



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2025 JAN -2 AM 11:46

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 1143322

General Information

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

Special Permit: _____

Variance: X

Appeal: _____

PETITIONER: Susan Kuykendall

PETITIONER'S ADDRESS: 800 Blossom hill Road P288, Los Gatos, California 95032

LOCATION OF PROPERTY: 157 Auburn St., Cambridge, MA

TYPE OF OCCUPANCY: Two Family

ZONING DISTRICT: Residence C-1 Zone

REASON FOR PETITION:

DESCRIPTION OF PETITIONER'S PROPOSAL:

We are looking to demo the existing rear deck and stairs and reduce the footprint and use a landing with a spiral staircase

N/A

We are looking to remove the rear staircase and upper deck and install a new wrought iron landing with spiral staircase to reduce the rear yard footprint.

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: 10.00 Section: 10.30 (Variance)

Original
Signature(s):

Susan Kuykendall

(Petitioner (s) / Owner)

Susan Kuykendall

(Print Name)

Address:

800 Blossom Hill Rd P288

Tel. No.

Los Gatos, CA 95032

E-Mail Address:

978-831-3535

smkuykendall41@gmail.com

Date:

12/23/24

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: Susan Kuykendall
Location: 157 Auburn St., Cambridge, MA
Phone:

Present Use/Occupancy: Two Family
Zone: Residence C-1 Zone
Requested Use/Occupancy: Two Family

	<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
TOTAL GROSS FLOOR AREA:	3210	3210	0	(max.)
LOT AREA:	2613	2613	0	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: ²	1.189	1.189	0	

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 Susan Kuykendall (OWNER)

Address: 157 Auburn St Cambridge Ma

State that I/We own the property located at 157 Auburn Street, which is the subject of this zoning application.

The record title of this property is in the name of 157 Auburn Street, LLC
800 Blossom Hill Rd Unit P288 Los Gatos, CA 95032.

*Pursuant to a deed of duly recorded in the date 5/12/22, Middlesex South County Registry of Deeds at Book 80119, Page 215; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.

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

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Santa Clara

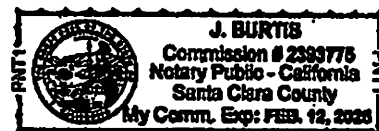
On December 11, 2024 before me, J. Burtis, Notary
(insert name and title of the officer)

personally appeared Susan Kuykendall
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature J. Burtis, Notary (Seal)



BZA Application Form

DIMENSIONAL INFORMATION

Applicant: Susan Kuykendall
Location: 157 Auburn St., Cambridge, MA
Phone:

Present Use/Occupancy: Two Family
Zone: Residence C-1 Zone
Requested Use/Occupancy: Two Family

		<u>Existing Conditions</u>		<u>Requested Conditions</u>		<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		3210		3210		0	(max.)
<u>LOT AREA:</u>		2613		2613		0	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		1.189		1.189		0	
<u>LOT AREA OF EACH DWELLING UNIT</u>		2699		2699		0	
<u>SIZE OF LOT:</u>	<u>WIDTH</u>	27		27		0	
	<u>DEPTH</u>	100		100		0	
<u>SETBACKS IN FEET:</u>	<u>FRONT</u>	13		13		13	
	<u>REAR</u>	25		25		20	
	<u>LEFT SIDE</u>	4		4		7.5	
	<u>RIGHT SIDE</u>	0		0		7.5	
<u>SIZE OF BUILDING:</u>	<u>HEIGHT</u>	40		40		35	
	<u>WIDTH</u>	62		62		0	
	<u>LENGTH</u>	19		19		0	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		0		0		0	
<u>NO. OF DWELLING UNITS:</u>		2		2		0	
<u>NO. OF PARKING SPACES:</u>		0		0		0	
<u>NO. OF LOADING AREAS:</u>		0		0		0	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		0		0		0	

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

0

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:
- There is currently no outdoor space due to the existing oversized staircase/egress. The cost to rebuild is significantly more than a spiral staircase to match the adjacent unit.
- 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:
- Oversized structure takes away all exterior usable space.
- C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:**
- 1)** Desirable relief may be granted without substantial detriment to the public good for the following reasons:

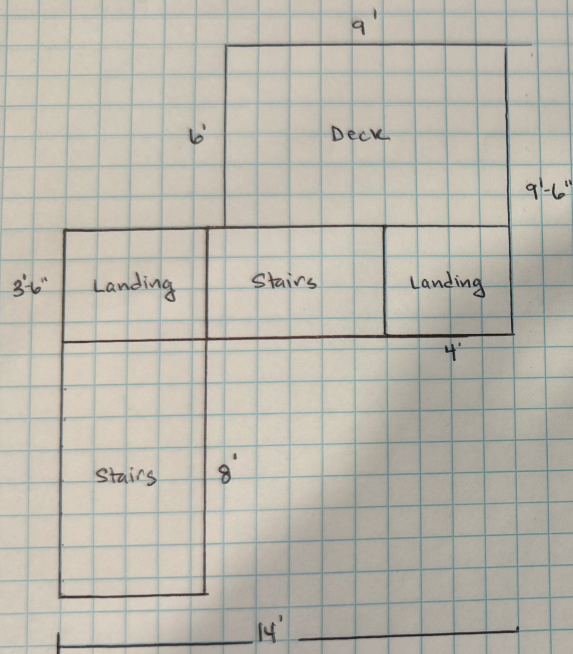
Proposed plan reduces footprint of structure.

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

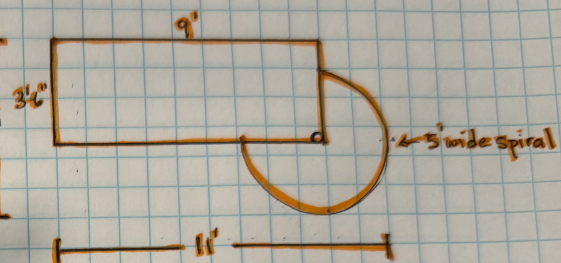
Maintains proper egress requirements.

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

Existing Footprint



Proposed Footprint



Existing Footprint = 14' wide x 17'-6" deep

Proposed Footprint = 11' wide x 6' deep

□ = 1 foot

Both structures are 11' off grade

FIELD	DRAFT	CHECK
S. C	B. A	JSL
12-21-85	12-11-85	12-11-85

157 Auburn St. ✓
B7A-1143322





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:

There is currently no outdoor space due to the existing oversized staircase/egress. The cost to rebuild is significantly more than a spiral staircase to match the adjacent unit.

- 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:

Oversized structure takes away all exterior usable space.

- C) **DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:**

- 1) Substantial detriment to the public good for the following reasons:

- Proposed plan reduces footprint of structure.

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

- maintains proper egress requirements

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

This is a detailed street map of a neighborhood in Portland, Oregon. The map shows a grid of streets including Franklin St, Auburn St, Pearl St, and William St. Property lots are labeled with their addresses. A red line highlights a specific area, and blue arrows point to a specific location on Auburn St. The map is oriented with Franklin St running diagonally from the top left to the bottom right, and Pearl St running diagonally from the top right to the bottom left. Auburn St runs horizontally across the middle, and William St runs horizontally at the bottom. The map shows a mix of lot numbers, including 106-42, 106-45, 106-46, 106-47, 106-48, 106-49, 106-50, 106-51, 106-52, 106-53, 106-54, 106-55, 106-56, 106-57, 106-58, 106-59, 106-60, 106-61, 106-62, 106-63, 106-64, 106-65, 106-66, 106-67, 106-68, 106-69, 106-70, 106-71, 106-72, 106-73, 106-74, 106-75, 106-76, 106-77, 106-78, 106-79, 106-80, 106-81, 106-82, 106-83, 106-84, 106-85, 106-86, 106-87, 106-88, 106-89, 106-90, 106-91, 106-92, 106-93, 106-94, 106-95, 106-96, 106-97, 106-98, 106-99, 106-100, 106-101, 106-102, 106-103, 106-104, 106-105, 106-106, 106-107, 106-108, 106-109, 106-110, 106-111, 106-112, 106-113, 106-114, 106-115, 106-116, 106-117, 106-118, 106-119, 106-120, 106-121, 106-122, 106-123, 106-124, 106-125, 106-126, 106-127, 106-128, 106-129, 106-130, 106-131, 106-132, 106-133, 106-134, 106-135, 106-136, 106-137, 106-138, 106-139, 106-140, 106-141, 106-142, 106-143, 106-144, 106-145, 106-146, 106-147, 106-148, 106-149, 106-150, 106-151, 106-152, 106-153, 106-154, 106-155, 106-156, 106-157, 106-158, 106-159, 106-160, 106-161, 106-162, 106-163, 106-164, 106-165, 106-166, 106-167, 106-168, 106-169, 106-170, 106-171, 106-172, 106-173, 106-174, 106-175, 106-176, 106-177, 106-178, 106-179, 106-180, 106-181, 106-182, 106-183, 106-184, 106-185, 106-186, 106-187, 106-188, 106-189, 106-190, 106-191, 106-192, 106-193, 106-194, 106-195, 106-196, 106-197, 106-198, 106-199, 106-200, 106-201, 106-202, 106-203, 106-204, 106-205, 106-206, 106-207, 106-208, 106-209, 106-210, 106-211, 106-212, 106-213, 106-214, 106-215, 106-216, 106-217, 106-218, 106-219, 106-220, 106-221, 106-222, 106-223, 106-224, 106-225, 106-226, 106-227, 106-228, 106-229, 106-230, 106-231, 106-232, 106-233, 106-234, 106-235, 106-236, 106-237, 106-238, 106-239, 106-240, 106-241, 106-242, 106-243, 106-244, 106-245, 106-246, 106-247, 106-248, 106-249, 106-250, 106-251, 106-252, 106-253, 106-254, 106-255, 106-256, 106-257, 106-258, 106-259, 106-260, 106-261, 106-262, 106-263, 106-264, 106-265, 106-266, 106-267, 106-268, 106-269, 106-270, 106-271, 106-272, 106-273, 106-274, 106-275, 106-276, 106-277, 106-278, 106-279, 106-280, 106-281, 106-282, 106-283, 106-284, 106-285, 106-286, 106-287, 106-288, 106-289, 106-290, 106-291, 106-292, 106-293, 106-294, 106-295, 106-296, 106-297, 106-298, 106-299, 106-300, 106-301, 106-302, 106-303, 106-304, 106-305, 106-306, 106-307, 106-308, 106-309, 106-310, 106-311, 106-312, 106-313, 106-314, 106-315, 106-316, 106-317, 106-318, 106-319, 106-320, 106-321, 106-322, 106-323, 106-324, 106-325, 106-326, 106-327, 106-328, 106-329, 106-330, 106-331, 106-332, 106-333, 106-334, 106-335, 106-336, 106-337, 106-338, 106-339, 106-340, 106-341, 106-342, 106-343, 106-344, 106-345, 106-346, 106-347, 106-348, 106-349, 106-350, 106-351, 106-352, 106-353, 106-354, 106-355, 106-356, 106-357, 106-358, 106-359, 106-360, 106-361, 106-362, 106-363, 106-364, 106-365, 106-366, 106-367, 106-368, 106-369, 106-370, 106-371, 106-372, 106-373, 106-374, 106-375, 106-376, 106-377, 106-378, 106-379, 106-380, 106-381, 106-382, 106-383, 106-384, 106-385, 106-386, 106-387, 106-388, 106-389, 106-390, 106-391, 106-392, 106-393, 106-394, 106-395, 106-396, 106-397, 106-398, 106-399, 106-400, 106-401, 106-402, 106-403, 106-404, 106-405, 106-406, 106-407, 106-408, 106-409, 106-410, 106-411, 106-412, 106-413, 106-414, 106-415, 106-416, 106-417, 106-418, 106-419, 106-420, 106-421, 106-422, 106-423, 106-424, 106-425, 106-426, 106-427, 106-428, 106-429, 106-430, 106-431, 106-432, 106-433, 106-434, 106-435, 106-436, 106-437, 106-438, 106-439, 106-440, 106-441, 106-442, 106-443, 106-444, 106-445, 106-446, 106-447, 106-448, 106-449, 106-450, 106-451, 106-452, 106-453, 106-454, 106-455, 106-456, 106-457, 106-458, 106-459, 106-460, 106-461, 106-462, 106-463, 106-464, 106-465, 106-466, 106-467, 106-468, 106-469, 106-470, 106-471, 106-472, 106-473, 106-474, 106-475, 106-476, 106-477, 106-478, 106-479, 106-480, 106-481, 106-482, 106-48

157 Auburn St .

Petitioner
THOMAS RUSSELL
6 BOW STREET
WOBURN, MA 01801

106-47
ABROMOWITZ, MADELEINE R.,
TRUSTEE THE 240 FRANKLIN ST REALTY TRUST
C/O DAVID ABROMOWITZ
66 CLYDE ST
NEWTON, MA 02460

106-47
SHAN, CHUNG CHIEH
240 FRANKLIN ST UNIT 4
CAMBRIDGE, MA 02139

106-52
WU, HSIN-CHAO
149 AUBURN ST
CAMBRIDGE, MA 02139

106-25
SATER, SONIA TR OF JS REALTY TRUST
101 BROOKLINE ST - APT A
CAMBRIDGE, MA 02139

106-47
KHAN, BADIUZ Z. & SAEMA A. KHAN
240 FRANKLIN ST UNIT 1
CAMBRIDGE, MA 02139

106-120
GLAUBMAN, JUDITH
154 AUBURN ST UNIT 2E
CAMBRIDGE, MA 02139

106-47
SCEPANOVIC, DANILO
240 FRANKLIN ST - UNIT 5
CAMBRIDGE, MA 02139

106-47
RICHARDSON, PATRICK
14 NORTHAMPTON DR SE
HUNTSVILLE, AL 35801

106-47
BASSNEY, PETER J. &
JAMES EVERETT JER-DON, JR.
240 FRANKLIN STREET UNIT 8
CAMBRIDGE, MA 02139

106-47
LENO, MARY M.
240 FRANKLIN ST UNIT B-1
CAMBRIDGE, MA 02139

106-48
FIRST PENTACOSTAL
CHURCH OF THE NAZARENE OF CAMBRIDGE
234 FRANKLIN
CAMBRIDGE, MA 02139

106-49
CAMBRIDGE COMMUNITY PROPERTIES
LIMITED PARTNERSHIP
810 MEMORIAL DR. - SUITE 102
CAMBRIDGE, MA 02139

106-56
KUYKENDALL, PETER A &
NATTAWINEE NETSUWAN
157 AUBURN ST UNIT 1
CAMBRIDGE, MA 02139

106-120
ANDERS, PAUL E. & ROSALIE H. ANDERS
154 AUBURN ST UNIT 1E
CAMBRIDGE, MA 02139

106-54
GILLER, DAVID J.,
TR. THE 151-153 AUBURN ST NOMINEE R.T
57 THE HEIGHTS
MASHPEE, MA 002649

106-120
HALL, LYNNE
154 AUBURN ST UNIT 3E
CAMBRIDGE, MA 02139

106-120
BROWN, MICHELLE COLBY, ALAN
154 AUBURN ST - UNIT 1W
CAMBRIDGE, MA 02139

106-120
BELICH, DANIEL G. & VIRGINIA M. BELICH
154 AUBURN ST - UNIT 2W
CAMBRIDGE, MA 02139

106-120
KING, DANIEL & ELIZABETH LE
154-156 AUBURN ST - UNIT 3W
CAMBRIDGE, MA 02139

106-57
CHADDAH, VIJAY NATH &
MARTA AGATA KUSZTRA
163 AUBURN ST
CAMBRIDGE, MA 02139

106-47
SHARAF, MAHMOUD B.
TRUSTEE OF MBS 2016 REVOC TRUT
10 MAGAZINE ST APT 908
CAMBRIDGE, MA 02139

106-47
ASHAR AMAR & SHANA R ASHAR
240 FRANKLIN ST - UNIT 6
CAMBRIDGE, MA 02139

106-55
157 AUBURN STREET, LLC
C/O SUSAN KUYKENDALL
800 BLOSSOM HILL RD UNIT P288
LOS GATOS, CA 95032

106-50
55 PEARL REALTY LLC,
129 HOWARD ST
READING, MA 01867

106-57
WU, JOYCE
165 AUBURN ST
CAMBRIDGE, MA 02139

106-57
XU, TIANYI
161 AUBURN ST UNIT 161
CAMBRIDGE, MA 02139

106-26
PATRIDGE ELLEN KATHERINE
158 AUBURN ST
CAMBRIDGE, MA 02139

106-47
YANG CHUQIAO
240 FRANKLIN ST UNIT 3
CAMBRIDGE, MA 02139

106-51
W&D INVESTMENT, LLC
65 PEARL ST
CAMBRIDGE, MA 02139

Pacheco, Maria

From: Thomas Russell <tom@russellrestoration.net>
Sent: Sunday, January 19, 2025 12:38 PM
To: Pacheco, Maria
Subject: 157 Auburn Street

Hi Maria,

It is a single family not condo.

Tom

--

Thomas Russell
Russell Remodeling and Restoration
Cell:857-253-1299
tom@russellrestoration.net