x3

BZA APPLICATION FORM

GENERAL INFORMATION

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

Special Permit: ____ Variance: ✓ Appeal: ____

PETITIONER: ISAMU KANDA

PETITIONER'S ADDRESS: 50 TERMINAL ST BLDG 2 UNIT #429 CHARLESTOWN MA

LOCATION OF PROPERTY: 315 COLUMBIA ST CAMB, MA

TYPE OF OCCUPANCY: 2FAM CONVERT TO 1FAM ZONING DISTRICT: RES C-1

REASON FOR PETITION:

____ Additions	____ New Structure
____ Change in Use/Occupancy	____ Parking
____ Conversion to Addi'l Dwelling Unit's	____ Sign
____ Dormer	____ Subdivision
✓ Other: REBUILD IN SETBACKS (EXISTING NON. CONFORMING)	

DESCRIPTION OF PETITIONER'S PROPOSAL:

COMPLETE REBUILD OF EXISTING NON-CONFORMING STRUCTURE ON EXISTING FOUNDATIONS. KEEPING EXISTING FOOTPRINT AND WALL HEIGHTS RECONFIGURE ROOF TO BE GABLE ROOF 2 FT TALLER THAN EXISTING RIDGE, BUT WELL UNDER MAX ALLOWABLE HT OF 35 FT.

SECTIONS OF ZONING ORDINANCE CITED:

Article 8 Section 23.

Article 5 Section 31

Article 6 Section 361

Applicants for a **Variance** must complete Pages 1-5
Applicants for a **Special Permit** must complete Pages 1-4 and 6
Applicants for an **Appeal** to the BZA of a Zoning determination by the Inspectional Services Department must attach a statement concerning the reasons for the appeal

Original Signature(s): _____
(Petitioner(s)/Owner)

ISAMU KANDA
(Print Name)

Address: 50 TERMINAL ST BLDG 2 UNIT #429
CHARLESTOWN MA 02129

Tel. No.: 646.228.1040

E-Mail Address: ISAMU@I-KANDA.COM

Date: 10/10/19

BZA APPLICATION FORM - OWNERSHIP INFORMATION

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

I/We JAMES STEINHILBER
(OWNER)

Address: 72 LINE ST., SOMERVILLE MA 02143 (PENDING RENOVATIONS)

State that I/We own the property located at 315 COLUMBIA ST., which is the subject of this zoning application.

The record title of this property is in the name of JAMES STEINHILBER AND LINDSEY LOCKS

*Pursuant to a deed of duly recorded in the date 6/14/19, Middlesex South County Registry of Deeds at Book 72768, Page 18; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.

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

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

Commonwealth of Massachusetts, County of Essex

The above-name James A Steinhilber personally appeared before me, this 10 of 10, 2019, and made oath that the above statement is true.

Lisa M Zarella Notary

My commission expires 12-19-2025 (Notary Seal)

LISA M. ZARELLA
Notary Public Commonwealth of Massachusetts
My Commission Expires December 19 2025

MA DRLic

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

x2

BZA APPLICATION FORM

SUPPORTING STATEMENT FOR A VARIANCE

***EACH OF THE FOLLOWING REQUIREMENTS FOR A VARIANCE MUST BE ESTABLISHED AND SET FORTH IN COMPLETE DETAIL* BY THE APPLICANT IN ACCORDANCE WITH MGL 40A, SECTION 10:**

A) A Literal enforcement of the provisions of this Ordinance would involve a substantial hardship, financial or otherwise, to the petitioner or appellant for the following reasons:

B) The hardship is owing to the following circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located for the following rearsons:

NON-CONFORMING (NARROW) LOT WIDTH EXISTING. SIDEYARD SETBACKS WOULD LEAVE UN-USABLE WIDTH FOR DWELLING UNIT.

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

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

- KEEPING SAME FOOTPRINT AND USE
- MATCHING OR FAR LESS MAX HEIGHT THAN NEIGHBORS

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

PROPOSAL UPHOLDS THE PURPOSE OF ZONING ORDINANCE AS LAID OUT IN ARTICLE I SECTION 4

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

x2

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: ISAMU KANDA PRESENT USE/OCCUPANCY: RES1 - R-3

LOCATION: 315 COLUMBIA ST ZONE: RES1 - C1

PHONE: 646-220-1040 REQUESTED USE/OCCUPANCY: RES1 R-3

		EXISTING CONDITIONS	*REQUESTED CONDITIONS*	*ORDINANCE REQUIREMENTS*[1]	
TOTAL GROSS FLOOR AREA:		1952	~~2301~~ 1952	2505	(max.)
LOT AREA:		3341		5000	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA:[2]		0.58	~~0.69~~ 0.58	0.75	(max.)
LOT AREA FOR EACH DWELLING UNIT:		3341	NO CHANGE	1500	(min.)
SIZE OF LOT:	WIDTH	32.5		50	(min.)
	DEPTH	100			
Setbacks in Feet:	FRONT	12.2	12.2	10	(min.)
	REAR	40.7	40.7	20	(min.)
	LEFT SIDE	6.8	6.8	10	(min.)
	RIGHT SIDE	1.9	1.9	9.4	(min.)
SIZE OF BLDG.:	HEIGHT	26.8	28.5	35	(max.)
	LENGTH	41.8			
	WIDTH	23.5			
RATIO OF USABLE OPEN SPACE TO LOT AREA:[3])		46	46	30	(min.)
NO. OF DWELLING UNITS:		1	1	1	(max.)
NO. OF PARKING SPACES:		0	0		(min./max)
NO. OF LOADING AREAS:		0	0		(min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT:		N/A			(min.)

Describe where applicable, other occupancies on 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'.*

×3

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_____	Conversion to Addi'l Dwelling Unit's	_____	Sign
_____	Dormer	_____	Subdivision
✓	Other: REBUILD IN SETBACKS (EXISTING NON-CONFORMING)		

2019 OCT 16 PM 3:05
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

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Article 5 Section 31

Article 6 Section 36

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(Petitioner(s)/Owner)

ISAMU KANDA
(Print Name)

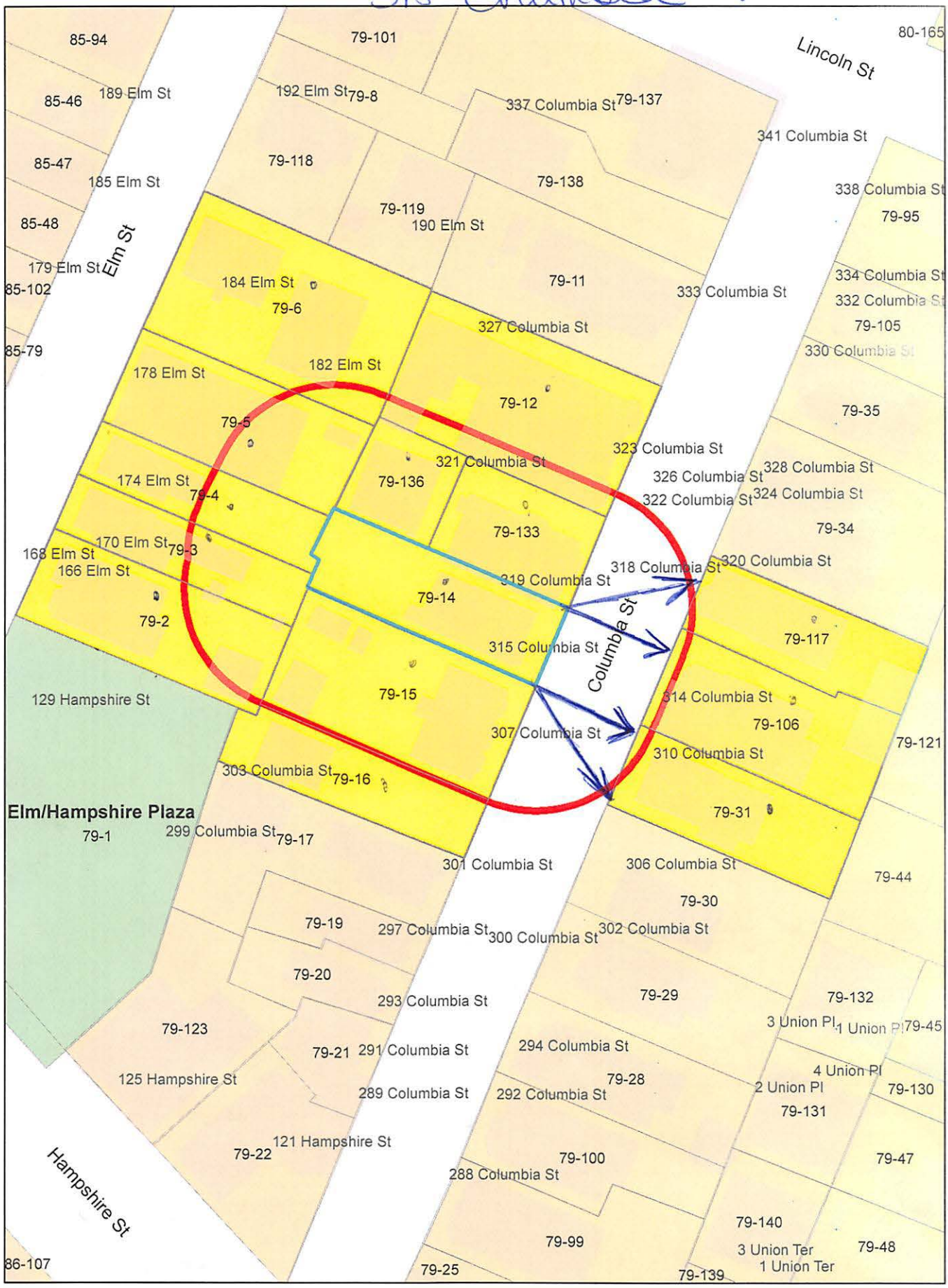
Address: 50 TERMINAL ST BLDG 2 UNIT #429
CHARLESTOWN MA 02129

Tel. No.: 646.228.1040

E-Mail Address: ISAMU@I-KANDA.COM

Date: 10/10/19

315 Columbia St.



315 Columbia

79-2
PEREIRA, MARIA B., A LIFE ESTATE
168 ELM STREET
CAMBRIDGE, MA 02139

79-3
BRAZ, MARIA
170 ELM ST
CAMBRIDGE, MA 02139

Petitioner
ISAMU KANDA
50 TERMINAL STREET – BLDG. 2 #429
CHARLESTOWN, MA 02129

79-5
CASA BENIFICA LLC
264 SALEM ST
MEDFORD, MA 02155

79-12
CACCIOLA, EDWARD D.,
TR. OF NEWPORT REALTY TRUST
63 SHORE RD #31
WINCHESTER, MA 01890

79-14
HUGHES, JARED E., NIKKI R. HUGHES,
CYNTHIA L. QUENSE & TIMOTHY E. HUGHES
315 COLUMBIA ST
CAMBRIDGE, MA 02141

79-15
307-309 COLUMBIA STREET LLC
3 AUTUMN DR
WESTWOOD, MA 02090

79-16
BOOTH, LAURA M. & MELISSA F. TONACHEL
303 COLUMBIA ST
CAMBRIDGE, MA 02141

79-31
AHAD, ABDUL & SELINA AKHTER AHAD
310 COLUMBIA ST., #2
CAMBRIDGE, MA 02141

79-106
DIVAC, SRDJAN
314 COLUMBIA ST
CAMBRIDGE, MA 02141

79-117
MHASE, MAHESH
318 COLUMBIA ST., UNIT#1
CAMBRIDGE, MA 02141

79-117
TOM, YEEWAN
318 COLUMBIA ST., UNIT #2
CAMBRIDGE, MA 02139

79-117
VANSCOYOC, ELLEN & CALEB NEELON
320 COLUMBIA ST. UNIT#3
CAMBRIDGE, MA 02141

79-133
ESP INVESTMENTS LLP
4 MARLBOROUGH ST
BOSTON, MA 02116

79-136
PARK, ERNEST & TINA PARK
321 COLUMBIA ST., #1
CAMBRIDGE, MA 02139

79-136
STONEHOUSE, JILL
321 COLUMBIA ST #3
CAMBRIDGE, MA 02141

79-136
FENG, DAN & GUAN SUN
321 COLUMBIA ST UNIT #2
CAMBRIDGE, MA 01239

79-6
TYE, KAY
184 ELM ST, UNIT #1
CAMBRIDGE, MA 02139

79-6
LOVE, ANDREA & JEFFERY T. DAVIS, JR.
184 ELM ST.
CAMBRIDGE, MA 02139

79-6
LESZCZYNIECKA, MAGDALENA
182-184 ELM ST. UNIT#182/3
CAMBRIDGE, MA 02139

79-6
NYQUIST, SARAH KATE
184 ELM ST., #182/2
CAMBRIDGE, MA 02139

79-4
REVILLE, DOUGLAS W.
174 ELM ST
CAMBRIDGE, MA 02139

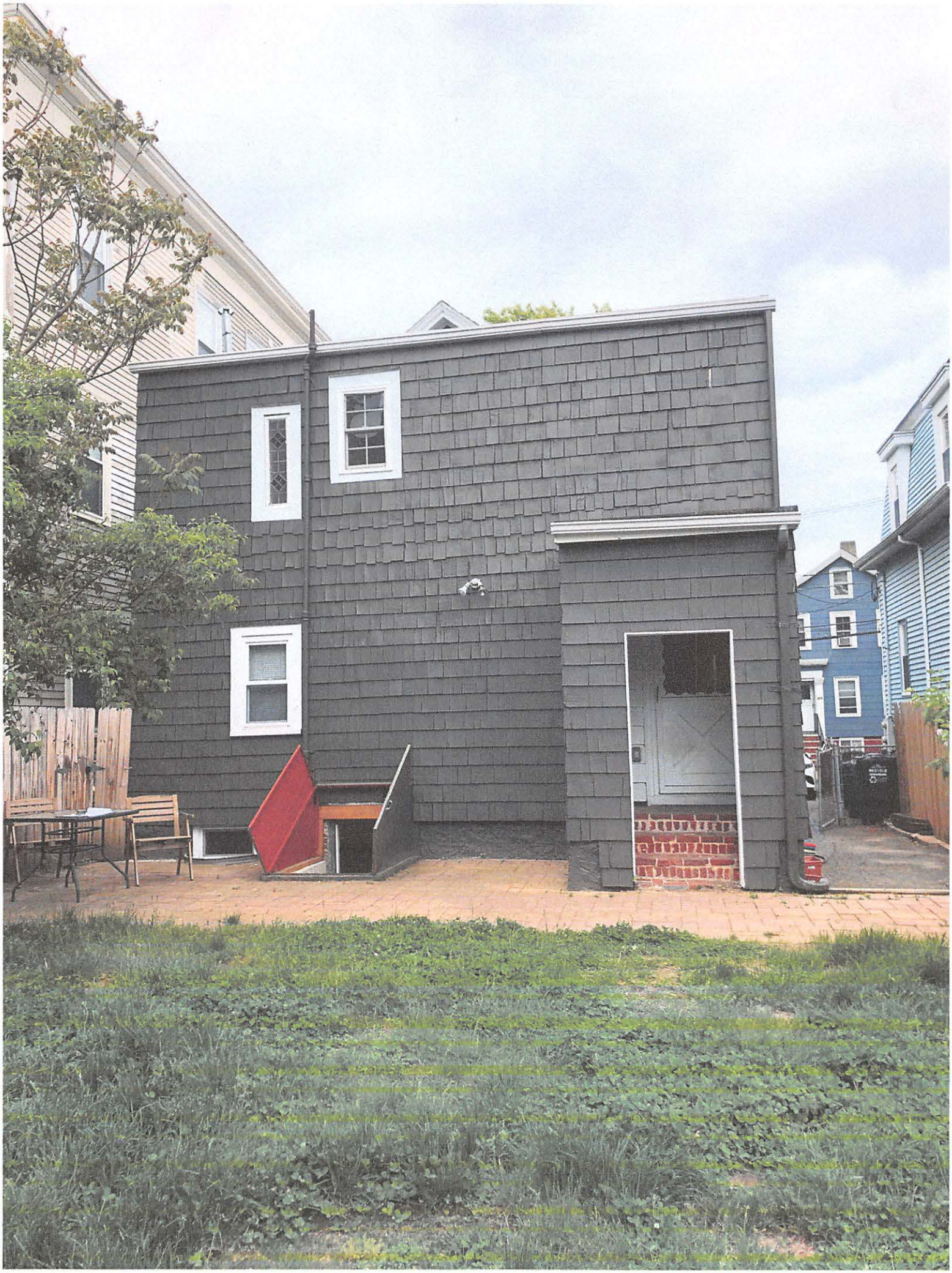
JAMES STEINHILBER
72 LINE STREET
SOMERVILLE, MA 02143


Yin Tom Studio
315 Columbia Street
Google


Google


Google







BUILDING CODE

INTERNATIONAL RESIDENTIAL CODE 2015 (IRC)
MASS AMENDMENTS TO THE IRC 9TH EDITION
INTERNATIONAL ENERGY CONSERVATION CODE 2015 (IECC)
MASS AMENDMENTS 780 CMR 115.AA

ZONING INFORMATION

PARCEL ADDRESS:	315 COLUMBIA STREET
PROPERTY ID:	79-14
PROPERTY TYPE:	2-FAM CONVERTING TO 1-FAM
ZONING DISTRICT:	RESIDENCE C-1
PARCEL BLOCK MAP:	79
CONSTRUCTION TYPE:	5A

BUILDING AREAS

LOT AREA:	3,341	SQFT
FAR:	0.75	
PERMITTED FLOOR AREA:	**3,341 X 0.75 = 2,505**	SQFT
EXISTING FLOOR AREAS:		
BASEMENT FINISHED	0	SQFT
FIRST FLOOR	991	SQFT
SECOND FLOOR	961	SQFT
TOTAL EXISTING FLOOR AREA:	**1,952**	SQFT
PROPOSED FLOOR AREAS:		
BASEMENT FINISHED	380	SQFT
FIRST FLOOR	961	SQFT
SECOND FLOOR (NO CHANGE)	961	SQFT
TOTAL PROPOSED FLOOR AREA:	**2,302**	SQFT

PROJECT DESCRIPTION

ZONING DOWNGRADE FROM 2-FAMILY DOWN TO 1-FAMILY
EXTERIOR WORK INCLUDING NEW WINDOWS & DOORS, SIDING, ROOFWORK
FULL INTERIOR RENOVATION INCLUDING KITCHEN, BATHS, BEDROOMS. NEW STAIRS AND STRUCTURE

DIMENSIONAL REGULATIONS

CAMBRIDGE RESIDENCE C-1 DISTRICT

	REQUIRED	EXISTING	PROPOSED	RELIEF REQ'D
LOT AREA (SF) MIN.	5000	3341	NO CHANGE	E.N.C. *
ADDITIONAL LOT AREA PER DWELLING (SF) MIN.	1500	N/A	N/A	N
LOT WIDTH (FEET) MIN.	50	32.5	NO CHANGE	E.N.C. *
FLOOR AREA RATIO MAX.	0.75	0.58	0.69	N
BUILDING HEIGHT (STORIES) MAX.	3	2	NO CHANGE	N
BUILDING HEIGHT (FEET) MAX.	35	26.8	28.5	N
FRONT YARD DEPTH (FT) MIN.	10	12.2	NO CHANGE	N
SIDE YARD WIDTH LH (FT) MIN.	10	6.8	NO CHANGE	E.N.C. *
SIDE YARD WIDTH RH (FT) MIN.	9.4	1.9	NO CHANGE	E.N.C. *
REAR YARD DEPTH (FT) MIN.	20	40.7	NO CHANGE	N
RATIO PRIVATE OPEN SPACE MIN.	30%	46%	46%	N

* E.N.C. = EXISTING NON-CONFORMING

ENERGY CODE COMPLIANCE

FOR MASSACHUSETTS 5A

	REQUIRED	PROPOSED	DRAWING REF.
FENESTRATION U-FACTOR =	0.32	0.31	-
SKYLIGHT U-FACTOR =	0.55	0.44	-
GLAZED FENESTRATION U-FACTOR =	NR	-	-
CEILING R-VALUE =	49	49	-
WOOD FRAME WALL R-VALUE =	20 or 13+5	20	-
MASS WALL R-VALUE =	13/17	-	-
FLOOR R-VALUE =	30	-	-
BASEMENT WALL R-VALUE =	15/19	19 cavity	-
SLAB R-VALUE & DEPTH =	10, 2 ft	-	-
CRAWL SPACE R-VALUE =	15/19	19 cavity	-



DRAWING LIST

		REV	2019.08.27 PRICING SET	2019.10.09 PRICING SET_REV						
TITLE										
A0.00	TITLE PAGE		00	00						
A0.01	SCHEDULE - WINDOW & DOOR		00							
A0.02	SCHEDULE - LIGHTING		00							
A0.03	SCHEDULE - FF&E		00							
A0.04	SCHEDULE - FINISHES		00							
SITE PLAN										
A1.00	SITE PLAN - EXISTING		00	00						
A1.01	SITE PLAN - NEW		00	00						
PLANS (EXISTING)										
A2.00	DEMO PLAN - BASEMENT		00	00						
A2.01	DEMO PLAN - 1ST FLOOR		00	00						
A2.02	DEMO PLAN - 2ND FLOOR		00	00						
A2.03	DEMO PLAN - ROOF		00	00						
PLANS (NEW)										
A3.00	PROPOSED PLAN - BASEMENT		00	00						
A3.01	PROPOSED PLAN - 1ST FLOOR		00	00						
A3.02	PROPOSED PLAN - 2ND FLOOR		00	00						
A3.03	PROPOSED PLAN - ROOF		00	00						
SECTIONS										
A4.00	EXIST. SECTION - NORTH / WEST		00	00						
A4.01	NEW SECTION - NORTH / WEST		00	00						
EXTR. ELEVS										
A5.00	EXTR. ELEVS - EXISTING		00	00						
A5.01	EXTR. ELEVS - NEW		00	00						
INTR. ELEVS										
A6.00	INTR. ELEVS - DEN+BATH		00							
A6.01	INTR. ELEVS - LIVING+KITCHEN		00							
A6.02	INTR. ELEVS - MBR+MBATH		00							
A6.03	INTR. ELEVS - MBATH+BATH+BR		00							
ELECTRICAL										
E1.00	LIGHTING PLAN - BASEMENT		00							
E1.01	LIGHTING PLAN - 1ST FLOOR		00							
E1.02	LIGHTING PLAN - 2ND FLOOR		00							
STRUCTURAL										
S1.00	FRAMING PLAN - 1ST FLOOR		00							
S1.01	FRAMING PLAN - 2ND FLOOR		00							
S1.02	FRAMING PLAN - ROOF		00							

GENERAL NOTES:

1. THE CONTRACTOR SHALL ENSURE THE MOST CURRENT DRAWINGS, SPECIFICATIONS, PROJECT MANUAL ADDENDA, AND OTHER PROJECT INFORMATION IS DISTRIBUTED AND USED AS THE BASIS FOR COMPLETION OF THE PROJECT.
2. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS SHOWN IN THE DRAWINGS AND NOTIFY THE ARCHITECT ON ANY DISCREPANCIES.

PROJECT NAME/OWNER'S NAME:

JAMES STEINHILBER & LINDSEY LOCKS
Owners

315 Columbia St, Cambridge, MA 02141
email: james.steinhilber@gmail.com
email: locks.lindsey@gmail.com
cell:

ARCHITECT:

I-KANDA ARCHITECTS, LLC
Isamu Kanda, Principal

50 Terminal St
Bldg 2, Unit#429
Charlestown, MA 02129

email: info@i-kanda.com
cell: 646-228-1040

STRUCTURAL ENGINEER:

GENERAL CONTRACTOR:

date:	
10.09.19	00

315 COLUMBIA ST
Cambridge MA 02141

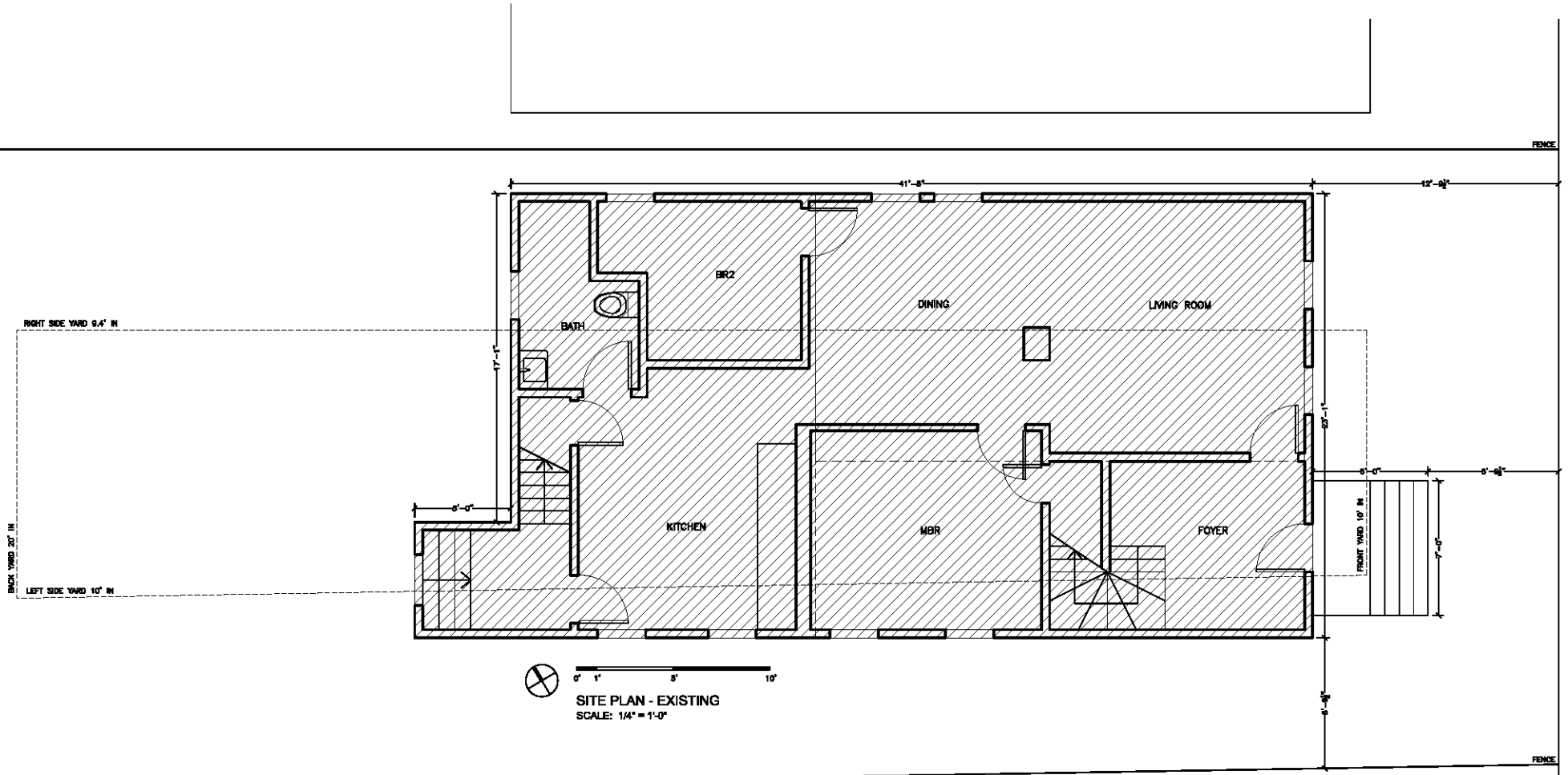
I-KANDA ARCHITECTS, LLC
364 Main Street, Charlestown, MA 02129
m: 646.228.1040 e: info@i-kanda.com

drawing title:

TITLE PAGE

dwg no.

A0.00



SITE PLAN - EXISTING
SCALE: 1/4" = 1'-0"

GENERAL NOTES:

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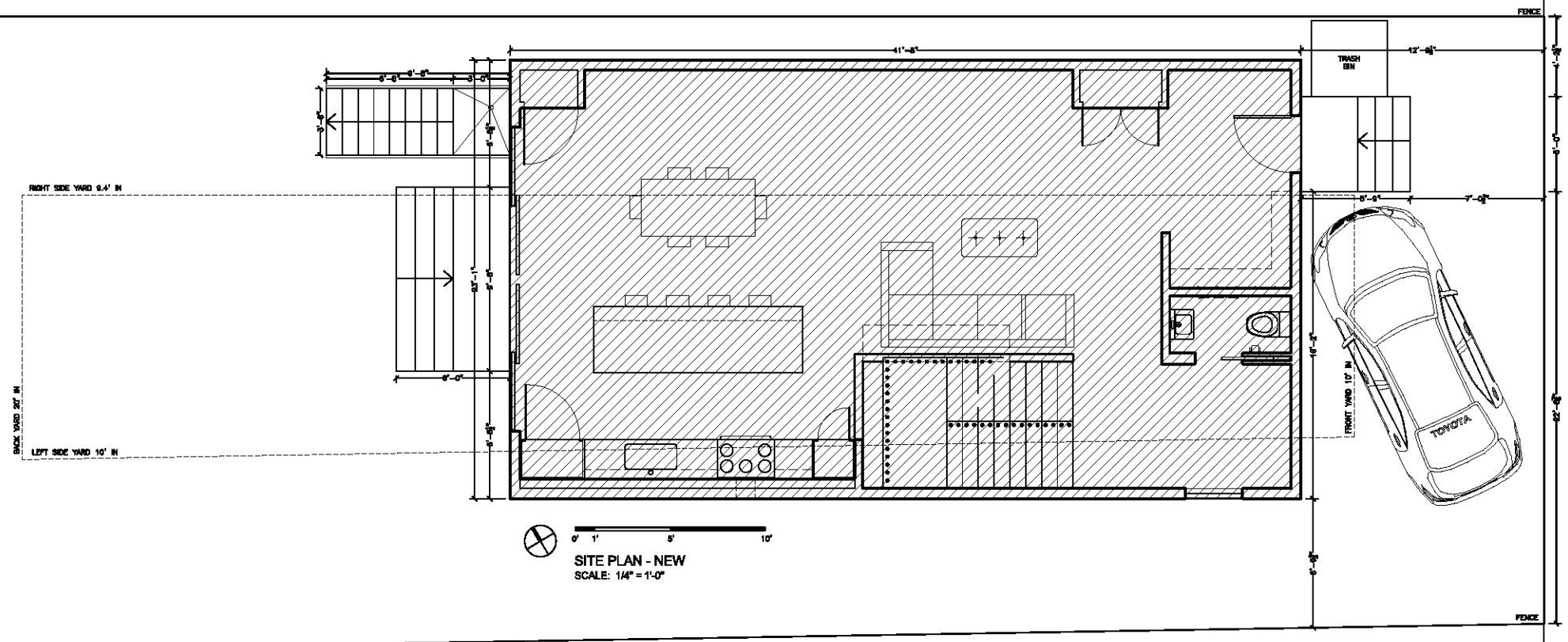
315 COLUMBIA ST
Cambridge MA 02141

I-KANDA ARCHITECTS, LLC
384 Main Street, Charlestown, MA 02129
m: 646.228.1040 e: info@i-kanda.com

drawing title:

SITE PLAN EXISTING

dwg no. A1.00



SITE PLAN - NEW
SCALE: 1/4" = 1'-0"

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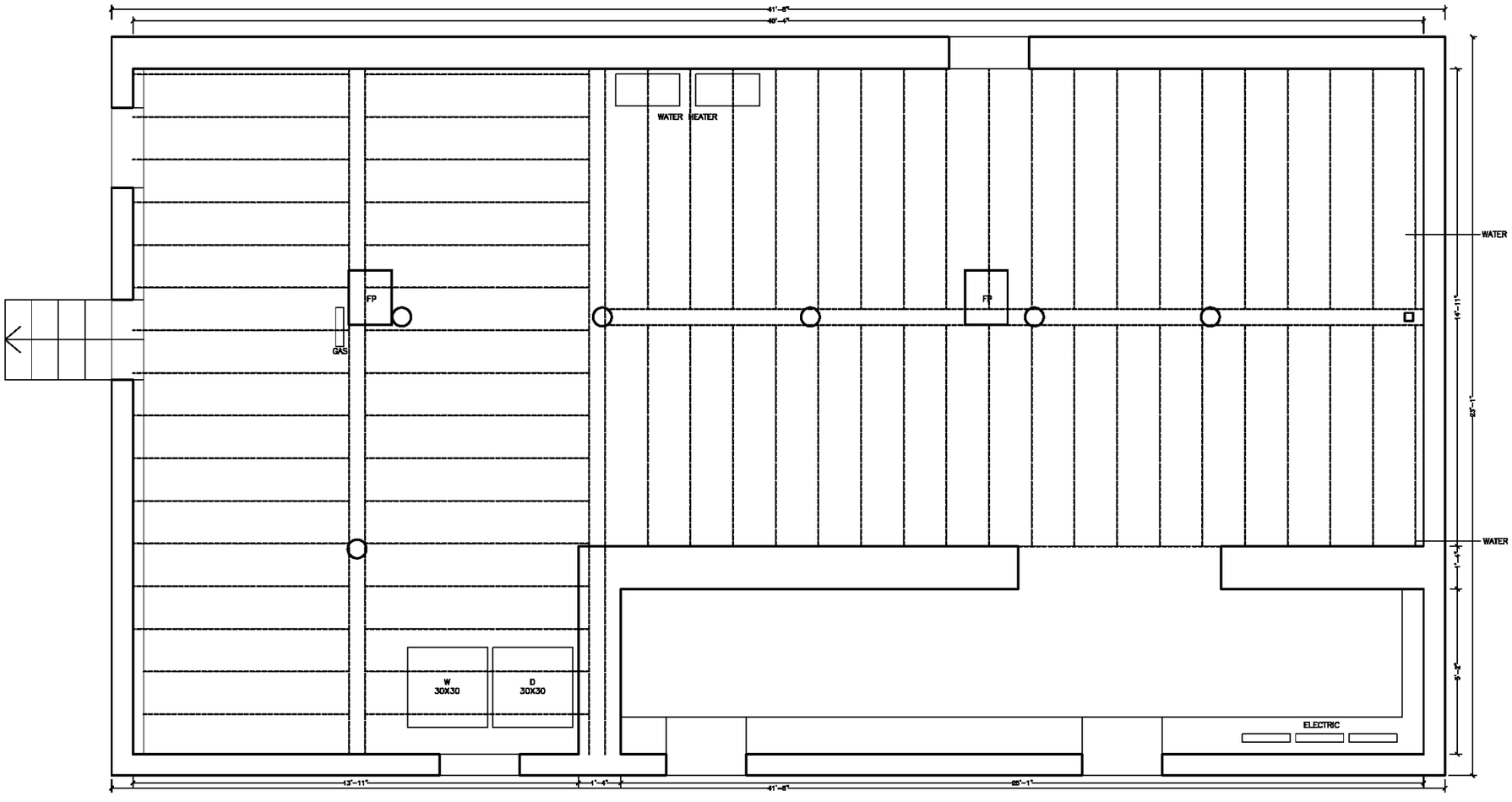
I-KANDA ARCHITECTS, LLC
364 Main Street, Charlestown, MA 02129
m: 646.228.1040 e: info@i-kanda.com

drawing title:

SITE PLAN NEW

dwg no.

A1.01



0' 1' 5' 10'

EXISTING PLAN - BASEMENT
SCALE: 1/2" = 1'-0"

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email: locks.lindsey@gmail.com
cell:

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Isamu Kanda, Principal

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Charlestown, MA 02129

email: info@i-kanda.com
cell: 646-228-1040

STRUCTURAL ENGINEER:

GENERAL CONTRACTOR:

date:	10.09.19	00

315 COLUMBIA ST
Cambridge MA 02141

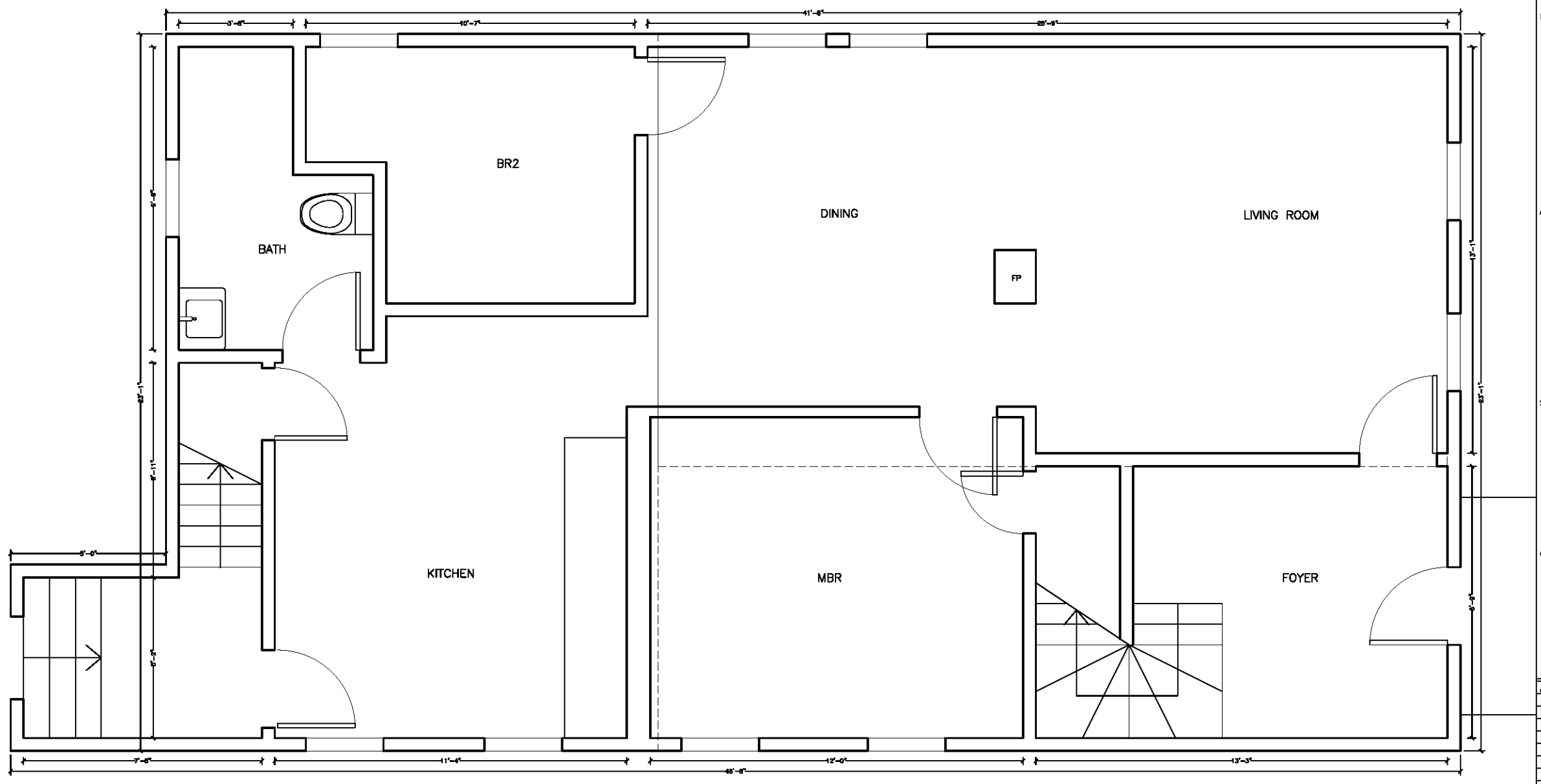
I-KANDA ARCHITECTS, LLC
384 Main Street, Charlestown, MA 02129
m: 646.228.1040 e: info@i-kanda.com

drawing title:

EXISTING PLAN BSMT

dwg no.

A2.00



0' 1' 5' 10'

EXISTING PLAN - 1ST FLOOR
SCALE: 1/2" = 1'-0"

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Charlestown, MA 02129

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315 COLUMBIA ST
Cambridge MA 02141

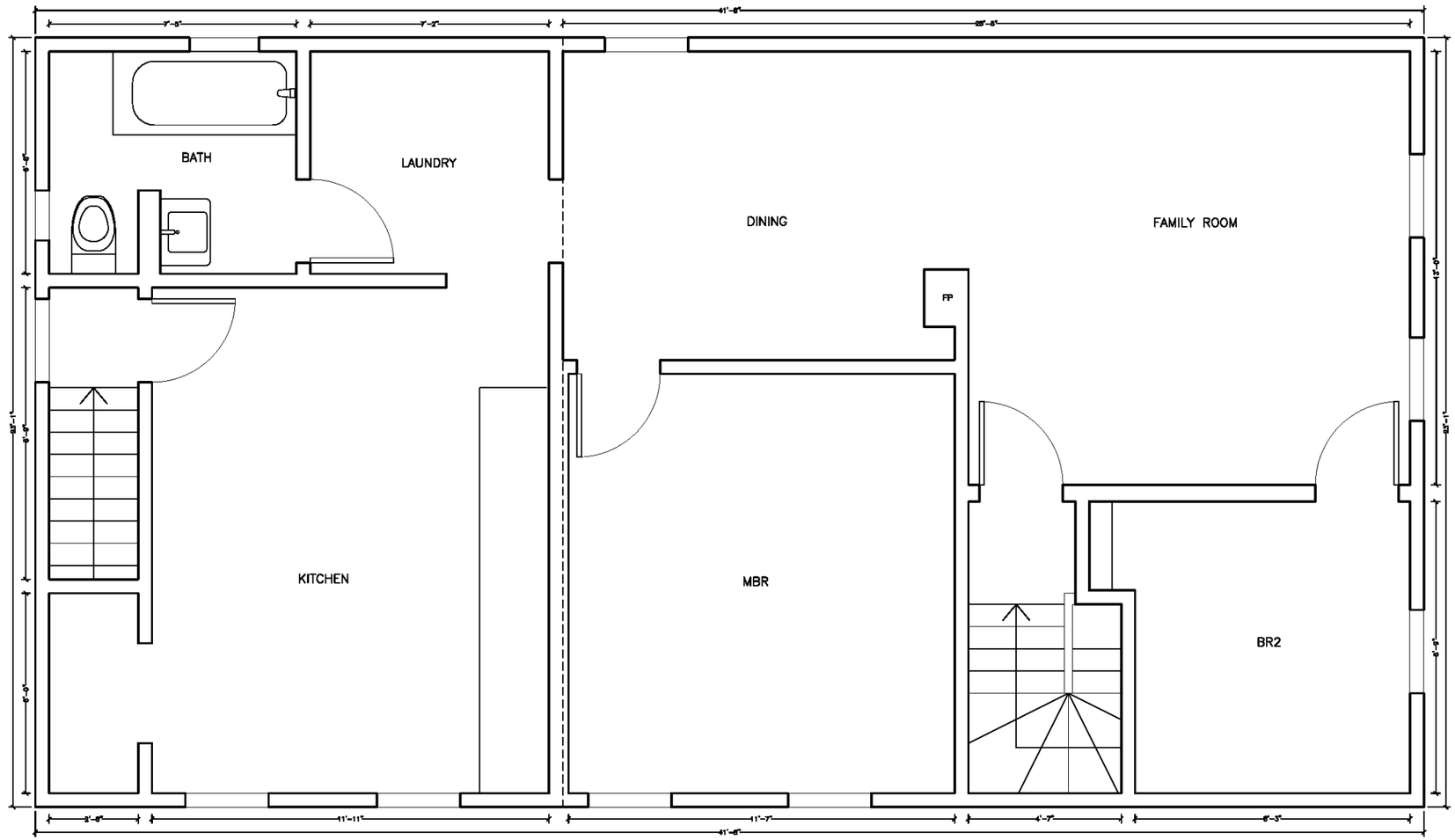
I-KANDA ARCHITECTS, LLC
384 Main Street, Charlestown, MA 02129
m: 646.228.1040 e: info@i-kanda.com

drawing title:

EXISTING PLAN 1ST FLOOR

dwg no.

A2.01



0' 1' 5' 10'

EXISTING PLAN - 2ND FLOOR
SCALE: 1/2" = 1'-0"

GENERAL NOTES:

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PROJECT NAME/OWNER'S NAME:

JAMES STEINHILBER & LINDSEY LOCKS
Owners

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email: james.steinhilber@gmail.com
email: locks.lindsey@gmail.com
cell:

ARCHITECT:

I-KANDA ARCHITECTS, LLC
Isamu Kanda, Principal

50 Terminal St
Bldg 2, Unit#429
Charlestown, MA 02129

email: info@i-kanda.com
cell: 646-228-1040

STRUCTURAL ENGINEER:

GENERAL CONTRACTOR:

date:	10.09.19	00

315 COLUMBIA ST
Cambridge MA 02141

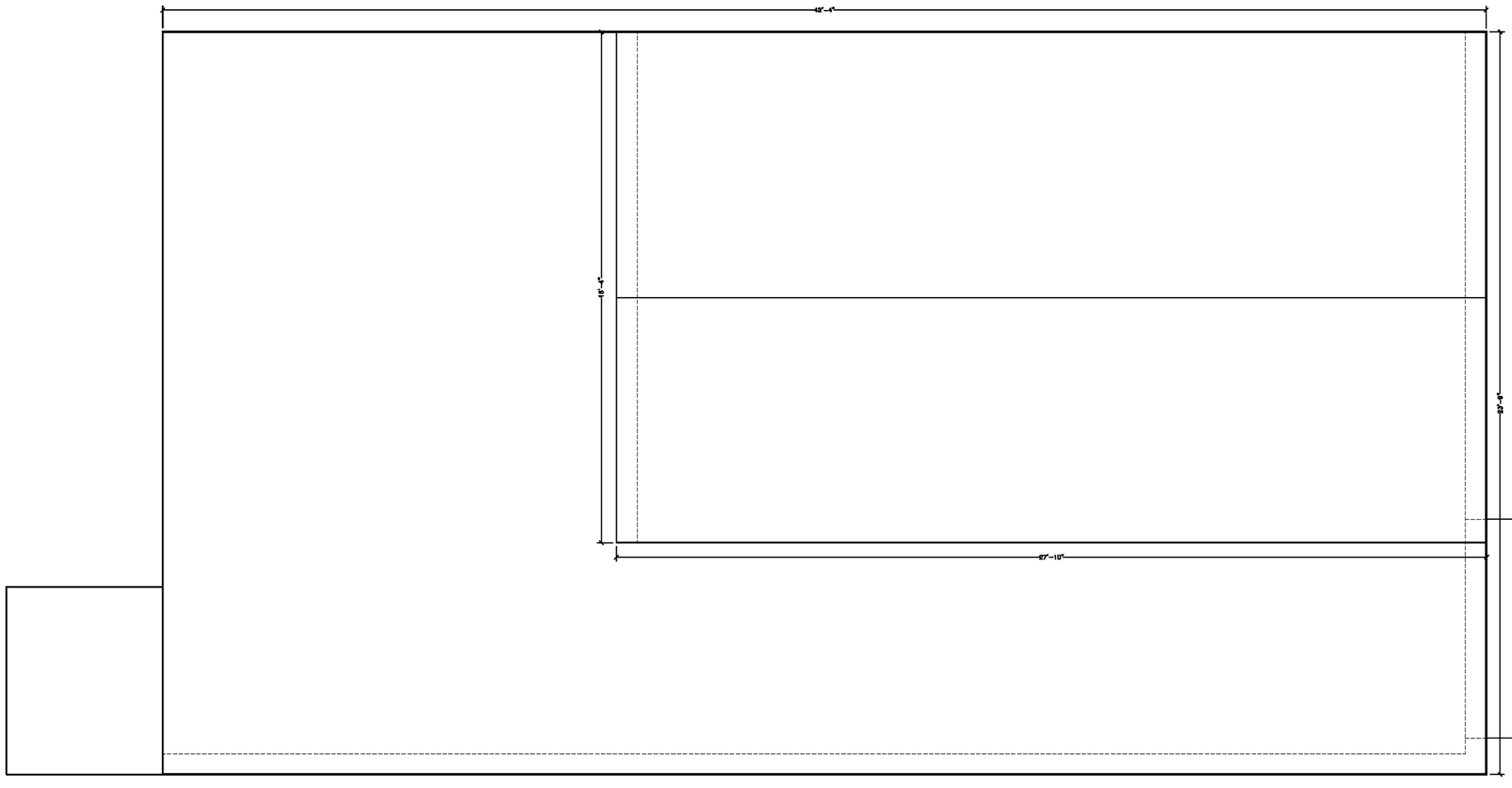
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364 Main Street, Charlestown, MA 02129
m: 646.228.1040 e: info@i-kanda.com

drawing title:

EXISTING PLAN 2ND FLOOR

dwg no.

A2.02



0' 1' 5' 10'

EXISTING PLAN - ROOF
SCALE: 1/2" = 1'-0"

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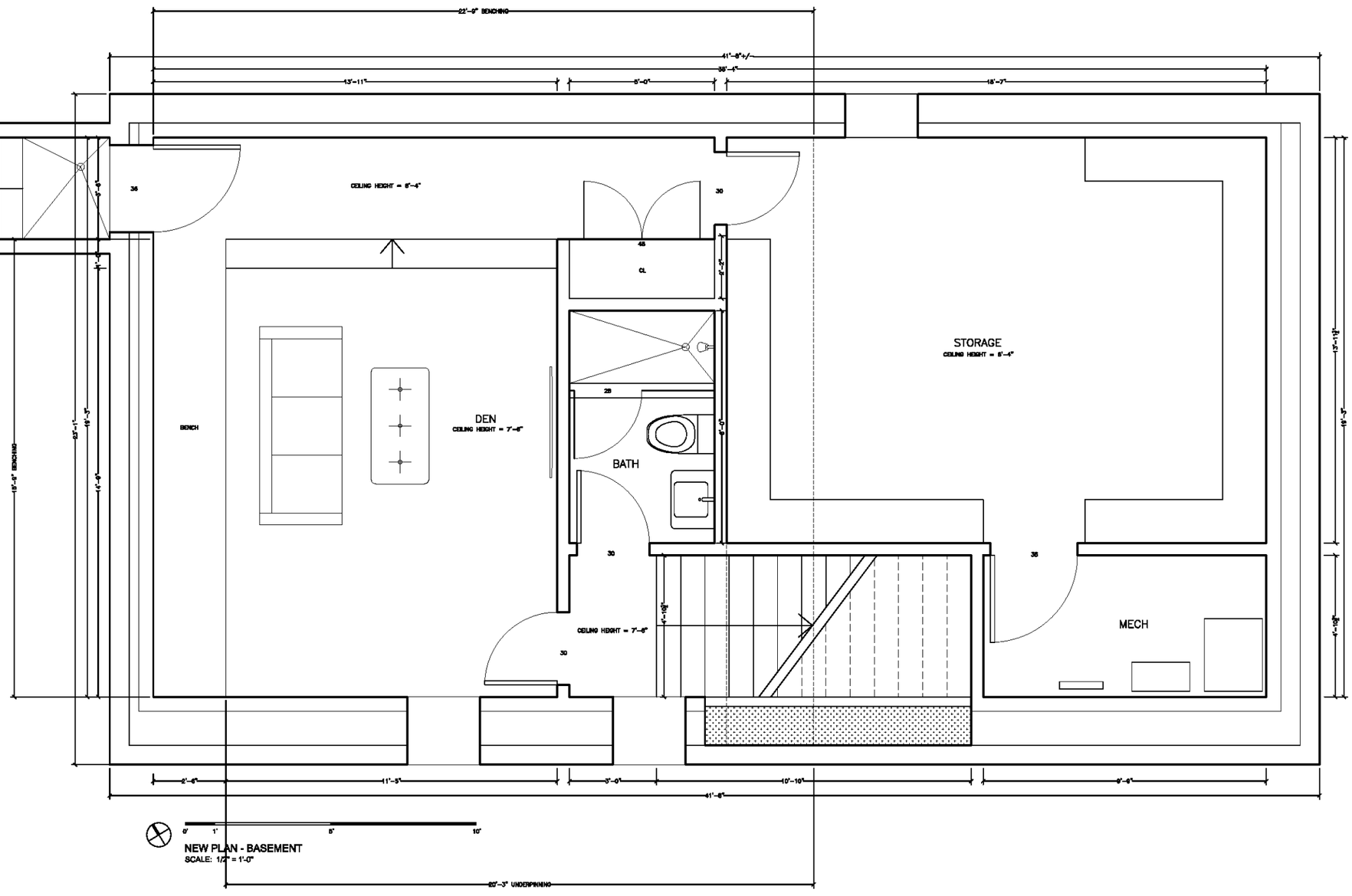
I-KANDA ARCHITECTS, LLC
384 Main Street, Charlestown, MA 02129
m: 646.228.1040 e: info@i-kanda.com

drawing title:

EXISTING PLAN ROOF

dwg no.

A2.03



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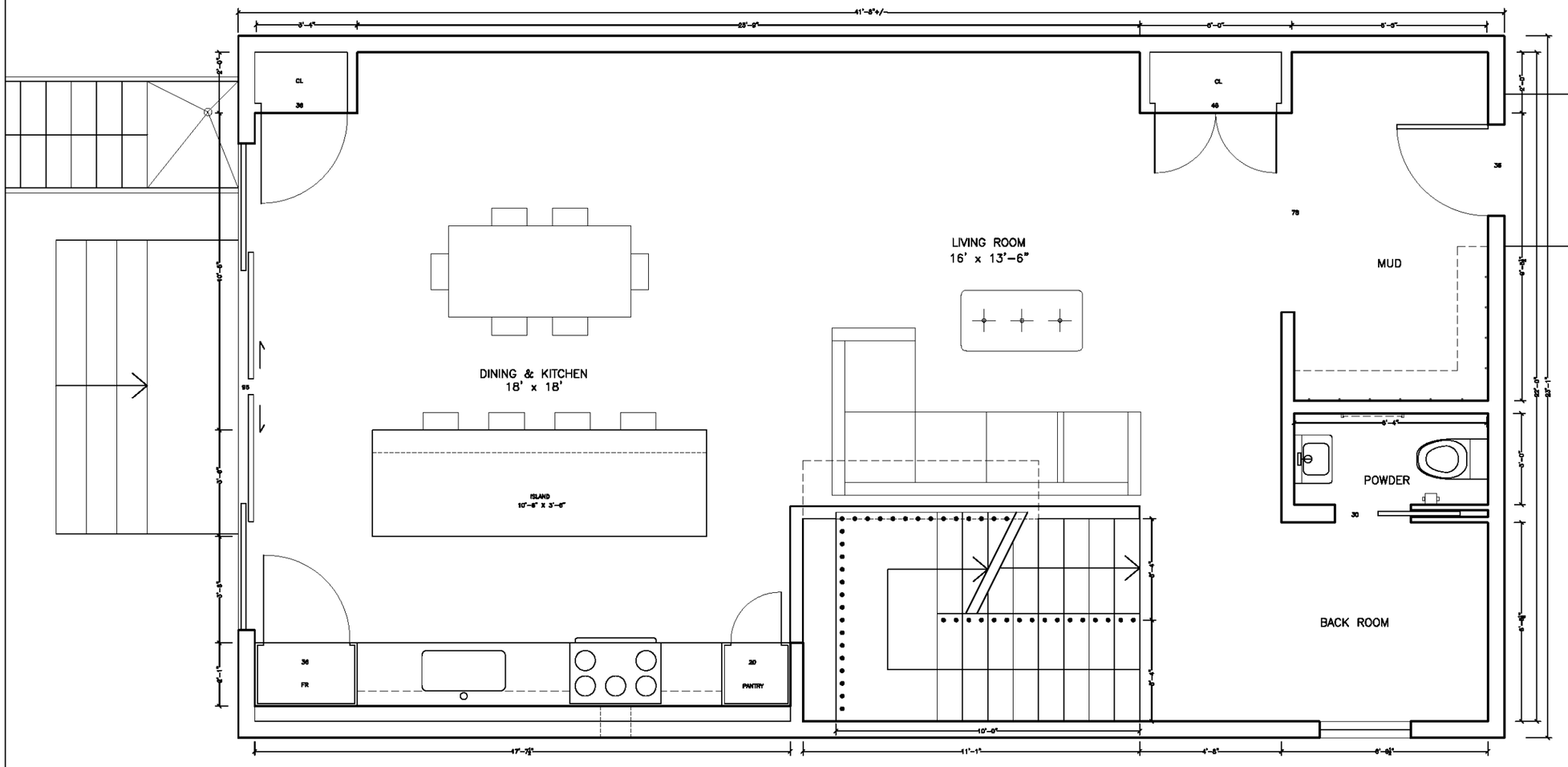
I-KANDA ARCHITECTS, LLC
384 Main Street, Charlestown, MA 02129
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drawing title:

NEW PLAN BSMT

dwg no.

A3.00



0' 1' 5' 10'

NEW PLAN - 1ST FLOOR
SCALE: 1/2" = 1'-0"

GENERAL NOTES:

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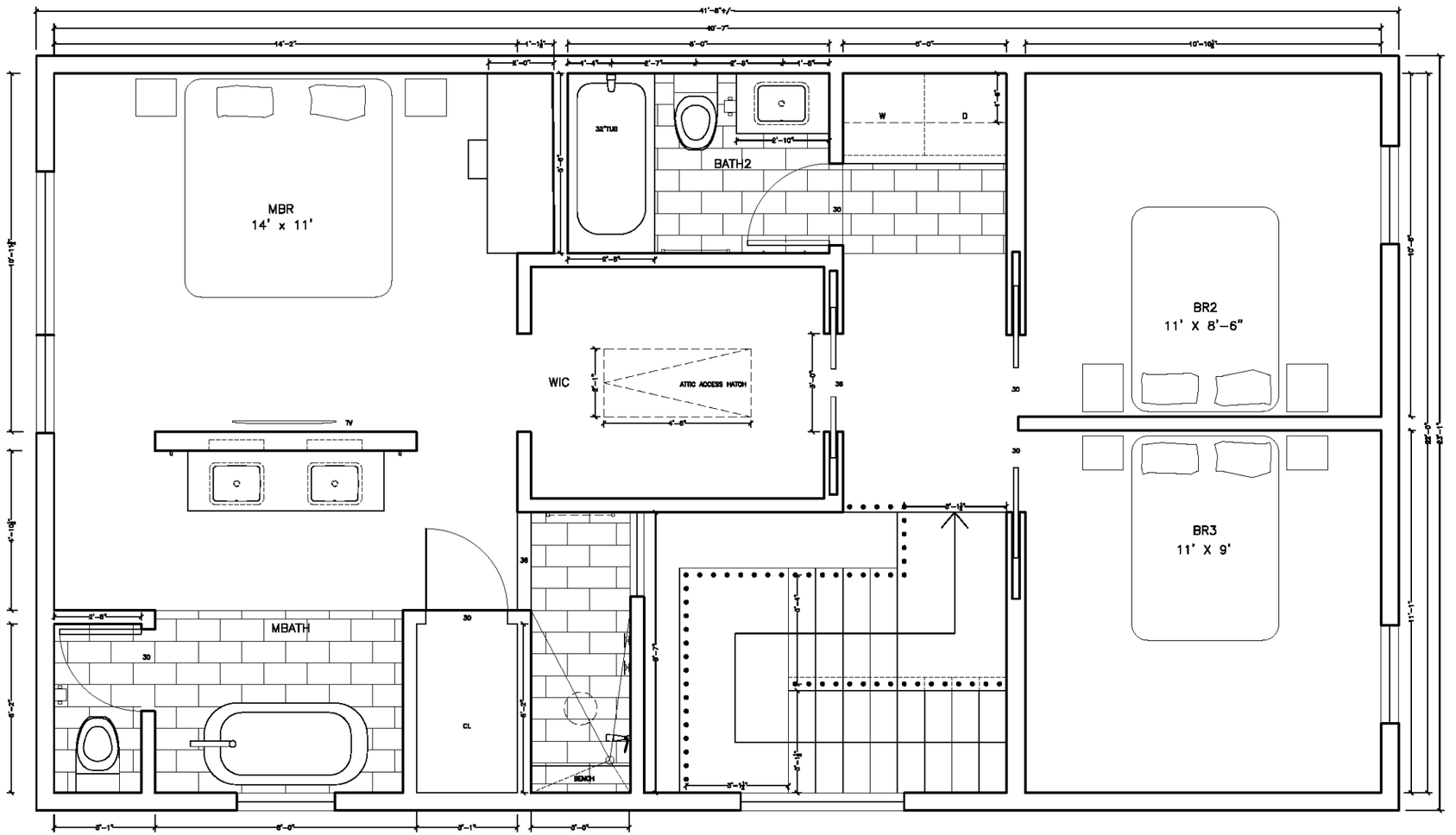
I-KANDA ARCHITECTS, LLC
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drawing title:

NEW PLAN
1ST FLOOR

dwg no.

A3.01



NEW PLAN - 2ND FLOOR
SCALE: 1/2" = 1'-0"

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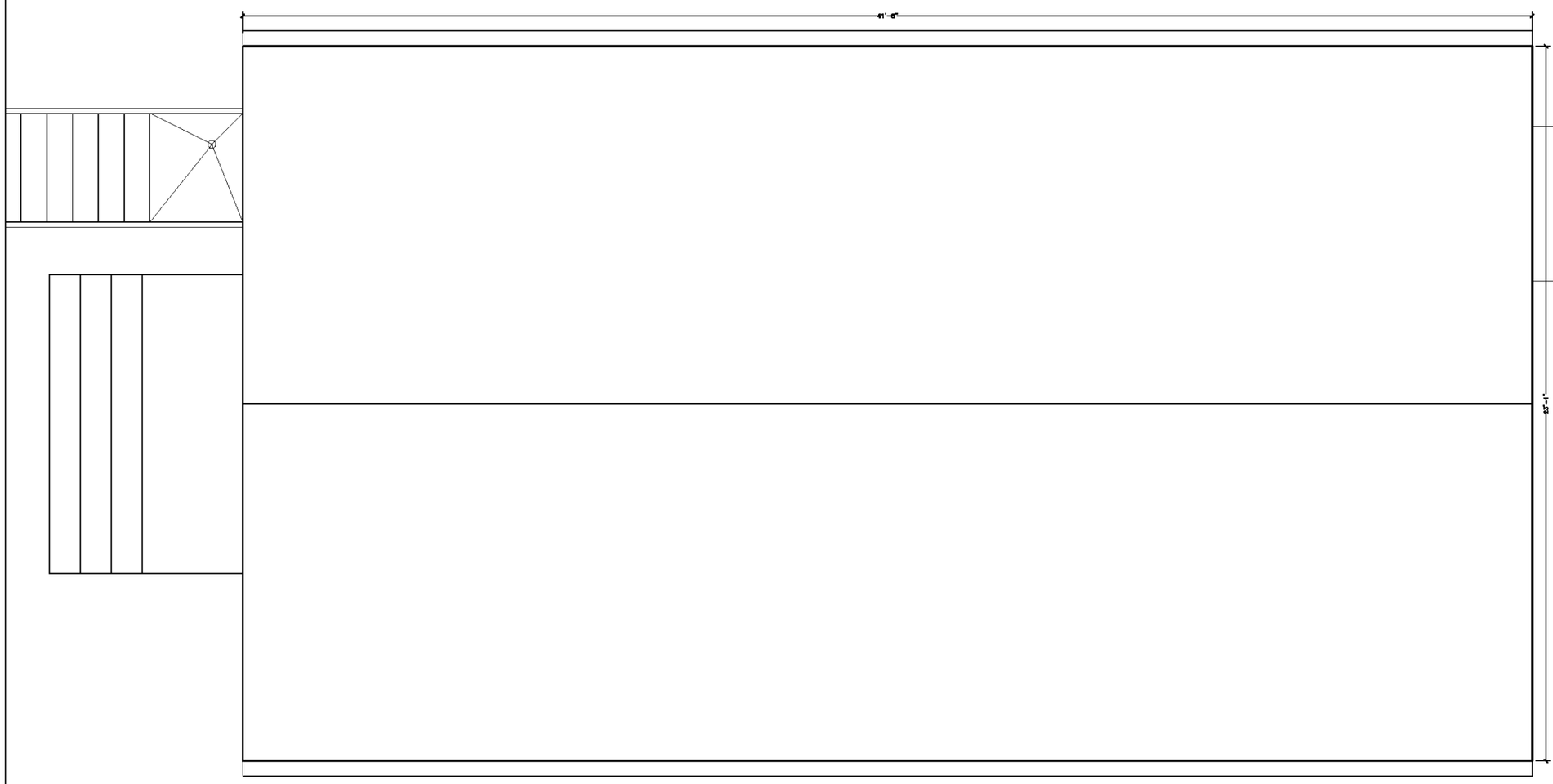
I-KANDA ARCHITECTS, LLC
384 Main Street, Charlestown, MA 02129
m: 646.228.1040 e: info@i-kanda.com

drawing title:

NEW PLAN
2ND FLOOR

dwg no.

A3.02



6" 1' 5' 10"

NEW PLAN - ROOF
SCALE: 1/2" = 1'-0"

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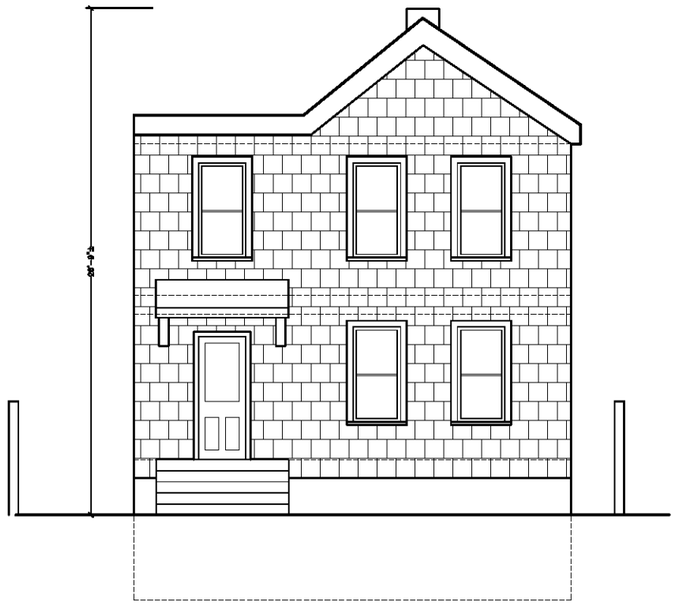
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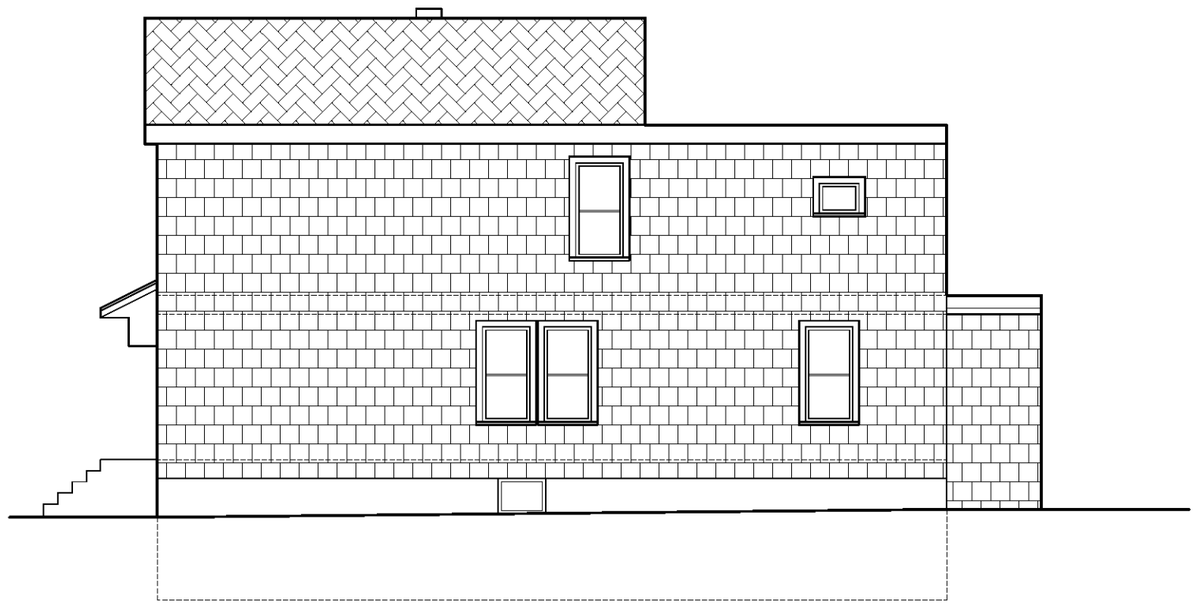
NEW PLAN
ROOF

dwg no.

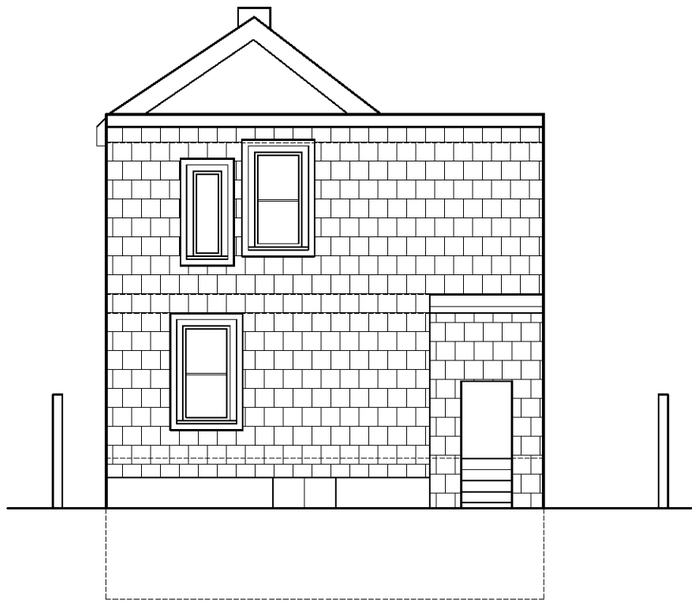
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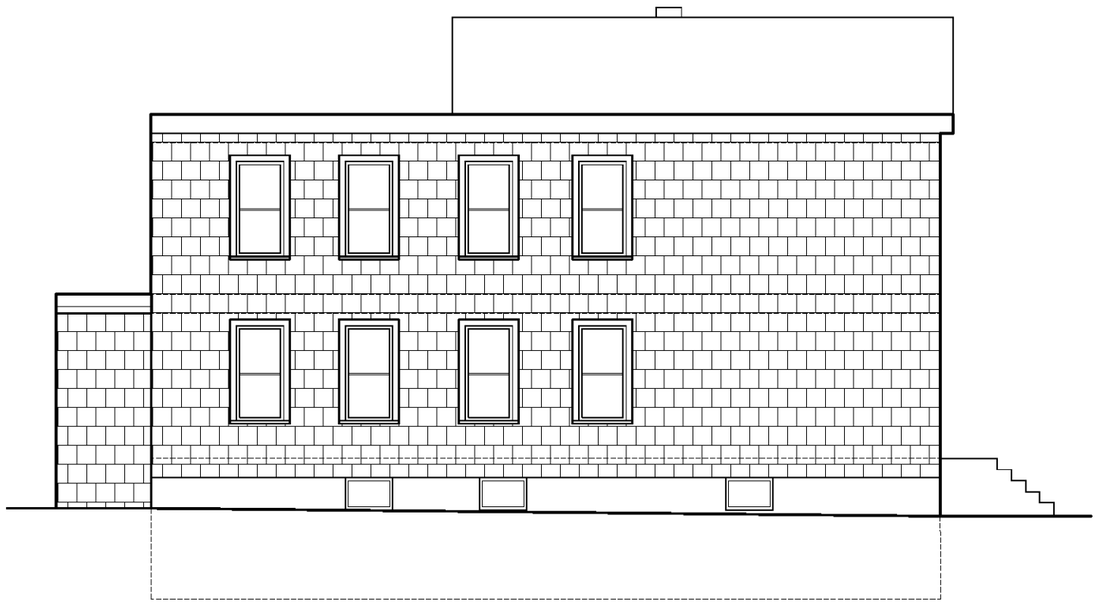
EXISTING ELEVATION - EAST
SCALE: 1/4" = 1'-0"



EXISTING ELEVATION - NORTH
SCALE: 1/4" = 1'-0"



EXISTING ELEVATION - WEST
SCALE: 1/4" = 1'-0"



EXISTING ELEVATION - SOUTH
SCALE: 1/4" = 1'-0"

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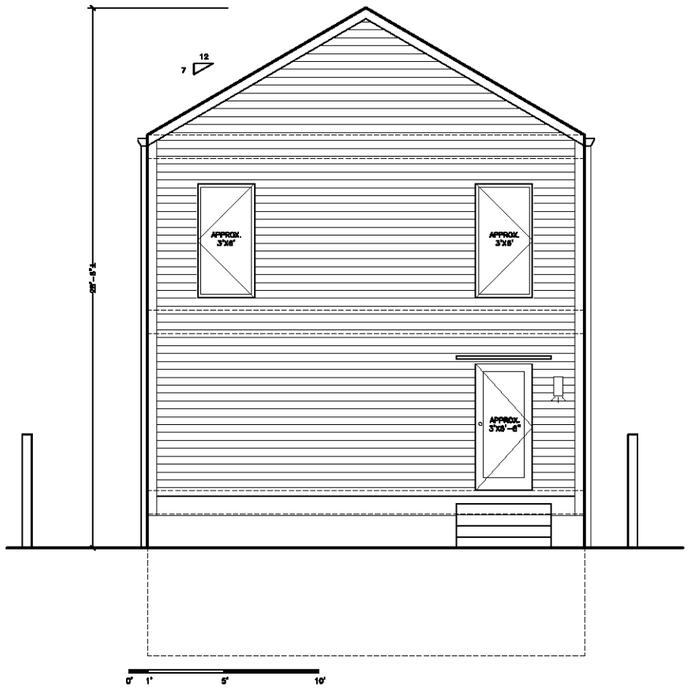
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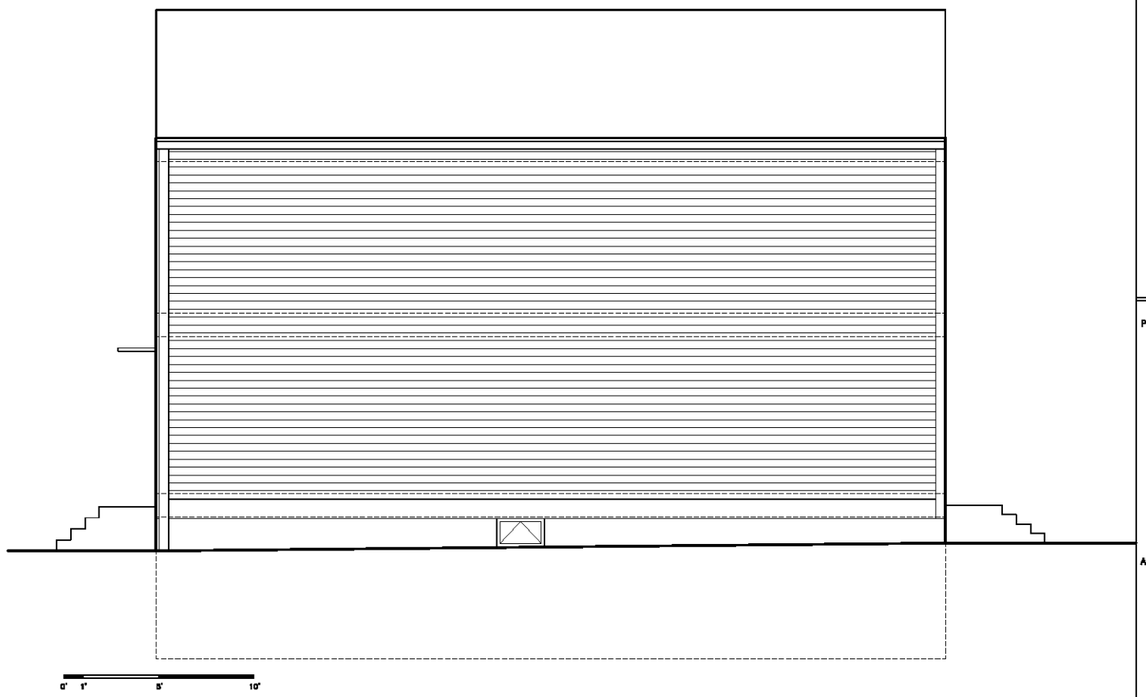
EXTR. ELEV. EXISTING

dwg no.

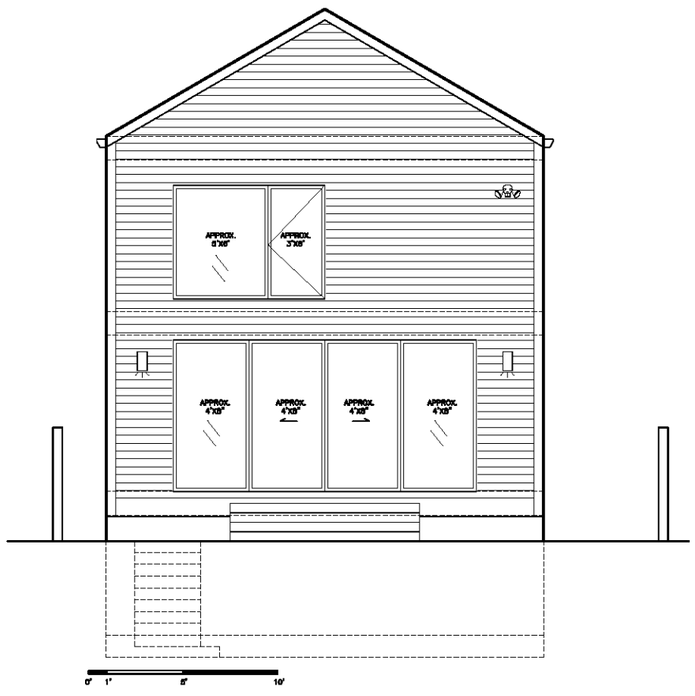
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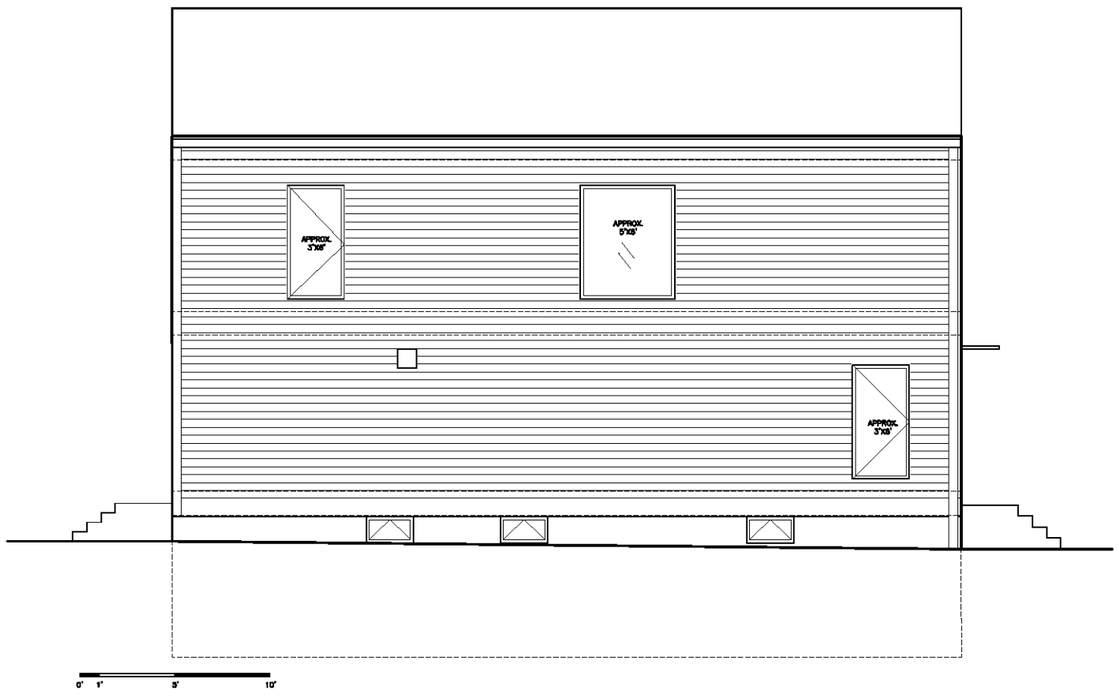
NEW ELEVATION - EAST
SCALE: 1/4" = 1'-0"



NEW ELEVATION - NORTH
SCALE: 1/4" = 1'-0"



NEW ELEVATION - WEST
SCALE: 1/4" = 1'-0"



NEW ELEVATION - SOUTH
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drawing title:
EXTR. ELEV. NEW

dwg no.
A5.01

