



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

BZA Application Form

BZA Number: 232490

General Information

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

Special Permit: _____ Variance: X Appeal: _____

PETITIONER: Kun Wang

PETITIONER'S ADDRESS: 11 Sunset rd, Cambridge, MA 02140

LOCATION OF PROPERTY: 73 Orchard St, Unit 1, Cambridge, MA

TYPE OF OCCUPANCY: 2 Family

ZONING DISTRICT: Residence B Zone

REASON FOR PETITION:

/Parking/

DESCRIPTION OF PETITIONER'S PROPOSAL:

Zoning office ask me to got to the BZA to apply for variance for setback relief. I like to utilize my backyard on the Tenney st to park a compact car during snowstorms. I need this approval to get the curb cut application completed.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 6.000 Section: 6.44.1.c (Parking Setbacks).
Article: 10.000 Section: 10.30 (Variance).

CITY OF CAMBRIDGE
INSPECTIONAL SERVICES
2023 SEP - 7 A 11:27

Original
Signature(s):

(Petitioner (s) / Owner)

Kun Wang

(Print Name)

Address:

11 Sunset Rd

Tel. No.

6178512308

E-Mail Address:

wangkun@gmail.com

Date: 9/5/23

BEA 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 Yin Yin Lin (OWNER)

Address: 73 Orchard St, Cambridge, MA 02140

State that I/We own the property located at _____, which is the subject of this zoning application.

The record title of this property is in the name of 73 orchard LLC

*Pursuant to a deed of duly recorded in the date _____, Middlesex South County Registry of Deeds at Book 78038, Page 386; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.

[Signature]
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 Kun Wang personally appeared before me this 10th of July, 2023, and made oath that the above statement

[Signature]

My commission expires 09/02/24 (Notary Seal).



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

(ATTACHMENT B - PAGE 3)

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:

parking in winter time can be very difficult in this area. allowing this parking space curb cut would not only allow better loading and unloading of items but also parking for myself instead of searching the neighborhood.

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:

This would be in a flat back yard and no water or any new structure that would cause any issues to anyone abutting.

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:

There would be no detriment to public good. The new parking space utilizes existing back yard would likely free up a space on the street for other neighbors.

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

This shouldn't have an impact on anyone except to add one additional back yard parking space. No intention to make substantial changes to the intend of the ordinance

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

DZC APPLICATION FORM

DIMENSIONAL INFORMATION

Applicant: Kun Wang
Location: 73 Orchard St., Unit 1, Cambridge, MA
Phone: 6178512308

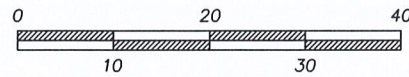
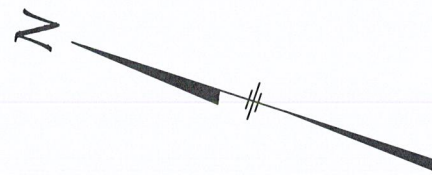
Present Use/Occupancy: 2 Family
Zone: Residence B Zone
Requested Use/Occupancy: 2 Family

		Existing Conditions	Requested Conditions	Ordinance Requirements	
TOTAL GROSS FLOOR AREA:		4483	153	153	(max.)
LOT AREA:		2374	153	153	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: ²		1.88	153 sqft	153 sqft	
LOT AREA OF EACH DWELLING UNIT		1050	153	153	
SIZE OF LOT:	WIDTH	30.5	8.5	8.5	
	DEPTH	78.55	18	18	
SETBACKS IN FEET:	FRONT	20	20	15	
	REAR	10	10	25	
	LEFT SIDE	5	5	7.5	
	RIGHT SIDE	0	0	15	
SIZE OF BUILDING:	HEIGHT	35.5	35.5	35	
	WIDTH	42	42	42	
	LENGTH	25.5	25.5	25.5	
RATIO OF USABLE OPEN SPACE TO LOT AREA:		0.44	0.51	0.4	
NO. OF DWELLING UNITS:		2	2	2	
NO. OF PARKING SPACES:		0	1	2	
NO. OF LOADING AREAS:		0	1	0.2	
DISTANCE TO NEAREST BLDG. ON SAME LOT		0	0	0	

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.:

2 family building up and down

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'.



SCALE: 1" = 20'

CURRENT OWNER: WEI GAO
 TITLE REFERENCE: BK 78038 PG 386
 PLAN REFERENCE: 20657A

THIS PLAN WAS PREPARED WITHOUT A FULL TITLE EXAMINATION AND IS NOT A CERTIFICATION TO THE TITLE OF THE LANDS SHOWN. THE OWNERSHIP OF ABUTTING PROPERTIES IS ACCORDING TO ASSESSORS RECORDS. THIS PLAN MAY OR MAY NOT SHOW ALL ENCUMBRANCES WHETHER EXPRESSED, IMPLIED OR PRESCRIPTIVE.

SURVEYOR'S CERTIFICATION:

TO: KUN WANG

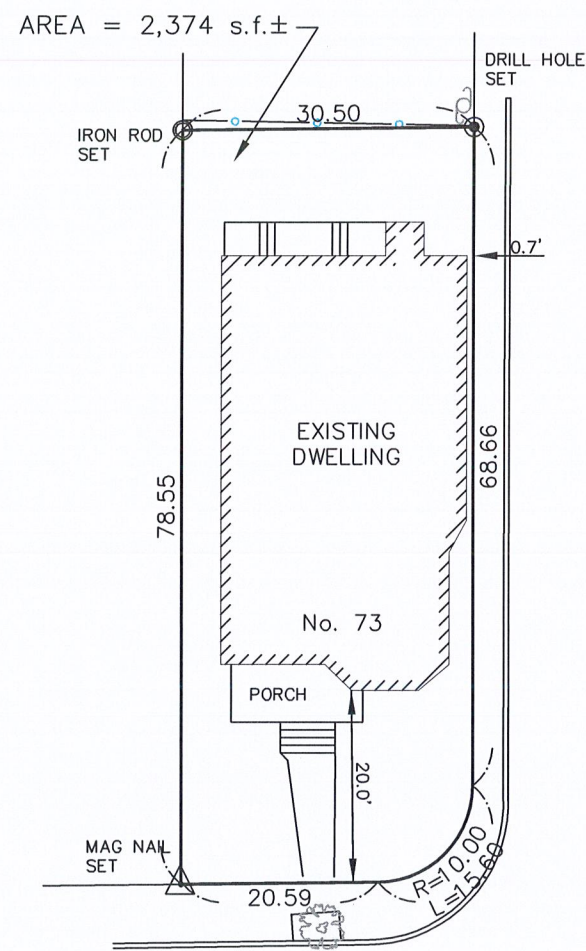
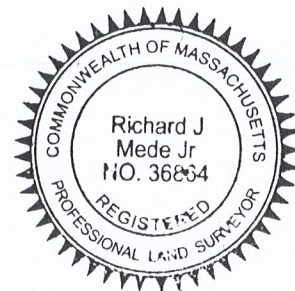
I CERTIFY THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE GENERALLY ACCEPTABLE PRACTICES OF LAND SURVEYORS IN THE COMMONWEALTH OF MASSACHUSETTS FOR A PLAN AND SURVEY OF THIS TYPE. THIS CERTIFICATION IS MADE ONLY TO THE ABOVE NAMED INDIVIDUAL(S) AND IS NULL AND VOID UPON ANY FURTHER CONVEYANCE OF THIS PLAN.

THE FIELD WORK WAS COMPLETED ON: OCTOBER 5, 2021
 DATE OF PLAN: OCTOBER 5, 2021
 DATE OF PLAN: JUNE 22, 2023 (PARKING PLAN)

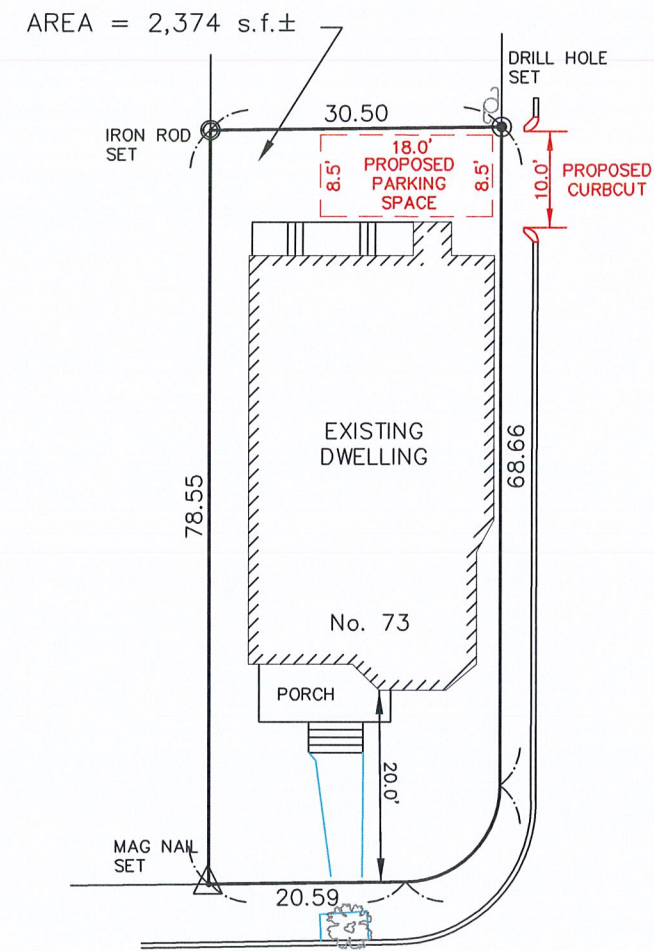

 RICHARD J. MEDE, JR. P.L.S.

06/22/2023

DATE:



ORCHARD STREET



ORCHARD STREET

CERTIFIED PLOT PLAN
 73 ORCHARD STREET
 CAMBRIDGE, MA
 (MIDDLESEX COUNTY)

PREPARED BY:




PREPARED FOR:
 KUN WANG

DRAWN	CHECKED	FILE No.
CAV	RJM	21223

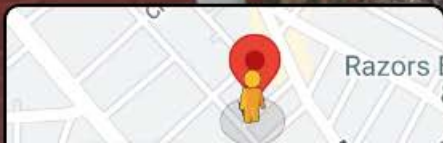
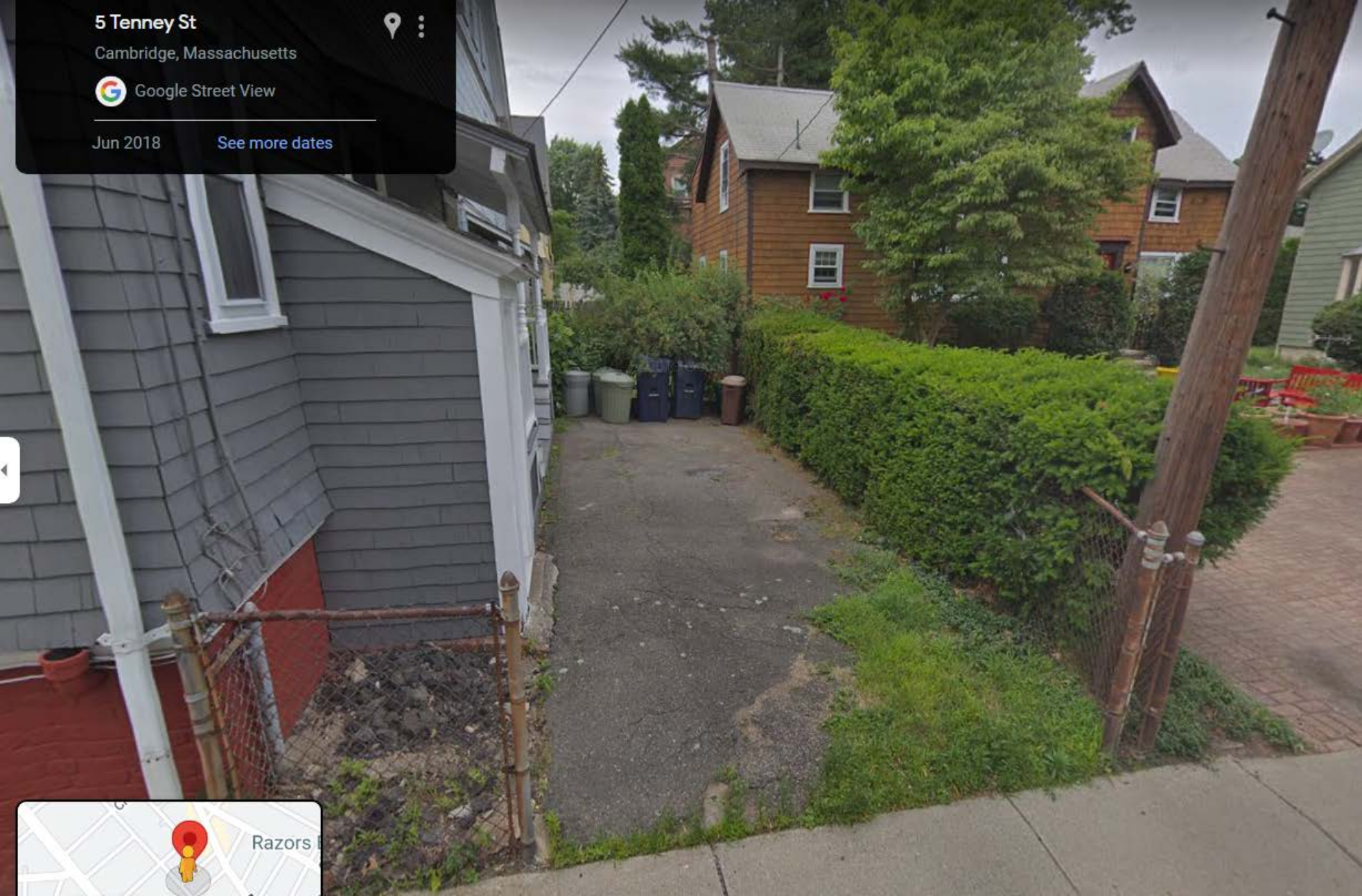
5 Tenney St

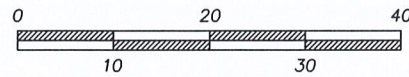
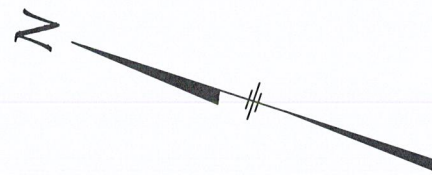
Cambridge, Massachusetts

 Google Street View

Jun 2018

[See more dates](#)





SCALE: 1" = 20'

CURRENT OWNER: WEI GAO
 TITLE REFERENCE: BK 78038 PG 386
 PLAN REFERENCE: 20657A

THIS PLAN WAS PREPARED WITHOUT A FULL TITLE EXAMINATION AND IS NOT A CERTIFICATION TO THE TITLE OF THE LANDS SHOWN. THE OWNERSHIP OF ABUTTING PROPERTIES IS ACCORDING TO ASSESSORS RECORDS. THIS PLAN MAY OR MAY NOT SHOW ALL ENCUMBRANCES WHETHER EXPRESSED, IMPLIED OR PRESCRIPTIVE.

SURVEYOR'S CERTIFICATION:

TO: KUN WANG

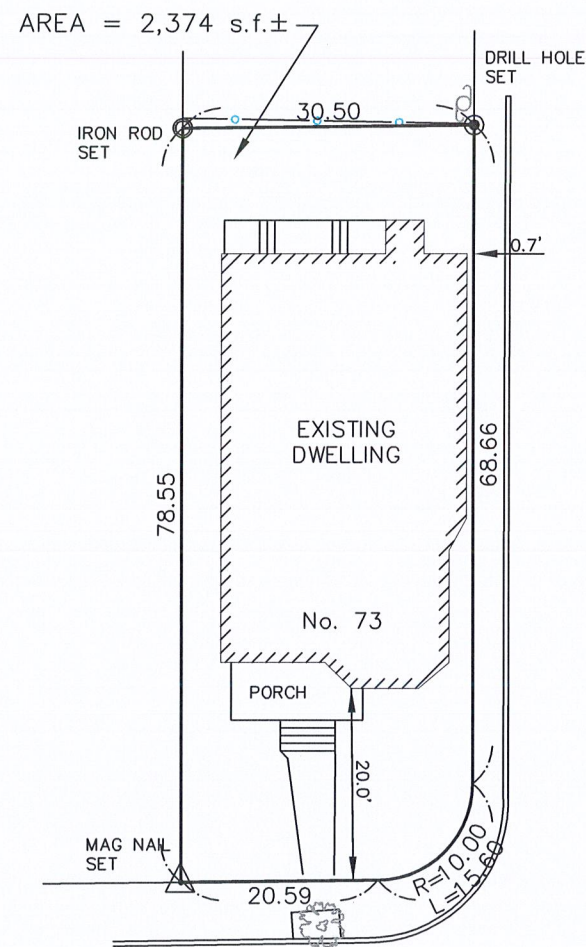
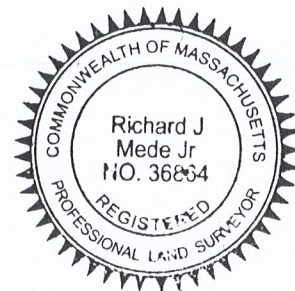
I CERTIFY THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE GENERALLY ACCEPTABLE PRACTICES OF LAND SURVEYORS IN THE COMMONWEALTH OF MASSACHUSETTS FOR A PLAN AND SURVEY OF THIS TYPE. THIS CERTIFICATION IS MADE ONLY TO THE ABOVE NAMED INDIVIDUAL(S) AND IS NULL AND VOID UPON ANY FURTHER CONVEYANCE OF THIS PLAN.

THE FIELD WORK WAS COMPLETED ON: OCTOBER 5, 2021
 DATE OF PLAN: OCTOBER 5, 2021
 DATE OF PLAN: JUNE 22, 2023 (PARKING PLAN)

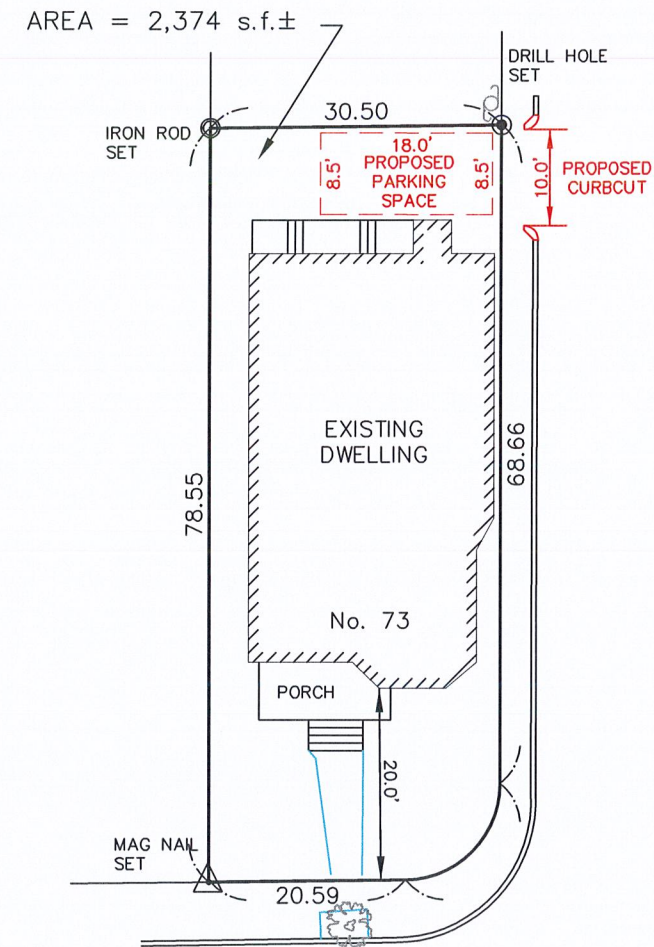

 RICHARD J. MEDE, JR. P.L.S.

06/22/2023

DATE:



ORCHARD STREET



ORCHARD STREET

CERTIFIED PLOT PLAN
 73 ORCHARD STREET
 CAMBRIDGE, MA
 (MIDDLESEX COUNTY)

PREPARED BY:



PREPARED FOR:
 KUN WANG

DRAWN	CHECKED	FILE No.
CAV	RJM	21223

73 Orchard St. #1

Petitioner

180-9
HAZLETT, THOMAS C. & JOAN A. HAZLETT
77 ORCHARD ST
CAMBRIDGE, MA 02140-1329

180-12
MAHDAVI, REZA & MARIE PIERRE DILLENSEGER
38 BACON LANE
CENTERVILLE, MA 02632

KUN WANG
73 ORCHARD STREET
CAMBRIDGE, MA 02140

180-13
KLA REALTY, LLC,
31 LOVE LANE
WESTON, MA 02493

181-64
DAHL, KATHRYN & STEPHEN FEIGE
76 ORCHARD ST
CAMBRIDGE, MA 02140

181-63
HUNZIKER, SUSAN M.
82 ORCHARD ST
CAMBRIDGE, MA 02140

180-60
SKOMRO, ROBERT & IRENE S. TEEGARDEN
5 TENNEY ST
CAMBRIDGE, MA 02140-1311

180-65
DORAN, MARGUERITE A. &
EDWARD M. DORAN JR.
69 ORCHARD ST.
CAMBRIDGE, MA 02140

181-70
AYOUB, NANCY
74 ORCHARD STREET
CAMBRIDGE, MA 02140

181-15
BERDAN MICHAEL A CORASH JANET E., TRS
84 ORCHARD ST
CAMBRIDGE, MA 02140

180-59
COUGHLIN, JUDY A. LIFE ESTATE
9 TENNEY ST
CAMBRIDGE, MA 02140

180-56
73 ORCHARD LLC
73 ORCHARD ST - UNIT A
CAMBRIDGE, MA 02138

180-55
BARTHELEMY, CECILE F & FREDERIC R
35-R LEXINGTON
SOMERVILLE, MA 02144

180-52
BUTT, DONALD K.
6 TENNEY ST
CAMBRIDGE, MA 02140-1312

October 2, 2023

Board of Zoning Appeal
831 Mass Avenue
Cambridge MA 02139

Good Morning

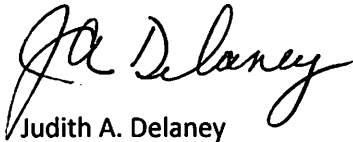
I wish to voice my opposition to BZA Case 232490 Location 73 Orchard Street.

Adding parking to either front or back yard would have a negative impact on Tenney Street by eliminating 2 on street parking spaces. The corner of Orchard and Tenney Street is hazardous at best with cars barreling down Tenney to avoid the traffic light at Russell and Elm Street. Also, the back lot at 73 Orchard Street is small and would not easily accommodate a vehicle.

There are elderly people and young children on Tenney Street who would also be negatively impacted.

The owner of the property does not currently reside there.

Thank you,



Judith A. Delaney

9 Tenney Street, Cambridge



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

2 Bdz

BZA

POSTING NOTICE – PICK UP SHEET

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

Name: Kun Wang Date: 9/20/23
(Print)

Address: 73 Orchard St. #1

Case No. BZA-232490

Hearing Date: 10/12/23

Thank you,
Bza Members