



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2025 OCT 31 AM 9:53

BZA Application Form

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Number: 1188742

General Information

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

Special Permit: X

Variance:

Appeal:

PETITIONER: Peter and Shirley Kuhlmann C/O James Rafferty, Esq.

PETITIONER'S ADDRESS: 907 Massachusetts Avenue, Cambridge, MA 02139

LOCATION OF PROPERTY: 514 Franklin St., Cambridge, MA

TYPE OF OCCUPANCY: Single Family

ZONING DISTRICT: Residence C-1 Zone

REASON FOR PETITION:

/Additions/

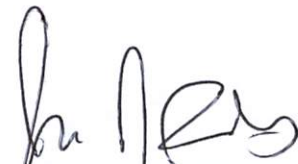
DESCRIPTION OF PETITIONER'S PROPOSAL:

Petitioners seek to expand existing single family dwelling by inserting an additional floor between existing basement and first floors and construct three story addition with roof deck by extending existing nonconforming side yard setback. Petitioners also seek to install windows on nonconforming wall.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000	Section: 5.31 (Table of Dimensional Requirements).
Article: 8.000	Section: 8.22.2.d & Sec. 8.22.2.c (Non-Conforming Structure).
Article: 10.000	Section: 10.40 (Special Permit).

Original
Signature(s):


(Petitioner(s) / Owner)

James Rafferty, Attorney for Petitioners

(Print Name)

Address:

907 Massachusetts Avenue, Suite 300
Cambridge, MA 02139

Tel. No.

617.492.4100

E-Mail Address:

jrafferty@adamsrafferty.com

Date: October 29, 2025

OWNERSHIP INFORMATION FOR BOARD OF ZONING APPEAL RECORD

To be completed by OWNER, signed and returned to Secretary of Board of Appeal

Peter and Shirley Kuhlmann

(Owner or Petitioner)

Address: c/o James J. Rafferty 907 Massachusetts Avenue, Cambridge MA 02139

Location of Premises: 514 Franklin Street

the record title standing in the name of Peter and Shirley Kuhlmann

whose address is 514 Franklin Street, Cambridge MA 02139
(Street) (City or Town) (State & Zip Code)

by a deed duly recorded in the Middlesex South County Registry of Deeds in

Book 67285 Page 29 or _____ Registry

District of Land Court Certificate No. _____ Book _____ Page _____

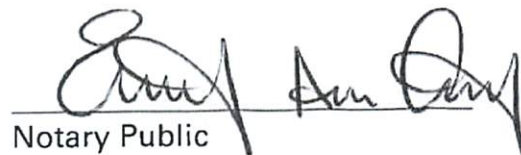


(Owner)

=====

On this 8 day of July, 2025, before me, the undersigned notary public, personally appeared Peter Kuhlmann proved to me through satisfactory evidence of identification, which were Drivers license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.




Notary Public

My commission expires: December 27, 2030

BZA Application Form

SUPPORTING STATEMENT FOR A SPECIAL PERMIT

Please describe in complete detail how you meet each of the following criteria referring to the property and proposed changes or uses which are requested in your application. Attach sheets with additional information for special permits which have additional criteria, e.g.; fast food permits, comprehensive permits, etc., which must be met.

Granting the Special Permit requested for 514 Franklin St., Cambridge, MA (location) would not be a detriment to the public interest because:

- A)** Requirements of the Ordinance can or will be met for the following reasons:
- Section 8.22.2(D) allows for the construction of the proposed additions upon the issuance of a Special Permit since the existing structure currently exceeds the setback requirement.
- B)** Traffic generated or patterns of access or egress would not cause congestion hazard, or substantial change in established neighborhood character for the following reasons:
- The proposed additions will not alter traffic patterns on Franklin Street or the surrounding neighborhood.
- C)** The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would not be adversely affected by the nature of the proposed use for the following reasons:
- The adjacent uses are all similarly sized single and two family dwellings.
- D)** Nuisance or hazard would not be created to the detriment of the health, safety, and/or welfare of the occupant of the proposed use or the citizens of the City for the following reasons:
- The proposed additions will be constructed in accordance with all the requirements of the State Building Code.
- E)** For other reasons, the proposed use would not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this ordinance for the following reasons:
- The intensity and use of this single family dwelling will not be materially altered as a result of the proposed addition. As a result, there will not be any detrimental effect upon the neighborhood.

***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: Peter and Shirley Kuhlmann
Location: 514 Franklin St., Cambridge, MA
Phone: 617.492.4100

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

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		2,249 sf	3,797 sf	N/A	(max.)
<u>LOT AREA:</u>		3,036 sf	no change	N/A	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		.741	1.25	N/A	
<u>LOT AREA OF EACH DWELLING UNIT</u>		3,036 sf	no change	N/A	
<u>SIZE OF LOT:</u>	WIDTH	28.01'	no change	N/A	
	DEPTH	86'	no change	N/A	
<u>SETBACKS IN FEET:</u>	FRONT	8.6' (Franklin)	no change	10'	
	REAR	5.7' (Bay St)	no change	10'	
	LEFT SIDE	1.7'	no change	5'	
	RIGHT SIDE	35'	23.5'	5'	
<u>SIZE OF BUILDING:</u>	HEIGHT	29'	40.9'	45'	
	WIDTH	42.3'	56.4'	N/A	
	LENGTH	20.1'	20.7'	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		46.7	42.6	30	
<u>NO. OF DWELLING UNITS:</u>		1	no change	N/A	
<u>NO. OF PARKING SPACES:</u>		1	no change	N/A	
<u>NO. OF LOADING AREAS:</u>		N/A	N/A	N/A	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		13.6'	4.5'	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.:

N/A

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'.

ADAMS & RAFFERTY
ATTORNEYS AT LAW
A Professional Association *
907 Massachusetts Avenue, Suite 300
Cambridge, MA 02139

James J. Rafferty, P.C.
jrafferty@adamsrafferty.com

Telephone (617) 492-4100
Fax (617) 492-3131

January 12, 2026

BY HAND

Board of Zoning Appeals
831 Massachusetts Avenue
Cambridge, MA 02139

Re: BZA Case No. 1188742
514 Franklin Street

CITY OF CAMBRIDGE
INSPECTIONAL SERVICES
JAN 12 PM 4:33

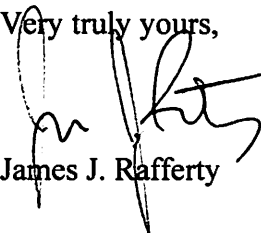
Dear Chairman Monteverde and Members of the Board:

Attached please find a revised set of elevations in the above-captioned case reflecting a reduction in the proposed number of window openings on the non-conforming left side wall. A detailed description of the changes is set forth in the attached communication from the petitioners.

Since the Special Permit criteria in Section 8.22.2d includes that the Board make a determination that the alteration "shall not be substantially more detrimental than the existing non conforming structure to the *neighborhood* [emphasis added]", I am also enclosing some photographs of homes in very close proximity of the subject property. As you can see, there are several homes in the neighborhood with comparable heights and setbacks as is proposed in the application.

Thank you for your time and attention to this matter.

Very truly yours,


James J. Rafferty

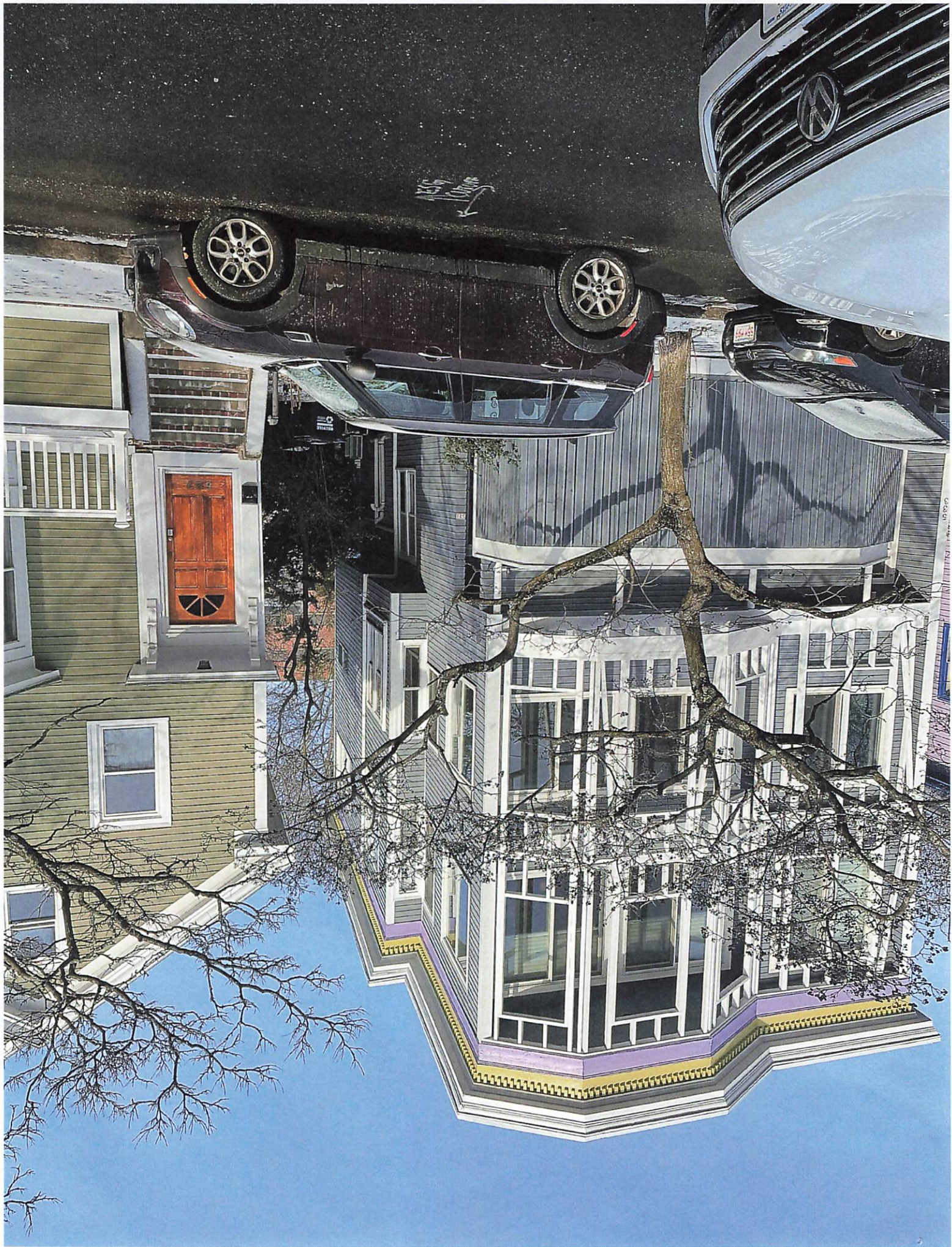
JJR/pwc

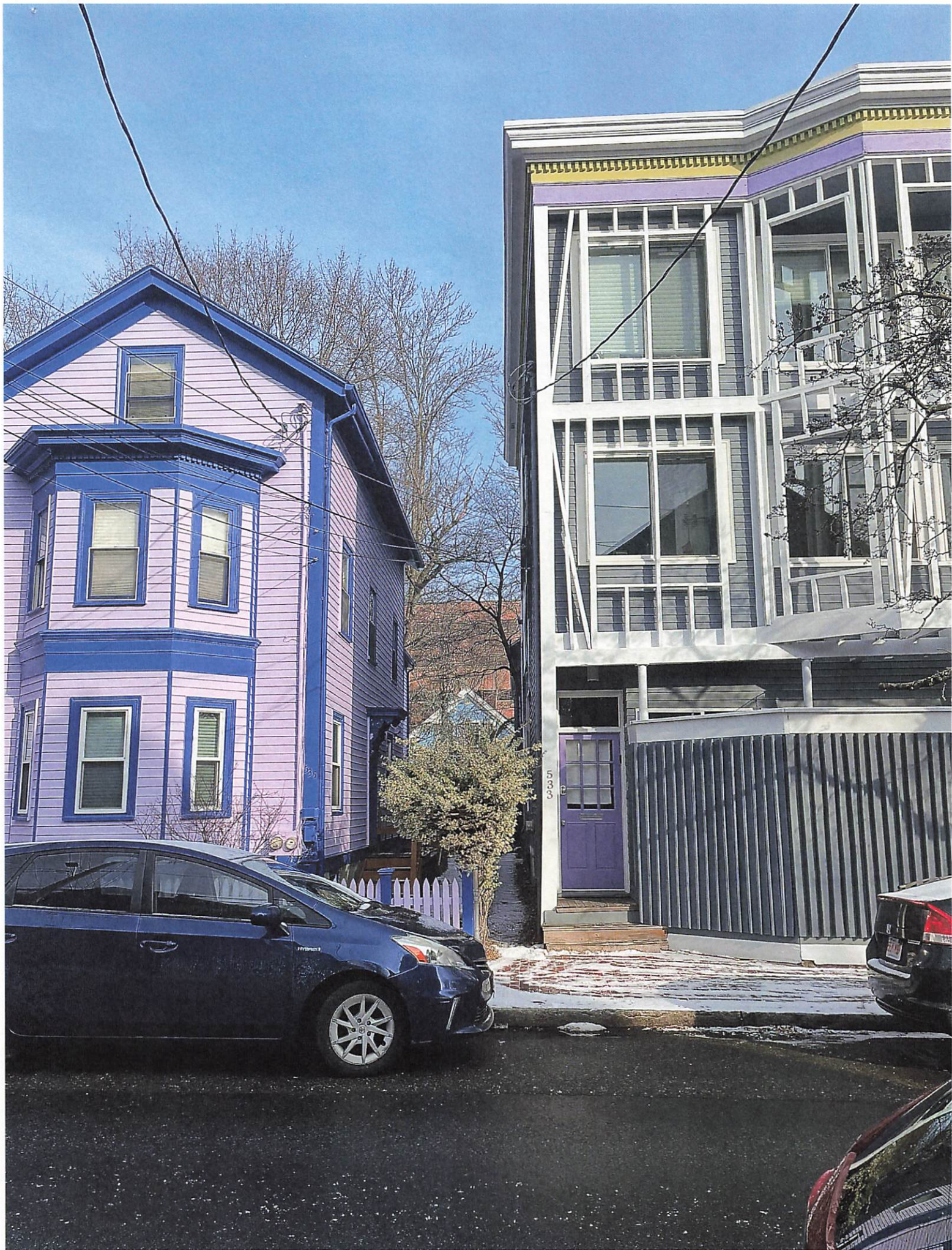
**not a partnership*













KUHLMANN HOUSE

514 FRANKLIN STREET
CAMBRIDGE, MA 02139

RUHL | JAHNES
281 Mt. Auburn Street
Watertown, MA 02472
617.744.8722
www.ruhljahnes.com

SPECIAL PERMIT REV. 1 01/12/2025
NO. REVISION DATE

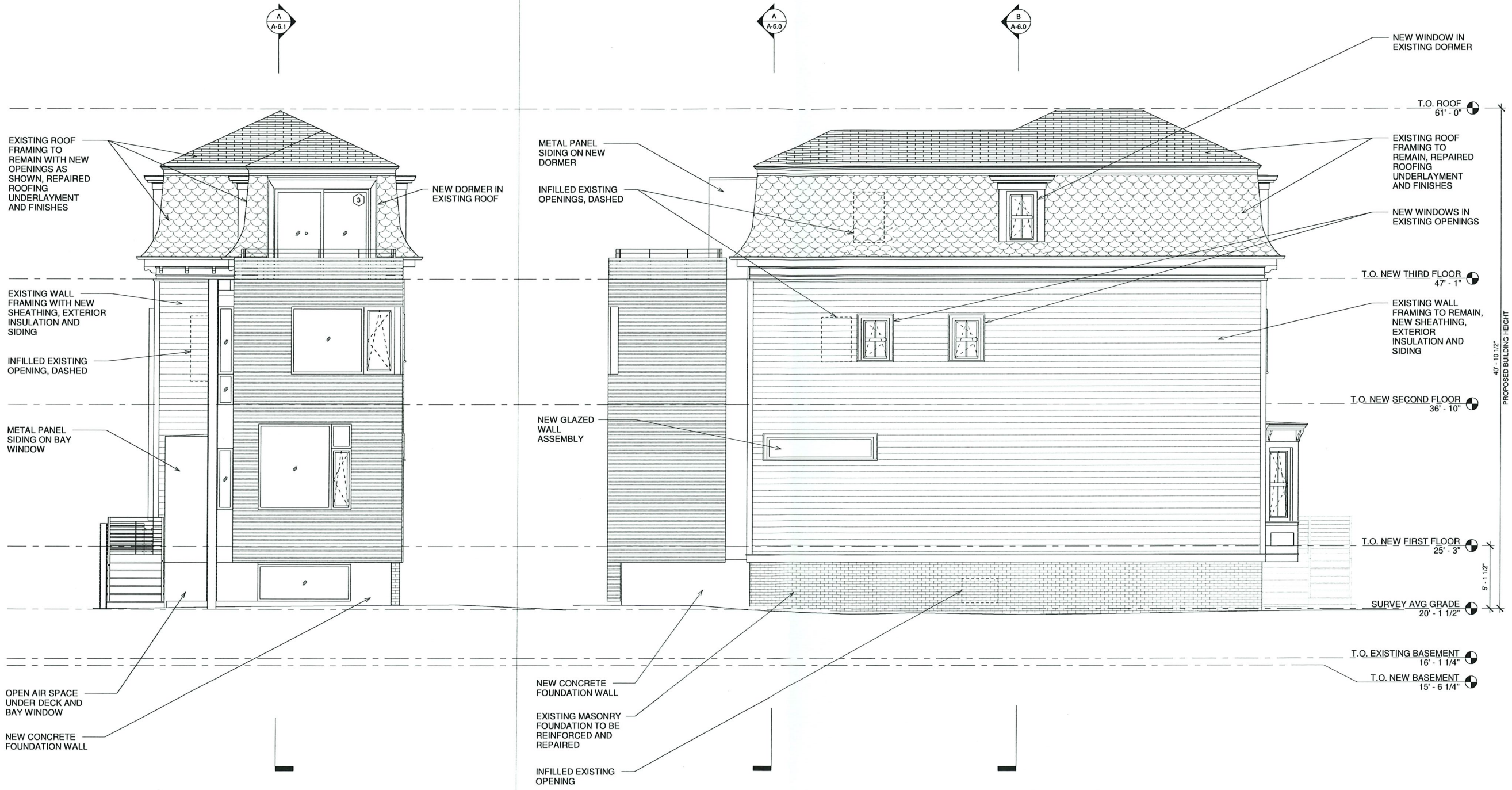


SCALE 1/4" = 1'-0"
DRAWN BY PG
ISSUED 12/19/2025

EXTERIOR
ELEVATIONS -
SOUTH & EAST

A-5.1

SPECIAL PERMIT SET
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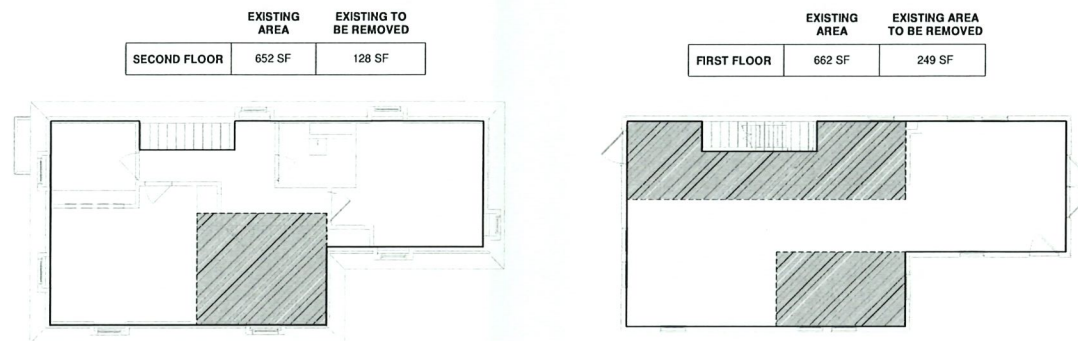


A SOUTH ELEVATION
1/4" = 1'-0"

B EAST ELEVATION
1/4" = 1'-0"

2026 JAN 12 P 4:33
CITY OF CAMBRIDGE
INSPECTION SERVICES

C SUBSTANTIAL DESTRUCTION VOLUME
1" = 1'-0"



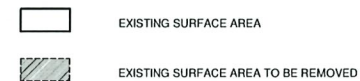
LEGEND



SUBSTANTIAL DESTRUCTION - VOLUME CALCULATIONS

LEVEL	EXISTING VOLUME (CF)	EXISTING VOLUME TO BE REMOVED (CF)	PERCENTAGE (MAX. 25%)
BASEMENT (ABOVE GRADE)	3,528	1,775	
FIRST FLOOR	7,803	578	
SECOND FLOOR + ATTIC	8,032	0	
TOTAL	19,363	2,353	12.2%

LEGEND



SUBSTANTIAL DESTRUCTION - FLOOR AREA CALCULATIONS

BUILDING ELEMENT	EXISTING AREA	EXISTING AREA TO BE REMOVED	PERCENTAGE (MAX. 50%)
FLOOR FRAMING AREA	1,314 SF	377 SF	28.7%

B SUBSTANTIAL DESTRUCTION FLOOR PLANS
1/8" = 1'-0"

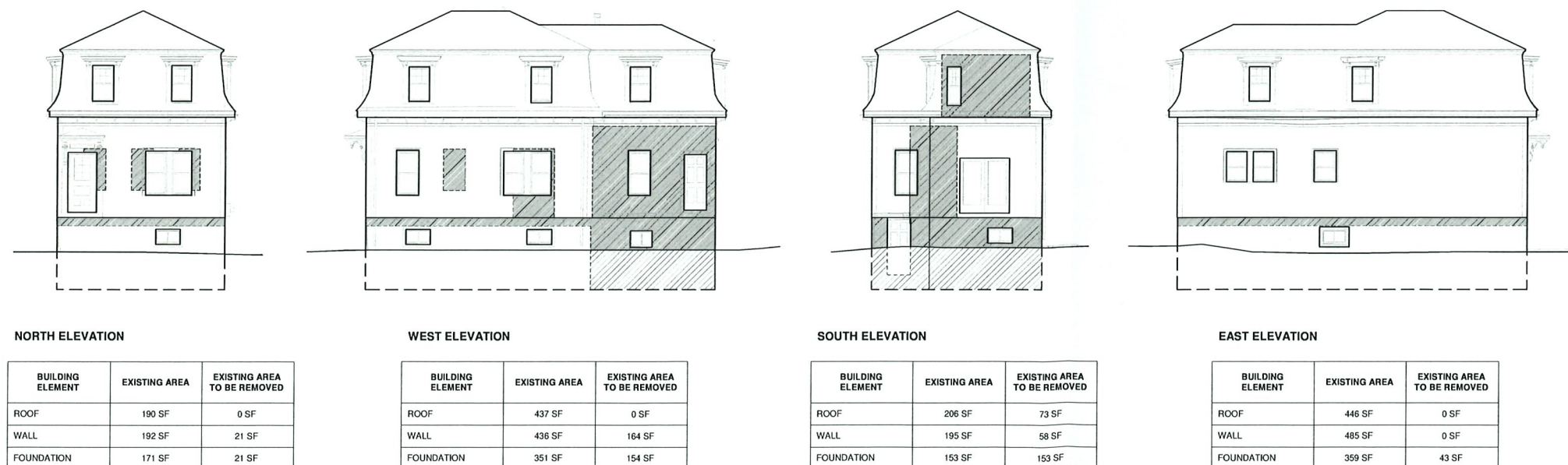
LEGEND

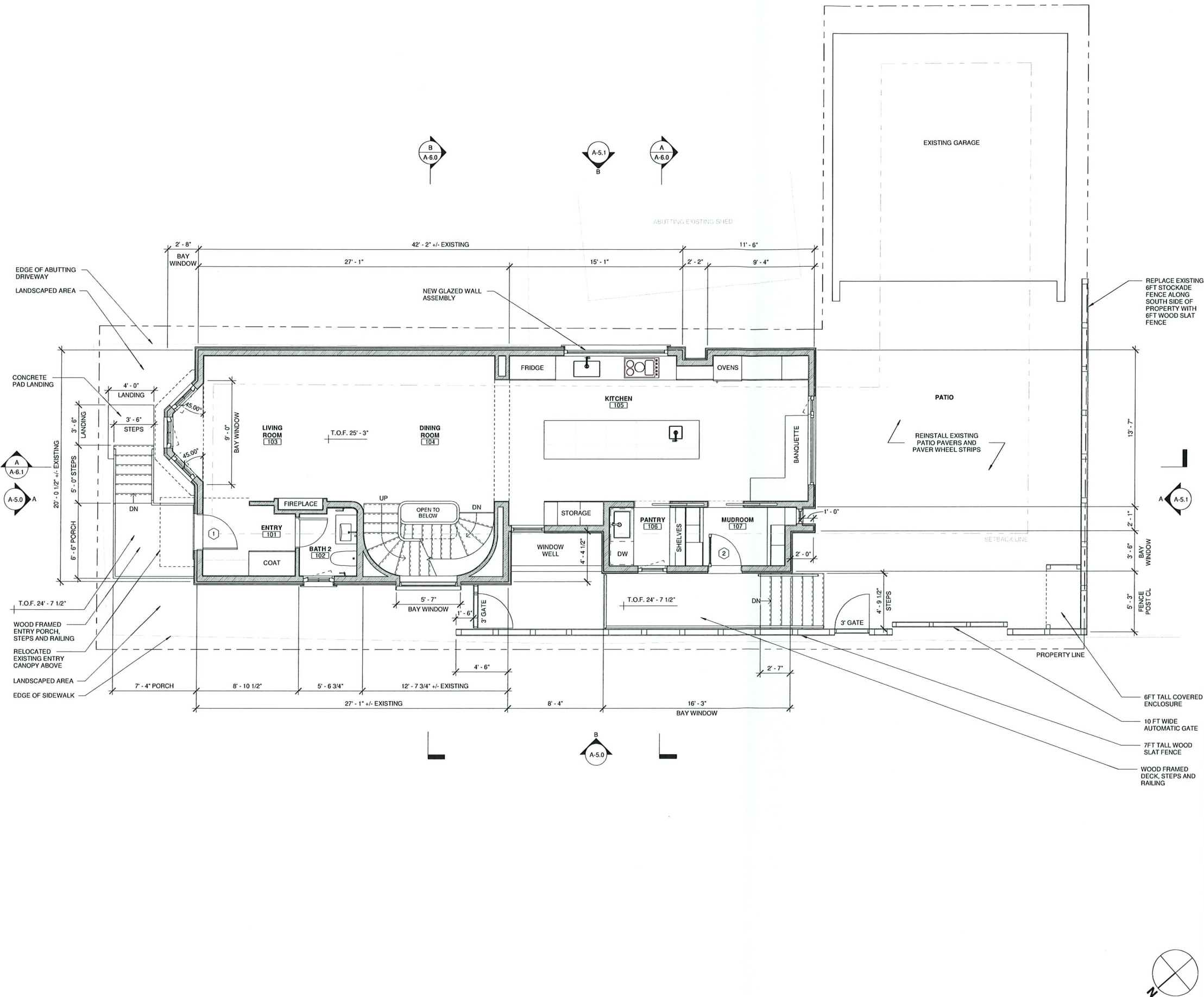


SUBSTANTIAL DESTRUCTION - SURFACE AREA CALCULATIONS

BUILDING ELEMENT	EXISTING AREA	EXISTING AREA TO BE REMOVED	PERCENTAGE (MAX. 50%)
ROOF	1,278 SF	73 SF	5.8%
WALL	1,308 SF	243 SF	18.6%
FOUNDATION	1,034 SF	371 SF	35.9%

A SUBSTANTIAL DESTRUCTION ELEVATIONS
1/8" = 1'-0"





- GENERAL NOTES - FLOOR PLAN**
- REFER TO G-1 FOR FURTHER ADDITIONAL DETAILED GENERAL NOTES
 - DIMENSIONS ARE TO FACE OF STRUCTURE INDICATED OR FACE OF EXISTING WALL UNLESS NOTED OTHERWISE.
 - REFER TO FINISH PLANS FOR FLOOR FINISH INFORMATION.
 - REFER TO INTERIOR ELEVATIONS FOR SPECIALTY ITEMS AND FINISHES, INCLUDING WALL, AND MILLWORK.
 - REFER TO ELECTRICAL PLANS FOR ALL OUTLET LOCATIONS.
 - VERIFY BEARING CONDITIONS PRIOR TO DEMOLITION. SUPPORT AND PROVIDE ADEQUATE SHORING FOR ALL EXISTING STRUCTURES SCHEDULED TO REMAIN. NOTE THAT SOME EXISTING STRUCTURE MAY HAVE TO REMAIN FOR TEMPORARY SUPPORT OF NEW WORK.
 - NOTIFY ARCHITECT OF ANY FIELD ISSUES THAT CONFLICT WITH DRAWINGS PRIOR TO BEGINNING WORK.
 - REMOVE AND MAKE SAFE ALL WIRING AND ELECTRICAL DEVICES IN CONFLICT WITH NEW WORK.
 - UTILITIES: WHERE INDICATED DISCONNECT AND REMOVE EXISTING PLUMBING, HVAC DUCTS, ELECTRICAL AND GAS SERVICE IN PLACE ACCORDING TO BUILDING CODE.
 - WHERE EXISTING WALLS AROUND PIPEWORK PENETRATING FLOOR OR CEILING ARE REMOVED, CONTRACTOR IS TO ENSURE THAT PERMANENT FIRE SEPARATION IS PROVIDED PER CODE AND WITHOUT INTERRUPTION.
 - SEE STRUCTURAL DRAWINGS FOR LOCATIONS OF NEW FRAMING WITHIN EXISTING STRUCTURE. REMOVE FINISH WALLS AND CEILINGS AS NECESSARY TO PERFORM NEW WORK. SEAMLESSLY PATCH AND REPAIR TO MATCH ADJACENT EXISTING FINISHES.

- LEGEND**
- INDICATES NEW WALL
 - INDICATES EXISTING WALL WITH NEW FINISHES

KUHLMANN HOUSE
514 FRANKLIN STREET
CAMBRIDGE, MA 02139

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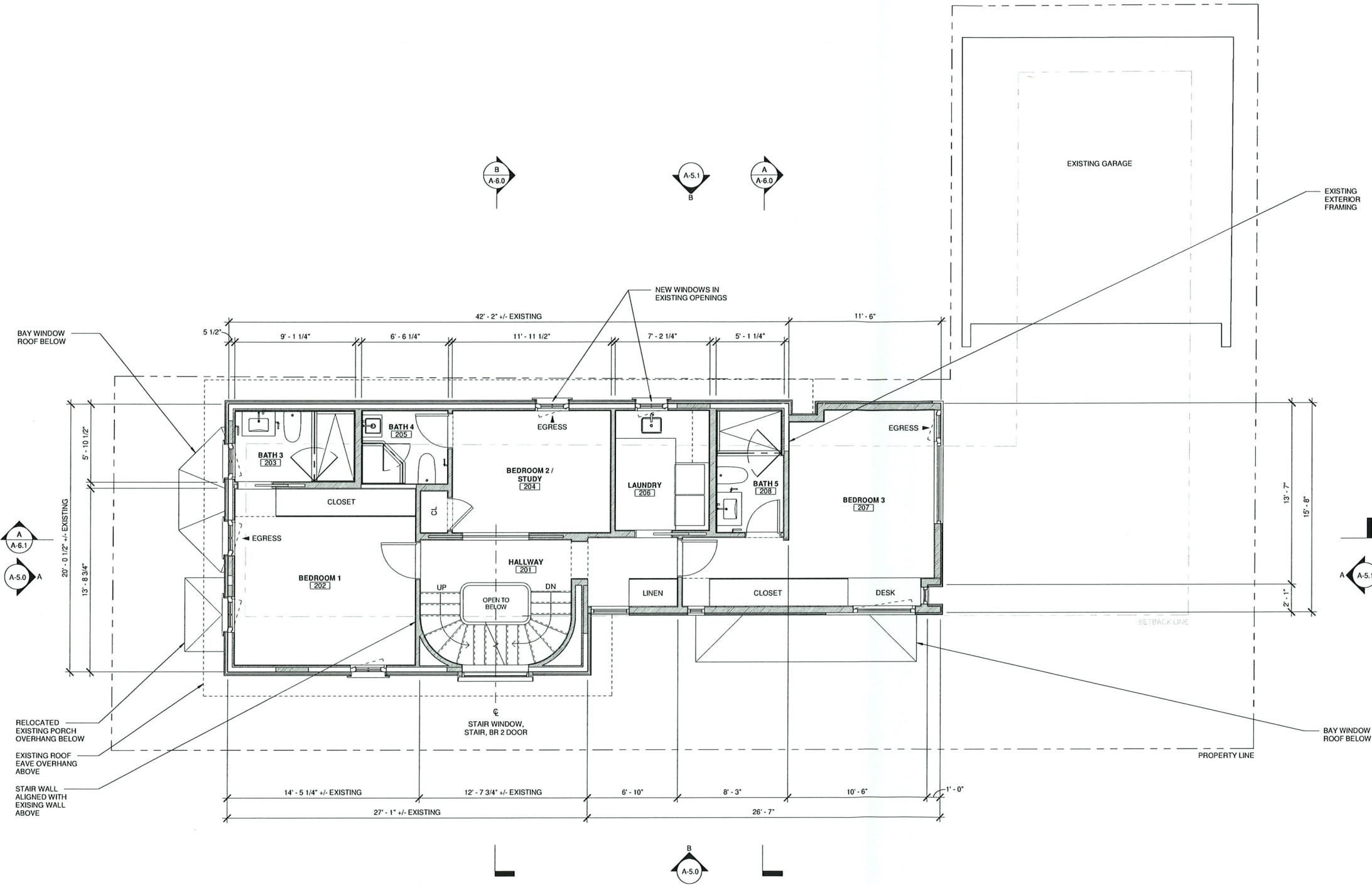
REGISTERED ARCHITECT
SANDRA A. JAHNES
No. 50043
BOSTON, MA
12/19/2025

SCALE As indicated
DRAWN BY PG
ISSUED 12/19/2025

FLOOR PLAN - FIRST FLOOR

A-1.1
SPECIAL PERMIT SET
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A SECOND FLOOR PLAN
1/4" = 1'-0"



GENERAL NOTES - FLOOR PLAN

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LEGEND

- INDICATES NEW WALL
- INDICATES EXISTING WALL WITH NEW FINISHES

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CAMBRIDGE, MA 02139



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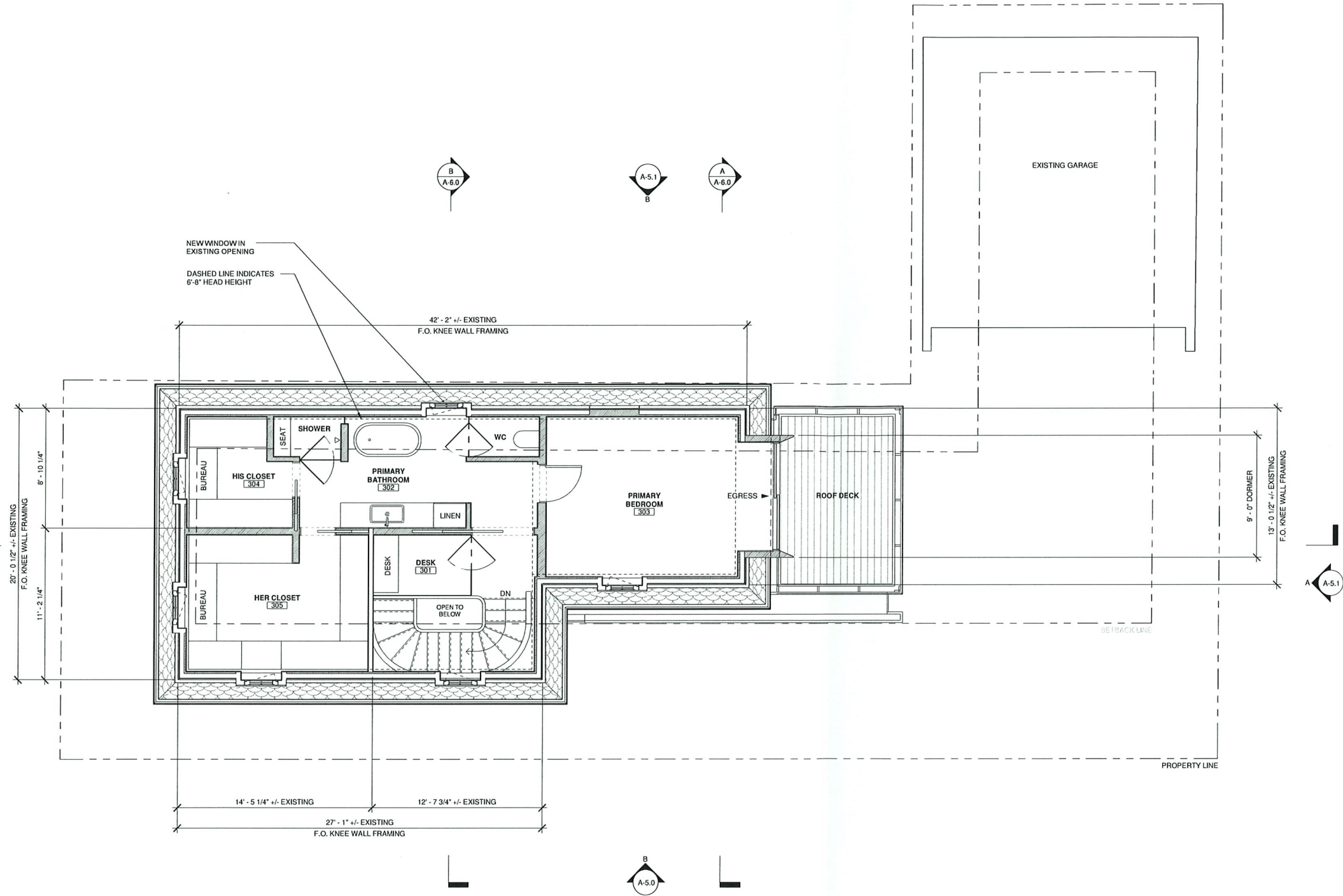


SCALE As indicated
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**FLOOR PLAN -
SECOND FLOOR**

A-1.2

SPECIAL PERMIT SET
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- GENERAL NOTES - FLOOR PLAN**
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- LEGEND**
- INDICATES NEW WALL
 - INDICATES EXISTING WALL WITH NEW FINISHES



PROJECT IMAGE



DRAWING INDEX

DRAWING INDEX			
SHEET NO.	SHEET NAME	ISSUE DATE	REV. DATE
G-0.0	PROJECT INFORMATION, CODE NOTES, DIMENSIONAL TABLE	10/23/2025	
G-3.0	SUBSTANTIAL DESTRUCTION CALCULATIONS	10/23/2025	
G-3.1	PROPOSED ZONING DRAWINGS	10/23/2025	
G-3.2	EXISTING CONDITIONS PHOTOS	10/23/2025	
EX-1	EXISTING CONDITIONS PLAN	10/21/2025	
PROP-1	PROPOSED PLOT PLAN	10/21/2025	
AE-1.0	EXISTING PLANS	10/23/2025	
AE-1.1	EXISTING ELEVATIONS	10/23/2025	
A-1.0	FLOOR PLAN - BASEMENT	10/23/2025	
A-1.1	FLOOR PLAN - FIRST FLOOR	10/23/2025	
A-1.2	FLOOR PLAN - SECOND FLOOR	10/23/2025	
A-1.3	FLOOR PLAN - THIRD FLOOR	10/23/2025	
A-5.0	EXTERIOR ELEVATIONS - NORTH & WEST	10/23/2025	
A-5.1	EXTERIOR ELEVATIONS - SOUTH & EAST	10/23/2025	

DIMENSIONAL REQUIREMENTS

		EXISTING CONDITIONS	REQUESTED CONDITIONS	ORDINANCE REQUIREMENTS	
TOTAL GROSS FLOOR AREA:		2,249 SF	3,797 SF	N/A	
LOT AREA:		3,036 SF	NO CHANGE	N/A	
RATIO OF GROSS FLOOR AREA TO LOT AREA:		74.1%	125.1%	N/A	
LOT AREA FOR EACH DWELLING UNIT:		3,036 SF	NO CHANGE	N/A	
SIZE OF LOT:	WIDTH	28.01'	NO CHANGE	N/A	
	DEPTH	86.0'	NO CHANGE	N/A	
SETBACKS IN FEET:	FRONT-NORTH	8.6'	NO CHANGE	10'	(MIN.)
	FRONT-WEST	5.7'	NO CHANGE	10'	(MIN.)
	SIDE-EAST	1.7'	NO CHANGE	5'	(MIN.)
	SIDE-SOUTH	35'	23.5'	5'	(MIN.)
SIZE OF BUILDING:	HEIGHT	29'	40.9'	45'	(MAX.)
	LENGTH	42.3'	56.4'	N/A	
	WIDTH	20.1'	20.7'	N/A	
RATIO OF USABLE OPEN SPACE TO LOT AREA: (SEE G-3.1 FOR CALCULATIONS)		46.7%	42.6%	30%	(MIN.)
NO. OF DWELLING UNITS:		1	NO CHANGE	N/A	
NO. OF PARKING SPACES:		1	NO CHANGE	NO MAX.	(MAX.)
NO. OF BIKE SPACES:		N/A	N/A	N/A	
NO. OF LOADING AREAS:		N/A	N/A	N/A	
DISTANCE TO NEAREST BUILDING ON SAME LOT:		13.6'	4.5'	N/A	(ORDINANCE ARTICLE 5.13)
SIZE OF BUILDINGS ADJACENT ON SAME LOT:		438 SF	NO CHANGE	N/A	

CURRENT DRAWING ISSUE

BOARD OF ZONING APPEAL
SPECIAL PERMIT SET

10/23/2025

PROJECT CONTACTS

OWNER SHIRLEY AND PETER KUHLMANN 514 FRANKLIN ST CAMBRIDGE, MA 02139 E. PETER.KUHLMANN@GMAIL.COM E. SHIRLEY.KUHLMANN@GMAIL.COM	ARCHITECT SANDRA JAHNES, AIA RUHL JAHNES ARCHITECTS 281 MT AUBURN ST WATERTOWN, MA 02472 P. 617.744.8722 E. SANDRA@RUHLJAHNES.COM	GENERAL CONTRACTOR DOUG BELLOW GILMAN, GUIDELLI & BELLOW 26 FARWELL ST. NEWTON, MA 02460 P. 617.776.7763 E. DOUG@GGBBUILDS.COM
STRUCTURAL ENGINEER STEVEN SIEGEL SIEGEL STRUCTURAL ENGINEERS 860 WALNUT ST NEWTON CENTRE, MA 02459 P. 617.244.1612 E. STEVE@SIEGELSTRUCTURAL.COM	CIVIL ENGINEER BRIAN W. TIMM, PE RJOE & ASSOCIATES, INC. 80 MONTVALE AVE., SUITE 201 STONEHAM, MA 02180 P. 781.279.0180 E. BRIAN.TIMM@RJOCONNELL.COM	GEOTECHNICAL ENGINEER BENJAMIN E. DOWNING, PE MCPHAIL ASSOCIATES, LLC 42 3RD AVE. BURLINGTON, MA 01803 P. 617.868.1420 E. BDOWNING@MCPHAILGEO.COM

PROJECT INFO / CODE REFERENCE

DESCRIPTION:	RENOVATION/NEW CONSTRUCTION, SINGLE FAMILY
REFERENCE CODE:	2021 INTERNATIONAL RESIDENTIAL CODE 2021 INTERNATIONAL ENERGY CONSERVATION CODE MASSACHUSETTS AMENDMENTS + SPECIALIZED CODE AMENDMENTS (225 CMR 22.00 AND APPENDIX RG) MASSACHUSETTS BUILDING CODE 780, 10TH EDITION
ZONING ORDINANCE:	THE ZONING ORDINANCE, CITY OF CAMBRIDGE, MA
ZONING USE GROUP:	C-1, SINGLE FAMILY DETACHED DWELLING

ASSESSOR'S GIS MAP



KUHLMANN HOUSE
514 FRANKLIN STREET
CAMBRIDGE, MA 02139

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NO. REVISION DATE



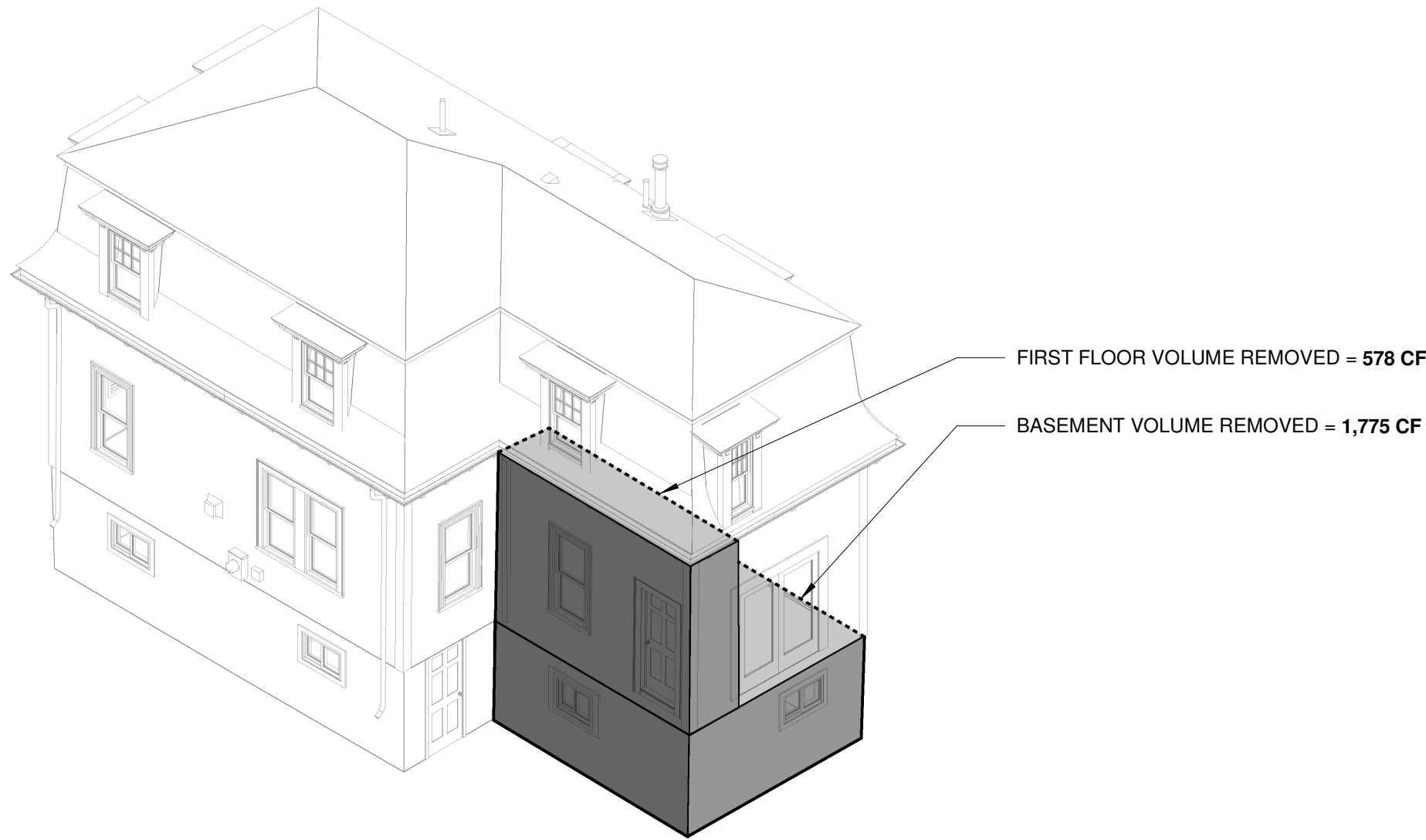
SCALE 1" = 1'-0"
DRAWN BY Author
ISSUED 10/23/2025

PROJECT
INFORMATION,
CODE NOTES,
DIMENSIONAL
TABLE

G-0.0

SPECIAL PERMIT SET

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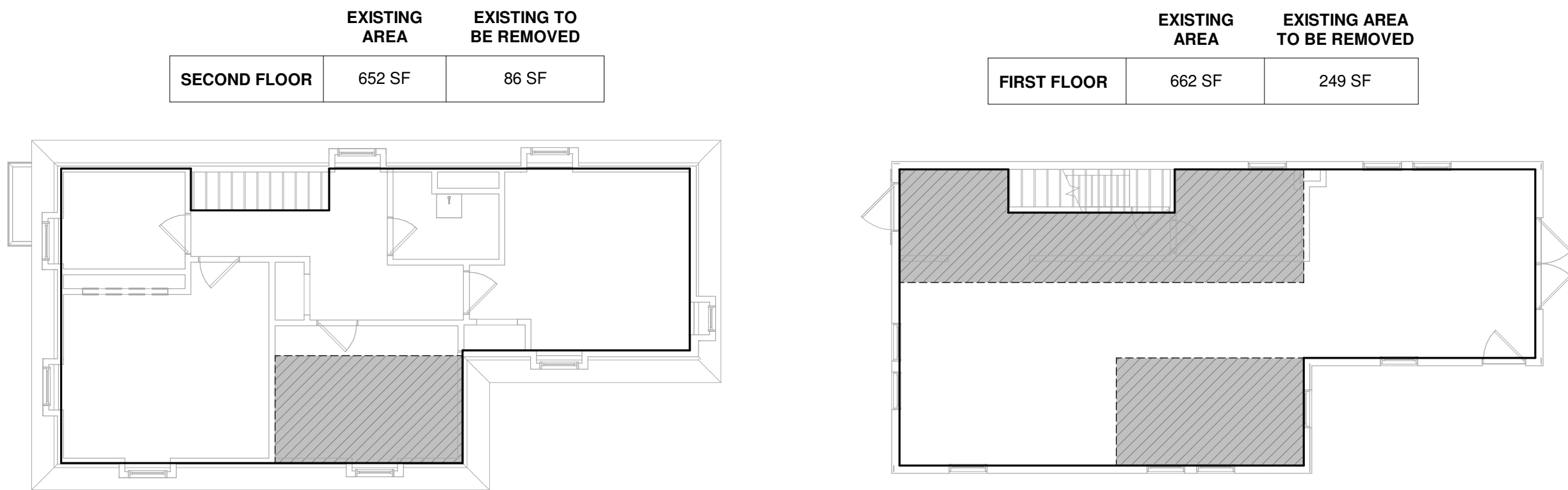
LEGEND

	EXISTING SURFACE AREA
	EXISTING SURFACE AREA TO BE REMOVED

SUBSTANTIAL DESTRUCTION - VOLUME CALCULATIONS

LEVEL	EXISTING VOLUME (CF)	EXISTING VOLUME TO BE REMOVED (CF)	PERCENTAGE (MAX. 25%)
BASEMENT (ABOVE GRADE)	3,528	1,775	
FIRST FLOOR	7,803	578	
SECOND FLOOR + ATTIC	8,032	0	
TOTAL	19,363	2,353	12.2%

C SUBSTANTIAL DESTRUCTION VOLUME
1" = 1'-0"



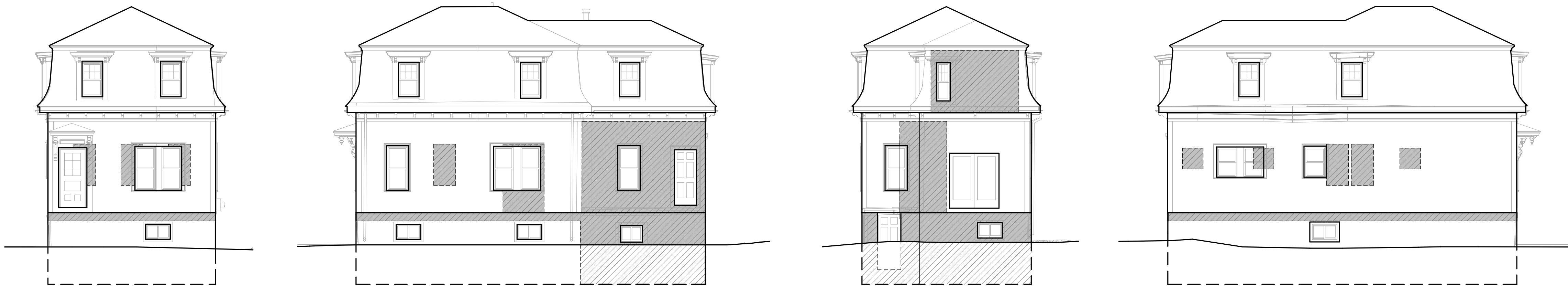
LEGEND

	EXISTING SURFACE AREA
	EXISTING SURFACE AREA TO BE REMOVED

SUBSTANTIAL DESTRUCTION - FLOOR AREA CALCULATIONS

BUILDING ELEMENT	EXISTING AREA	EXISTING AREA TO BE REMOVED	PERCENTAGE (MAX. 50%)
FLOOR FRAMING AREA	1,314 SF	335 SF	25.5%

B SUBSTANTIAL DESTRUCTION FLOOR PLANS
1/8" = 1'-0"



NORTH ELEVATION

BUILDING ELEMENT	EXISTING AREA	EXISTING AREA TO BE REMOVED
ROOF	190 SF	0 SF
WALL	192 SF	21 SF
FOUNDATION	171 SF	21 SF

WEST ELEVATION

BUILDING ELEMENT	EXISTING AREA	EXISTING AREA TO BE REMOVED
ROOF	437 SF	0 SF
WALL	436 SF	164 SF
FOUNDATION	351 SF	154 SF

SOUTH ELEVATION

BUILDING ELEMENT	EXISTING AREA	EXISTING AREA TO BE REMOVED
ROOF	206 SF	73 SF
WALL	195 SF	58 SF
FOUNDATION	153 SF	153 SF

EAST ELEVATION

BUILDING ELEMENT	EXISTING AREA	EXISTING AREA TO BE REMOVED
ROOF	446 SF	0 SF
WALL	483 SF	46 SF
FOUNDATION	359 SF	43 SF

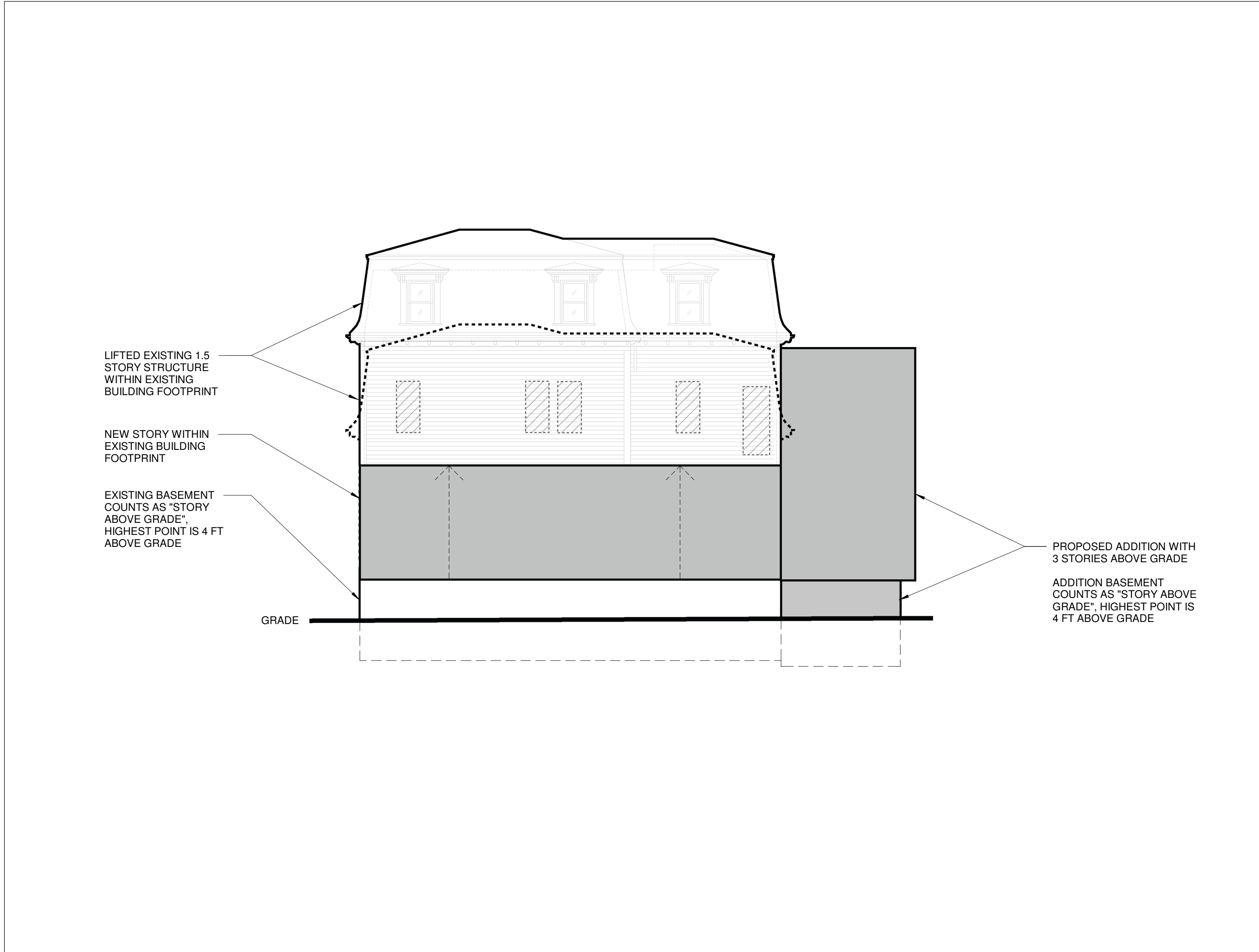
LEGEND

	EXISTING SURFACE AREA
	EXISTING SURFACE AREA TO BE REMOVED

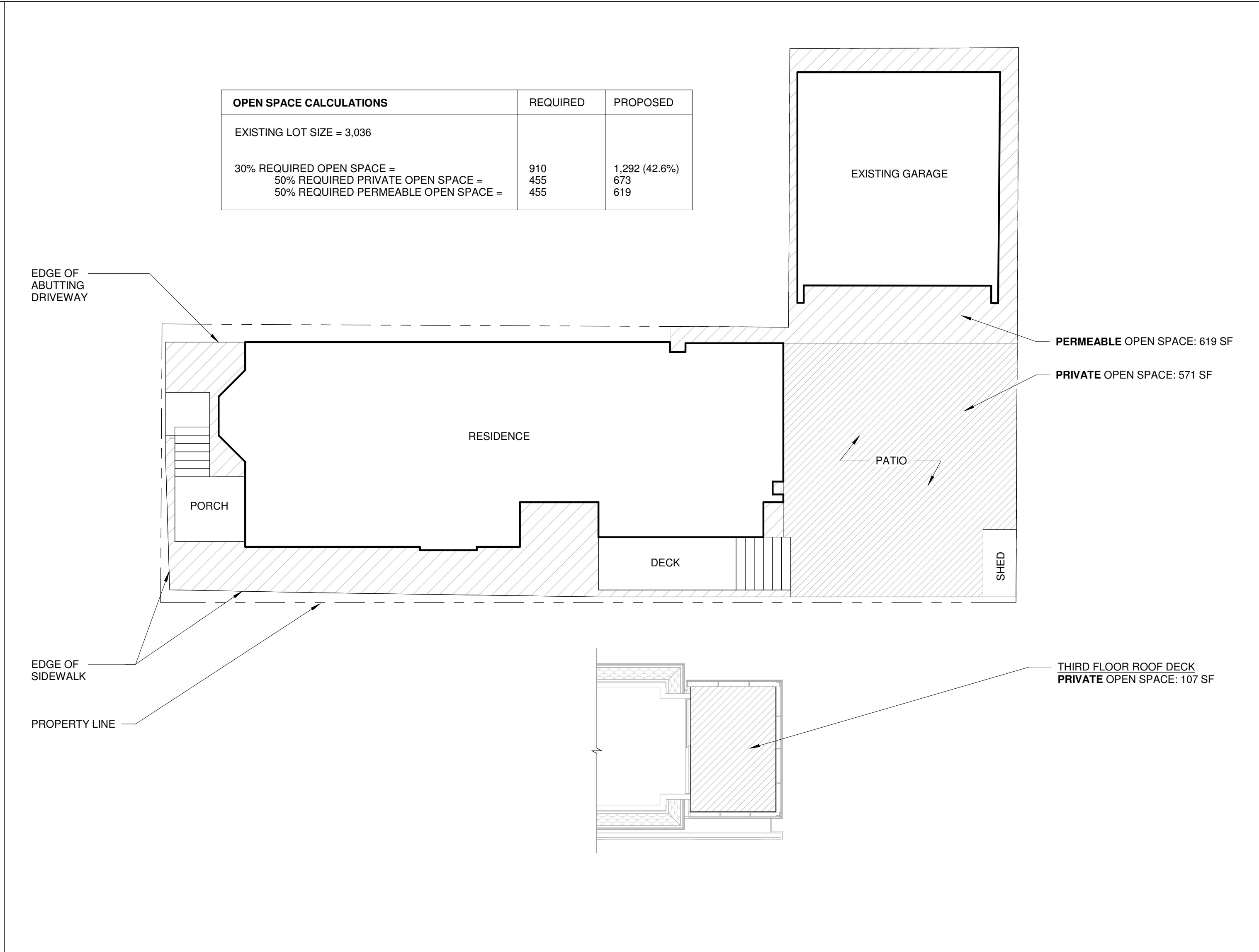
SUBSTANTIAL DESTRUCTION - SURFACE AREA CALCULATIONS

BUILDING ELEMENT	EXISTING AREA	EXISTING AREA TO BE REMOVED	PERCENTAGE (MAX. 50%)
ROOF	1,278 SF	73 SF	5.8%
WALL	1,306 SF	289 SF	22.2%
FOUNDATION	1,034 SF	371 SF	35.9%

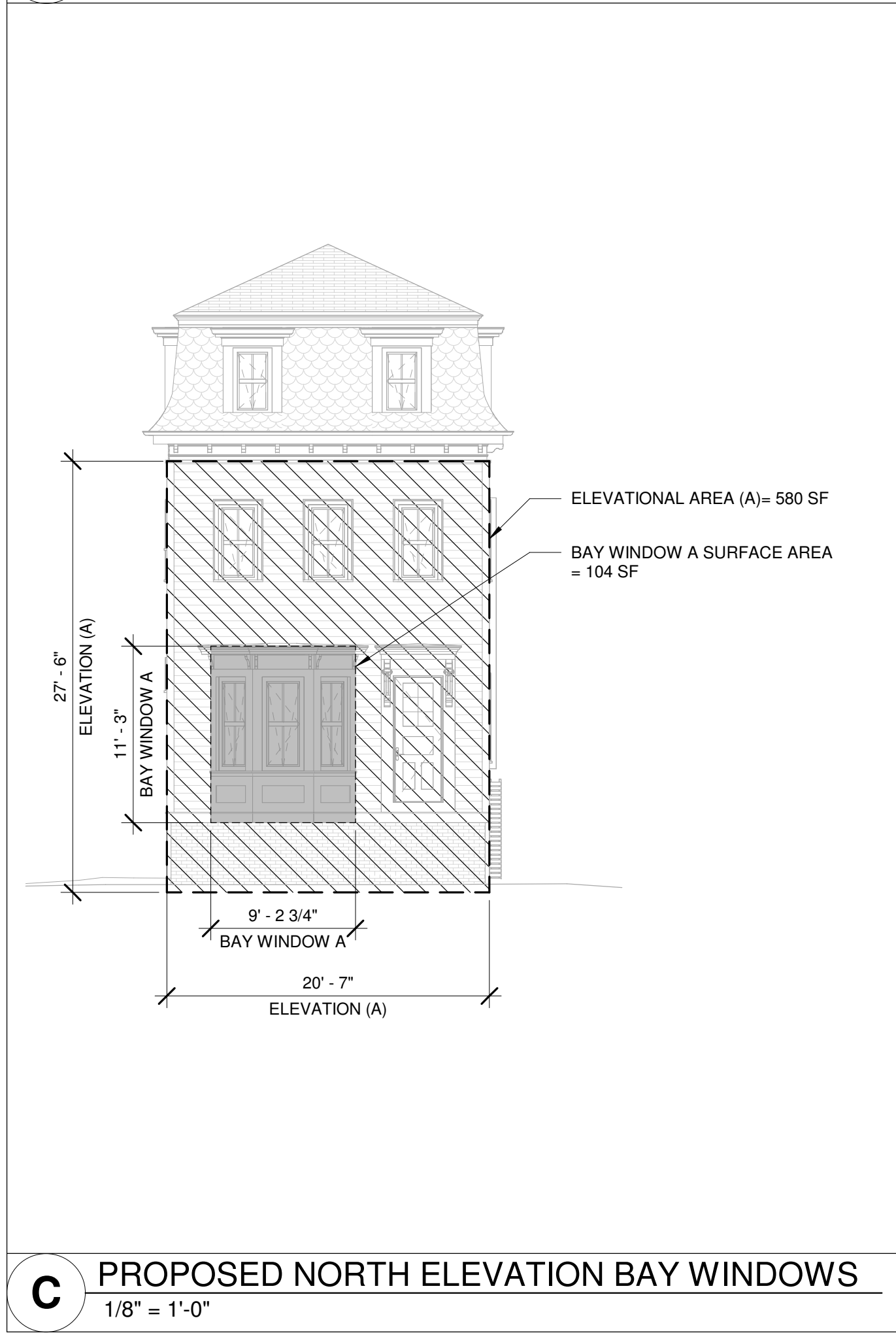
A SUBSTANTIAL DESTRUCTION ELEVATIONS
1/8" = 1'-0"



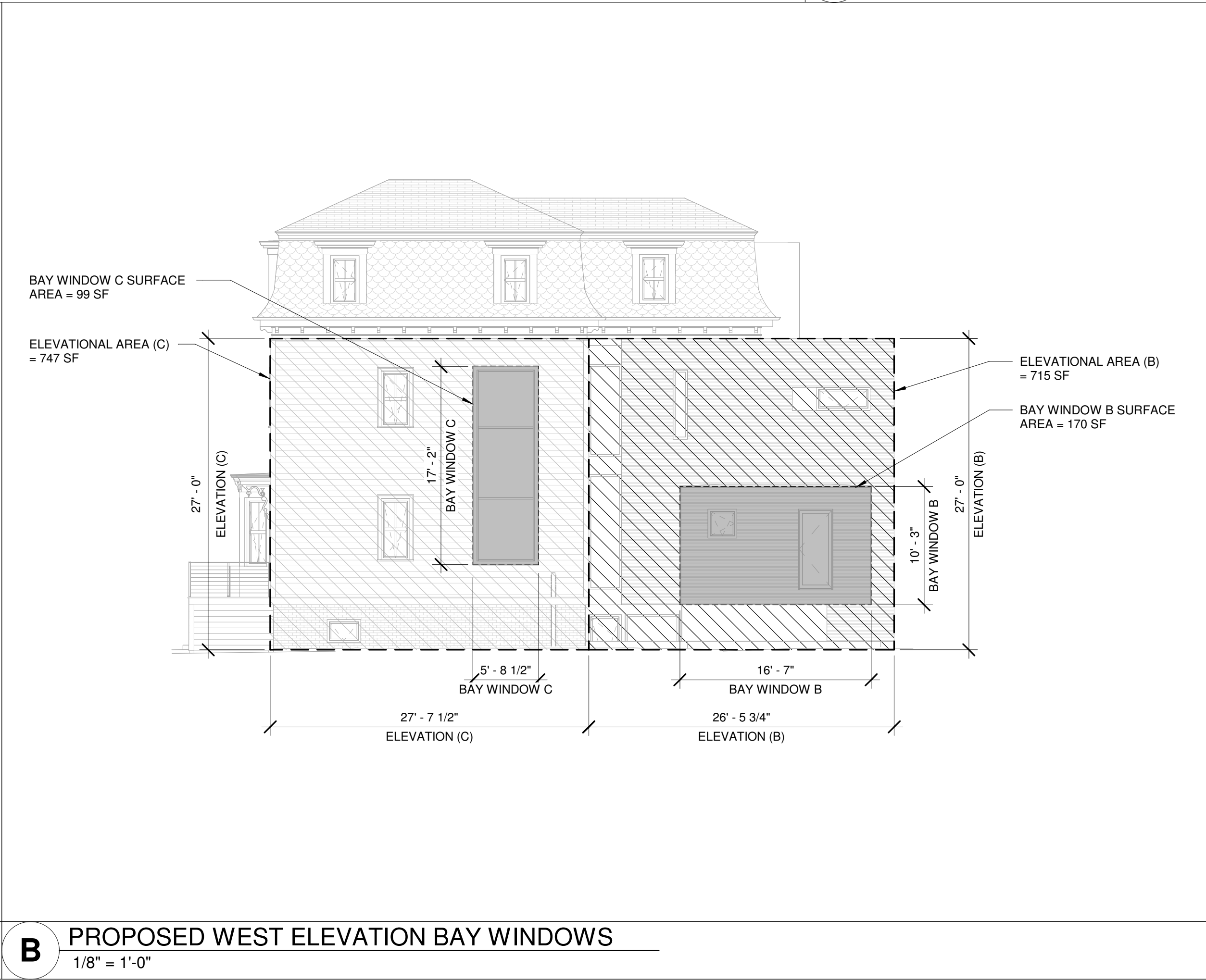
E PROPOSED LIFTING DIAGRAM
1/8" = 1'-0"



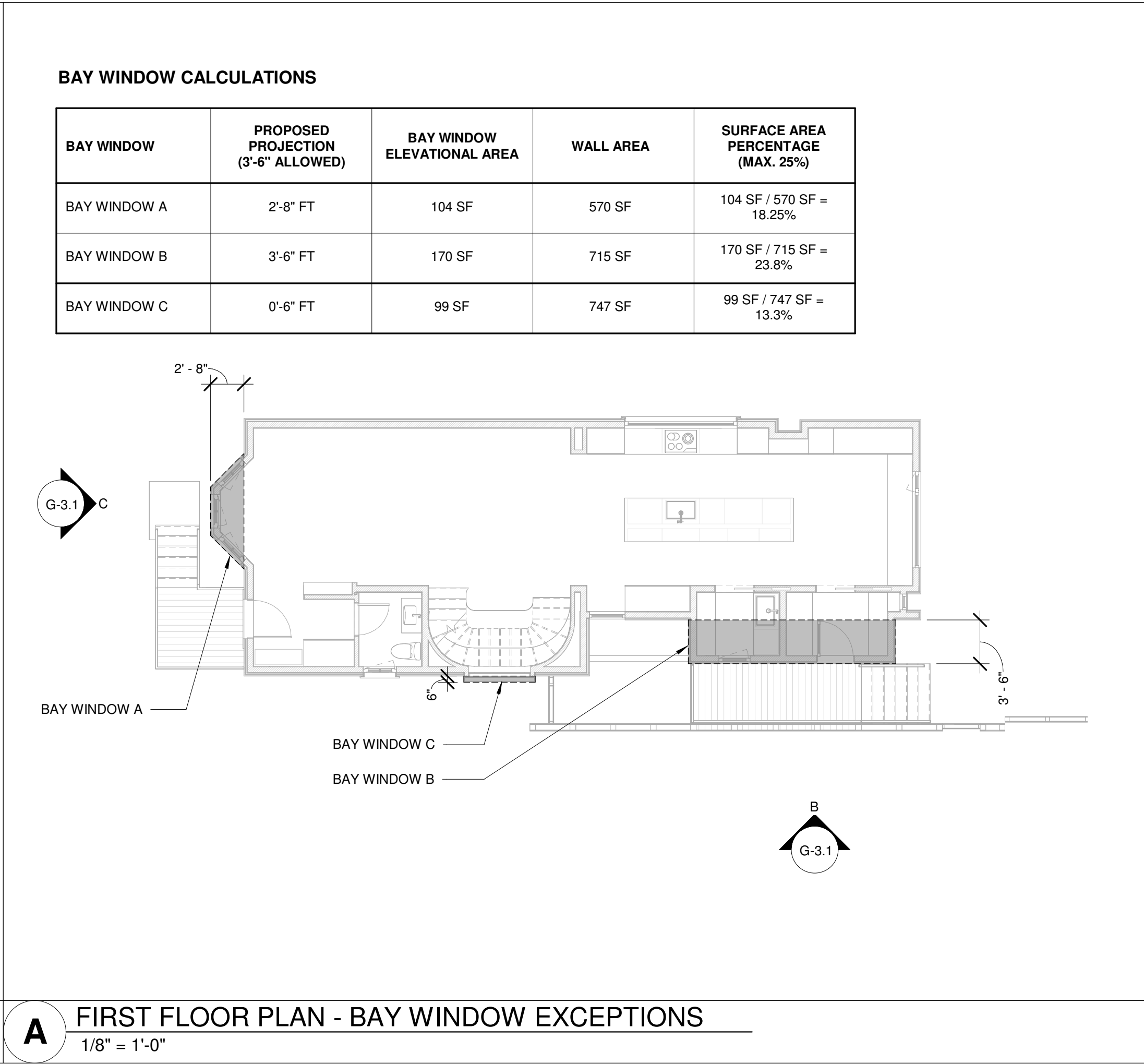
D OPEN SPACE DIAGRAM
1/8" = 1'-0"



C PROPOSED NORTH ELEVATION BAY WINDOWS
1/8" = 1'-0"



B PROPOSED WEST ELEVATION BAY WINDOWS
1/8" = 1'-0"



A FIRST FLOOR PLAN - BAY WINDOW EXCEPTIONS
1/8" = 1'-0"



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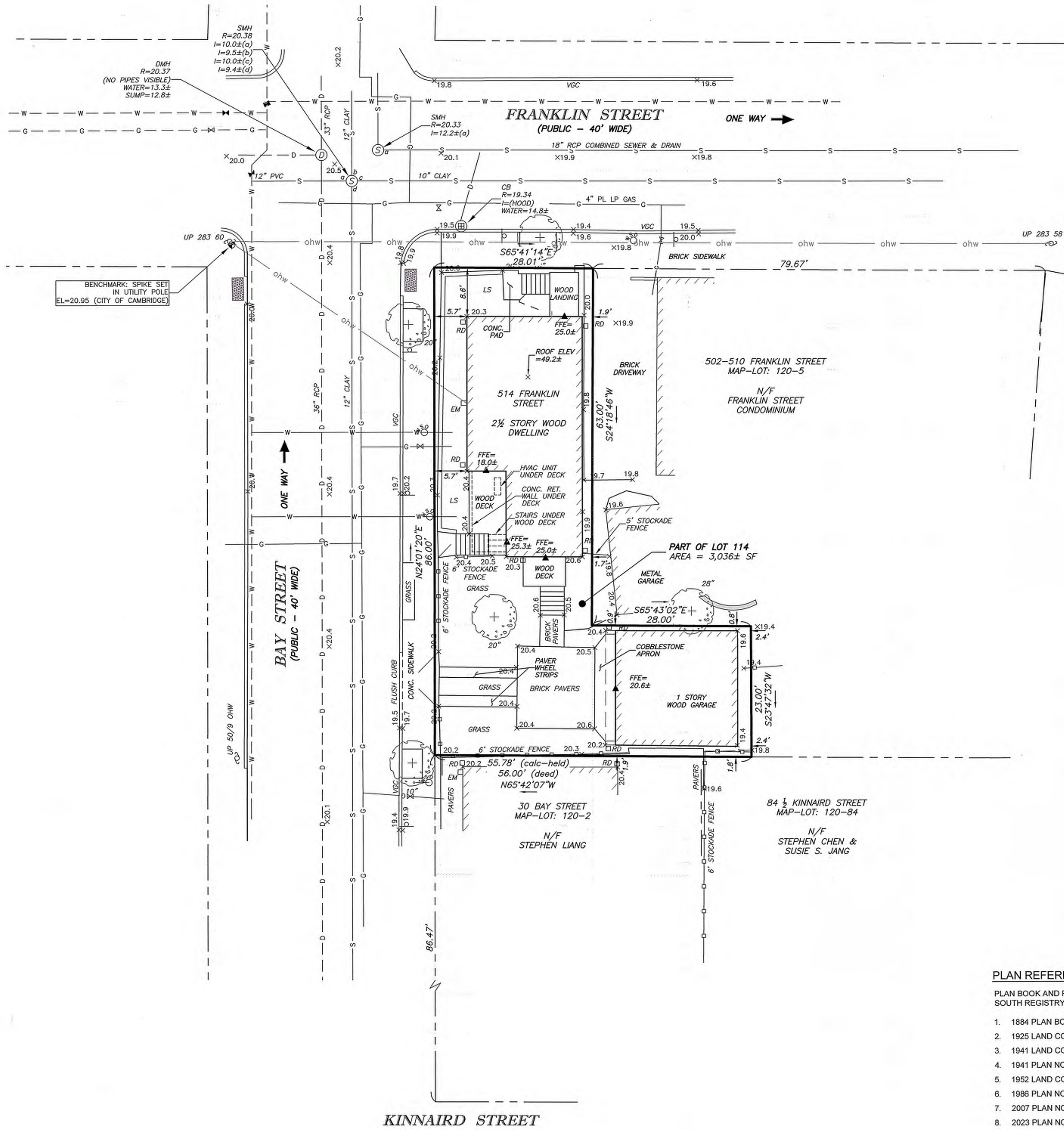
SCALE
DRAWN BY
ISSUED 10/23/2025

EXISTING
CONDITIONS
PHOTOS

G-3.2

SPECIAL PERMIT SET

Drawing Name: G:\MA\Cambridge\514 Franklin Street - Kuhlmann Survey\DWG\25530_514 Franklin exist cond.dwg



LEGEND

(NOT ALL FEATURES CONTAINED IN THIS LEGEND APPEAR ON THE PLAN)

	LOT BOUNDARY LINE		RD	ROOF DRAIN
	ABUTTING LOT LINE		AD	AREA DRAIN
	EASEMENT LINE		CC	CONCRETE CURB
	SEWER LINE		VGC	VERTICAL GRANITE CURB
	DRAIN LINE		BCC	BITUMINOUS CONCRETE CURB
	WATER LINE		BCB	BITUMINOUS CONCRETE BERM
	GAS LINE		CONC.	CONCRETE
	ELECTRIC LINE		LS	LANDSCAPE AREA
	TELECOMMUNICATION LINE		ED	ENTRANCE DOOR
	OVERHEAD WIRES		S	SIGN
	GUARDRAIL		R=	RIM ELEVATION
	CHAIN LINK FENCE		I=	PIPE INVERT ELEVATION
	STOCKADE FENCE		X114.7	SPOT GRADE
	FIELDSTONE WALL			DECIDUOUS TREE
	INDEX CONTOUR			CONIFEROUS TREE
	INTERMEDIATE CONTOUR			DETECTABLE WARNING PAD
	UTILITY POLE			
	GUY WIRE			
	GUY POLE			
	LIGHT POLE			
	ELECTRIC HAND HOLE			
	CABLE MANHOLE			
	ELECTRIC MANHOLE			
	SEWER MANHOLE			
	DRAIN MANHOLE			
	CATCH BASIN			
	CLEANOUT			
	WATER VALVE			
	FIRE HYDRANT			
	WATER SHUTOFF			
	BOLLARD			
	GAS METER			
	GAS VALVE			

NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING SITE CONDITIONS, AS THEY EXISTED AT THE TIME OF THE FIELD SURVEY, OF 514 FRANKLIN STREET IN THE CITY OF CAMBRIDGE. THIS PLAN WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND USING TOTAL STATION METHODS BETWEEN 8/11/2025 8/25/2025, BY RJ O'CONNELL & ASSOCIATES, INC. (RJOC).
2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A REVIEW OF A TITLE SEARCH, A LIMITED SEARCH OF AVAILABLE RECORDS WAS PERFORMED TO ESTABLISH BOUNDARY LINES. EASEMENT RIGHTS OVER THE SUBJECT PARCEL AND ON ABUTTING PARCELS MAY EXIST BUT ARE NOT NECESSARILY DEPICTED HEREON.
3. UNDERGROUND UTILITIES, IF SHOWN, ARE FROM OBSERVED SURFACE STRUCTURES, UTILITY MARKINGS, AND COMPILED FROM AVAILABLE RECORD PLANS FROM UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE ONLY. AS OF THE DATE OF THIS SURVEY, NO INFORMATION REGARDING RECORD UTILITIES HAS BEEN PROVIDED BY ELECTRIC AND GAS PROVIDERS. BEFORE CONSTRUCTION CALL "DIG SAFE" 811.
4. PIPES LABELED WITH "H(HOOD)" HAVE A HOOD OR OTHER DEVICE INSTALLED OVER THE PIPE, MEASUREMENTS OF PIPE SIZE AND INVERTS ARE NOT EASILY OBTAINED.
5. THE HORIZONTAL DATUM IS THE MASSACHUSETTS COORDINATE SYSTEM (NAD83), THE VERTICAL DATUM IS CITY OF CAMBRIDGE. DATUMS WERE ESTABLISHED USING RTK GPS METHODS.
6. THE POSITIONAL ACCURACY OF THE DATA AND PHYSICAL IMPROVEMENTS ON THIS PLAN MAY BE APPROXIMATE. ANY USE OF DIGITAL DATA CONTAINED IN ELECTRONIC VERSIONS OF THIS PLAN TO GENERATE COORDINATES OR DIMENSIONS THAT ARE NOT SHOWN ON THE WET STAMPED AND SIGNED PHYSICAL SUBMISSION PLAN IS NOT AUTHORIZED AND ANY SUCH USE SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO RJ O'CONNELL & ASSOCIATES, INC. (RJOC).

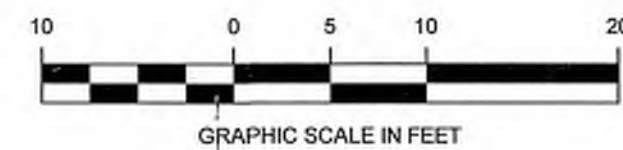
PLAN REFERENCES:

PLAN BOOK AND PAGES REFERENCE THE MIDDLESEX SOUTH REGISTRY OF DEEDS

1. 1884 PLAN BOOK 42 PL. 21
2. 1925 LAND COURT PLAN 10938A
3. 1941 LAND COURT PLAN 18211A
4. 1941 PLAN NO. 121
5. 1952 LAND COURT PLAN 23438A
6. 1986 PLAN NO. 1798
7. 2007 PLAN NO. 1084
8. 2023 PLAN NO. 116

LAYOUT PLANS AND CITY FIELD NOTES ON FILE AT THE CITY OF CAMBRIDGE:

1. 1871 FRANKLIN STREET LAYOUT PLAN
2. CITY FIELD BOOK 25 PG. 143-144
3. CITY FIELD BOOK 83 PG. 53



RJOC

DATE	REVISION
10/21/2025	1
UPDATE NUMBER OF STORIES PER ARCHITECT'S ZONING ANALYSIS	

PROJECT LOCATION:
PARCEL ID: 120-3
514 FRANKLIN STREET
CAMBRIDGE, MA 02139

RECORD OWNER:
PETER KUHLMANN & SHIRLEY KUHLMANN
514 FRANKLIN STREET
CAMBRIDGE, MA 02139
BK. 67285 PG. 29

PREPARED BY:
RJ O'CONNELL & ASSOCIATES, INC.
CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS
80 MONTVALE AVENUE, SUITE 201 STONEHAM, MA 02180
PHONE: 781.279.0180 RJOC@RJOC.COM

PREPARED FOR:
PETER & SHIRLEY KUHLMANN
514 FRANKLIN STREET
CAMBRIDGE, MA 02139

PROJECT NAME:
514 FRANKLIN STREET
CAMBRIDGE, MASSACHUSETTS

SEAL



Matthew Lowry 10/21/2025
PROFESSIONAL LAND SURVEYOR FOR
RJ O'CONNELL & ASSOCIATES, INC.

DRAWN BY: RJK
REVIEWED BY: ML
SCALE: 1" = 10'
FIELD CREW: TDB / JWS
DATE: 8/28/2025
DRAWING NAME:

EXISTING CONDITIONS PLAN

DRAWING NUMBER:
EX-1

PROJECT NUMBER:
25530

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RJOC

DATE

REVISION

NO.

PROJECT LOCATION:
PARCEL ID: 120-3
514 FRANKLIN STREET
CAMBRIDGE, MA 02139

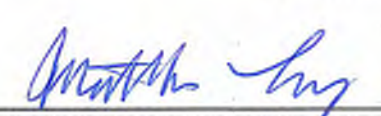
RECORD OWNER:
PETER KUHLMANN & SHIRLEY KUHLMANN
514 FRANKLIN STREET
CAMBRIDGE, MA 02139
BK . 67285 PG. 29

PREPARED BY:
RJ O'CONNELL & ASSOCIATES, INC.
CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS
80 MONTVALE AVENUE, SUITE 201 STONEHAM, MA 02180
PHONE: 781.279.0180 RJOCONNELL.COM

PREPARED FOR:
PETER & SHIRLEY KUHLMANN
514 FRANKLIN STREET
CAMBRIDGE, MA 02139

PROJECT NAME:
514 FRANKLIN STREET
CAMBRIDGE, MASSACHUSETTS

SEAL



PROFESSIONAL LAND SURVEYOR FOR
RJ O'CONNELL & ASSOCIATES, INC.
DATE: 10/24/2025

DRAWN BY: RJK

REVIEWED BY: ML

SCALE: 1" = 10'

FIELD CREW: TDB / JWS

DATE: 10/21/2025

DRAWING NAME:

PROPOSED PLOT PLAN

DRAWING NUMBER:
PROP-1

PROJECT NUMBER:
25530

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NOTES:

- THE PURPOSE OF THIS PLAN IS TO SHOW THE LOCATION OF THE NEW BUILDING ADDITION, DECK, STAIRS AND WINDOW WELLS AT 514 FRANKLIN STREET IN CAMBRIDGE. THE LOCATION AND DIMENSIONS OF THE PROPOSED BUILDING ADDITION, DECK, STAIRS, LANDINGS, AND WINDOW WELLS WERE PROVIDED BY RUHL-JAHNES ARCHITECTS ON A PLAN DATED 10/7/2025.
- THIS PLAN WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND USING TOTAL STATION METHODS BETWEEN 8/11/2025 AND 8/25/2025 BY RJ O'CONNELL & ASSOCIATES, INC (RJOC).
- EXISTING LANDING, DECK AND STEPS ARE TO BE REMOVED.
- LINE OF BUILDING DEPICTED HEREON AND OFFSETS TO LOT LINES WERE MEASURED TO CORNER BOARDS OF THE BUILDING UP 5' FROM GROUND. DISTANCE BETWEEN CORNER BOARD AND FOUNDATION IS IN FROM THE DEPICTED BUILDING LINE 0.15'.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A REVIEW OF A TITLE SEARCH. A LIMITED SEARCH OF AVAILABLE RECORDS WAS PERFORMED TO ESTABLISH BOUNDARY LINES. EASEMENT RIGHTS OVER THE SUBJECT PARCEL AND ON ABUTTING PARCELS MAY EXIST BUT ARE NOT NECESSARILY DEPICTED HEREON.
- THE HORIZONTAL DATUM IS THE MASSACHUSETTS COORDINATE SYSTEM (NAD83). DATUM WAS ESTABLISHED USING RTK GPS METHODS.
- THE POSITIONAL ACCURACY OF THE DATA AND PHYSICAL IMPROVEMENTS ON THIS PLAN MAY BE APPROXIMATE. ANY USE OF DIGITAL DATA CONTAINED IN ELECTRONIC VERSIONS OF THIS PLAN TO GENERATE COORDINATES OR DIMENSIONS THAT ARE NOT SHOWN ON THE WET STAMPED AND SIGNED PHYSICAL SUBMISSION PLAN IS NOT AUTHORIZED AND ANY SUCH USE SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO RJ O'CONNELL & ASSOCIATES, INC. (RJOC).

PLAN REFERENCES:

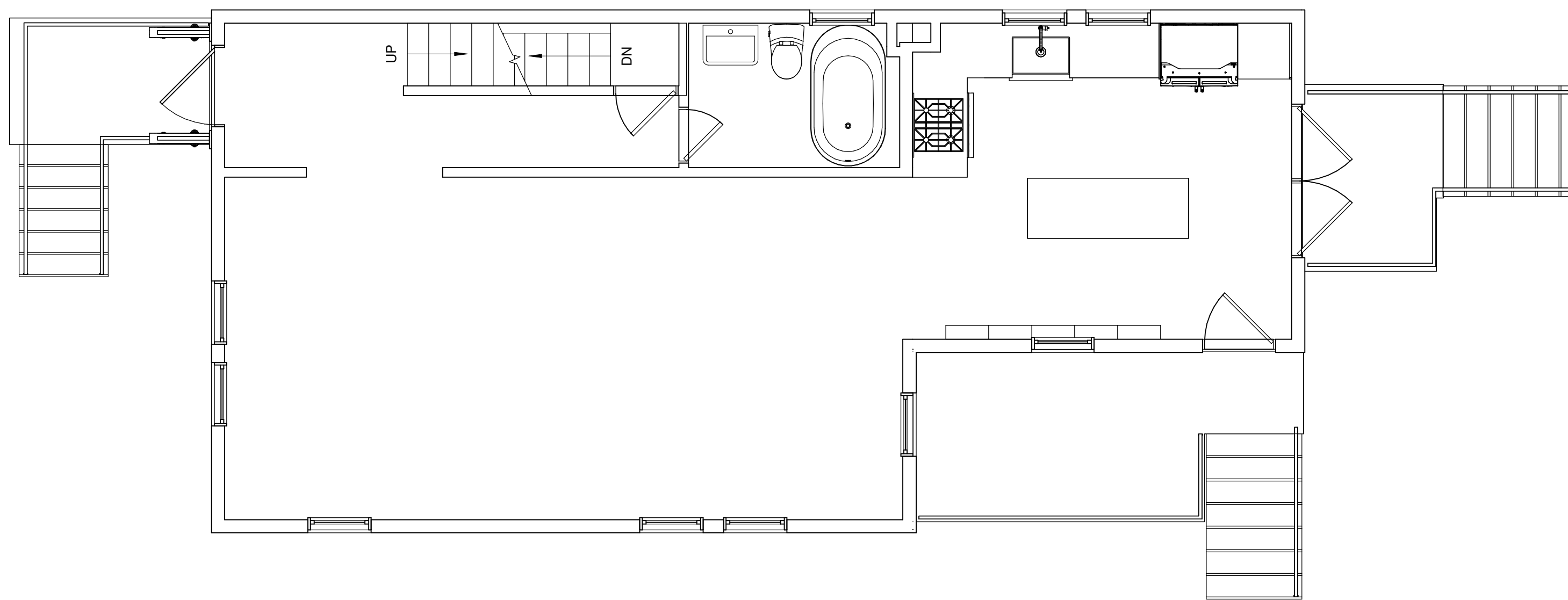
PLAN BOOK AND PAGES REFERENCE THE MIDDLESEX SOUTH REGISTRY OF DEEDS

- 1884 PLAN BOOK 42 PL. 21
- 1925 LAND COURT PLAN 10938A
- 1941 LAND COURT PLAN 18211A
- 1941 PLAN NO. 121
- 1952 LAND COURT PLAN 23438A
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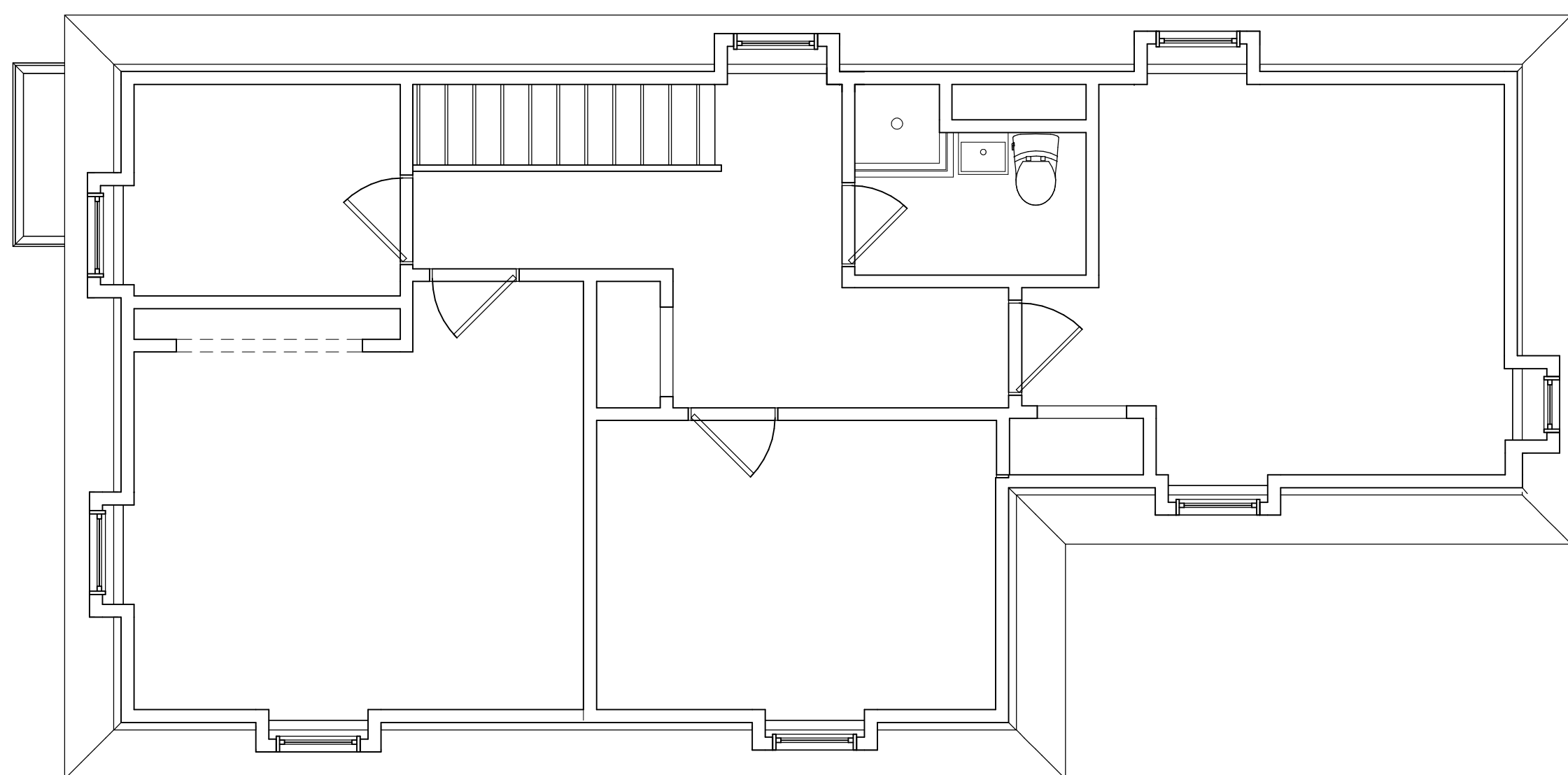
LAYOUT PLANS AND CITY FIELD NOTES ON FILE AT THE CITY OF CAMBRIDGE:

- 1871 FRANKLIN STREET LAYOUT PLAN
- CITY FIELD BOOK 25 PG. 143-144
- CITY FIELD BOOK 83 PG. 53

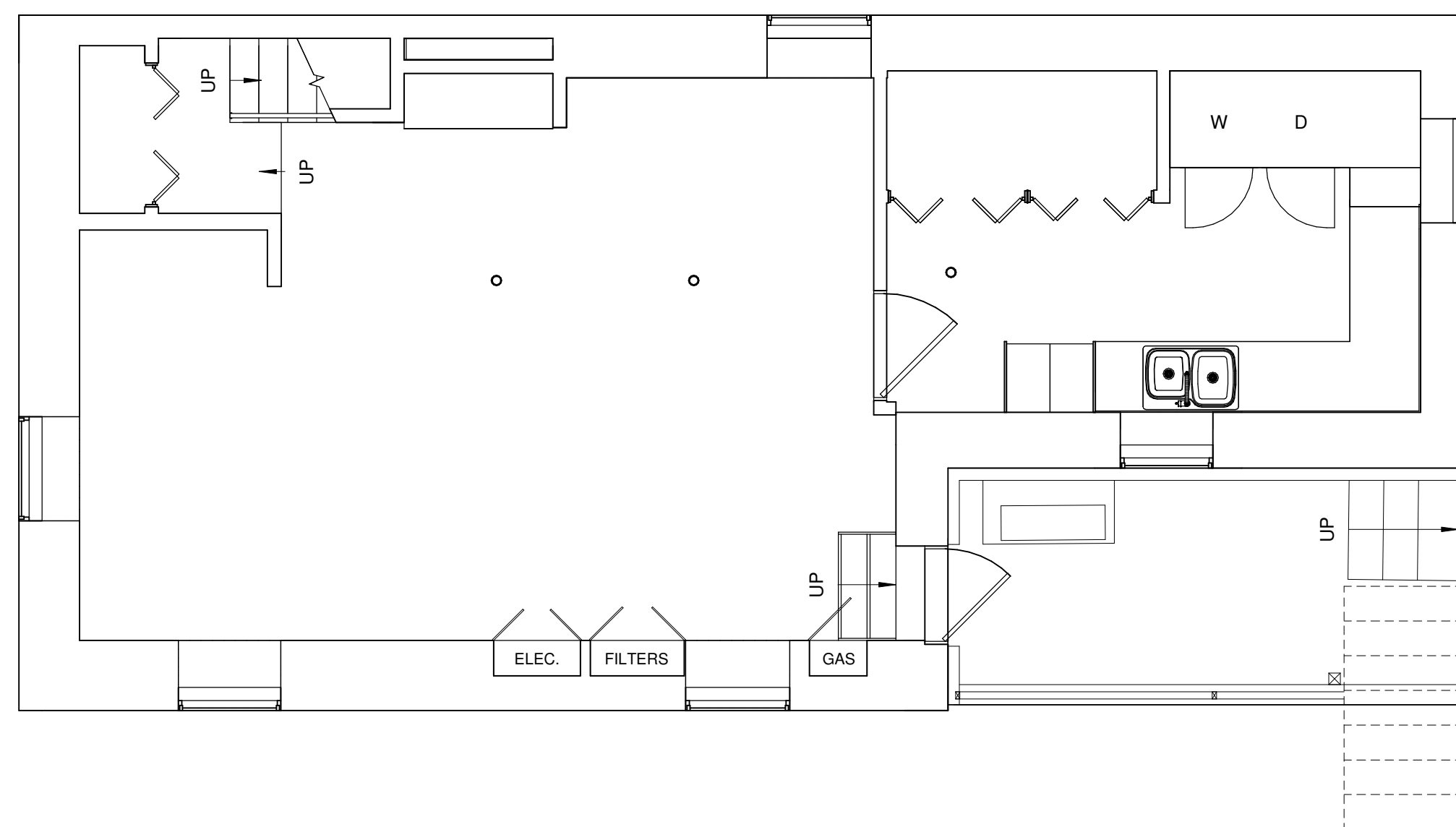
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B FIRST FLOOR PLAN
1/4" = 1'-0"



C SECOND FLOOR PLAN
1/4" = 1'-0"



A BASEMENT PLAN
1/4" = 1'-0"

KUHLMANN HOUSE

514 FRANKLIN STREET
CAMBRIDGE, MA 02139



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Watertown, MA 02472
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NO.	REVISION	DATE



SCALE	1/4" = 1'-0"
DRAWN BY	PG
ISSUED	10/23/2025

EXISTING PLANS

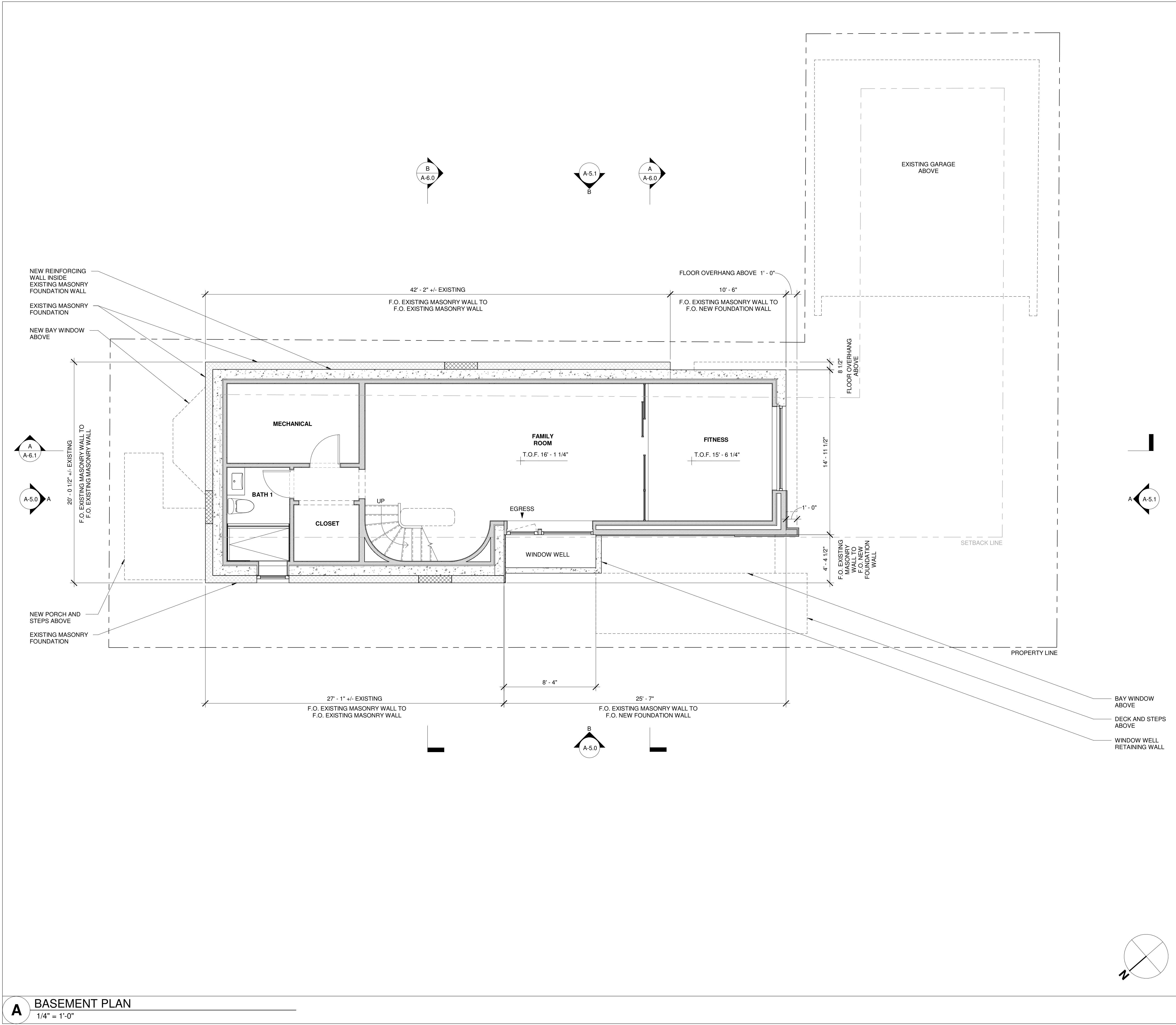
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SPECIAL PERMIT SET

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SPECIAL PERMIT SET



GENERAL NOTES - FLOOR PLAN

- REFER TO G-1 FOR FURTHER ADDITIONAL DETAILED GENERAL NOTES
- DIMENSIONS ARE TO FACE OF STRUCTURE INDICATED OR FACE OF EXISTING WALL UNLESS NOTED OTHERWISE.
- REFER TO FINISH PLANS FOR FLOOR FINISH INFORMATION.
- REFER TO INTERIOR ELEVATIONS FOR SPECIALTY ITEMS AND FINISHES, INCLUDING WALL, AND MILLWORK.
- REFER TO ELECTRICAL PLANS FOR ALL OUTLET LOCATIONS.
- VERIFY BEARING CONDITIONS PRIOR TO DEMOLITION. SUPPORT AND PROVIDE ADEQUATE SHORING FOR ALL EXISTING STRUCTURES SCHEDULED TO REMAIN. NOTE THAT SOME EXISTING STRUCTURE MAY HAVE TO REMAIN FOR TEMPORARY SUPPORT OF NEW WORK.
- NOTIFY ARCHITECT OF ANY FIELD ISSUES THAT CONFLICT WITH DRAWINGS PRIOR TO BEGINNING WORK.
- REMOVE AND MAKE SAFE ALL WIRING AND ELECTRICAL DEVICES IN CONFLICT WITH NEW WORK.
- UTILITIES: WHERE INDICATED DISCONNECT AND REMOVE EXISTING PLUMBING, HVAC DUCTS, ELECTRICAL AND GAS SERVICE IN PLACE ACCORDING TO BUILDING CODE.
- WHERE EXISTING WALLS AROUND PIPEWORK PENETRATING FLOOR OR CEILING ARE REMOVED, CONTRACTOR IS TO ENSURE THAT PERMANENT FIRE SEPARATION IS PROVIDED PER CODE AND WITHOUT INTERRUPTION.
- SEE STRUCTURAL DRAWINGS FOR LOCATIONS OF NEW FRAMING WITHIN EXISTING STRUCTURE, REMOVE FINISH WALLS AND CEILINGS AS NECESSARY TO PERFORM NEW WORK, SEAMLESSLY PATCH AND REPAIR TO MATCH ADJACENT EXISTING FINISHES.

LEGEND

- INDICATES NEW WALL
- INDICATES EXISTING WALL WITH NEW FINISHES

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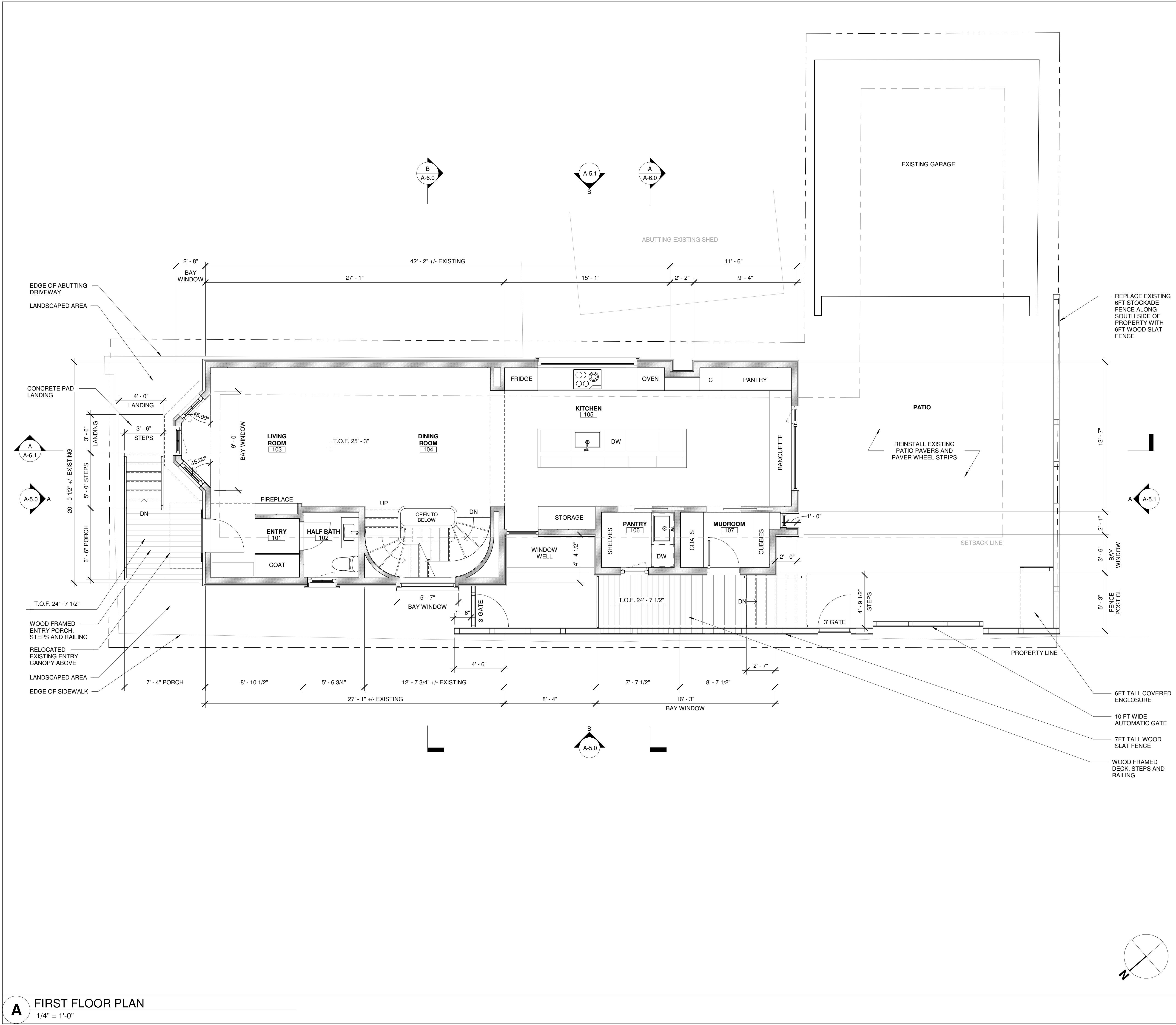
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FLOOR PLAN -
BASEMENT

A-1.0

SPECIAL PERMIT SET

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GENERAL NOTES - FLOOR PLAN

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LEGEND

- INDICATES NEW WALL
- INDICATES EXISTING WALL WITH NEW FINISHES

KUHLMANN HOUSE

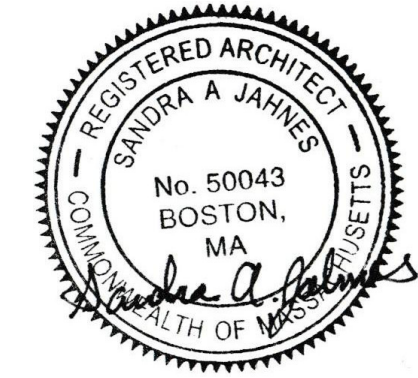
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NO. REVISION DATE



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ISSUED 10/23/2025

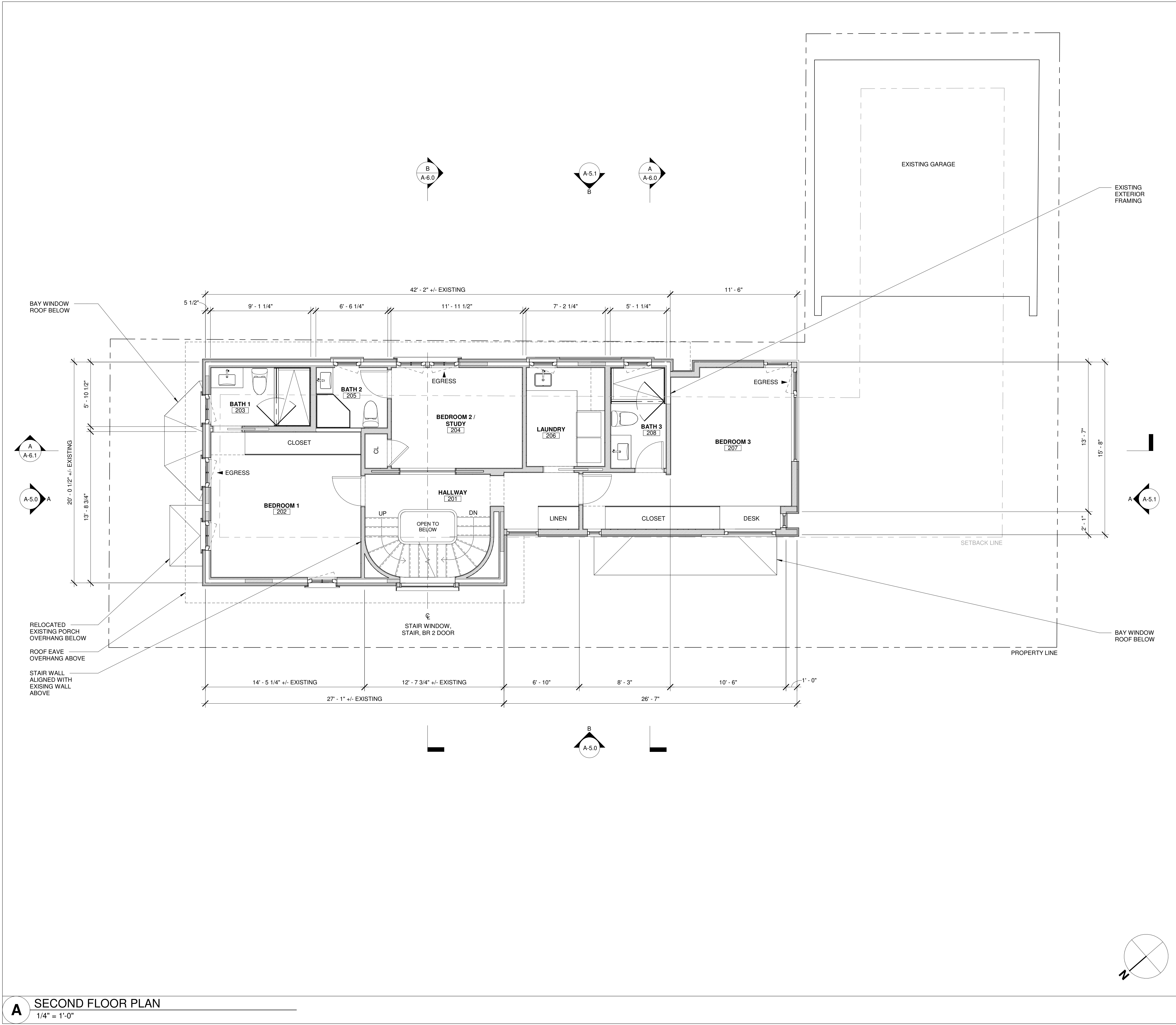
FLOOR PLAN -
FIRST FLOOR

A-1.1

SPECIAL PERMIT SET

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A FIRST FLOOR PLAN
1/4" = 1'-0"



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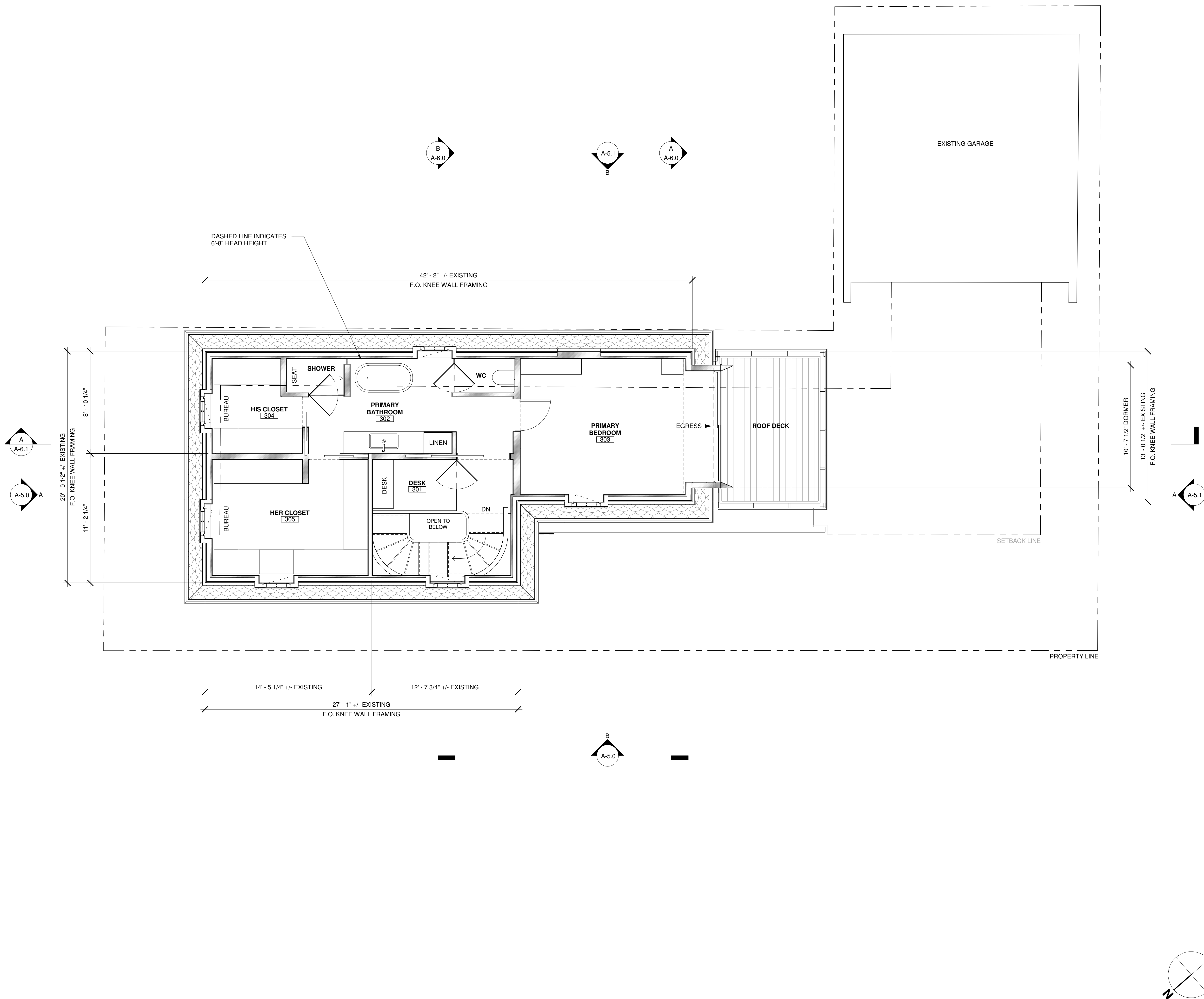
FLOOR PLAN -
SECOND FLOOR

A-1.2

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A THIRD FLOOR PLAN

1/4" = 1'-0"



GENERAL NOTES - FLOOR PLAN

- REFER TO G-1 FOR FURTHER ADDITIONAL DETAILED GENERAL NOTES
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LEGEND

- INDICATES NEW WALL
- INDICATES EXISTING WALL WITH NEW FINISHES

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FLOOR PLAN -
THIRD FLOOR

A-1.3

SPECIAL PERMIT SET

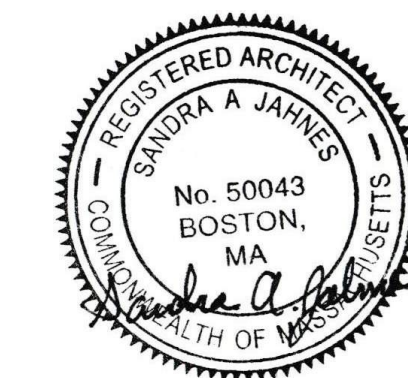
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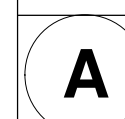
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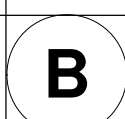
EXTERIOR
ELEVATIONS -
NORTH & WEST

SPECIAL PERMIT SET

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NORTH ELEVATION
1/4" = 1'-0"



WEST ELEVATION
1/4" = 1'-0"

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SCALE 1/4" = 1'-0"
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EXTERIOR
ELEVATIONS -
SOUTH & EAST

A-5.1

SPECIAL PERMIT SET
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514 Franklin St.

Petitioner

120-1
SETO, TOBY KAM-YEE & SHERRY HY CHEN
YUNG-MOU CHEN
426 PUTNAM AVE
CAMBRIDGE, MA 02139

120-3
KUHLMANN, PETER & SHIRLEY KUHLMANN
514 FRANKLIN ST
CAMBRIDGE, MA 02139

JAMES J. RAFFERTY, ESQ
907 MASS AVENUE – SUITE 300
CAMBRIDGE, MA 02139

120-89
MEYERS, JOSHUA & JEREMY FARO
498 FRANKLIN ST
CAMBRIDGE, MA 02139

121-62
KAPTCHUK, TED AND JOYCE P. SINGER
524 FRANKLIN ST
CAMBRIDGE, MA 02139-2924

121-83
WILSON, DANIEL G. & TERRI M. TURNER
31 BAY ST
CAMBRIDGE, MA 02139

120-85
TYLER, MORRIS, II &
BNY MELLON, N.A., TRUSTEES
84 KINNAIRD ST
CAMBRIDGE, MA 02139

120-5
FAST, EVA
506 FRANKLIN ST UNIT 2
CAMBRIDGE, MA 02139

120-5
HALVERSON, COREY & MIN ZENG
508 FRANKLIN ST UNIT 3
CAMBRIDGE, MA 02139

120-15
RINGLER, SUSAN J.,
TR. THE SUSAN J. RINGLER LIV TRUST
82 KINNAIRD ST UNIT 2
CAMBRIDGE, MA 02139

120-5
WITT, MICHAEL J. & JAMES R. MESSINEO
504 FRANKLIN ST UNIT 1
CAMBRIDGE, MA 02139

120-15
CARLINER, HANNAH
82 KINNAIRD ST UNIT 1
CAMBRIDGE, MA 02139

121-30
PEELER, KATHERINE RATZAN &
CRANDALL PEELER
21-23 BAY ST. UNIT 23
CAMBRIDGE, MA 02139

121-30
RUMBLEY, SARAH & RAY LI
21-23 BAY ST. UNIT 21A
CAMBRIDGE, MA 02139

121-30
QIN, MINGYAO KATHY
802 VILLAGE RD
CHARLOTTESVILLE, VA 22903

120-84
CHEN STEVEN T & SUSIE S JANG TRS
84 1/2 KINNAIRD ST
CAMBRIDGE, MA 02139

120-90
NADIS, STEVEN JONATHAN
MELISSA J BURNS TRS
500 FRANKLIN ST
CAMBRIDGE, MA 02139

120-2
LIANG, STEPHEN
CITY OF CAMBRIDGE OF TAX TITLE
30 BAY STREET
CAMBRIDGE, MA 02139

120-110 (UNIT 1, 2 & 515)
509 FRANKLIN STREET LLC
C/O INFANTE PROPERTY MANAGEMENT
392 UNION AVENUE
FRAMINGHAM, MA 01702

120-110
WEICHEE CHEN
509-515 FRANKLIN ST (UNIT 509/5)
CAMBRIDGE, MA 02139



Beth Israel Deaconess
Medical Center



A MAJOR TEACHING HOSPITAL
OF HARVARD MEDICAL SCHOOL

Ted J Kaptchuk

Beth Israel Deaconess Medical Center

Director, Program in Placebo Studies & Therapeutic Encounter

Harvard Medical School

Professor of Medicine

Professor of Global Health and Social Medicine

December 3, 2025

Reference Case: BZA-1188742

Zoning Board
City of Cambridge
Cambridge, Massachusetts

Dear Board:

I have lived at 27 Bay Street in Cambridge since 1980. My home is directly across the street from Peter and Shirley Kuhlmann. They have discussed their reconstruction project with me, and I am pleased that it will allow them to continue living in the community and raising their two children nearby. I believe the proposed improvements will enhance the neighborhood overall. I am writing to support their request for a special permit.

Sincerely,
Ted

Sincerely,

Ted Kaptchuk

Professor of Medicine, HMS

Professor of Global Health & Social Medicine, HMS

Director, Harvard-wide Program in Placebo Studies & Therapeutic Encounter, BIDMC



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

2 Bds

BZA

POSTING NOTICE – PICK UP SHEET

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

Name: PETER KUHLMANN Date: 11/21/25
(Print)

Address: 514 Franklin St.

Case No. BZA-1188742

Hearing Date: 12/11/25

Thank you,
Bza Members

Board of Zoning Appeals
831 Massachusetts Avenue
Cambridge, MA 02139

Re: BZA Case No.
514 Franklin Street

Dear Mr. Chair and Members of the Board:

We are writing to provide some background on the application we have filed for an addition to our home, primarily regarding our efforts to engage with, and consider the needs and potential concerns of, our neighbors and community.

We first notified our most impacted neighbors, Min Zeng and Corey Halvorsen at 508 Franklin Street, via an in-person chat; we followed up on this conversation by sending an early architectural rendering in late June 2025 reflecting the same massing as our special permit application (a copy of which is attached as Exhibit A). Based on the positive feedback from Ms. Zeng and Mr. Halvorsen, we pursued further development of our plans.

In early October 2025, we hand-delivered a letter to all who would receive notice from ISD summarizing the nature and purpose of our project; expressing our eagerness to discuss any concerns; providing our contact information; and noting that they should expect to receive a notice letter from the City regarding an upcoming BZA. A copy of that transmission is enclosed, as Exhibit B.

We received primarily positive feedback from this outreach. We shared a draft of the special permit application plans with Ms. Zeng and Mr. Halvorsen, as well as an updated survey, on October 5, 2025. They expressed concern about anticipated disruptions to their tenants during the construction and queries regarding the impact on their driveway, to which we responded. We shared that we expected to submit our special permit application within one month of October 15, 2025. As promised, we sent Ms. Zeng and Mr. Halvorsen the final set of plans on October 27, 2025, shortly before filing our application on October 31, 2025.

We were very surprised to learn that our application came as a surprise to some of our neighbors, given our multiple outreach efforts, the ongoing correspondence (especially in the case of Ms. Zeng and Mr. Halvorsen), the advertisements promptly and prominently posted outside our home, and the Board's notification. Nevertheless, we agreed to a continuance to afford our neighbors additional time to review the proposed renovation.

Since requesting the continuance, our architects conducted a shade study to evaluate the impact on our neighbors' property (a copy which is enclosed as Exhibit C) and we engaged repeatedly with Ms. Zeng and Mr. Halvorsen in an effort to understand and mitigate, where possible, their concerns. Despite emails sent to the other neighbors who requested a continuance ahead of the prior meeting, we have not received any substantive feedback, other than from Ms. Zeng and Mr. Halvorsen, who requested that we consider foregoing our proposed addition altogether (including the portion of it that we can build as a matter of right).

CITY OF CAMBRIDGE
INSPECTION DEPARTMENT
2025 OCT 12 10 46 33

In parallel, we evaluated ways to further reduce the impact of our proposed renovations on our immediate neighbors while still fulfilling our programmatic needs. As a result, we have modified our proposed design such that the number and aggregate size of openings on the non-conforming eastern face of our home have been reduced relative to the existing conditions; only one window has been added on that face, a glazed wall assembly that is above eye-level to ensure maximum privacy for both ourselves, and the residents of 508 Franklin Street.

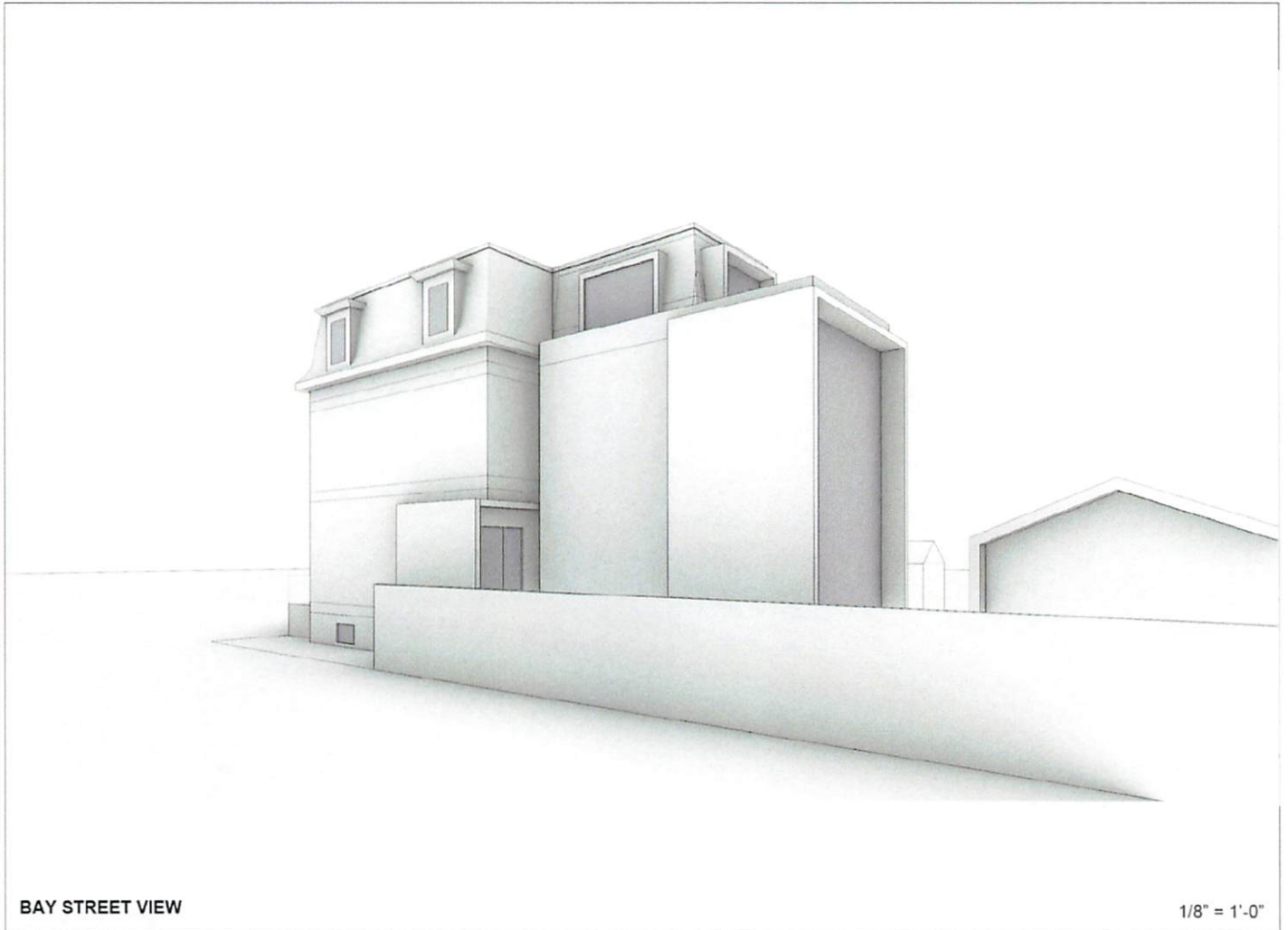
We look forward to discussing our proposal in greater detail at the upcoming BZA meeting. Thank you for your time and consideration.

Regards,

Peter Kuhlmann

Shirley and Peter Kuhlmann

Exhibit A
June 2025 Conceptual Plans



BAY STREET VIEW

1/8" = 1'-0"



KUHMANN HOUSE
6/4/2025

Exhibit B
October 2025 Letter to Neighbors

Dear neighbor,

As some of you are already aware, we are planning a significant renovation to our house at 514 Franklin St. Our immediate issue is that, as Eve and Ari continue to grow, our sharing a single bathroom is becoming increasingly untenable. Unfortunately, our house also has some major structural issues, most seriously a tilting foundation, which means that we must do some major work to stabilize the house in addition to the expansion we would like to do.

We have been working with architects, as well as structural, civil and geotechnical engineers and are close to completing a plan with which we can apply for a special permit from the City. With the new zoning passed in Cambridge, we have more flexibility to proceed with a renovation, but because we have a corner lot, we still need to jump through some hoops with the City. The plan we are preparing to submit is to lift the existing house, reinforce and remediate the foundation, and then insert a new first floor. We will also be adding a new addition in the back which will slightly decrease the size of our backyard, but we have designed it in such a way that we have the same usable space that we currently have. The front of the house will maintain its historic appearance but become three stories instead of the current two. The side portion on Bay Street will have a modern addition. Unfortunately, we will have to remove and replace the weeping cherry tree, which, although still healthy currently, is a grafted ornamental street that is not particularly long-lived.

Because of the need to do some exploratory work to figure out what is going on in the current structure, we've had to move out already and are now renting a place in Huron Village (but we miss Franklin St already and are eager to be back!). We expect to have some plans and renderings to share shortly, and we're available to discuss any questions or comments you have about the project in the meantime.

We can be reached at:

Pete and Shirley Kuhlmann

[REDACTED]@gmail.com

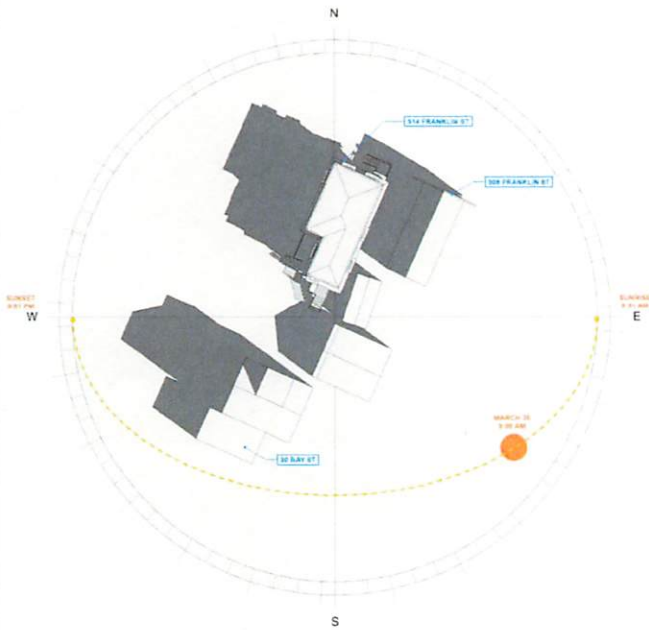
[REDACTED]@gmail.com

Best,

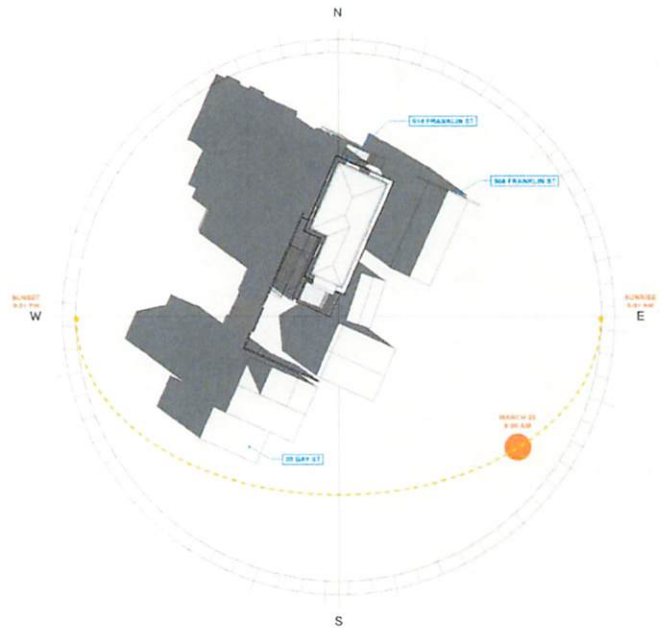
Pete and Shirley

Exhibit C
December 2025 Shade Study

DISCLAIMER
 THE LOCATIONS OF 114 FRANKLIN ST, 108 FRANKLIN ST AND 32 BAY ST ARE BASED ON THE
 REQUESTED EXISTING CONDITIONS SURVEY CONDUCTED BY ALDO CONELLI & ASSOCIATES.
 3D BUILDING GEOMETRY OF 114 FRANKLIN ST IS BASED ON AN EXISTING CONDITIONS 3D
 SCAN CONDUCTED BY POINTCLOUD PROVIDED ON 06/17/2021 THAT HAS BEEN MODIFIED TO
 REFLECT THE PROPOSED DESIGN.
 3D BUILDING GEOMETRY FOR 108 FRANKLIN ST AND 32 BAY STREET WERE MODELED WITH
 THE BEST AVAILABLE INFORMATION AT THE TIME OF THE STUDY INCLUDING GOOGLE EARTH
 AND VISUAL PERMANENCE.



A EXISTING HOUSE SHADOW STUDY - SPRING EQUINOX (3/20) AT 9AM



B PROPOSED HOUSE SHADOW STUDY - SPRING EQUINOX (3/20) AT 9AM

KUHLMANN HOUSE
 514 FRANKLIN STREET
 CAMBRIDGE, MA 02139

RUHL | ZAHNES
 201 Mt. Auburn Street
 Cambridge, MA 02142
 617.744.8722
www.ruhlzahn.com

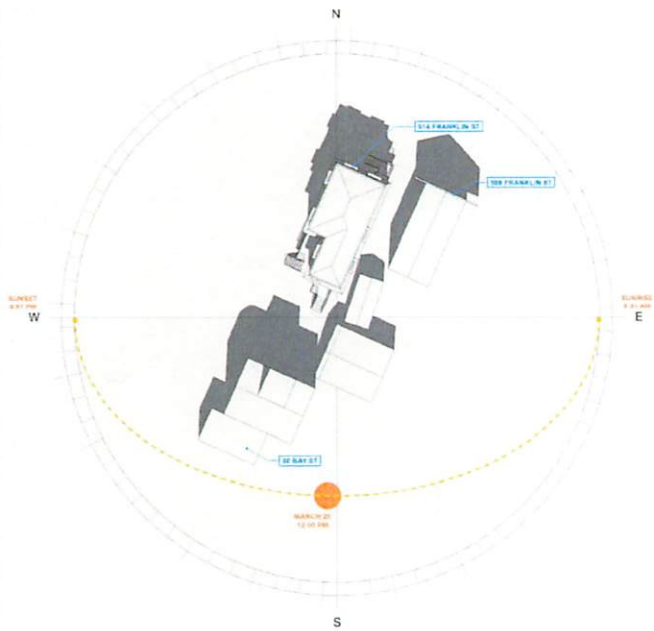
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 PROGRESS SET
 NOT FOR CONSTRUCTION

SCALE
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 ISSUED 12/18/2021
SHADOW STUDY

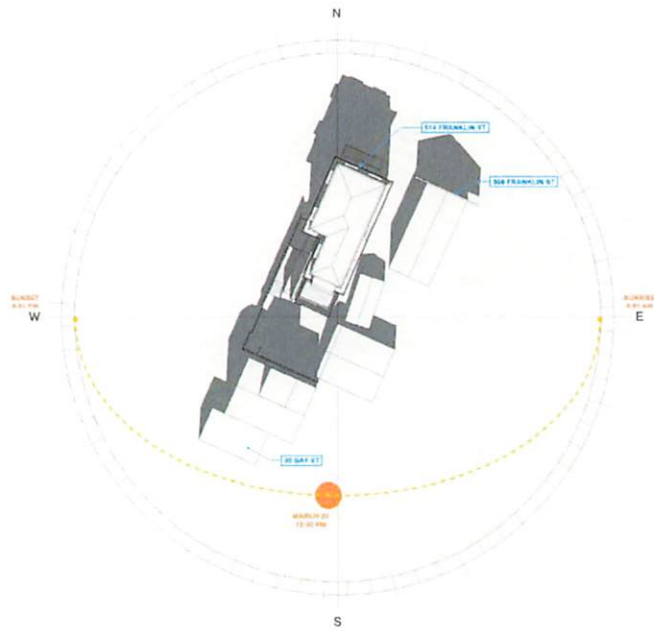
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PROGRESS SET
 © CAMBRIDGE CITY PLANNING DEPARTMENT 12/18/2021

DISCLAIMER:
 THE LOCATION OF 114 FRANKLIN ST, 108 FRANKLIN ST AND 30 BAY ST ARE BASED ON THE
 RECORDED EXISTING CONDITIONS SURVEY CONDUCTED BY A. J. CONNELL & ASSOCIATES.
 3D BUILDING GEOMETRY OF 114 FRANKLIN ST IS BASED ON EXISTING CONDITIONS 3D
 SCANS CONDUCTED BY A. J. CONNELL & ASSOCIATES. 3D BUILDING GEOMETRY OF 108 FRANKLIN ST
 IS BASED ON EXISTING CONDITIONS 3D SCANS CONDUCTED BY A. J. CONNELL & ASSOCIATES. 3D
 BUILDING GEOMETRY OF 30 BAY ST IS BASED ON EXISTING CONDITIONS 3D SCANS CONDUCTED BY
 A. J. CONNELL & ASSOCIATES. 3D BUILDING GEOMETRY OF 114 FRANKLIN ST, 108 FRANKLIN ST AND 30 BAY ST
 WERE MODELED WITH THE BEST AVAILABLE INFORMATION AT THE TIME OF THE STUDY INCLUDING GOOGLE AND
 VISUAL INFORMATION.



A EXISTING HOUSE SHADOW STUDY - SPRING EQUINOX (3/20) AT 12PM



B PROPOSED HOUSE SHADOW STUDY - SPRING EQUINOX (3/20) AT 12PM

KUHLMANN HOUSE
 514 FRANKLIN STREET
 CAMBRIDGE, MA 02139

RUHL | JANNES
 201 St. Rufus Street
 Cambridge, MA 02139
 617.764.5733
 www.ruhljannes.com

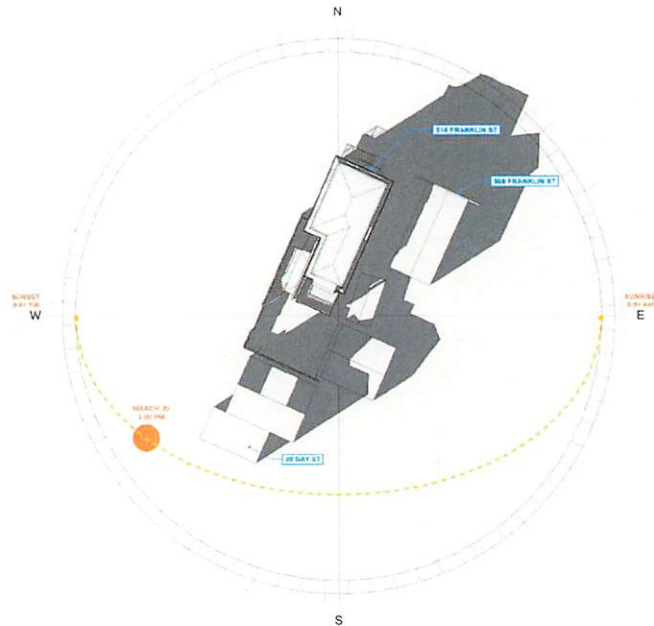
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SHADOW STUDY

A-10.1

PRELIMINARY SET
 NOT FOR CONSTRUCTION

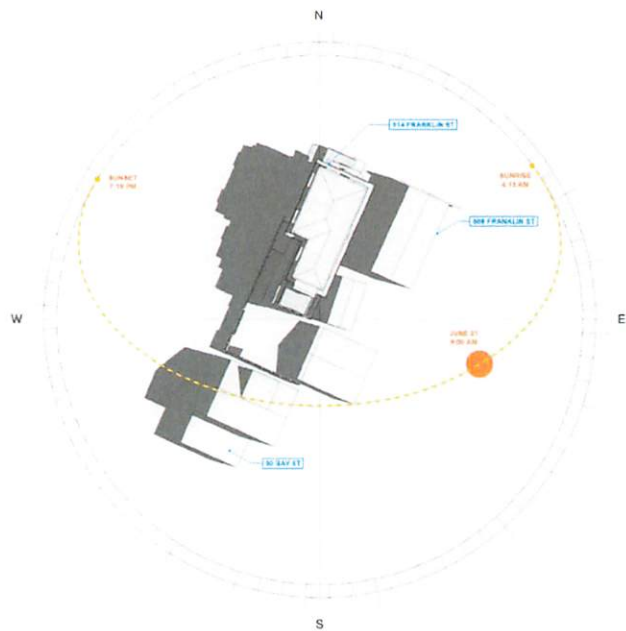
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B

PROGRESS SET
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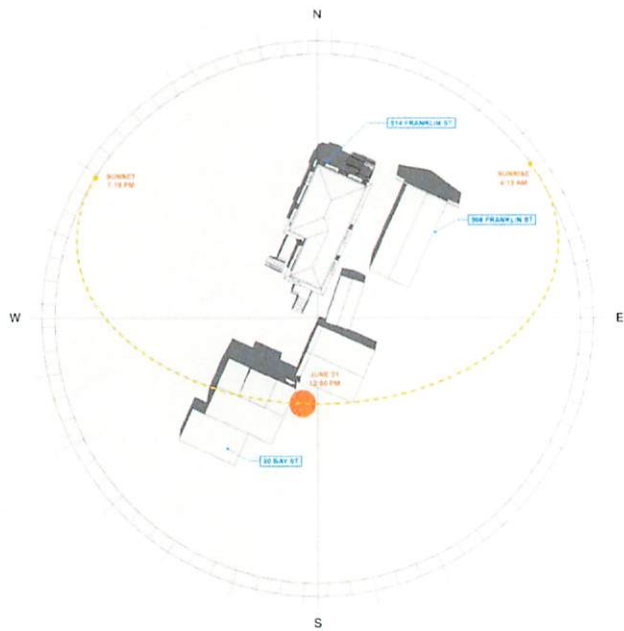
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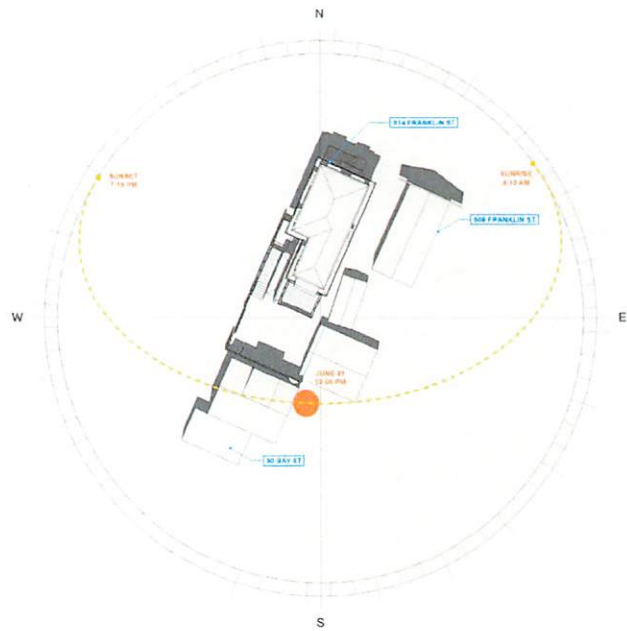
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PROGRESS SET

DISCLAIMER:
 THE LOCATIONS OF 114 FRANKLIN ST, 108 FRANKLIN ST AND 101 BAY ST ARE BASED ON THE
 BIGGEST EXISTING CONDITIONS SURVEY CONDUCTED BY AL D'ONNELL & ASSOCIATES.
 10 BUILDING GEOMETRY OF 114 FRANKLIN ST IS BASED ON AN EXISTING CONDITIONS 3D
 SCAN CONDUCTED BY BROWNDOWN PROVIDED ON 06/17/2023 THAT HAS BEEN MODIFIED TO
 REFLECT THE PROPOSED DESIGN.
 10 BUILDING GEOMETRY FOR 108 FRANKLIN ST AND 101 BAY STREET WERE MODELED WITH
 THE BEST AVAILABLE INFORMATION AT THE TIME OF THE STUDY INCLUDING GOOGLE AND
 VISUAL INTERPRETATION.



A EXISTING HOUSE SHADOW STUDY - SUMMER SOLSTICE (8/21) AT 12PM



B PROPOSED HOUSE SHADOW STUDY - SUMMER SOLSTICE (8/21) AT 12M

KUHLMANN HOUSE
 514 FRANKLIN STREET
 CAMBRIDGE, MA 02139

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 201 Mt. Auburn Street
 Cambridge, MA 02142
 617.744.8722
www.ruhl-jahines.com

NO REVIEW DATE
 PROGRESS SET
 NOT FOR CONSTRUCTION

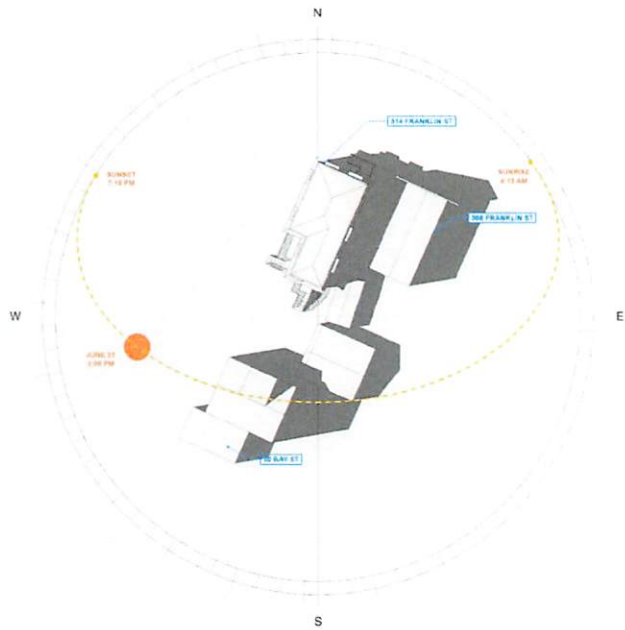
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 DESIGNED JH

SHADOW STUDY

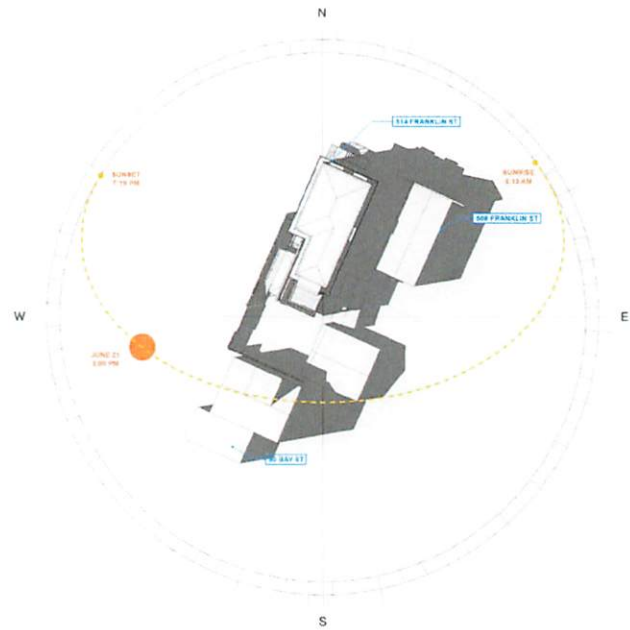
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PROGRESS SET
 1/20/2024 10:00 AM

DISCLAIMER
 THE LOCATION OF 114 FRANKLIN ST, 108 FRANKLIN ST AND 30 BAY ST ARE BASED ON THE
 BIGGEST EXISTING CONDITIONS SURVEY CONDUCTED BY A. J. CONNELL & ASSOCIATES.
 3D BUILDING GEOMETRY OF 114 FRANKLIN ST IS BASED ON EXISTING CONDITIONS 3D
 DATA CONDUCTED BY PHOTOGRAMMETRY PROVIDED ON 06-17-2020 THAT HAS BEEN MODIFIED TO
 REFLECT THE PROPOSED DESIGN.
 3D BUILDING GEOMETRY FOR 108 FRANKLIN ST AND 30 BAY STREET WERE MODELED WITH
 THE BEST AVAILABLE INFORMATION AT THE TIME OF THE STUDY INCLUDING GOOGLE AND
 VISUAL INFORMATION.



A EXISTING HOUSE SHADOW STUDY - SUMMER SOLSTICE (6/21) AT 3PM



B PROPOSED HOUSE SHADOW STUDY - SUMMER SOLSTICE (6/21) AT 3PM

KUHLMANN HOUSE
 514 FRANKLIN STREET
 CAMBRIDGE, MA 02138

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 201-451-1000
 617-441-1000
 www.ruhl-jahnke.com

NO. REVISION DATE

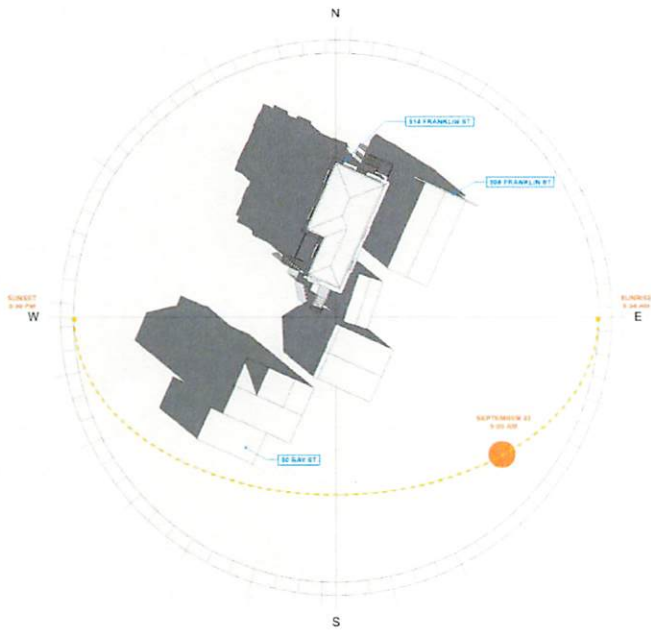
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 08-183 10' = 100'

SHADOW STUDY

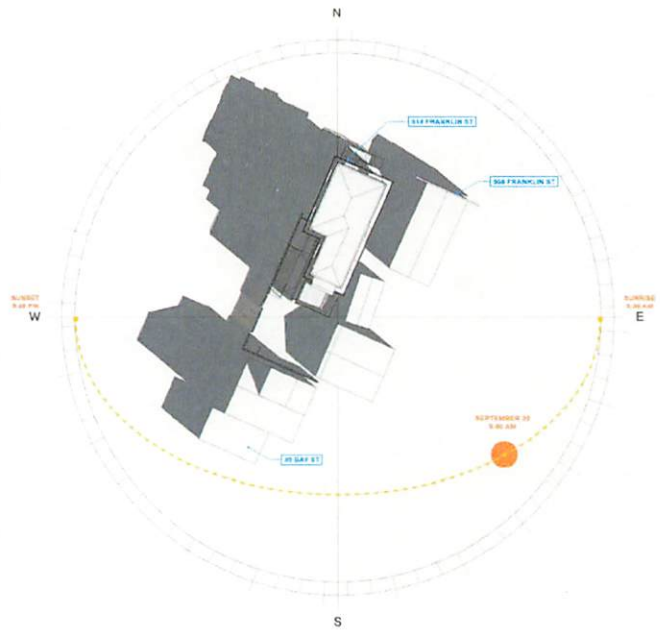
A-10.1

PROGRESS SET
 10-10-2020 10:00 AM

DISCLAIMER:
 THE LOCATIONS OF 114 FRANKLIN ST, 108 FRANKLIN ST AND 32 BAY ST ARE BASED ON THE
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 3D BUILDING GEOMETRY OF 114 FRANKLIN ST IS BASED ON AN EXISTING CONDITION 3D
 MODEL CONDUCTED BY RUBINSTEIN PROVIDED IN 2017 THAT HAS BEEN MODIFIED TO
 REFLECT THE PROPOSED DESIGN.
 3D BUILDING GEOMETRY FOR 108 FRANKLIN ST AND 32 BAY STREET WERE MODELED WITH
 THE BEST AVAILABLE INFORMATION AT THE TIME OF THE STUDY INCLUDING GOOGLE AND
 VISUAL OBSERVATION.



A EXISTING HOUSE SHADOW STUDY - FALL EQUINOX (9/22) AT 9AM



B PROPOSED HOUSE SHADOW STUDY - FALL EQUINOX (9/22) AT 9AM

KUHLMANN HOUSE
 514 FRANKLIN STREET
 CAMBRIDGE, MA 02139

RUHL | JAHNES
 201-651-1000
 1000 MASSACHUSETTS AVENUE, 10TH FLOOR
 BOSTON, MA 02111
 www.ruhl-jahnes.com

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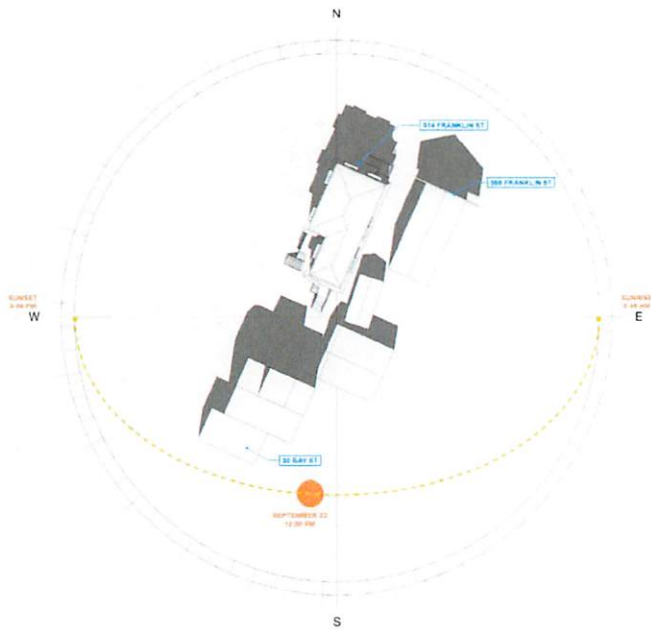
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 REVIEWED BY: JH
 DATE: 12/18/2020

SHADOW STUDY

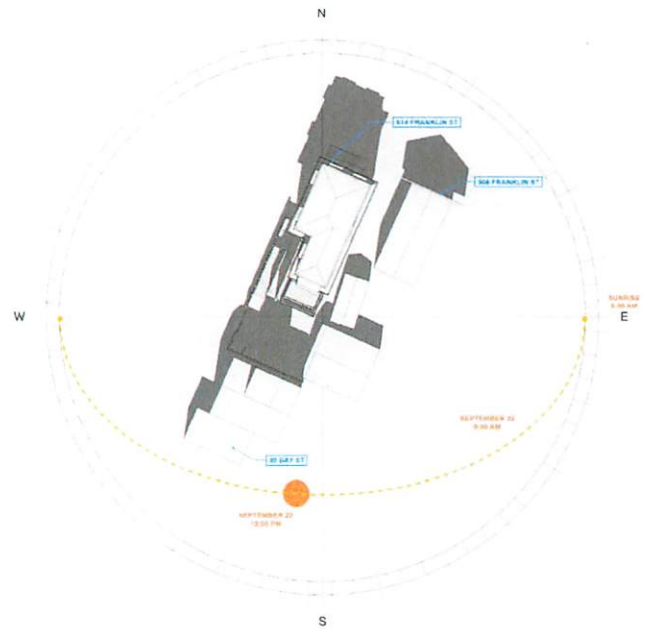
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PREPARED SET
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DISCLAIMER
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 PROVIDED EXISTING CONDITIONS SURVEY CONDUCTED BY A.D. CONNELLY ASSOCIATES.
 3D BUILDING GEOMETRY OF 514 FRANKLIN ST IS BASED ON AN EXISTING CONDITIONS 3D
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 REFLECT THE PROPOSED DESIGN.
 3D BUILDING GEOMETRY FOR 508 FRANKLIN ST AND 32 BAY STREET WERE MODELED WITH
 THE BEST AVAILABLE INFORMATION AT THE TIME OF THE STUDY INCLUDING GOOGLE EARTH
 AND VISUAL OBSERVATION.



A EXISTING HOUSE SHADOW STUDY - FALL EQUINOX (9/22) AT 12PM



B PROPOSED HOUSE SHADOW STUDY - FALL EQUINOX (9/22) AT 12PM

KUHLMANN HOUSE
 514 FRANKLIN STREET
 CAMBRIDGE, MA 02138

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SCALE
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 ISSUED: 12/14/2021
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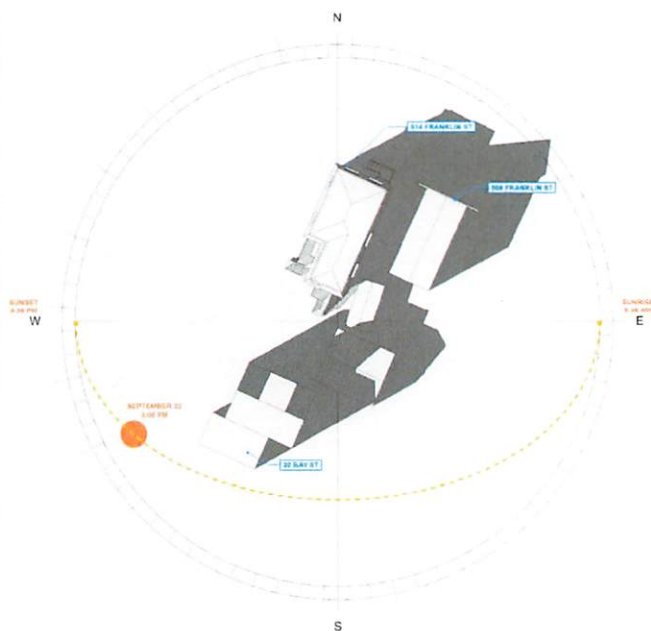
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DISCLAIMER:

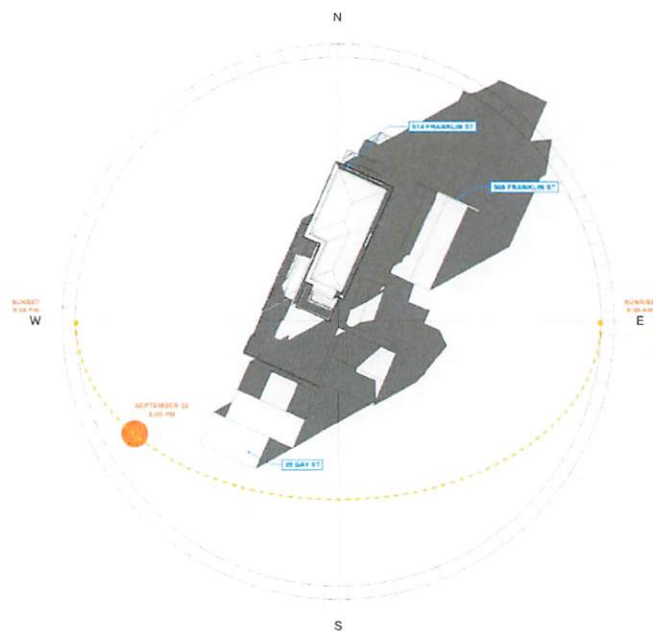
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30 BUILDING GEOMETRY FOR 508 FRANKLIN ST AND 33 BAY ST STREET WERE MODELED WITH THE BEST AVAILABLE INFORMATION AT THE TIME OF THE STUDY INCLUDING GOOGLE AND VIRTUAL ORIENTATION.



A EXISTING HOUSE SHADOW STUDY - FALL EQUINOX (9/22) AT 3PM



B PROPOSED HOUSE SHADOW STUDY - FALL EQUINOX (9/22) AT 3PM

KUHLMANN HOUSE
514 FRANKLIN STREET
CAMBRIDGE, MA 02139

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201 St. Andrew's Street
Vancouver, BC V6A 2K2
617 744 3722
www.ruhl-jahnes.com

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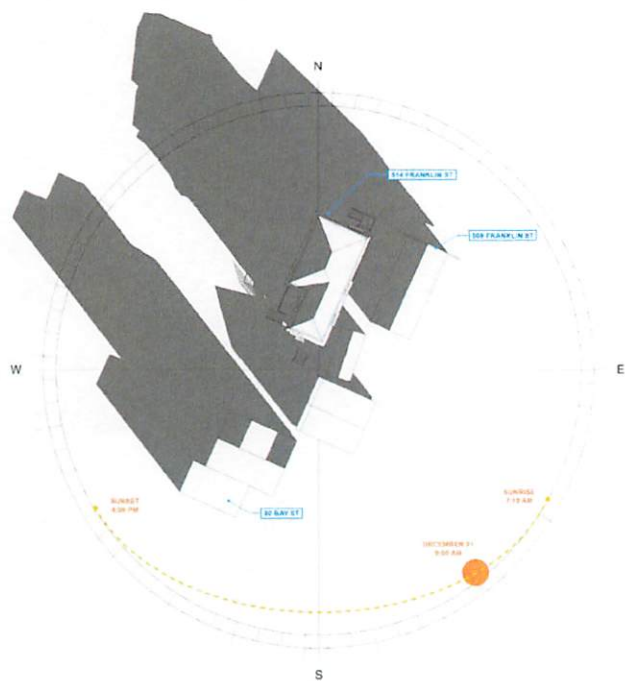
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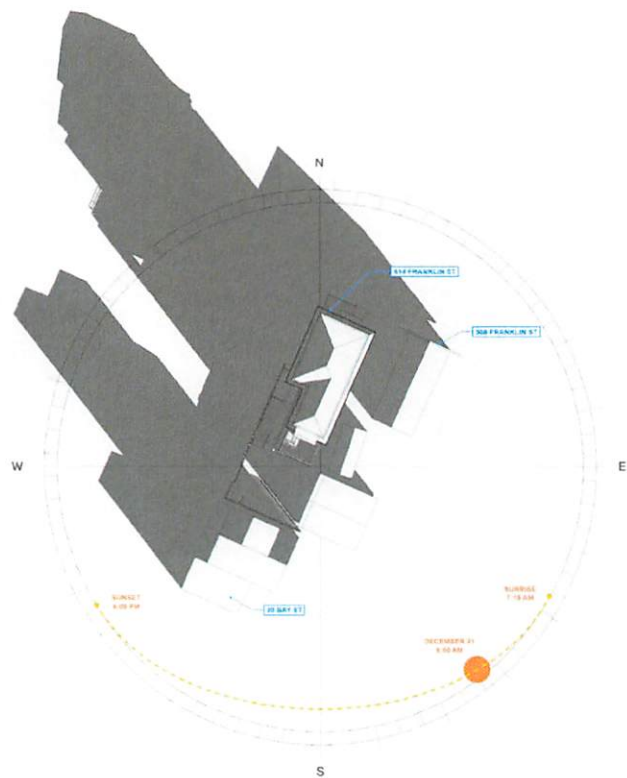
A-10.1

PROGRESS SET

DISCLAIMER:
 THE LOCATIONS OF 114 FRANKLIN ST, 108 FRANKLIN ST AND 30 BAY ST ARE BASED ON THE
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 3D BUILDING GEOMETRY OF 114 FRANKLIN ST IS BASED ON AN EXISTING CONDITIONS 3D
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 REFLECT THE PROPOSED DESIGN.
 3D BUILDING GEOMETRY FOR 108 FRANKLIN ST AND 30 BAY STREET WERE MODELED WITH
 THE BEST AVAILABLE INFORMATION AT THE TIME OF THE STUDY INCLUDING GOOGLE AND
 VISUAL REPRESENTATION.



A EXISTING HOUSE SHADOW STUDY - WINTER SOLSTICE (12/21) AT 9AM



B PROPOSED HOUSE SHADOW STUDY - WINTER SOLSTICE (12/21) AT 9AM

KUHLMANN HOUSE

514 FRANKLIN STREET
 CAMBRIDGE, MA 02139

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 Cambridge, MA 02142
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 www.kuhljahres.com

NO. REVISION DATE

PROPOSED SET
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SCALE
 DRAWING BY JHY
 08/18/22 12/1/2022

SHADOW STUDY

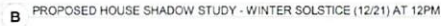
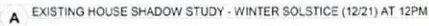
A-10.1

PROGRESS SET
 8-10-2022 10:00 AM

THE LOCATIONS OF 114 FRANKLIN ST, 508 FRANKLIN ST AND 35 BAY ST ARE BASED ON THE 2002/2003 EXISTING CONDITIONS SURVEY CONDUCTED BY A. O'CONNELL & ASSOCIATES.

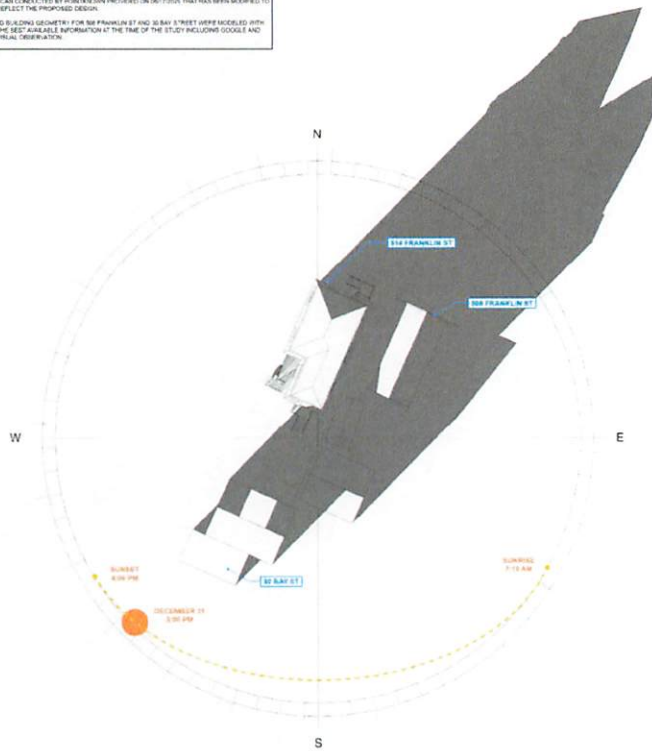
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3D BUILDING GEOMETRY FOR 508 FRANKLIN ST AND 35 BAY STREET (HERE MODELLED WITH THE BEST AVAILABLE INFORMATION AT THE TIME OF THE STUDY) INCLUDING GOOGLE EARTH VIRTUAL OBSERVATION.

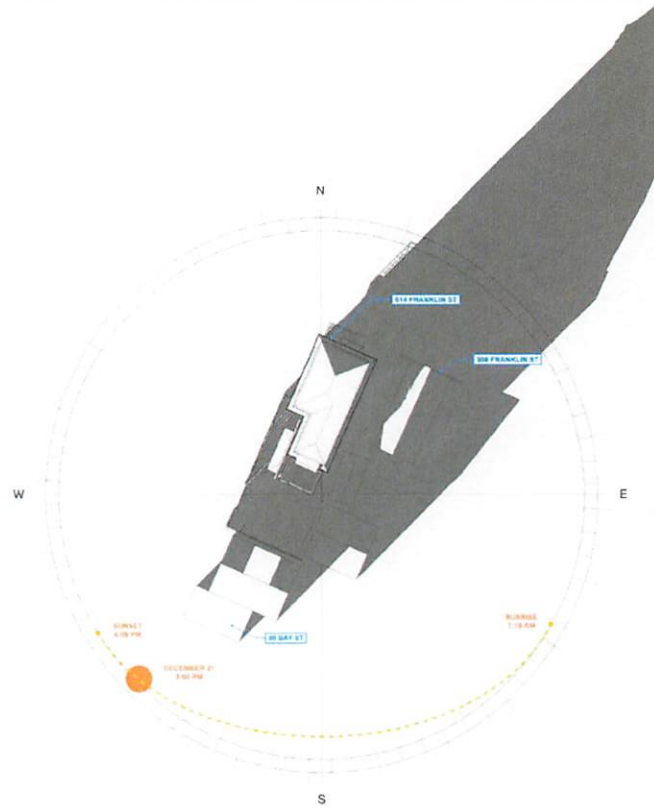


PROGRESS SET

DISCLAIMER
 THE LOCATIONS OF 114 FRANKLIN ST, 108 FRANKLIN ST AND 30 BAY ST ARE BASED ON THE
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 10 BUILDING GEOMETRY OF 114 FRANKLIN ST IS BASED ON AIR PHOTO CONDITIONS NO
 SCALE CORRECTED BY INFORMATION PROVIDED ON 06/17/2016 THAT HAS BEEN ADJUSTED TO
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 10 BUILDING GEOMETRY FOR 108 FRANKLIN ST AND 30 BAY STREET WERE MODELED WITH
 THE BEST AVAILABLE INFORMATION AT THE TIME OF THE STUDY INCLUDING GOOGLE AND
 AERIAL OBSERVATION.



A EXISTING HOUSE SHADOW STUDY - WINTER SOLSTICE (12/21) AT 3PM



B PROPOSED HOUSE SHADOW STUDY - WINTER SOLSTICE (12/21) AT 3PM

KUHLMANN HOUSE
 514 FRANKLIN STREET
 CAMBRIDGE, MA 02139

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 201 Mt. Auburn Street
 Cambridge, MA 02139
 617.764.8722
 www.ruhl-jahnes.com

NO REVISION DATE
 PROGRESS SET
 NOT FOR CONSTRUCTION

SCALE
 DRAWN BY: HW
 CHECKED BY: LJW

SHADOW STUDY

A-10.1

PROGRESS SET
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* * * * *

(6:02 p.m.)

Sitting Members: Jim Monteverde, Carol Agate, Zarya
Miranda, Fernando Daniel Hidalgo, and
Michael LaRosa

JIM MONTEVERDE: And the first case I am calling
is Case No. BZA-1188742 for 514 Franklin Street. And we
have a letter from Mr. Rafferty saying the petitioners in
the above-captioned case have been informed by certain
abutters that they did not receive the legal notice for
tonight's hearing, [da-da-da-da-da].

The affected abutters have requested that the
petitioners seek a continuance in this matter to allow time
for discussions and plans. Accordingly, please accept this
correspondence as a request to continue tonight's hearing
until January 15.

[Do you know what our schedule is for January?
That works?]

Okay. That works.

So on a motion to continue, let me make a motion
to continue the matter until January 15, 2026 on the
condition that the petitioner change the posting sign to

1 reflect the new date of January 15, 2026 and the new time of
2 6:00 p.m.

3 Also that the petitioner sign a waiver to the
4 statutory requirements for the hearing. This waiver can be
5 obtained from Maria Pacheco or Olivia Ratay at the
6 Inspectional Services Department.

7 I ask that you sign the waiver and return it to
8 the Inspectional Services Department by a week from this
9 coming Monday. Failure to do so will de facto cause this
10 Board to give an adverse ruling on this case.

11 Also, that if there are any new submittals,
12 changes to the drawings, dimensional forms, or any
13 supporting statements that those be in our files by 5:00
14 p.m. on the Monday prior to the continued meeting date.

15 On the motion to continue this matter until
16 January 15, 2026 by a voice vote of the Board members,
17 please, Carol?

18 CAROL AGATE: In favor.

19 JIM MONTEVERDE: Zarya?

20 ZARYA MIRANDA: Zarya Miranda in favor.

21 JIM MONTEVERDE: Daniel?

22 DANIEL HIDALGO: In favor.

1 JIM MONTEVERDE: Michael?

2 MICHAEL LAROSA: Michael LaRosa in favor.

3 JIM MONTEVERDE: Thank you. And Jim Monteverde in
4 favor.

5 [All vote YES]

6 JIM MONTEVERDE: That's five in favor. The case
7 is continued. Thank you.

8 JAMES RAFFERTY: Thank you.

9 JIM MONTEVERDE: You're welcome.

10 And we now will wait until 6:15 for the next case,
11 so open your Christmas decorations or whatever holiday
12 decorations you're busy with. See you at 6:15.

13

14

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City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

2025 DEC 17 AM 11:09

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

Board of Zoning Appeal Waiver Form

The Board of Zoning Appeal
831 Mass Avenue
Cambridge, MA 02139

RE: Case # BZA-1188742

Address: 514 Franklin St

☐ Owner, ☐ Petitioner, or ☒ Representative: James J. Rafferty, Esq.
(Print Name)

hereby waives the required time limits for holding a public hearing as required by
Section 9 or Section 15 of the Zoning Act of the Commonwealth of Massachusetts,
Massachusetts General Laws, Chapter 40A. The ☐ Owner, ☐ Petitioner, or ☒
Representative further hereby waives the Petitioner's and/or Owner's right to a
Decision by the Board of Zoning Appeal on the above referenced case within the time
period as required by Section 9 or Section 15 of the Zoning Act of the Commonwealth of
Massachusetts, Massachusetts General Laws, Chapter 40A, and/or Section 6409 of the
federal Middle Class Tax Relief and Job Creation Act of 2012, codified as 47 U.S.C.
§1455(a), or any other relevant state or federal regulation or law.

Date: 12/12/25

Signature [Signature]

Letter of Opposition

Re: 514 Franklin Street – Application for Special Permit Relief (BZA-1188742)

Chairman Monteverde, Vice Chair Ng, and Members of the Board,

We write as direct abutters at 508 Franklin street to express our opposition to the proposed project at 514 Franklin Street. For the reasons outlined below, we believe the proposal does not satisfy the standards for special permit relief under Article 8.22.2 or the required findings under Section 10.43.

We are represented by attorney Ms. Deborah Fawcett, who will be submitting a separate letter addressing these issues.

I. Special Permit Test Under Article 8.22.2

Article 8.22.2 permits alterations to legally nonconforming structures only where the alteration is not substantially more detrimental than the existing condition. In our view, the proposed rear addition does not meet this standard.

The existing building at 514 Franklin Street already sits approximately 1.7 feet from the shared property line, a legally nonconforming condition. The proposal would extend this same setback an additional 11.5 feet horizontally beyond the current footprint, thereby introducing new violations of nonconformity.

This expansion is compounded by the proposed height. A three-story structure located so close to the property line would create a strong vertical presence immediately adjacent to our yard, significantly reducing sky exposure, daylight, and the sense of openness that currently exists. Together with the existing garage, the proposed addition would create a narrow corridor exceeding 30 feet in height less than two feet from our property line. (see Figures 1, 2, and 3).

The extremely limited setback also makes construction of a three-story structure of this scale physically impracticable without repeated and sustained entry onto our property. This would impose a substantial detriment that does not exist today by forcing us either to permit ongoing intrusion onto our driveway, which is used for off-street parking, or to pursue costly legal action to protect our property rights. Construction at this proximity would also cause significant disruption, including loss of driveway access and noise, potentially interfering with tenants' quiet enjoyment and resulting in financial loss to us. This burden arises directly from the project's scale and placement and represents a significant and unique detriment.

While we understand the applicants' desire to modernize, the zoning ordinance already permits substantial improvements by right when setback requirements are met. Instead, the

applicants seek approval for an oversized single-family residence, including a gym room, five bathrooms, and double walk-in closets. This level of expansion places a disproportionate burden on direct abutters and exceeds the relief contemplated under Article 8.22.2.

II. Failure to Satisfy the Criteria in Section 10.43

A. Section 10.43(c): Adverse Impact on Adjacent Development

Section 10.43(c) requires that the development of adjacent uses not be adversely affected by the nature of the proposed use.

By placing a three-story structure only 1.7 feet from the shared property line and extending it substantially beyond the existing footprint, the proposal would create a lasting condition that materially constrains the reasonable future development of our property. We have long planned to rebuild and modernize our existing shed, and the recent zoning reforms provide additional flexibility for improvements to our home. The immediate presence of a three-story structure at this proximity would significantly diminish light, air, and sky exposure to our property, making such improvements substantially less practical and viable.

The proposal allows the applicants to maximize their own development while imposing long-term constraints on the reasonable future use of an abutting property. This constitutes an adverse effect on adjacent development within the meaning of Section 10.43(c).

B. Section 10.43(d): Nuisance and Hazard Considerations

We also raise concerns under Section 10.43(d) regarding the five proposed windows on the east-side wall, which is set back 1.7 feet from the property line and lies within the 3-foot fire separation distance (FSD).

Under the Massachusetts State Building Code (780 CMR) governing building safety, exterior wall openings within three feet of a property line are subject to strict fire safety limitations. Based on the submitted plans, these windows appear to be new or materially altered, including a “new window in existing dormer” on the proposed third floor (see Figure 4). Such changes would eliminate any grandfathered condition and trigger full code compliance.

While zoning relief is being sought, compliance with the Massachusetts State Building Code remains required. Given the limited fire separation distance, exterior openings raise significant life-safety concerns. We respectfully request that any approval be conditioned on resolving these fire separation issues through a code-compliant design, rather than deferred solely to post-approval ISD review, and that the Board consider whether the proposal meets the requirements of Section 10.43(d).

C. Section 10.43(e): Impairment of District Integrity and Derogation from Ordinance Intent

We are also concerned that the proposal does not satisfy Section 10.43(e), which requires that a special permit not impair the integrity of the district or derogate from the intent and purpose of the Ordinance.

The project would expand their single family residence to approximately 3,797 square feet in gross area, at 230% of the neighborhood average of approximately 1,648 square feet (see Table 1). While size alone is not determinative, this substantial increase relies on dimensional relief applied to an already nonconforming condition, without increasing unit count or advancing housing density.

The recent zoning reforms were intended to encourage additional housing opportunities, particularly multi-unit development, while balancing neighborhood impacts. By contrast, the requested relief would enable a significantly enlarged single-family residence that does not further those objectives. Granting such relief would reinforce a low-density outcome and, in our view, impair the integrity of the Riverside district in a manner inconsistent with the intent and purpose of the Ordinance.

III. Scope of Relief and ISD Zoning Determination

Because the Board hears appeals of zoning determinations issued by the Inspectional Services Department, we respectfully ask the board to review whether relief of this magnitude can be granted via special permit or whether variance relief is required under Section 8.22.2(c) and (d). Our attorney, Ms. Fawcett, will submit a separate letter addressing the legal aspects of this question.

We are not opposed to development in our neighborhood. Just five years ago, we submitted a letter of support for the applicants' garage expansion project, and we value being good neighbors. Our concern here is not change itself, but the scale and placement of this proposal. We believe that a reasonable plan exists, such as a substantially reduced rear extension that respects the constraints of the lot, which would allow the applicants to modernize their home without disproportionate impacts on adjacent properties. Accordingly, we respectfully request that the Board deny the requested special permit as proposed.

Sincerely,
Min Zeng and Corey Halverson

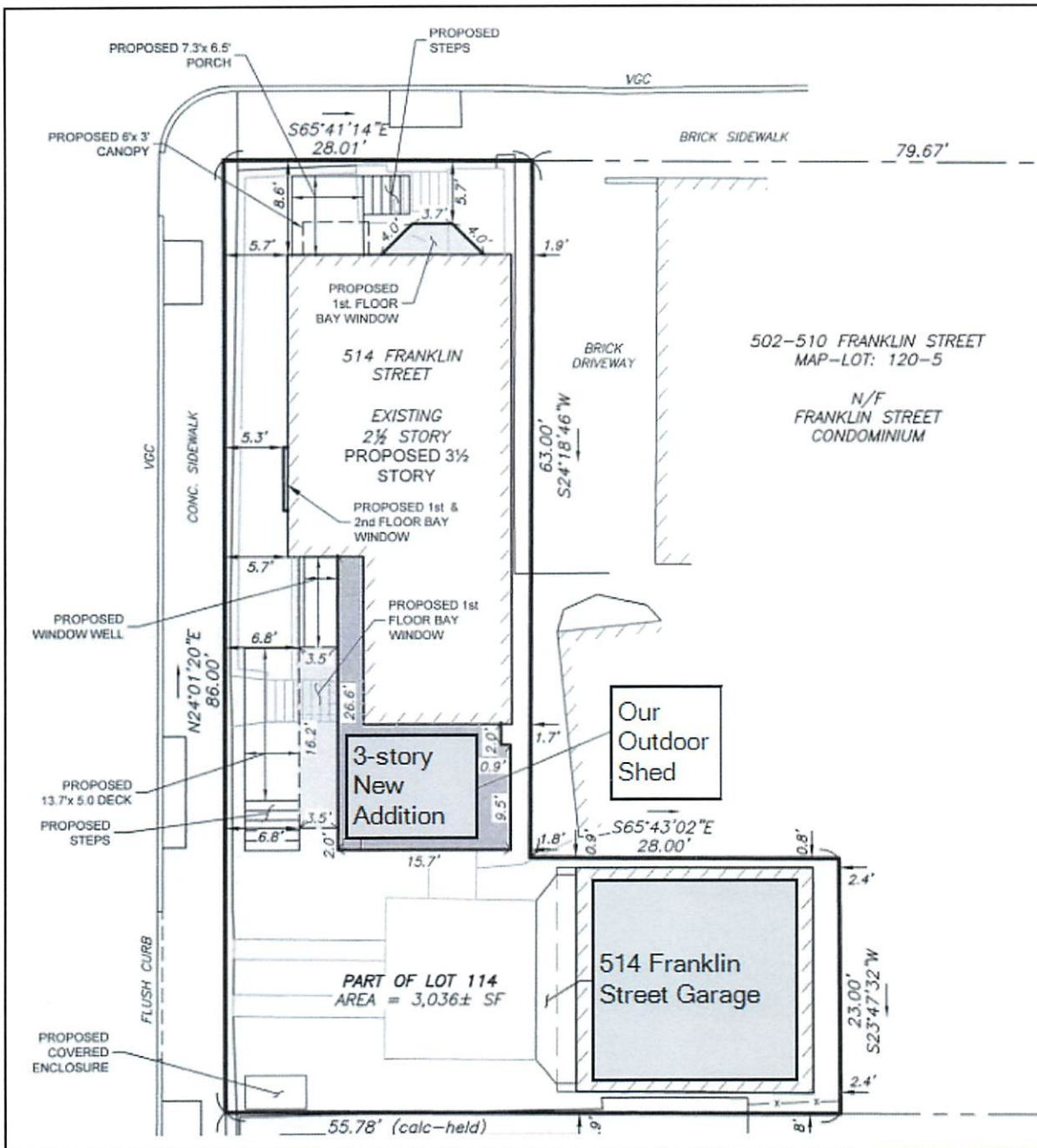


Figure 1: Our property will be enclosed by the existing garage/workshop and the new 3-story addition on the west side. Depriving it of air, light, and skyview.

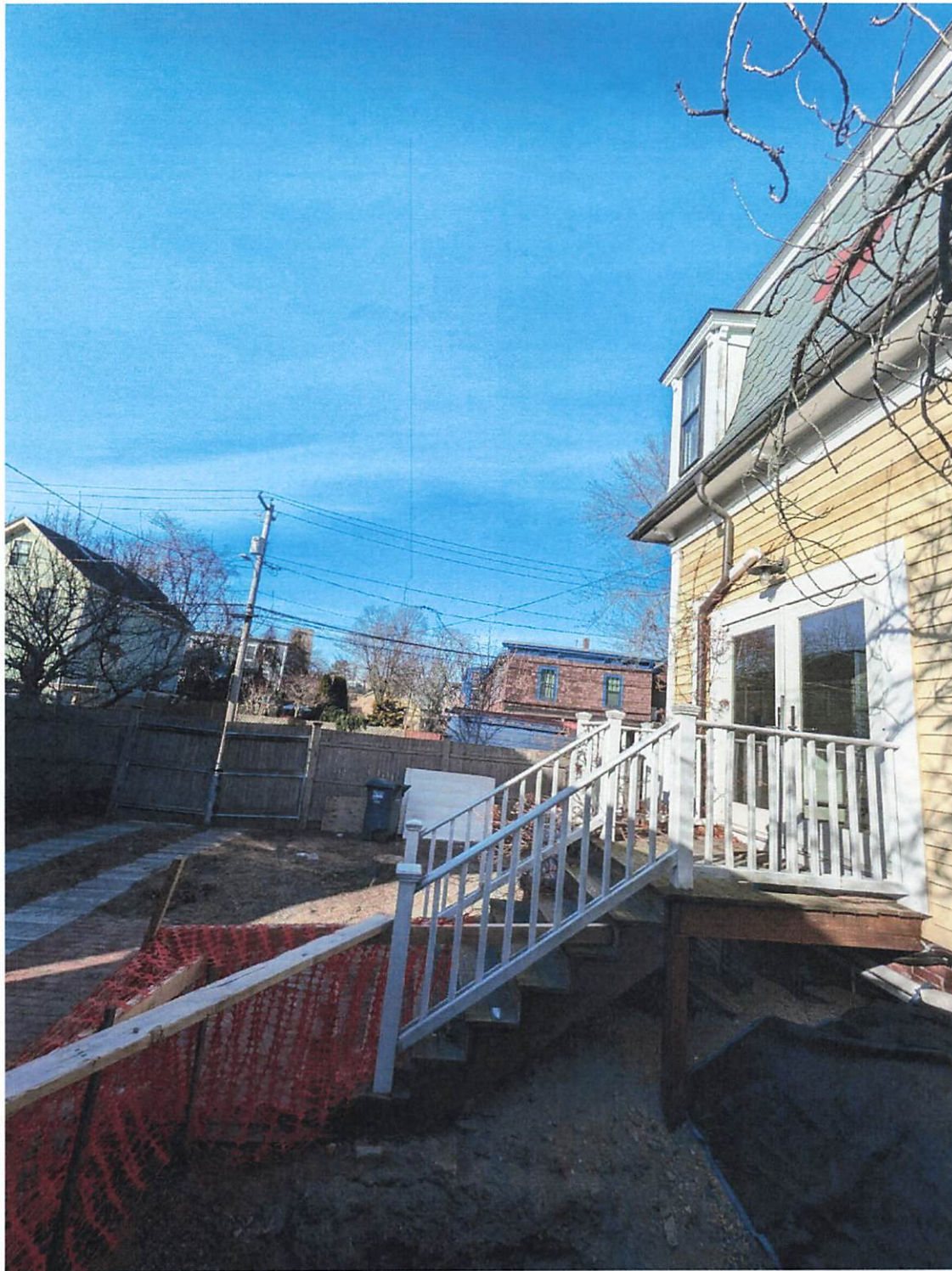


Figure 2. Skyview right by our outdoor shed from our property



Figure 3. Distance between 514 Franklin and our outdoor shed

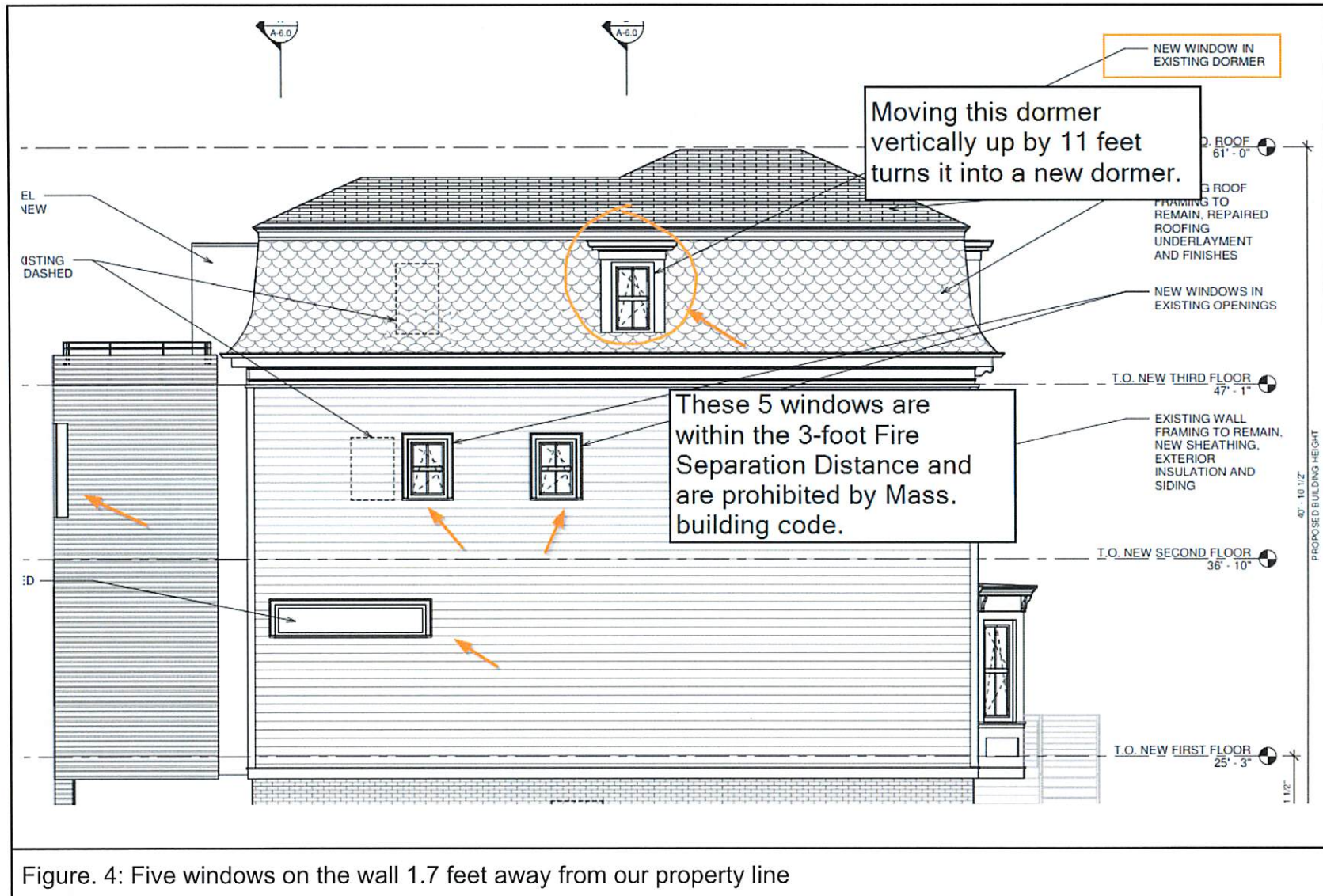


Figure. 4: Five windows on the wall 1.7 feet away from our property line

Address	Gross Area (sf)	Living area (sf)
514 Franklin	2414	1510
508 Franklin	1379	890
506 Franklin	728	728
504 Franklin	959	959
498 Franklin	2309	1406
490 Franklin	3768	2903
509 Franklin Unit 1	1245	1245
510 Franklin Unit 2	1245	1245
511 Franklin Unit 2	773	773
30 Bay	3221	1871
31 Bay	2720	1480
33 Bay	1141	1141
33A Bay	1031	1031
35 Bay	1000	1000
21A Bay	1238	1238
21 Bay	1071	1071
23 Bay	1770	1770
Average	1,648	1,309

Address	Type	Gross Area	Living Area
500 Franklin	Two-Family	2528	1689
482 Franklin	Two-Family	3105	1920
524 Franklin	Two-Family	7021	4213

	Applicants' house
	Our house

Table 1: List of single families or condos, and two families surrounding 514 Franklin Street

To the Members of the Zoning Board:

We are Jim Messineo and Mike Witt, owners of 504 Franklin Street. We are writing to formally oppose the application for Special Permit Relief (BZA-1188742) submitted by our neighbors at 514 Franklin Street.

Previously, we supported these neighbors when they rebuilt and expanded their garage, even providing access to our property for the construction. However, the finished structure demonstrated that even minor height increases have a significant impact in our densely populated area. The scale of the changes currently requested would have substantial consequences for us and our fellow condominium owners at 506 and 508 Franklin Street, directly affecting our quality of life and property values.

We believe that granting a Special Permit, per Article 8.22.2 should not be allowed as it would be substantially more detrimental to us, their abutters. The existing house has a nonconforming setback of less than two feet, and the applicants are proposing to extend the structure more than 11 feet further within that setback. Furthermore, increasing the height by 1.5 stories along our lot line would cause the structure to loom over our property, severely impacting our access to light, air, and sky exposure.

Many structural alterations are now being granted by right under the recently enacted zoning laws, laws that were intended to address the shortage of housing, specifically affordable housing. We believe that C. Section 10.43 isn't met, as this proposal does not increase the number of available housing units; instead, it more than doubles the size of a single-family home from 1,648 to nearly 3,800 square feet in a neighborhood where the average home size is 1,650 square feet.

Thank you for your time and consideration.

Sincerely,

Jim Messineo & Mike Witt

January 12, 2026

Letter of Opposition

Re: 514 Franklin Street – Application for Special Permit Relief (BZA-1188742)

Dear Members of the Zoning Board,

My name is Eva Fast and I'm the owner of 506 Franklin St, which is part of the condo association that abuts 514 Franklin St. I am generally supportive of improvements to 514 Franklin Street and have cooperated in the past, including allowing access to our shared property during the 514 Franklin street garage renovation.

That said, I oppose the current proposal because it seeks to significantly expand an existing setback nonconformity in a manner that is detrimental not only to our property but to the neighborhood as a whole. The house already sits approximately two feet from the shared property line, a nonconforming condition. The proposed three-story addition would extend this nonconformity by roughly eleven feet, creating a long and tall structure directly on the lot line.

In my understanding setback requirements exist to protect light, air, sky exposure and preserve safety, and neighborhood character. Allowing a three-story wall so close to a property boundary erodes these protections and sets a precedent that may encourage further reduction of setbacks throughout the neighborhood. While special permits can allow for limited extensions of nonconforming structures, this proposal substantially intensifies an existing nonconformity and would be more detrimental than existing conditions, contrary to Article 8.22.2.

Given the scale of the proposed expansion and its broader implications for setback enforcement and neighborhood character, I respectfully ask the Board to reconsider whether this request exceeds the appropriate scope of a special permit under Article 8.22.2 and whether the required findings can be made under Section 10.43, with respect to impacts on adjacent properties and neighborhood character. The Cambridge Zoning Ordinance was recently updated and now allows for many alterations by right. Because the proposed development does not result in any increase in housing density, I would ask the Board to consider whether an exception is truly warranted, or whether the owners should instead pursue improvements that comply with the applicable by-right regulations.

Thank you for your time and consideration.

Sincerely,
Eva Fast
Owner, 506 Franklin Street

Beau Blinder & Kelly Zuromski
508 Franklin St
Cambridge, MA 02139

January 12, 2026

Board of Zoning Appeal
831 Mass Ave
Cambridge, MA 02139

Re: BZA Hearing on January 15, 2026 for Case No. BZA-1188742

To the Cambridge Board of Zoning Appeal:

We are writing as the current tenants of 508 Franklin Street to share our concerns about the proposed construction project at 514 Franklin Street. It is our understanding that our landlords submitted a letter addressing legal and zoning issues, so we want to focus on what this project will mean for our day-to-day life.

16 Months of Construction Disruption

The neighbors at 514 Franklin have indicated they expect 16 months of construction. That is a long time under normal circumstances, but it is especially challenging for us because we both work from home for fully remote companies. This is not optional—our employers don't have offices we can go to. Our home is our only workspace. Moreover, one of us is a clinical psychologist who provides remote mental health services to patients, which requires a consistently quiet environment.

We have already experienced how disruptive construction at 514 Franklin can be. When the neighbors were doing preliminary work before permits were issued, the noise and vibration throughout our house was so disruptive that we contacted the Cambridge permitting office to verify whether the work was authorized. That was just preliminary work. The prospect of 16 months of full-scale construction 13 feet from our home office space is genuinely alarming and will significantly interfere with our ability to work.

Loss of Light and Privacy

Based on our review of the proposed construction plans, the new structure will be over 40 feet tall and sit just 13 feet from our house. A three-story wall so close to our house will cast significant shadows and block a substantial amount of natural light. We are particularly concerned about the winter months, when the house already gets very little light. We can't see how adding a 40-foot structure 13 feet away will do anything but exacerbate this problem.

Additionally, the proposed third-floor roof deck will look directly down into our house and porch from an elevated position. The porch already has limited privacy due to the close proximity of

neighboring properties, but an overlooking roof deck will essentially eliminate our ability to use our outdoor space privately, which represents a significant reduction in our quality of life.

Conclusion

We understand that homeowners wish to improve their properties, and we are not opposed to reasonable renovation projects. However, the impacts of this project fall disproportionately on us due to the extreme proximity of the proposed structure to our residence.

The neighbors' letter to abutters stated that the reason for this construction is that "as [their kids] continue to grow, our sharing a single bathroom is becoming increasingly untenable." We are sympathetic to families needing additional space. However, the proposed project adds 1,548 square feet (nearly 70% more space), including a full third-floor primary suite with dual walk-in closets and a roof deck, as well as a fitness room and family room on the lower level. The scope of this project appears substantially greater than would be required to address the stated need. We are also concerned that a structure of this size and scale is out of character with the modest two- and three-story homes that define this neighborhood.

What is being weighed here is our ability to maintain our livelihoods and work from home against the applicants' desire for luxury amenities. We need a reasonably quiet environment with adequate natural light to work from home. We need to be able to use our own home without constant oversight from an imposing structure. These are basic requirements for living and working in our home, and this project would materially alter our living conditions.

We respectfully ask the Board to consider these real, daily impacts on our household when evaluating this application.

Sincerely,



Beau Blinder



Kelly Zuromski

Pacheco, Maria

From: M Z <zeng.min@gmail.com>
Sent: Wednesday, January 14, 2026 3:37 PM
To: Pacheco, Maria; Ratay, Olivia
Cc: Corey Halverson; Deborah Fawcett
Subject: Supplemental letter: BZA Number 1188742 (514 Franklin St.)
Attachments: Letter responding to the amended plan (BZA-1188742).pdf

Hello Ms. Pacheco and Ms. Ratay,

Good afternoon!

Thank you for posting the hearing package for BZA-1188742. Because the applicants submitted an updated application, we would like to submit one additional letter for the record. Could you please add the attached letter to the file for this case?

Thank you for your assistance.

Min & Corey

On Mon, Jan 12, 2026 at 4:46 PM M Z <zeng.min@gmail.com> wrote:

Hello Ms.Pacheco and Ms. Ratay,

Good afternoon!

We would like to submit a letter of opposition, attached to this email, regarding BZA Application Number 1188742, submitted by Peter and Shirley Kuhlmann for 514 Franklin Street. The application is scheduled for this week's BZA meeting, which we plan to attend virtually to make public comments.

Thank you very much for your assistance.

Min & Corey

Our response to the letter in the amended plan

Re: 514 Franklin Street – Application for Special Permit Relief (BZA-1188742)

Chairman Monteverde, Vice Chair Ng, and Members of the Board,

When we supported our neighbors' garage reconstruction project five years ago, Pete and Shirley met with us in advance, walked us through the plans, and asked for our letter of support, which we happily provided. Given the substantially larger scope of the current proposal, we expected a similar level of engagement if not more. Instead, our experience has been markedly different.

Communication History

We received an initial letter on October 3 that provided no indication of the scale or massing of the proposed project. On October 25, we received a document described as "the draft of our special permit drawings." Because this proposal requires relief from the Board, we awaited the final version of the plans in order to review them fully and provide meaningful feedback; however, no final plans were ever provided to us.

Our last communication prior to the originally scheduled hearing occurred on November 17, when we reached out by email asking to be kept informed of any developments. We did not receive a response. For reasons unknown to us, we did not receive the notice at 508 Franklin Street. As a result, we only became aware of the December hearing on Wednesday, December 10, leaving us little time to prepare. We submitted a letter of opposition, which we withdrew after the case was continued to January.

Following the hearing, we met with the applicants to explain the basis for our opposition and to explore potential common ground. As part of that effort, we agreed to share the cost of a \$1,600 shadow study. The study shows that the proposed addition would cast increased shadow on our house, and particularly on our shed, as reflected in the 3:00 PM models for the Spring Equinox, Summer Solstice, and Winter Equinox. Unfortunately, we were unable to reach an agreement.

We note that under the recently relaxed zoning ordinance, the applicants could expand their home to address functional needs without seeking special permit relief. In our view, aesthetic preference alone is not an appropriate basis for discretionary relief.

Excavation Along the Property Line

We did not raise this issue in our original letter of opposition submitted on January 12. However, in light of the applicants' letter emphasizing transparency and communication, we believe it is appropriate to bring this matter to the Board's attention because it relates directly to the area and setback for which relief is being sought.

While preparing for the January 15 hearing, we discovered that an excavation approximately six feet long, five feet wide, and five feet deep had been dug along our shared property line, with a portion extending onto our property. In addition, excavated soil was piled directly against our shed (see Figures 1 and 2). We were not asked for permission to access our property, and no permission was granted.

In an early January email, the applicants acknowledged that *"it is possible that"* the excavation had encroached onto our property and that soil had been piled against our shed, characterizing the encroachment as unintentional. They further stated that the excavation was required by the City and had been discussed extensively with the Inspectional Services Department.

On January 5, we met with ISD Inspector Brad Scott, who informed us that, after consulting with his manager and colleagues, he was not aware of any such discussions.

We note that this excavation lies entirely within the setback area where the proposed construction requires relief from this Board (Figure 3). We raise this issue not to litigate it here, but to explain why transparency and process have been of particular concern to us throughout our interactions with the applicants in connection with this request for discretionary relief.

Respectfully,

Min Zeng & Corey Halverson

Owners of 508 Franklin Street

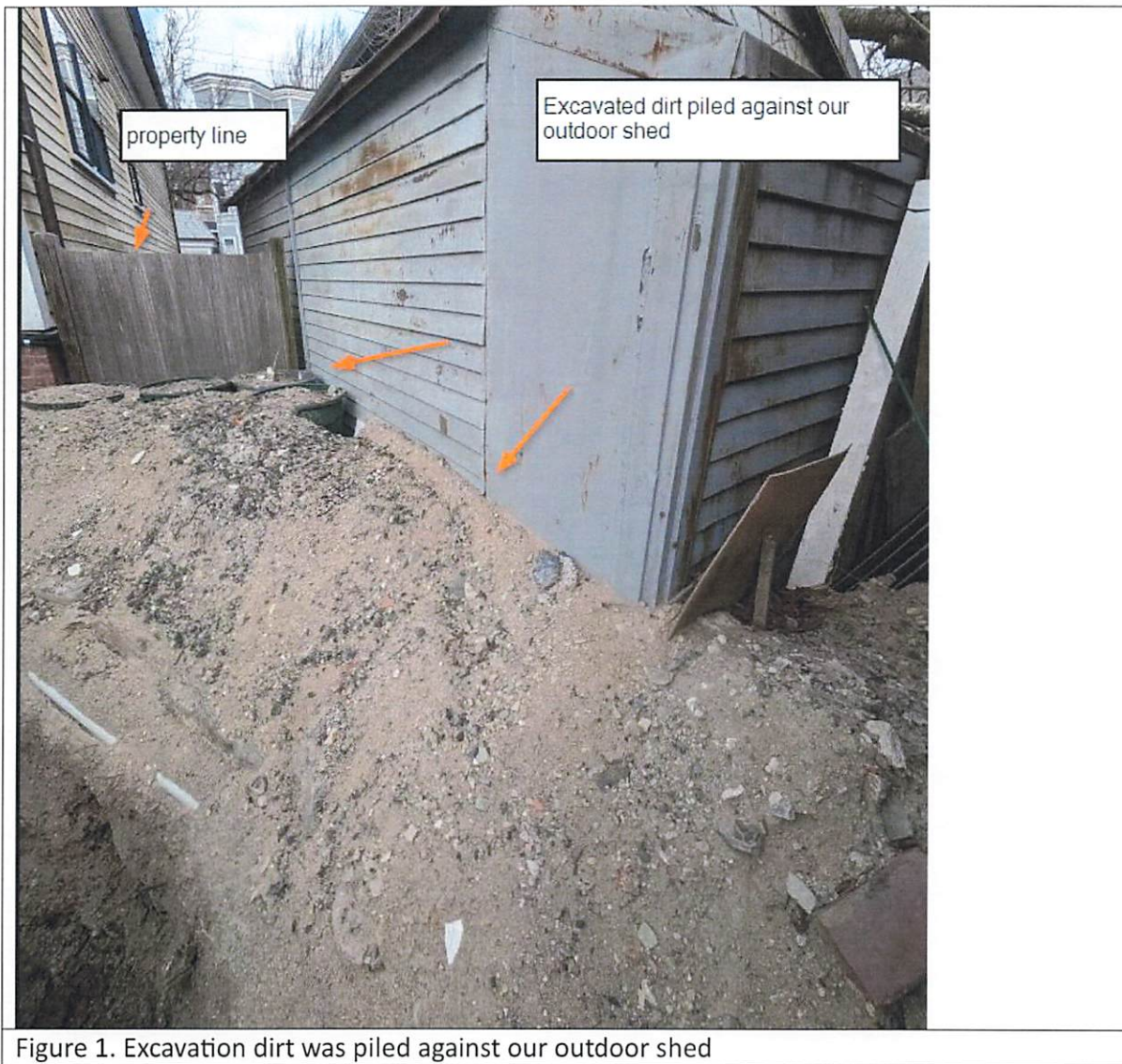


Figure 1. Excavation dirt was piled against our outdoor shed



Figure 2. The excavation pit was partially on our property



Figure 3. The Excavation pit was within the setback area in which relief has not been granted.

DEBORAH P. FAWCETT
ATTORNEY AT LAW

14 January 2026

BY EMAIL

Cambridge Board of Zoning Appeals
831 Massachusetts Avenue
Cambridge, MA 02139

Re: BZA application # 1188742: 514 Franklin Street.
Owners: Peter and Shirley Kuhlmann

Dear Chairman Monteverde and Members of the Board of Zoning Appeals,

I am writing on behalf of Min Zeng and Corey Halverson, the owners of 508 Franklin Street, which is immediately adjacent to 514 Franklin Street. The owners, Peter and Shirley Kuhlmann, have applied for zoning relief to undertake a major rebuilding and vertical and horizontal expansion of the existing single family house on the property, which is currently not in conformance with dimensional requirements of the Zoning Ordinance.

Summary. Although the Kuhlmanns have applied for a special permit, I believe that a variance, rather than a special permit, is required for the major undertaking they have planned; and I do not believe that the application satisfies the criteria for granting a variance. Even if the Board determines that a variance is not required, the Board must still make a finding that the proposed project will not be substantially more detrimental to the neighborhood than the existing nonconforming structure. Mass. Gen. Laws ch. 40A, § 6; Cambridge Zoning Ordinance § 8.22; *Bellalta v. Zoning Board of Brookline*, 481 Mass. 372, 376-378 (2019). For the reasons set forth in this letter and in the letters submitted by my clients and other residents of the neighborhood, the proposed project would in fact be substantially more detrimental to the neighborhood. The Board should therefore decline to grant the relief sought by the applicants.

Existing Conditions. The applicants, Peter and Shirley Kuhlmann, are proposing a major rebuilding and expansion of their single family residence. The lot now contains two buildings: a two-story single family house and a garage. My clients own 508 Franklin, the residential property immediately to the left of the Kuhlmann house, from the perspective of Franklin Street. Although 514 Franklin is situated at the corner of Franklin and Bay Streets, the front entries of both houses

are on Franklin Street. The left (east) side of the Kuhlmann house is less than two feet from the property line; the side yard setback required under Article 5 of the Zoning Ordinance is 5 feet. The plans submitted with the current application show the distance between the Kuhlmann house and the property boundary as 1.7 feet. The certified plot plan the Kuhlmanns submitted to the Board in June 2019 as part of their application for a variance to reconstruct the garage on their lot shows the distance between the east side of the Kuhlmann house and the property boundary as 1.4 feet. Whichever measurement is correct, the side yard setback is deficient by more than three feet.

Major reconstruction proposal. The work that the applicants are proposing to do, which will mean an increase of 68.8% in the gross floor area of the house (the principal building on the lot), will include deconstruction of much of the existing house and the construction of an entirely new structure attached to the rear of the existing building. The plans call for lifting the existing structure above the foundation, making extensive repairs/rebuilding to and extending of the foundation, adding an additional story to the house, and adding a three story addition to the rear of the house. The resulting new structure will be 11'6" longer than the existing building, and the entire length of the building will be 1.7 feet from the property boundary, rather than the required 5 foot minimum setback. The proposed addition would be only about thirteen feet from my clients' house.

Section 8.22.2.c. According to the BZA Application Form, the Kuhlmanns are applying for a special permit under two sections of the Zoning Ordinance: Section 8.22.2.c and Section 8.22.2.d. Under Section 8.22.2.c, the Board may grant a special permit for the alteration or enlargement of a nonconforming structure provided the enlargement or alteration "is not in further violation of the dimensional requirements." The Kuhlmanns' proposal cannot qualify for a special permit under this Section, because the proposed addition to the rear is clearly in further violation of the Zoning Ordinance's dimensional requirements, specifically the side yard setback nearest my client's property.

Section 8.22.2.d. The Kuhlmanns have also applied for a special permit under Section 8.22.2.d of the Zoning Ordinance, under which the Zoning Board of Appeal may grant a special permit for an increase in a pre-existing nonconformity if the Board finds that the proposed project will not be substantially more detrimental than the existing nonconforming structure *and if the project does not create a new dimensional nonconformity*. This is consistent with the holding in *Bellalta*, but *Bellalta* did not directly address what constitutes a new dimensional nonconformity, which would require a variance, as opposed to an extension of a pre-existing nonconformity, which would require a special permit and the Board's finding that the proposal would not be substantially more detrimental than the existing nonconformity. *Bellalta*, 481 Mass. at 387, note 13 ("As the parties agree that in this case the question involves an increase in a preexisting nonconformity, we need not address the issue presented in *Deadrick v. Zoning Bd. of Appeals of Chatham*, 85 Mass. App. Ct. 539, 553 (2014), concerning the creation of a new nonconformity.")

A new nonconformity. I believe that the multi-story addition the Kuhlmanns propose to add onto the current building's footprint, all within the required side yard setback, would in fact constitute a "new dimensional nonconformity," which would require a variance rather than a special permit. This proposed addition, which would add more than 180 square feet of space on each of the three stories it comprises, is a far cry from the simple addition of a dormer that the court in *Bellalta* found did not constitute a new nonconformity. In accordance with Section 5.40(4)(c) of the Zoning Ordinance, additions that extend horizontally beyond the vertical walls of the existing house must conform to the requirements in Table 5-1, which requires a minimum 5 foot side yard setback. If they don't meet that standard, a variance is required. It's worth noting that this provision remains part of the Zoning Ordinance, post-*Bellalta* and the recent major overhaul of the Zoning Ordinance.

Switching sides. From the application, it appears that the applicants are regarding the side of the property that is parallel to the side adjacent to my clients' property and that runs along Bay Street as a second front yard (although the Dimensional Information Form included with the application incorrectly identifies the Bay Street side as a rear boundary), and regarding the boundary at the rear edge of the property parallel to Franklin Street as a side yard boundary, relying on Section 5.24.3 of the Zoning Ordinance. The purpose of Section 5.24.3 is to ensure that any side of a corner property that abuts a street shall be required to meet the setback requirements for a front yard. The purpose is not to avoid meeting the minimum setback requirement for a side yard. The minimum front yard setback requirement applicable to 514 Franklin Street is 10 feet--twice as great as the 5 foot minimum setback requirement for side yards. Neither of the two sides of the property abutting streets meets that front setback requirement, and the side abutting 508 Franklin (the east side) is more than three feet shy of meeting the minimum side yard setback requirement.

Section 5.40(4)(b) does permit a reduction in the setback requirement for one side of the lot, but only "if the setbacks for two *opposite* side yards of the lot sum to at least 10 feet." The yard *opposite* (i.e., parallel) to the 1.7 foot side yard adjacent to my clients' property is the yard on the right (west) side of the house from the perspective of Franklin Street, which is set back only 5.7 feet--less than the 8.3 feet required to qualify under 5.40(4)(b). So the setback reduction under Section 5.40(4)(b) does not apply in this case.

As noted above, the Dimensional Information Form incorrectly labels the setback requirement applicable to the side of the property abutting Bay Street as a *rear* setback. In accordance with Section 5.24.3 of the Zoning Ordinance, the side abutting Bay Street is required to meet the *front* yard setback requirement. In presenting the existing and requested conditions of the size of the house on the property, the Dimensional Information Form has apparently rotated the building 90 degrees and presents the side of the property abutting Bay Street as though it actually were the front of the house, rather than a side that is nevertheless required to meet the front yard setback requirements. The front of the house is and always has been the side of the house abutting Franklin Street, as indicated by the first floor plan labeled A-1.1, which identifies the entry to the house on

the side fronting Franklin Street. But the Dimensional Information Form mistakenly lists the building's existing length as 20.1 feet and its width as 42.3 feet. The same form correctly shows the width of the lot to be 28.01 feet and the lot's depth to be 86 feet. If the building is 42.3 feet wide, how can it fit onto a lot whose width is 28.01 feet? What the Dimensional Information Form incorrectly shows as the existing and requested dimensions for the length of the building are actually the dimensions for the building's width. The Form shows the width of the building increasing from 20.1 feet to 20.7 feet. What causes this increase in the width of the building is not clear, but it appears to be *creating a new nonconformity*, which requires a variance from the Board.

Open space. Article 5.30.1 of the Zoning Ordinance requires that at least 30% of the property's lot area be open space, and at least 50% of that open space must meet the requirements of private open space (footnote 1). The Dimensional Information Form shows the total lot area as 3,036 square feet. 30% of that area is 910.80 square feet, the minimum required amount of open space. 50% of that amount is 455.4 square feet, which is the minimum amount of private open space that is required. If located above grade, to qualify the private space must have a minimum of 72 square feet and have a width and length of at least six feet each. Section 5.22.1 (b). The proposed roof deck above the new structure to be added to the rear of the building satisfies these conditions: 13 feet wide by 8.23 feet deep for a total of 107 square feet of private open space. That leaves a remaining 348.40 square feet of open space to be provided at grade level, which must have a width and length of at least 15 feet each. Section 5.22.1(a). The open space plan on drawing G-3.1 submitted with the application shows the grade level open space at the building's rear to be 571 square feet in area. The problem is that the definition of Open Space, Private in Article 2 of the Zoning Ordinance requires that the space "exclude parking areas, driveways, and walkways," and much if not all of the space labeled "Patio" is in fact designed to be used as a driveway and/or parking areas. It is not clear if 348.4 square feet of the "patio" is unavailable for use as a driveway and/or for parking. The design does in fact include a fence with an automatic gate wide enough for vehicles to pass through, and calls for pavers which will lead from the gate to the garage. If, as it appears, the design will not conform to the minimum requirements for open space, this represents *another new nonconformity*, which has resulted from the multi-story structure that is to be added to the rear of the building.

Variance requirements. As discussed above, the proposed expansion by almost 70% of the square footage of existing house, including destruction of portions of the existing structure, adding to the foundation, lifting the house, adding another story, altering all of the building's facades, and adding a three-story addition to the rear of the existing building less than thirteen feet from my client's house and less than two feet from the boundary dividing the two adjacent properties goes beyond what can reasonably be viewed as simply an extension of a pre-existing nonconformity. It is effectively the construction of a new, extremely spacious single family house on an undersized lot, and it will entail the creation of at least one new nonconformity. Because the proposal will create a new nonconformity rather than just extending an existing nonconformity, a variance is required under Section 8.22.3 of the Zoning Ordinance. To qualify for such a variance, the applicants would have

to demonstrate “substantial hardship” owing to particular soil conditions, shape or topography that affect the applicants’ property specifically but not the zoning district generally. Section 10.3. The applicants would also have to prove that their project could happen without causing substantial detriment to the public good or derogating from the intent and purpose of the Ordinance. *Id.* The applicants have not made the requisite demonstrations, nor could they.

It is worth noting that the recent overhaul of the City’s Zoning Ordinance reduced or eliminated requirements that would have made the applicants’ proposal significantly more difficult if not impossible to implement. The goal of adopting the new ordinance was to facilitate the development of more housing in Cambridge, particularly multi-family and affordable housing. The applicants’ proposal serves none of these objectives. It would rather establish an effectively new, large single family home on an undersized lot in the midst of urban Cambridge.

Detrimental effects. If, notwithstanding the arguments set forth above, the Board determines that a variance is not required, the proposal must still meet the requirements of a special permit, and the Board must make a finding that the proposal will not be substantially more detrimental to the neighborhood than existing conditions. That is not the case, as you can see from the letters of opposition submitted from my clients and other members of the neighborhood who live in close proximity to 514 Franklin Street. Rather than reiterate in detail what my clients and others have expressed in their letters, I will just emphasize one or two points.

Probably the most deleterious element of the applicants’ proposal from the perspective of 508 Franklin Street is the construction of a multi-story addition to the rear of the 514 Franklin house less than two feet from the property boundary and about thirteen feet from my clients’ house. That new structure will effectively block out the sun from view for the residents of 508 Franklin and for any vegetation on the property. That would surely mean damage to the aesthetics of my clients’ property, as well as invasion of privacy, and a reduction of light and fresh air both indoors and out. Those changes would in turn lessen the value of my clients’ property, for their own use and future plans, and for the use of the property by current and potential future tenants.

Because of the extreme proximity of the proposed 514 development to my clients’ property, there will be considerable disruption during construction. The applicants may well require access to 508’s driveway. My clients still don’t know when or for how long the applicants could want such access, but my clients’ tenants’ parking and access to 508 Franklin will be lost for some undefined period of time. That--and the inevitable noise of major construction--will disrupt the lives of the tenants of 508 Franklin Street, who (like many Cantabrigians) work at home. That could mean a breach of the covenant of quiet enjoyment for the tenants and loss of rental income for my clients.

The City’s objectives of increasing housing--and particularly affordable housing--are laudable. But they should not eliminate considerations and objectives of providing adequate access to light and air,

qualities zoning was originally designed to protect. Access to sunshine is essential for human health and well being, for the potential development of solar energy, and for the preservation and expansion of the City's green canopy. This proposal has already cost the neighborhood's loss of a beloved weeping cherry tree. Development decisions should not be one-dimensional, but should take into consideration the complexity of the urban fabric and the several goals that should be met. This proposal does not serve the City's objective of developing additional housing, and it undermines other objectives.

For the foregoing reasons, and for the reasons cited by my clients and other neighbors in their letters to the Board, I respectfully request that the Board deny the applicants' application for a special permit.

Sincerely,

A handwritten signature in black ink, appearing to read "Deborah P. Fawcett", with a long horizontal flourish extending to the right.

Deborah P. Fawcett