



# CITY OF CAMBRIDGE

## BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2023 APR 25 AM 11:56

OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

### BZA Application Form

**BZA Number: 218944**

### General Information

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

Special Permit: \_\_\_\_\_

Variance:   X  

Appeal: \_\_\_\_\_

**PETITIONER:** Kent Christman

**PETITIONER'S ADDRESS:** 45 Kelley Street, Cambridge, 02138

**LOCATION OF PROPERTY:** 51 Kelley St., Cambridge, MA

**TYPE OF OCCUPANCY:** Single Family Residence

**ZONING DISTRICT:** Residence B Zone

**REASON FOR PETITION:**

/New Structure/

### **DESCRIPTION OF PETITIONER'S PROPOSAL:**

Remove and replace non-conforming single-family home, including foundation, with new foundation and structure substantially similar in size and character to existing structure, in approximately the same location on the lot.

### **SECTIONS OF ZONING ORDINANCE CITED:**

Article: 5.000      Section: 5.31 (Table of Dimensional Requirements)

Article: 10.000      Section: 10.30 (Variance).

Original  
Signature(s):

Kent G. Christman

(Petitioner(s) / Owner)

Kent G. Christman

(Print Name)

45 Kelley St., Cambridge

Address:

Tel. No.

E-Mail Address:

617-661-6428

entropyserviceconsultants@comcast.net

Date:

19 April 2023

**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 Kent Christman  
(OWNER)  
Address: 45 Kelley Street, Cambridge, MA 02138

State that I/We own the property located at 51 Kelley St., Cambridge,  
which is the subject of this zoning application.

The record title of this property is in the name of Kent Christman

\*Pursuant to a deed of duly recorded in the date 23 August 2018 Middlesex South  
County Registry of Deeds at Book 71516, Page 355; or  
Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_  
Book \_\_\_\_\_ Page \_\_\_\_\_.

Kent Christman  
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 Kent Christman personally appeared before me,  
this 19<sup>th</sup> of April, 2023, and made oath that the above statement is true.

Bala Shahi Notary

My commission expires 09/09/2027 (Notary Seal)



BALA SHAHI  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires  
September 9, 2027

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

## **BZA Application Form**

### **SUPPORTING STATEMENT FOR A VARIANCE**

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

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

Repairs and/or upgrades to the existing foundation and structure are not economically or practically feasible without resulting in substantial hardship to the Petitioner. It is more efficient and cost effective to replace them with a new foundation and structure, while preserving substantially similar size, character and siting conditions.

Due to age and long-term wear & tear, the existing foundation and structure are in serious disrepair. The stone and brick foundation is in poor condition and failing.

Electrical wiring, plumbing and heating system are outdated and/ or deemed unsafe by today's standards. The framing requires substantial stabilization and there is no insulation or air sealing. In short, the foundation and structure are materially below current building code requirements and standards and would require impractical and onerous improvements to achieve a basic level of safety and comfort.

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

The poor condition of the foundation and structure require replacement, as piecemeal repairs would not effectively or efficiently comply with modern building and living standards and result in a sub-standard home.

A significant number of structures on the street have been replaced and /or materially modified/ updated in recent years or are undergoing current construction. As a result, the conditions of the existing foundation and structure are increasingly out of character with its surroundings.

The proposed front setback is in keeping with the neighbors existing front setbacks on the street and in the neighborhood.

- 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:

Proposed changes are in keeping with the character of the district, neighborhood, and street where the house is located.

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

The proposed changes are entirely in keeping with the character of the district, neighborhood, and the street where the house is located. In addition, the proposed changes will preserve existing mature trees and not materially alter open space conditions.

Proposed changes will promote the purpose of the ordinance. The changes will enhance the neighborhood architecturally and fulfill public safety, health, and energy efficiency goals. The proposed changes will have minimal encroachment of open space and preserve the existing tree canopy. Proposed changes preserve and further the intent of the ordinance.

# **BZA Application Form**

## **DIMENSIONAL INFORMATION**

**Applicant:** Kent Christman  
**Location:** 51 Kelley St , Cambridge, MA  
**Phone:** 617-661-6428

**Present Use/Occupancy:** Single Family Residence  
**Zone:** Residence B Zone  
**Requested Use/Occupancy:** Single Family Residence

		<u><b>Existing Conditions</b></u>	<u><b>Requested Conditions</b></u>	<u><b>Ordinance Requirements</b></u>	
<u><b>TOTAL GROSS FLOOR AREA:</b></u>		1806	2195	2500 maximum	(max.)
<u><b>LOT AREA:</b></u>		5023	5023	5000 minimum	(min.)
<u><b>RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup></b></u>		0.36	0.44	0.5 maximum	
<u><b>LOT AREA OF EACH DWELLING UNIT</b></u>		5023	5023	2500 minimum, 2 units	
<u><b>SIZE OF LOT:</b></u>	<b>WIDTH</b>	50	50	50	
	<b>DEPTH</b>	100.4	100.4	N/A	
<u><b>SETBACKS IN FEET:</b></u>	<b>FRONT</b>	13.8	5.5 to porch, 10.4 to house	15 minimum	
	<b>REAR</b>	41.6	36.6 to porch, 41.6 to house	25	
	<b>LEFT SIDE</b>	23.6	22	7.5 minimum	
	<b>RIGHT SIDE</b>	5.6	5.6	7.5 minimum	
<u><b>SIZE OF BUILDING:</b></u>	<b>HEIGHT</b>	26.5	29.5	35	
	<b>WIDTH</b>	44.6	57.9 including porches, 48.3 house	N/A	
	<b>LENGTH</b>	20.4	22.3	N/A	
<u><b>RATIO OF USABLE OPEN SPACE TO LOT AREA:</b></u>		0.58	0.55	0.40	
<u><b>NO. OF DWELLING UNITS:</b></u>		1	1	2 maximum	
<u><b>NO. OF PARKING SPACES:</b></u>		2	2	1 per dwelling unit	
<u><b>NO. OF LOADING AREAS:</b></u>		N/A	N/A	N/A	
<u><b>DISTANCE TO NEAREST BLDG. ON SAME LOT</b></u>		20.6	15.6 to porch, 20.6 to house	10 minimum	

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.:

Existing 2 car garage, 20' X 21 made of CMUs. Proposed new house: concrete foundation, wood frame structure

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'.



51 KELLEY STREET  
CAMBRIDGE, MA 02138



FIRST FLOOR LIVING AREA:	1,075 SF
SECOND FLOOR LIVING AREA:	763 SF
<hr/>	
TOTAL LIVING AREA:	1,838 SF
BASEMENT	1,044 SF
REAR DECK & STAIRS	88 SF
FRONT PORCH	150 SF

For Zoning Board Review

KGC  
4/19/23

CIVIL ENGINEER:

H.V.A.C.:

ELECTRICAL:

OTHER:

### ISSUE DESCRIPTION

3Y

TE

CLIENT:  
KENT CHRISTMAN

PROJECT TYPE:  
RESIDENCE

LOCATION:  
51 KELLEY STREET  
CAMBRIDGE, MA 02138

**unity<sup>®</sup>**  
—homes—  
6 BLACKJACK CROSSING  
WALPOLE, NH 03608 USA  
PHONE: (603) 756-3600  
FAX: (603) 756-3200  
EMAIL: [info@unityhomes.com](mailto:info@unityhomes.com)  
WEBSITE: [unityhomes.com](http://unityhomes.com)  
STAMP:

STAMP:

DATE: 2023.04.11

DATE:	2025.04.11
SCALE:	AS NOTED

UNITY TEAM: --/--

SHEET TITLE:

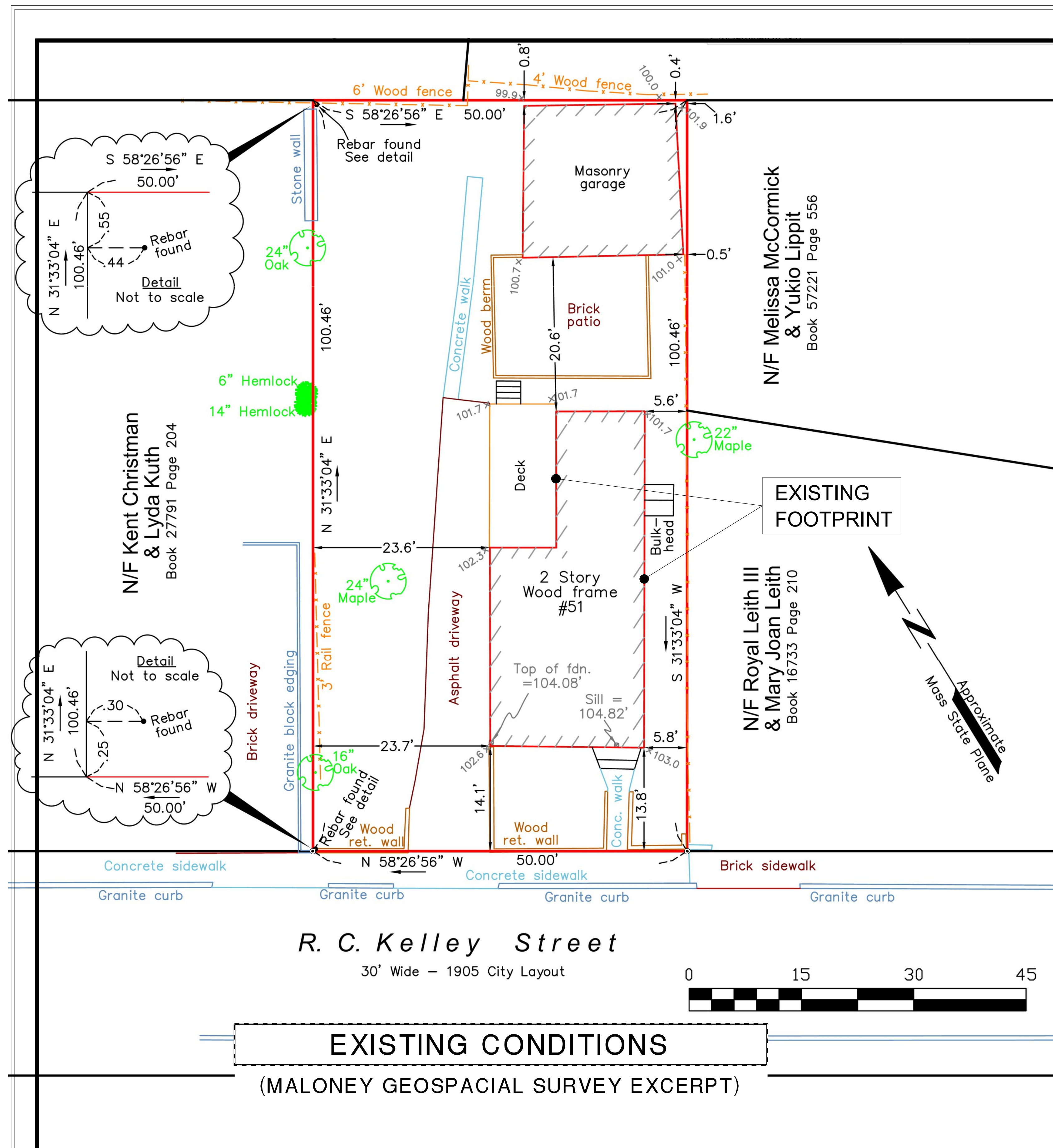
COVER

SHEET NUMBER:

**A000**

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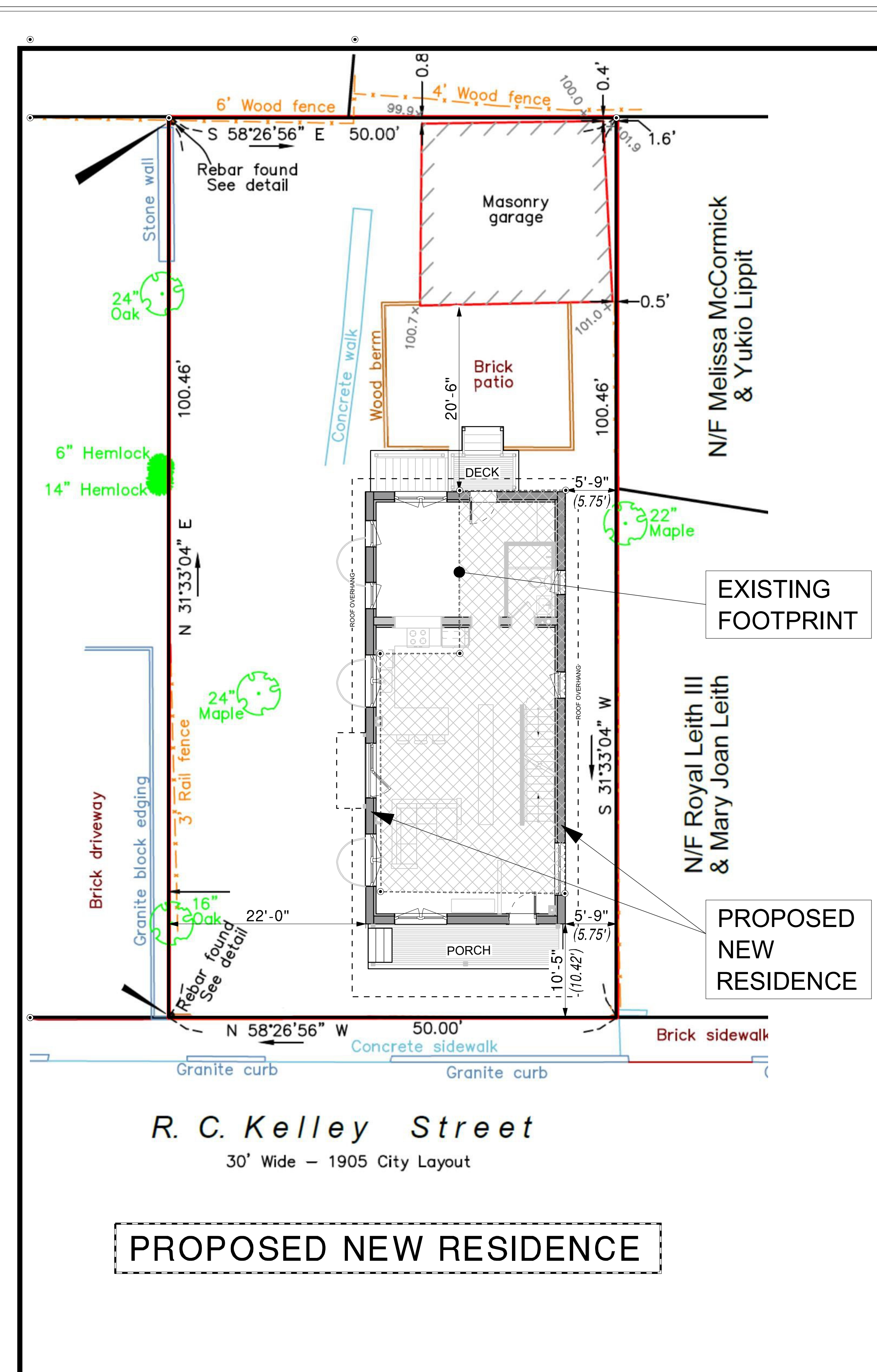




professional opinion, I certify to Kent Christman, Lyda Kuth,  
ie City of Cambridge that as a result of a survey made on  
ound to the not <sup>LOCATIONS SHOWN ARE APPROXIMATE AND SHOULD BE</sup>  
VERIFIED BY THE SURVEYOR  
of care of professional land  
ors practicing in Massachusetts, I find that the property  
utside of the special flood hazard area as shown on the  
for Middlesex County, Massachusetts, Map #25017C0419E  
June 4, 2010 and that the locations of the improvements  
shown hereon.

*Plan of Land*  
*in*  
*Cambridge, Massachusetts*  
*Prepared For: Kent Christman & Lyda Kuth*

*Scale: 1" = 15'                      Date: May 15, 2015*



CLIENT:  
KENT CHRISTMAN

PROJECT TYPE:  
RESIDENCE

LOCATION:  
51 KELLEY STREET  
CAMBRIDGE, MA 02138

DATE: 2023.04.11
SCALE: AS NOTED
UNITY TEAM: --/--
SHEET TITLE:

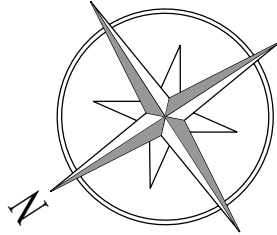
SITE DIAGRAM

SHEET NUMBER:

SD-1

For Zoning Board Review





CIVIL ENGINEER:

H.V.A.C.:

ELECTRICAL:

OTHER:

ISSUE DESCRIPTION

BY

DATE

CLIENT:  
KENT CHRISTMAN

PROJECT TYPE:  
RESIDENCE

LOCATION:  
51 KELLEY STREET  
CAMBRIDGE, MA 02138

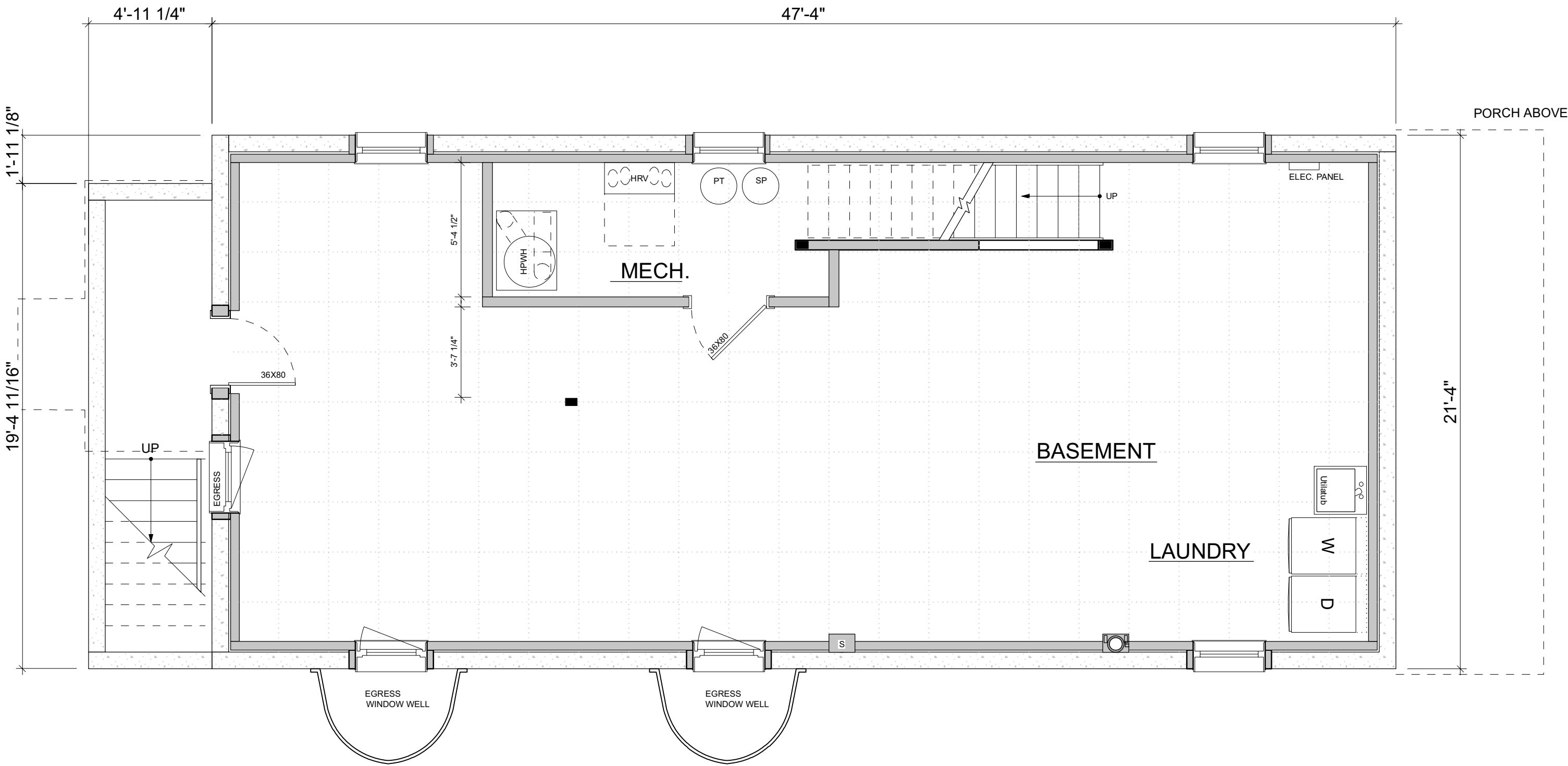
**unity**  
*homes*  
6 BLACKJACK CROSSING  
WALPOLE, NH 03608 USA  
PHONE: (603) 756-3600  
FAX: (603) 756-3200  
EMAIL: info@unityhomes.com  
WEBSITE: unityhomes.com

UNITY TEAM: --/--

BASEMENT  
FLOOR  
PLAN

A100

Window Symbol Plan Key		
FIXED WINDOW	TURN / INSWING to left TILTS in at top	TURN / INSWING to right TILTS in at top
Tilt/Turn windows utilize a simple, single-handle operation. The dual function design provides ventilation, security, emergency egress and easy cleaning from the interior side.		
Turn handle to the LOCK (down) position to engage the multi-point hardware; tightly sealing window closed. FIXED (non-operable) units do not have hardware.	Turn handle to 90° (level) to swing the window open inward. TURN/IN-SWING/OPEN mode is typically used for cleaning.	Turn the handle 180° (vertical) for TILT mode. The window top tilts inward to a pre-set partially open position. TILT mode provides ventilation; helps deflect rain while retaining entry security.



	TIMBER ABOVE
	=2'-0" GRID LINE
	=AREA OF DROPPED CEILING
	=AREA BELOW 6'0" HEADROOM
	=AREA OF VAULTED CEILING

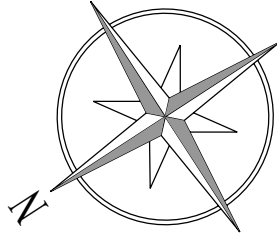
WALL TYPE LEGEND	
INSULATED WALL PANEL WITH 2 1/2" OPEN-BUILT™ CHASE	
2x4 AT 24" O.C. PARTITION 5/8" GWB BOTH SIDES	
2x6 PARTITION (OR AS INDICATED) 5/8" GWB BOTH SIDES	
ACOUSTICAL BATT INSULATION IN WALL	
TIMBER POSTS	
2x6 AT 24" O.C. EXTERIOR WALL 5/8" SHEATHING	
RIGID EXTERIOR INSULATION CAST-IN-PLACE CONCRETE WALL 1" AIR SPACE 2x4 AT 24" O.C. WITH PT BOTTOM PLATE 5/8" GWB	

- GENERAL FLOOR PLAN NOTES:
- SEE A001 FOR SPECIFICATIONS AND ENERGY CODE INFORMATION.
  - REFER TO FOUNDATION PLAN, DETAILS, AND SPECIFICATIONS FOR STRUCTURAL INFORMATION.
  - INTERIOR WALLS DIMENSIONED TO FINISH.
  - ALL INTERIOR WALLS ARE 2x4 UNLESS OTHERWISE INDICATED.

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For Zoning Board Review



CIVIL ENGINEER:

H.V.A.C.:

ELECTRICAL:

OTHER:

ISSUE DESCRIPTION

BY

DATE

CLIENT:  
KENT CHRISTMAN

PROJECT TYPE:  
RESIDENCE

LOCATION:  
51 KELLEY STREET  
CAMBRIDGE, MA 02138

**unity**  
*homes*  
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WALPOLE, NH 03608 USA  
PHONE: (603) 756-3600  
FAX: (603) 756-3200  
EMAIL: info@unityhomes.com  
WEBSITE: unityhomes.com

STAMP:

DATE: 2023

SCALE: AS NOTED

UNITY TEAM: --/--

SHEET TITLE:

FIRST  
FLOOR  
PLAN

SHEET NUMBER:

A101

Window Symbol Plan Key		
FIXED WINDOW	TURN / INSWING to left TILTS in at top	TURN / INSWING to right TILTS in at top
Tilt/Turn windows utilize a simple, single-handle operation. The dual function design provides ventilation, security, emergency egress and easy cleaning from the interior side.		
Turn handle to the LOCK (down) position to engage the multi-point hardware; tightly sealing window closed. FIXED (non-operable) units do not have hardware.	Turn handle to 90° (level) to swing the window open inward. TURN/IN-SWING/OPEN mode is typically used for cleaning.	Turn the handle 180° (vertical) for TILT mode. The window top tilts inward to a pre-set partially open position. TILT mode provides ventilation; helps deflect rain while retaining entry security.

#### PSA DESIGN ROUND 1

DESIGN PROCESS: PERSONALIZED

BUILD PROCESS: TEMPO PACKAGE

#### UNITY COMPONENTS

BASE PLATFORM: VARM 113 2032

ADDITIONAL COMPONENTS: 20x14 BASE EXTENSION,  
BASEMENT, 6x8 DECK 5x12 FRONT PORCH, RIDGE TRUSS,  
BRACKETED AWNING.

TIMBER ABOVE

=2'-0" GRID LINE

=AREA OF  
DROPPED CEILING

=AREA BELOW  
6'0" HEADROOM

=AREA OF

=AREA OF  
VAULTED CEILING

#### WALL TYPE LEGEND

INSULATED WALL PANEL  
WITH 2 1/2" OPEN-BUILT™ CHASE

2x4 AT 24" O.C. PARTITION  
5/8" GWB BOTH SIDES

2x6 PARTITION (OR AS INDICATED)  
5/8" GWB BOTH SIDES

ACOUSTICAL BATT INSULATION  
IN WALL

TIMBER POSTS

2x6 AT 24" O.C. EXTERIOR WALL  
5/8" SHEATHING

RIGID EXTERIOR INSULATION  
CAST-IN-PLACE CONCRETE WALL  
1" AIR SPACE

2x4 AT 24" O.C. WITH PT BOTTOM PLATE  
5/8" GWB

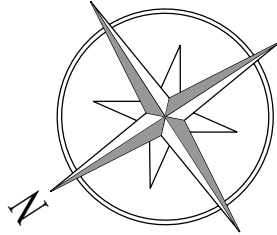
#### GENERAL FLOOR PLAN NOTES:

- SEE A001 FOR SPECIFICATIONS AND ENERGY CODE INFORMATION.
- REFER TO FOUNDATION PLAN, DETAILS, AND SPECIFICATIONS FOR STRUCTURAL INFORMATION.
- INTERIOR WALLS DIMENSIONED TO FINISH.
- ALL INTERIOR WALLS ARE 2x4 UNLESS OTHERWISE INDICATED.

For Zoning Board Review

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CIVIL ENGINEER:

H.V.A.C.:

ELECTRICAL:

OTHER:

ISSUE DESCRIPTION

BY

DATE

CLIENT:  
KENT CHRISTMAN

PROJECT TYPE:  
RESIDENCE

LOCATION:  
51 KELLEY STREET  
CAMBRIDGE, MA 02138

**unity**  
*homes*  
6 BLACKJACK CROSSING  
WALPOLE, NH 03608 USA  
PHONE: (603) 756-3600  
FAX: (603) 756-3200  
EMAIL: info@unityhomes.com  
WEBSITE: unityhomes.com

STAMP:

SCALE: AS NOTED

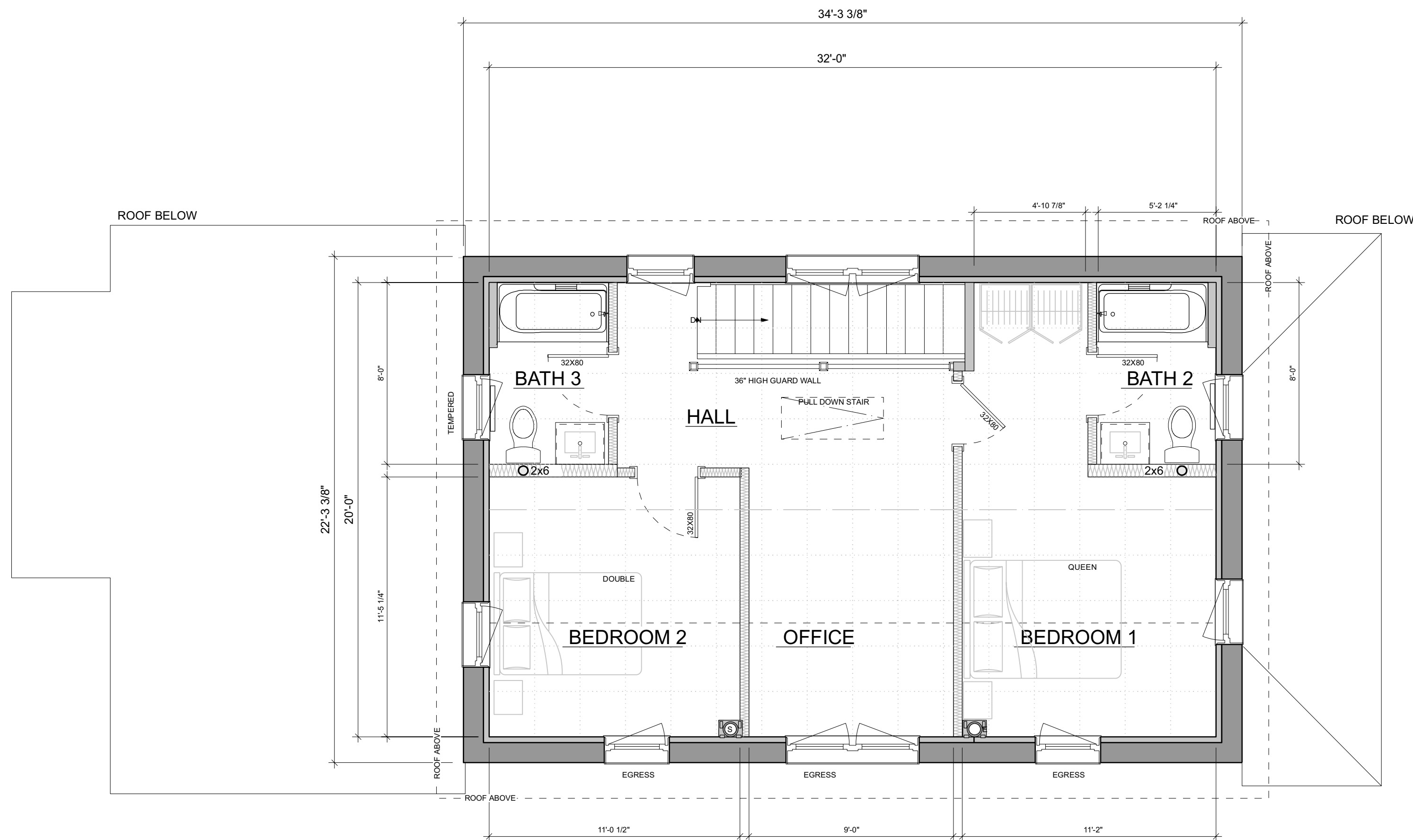
UNITY TEAM: --/--

SHEET TITLE:

SECOND  
FLOOR  
PLAN

SHEET NUMBER:

A102



TIMBER ABOVE

=2'-0" GRID LINE

=AREA OF  
DROPPED CEILING

=AREA BELOW  
6'0" HEADROOM  
=AREA OF

=AREA OF  
VAULTED CEILING

### WALL TYPE LEGEND

INSULATED WALL PANEL  
WITH 2 1/2" OPEN-BUILT™ CHASE

2x4 AT 24" O.C. PARTITION  
5/8" GWB BOTH SIDES

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5/8" GWB

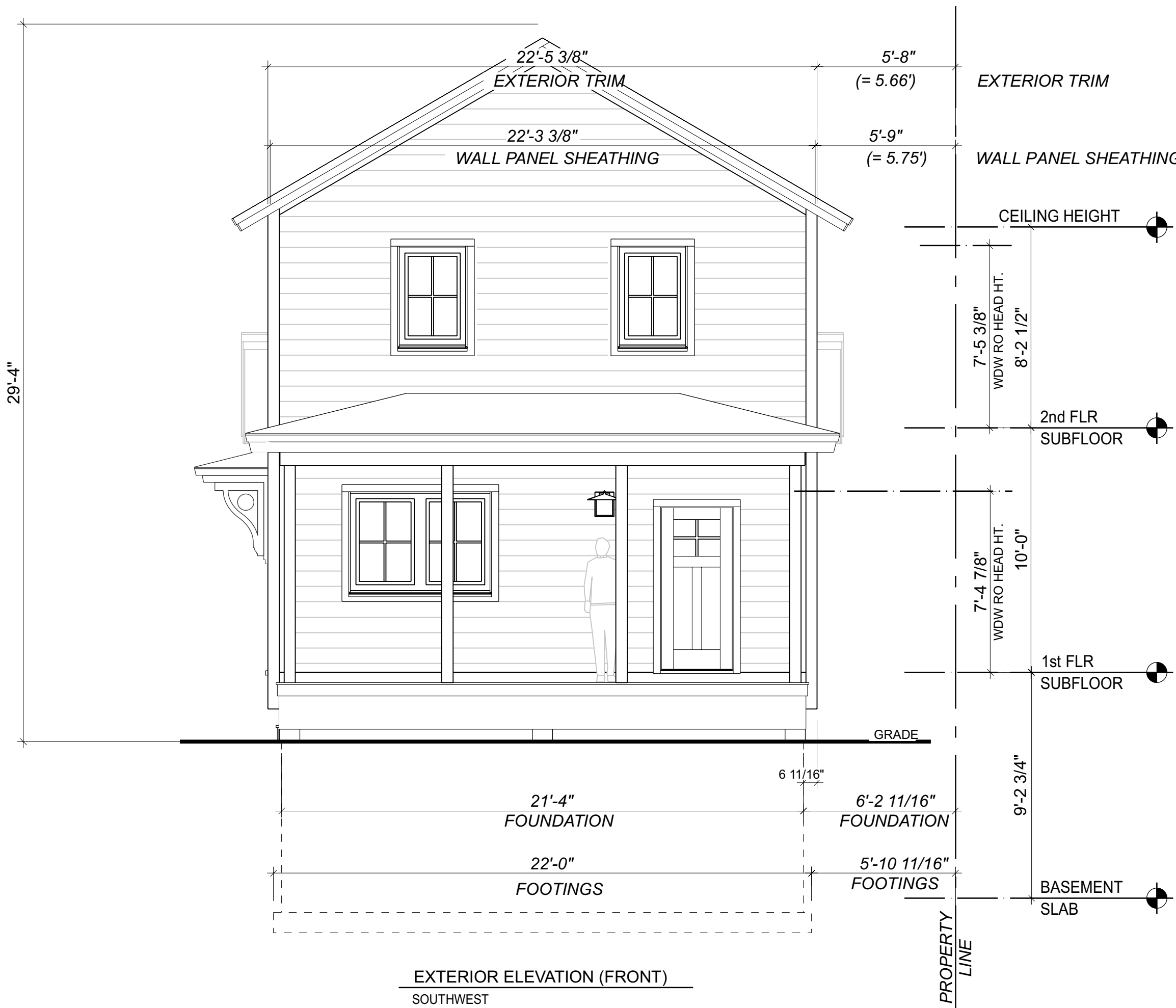
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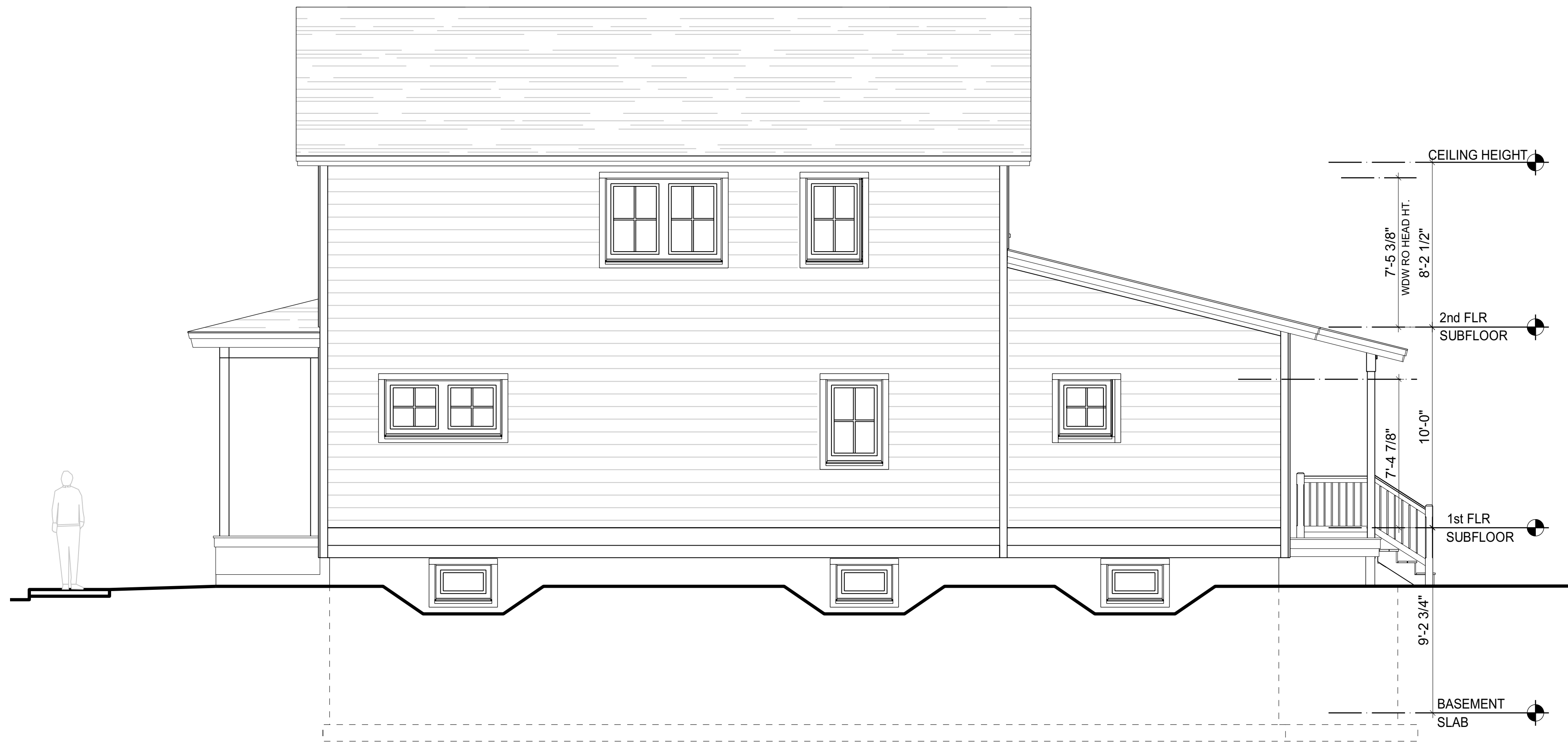


KGC 4/19/23	
CIVIL ENGINEER:	
H.V.A.C.:	
ELECTRICAL:	
OTHER:	
ISSUE DESCRIPTION	
BY	
DATE	
CLIENT: KENT CHRISTMAN	
PROJECT TYPE: RESIDENCE	
LOCATION: 51 KELLEY STREET CAMBRIDGE, MA 02138	
<div>unity</div> <div>homes</div> <div>6 BLACKJACK CROSSING WALPOLE, NH 03608 USA PHONE: (603) 756-3600 FAX: (603) 756-3200 EMAIL: info@unityhomes.com WEBSITE: unityhomes.com</div>	
STAMP:	
DATE: 2023.04.15	
SCALE: AS NOTED	
UNITY TEAM: --/--	
SHEET TITLE:	
ELEVATION	
SHEET NUMBER:	
A200	

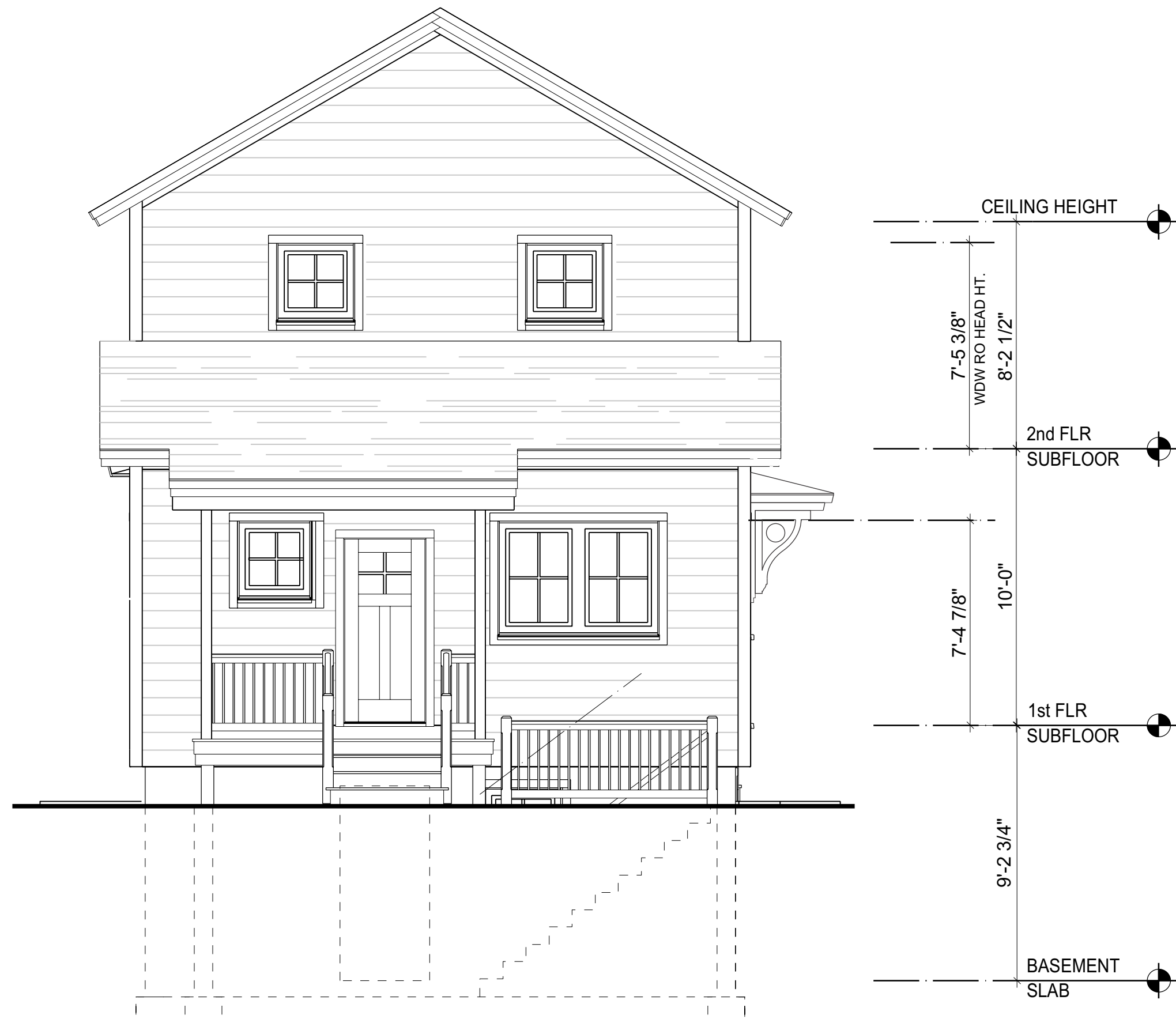
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For Zoning Board Review





EXTERIOR ELEVATION (SIDE)  
SOUTHEAST

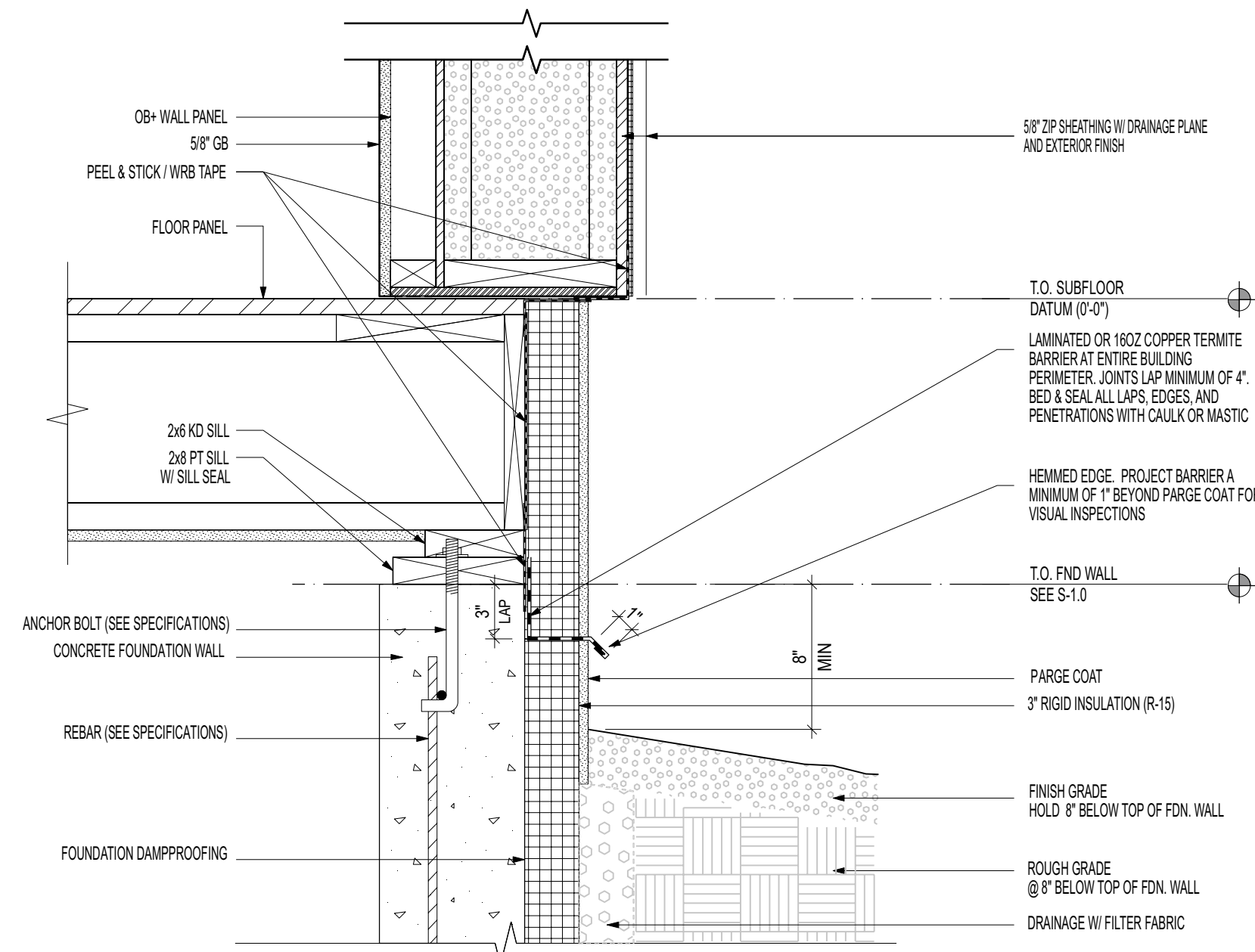


EXTERIOR ELEVATION  
NORTHEAST

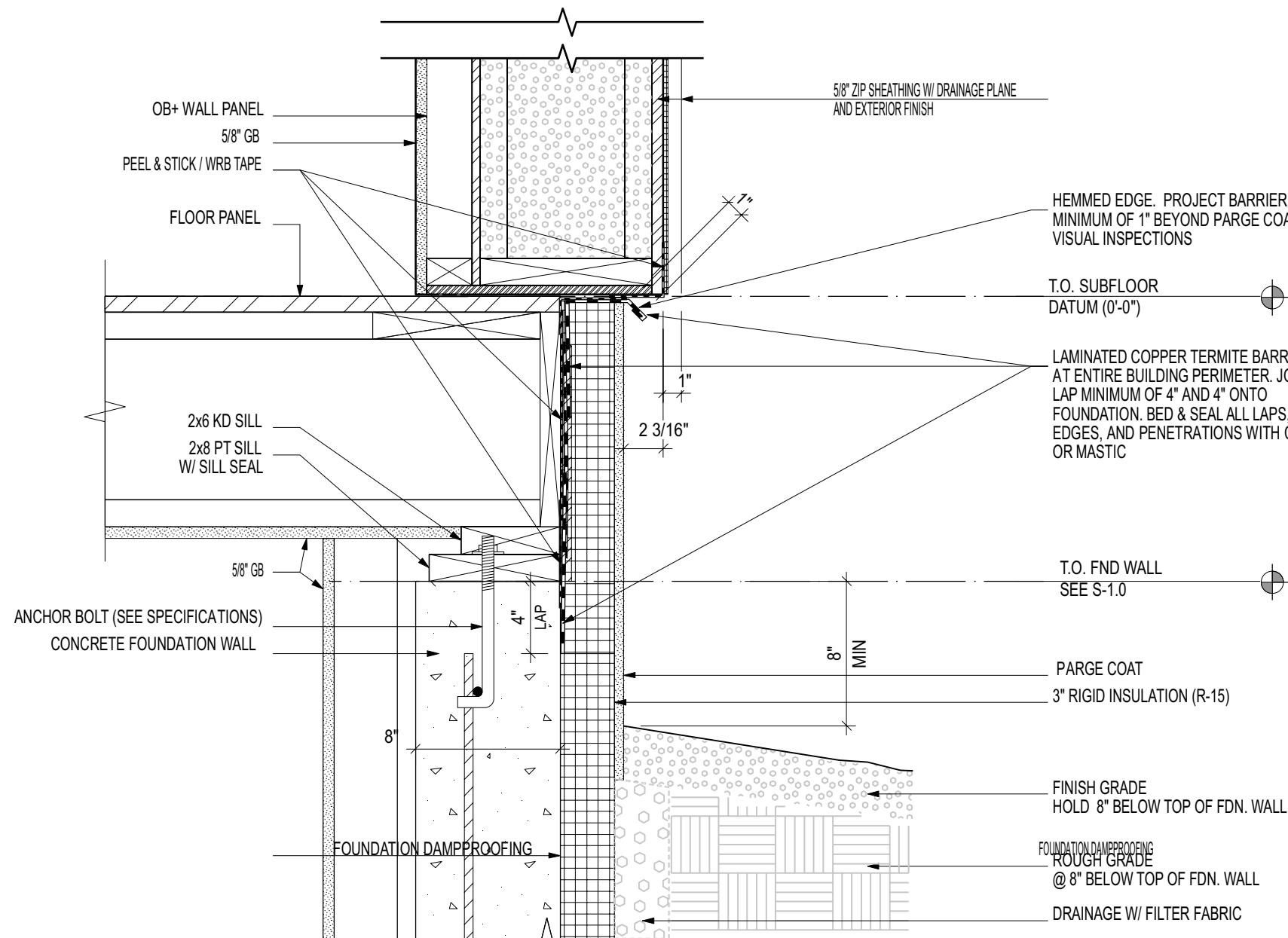
KGC 4/19/23	
CIVIL ENGINEER:	
H.V.A.C.:	
ELECTRICAL:	
OTHER:	
ISSUE DESCRIPTION	
BY	
DATE	
CLIENT: KENT CHRISTMAN	
PROJECT TYPE: RESIDENCE	
LOCATION: 51 KELLEY STREET CAMBRIDGE, MA 02138	
<b>unity</b> <i>homes</i> 6 BLACKJACK CROSSING WALPOLE, NH 03608 USA PHONE: (603) 756-3600 FAX: (603) 756-3200 EMAIL: info@unityhomes.com WEBSITE: unityhomes.com STAMP:	
DATE:	2023.04.15
SCALE:	AS NOTED
UNITY TEAM:	---
SHEET TITLE:	ELEVATION
SHEET NUMBER:	A201

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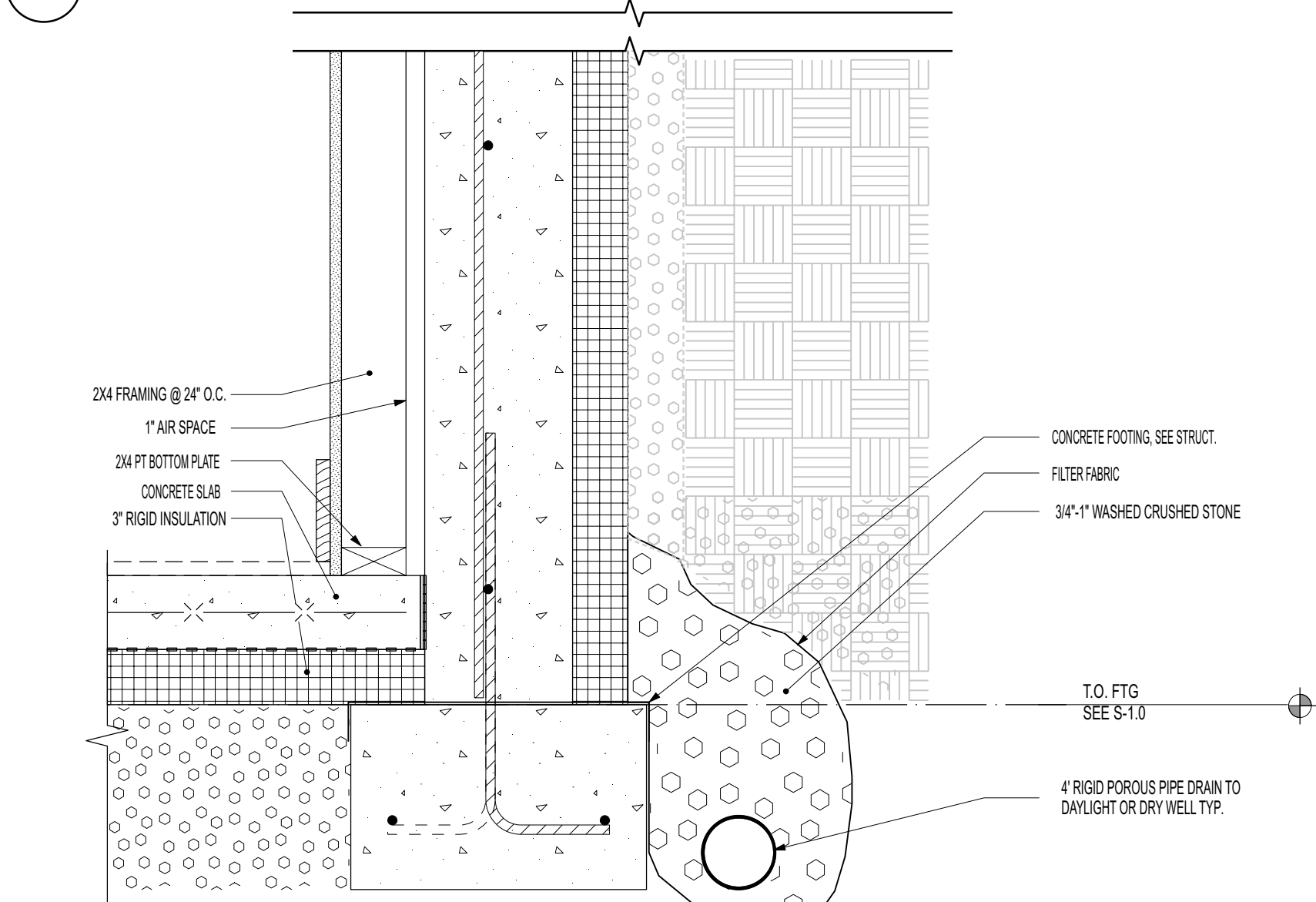
For Zoning Board Review



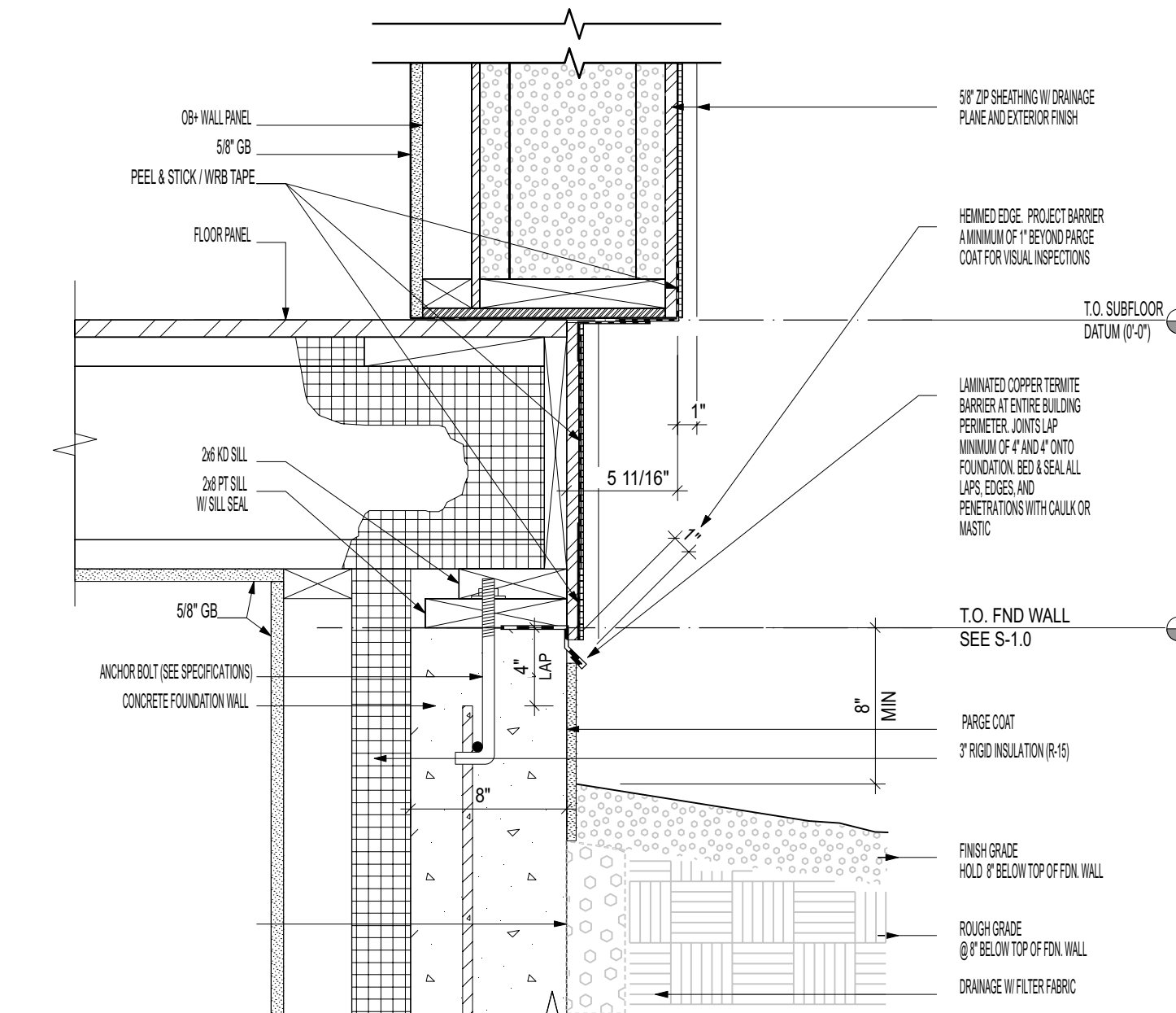
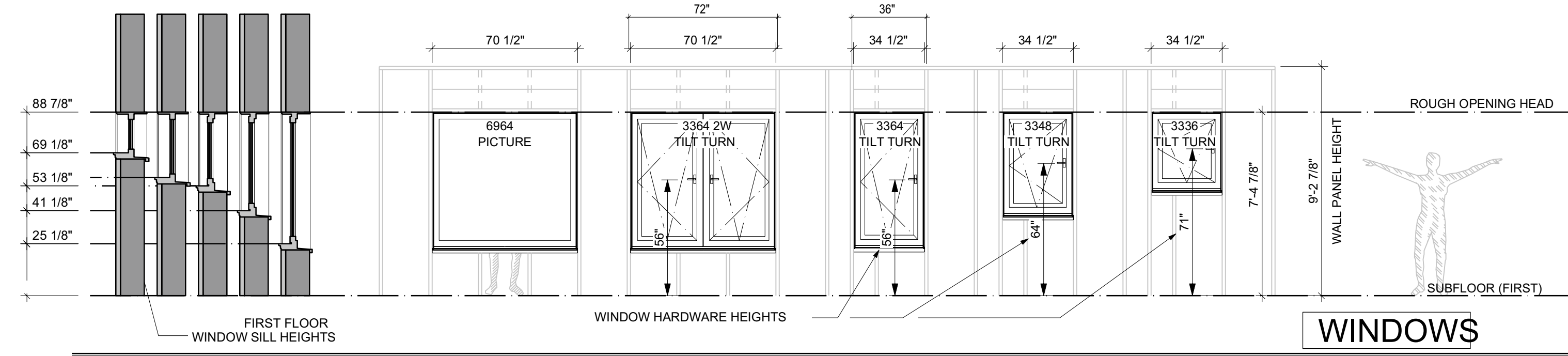
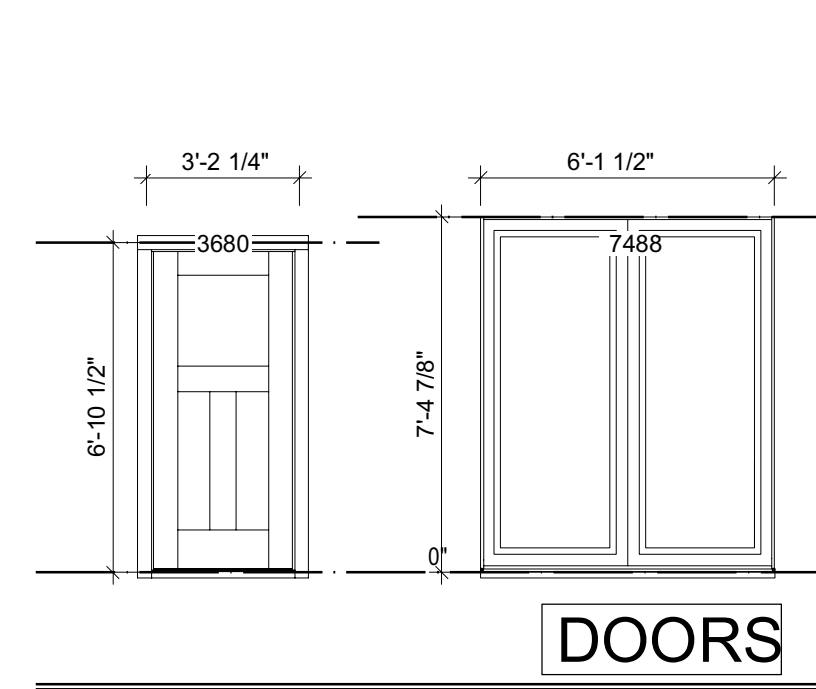
2 OB+ WALL SECTION WITH BASEMENT  
--ALTERNATE -- LOWER HEIGHT TERMITE BARRIER



1 OB+ WALL SECTION WITH BASEMENT



1 OB+ WALL SECTION WITH BASEMENT

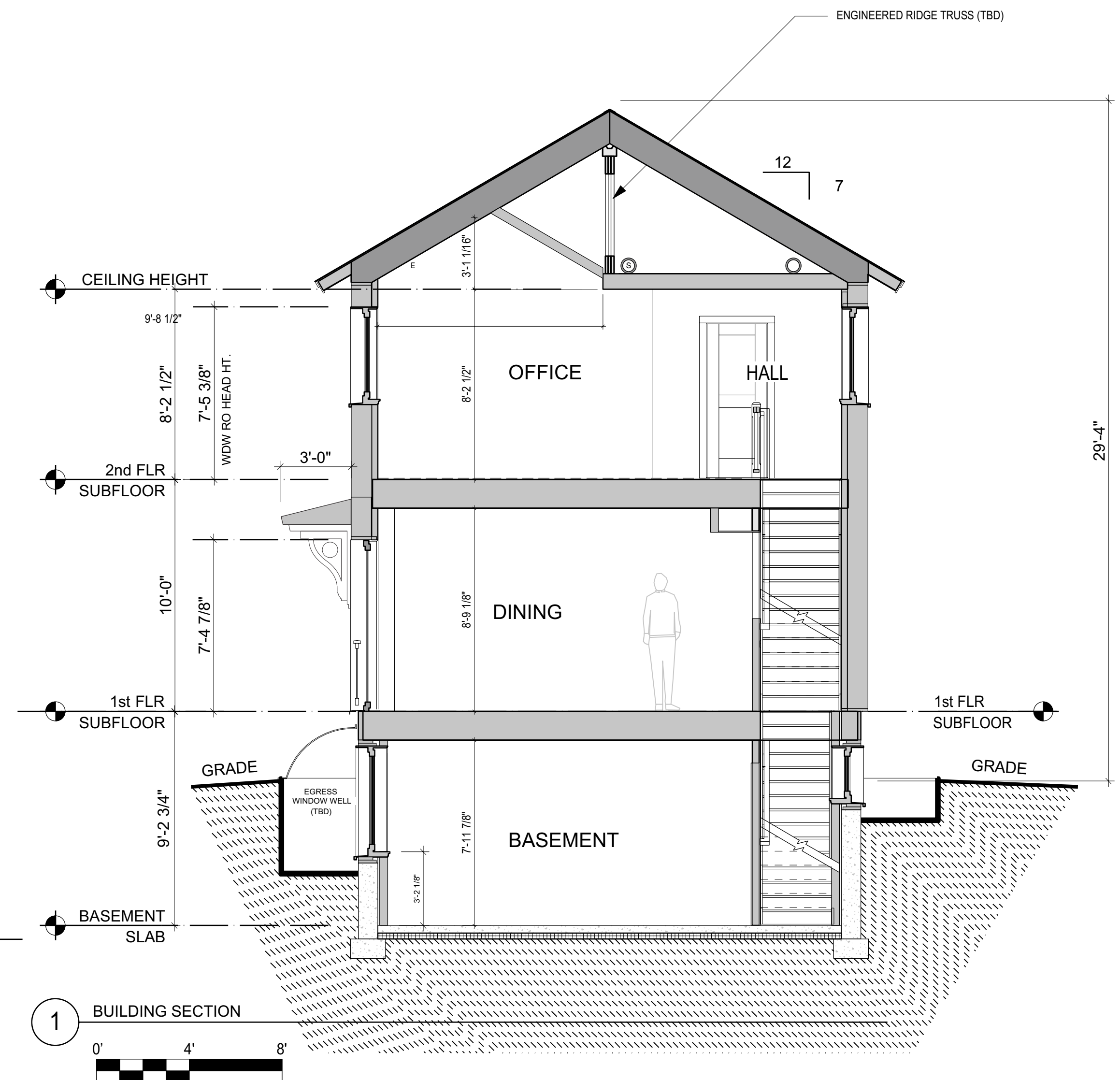


1 OB+ WALL SECTION WITH BASEMENT



--ALTERNATE -- INTERIOR FOUNDATION INSULATION

\*\*NOTE\*\* DETAIL NOT A UBT STANDARD



1 BUILDING SECTION



GENERAL SECTION NOTES:

- FOUNDATIONS AND FOOTINGS SHOWN ARE APPROXIMATE. ALL FOOTINGS TO BE BELOW FROST LEVEL PER LOCAL CODE REQUIREMENTS.
- REFER TO FOUNDATION AND FRAMING PLANS, DETAILS AND SPECIFICATIONS FOR STRUCTURAL INFORMATION.
- UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE TO OUTSIDE FACE OF CONCRETE OR FRAMING.

SECTION WALL TYPE LEGEND	
INSULATED PANEL	
INTERIOR PARTITION AT 24" O.C. GWB BOTH SIDES	
SHEAR WALL AT 24" O.C. 7/16" OSB ONE SIDE GWB BOTH SIDES	
INSULATED CONCRETE WALL 2x4 STUDS AT 24" O.C. GWB ON INTERIOR	
UNINSULATED CONCRETE WALL	

For Zoning Board Review

CIVIL ENGINEER:

H.V.A.C.:

ELECTRICAL:

OTHER:

ISSUE DESCRIPTION

BY

DATE

CLIENT:  
KENT CHRISTMAN

PROJECT TYPE:  
RESIDENCE

LOCATION:  
51 KELLEY STREET  
CAMBRIDGE, MA 02138

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PHONE: (603) 756-3600  
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EMAIL: info@unityhomes.com  
WEBSITE: unityhomes.com  
STAMP:

DATE: 2023.04.15

SCALE: AS NOTED

UNITY TEAM: ---

SHEET TITLE:

BUILDING  
SECTIONS

SHEET NUMBER:

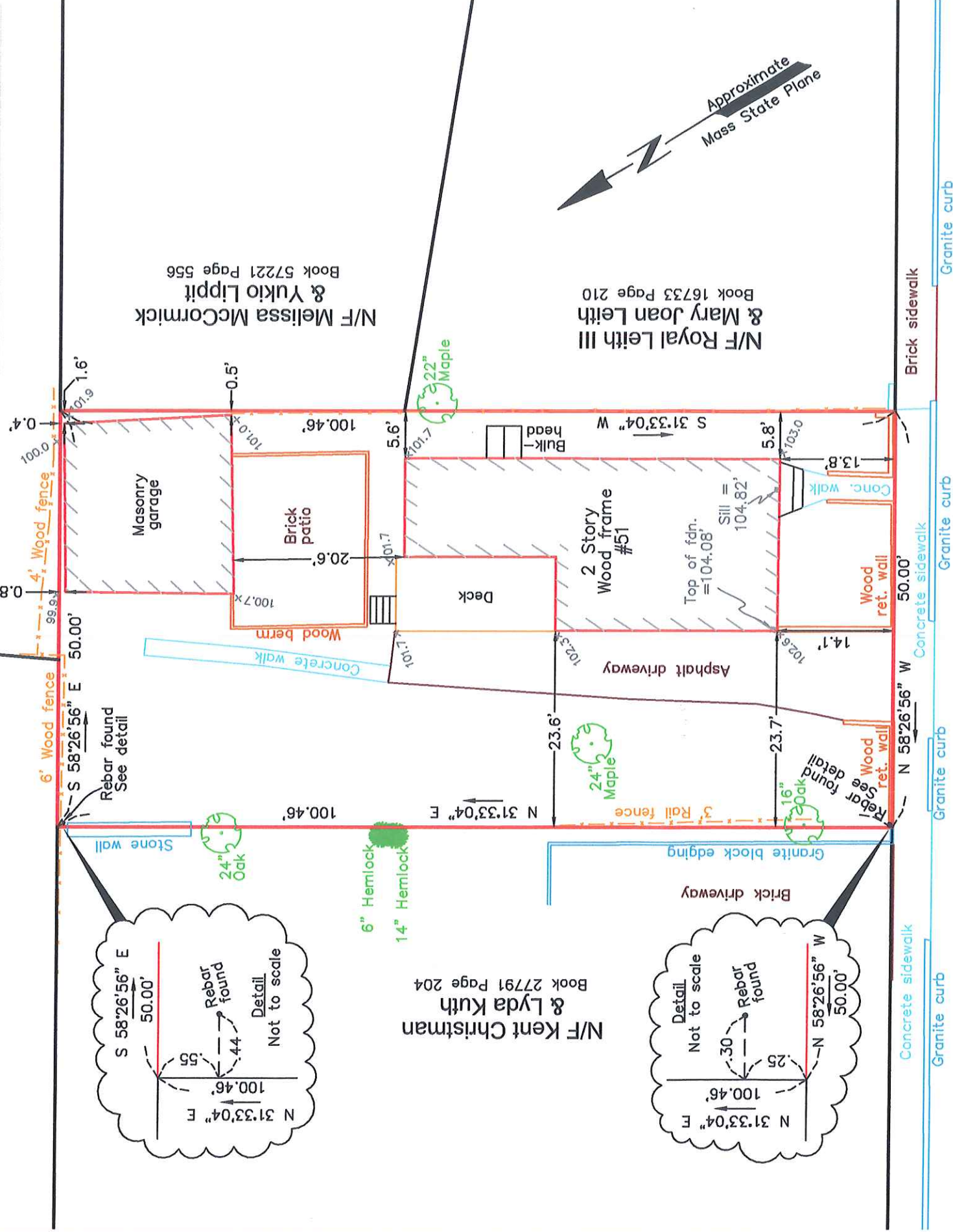
A300



Zoning Calculations		
District: Residence B		
	Required	Existing
Lot area	N/A <sup>1</sup>	5,023
Lot width	N/A <sup>1</sup>	50.0
Front yard	15	13.8
Rear yard	25	41.6
Left side yard	7.5 (sum 15 <sup>1</sup> )	23.6 (sum 29.2)
Right side yard	7.5 (sum 15 <sup>1</sup> )	5.6 (sum 29.2)
Height	35	26.5
Distance between buildings	10	20.6
Accessory building side yard	5	0.5
Accessory building rear yard	5	0.4
Total open space	40%	91.0%
% Meeting private open space req.	50%	51.8%
% Meeting permeable open space req.	50%	96.3%
1. Lot recorded in 1852		

N/F Yugon Kim  
& Kirra Newman  
Book 62600 Page 439

N/F 119 Huron Ave  
Condominium  
Book 19933 Page 208



R. C. Kelley Street

30' Wide - 1905 City Layout

In my professional opinion, I certify to Kent Christman, Lyda Kuth, and the City of Cambridge that as a result of a survey made on the ground to the normal standard of care of professional land surveyors practicing in Massachusetts, I find that the property falls outside of the special flood hazard area as shown on the F.I.R.M. for Middlesex County, Massachusetts, Map #25017C0419E Dated: June 4, 2010 and that the locations of the improvements are as shown hereon.

Plan of Land  
in  
Cambridge, Massachusetts  
Prepared For: Kent Christman & Lyda Kuth  
Scale: 1" = 15' Date: May 15, 2015



PROFESSIONAL LAND SURVEYOR  
DATE: 5/15/15

MALONEY GEOSPATIAL

7 Walnut Road  
Somerville, MA 02145  
617-744-9002  
maloneygeo.com

Deed recorded at Middlesex Registry of Deeds, Bk 59847 Pg 471  
Plan Book 4A, Plan 20  
Assessors Map 229, Lot 44  
Zoning District: Residence B





SW - Front Facade



SE - Side Facade



NE - Back Facade

## 51 Kelley Street Photographs



NW - Side Facade



Front Facade w/ Side Yards



# Statement of Support from Neighbors

Date: 1 April 2023

To: Board of Zoning Appeal, City of Cambridge, MA

RE: Zoning Variance Petition  
for 51 Kelley Street

We are neighbors of Kent Christman. He has shown us the plans for his project at 51 Kelley Street, which involves removing and replacing the existing single-family home, including foundation, with a new foundation and structure substantially similar in size and character to the existing structure, in approximately the same location on the lot.

We support his petition and have no objections to what he has proposed.

Name	Address	Signature	Date
Tina LaFiosca	44 RC Kelley St	Tina LaFiosca	4/1/23
Robert Stratelli	44 RC Kelley St	Robert Stratelli	4/1/23
Melissa McCormick	127 Huron Ave.	Melissa McCormick	4/2/23
Yukio Lippit	127 Huron Ave	Yukio Lippit	4/2/23
Richard Freierman	39 RC Kelley St.	Richard Freierman	4/2/23
Lynn Gervens	39 RC Kelley St	Lynn Gervens	4/2/23
Pam Wickham	35 RC Kelly St	Pamela Wickham	4/2/23
CHARLES BECKERT	115 Huron Ave	Charles Beckert	4.2.23
John Ho Kim	"	John Ho Kim	4.2.23
Yuhon Kim	2/4 Winslow St	Yuhon Kim	4/2/23
Mary C Tittmann	29 RC Kelley	Mary C Tittmann	4/2/23
John Tittmann	29 R.C. Kelley St	John Tittmann	4.2.2023
Susan Perry	50 RC Kelley St	Susan Perry	4.2.23
Leonard Solomon	50 RC Kelley St	Leonard Solomon	4/2/23
David Keator	28 RC Kelley St.	David Keator	04/03/2023
ESTELLA KEEFER	28 RC KELLEY ST	Estella Keefe	4/3/2023
RICARDO WELLISCH	25 RC KELLEY ST	Ricardo Wellisch	4/3/2023
Cary Friedman	25 RC KELLEY ST.	Cary Friedman	4/3/2023
ELIZABETH PERRY	121 HURON AVE.	Elizabeth Perry	4/4/2023
NARA DIXON	121 HURON AVE	Nara Dixon	4/4/2023
Richard Friedman	113 Huron Ave	Richard Friedman	4/5/2023
Rob Leith	131 Huron Ave	Rob Leith	4/6/2023
M.J. HENLY	131 HURON AVE	M.J. HENLY	4/6/2023
Kate Rubin	34 RC Kelley St	Kate Rubin	4/6/2023
CAROLINE CHAUNCEY	36 RC Kelley St	Caroline Chauncey	4/6/2023
Richard Thal	" " " "	Richard Thal	4/6/23
Timothy Hawk	38 RC Kelley St	Timothy Hawk	4/6/23
Olivia W. Lumb	" " " "	Olivia W. Lumb	4/6/23
Donald L. Berman	32-32 RC Kelley St	Donald L. Berman	4/7/23

## Statement of Support from Neighbors

Date: 1 April 2023

**To: Board of Zoning Appeal, City of Cambridge, MA**

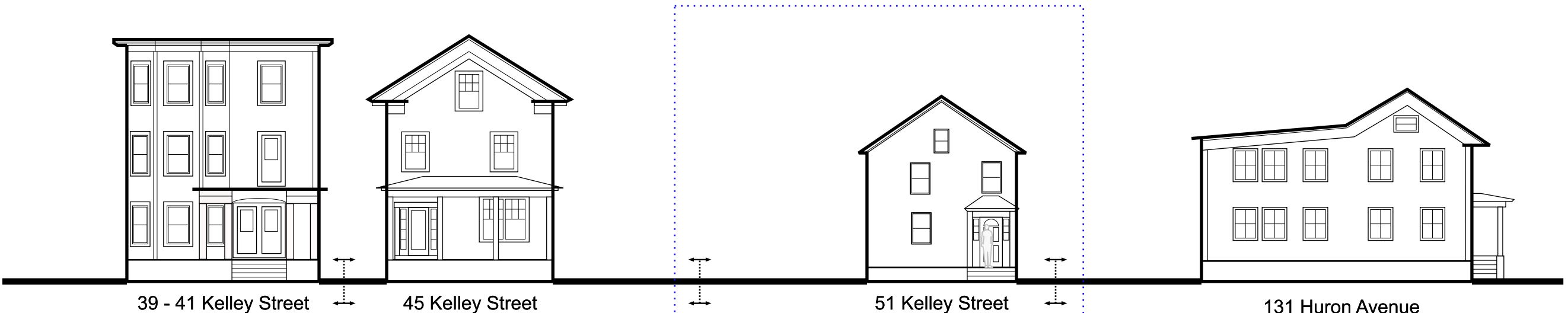
**RE:   Zoning Variance Petition  
      for 51 Kelley Street**

We are neighbors of Kent Christman. He has shown us the plans for his project at 51 Kelley Street, which involves removing and replacing the existing single-family home, including foundation, with a new foundation and structure substantially similar in size and character to the existing structure, in approximately the same location on the lot.

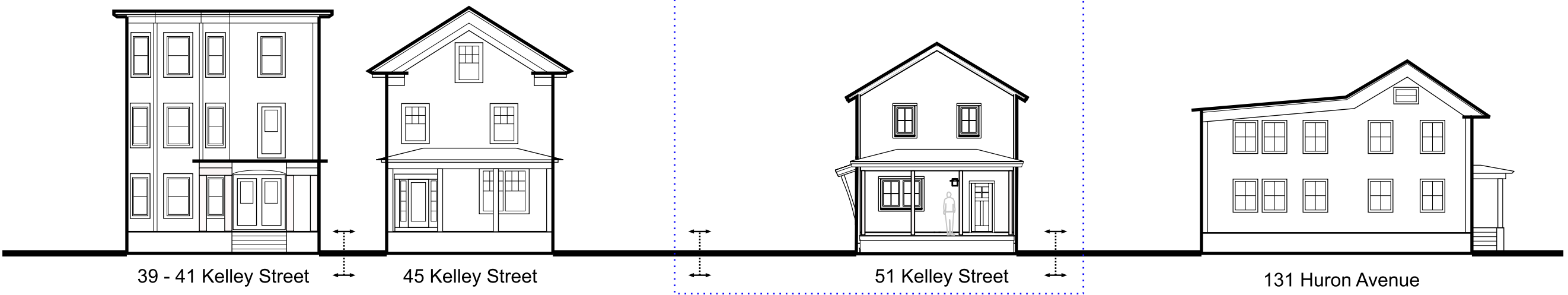
**We support his petition and have no objections to what he has proposed.**

[illegible]





**Kelley Street Elevation - Existing**



**Kelley Street Elevation - Proposed**



**51 KELLEY STREET**

CLIENT:  
KENT CHRISTMAN

PROJECT TYPE:  
RESIDENCE

LOCATION:  
51 KELLEY STREET  
CAMBRIDGE, MA 02138

DATE: 2023.04.15

SCALE: AS NOTED

KGC

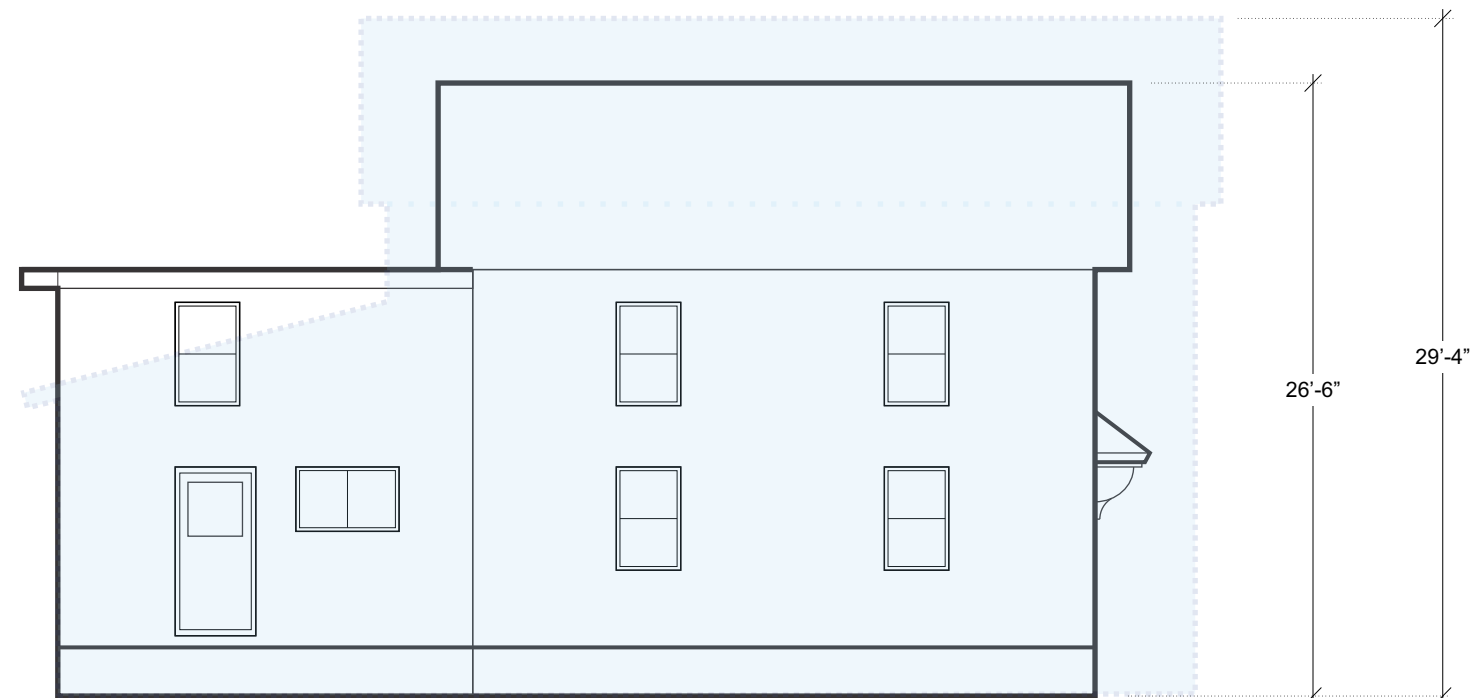
SHEET TITLE:

**STREET  
ELEVATIONS**

SHEET NUMBER:

**SE-1**

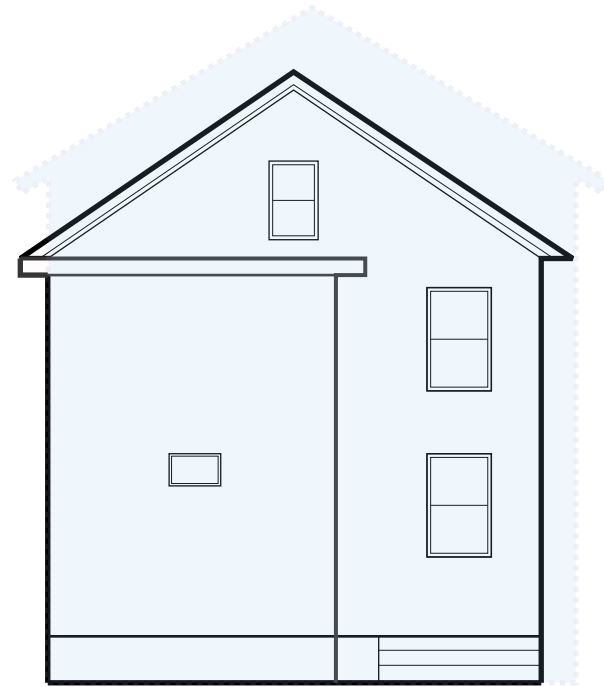




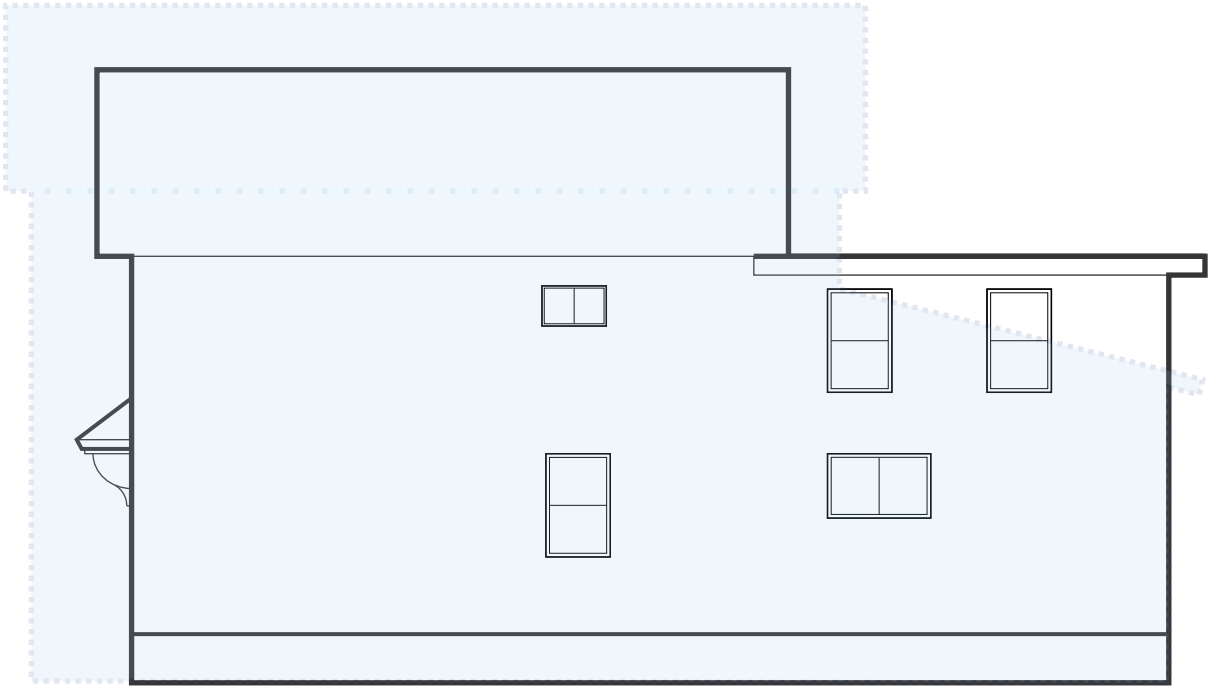
NW Exterior Elevation (Side)



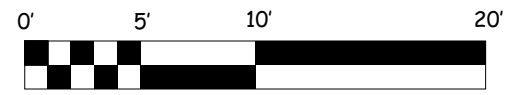
SW Exterior Elevation (Front)



NE Exterior Elevation (Back)



SE Exterior Elevation (Side)



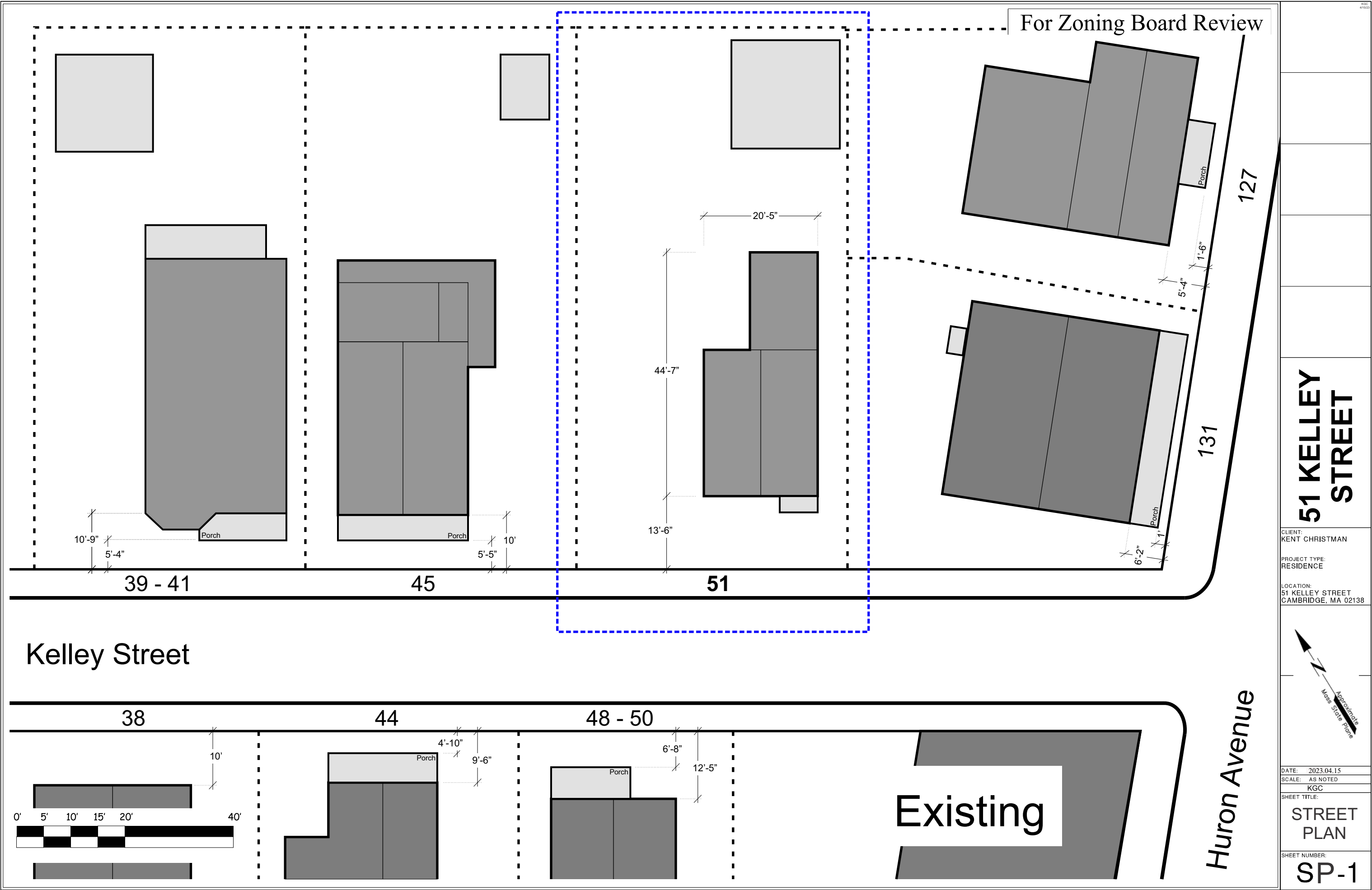
51 Kelley Elevations - Existing with Proposed Overlay

51 KELLEY STREET

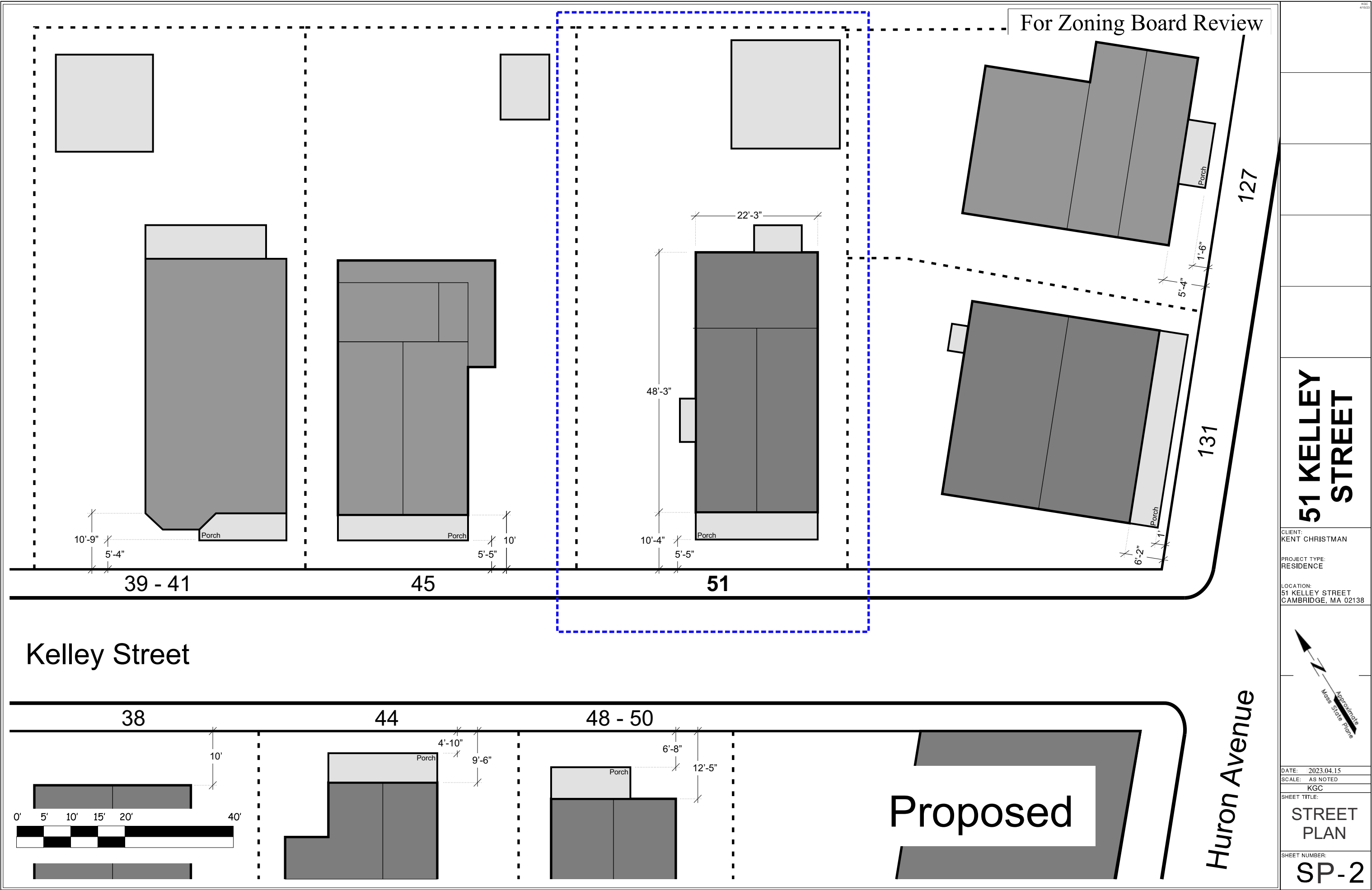
CLIENT:  
KENT CHRISTMAN  
  
PROJECT TYPE:  
RESIDENCE  
  
LOCATION:  
51 KELLEY STREET  
CAMBRIDGE, MA 02138

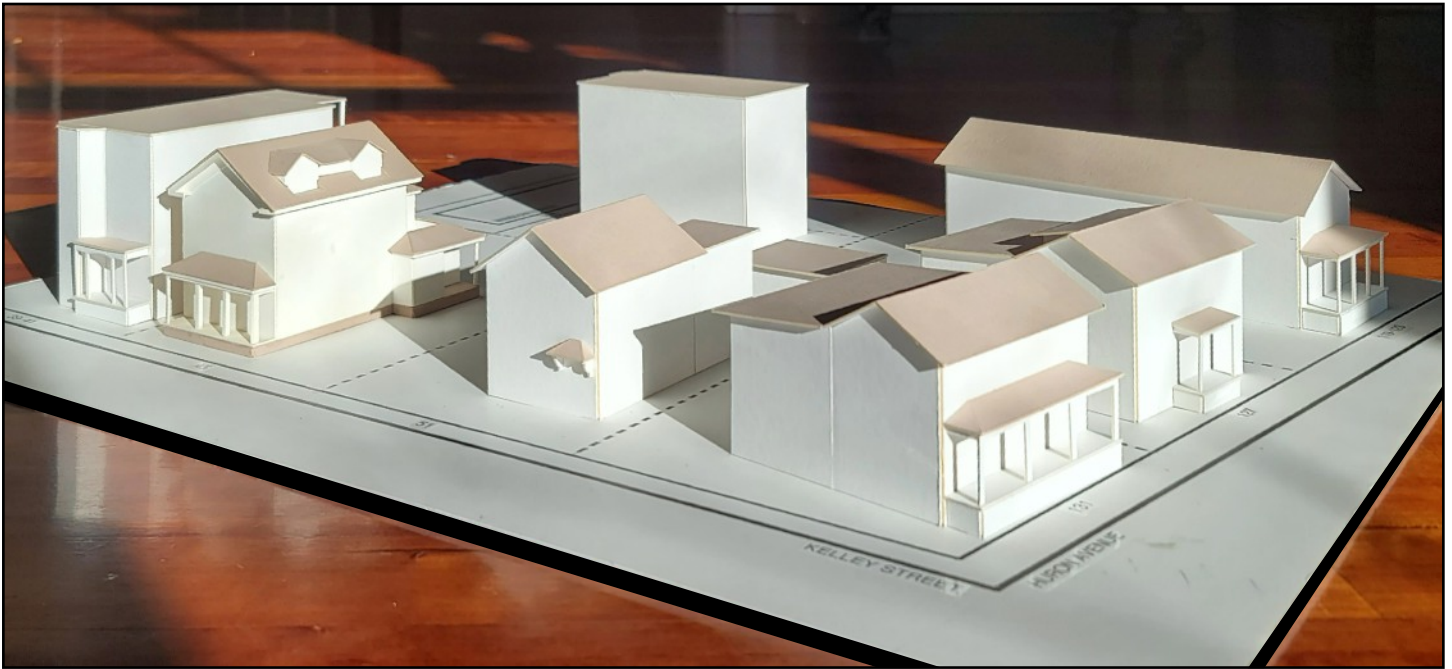
DATE: 2023.04.15  
SCALE: AS NOTED  
KGC  
SHEET TITLE:  
51 KELLEY ELEVATIONS  
SHEET NUMBER:  
HE-1











Existing



Proposed

## 51 Kelley Street Neighborhood Massing Model



The map displays a residential neighborhood with the following streets and lot numbers:

- Streets:** Tierney St, Winslow St, Kelley St, Huron Ave, Boyle Ter, Holly Ave, Garden Ct.
- Highlighted Areas:**
  - A red line highlights a large area in the upper central part of the map, including lots 229-37, 229-134, 229-133, 229-151, 229-41, 229-42, 229-43, 229-44, 229-45, 229-63, 229-62, 229-47, 229-34, 229-35, 229-36, 229-37, 229-38, 229-39, 229-40, 229-41, 229-42, 229-43, 229-44, 229-45, 229-46, 229-47, 229-48, 229-49, 229-50, 229-51, 229-52, 229-53, 229-54, 229-55, 229-56, 229-57, 229-58, 229-59, 229-60, 229-61, 229-62, 229-63, 229-64, 229-65, 229-66, 229-67, 229-68, 229-69, 229-70, 229-71, 229-72, 229-73, 229-74, 229-75, 229-76, 229-77, 229-78, 229-79, 229-80, 229-81, 229-82, 229-83, 229-84, 229-85, 229-86, 229-87, 229-88, 229-89, 229-90, 229-91, 229-92, 229-93, 229-94, 229-95, 229-96, 229-97, 229-98, 229-99, 230-1, 230-2, 230-3, 230-4, 230-5, 230-6, 230-7, 230-8, 230-9, 230-10, 230-11, 230-12, 230-13, 230-14, 230-15, 230-16, 230-17, 230-18, 230-19, 230-20, 230-21, 230-22, 230-23, 230-24, 230-25, 230-26, 230-27, 230-28, 230-29, 230-30, 230-31, 230-32, 230-33, 230-34, 230-35, 230-36, 230-37, 230-38, 230-39, 230-40, 230-41, 230-42, 230-43, 230-44, 230-45, 230-46, 230-47, 230-48, 230-49, 230-50, 230-51, 230-52, 230-53, 230-54, 230-55, 230-56, 230-57, 230-58, 230-59, 230-60, 230-61, 230-62, 230-63, 230-64, 230-65, 230-66, 230-67, 230-68, 230-69, 230-70, 230-71, 230-72, 230-73, 230-74, 230-75, 230-76, 230-77, 230-78, 230-79, 230-80, 230-81, 230-82, 230-83, 230-84, 230-85, 230-86, 230-87, 230-88, 230-89, 230-90, 230-91, 230-92, 230-93, 230-94, 230-95, 230-96, 230-97, 230-98, 230-99, 231-1, 231-2, 231-3, 231-4, 231-5, 231-6, 231-7, 231-8, 231-9, 231-10, 231-11, 231-12, 231-13, 231-14, 231-15, 231-16, 231-17, 231-18, 231-19, 231-20, 231-21, 231-22, 231-23, 231-24, 231-25, 231-26, 231-27, 231-28, 231-29, 231-30, 231-31, 231-32, 231-33, 231-34, 231-35, 231-36, 231-37, 231-38, 231-39, 231-40, 231-41, 231-42, 231-43, 231-44, 231-45, 231-46, 231-47, 231-48, 231-49, 231-50, 231-51, 231-52, 231-53, 231-54, 231-55, 231-56, 231-57, 231-58, 231-59, 231-60, 231-61, 231-62, 231-63, 231-64, 231-65, 231-66, 231-67, 231-68, 231-69, 231-70, 231-71, 231-72, 231-73, 231-74, 231-75, 231-76, 231-77, 231-78, 231-79, 231-80, 231-81, 231-82, 231-83, 231-84, 231-85, 231-86, 231-87, 231-88, 231-89, 231-90, 231-91, 231-92, 231-93, 231-94, 231-95, 231-96, 231-97, 231-98, 231-99, 232-1, 232-2, 232-3, 232-4, 232-5, 232-6, 232-7, 232-8, 232-9, 232-10, 232-11, 232-12, 232-13, 232-14, 232-15, 232-16, 232-17, 232-18, 232-19, 232-20, 232-21, 232-22, 232-23, 232-24, 232-25, 232-26, 232-27, 232-28, 232-29, 232-30, 232-31, 232-32, 232-33, 232-34, 232-35, 232-36, 232-37, 232-38, 232-39, 232-40, 232-41, 232-42, 232-43, 232-44, 232-45, 232-46, 232-47, 232-48, 232-49, 232-50, 232-51, 232-52, 232-53, 232-54, 232-55, 232-56, 232-57, 232-58, 232-59, 232-60, 232-61, 232-62, 232-63, 232-64, 232-65, 232-66, 232-67, 232-68, 232-69, 232-70, 232-71, 232-72, 232-73, 232-74, 232-75, 232-76, 232-77, 232-78, 232-79, 232-80, 232-81, 232-82, 232-83, 232-84, 232-85, 232-86, 232-87, 232-88, 232-89, 232-90, 232-91, 232-92, 232-93, 232-94, 232-95, 232-96, 232-97, 232-98, 232-99, 233-1, 233-2, 233-3, 233-4, 233-5, 233-6, 233-7, 233-8, 233-9, 233-10, 233-11, 233-12, 233-13, 233-14, 233-15, 233-16, 233-17, 233-18, 233-19, 233-20, 233-21, 233-22, 233-23, 233-24, 233-25, 233-26, 233-27, 233-28, 233-29, 233-30, 233-31, 233-32, 233-33, 233-34, 233-35, 233-36, 233-37, 233-38, 233-39, 233-40, 233-41, 233-42, 233-43, 233-44, 233-45, 233-46, 233-47, 233-48, 233-49, 233-50, 233-51, 233-52, 233-53, 233-54, 233-55, 233-56, 233-57, 233-58, 233-59, 233-60, 233-61, 233-62, 233-63, 233-64, 233-65, 233-66, 233-67, 233-68, 233-69, 233-70, 233-71, 233-72, 233-73, 233-74, 233-75, 233-76, 233-77, 233-78, 233-79, 233-80, 233-81, 233-82, 233-83, 233-84, 233-85, 233-86, 233-87, 233-88, 233-89, 233-90, 233-91, 233-92, 233-93, 233-94, 233-95, 233-96, 233-97, 233-98, 233-99, 234-1, 234-2, 234-3, 234-4, 234-5, 234-6, 234-7, 234-8, 234-9, 234-10, 234-11, 234-12, 234-13, 234-14, 234-15, 234-16, 234-17, 234-18, 234-19, 234-20, 234-21, 234-22, 234-23,

51 Kelley St.

Petitioner

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

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

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

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

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

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

229-117  
RCG OBSERVATORY RETAIL LLC,  
17 IVALOO ST  
SOMERVILLE, MA 02143

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

229-151  
KIM, YUGON & KIRRA NEWMAN  
2-4 WINSLOW 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

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

229-116  
SOLOMON, LEONARD  
TRS LENNY SOLOMON 2020 REV TR  
50 R C KELLY ST  
CAMBRIDGE, MA 02138