEY
ARCHITECT

49 LINDEN STREET
ARLINGTON, MA 02476
781 643 0759

LIM-SCHOETTLE RESIDENCE
35 KINNAIRD STREET
CAMBRIDGE, MA 02139

TITLE:

Second Floor Plan

SHEET

SCALE:
1/4" = 1'-0"

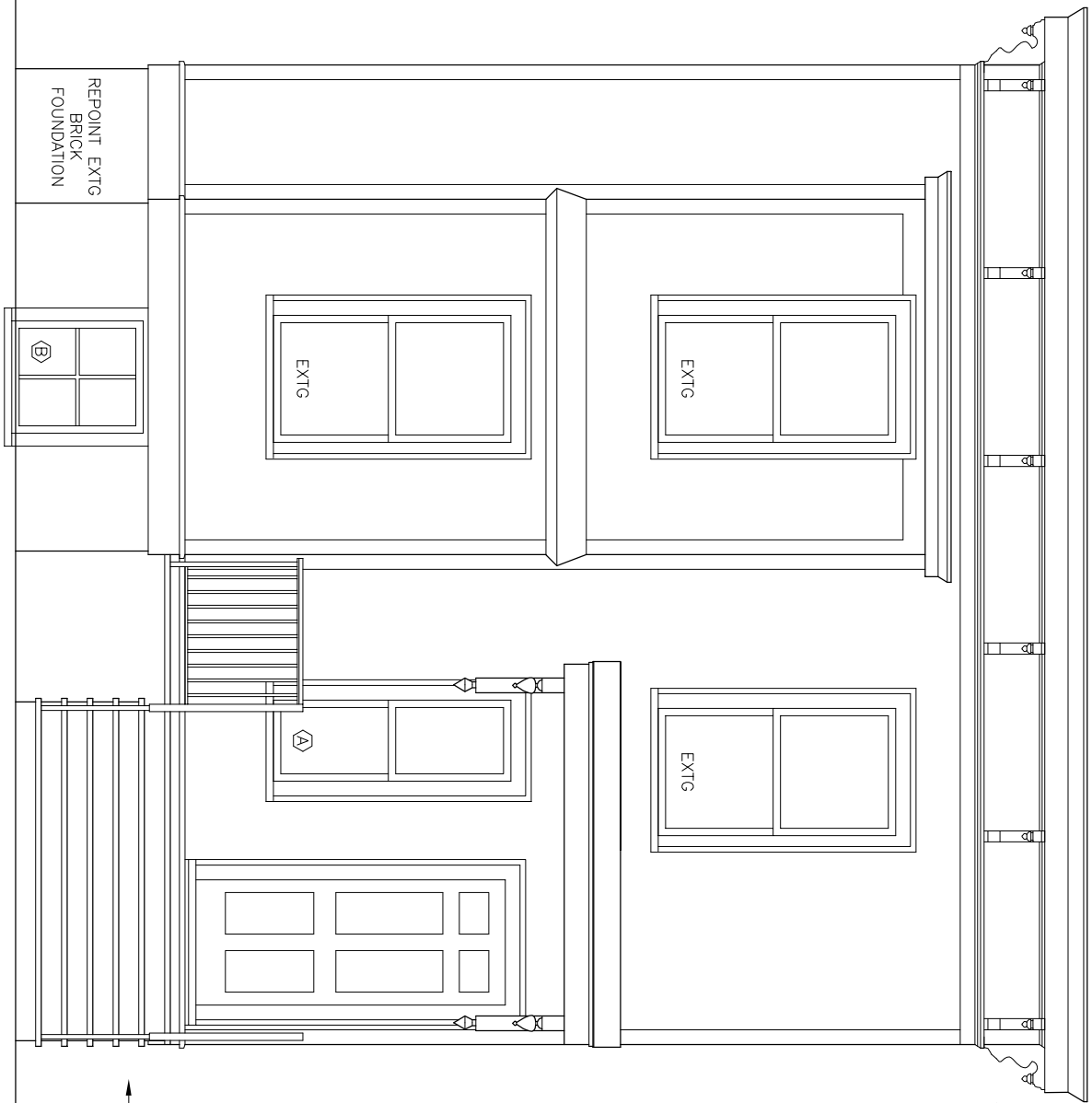
DATE:
4.28.23

DRAWN BY:
DWW

FILE:
PLANS

A1.2

© DAVID WHITNEY AIA



ADD DETAIL TO EXISTING PARAPET WALL. PROJECTION TO REMAIN UNCHANGED.

DEMO EXISTING LANDING, STAIRS, AND CANOPY AT SIDE OF HOUSE

WIDEN STAIRS APPROX. 8" TO ALIGN WITH EDGE OF EXISTING LANDING

REPOINT EXTG BRICK FOUNDATION

EXTG

EXTG

EXTG

B

A

TITLE:

West Elevation

SHEET

SCALE: 1/4" = 1'-0"

DATE: 4.28.23

DRAWN BY: DW

FILE: PLANS

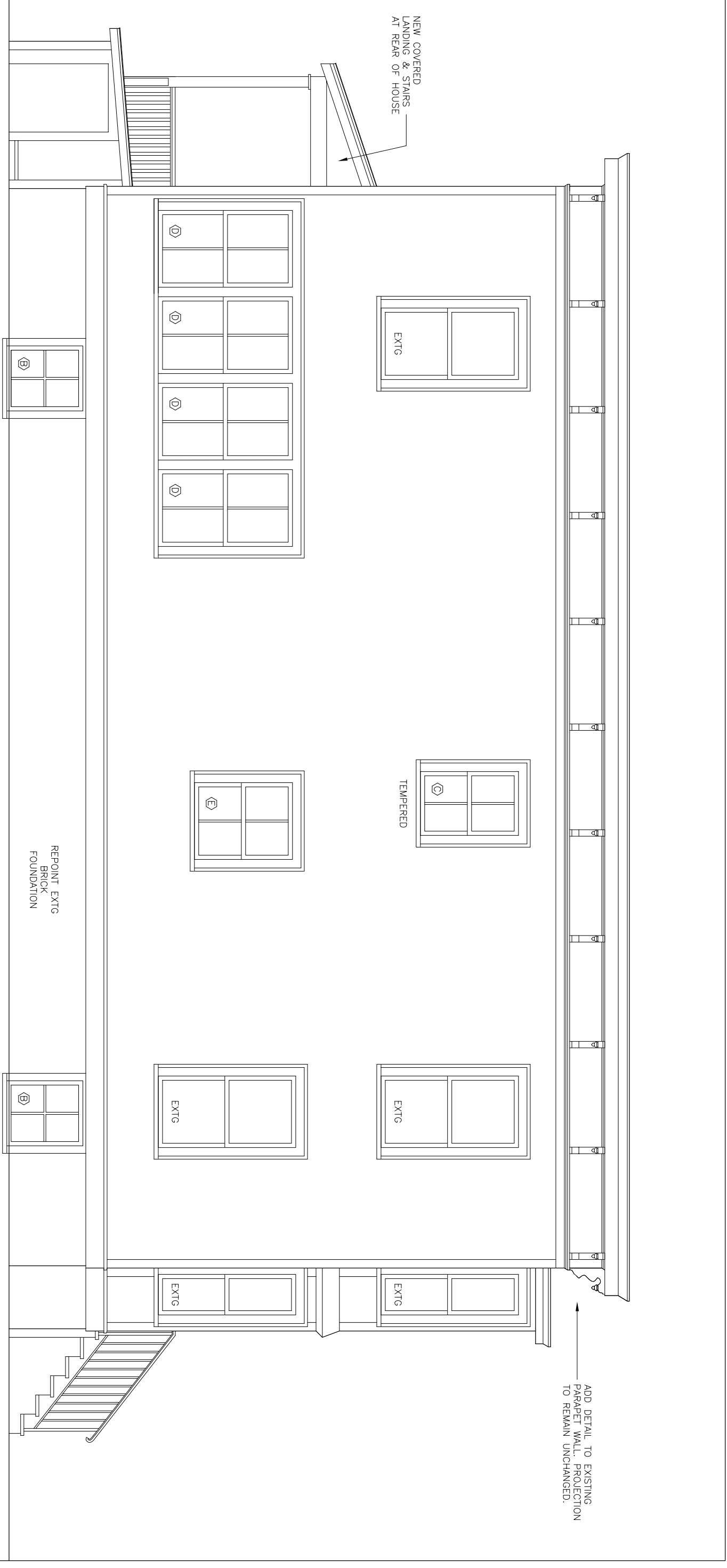
A2.1

© DAVID WHITNEY AIA

DAVID WHITNEY ARCHITECT

49 LINDEN STREET
ARLINGTON, MA 02476
781 643 0759

LIM-SCHOETTTLER RESIDENCE
35 KINNAIRD STREET
CAMBRIDGE, MA 02139

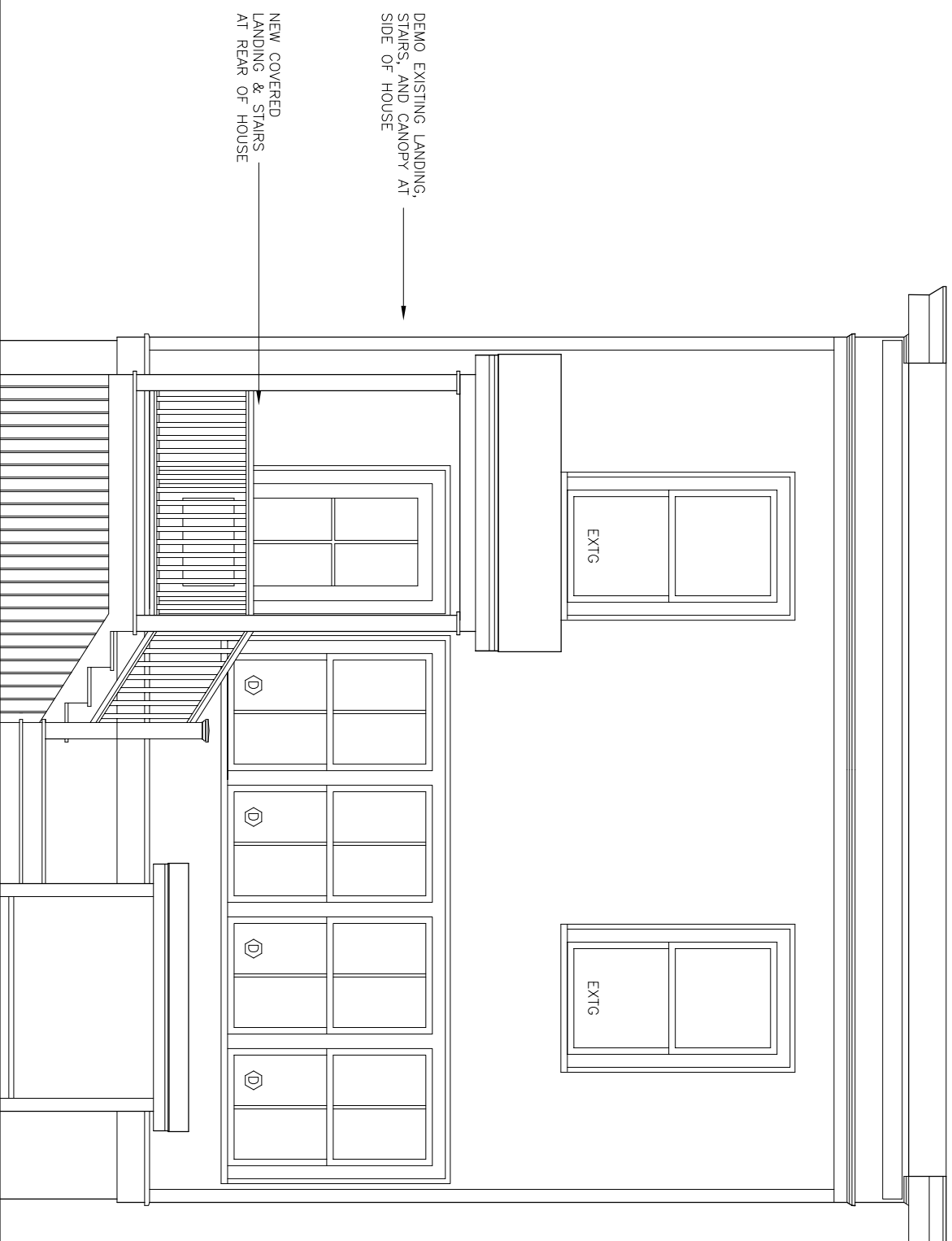


DAVID WHITNEY
 ARCHITECT
 49 LINDEN STREET
 ARLINGTON, MA 02476
 781 643 0759

LIM-SCHOETTLE RESIDENCE
 35 KINNAIRD STREET
 CAMBRIDGE, MA 02139

TITLE: North Elevation
 SCALE: 1/4" = 1'-0"
 DATE: 4.28.23
 DRAWN BY: DWW
 FILE: PLANS

SHEET
A2.2
 © DAVID WHITNEY AIA

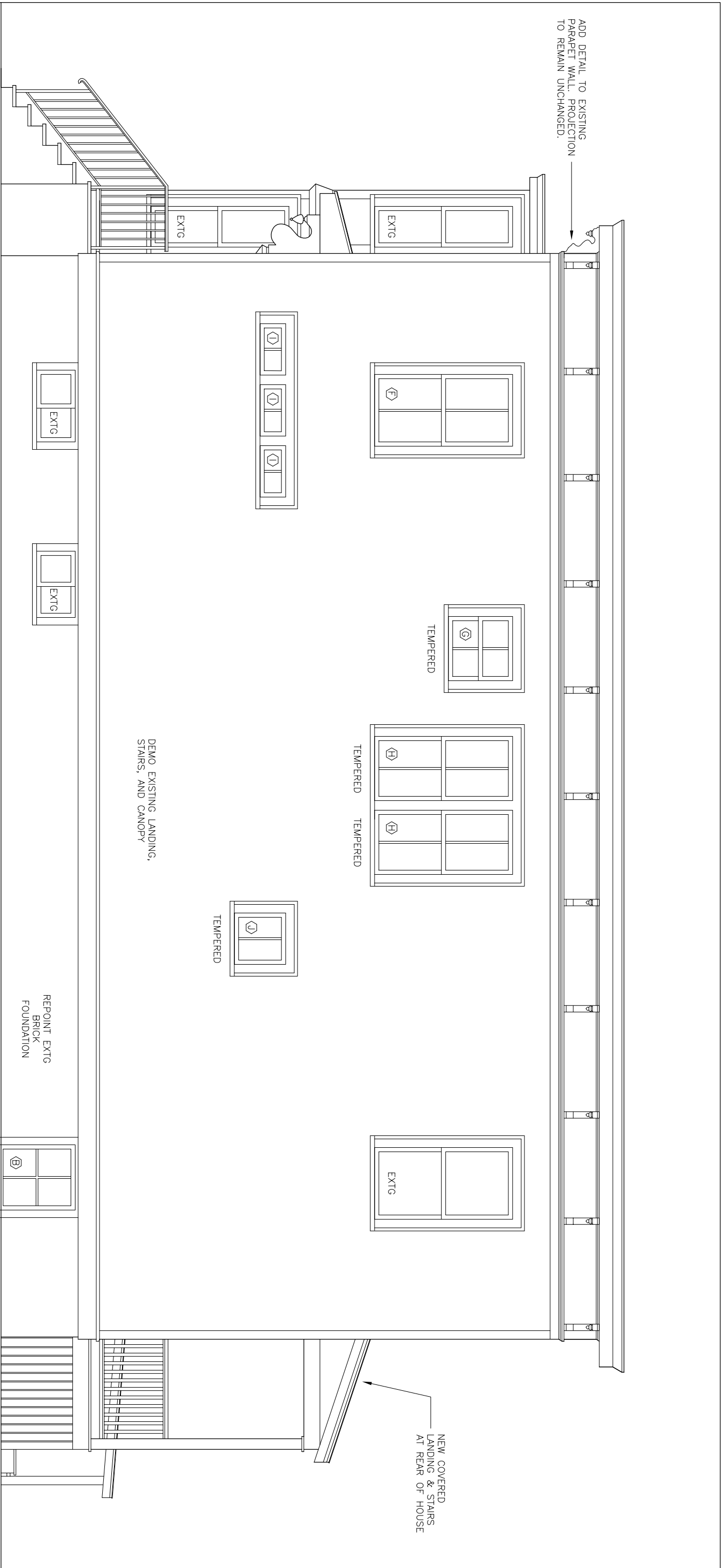


DAVID WHITNEY
ARCHITECT
49 LINDEN STREET
ARLINGTON, MA 02476
781 643 0759

LIM-SCHOETTTLER RESIDENCE
35 KINNAIRD STREET
CAMBRIDGE, MA 02139

TITLE: East Elevation
SCALE: 1/4" = 1'-0"
DATE: 4.28.23
DRAWN BY: DW
FILE: PLANS

SHEET
A2.3
© DAVID WHITNEY AIA



ADD DETAIL TO EXISTING
PARAPET WALL. PROJECTION
TO REMAIN UNCHANGED.

NEW COVERED
LANDING & STAIRS
AT REAR OF HOUSE

DEMO EXISTING LANDING,
STAIRS, AND CANOPY

REPOINT EXTG
BRICK
FOUNDATION

TITLE:

SHEET

South Elevation

SCALE:
1/4" = 1'-0"

DATE:
4.28.23

DRAWN BY:
DWW

FILE:
PLANS

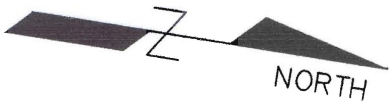
A2.4

© DAVID WHITNEY AIA

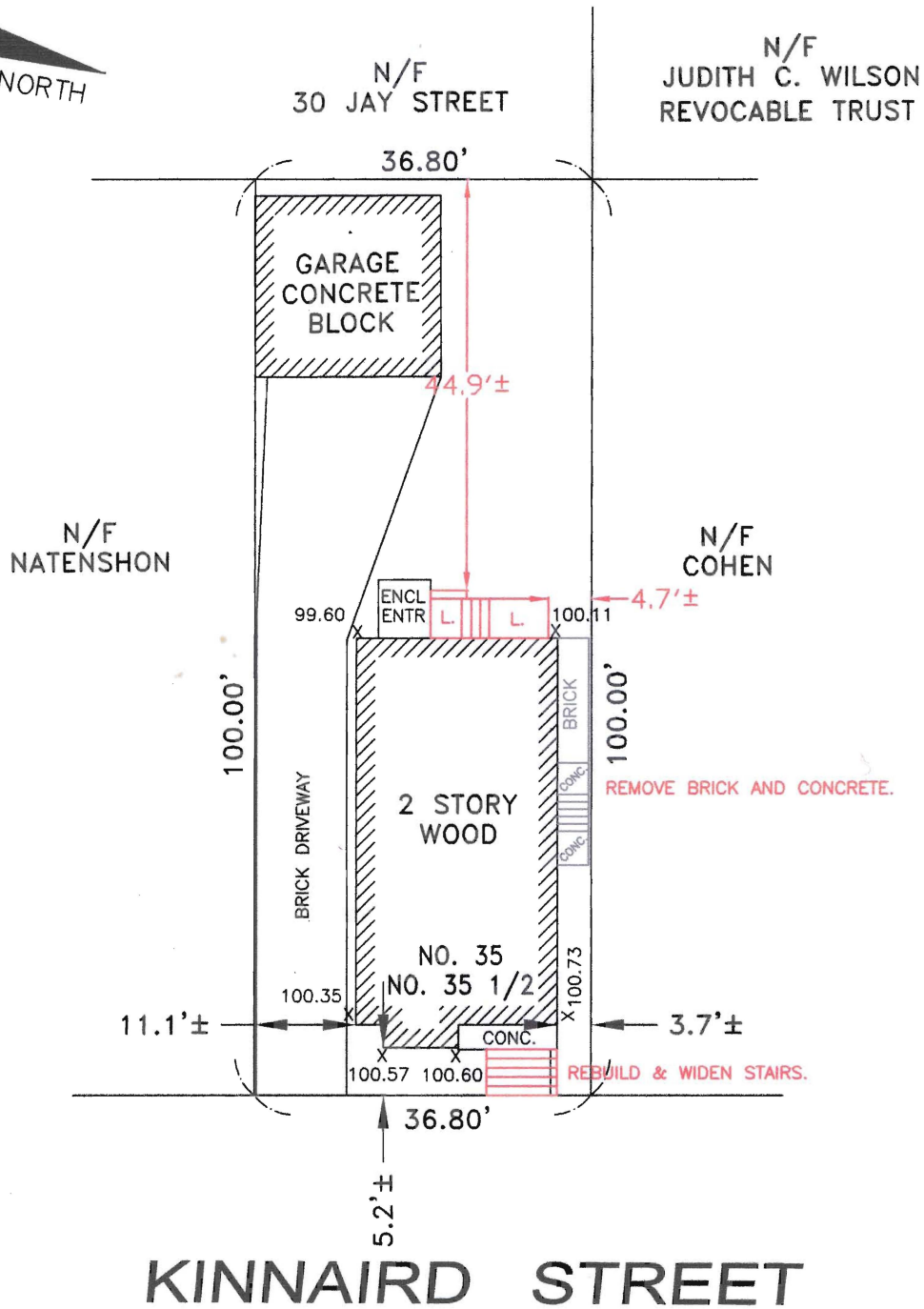
DAVID WHITNEY
ARCHITECT

49 LINDEN STREET
ARLINGTON, MA 02476
781 643 0759

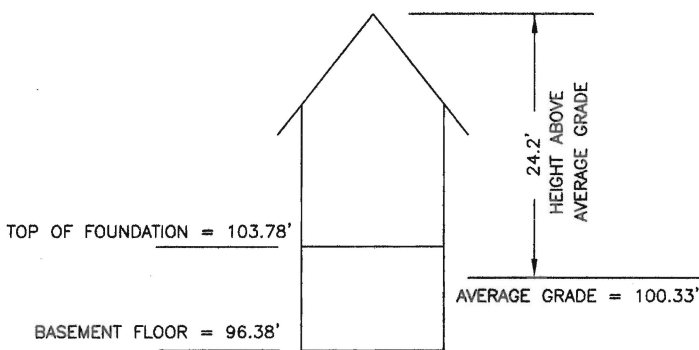
LIM-SCHOETTTLER RESIDENCE
35 KINNAIRD STREET
CAMBRIDGE, MA 02139



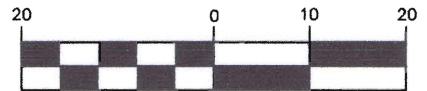
NORTH



KINNAIRD STREET



LOT AREA = 3,680 S.F.±
 EXISTING BUILDING = 985 S.F.±
 EXISTING GARAGE = 401 S.F.±
 EXISTING DRIVEWAY = 881 S.F.±
 PROPOSED NET ADDITION = -22 S.F.±
 EXISTING LOT COVERAGE = 37.7%
 PROPOSED LOT COVERAGE = 37.1%
 EXISTING OPEN SPACE = 38.6%
 PROPOSED OPEN SPACE = 39.0%




(IN FEET)
1 inch = 20 ft.

NOTES

1. SEE DEED RECORDED IN MIDDLESEX COUNTY REGISTRY OF DEEDS IN DEED BOOK 42736, PAGE 493.
2. SEE PLAN RECORDED IN MIDDLESEX COUNTY REGISTRY OF DEEDS IN PLAN BOOK 138, PAGE 20.
3. SUBJECT PARCEL IS LOCATED IN ZONE C-1.

PROPOSED PLOT PLAN
 IN
 CAMBRIDGE, MA
 SCALE: 1" = 20' APRIL 26, 2023

DLJ GEOMATICS
 PROFESSIONAL LAND SURVEYING
 276 NORTH STREET
 WEYMOUTH, MA 02191
 (781) 812-0457
 35 KINNAIRD ST CAMBRIDGE.dwg


 PROFESSIONAL LAND SURVEYOR REGISTERED DATE 4/27/23





35 Kinnaird - front



35 Kinnaird - rear



35 Kinnaird – south side

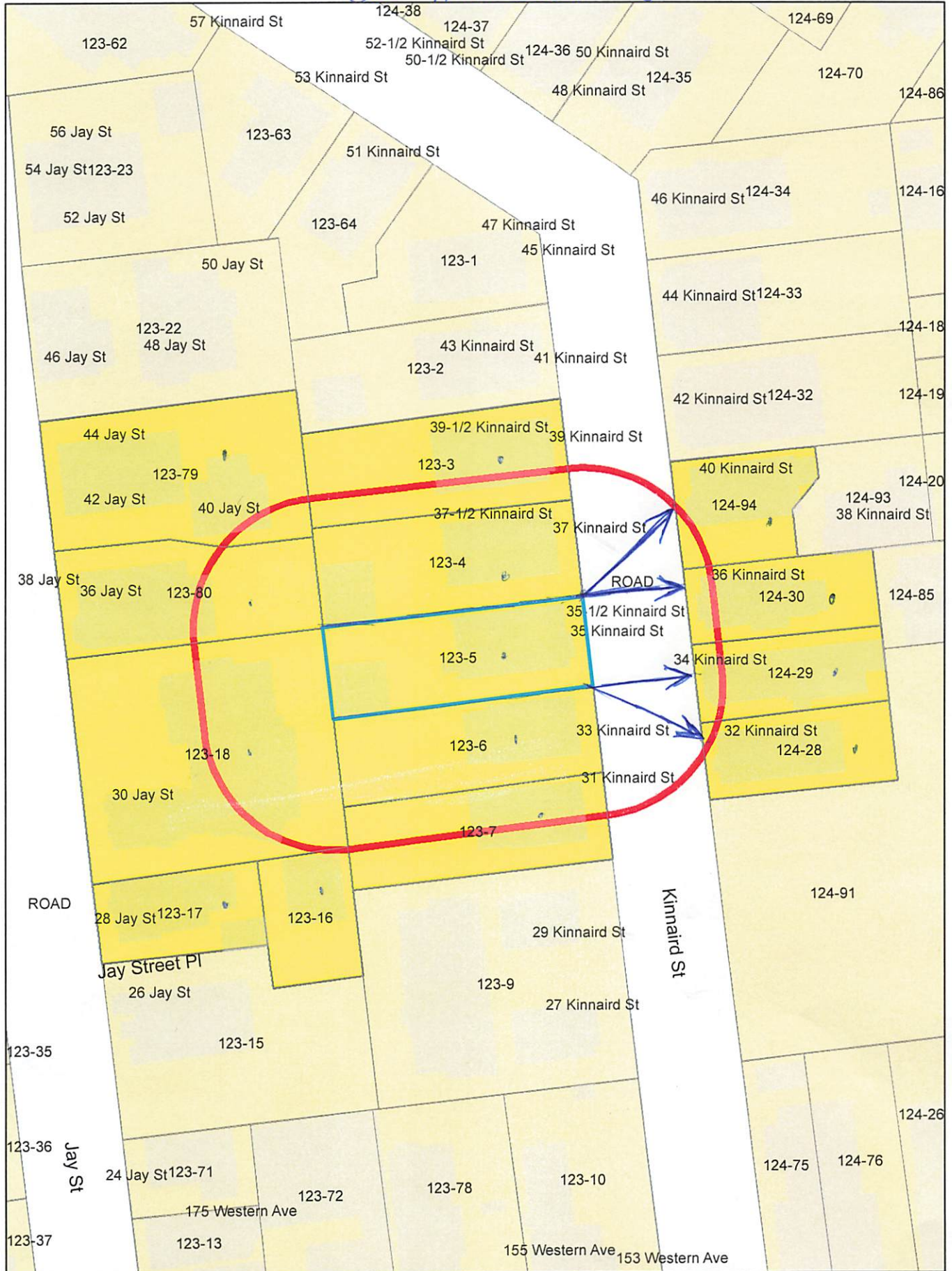


35 Kinnaird - north side from front



35 Kinnaird - north side from rear

35 Kinnaird St.



35 Kinnaird St.

Petitioner
TS KINNAIRD LLC
C/O SHENKIAT LIM
35 KINNAIRD STREET
CAMBRIDGE, MA 02139

124-30
MANGLANI, RAJIV & MIRIAM MANGLANI
36 KINNAIRD ST
CAMBRIDGE, MA 02139

124-94
SLUYTER, SUSAN B.
40 KINNAIRD ST., #2
CAMBRIDGE, MA 02139

123-5
TS KINNAIRD, LLC.
38 WEBB ST
LEXINGTON, MA 02420

123-6
LIAO, SHUNING & ANDREW T. NATENSHON
33 KINNAIRD ST
CAMBRIDGE, MA 02139

123-16
MARSTALL, CHRIS B. & RACHEL C. CALDWELL
1 JAY STREET PL
CAMBRIDGE, MA 02139

123-4
COHEN, DAVID
37 KINNAIRD ST
CAMBRIDGE, MA 02139-3127

123-79
NURUZZAMAN, SYED &
SAYEED NURUZZAMAN, TRUSTEES
12 WHEELER ST
LEXINGTON, MA 02420

124-29
KINNAIRD ST. ASSOCIATES, LLC
34 KINNAIRD ST.
CAMBRIDGE, MA 02139-3128

123-18
LIU, LIHAO & SUJEN LAI
30 JAY ST UNIT #4
CAMBRIDGE, MA 02139

123-18
RIGOPULOS, PETER C.
30 JAY ST. UNIT#3
CAMBRIDGE, MA 02139

123-18
SONENBERG, JANET
30 JAY ST. UNIT#1
CAMBRIDGE, MA 02139

123-18
KLAUSEN, JYTTE
30 JAY ST. UNIT#2
CAMBRIDGE, MA 02139

124-94
VORA, MANASI JAIMEEN VINAY KAPADIA
40 KINNAIRD ST UNIT 1
CAMBRIDGE, MA 02139

124-94
LAWTON, ASHLEY ALEX LAWTON
40 KINNAIRD ST UNIT 3
CAMBRIDGE, MA 02139

123-80
WILSON, JUDITH C.,
TRUSTEE THE JUDITH C. WILSON REV TRUST
36 JAY ST
CAMBRIDGE, MA 02139

123-79
CHOUDHURY FARHAD H DESAI KAJAL
5068 CASTLE CREEK LN
PLANO, TX 75093

124-28
CANE, DAVID A. & ALETA FEINSOD CANE
TRUSTEES, CANE FAMILY NOM TRUST
32 KINNAIRD ST
CAMBRIDGE, MA 02139

123-17
LEAKE, ASHLEY ELIZABETH
28 JAY ST
CAMBRIDGE, MA 02139

123-3
PATERNOSTER, PAUL V & PAMELA S TRS
39 1/2 KINNAIRD ST
CAMBRIDGE, MA 02139

123-7
TELINGATOR, CYNTHIA J
TRS THE CYNTHIA J TELINGATOR 2014 LIVING TR
31 KINNAIRD ST
CAMBRIDGE, MA 02139

DAVID WHITNEY
49 LINDEN STREET
ARLINGTON, MA 02476

David A. Cohen
37 Kinnaird St. Cambridge MA 02139

6/17/2023

Board of Zoning Appeal
831 Mass Ave.
Cambridge MA 02139

Re: Case: BZA-221389 Location: 35 Kinnaird St

I write in support of the petitioner. This project will significantly improve the property and the neighborhood with minimal negative impact, if any, on abutters like me.

Regards,



David A. Cohen

1950

...

...

...

...

...

...

...

...



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: Shenkiat Lim Date: 6/7/23
(Print)

Address: 35 Kinnaird St.

Case No. BZA-221389

Hearing Date: 6/29/23

Thank you,
Bza Members