



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

BZA Application Form

BZA Number: 119050

General Information

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

Special Permit: _____

Variance: X

Appeal: _____

PETITIONER: Richard Freierman and Lynn Gervens

PETITIONER'S ADDRESS: 39 RC Kelley Street, Cambridge, MA 02138

LOCATION OF PROPERTY: 39 Kelley St., Cambridge, MA

TYPE OF OCCUPANCY: Multi-family

ZONING DISTRICT: Residence B Zone

REASON FOR PETITION:

/Modification of existing porch within front yard setback/

DESCRIPTION OF PETITIONER'S PROPOSAL:

Enlarge front porch by 14 sq. ft. (FAR increase) and relocate steps within front yard setback

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: 10.000 Section: 10.30 (Variance).

Original
Signature(s):



(Petitioner (s) / Owner)

Richard Freierman and Lynn Gervens

(Print Name)

Address:

Tel. No. 617-470-8092

E-Mail Address: richardfreierman@gmail.com

Date: 5/4/2021

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 Richard E. Freierman and Lynn M. Gervens
(OWNER)

Address: 39 RC Kelley Street

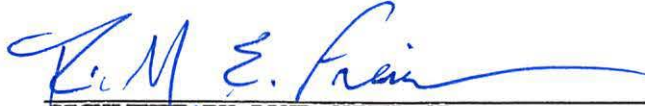
State that I/We own the property located at 39-41 RC Kelley Street,
which is the subject of this zoning application.

The record title of this property is in the name of _____
Richard E. Freierman and Lynn M. Gervens

*Pursuant to a deed of duly recorded in the date 4/9/1996, Middlesex South
County Registry of Deeds at Book 26212, Page 132; or

Middlesex Registry District of Land Court, Certificate No. _____

Book _____ Page _____.



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

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

Commonwealth of Massachusetts, County of Middlesex

The above-name Richard Freierman, Lynn Gervens personally appeared before me,
this 4 of May, 2021, and made oath that the above statement is true.

Ken Tingle Notary

My commission expires 3/29/24 (Notary Seal).

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



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 existing porch must be rebuilt to repair water damage and deterioration. A literal enforcement of this Ordinance would preclude the following improvements:

- Relocating the steps would allow for rebuild with correct code conforming Riser/Tread stair ratios. The current configuration of Riser/Tread stair dimensions does not meet code.
- Extending the left side of the porch would correct for poorly designed connection between porch and main structure. The acute angle where the left side of the porch meets the house creates a difficult area for proper waterproofing and ongoing maintenance
- Relocation of the steps allows removal of the concrete walkway which is being displaced by the roots of a large Red Oak in the adjacent yard. This displacement creates an unsafe walkway and is harmful to the overall health of the tree.
- Increasing the width of the porch floor by moving the steps and extending the left side of the porch will improve clearance at the strike side of the doors.

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

In the case of the desired relocation of the steps to allow abandonment of the existing concrete walkway, we are limited by the location of the adjacent Red Oak and its existing roots.

- 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 increase in FAR due to the porch expansion is 0.2% of an already nonconforming structure. The desired relocation of the steps within the front yard setback is consistent with neighborhood front steps, and is typical for this type of structure in Cambridge.

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

The structure is already non-conforming. The requested changes do not substantially increase the extent of non-conformity.

***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: Richard Freierman and Lynn Gervens

Present Use/Occupancy: Multi-family

Location: 39 RC Kelley Street

Zone: Residence B Zone

Phone: 617-470-8092

Requested Use/Occupancy: Multi-Family

	<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>	5,090.75	5,115.75	2500	(max.)
<u>LOT AREA:</u>	N/A 5,000	N/A 5,000	N/A 5,000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>	1.05529	1.06000	.5	
<u>LOT AREA OF EACH DWELLING UNIT</u>	N/A 1,666.7	N/A 1,666.7	N/A 2,500	
<u>SIZE OF LOT:</u>				
WIDTH	N/A 50	N/A 50	N/A 50	
DEPTH	N/A 100	N/A 100	N/A 100	
<u>SETBACKS IN FEET:</u>				
FRONT	5.0	1.5	15	
REAR	31.5	31.5	25	
LEFT SIDE	20	20	12.5	
RIGHT SIDE	3.0	3.0	7.5	
<u>SIZE OF BUILDING:</u>				
HEIGHT	N/A 34	N/A 34	N/A 35	
WIDTH	N/A 25.25	N/A 25.25	N/A 30	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	N/A 35.5%	N/A 35.6%	N/A 40%	
<u>NO. OF DWELLING UNITS:</u>	N/A 3	N/A 3	N/A 2	
<u>NO. OF PARKING SPACES:</u>	N/A 2	N/A 2	N/A 3	
<u>NO. OF LOADING AREAS:</u>	N/A 0	N/A 0	N/A 0	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>	N/A 13.5	N/A 13.5	N/A 10	

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

1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.

BZA Application Form

Richard Freierman & Lynn Gervens
Variance Application

Neighborhood Support Letters

Cary Friedman and Ricardo Wellisch
25 RC Kelley Street

David and Estella Keefer
28 RC Kelley Street

Mary and John Tittmann
29 RC Kelley Street

Meredith Moss and Don Berman
30-32 RC Kelley Street

Kate Rubin
34 RC Kelley Street

Pamela Wickham
35 RC Kelley Street

Caroline Chauncy and Richard Thal
36 RC Kelley Street

Tim Hawk and Via Lambros
38 RC Kelley Street

Rob Stiratelli and Tina Lafiosca
44 RC Kelley Street

Kent Christman
45 RC Kelley Street

Leonard Solomon and Suzen Perry
50 RC Kelley Street

To: Board of Zoning Appeal

I/We are writing in support of the Variance Application submitted by Lynn Gervens and Richard Freierman at 39 RC Kelley Street regarding their planned front porch repair and improvement. I/We have reviewed their plans dated April 23, and have no objections to the changes requiring a zoning variance.

Name(s): CARY FRIEDMAN AND RICARDO WELLSCH

Address: 25 R.C. KELLEY ST.

Signed: CAMBRIDGE, MA 02139

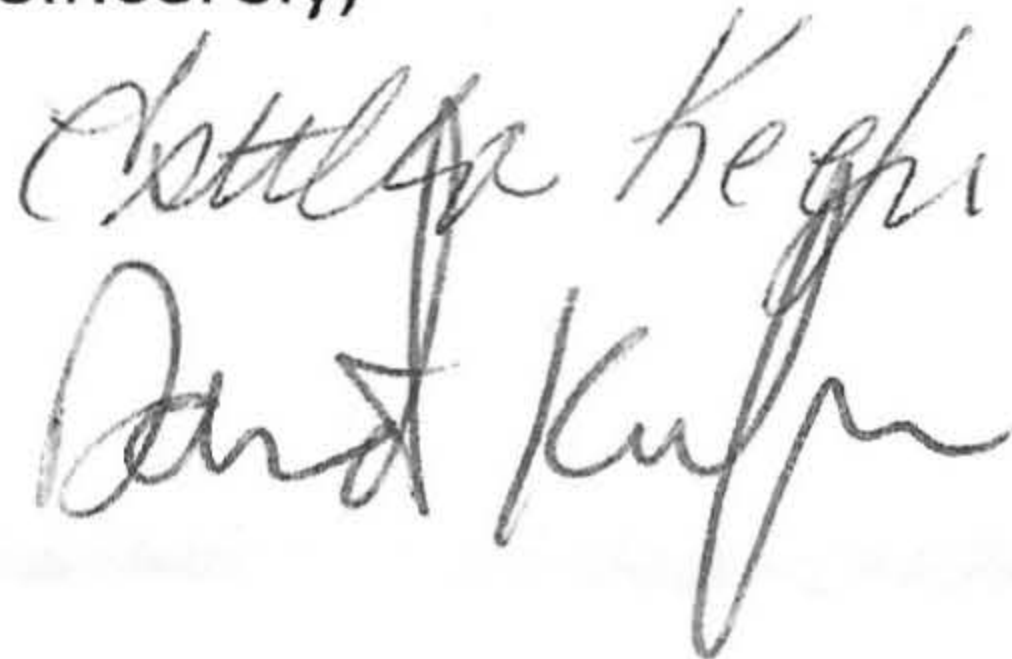


April 25, 2021

To: Board of Zoning Appeal

We are long time Kelley Street neighbors and are writing in support of the Variance Application submitted by Lynn Gervens and Richard Freierman at 39 RC Kelley Street regarding their planned front porch repair and improvement. We have reviewed their plans dated April 23, and have no objections to the changes requiring a zoning variance. In fact, we are looking forward to a neighborhood facing porch.

Sincerely,

Handwritten signatures of David and Estella Keefer. The signature 'Estella Keefer' is written in a cursive script above the signature 'David Keefer', which is also in cursive.

David and Estella Keefer

28 RC Kelley Street

To: Board of Zoning Appeal

We are writing in support of the Variance Application submitted by Lynn Gervens and Richard Freierman at 39 RC Kelley Street regarding their planned front porch repair and improvement. We have reviewed their plans dated April 23, and have no objections to the changes requiring a zoning variance.

Name(s): Mary and John Tittmann

Address: 29 R C Kelley Street Cambridge, 02138

Signed:

Mary C. Tittmann 4/25/2021
John Tittmann Apr. 25. 2021

To: Board of Zoning Appeal

I/We are writing in support of the Variance Application submitted by Lynn Gervens and Richard Freierman at 39 RC Kelley Street regarding their planned front porch repair and improvement. I/We have reviewed their plans dated April 23, and have no objections to the changes requiring a zoning variance.

Name(s): Meredith Moss and Donald Berman

Address: 30-32 RC Kelley Street

Signed:

A handwritten signature in black ink, appearing to be 'DM' or similar, written over a horizontal line.

To: Board of Zoning Appeal

I/We are writing in support of the Variance Application submitted by Lynn Gervens and Richard Freierman at 39 RC Kelley Street regarding their planned front porch repair and improvement. I/We have reviewed their plans dated April 23, and have no objections to the changes requiring a zoning variance.

Name(s): Kate Rubin

Address: 39 RC Kelley Street 02138

Signed: 

To: Board of Zoning Appeal

I am writing in support of the Variance Application submitted by Lynn Gervens and Richard Freierman at 39 RC Kelley Street regarding their planned front porch repair and improvement. I live next door to Ms. Gervens and Mr. Freierman at 35 RC Kelley Street. They are considerate, community-minded, and helpful neighbors.

I feel the proposed renovation will be a marked upgrade and will be more in keeping with the existing porches of other houses on the street. I have reviewed their plans dated April 23, and have no objections to the changes requiring a zoning variance.

Name(s): Pamela Wickham

Address: 35 RC Kelley St., Cambridge

Signed: *Pamela Wickham*

Cambridge Board of Zoning Appeal
831 Mass Ave.
Cambridge, MA 02138

April 24, 2021

Dear Members of the Board of Zoning Appeal

We are writing in support of the Variance Application submitted by Lynn Gervens and Richard Freierman at 39 RC Kelley Street regarding their planned front porch repair and improvement. We have reviewed their plans dated April 23, and have no objections to the changes requiring a zoning variance. We have lived on Kelley St for more than 30 years, and one of the things we most appreciate is the friendly, sociable nature of the street. Changing the porch steps to be front-facing instead of side-facing will not only be aesthetically appealing and convenient for the owners, but it will enhance the pleasant interactions among neighbors. We urge you to approve this variance.

Sincerely,



Caroline Chauncey



Richard Thal

36 R.C. Kelley St.
Cambridge, MA 02138

To: Board of Zoning Appeal

We are writing in support of the Variance Application submitted by Lynn Gervens and Richard Freierman at 39 RC Kelley Street regarding their planned front porch repair and improvement. We live directly across the street at 38 RC Kelley, have reviewed their plans dated April 23, and have no objections to the changes requiring a zoning variance.

Name(s): Tim Hawk and Via Lambros

Address: 38 RC Kelley Street

Signed:

A handwritten signature in black ink, appearing to be "Olina W. Lambros", written in a cursive style.

Olina W. Lambros

To: Cambridge Board of Zoning Appeal

Date: April 24, 2021

We are writing in support of the Variance Application submitted by Lynn Gervens and Richard Freierman at 39 RC Kelley Street regarding their planned front porch repair and improvement. We have reviewed their plans dated April 23, and have no objections to the changes requiring a zoning variance.

The image shows two handwritten signatures in black ink. The signature on the left is 'Robert Stiratelli' and the signature on the right is 'Tina Lafiosca'. Both are written in a cursive, flowing style.

Robert Stiratelli and Tina Lafiosca

44 R C Kelley Street, Cambridge, MA 02138

KENT CHRISTMAN
45 RC KELLEY STREET
CAMBRIDGE, MA 02138
(617) 661-6428

April 25, 2021

To: City of Cambridge Board of Zoning Appeal

I am writing in support of the Variance Application submitted by Lynn Gervens and Richard Freierman at 39 RC Kelley Street regarding their planned front porch repair and improvement. I have reviewed their plans dated April 23, and have no objections to the changes requiring a zoning variance. The proposed design looks like a nice upgrade to their house and the street.

I'm pleased to see that the relocation of the steps to the front of the porch will allow them to remove the concrete slab that leads to the existing steps and replace it with suitable landscaping. The slab is being displaced by the roots of a significant red oak on my property, and I'm concerned that it will impact the long-term health of the tree.

Sincerely,

A handwritten signature in dark ink, appearing to read "Kent Christman", with a long horizontal flourish extending to the right.

Kent Christman

To: Board of Zoning Appeal

I/We are writing in support of the Variance Application submitted by Lynn Gervens and Richard Freierman at 39 RC Kelley Street regarding their planned front porch repair and improvement. I/We have reviewed their plans dated April 23, and have no objections to the changes requiring a zoning variance.

Name(s): Leonard Sobmon Susan Perry

Address: 50 RC Kelley St Cambridge 02139

Signed:  

Project Summary:

Richard Freierman and Lynn Gervens are requesting a Variance for design modifications related to rebuilding the front porch on the home at 39-41 RC Kelley Street.

The porch needs to be rebuilt to repair water damage and general deterioration. In rebuilding the porch, the owners seek Variance relief to allow them to correct the following problems on the existing structure.

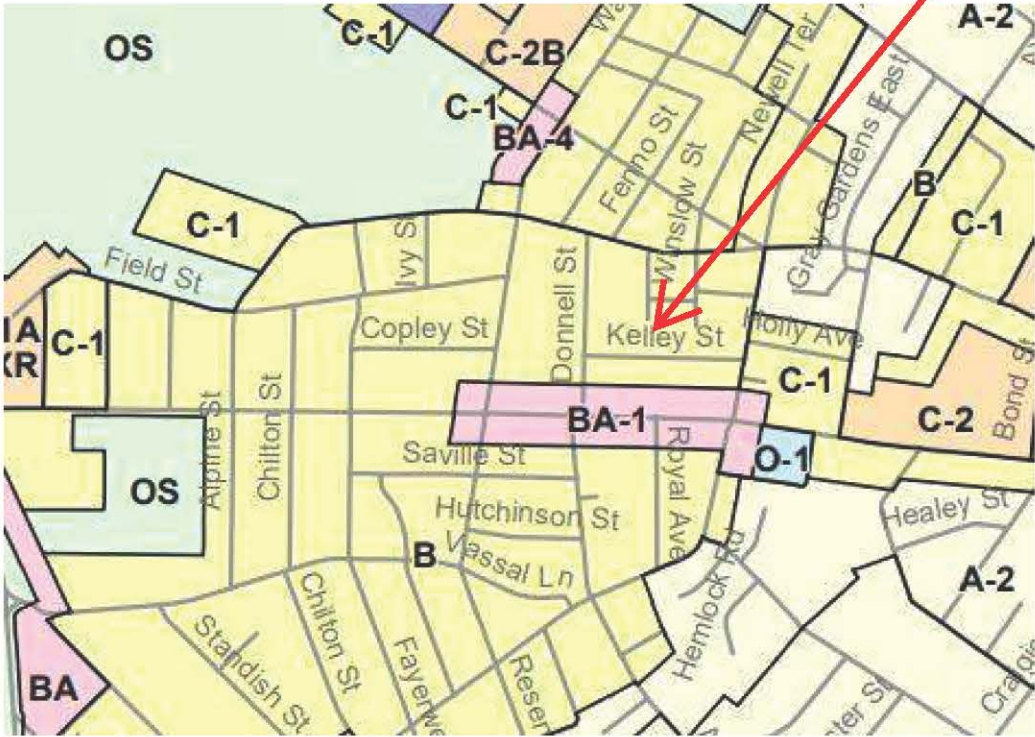
- The current configuration of Riser/Tread stair dimensions does not meet code.
- The acute angle where the left side of the porch meets the house creates a difficult area for proper waterproofing and ongoing maintenance.
- The existing concrete walkway is being displaced by the roots of a large Red Oak in the adjacent yard. This displacement creates an unsafe walkway and is harmful to the overall health of the tree.
- The clearance at the strike side of both entry doors is limited by the existing steps and the porch railing.

The proposed redesign calls for a very modest expansion of the front porch (14 sq. ft. total) and relocation of the steps to the front yard. This placement of the steps is consistent with many other houses on the street, and throughout the neighborhood. Moving the steps will allow for rebuilding them to conform to code, and will allow for removal of a problematic concrete slab in the existing walkway.

This document includes details of existing conditions and the proposed redesign. A separate document submitted with the Variance application includes letters of support from abutters and other homeowners on RC Kelley Street.

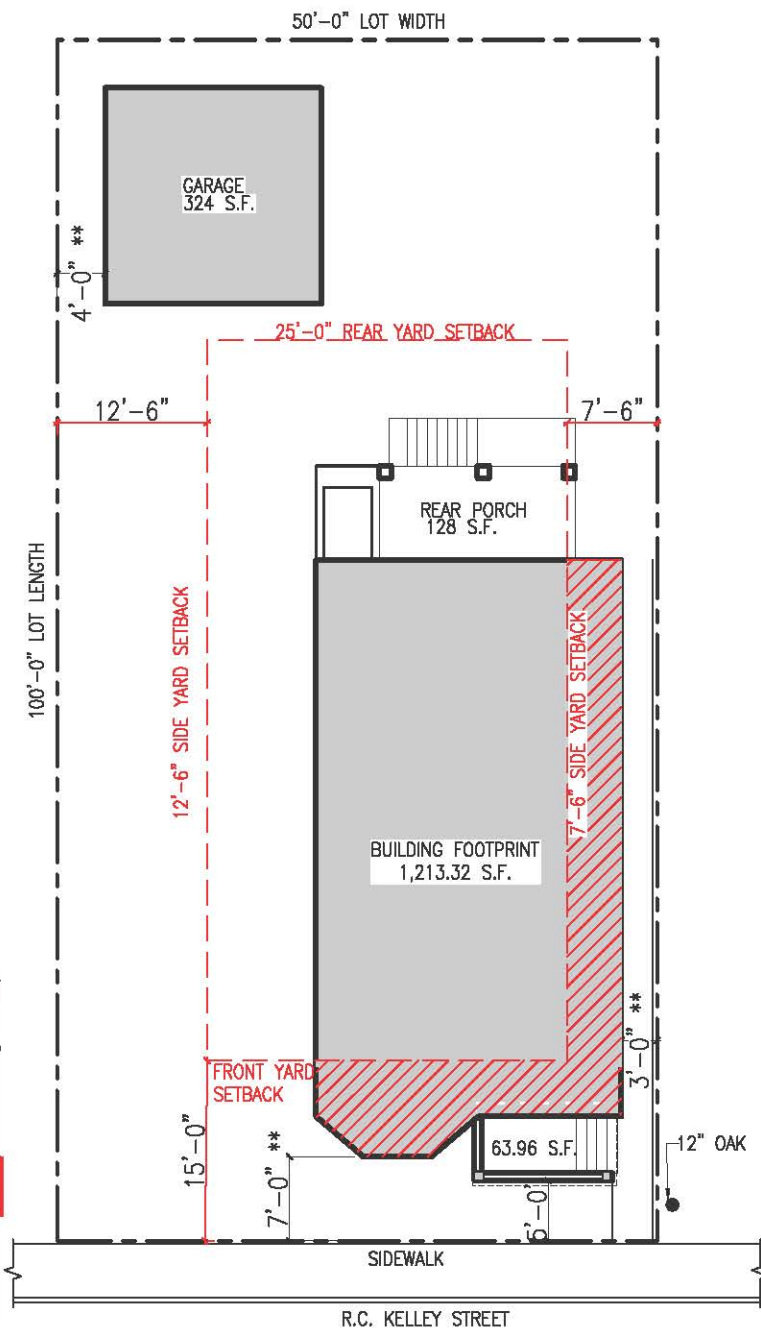
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1. Project Summary
2. Site, Zoning calculations
3. Existing Conditions Plan
4. Existing Conditions Photographs
5. Existing Conditions Photographs
6. Proposed Plan
7. Proposed Elevation
8. Neighborhood Non-conformities
9. Plot Plan



PROJECT
LOCATION

CAMBRIDGE ZONING DISTRICT B



EXISTING LOT PLAN

0 8 16 32 FT.

FAR	Sq Ft	FAR
Lot size	5,000.00	
FAR by Zoning Reg		0.50
Allowable SF of construction	2,500.00	
Existing Construction	5,102.91	
FAR as exists		1.021
Proposed Increase at Front Porch	14.00	
FAR proposed increase		0.003
Resulting proposed total FAR		1.023

Square Foot Calculations

no SF contributed by Garage (exempt by use)

total basement	1,015.00
first floor enclosed	1,213.32
back porch	128.00
front porch	63.96
total first floor	1,405.28
second floor	1,213.32
back porch	128.00
total second floor	1,341.32
third floor	1,213.32
back porch	128.00
total third floor	1,341.32
Total all four floors	5,102.91

District	Max. FAR	Min. Lot Area/DU	Min. Setback Front Yard	Min. Setback Side Yard	Min. Setback Rear Yard	Max. Height	Min. OS Ratio	General range of allowed uses
A-1	0.50	6,000	25	15 sum to 35	25	35	50%	single-family detached dwellings
A-2	0.50	4,500	20	10 sum to 25	25	35	50%	dwellings
B	0.50	2,500	15	7.5 sum to 20	25	35	40%	single- and two-family detached dwellings
C	0.60	1,800	(H+L) ÷ 4 at least 10	(H+L) ÷ 5 ≥7.5, sum ≥20	(H+L) ÷ 4 at least 20	35	36%	single- and two-family detached dwellings
C-1	0.75	1,500	(H+L) ÷ 4 at least 10	(H+L) ÷ 5 at least 7.5	(H+L) ÷ 4 at least 20	35	30%	townhouse dwellings multifamily dwellings

**

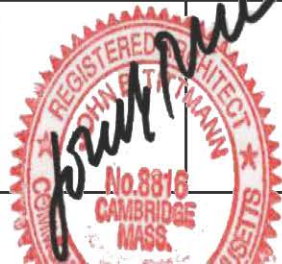
** Map and table captured from Cambridge, MA Zoning Ordinance Map (Not to Scale)
<https://www.cambridgema.gov/CDD/zoninganddevelopment/Zoning/Maps>

ZONING NON-CONFORMITIES		
	Allowed Per Cambridge Zoning	Existing Conditions
Max. FAR	0.50	1.021 NON-CONFORMING
Min. Lot Area/DU	2,500	5,000 SF / 3 DU's = 1,666 NON-CONFORMING
Min. Setback Front Yard	15	NON-CONFORMING
Min. Setback Side Yard	7.5 sum to 20	NON-CONFORMING
Min. Setback Rear Yard	25	31.5'
Max. Height	35	Approx. 32.5'
Min. OS Ratio	40%	43.01%
General range of allowed uses	Single and two-family detached dwellings	Three family NON-CONFORMING

** DIMENSIONS PER
05/01/84 CERTIFIED PLOT PLAN,
THEODORE DWYER
REGISTERED LAND SURVEYOR

TABLE ABOVE SHOWS
EXISTING CONDITIONS ARE
NON-CONFORMING IN 5
CATEGORIES

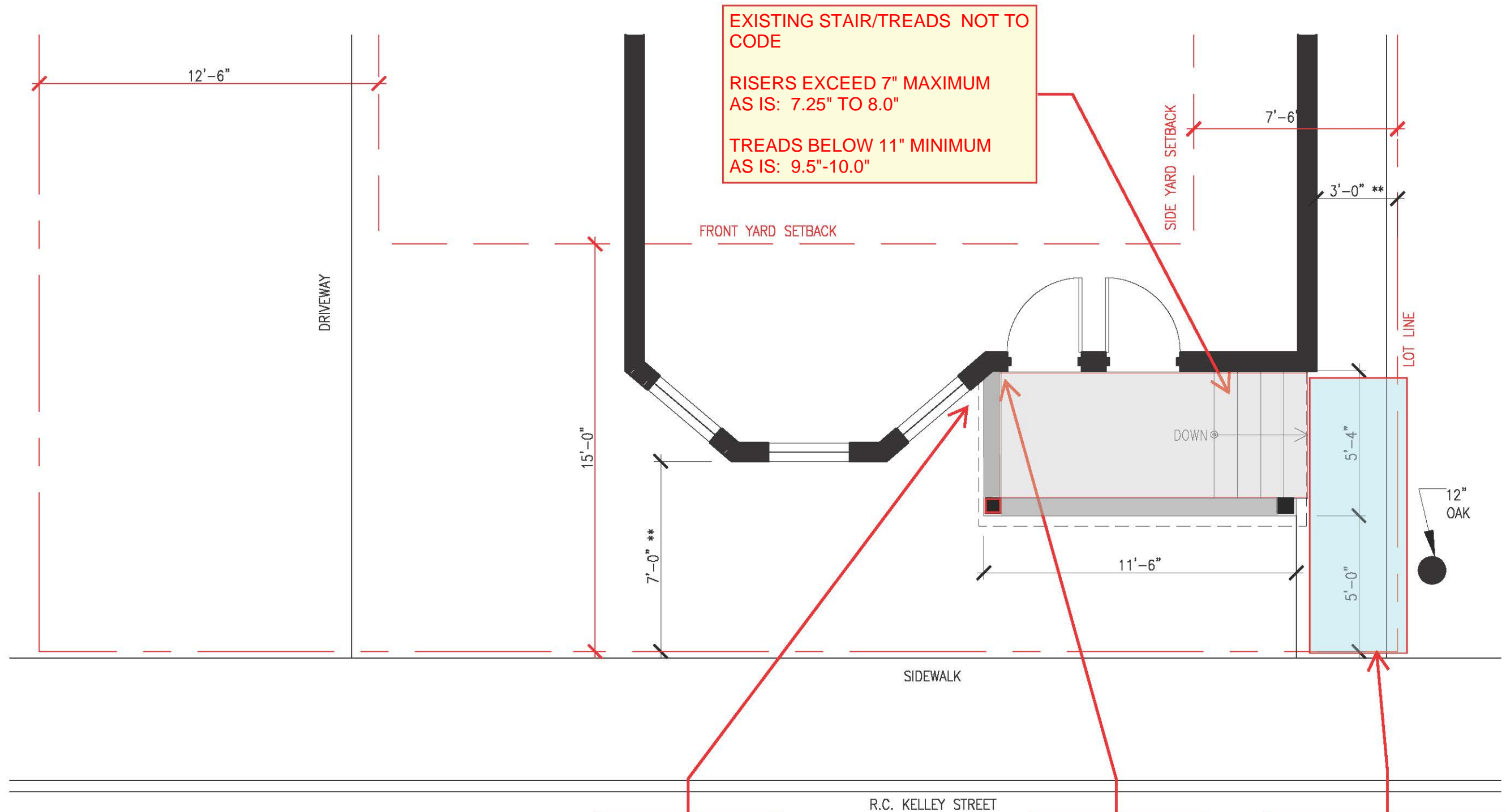
ART Albert · Richter · Tittmann
ARCHITECTS



FRIERMAN & GERVEN'S
39-41 R.C. KELLEY ST.
CAMBRIDGE, MA 02138

TITLE	DATE	ISSUE	DRAWN	CHECKED
ZONING NON-CONFORMITIES	04/23/21		KB	JT
JOB NUMBER	SCALE			
2101	1/16" = 1'			

PAGE
2 of 9



EXISTING STAIR/TREADS NOT TO CODE

RISERS EXCEED 7" MAXIMUM
AS IS: 7.25" TO 8.0"

TREADS BELOW 11" MINIMUM
AS IS: 9.5"-10.0"

EXISTING PORCH PLAN



ACUTE ANGLE IS AN AWKWARD DETAIL, DIFFICULT TO MAINTAIN

DESIGN LEAVES INSUFFICIENT SPACE AT STRIKE SIDE OF DOORS

WALKWAY UNSAFE: CONCRETE SLAB NOT LEVEL. ALSO, SLAB IS CONSTRICTING ROOTS OF RED OAK

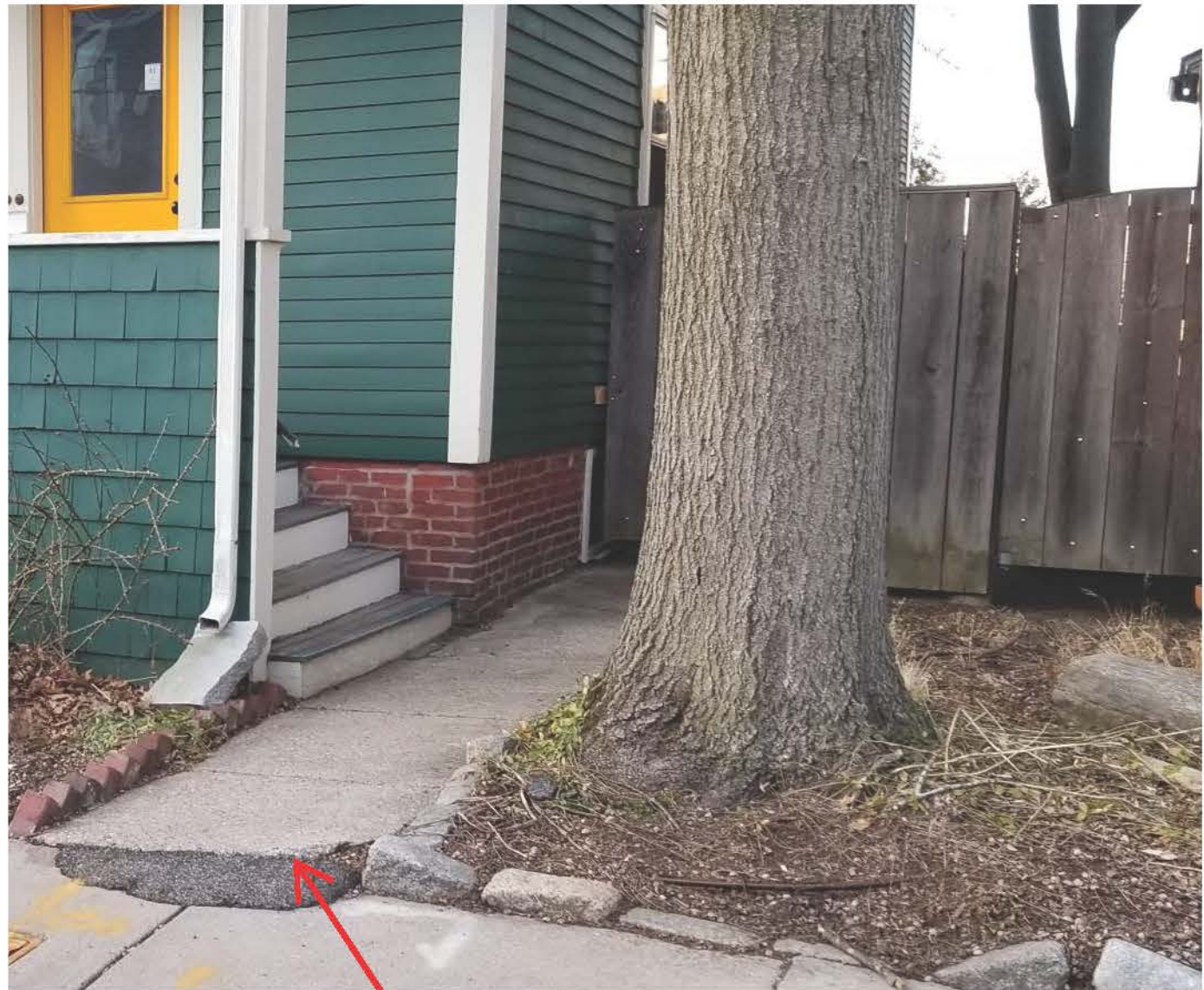


ACUTE ANGLE AT
EXISTING RETURN IS
DIFFICULT TO
MAINTAIN AND
CONTRIBUTED TO
THE EXISTING ROT

DAMAGED
GUARD RAIL
TEMPORARILY
REMOVED FOR
SAFETY, AND
ACCESS TO
DECK CLOSED

ROTTING POST





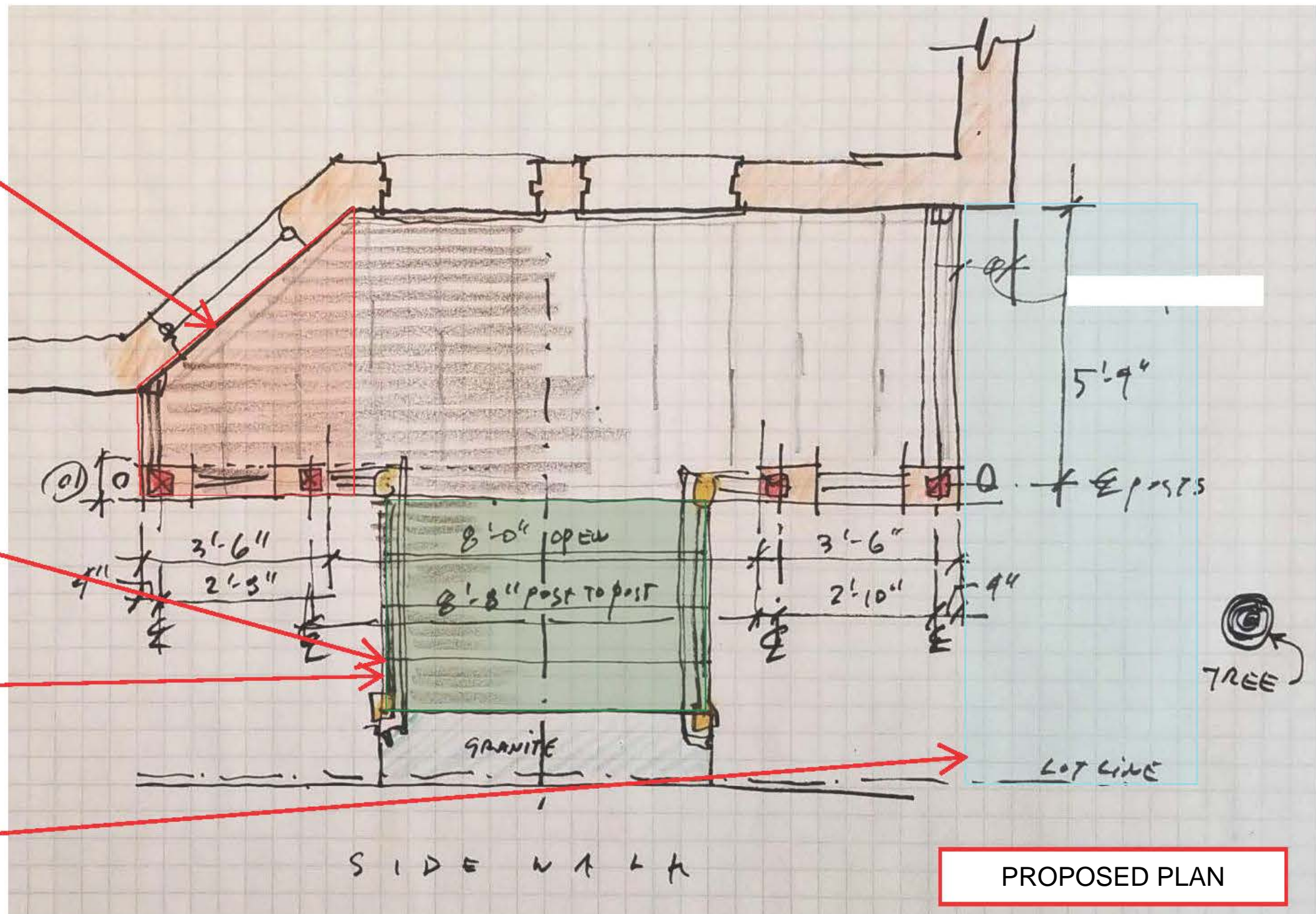
OUT OF LEVEL
WALKWAY

14 SF of
proposed new
construction

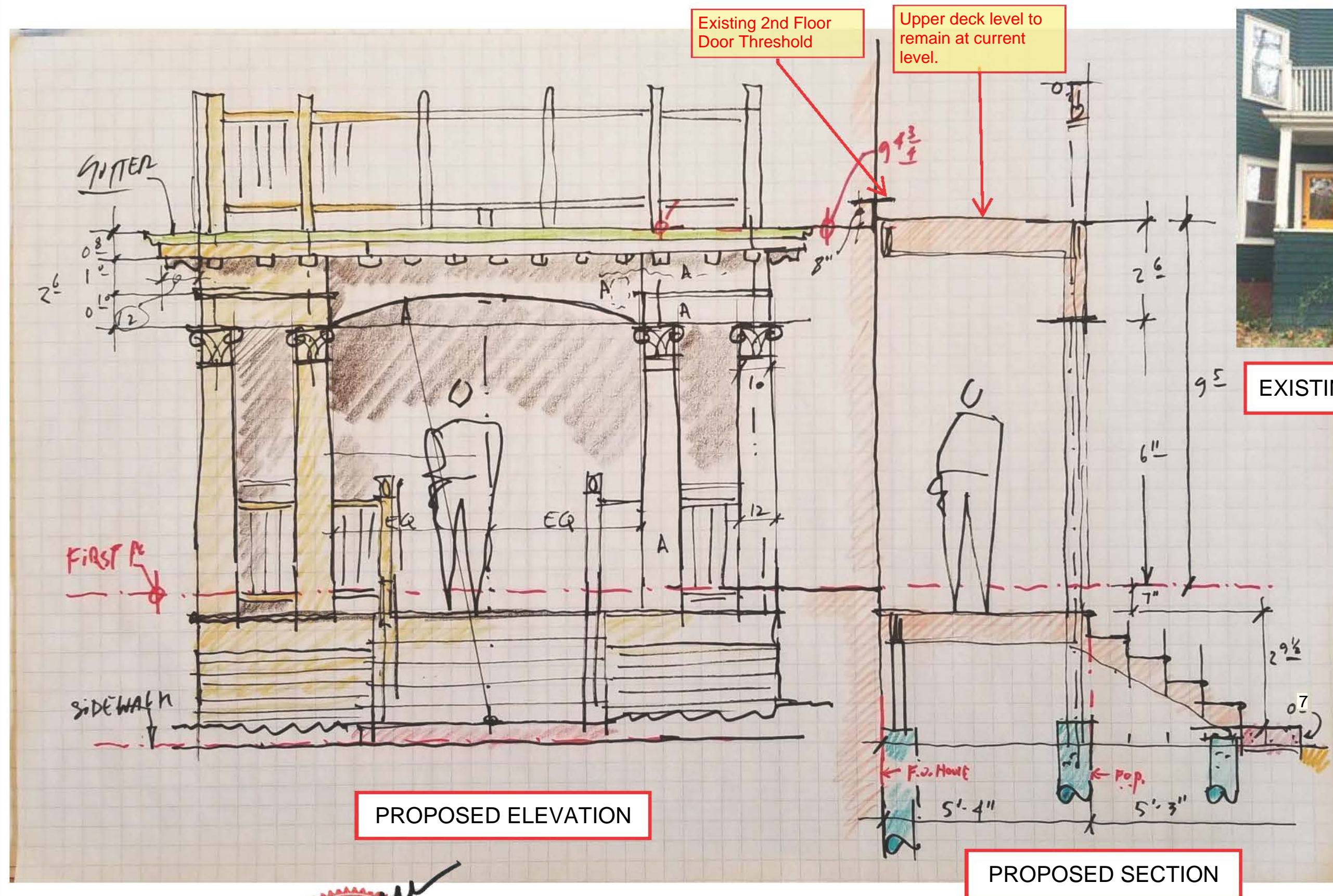
Proposed new
uncovered
stairs

All treads 11", Risers
not to exceed 7",
including bottom
stone riser.

Concrete slab
to be removed



PROPOSED PLAN



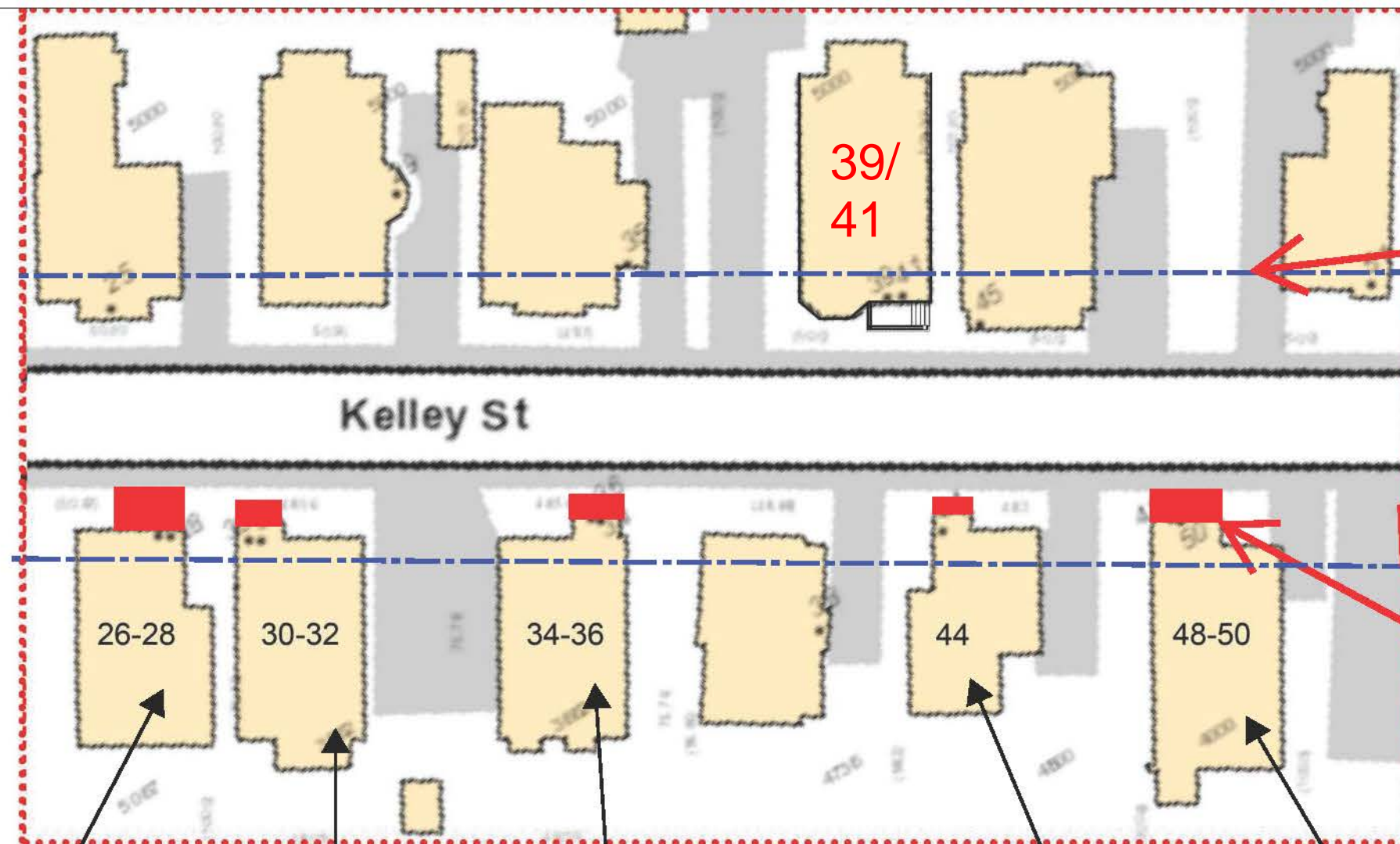
EXISTING CONDITIONS

PROPOSED ELEVATION

PROPOSED SECTION



TITLE		DATE	ISSUE	DRAWN	CHECKED
PROPOSED ELEVATION		04/23/21		KB	JT
JOB NUMBER	SCALE				
2101					



Front Yard
Setback line -
15 feet.
Structures are
typically
non-conforming
with Zoning
Front Yard
regulation.

Front stairs
(shown in red)
on RC Kelley
Street are
within the Front
Yard Setback,
and close to
sidewalk edge



DISTANCE FROM
STEPS TO SIDEWALK:

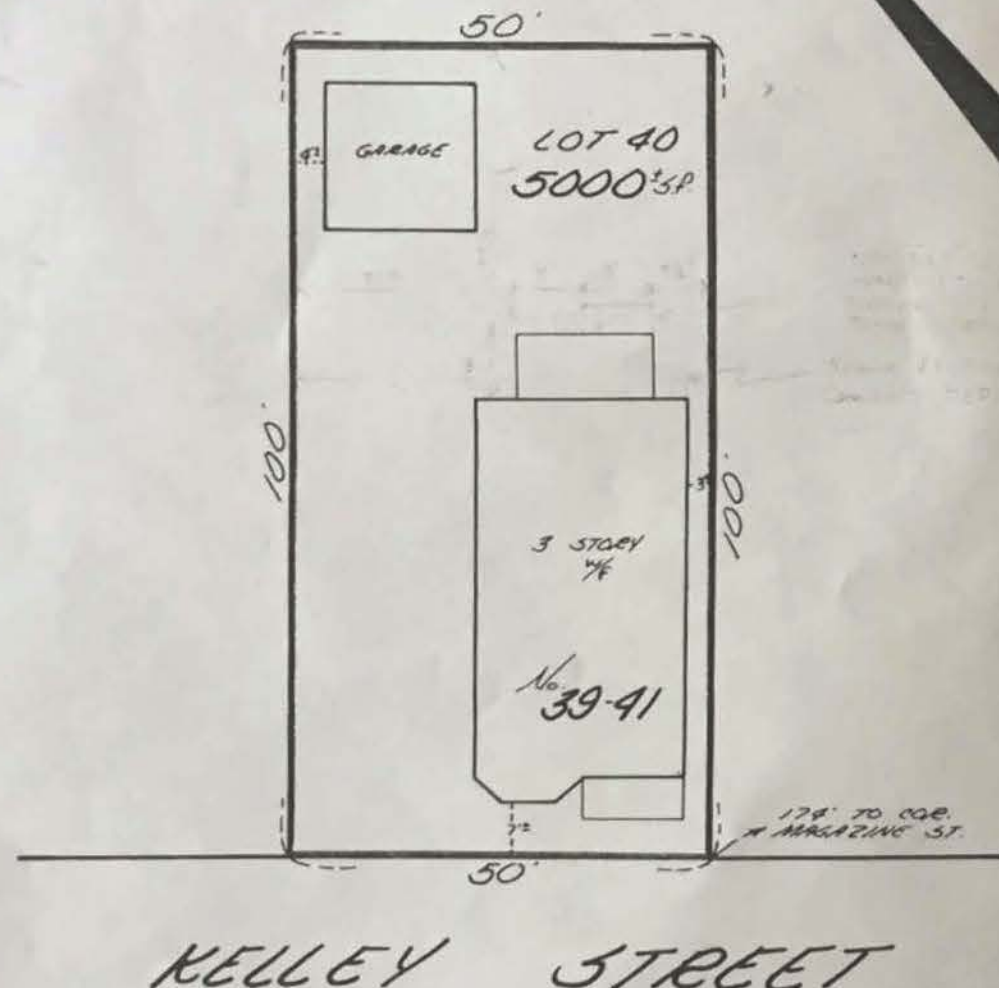
0'-0"

3'-7"

1'-9"

1'-4"

0'-0"



NOTES:
 1 THIS PLAN IS INTENDED FOR MORTGAGE AND TITLE INSURANCE PURPOSES AND WAS NOT PREPARED FOR RECORDING
 2 PROPERTY LINES SHOWN WERE NOT ESTABLISHED FROM A MECHANICAL PROPERTY SURVEY AND OFFSETS SHOWN SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES

TITLE REF. (MIDDLESEX REG. OF DEEDS)
 DEED: BOOK 11648 ; PAGE 323
 PLAN: PLANBOOK 4 ; PAGE 20

I HEREBY CERTIFY THAT THE STRUCTURES SHOWN ON THIS PLAN ARE LOCATED ON THE GROUND AS INDICATED, IN CONFORMANCE WITH CITY OF CAMBRIDGE ZONING LAWS IN EFFECT AT THE TIME OF CONSTRUCTION, AND THAT THE PARCEL DOES NOT FALL IN A FLOOD HAZARD AREA AS DESIGNATED ON THE H.U.D. MAP FOR COMMUNITY NO. 250186 B
 EFFECTIVE DATE JULY 5, 1982

5-1-84 Theodore E. Dwyer

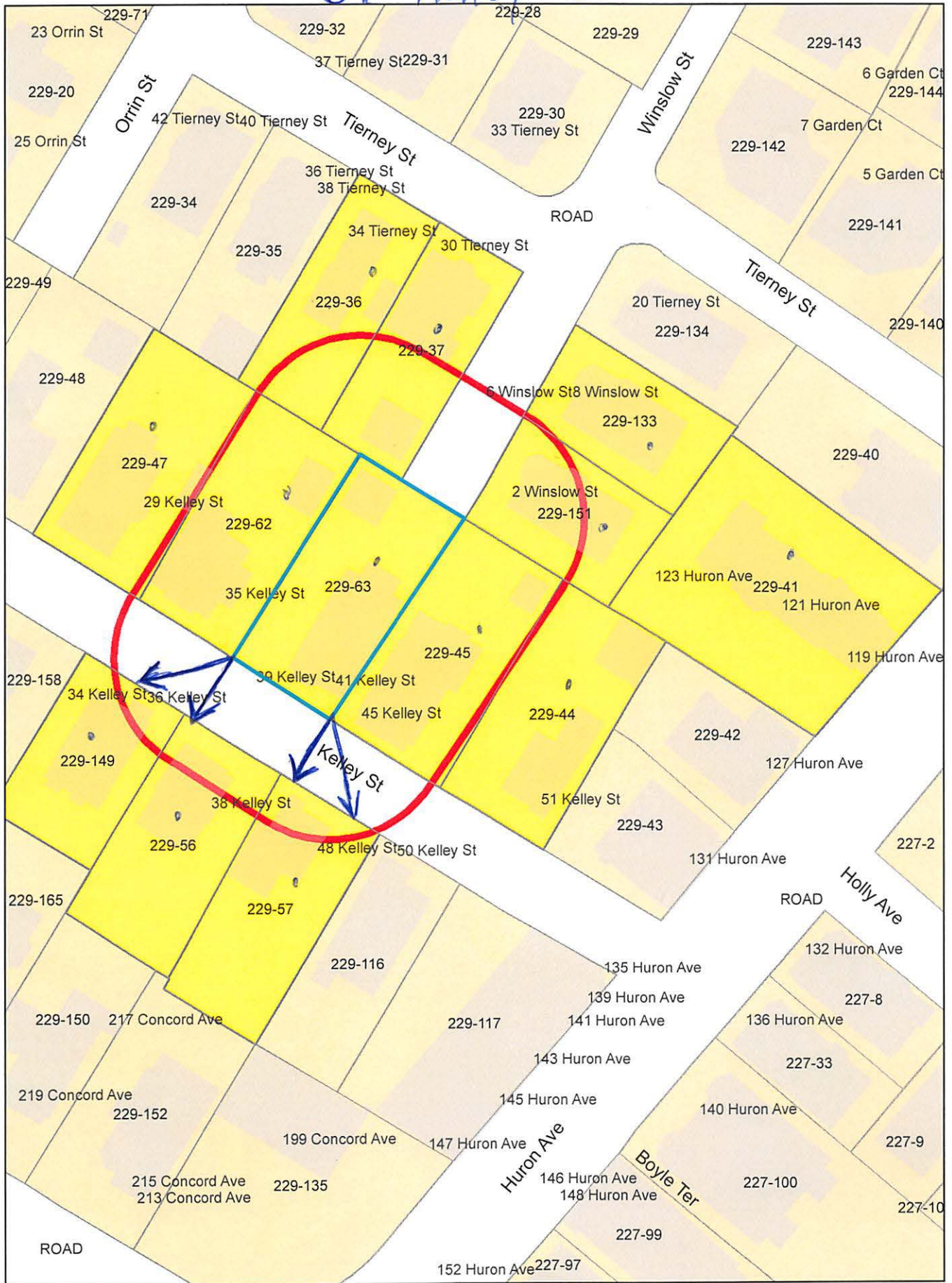


CERTIFIED PLOT PLAN
39-41 KELLEY STREET
 IN
CAMBRIDGE, MASS.

CERTIFIED TO:
 BOSTON FIVE CENTS SAVINGS BANK FSB
 AND KATHY McNEIL ET. UX.
 SCALE: 1" = 20' MAY 1, 1984
 DTE & DWYER, INC. SURVEYORS
 6 WEBB PLACE SAUGUS, MASS.

23425

39 Kelley St.



39 Kelley St.

Petitioner

229-37
CORRIN, LISA A.
30 TIERNEY ST
CAMBRIDGE, MA 02138

229-41
HODGSON, JONATHAN W. &
ANDREA J. HODGSON
119 HURON AVE., #A
CAMBRIDGE, MA 02138

229-63
FREIRMAN, RICHARD E. & LYNN M. GERVENS
39-4 R.C. KELLEY ST.
CAMBRIDGE, MA 02138

229-57
STIRATELLI, ROBERT G. & ALLISON S. BARD
44 KELLEY ST
CAMBRIDGE, MA 02138

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

229-41
PERRY, ELIZABETH J. & NARA DILLON
119 HURON AVE., #B
CAMBRIDGE, MA 02138

229-45-44
CHRISTMAN, KENT
45 KELLEY ST
CAMBRIDGE, MA 02138

229-56
HAWK, TIMOTHY B. & OLIVIA W. LAMBROS
38 KELLEY ST
CAMBRIDGE, MA 02139

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

229-41
EFFIO CHRISTOPHER LADD BIRGIT LADD EFFIO
119 HURON AVE - UNIT C
CAMBRIDGE, MA 02138

229-149
RUBIN, KATE
34 KELLEY ST
CAMBRIDGE, MA 02138

229-149
THAL, RICHARD W. & CAROLINE T. CHAUNCEY
34-36 R. C. KELLEY ST., #36
CAMBRIDGE, MA 02138

229-133
HARKIN, RITA J.,
TRUSTEE OF THE RITA J. HARKIN TRUST
6 WINSLOW ST
CAMBRIDGE, MA 02138-6714

229-151
KIM, YUGON & KIRRA NEWMAN
2-4 WINSLOW ST
CAMBRIDGE, MA 02138

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



CAMBRIDGE CITY COUNCIL

Alanna Mallon

Vice Mayor

June 17th, 2021

Constantine Alexander, Chair
Board of Zoning Appeals
831 Massachusetts Ave.
Cambridge, MA 02139

Re: Case No. BZA-119050
39 Kelley St., Cambridge, MA 02138

Dear Chair Alexander,

I am writing on behalf of Richard Freierman and Lynn Gervens, who have submitted a Variance request to enlarge the front porch of their home, located at 39 Kelley Street, by fourteen square feet, and to relocate steps within the front yard setback. This Variance would allow them to make small quality of life renovations without making significant changes to the existing footprint.

This family is one that is deeply committed to serving our community. As longtime residents, Richard and Lynn have both volunteered their time to address food insecurity across Cambridge, which has only skyrocketed since this pandemic began. Granting this request would undoubtedly relieve the petitioners' stress during these difficult times, and ensure that this family is better able to focus on their work supporting the most vulnerable members of our community.

I wholeheartedly encourage the Board to grant this Variance. Please do not hesitate to contact my office if you have any further questions.

Thank you,

A handwritten signature in black ink, appearing to read "Alanna Mallon".

Alanna Mallon
Cambridge Vice-Mayor



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

2 Bds

BZA

POSTING NOTICE – PICK UP SHEET

The undersigned picked up the notice board for the Board of Zoning Appeals Hearing.

Name: Richard Freierman Date: 6/3/21
(Print)

Address: 39 Kelley St.

Case No. BZA-119050

Hearing Date: 6/24/21

Thank you,
Bza Members