



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

BZA Application Form

BZA Number: 274540

General Information

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

Special Permit: _____ Variance: X Appeal: _____

PETITIONER: Ying Zhang C/O James Rafferty

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

LOCATION OF PROPERTY: 257 Charles St., Cambridge, MA

TYPE OF OCCUPANCY: Single Family (x2) ZONING DISTRICT: Residence C-1 Zone

REASON FOR PETITION:

/Subdivision/

DESCRIPTION OF PETITIONER'S PROPOSAL:

Petitioner seeks to reauthorize lapsed subdivision variance (BZA Case No. 017051) to subdivide single lot currently containing two single family homes into two lots, each containing one single family home.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000 Section: 5.31 (Table of Dimensional Requirements).
Article: 5.000 Section: 5.15 (Subdivision).
Article: 10.000 Section: 10.30 (Variance).

Original
Signature(s):

(Petitioner (s) / Owner)

James J. Rafferty, Attorney for Petitioner

(Print Name)

907 Massachusetts Avenue, Suite 300
Cambridge, MA 02139

Address:

Tel. No.

E-Mail Address:

617.492.4100

jrafferty@adamsrafferty.com

Date: June 10, 2024

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: Ying Zhang
Location: 257 Charles St., Cambridge, MA
Phone: 617.492.4100

Present Use/Occupancy: Single Family (x2)
Zone: Residence C-1 Zone
Requested Use/Occupancy: Single Family (x2)

	Existing Conditions	Requested Conditions	Ordinance Requirements
TOTAL GROSS FLOOR AREA:	2,552	1,120 / 1,432	2,494.5 (max.)
LOT AREA:	3,326	1,801 / 1,525	5,000 (min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: ²	.76	.62 / .94	.75
LOT AREA OF EACH DWELLING UNIT	1,663	1,801 / 1,525	1,500

OWNERSHIP INFORMATION FOR BOARD OF ZONING APPEAL RECORD

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

Ying Zhang
(Owner or Petitioner)

Address: c/o James J. Rafferty 675 Massachusetts Avenue, Cambridge MA 02139

Location of Premises: 257 Charles Street & 99 Sixth Street

the record title standing in the name of Ying Zhang

whose address is 30 Fairhaven Road, Newton, MA 02459
(Street) (City or Town) (State & Zip Code)

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

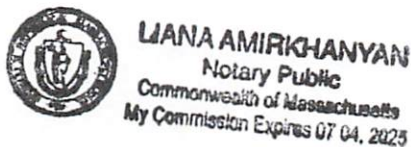
Book 82523 Page 35 or _____ Registry

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

[Signature]
(Owner)

=====

On this 31st day of May, 2024, before me, the undersigned notary public, personally appeared Ying Zhang proved to me through satisfactory evidence of identification, which were MA Driver's 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.



[Signature]
Notary Public
Liana Amirkhanyan
My commission expires: 07/04/2025

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:
- A literal enforcement of the provisions of this Ordinance would prevent the ownership of these two existing single family homes from being divided without converting them to condominiums.
- B)** The hardship is owing to the following circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located for the following reasons:
- The hardship is directly related to the size of the lot and the location of the respective structures.
- C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:**
- 1)** Desirable relief may be granted without substantial detriment to the public good for the following reasons:
- The public good will not suffer should the lot be again divided into two separate lots. There will not be any material changes to the operation of the two structures.
- 2)** Desirable relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons:
- The Ordinance regulates minimum lot sizes and the minimum lot area required per dwelling units in Residential Districts in order to manage density. Subdividing the lot will allow for no greater density on the two lots than would be allowed on one and is identical to the relief granted by the BZA in 2019 when this subdivision was approved originally.

***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: Ying Zhang
Location: 257 Charles St., Cambridge, MA
Phone: 617.492.4100

Present Use/Occupancy: Single Family (x2)
Zone: Residence C-1 Zone
Requested Use/Occupancy: Single Family (x2)

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		2,552	1,120 / 1,432	2,494.5	(max.)
<u>LOT AREA:</u>		3,326	1,801 / 1,525	5,000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²		.76	.62 / .94	.75	
<u>LOT AREA OF EACH DWELLING UNIT</u>		1,663	1,801 / 1,525	1,500	
<u>SIZE OF LOT:</u>	WIDTH	80'	29.16' / 50.84'	50'	
	DEPTH	N/A	N/A	N/A	
<u>SETBACKS IN FEET:</u>	FRONT	0'/3.4'	9.8 / 0'&3.4'	10'	
	REAR	N/A	16.5' / N/A	20'	
	LEFT SIDE	9.1'	9.1' / 9.9'	7' 6"	
	RIGHT SIDE	0'	3' / 0'	7' 6"	
<u>SIZE OF BUILDING:</u>	HEIGHT	<35'	+/- 33' / +/- 27'	35'	
	WIDTH	44' & 33'	no change	N/A	
	LENGTH	15' & 20'	no change	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		<30%	<30%/<30%	30%	
<u>NO. OF DWELLING UNITS:</u>		2	1/1	2	
<u>NO. OF PARKING SPACES:</u>		2	1/1	0	
<u>NO. OF LOADING AREAS:</u>		N/A	N/A	N/A	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		N/A	N/A	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'.

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF JUNE 4, 2018 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS COMMUNITY PANEL: 2501700577E EFFECTIVE DATE: 06/04/2010

PREPARED FOR:
OWNER OF RECORD:
CAROLE K. BELLEW
257 CHARLES STREET
CAMBRIDGE, MA 02141

REFERENCES:
DEED: BK 9275, PG 197
LCC: 19822-A
18886-A
18886-B

PLAN: No. 82 OF 1980

NOTES: RESIDENCE C-1

ZONING: RESIDENCE C-1

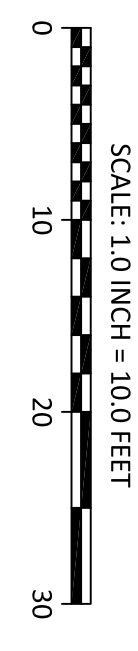
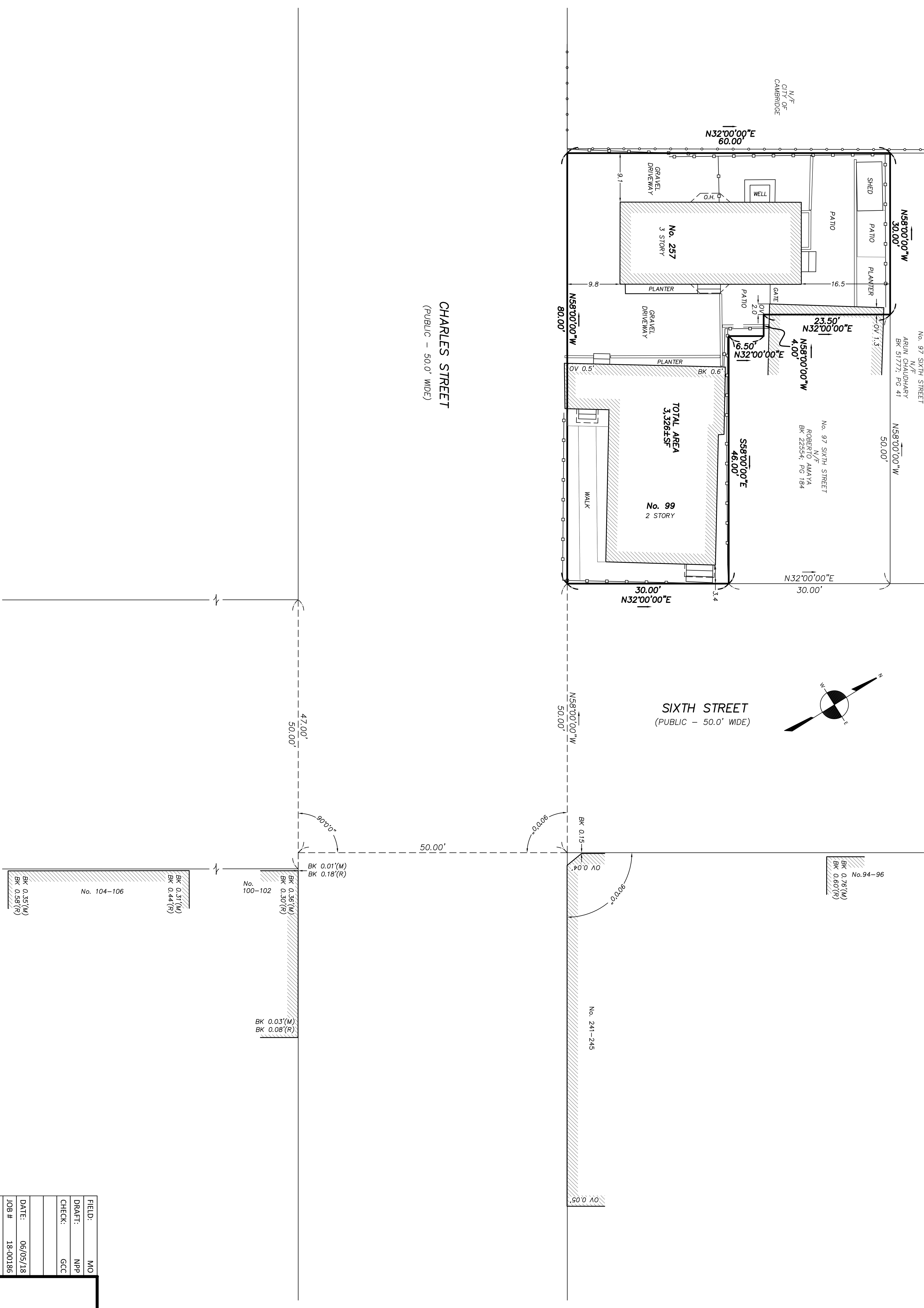
SITE PLAN OF LAND

LOCATED AT
257 CHARLES STREET & 99 SIXTH STREET
CAMBRIDGE, MA

DATE: JUNE 5, 2018 SCALE: 1.0 INCH = 100.0 FEET

CHARLES STREET
(PUBLIC - 50.0' WIDE)

SIXTH STREET
(PUBLIC - 50.0' WIDE)

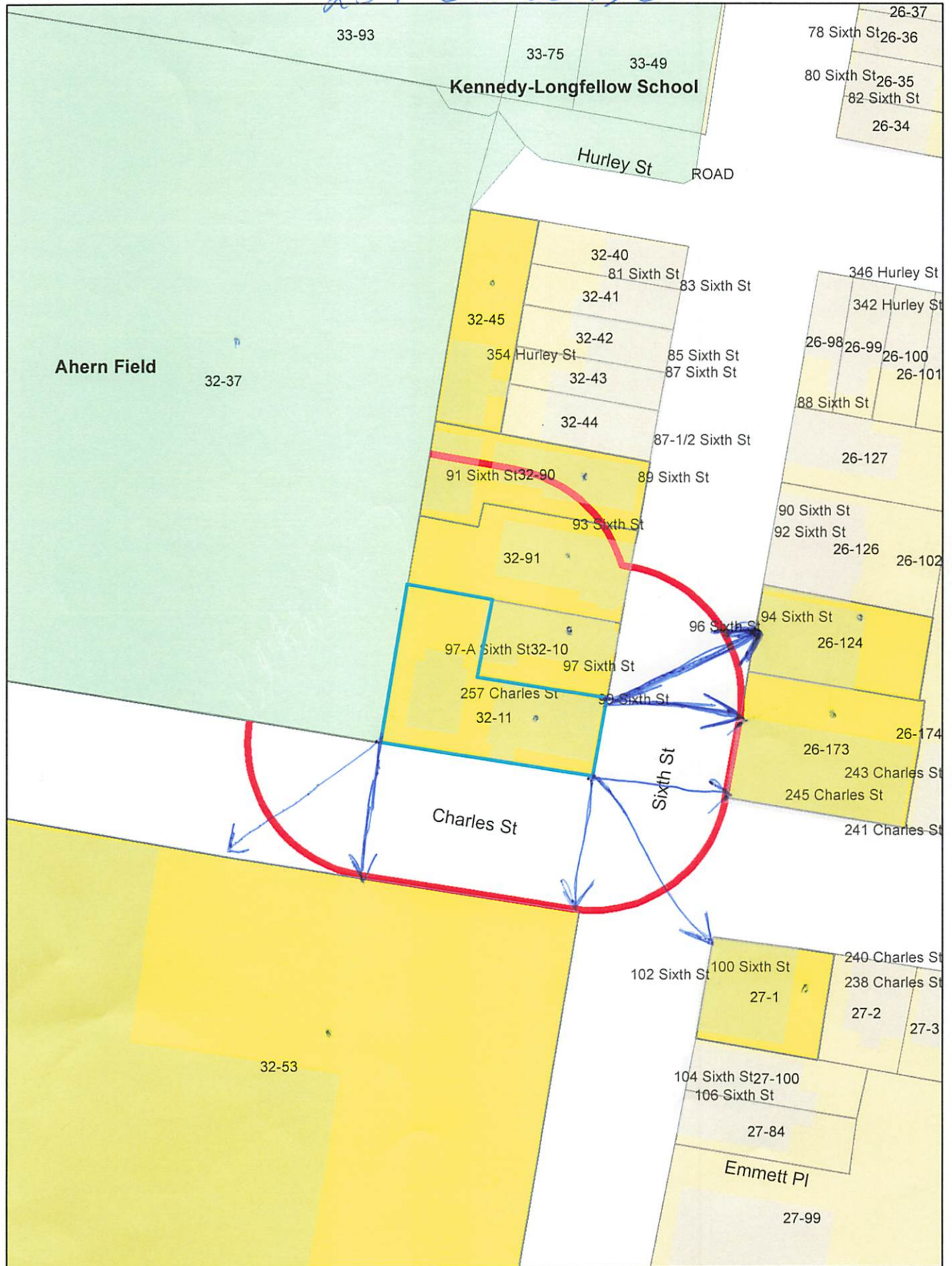


FIELD:	MO
DRAFT:	NPP
CHECK:	GCC
DATE:	06/05/18
JOB #:	18-00186
FILE:	SITE PLAN





257 Charles St.



257 Charles St.

Petitioner

32-10
AMAYA, ROBERTO & NATERCIA AMAYA
97 SIXTH STREET
CAMBRIDGE, MA 02141

32-53
BMR-320 CHARLES LLC,
C/O RYAN LLC
P.O. BOX 847
CARLSBAD, CA 92018

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

26-124
DINES MARGARET M
TRS MARGARET M DINES REVOCABLE TR
94-96 SIXTH ST
CAMBRIDGE, MA 02141

32-45
MACDOUGALL, PETER D.
83 SIXTH ST
CAMBRIDGE, MA 02141

32-11
ZHANG, YING
30 FAIRHAVEN RD
NEWTON, MA 02459

32-91
CHAUDHARY, MINAKSHI
151 OSGOOD ST
ANDOVER, MA 01810

32-90
BOGLIONE, LUCIANO & JANE E. DAVIS
1404 ORCHARD ST
ALEXANDRIA, VA 22302

27-1
QIN, LI & JIHU ZHANG
100 SIXTH ST
CAMBRIDGE, MA 02141

32-90
DAVIS, JANE E. & LUCIANO F. BOGLIONE
1404 ORCHARD ST
ALEXANDRIA, VA 22302

26-173
MCCARTHY, RITA R.,
TR. LAWRENCE MORTON, JR &
DAWN M. MORTON
245 CHARLES ST
CAMBRIDGE, MA 02141

32-37
CITY OF CAMBRIDGE
C/O YI-AN HUANG
CITY MANAGER

32-37
CAMBRIDGE CITY OF
THE JOHN J AHERN PLAYGROUND
RECREATION DEPT
51 INMAN ST
CAMBRIDGE, MA 02139

32-37
CITY OF CAMBRIDGE
C/O MEGAN BAYER
CITY SOLICITOR