



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2023 JUL 31 AM 11:51

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 234186

General Information

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

Special Permit: X Variance: Appeal:

PETITIONER: Rachel Grashow & Ken Walton C/O Ezra Block, architect

PETITIONER'S ADDRESS: 48 Inman St, Cambridge, MA 02139

LOCATION OF PROPERTY: 107 Rindge Ave., Cambridge, MA

TYPE OF OCCUPANCY: Residential Single Family **ZONING DISTRICT:** Residence B Zone

REASON FOR PETITION:

/Additions/

DESCRIPTION OF PETITIONER'S PROPOSAL:

The Grashow-Walton family is in need of more liveable space. A proposed addition on the 3rd floor is the best way to capture the needed space without increasing the existing building footprint, on an existing undersized lot. The proposal seeks to create livable space with a mansard roof addition (similar to the neighboring property at 113 Rindge Avenue). In addition to FAR, the homeowners are also seeking relief for proposed work within the existing non-conforming side yard and rear yard setbacks

SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.00 Section: 5.31 (Table of Dimensional Requirements)
Article: 8.00 Section: 8.22.2.d & Sec. 8.22.2.c (Non-Conforming Structure)
Article: 10.00 Section: 10.40 (Special Permit)

Ezra Block **EZRA BLOCK, ARCHITECT**
7/27/23

Original
Signature(s):

Kenneth Walton / Rachel Grashow

(Petitioner (s) / Owner)

Kenneth Walton / Rachel Grashow
(Print Name)

Address:
Tel. No.

107 Rindge Ave Cambridge MA 02140
617-899-4966
9176559161

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 Rachel Grashow and Kenneth Walton
(OWNER)

Address: 107 Rindge Avenue, Cambridge, MA 02140

State that I/We own the property located at 107 Rindge Ave, Cambridge MA 02140 which is the subject of this zoning application.

The record title of this property is in the name of _____
Rachel Grashow and Kenneth Walton

*Pursuant to a deed of duly recorded in the date 12/13/2012, Middlesex South County Registry of Deeds at Book 60726, Page 416; or Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

Rachel Grashow Kenneth Walton
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 Middlesex

The above-name Rachel Grashow and Kenneth Walton personally appeared before me, this 23 of July, 2023, and made oath that the above statement is true.

Alexandra Clee Notary
Alexandra Clee

My commission expires March 9, 2029 (Notary Seal).

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

STATE OF NEW YORK

IN SENATE

January 15, 1904

REPORT OF THE

COMMISSIONERS OF THE LAND OFFICE

IN RESPONSE TO A RESOLUTION PASSED BY THE SENATE

APRIL 15, 1893

ALBANY:

WHELAN & COMPANY, PRINTERS

1904

[Faint handwritten signature]

Approved and ordered to be printed by the Senate

January 15, 1904

REPORT OF THE

COMMISSIONERS OF THE LAND OFFICE

[Faint handwritten signature]

IN RESPONSE TO A RESOLUTION PASSED BY THE SENATE



APRIL 15, 1893

ALBANY:

WHELAN & COMPANY, PRINTERS

1904

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 107 Rindge Ave , 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:

The proposed third floor does not alter the use of the property as a single family residence and does not encroach any further into the existing setbacks (including front setback approved on 9/15/2022).

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 third floor does not alter the location of the front and rear entries, and the proposed massing is designed to match the abutting property at 113 Rindge Avenue.

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 proposed third floor does not alter the use of the property, and the proposed mansard roof maintains the existing building footprint and eave.

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 third floor does not alter the use of the property and therefore no change for the citizens of the City. The additional space will have a positive effect on the health, safety and welfare of the home occupants, allowing the needed space for one additional bathroom and bedroom, as well as office space for work at home.

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 proposed third floor will strengthen the integrity of this residential neighborhood by allowing a growing family of four remain at this same address. The addition seeks to reinforce architectural elements found throughout 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.**

Date: 7/26/23**BZA Application Form****DIMENSIONAL INFORMATION**

Applicant: Rachel Grashow & Ken Walton
Location: 107 Rindge Ave., Cambridge, MA
Phone: 617-899-4966

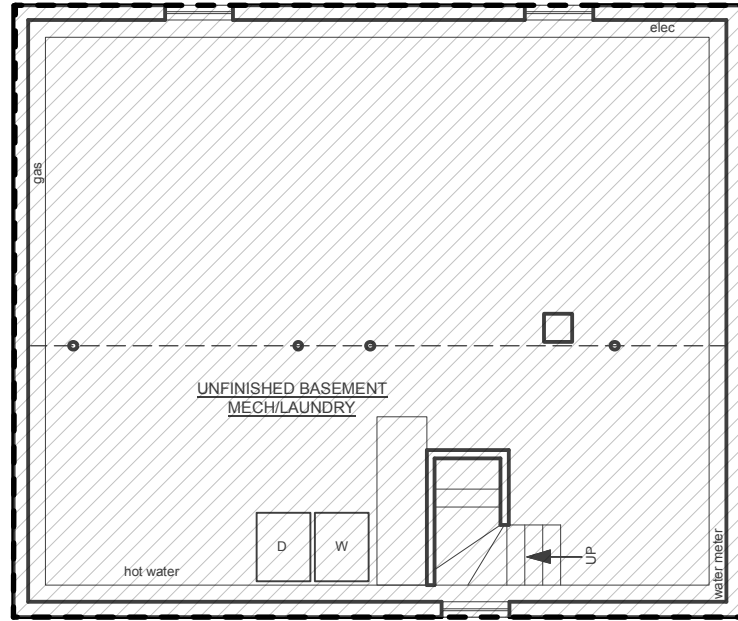
Present Use/Occupancy: Residential Single Family
Zone: Residence B Zone
Requested Use/Occupancy: Residential Single Family

		<u>Existing Conditions</u>		<u>Requested Conditions</u>		<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		1849.7		2345		1587	(max.)
<u>LOT AREA:</u>		3174		3174		5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		0.583		0.739		0.50	
<u>LOT AREA OF EACH DWELLING UNIT</u>		3174		3174		5000	
<u>SIZE OF LOT:</u>	WIDTH	51.5		51.5		50	
	DEPTH	62		62		0	
<u>SETBACKS IN FEET:</u>	FRONT	15		15		15	
	REAR	3.3		3.3		25	
	LEFT SIDE	2.7		2.7		7.5	
	RIGHT SIDE	20.86		20.86		7.5	
<u>SIZE OF BUILDING:</u>	HEIGHT	29.5		34.5		35	
	WIDTH	42.21		42.21		0	
	LENGTH	25.42		25.42		0	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		.509		.509		.40	
<u>NO. OF DWELLING UNITS:</u>		1		1		1	
<u>NO. OF PARKING SPACES:</u>		2		2		0	
<u>NO. OF LOADING AREAS:</u>		0		0		0	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		0		0		0	

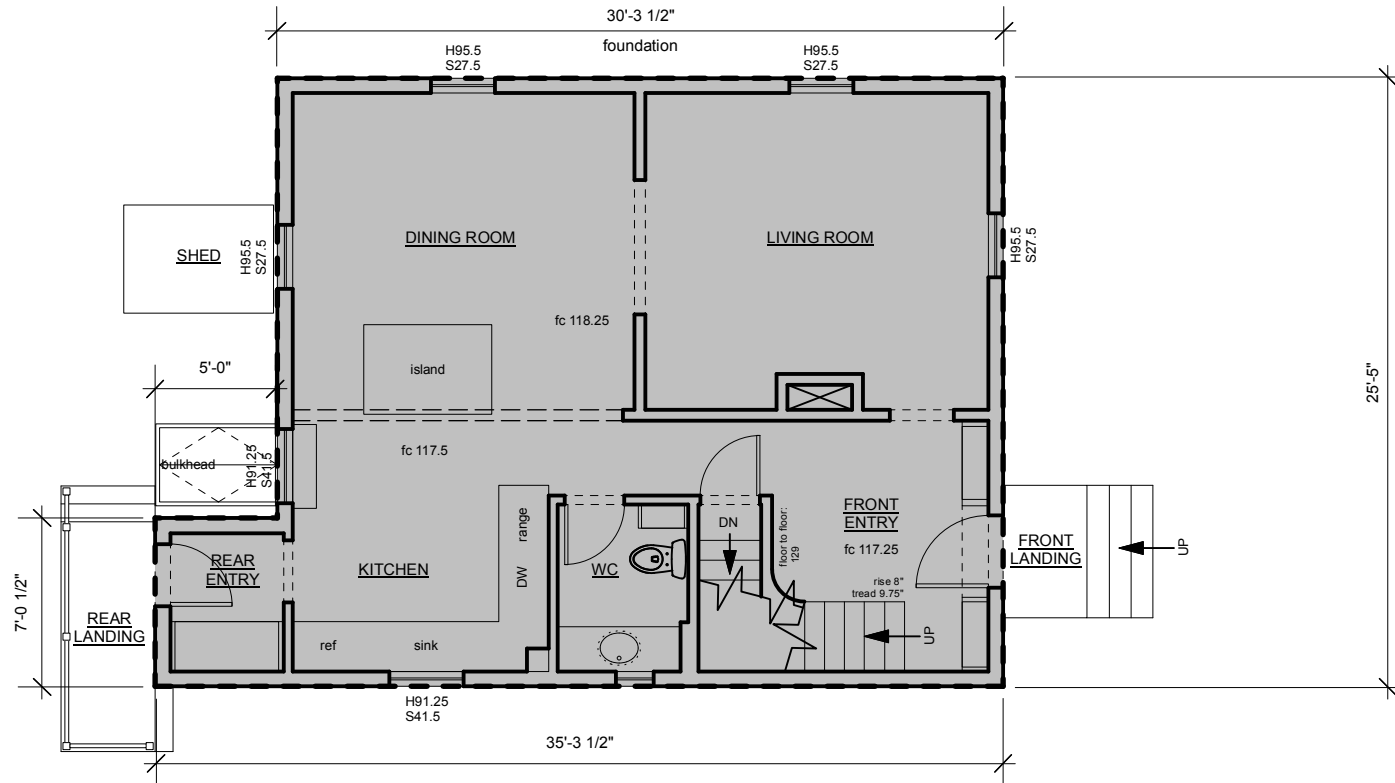
Describe where applicable, other occupancies on the same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g; wood frame, concrete, brick, steel, etc.:

N/A

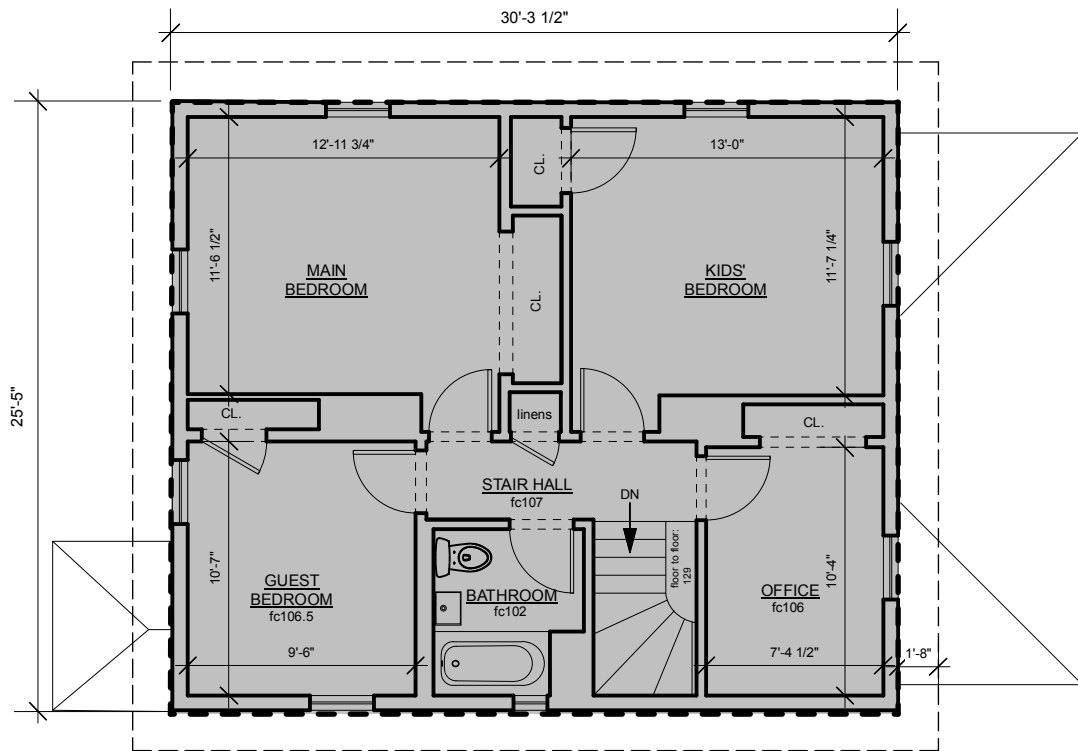
1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.



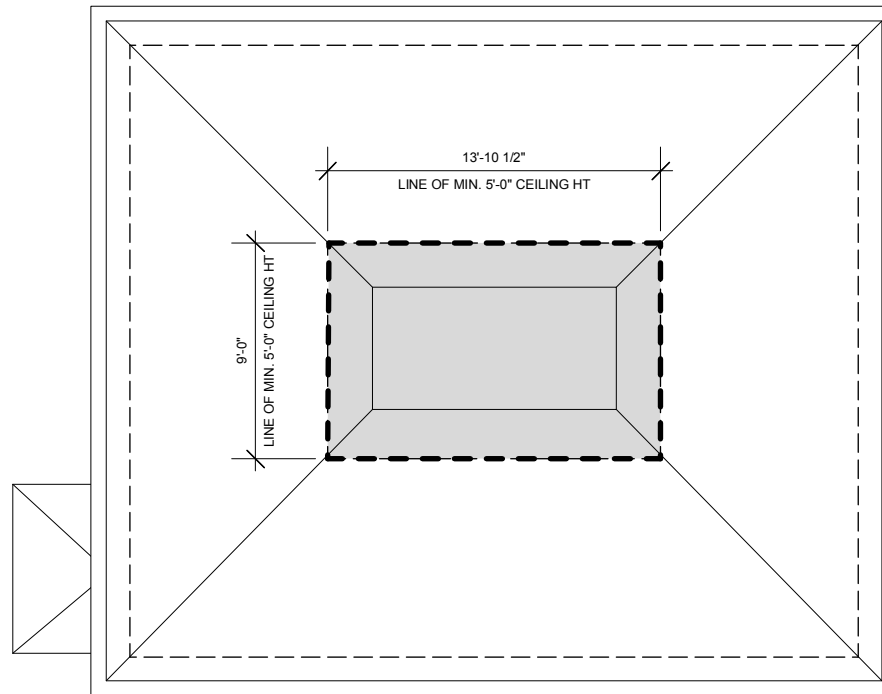
EC1 BASEMENT PLAN - existing
Scale: 1/8" = 1'-0"



EC2 FIRST FLOOR PLAN - existing
Scale: 1/8" = 1'-0"



EC3 SECOND FLOOR PLAN - existing
Scale: 1/8" = 1'-0"



EC4 ATTIC / ROOF PLAN - existing
Scale: 1/8" = 1'-0"

Existing Condition		
GFA Square Footage Calculation		
	SF	GFA
Basement (sq. ft.)	774	0
First Floor (sq. ft.)	805.2	805.2
Second Floor (sq. ft.)	769.9	769.9
Third Floor (sq. ft.)	124.9	124.9
Total	2,474	1,700

FAR Calculation	
Allowable FAR	0.50
Lot Size (sq. ft.)	3,174
GFA (sq. ft.)	1,699.9
Existing FAR	0.536

GFA & FAR DIAGRAM + CALCULATIONS



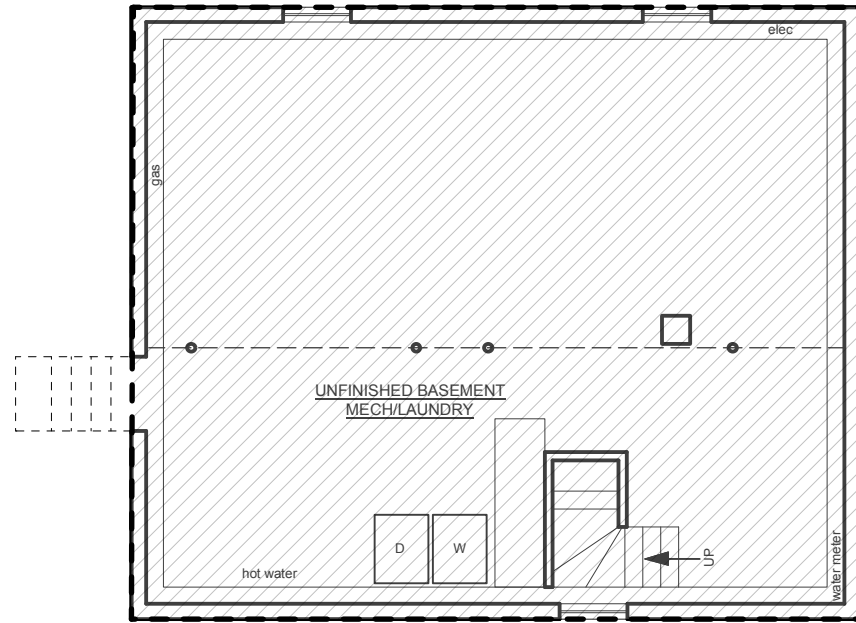
Ezra Block architect
48 Inman Street #1
Cambridge, MA 02139
t 617.899.4966
ezrablock@cloud.com

107 RINDGE AVENUE • CAMBRIDGE, MASSACHUSETTS 02140
GRASHOW - WALTON RESIDENCE

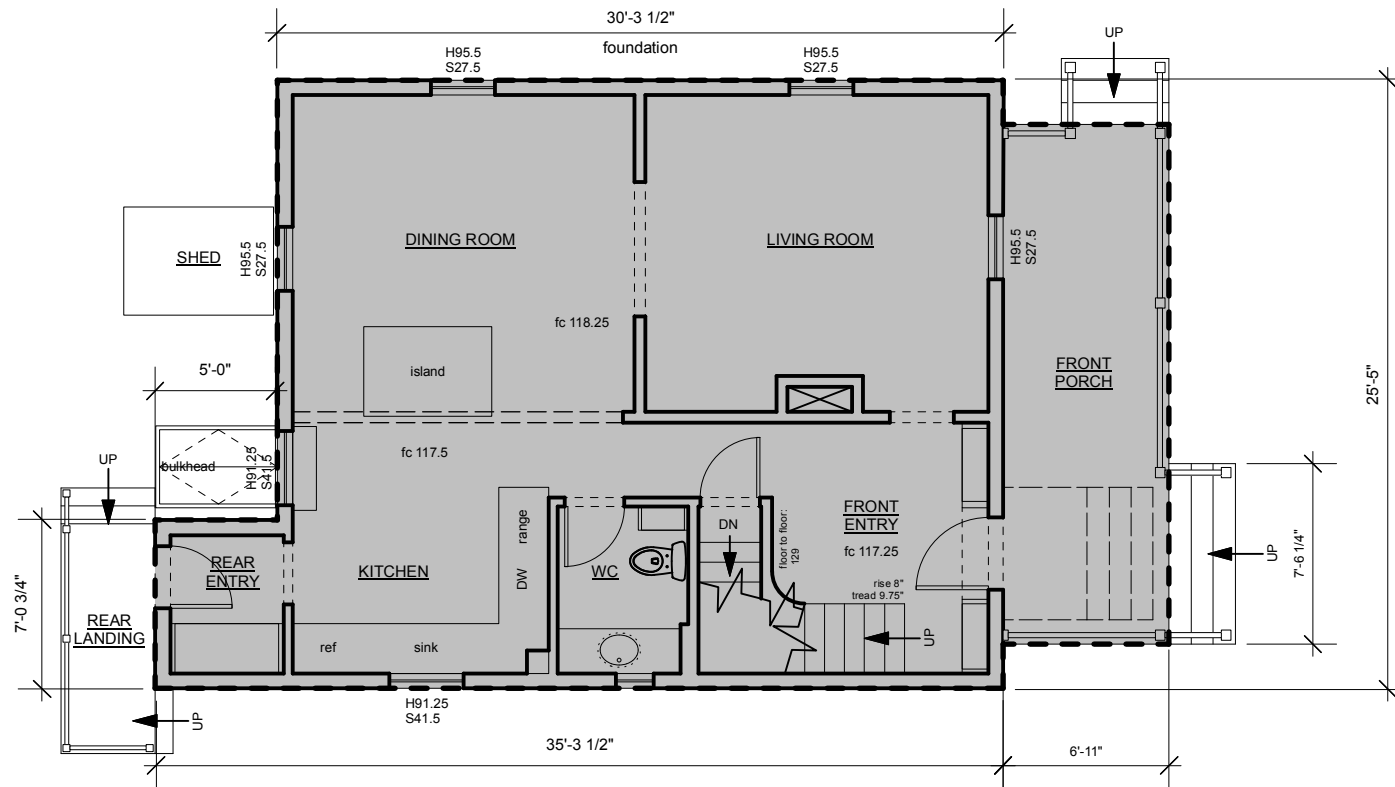
ISSUED FOR:
EXISTING CONDITIONS

DATE:
2023-06-01

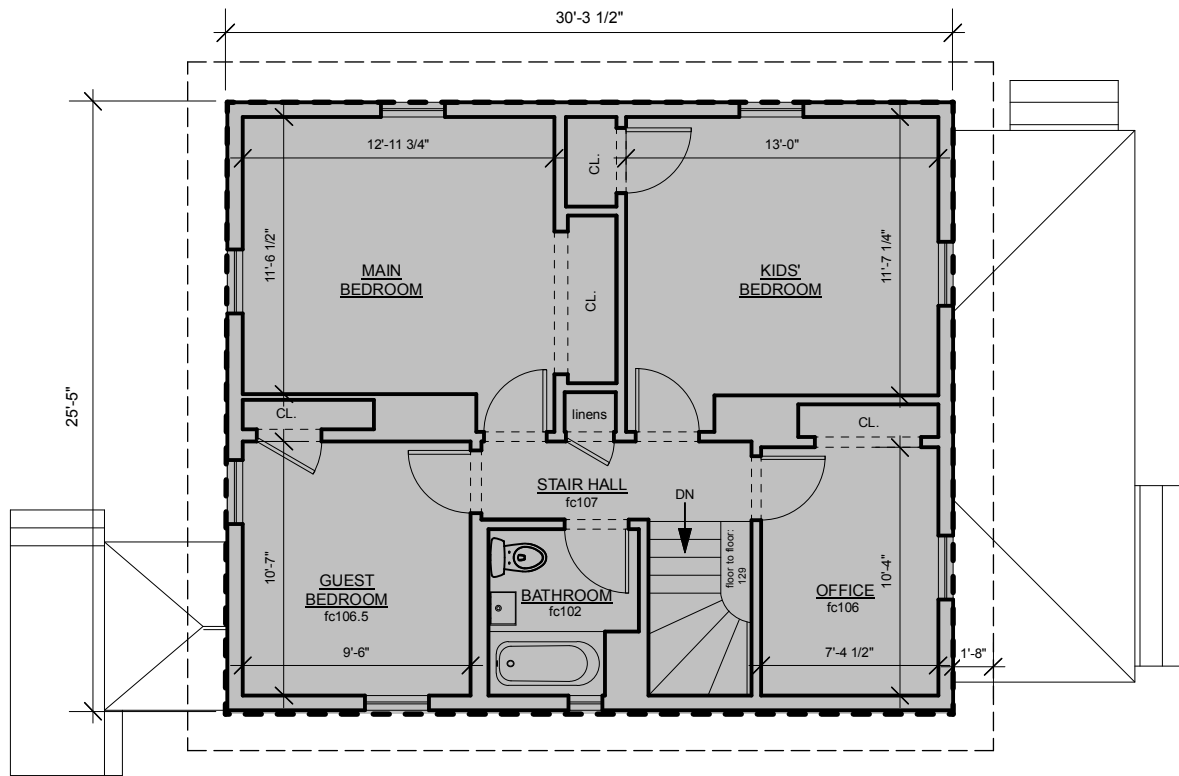
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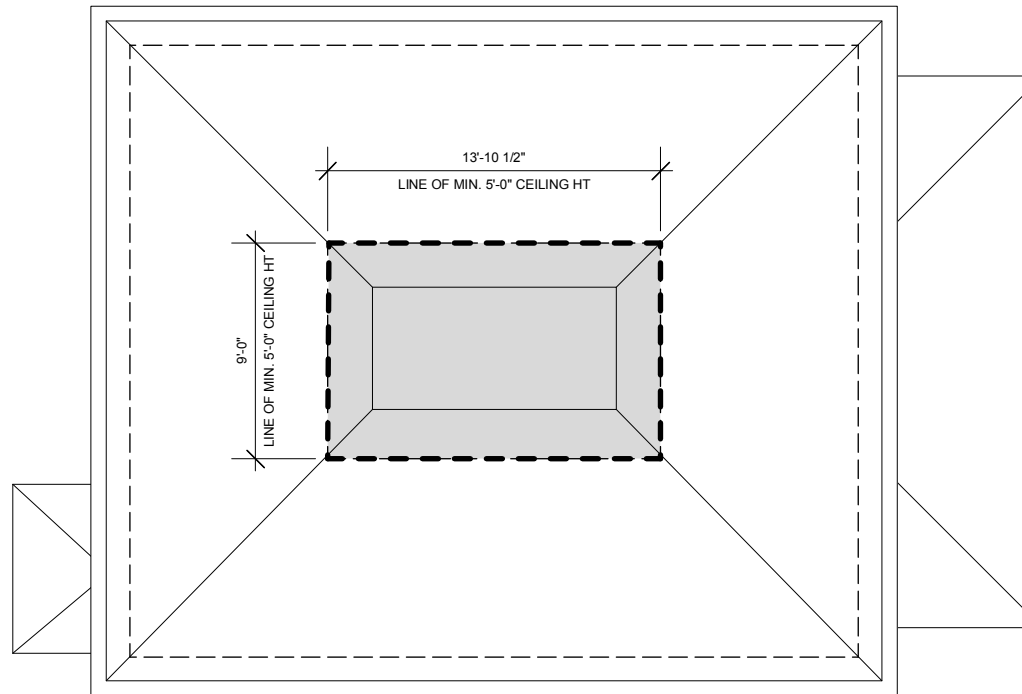
1 BASEMENT PLAN - BZA approved
Scale: 1/8" = 1'-0" (9/15/22)



2 FIRST FLOOR PLAN - BZA approved
Scale: 1/8" = 1'-0" (9/15/22)



3 SECOND FLOOR PLAN - BZA approved
Scale: 1/8" = 1'-0" (9/15/22)



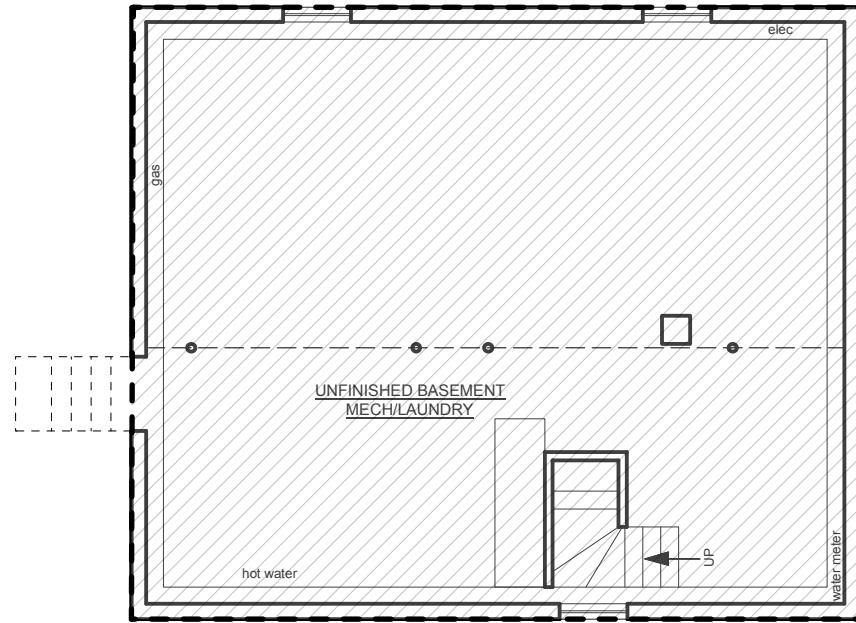
4 ATTIC / ROOF PLAN - BZA approved
Scale: 1/8" = 1'-0" (9/15/22)

Approved Condition (BZA 9/15/2022)		
GFA Square Footage Calculation		
	SF	GFA
Basement (sq. ft.)	774	0
First Floor (sq. ft.)	954.9	954.9
Second Floor (sq. ft.)	769.9	769.9
Third Floor (sq. ft.)	124.9	124.9
Total	2,623.7	1,849.7

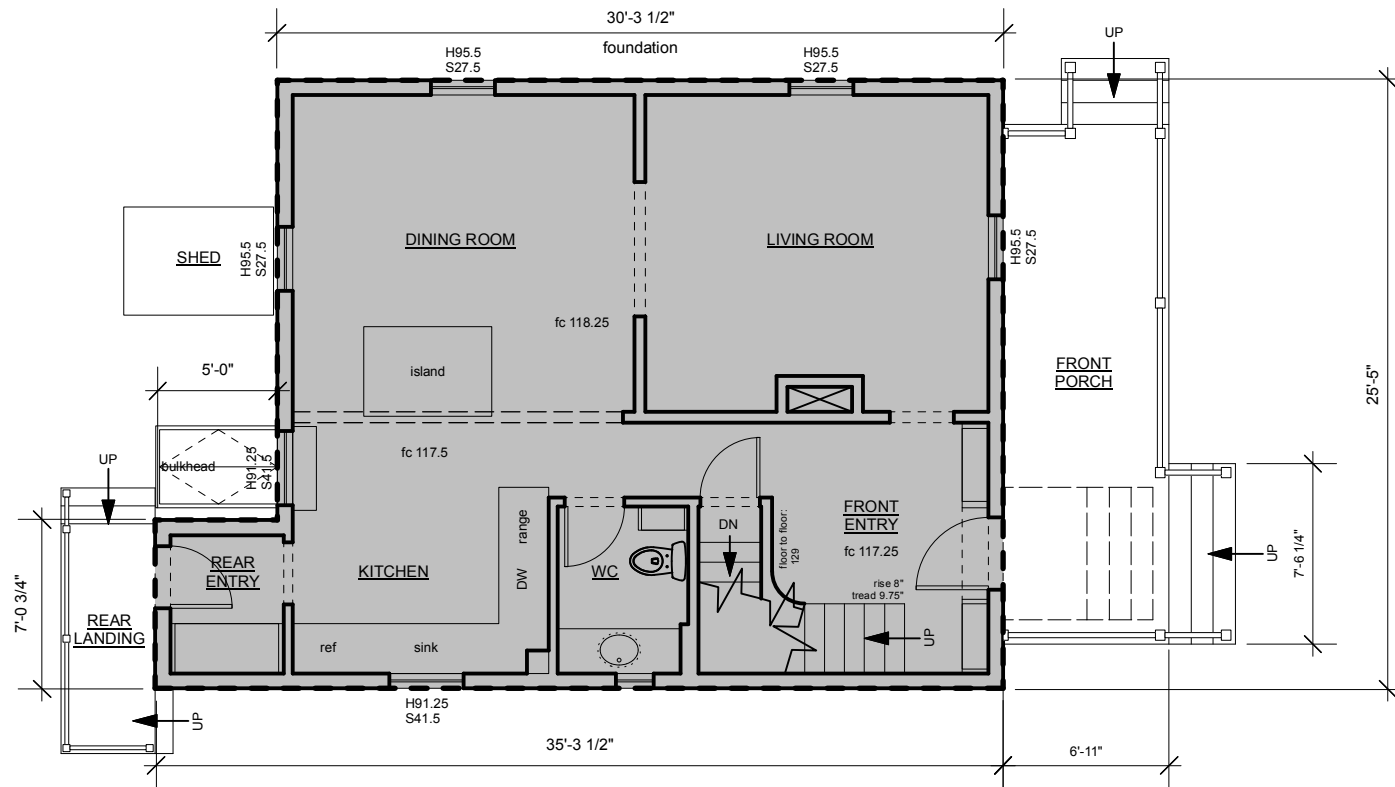
FAR Calculation	
Allowable FAR	0.50
Lot Size (sq. ft.)	3,174
GFA (sq. ft.)	1,849.6
Approved FAR (BZA 9/15/2022)	0.583



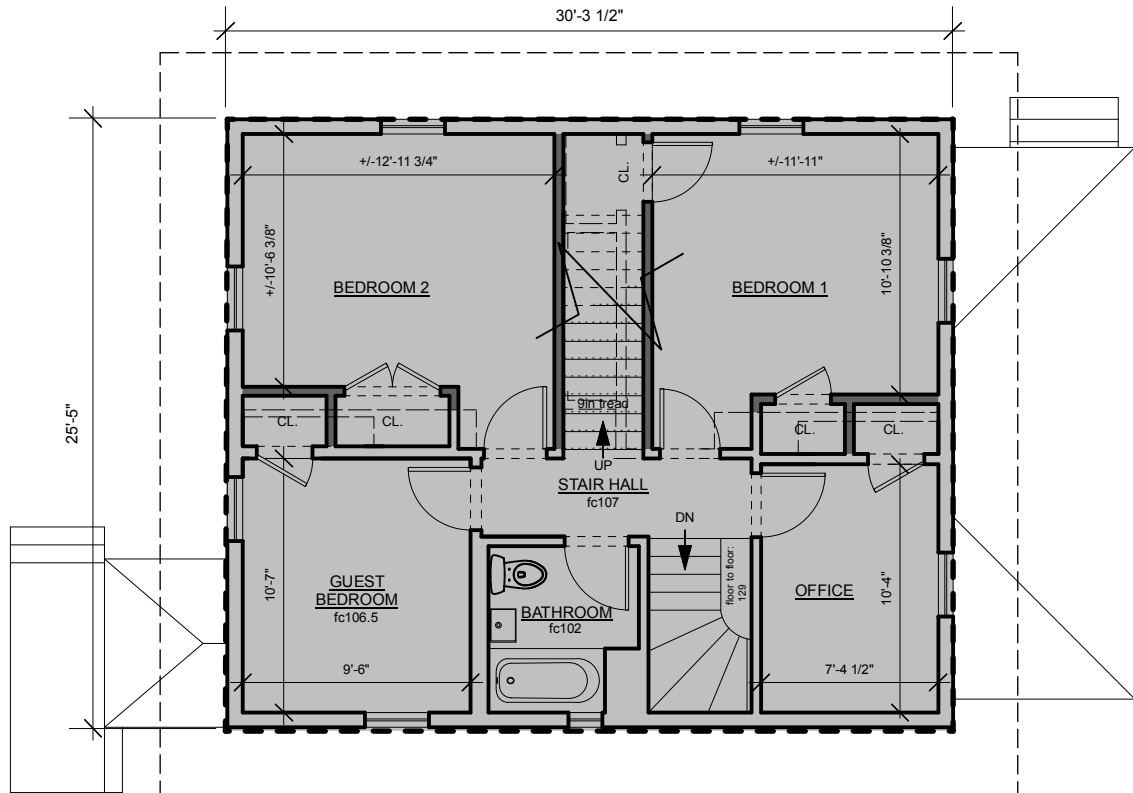
GFA & FAR DIAGRAM + CALCULATIONS



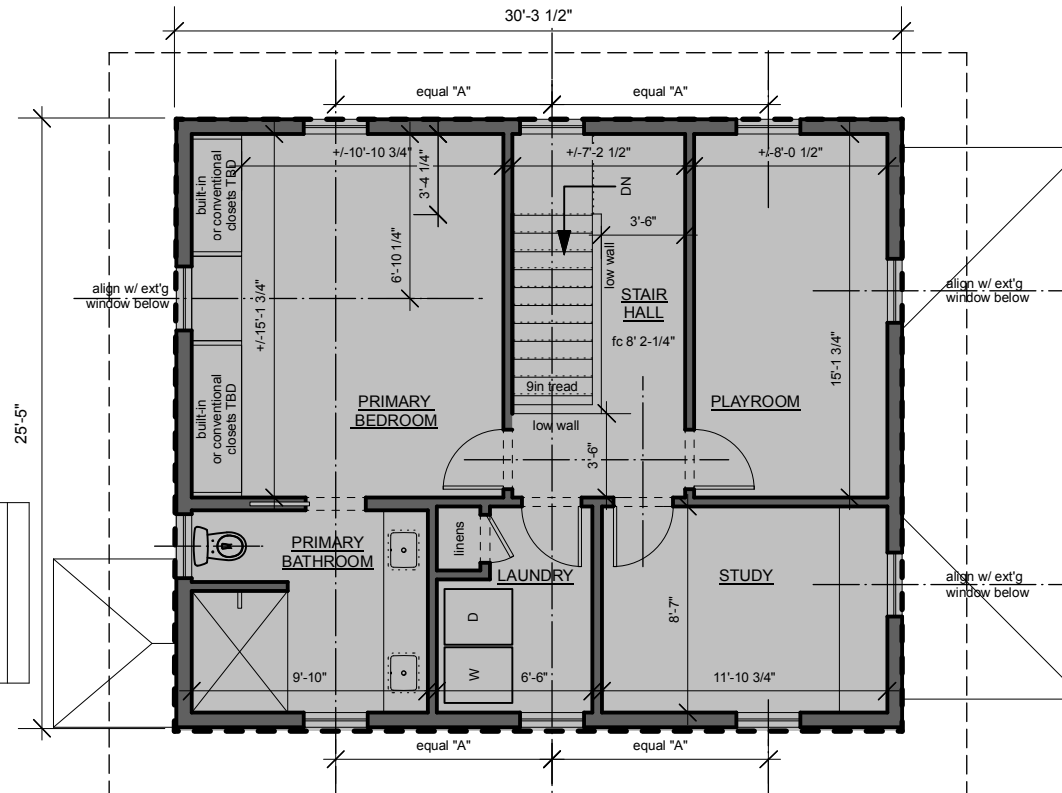
1 **BASEMENT PLAN - proposed**
Scale: 1/8" = 1'-0"



2 **FIRST FLOOR PLAN - proposed**
Scale: 1/8" = 1'-0"



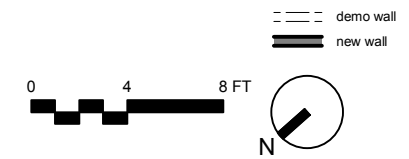
3 **SECOND FLOOR PLAN - proposed**
Scale: 1/8" = 1'-0"



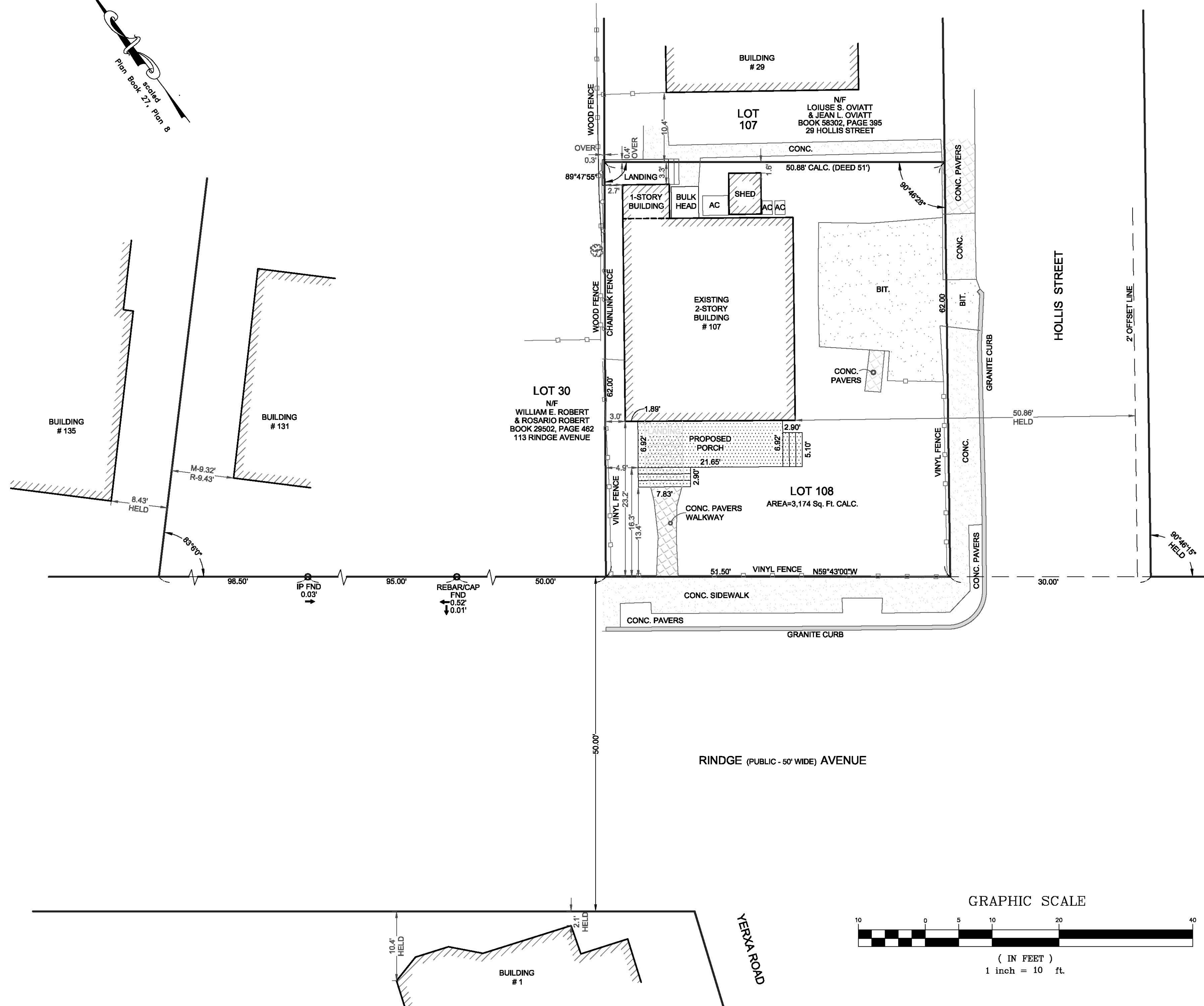
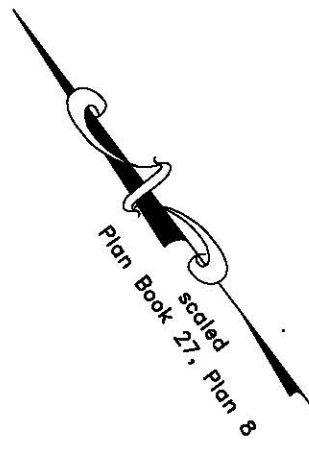
4 **THIRD FLOOR PLAN - proposed**
Scale: 1/8" = 1'-0"

Proposed Condition		
GFA Square Footage Calculation		
	SF	GFA
Basement (sq. ft.)	774	0
First Floor (sq. ft.)	805.2	805.2
Second Floor (sq. ft.)	769.9	769.9
Third Floor (sq. ft.)	769.9	769.9
Total	3,119	2,345

FAR Calculation		
Allowable FAR		0.50
Lot Size (sq. ft.)		3,174
Existing GFA (sq. ft.)		2,345
Proposed FAR		0.739



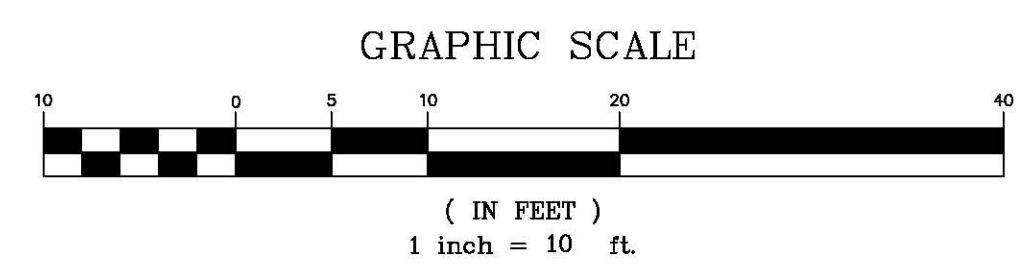
GFA & FAR DIAGRAM + CALCULATIONS



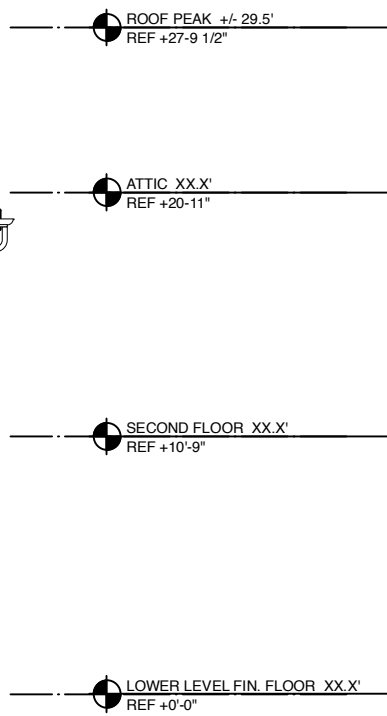
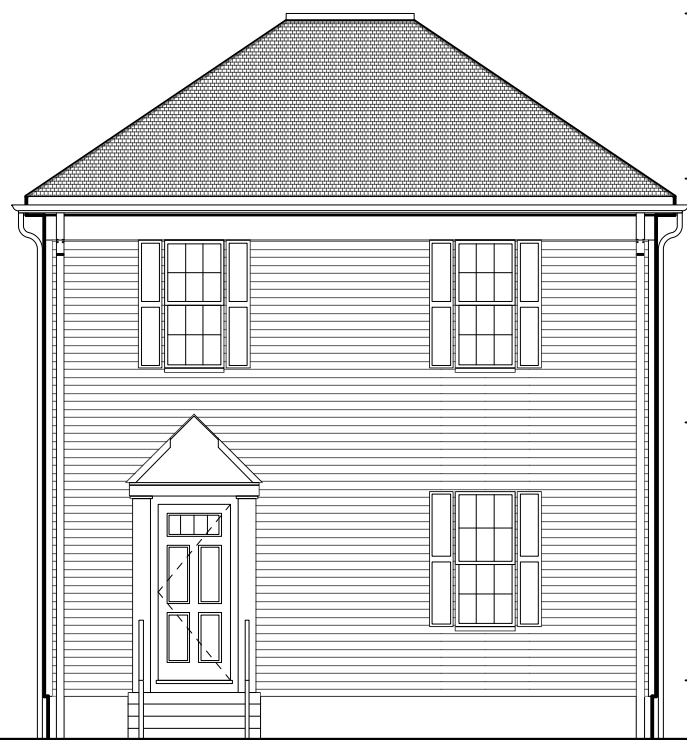
- NOTES:**
- * Registered Owner: Rachel Grashow & Kenneth Walton
 - * Assessors Ref.: Map 196, Lot 108
 - * Deed Ref.: Book 60726, Page 416
 - * Plan Ref.: Plan Book 27, Plan 8
Plan No. 1640 of 1960
Plan No. 389 of 2009
 - * Plans from Engineering Dep.:
STR-11-25
STR-06-49
FB 156 Pg 104
 - * Zoning: B
 - * Existing Private Open Space Area = 1,750 Sq. Ft.
 - * Existing Private Open Space Ratio = 55.1%
 - * Proposed Private Open Space Area = 1,616 Sq. Ft.
 - * Proposed Private Open Space Ratio = 50.9%

Neil J. Murphy Lic.#17460
Professional Land Surveyor

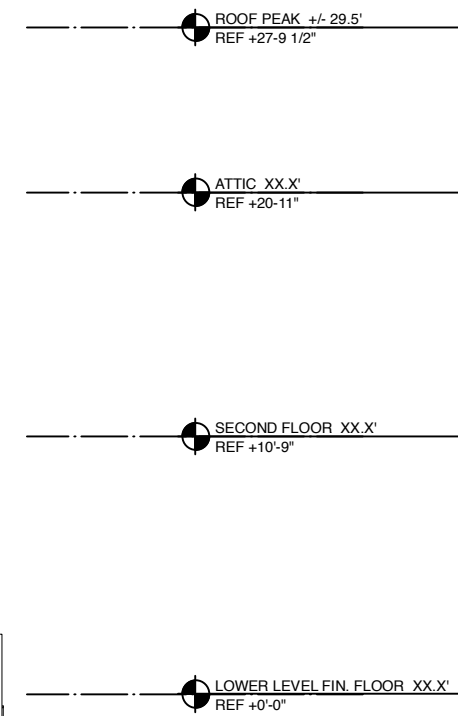
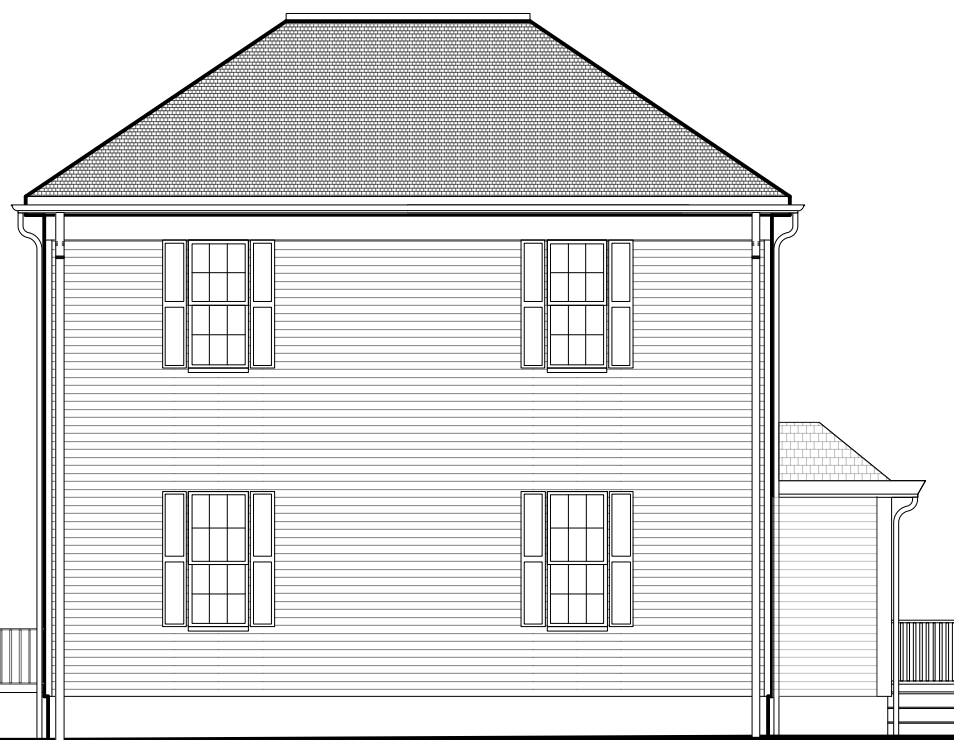
Proposed Addition
107 Rindge Avenue
Cambridge, MA 02140



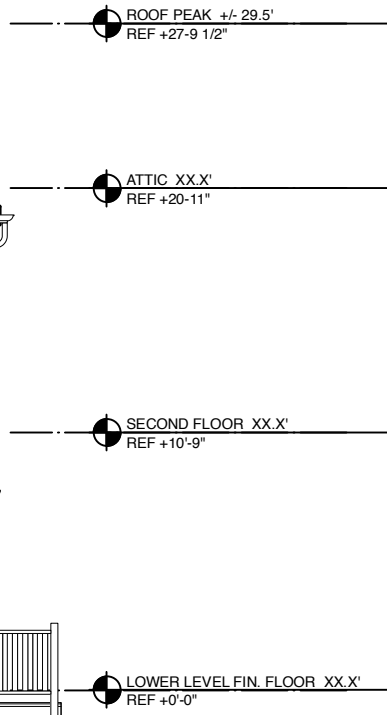
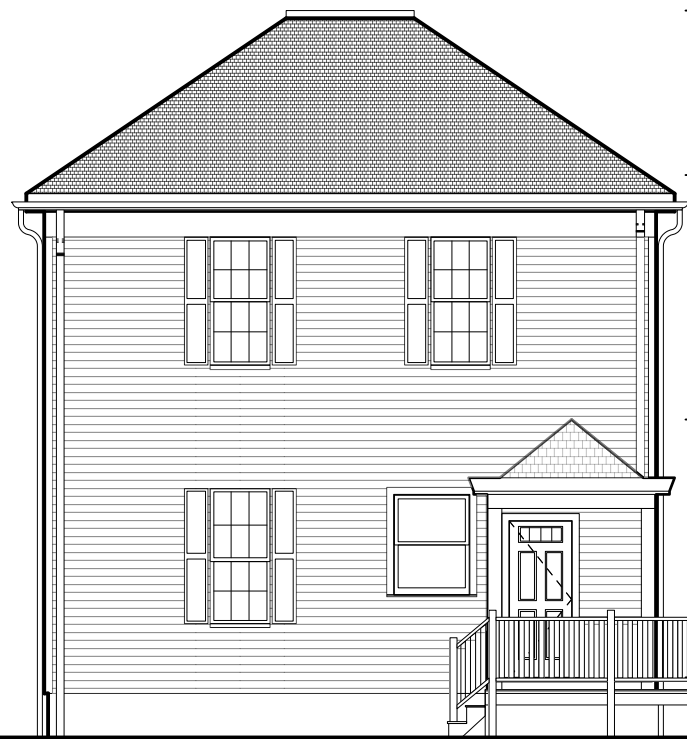
LAND MAPPING INC.
10 Andrew Square, Suite 201B
South Boston, MA 02127
Tel. 857-544-3061
www.land-mapping.com
Date: March 30, 2022



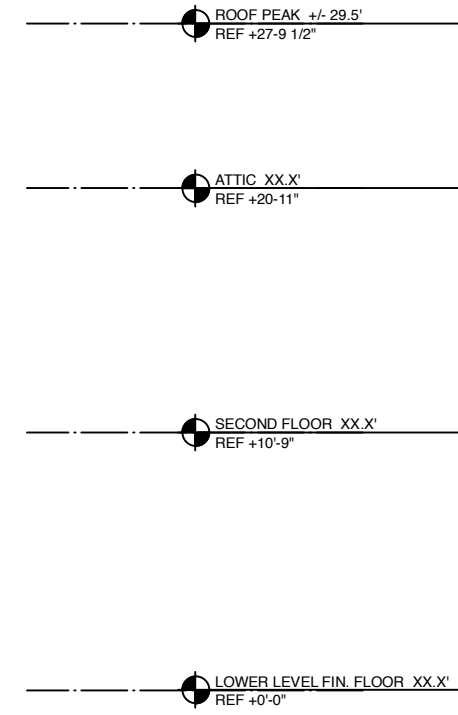
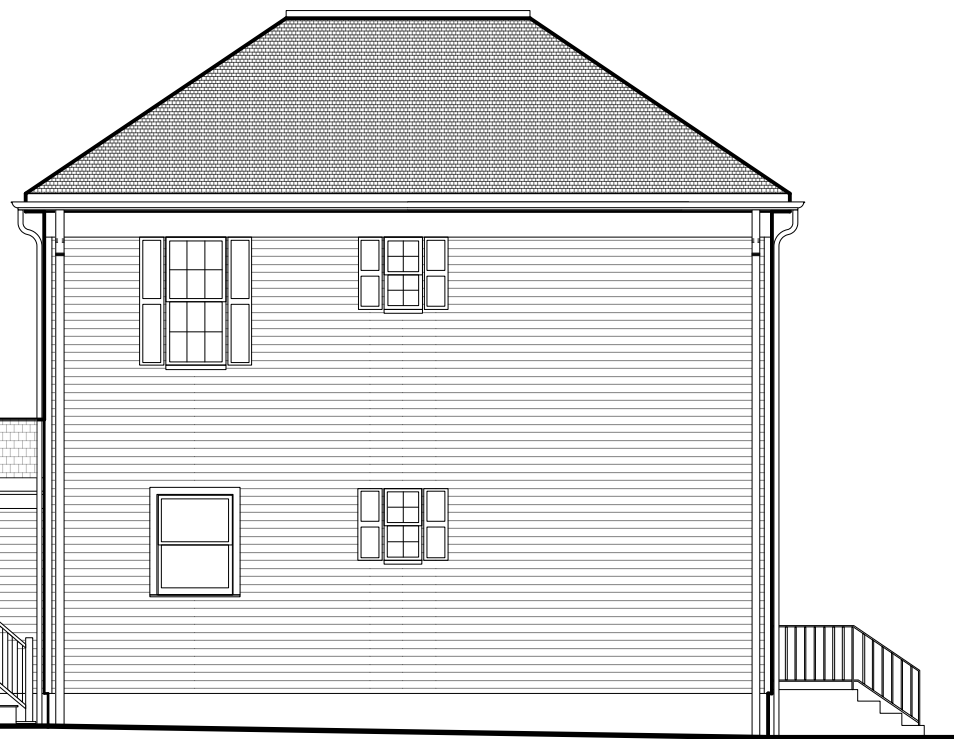
EC1 FRONT ELEVATION - existing
Scale: 1/8" = 1'-0"



EC2 SIDE/EAST ELEVATION - existing
Scale: 1/8" = 1'-0"



EC3 REAR ELEVATION - existing
Scale: 1/8" = 1'-0"



EC4 SIDE/WEST ELEVATION - existing
Scale: 1/8" = 1'-0"



EXTERIOR ELEVATIONS - EXISTING

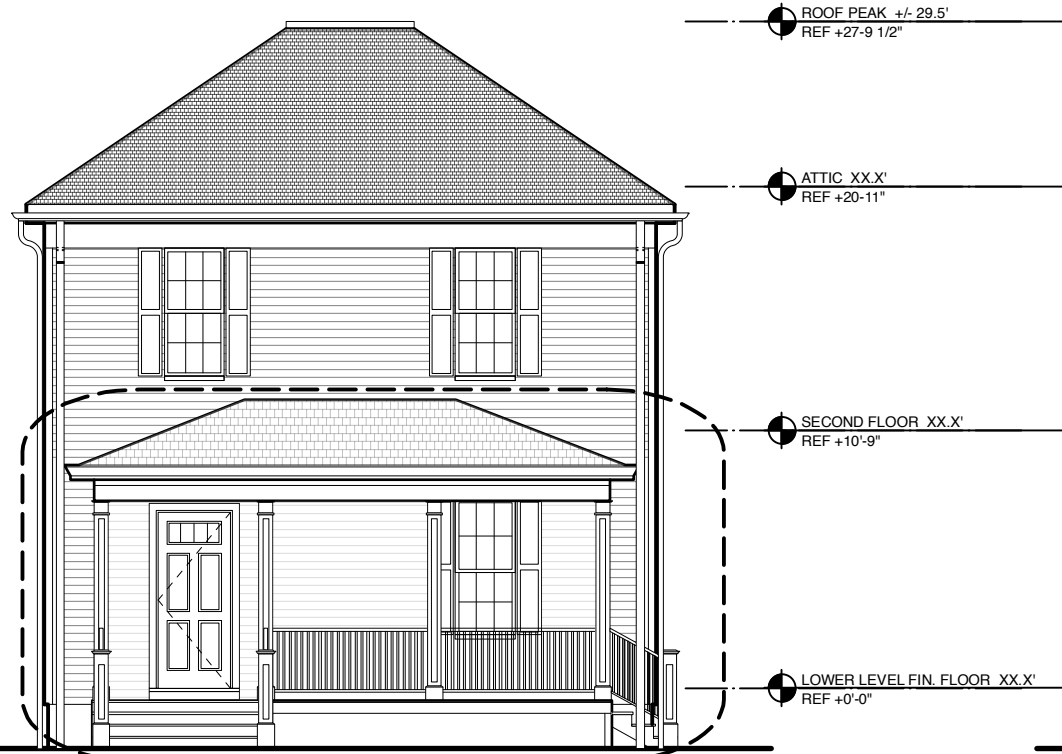
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ezrablock@icloud.com

107 RINDGE AVENUE • CAMBRIDGE, MASSACHUSETTS 02140
GRASHOW - WALTON RESIDENCE

ISSUED FOR:
EXISTING CONDITIONS

DATE:
2023-06-01

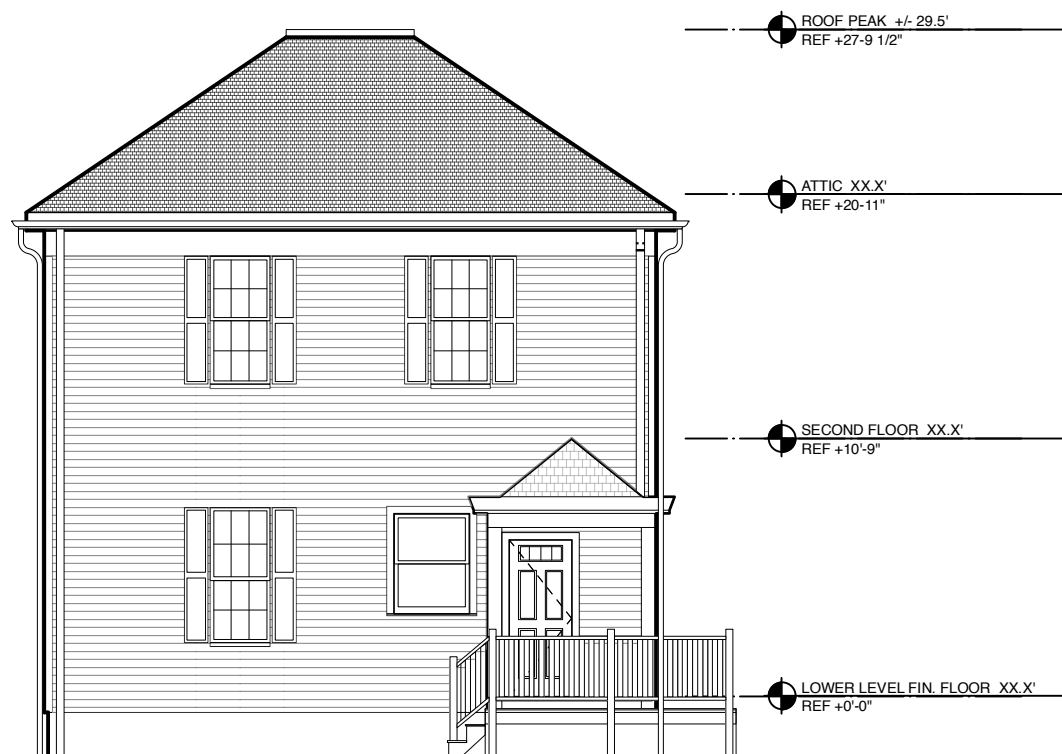
EC2.0



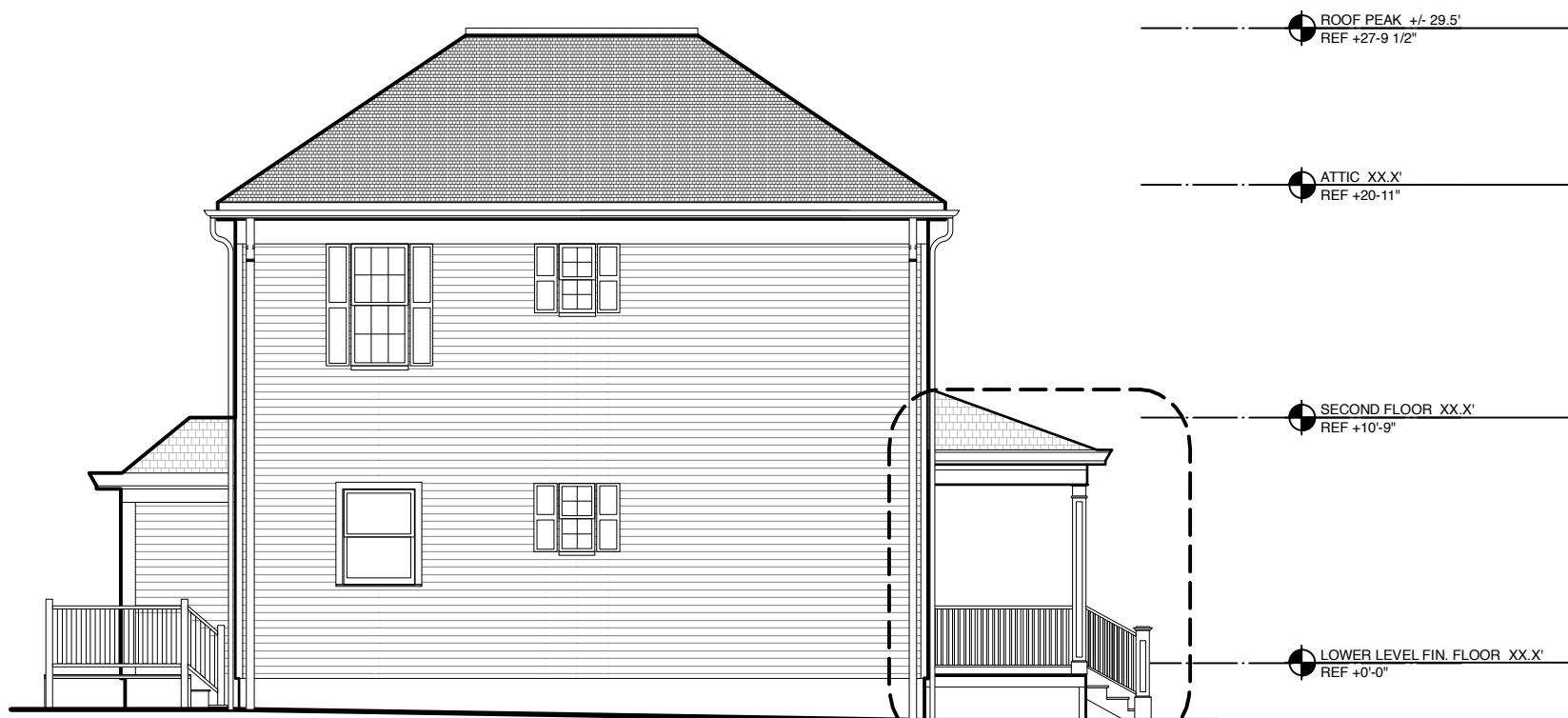
1 FRONT ELEVATION - existing/approved (9/15/22)
Scale: 1/8" = 1'-0"



2 SIDE/EAST ELEVATION - existing/approved (9/15/22)
Scale: 1/8" = 1'-0"



EC3 REAR ELEVATION - existing
Scale: 1/8" = 1'-0"



EC4 SIDE/WEST ELEVATION - existing/approved (9/15/22)
Scale: 1/8" = 1'-0"



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 48 Inman Street #1
 Cambridge, MA 02139
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 ezrablock@icloud.com

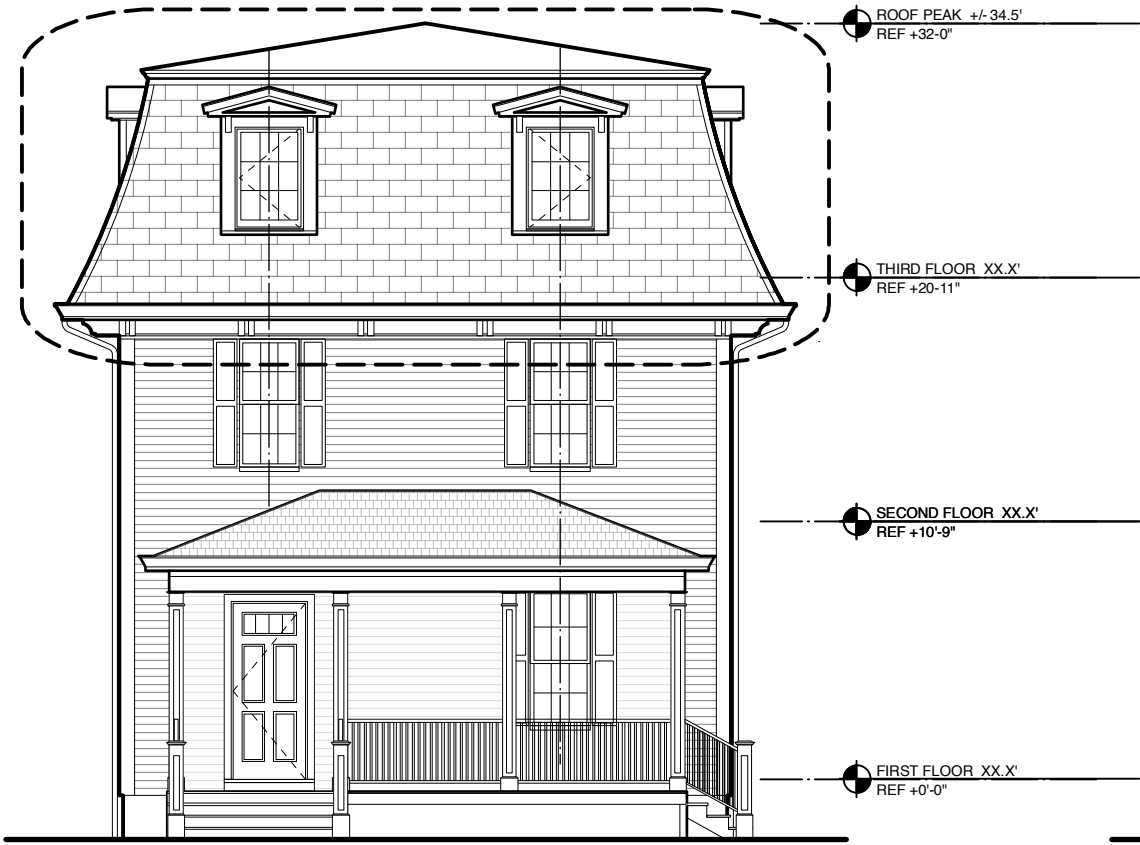
107 RINDGE AVENUE • CAMBRIDGE, MASSACHUSETTS 02140
GRASHOW - WALTON RESIDENCE

ISSUED FOR:
 BZA SPECIAL PERMIT
 APPROVED 9/15/22

DATE:
 2023-06-01

A2.0

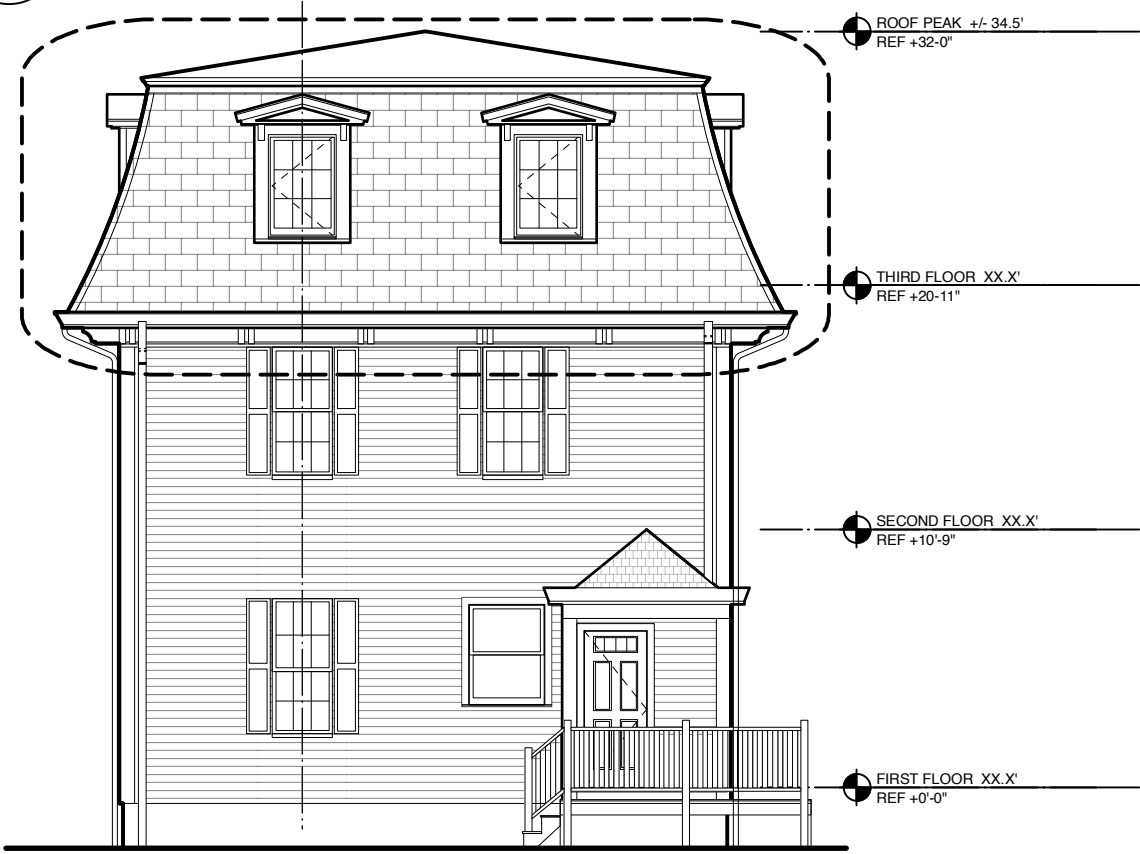
EXTERIOR ELEVATIONS - APPROVED 9/15/22



1 FRONT ELEVATION - proposed
Scale: 1/8" = 1'-0"



2 SIDE/EAST ELEVATION - proposed
Scale: 1/8" = 1'-0"



3 REAR ELEVATION - proposed
Scale: 1/8" = 1'-0"



4 SIDE/WEST ELEVATION - proposed
Scale: 1/8" = 1'-0"



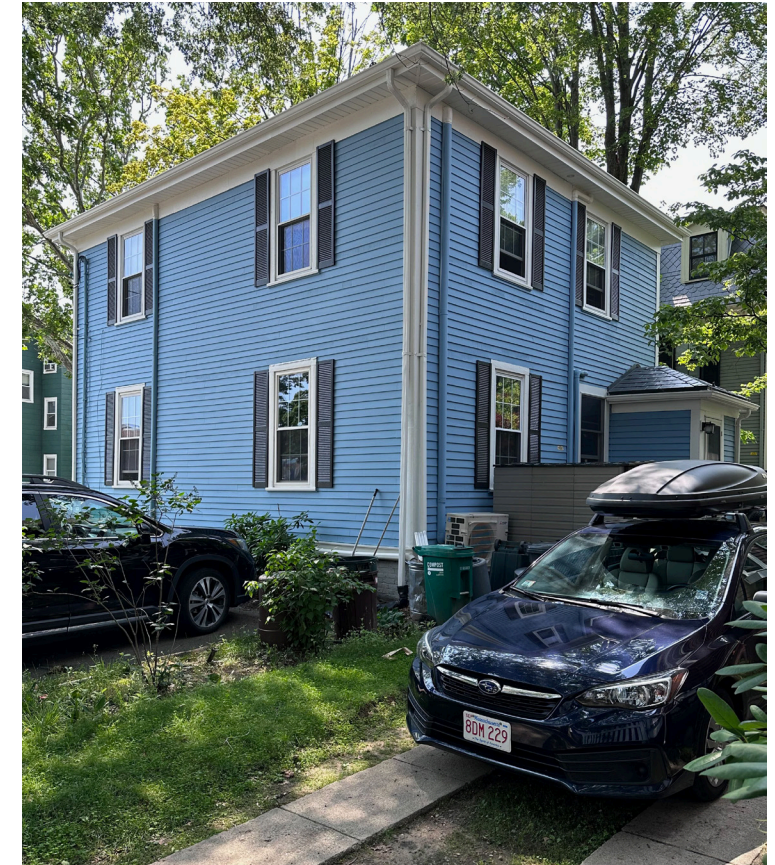
EXTERIOR ELEVATIONS - PROPOSED



1.) 107 Rindge Avenue, front corner view



2.) 107 Rindge Avenue, front view



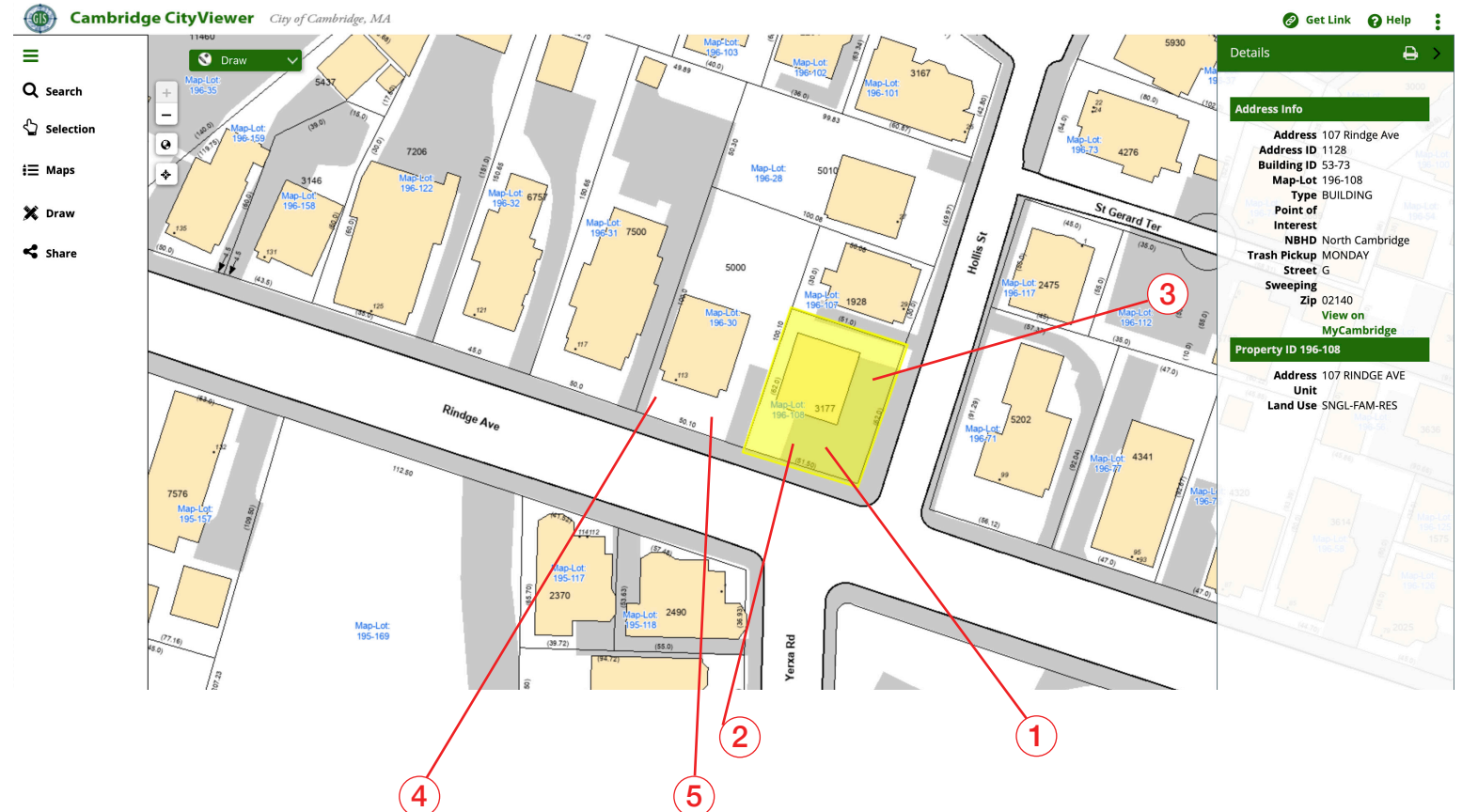
3.) 107 Rindge Avenue, rear corner view



4.) 113 Rindge Avenue, left corner view



5.) 113 Rindge Avenue, right corner view



Ezra Block architect
 48 Inman Street #1
 Cambridge, MA 02139
 t 617.899.4966
 ezrablock@cloud.com

107 RINDGE AVENUE • CAMBRIDGE, MASSACHUSETTS 02140
GRASHOW - WALTON RESIDENCE

ISSUED FOR:
 EXISTING CONDITIONS

DATE:
 2023-07-21

A0.1

Pacheco, Maria

From: Maruhashi Sahori <sahoyasumaru0101@gmail.com>
Sent: Tuesday, July 25, 2023 7:37 PM
To: Pacheco, Maria
Subject: A support letter

Dear. Ms. Maria Pacheco

Hello.

We, Yasuhiro Maruhashi and Sahori Maruhashi, are one of neighbours of Mr. Ken Walton and Ms. Rachel Grashow (living at 107 Rindge Avenue Cambridge MA).

I am sending this letter to inform you that they are the best neighbors, and we are so grateful for living next to them.

They are ethical, kind, considerate and dedicated to their neighbors to feel safe, and belong to this community.

As we would like to support our fantastic neighbor to have more usable space at a third floor of their property and a construction will never bother us, I am writing this letter to you to address.

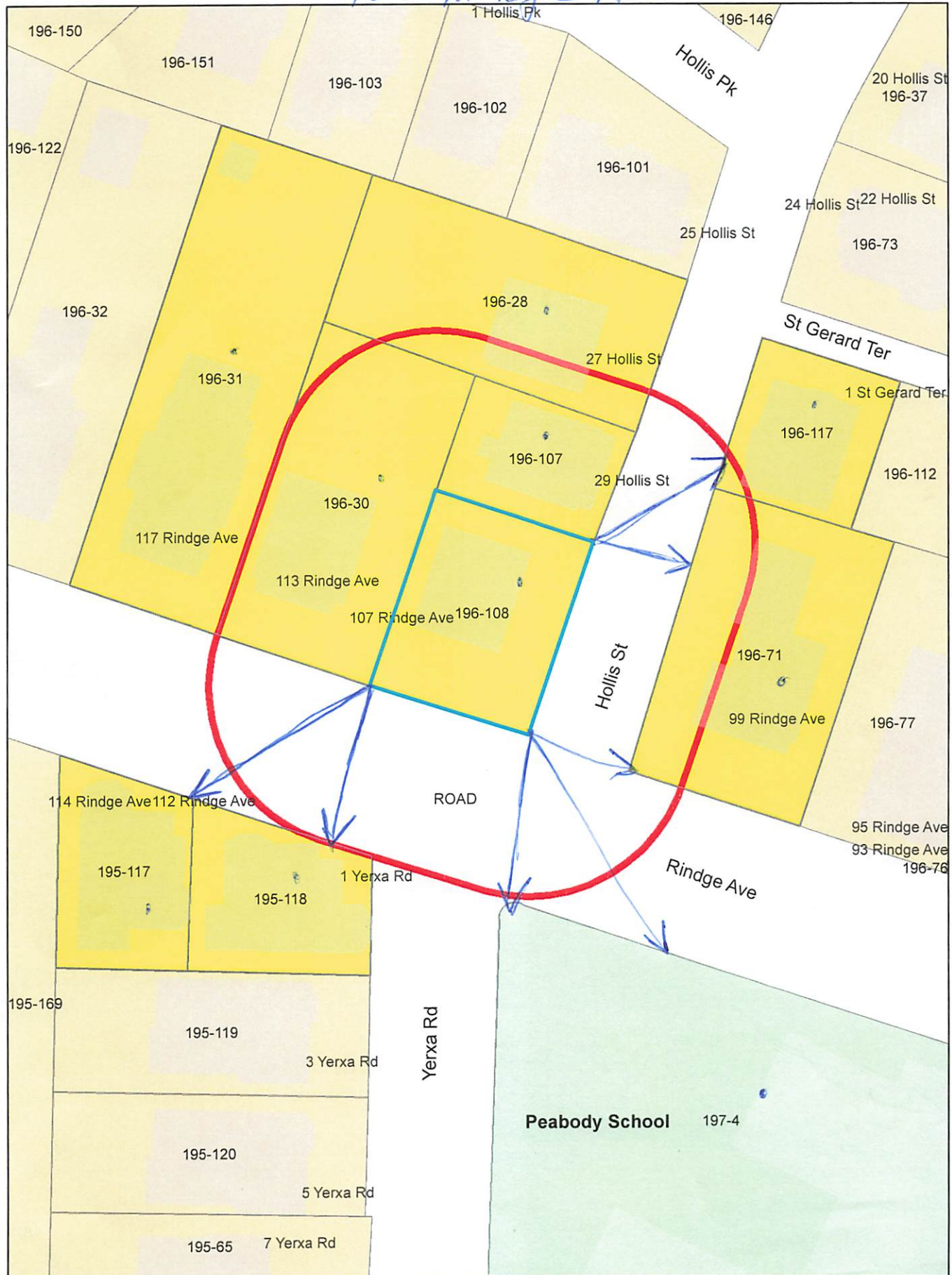
Thank you for your taking time to read the letter.

Sincerely

Yasuhiro Maruhashi
Sahori Maruhashi
(29 Hollis Street Cambridge MA, 02140)

PS, I am sorry I accidentally sent an email to you without a subject before this email.

107 Rindge Ave



107 Rindge Ave

Petitioner

195-117
TRAVERS, JAMES J. & LORRAINE TRAVERS
TRS. THE 2013 TRAVERS FAMILY TRUST
114 RINDGE AVE
CAMBRIDGE, MA 02140-2527

196-71
GRIFFIN, PAUL D.,
TRUSTEE THE LUX AETERNA TRUST
99 RINDGE AVE
CAMBRIDGE, MA 02140

196-108
GRASHOW, RACHEL & KENNETH WALTON
107 RINDGE AVE
CAMBRIDGE, MA 02140

196-28
DELEO, PAULETTE G. A LIFE ESTATE
27 HOLLIS ST
CAMBRIDGE, MA 02141

196-107
OVIATT, LOUISE & JEAN L. OVIATT-ROTHHAM
505 BARRETT'S MILL RD
CONCORD, MA 01742

EZRA BLOCK, ARCHITECT
48 INMAN STREET #1
CAMBRIDGE, MA 02139

196-30
ROBERT, WILLIAM E & ROSARIO ROBERT
113 RINDGE AVENUE
CAMBRIDGE, MA 02140-2531

196-31
HEADING HOME, INC
C/O SCHRAFFT CENTER
529 MAIN ST #100
CHARLESTOWN, MA 02129

196-117
ONOFRIO, ROBERTO & LORENZA VIOLA
16 DORSET LANE
LEBANON, NH 03766

195-118
GETMAN, ABBY CAREN
1 YERXA RD., #3
CAMBRIDGE, MA 02140

195-118
PRECOPIO, MELISSA L.
1 YERXA RD., UNIT #2
CAMBRIDGE, MA 02140

196-117
STOOLMACHER, ELLEN
1 ST. GERARD TERRACE #3
CAMBRIDGE, MA 02140

195-118
LOPATIN, MIRIAM
TRUSTEE OF THE MIRIAM LOPATIN FAMILY REVOC TRT
1 YERXA RD UNIT 1
CAMBRIDGE, MA 02140

196-117
PRADO, GERVASIO & MARY P PRADO &
PRADO THOMAS
62-64 GROZIER RD - UNIT 62
CAMBRIDGE, MA 02140

197-4
CAMBRIDGE CITY OF SCHOOL DEPT
159 THORNDIKE ST
CAMBRIDGE, MA 02141

197-4
CITY OF CAMBRIDGE
C/O NANCY GLOWA
CITY SOLICITOR

197-4
CITY OF CAMBRIDGE
C/O YI-AN HUANG
CITY MANAGER

Pacheco, Maria

From: William Robert <wrobert@gmail.com>
Sent: Friday, September 8, 2023 11:10 AM
To: Pacheco, Maria
Subject: support for Case BZA-234-186, 107 Rindge Avenue

Dear Mr. Pacheco,

I am writing in support of the petition to the Board of Zoning Appeal for 107 Rindge Avenue, Case BZA-234186. My wife, child and I live at 113 Rindge Avenue, right next door to 107 Rindge Avenue. The original floor plan of our house is the same as that of 107 Rindge Ave, and previously we went through the process of getting a variance for similar work - adding a third floor to our house - for a similar reason - one side of our house is within 5 ft of the property line. We are very, very happy we had the work done on our house, and I am sure it will be a big benefit to both the neighborhood and our neighbors at 107 Rindge Ave if the work can proceed.

The basic reason we had work done on our house is that the original floor plan of the house, while it was no doubt adequate in 1872, just doesn't work too well today. The house had only one full bathroom, and it wasn't big at all. It nominally had three bedrooms, but one (which we used as an office) was really, really tight. So we were faced with the reality that we needed to either move or build out the house a little. We did the latter and are so glad we did. Our neighbors now face a similar challenge, made all the more urgent by the fact they have two kids who are not getting any smaller. It would be better all around if they can make the property work and I hope you will will grant them the variance they have requested.

Please feel free to contact me if you have any questions. Thanks.

-Bill

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