

6 LILAC COURT

CAMBRIDGE, MA

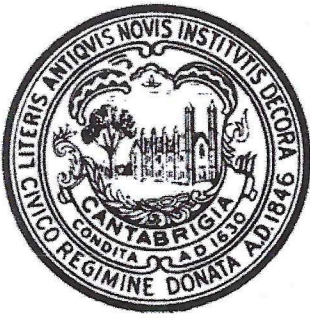
Planning Board Application
Narrative Volume
February 08, 2023

Table of Contents

Cover Sheet
Dimensional Form
Ownership Certificate
Fee Schedule

Project Narrative

Project Overview	1
Compliance with Zoning	2 (see graphic volume as well)
Compliance with Criteria/Guideline to Special Permits Sought	3
Compliance with General Special Permit Criteria (Section 10.43)	3
Summary of Community Engagement	4



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

COVER SHEET

In accordance with the requirements of the City of Cambridge Zoning Ordinance, the undersigned hereby petitions the Planning Board for one or more Special Permits for the premises indicated below.

Parcel Address(s): 6 Lilac Court

Base Zoning District(s): Res C-1

Overlay Zoning District(s): N/A

Applicant Name: Zi Wang & Yuliang Leon Sun

Applicant Address: 6 Lilac Court Cambridge, MA 02141

Contact Information: Zi Wang & Yuliang Leon Sun 715-252-5090
Name Telephone #
yuliangleon.sun@gmail.com
Email Address

Note that the Applicant is responsible for seeking all necessary special permits for the project. A special permit cannot be granted if it is not specifically requested in the Application.

List all requested special permit(s) (with reference to zoning section numbers):

Zoning Section	Requested Special Permit
11.15b 8.22.2c	Modification to a previously issued special permit Modifications to windows in a wall with a non-conforming rear yard

Denote other City of Cambridge Board/Commission Review Needed:

Board of Zoning Appeal (Variances) Conservation Commission Historical Commission

Denote applicable Committee Review and Public Outreach:

Central Square Advisory Committee Harvard Square Advisory Committee Community Meeting(s)

[Signature] [Signature] 12/19/2022
Signature of Applicant Date

CITY OF CAMBRIDGE, MA • PLANNING BOARD • SPECIAL PERMIT APPLICATION

DIMENSIONAL FORM

Project Address: 6 Lilac Court

Date: 12/19/2022

	Existing	Allowed or Required (max/min)	Proposed	Permitted
Lot Area (sq ft)	2,416	5,000	2,416	
Lot Width (ft)	20.6	50	20.6	
Total Gross Floor Area (sq ft)	1,368	1,812	1,489	
Residential Base	1,318	1,812	1,489	
Non-Residential Base	n/a	n/a	n/a	
Inclusionary Housing Bonus	n/a	n/a	n/a	
Total Floor Area Ratio	0.57	0.75	0.62	
Residential Base	0.57	0.75	0.62	
Non-Residential Base	n/a	n/a	n/a	
Inclusionary Housing Bonus	n/a	n/a	n/a	
Total Dwelling Units	1	1	1	
Base Units	1	1	1	
Inclusionary Bonus Units	0	0	0	
Base Lot Area / Unit (sq ft)	0	0	0	
Total Lot Area / Unit (sq ft)	2,416	1,500	2,416	
Building Height(s) (ft)	29'	35'	29'	
Front Yard Setback (ft)	38'	10'	38'	
Side Yard Setback (ft)	0'	n/a	0'	
Side Yard Setback (ft)	0'	n/a	0'	
Rear Yard Setback (ft)	12.25'/60.5'	20'/27.5'	12.25'/60.5'	
Open Space (% of Lot Area)	48%	30%	48%	
Private Open Space	42%	15%	42%	
Permeable Open Space	40%	15%	40%	
Other Open Space (Specify)	n/a	n/a	n/a	
Off-Street Parking Spaces	1	0	1	
Bicycle Parking Spaces	0	0	0	
Loading Bays	0	0	0	

Use space below and/or attached pages for additional notes:

OWNERSHIP CERTIFICATE

Project Address: 6 Lilac Court

Date: 12/19/2022

To be completed by the Property Owner:

I hereby authorize the following Applicant:

Yuliang Leon Sun & Zi Wang

at the following address:

6 Lilac Court, Cambridge, MA

to apply for a special permit for:

:

on premises located at:

:

for which the record title stands in the name of:

Yuliang Leon Sun & Zi Wang

whose address is:

6 Lilac Court, Cambridge, MA

by a deed duly recorded in the:

Registry of Deeds of County:

Middlesex

Book: 75844

Page:

194

OR Registry District of the Land Court,

Certificate No.:

Book:

Page:

[Signature]

Signature of Property Owner (If authorized Trustee, Officer or Agent, so identify)

To be completed by Notary Public:

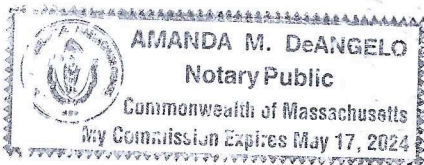
Commonwealth of Massachusetts, County of Middlesex

The above named Yuliang Sun & Zi Wang personally appeared before me,

on the month, day and year December 19, 2022 and made oath that the above statement is true

Notary: [Signature]

My Commission expires: May 17, 2024



FEE SCHEDULE

Project Address: 6 Lilac Ct

Date: 12/19/2022

The Applicant must provide the full fee (by check made to City of Cambridge) with the Special Permit Application. The required fee is the larger of the following amounts:

- (a) The fee is ten cents (\$0.10) per square foot of total proposed Gross Floor Area noted in the Dimensional Form.
- (b) The fee is one thousand dollars (\$1,000.00) if Flood Plain Special Permit is sought as part of the Application and the amount determined above is less than \$1000.
- (c) The fee is one hundred fifty dollars (\$150.00) if the above amounts are less than \$150.

Fee Calculation

(a) Proposed Gross Floor Area (SF) in Dimensional Form:	1,489	× \$0.10 =	148.90
(b) Flood Plain Special Permit fee		:	1000.00
(c) Minimum Special Permit fee		:	150.00
SPECIAL PERMIT FEE	Enter Largest of (a), (b), and (c):		150.00

6 Lilac Court
Cambridge, MA 02141

December 08, 2023

PROJECT NARRATIVE

PROJECT OVERVIEW

The Applicant, Zi Wang and Yuliang Leon Sun, own and reside in the single-family townhouse unit located at 6 Lilac Court in Cambridge, MA (Map/Lot 40-228). The townhouse is located in the RES C-1 zoning district and was originally permitted in 1980 by the Cambridge Planning Board in case number PB-9 as part of a larger townhouse development along Lilac Court. The applicable section of the zoning ordinance is 11.15b, which required an amendment for the modification of a special permit.

The townhouse at 6 Lilac Court is a middle-unit townhouse which shares a party wall with 5 Lilac Court to the right and 7 Lilac Court to the left. There are three levels of living space in the front portion of the townhouse. The rear of the townhouse has an atrium space and a mezzanine level between the second and third floors. There is an existing dormer in the mezzanine space. The sloping roof gives a variety of heights to the interior spaces.

The Applicant proposes to:

1. Extend the mezzanine framing to infill the atrium space and enlarge the mezzanine area, thereby creating another bedroom.
2. Extend the existing dormer in the existing mezzanine space over into the newly infilled mezzanine area. The proposed dormer will be 15' in length. This will allow reasonable head height in the newly created room and allow for the installation of an egress window in the area of the enlarged dormer.
3. Remove the existing chimney.
4. Modify the windows on the exterior of the structure as follows:
 - a. Remove existing windows which interfere with the extension of the mezzanine framing
 - b. Replace the existing kitchen window with a larger window, allowing for addition light and ventilation
 - c. Add a small window in a proposed ground floor half-bath for light and ventilation
 - d. Add a new egress window in the newly created bedroom
 - e. Remove windows and slider doors on the rear wall in the ground floor living area. Replace with one large sliding door to improve natural light, views, ventilation, and indoor-outdoor connection.
 - f. Add two new skylights – one in the top floor master bathroom and one in the staircase, to improve natural light and ventilation.
 - g. Replace front door
 - h. Additional interior renovations as shown in the attached plans, the scope of which will be completely interior the structure of the townhouse. This work includes a kitchen expansion/remodel, adding a new ground-floor closet and half-bath, adding full height drywall partitions where there are currently only railings, new closets, bathroom renovations, stair renovations, new MEP systems.
5. The Applicant does not propose any changes to the parking layout or exterior landscaping.

COMPLIANCE WITH ZONING

Modifications to a townhouse development after subdivision are regulated by 11.15.b

11.15 Dimensional Standards for Townhouse Development. The following development controls apply to the parcel of land upon which a townhouse development is constructed and are not applicable to the initial subdivision of the townhouse parcel into individual lots. The townhouse development parcel as a whole must conform to these controls. But once satisfied for the total parcel, the controls are waived for the subsequent subdivision into individual lots. The required minimum lot size for a townhouse development shall conform to the existing regulations for the district in which the townhouse development is constructed.

However, modifications to the townhouse development after a subdivision plan has been recorded in the Registry of Deeds shall be subject to the dimensional standards as set forth in this Section 11.15 applied to the individual lot lines of the subdivided lots; modifications that do not so conform may be permitted as set forth below:

b. For any townhouse development for which a special permit has been granted by the Planning Board, modifications specifically enumerated in the special permit. For those modifications not so enumerated, or where the special permit fails to specifically enumerate allowed modifications, after issuance of a new special permit (a Major Amendment to the original special permit) by the Planning Board to allow the proposed modification(s).

The proposed extension of the mezzanine slab and the proposed extension of the dormer in the townhouse at 6 Lilac Court do not create any new zoning nonconformity. The proposed modifications remain within the allowable Gross Floor Area on the site within the Residence C-1 zone. The additional Gross Floor Area adds less than 10% to the existing structure in both area and volume.

The requested modifications to windows on the front and side elevations of 6 Lilac Court comply with zoning. The reconfiguration of windows and doors on the rear of the house do not comply with zoning, and as such special permit relief is requested for this modification. This relief is needed to the irregular configuration of the lot, as there is a small portion (2.12' in length) of rear lot line within 20' of the rear façade of the house. While none of the proposed windows or doors sit directly facing this portion of the rear lot line, some of the proposed windows or doors sit within the 20' radius from that corner. Portions of the extended dormer also sit within this rear setback and is an allowable modification of a nonconforming structure per 8.22.1.h1

8.22.1 The following alterations, reconstructions, extensions, and/or enlargements of nonconforming structures, which do not result in a use for a substantially different purpose or for the same purpose in a substantially different manner or to a substantially greater extent than the existing use, or which are undertaken to accommodate a new conforming use, shall be permitted after the issuance of a building permit by the Superintendent of Buildings. Any change, extension or alteration of a nonconforming use shall be subject to the provisions of Subsection 8.22.2.

h. Construction of a dormer or an addition to a nonconforming one or two family dwelling which will further violate the yard and height requirements of Article 5.000, but no other requirements of Article 5.000 including FAR, in the following cases:

1. A dormer or addition to the second story that does not extend horizontally beyond the vertical walls of the existing first story of the structure.

The proposed changes to 6 Lilac Court are modest in nature and do not affect the conditions of the special permit.

COMPLIANCE WITH CRITERIA/GUIDELINE SPECIFIC TO SPECIAL PERMITS SOUGHT

8.22.2 Criteria: The following changes, extensions, or alterations of a pre-existing nonconforming structure or use may be granted in the following cases after the issuance of a special permit. Such a permit shall be granted only if the permit granting authority specified below finds that such change, extension, or alteration will not be substantially more detrimental to the neighborhood than the existing nonconforming use.

The proposed changes in fenestration to the rear façade of the existing structure will not be more detrimental to the neighborhood than the existing use.

11.15.b Criteria: N/A

COMPLIANCE WITH GENERAL SPECIAL PERMIT CRITERIA (SECTION 10.43)

10.43 Criteria: Special permits will normally be granted where specific provisions of this Ordinance are met, except when particulars of the location or use, not generally true of the district or of the uses permitted in it, would cause granting of such permit to be to the detriment of the public interest because:

- (a) It appears that requirements of this Ordinance cannot or will not be met

With the relief granted in this special permit amendment, this Project will continue to meet all requirement of the Ordinance which it met prior to this application.

- (b) Traffic generated or patterns of access or egress would cause congestion, hazard, or substantial change in established neighborhood character.

The proposed Project will have not impact on traffic generated, patters of access of egress, and would not cause congestion, hazard, or substantial change in the established neighborhood character.

- (c) The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would be adversely affected by the nature of the proposed use

The proposed Project will not adversely affect the continued operation or the development of adjacent uses as permitted in the Zoning Ordinance. There will be no change to the existing residential use.

- (d) Nuisance or hazard would 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

The proposed Project will not create any nuisance or hazard which would be a detriment to the health, safety and/or welfare of the occupant of the proposed use or the citizens of the City. The existing single family residential use will be continued.

- (e) For other reasons, the proposed use would impair the integrity of the district or adjoining district, or otherwise derogate from the intent and purpose of this Ordinance

The proposed use will not impair the integrity of the district or adjoining district or otherwise derogate from the intent and purpose of this Ordinance. The proposed Project does not contemplate any change in use. It will continue the existing single family residential use which complies with the allowed uses in the RES C-1 zoning district. The exterior modifications are minimal and mostly confined to the rear of the structure.

- (f) The new use or building construction is inconsistent with the Urban Design Objectives set forth in Section 19.30.

The existing use will be continued and the changes to the building construction are consistent with the Urban Design Objectives set forth in Section 19.30

SUMMARY OF COMMUNITY ENGAGEMENT

To showcase the proposed renovation to the Applicant's abutting neighbors as well as the whole Lilac Court community, the Applicants uploaded the design schematic prepared by their architect Alison Hammer on their website (zwyls.com/renovation) and shared the link to all abutters and Lilac Court property owners by paper mail and email.

In order to solicit feedback and potential concerns of the proposed renovation project, the Applicants invited owners of abutters and all owners of the Lilac Court properties to a hybrid in-person and virtual open house, which was held on December 8, 2022 from 8pm to 9 pm.

While not all owners commented, the applicants received all positive feedback and comments of support, specifically from owners of #22, #19, #5 (abutter), #7 (abutter) Lilac Court properties.