



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2025 OCT 31 AM 9:53

BZA Application Form

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Number: 1188742

General Information

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

Special Permit: X

Variance:

Appeal:

PETITIONER: Peter and Shirley Kuhlmann C/O James Rafferty, Esq.

PETITIONER'S ADDRESS: 907 Massachusetts Avenue, Cambridge, MA 02139

LOCATION OF PROPERTY: 514 Franklin St., Cambridge, MA

TYPE OF OCCUPANCY: Single Family

ZONING DISTRICT: Residence C-1 Zone

REASON FOR PETITION:

/Additions/

DESCRIPTION OF PETITIONER'S PROPOSAL:

Petitioners seek to expand existing single family dwelling by inserting an additional floor between existing basement and first floors and construct three story addition with roof deck by extending existing nonconforming side yard setback. Petitioners also seek to install windows on nonconforming wall.

SECTIONS OF ZONING ORDINANCE CITED:

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

Original
Signature(s):


(Petitioner(s) / Owner)

James Rafferty, Attorney for Petitioners

(Print Name)

Address:

907 Massachusetts Avenue, Suite 300
Cambridge, MA 02139

Tel. No.

617.492.4100

E-Mail Address:

jrafferty@adamsrafferty.com

Date: October 29, 2025

OWNERSHIP INFORMATION FOR BOARD OF ZONING APPEAL RECORD

To be completed by OWNER, signed and returned to Secretary of Board of Appeal

Peter and Shirley Kuhlmann

(Owner or Petitioner)

Address: c/o James J. Rafferty 907 Massachusetts Avenue, Cambridge MA 02139

Location of Premises: 514 Franklin Street

the record title standing in the name of Peter and Shirley Kuhlmann

whose address is 514 Franklin Street, Cambridge MA 02139
(Street) (City or Town) (State & Zip Code)

by a deed duly recorded in the Middlesex South County Registry of Deeds in

Book 67285 Page 29 or _____ Registry

District of Land Court Certificate No. _____ Book _____ Page _____

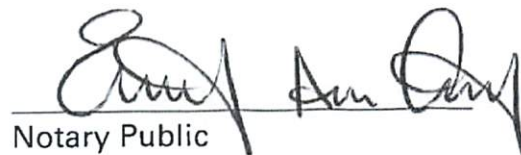


(Owner)

=====

On this 8 day of July, 2025, before me, the undersigned notary public, personally appeared Peter Kuhlmann proved to me through satisfactory evidence of identification, which were Drivers license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.




Notary Public

My commission expires: December 27, 2030

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 514 Franklin 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:
- Section 8.22.2(D) allows for the construction of the proposed additions upon the issuance of a Special Permit since the existing structure currently exceeds the setback requirement.
- B)** Traffic generated or patterns of access or egress would not cause congestion hazard, or substantial change in established neighborhood character for the following reasons:
- The proposed additions will not alter traffic patterns on Franklin Street or the surrounding neighborhood.
- 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 adjacent uses are all similarly sized single and two family dwellings.
- D)** Nuisance or hazard would not be created to the detriment of the health, safety, and/or welfare of the occupant of the proposed use or the citizens of the City for the following reasons:
- The proposed additions will be constructed in accordance with all the requirements of the State Building Code.
- 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 intensity and use of this single family dwelling will not be materially altered as a result of the proposed addition. As a result, there will not be any detrimental effect upon the neighborhood.

***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: Peter and Shirley Kuhlmann
Location: 514 Franklin St., Cambridge, MA
Phone: 617.492.4100

Present Use/Occupancy: Single Family
Zone: Residence C-1 Zone
Requested Use/Occupancy: Single Family

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		2,249 sf	3,797 sf	N/A	(max.)
<u>LOT AREA:</u>		3,036 sf	no change	N/A	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		.741	1.25	N/A	
<u>LOT AREA OF EACH DWELLING UNIT</u>		3,036 sf	no change	N/A	
<u>SIZE OF LOT:</u>	WIDTH	28.01'	no change	N/A	
	DEPTH	86'	no change	N/A	
<u>SETBACKS IN FEET:</u>	FRONT	8.6' (Franklin)	no change	10'	
	REAR	5.7' (Bay St)	no change	10'	
	LEFT SIDE	1.7'	no change	5'	
	RIGHT SIDE	35'	23.5'	5'	
<u>SIZE OF BUILDING:</u>	HEIGHT	29'	40.9'	45'	
	WIDTH	42.3'	56.4'	N/A	
	LENGTH	20.1'	20.7'	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		46.7	42.6	30	
<u>NO. OF DWELLING UNITS:</u>		1	no change	N/A	
<u>NO. OF PARKING SPACES:</u>		1	no change	N/A	
<u>NO. OF LOADING AREAS:</u>		N/A	N/A	N/A	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		13.6'	4.5'	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'.

PROJECT IMAGE



DRAWING INDEX

DRAWING INDEX			
SHEET NO.	SHEET NAME	ISSUE DATE	REV. DATE
G-0.0	PROJECT INFORMATION, CODE NOTES, DIMENSIONAL TABLE	10/23/2025	
G-3.0	SUBSTANTIAL DESTRUCTION CALCULATIONS	10/23/2025	
G-3.1	PROPOSED ZONING DRAWINGS	10/23/2025	
G-3.2	EXISTING CONDITIONS PHOTOS	10/23/2025	
EX-1	EXISTING CONDITIONS PLAN	10/21/2025	
PROP-1	PROPOSED PLOT PLAN	10/21/2025	
AE-1.0	EXISTING PLANS	10/23/2025	
AE-1.1	EXISTING ELEVATIONS	10/23/2025	
A-1.0	FLOOR PLAN - BASEMENT	10/23/2025	
A-1.1	FLOOR PLAN - FIRST FLOOR	10/23/2025	
A-1.2	FLOOR PLAN - SECOND FLOOR	10/23/2025	
A-1.3	FLOOR PLAN - THIRD FLOOR	10/23/2025	
A-5.0	EXTERIOR ELEVATIONS - NORTH & WEST	10/23/2025	
A-5.1	EXTERIOR ELEVATIONS - SOUTH & EAST	10/23/2025	

DIMENSIONAL REQUIREMENTS

		EXISTING CONDITIONS	REQUESTED CONDITIONS	ORDINANCE REQUIREMENTS	
TOTAL GROSS FLOOR AREA:		2,249 SF	3,797 SF	N/A	
LOT AREA:		3,036 SF	NO CHANGE	N/A	
RATIO OF GROSS FLOOR AREA TO LOT AREA:		74.1%	125.1%	N/A	
LOT AREA FOR EACH DWELLING UNIT:		3,036 SF	NO CHANGE	N/A	
SIZE OF LOT:	WIDTH	28.01'	NO CHANGE	N/A	
	DEPTH	86.0'	NO CHANGE	N/A	
SETBACKS IN FEET:	FRONT-NORTH	8.6'	NO CHANGE	10'	(MIN.)
	FRONT-WEST	5.7'	NO CHANGE	10'	(MIN.)
	SIDE-EAST	1.7'	NO CHANGE	5'	(MIN.)
	SIDE-SOUTH	35'	23.5'	5'	(MIN.)
SIZE OF BUILDING:	HEIGHT	29'	40.9'	45'	(MAX.)
	LENGTH	42.3'	56.4'	N/A	
	WIDTH	20.1'	20.7'	N/A	
RATIO OF USABLE OPEN SPACE TO LOT AREA: (SEE G-3.1 FOR CALCULATIONS)		46.7%	42.6%	30%	(MIN.)
NO. OF DWELLING UNITS:		1	NO CHANGE	N/A	
NO. OF PARKING SPACES:		1	NO CHANGE	NO MAX.	(MAX.)
NO. OF BIKE SPACES:		N/A	N/A	N/A	
NO. OF LOADING AREAS:		N/A	N/A	N/A	
DISTANCE TO NEAREST BUILDING ON SAME LOT:		13.6'	4.5'	N/A	(ORDINANCE ARTICLE 5.13)
SIZE OF BUILDINGS ADJACENT ON SAME LOT:		438 SF	NO CHANGE	N/A	

CURRENT DRAWING ISSUE

BOARD OF ZONING APPEAL
SPECIAL PERMIT SET

10/23/2025

PROJECT CONTACTS

OWNER SHIRLEY AND PETER KUHLMANN 514 FRANKLIN ST CAMBRIDGE, MA 02139 E. PETER.KUHLMANN@GMAIL.COM E. SHIRLEY.KUHLMANN@GMAIL.COM	ARCHITECT SANDRA JAHNES, AIA RUHL JAHNES ARCHITECTS 281 MT AUBURN ST WATERTOWN, MA 02472 P. 617.744.8722 E. SANDRA@RUHLJAHNES.COM	GENERAL CONTRACTOR DOUG BELLOW GILMAN, GUIDELLI & BELLOW 26 FARWELL ST. NEWTON, MA 02460 P. 617.776.7763 E. DOUG@GGBBUILDS.COM
STRUCTURAL ENGINEER STEVEN SIEGEL SIEGEL STRUCTURAL ENGINEERS 860 WALNUT ST NEWTON CENTRE, MA 02459 P. 617.244.1612 E. STEVE@SIEGELSTRUCTURAL.COM	CIVIL ENGINEER BRIAN W. TIMM, PE RJO & ASSOCIATES, INC. 80 MONTVALE AVE., SUITE 201 STONEHAM, MA 02180 P. 781.279.0180 E. BRIAN.TIMM@RJOCONNELL.COM	GEOTECHNICAL ENGINEER BENJAMIN E. DOWNING, PE MCPHAIL ASSOCIATES, LLC 42 3RD AVE. BURLINGTON, MA 01803 P. 617.868.1420 E. BDOWNING@MCPHAILGEO.COM

PROJECT INFO / CODE REFERENCE

DESCRIPTION:	RENOVATION/NEW CONSTRUCTION, SINGLE FAMILY
REFERENCE CODE:	2021 INTERNATIONAL RESIDENTIAL CODE 2021 INTERNATIONAL ENERGY CONSERVATION CODE MASSACHUSETTS AMENDMENTS + SPECIALIZED CODE AMENDMENTS (225 CMR 22.00 AND APPENDIX RG) MASSACHUSETTS BUILDING CODE 780, 10TH EDITION
ZONING ORDINANCE:	THE ZONING ORDINANCE, CITY OF CAMBRIDGE, MA
ZONING USE GROUP:	C-1, SINGLE FAMILY DETACHED DWELLING

ASSESSOR'S GIS MAP



KUHLMANN HOUSE
514 FRANKLIN STREET
CAMBRIDGE, MA 02139

RUHL | JAHNES
281 Mt. Auburn Street
Watertown, MA 02472
617.744.8722
www.ruhljahnes.com

NO. REVISION DATE

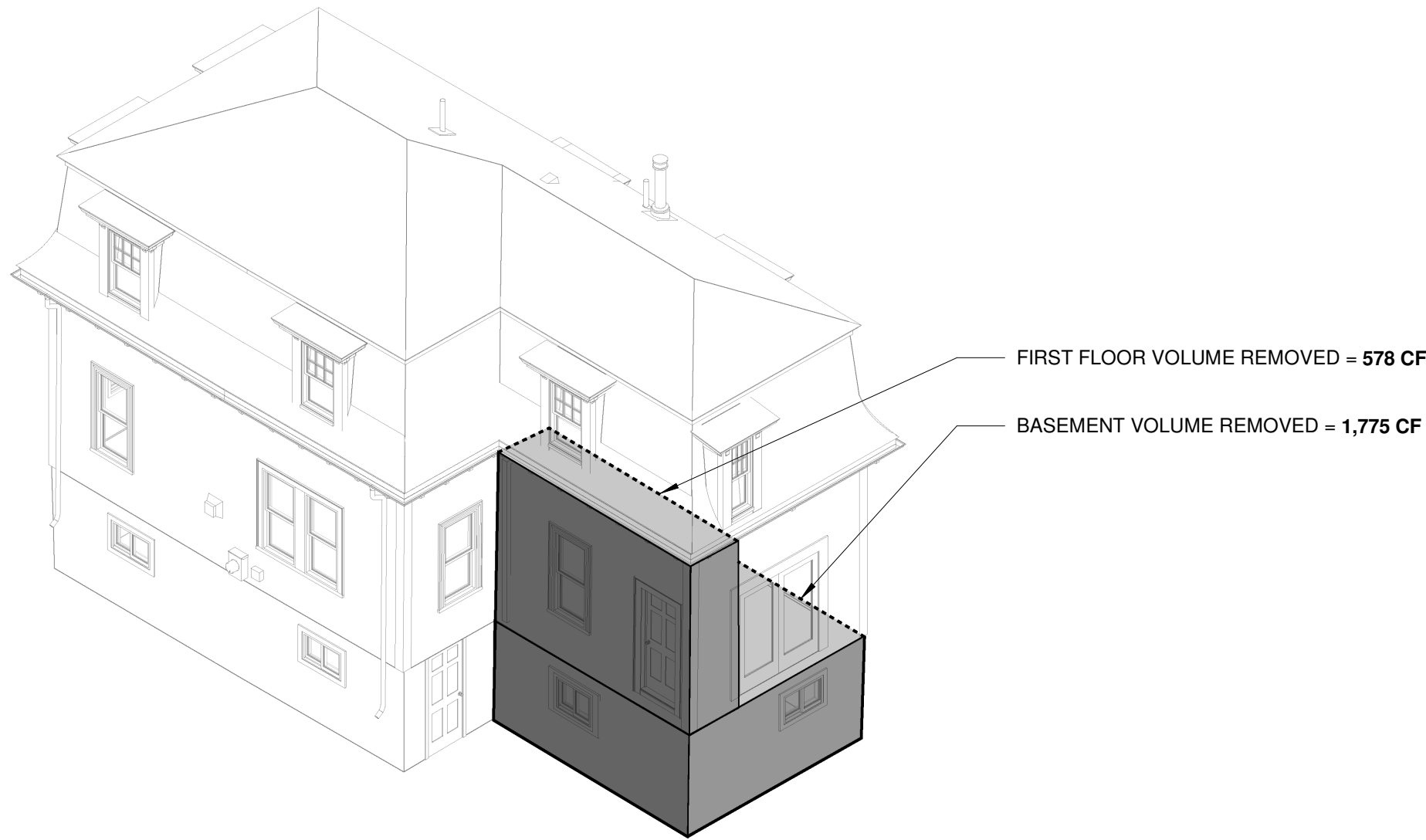


SCALE 1" = 1'-0"
DRAWN BY Author
ISSUED 10/23/2025

PROJECT
INFORMATION,
CODE NOTES,
DIMENSIONAL
TABLE

G-0.0

SPECIAL PERMIT SET
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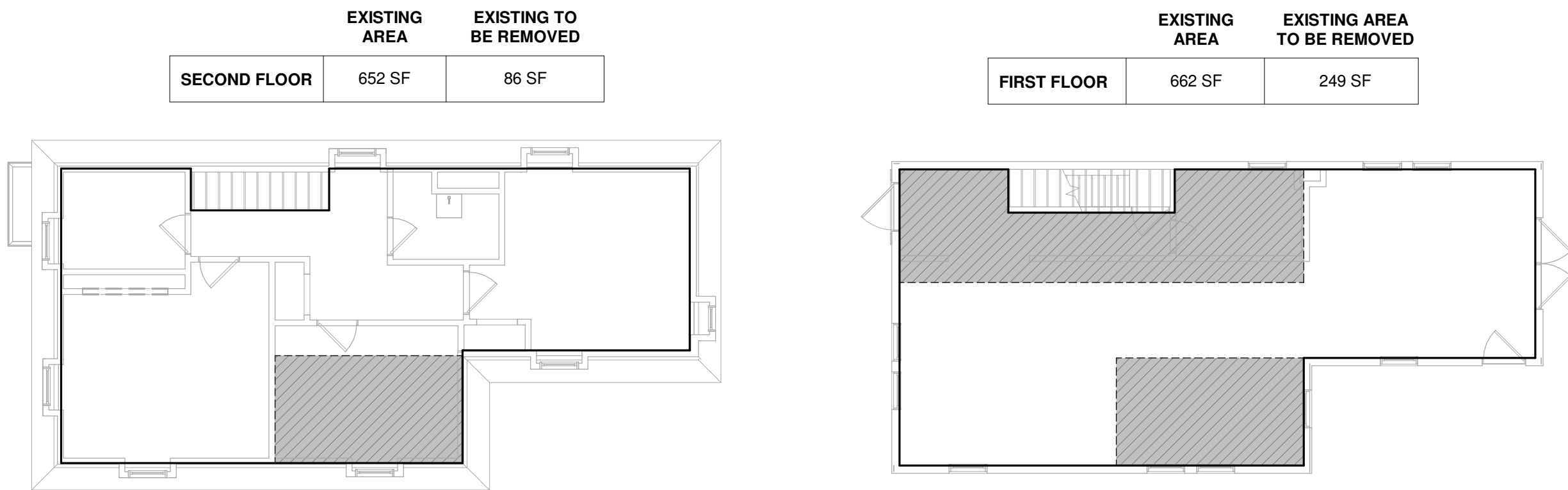
LEGEND

	EXISTING SURFACE AREA
	EXISTING SURFACE AREA TO BE REMOVED

SUBSTANTIAL DESTRUCTION - VOLUME CALCULATIONS

LEVEL	EXISTING VOLUME (CF)	EXISTING VOLUME TO BE REMOVED (CF)	PERCENTAGE (MAX. 25%)
BASEMENT (ABOVE GRADE)	3,528	1,775	
FIRST FLOOR	7,803	578	
SECOND FLOOR + ATTIC	8,032	0	
TOTAL	19,363	2,353	12.2%

C SUBSTANTIAL DESTRUCTION VOLUME
1" = 1'-0"



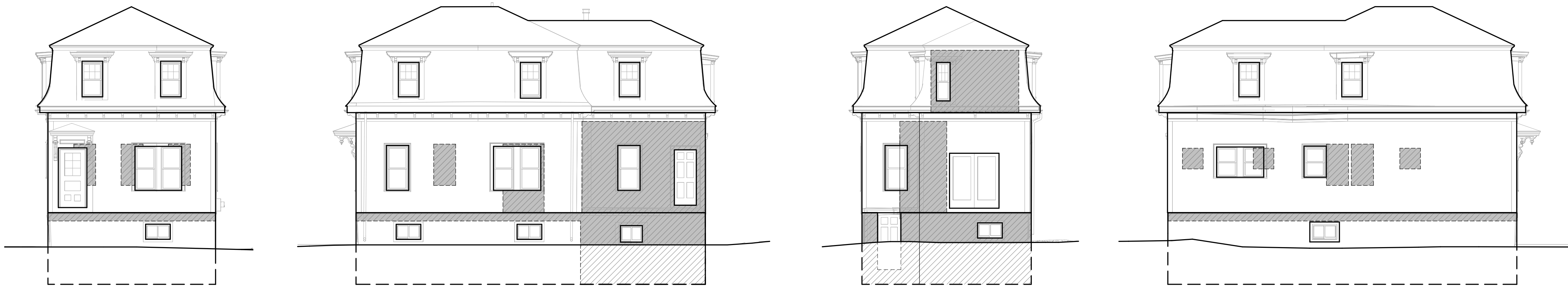
LEGEND

	EXISTING SURFACE AREA
	EXISTING SURFACE AREA TO BE REMOVED

SUBSTANTIAL DESTRUCTION - FLOOR AREA CALCULATIONS

BUILDING ELEMENT	EXISTING AREA	EXISTING AREA TO BE REMOVED	PERCENTAGE (MAX. 50%)
FLOOR FRAMING AREA	1,314 SF	335 SF	25.5%

B SUBSTANTIAL DESTRUCTION FLOOR PLANS
1/8" = 1'-0"



NORTH ELEVATION

BUILDING ELEMENT	EXISTING AREA	EXISTING AREA TO BE REMOVED
ROOF	190 SF	0 SF
WALL	192 SF	21 SF
FOUNDATION	171 SF	21 SF

WEST ELEVATION

BUILDING ELEMENT	EXISTING AREA	EXISTING AREA TO BE REMOVED
ROOF	437 SF	0 SF
WALL	436 SF	164 SF
FOUNDATION	351 SF	154 SF

SOUTH ELEVATION

BUILDING ELEMENT	EXISTING AREA	EXISTING AREA TO BE REMOVED
ROOF	206 SF	73 SF
WALL	195 SF	58 SF
FOUNDATION	153 SF	153 SF

EAST ELEVATION

BUILDING ELEMENT	EXISTING AREA	EXISTING AREA TO BE REMOVED
ROOF	446 SF	0 SF
WALL	483 SF	46 SF
FOUNDATION	359 SF	43 SF

LEGEND

	EXISTING SURFACE AREA
	EXISTING SURFACE AREA TO BE REMOVED

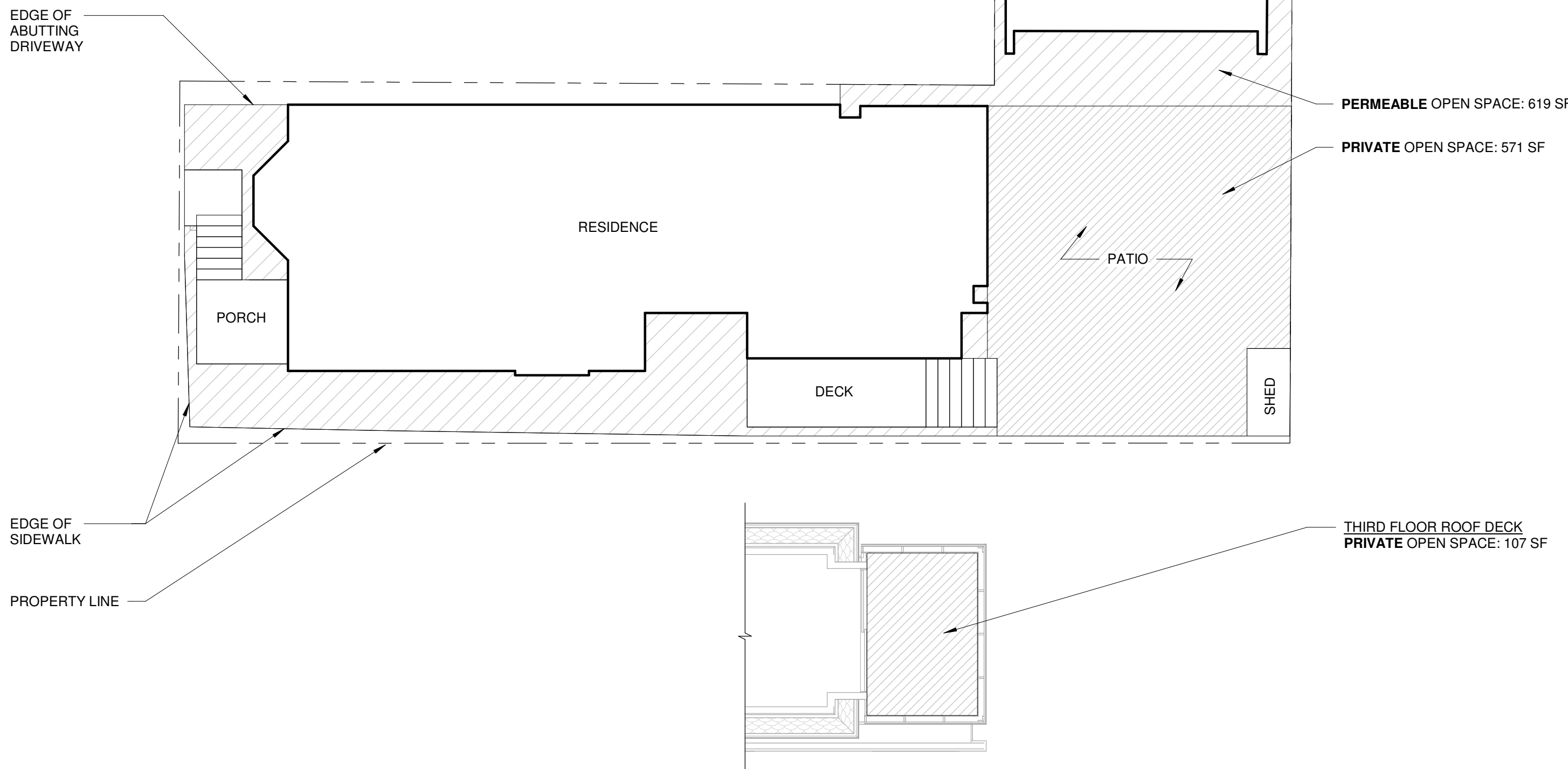
SUBSTANTIAL DESTRUCTION - SURFACE AREA CALCULATIONS

BUILDING ELEMENT	EXISTING AREA	EXISTING AREA TO BE REMOVED	PERCENTAGE (MAX. 50%)
ROOF	1,278 SF	73 SF	5.8%
WALL	1,306 SF	289 SF	22.2%
FOUNDATION	1,034 SF	371 SF	35.9%

A SUBSTANTIAL DESTRUCTION ELEVATIONS
1/8" = 1'-0"



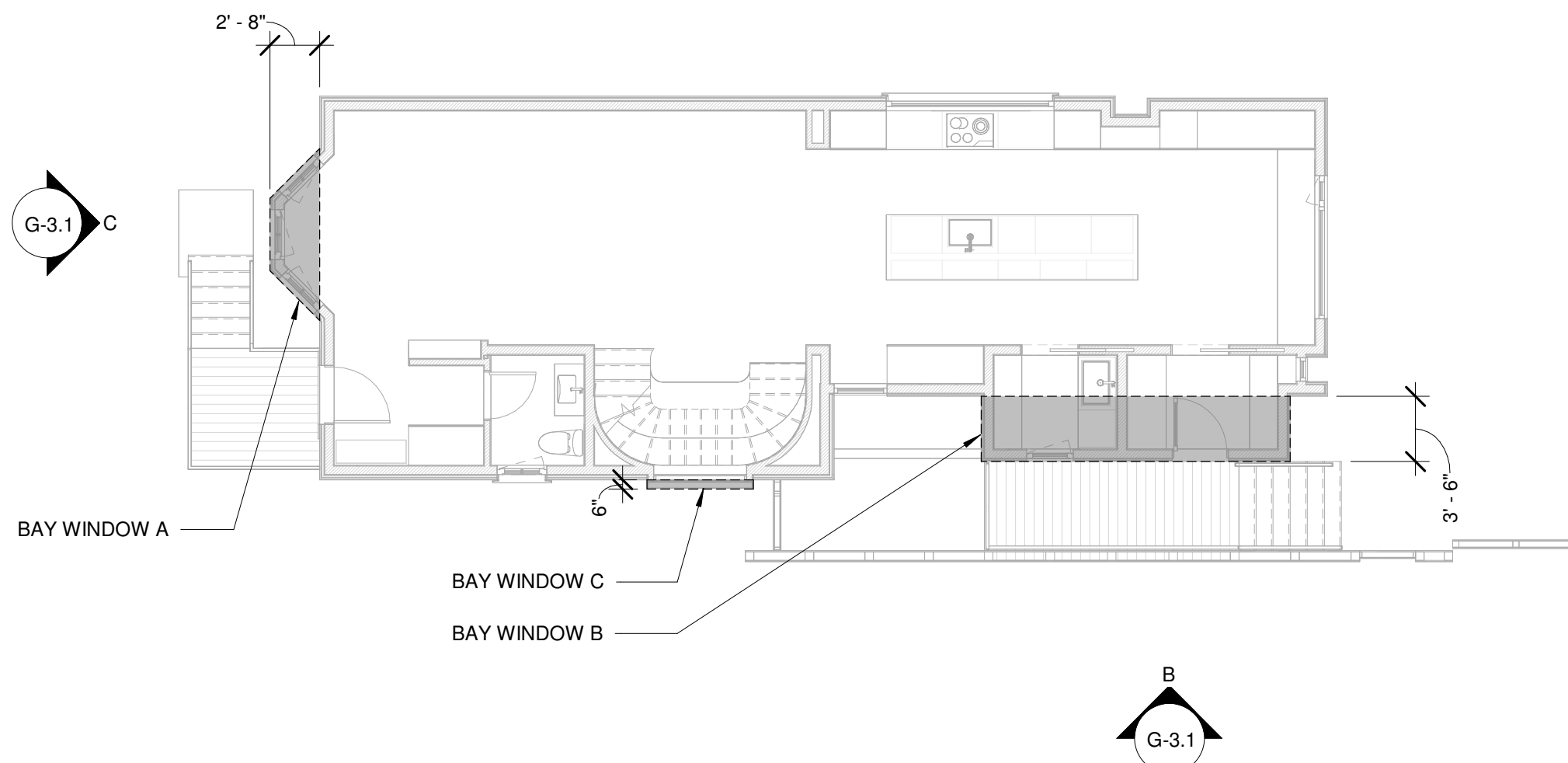
OPEN SPACE CALCULATIONS	REQUIRED	PROPOSED
EXISTING LOT SIZE = 3,036		
30% REQUIRED OPEN SPACE =	910	1,292 (42.6%)
50% REQUIRED PRIVATE OPEN SPACE =	455	673
50% REQUIRED PERMEABLE OPEN SPACE =	455	619



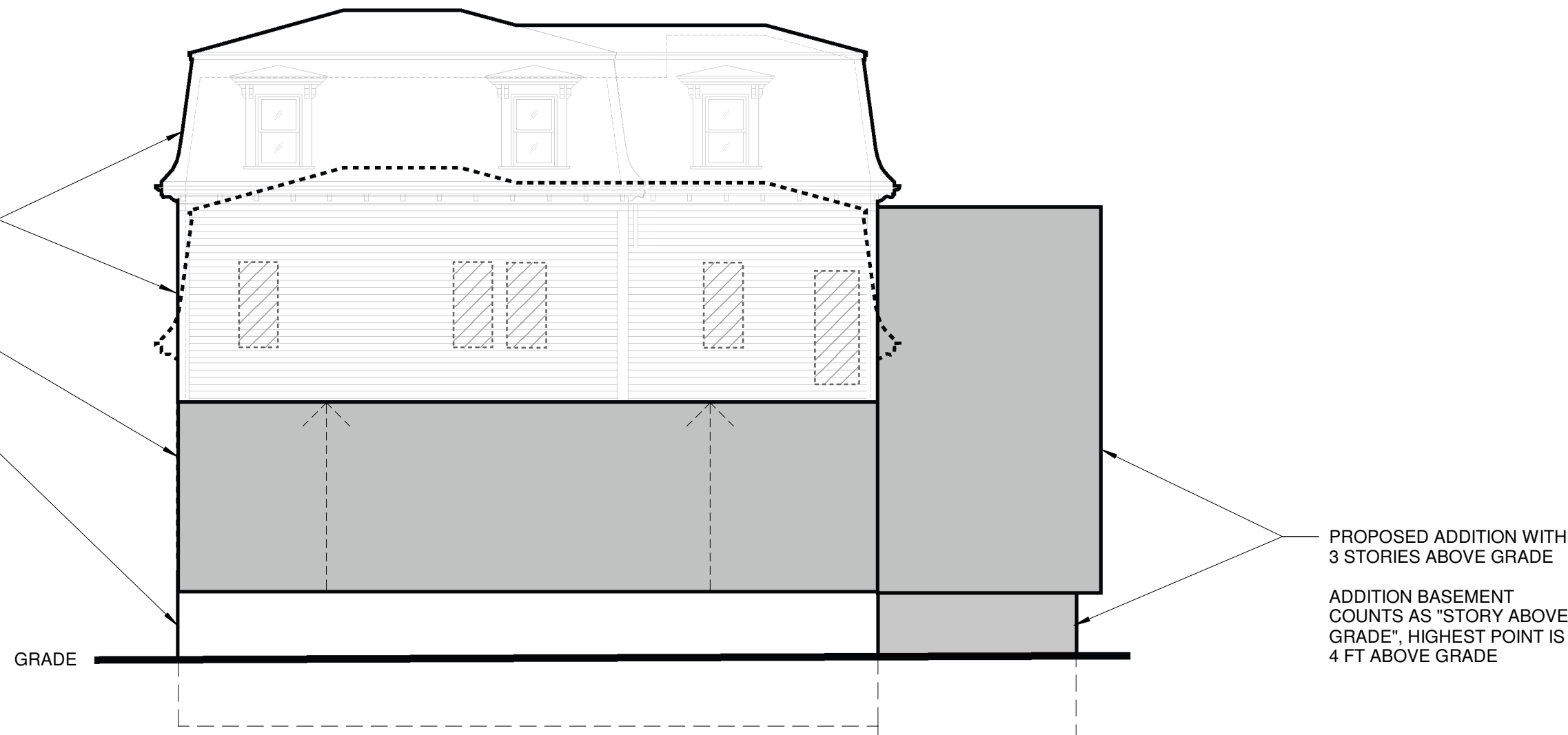
D OPEN SPACE DIAGRAM
1/8" = 1'-0"

BAY WINDOW CALCULATIONS

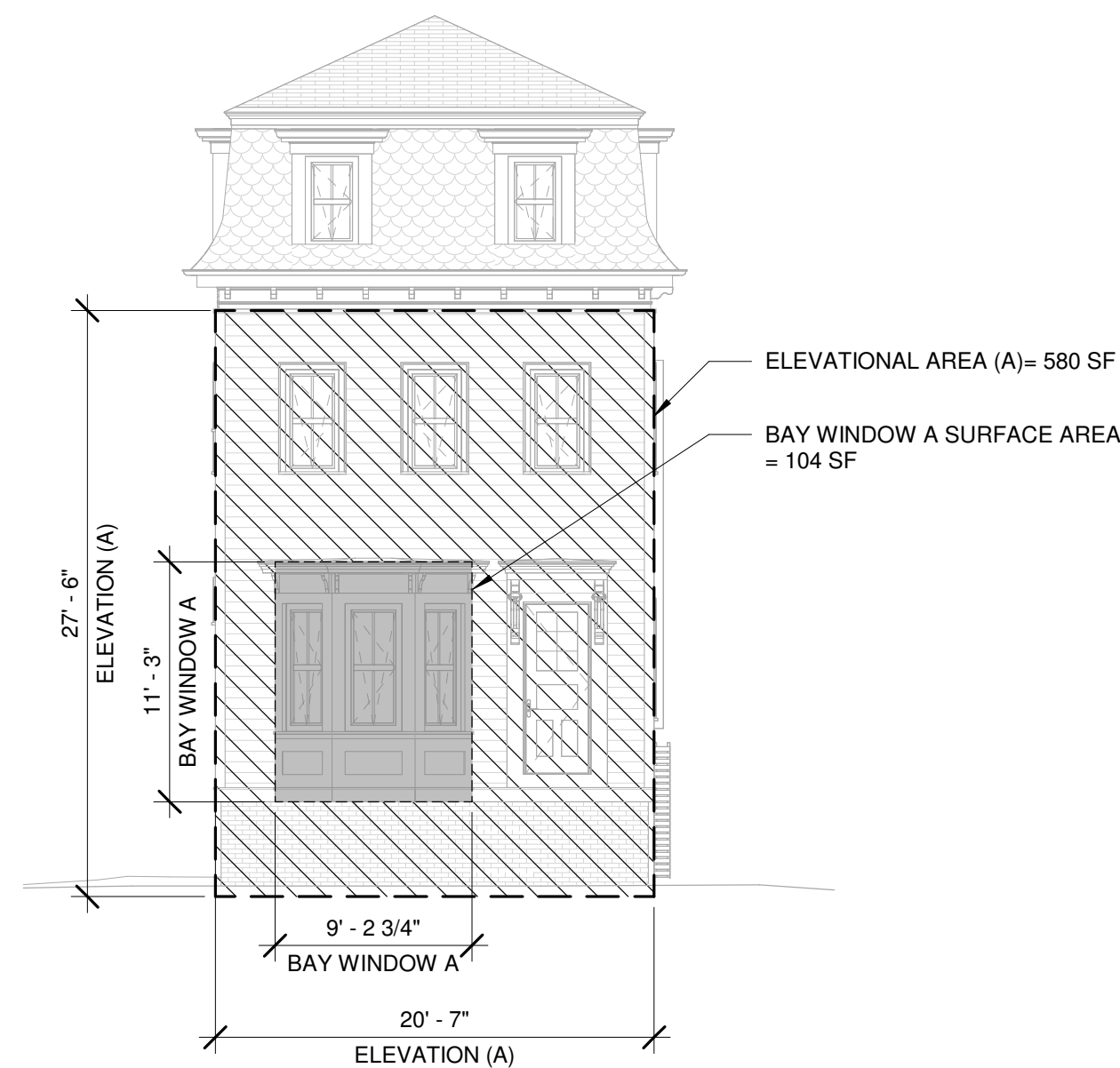
BAY WINDOW	PROPOSED PROJECTION (3'-6" ALLOWED)	BAY WINDOW ELEVATIONAL AREA	WALL AREA	SURFACE AREA PERCENTAGE (MAX. 25%)
BAY WINDOW A	2'-8" FT	104 SF	570 SF	104 SF / 570 SF = 18.25%
BAY WINDOW B	3'-6" FT	170 SF	715 SF	170 SF / 715 SF = 23.8%
BAY WINDOW C	0'-6" FT	99 SF	747 SF	99 SF / 747 SF = 13.3%



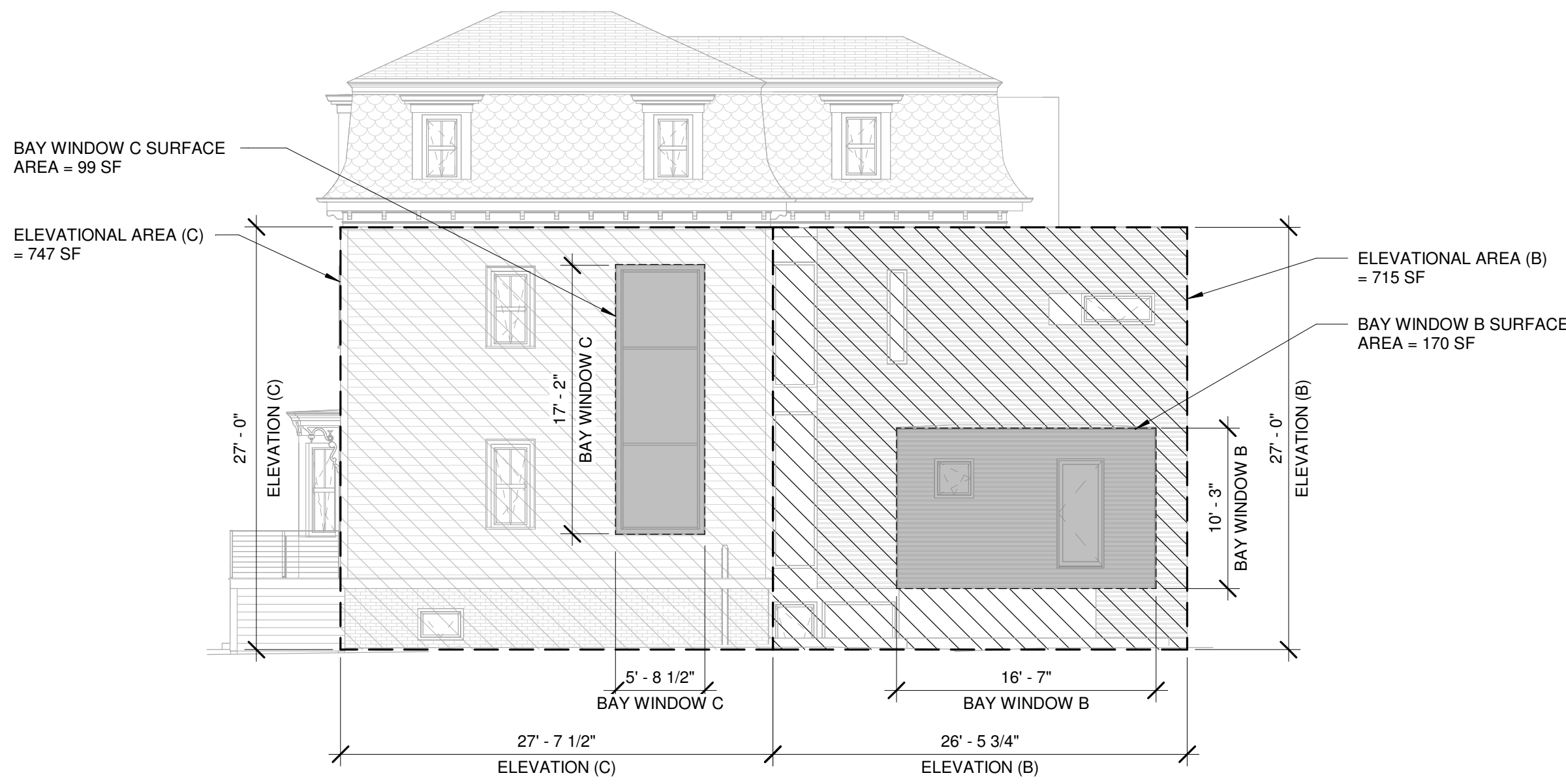
A FIRST FLOOR PLAN - BAY WINDOW EXCEPTIONS
1/8" = 1'-0"



E PROPOSED LIFTING DIAGRAM
1/8" = 1'-0"



C PROPOSED NORTH ELEVATION BAY WINDOWS
1/8" = 1'-0"



B PROPOSED WEST ELEVATION BAY WINDOWS
1/8" = 1'-0"



KUHLMANN HOUSE

514 FRANKLIN STREET
CAMBRIDGE, MA 02139



RUHL | JAHNES

281 Mt. Auburn Street
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D. REVISION	DATE



SCALE

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0/23/2025

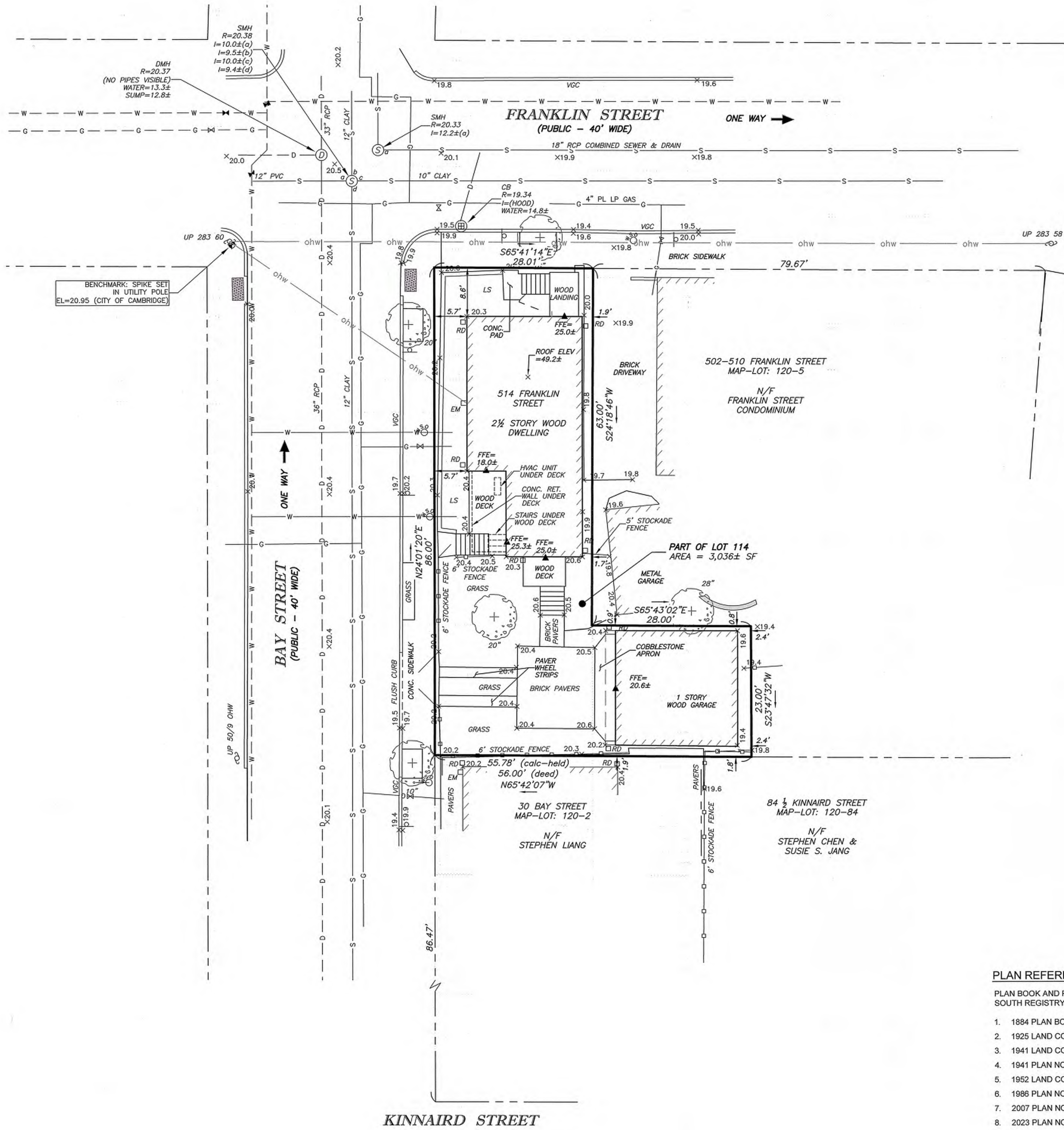
EXISTING
CONDITIONS
PHOTOS

G-3.2

SPECIAL PERMIT SET

copyright 2025 RUHL | JAHNES ARCHITECTS, LLC.

Drawing Name: G:\MA\Cambridge\514 Franklin Street - Kuhlmann\Survey\DWG\25530_514 Franklin exist cond.dwg



LEGEND

(NOT ALL FEATURES CONTAINED IN THIS LEGEND APPEAR ON THE PLAN)

	LOT BOUNDARY LINE		RD	ROOF DRAIN
	ABUTTING LOT LINE		AD	AREA DRAIN
	EASEMENT LINE		CC	CONCRETE CURB
	SEWER LINE		VGC	VERTICAL GRANITE CURB
	DRAIN LINE		BCC	BITUMINOUS CONCRETE CURB
	WATER LINE		BCB	BITUMINOUS CONCRETE BERM
	GAS LINE		CONC.	CONCRETE
	ELECTRIC LINE		LS	LANDSCAPE AREA
	TELECOMMUNICATION LINE			ENTRANCE DOOR
	OVERHEAD WIRES			SIGN
	GUARDRAIL		R=	RIM ELEVATION
	CHAIN LINK FENCE		I=	PIPE INVERT ELEVATION
	STOCKADE FENCE		X114.7	SPOT GRADE
	FIELDSTONE WALL			DECIDUOUS TREE
	INDEX CONTOUR			CONIFEROUS TREE
	INTERMEDIATE CONTOUR			DETECTABLE WARNING PAD
	UTILITY POLE			
	GUY WIRE			
	GUY POLE			
	LIGHT POLE			
	ELECTRIC HAND HOLE			
	CABLE MANHOLE			
	ELECTRIC MANHOLE			
	SEWER MANHOLE			
	DRAIN MANHOLE			
	CATCH BASIN			
	CLEANOUT			
	WATER VALVE			
	FIRE HYDRANT			
	WATER SHUTOFF			
	BOLLARD			
	GAS METER			
	GAS VALVE			

NOTES:

- THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING SITE CONDITIONS, AS THEY EXISTED AT THE TIME OF THE FIELD SURVEY, OF 514 FRANKLIN STREET IN THE CITY OF CAMBRIDGE. THIS PLAN WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND USING TOTAL STATION METHODS BETWEEN 8/11/2025 8/25/2025, BY RJ O'CONNELL & ASSOCIATES, INC. (RJOC).
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A REVIEW OF A TITLE SEARCH, A LIMITED SEARCH OF AVAILABLE RECORDS WAS PERFORMED TO ESTABLISH BOUNDARY LINES. EASEMENT RIGHTS OVER THE SUBJECT PARCEL AND ON ABUTTING PARCELS MAY EXIST BUT ARE NOT NECESSARILY DEPICTED HEREON.
- UNDERGROUND UTILITIES, IF SHOWN, ARE FROM OBSERVED SURFACE STRUCTURES, UTILITY MARKINGS, AND COMPILED FROM AVAILABLE RECORD PLANS FROM UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE ONLY. AS OF THE DATE OF THIS SURVEY, NO INFORMATION REGARDING RECORD UTILITIES HAS BEEN PROVIDED BY ELECTRIC AND GAS PROVIDERS. BEFORE CONSTRUCTION CALL "DIG SAFE" 811.
- PIPES LABELED WITH "H(HOOD)" HAVE A HOOD OR OTHER DEVICE INSTALLED OVER THE PIPE. MEASUREMENTS OF PIPE SIZE AND INVERTS ARE NOT EASILY OBTAINED.
- THE HORIZONTAL DATUM IS THE MASSACHUSETTS COORDINATE SYSTEM (NAD83), THE VERTICAL DATUM IS CITY OF CAMBRIDGE. DATUMS WERE ESTABLISHED USING RTK GPS METHODS.
- THE POSITIONAL ACCURACY OF THE DATA AND PHYSICAL IMPROVEMENTS ON THIS PLAN MAY BE APPROXIMATE. ANY USE OF DIGITAL DATA CONTAINED IN ELECTRONIC VERSIONS OF THIS PLAN TO GENERATE COORDINATES OR DIMENSIONS THAT ARE NOT SHOWN ON THE WET STAMPED AND SIGNED PHYSICAL SUBMISSION PLAN IS NOT AUTHORIZED AND ANY SUCH USE SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO RJ O'CONNELL & ASSOCIATES, INC. (RJOC).

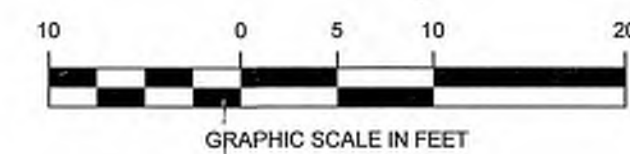
PLAN REFERENCES:

PLAN BOOK AND PAGES REFERENCE THE MIDDLESEX SOUTH REGISTRY OF DEEDS

- 1884 PLAN BOOK 42 PL. 21
- 1925 LAND COURT PLAN 10938A
- 1941 LAND COURT PLAN 18211A
- 1941 PLAN NO. 121
- 1952 LAND COURT PLAN 23438A
- 1986 PLAN NO. 1798
- 2007 PLAN NO. 1084
- 2023 PLAN NO. 116

LAYOUT PLANS AND CITY FIELD NOTES ON FILE AT THE CITY OF CAMBRIDGE:

- 1871 FRANKLIN STREET LAYOUT PLAN
- CITY FIELD BOOK 25 PG. 143-144
- CITY FIELD BOOK 83 PG. 53



RJOC

DATE	REVISION
10/21/2025	1
UPDATE NUMBER OF STORIES PER ARCHITECT'S ZONING ANALYSIS	

PROJECT LOCATION:
PARCEL ID: 120-3
514 FRANKLIN STREET
CAMBRIDGE, MA 02139

RECORD OWNER:
PETER KUHLMANN & SHIRLEY KUHLMANN
514 FRANKLIN STREET
CAMBRIDGE, MA 02139
BK. 67285 PG. 29

PREPARED BY:
RJ O'CONNELL & ASSOCIATES, INC.
CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS
80 MONTVALE AVENUE, SUITE 201 STONEHAM, MA 02180
PHONE: 781.279.0180 RJOC@RJOC.COM

PREPARED FOR:
PETER & SHIRLEY KUHLMANN
514 FRANKLIN STREET
CAMBRIDGE, MA 02139

PROJECT NAME:
514 FRANKLIN STREET
CAMBRIDGE, MASSACHUSETTS

SEAL



Matthew Lowry 10/21/2025
PROFESSIONAL LAND SURVEYOR FOR
RJ O'CONNELL & ASSOCIATES, INC.

DRAWN BY: RJK
REVIEWED BY: ML
SCALE: 1" = 10'
FIELD CREW: TDB / JWS
DATE: 8/28/2025
DRAWING NAME:

EXISTING CONDITIONS PLAN

DRAWING NUMBER:
EX-1

PROJECT NUMBER:
25530

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RJOC

DATE

REVISION

NO.

PROJECT LOCATION:
PARCEL ID: 120-3
514 FRANKLIN STREET
CAMBRIDGE, MA 02139

RECORD OWNER:
PETER KUHLMANN & SHIRLEY KUHLMANN
514 FRANKLIN STREET
CAMBRIDGE, MA 02139
BK . 67285 PG. 29

PREPARED BY:
**RJ O'CONNELL
& ASSOCIATES, INC.**
CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS
80 MONTVALE AVENUE, SUITE 201 STONEHAM, MA 02180
PHONE: 781.279.0180 RJOCONEILL.COM

PREPARED FOR:
**PETER & SHIRLEY
KUHLMANN**
514 FRANKLIN STREET
CAMBRIDGE, MA 02139

PROJECT NAME:
**514 FRANKLIN
STREET**
CAMBRIDGE, MASSACHUSETTS

SEAL



PROFESSIONAL LAND SURVEYOR FOR
RJ O'CONNELL & ASSOCIATES, INC.
DATE: 10/24/2025

DRAWN BY: RJK

REVIEWED BY: ML

SCALE: 1" = 10'

FIELD CREW: TDB / JWS

DATE: 10/21/2025

DRAWING NAME:

PROPOSED
PLOT PLAN

DRAWING NUMBER:
PROP-1

PROJECT NUMBER:
25530

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NOTES:

- THE PURPOSE OF THIS PLAN IS TO SHOW THE LOCATION OF THE NEW BUILDING ADDITION, DECK, STAIRS AND WINDOW WELLS AT 514 FRANKLIN STREET IN CAMBRIDGE. THE LOCATION AND DIMENSIONS OF THE PROPOSED BUILDING ADDITION, DECK, STAIRS, LANDINGS, AND WINDOW WELLS WERE PROVIDED BY RUHL-JAHNES ARCHITECTS ON A PLAN DATED 10/7/2025.
- THIS PLAN WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND USING TOTAL STATION METHODS BETWEEN 8/11/2025 AND 8/25/2025 BY RJ O'CONNELL & ASSOCIATES, INC (RJOC).
- EXISTING LANDING, DECK AND STEPS ARE TO BE REMOVED.
- LINE OF BUILDING DEPICTED HEREON AND OFFSETS TO LOT LINES WERE MEASURED TO CORNER BOARDS OF THE BUILDING UP 5' FROM GROUND. DISTANCE BETWEEN CORNER BOARD AND FOUNDATION IS IN FROM THE DEPICTED BUILDING LINE 0.15'.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A REVIEW OF A TITLE SEARCH. A LIMITED SEARCH OF AVAILABLE RECORDS WAS PERFORMED TO ESTABLISH BOUNDARY LINES. EASEMENT RIGHTS OVER THE SUBJECT PARCEL AND ON ABUTTING PARCELS MAY EXIST BUT ARE NOT NECESSARILY DEPICTED HEREON.
- THE HORIZONTAL DATUM IS THE MASSACHUSETTS COORDINATE SYSTEM (NAD83). DATUM WAS ESTABLISHED USING RTK GPS METHODS.
- THE POSITIONAL ACCURACY OF THE DATA AND PHYSICAL IMPROVEMENTS ON THIS PLAN MAY BE APPROXIMATE. ANY USE OF DIGITAL DATA CONTAINED IN ELECTRONIC VERSIONS OF THIS PLAN TO GENERATE COORDINATES OR DIMENSIONS THAT ARE NOT SHOWN ON THE WET STAMPED AND SIGNED PHYSICAL SUBMISSION PLAN IS NOT AUTHORIZED AND ANY SUCH USE SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO RJ O'CONNELL & ASSOCIATES, INC. (RJOC).

PLAN REFERENCES:

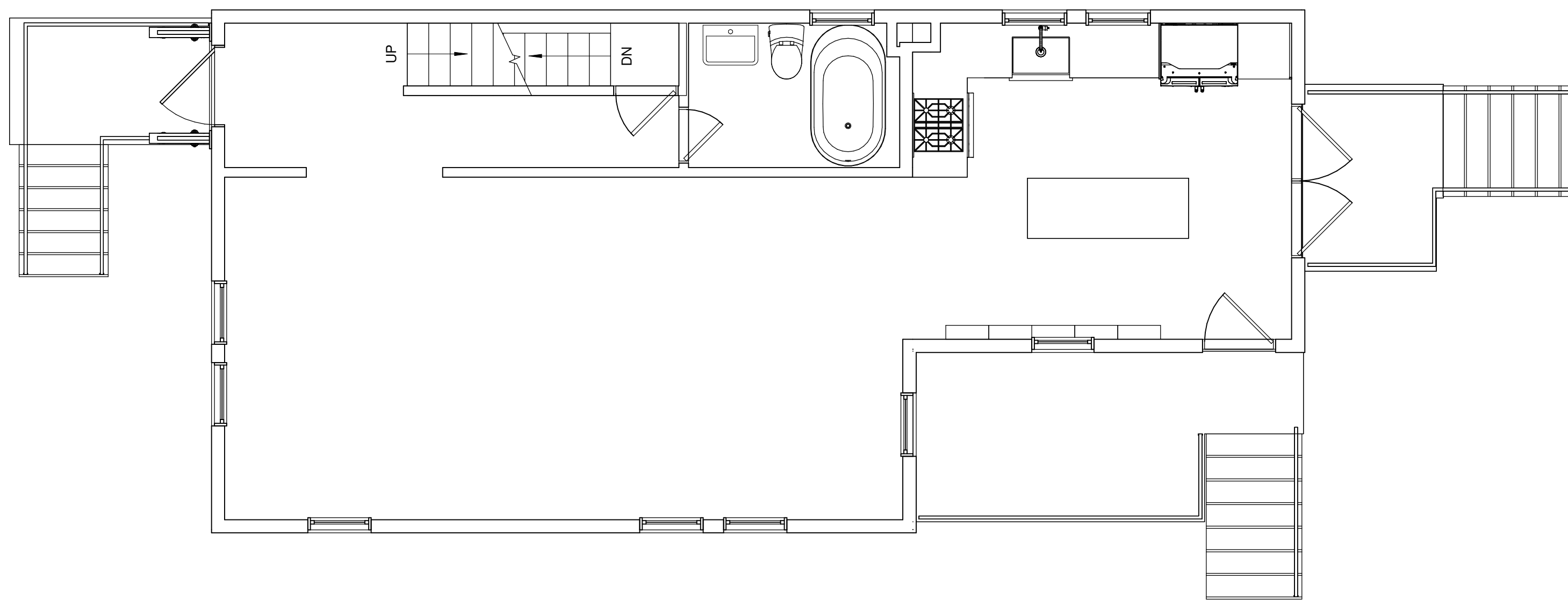
PLAN BOOK AND PAGES REFERENCE THE MIDDLESEX SOUTH REGISTRY OF DEEDS

- 1884 PLAN BOOK 42 PL. 21
- 1925 LAND COURT PLAN 10938A
- 1941 LAND COURT PLAN 18211A
- 1941 PLAN NO. 121
- 1952 LAND COURT PLAN 23438A
- 1986 PLAN NO. 1798
- 2007 PLAN NO. 1084
- 2023 PLAN NO. 116

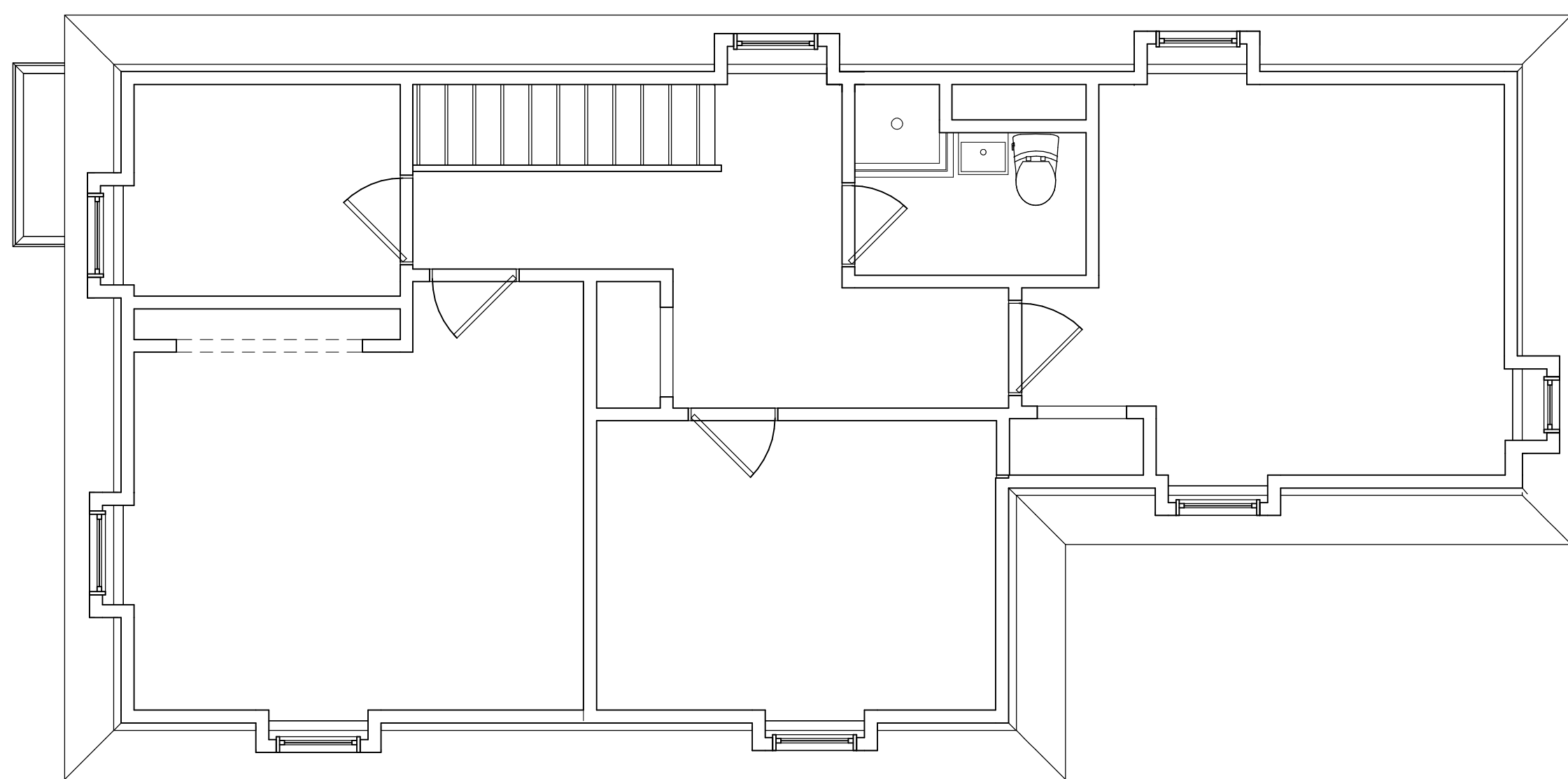
LAYOUT PLANS AND CITY FIELD NOTES ON FILE AT THE CITY OF CAMBRIDGE:

- 1871 FRANKLIN STREET LAYOUT PLAN
- CITY FIELD BOOK 25 PG. 143-144
- CITY FIELD BOOK 83 PG. 53

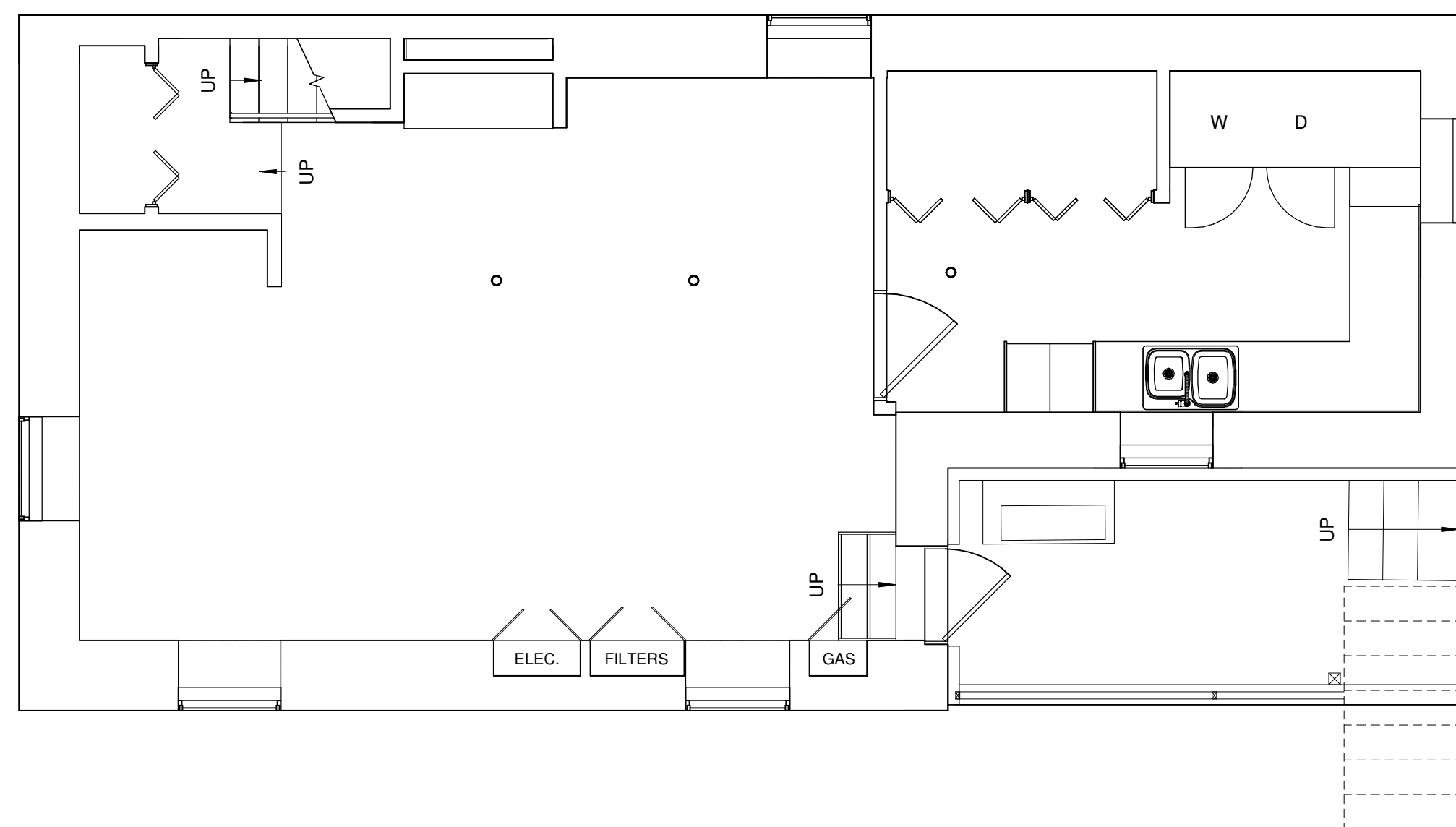
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B FIRST FLOOR PLAN
1/4" = 1'-0"



C SECOND FLOOR PLAN
1/4" = 1'-0"



A BASEMENT PLAN
1/4" = 1'-0"

KUHLMANN HOUSE

514 FRANKLIN STREET
CAMBRIDGE, MA 02139



281 Mt. Auburn Street
Watertown, MA 02472
617.744.8722

www.ruhljahnes.com

NO.	REVISION	DATE



SCALE	1/4" = 1'-0"
DRAWN BY	PG
ISSUED	10/23/2025

EXISTING PLANS

AE-1.0

SPECIAL PERMIT SET

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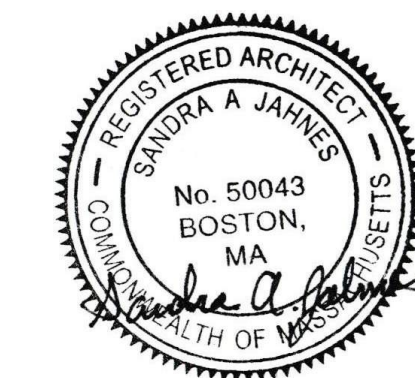
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DRAWN BY Author

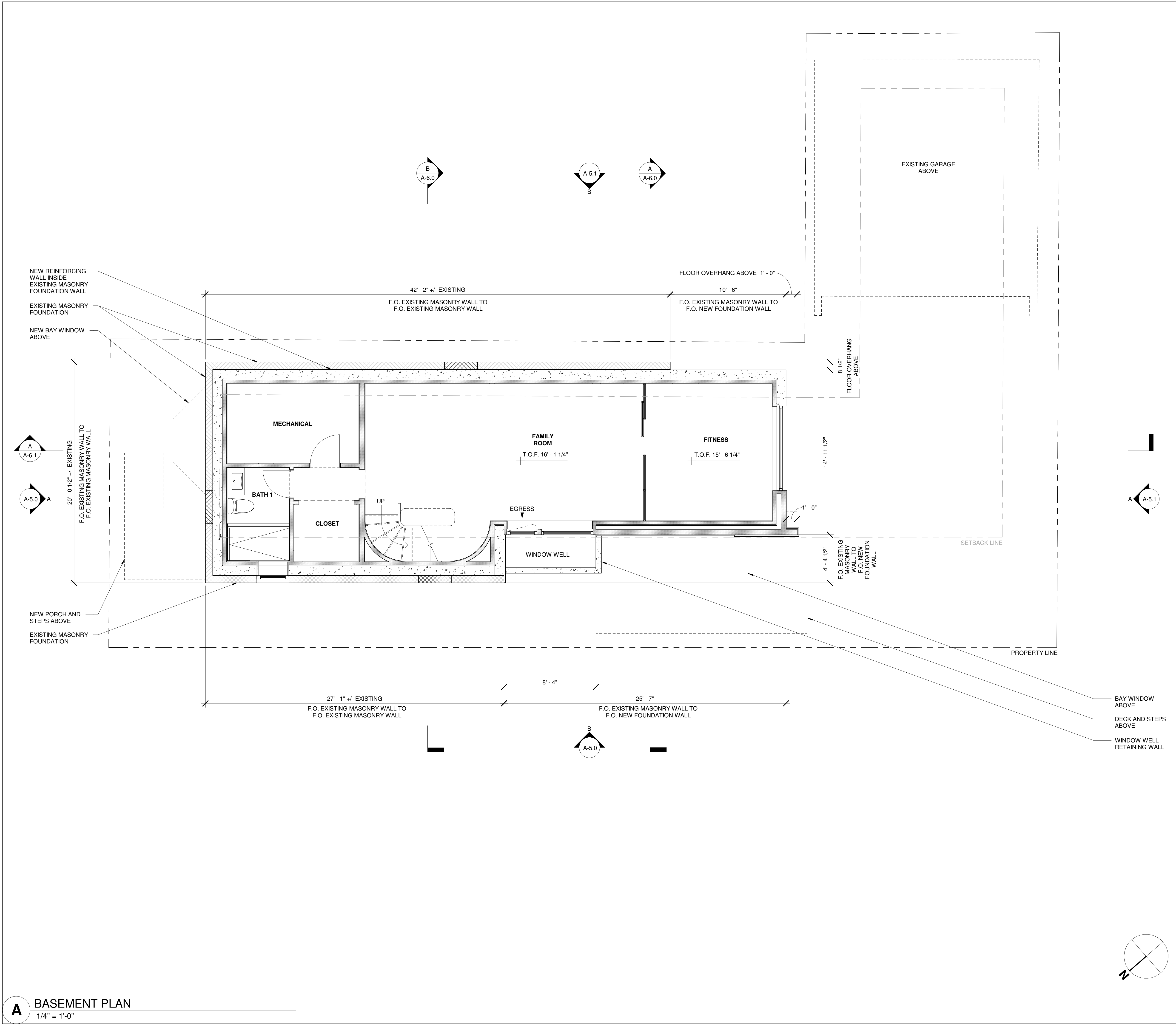
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EXISTING
ELEVATIONS

AE-1.1

SPECIAL PERMIT SET

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GENERAL NOTES - FLOOR PLAN

- REFER TO G-1 FOR FURTHER ADDITIONAL DETAILED GENERAL NOTES
- DIMENSIONS ARE TO FACE OF STRUCTURE INDICATED OR FACE OF EXISTING WALL UNLESS NOTED OTHERWISE.
- REFER TO FINISH PLANS FOR FLOOR FINISH INFORMATION.
- REFER TO INTERIOR ELEVATIONS FOR SPECIALTY ITEMS AND FINISHES, INCLUDING WALL, AND MILLWORK.
- REFER TO ELECTRICAL PLANS FOR ALL OUTLET LOCATIONS.
- VERIFY BEARING CONDITIONS PRIOR TO DEMOLITION. SUPPORT AND PROVIDE ADEQUATE SHORING FOR ALL EXISTING STRUCTURES SCHEDULED TO REMAIN. NOTE THAT SOME EXISTING STRUCTURE MAY HAVE TO REMAIN FOR TEMPORARY SUPPORT OF NEW WORK.
- NOTIFY ARCHITECT OF ANY FIELD ISSUES THAT CONFLICT WITH DRAWINGS PRIOR TO BEGINNING WORK.
- REMOVE AND MAKE SAFE ALL WIRING AND ELECTRICAL DEVICES IN CONFLICT WITH NEW WORK.
- UTILITIES: WHERE INDICATED DISCONNECT AND REMOVE EXISTING PLUMBING, HVAC DUCTS, ELECTRICAL AND GAS SERVICE IN PLACE ACCORDING TO BUILDING CODE.
- WHERE EXISTING WALLS AROUND PIPEWORK PENETRATING FLOOR OR CEILING ARE REMOVED, CONTRACTOR IS TO ENSURE THAT PERMANENT FIRE SEPARATION IS PROVIDED PER CODE AND WITHOUT INTERRUPTION.
- SEE STRUCTURAL DRAWINGS FOR LOCATIONS OF NEW FRAMING WITHIN EXISTING STRUCTURE, REMOVE FINISH WALLS AND CEILINGS AS NECESSARY TO PERFORM NEW WORK, SEAMLESSLY PATCH AND REPAIR TO MATCH ADJACENT EXISTING FINISHES.

LEGEND

- INDICATES NEW WALL
- INDICATES EXISTING WALL WITH NEW FINISHES

KUHLMANN HOUSE

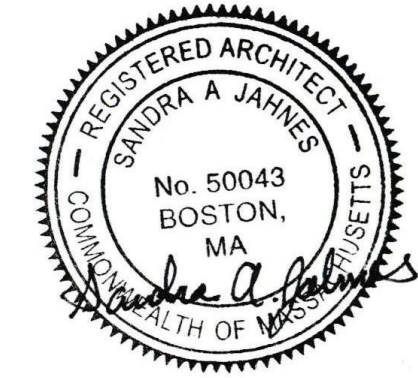
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FLOOR PLAN -
BASEMENT

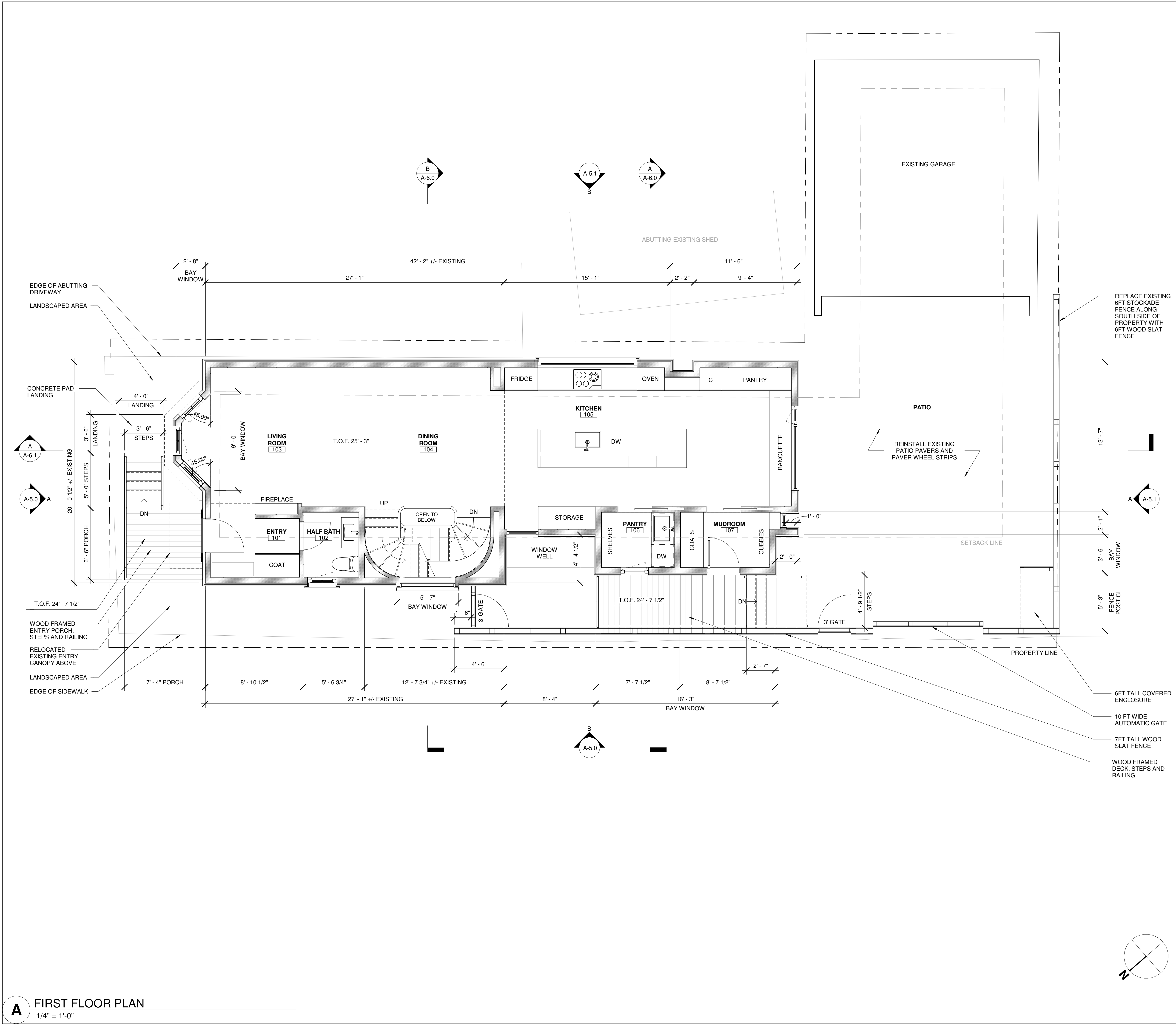
A-1.0

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A BASEMENT PLAN

1/4" = 1'-0"



GENERAL NOTES - FLOOR PLAN

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LEGEND

- INDICATES NEW WALL
- INDICATES EXISTING WALL WITH NEW FINISHES

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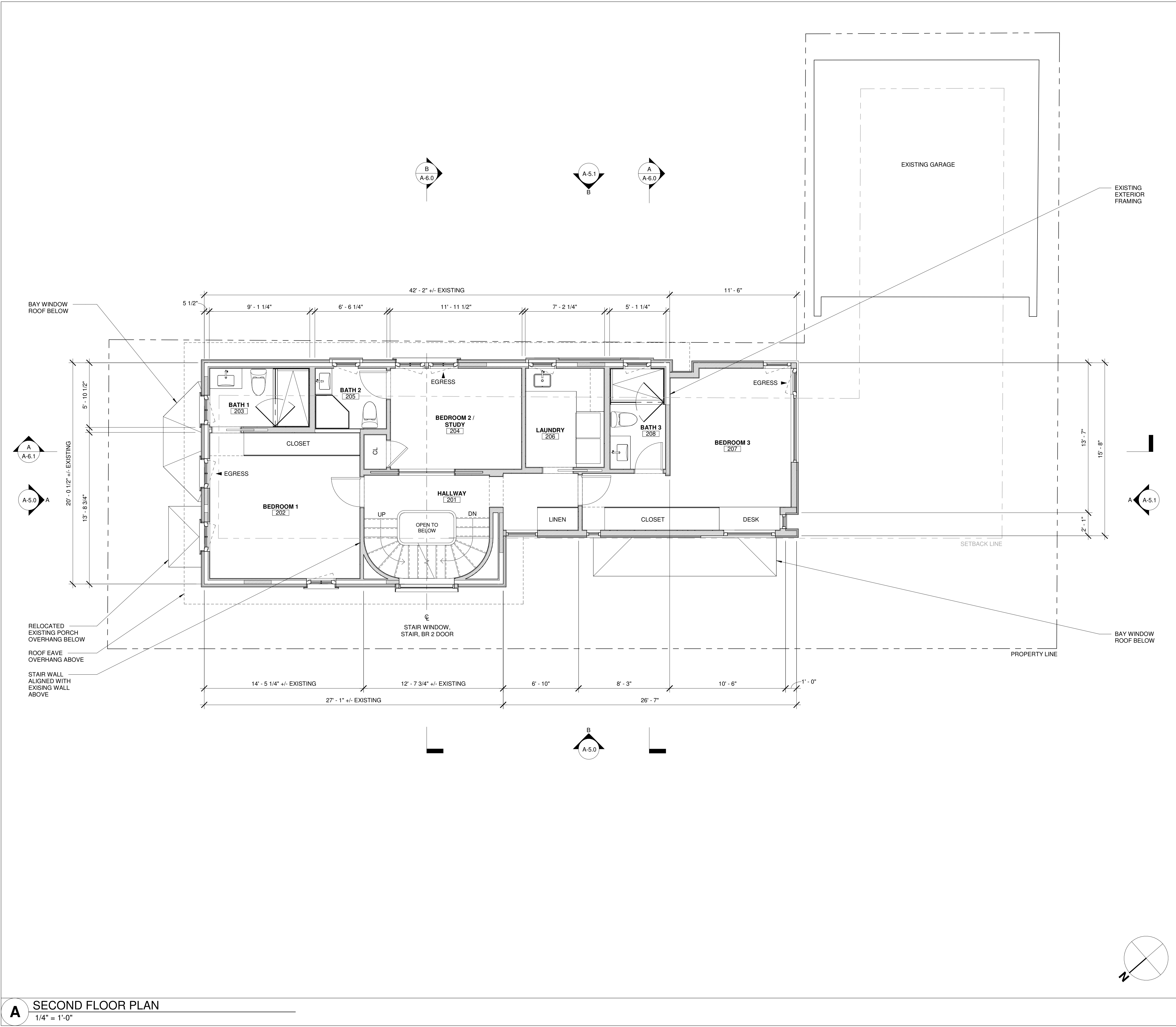
FLOOR PLAN -
FIRST FLOOR

A-1.1

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A FIRST FLOOR PLAN
1/4" = 1'-0"



GENERAL NOTES - FLOOR PLAN

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LEGEND

- INDICATES NEW WALL
- INDICATES EXISTING WALL WITH NEW FINISHES

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FLOOR PLAN -
SECOND FLOOR

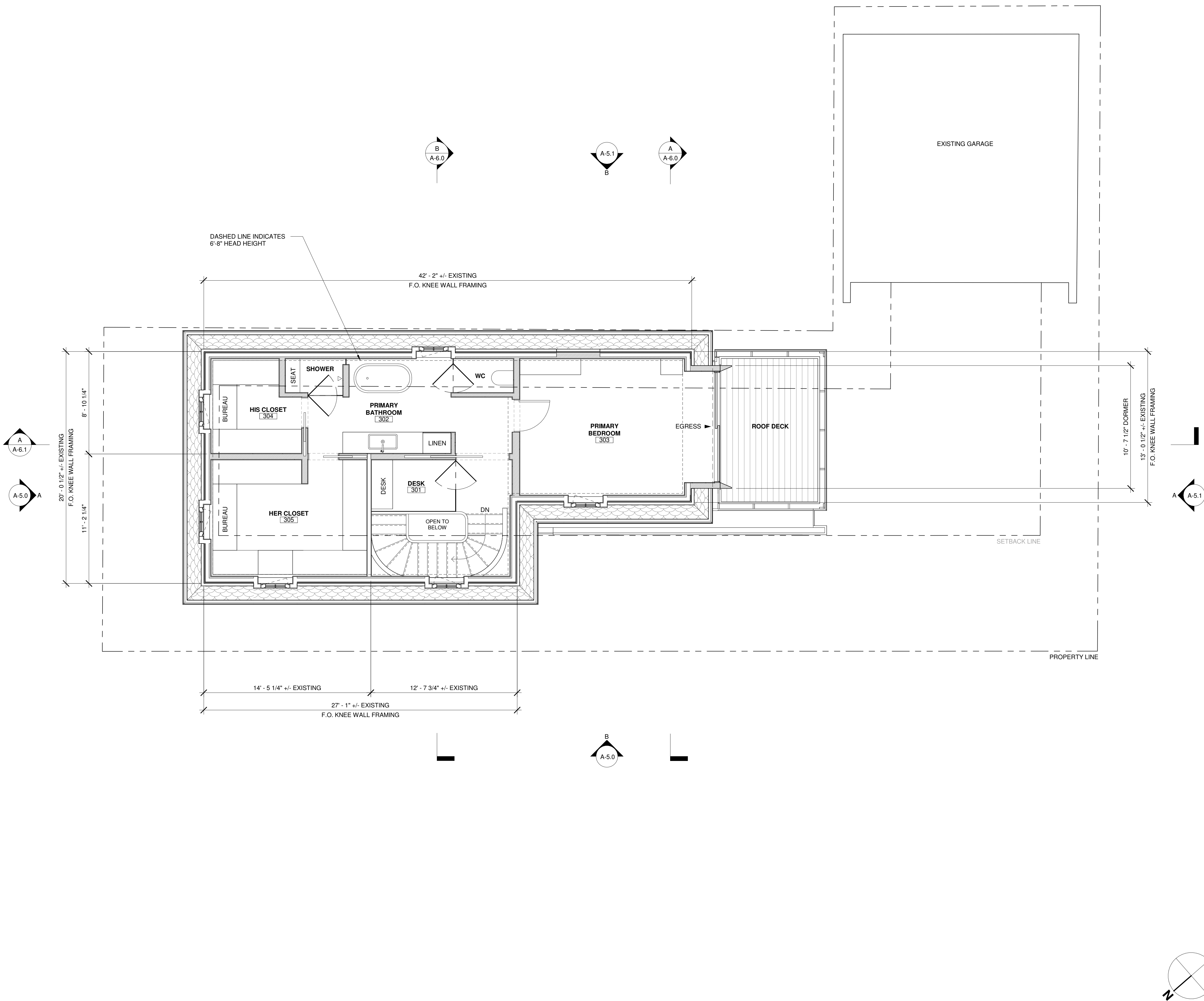
A-1.2

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A THIRD FLOOR PLAN

1/4" = 1'-0"



GENERAL NOTES - FLOOR PLAN

- REFER TO G-1 FOR FURTHER ADDITIONAL DETAILED GENERAL NOTES
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LEGEND

- INDICATES NEW WALL
- INDICATES EXISTING WALL WITH NEW FINISHES

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FLOOR PLAN -
THIRD FLOOR

A-1.3

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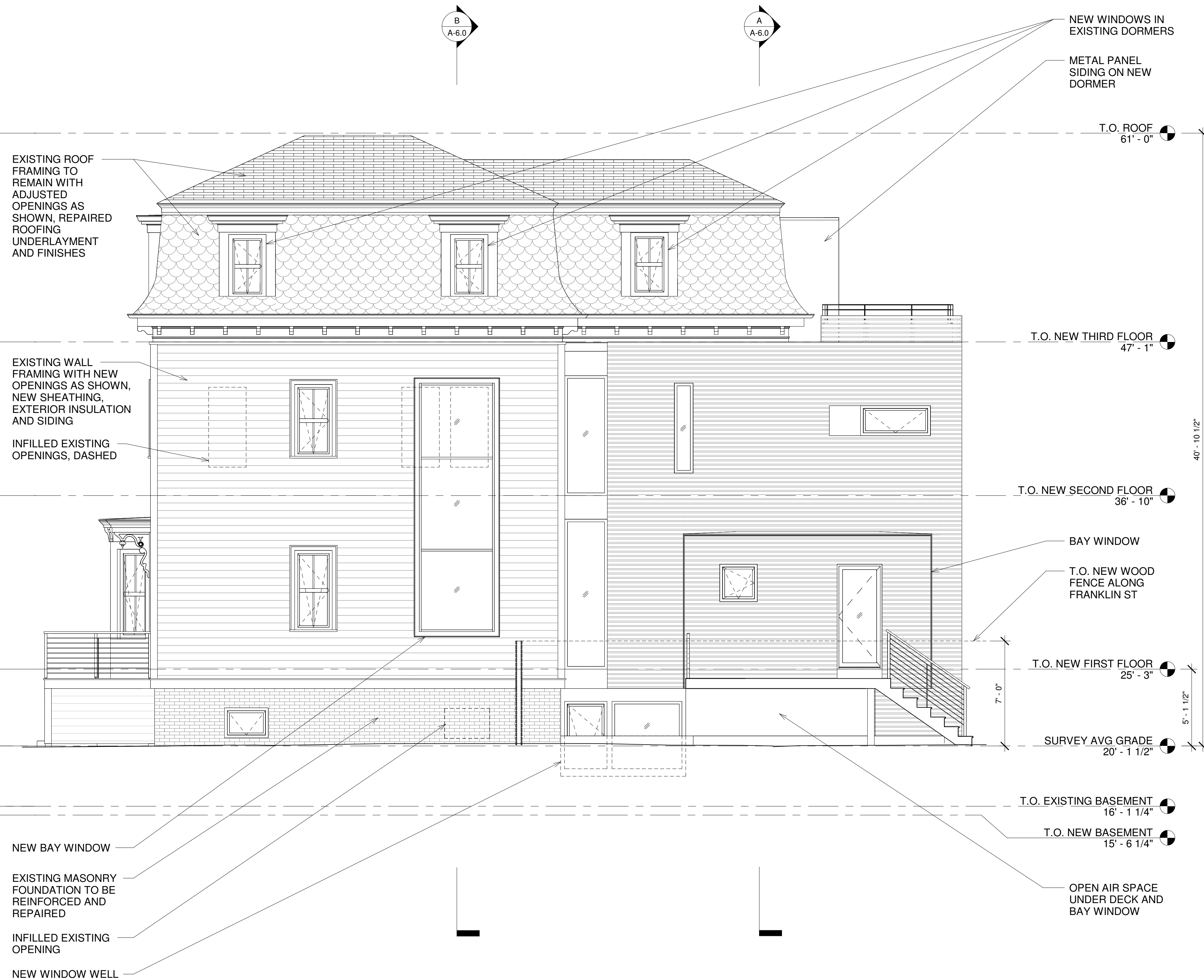
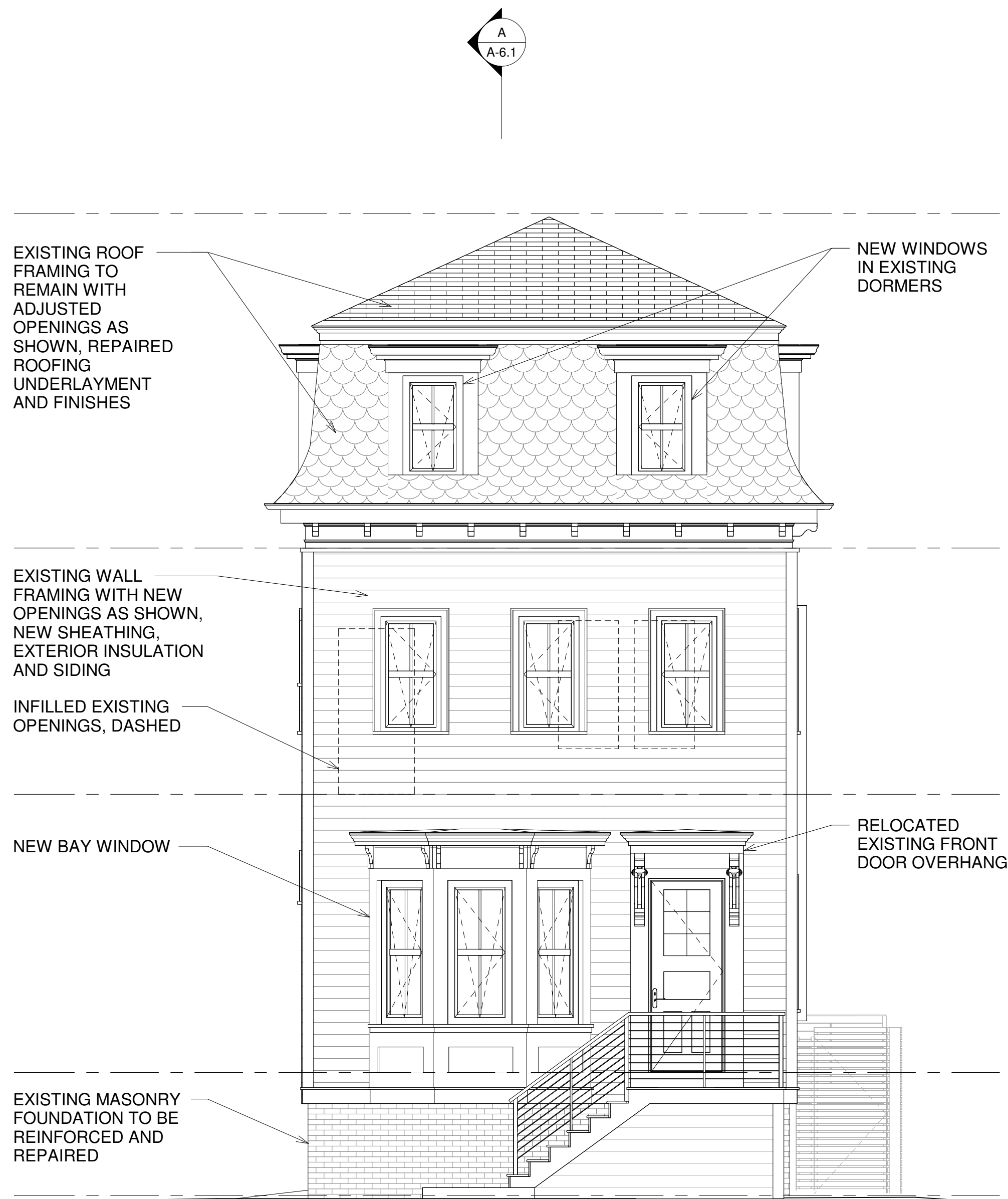


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EXTERIOR
ELEVATIONS -
NORTH & WEST

A-5.0

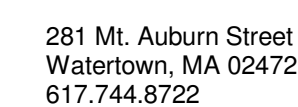
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A NORTH ELEVATION
1/4" = 1'-0"

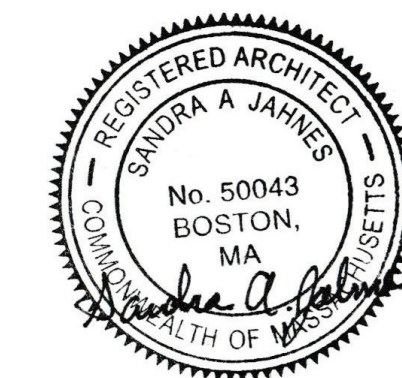
B WEST ELEVATION
1/4" = 1'-0"

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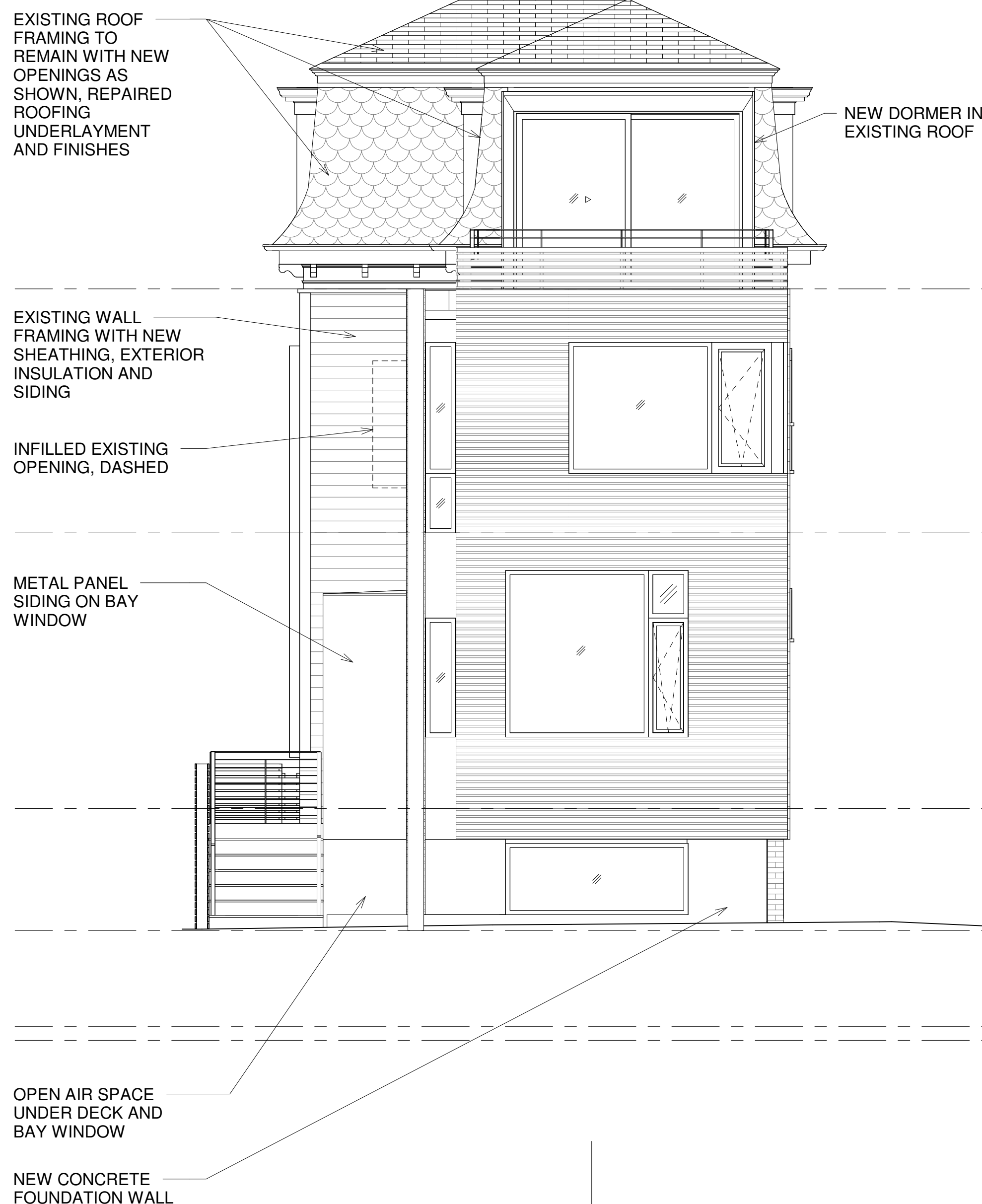
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EXTERIOR
ELEVATIONS -
SOUTH & EAST

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B EAST ELEVATION
1/4" = 1'-0"

[illegible]

514 Franklin St.

Petitioner

120-1
SETO, TOBY KAM-YEE & SHERRY HY CHEN
YUNG-MOU CHEN
426 PUTNAM AVE
CAMBRIDGE, MA 02139

120-3
KUHLMANN, PETER & SHIRLEY KUHLMANN
514 FRANKLIN ST
CAMBRIDGE, MA 02139

JAMES J. RAFFERTY, ESQ
907 MASS AVENUE – SUITE 300
CAMBRIDGE, MA 02139

120-89
MEYERS, JOSHUA & JEREMY FARO
498 FRANKLIN ST
CAMBRIDGE, MA 02139

121-62
KAPTCHUK, TED AND JOYCE P. SINGER
524 FRANKLIN ST
CAMBRIDGE, MA 02139-2924

121-83
WILSON, DANIEL G. & TERRI M. TURNER
31 BAY ST
CAMBRIDGE, MA 02139

120-85
TYLER, MORRIS, II &
BNY MELLON, N.A., TRUSTEES
84 KINNAIRD ST
CAMBRIDGE, MA 02139

120-5
FAST, EVA
506 FRANKLIN ST UNIT 2
CAMBRIDGE, MA 02139

120-5
HALVERSON, COREY & MIN ZENG
508 FRANKLIN ST UNIT 3
CAMBRIDGE, MA 02139

120-15
RINGLER, SUSAN J.,
TR. THE SUSAN J. RINGLER LIV TRUST
82 KINNAIRD ST UNIT 2
CAMBRIDGE, MA 02139

120-5
WITT, MICHAEL J. & JAMES R. MESSINEO
504 FRANKLIN ST UNIT 1
CAMBRIDGE, MA 02139

120-15
CARLINER, HANNAH
82 KINNAIRD ST UNIT 1
CAMBRIDGE, MA 02139

121-30
PEELER, KATHERINE RATZAN &
CRANDALL PEELER
21-23 BAY ST. UNIT 23
CAMBRIDGE, MA 02139

121-30
RUMBLEY, SARAH & RAY LI
21-23 BAY ST. UNIT 21A
CAMBRIDGE, MA 02139

121-30
QIN, MINGYAO KATHY
802 VILLAGE RD
CHARLOTTESVILLE, VA 22903

120-84
CHEN STEVEN T & SUSIE S JANG TRS
84 1/2 KINNAIRD ST
CAMBRIDGE, MA 02139

120-90
NADIS, STEVEN JONATHAN
MELISSA J BURNS TRS
500 FRANKLIN ST
CAMBRIDGE, MA 02139

120-2
LIANG, STEPHEN
CITY OF CAMBRIDGE OF TAX TITLE
30 BAY STREET
CAMBRIDGE, MA 02139

120-110 (UNIT 1, 2 & 515)
509 FRANKLIN STREET LLC
C/O INFANTE PROPERTY MANAGEMENT
392 UNION AVENUE
FRAMINGHAM, MA 01702

120-110
WEICHEE CHEN
509-515 FRANKLIN ST (UNIT 509/5)
CAMBRIDGE, MA 02139



Beth Israel Deaconess
Medical Center



A MAJOR TEACHING HOSPITAL
OF HARVARD MEDICAL SCHOOL

Ted J Kaptchuk

Beth Israel Deaconess Medical Center

Director, Program in Placebo Studies & Therapeutic Encounter

Harvard Medical School

Professor of Medicine

Professor of Global Health and Social Medicine

December 3, 2025

Reference Case: BZA-1188742

Zoning Board
City of Cambridge
Cambridge, Massachusetts

Dear Board:

I have lived at 27 Bay Street in Cambridge since 1980. My home is directly across the street from Peter and Shirley Kuhlmann. They have discussed their reconstruction project with me, and I am pleased that it will allow them to continue living in the community and raising their two children nearby. I believe the proposed improvements will enhance the neighborhood overall. I am writing to support their request for a special permit.

Sincerely,
Ted

Sincerely,

Ted Kaptchuk

Professor of Medicine, HMS

Professor of Global Health & Social Medicine, HMS

Director, Harvard-wide Program in Placebo Studies & Therapeutic Encounter, BIDMC



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: PETER KUHLMANN Date: 11/21/25
(Print)

Address: 514 Franklin St.

Case No. BZA-1188742

Hearing Date: 12/11/25

Thank you,
Bza Members