



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2025 JAN 17 AM 9:39

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 1143657

General Information

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

Special Permit: _____

Variance: X

Appeal: _____

PETITIONER: 50-52 Washburn Ave Condominium C/O Jerome Kimbrough

PETITIONER'S ADDRESS: 50-52 Washburn Ave, Cambridge, MA 02140

LOCATION OF PROPERTY: 50-52 WASHBURN AVE, Unit 50, Cambridge, MA

TYPE OF OCCUPANCY: Residential

ZONING DISTRICT: Residence B Zone

REASON FOR PETITION:

/New Structure/ /Parking/

DESCRIPTION OF PETITIONER'S PROPOSAL:

We would like to place a 2-car garage with a setback of 4.1ft from the Washburn Ave street line (average setback of the adjacent buildings) instead of 15ft. In addition, we request a 2ft setback from the side fence line instead of a 5ft one (a 5ft setback does not allow a normal sized vehicle to turn into the garage from the street). The garage height is 16.43ft (to accommodate a roof pitch steep enough aesthetics and overhard storage in the rafters), exceeding the 15ft limit.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000	Section: 5.31 (Table of Dimensional Requirements).
Article: 4.000	Section: 4.21 (Accessory Uses).
Article: 10.000	Section: 10.30 (Variance).

Original
Signature(s):

Jerome Kimbrough

(Petitioner (s) / Owner)

JEROME KIMBROUGH

(Print Name)

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 Jerome Kimbrough

(OWNER)

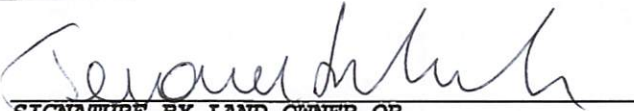
Address: 50 Washburn Ave, Cambridge, MA 02140

State that I/We own the property located at 50-52 Washburn Ave, Unit 50, Cambridge, MA 02140,
which is the subject of this zoning application.

The record title of this property is in the name of Jerome Robert Kimbrough

*Pursuant to a deed of duly recorded in the date 7/19/2022, Middlesex South
County Registry of Deeds at Book 80453, Page 321; or
Middlesex Registry District of Land Court, Certificate No. _____

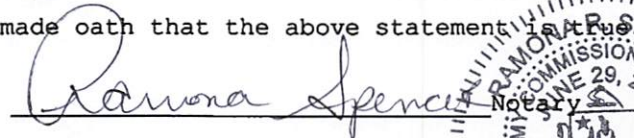
Book _____ Page _____.


**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 Jerome Kimbrough personally appeared before me,
this 18th of November, 2024, and made oath that the above statement is true.


Notary

My commission expires June 29, 2029 (Notary Seal).



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

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 JUN LIU , Christoph Budjan
(OWNER)

Address: 50 Washburn Ave #2-52

State that I/We own the property located at 50 Washburn Ave #2-52
which is the subject of this zoning application.

The record title of this property is in the name of JUN LIU
Christoph Budjan

*Pursuant to a deed of duly recorded in the date 07/15/2022 Middlesex South
County Registry of Deeds at Book 80445, Page 84; or
Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.


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

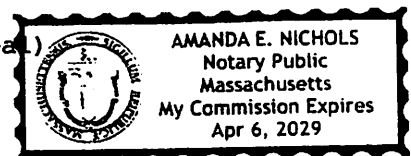
***Written evidence of Agent's standing to represent petitioner may be requested.**

Commonwealth of Massachusetts, County of Suffolk

The above-name Jun Liu personally appeared before me,
this 13 of November, 2024, and made oath that the above statement is true.

Amenda E. Nichols Notary

My commission expires April 6, 2029 (Notary Seal)



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

Dear Sirs,

I have the honor to acknowledge the receipt of your letter of the 14th inst.

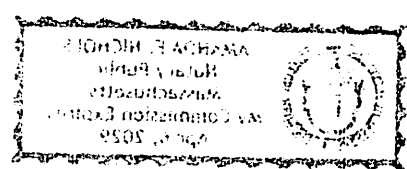
and in reply to inform you that the same has been forwarded to the proper authorities for their consideration.

I am, Sir, very respectfully,
Your obedient servant,

Wm. L. ...
...

Very truly,
Yours,
Wm. L. ...

Wm. L. ...



1892

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:

50-52 Washburn Ave Condominiums is a 2-unit condo where each unit has 2 deeded, open air parking spaces that have unobstructed access. We propose to construct a 2-car garage and deed each unit of our condominium one parking spot within the garage, and one parking spot outside of the garage. We are interested in building a garage to improve storage (since both units lack storage in part because the basements are used as furnished living areas), and to provide cover for our automobiles, and specifically provide access to frost-and-rain-free charging for electric vehicles.

However, the shape of our lot introduces several hardships when constructing a 2-car garage for our 2-unit condominium. More specifically, the setback requirements on our square-shaped yard would force the garage to sit in the center of the yard, introducing the following hardships:

First, the use of the condo's yard space would be greatly diminished. Any owner who enjoys gardening, spending time in the yard or has small children who enjoy playing in the yard or kicking a ball would benefit from a cohesive, contiguous outdoor space. If forced to comply with the setback requirements, the garage would sit in the center of our yard, splintering our green space around the garage. This area would be so dissected that enjoying the yard would be difficult. Yard space in Cambridge is a precious asset, and dividing up continuous, whole spaces would greatly diminish the value and enjoyment of both units in our condo.

Second, building the garage in compliance with the setback requirements would render it impossible to park 4 cars. The deeds of these condo units reflect two parking spots per unit. Both condo owners routinely use these four parking spaces for the nannies who take care of children living at Unit 52, pet sitters, dog walking services, and for visiting family and friends. A garage placed in the center of our yard would remove the possibility of having two additional off-street parking spaces because the yard space surrounding the garage would not be large enough to accommodate a car. Losing unobstructed, off-street parking is an economic loss and a loss of use of our property, and thus a hardship. (For reference, a single off-street, unobstructed parking spot is valued at approximately \$20,000 per the Cambridge tax accessor).

Third, placing a 2-car garage in accordance with the required setback would obstruct Unit 50's northeast-facing windows which give onto the main living room and the finished basement. These rooms are the main living areas of the dwelling. They depend entirely on the north-facing windows for daylight. Thus, there would be a loss in use, comfort,

economic value, and aesthetic appeal of Unit 50 due to the obstruction of windows.

Fourth, the neighboring property, 54-66 Washburn Ave, has windows which give onto our the rear portion of yard where we propose to keep our green space. Placing the garage in the center of our yard to comply with the setback requirements would block their windows, the only source of natural light. Our proposed plan places the garage in front of a blind portion of the outer wall of 54-66 Washburn Ave, and thus, will not impact their comfort and access to daylight.

Finally, placing a garage in compliance with the setback requirements would also necessitate a wider curb-cut for cars to be able to make the turn to enter the garage, removing one on-street parking spot. Given the limited availability of parking on-street, this loss of on-street parking would be detrimental to the neighborhood. And the loss of two off-street parking spots as described in issue 2 would necessitate that we regularly park cars in on-street parking, reducing the availability of parking for others.

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:

Since our yard is square, the only way to abide by the setback requirements is to place the 2-car garage in the center of the yard. Thus, as demonstrated above, the hardships we face are due to the shape of the lot and the shape of our dwelling structure which has windows that would be obstructed by the garage.

Unlike other properties in the zoning district with elongated yards behind homes, our yard is not behind our home, and has direct street access along one side where the existing curb-cut is. The other two sides are bounded by a fence line with a commercial building (54-66 Washburn Ave) and a residential neighbor (1 Washburn Terrace). This situation imposes additional setback requirements that other accessory buildings in other yards do not face, namely the compliance with the street-line setback.

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:

Our proposed relief can be granted without substantial detriment to the public good.

Building the garage in our proposed location does not affect either of our adjacent neighbors. The garage will sit in front of a blind portion of the exterior wall for our commercial building neighbor at 54-66 Washburn Ave. Thus, the access to daylight and view onto green yard space from offices in 54-66 Washburn Ave will not be affected. In addition, 54-66 Washburn Ave has a fence that is 5ft away from its building. This space, in addition to the 2ft of space on our property's side, provides ample space to maintenance the fence and their exterior wall.

Similarly, the proposed garage location preserves the patio view of our rear adjacent neighbors at 1 Washburn Terrace. If we place the garage in the center of the yard (per the setback requirements), the garage would prevent our rear neighbors from viewing out of their yard when on their patio, increasing the appearance of being cramped. We find that garage placement undesirable, especially when a better solution exists by moving the garage over towards our commercial neighbors who have a windowless wall.

From the street view, the garage will not affect street or sidewalk users since we are proposing to build the garage with a setback from the street line that matches the setback of the commercial neighbor and our condo dwelling. There will be no change to the current ability for pedestrians to pass on the sidewalk. In addition, we intend to add greenery around the garage, including on the street facing side, to make the appearance attractive from the street view. We also in our garage building plans have incorporated windows onto the street facing side, making the building more aesthetically pleasing than a blank wall of siding.

We have obtained verbal support from our adjacent neighbors as well as neighbors who are directly across our street and would look onto our garage. We intend to collect formal letters of support.

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

This proposal for a garage does not detract from the purpose of the Ordinance. First, the garage does not introduce any hazards of health, overcrowding, flooding, or panic.

Second, this proposed garage placement is in-line with the Ordinance's intent to provide adequate air and light. In fact, the proposed garage placement preserved the air and light access for our neighbors and for our condo.

Finally, our garage proposal will preserve the property's open space, by keeping the yard intact, rather than having a splintered yard with little potential for enjoyment. In addition, we propose to convert several square feet of asphalt to green yard, green parking and permeable land. These changes are better for the environment and in accordance with the intent 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.**

Address: _____
 Tel. No. 6504399312
 E-Mail Address: jerome.kimbrough@icloud.com

Date: _____

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: 50-52 Washburn Ave Condominium
Location: 50-52 WASHBURN AVE., Unit 50, Cambridge, MA
Phone: 6504399312

Present Use/Occupancy: Residential
Zone: Residence B Zone
Requested Use/Occupancy: Residential

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		3057	3191	2064	(max.)
<u>LOT AREA:</u>		4128	4128	5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		0.7	0.77	0.5	
<u>LOT AREA OF EACH DWELLING UNIT</u>		2064	2064	2500	
<u>SIZE OF LOT:</u>	<u>WIDTH</u>	82.3	82.3	50	
	<u>DEPTH</u>	47.75	47.75	25	
<u>SETBACKS IN FEET:</u>	<u>FRONT</u>	N/A	5	15	
	<u>REAR</u>	N/A	21.6	5	
	<u>LEFT SIDE</u>	N/A	N/A	5	
	<u>RIGHT SIDE</u>	48.1	2	5	
<u>SIZE OF BUILDING:</u>	<u>HEIGHT</u>	N/A	16.43	15	
	<u>WIDTH</u>	N/A	20	N/A	
	<u>LENGTH</u>	N/A	22	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		.47 (1941 sq. ft)	0.38 (1718 sq. ft)	0.4	
<u>NO. OF DWELLING UNITS:</u>		2	2	2	
<u>NO. OF PARKING SPACES:</u>		4	4	2	
<u>NO. OF LOADING AREAS:</u>		0	0	0	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		N/A	26.1	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.:

On our lot, there is a single building containing two dwelling units with wood framing, an architectural shingle roof and an exterior made of blue-gray fiber-cement siding with white trim. This building is approximately 32.9ft x 32.2ft.

We propose to construct a 2-car garage on a concrete foundation, with wood framing, an architectural shingle roof, and matching blue-gray fiber-cement siding with white trim, windows on both the street and yard sides, an access door on the yard side, and one 18ft wide garage door.

We propose to convert the two remaining outdoor parking spots which are currently asphalt into green parking spaces using a buried mesh and grass covering.

We propose to remove the existing asphalt driveway and replace it with permeable pavers.

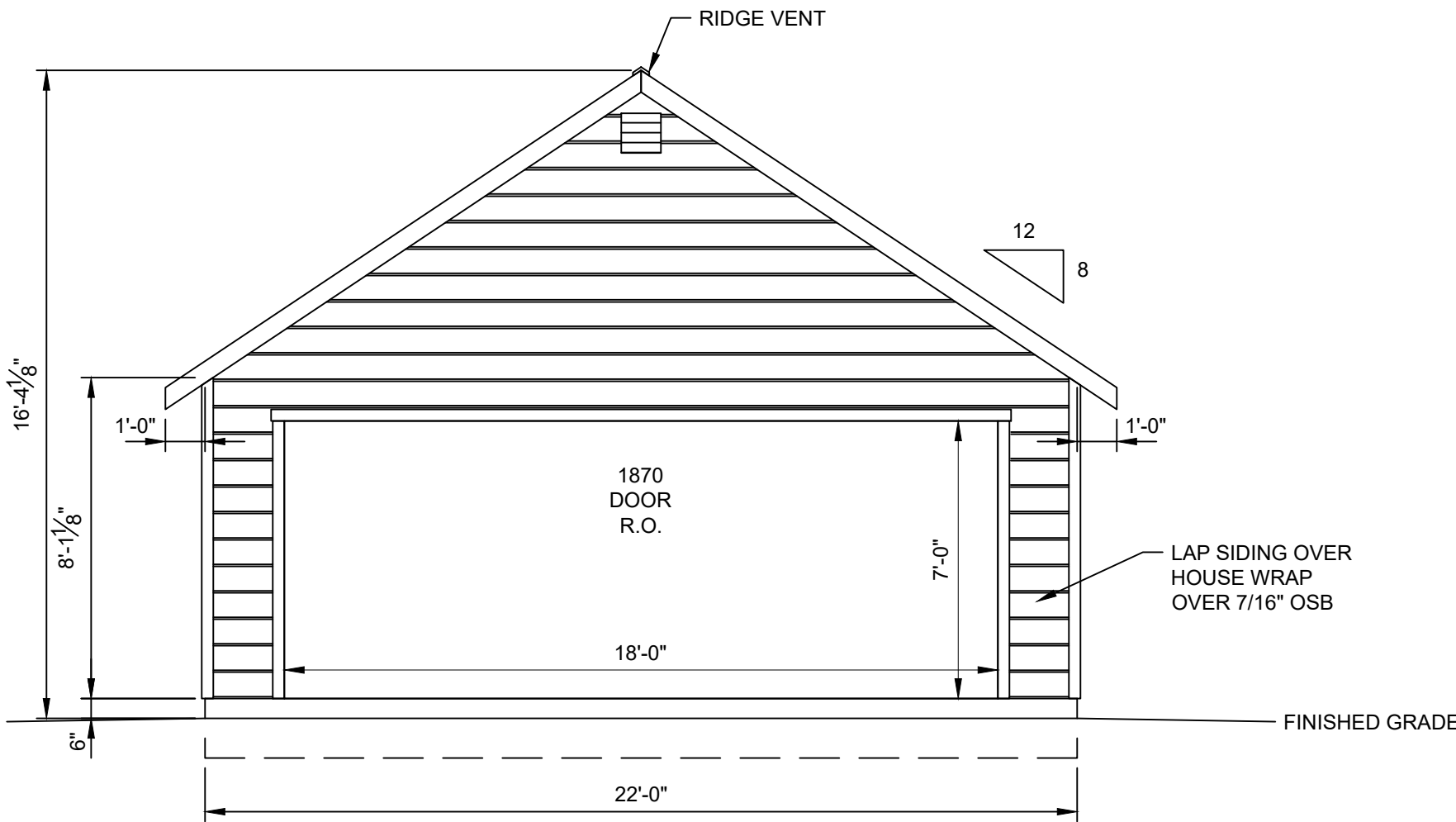
1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE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

ACCESSORY BUILDING
22' X 20' = 440 SQ FT

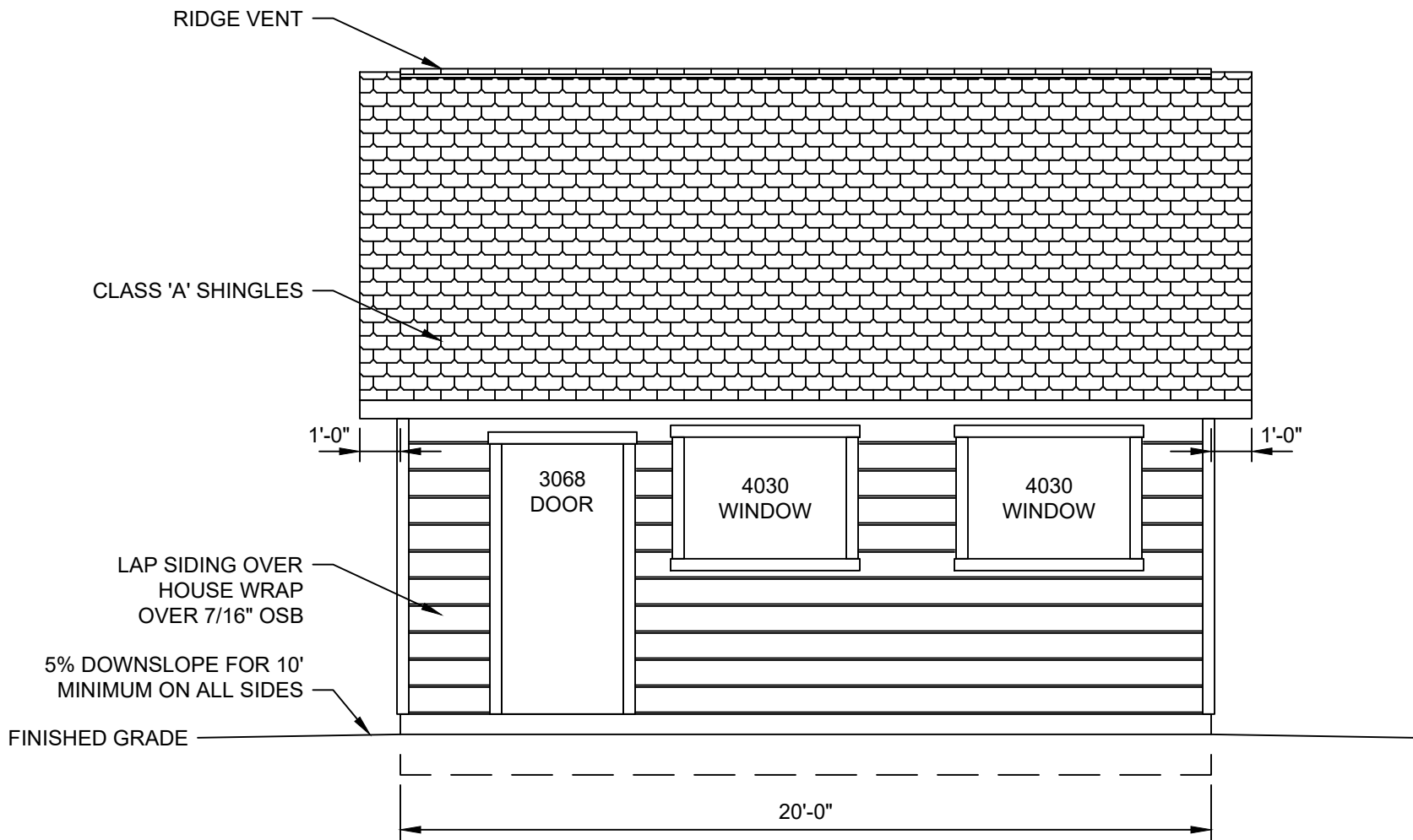
DRAWING INDEX
S1 - PROJECT NOTES, ELEVATIONS
S2 - PLANS, SHEAR WALL SCHEDULE
S3 - SECTIONS, DETAILS

PROJECT NOTES

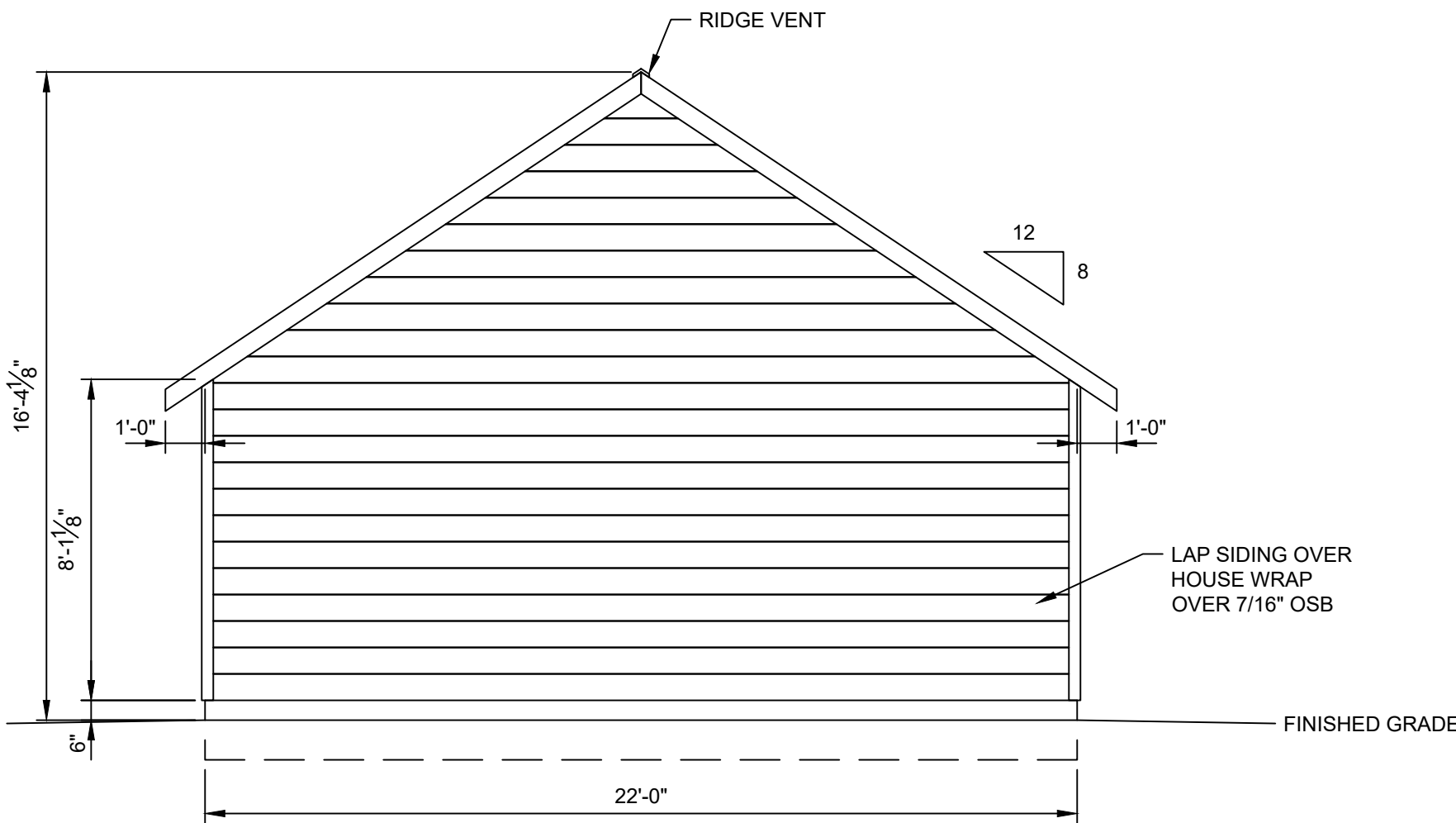
- DESIGN REQUIREMENTS
GOVERNING CODES: 2021 IRC
OCCUPANCY GROUP: GROUP U
CONSTRUCTION TYPE: V-B
RISK CATEGORY: II
- DESIGN SCHEDULE
A. BUILDING SIZE
WIDTH: 22'-0"
LENGTH: 20'-0"
SIDE WALL HEIGHT: 8'-1 1/8"
TOTAL HEIGHT: 16'-4 1/8"
B. ROOF PITCH: 8/12
C. BUILDING LOADS
GROUND SNOW LOAD, P_g: 40 PSF
C_s: 1.00
C_i: 1.20
I_e: 1.00
C_e: 1.00
ROOF SNOW LOAD, P_s: 34 PSF
ROOF LIVE LOAD: 20 PSF
ROOF DEAD LOAD: 10 PSF
LOFT LIVE LOAD: 30 PSF
LOFT DEAD LOAD: 10 PSF
D. DESIGN WIND
BASIC WIND SPEED, V: 120 MPH
WIND EXPOSURE: C
E. SEISMIC DESIGN CATEGORY: B
F. SITE CLASS: D
- ROOFING SCHEDULE
A. ROOF SHEATHING SHALL BE APA RATED 7/16" THICK OSB WITH FOIL BACKING, 24/16 RATED MIN., UNBLOCKED DIAPHRAGM. STAGGER LAYOUT PER APA CONDITION 1.
B. SHEATHING NAILING SHALL BE PER NAILING SCHEDULE.
C. LIFETIME DIMENSIONAL ASPHALT SHINGLES (U.N.O.).
D. GAF FELTBUSTER.
E. TYPE 'D' METAL DRIP EDGE FLASHING REQUIRED ALL SIDES.
F. TRUSSES SHALL BE SPACED @ 24" O.C.
G. SEE SEPARATE TRUSS SHEETS FOR TRUSS FRAMING AND MATERIALS.
H. TRUSSES MUST BE BRACED ACCORDING TO THE LATEST EDITION OF THE BUILDING COMPONENT SAFETY INFORMATION "GUIDE TO GOOD PRACTICE OF METAL PLATE CONNECTED WOOD TRUSSES" (BCSI)
I. TRUSS CONNECTION PLATES 'EAGLE METAL PLATES'.
J. THE TRUSS PLATE INSTITUTE (TPI) (NER QA 430) IS THE INSPECTION AGENCY RESPONSIBLE FOR IN-PLANT INSPECTIONS.
K. TRUSS MANUFACTURER: TUFF SHED, INC.
- WOOD FRAMING
A. ALL HEADERS ARE SPF #2 (U.N.O.).
B. ALL WALL FRAMING MEMBERS SHALL BE SPF STUD GRADE OR BETTER.
C. STUDS SHALL BE SPACED @ 16" O.C.
D. FASTEN EXTERIOR WALL SHEATHING TO FRAMING PER NAILING SCHEDULE.
E. PROVIDE SOLID BLOCKING AT ALL HORIZONTAL JOINTS OCCURRING IN BRACED WALL PANELS.
F. SHEAR WALL MATERIAL AND NAILING SHALL BE AS SPECIFIED IN SHEAR WALL SCHEDULE.
G. LAMINATED VENEER LUMBER (LVL) SHALL BE LVL 2.0E-2600 F_b WITH THE FOLLOWING MIN. DESIGN VALUES: F_b = 2600 PSI, F_v = 1555 PSI, F_v = 285 PSI, F_{ch} = 2510 PSI, F_{cl} = 750 PSI, E = 2.0 x 10⁶ PSI, SG= 0.50
- SOIL
A. MIN. REQUIRED SOIL TYPE SHALL BE CLAY, SANDY CLAY, SILTY CLAY, OR CLAYEY SILT (CL, ML, MH & CH). PRESCRIPTIVE ALLOWABLE SOIL BEARING PRESSURE USED IN DESIGN IS 1500 PSF AT 12" DEEP. VALUES ARE PER TABLE R401.4.1.
B. ALL FOOTINGS SHALL BE FOUNDED ON UNDISTURBED NATURAL SOIL.
C. IN THE EVENT OF THE DISCOVERY OF EXPANSIVE SOILS OR UNFAVORABLE CONDITIONS, THE SERVICES OF A SOILS ENGINEER MAY BE REQUIRED.
- PERMIT
A. PERMIT APPLICATIONS, WHERE NO PERMIT IS ISSUED, SHALL EXPIRE PER LIMITATIONS SET BY LOCAL CODES. SECTION R105.
B. JOB CARD REQUIRED TO BE AVAILABLE FOR SIGNATURE AT JOB SITE
- GENERAL NOTES
A. INSTALLATION PROCEDURES SHALL CONFORM TO OSHA STANDARDS. BUILDER SHALL PROTECT ALL ADJACENT PROPERTY, STRUCTURES, TREES, UTILITIES, ETC.
B. BUILDER IS RESPONSIBLE FOR SAFETY OF BUILDING DURING CONSTRUCTION. PROVIDE ALL SHORING OR BRACING AS REQUIRED AND PER GOVERNING REGULATIONS.
C. ALL WOOD CONSTRUCTION CONNECTORS REFERENCED IN THIS DRAWING SHALL BE SIMPSON 'STRONG-TIE' OR EQUIVALENT INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
D. GREEN VINYL SINKER NAILS DO NOT MEET THE NAILING REQUIREMENTS OF COMMON NAILS.
- MATERIAL EVALUATION REPORT IDENTIFICATION
A. TRUSS CONNECTION PLATES BY EAGLE METAL PLATES PER ICC-ES REPORT #ESR-1082.
B. SMARTSIDE SIDING BY LP CORPORATION PER ICC-ES REPORT #ESR-1301.
C. HARDIE PANEL SIDING BY JAMES HARDIE BUILDING PRODUCTS PER ICC-ES REPORT #ESR-1844.
D. HARDIE PLANK LAP SIDING BY JAMES HARDIE BUILDING PRODUCTS PER ICC-ES REPORT #ESR-2290.
E. LAMINATED VENEER LUMBER (LVL) BY WEYERHAEUSER PER ICC-ES REPORT #ESR-1387.
F. ASPHALT SHINGLES BY GAF PER ICC-ES REPORT #ESR-1475.
G. FELTBUSTER ROOFING UNDERLAYMENT BY GAF PER ICC-ES REPORT #ESR-2808.
H. HDU PRE-DEFLECTED HOLD-DOWNS BY SIMPSON STRONG-TIE PER ICC-ES REPORT #ESR-2330.
I. SSTB ANCHOR BOLTS BY SIMPSON STRONG-TIE PER ICC-ES REPORT #ESR-2611.



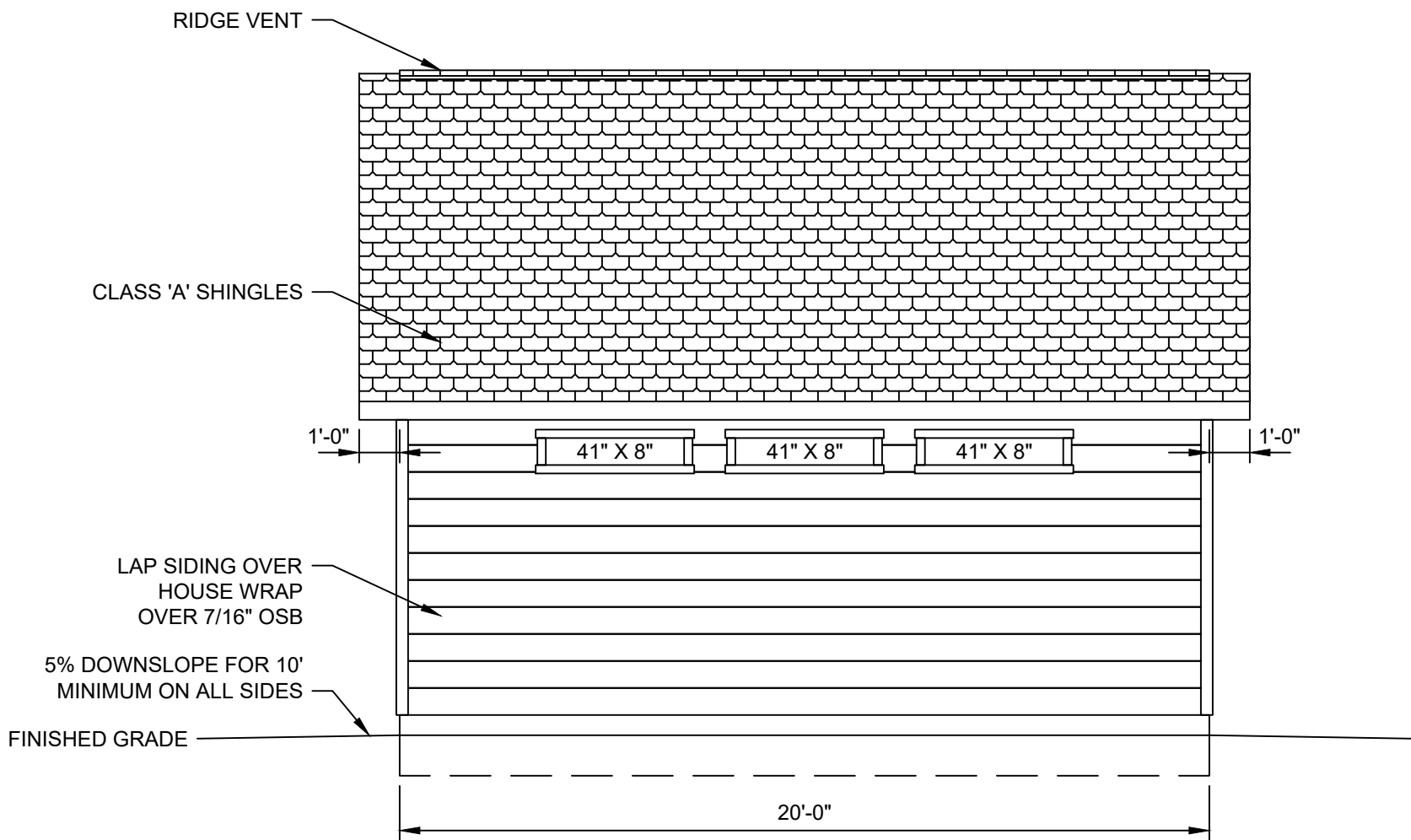
WALL A ELEVATION



WALL B ELEVATION



WALL C ELEVATION



WALL D ELEVATION

17 SEPT 2024

TUFF SHED, INC.
ENGINEERING DEPARTMENT
RICHARD J. WILLIS, P.E.
RWILLIS@TUFFSHED.COM
1777 S. HARRISON STREET
DENVER, COLORADO 80210
(303) 753-8833

SO # 20863395
Customer: JEROME KIMBROUGH
Description:
ACCESSORY BUILDING
22 X 20 = 440 SQ FT
Site Address:
50 WASHBURN AVE
CAMBRIDGE MA 02140

THESE DRAWINGS AND THE DESIGN ARE THE PROPERTY OF TUFF SHED, INC. THESE DRAWINGS ARE FOR A BUILDING TO BE SUPPLIED AND BUILT BY TUFF SHED ONLY. ANY OTHER USE IS FORBIDDEN BY TUFF SHED INC AND THE ENGINEER OF RECORD.

TUFF SHED
Storage Buildings & Garages
TUFF SHED, INC.
56 KENDALL POND RD. UNIT A
DERRY, NH 03038
603.237-7478
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PROPRIETARY. ALL RIGHTS RESERVED.

Drawn By: AMX
Date: 7-18-24
Checked By:
Date:
Revised:
Revised:

PROJECT NOTES
ELEVATIONS

Scale: 1/4" = 1'-0"
Sheet:

S1

Sheet 1 of 3

WHEN PERFORATED SHEAR WALL DESIGN IS DESIGNATED, AREAS ABOVE AND BELOW OPENINGS ARE USED IN SHEAR CALCULATIONS. REFER TO ANSI/AWC SDPWS.



17 SEPT 2024

TUFF SHED, INC.
ENGINEERING DEPARTMENT

RICHARD J. WILLS, P.E.
RWILLS@TUFFSHED.COM
1777 S. HARRISON STREET
DENVER, COLORADO 80210
(303) 753-8833



HOLD-DOWN ANCHORS SHALL BE SET AND POSITIONED IN PLACE BEFORE CALLING FOR FOUNDATION INSPECTION.



HOLD-DOWNS SHALL BE RE-TIGHTENED JUST PRIOR TO COVERING THE WALL FRAMING.



SO #: 2086395 EP #: 21600
Customer: JEROME KIMBROUGH

Description:
ACCESSORY BUILDING
22' X 20' = 440 SQ FT

Site Address:
50 WASHBURN AVE
CAMBRIDGE MA 02140

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TUFF SHED
Storage Buildings & Garages
TUFF SHED, INC.
56 KENDALL POND RD, UNIT A
DERRY, NH 03038
603-237-1279



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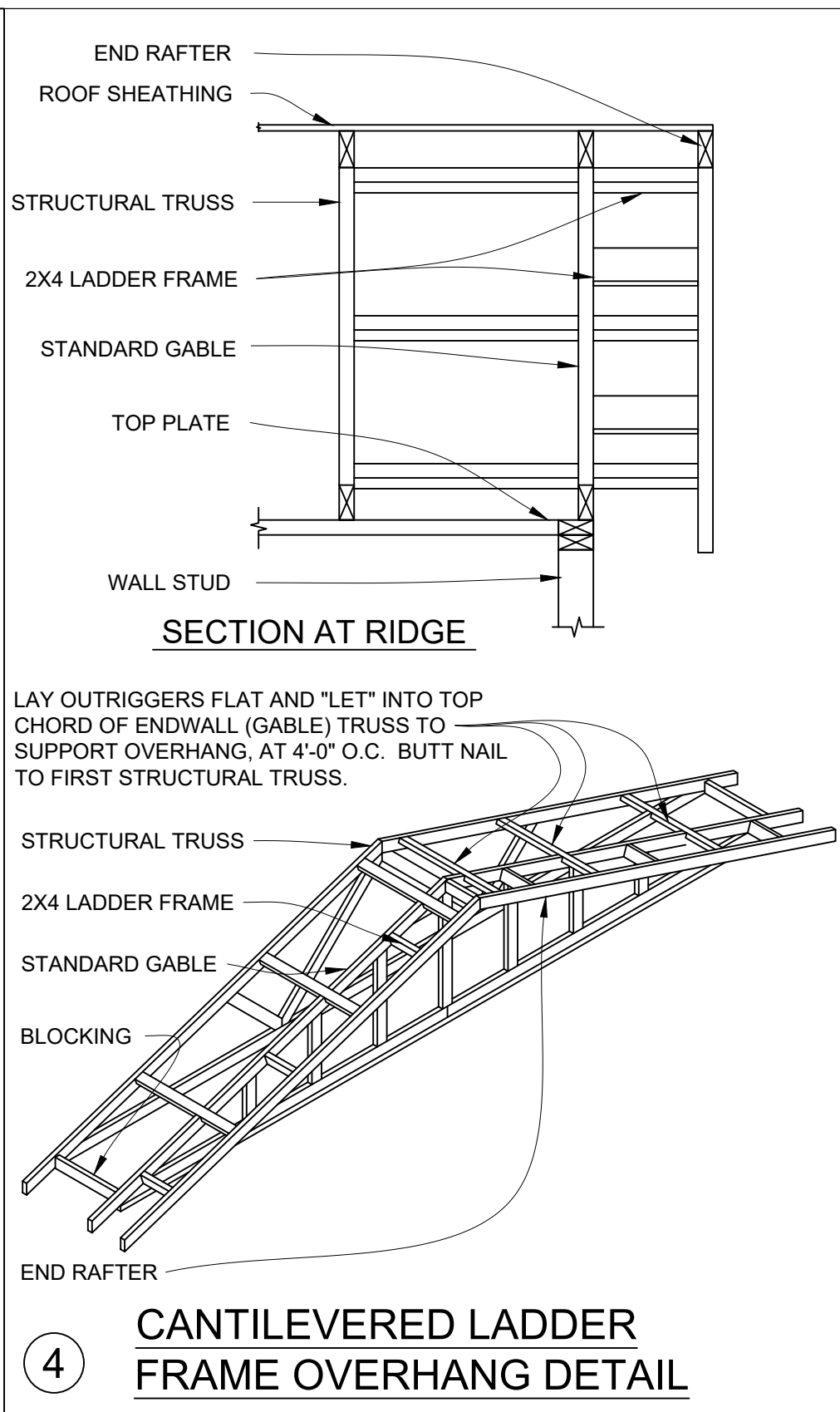
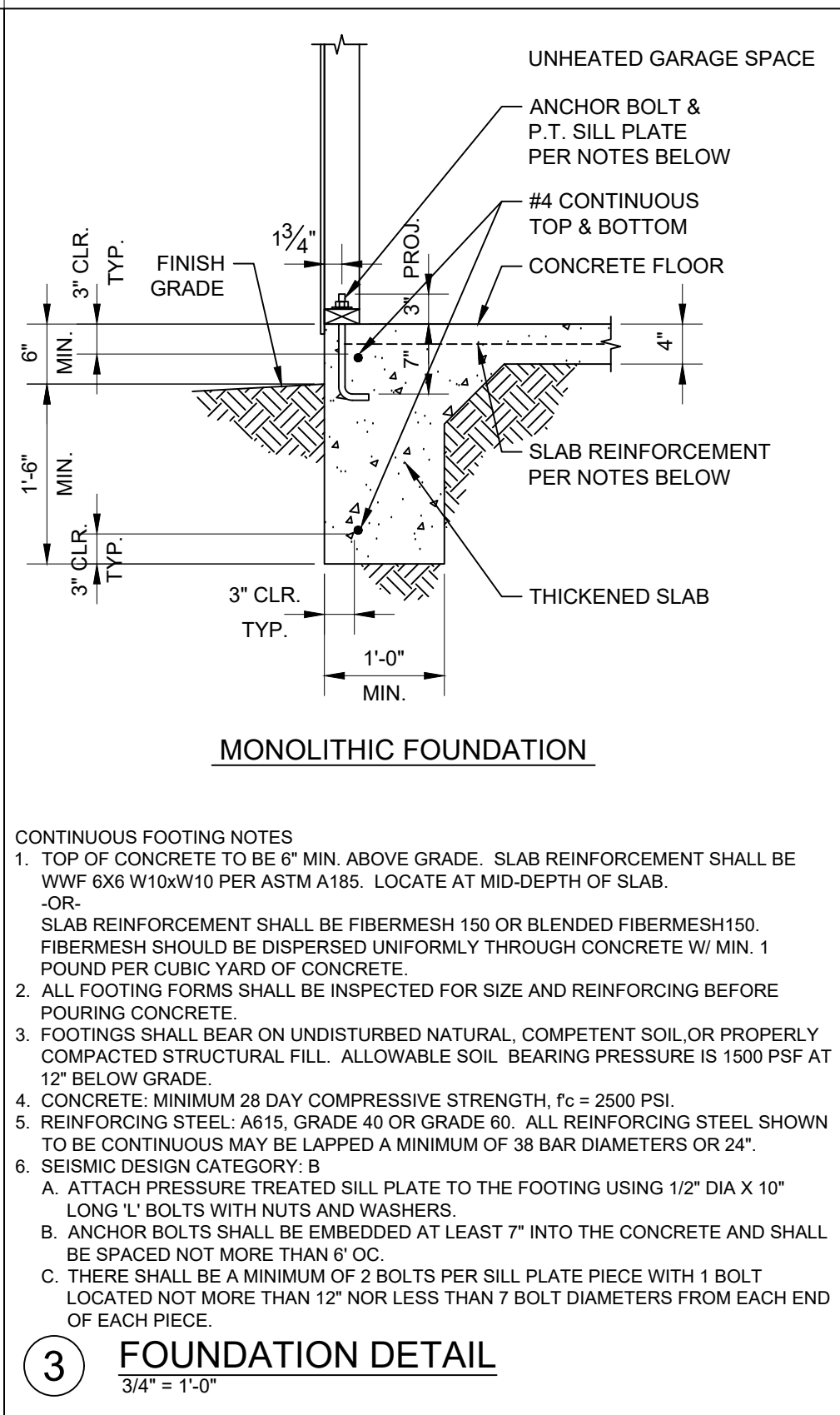
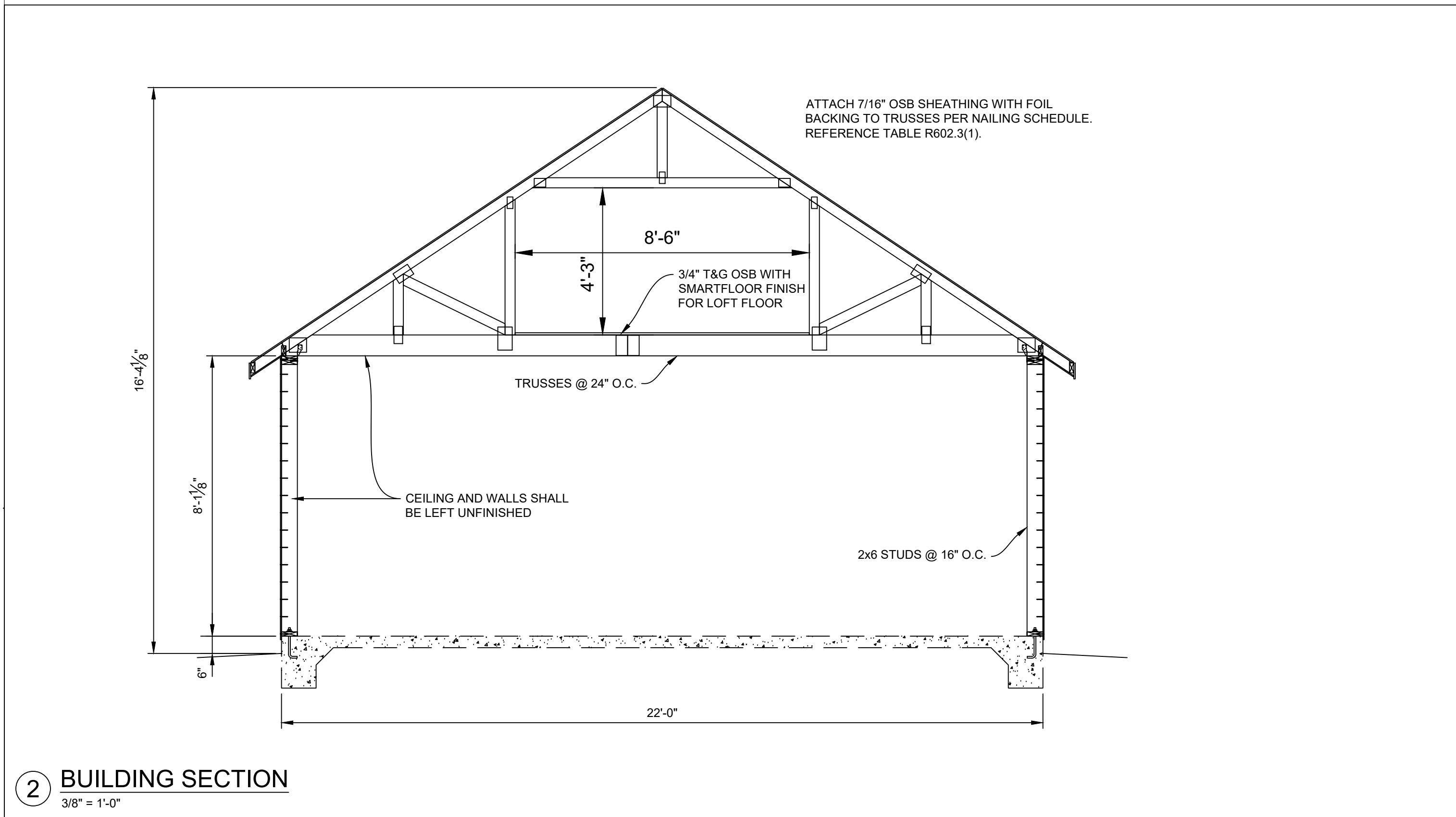
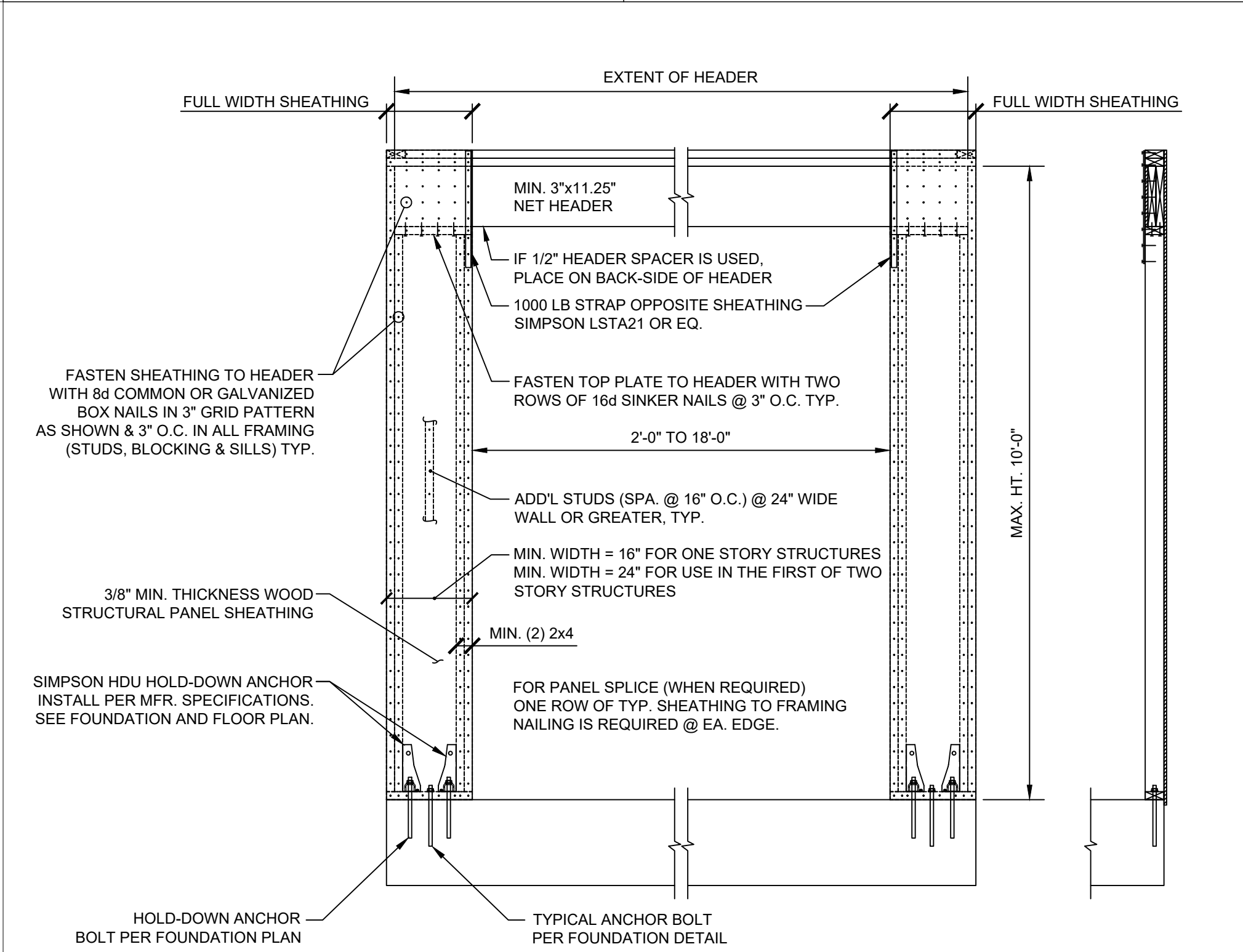
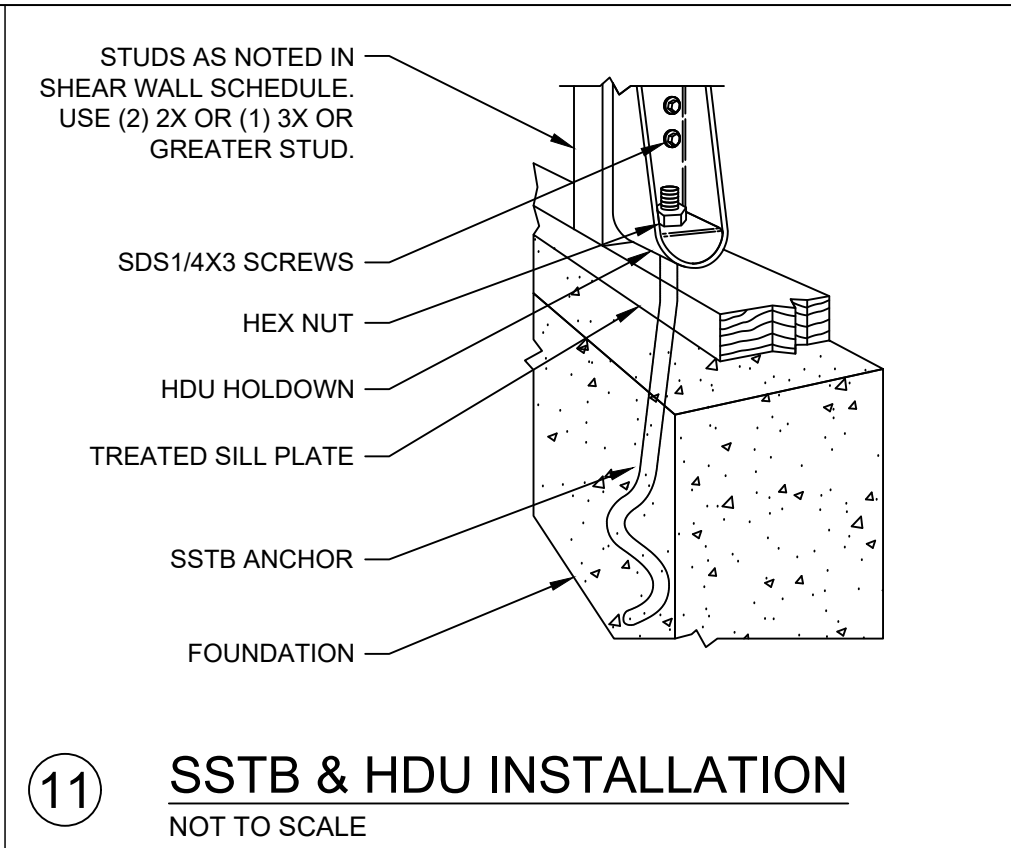
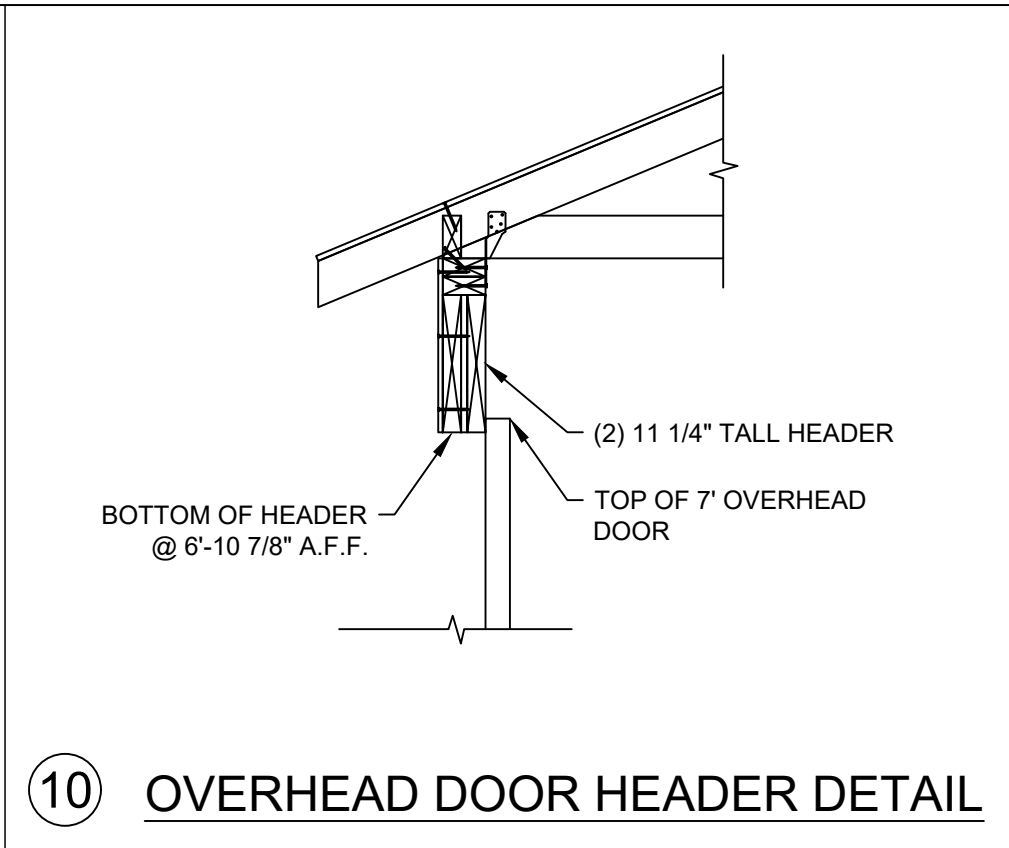
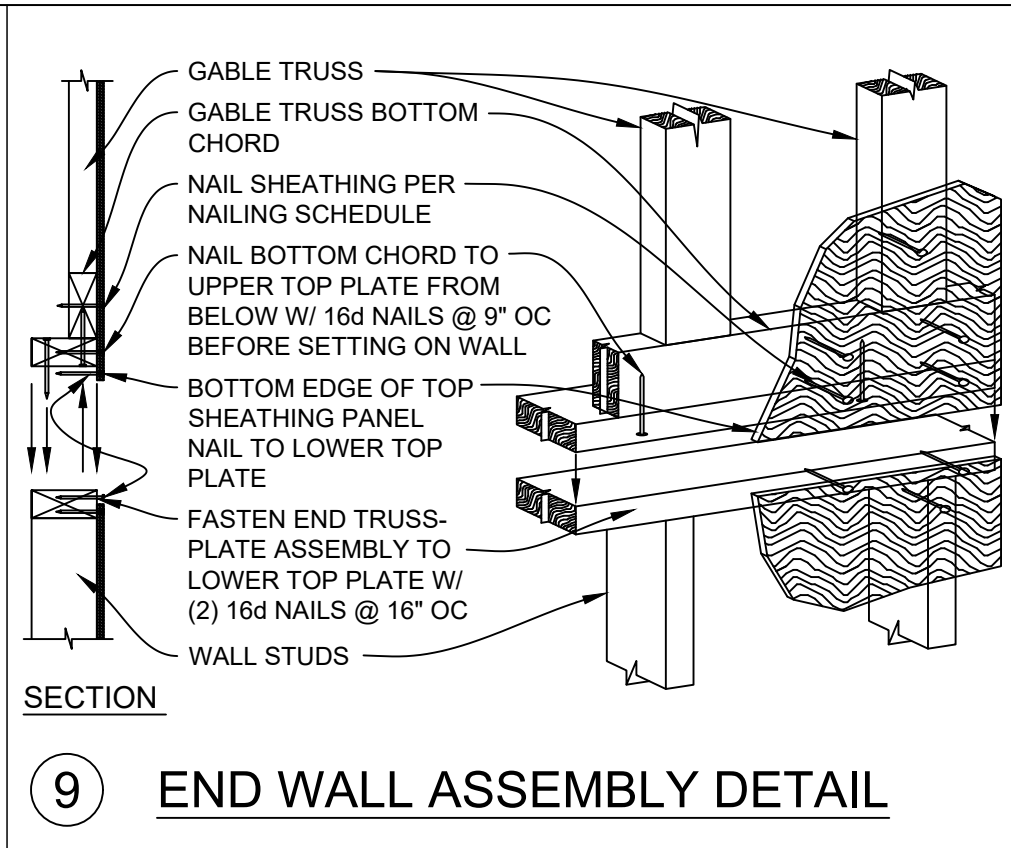
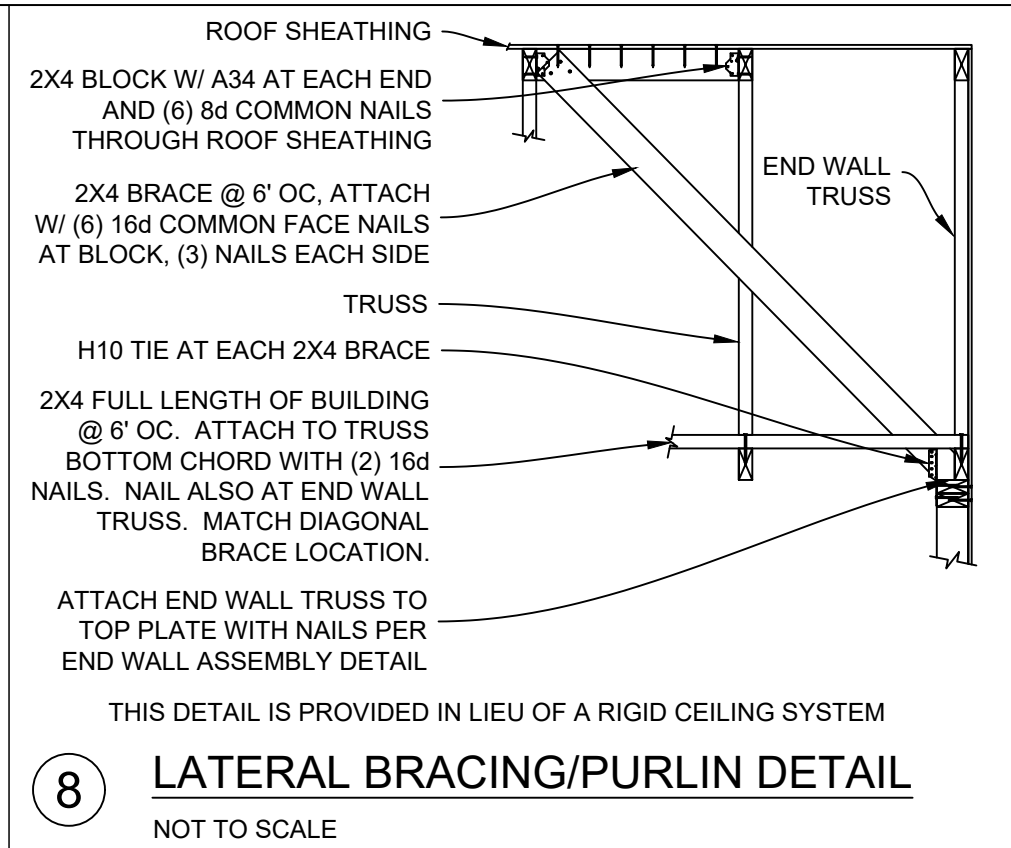
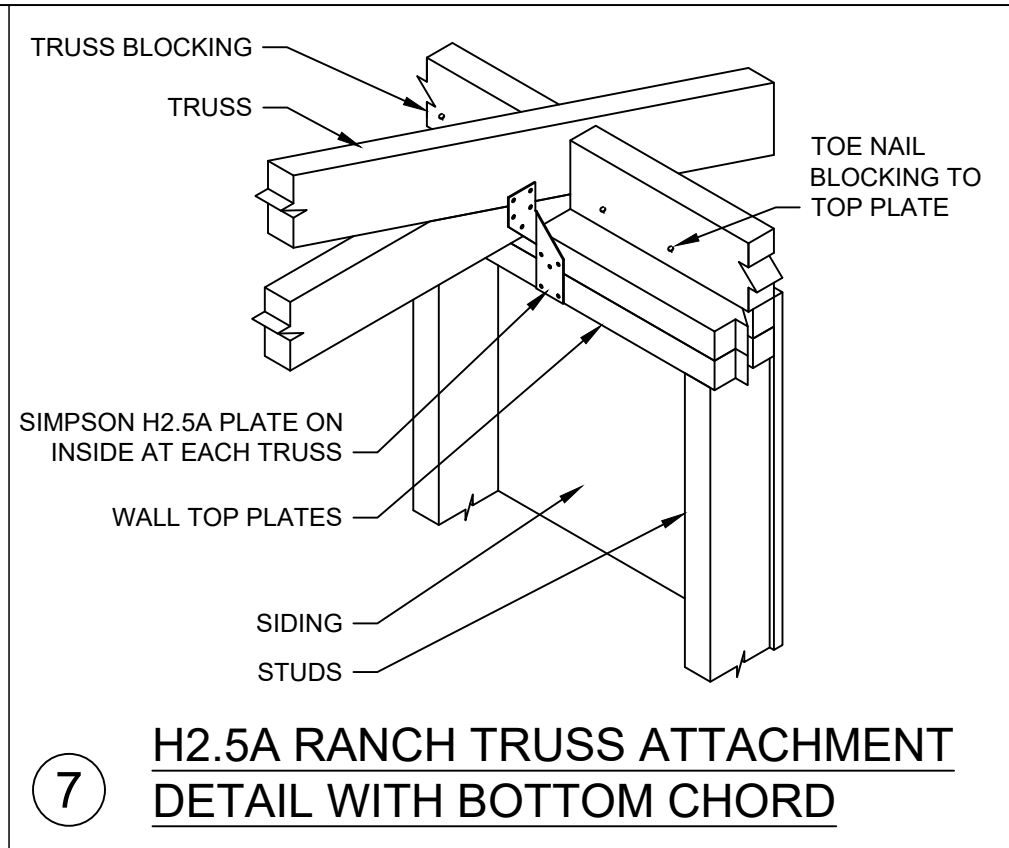
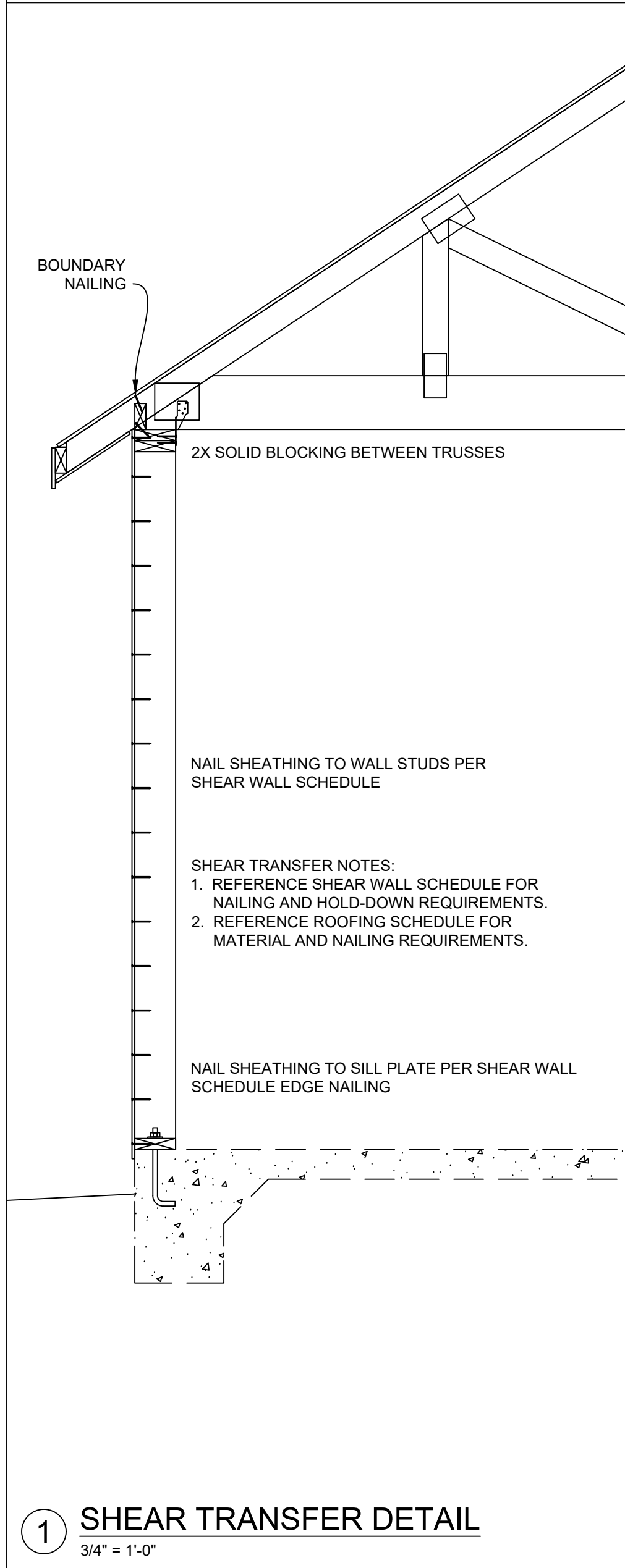
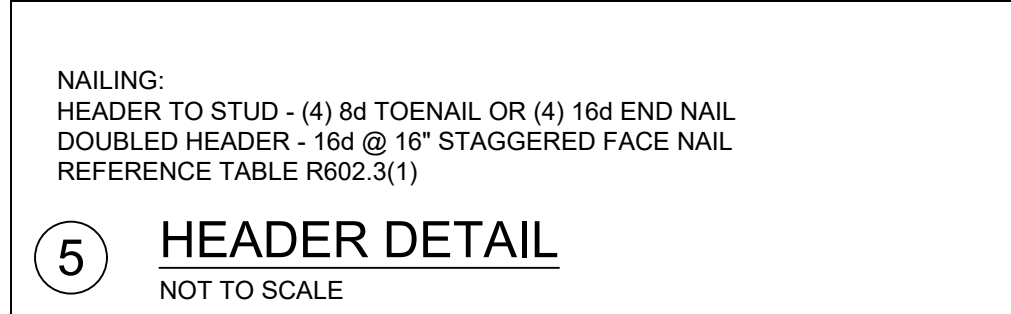
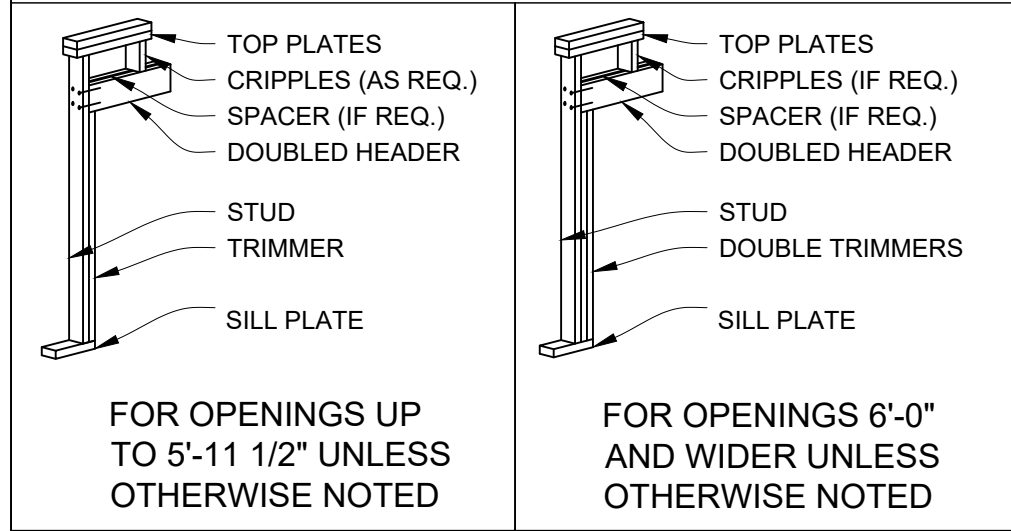
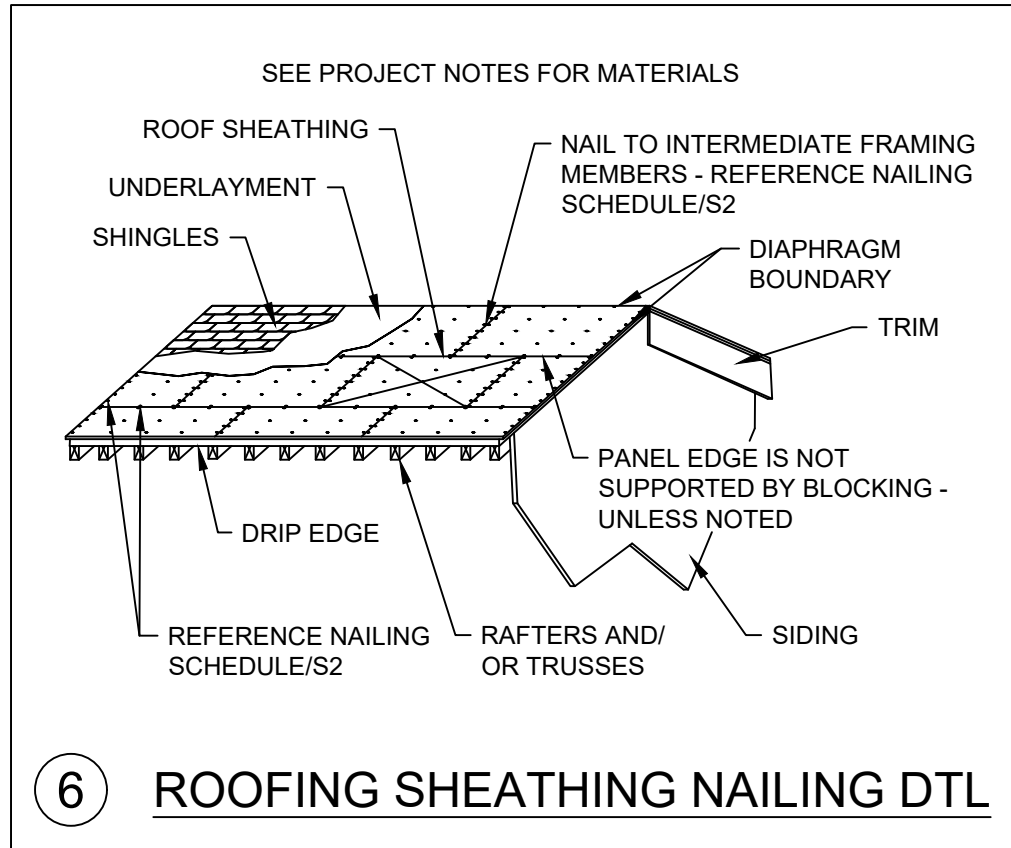
Drawn By: AMX
Date: 7-18-24
Checked By:
Date:
Revised:
Revised:

PLANS
SHEAR WALL SCHED
NAILING SCHEDULE

Scale: 1/4" = 1'-0"

Sheet:

S2



17 SEPT 2024

TUFF SHED, INC.
ENGINEERING DEPARTMENT

SO # 2086395 EP # 21600
Customer: JEROME KIMBROUGH

DESCRIPTION:
ACCESSORY BUILDING
22' X 20' = 440 SQ FT
Site Address:
50 WASHBURN AVE
CAMBRIDGE MA 02140

THESE DRAWINGS AND THE DESIGN ARE THE PROPERTY OF TUFF SHED, INC. THESE DRAWINGS ARE FOR A BUILDING TO BE SUPPLIED AND BUILT BY TUFF SHED ONLY. ANY OTHER USE IS FORBIDDEN BY TUFF SHED INC AND THE ENGINEER OF RECORD.

TUFF SHED
Storage Buildings & Garages
TUFF SHED, INC.
30 KENNA RD UNIT A
DERRY, NH 03088
603-337-1279

COPYRIGHT © 2019 TUFF SHED, INC.
PROPRIETARY. ALL RIGHTS RESERVED. STORE #60

Drawn By: AMX
Date: 7-18-24
Checked By:
Date:
Revised:
Revised:
Title:

SECTIONS
DETAILS

Scale: NONE
Sheet:

S3
Sheet 3 of 3

Notes:

1. The Data Accumulation And Boundary Survey Depicted Hereon Were Obtained By A Field Survey Using Conventional Survey Methods On July 12, 2024 By Chess Engineering, LLC. All Features And Objects Shown Are Existing As Of The Date Of The Survey Unless Otherwise Depicted As Proposed.

2. The Purpose Of This Plan Is For Obtaining Local Approval For The Existing Or Proposed Use Depicted On This Plan Only. This Plan, In Conjunction With A Record Plan Provided To The Client, Was Prepared In Accordance With The Procedural And Technical Standards For The Practice Of Land Surveying In The Commonwealth Of Massachusetts.

3. This Plan Does Not Show Any Unrecorded Or Unwritten Easements Which May Or May Not Exist.

4. Right-Of-Way Said To Be Public According To City Clerk Or Their Designee. No Research For Local Acceptance Has Been Conducted.

5. This Plan Shall Not Be Used For Construction. Construction Layout Of Buildings, Location Of Site Improvements And Boundary Location Shall Be Performed By A Professional Land Surveyor. Location Of Features Or Boundaries Derived By Scaling This Plan May Not Be Accurate.

6. This Plan: A) Shall Not Be Recorded, B) Does Not Imply Or Otherwise Certify Any Form Of Ownership, And C) Shall Not Be Used To Determine The Location Of Any Features (Fences, Driveways, etc) Relative To Any Feature Or Boundary Unless Explicitly Dimensioned By CHESSE Engineering On This Plan.

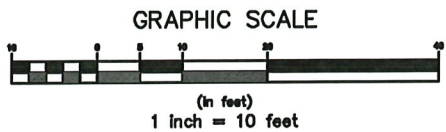
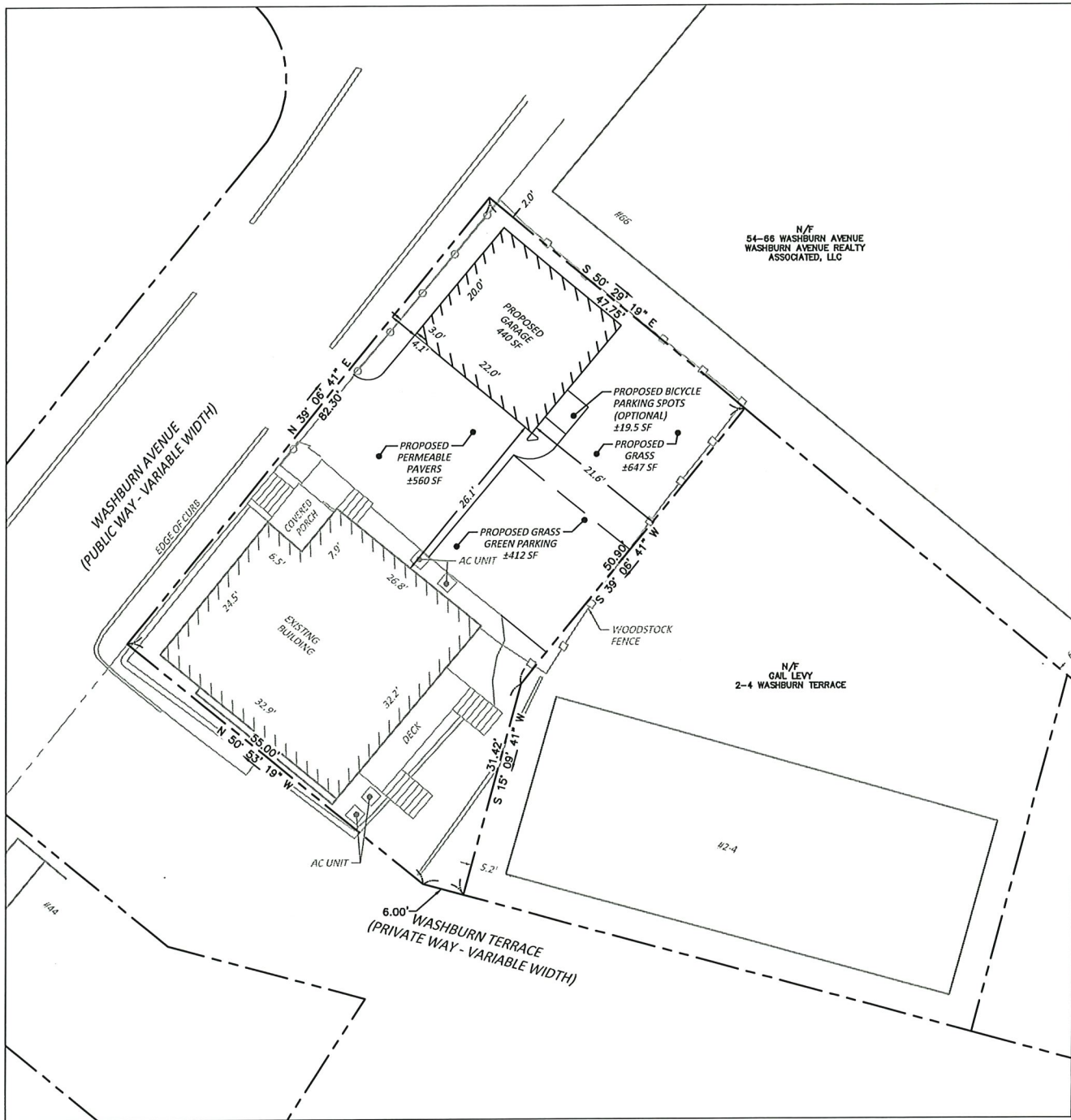
7. Scale of Drawing (1" = 20') Intended For A 24"x36" Print Only.

ZONING CHART		
ZONE DISTRICT: RESIDENCE B EXISTING PRINCIPLE USE: TWO-FAMILY DWELLING PROPOSED ACCESSORY STRUCTURE: GARAGE ALLOWED: BY RIGHT * VARIANCE REQUIRED		
	REQUIRED	PROPOSED
MIN. LOT SIZE	5,000 S.F	±4,128 SF
MAX. FLOOR AREA RATIO	0.5	SEE FLOOR PLANS
MIN. LOT FRONTAGE	20 FT	143.3 FT
MIN. PRINCIPLE FRONTAGE SETBACK	15 FT	N/A
MIN. PRINCIPLE SIDE YARD SETBACK	7.5' SUM 20 FT	N/A
MIN. PRINCIPLE REAR YARD SETBACK	25 FT	N/A
MAX. PRINCIPLE BUILDING HEIGHT	35 FT	N/A
MIN. GARAGE FRONT SETBACK	15 FT	4.1 FT*
MIN. GARAGE SIDE/REAR SETBACK	5 FT	2.0 FT*
MIN. GARAGE BUILDING SETBACK	10 FT	26.1 FT
MAX. GARAGE BUILDING HEIGHT	15 FT	16.43 FT*
MIN. PRIVATE OPEN SPACE	40%	±2,045 SF (49.5%)
MAX. PARKING	NONE	—
MIN. BICYCLE PARKING	N/A	2 SPOTS (OPTIONAL)

NOTES:

- PROVISIONS OF GARAGE FOR OCCUPANTS SHALL BE CONSIDERED AS AN ACCESSORY USE, PROVIDED THAT SUCH GARAGE SHALL BE LIMITED TO THE ACCOMMODATION OF THREE PASSENGER VEHICLES FOR EACH DWELLING UNIT, WHICHEVER IS GREATER (§4.21.C)
- A FREESTANDING PARKING STRUCTURE CONTAINING NO MORE THAN ONE PARKING SPACE PER DWELLING UNIT UP TO A MAXIMUM OF THREE PARKING SPACES ON A LOT CONTAINING A TWO FAMILY DWELLING SHALL NOT BE CALCULATED AS PART OF THE GROSS FLOOR AREA ON THE LOT (§5.25.3.4.1.2)
- ON LOTS ABUTTING STREETS ON MORE THAN ONE SIDE, THE FRONT YARD REQUIREMENTS OF EACH OF THE ABUTTING STREETS SHALL APPLY REGARDLESS OF DESIGNATED FRONT LOT LINES. ANY REMAINING SIDES SHALL BE SUBJECT TO SIDE YARD REQUIREMENTS. (§5.24.3)

The Location Of All Underground Utilities Shown Are Approximate And Are Based Upon A Field Survey And Compilation Of Plans Of Record. Chess Engineering, LLC Does Not Warranty The Location Of All Utilities Depicted. Only Record Information Provided By The Respective Utility Owner And Independently Verified By Chess Engineering, LLC Is Shown Hereon. The Contractor, Engineer, Or Architect Prior To Commencement Of Construction Or Design, Shall Verify The Location Of All Utilities And Contact Dig Safe At 1-888-344-7233.

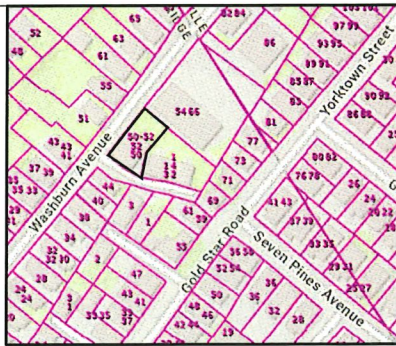


I Declare That This Survey And Plan Were Prepared In Accordance With The Procedural And Technical Standards For The Practice Of Land Surveying In The Commonwealth Of Massachusetts.



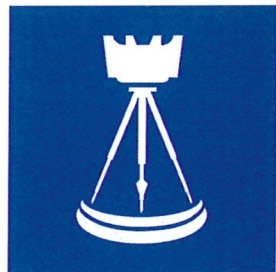
Paul Campbell

Paul Campbell, PLS #52781 PE #49236 Date: 10/29/2024



Locus

Owner Of Record:
50-52 Washburn Avenue Condominiums
50-52 Washington Ave
Cambridge, Massachusetts 02140
Deed Book 80419, Page 151
PID: 184-89
Plan: End of Book 2498 (Lots 3 & 4)
Plan Book 75 Plan 5 (Portion of Lot 20)
Area Measured: ±4,128.66 S.F.



CHESSE
ENGINEERING

126 John Street, Suite 11
Lowell, MA 01852
Phone (617) 982-3250
www.chessengineeringne.com

Certified Plot Plan - Proposed

Prepared For
Washburn Ave Condominiums

50-52 Washburn Avenue
Cambridge MA, 02140
(Middlesex County)

No.	Revision	Date	App.

Designed by: JAL Drawn by: JAL Checked by: JAL Date: Oct 29, 2024
Scale: 1"=20'

Notes:

1. The Data Accumulation And Boundary Survey Depicted Hereon Were Obtained By A Field Survey Using Conventional Survey Methods On July 12, 2024 By Chess Engineering, LLC. All Features And Objects Shown Are Existing As Of The Date Of The Survey Unless Otherwise Depicted As Proposed.
2. The Purpose Of This Plan Is For Obtaining Local Approval For The Existing Or Proposed Use Depicted On This Plan Only. This Plan, In Conjunction With A Record Plan Provided To The Client, Was Prepared In Accordance With The Procedural And Technical Standards For The Practice Of Land Surveying In The Commonwealth Of Massachusetts.
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7. Scale of Drawing (1" = 20') Intended For A 24"x36" Print Only.

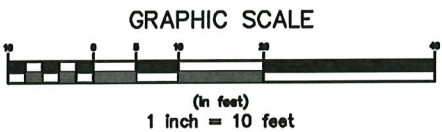
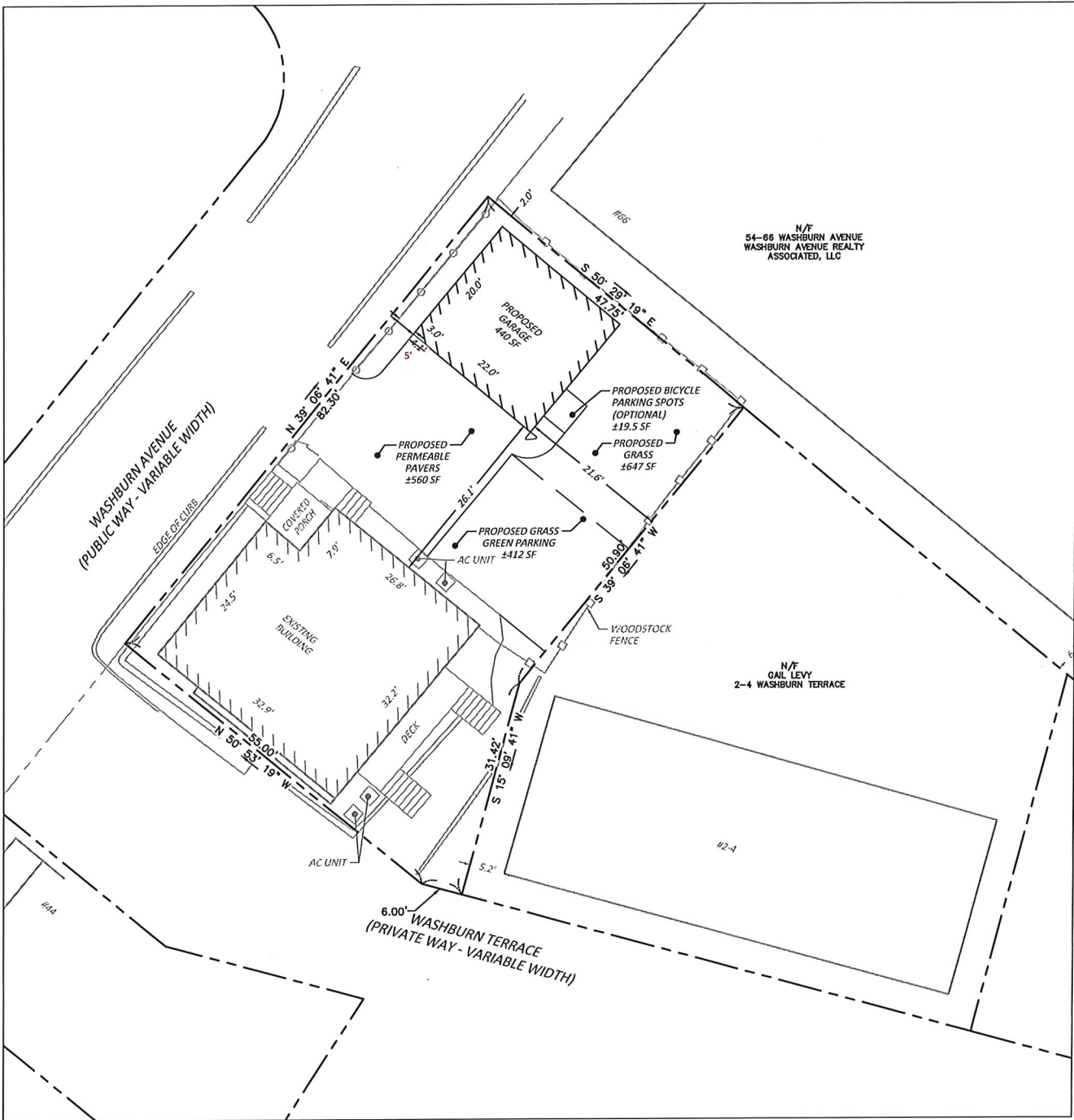
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MAX. FLOOR AREA RATIO	0.5	SEE FLOOR PLANS
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NOTES:

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Annotations made by Owners of Unit 50,
Trustee of 50-52 Washburn Ave Condominium

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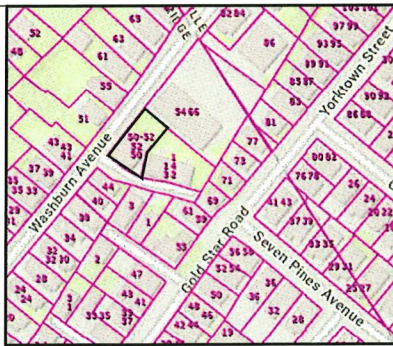


I Declare That This Survey And Plan Were Prepared In Accordance With The Procedural And Technical Standards For The Practice Of Land Surveying In The Commonwealth Of Massachusetts.



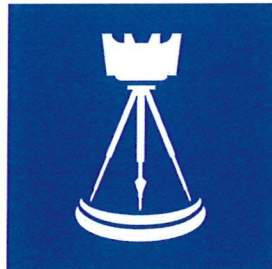
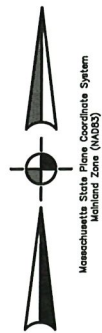
Paul Campbell

Paul Campbell, PLS #52781 PE #49236 Date: 10/29/2024



Locus

Owner Of Record:
50-52 Washburn Avenue Condominiums
50-52 Washington Ave
Cambridge, Massachusetts 02140
Deed Book 80419, Page 151
PID: 184-89
Plan: End of Book 2498 (Lots 3 & 4)
Plan Book 75 Plan 5 (Portion of Lot 20)
Area Measured: ±4,128.66 S.F.



CHESS
ENGINEERING

126 John Street, Suite 11
Lowell, MA 01852
Phone (617) 982-3250
www.chessengineeringne.com

Certified Plot

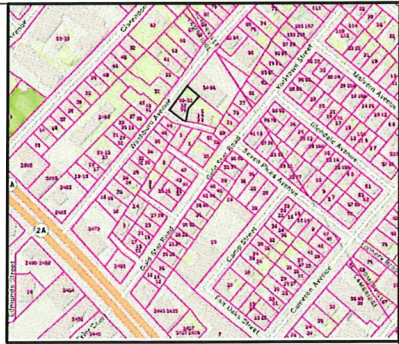
Prepared For
Washburn Ave Condominiums
50-52 Washburn Avenue
Cambridge MA, 02140
(Middlesex County)

No.	Revision	Date	App.
1	1	10/29/2024	JAL

Notes:

1. The Data Accumulation And Boundary Survey Depicted Hereon Were Obtained By A Field Survey On July 12, 2024 By Chess Engineering, LLC. All Features And Objects Shown Are Existing As Of The Date Of The Survey Unless Otherwise Depicted As Proposed.
2. The Purpose Of This Plan Is To Provide A Record Conditions Plan Of Land Which Illustrates This Surveyors' Interpretation Of Observable Monuments, Obtainable Plans And Deeds Of Record, Witness Testimony, And Any Other Plans And Deeds Which May Affect The Locus Property At The Time And Date Of The Field Survey.
3. This Plan Does Not Show Any Unrecorded Or Unwritten Easements Which May Or May Not Exist. A Reasonable And Diligent Attempt Has Been Made To Observe Any Apparent, Visible Uses Of The Land; However, This Does Not Constitute A Guarantee That No Such Easements Exist. This Plan Has Been Prepared Without The Benefit Of A Title Report And Is Subject To Any And All Rights And Encumbrances That Such A Report May Disclose.
4. Washburn Avenue Said To Be Public According To City Clerk Or Their Designee. No Research For Local Acceptance Has Been Conducted.
5. This Plan And Survey Were Prepared Using Conventional Survey Methods. A Leica MS60 Total Station Was Used Having A Minimal Accuracy Of 1" And 1 PPM.
6. All Improvements Shown Hereon Have Been Spatially Fixed To A Locational Tolerance Of Not More Than 1/10th Of The Plan Scale. Positional Tolerance Does Not Exceed Allowable Standards.
7. All Improvements Located Hereon Are Referenced To The Existing Buildings As Hereon Described. Construction Layout Of Building And Site Improvements Shall Be Performed By A Licensed Professional Land Surveyor. Locations Of Existing Features Or Proposed Improvements Derived By Scaling This Plan May Not Be Accurate.
8. The Basis Of Bearings, Azimuths, And The North Arrow Shown Hereon Is The Massachusetts State Plane Coordinate System, Mainland Zone. A Leica GS-18 GNSS Receiver Was Utilized At A Starting Position USN2970844.5809 USE755781.4017 And A Scale Factor = 0.9999744
9. The Basis Of Elevations Shown Hereon Is The North American Vertical Datum Of 1988 Unless Otherwise Stated. This Plan Does Not Warranty Nor Guarantee The Accuracy Or Precision Of Any Information Provided By Any Record Information.
10. Plans Or Information Referenced Are Pertinent Surveys Of Record Describing The Subject Premises And Any Abutting Premises, On File At The County Registry Of Deeds Unless Otherwise Noted.
11. Scale of Drawing (1" = 10') Intended For A 24"x36" Print Only.

The Location Of All Underground Utilities Shown Are Approximate And Are Based Upon A Field Survey And Compilation Of Plans Of Record. Chess Engineering, LLC Does Not Warranty The Location Of All Utilities Depicted. Only Record Information Provided By The Respective Utility Owner And Independently Verified By Chess Engineering, LLC Is Shown Hereon. The Contractor, Engineer, Or Architect Prior To Commencement Of Construction Or Design, Shall Verify The Location Of All Utilities And Contact Dig Safe At 1-888-344-7233.



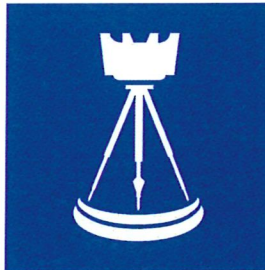
Locus

Owner Of Record:

50-52 Washburn Avenue Condominiums
50-52 Washington Ave
Cambridge, Massachusetts 02140
Deed Book 80419, Page 151
PID: 184-89
Plan: End of Book 2498 (Lots 3 & 4)
Plan Book 75 Plan 5 (Portion of Lot 20)
Area Measured: ±4,128.66 S.F.

References:

1. Deed Book 80419 Page 151
2. Land Court Book 35 Page 16/Cert. #C786
3. Land Court Book 1353 Page 134/Cert.. #241840
4. Plan At End Of Book 2498
5. Plan 465 of 2022
6. Land Court Plan 2633-A
7. Land Court Plan 9871-A & B
8. Land Court Plan 12387-A & B



CHESS
ENGINEERING

126 John Street Suite 11
Lowell, MA 01852
Phone (617) 982-3250
www.chessengineeringne.com

Record & Certified Plot Plan

Prepared For
Washburn Ave Condominiums

50-52 Washburn Avenue
Cambridge, MA 02140
(Middlesex County)

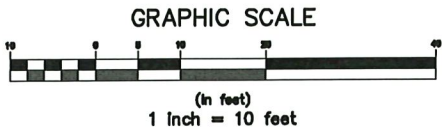
No.	Revision	Date	App.

Designed by: [] Drawn by: [] LUL Checked by: [] PVC
Scale: 1"=10' Date: Sept. 11, 2024

I Declare That This Survey And Plan Were Prepared In
Accordance With The Procedural And Technical Standards
For The Practice Of Land Surveying In The Commonwealth
Of Massachusetts.

DRAFT COPY
FOR CLIENT REVIEW ONLY

Paul Campbell, PLS #52781 Date









November 11, 2024

Dear Board of Zoning Appeal of Cambridge,

We are the owners of the property at 1 Washburn Terrace, directly behind and abutting 50-52 Washburn Avenue.

We are writing to communicate our support of our neighbors at 50-52 Washburn Avenue's plan to build a garage in their yard and support their request for a variance.

Sincerely,

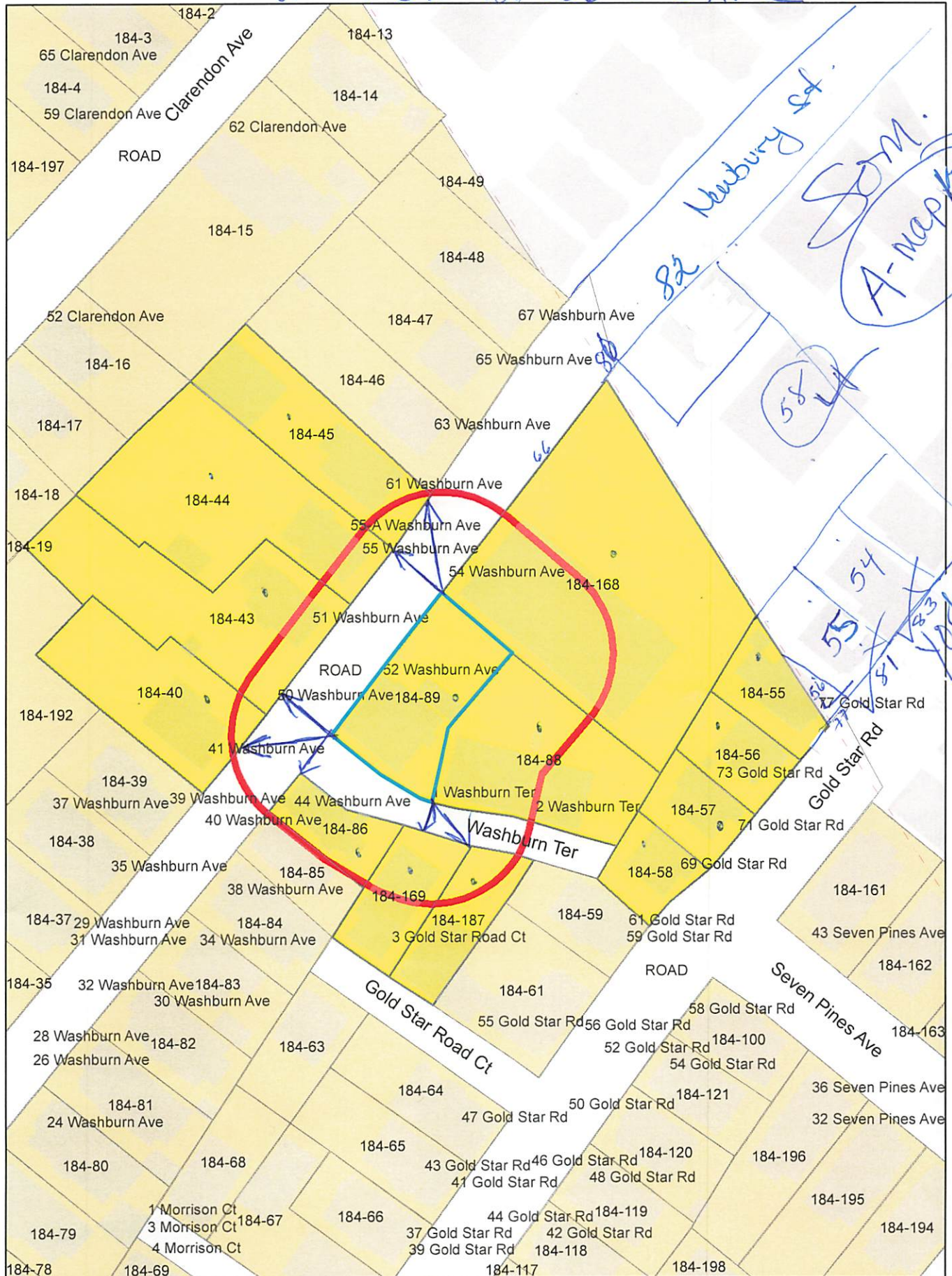


Eric Leslie
ericleslie@gmail.com
617-971-6815



Jenny Chiang
jennyschiang@gmail.com
617-971-6813

Clarendon Ave
50-52 Washburn Ave



50-52 Washburn Ave

Petitioner

184-40
KELLY, JOHN G.
41 WASHBURN AVE UNIT 2
CAMBRIDGE, MA 02140

184-55 & Som. Map 13/A/56
FITZGERALD, JOAN M. A LIFE ESTATE
77 GOLD STAR RD
CAMBRIDGE, MA 02140

JEROME KIMBROUGH
50-52 WASHBURN AVENUE #50
CAMBRIDGE, MA 02140

184-40
LAMBERT, CRAIG A.
41 WASHBURN AVE UNIT 1
CAMBRIDGE, MA 02140

184-56
GRACE, WILLIAM & KARYN GRACE
73 GOLD STAR RD
CAMBRIDGE, MA 02140-1145

184-44
DANIELSON, ANTJE MF
55 WASHBURN AVE
CAMBRIDGE, MA 02140

184-45
BRATHWAITE, LEON A. &
EVELYN BRATHWAITE
61 WASHBURN AVE
CAMBRIDGE, MA 02140-1123

184-57
ZIMMER, BEATRICE &
JAMES PTACEK, TRSUTEEES
THE BEATRICE ZIMMER REV TRUST
71 GOLD STAR RD
CAMBRIDGE, MA 02140

184-86
MCLAUGHLIN, JAMES O.
44 WASHBURN AVE
CAMBRIDGE, MA 02140

184-168 & SOM. 13/A/57
WASHBURN AVENUE REALTY ASSOCIATED,
LLC. C/O G. STEVEN KOKINOS
3 BRANTWOOD RD
ARLINGTON, MA 02476

184-169
GOLD STAR COURT LLC
264 SALEM STREET
MEDFORD, MA 02155

184-88
LEVY, GAIL H.
4 WASHBURN TER
CAMBRIDGE, MA 02140

184-88
CHIANG, JENNY S. & ERIC R. LESLIE
2-4 WASHBURN TER UNIT 2
CAMBRIDGE, MA 02140

184-40
KOLTZ, ALEXANDRA
1 FITCHBURG ST - C220
SOMERVILLE, MA 02143

184-187
KAHSAI SAMUEL
1 GOLD STAR RD COURT
CAMBRIDGE, MA 02140

184-43
BRATHWAITE, BARBARA E A LIFE ESTATE
51 WASHBURN AVE
CAMBRIDGE, MA 02140

184-89
LIU, JUN & CHRISTOPH BUDJAN
50-52 WASHBURN AVE - UNIT 2
CAMBRIDGE, MA 02140

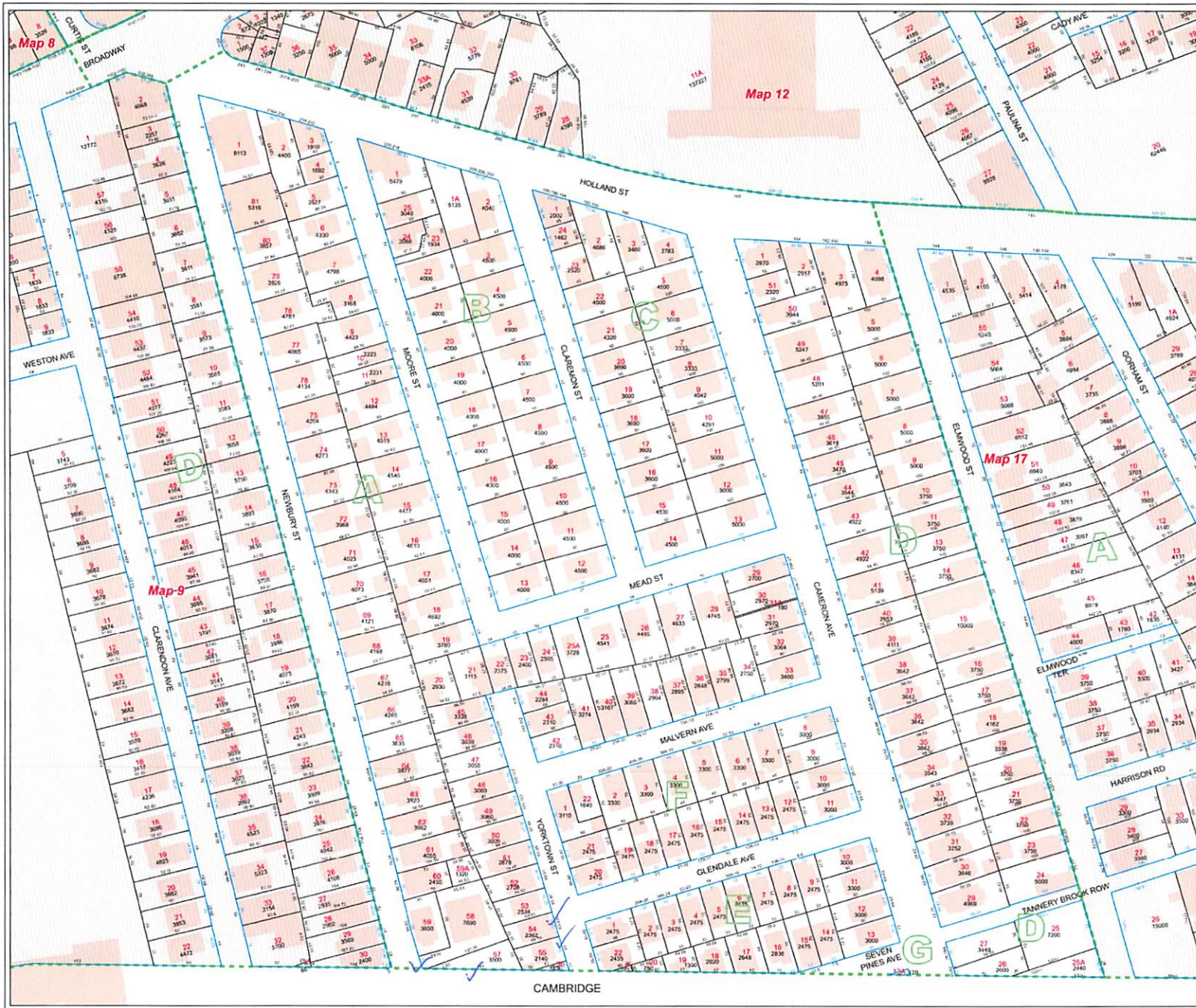
184-89
KIMBROUGH, JEROME ROBERT
50-52 WASHBURN AVE - UNIT 50
CAMBRIDGE, MA 02140

184-58
CONRAD, HAROLD B. A LIFE ESTATE
69 GOLD STAR RD
CAMBRIDGE, MA 02140-1145

Som-Map13-A-58
CATHERINE LENNON,
TR. OF CL TRUST
966 BROADWAY
SOMERVILLE, MA 02144

SOM-MAP13-A-54
PATRICK MAHER
TR. PRINCE ST REALTY TRUST
966 BROADWAY
SOMERVILLE, MA 02144

SOM-MAP13-A-55
BREE S. DIETLY
TR. OF BREE S. DIETLY TRUST
81 YORKTOWN STREET
SOMERVILLE, MA 02144

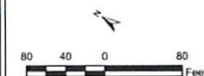


City of
Somerville
Massachusetts



Assessors Map

- Parcel Boundary
- Block/ROW Boundary
- - - Other ROW Boundary
- - - Assessor Map Boundary
- Water Body
- Building
- Railroad ROW



1" = 80'
July 1, 2023

Sources: Rights-of-way and building footprints were originally developed from Boston Edison Company data, 1955 and have been updated by City of Somerville. Parcel data were originally developed from assessor maps by CDM Smith, 1999 and have been updated by City of Somerville based on City of Somerville records.

NOTE: The data represented on these maps indicate distances and detailed locations of cadastral boundaries in the City of Somerville. They are NOT survey data and should not be treated as such.



13

NEWBURY ST

Location NEWBURY ST

Mblu 13/ A/ 57/ I

4/68 Camb.

Acct# 16550105

Owner WASHBURN AVENUE REALTY
ASSOCIATES LLC

Assessment \$396,500

PID 72

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$6,000	\$390,500	\$396,500

Owner of Record

Owner	WASHBURN AVENUE REALTY ASSOCIATES LLC	Sale Price	\$2,250,000
Co-Owner	C/O G STEVEN KOKINOS	Certificate	
Address	3 BRANTWOOD RD	Book & Page	1472892/0
	ARLINGTON, MA 02476	Sale Date	05/16/2008
		Instrument	1G

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
WASHBURN AVENUE REALTY ASSOCIATES LLC	\$2,250,000		1472892/0	1G	05/16/2008
54 WASHBURN LLC	\$1,400,000		1430111/0	1G	12/15/2006
POTTER WASHBURN LLC	\$1,200,000		1206785/0	1G	04/02/2002
POTTER MARGARET M	\$0		/0		

Building Information

Building 1 : Section 1

Year Built:
Living Area: 0
Replacement Cost: \$0
Building Percent Good:
Replacement Cost
Less Depreciation: \$0

77 GOLD STAR RD

Location 77 GOLD STAR RD

Mblu 13/ A/ 56/ I

Acct# 06247140

Owner FITZGERALD KEVIN J & JOAN
M

Assessment \$120,800

PID 3391

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$44,700	\$76,100	\$120,800

Owner of Record

Owner FITZGERALD KEVIN J & JOAN M
Co-Owner
Address 77 GOLD STAR ROAD
CAMBRIDGE, MA 02140

Sale Price \$0
Certificate
Book & Page /0
Sale Date

Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
FITZGERALD KEVIN J & JOAN M	\$0		/0	

Building Information

Building 1 : Section 1

Year Built: 1901
Living Area: 1,353
Replacement Cost: \$549,216
Building Percent Good: 8
Replacement Cost
Less Depreciation: \$43,900

Building Attributes	
Field	Description
STYLE:	Cottage Bungalow
Model	Residential

86 NEWBURY ST

Location 86 NEWBURY ST

Mblu 13/ A/ 58/ I

Acct# 04179161

Owner LENNON CATHERINE TRSTEE

Assessment \$2,442,400

PID 73

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$1,774,600	\$667,800	\$2,442,400

Owner of Record

Owner LENNON CATHERINE TRSTEE
Co-Owner CL TRUST
Address 966 BROADWAY
SOMERVILLE, MA 02144

Sale Price \$1,300,000
Certificate
Book & Page 1428609/0
Sale Date 11/30/2006
Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
LENNON CATHERINE TRSTEE	\$1,300,000		1428609/0	00	11/30/2006
DELORENZO FELICIA M ESTATE OF	\$1		1427149/0	1H	11/13/2006
F M DELORENZO SCHOLARSHIP FDN	\$1		1177232/0	1F	07/16/2001
DELORENZO FELICIA TRUSTEE	\$1		/0	A	10/06/1994
DELORENZO FELICIA	\$0		/0		

Building Information

Building 1 : Section 1

Year Built: 1970
Living Area: 6,178
Replacement Cost: \$2,323,844
Building Percent Good: 76
Replacement Cost
Less Depreciation: \$1,766,100

83 YORKTOWN ST

Location 83 YORKTOWN ST

Mblu 13/ A/ 54/ I

Acct# 04179162

Owner MAHER PATRICK TRUSTEE

Assessment \$1,170,000

PID 3389

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$536,400	\$633,600	\$1,170,000

Owner of Record

Owner MAHER PATRICK TRUSTEE
Co-Owner PRINCE STREET REALTY TRUST
Address 966 BROADWAY
SOMERVILLE, MA 02144

Sale Price \$350,000
Certificate
Book & Page 51129/0108
Sale Date 05/02/2008
Instrument 1H

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
MAHER PATRICK TRUSTEE	\$350,000		51129/0108	1H	05/02/2008
DEGIACOMO JAMES R	\$1		48991/0101	1H	02/15/2007
F M DELORENZO SCHOLARSHIP FDN	\$1		33257/0059	1F	07/16/2001
DELORENZO FELICIA M TRUSTEE	\$1		24870/0055	F	09/22/1994
DeLORENZO FELICIA	\$0		/0		

Building Information

Building 1 : Section 1

Year Built: 1900
Living Area: 2,638
Replacement Cost: \$638,518
Building Percent Good: 84
Replacement Cost
Less Depreciation: \$536,400

81 YORKTOWN ST

Location 81 YORKTOWN ST

Mblu 13/ A/ 55/ /

Acct# 01016120

Owner DIETLY BREE S TRUSTEE

Assessment \$1,015,700

PID 3390

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$406,600	\$609,100	\$1,015,700

Owner of Record

Owner DIETLY BREE S TRUSTEE
Co-Owner BREE S DIETLY TRUST
Address 81 YORKTOWN ST
SOMERVILLE, MA 02144

Sale Price \$100
Certificate
Book & Page 73184/0255
Sale Date 08/28/2019
Instrument 1F

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
DIETLY BREE S TRUSTEE	\$100		73184/0255	1F	08/28/2019
DIETLY KEVIN S TRUSTEE	\$760,000		68970/0089	00	03/03/2017
STEFFENS SHANE M & JESSICA C	\$426,150		50404/0218	00	11/29/2007
SERPA ANDRE	\$435,000		48261/0496	00	10/02/2006
ANDERSON WARREN I	\$0		37969/0367	1F	02/11/2003

Building Information

Building 1 : Section 1

Year Built: 1900
Living Area: 1,103
Replacement Cost: \$456,183
Building Percent Good: 89
Replacement Cost
Less Depreciation: \$406,000