

CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

BZA Application Form

BZA Number: 252574

General Information

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

Special Permit: _____

Variance: X

Appeal: _____

PETITIONER: TORRINGTON WINGTER LLC C/O MOMO DESIGN & BUILD

PETITIONER'S ADDRESS: 1660 Soldiers Field Rd, BOSTON, MA 02135

LOCATION OF PROPERTY: 83 Winter St, Cambridge, MA

TYPE OF OCCUPANCY: 3-family

ZONING DISTRICT: Residence C-1 Zone

REASON FOR PETITION:

/Conversion to Additional Dwelling Units/

DESCRIPTION OF PETITIONER'S PROPOSAL:

PROPOSED NEW BASEMENT UNIT (FAR)
PROPOSED EXTERIOR STAIR AND EGRESS WINDOW WELL

SECTIONS OF ZONING ORDINANCE CITED:

| | |
|-----------------|---|
| Article: 5.000 | Section: 5.31(Table of Dimensional Requirements). |
| Article: 8.000 | Section: 8.22.3 (Non-Conforming Structure). |
| Article: 5.000 | Section: 5.26 (Conversion). |
| Article: 10.000 | Section: 10.30 (Variance). |

Original
Signature(s):

Alan Yu

(Petitioner (s) / Owner)

Alan Yu
(Print Name)

Address:
Tel. No.
E-Mail Address:

1660 Soldiers Field Rd Boston, MA
6179387606
alan.yu@buildwithmomo.com

Date: 01/09/2024

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS
2024 JAN 10 AM 11:01

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 Ken Wang (OWNER)

Address: 65 Pearl St. Cambridge MA 02139

State that I/We own the property located at 83 Winter St. Cambridge MA 02139 which is the subject of this zoning application.

The record title of this property is in the name of 81-91 Winter St., LLC

*Pursuant to a deed of duly recorded in the date June 30, 2023, Middlesex South County Registry of Deeds at Book 81720, Page 560; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.

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

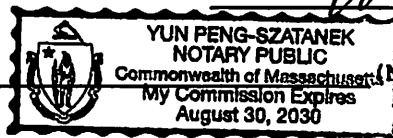
*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Norfolk

The above-name Ken Wang personally appeared before me, this 18 of December, 2023, and made oath that the above statement is true.

Yun Peng SzataneK Notary

My commission expires _____ (Notary Seal).



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

REAL ESTATE COMMISSION - MASSACHUSETTS

To be completed by OWNER, signed before a notary and returned to the Secretary of the Board of County Appeals.

Name of Owner _____ (Print Name)

Address _____

State that I am the owner of the property located at _____ which is the subject of this zoning application.

The zoning district of this property is in the name of _____

Transfer of title of this property in the name of _____

County Registry of Deeds at _____

Register's Office of Land Court, Certificate No. _____

Book _____ Page _____

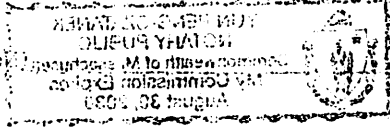
APPROVED BY _____

Notary Public for the State of Massachusetts, my commission expires _____

Commissioner of Massachusetts, County of _____

The above-named _____

and she has read the above and she is a true _____



It is hereby certified that the above-named _____ is the owner of the property described in the foregoing and that the same is in compliance with the provisions of the zoning ordinance.

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: TORRINGTON WINGTER LLC
Location: 83 Winter St., Cambridge, MA
Phone: 6179387606

Present Use/Occupancy: 3-family
Zone: Residence C-1 Zone
Requested Use/Occupancy: 4-family

| | | <u>Existing Conditions</u> | <u>Requested Conditions</u> | <u>Ordinance Requirements</u> | |
|--|------------|----------------------------|-----------------------------|-------------------------------|--------|
| <u>TOTAL GROSS FLOOR AREA:</u> | | 12841 | 13757 | 6315 | (max.) |
| <u>LOT AREA:</u> | | 8420 | 8420 | 8420 | (min.) |
| <u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u> | | 1.52 | 1.63 | 0.75 | |
| <u>LOT AREA OF EACH DWELLING UNIT</u> | | 648 | 601 | 1500 | |
| <u>SIZE OF LOT:</u> | WIDTH | 128 | 128 | 50 | |
| | DEPTH | 80 | 80 | - | |
| <u>SETBACKS IN FEET:</u> | FRONT | -1.2 | -1.2 | 14 | |
| | REAR | 4.7 | 4.7 | 14 | |
| | LEFT SIDE | 78.7 | 78.7 | 11.2 | |
| | RIGHT SIDE | 24.8 | 24.8 | 11.2 | |
| <u>SIZE OF BUILDING:</u> | HEIGHT | 33.5 | 34.5 | 35 | |
| | WIDTH | 57.8 | 57.8 | - | |
| | LENGTH | 22.5 | 22.5 | - | |
| <u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u> | | 50.9% | 45% | 30% | |
| <u>NO. OF DWELLING UNITS:</u> | | 3 | 4 | 4-8 | |
| <u>NO. OF PARKING SPACES:</u> | | 9 | 9 | - | |
| <u>NO. OF LOADING AREAS:</u> | | 0 | 0 | - | |
| <u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u> | | 7.1 | 7.1 | 10 | |

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

PROPOSED WORK AT 83 WINTER.
 85, 87, 89, 91 ARE ON THE SAME LOT ARE ALL EXISTING WOODFRAME RESIDENTIAL BUILDINGS.

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

BZA Application Form

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:

N/A

- 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:

N/A

- 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:

TRUE TO BEST OF OUR KNOWLEDGE

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

-

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



BASEMENT ADDITION

PROJECT ADDRESS

**83-91 WINTER STREET
CAMBRIDGE, MA**

CLIENT

KEN

PROJECT NUMBER

45-83-00

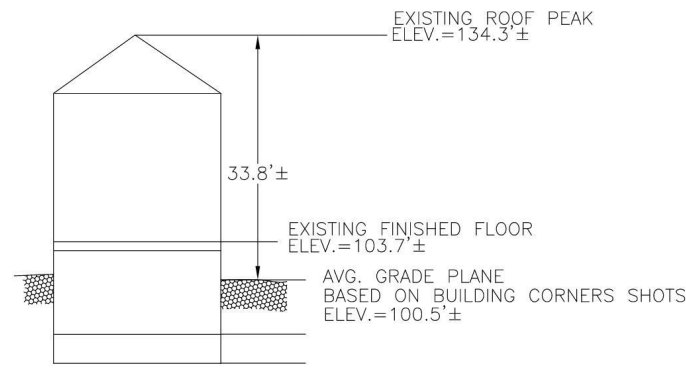
PROJECT ISSUE DATE

12/11/2023

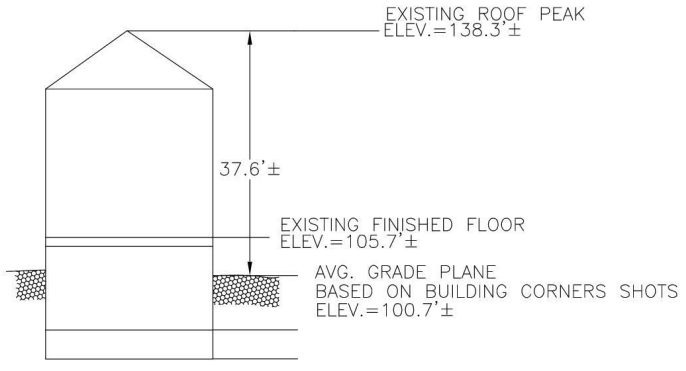
PROJECT SCOPE:

- 1. CONVERT EXISTING UNFINISHED BASEMENT OF 83 WINTER STREET INTO AN ADDITIONAL UNIT**
- 2. ADD NEW BASEMENT EXTERIOR STAIR ACCESS**
- 3. ADD A NEW WINDOW WELL**
- 4. MODIFY LAYOUT AT EXISTING LEVEL 1 UNIT**
- 5. REMOVE ONE EXISTING CHIMNEY**

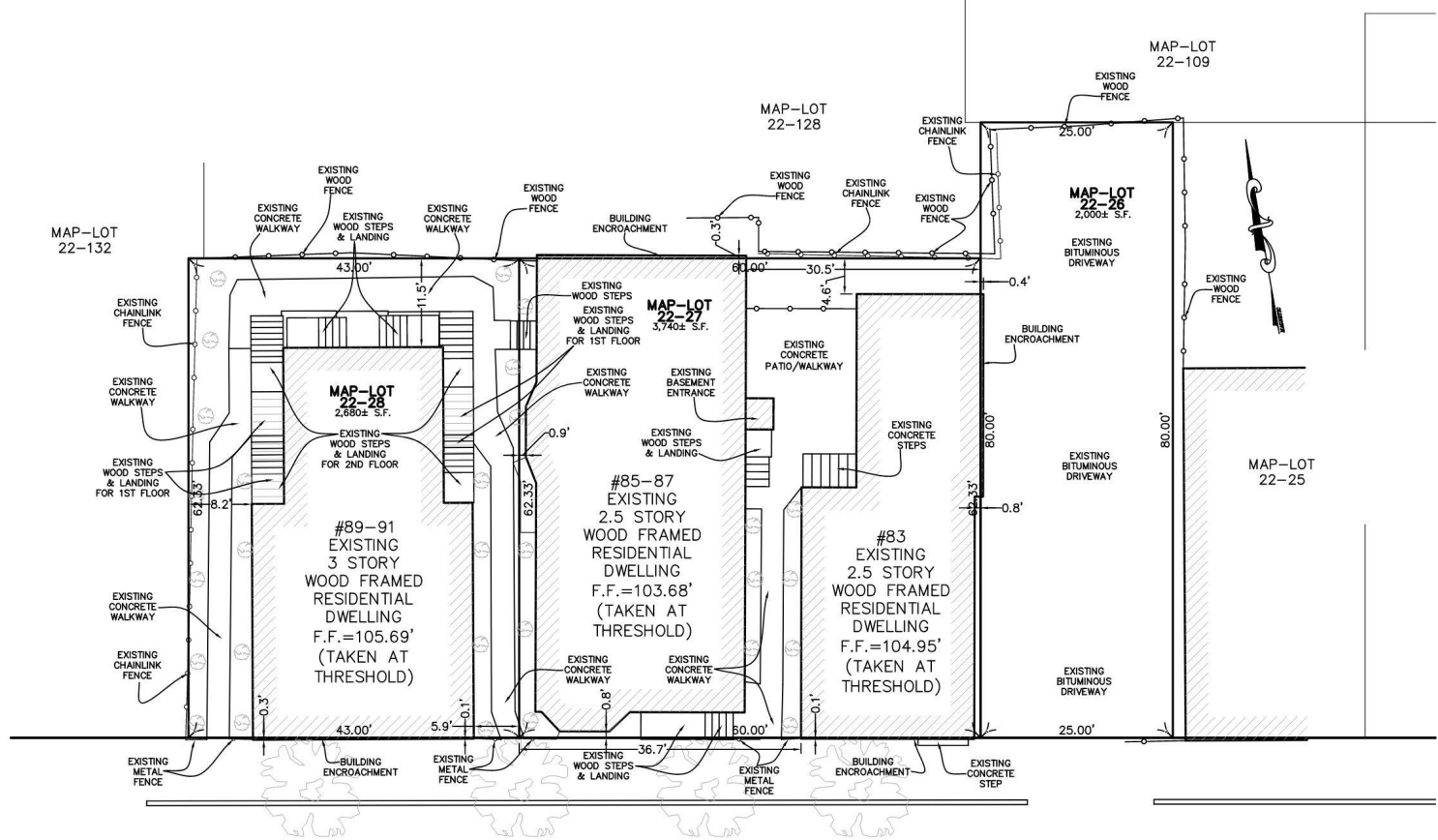
| EXISTING LEGEND | |
|-----------------|---------------------------|
| SS | SEWER LINE |
| ⊙ | SEWER MANHOLE |
| W | WATER LINE |
| G | GAS LINE |
| U | UTILITY POLE |
| ⊕ | GAS VALVE |
| E | OVERHEAD ELECTRIC SERVICE |
| ⊗ | WATER VALVE |
| □ | CATCH BASIN |
| — | FENCE |
| 209 | CONTOUR LINE (MJR) |
| 195 | CONTOUR LINE (MNR) |
| X | SPOT GRADE |
| ⊕ | DRAIN MANHOLE |
| ⊕ | HYDRANT |
| ⊕ | TREE |



EXISTING PROFILE #85-87
NOT TO SCALE

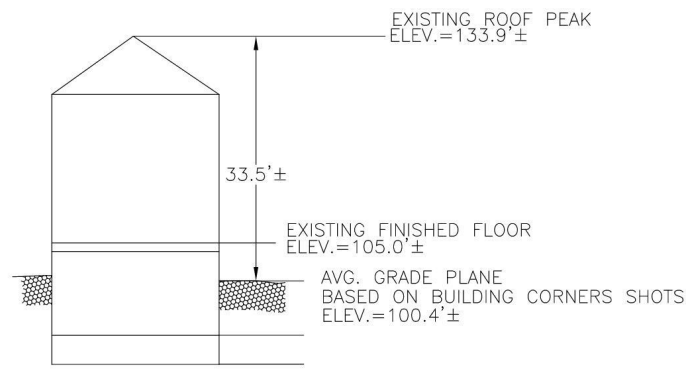


EXISTING PROFILE #89-91
NOT TO SCALE

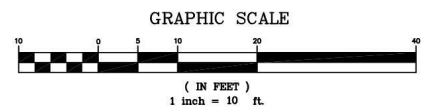


WINTER STREET (PUBLIC WAY-50' WIDE)

- NOTES:
1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 04/21/2021.
 2. DEED REFERENCE: BOOK 20323, PAGE 019, DEED REFERENCE: BOOK 20323, PAGE 020, MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS.
 3. THIS PLAN IS NOT INTENDED TO BE RECORDED.
 4. I CERTIFY THAT THE DWELLINGS SHOWN ARE NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. THEY ARE LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25017C0577E, PANEL NUMBER 0577E, COMMUNITY NUMBER: 250186, DATED JUNE 4, 2010.
 5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAN NO SUCH EASEMENTS EXIST.
 6. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.
 7. NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS PETER NOLAN & ASSOCIATES LLC ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.
 8. ZONING DISTRICT = RESIDENCE C-1



EXISTING PROFILE #83
NOT TO SCALE



PETER NOLAN & ASSOCIATES LLC SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF PUBLIC OR CONTRACTOR'S EMPLOYEES, OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORKING ACCORDANCE WITH THE CONTRACT DOCUMENTS.

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NO PART OF THIS DOCUMENT MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC, MECHANICAL, PHOTOCOPIING, RECORDING OR OTHERWISE, WITHOUT THE PRIOR WRITTEN PERMISSION OF PETER NOLAN & ASSOCIATES LLC ANY VIOLATION OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF PETER NOLAN & ASSOCIATES LLC SHALL BE PENALIZED.

| | |
|----------|---|
| SCALE | 1"=10' |
| DATE | 04/24/2021 |
| SHEET | 1 |
| PLAN NO. | 1 OF 1 |
| CLIENT: | 81-91 WINTER STREET CAMBRIDGE MASSACHUSETTS |
| DRAWN BY | PJN |
| CHKD BY | PJN |
| APPD BY | PJN |

| REV | DATE | REVISION | BY |
|-----|------|----------|----|
| | | | |

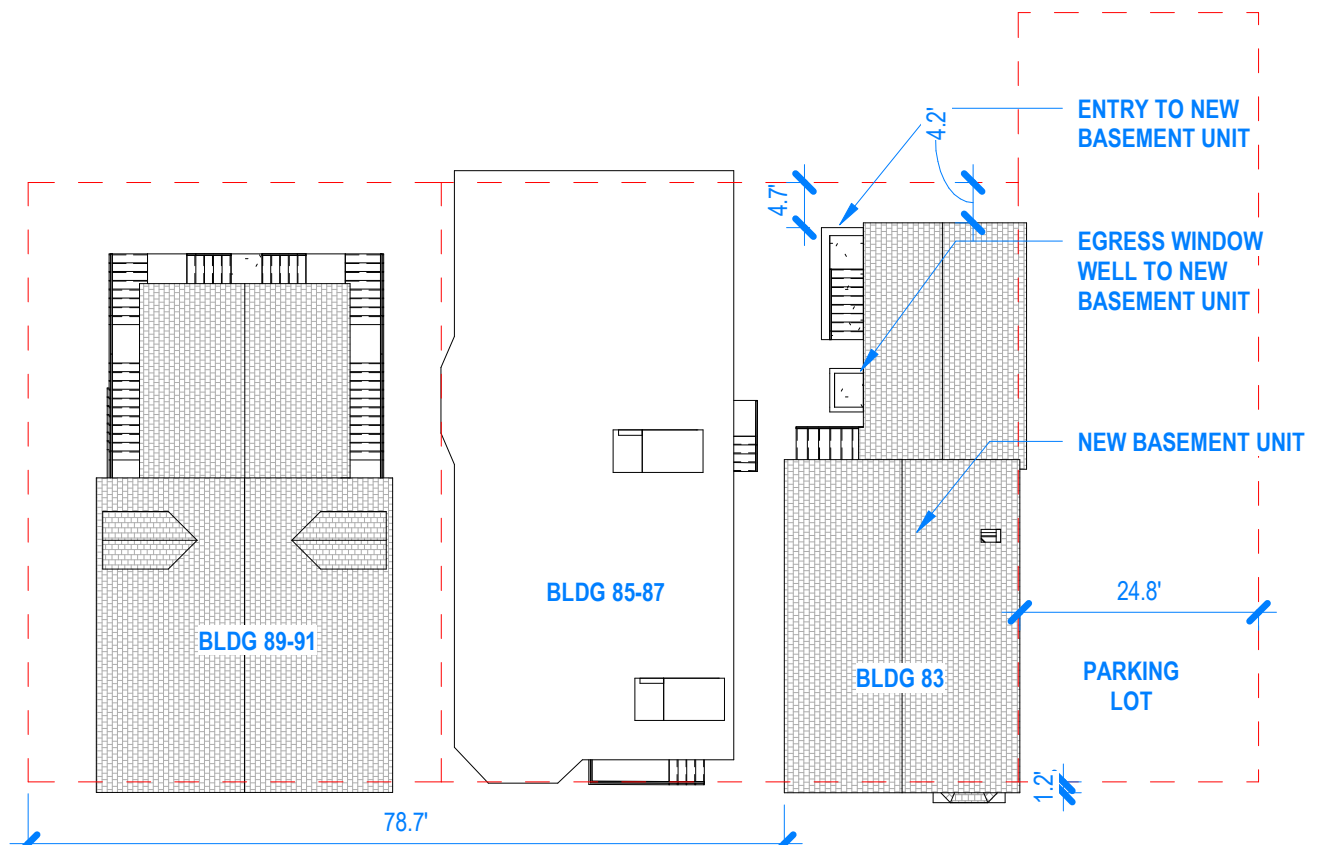
PETER NOLAN & ASSOCIATES LLC
LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS
697 CAMBRIDGE STREET, SUITE 103 BRIGHTON MA 02135
PHONE: 857 891 7478/617 782 1533 FAX: 617 202 5691
EMAIL: pnolan@pnasurveyors.com

SHEET NO. **1**

ZONING COMPLIANCE TABLE CAMBRIDGE RES C-1 - 83 WINTER ST. CAMBRIDGE

DISTRICT: RES C-1

| ZR | Item/Description | Existing | Permitted / Required | Proposed | Notes | |
|----|---|-------------------|----------------------|---------------------------|--|-------------------------|
| | USES | MULT-RES-4-8-APT | MULT-RES-4-8-APT | MULT-RES-4-8-APT | | |
| | NUMBER OF UNITS | 3 | - | 4 | 85-87 EXISTING (6) PRPOSED (6) | |
| | | | | | 89-91 EXISTING (4) PROPOSED (4) | |
| | | | | | TOTAL EXISTING (13) PROPOSED (14) | |
| | FAR | 1.53 | 0.75 | 1.63 | EXISTING NON-CONFORMING | |
| | FLOOR AREA | 12,841 ± SQFT | - | 13,757 ± SQFT | 83 EXISTING (2,860 SQFT) 85-87 EXISTING (4,970 SQFT) 89-9... | |
| | LOT SIZE | 8,420 ± SQFT | 5,000 SQFT | 8,420 ± SQFT | | |
| | MIN. RATIO OF PRIVATE OP.SP. TO LOT AREA | 50.9% | 30% | 45% | | |
| | 83-85 WINTER ST. SETBACK & HEIGHT | MIN. FRONT | - 1.2' | $(22.5+33.5) / 4 = 14'$ | 1.2' | EXISTING NON-CONFORMING |
| | | MIN. SIDE (RIGHT) | 24.8' | $(22.5+33.5) / 5 = 11.2'$ | 24.8' | UNCHANGED |
| | | MIN. SIDE (LEFT) | 78.7' | $(22.5+33.5) / 5 = 11.2'$ | 78.7' | UNCHANGED |
| | | MIN. REAR | 4.7' | $(22.5+33.5) / 4 = 14'$ | 4.7' | EXISTING NON-CONFORMING |
| | | MAX. HEIGHT | 33.5' ± | 35' | 34.6' ± | |

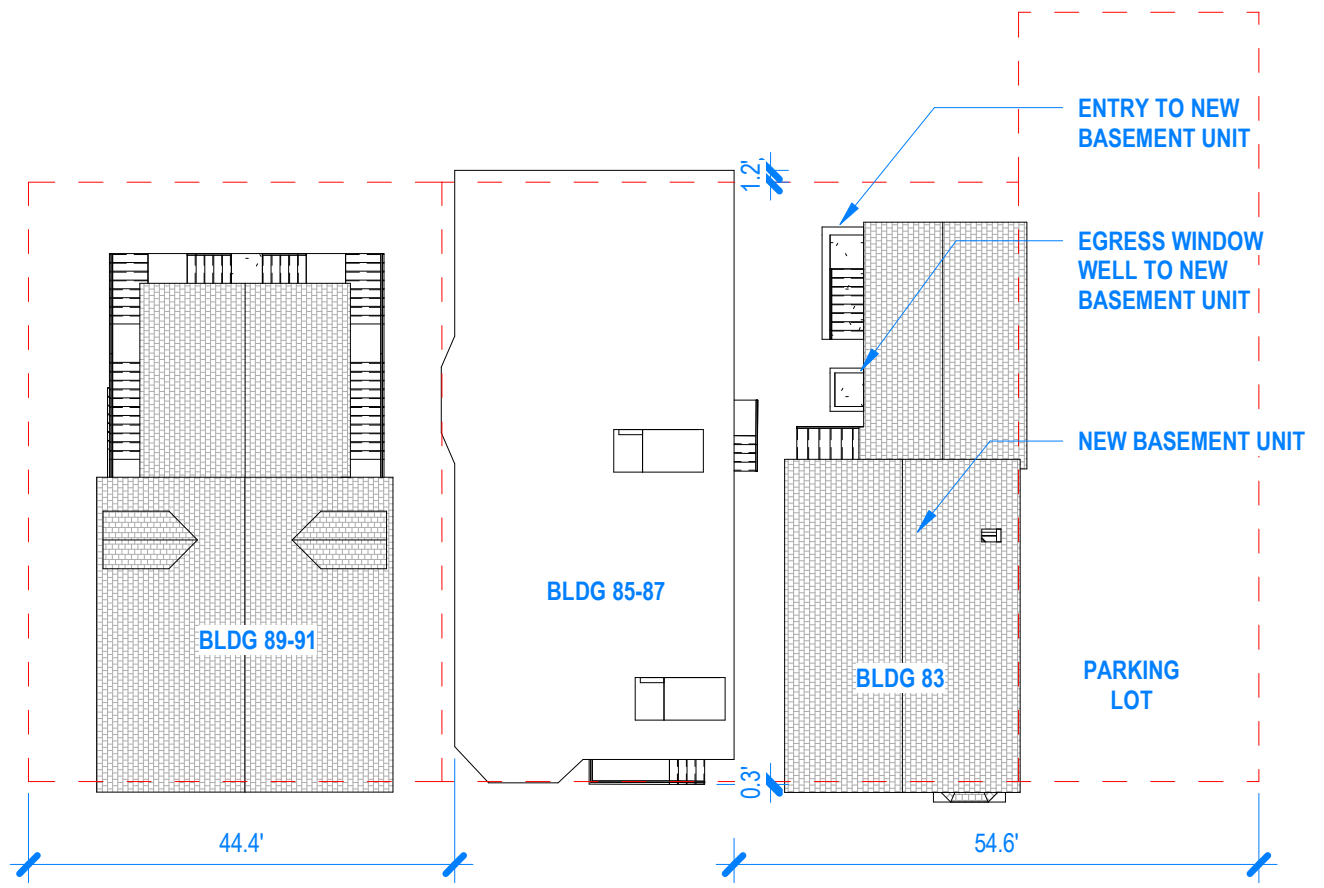


① BLDG 83 SITE PLAN, PROPOSED, 11x17
1" = 20'-0"

ZONING COMPLIANCE TABLE CAMBRIDGE RES C-1 - 85-87 WINTER ST. CAMBRIDGE

DISTRICT: RES C-1

| ZR | Item/Description | Existing | Permitted / Required | Proposed | Notes | |
|----|---|-------------------|----------------------|---------------------------|--|-------------------------|
| | USES | MULT-RES-4-8-APT | MULT-RES-4-8-APT | MULT-RES-4-8-APT | | |
| | NUMBER OF UNITS | 6 | - | 6 | 83 EXISTING (3) PROPOSED (4) | |
| | | | | | 89-91 EXISTING (4) PROPOSED (4) | |
| | | | | | TOTAL EXSITING (13) PROPOSED (14) | |
| | FAR | 1.53 | 0.75 | 1.63 | EXISTING NON-CONFORMING | |
| | FLOOR AREA | 12,841 ± SQFT | - | 13,757 ± SQFT | 83 EXISTING (2,860 SQFT) 85-87 EXISTING (4,970 SQFT) 89-91 EXISTING (5,010 SQFT) | |
| | LOT SIZE | 8,420 ± SQFT | 5,000 SQFT | 8,420 ± SQFT | | |
| | MIN. RATIO OF PRIVATE OP.SP. TO LOT AREA | 50.9% | 30% | 45% | | |
| | 83-85 WINTER ST. SETBACK & HEIGHT | MIN. FRONT | - 0.3' | $(26.6+33.8) / 4 = 15.1'$ | - 0.3' | EXISTING NON-CONFORMING |
| | | MIN. SIDE (RIGHT) | 54.6' | $(26.6+33.8) / 5 = 12'$ | 54.6' | UNCHANGED |
| | | MIN. SIDE (LEFT) | 44.4' | $(26.6+33.8) / 5 = 12'$ | 44.4' | UNCHANGED |
| | | MIN. REAR | - 1.2' | $(26.6+33.8) / 4 = 15.1'$ | - 1.2' | EXISTING NON-CONFORMING |
| | | MAX. HEIGHT | 33.8' | 35' | 33.8' | UNCHANGED |

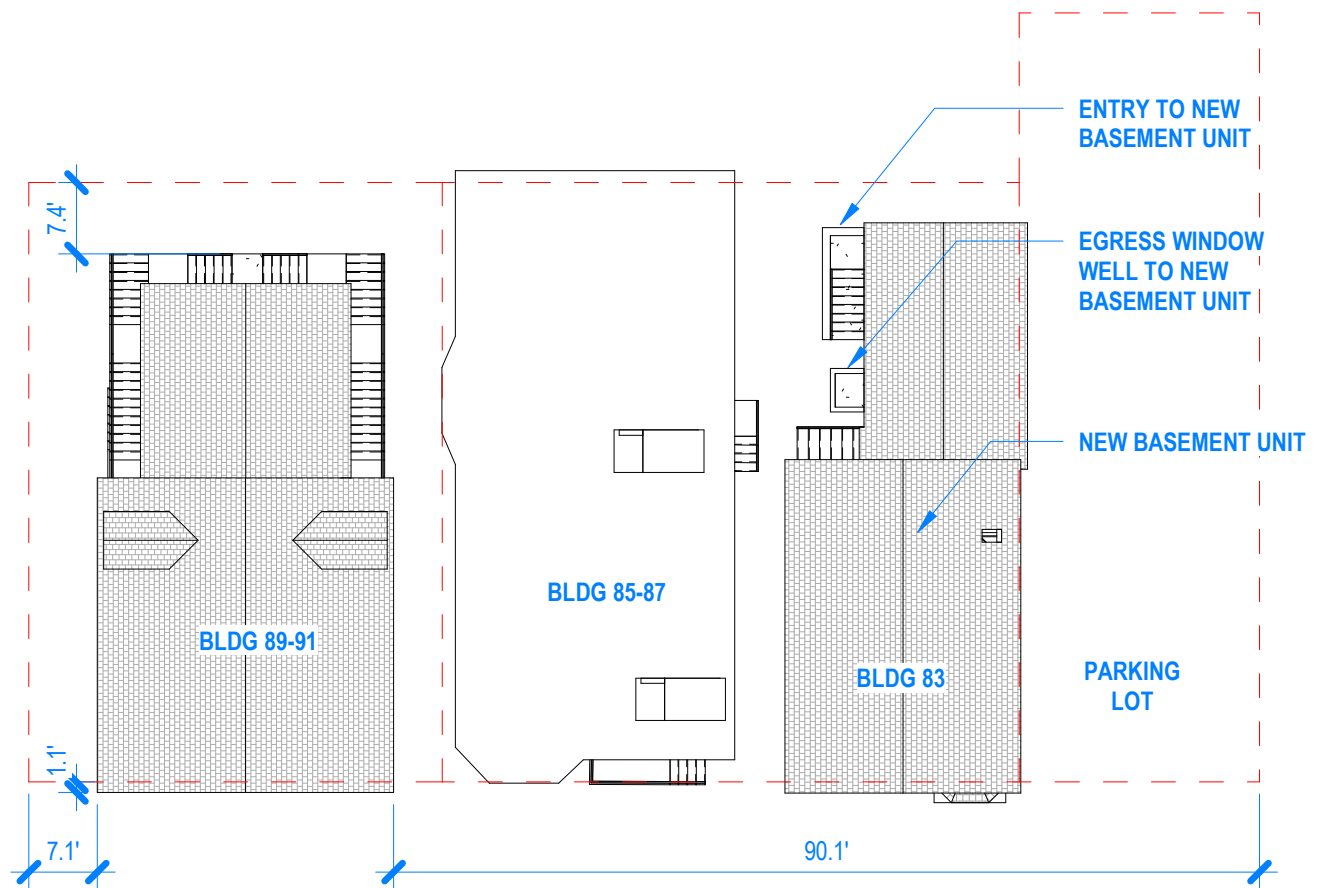


1 BLDG 85-87 SITE PLAN, PROPOSED, 11x17
1" = 20'-0"

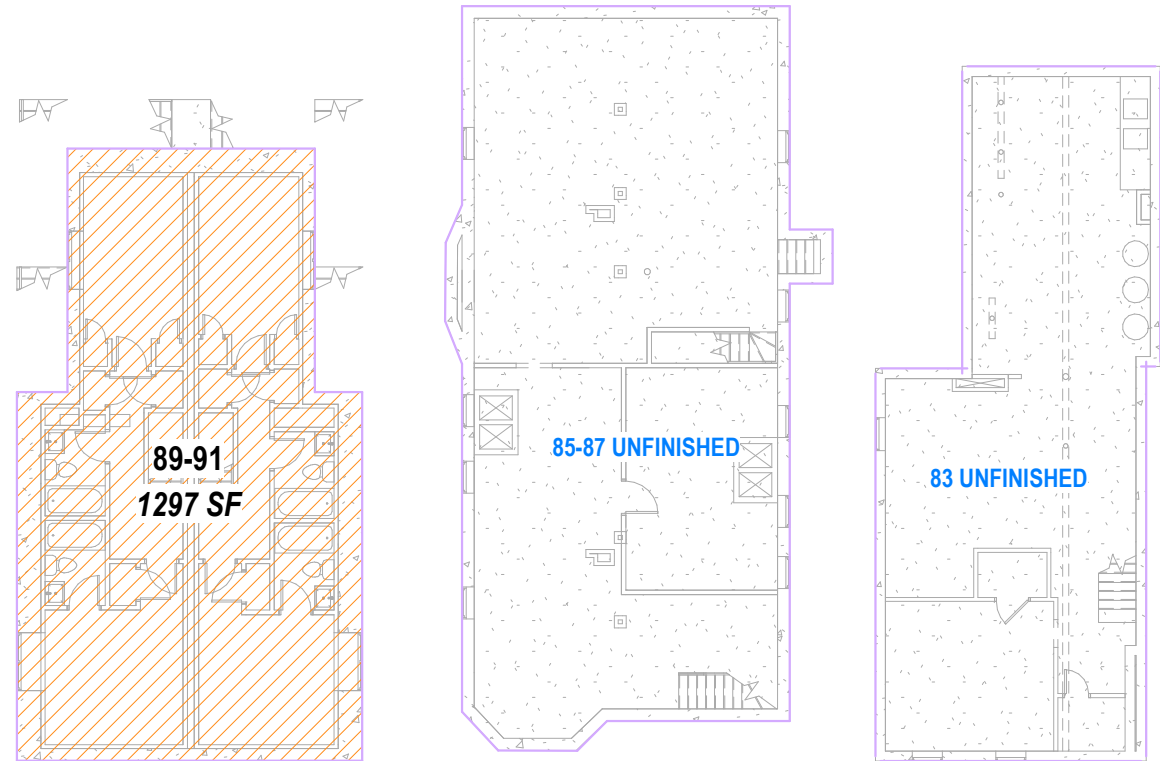
ZONING COMPLIANCE TABLE CAMBRIDGE RES C-1 - 89-91 WINTER ST. CAMBRIDGE

DISTRICT: RES C-1

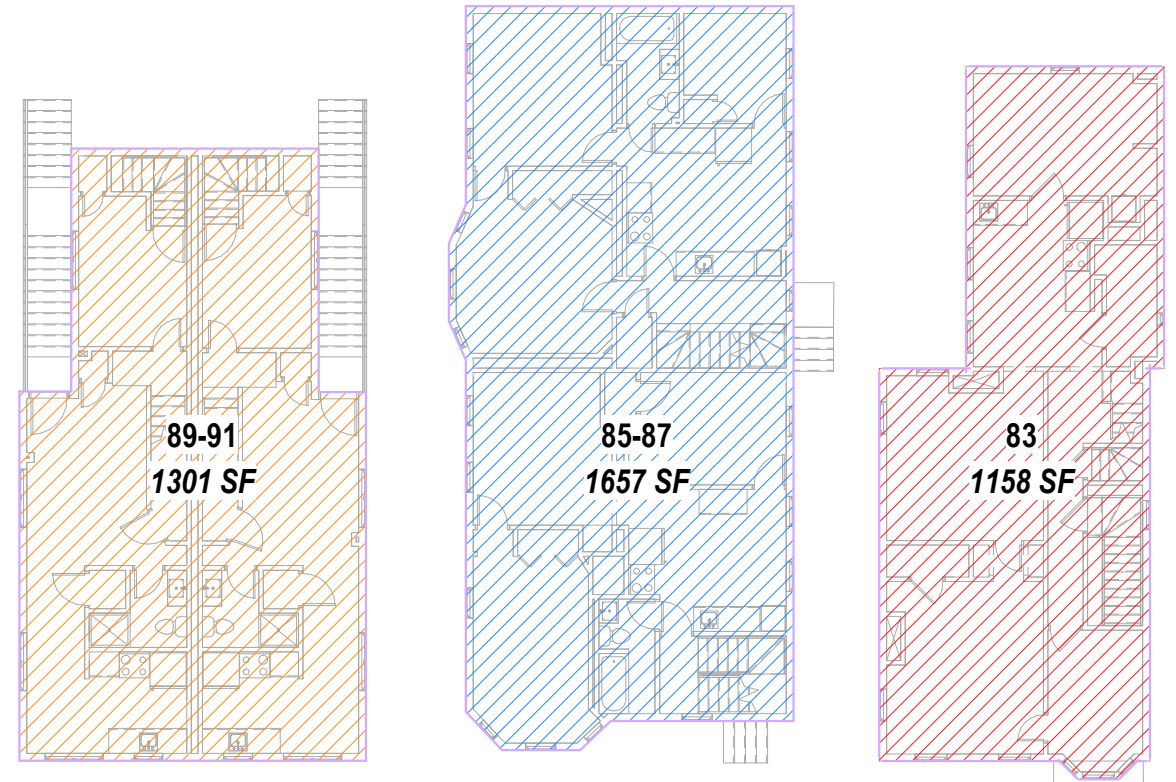
| ZR | Item/Description | Existing | Permitted / Required | Proposed | Notes | |
|----|---|-------------------|----------------------|----------------------------|--|-------------------------|
| | USES | MULT-RES-4-8-APT | MULT-RES-4-8-APT | MULT-RES-4-8-APT | | |
| | NUMBER OF UNITS | 4 | - | 4 | 83 EXISTING (3) PROPOSED (4) 89-91 EXISTING (4) PROPOSED (4) TOTAL EXSITING (13) PROPOSED (14) | |
| | FAR | 1.53 | 0.75 | 1.63 | EXISTING NON-CONFORMING | |
| | FLOOR AREA | 12,841 ± SQFT | - | 13,757 ± SQFT | 83 EXISTING (2,860 SQFT) 85-87 EXISTING (4,970 SQFT) 89-91 EXISTING (5,010 SQFT) | |
| | LOT SIZE | 8,420 ± SQFT | 5,000 SQFT | 8,420 ± SQFT | | |
| | MIN. RATIO OF PRIVATE OP.SP. TO LOT AREA | 50.9% | 30% | 45% | | |
| | 83-85 WINTER ST. SETBACK & HEIGHT | MIN. FRONT | - 1.1' | $(28.75+37.6) / 4 = 16.6'$ | - 1.1' | EXISTING NON-CONFORMING |
| | | MIN. SIDE (RIGHT) | 90.1' | $(28.75+37.6) / 5 = 13.3'$ | 90.1' | UNCHANGED |
| | | MIN. SIDE (LEFT) | 7.1' | $(28.75+37.6) / 5 = 13.3'$ | 7.1' | EXISTING NON-CONFORMING |
| | | MIN. REAR | 7.4' | $(28.75+37.6) / 4 = 16.6'$ | 7.4' | EXISTING NON-CONFORMING |
| | | MAX. HEIGHT | 37.6' ± | 35' | 37.6' ± | UNCHANGED |



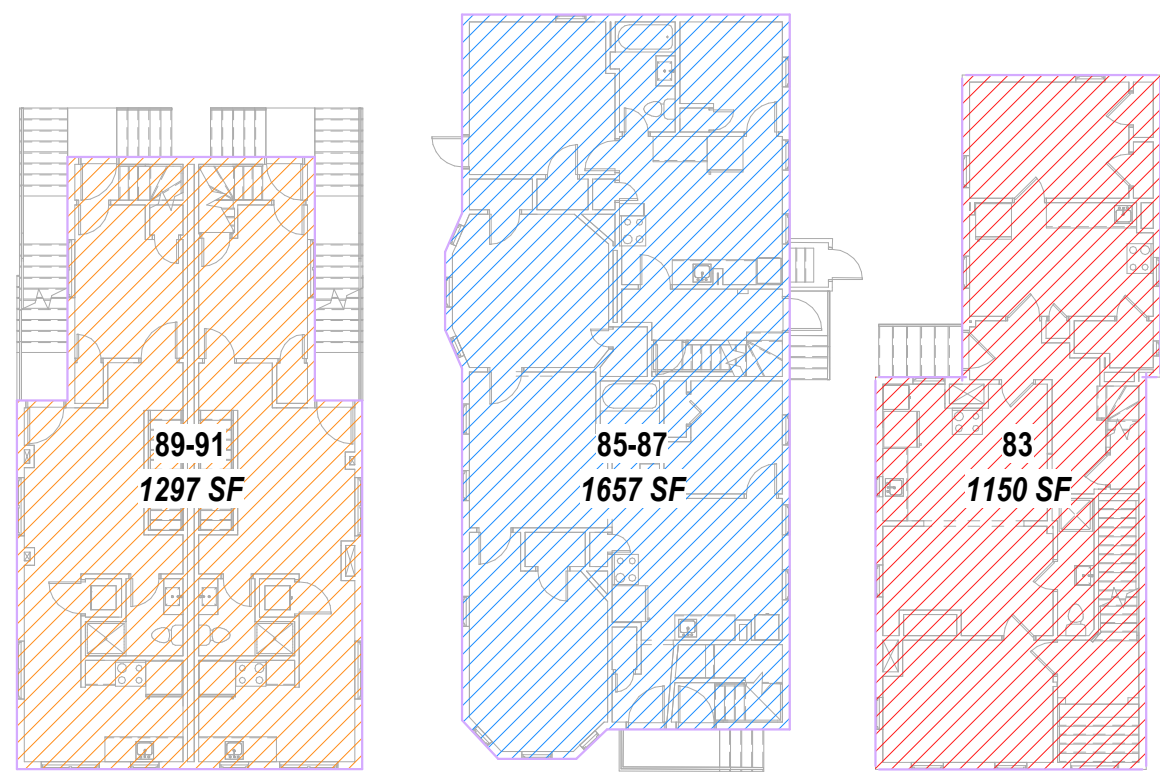
1 BLDG 89-91 SITE PLAN, PROPOSED, 11x17
1" = 20'-0"



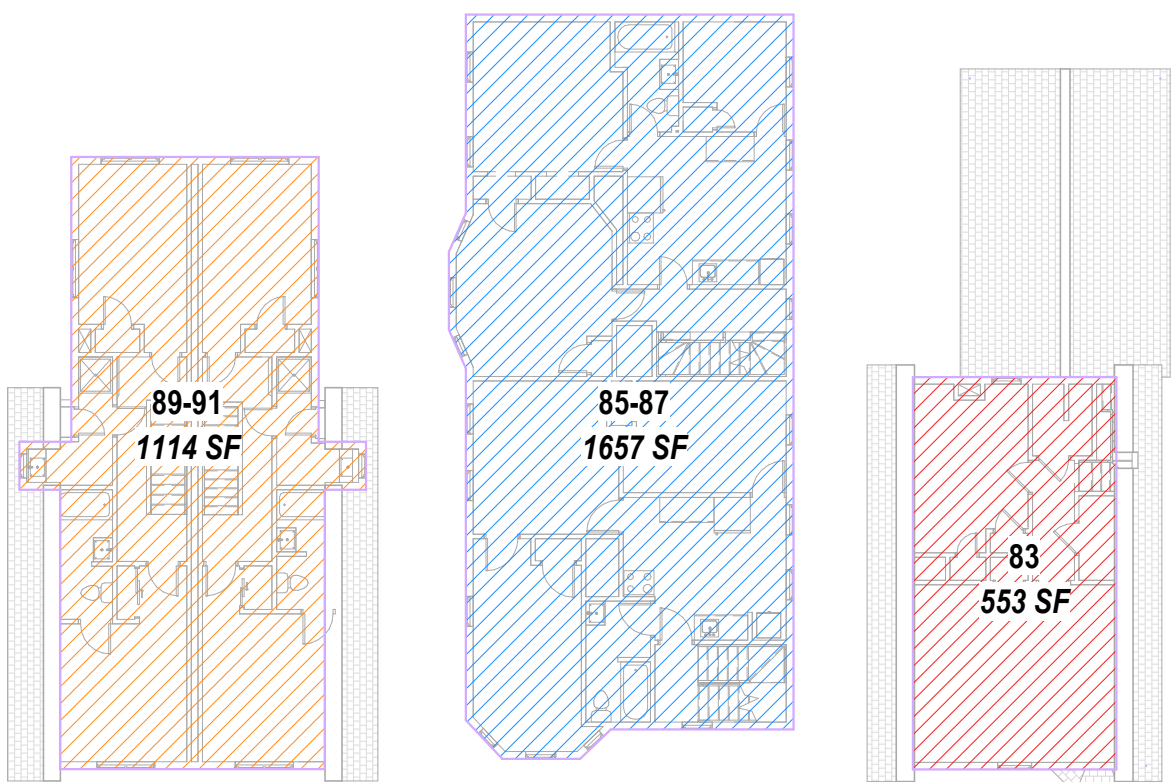
① LEVEL 0, FLOOR AREA, E
1/16" = 1'-0"



③ LEVEL 2, FLOOR AREA, E
1/16" = 1'-0"



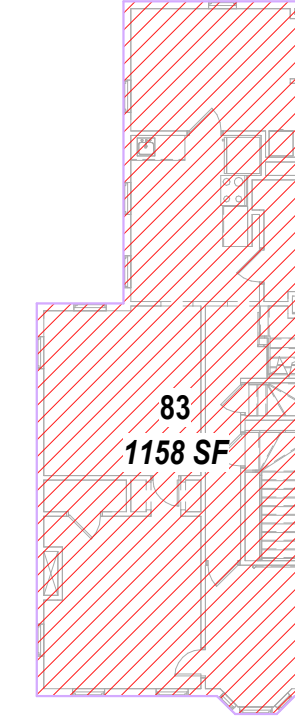
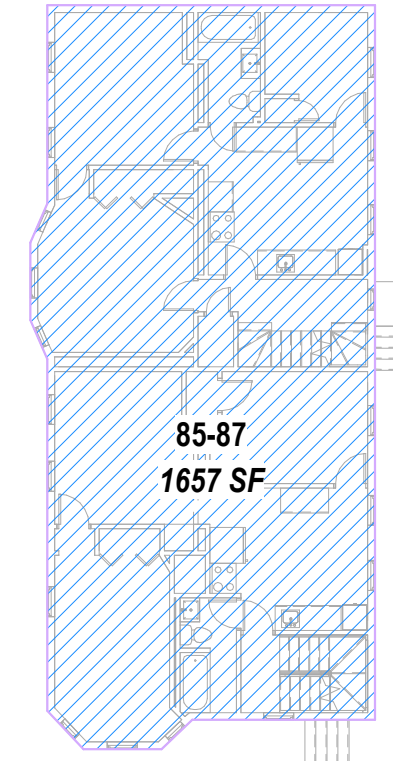
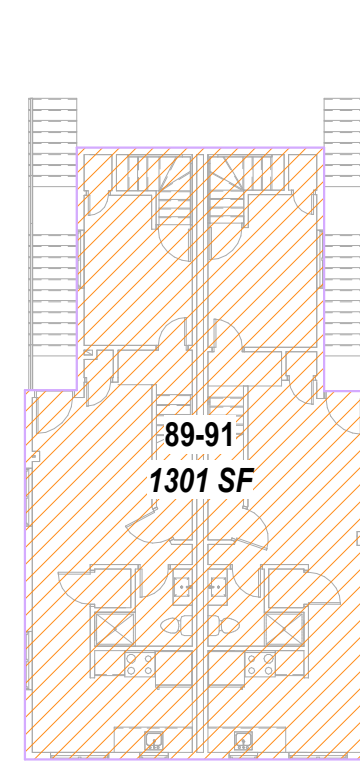
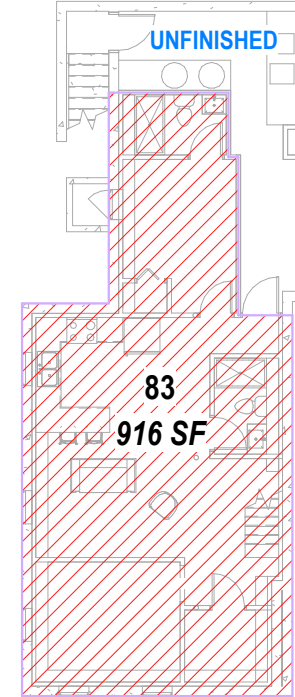
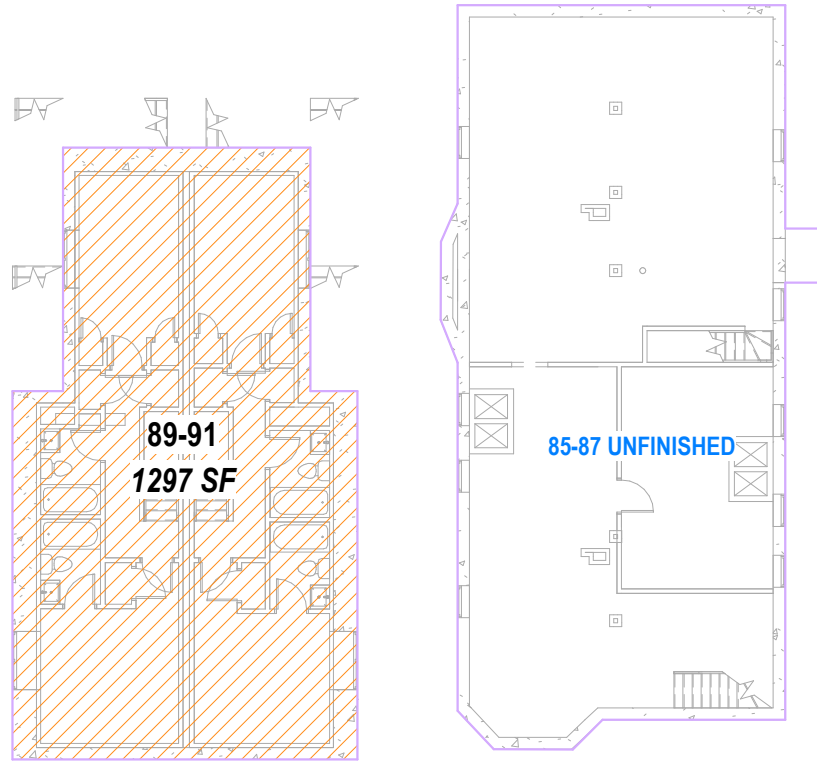
② LEVEL 1, FLOOR AREA, E
1/16" = 1'-0"



④ LEVEL ATTIC, FLOOR AREA, E
1/16" = 1'-0"

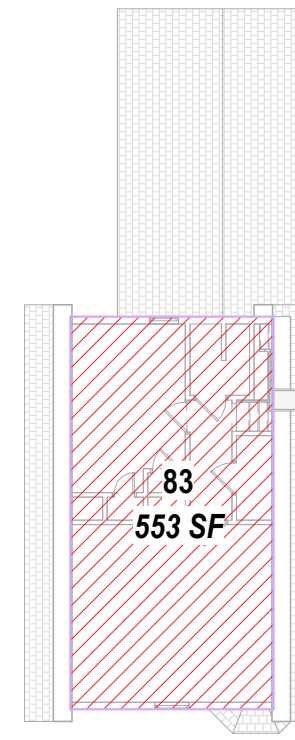
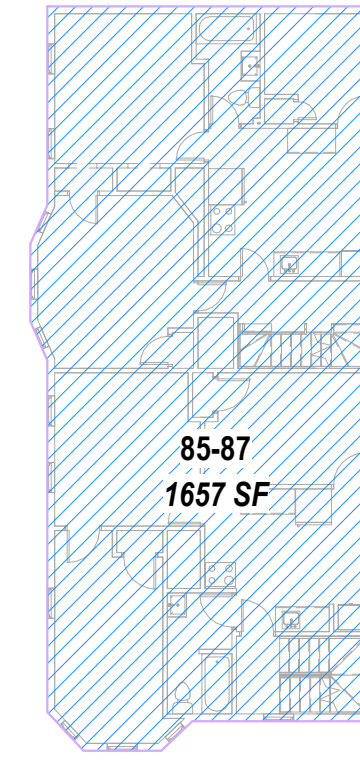
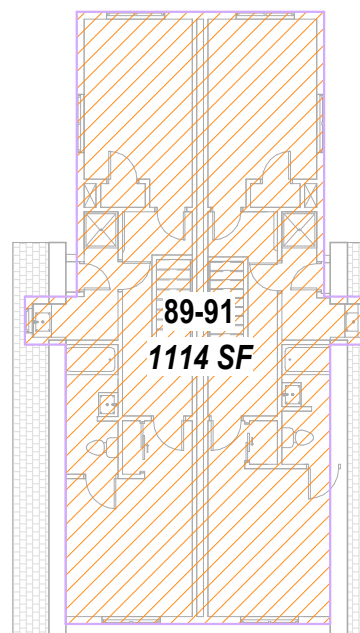
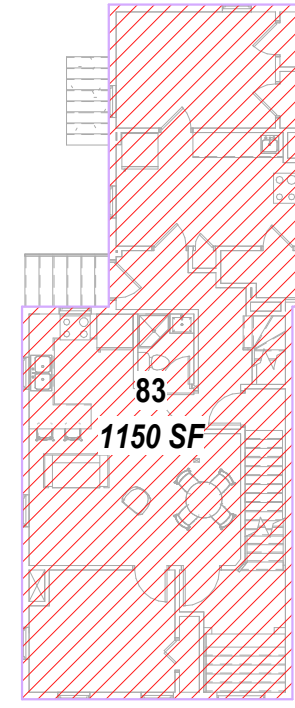
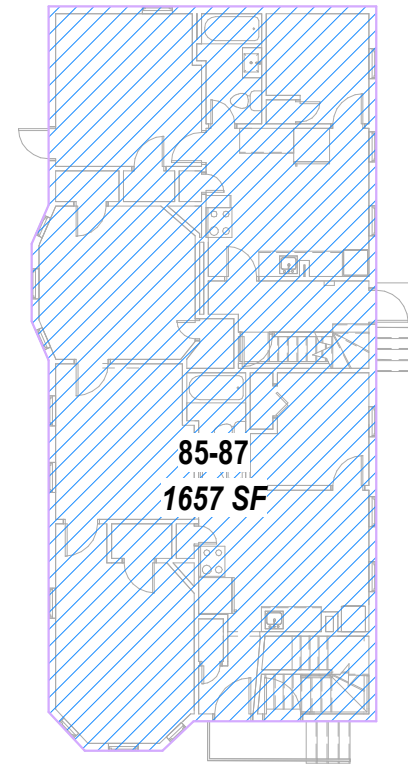
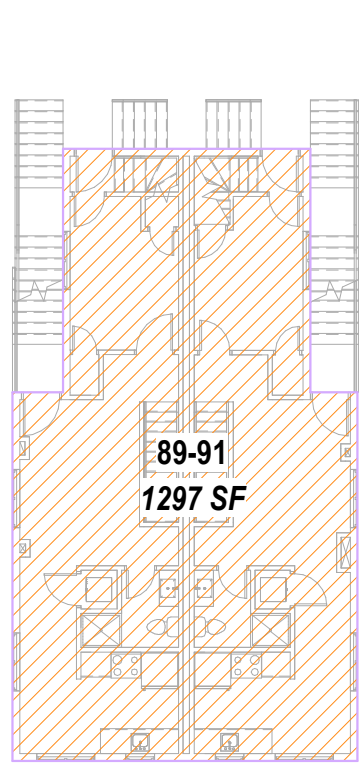
Area Schedule (Gross Building E 11x17)

| Building | Level | Area |
|--------------------|----------------|-----------------|
| 83 | 83 LEVEL 1 | 1150 SF |
| 83 | 83 LEVEL 2 | 1158 SF |
| 83 | 83 LEVEL ATTIC | 553 SF |
| | | 2860 SF |
| 85-87 | 83 LEVEL 1 | 1657 SF |
| 85-87 | 83 LEVEL 2 | 1657 SF |
| 85-87 | 83 LEVEL ATTIC | 1657 SF |
| | | 4970 SF |
| 89-91 | 83 LEVEL 0 | 1297 SF |
| 89-91 | 83 LEVEL 1 | 1297 SF |
| 89-91 | 83 LEVEL 2 | 1301 SF |
| 89-91 | 83 LEVEL ATTIC | 1114 SF |
| | | 5011 SF |
| Grand total | | 12841 SF |



① LEVEL 0, FLOOR AREA, N
1/16" = 1'-0"

③ LEVEL 2, FLOOR AREA, N
1/16" = 1'-0"

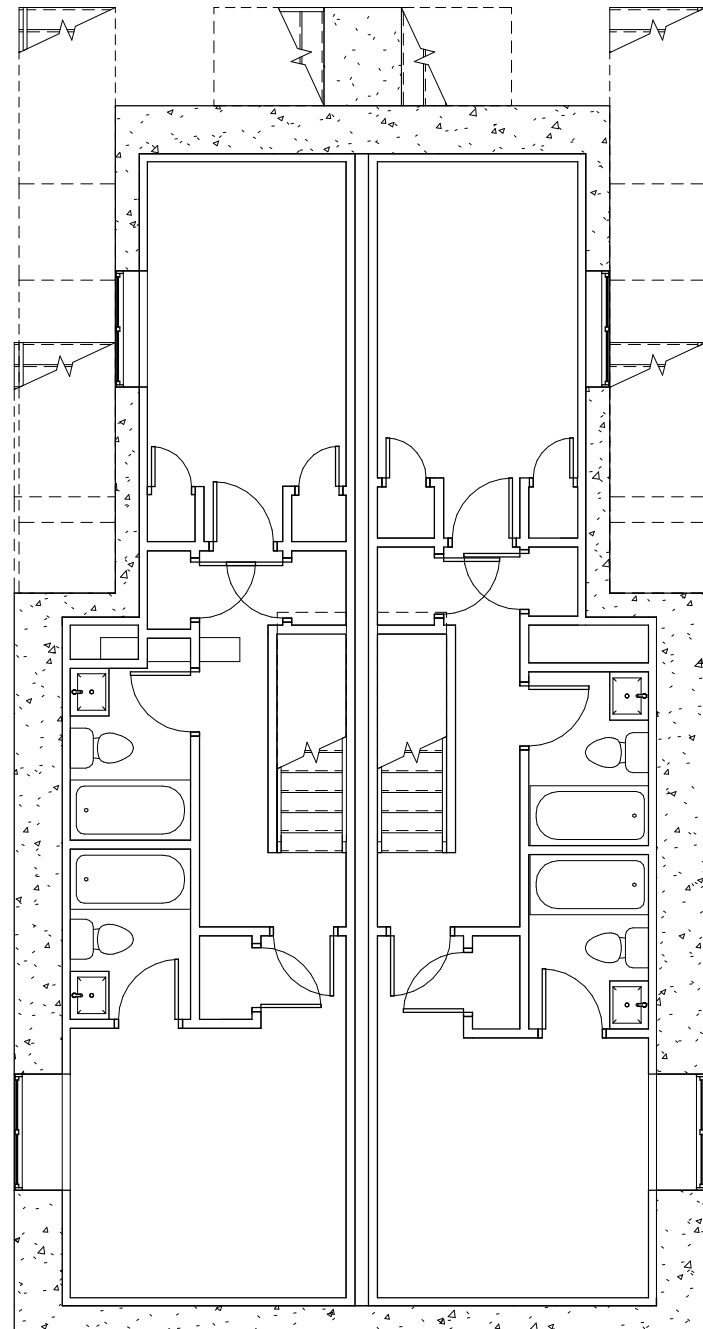


② LEVEL 1, FLOOR AREA, N
1/16" = 1'-0"

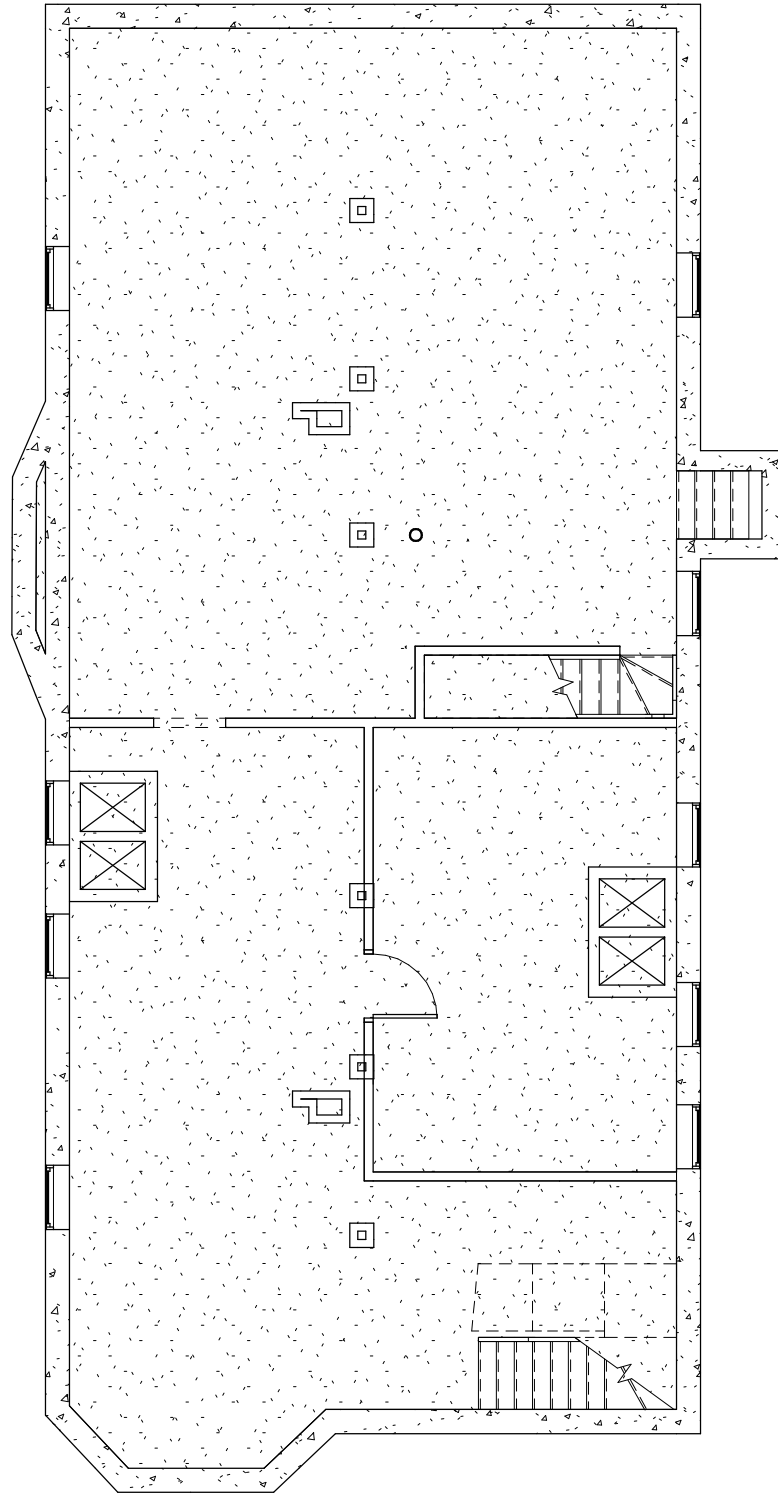
④ LEVEL ATTIC, FLOOR AREA, N
1/16" = 1'-0"

Area Schedule (Gross Building N 11x 17)

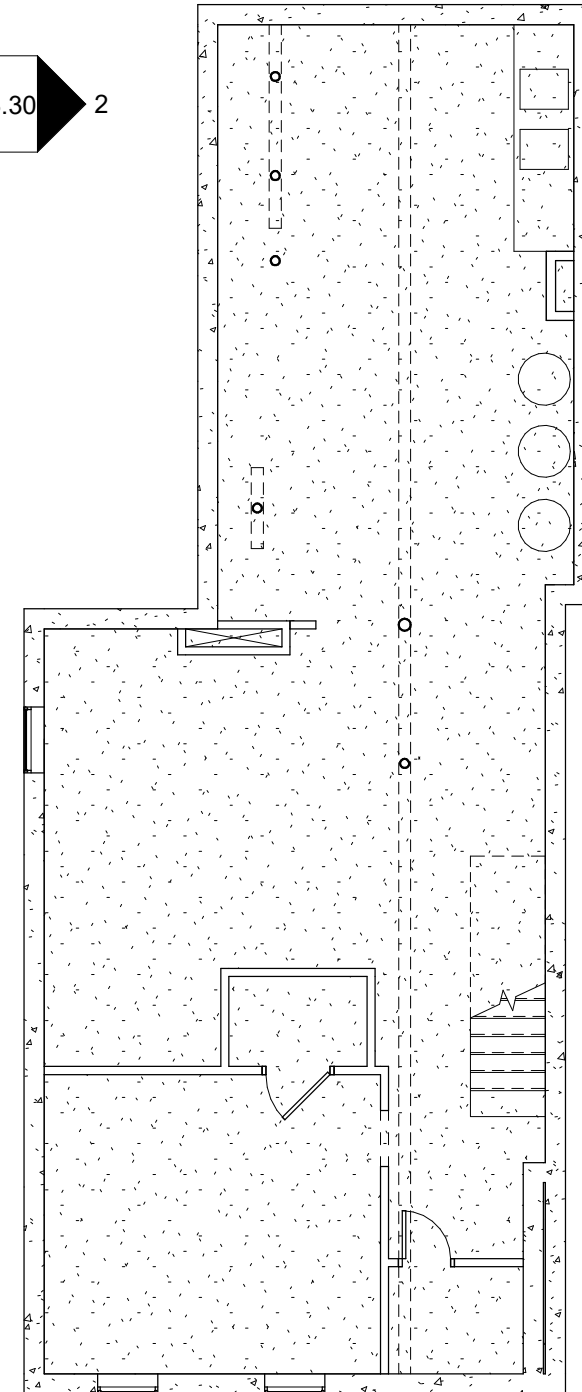
| Building | Level | Area |
|--------------------|----------------|-----------------|
| 83 | 83 LEVEL 0 | 916 SF |
| 83 | 83 LEVEL 1 | 1150 SF |
| 83 | 83 LEVEL 2 | 1158 SF |
| 83 | 83 LEVEL ATTIC | 553 SF |
| | | 3777 SF |
| 85-87 | 83 LEVEL 2 | 1657 SF |
| 85-87 | 83 LEVEL 1 | 1657 SF |
| 85-87 | 83 LEVEL ATTIC | 1657 SF |
| | | 4970 SF |
| 89-91 | 83 LEVEL 0 | 1297 SF |
| 89-91 | 83 LEVEL 2 | 1301 SF |
| 89-91 | 83 LEVEL 1 | 1297 SF |
| 89-91 | 83 LEVEL ATTIC | 1114 SF |
| | | 5011 SF |
| Grand total | | 13757 SF |



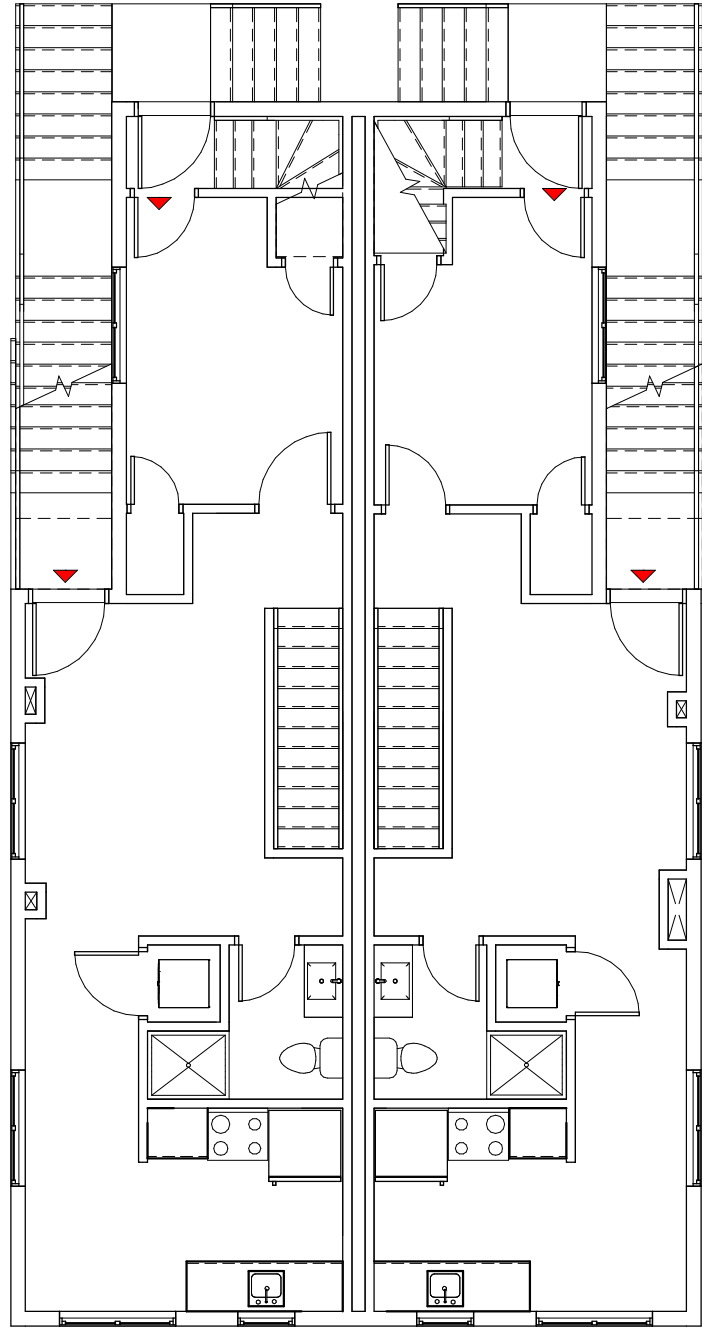
89-91 WINTER ST.



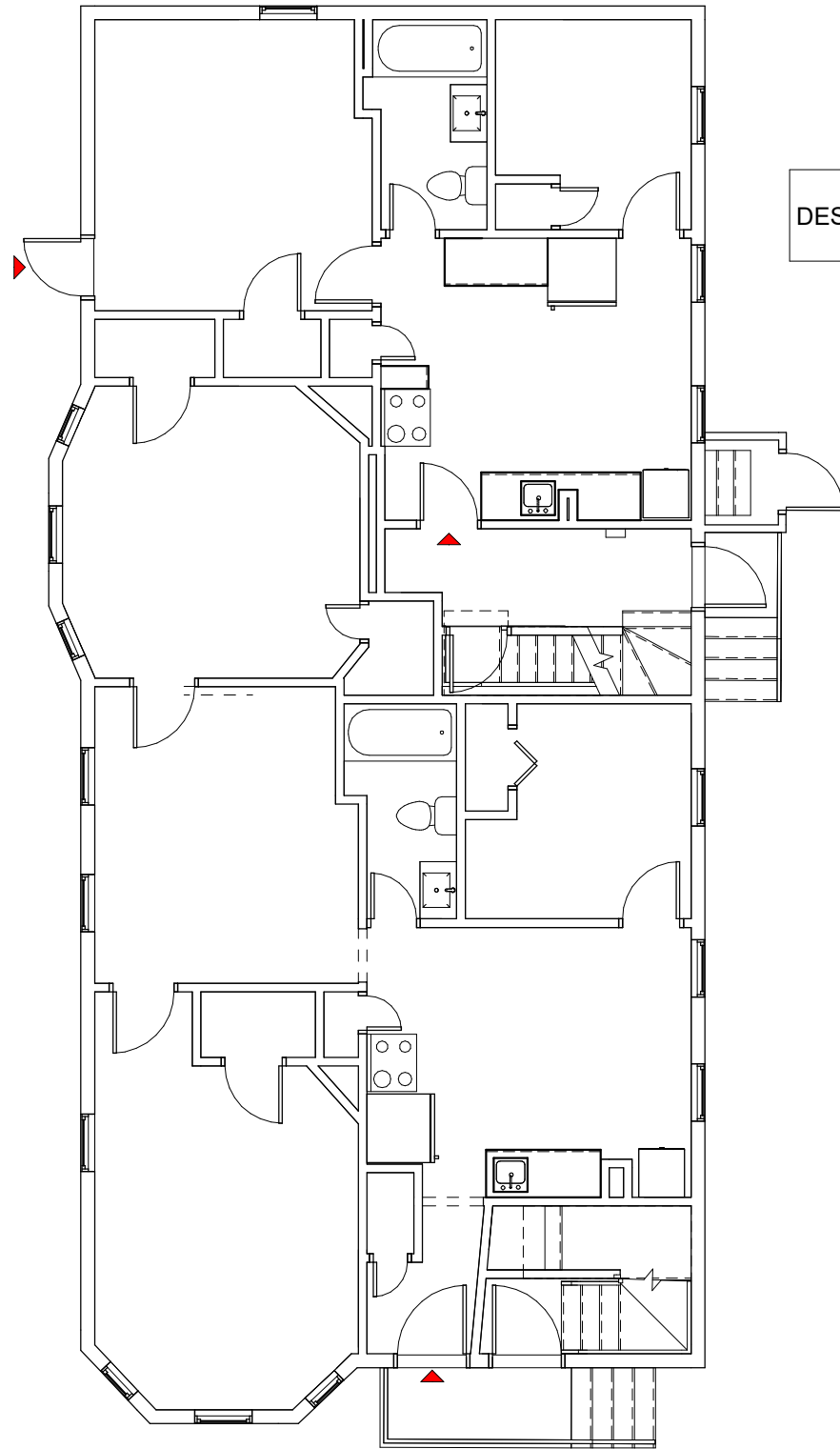
85-87 WINTER ST.



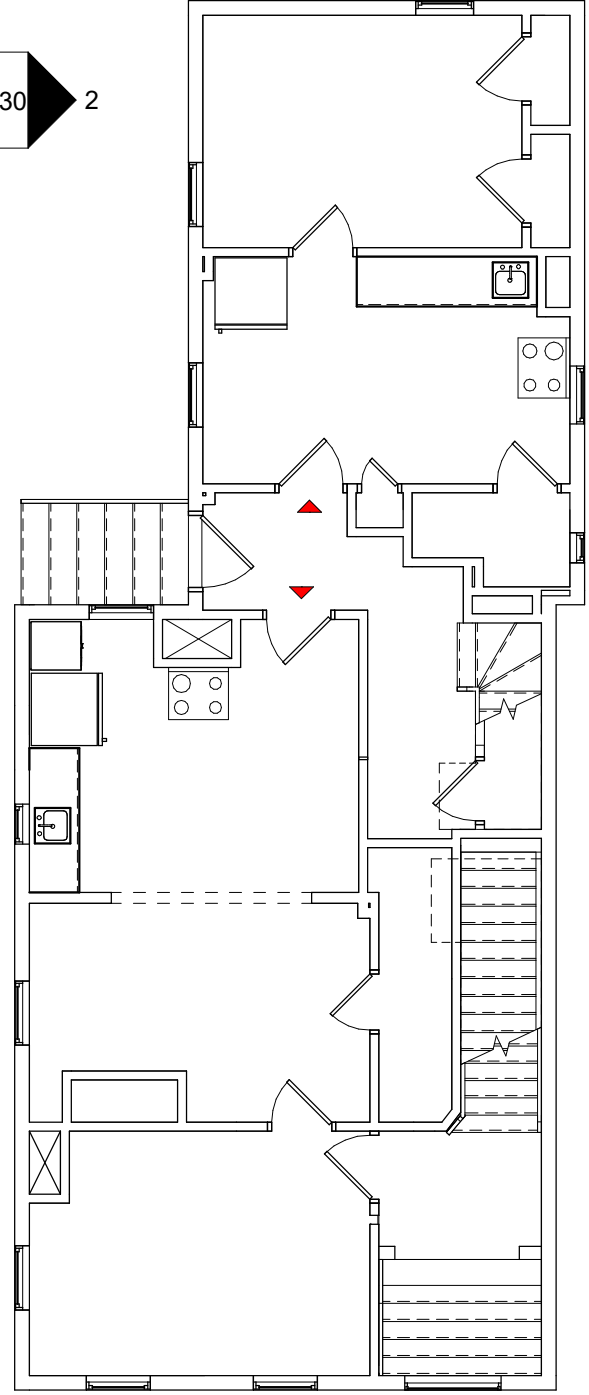
83 WINTER ST.



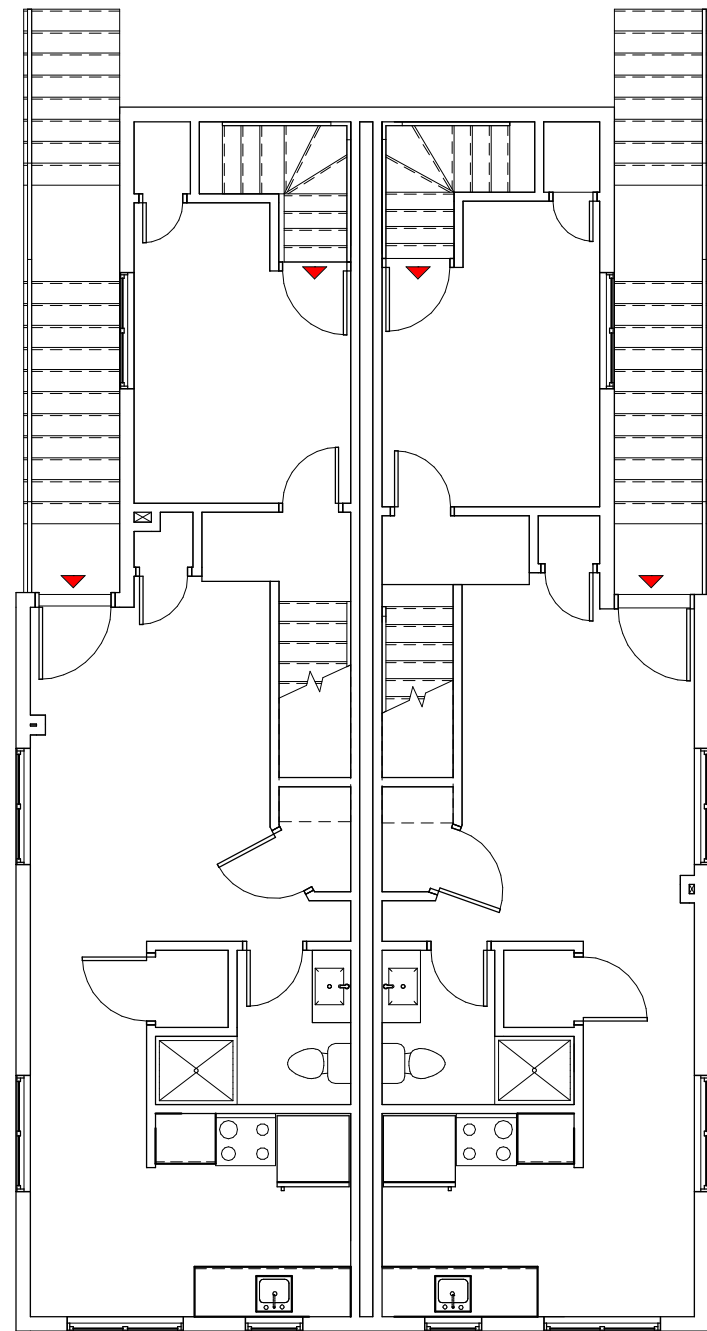
89-91 WINTER ST.



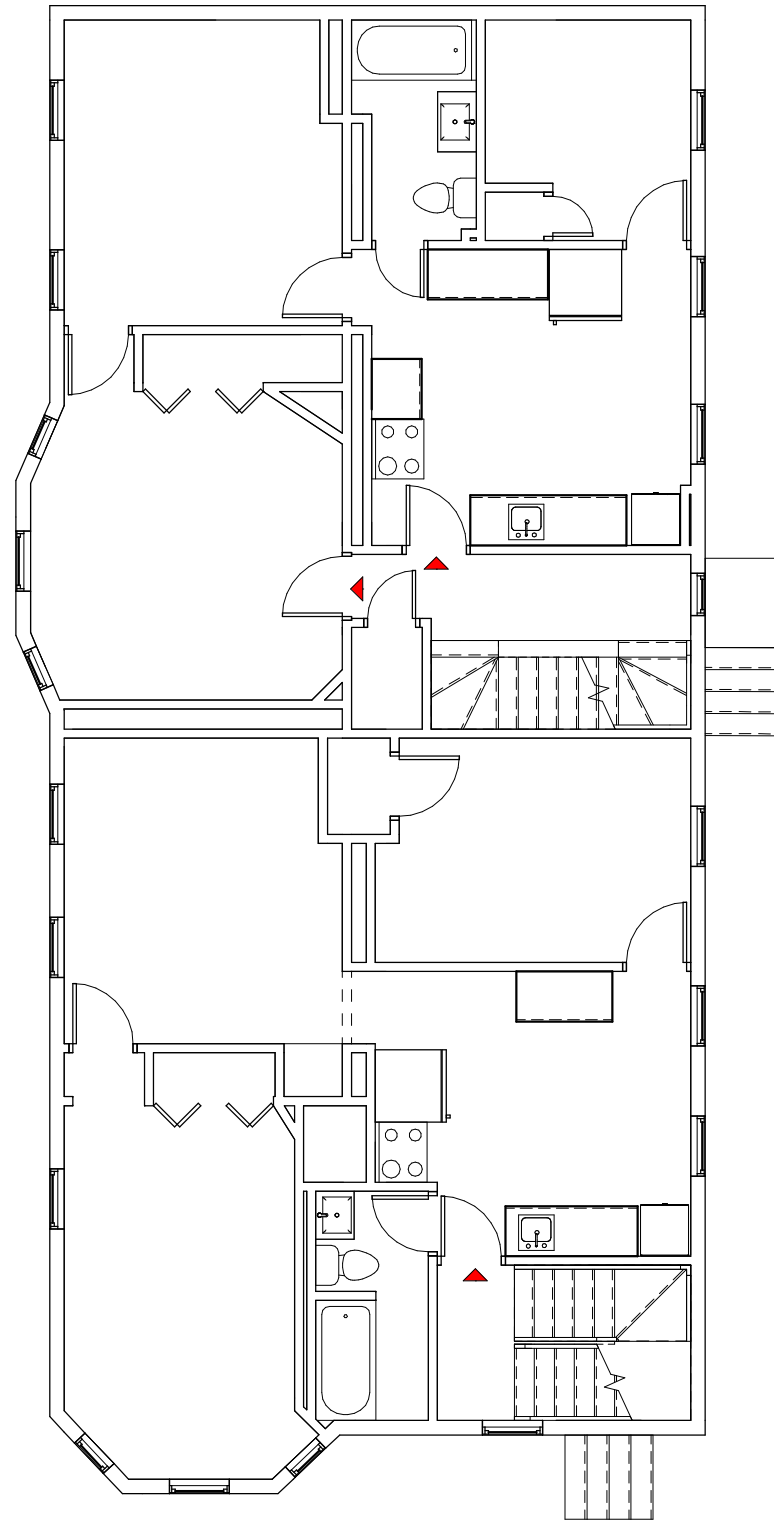
85-87 WINTER ST.



83 WINTER ST.

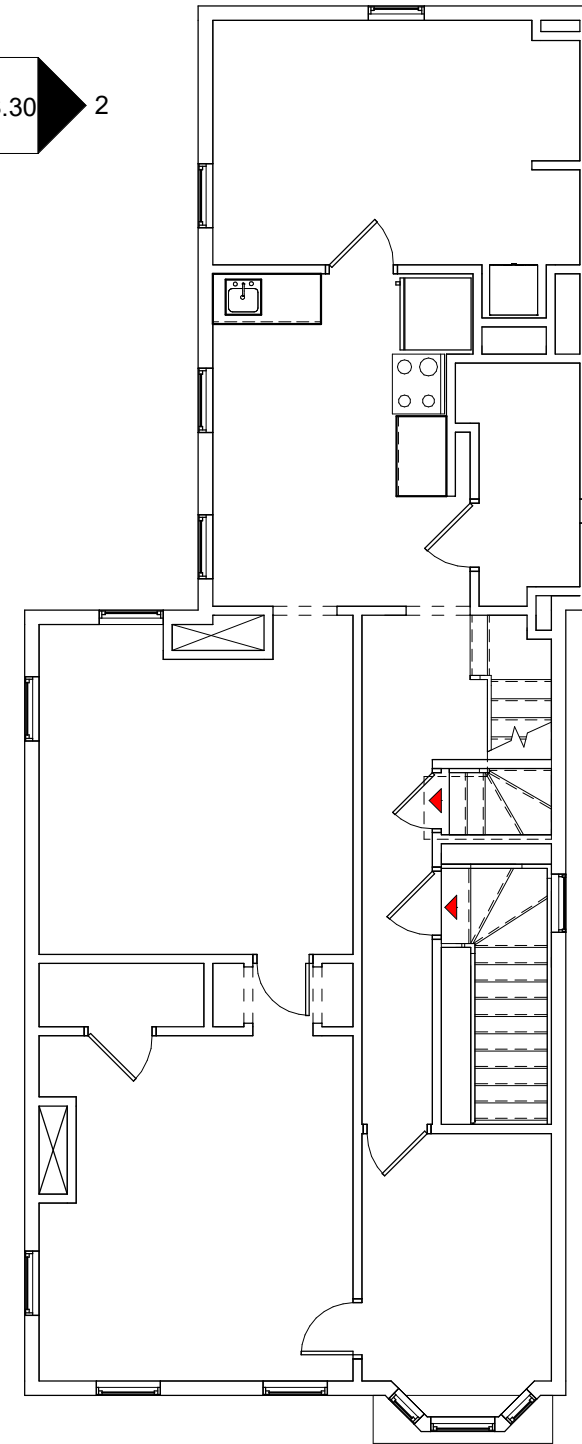


89-91 WINTER ST.

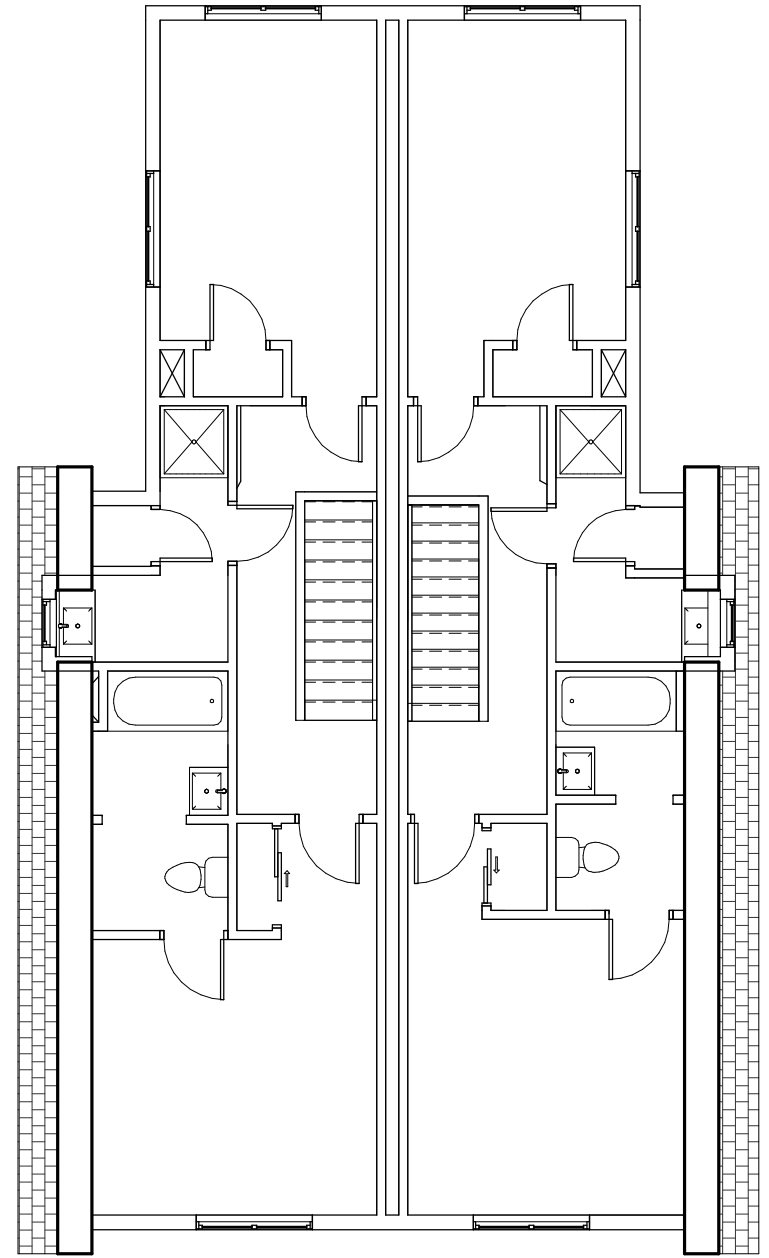


85-87 WINTER ST.

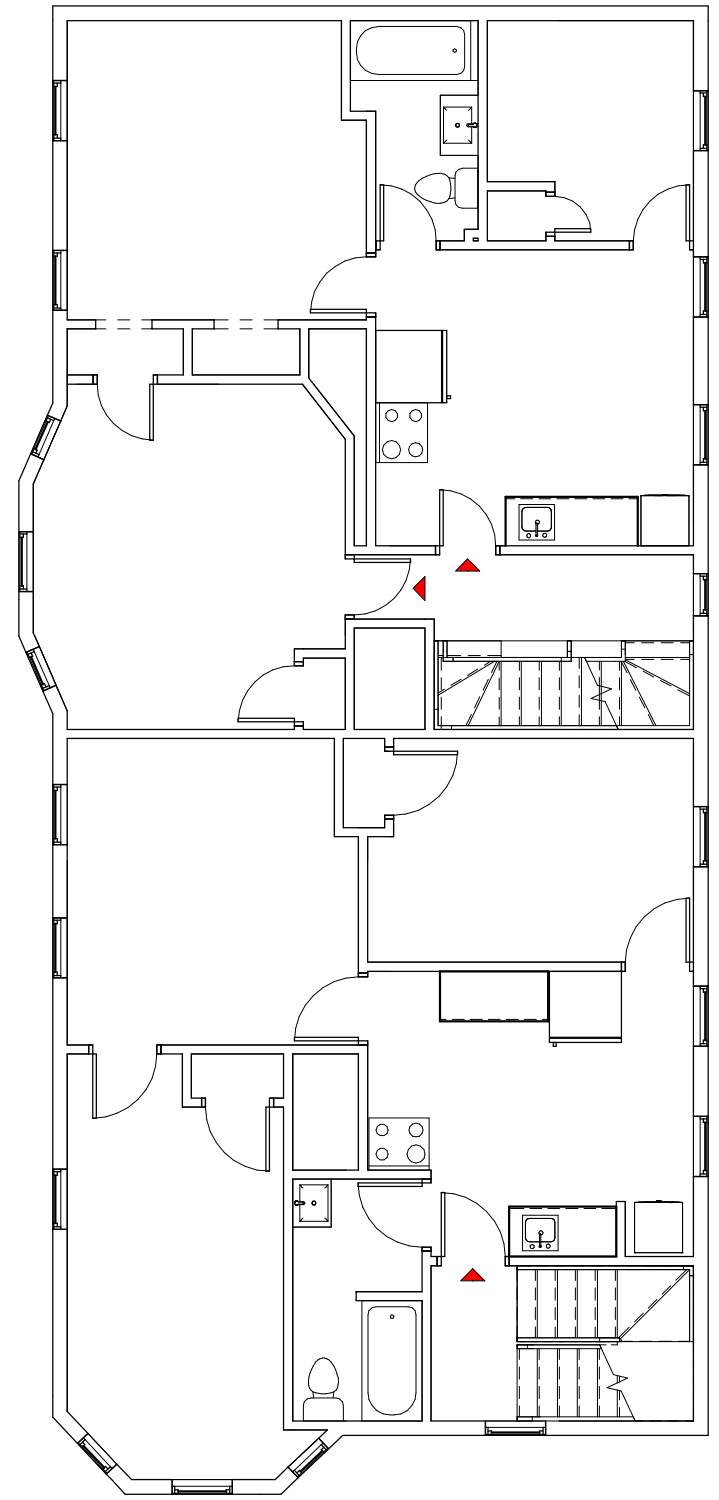
DES.30 2



83 WINTER ST.

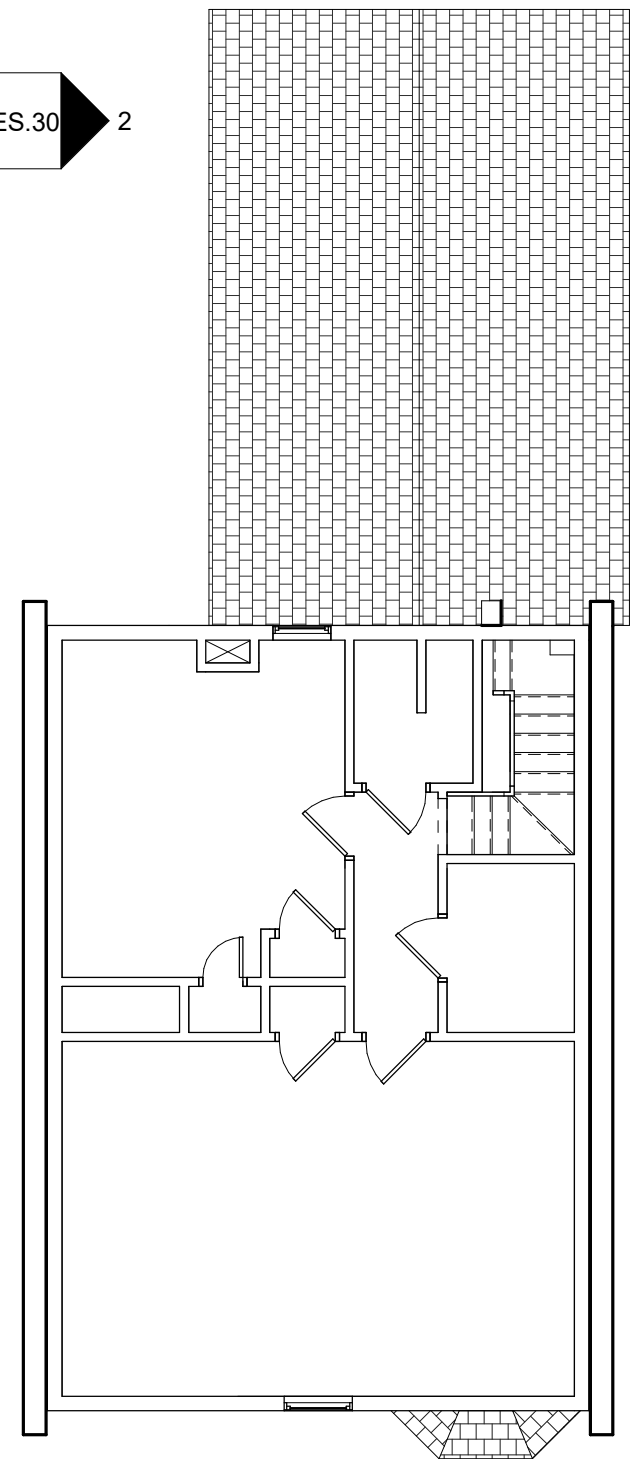


89-91 WINTER ST.

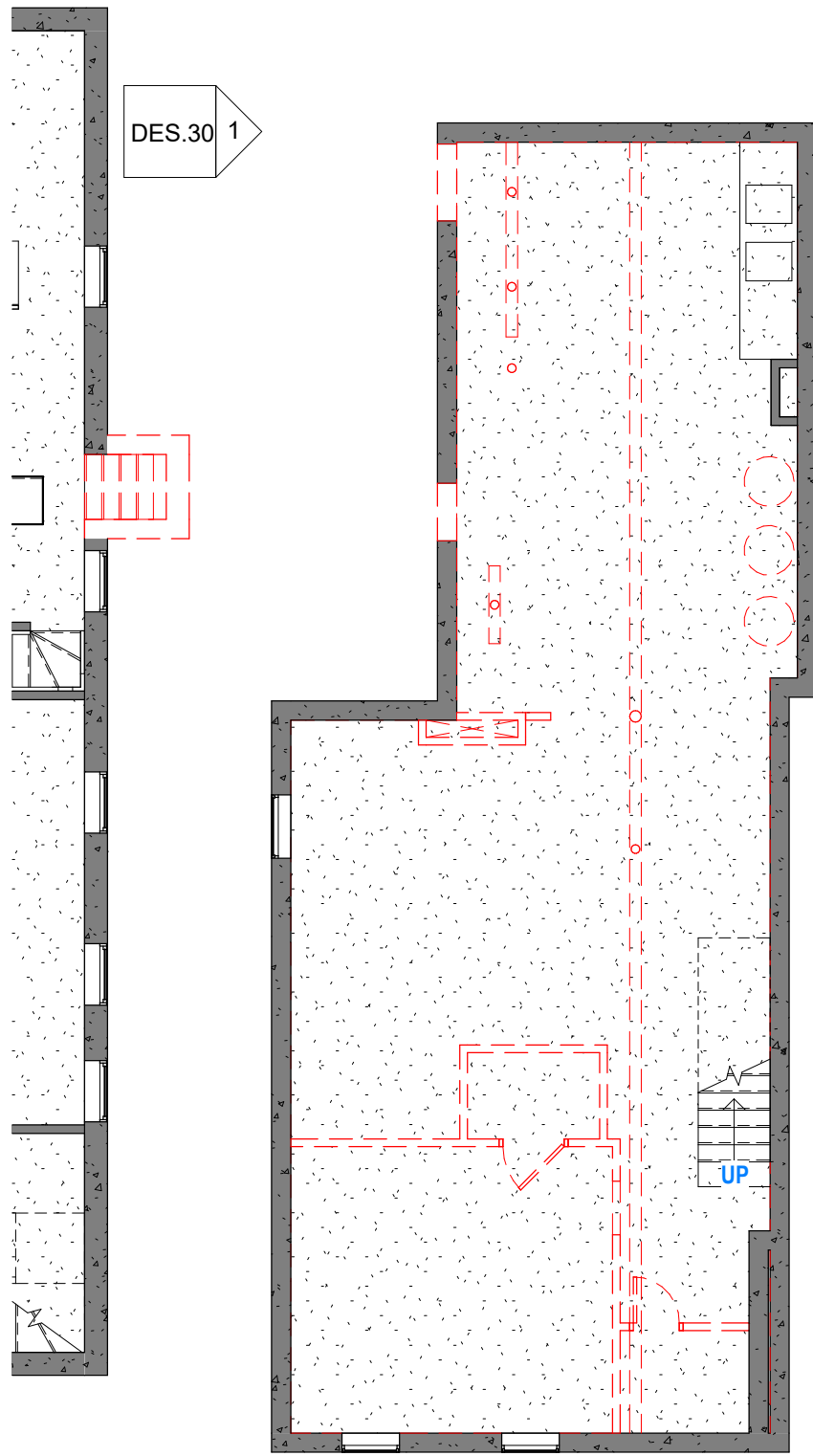


85-87 WINTER ST.

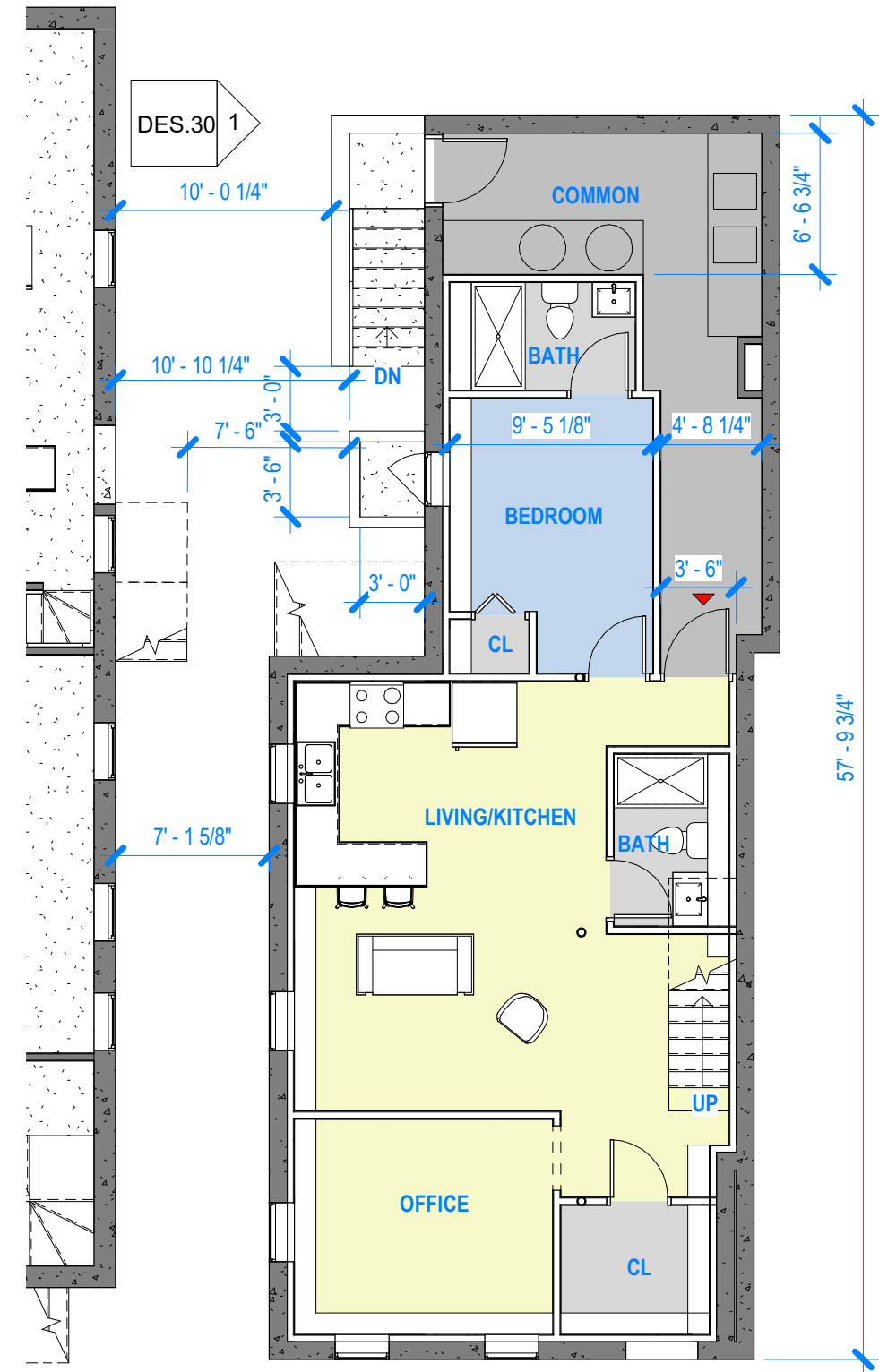
DES.30 2



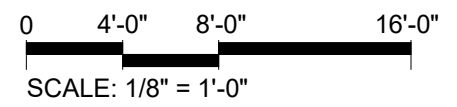
83 WINTER ST.

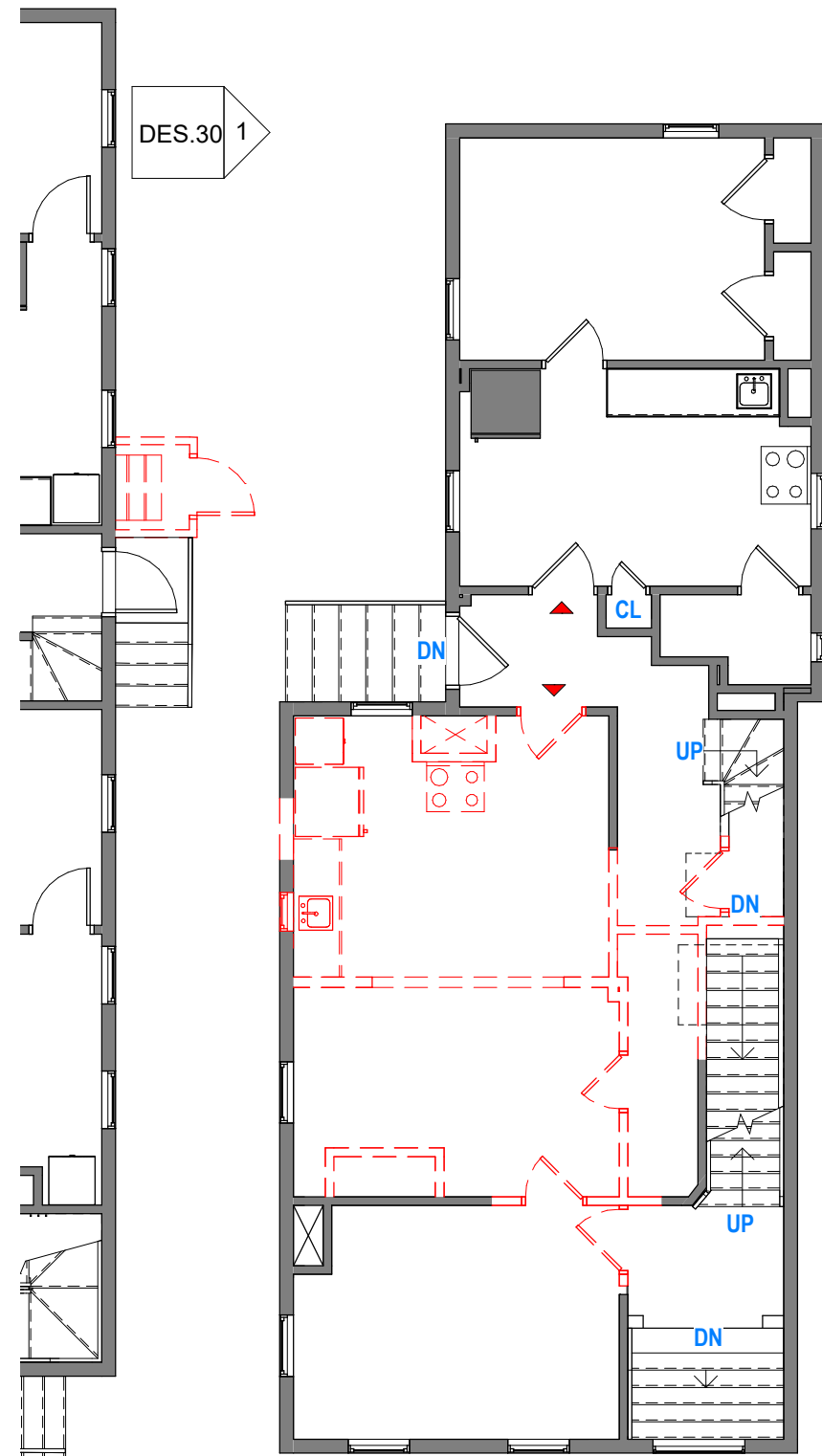


1 83 WINTER LEVEL 0 FLOOR PLAN, DEMO, 11x17
 1/8" = 1'-0"

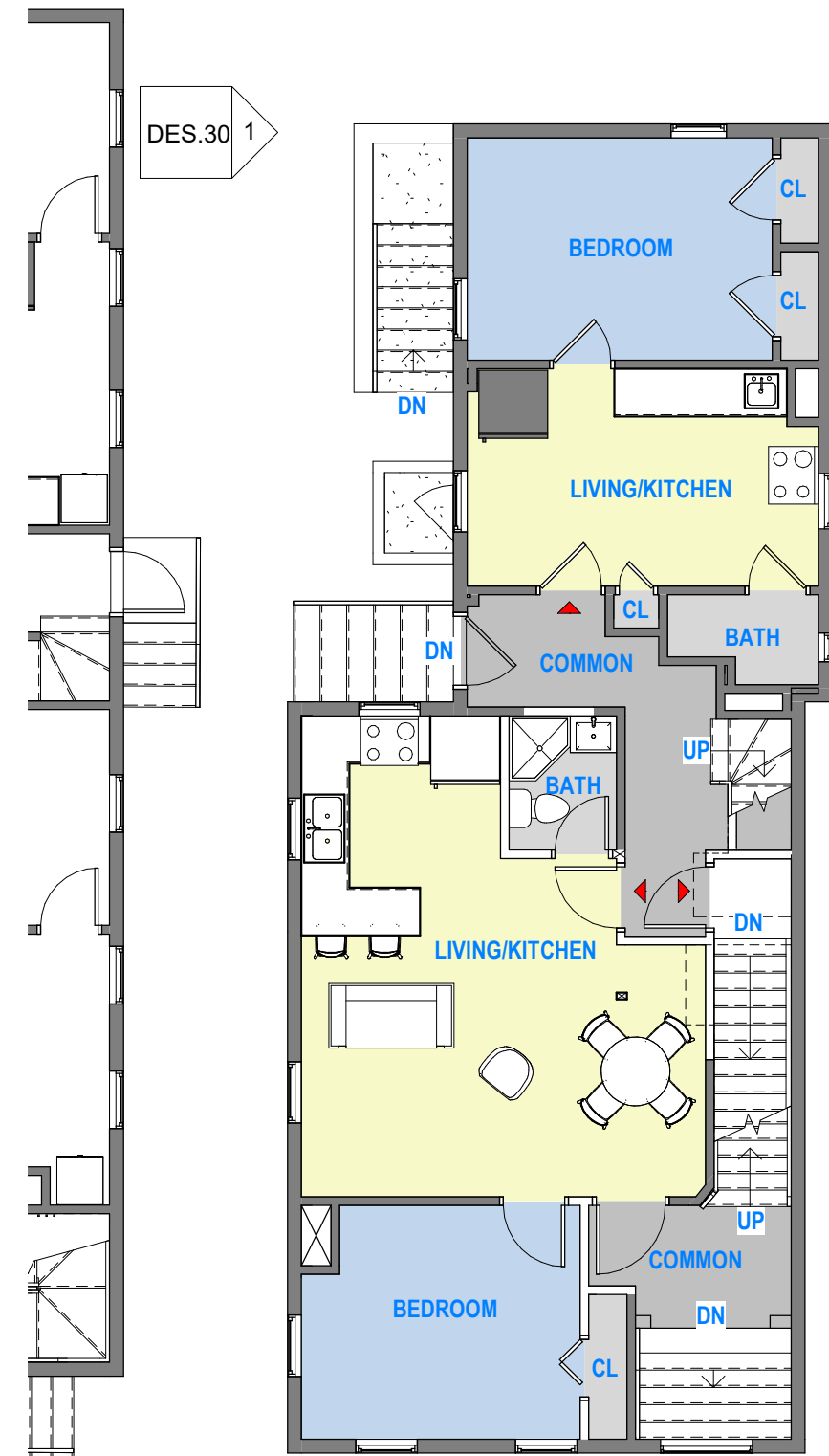


2 83 WINTER LEVEL 0 FLOOR PLAN, PROPOSED, 11x17
 1/8" = 1'-0"

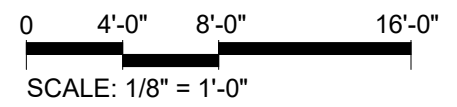


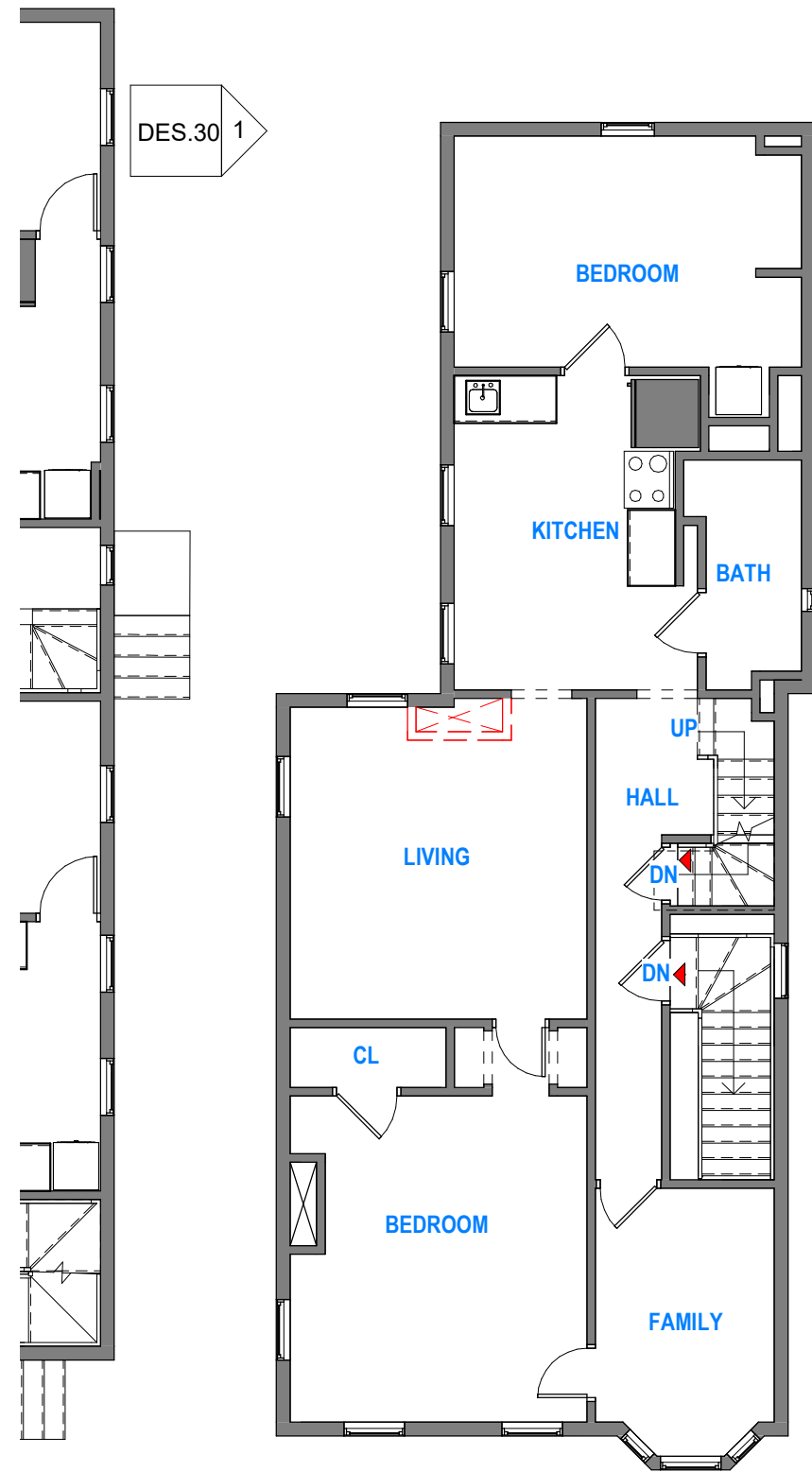


① 83 WINTER LEVEL 1 FLOOR PLAN, DEMO, 11x17
1/8" = 1'-0"

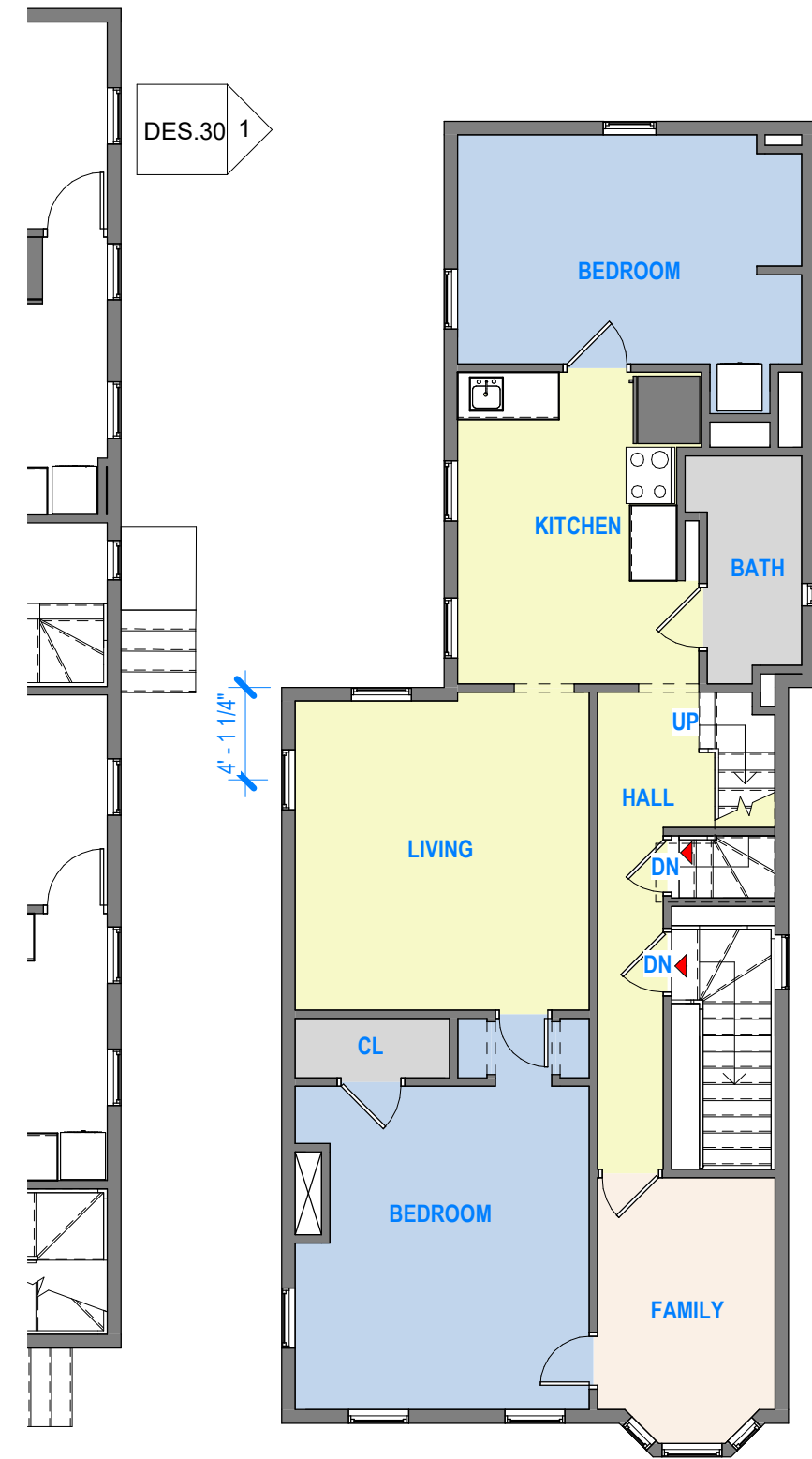


② 83 WINTER LEVEL 1 FLOOR PLAN, PROPOSED, 11x17
1/8" = 1'-0"

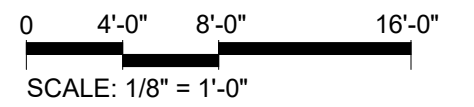


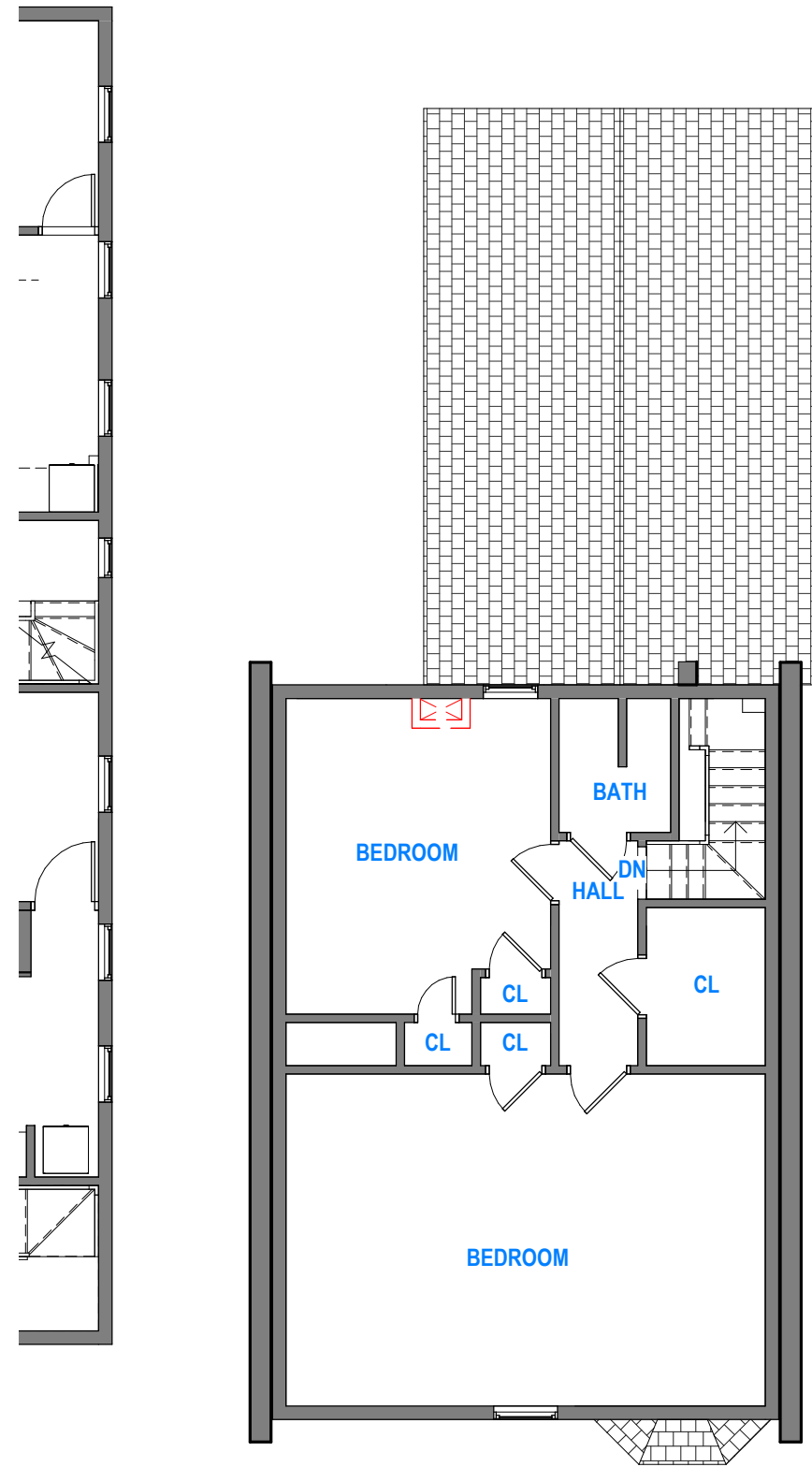


① 83 WINTER LEVEL 2 FLOOR PLAN, DEMO, 11x17
1/8" = 1'-0"

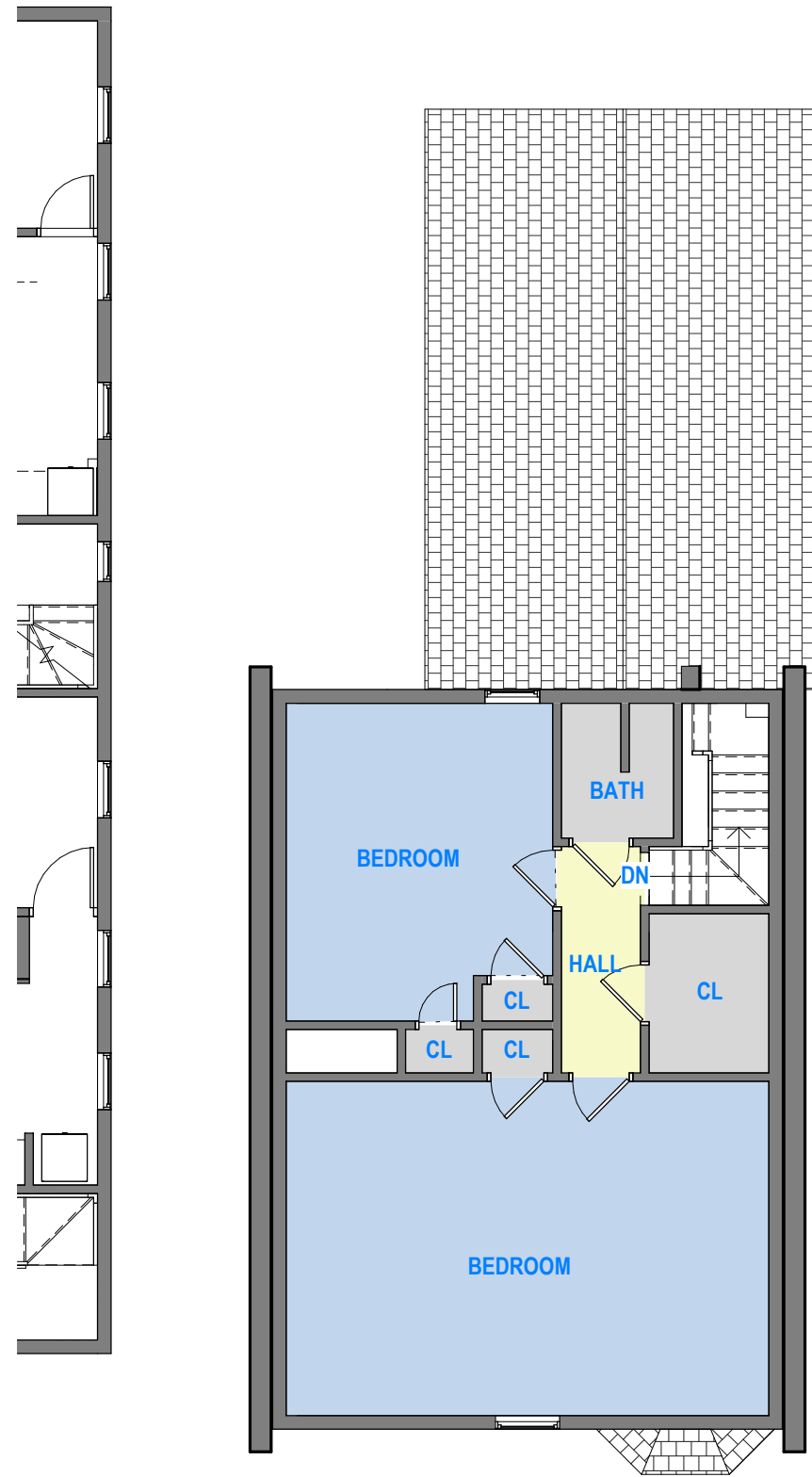


② 83 WINTER LEVEL 2 FLOOR PLAN, PROPOSED, 11x17
1/8" = 1'-0"

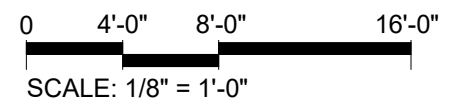




① 83 WINTER LEVEL ATTIC FLOOR PLAN, DEMO, 11X17
 1/8" = 1'-0"



② 83 WINTER LEVEL ATTIC FLOOR PLAN, PROPOSED, 11X17
 1/8" = 1'-0"

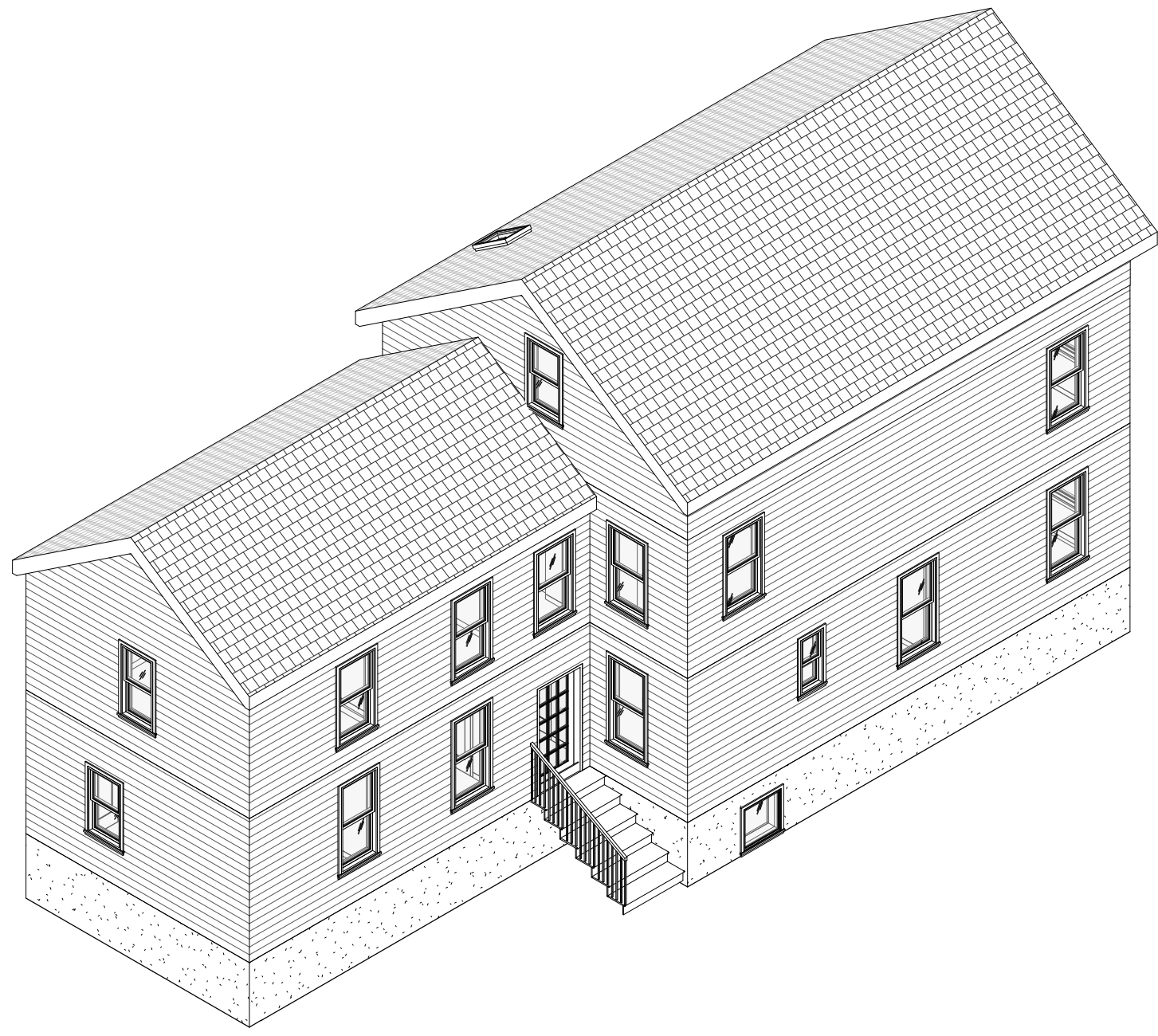




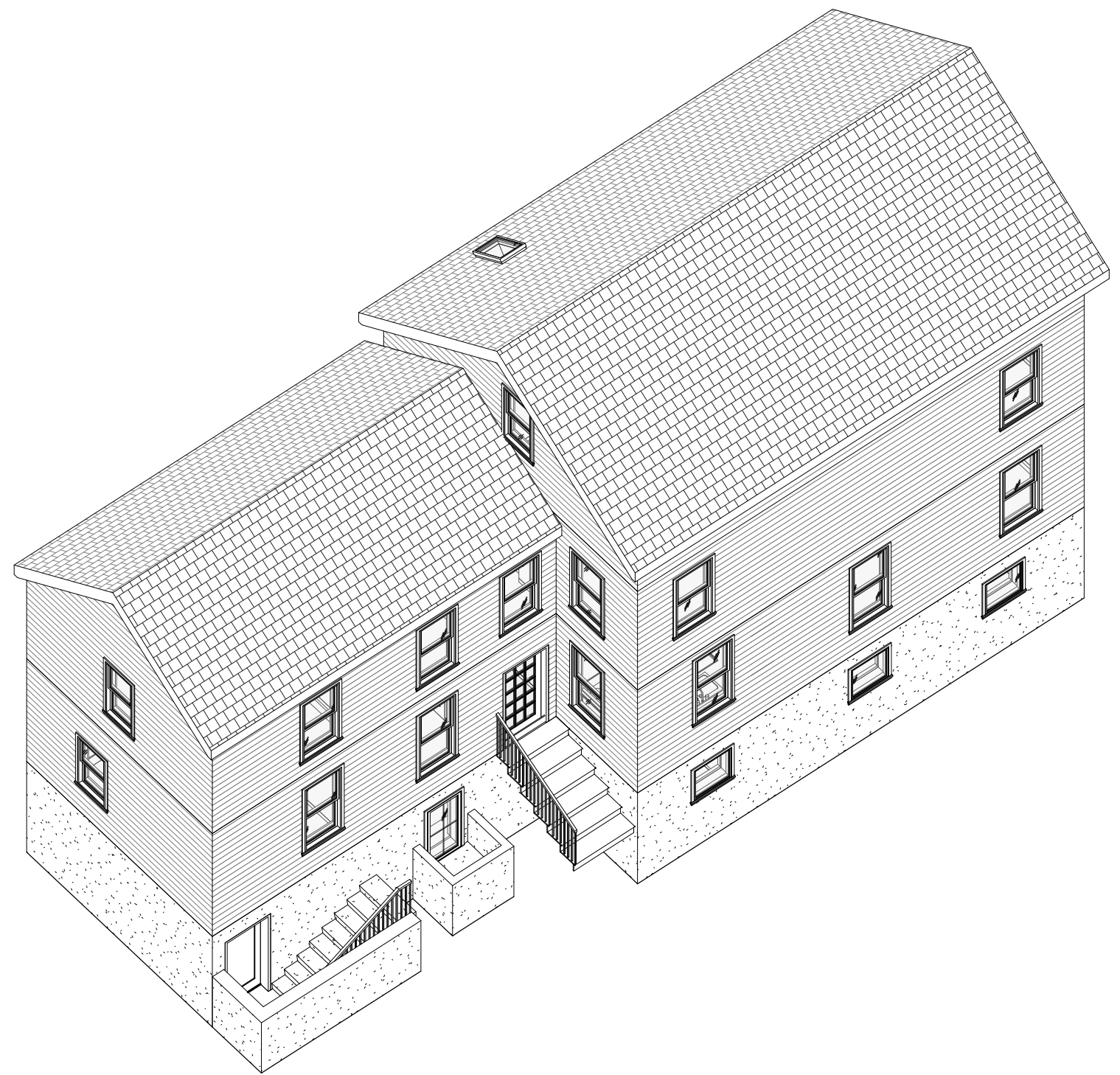
② 83 BUILDING ELEVATION WEST, EXISTING, 11x17
3/32" = 1'-0"



① 83 BUILDING ELEVATION WEST, 11x17
3/32" = 1'-0"

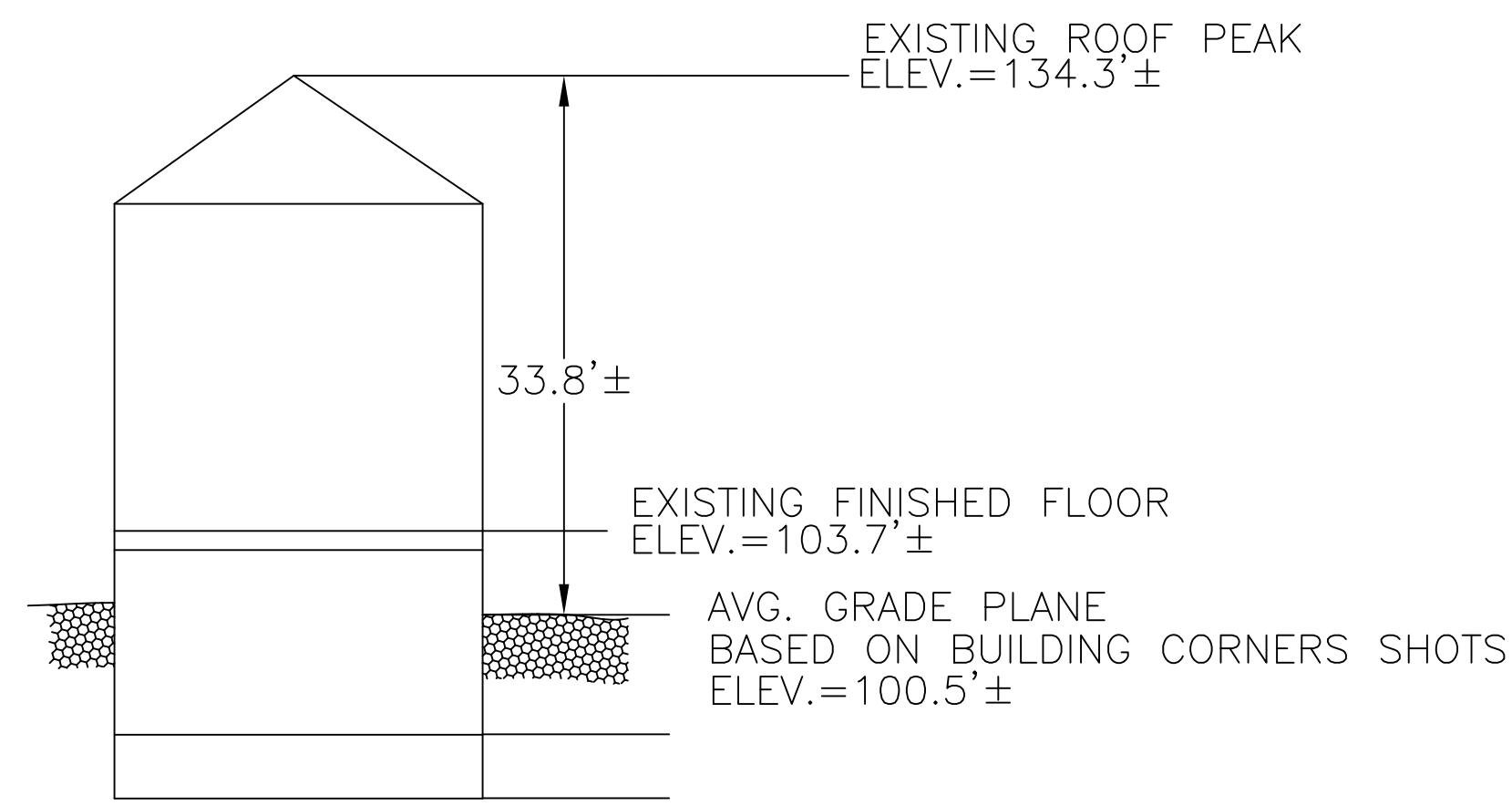


1 83 WEST AXON, EXISTING, 11X17

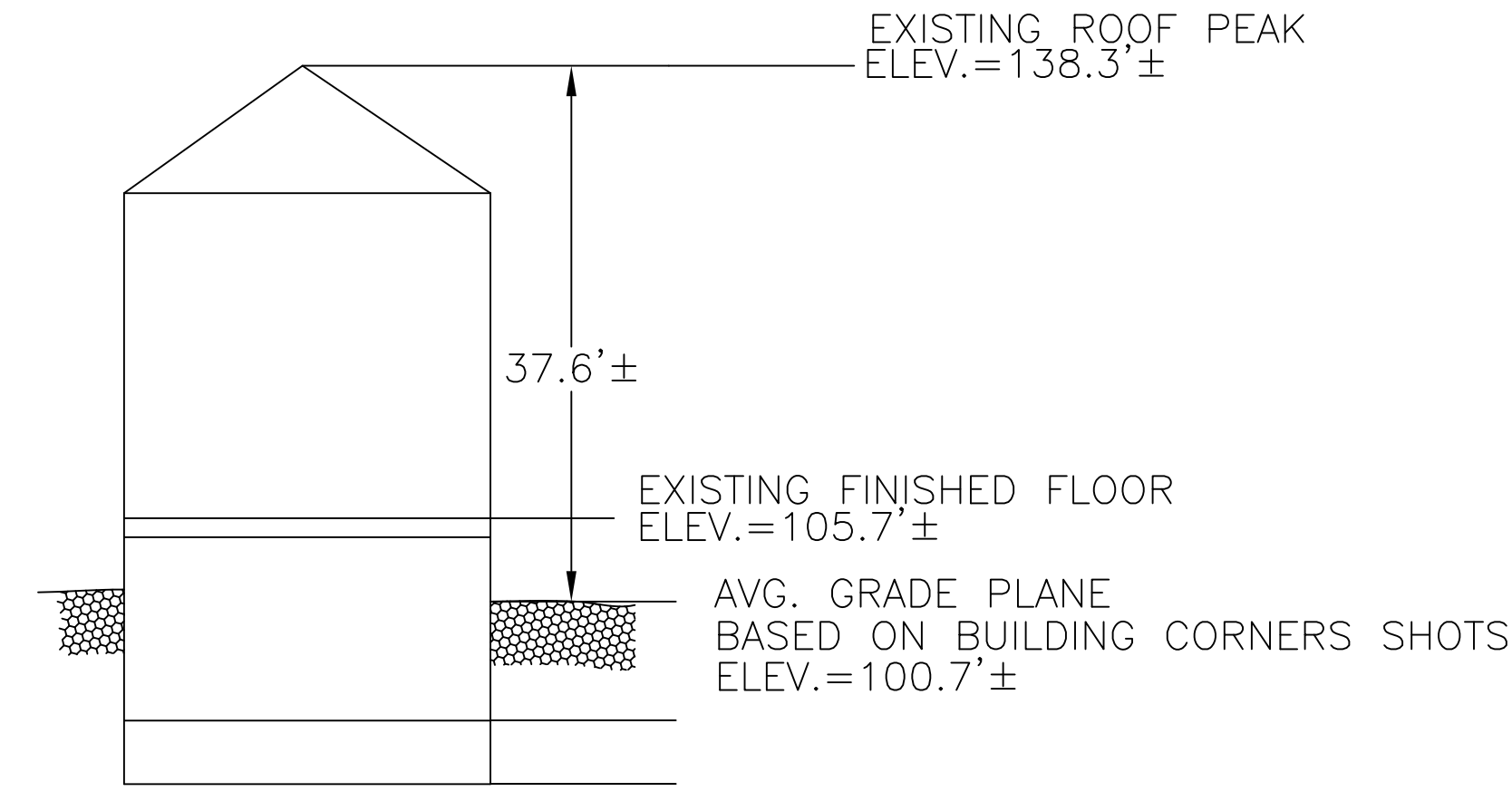


2 83 WEST AXON, PROPOSED, 11X17

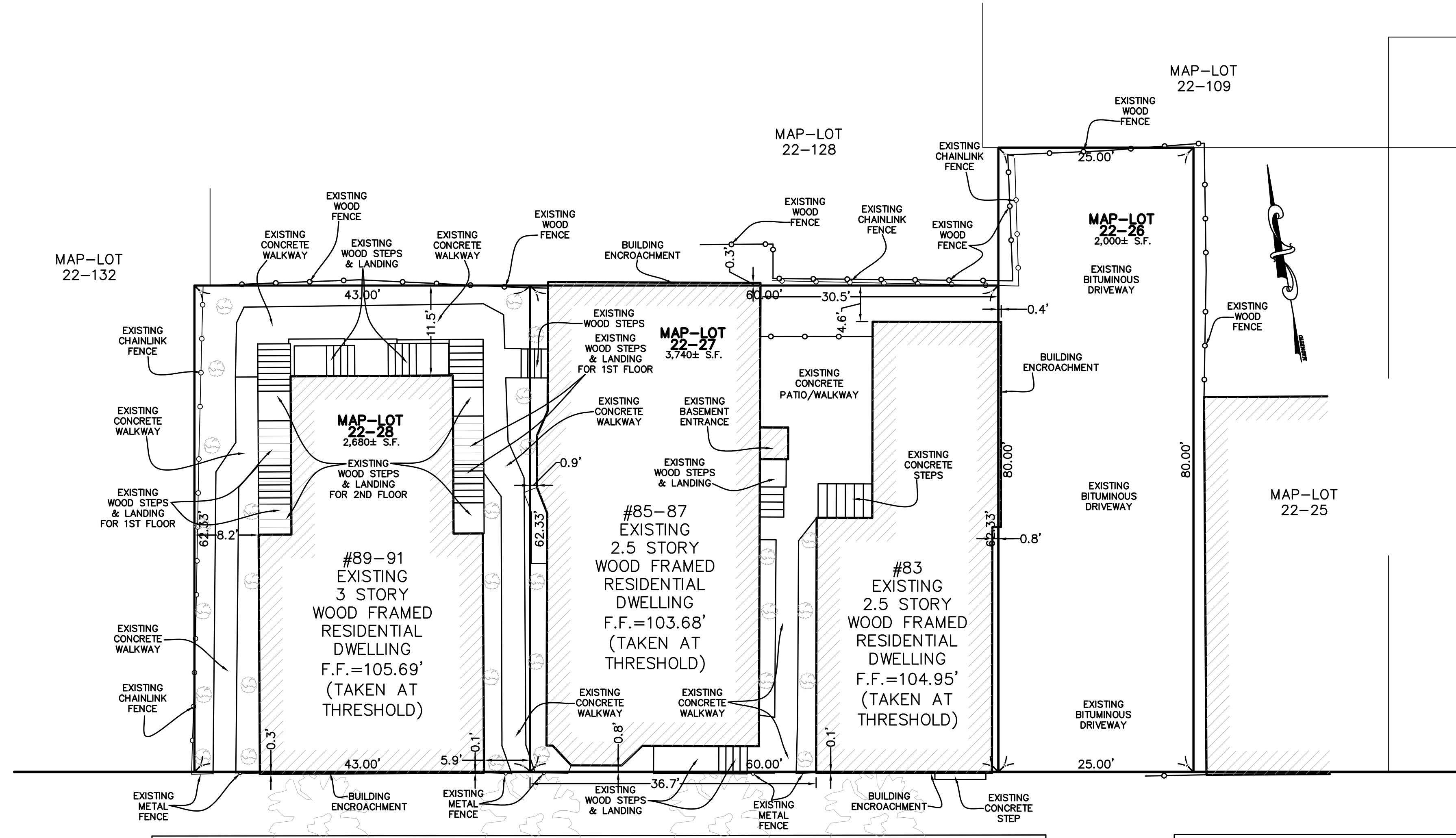
| EXISTING LEGEND | |
|-----------------|---------------------------|
| SS | SEWER LINE |
| ⊙ | SEWER MANHOLE |
| W | WATER LINE |
| G | GAS LINE |
| ⊕ | UTILITY POLE |
| ⊕ | GAS VALVE |
| E | OVERHEAD ELECTRIC SERVICE |
| WV | WATER VALVE |
| □ | CATCH BASIN |
| — | FENCE |
| -205 | CONTOUR LINE (MJR) |
| 195 | CONTOUR LINE (MNR) |
| X | SPOT GRADE |
| ⊕ | DRAIN MANHOLE |
| ⊕ | HYDRANT |
| ⊕ | TREE |



EXISTING PROFILE #85-87
NOT TO SCALE



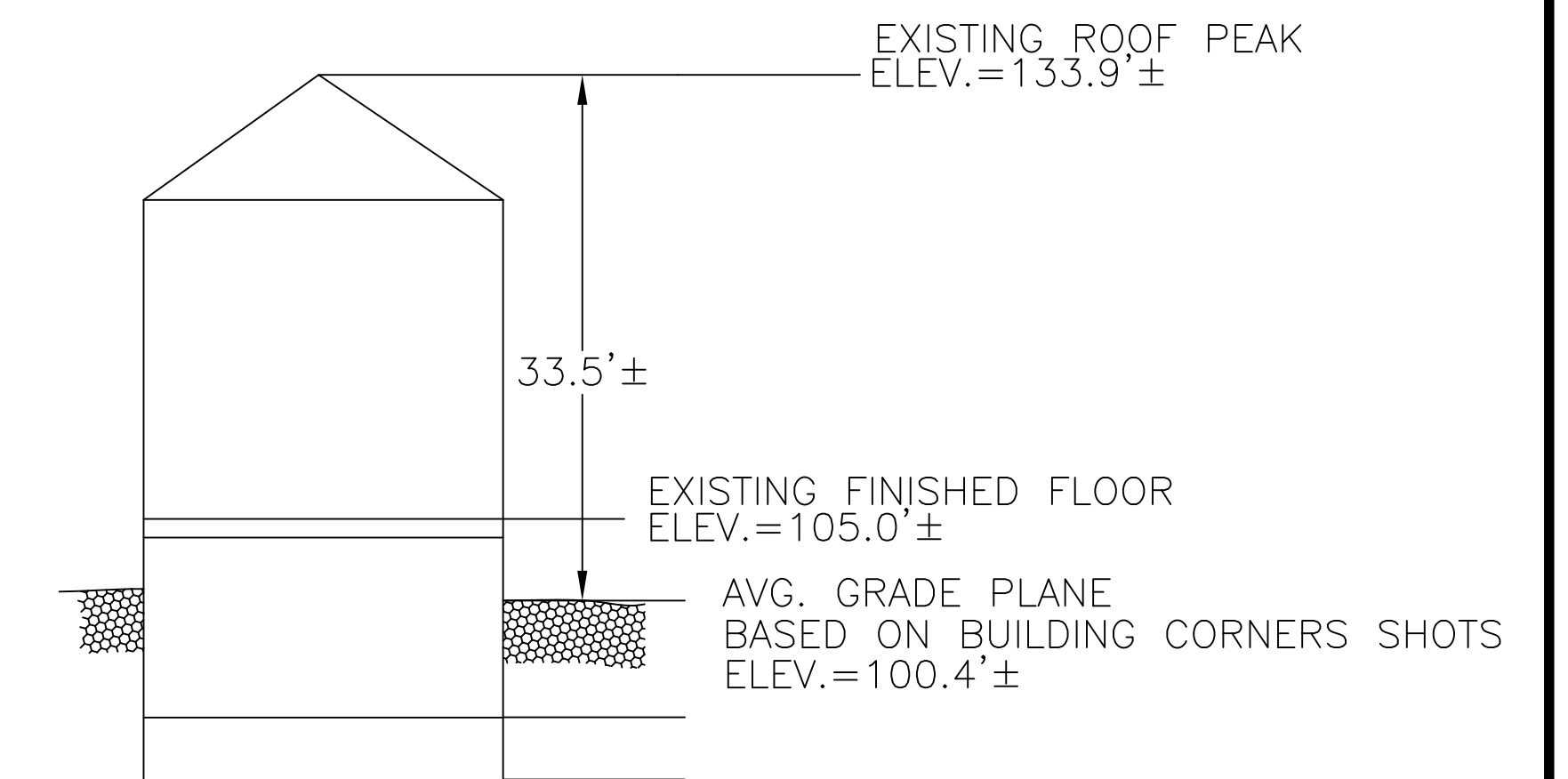
EXISTING PROFILE #89-91
NOT TO SCALE



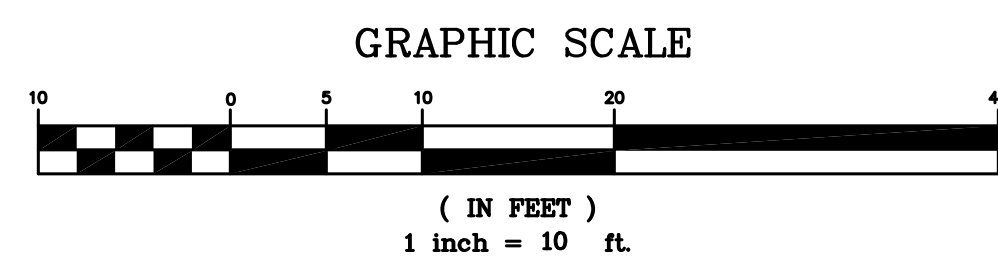
WINTER STREET
(PUBLIC WAY-50' WIDE)

NOTES:

1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 04/21/2021.
2. DEED REFERENCE: BOOK 20323, PAGE 019, DEED REFERENCE: BOOK 20323, PAGE 020, MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS.
3. THIS PLAN IS NOT INTENDED TO BE RECORDED.
4. I CERTIFY THAT THE DWELLINGS SHOWN ARE NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. THEY ARE LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25017C0577E, PANEL NUMBER 0577E, COMMUNITY NUMBER: 250186, DATED JUNE 4, 2010.
5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAN NO SUCH EASEMENTS EXIST.
6. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.
7. NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS PETER NOLAN & ASSOCIATES LLC ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.
8. ZONING DISTRICT = RESIDENCE C-1



EXISTING PROFILE #83
NOT TO SCALE



PETER NOLAN & ASSOCIATES LLC SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR, NOR FOR THE SAFETY OF PUBLIC OR CONTRACTOR'S EMPLOYEES, OR FOR THE FAILURE OF THIS CONTRACTOR TO CARRY OUT THE WORKING ACCORDANCE WITH THE CONTRACT DOCUMENTS.
THE EXTENT OF PETER NOLAN & ASSOCIATES LIABILITY FOR THIS PLAN IS LIMITED TO THE EXTENT OF ITS FEE LESS THIRD PARTY COST.
COPYRIGHT 2021 PETER NOLAN & ASSOCIATES LLC
All Rights Reserved

| | | | |
|-----------|---|----------|----|
| SCALE | 1"=10' | | |
| DATE | 04/24/2021 | | |
| REV | DATE | REVISION | BY |
| SHEET | 81-91 WINTER STREET CAMBRIDGE MASSACHUSETTS | | |
| PLAN NO. | 1 OF 1 | | |
| CLIENT: | PLAN OF LAND | | |
| DRAWN BY | PETER NOLAN & ASSOCIATES LLC LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS 697 CAMBRIDGE STREET, SUITE 103 BRIGHTON MA 02135 PHONE: 857 891 7478/617 782 1533 FAX: 617 202 5691 EMAIL: pnolan@pnasurveyors.com | | |
| CHKD BY | PETER NOLAN & ASSOCIATES LLC | | |
| APPD BY | PETER NOLAN & ASSOCIATES LLC | | |
| SHEET NO. | | 1 | |



PARKING BY PERMIT ONLY

TOWN-ZONE NO PARKING

NO PARKING ANY TIME

83



PARKING
BY
PERMIT
ONLY
EX SUN

TOW AWAY ZONE
NO PARKING
STREET CLEANING
8 AM - 2 PM
FIRST WEDNESDAY
EACH MONTH
APRIL 1st TO DEC 31st
EXCEPT HOLIDAYS

TOW-ZONE
NO
PARKING
TIME 8 a.m. - 4 p.m.
DATE 8-30-18-31
REASON Moving Van
←
CAMBRIDGE TRAFFIC DEPARTMENT



HONDA
CR-V

MAR Massachusetts 24
1HZL 93
The Spirit of America

8
5









REAR

852



REAR













GR







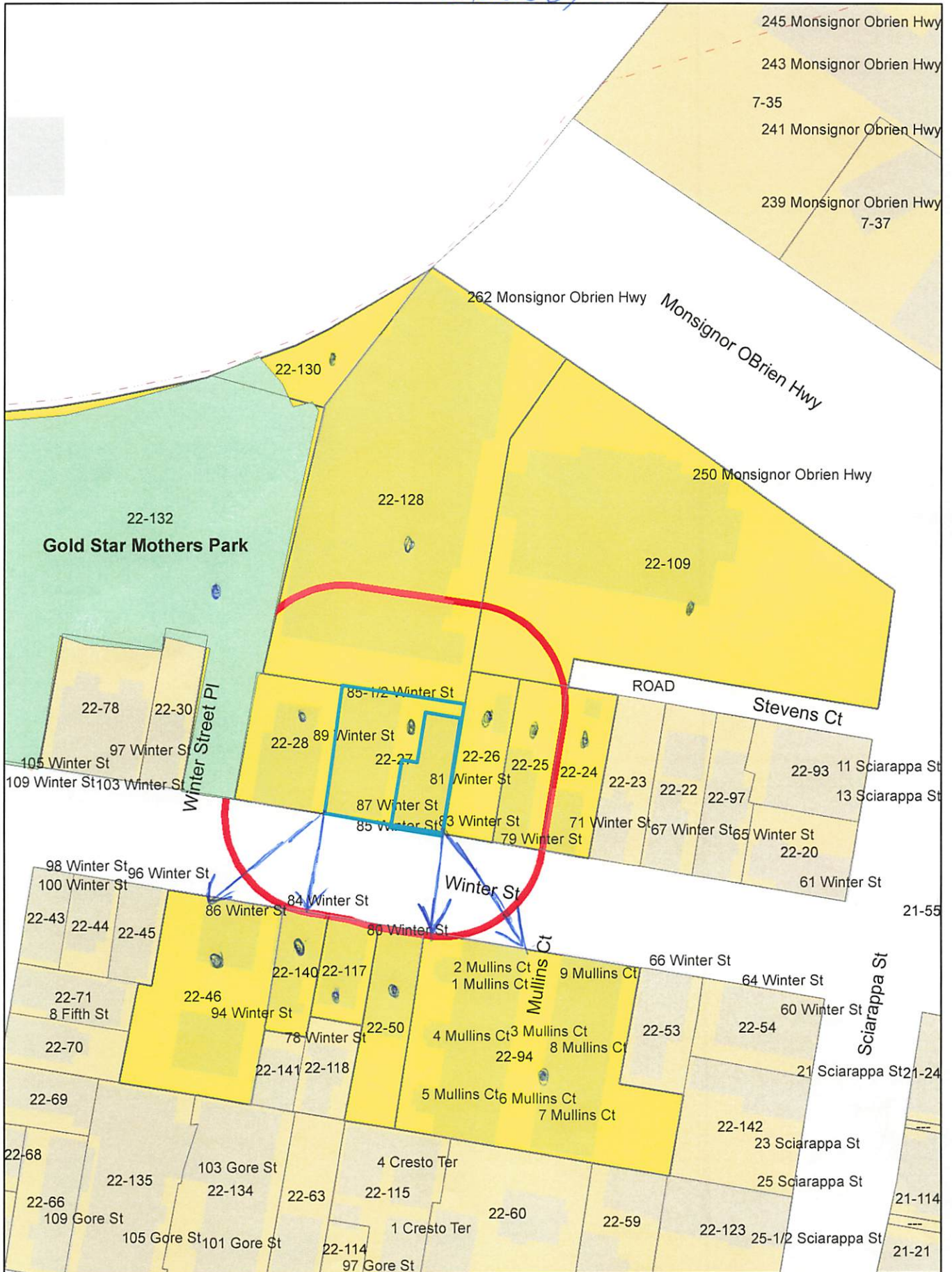








83 Winter St.



83 Winter St.

Petitioner 1 of 3

22-50
DU, BINGFAN
76 WINTER ST
CAMBRIDGE, MA 02139

22-130
TWIN CITY MALL ASSOCIATES
C/O PROPERTY TAX DEPT
P.O BX 790830
SAN ANTONIO, TX 78279

22-94
TORRINGTON WINGTER, LLC
C/O MOMO DESIGN & BUILD
C/O DUO YU
1660 SOLDIERS FIELD RD
BOSTON, MA 02135

22-46
ARLOTTO, MARIA G.
86-94 WINTER ST UNIT 94-1
CAMBRIDGE, MA 02141

22-94
ANDERSON, BRUCE T.
7 MULLINS CT UNIT 7C
CAMBRIDGE, MA 02139

22-94
CORWIN, FREDERIC W., III
1-6 MULLINS CT UNIT 1
CAMBRIDGE, MA 02139

22-94
NGUYENM THU K. & WEI LAI
8 MULLINS CT. UNIT#3
CAMBRIDGE, MA 02141

22-94
K.C.C., LLC
33 GEORGE ST.
PLYMOUTH, MA 02360

22-94
XUE, QIONG & YANG ZHOU
23 PHILLIPS BROOKS RD
WESTWOOD, MA 02090

22-94
GOODING, CHANDRA BANKS
4 MULLINS COURT #4
CAMBRIDGE, MA 02141

22-94
TERRAFRANCA, NICHOLAS &
KAREN GONDOLY
1 MULLINS CT, #5
CAMBRIDGE, MA 02139

22-94
SCHWEITZER, THOMAS
70 INMAN ST
CAMBRIDGE, MA 02139

22-94
SCHROEPFER, ANNA L.
67 PEARL STREET
WOBURN, MA 01801

22-94
WANG, LIYING
19 BLUERBERRY LN
SHARON, MA 02067

22-46
HAN, LINGXIAO
86 WINTER ST UNIT 2
CAMBRIDGE, MA 02141

22-94
MOORE, BRENDAN J.
1-9 MULLINS CT UNIT 8A
CAMBRIDGE, MA 02139

22-117
COLE, IAN & AUBREY COLE
80 WINTER ST. UNIT 1
CAMBRIDGE, MA 02141

22-128
WANG, BAOJUN
262 MONSIGNOR O'BRIEN HWY. - UNIT 201
CAMBRIDGE, MA 02141

22-128
YANG, HONG
8 POLE HILL RD
ANDOVER, MA 01810

22-128
FREITAS, ILDA M.
262 MONSIGNOR OBRIEN HWY - #205
CAMBRIDGE, MA 02141

22-128
CAI, HONGGUI & HONGXIA GU
C/O SONJA SELAMI, ESQ
40 GROVE ST
WELLESLEY, MA 02482

22-128
GUO, RUOQI & YAN HAN
C/O MT LAW, LLC
430 BEDFORD ST. SUITE 200
LEXINGTON, MA 02420

22-128
QIAO, YAN LIN
C/O IYIA FUCHS
1674 BEACON ST
BROOKLINE, MA 02445

22-128
SONG, YAN
262 MONSIGNOR OBRIEN HWY - UNIT 406
CAMBRIDGE, MA 02141

22-128
ZHANG JINYUN
262 MONSIGNOR OBRIEN HWY - UNIT 407
CAMBRIDGE, MA 02141

22-128
TESFAYE, HIRUY
262 MONSIGNOR OBRIEN HWY #211
CAMBRIDGE, MA 02141

22-128
YANG, MIAO
262 MONSIGNOR OBRIEN HWY - UNIT 311
CAMBRIDGE, MA 02139

22-128
CHEN, JIAYANG
20 MORGAN DR. UNIT 46
LEBANON, NH 03766

22-128
MENG, FANYU
1787 RANCHO HILLS DRIVE
CHINO HILLS, CA 91709

22-128
TANNOUS, CAROL
262 MONSIGNOR O'BRIEN HWY - UNIT 604
CAMBRIDGE, MA 02141

22-128
SU, LONGCHENG
262 MONSIGNOR OBRIEN HWY - UNIT 702
CAMBRIDGE, MA 02141

22-128
HSU, YICHUNG
262 MONSIGNOR OBRIEN HWY - UNIT 209
CAMBRIDGE, MA 02141

22-128
MAZUMDAR, VARUM, & VINITA BHASKAR
262 MONSIGNOR OBRIEN HWY UNIT 210
CAMBRIDGE, MA 02141

22-128
WOO, SHAWN S. & HANNA WOO
262 MONSIGNOR OBRIEN HWY - UNIT 310
CAMBRIDGE, MA 02141

22-128
INDUS CAMBRIDGE, LLC
172 DEAN RD
BROOKLINE, MA 02445

22-128
CHIU, RICHARD
262 MONGISNOR OBRIEN HWY - UNIT 605
CAMBRIDGE, MA 02141

22-128
HAN, WOOSEOK & JAESOO SHIN
262 MONSIHNIOR OBRIEN HWY. - UNIT 607
CAMBRIDGE, MA 02141

22-128
BLANKEN, JOHN A,
TRUSTEE OF JOHN A. BLANKEN RAMILY TR
49 GLADES RD
SCITUATE, MA 02066

22-94
NOH KEUMHAN YOON SUNG HEE
3 MULLINS CT - UNIT 3
CAMBRIDGE, MA 02141

22-128
CHANG, VINCENT & PEARL HUANG
4981 HIGHVIEW ST.
CHINCO HILLS, CA 91709

22-128
HU, YUE
262 MONSIGNOR O'BRIEN HWY - UNIT 403
CAMBRIDGE, MA 02141

22-128
GEETLA, TEJSWAROOP REDDY &
SRUTHI RAVULA
262 MONSIGNOR OBRIEN HWY - UNIT 404
CAMBRIDGE, MA 02141

22-128
MALLA, PURNA & RADHA MALLA
262 MONSIGNOR OBRIEN HWY - UNIT 501
CAMBRIDGE, MA 02141

22-128
TOERNSEN, MONIKA MARIA
26 WORCESTER SQ. #1
BOSTON, MA 02118

22-128
GUO, ROUQI & YAN HAN
C/O MT LAW, LLC
430 BEDFORD ST. SUITE 200
LEXINGTON, MA 02420

22-128
BEKELE, TEWODROS & SEBLEWENGEL
GEREMEW GERBAYE
262 MONSIGNOR OBRIEN HWY APT 603
CAMBRIDGE, MA 02141

22-128
MUNIR, SAAD & SYEDA A. MUNIR
1 EARHART ST. UNIT 512
CAMBRIDGE, MA 02141

22-128
LOTH, JR., ERIC B., TRUSTEE
12 LAVENDER CIRCLE
NORTH ANDOVER, MA 01845

22-46
REILLY, JONATHON, D.
JENNIFER A. DONNELLY, TRS
10 KENWAY ST
CAMBRIDGE, MA 02138

22-128
LEE, BYEONGIL HEEKYUNG LEE
262 MSRG. O'BRIEN HIGHWAY - UNIT 705
CAMBRIDGE, MA 02141

22-128
CANG, SHENGQUN
262 MSRG O'BRIEN HIGHWAY - UNIT 206
CAMBRIDGE, MA 02141

22-128
HEDLUND, MATTHEW R. & PELIN BICEN
262 MONSIGNOR OBRIEN HWY - UNIT 601
CAMBRIDGE, MA 02141

22-128
XU, DANDAN & YI DONG
160 CAMBRIDGE PARK DR.
CAMBRIDGE, MA 02140

22-128
CHOW, FRANK SANGMI LEE
30 TAYLOR COVE DR #15
ANDOVER, MA 01810

22-128
ZHU, YAO & LIWEI LIAO
262 MONSIGNOR O'BRIEN HWY - UNIT 207
CAMBRIDGE, MA 02141

22-128
PAN, YICHAO
262 MONSIGNOR OBRIEN HWY - UNIT 302
CAMBRIDGE, MA 02141

22-128
SU, HAO-WEI & HOYU WU
262 MONSIGNOR OBRIEN HWY - UNIT 303
CAMBRIDGE, MA 02141

22-128
BIAN, SHIJIA
262 MONSIGNOR O'BRIEN HWY - UNIT 309
CAMBRIDGE, MA 02141

22-128
LIU, DONG
11 WESTWOOD RD
LEXINGTON, MA 02420

22-128
SAHA, ANANDA SUBRA M. SHAHA
362 RINDGE AVE UNIT #10K
CAMBRIDGE, MA 02140

22-128
MIAO, JENKAI YUE XU
262 MONSIGNOR O'BRIEN HWY - UNIT 306
CAMBRIDGE, MA 02141

22-128
XU YANG
262 MONSIGNOR O'BRIEN HWY - UNIT 301
CAMBRIDGE, MA 02141

22-94
SENDZIAK, KIRSTA
7 MULLINS CT UNIT 7A
CAMBRIDGE, MA 02139

22-128
REGAN, AMY K. & JAMES F. REGAN
TRS THE JAMES & AMY REAGAN FAMILY TRUST
262 MONSIGNOR OBRIEN HWY - UNIT 602
CAMBRIDGE, MA 02141

22-128
CHENG, CHUNG HUILING CHO
23 BERKELY PL
LIVINGSTON, NJ 07039

22-128
RAGHAVAN SRIVATSAN
262 MONSIGNOR OBRIEN HWY - UNIT 203
CAMBRIDGE, MA 02141

22-94
DANIELSEN-HACES ALEXANDER
8 MULLINS CT - UNIT 8B
CAMBRIDGE, MA 02139

22-128
KOU ERIC YAO-CHUNG HSUEH
KATLIN YING JU
40 BOUTWELL ST
WILMINGTON, MA 01887

22-128
208 OBRIEN HIGHWAY LLC
262 MONSIGNOR OBRIEN HWY - UNIT 208
CAMBRIDGE, MA 02141

22-132
CAMBRIDGE CITY OF COMM. DEV.
57 INMAN ST
CAMBRIDGE, MA 02139

22-128
CHEN, JIAYANG
20 MORGAN DR UNIT #46
LEBANON, NH 03766

22-128
REN, OLIVER
262 MONSIGNOR OBRIEN HWY - UNIT 701
CAMBRIDGE, MA 02141

22-94
SARGIANIS KRISTIN A
BENJAMIN T LIGUZINSKI
1-6 MULLINS COURT UNIT 6
CAMBRIDGE, MA 02139

22-94
CHUANG, BESSIE
7-9 MULLINS CT UNIT 9C
CAMBRIDGE, MA 02139

22-25
EBERE, ANOSIKE GRACE ANOSKIE
77 WINTER ST
CAMBRIDGE, MA 02141

22-117
LEE STEPHEN
127 DALTON RD
BELMONT, MA 02478

22-128
MORHIG GEORGE A & ADA B TRS MORHIG TR
873 BRAMBLE WAY
ANAHEIM, CA 92808

22-28
81-91 WINTER ST LLC
150 BARTON RD
WELLESLEY, MA 02481

22-27
TORRINGTON WINTER LLC
231 SUTTON ST - SUITE 2J
NORTH ANDOVER, MA 01845

22-132
CITY OF CAMBRIDGE
C/O YI-AN HUANG
CITY MANAGER

22-26
TORRINGTON WINTER LLC
WINTER KRE LLC
231 SUTTON ST - STE 2J
NORTH ANDOVER, MA 01845

22-128
LU, JIANNAN
262 MONSIGNOR OBRIEN HWY - UNIT 401
CAMBRIDGE, MA 02141

22-109
ODYSSEY PROPCO V LLC
345 CALIFORNIA ST - STE 300
SAN FRANCISCO, CA 94104

22-128
YU, ZEYANG MUXI YANG
160 PLEASANT ST APT #914
MALDEN, MA 02148

22-128
ZHAO HANCHEN
262 MONSIGNOR OBRIEN HWY - UNIT 202
CAMBRIDGE, MA 02141

22-46
LAUER JOSEPH JAMES SUNSTRUM
MARINELLI ANDREA TERESE
94-3 WINTER ST
CAMBRIDGE, MA 02141

22-24
FINEMAN CHARLES S TRS CHARLES S
FINEMAN 2021 TRUST
75 WINTER ST
CAMBRIDGE, MA 02141

22-140
CELLA ANTHONY, MICHAEL, RICHARD &
MARY ELLEN TOUSERKANI & MARC CELLA
21 GEORGE ST
READING, MA 01867

22-128
LIN, PEI HSIN
262 MONSIGNOR OBRIEN HWY - UNIT 102
CAMBRIDGE, MA 02141

22-132
CITY OF CAMBRIDGE
C/O MEGAN BAYER
CITY SOLICITOR

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:
We intend to include an additional dwelling unit in the currently vacant and unfinished basement while ensuring the stairs are brought up to code through remodeling. Our plan also involves modifying the ground floor unit to create a more comfortable living space.
- 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 zoning district permits MULTI-RES-4-8-APT, and currently, the property accommodates only three units. With our proposal for an additional unit in the basement, the total number of units will become four, aligning with the zoning regulations.
- C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:**
- 1)** Desirable relief may be granted without substantial detriment to the public good for the following reasons:
The proposed additional basement unit will not surpass the footprint of the existing house. Despite introducing new egress stairs and a window well, these modifications will still fall within the designated side and back areas.
 - 2)** Desirable relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons:
The existing neighborhood is experiencing densification, and having an additional unit would enable more residents to be exposed to and utilize the nearby public Gold Star park.

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



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

BZA

POSTING NOTICE – PICK UP SHEET

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

Name: Qiling Cai (Print) Date: 01.22.24

Address: 83 Winter St

Case No. BZA-252574

Hearing Date: 2/8/24

Thank you,
Bza Members

Pacheco, Maria

From: Alan Yu <alan.yu@buildwithmomo.com>
Sent: Friday, January 26, 2024 10:59 AM
To: Pacheco, Maria
Cc: Francis Sun; Krystal Cai; yunpengszatanek@gmail.com; ken001564@gmail.com
Subject: 83 Winter Street BZA-252574 - Property Ownership
Attachments: BZA APPLICATION FORM - OWNERSHIP INFORMATION.pdf

Dear Maria,

We appreciate your phone call yesterday.

The legal owner of 83 Winter St. Cambridge is 81-91 Winter St. LLC. Please find the attached notarized ownership document.

Due to possible technical glitch/information delay on OpenGov, the zoning application showed the previous owner's name and we could not edit it. We will fix the ownership information on the permit notice by hand as agreed.

Please contact me if you need any clarification.

--

Alan Yu, AIA, LEED
Director of Design & Construction

Momo Design & Build
M 617.938.7606
buildwithmomo.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 Ken Wang (OWNER)

Address: 65 Pearl St. Cambridge MA 02139

State that I/We own the property located at 83 Winter St. Cambridge MA 02139 which is the subject of this zoning application.

The record title of this property is in the name of 81-91 Winter St., LLC

*Pursuant to a deed of duly recorded in the date June 30, 2023, Middlesex South County Registry of Deeds at Book 81720, Page 560; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.

Ken Wang
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 Norfolk

The above-name Ken Wang personally appeared before me, this 18 of December, 2023, and made oath that the above statement is true.

Yun Peng SzataneK Notary

My commission expires _____ (Notary Seal).
YUN PENG-SZATANEK
NOTARY PUBLIC
Commonwealth of Massachusetts
My Commission Expires
August 30, 2030

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