

CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

BZA Application Form

BZA Number: 125588

General Information

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

Special Permit: _____

Variance: X

Appeal: _____

PETITIONER: Lawrence Zhang C/O Richard Mede

PETITIONER'S ADDRESS: 103 Blanchard Road, Cambridge, MA 02138

LOCATION OF PROPERTY: 128 Cherry St., Unit 1, Cambridge, MA

TYPE OF OCCUPANCY: Residential - condo

ZONING DISTRICT: Residence C-1 Zone

REASON FOR PETITION:

/Additions/ /Variance to modify the plans per BZA Case 9972./

DESCRIPTION OF PETITIONER'S PROPOSAL:

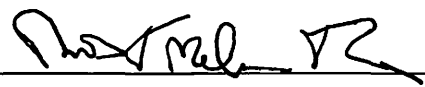
To enclose existing open porch on the first floor by modifying the plans approved by BZA Case 9972.

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):



(Petitioner (s) / Owner)

Richard Mede

(Print Name)

Address:

Tel. No. 857-888-2134

E-Mail Address: steph@acgeneralcontractinginc.com

Date: 06/08/2021

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 Lawrence Zhang
(OWNER)

Address: 128 Cherry St 1, Cambridge 01239

State that I/We own the property located at 128 Cherry St 1, Cambridge 02139, which is the subject of this zoning application.

The record title of this property is in the name of Lawrence Zhang

*Pursuant to a deed of duly recorded in the date 6/10/2009, Middlesex South County Registry of Deeds at Book 53033, Page 061; or Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.



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

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

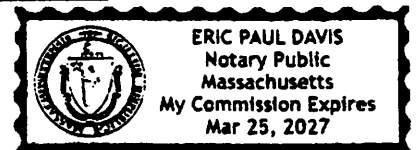
Commonwealth of Massachusetts, County of MIDDLESEX

The above-name LAWRENCE ZHANG personally appeared before me, this 2 of JUNE, 2021, and made oath that the above statement is true.



Notary

My commission expires MAR 25, 2027 (Notary Seal).



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

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 are modifying an existing special permit.

- 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 by not affecting generally the zoning district in which it is located for the following reasons:

Existing variance. Modify special permit per case #9972.

- 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:

Enclosing an existing roofed in porch. There will be no detriment to the neighbors because they will not see it. This is an existing porch on the side of the house and is already existing. This is just at the first floor porch level.

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

Our intent is just to enclose the small open porch on the right side of the building on the first floor.

***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: Lawrence Zhang

Present Use/Occupancy: Residential - condo

Location: 103 Blanchard Road

Zone: Residence C-1 Zone

Phone: 857-888-2134

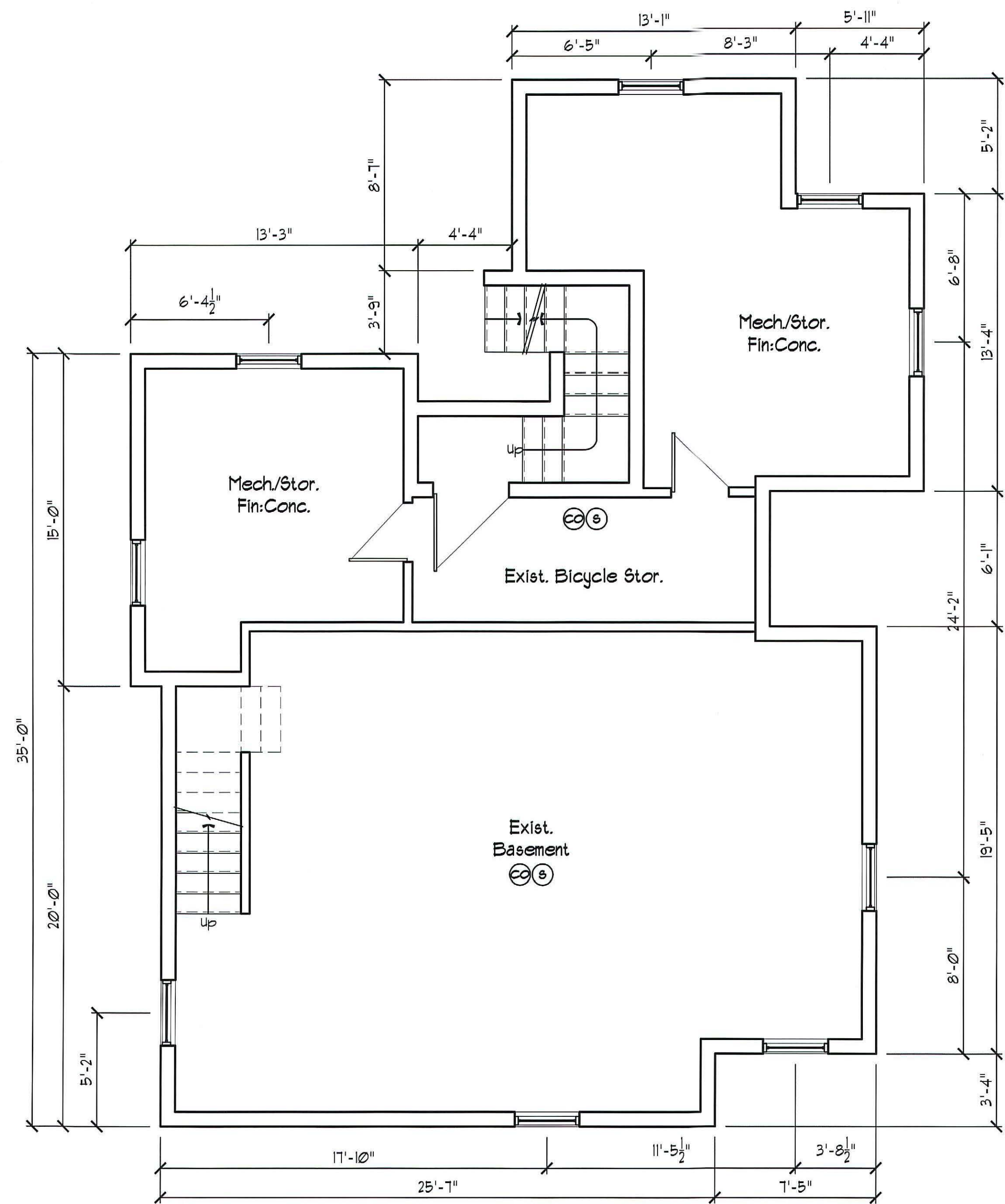
Requested Use/Occupancy: Residential - Condo

	<u>Existing</u> <u>Conditions</u>	<u>Requested</u> <u>Conditions</u>	<u>Ordinance</u> <u>Requirements</u>	
<u>TOTAL GROSS</u> <u>FLOOR AREA:</u>	1867	30	n/a	(max.)
<u>LOT AREA:</u>	1666.7 sf/du	1666.7 sf/du	1500 sf/du	(min.)
<u>RATIO OF GROSS</u> <u>FLOOR AREA TO</u> <u>LOT AREA: ²</u>	n/a	n/a	n/a	
<u>LOT AREA OF</u> <u>EACH DWELLING</u> <u>UNIT</u>	1666.7 sf/du	1666.7 sf/du	15000 sf	
<u>SIZE OF LOT:</u>				
WIDTH	50'	50'	50'	
DEPTH	100'	100'	n/a	
<u>SETBACKS IN FEET:</u>				
FRONT	9.2'	9.2'	19.3'	
REAR	43.4'	n/a	19.3'	
LEFT	2.3'	2.3'	15.4'	
SIDE				
RIGHT	10.4'	n/a	15.4'	
SIDE				
<u>SIZE OF BUILDING:</u>				
HEIGHT	29.9'	n/a	35'	
WIDTH	47.3'	47.3'	n/a	
<u>RATIO OF USABLE</u> <u>OPEN SPACE TO</u> <u>LOT AREA:</u>	12.5%	12.5%	30%	
<u>NO. OF DWELLING</u> <u>UNITS:</u>	n/a	n/a	n/a	
<u>NO. OF PARKING</u> <u>SPACES:</u>	n/a	n/a	n/a	
<u>NO. OF LOADING</u> <u>AREAS:</u>	n/a	n/a	n/a	
<u>DISTANCE TO</u> <u>NEAREST BLDG.</u> <u>ON SAME LOT</u>	n/a	n/a	n/a	

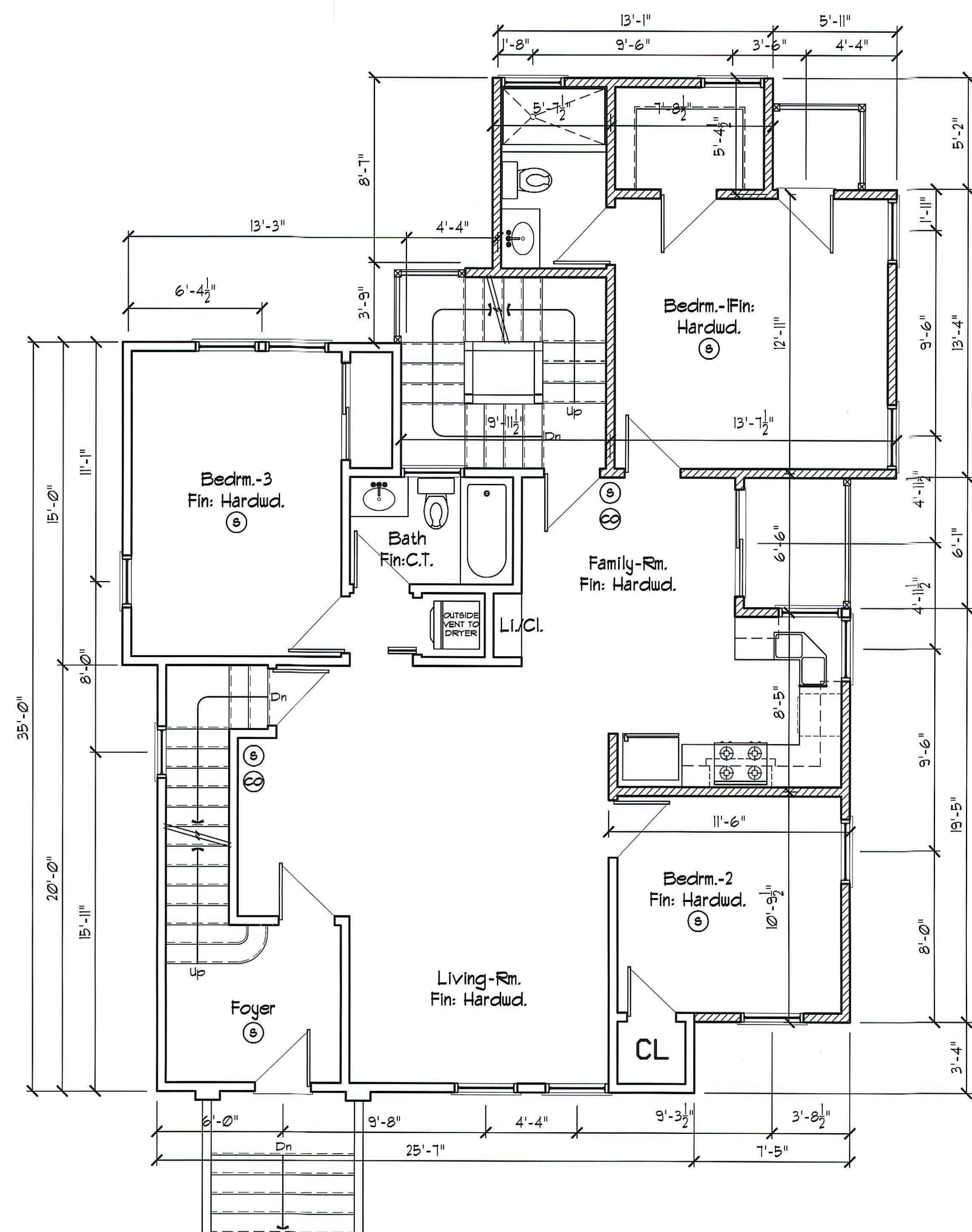
Describe where applicable, other occupancies on the same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g; wood frame, concrete, brick, steel, etc.

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



1 Basement Floor Plan
A-1 SCALE: 3/16" = 1'-0"



2 First Floor Plan
A-1 SCALE: 3/16" = 1'-0"

LEGEND/ NOTES:

- New wd. walls/ partition
- Conc. walls
- Existing walls/ partition

Nelson
Group Construction
30 Mooney Street
Cambridge, MA 02138

Sheet Name:

Proposed Plans, and Notes

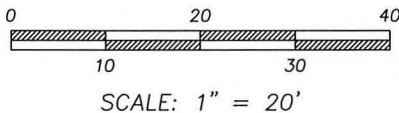
Location:

128 Cherry Street.
Cambridge, MA

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10-24-11

A-1



ZONE C-1			
	REQUIRED	EXISTING	PROPOSED
AREA	1,500 SF/DU	1,666.67 SF/DU	1,666.67 SF/DU
FRONT YARD	19.3'	9.2'	9.2'
SIDE YARD	15.4	2.3'	2.3'
SIDE YARD	15.4'	10.4'	12.6'
REAR YARD	19.3'	43.4'	43.4'
MIN. OPEN SPACE PATIO	30%	12.5%	12.5%

CURRENT OWNER: 128 CHERRY STREET CONDOMINIUM

TITLE REFERENCE: BOOK 60288 PG 142

PLAN REFERENCE: PLAN No. 752 OF 2012

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: STEPHANIE JANVION

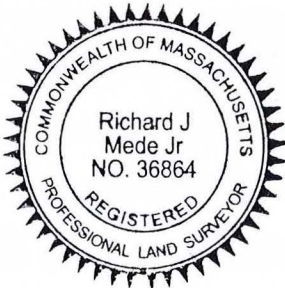
I CERTIFY THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE GENERALLY ACCEPTABLE PRACTICES OF LAND SURVEYORS IN THE COMMONWEALTH OF MASSACHUSETTS FOR A PLAN AND SURVEY OF THIS TYPE. THIS CERTIFICATION IS MADE ONLY TO THE ABOVE NAMED INDIVIDUAL(S) AND IS NULL AND VOID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

THE FIELD WORK WAS COMPLETED ON: MAY 25, 2021
DATE OF PLAN: JUNE 01, 2021

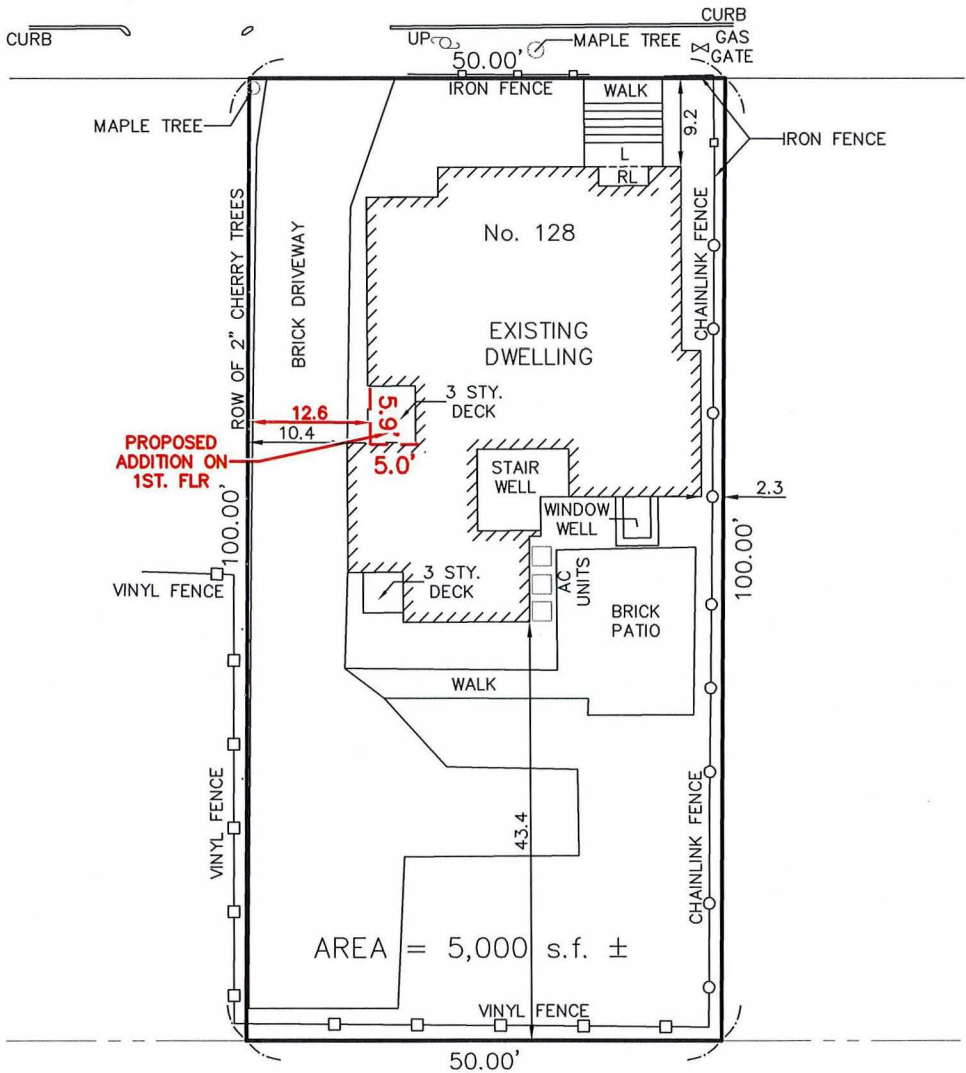

RICHARD J. MEDE, JR. P.L.S.

06/01/2021

DATE:



CHERRY STREET



CERTIFIED PLOT PLAN
128 CHERRY STREET
CAMBRIDGE, MASS.
(MIDDLESEX COUNTY)

PREPARED BY:

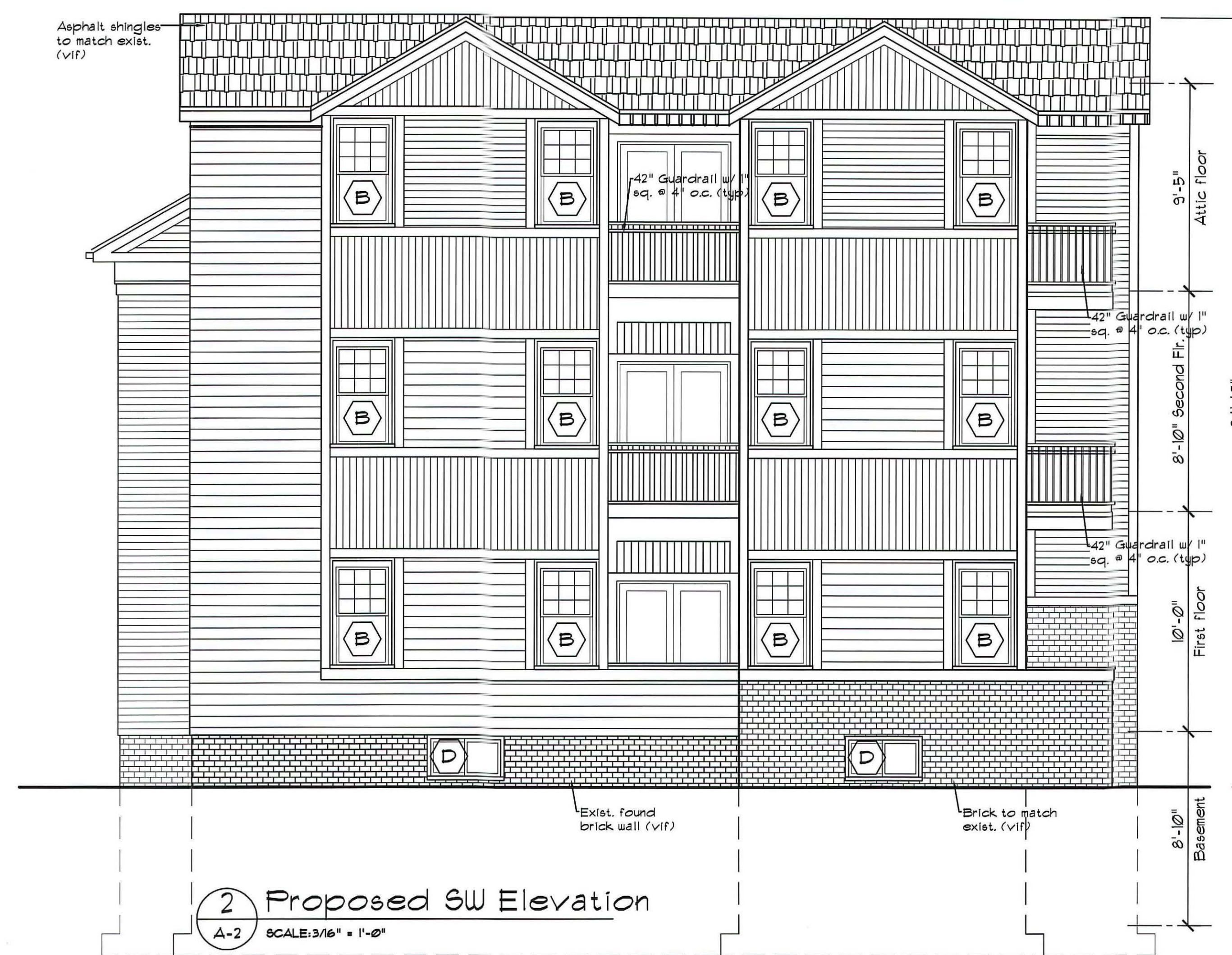
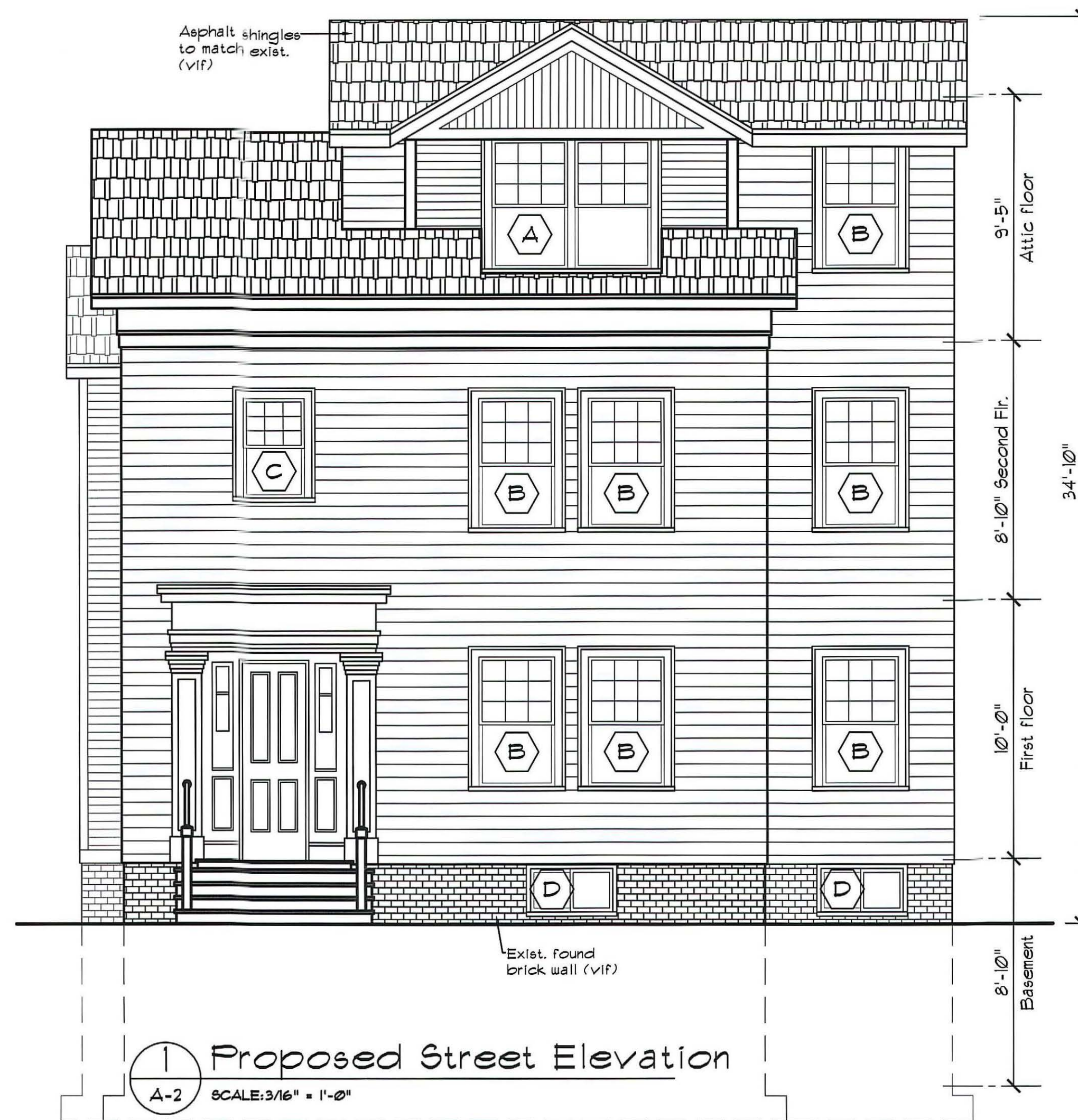
**MEDFORD
ENGINEERING
& SURVEY**

ANGELO B. VENEZIANO ASSOCIATES
15 HALL STREET, MEDFORD, MA 02155
781-396-4466 fax: 781-396-8052

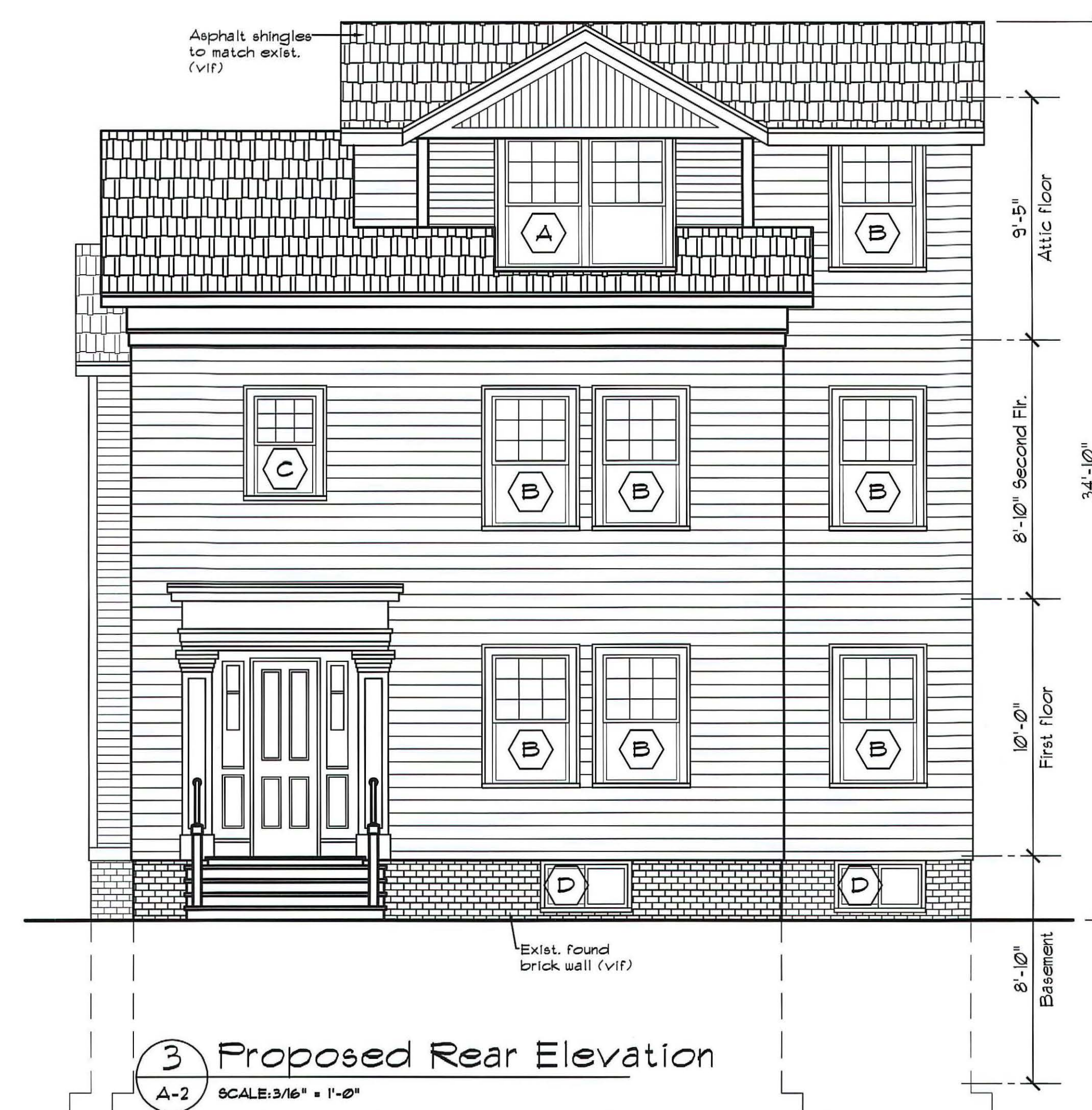
PREPARED FOR:

STEPHANIE JANVION

DRAWN JTE	CHECKED RJM	FILE No. 21187
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WINDOW SCHEDULE					
NO.	TYPE	MATERIAL	ROUGH OPENING	QUANTITY	REMARKS
A	Double-Hung	Vinyl	6'-2-1/4" w x 4'-9-1/2" h	3	Harvey or Equal
B	Double-Hung	Vinyl	2'-11-1/2" w x 4'-9-1/2" h	21	Harvey or Equal
C	Double-Hung	Vinyl	2'-10" w x 3'-5-1/2" h	1	Harvey or Equal
D	Awning	Vinyl	39-1/4" w x 16" h	6	Harvey or Equal
E	Double-Hung	Vinyl	1'-10" w x 3'-5-1/2" h	1	Harvey or Equal
Accessories: (typ)					
Insect screens & extension jams.					



Nelson
Group Construction
30 Mooney Street
Cambridge, MA 02138

Sheet Name:

Exterior Elevations, and Notes

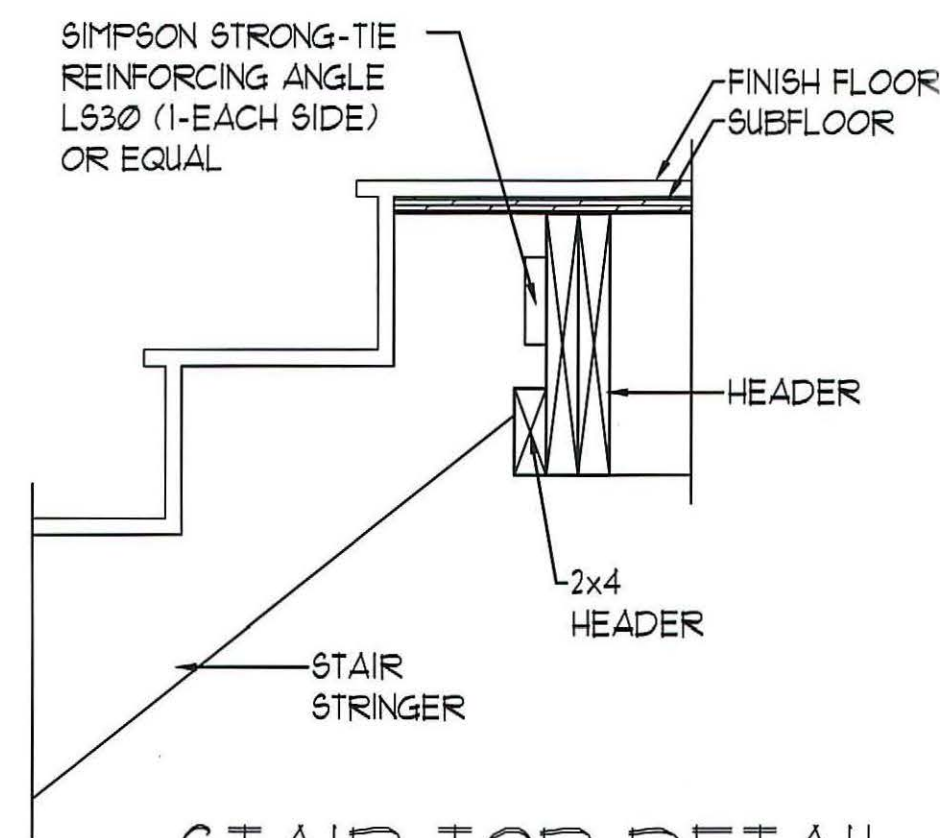
Location:

128 Cherry Street
Cambridge, MA

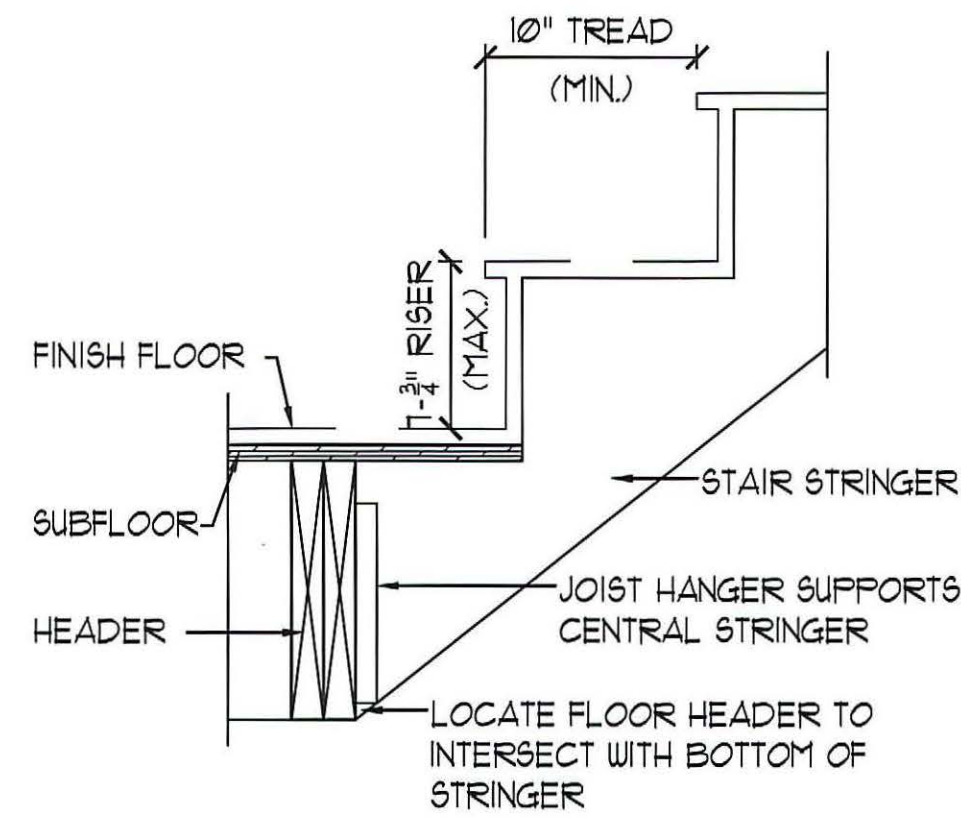
6 of 7

10-24-11

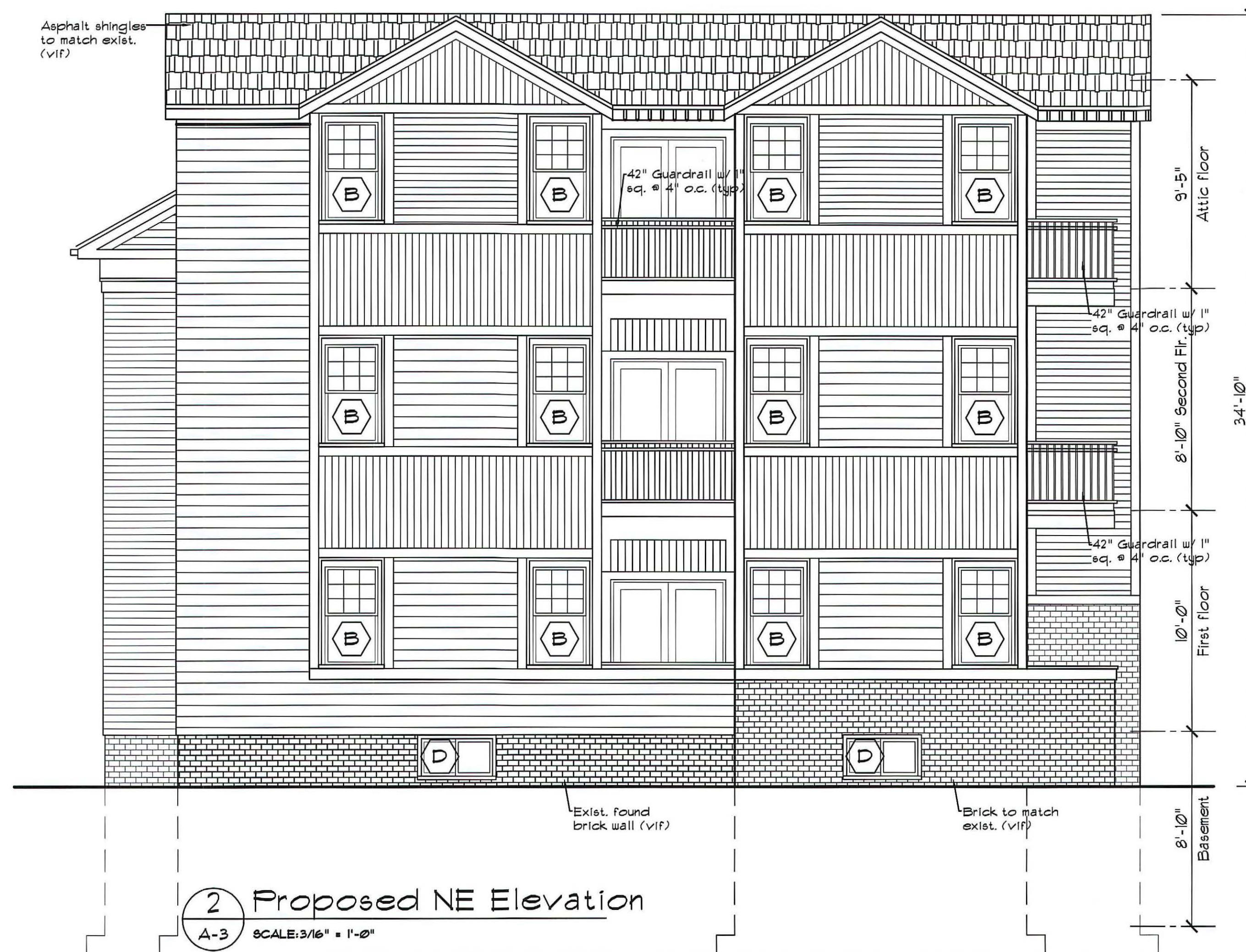
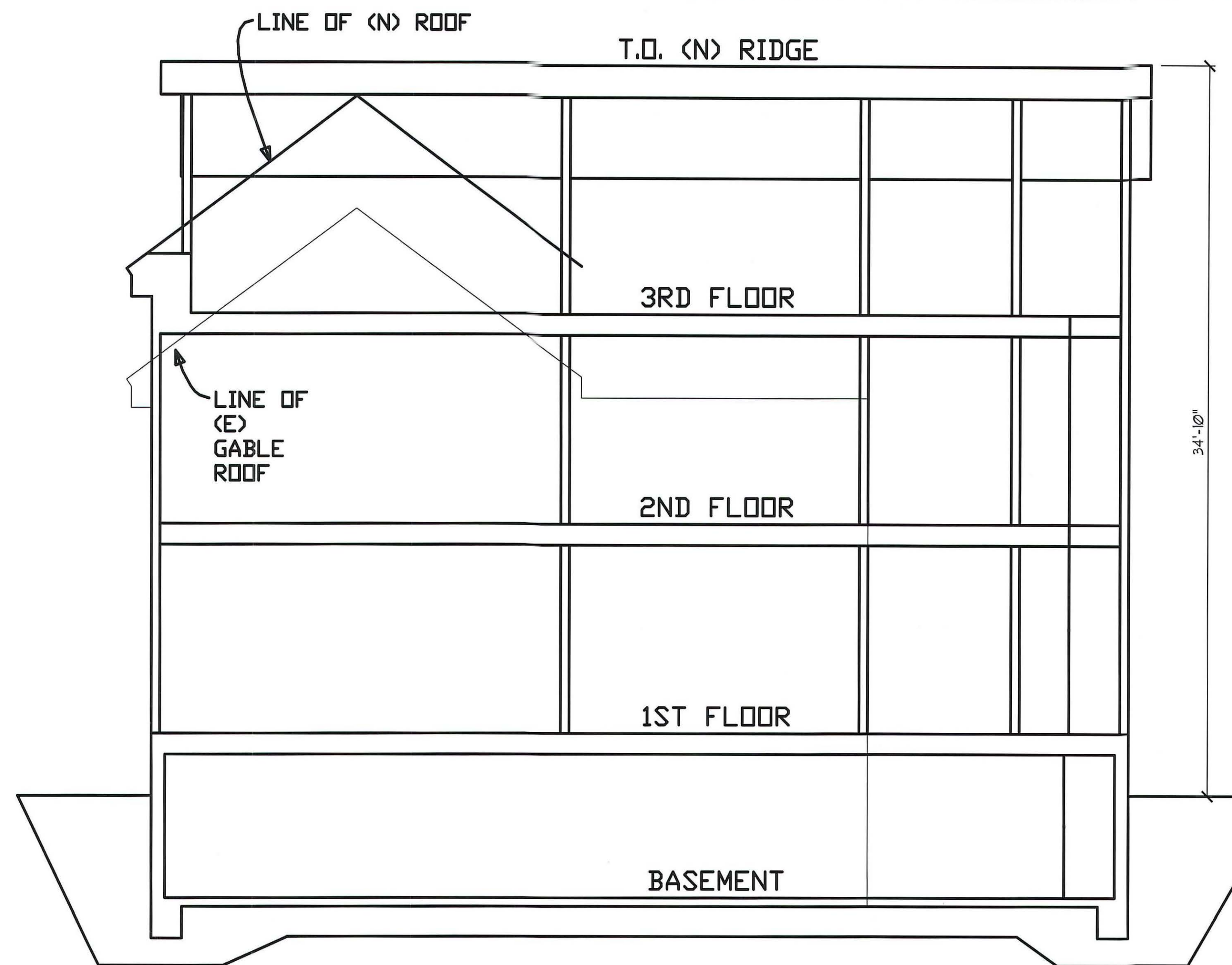
A-2



STAIR TOP DETAIL



STAIR BASE
DETAIL



Nelson
Group Construction
30 Mooney Street
Cambridge, MA 02138

Sheet Name:

Proposed Elevation, Section, and Notes

Location:

128 Cherry Street.
Cambridge, MA

7 of 7

10-24-11

A-3

Nelson
Group Construction
30 Mooney Street
Cambridge, MA 02138

Sheet Name:

Existing Exterior Elevations, and Notes

Location:

128 Cherry Street,
Cambridge, MA

3 of 7

10-24-11

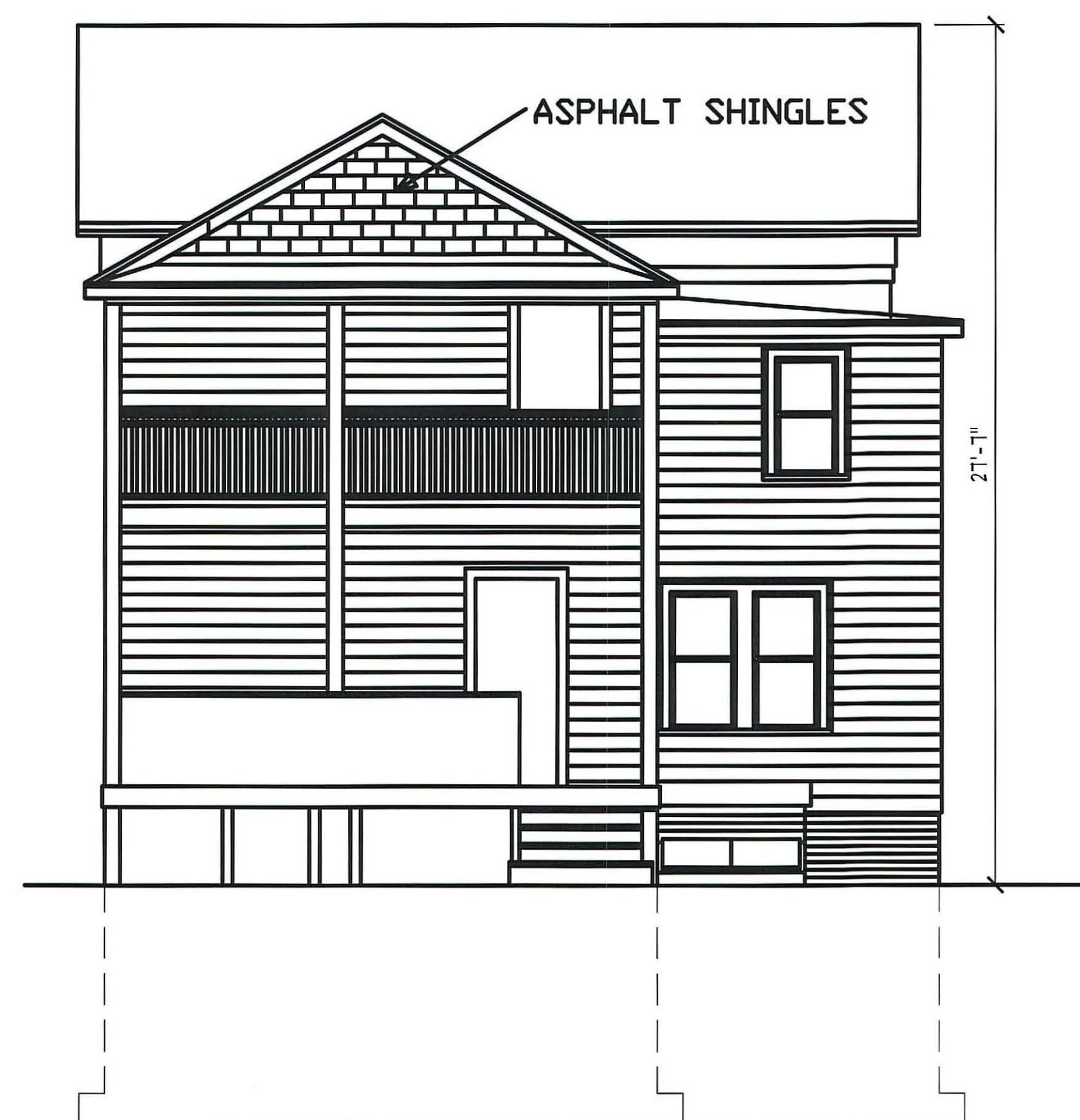
Ex-1.1



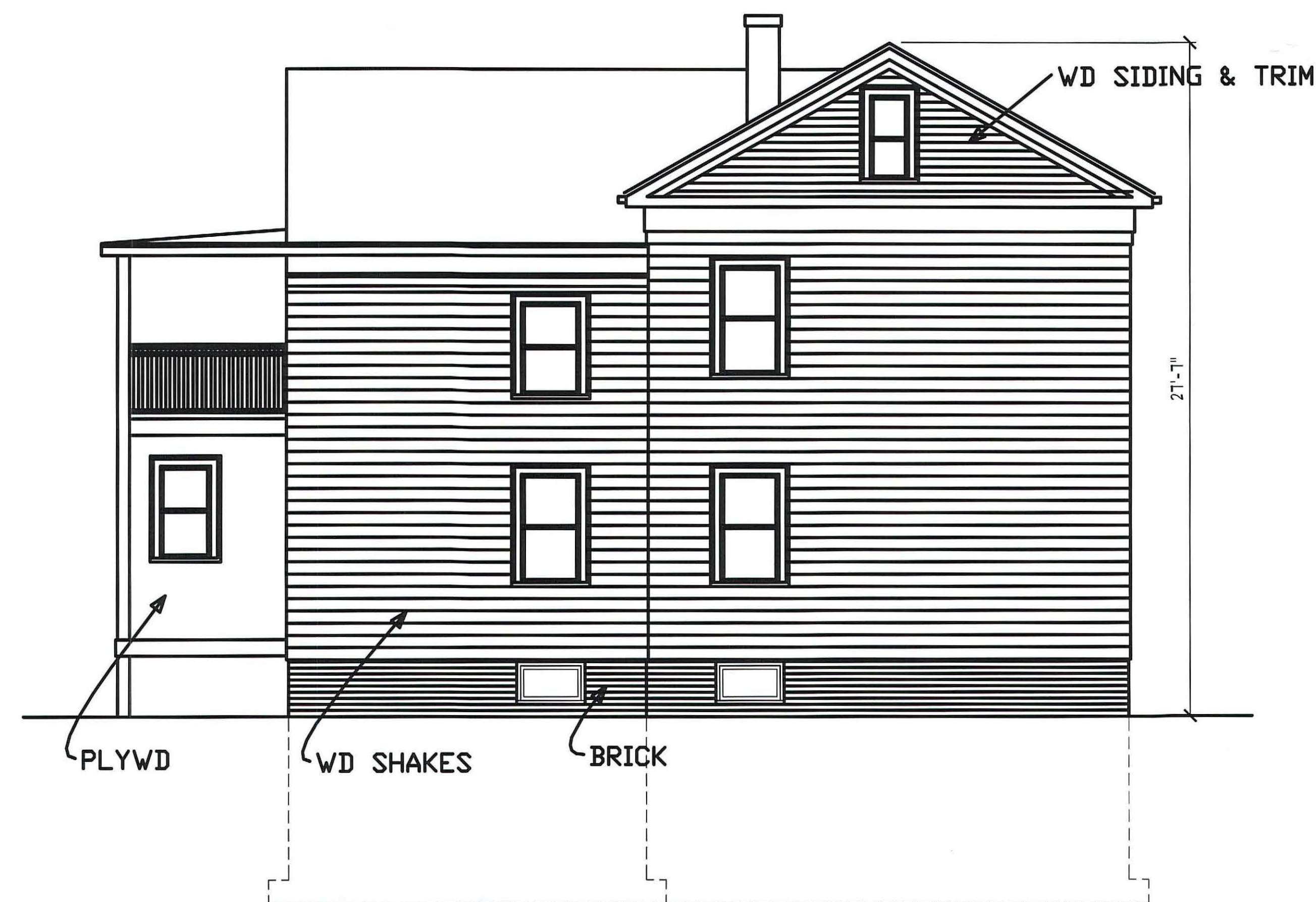
Existing Condition
1 Street Elevation
EX-1.1 SCALE: 3/16" = 1'-0"



Existing Condition
2 SW Elevation
EX-1.1 SCALE: 3/16" = 1'-0"



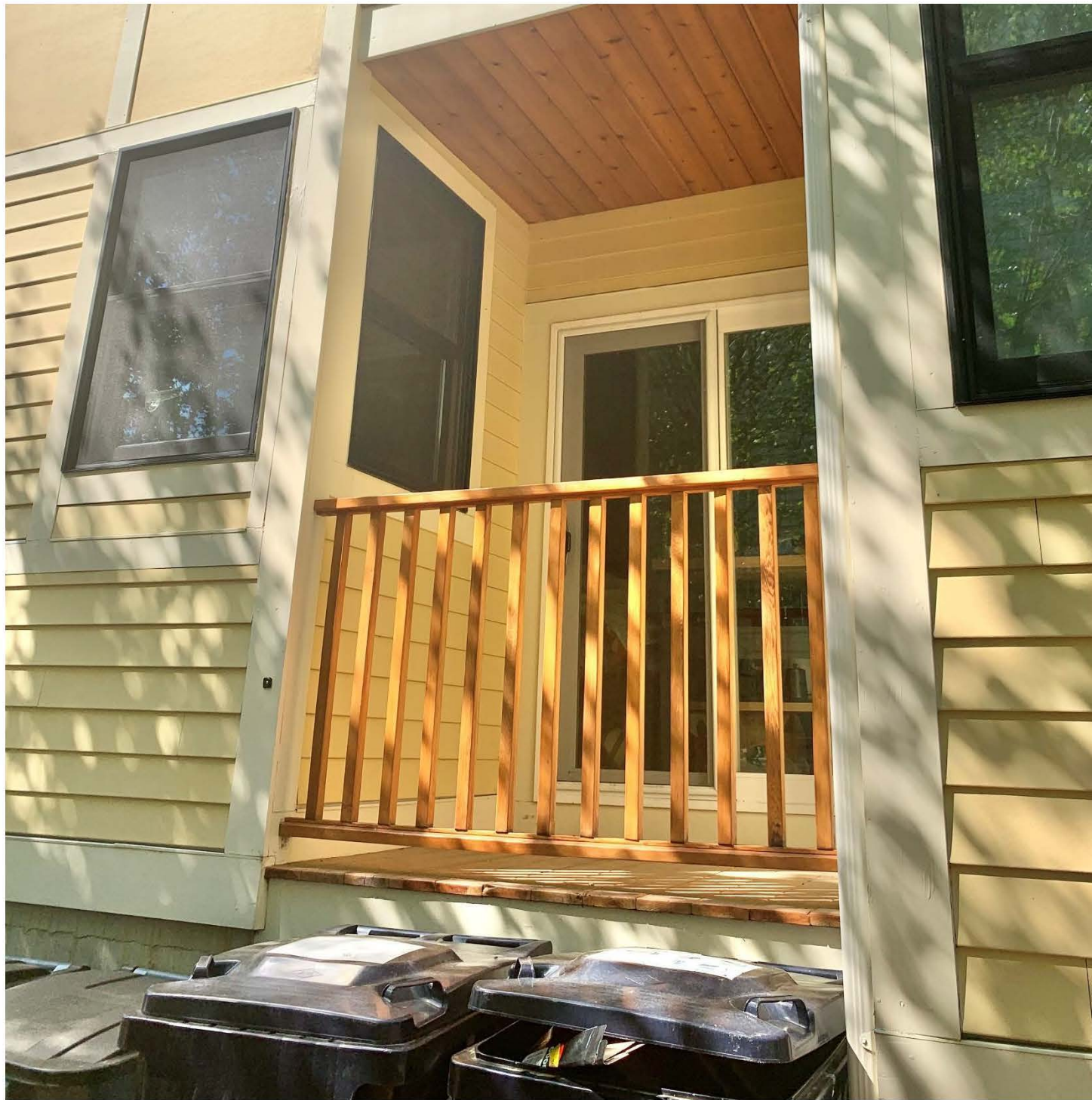
Existing Condition
3 Rear Elevation
EX-1.1 SCALE: 3/16" = 1'-0"



Existing Condition
4 NE Elevation
EX-1.1 SCALE: 3/16" = 1'-0"

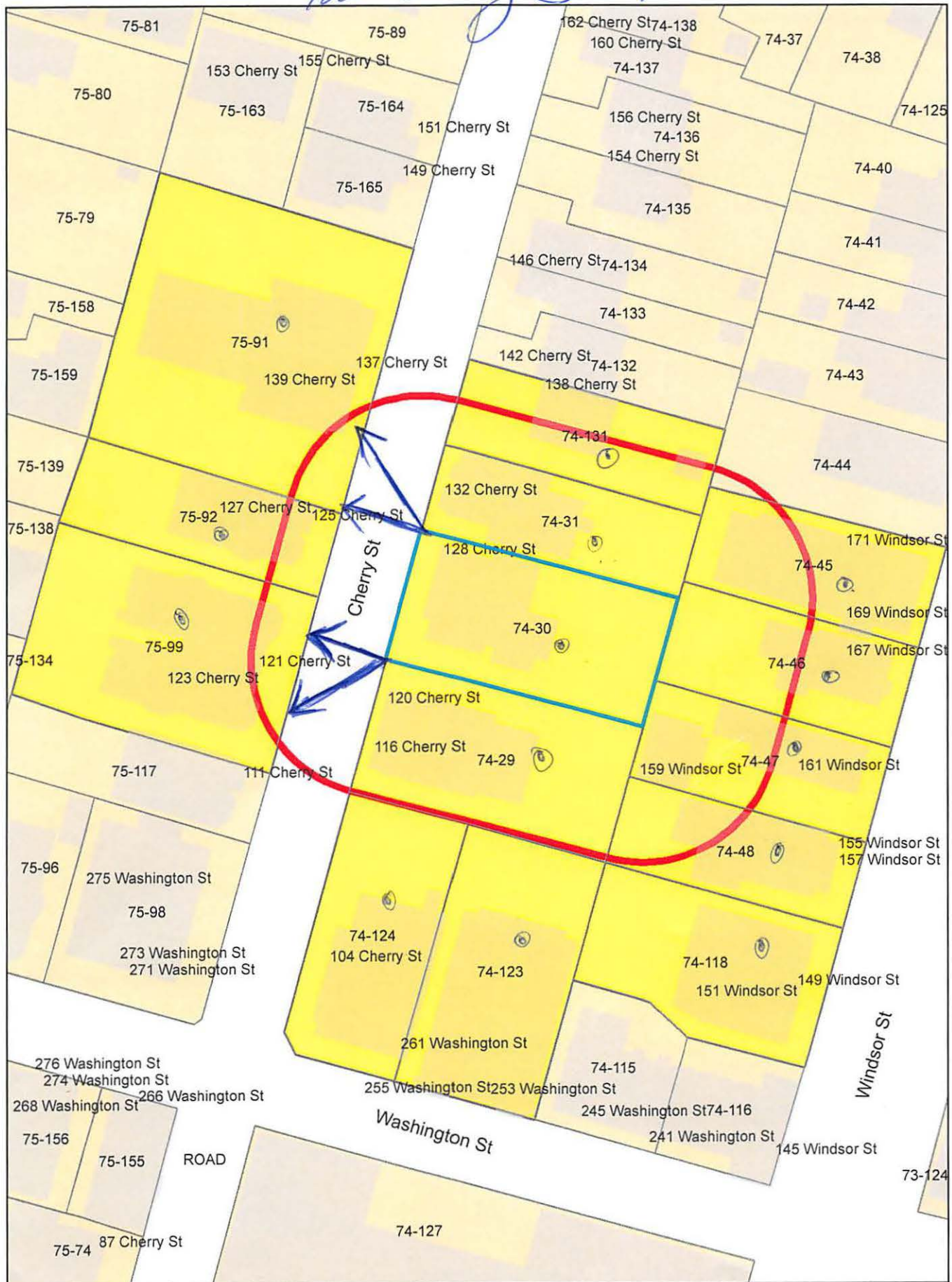








128 Cherry St. #1



128 Cherry St-#1

Petitioner

74-47
TEICH, BENJAMIN C.
72 PARK AVE
HOBOKEN, NJ 07030

75-91
RAMKISSOON, GANESH H.&
ELIZABETH RAMKISSOON
137 CHERRY ST
CAMBRIDGE, MA 02139

RICHARD MEDE
103 BLANCHARD ROAD
CAMBRIDGE, MA 02138

74-48
LOUM, SAMANE PAPE &
THE CITY OF CAMBRIDGE TAX TITLE
157 WINDSOR ST
CAMBRIDGE, MA 02139-2802

74-118
CAMBRIDGE COMMUNITY HOUSING
DEVELOPMENT, INC.
C/O WINN COMPANIES
810 MEMORIAL DR., SUITE 102
CAMBRIDGE, MA 02139

74-30
ZHANG, LAWRENCE
128 CHERRY ST #1
CAMBRIDGE, MA 02138

74-124
AGARD, EBERT C. & ELAINE V. AGARD
104 CHERRY ST
CAMBRIDGE, MA 02139-2725

75-99
LESANDCHRI I, LTD, L.L.C.
117 REIMERS RD
MONSON, MA 01057-1331

74-123
HUH, MING-TAI & EUGENIA B. SCHRAA
253-259 WASHINGTON ST. UNIT#257
CAMBRIDGE, MA 02139

74-123
YAN, ZHONG-HUA & DALE QIN, RU WEI &
YAQIN HE
3 CRESTWOOD DR
ANDOVER, MA 01810

74-123
HUH, MING-TAI
259 WASHINGTON ST.
CAMBRIDGE, MA 02139

74-29
SUTTON, RICHARD J. & ROBIN A. LIPPERT
116 CHERRY ST
CAMBRIDGE, MA 02139

74-29
WELCH, JONATHAN & POOJA KUMAR
120 CHERRY ST., #2
CAMBRIDGE, MA 02139

75-92
PELZ, JEFF B., MYRA B. PELZ & MADELINE C. PELZ
125-127 CHERRY ST. UNIT 2
CAMBRIDGE, MA 02139

75-92
MASS, LAURIE E.
TRUSTEE OF LAURIE E. MASS 2017 TRUST
125-127 CHERRY ST. UNIT 1
CAMBRIDGE, MA 02139

75-92
BEATY, JULIA R.
125-127 CHERRY ST. UNIT 3
CAMBRIDGE, MA 02139

74-30
YE, NAIDONG & MINDY YE
22822 GLACIER LILY DRIVE
CLARKSBURG, MD 20871

74-31
NOLAN, LAIRD G.
132 CHERRY ST
CAMBRIDGE, MA 02139

74-30
MANAKTALA, GITA
128 CHERRY ST UNIT 3
CAMBRIDGE, MA 02139

74-46
WEEKES, MARY A., TRS MURRELL A. WEEKES
167 WINDSOR ST
CAMBRIDGE, MA 02139

74-45
AZAD REALTY, LLC.
280 CALIFORNIA STREET
NEWTON, MA 02158

74-131
BURGHER, VENRICE N. A LIFE ESTATE
138 CHERRY ST
CAMBRIDGE, MA 02139