



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2023 APR 21 AM 10:29
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 218540

General Information

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

Special Permit: X Variance: X Appeal:

PETITIONER: Yugon Kim and Kirra Newman

PETITIONER'S ADDRESS: 4 Winslow street, Cambridge, MA 02138

LOCATION OF PROPERTY: 4 Winslow St., Cambridge, MA

TYPE OF OCCUPANCY: 2 family

ZONING DISTRICT: Residence B Zone

REASON FOR PETITION:

/Parking/ /relocation of entry porch to accommodate onsite parking to allow for charging electric car/

DESCRIPTION OF PETITIONER'S PROPOSAL:


Addition of an open at-grade parking space within the front yard set back to allow for owner the ability to charge an electrical vehicle at the property.

Adding parking will require the relocation of the existing non-conforming entrance porch and will continue not to meet set back regulations.

SECTIONS OF ZONING ORDINANCE CITED:

- Article: 8.000 Section: 8.22.3 & sec. 8.22.2.d (Non-Conforming Structure).
- Article: 5.000 Section: 5.31 (Table of Dimensional Requirements).
- Article: 6.000 Section: 6.44.1 .c (Parking in front yard setback).
- Article: 10.000 Section: 10.30 (Variance) & Sec. 10.40 (Special Permit).

Original
Signature(s):


(Petitioner (s) / Owner)

YUGON KIM
(Print Name)

Address:
Tel. No.
E-Mail Address:

4 Winslow St, Cambridge, MA 02138
347-523-1033
yugonkim@gmail.com

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 Yuhon Kim + Kirra Newman
(OWNER)

Address: 4 Winslow Street Cambridge, MA 02138

State that I/We own the property located at 4 Winslow Street Cambridge MA 02138 which is the subject of this zoning application.

The record title of this property is in the name of Yuhon Kim
Kirra Newman

*Pursuant to a deed of duly recorded in the date 8/22/13, Middlesex South County Registry of Deeds at Book 54642, Page 249; or Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

Yuhon Kim Kirra Newman
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 Yuhon Kim and Kirra Newman personally appeared before me, this 15 of April, 2023, and made oath that the above statement is true.

[Signature] Notary

My commission expires 11/03/2028 (Notary Seal)

FRANCINE NGANSOP
Notary Public
Commonwealth of Massachusetts
My Commission Expires
November 3, 2028

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



THE UNIVERSITY OF CHICAGO
DEPARTMENT OF CHEMISTRY

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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 request for parking on the property is to accommodate the ability to charge an electrical car. Without the permission to do this will require the continued use of a conventional gas car furthering impact to the climate.

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:

- 1) The siting of the house in relationship to the property line makes this parking area the only location possible for the parking space
- 2) The orientation of the parking space is the only configuration to allow access from the street using the existing curb cut

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:

- 1) The proposed parking is modest in size and fits the existing neighborhood pattern to provide off-street parking.
- 2) The proposed parking space will remove a single street parking space at an already existing curb cut which we typically already use, not impacting the overall neighborhood street parking count.
- 3) The ability to replace our gas car with an electrical car will reduce carbon emission and positively impact the environment.
- 4) The inability to relocate the nonconforming entrance porch will not allow the ability for a parking space to be added to the property.

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

- 1) The proposed parking space is located at the very end of a dead end block and will have limited visibility to from the street and neighbors.
- 2) The proposed parking space is at a lower elevation than adjacent properties and will be screened with an existing fence, this not being visible by property abutters.

***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

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 4 Winslow 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 entry currently does not meet front set back regulations. To accommodate the request for a parking space to charge an electric vehicle, the existing non-conforming entrance will need to be relocated and continue to be non-conforming in its new location. .
- 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:**
no new traffic will be generated by the proposed work.
- 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 use of the property as a residence will remain the same.
- 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:**
There will be no nuisance or hazard created as a result of the this work.
- 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 relocation of the new entrance porch and stair will not alter the non-conformity of the existing home.

***If you have any questions as to whether you can establish all of the applicable legal requirements, you should consult with an attorney.**

Date: _____

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: Yugon Kim and Kirra Newman
Location: 4 Winslow St., Cambridge, MA
Phone: 347-523-1033

Present Use/Occupancy: 2 family
Zone: Residence B Zone
Requested Use/Occupancy: 1 family

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		5,038	5,038	1,659	(max.)
<u>LOT AREA:</u>		3,318	3,318	5,000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		1.518	1.518	.5	
<u>LOT AREA OF EACH DWELLING UNIT</u>		5,038	5,038	2500	
<u>SIZE OF LOT:</u>	WIDTH	47.42	47.42	50	
	DEPTH	ranges from 74.24 to 69.34	ranges from 74.24 to 69.34	n/a	
<u>SETBACKS IN FEET:</u>	FRONT	9'-0"	7'-0"	15'	
	REAR	8'	8'	15'	
	LEFT SIDE	7.7	7.7	7.5	
	RIGHT SIDE	14'	14'	7.5	
<u>SIZE OF BUILDING:</u>	HEIGHT	41'	41'	35'	
	WIDTH	ranges from 69.34 to 74.24	ranges from 69.34 to 74.24	n/a	
	LENGTH	47.42	47.42	50'	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		34%	34%	40%	
<u>NO. OF DWELLING UNITS:</u>		2	1	1	
<u>NO. OF PARKING SPACES:</u>		0	1	2	
<u>NO. OF LOADING AREAS:</u>		0	0	0	
<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.:

n/a

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'.

OWNER:
LISA CORRIN
30 TIERNEY ST

EXISTING PARKING

OWNER:
RICHARD FREEMAN
39 KELLY ST

EXISTING
CURB CUT

WINSLOW STREET

PROPOSED
PARKING
SPACE

PROPOSED
CAR CHARGING
STATION

EXISTING
PARKING

PROPOSED
RELOCATED
ENTRANCE

OWNER:
ANN MARIE RYAN
6 WINSLOW STREET

OWNER:
KENT CHRISTMAN
45 KELLY STREET

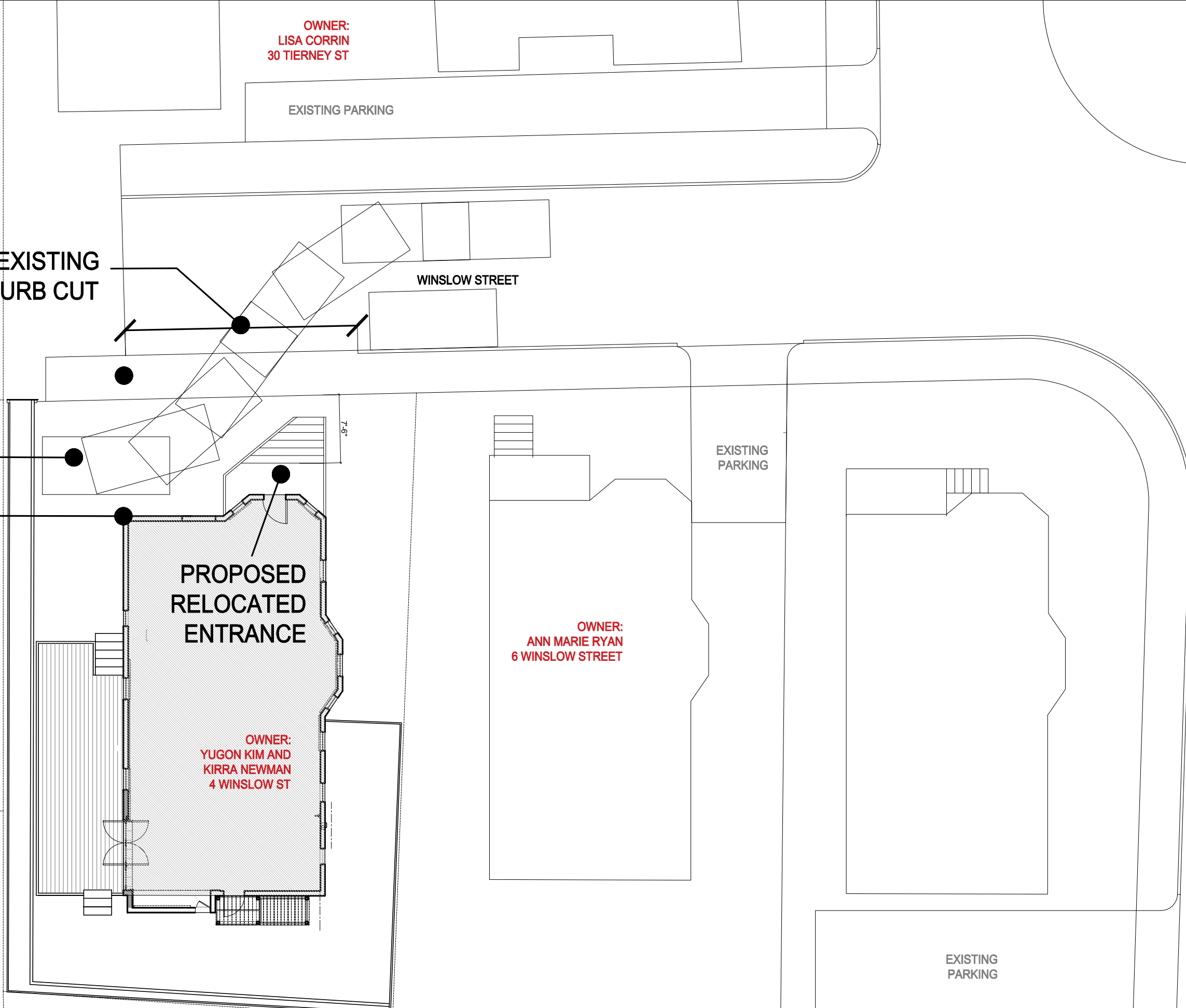
OWNER:
YUGON KIM AND
KIRRA NEWMAN
4 WINSLOW ST

OWNER:
KENT CHRISTMAN
51 KELLY STREET

EXISTING
PARKING

PROPOSED SITE PLAN

OWNER:
CHRISTOPHER LADD
123 HURON AVE

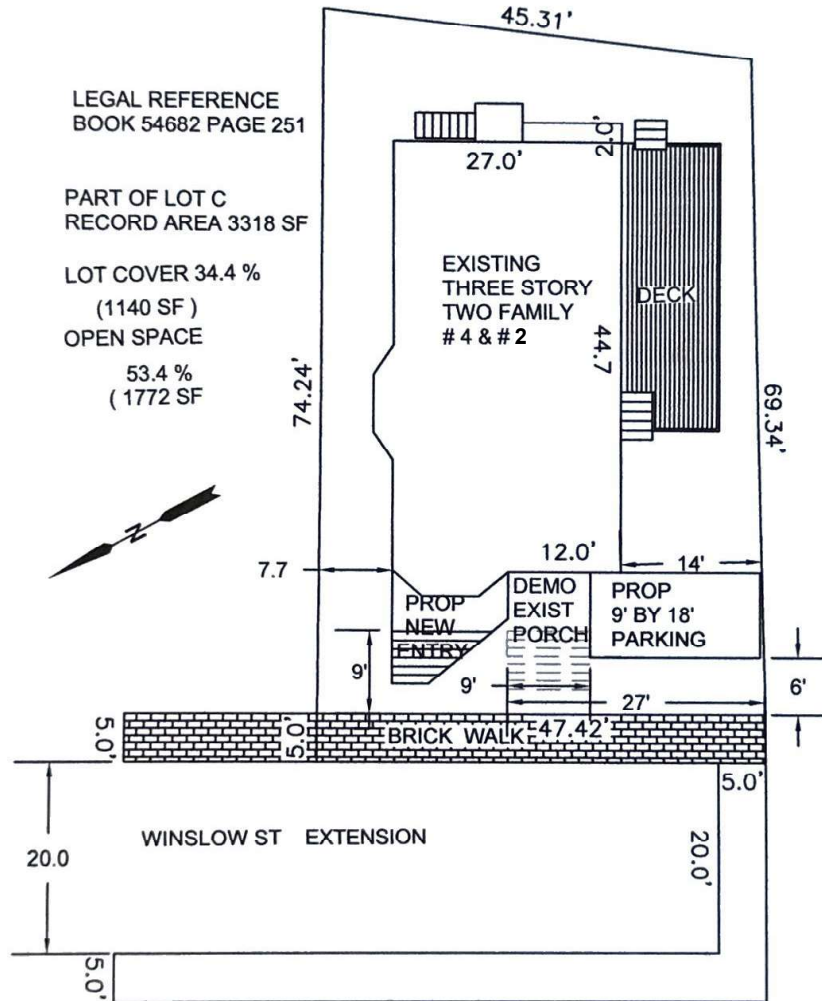


PROPOSED PARKING SPACE
4 WINSLOW ST EXTENSION

CAMBRIDGE, MA.

SCALE: 1 IN = 20 FT

APRIL 6, 2023



LEGAL REFERENCE
BOOK 54682 PAGE 251

PART OF LOT C
RECORD AREA 3318 SF

LOT COVER 34.4 %
(1140 SF)
OPEN SPACE
53.4 %
(1772 SF)

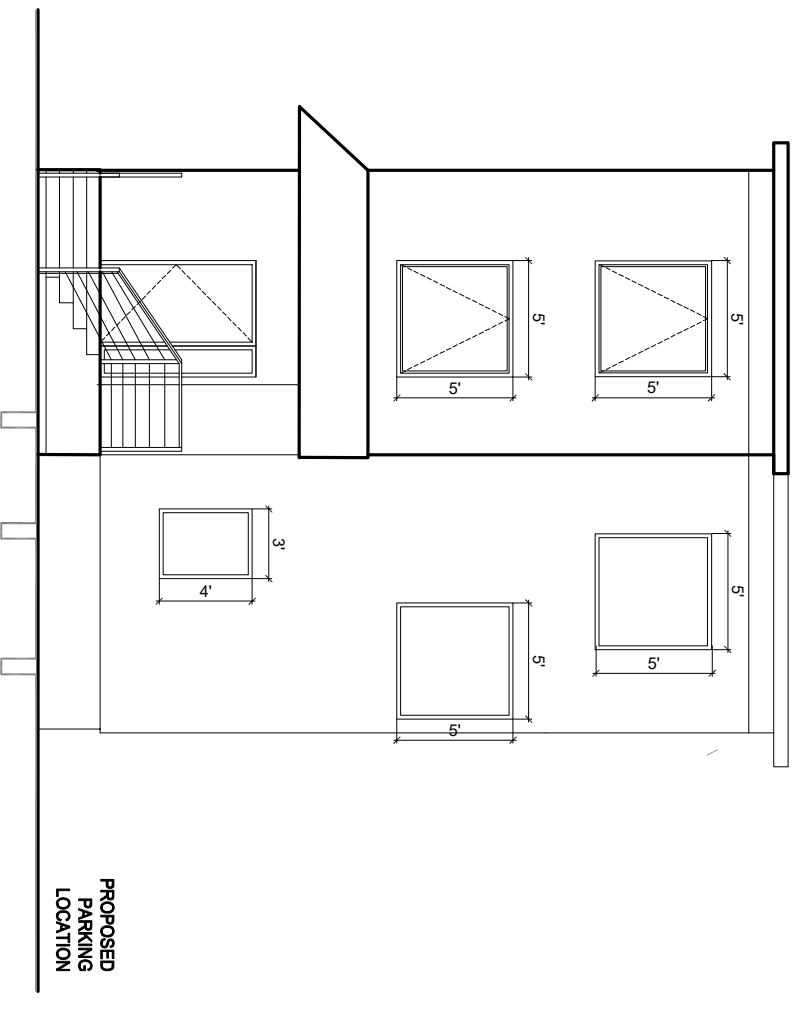
NOTE: THERE IS NO CURB CUT OR CURB IN
FRONT OF THIS PROPERTY, AND NONE IS PROPOSED.
THE PROPOSED PARKING SPACE IS APPROX.
3" ABOVE THE STREET LEVEL.



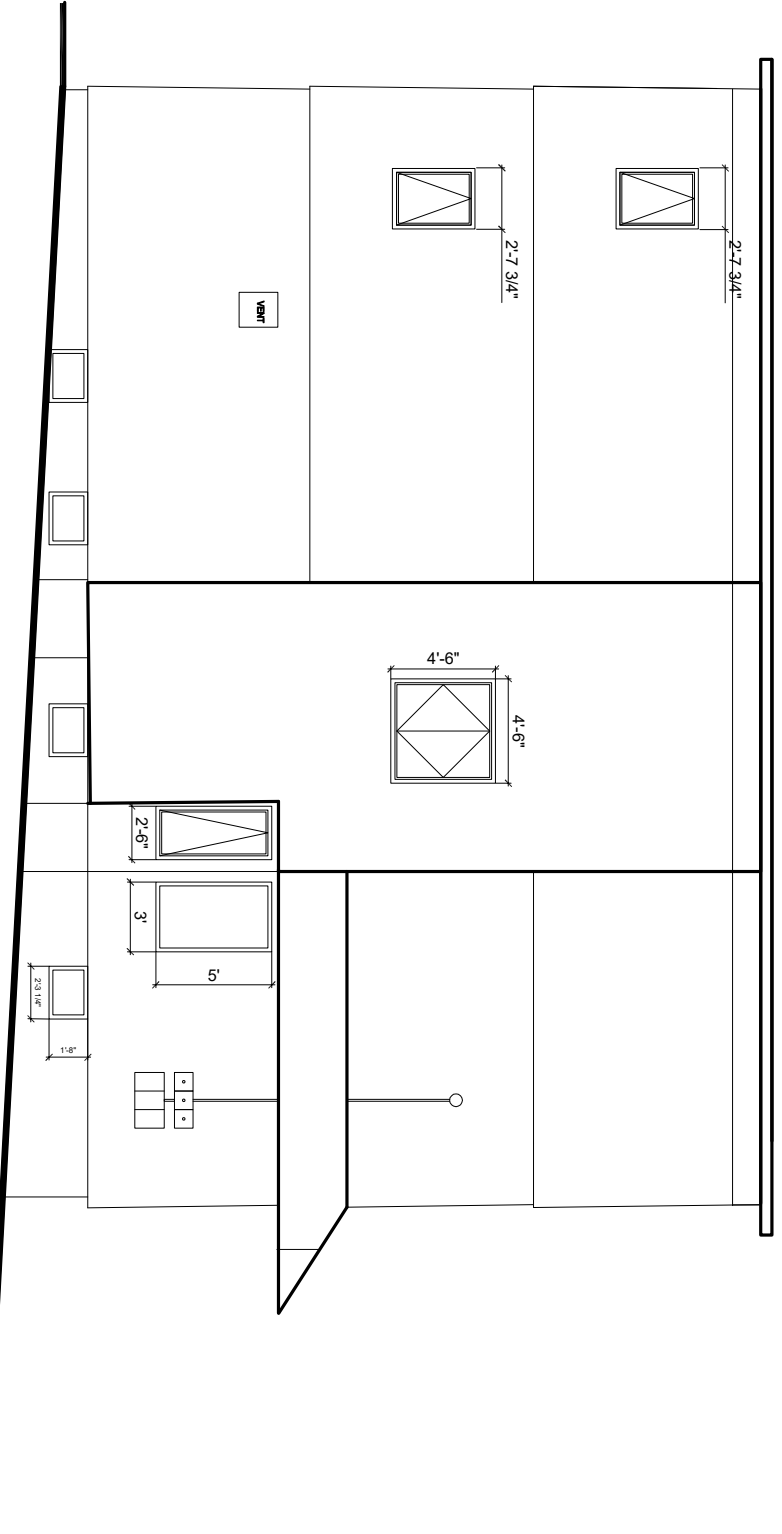
ESSEX ENG. & SURVEY
PO BOX 650217
WEST NEWTON, MA. 02465

617-797-7342

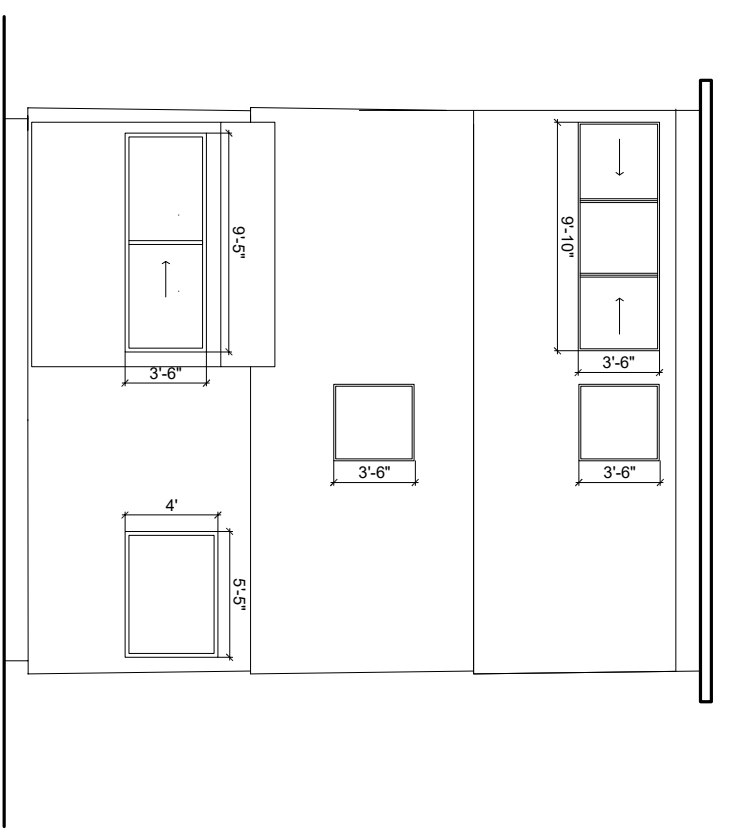
FRANK.IEBBA@GMAIL.COM



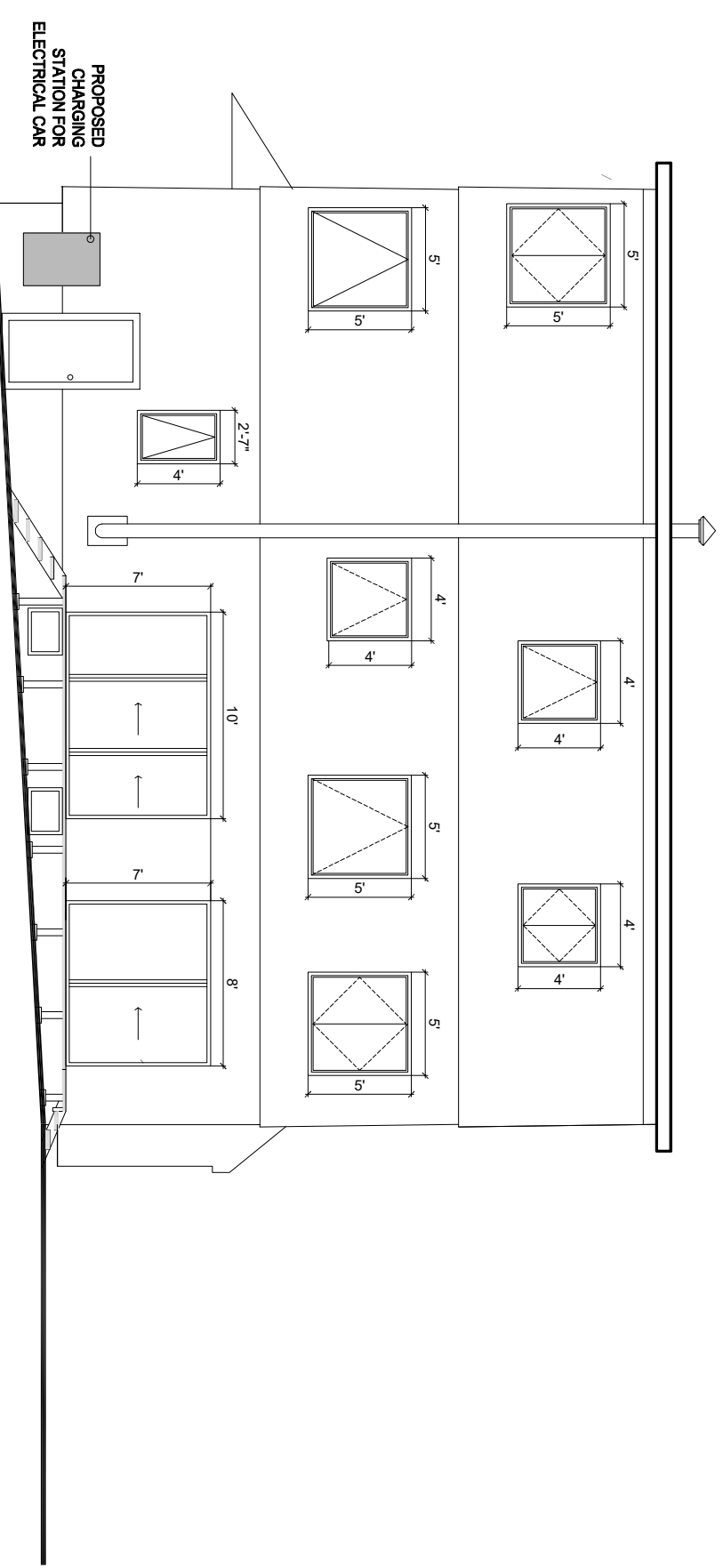
04 EXTERIOR FRONT ELEVATION - 4 WINSLOW STREET - PROPOSED



01 EXTERIOR ELEVATION SE



04 EXTERIOR REAR ELEVATION - 4 WINSLOW STREET - PROPOSED



02 EXTERIOR SIDE LOT ELEVATION - 4 WINSLOW STREET - PROPOSED



1) STREET SIDE VIEW OF 4 WINSLOW PROPERTY



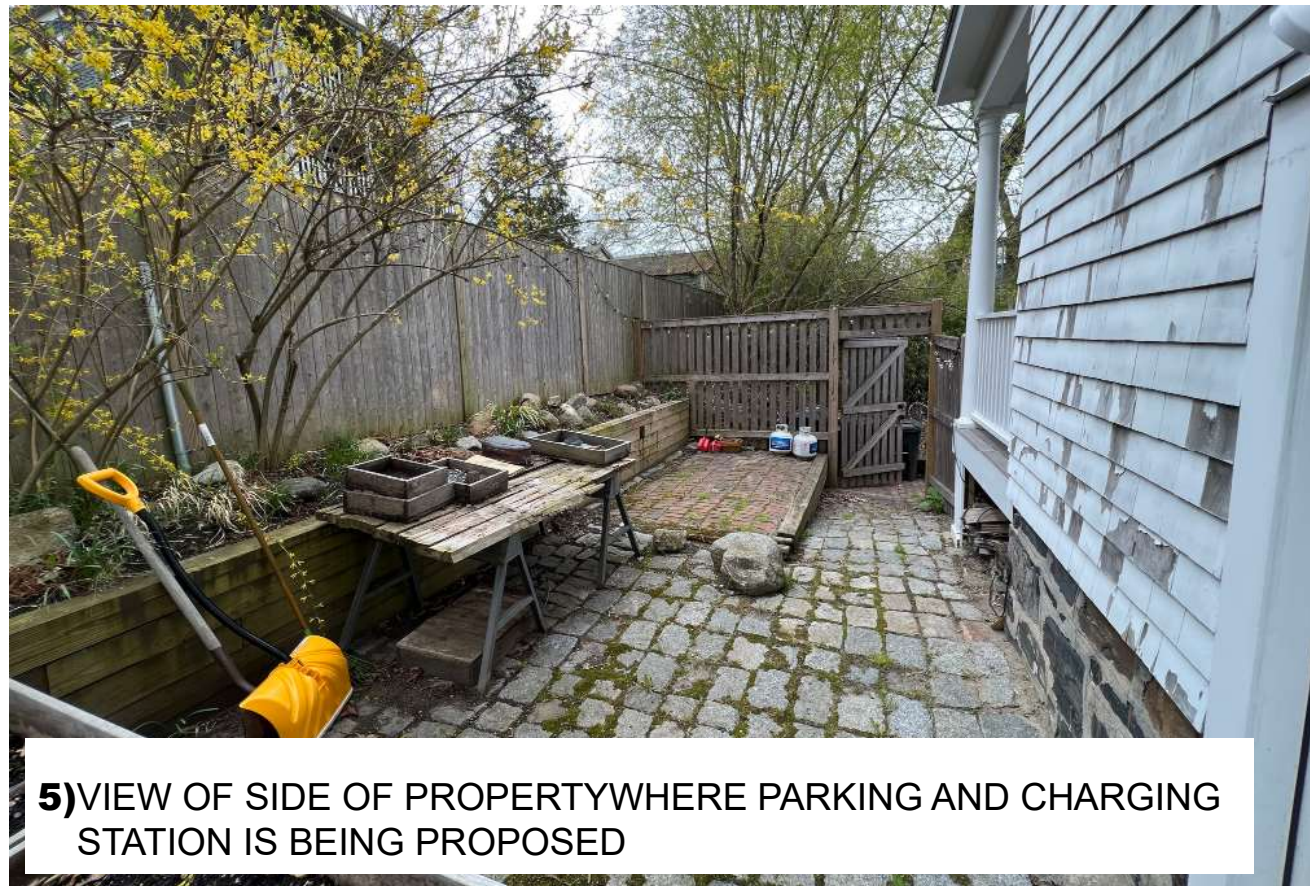
2) STREET SIDE VIEW OF 4 WINSLOW PROPERTY WITH EXISTING CURB CUT



3) STREET SIDE VIEW OF 4 AND 6 WINSLOW PROPERTIES WITH EXISTING CURB CUT



4)VIEW UP WINSLOW STREET WITH ADJACENT PROPERITES



5)VIEW OF SIDE OF PROPERTYWHERE PARKING AND CHARGING STATION IS BEING PROPOSED



6) STREET SIDE VIEW OF 4 AND 6 WINSLOW PROPERTIES



7) STREET SIDE VIEW, 6 WINSLOW NON CONFORMING OFF-STREET PARKING SPACE



8) STREET SIDE VIEW DOWN WINSLOW WITH 30 TIERNEY NON CONFORMING OFF STREET PARKING SPACE (TO LEFT)

OWNER:
LISA CORRIN
30 TIERNEY ST

EXISTING PARKING

OWNER:
RICHARD FREEMAN
39 KELLY ST



WINSLOW STREET

PROPOSED
PARKING
SPACE

PROPOSED
CAR CHARGING
STATION

EXISTING
PARKING

PROPOSED
RELOCATED
ENTRANCE

OWNER:
ANN MARIE RYAN
6 WINSLOW STREET

OWNER:
KENT CHRISTMAN
45 KELLY STREET



OWNER:
YUGON KIM AND
KIRRA NEWMAN
4 WINSLOW ST

OWNER:
KENT CHRISTMAN
51 KELLY STREET

EXISTING
PARKING

OWNER:
CHRISTOPHER LADD
123 HURON AVE

IMAGE LOCATION PLAN

OWNER:
LISA CORRIN
30 TIERNEY ST

EXISTING PARKING

OWNER:
RICHARD FREEMAN
39 KELLY ST

EXISTING
CURB CUT

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RELOCATED
ENTRANCE

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6 WINSLOW STREET

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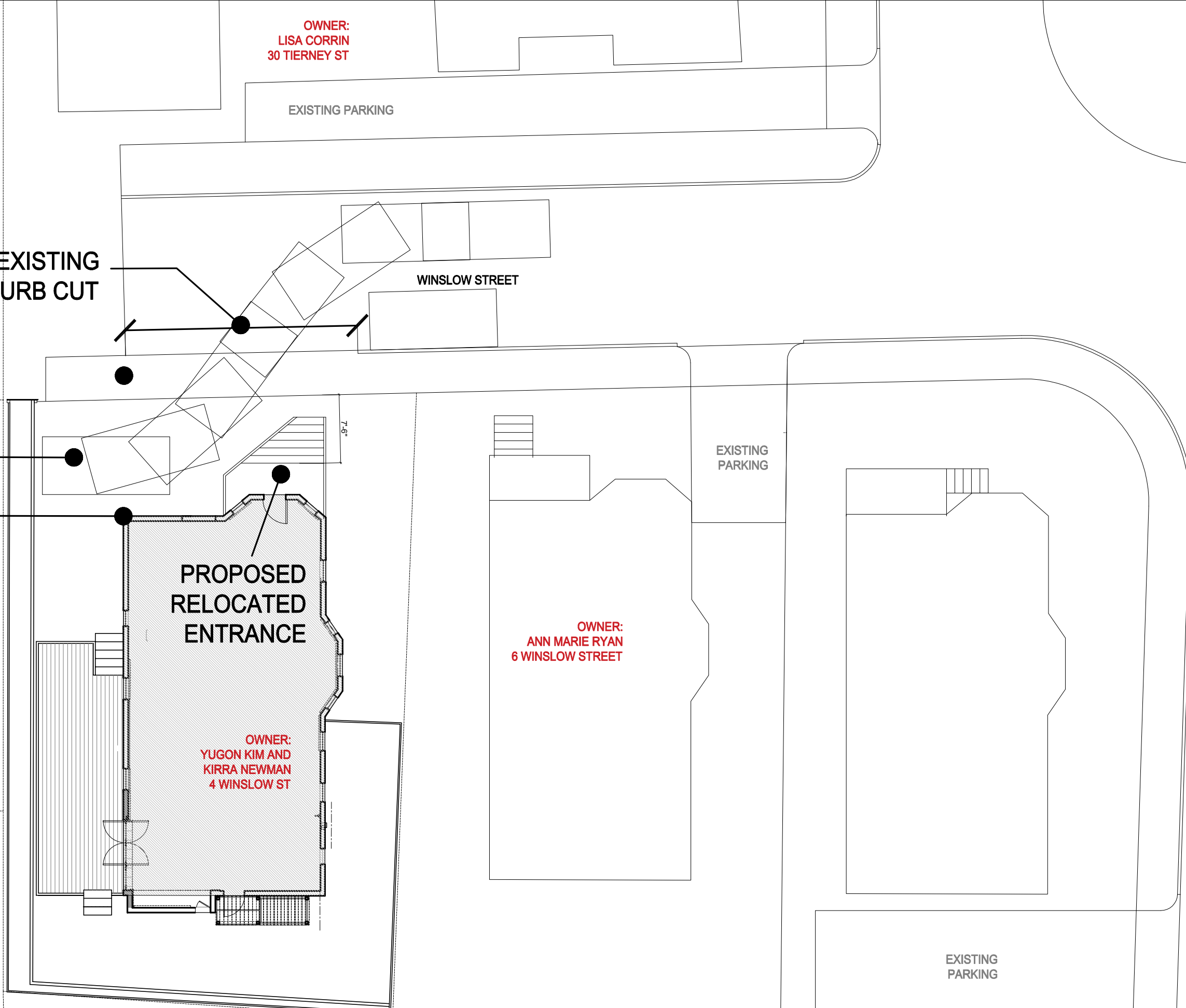
OWNER:
YUGON KIM AND
KIRRA NEWMAN
4 WINSLOW ST

OWNER:
KENT CHRISTMAN
51 KELLY STREET

EXISTING
PARKING

PROPOSED SITE PLAN

OWNER:
CHRISTOPHER LADD
123 HURON AVE



3/18/2023
Lisa Corrin
30 Tierney Street
Cambridge, MA 02138

Dear Lisa,

I am writing to ask your permission to renovation and add parking to our family's home at 2/4 Winslow Street, Cambridge, MA 02138.

The project will include moving the front door entry and stairs to the home as well as relocate/replace a number of the exterior windows and doors on all levels. In addition, we request your permission to add parking and a curb cut (if needed) as shown in the drawings included so that it will allow us to charge an electric vehicle on our property.

With this work, we also plan to change the property designation from a two family to a single-family property. We would very much appreciate if you would consent to my request. We have enclosed a second copy of this letter so that you may sign and return the original to the below address.

We very much hope to receive your agreement.

Sincerely Yours,



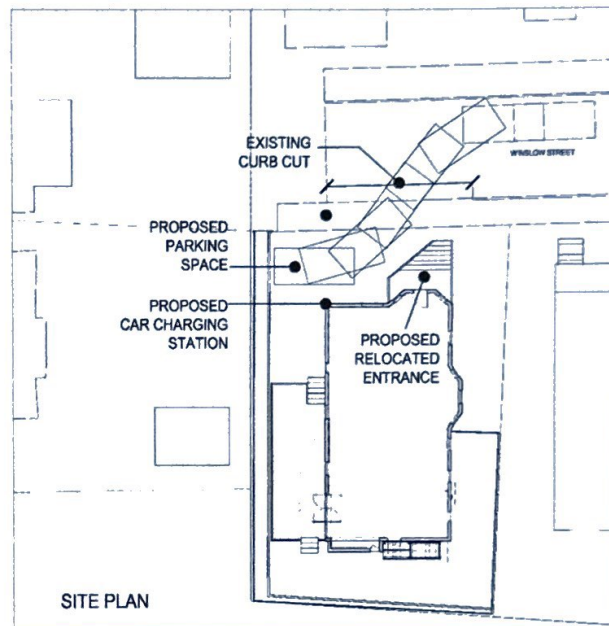
Yugon Kim

I consent to the proposed changes to 2-4 Winslow street

Name Lisa Corrin Date 4/9/2023

Signature Worlin

Comments



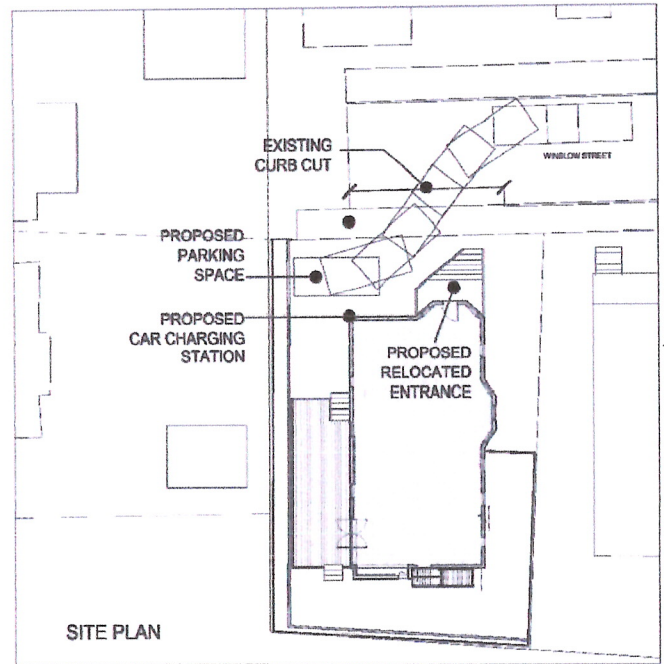
4/6/2023
Ann Marie Ryan
6 Winslow street
Cambridge, MA 02138

Dear Ann-Marie,

I am writing to ask your permission to renovation and add parking to our family's home at 2/4 Winslow Street, Cambridge, MA 02138.

The project will include moving the front door entry and stairs to the home as well as relocate/replace a number of the exterior windows and doors on all levels. In addition, we request your permission to add parking and a curb cut (if needed) as shown in the drawings included so that it will allow us to charge an electric vehicle on our property.

With this work, we also plan to change the property designation from a two family to a single-family property. We would very much appreciate if you would consent to my request. We have enclosed a second copy of this letter so that you may sign and return the original to the below address.



We very much hope to receive your agreement.

Sincerely Yours,

Yugon Kim

I consent to the proposed changes to 2-4 Winslow street

Name Ann Marie Ryan Date 4/12/23

Signature Ann Marie Ryan

Comments

We would like to be kept in the
loop as the project moves forward.
Best of luck!

3/18/2023
Kent Christman
45 Kelly street and 51 Kelly street
Cambridge, MA 02138

Dear Kent,
I am writing to ask your permission to renovation and add parking to our family's home at 2/4 Winslow Street, Cambridge, MA 02138.

The project will include moving the front door entry and stairs to the home as well as relocate/replace a number of the exterior windows and doors on all levels. In addition, we request your permission to add parking and a curb cut (if needed) as shown in the drawings included so that it will allow us to charge an electric vehicle on our property.

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Sincerely Yours,



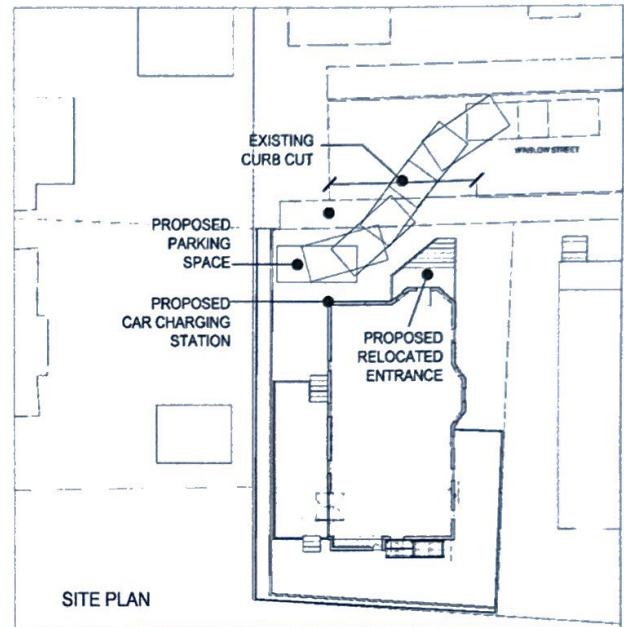
Yugon Kim

I consent to the proposed changes to 2-4 Winslow street

Name Kent Christman Date 24 March 2023

Signature Kent S. Christman

Comments



4/6/2023
Christopher Ladd
123 Huron ave.
Cambridge, MA 02138

Dear Christopher,

I am writing to ask your permission to renovation and add parking to our family's home at 2/4 Winslow Street, Cambridge, MA 02138.

The project will include moving the front door entry and stairs to the home as well as relocate/replace a number of the exterior windows and doors on all levels. In addition, we request your permission to add parking and a curb cut (if needed) as shown in the drawings included so that it will allow us to charge an electric vehicle on our property.

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We very much hope to receive your agreement.

Sincerely Yours,



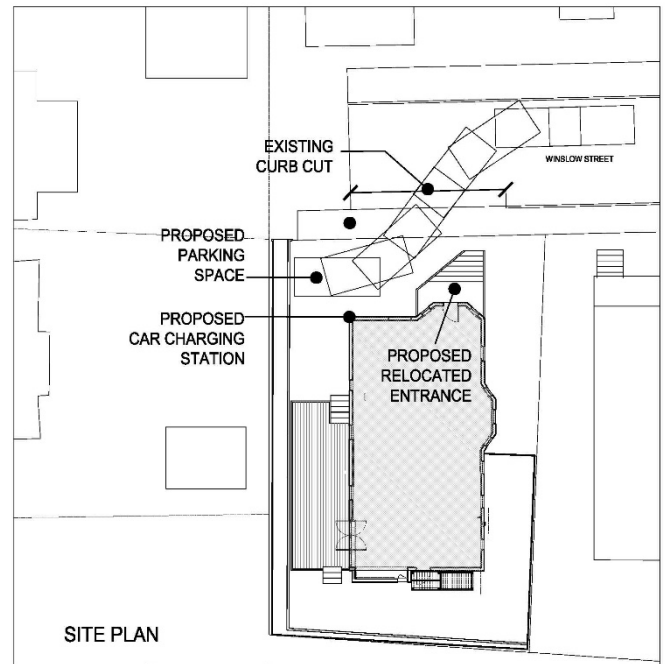
Yugon Kim

I consent to the proposed changes to 2-4 Winslow street

Name Christopher Ladd Effio Date Apr 13, 2023

Signature 

Comments



3/18/2023
Richard Freierman
39 Kelly Street
Cambridge, MA 02138

Dear Richard

I am writing to ask your permission to renovation and add parking to our family's home at 2/4 Winslow Street, Cambridge, MA 02138.

The project will include moving the front door entry and stairs to the home as well as relocate/replace a number of the exterior windows and doors on all levels. In addition, we request your permission to add parking and a curb cut (if needed) as shown in the drawings included so that it will allow us to charge an electric vehicle on our property.

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We very much hope to receive your agreement.

Sincerely Yours,



Yugon Kim

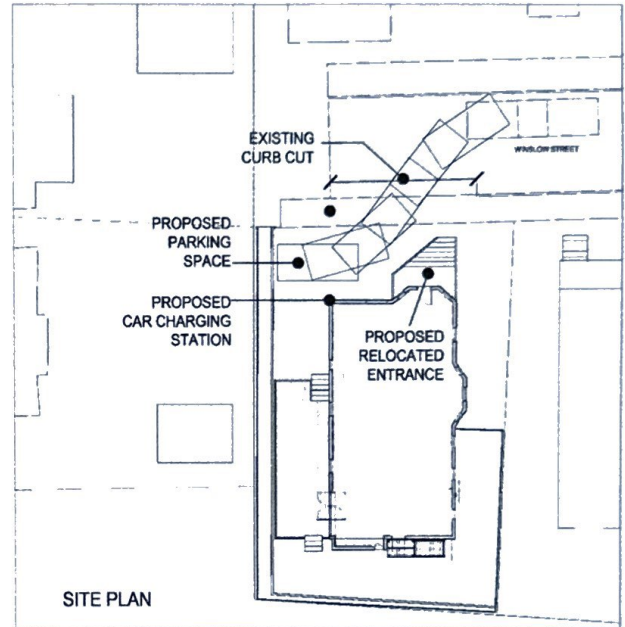
I consent to the proposed changes to 2-4 Winslow street

Name Richard Freierman Date 3/19/2023

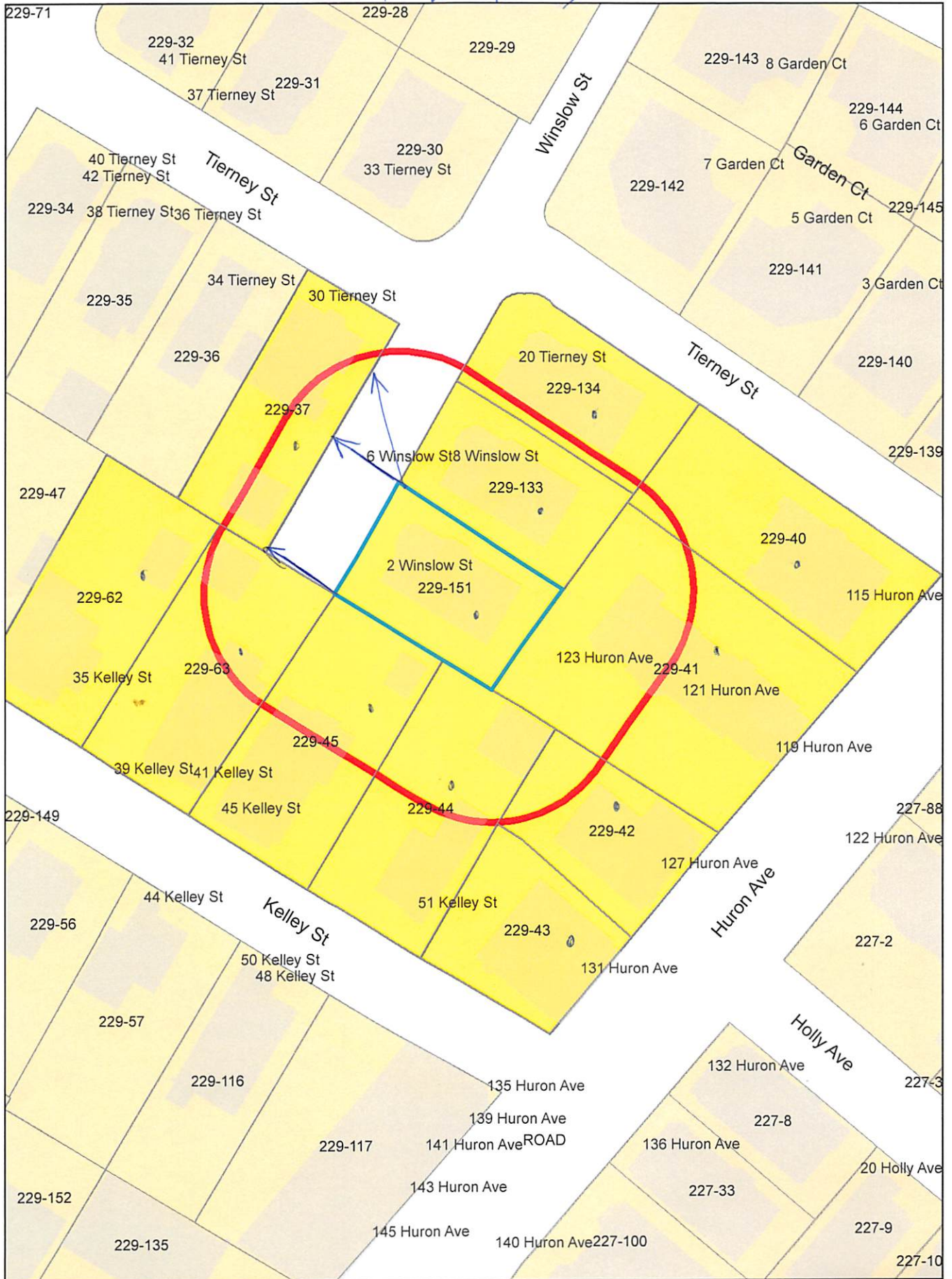
Signature Richard Freierman

Comments

We're happy to add our support for this
variance request.



4 Winslow St.



4 Winslow Street

Petitioners

229-41
PERRY, ELIZABETH J. & NARA DILLON
121 HURON AVENUE
CAMBRIDGE, MA 02138

229-40
ECKERT, CARTER J.
115 HURON AVE
CAMBRIDGE, MA 02138

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

229-43
LEITH, ROYAL WILLIS, III,
TRS MARY JOAN LEITH, TRS
131 HURON AVE
CAMBRIDGE, MA 02138

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

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

229-134
CEVELO, BENJAMIN Q. & JAMIE L. CEVELO
20 TIERNEY ST., UNIT #1
CAMBRIDGE, MA 02138

229-134
TRAVERS, THOMAS ROBERT & DURBA GHOSH
20 TIERNEY STREET, UNIT #2
CAMBRIDGE, MA 02138

229-134
JONES, WINSTON K.
20 TIERNEY STREET, UNIT #3
CAMBRIDGE, MA 02138

229-62
WICKHAM, PAMELA M
TRS THE PAMELA M WICKHAM REVOCABLE TR
35 R C KELLEY ST
CAMBRIDGE, MA 02138

229-40
FREUDER, EUGENE C. & PAMELA S. FRIEDMAN
113 HURON AVE., #2
CAMBRIDGE, MA 02138

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

229-42
LIPPIT YUKIO M MCCORMICK MELISSA M
127 HURON AVE
CAMBRIDGE, MA 02138

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

229-37
CORRIN LISA A.
TRS LISA A CORRIN 2020 TR
30 TIERNEY ST
CAMBRIDGE, MA 02138

229-133
HARKIN, RITA J
TRS THE RITA J HARKIN TR
6-8 WINSLOW ST
CAMBRIDGE, MA 02138