



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2024 OCT 11 AM 9:31

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 289791

General Information

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

Special Permit: X Variance: Appeal:

PETITIONER: Harriet Garskovas C/O John Lodge Architects

PETITIONER'S ADDRESS: 56 Aberdeen Ave., Cambridge, MA 02138

LOCATION OF PROPERTY: 64 Rice St., Cambridge, MA

TYPE OF OCCUPANCY: two family residential **ZONING DISTRICT:** Residence B Zone

REASON FOR PETITION:

/Additions/ /Change in Use/Occupancy/ /Conversion to Additional Dwelling Units/

DESCRIPTION OF PETITIONER'S PROPOSAL:

Expansion and rebuilding of the existing accessory building at the rear of the lot to create a new, two-bedroom Accessory Dwelling Unit. This ADU will conform to the accessory building setback and height requirements. The aggregated square footage of the existing house and the proposed ADU will satisfy the FAR and open space requirements of the zoning ordinance, but the number of units (3) will exceed the allowable number (2).

SECTIONS OF ZONING ORDINANCE CITED:

- Article: 4.000 Section: 4.21 (Accessory Use)
- Article: 4.000 Section: 4.22 (Accessory Apartments).
- Article: 10.000 Section: 10.40 (Special Permit).

Original
Signature(s):

John Lodge (Architect)

(Petitioner (s) / Owner)

John E. Lodge

(Print Name)

Address:

56 Aberdeen Ave., Cambridge, MA
02138

Tel. No.

617-308-3037

E-Mail Address:

john@johnlodgearchitects.com

Date: _____

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 Robert and Harriet Garstovas
(OWNER)

Address: 64-66 Rice Street, Cambridge MA
MA 02140

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

The record title of this property is in the name of _____
Robert and Harriet Garstovas

*Pursuant to a deed of duly recorded in the date _____, Middlesex South County Registry of Deeds at Book _____, Page 52731/490; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.

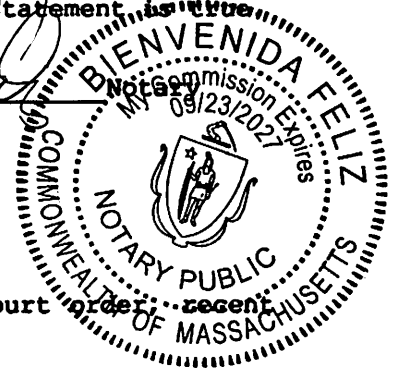
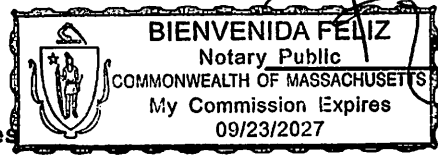
Robert Garstovas
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT*

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

Commonwealth of Massachusetts, County of Middlesex

The above-name Robert & Harriet Garstovas personally appeared before me, this 28th of Sept, 2024, and made oath that the above statement is true.

My commission expires _____ (Notary Seal).



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

STATE OF MASSACHUSETTS - DEPARTMENT OF REVENUE

To be completed by OWNER, signed before a notary and returned to the Secretary of the Board of Bonding Agents.

Name _____ (Owner)

Address: _____

State that I/we own the property located at _____ which is the subject of this bonding application.

The record title of this property is in the name of _____

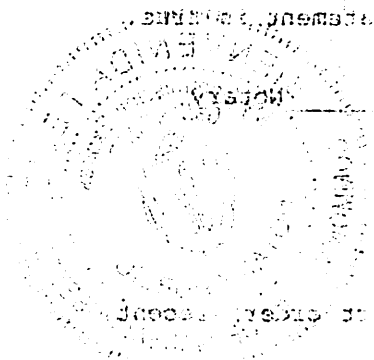
*Please refer to a deed of duly recorded in the town _____, Middlesex County Registry of Deeds at Book _____, Page _____ or Middlesex Registry District of Land Court, Certificate No. _____

Without evidence of Agent's standing to represent Applicant may be requested.

Commissioner of Massachusetts, County of _____

The above name _____ personally appeared before me, _____ and made oath that the above statement is true.

Notary _____



If ownership is not shown in deed, etc., if by court order, deed, or otherwise, please include documentation.

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 64 Rice 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:

The requirements of the ordinance can be met for a number of reasons. First, the proposed alterations to the existing house - adding 2 windows and modifying the sizes and/or locations of the 6 existing windows - do not align with any of windows of the adjacent house, maintaining the existing level of privacy. Second, the GSF of existing house and the proposed ADU creates an FAR that is still well below the district requirements. Third, the proposed ADU is located such that it will not impair the privacy of any of the surrounding units.

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 reworking of the windows on the right facade of the existing house will be in character with both the house and the surrounding building. This will also have no effect on congestion. The proposed ADU is located in the rear of the lot and will use the existing points of pedestrian and vehicular access.

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 continued operation of or the development of permitted adjacent uses, which are all residential in nature, will not be adversely affected for the following reasons. The proposed window changes are on the right facade of the existing house, which does not face the street and which is separated from the adjacent house by a minimum of 16 feet. The ADU is designed, both in massing and detailing, to fit in with both the main house and the surrounding neighborhood. It is oriented on the site such that it does not face any buildings on its long elevations and is more than 35 feet from the adjacent house nearest the rear lot line.

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 ADU will be built to the highest construction standards and, given the large size of the existing lot, its occupants will have ample access to light and open space. For the same reason, the development will have no effect on the quality of life of the surrounding neighbors.

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 development will not impair the integrity of the district. In fact, the addition of a new, small dwelling unit will help the neighborhood maintain its diversity and increase the availability of

housing - a critical need for both the district and the City.

***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: Harriet Garskovas
Location: 64 Rice St., Cambridge, MA
Phone: 617-308-3037

Present Use/Occupancy: two family residential
Zone: Residence B Zone
Requested Use/Occupancy: two family + Accessory Apartment

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		2,066 GSF (+ 217 GSF Accessory Bldg.)	2,786 GSF	3,375 GSF	(max.)
<u>LOT AREA:</u>		7499 SF	7499 SF	5000 SF	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²		.305	.37	.5	
<u>LOT AREA OF EACH DWELLING UNIT</u>		3825	2550	2500	
<u>SIZE OF LOT:</u>	WIDTH	51	51	50	
	DEPTH	150	150	90	
<u>SETBACKS IN FEET:</u>	FRONT	8.6' / 8.9'	8.6' / 8.9'	10	
	REAR	88.5' / 88.75'	31.75' / 31.5' (at ADU)	35'	
	LEFT SIDE	6.92' / 5.75'	6.92' / 5.75'	7.5'	
	RIGHT SIDE	16.75' / 17.16'	16.75' / 17.16'	12.5'	
<u>SIZE OF BUILDING:</u>	HEIGHT	24'-2"	No Change @ Main / 14'-10" @ ADU	35' Main / 15' ADU	
	WIDTH	52'-7 1/2"	No Change @ Main / 42'-11" @ ADU	105'	
	LENGTH	27'-1 1/2"	No Change @ Main / 21'-11" @ ADU	30'	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		62.4%	55.9%	40%	
<u>NO. OF DWELLING UNITS:</u>		2	3	2	
<u>NO. OF PARKING SPACES:</u>		2	2	2	
<u>NO. OF LOADING AREAS:</u>		NA	NA	NA	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		13'-7 1/2"	11'-1 1/4"	10'-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.:

The existing accessory building will be rebuilt as a one story, clapboard-clad, gable-roofed ADU.

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'.

Zoning Requirements	
District	B
Max. FAR (j)	.5 / .35
Min. Lot Size	5000 S.F.
Min. Lot Area / D.U.	2500 S.F.
Min. Lot Width	50 Ft.
Min. Front Yard	15 Ft.
Min. Side Yard	7.5 Ft. / 12.5 Ft.
Min. Rear Yd. (c)	25 Ft. / 35 Ft.
Max. Hgt.	35 Ft.
Min. Open Space	40%
(j) .5 x 1st 5000 SF, 35. x Addl. SF	
(c) 25' under 100', Max. of 35' for Deeper Lots	
Total Lot Area	7,650 S.F.
Allowable GSF (FAR)	3,427.5 S.F. (.45)
.50 x 5,000 S.F., .35 x Extra	
Lot Width	50 Ft.
Front Yard Setback	8.6 Ft. / 8.875 Ft.
Left Yard Setback	6.92' / 5.75' Ft.
Right Yard Setback	16'-9" / 17'-2" Ft.
Rear Yard Setback	90'-6" / 89'-6" Ft.
Roof Hgt.	24'-2" Ft.
Exist. Open Space	4,773 S.F (62.4%)
Exist. 1st Floor	1147 S.F.
Exist. 2nd Floor	919 S.F.
Exist. Accessory Building	217 S.F.
Ex. Total GSF (Incl. Access. Bldg.)	2,066 + 217 S.F. (.298)
No. of Units	2 Units
No. Parking Spaces	2 Spaces
Proposed 1st Floor	1147 S.F. (No Change)
Proposed 2nd Floor	919 S.F. (No Change)
Proposed 2nd Flr. Open Deck	202 S.F.
Proposed Renovation GSF	2,066 S.F. (No Change)
Proposed ADU Apartment S.F.	720 S.F. (Ex. + 507 S.F.)
Front Yard Setback	8 Ft. / 9 Ft.
Left Yard Setback	6'-11" / 5'-9" Ft.
Right Yard Setback	16'-9" / 17'-2" Ft.
Proposed Rear Yard Setback	31'-6" Ft.
Roof Hgt.	14'-9½" Ft.
Proposed Open Space	4,280 S.F (55.9%)
Total Proposed GSF (FAR)	2,786 S.F. (.36)

24-09-11

Z-1

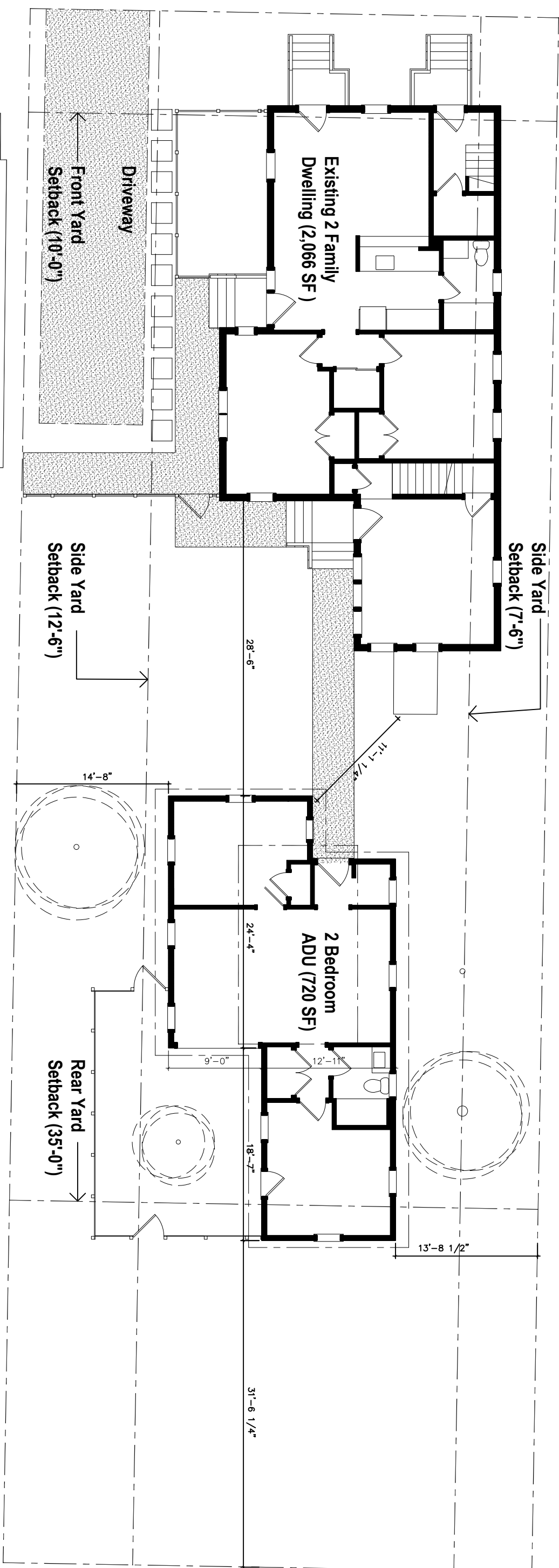
64 Rice Street
Cambridge, MA

6	5	4	3	2	1	No.	Revisions
						Date	

Project No.: 2401.01
Date:
Scale:

Zoning Worksheet

John Lodge Architects
56 Aberdeen Ave. Cambridge, MA 02138
T: 617.308.3037
E: John@JohnLodgeArchitects.com

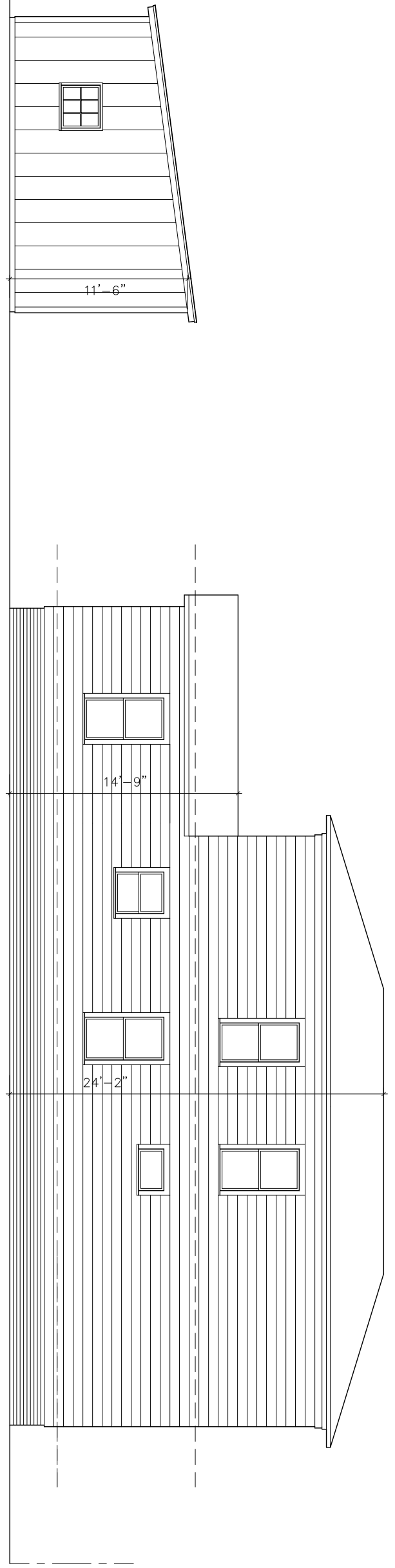


24-09-11

Z-2	64 Rice Street Cambridge, MA	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 5%;">No.</th> <th style="width: 5%;">Date</th> <th style="width: 90%;">Revisions</th> </tr> <tr><td>1</td><td></td><td></td></tr> <tr><td>2</td><td></td><td></td></tr> <tr><td>3</td><td></td><td></td></tr> <tr><td>4</td><td></td><td></td></tr> <tr><td>5</td><td></td><td></td></tr> <tr><td>6</td><td></td><td></td></tr> </table>	No.	Date	Revisions	1			2			3			4			5			6			Project No.: 2401.01 Date: Scale: 1/8" = 1'-0"	Proposed Zoning Site Plan	John Lodge Architects 56 Aberdeen Ave. Cambridge, MA 02138 T: 617.308.3037 E: John@JohnLodgeArchitects.com
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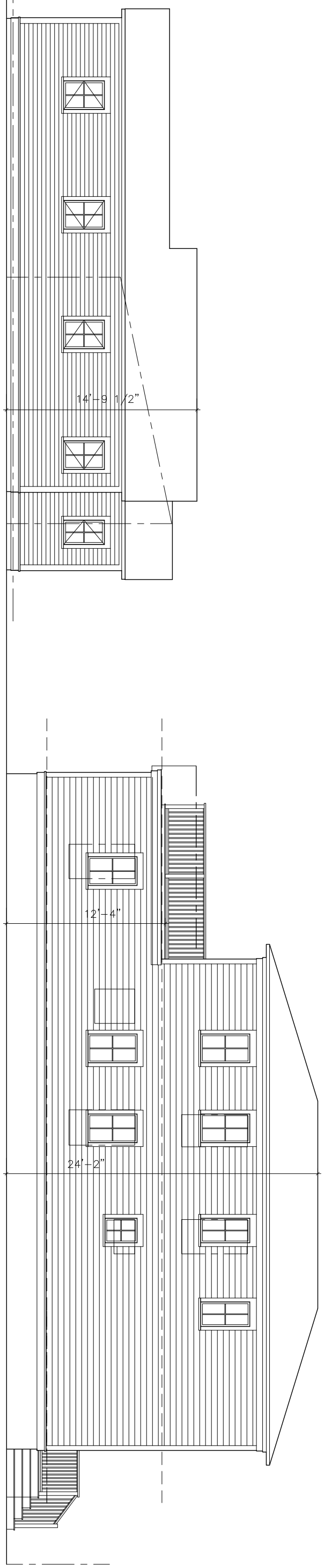
1

Existing East Site Elevation



2

Proposed East Site Elevation



24-09-11

Z-3

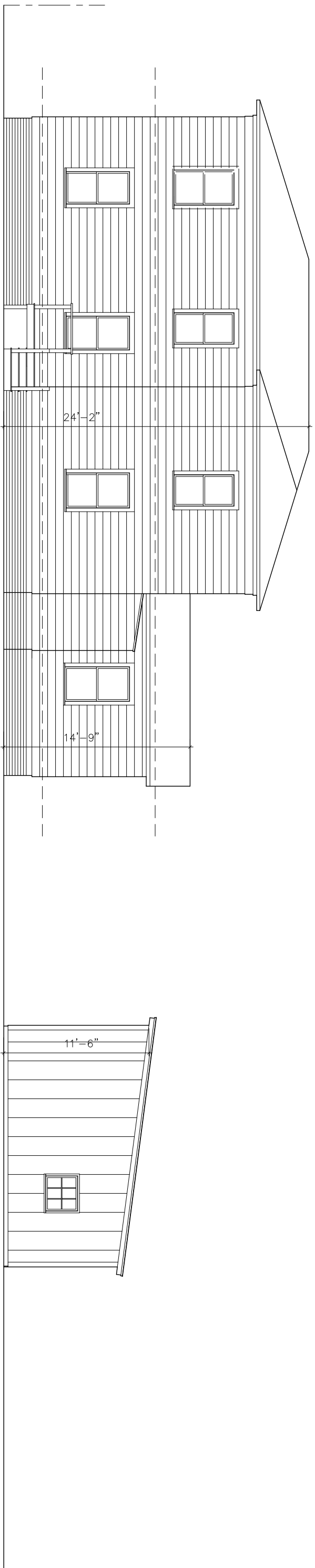
64 Rice Street
Cambridge, MA

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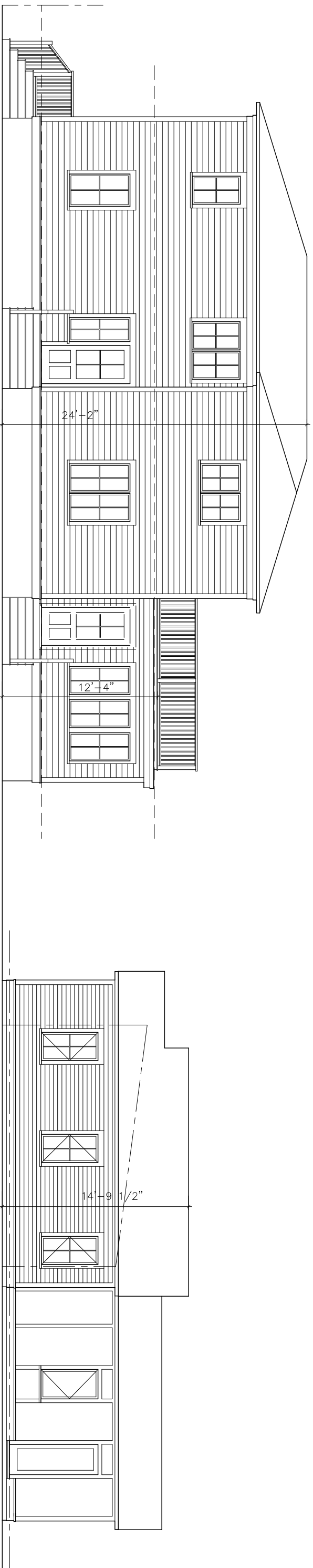
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Zoning Site Elevations

John Lodge Architects
56 Aberdeen Ave. Cambridge, MA 02138
T: 617.308.3037
E: John@JohnLodgeArchitects.com



1 Existing West Site Elevation



2 Proposed West Site Elevation

24-09-11

Z-4

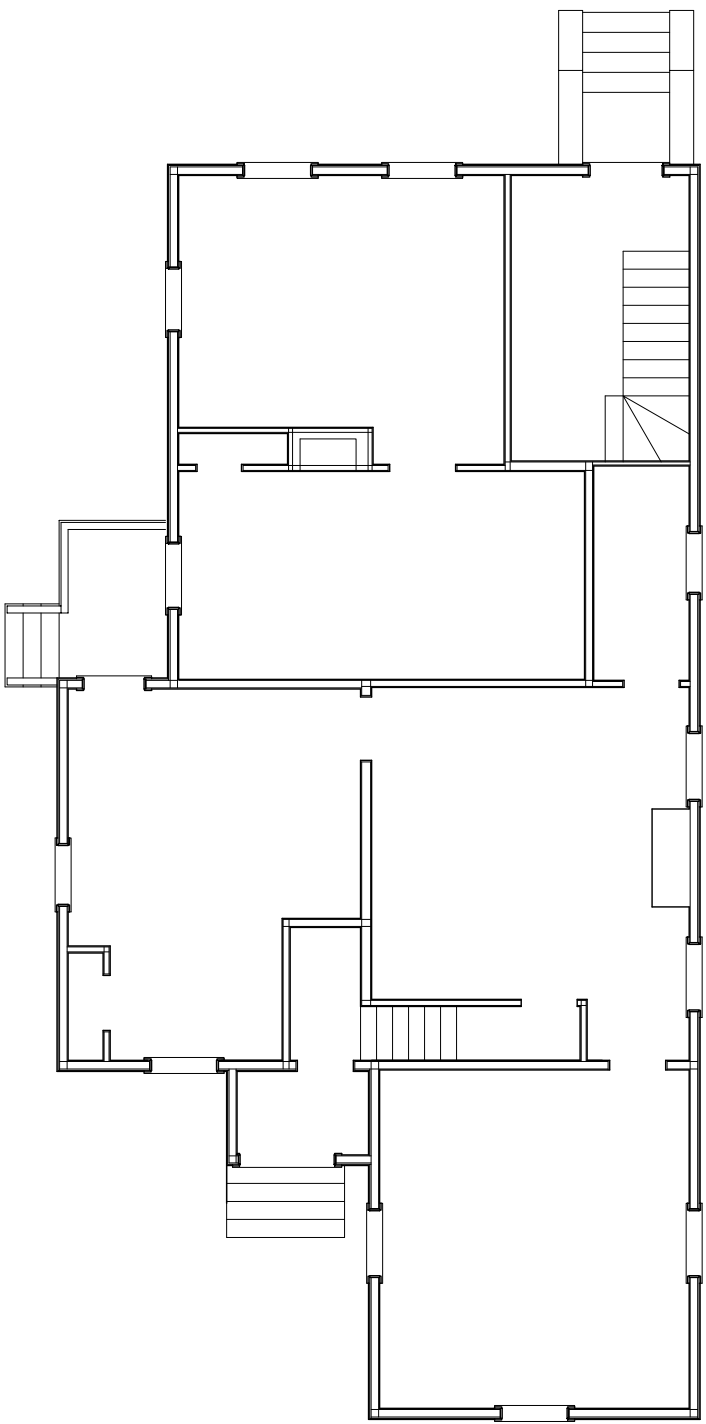
64 Rice Street
Cambridge, MA

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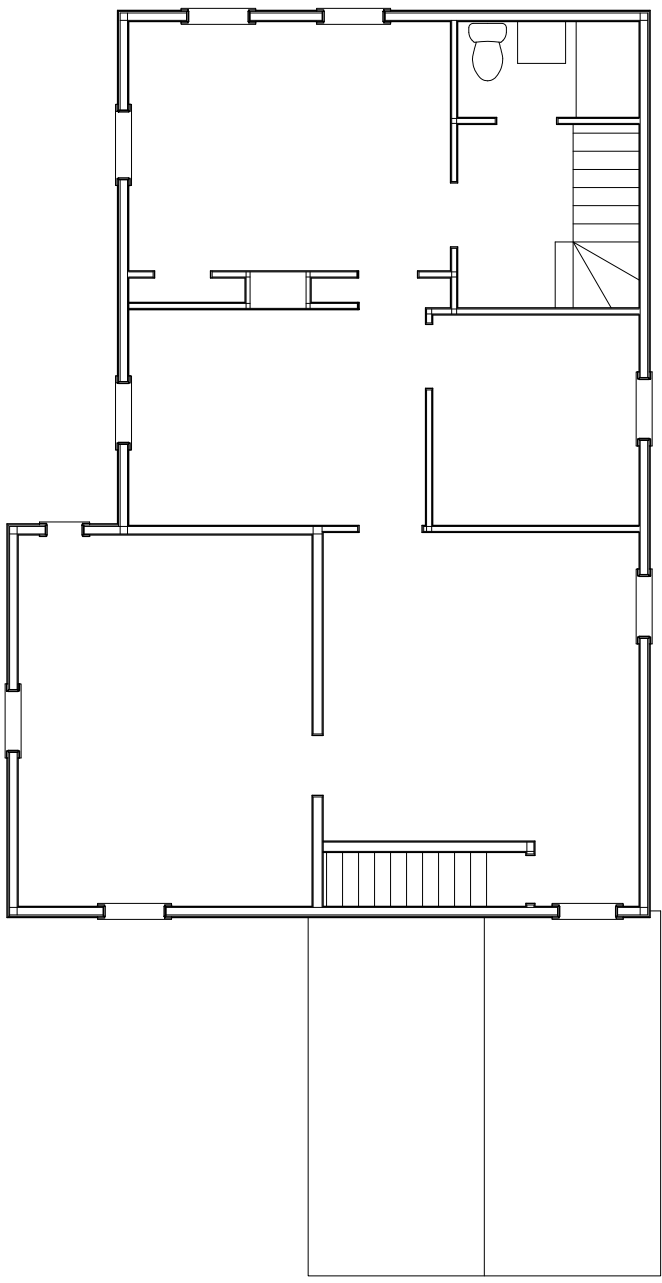
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Zoning Site Elevations

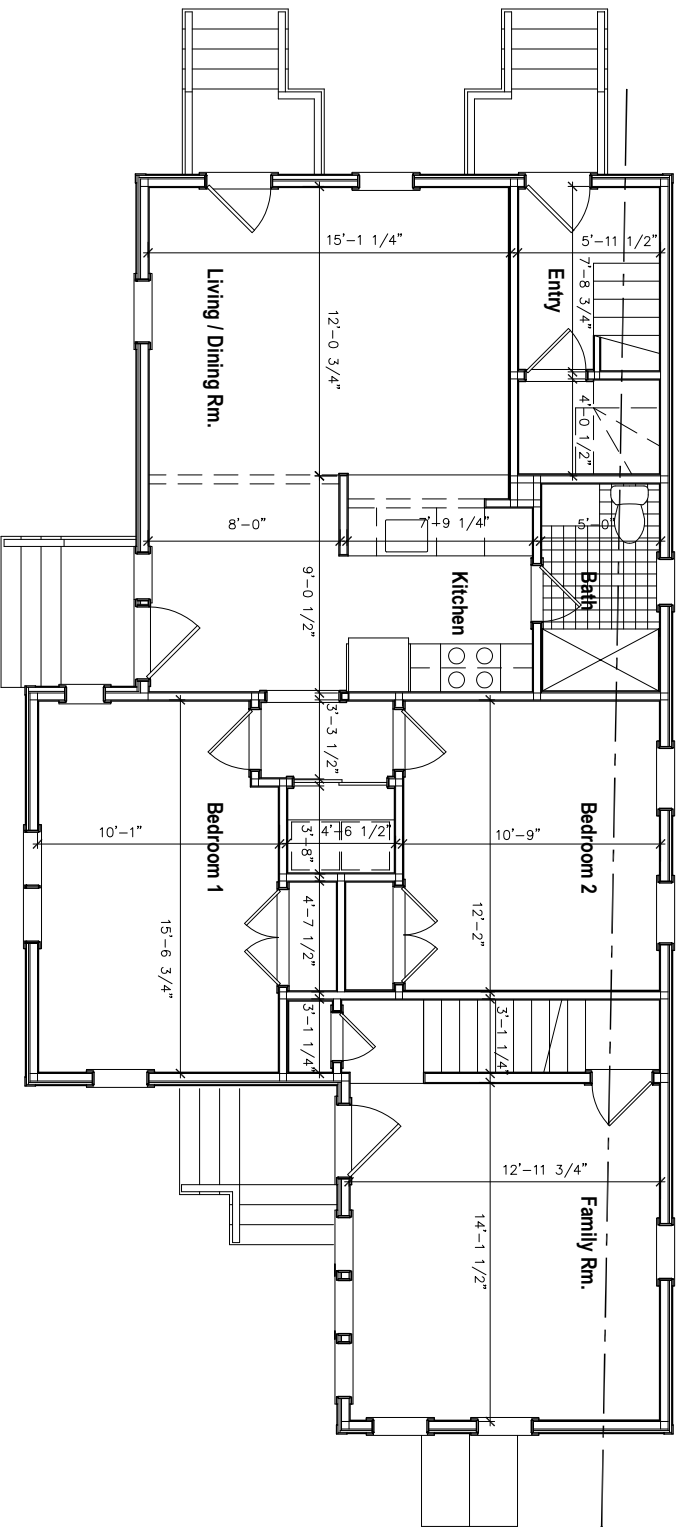
John Lodge Architects
56 Aberdeen Ave. Cambridge, MA 02138
T: 617.308.3037
E: John@JohnLodgeArchitects.com



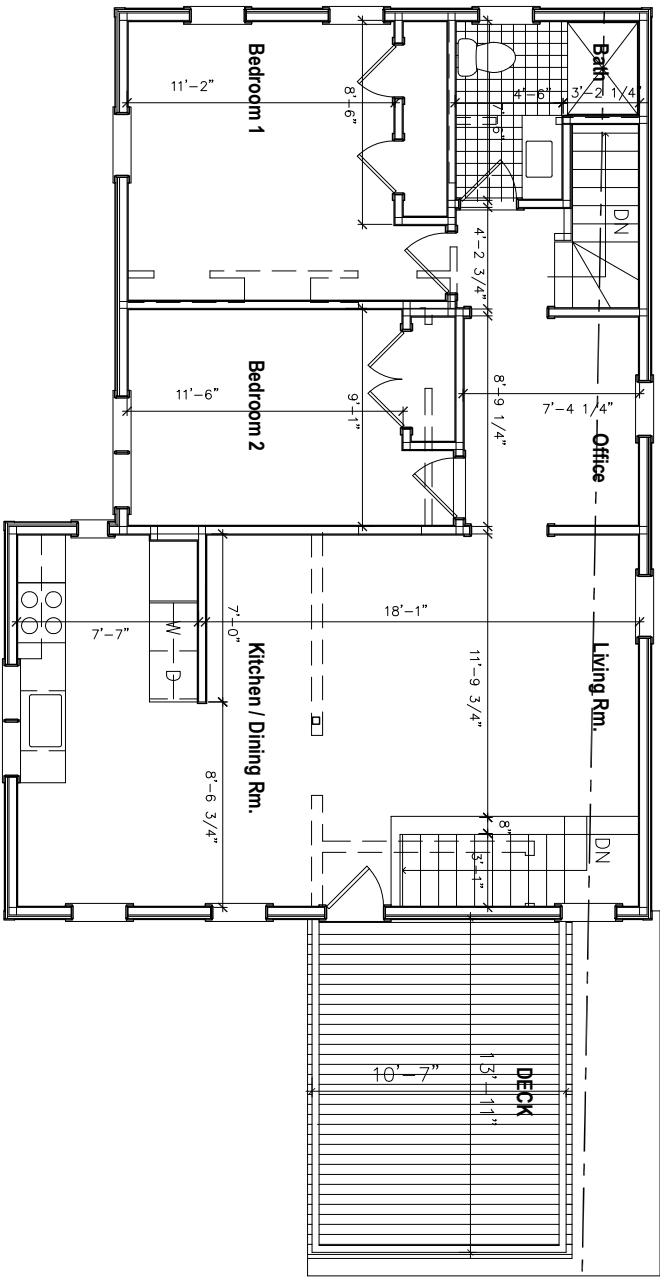
1 Existing 1st Floor Plan



2 Existing 2nd Floor Plan



3 Proposed 1st Floor Plan



4 Proposed 2nd Floor Plan

24-09-11

Z-5

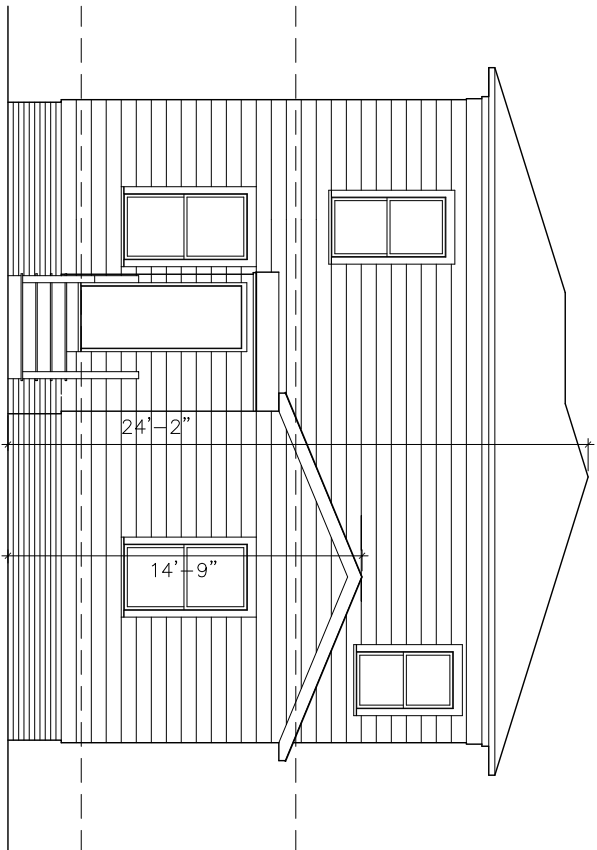
64 Rice Street
Cambridge, MA

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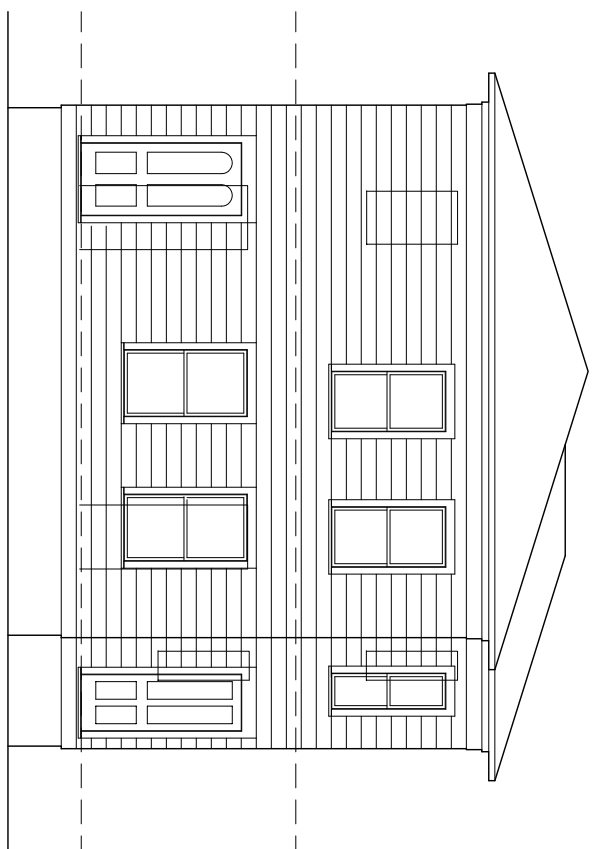
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Zoning Plans

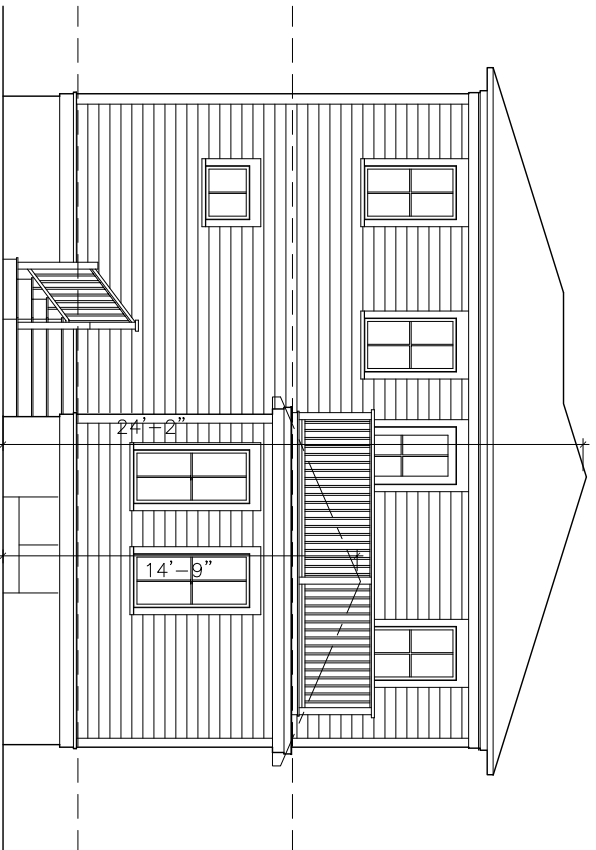
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T: 617.308.3037
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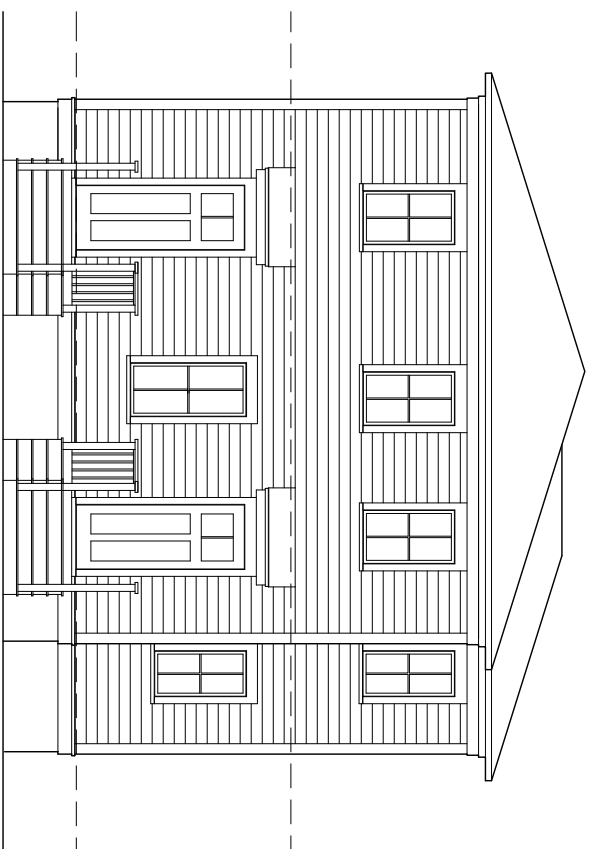
1 Existing Main House South Elevation



2 Existing Main House North Elevation



3 Proposed Main House South Elevation



4 Proposed Main House North Elevation

24-09-11

Z-6

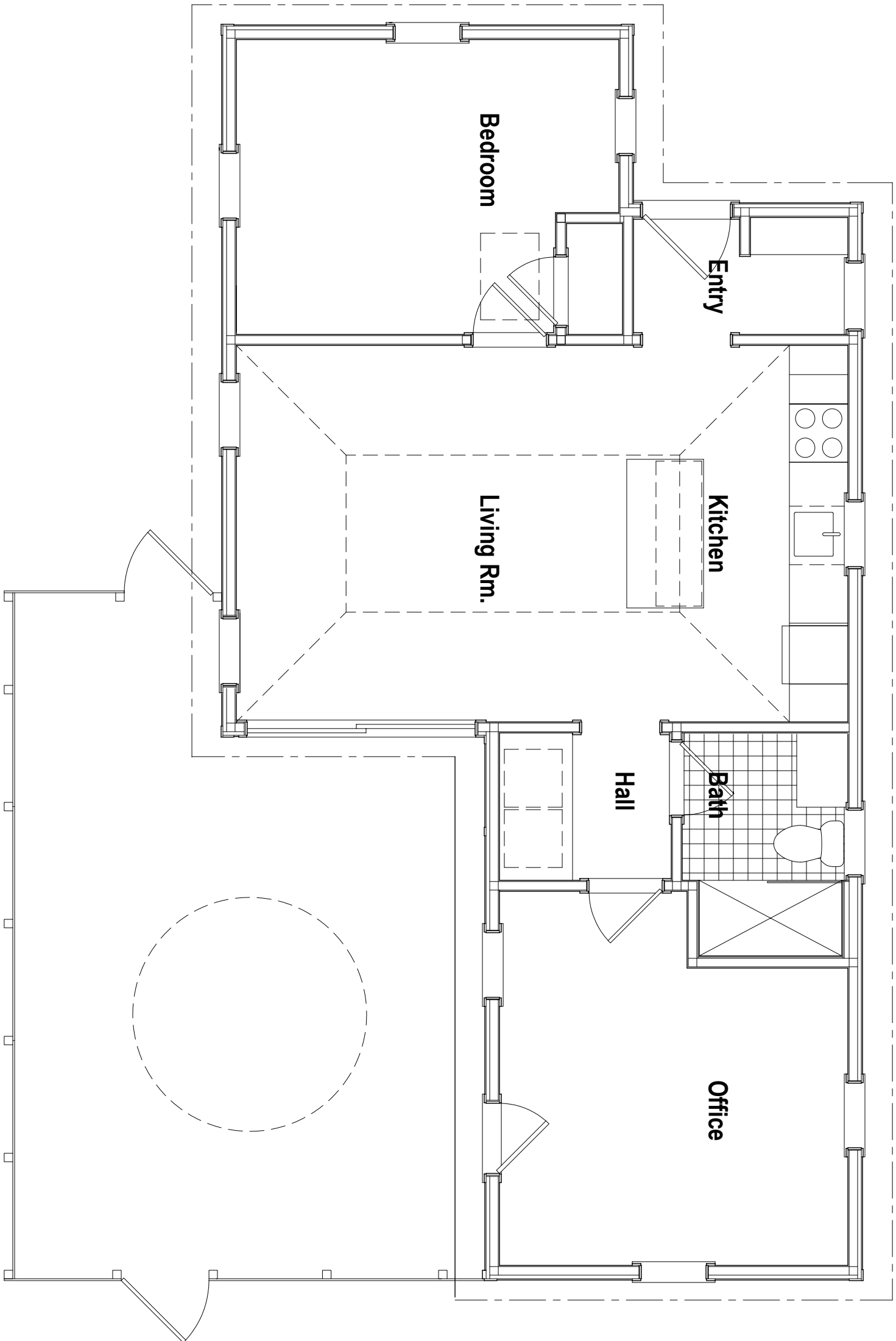
64 Rice Street
Cambridge, MA

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Zoning Site Elevations

John Lodge Architects
56 Aberdeen Ave. Cambridge, MA 02138
T: 617.308.3037
E: John@JohnLodgeArchitects.com



24-09-11

Z-7

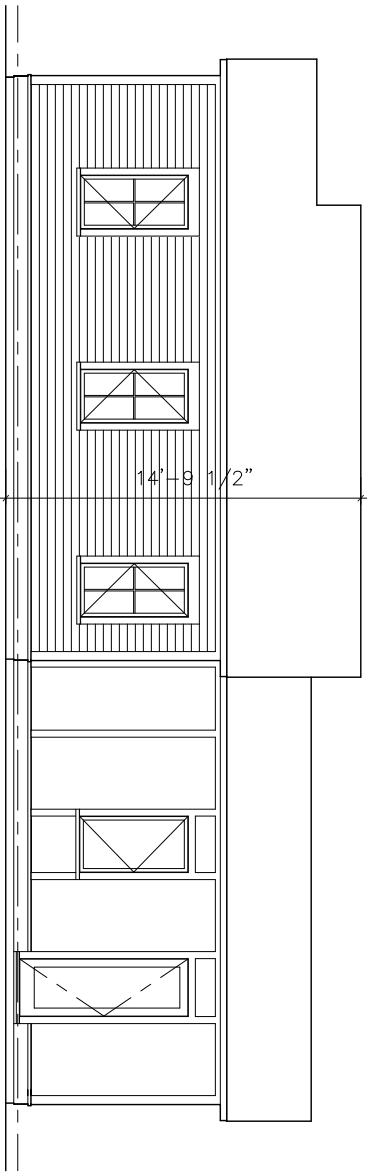
64 Rice Street
Cambridge, MA

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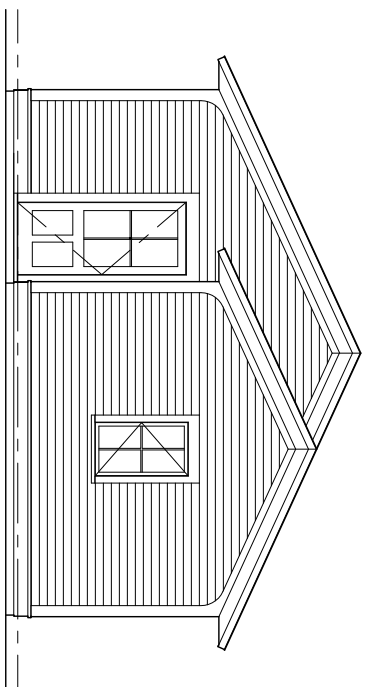
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Zoning ADU Floor Plan

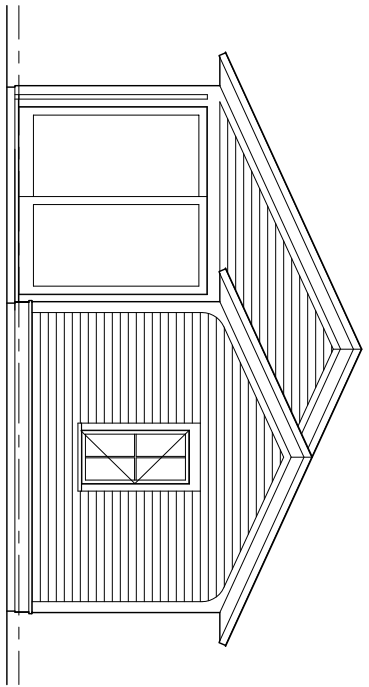
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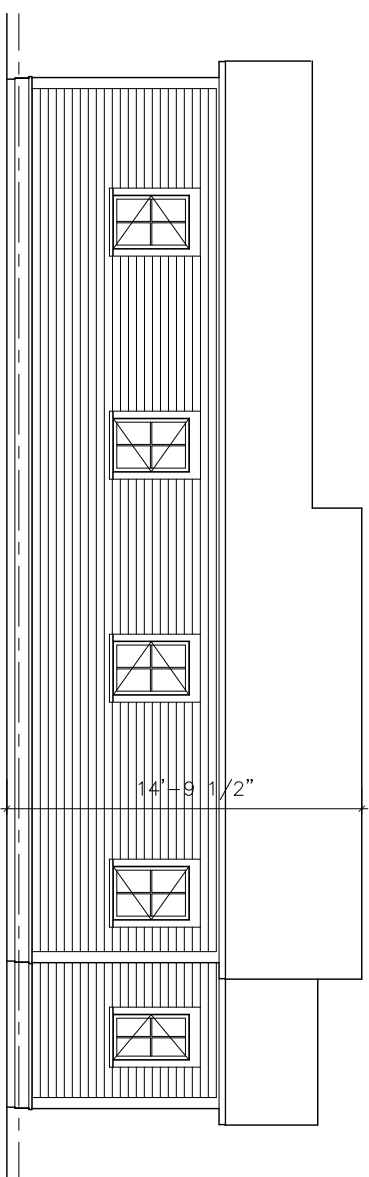
1 Proposed ADU West Elevation



2 Proposed ADU North Elevation



3 Proposed ADU South Elevation



4 Proposed ADU East Elevation

John Lodge Architects
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Zoning Site Elevations

Project No.: 2401.01
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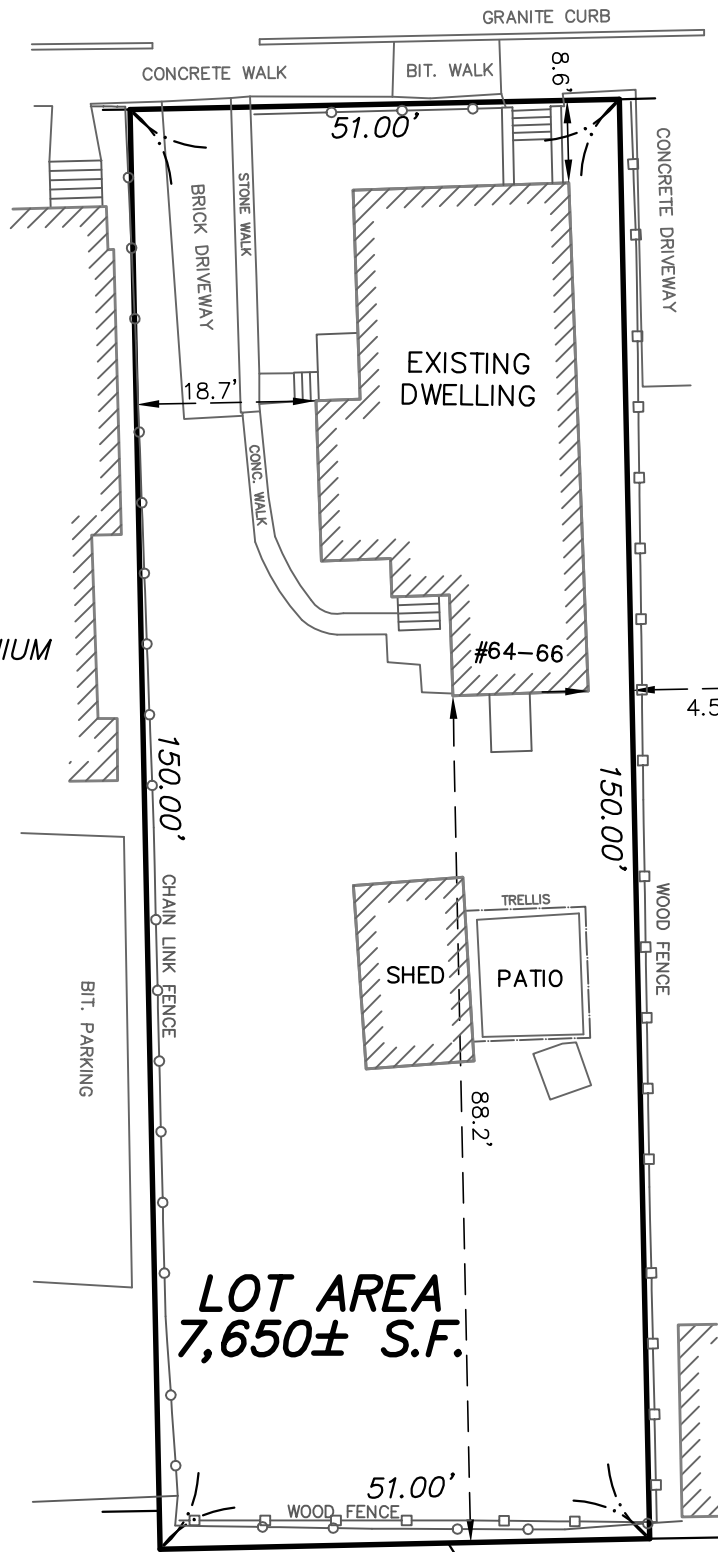
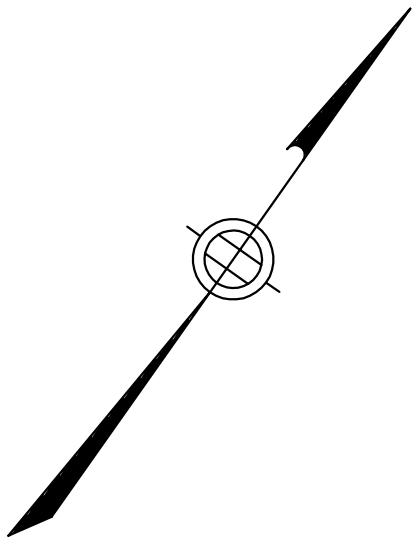
64 Rice Street
 Cambridge, MA

Z-8

24-09-11

RICE STREET

(PUBLIC - 40' WIDE)



N/F
ANTONIO C. BARROS &
ANA R. ZAMBRANO
60 RICE STREET
PARCEL ID: 196-6

N/F
70-72 RICE STREET CONDOMINIUM
70-72 RICE STREET
PARCEL ID: 196-4-70
196-4-72

LOT AREA
7,650± S.F.

N/F
PAMELA PECCHIO & GREGORY B. FRALISH
4 HOLLIS PARK
PARCEL ID: 196-150

HOLLIS PARK
(30.03' WIDE)

ZONING SETBACKS: B

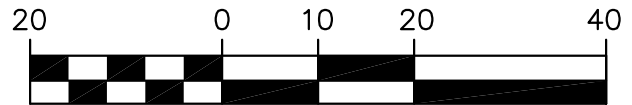
RECORD OWNER:

ROBERT P. & HARRIET E. C. GARSKOVAS
BOOK 52731 PAGE 490

PLAN REFERENCE:

PLAN BOOK 6 PLAN 17

GRAPHIC SCALE



1" = 20'



I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL INSTRUMENT SURVEY MADE ON THE GROUND IN JUNE 2024 AND THE STRUCTURES DEPICTED HEREON ARE LOCATED AS SHOWN.

6-22-24
DATE

Scott M. Cerrato
SIGNATURE



PLOT PLAN
64-66 RICE STREET
CAMBRIDGE, MASSACHUSETTS
PARCEL ID: 196-5

SCOTT CERRATO, PLS
51 WAREHAM STREET
MEDFORD, MA. 02155

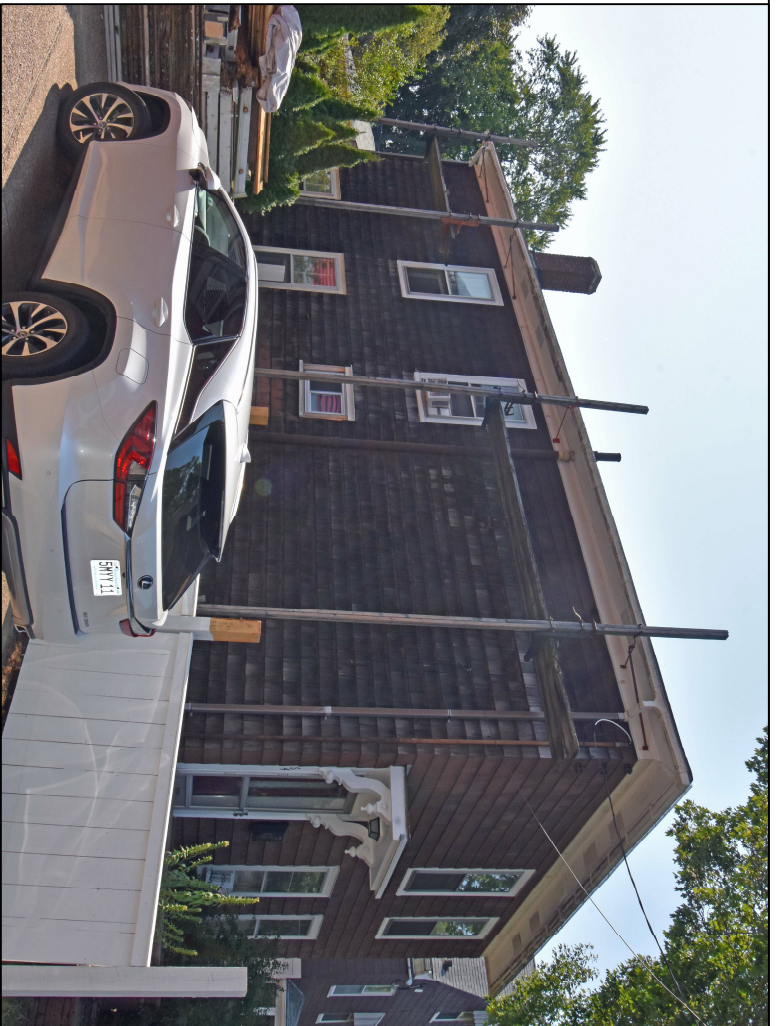
JUNE 22, 2024
PHONE: (781) 775-3724
www.cerrato-survey.com



1 Existing House - Front Elevation



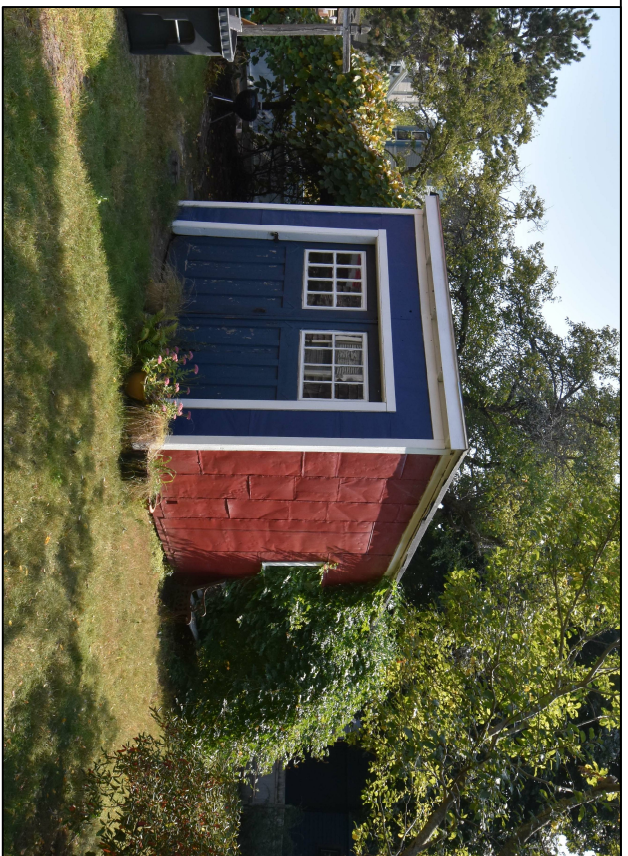
2 Existing House - Right Elevation



3 Existing House - Left Elevation



4 Existing House - Rear Elevation



5 Existing Workshop - Front Elevation



6 Existing Workshop - Rear Elevation

John Lodge Architects
 56 Aberdeen Ave. Cambridge, MA 02138
 T: 617.308.3037
 E: John@JohnLodgeArchitects.com

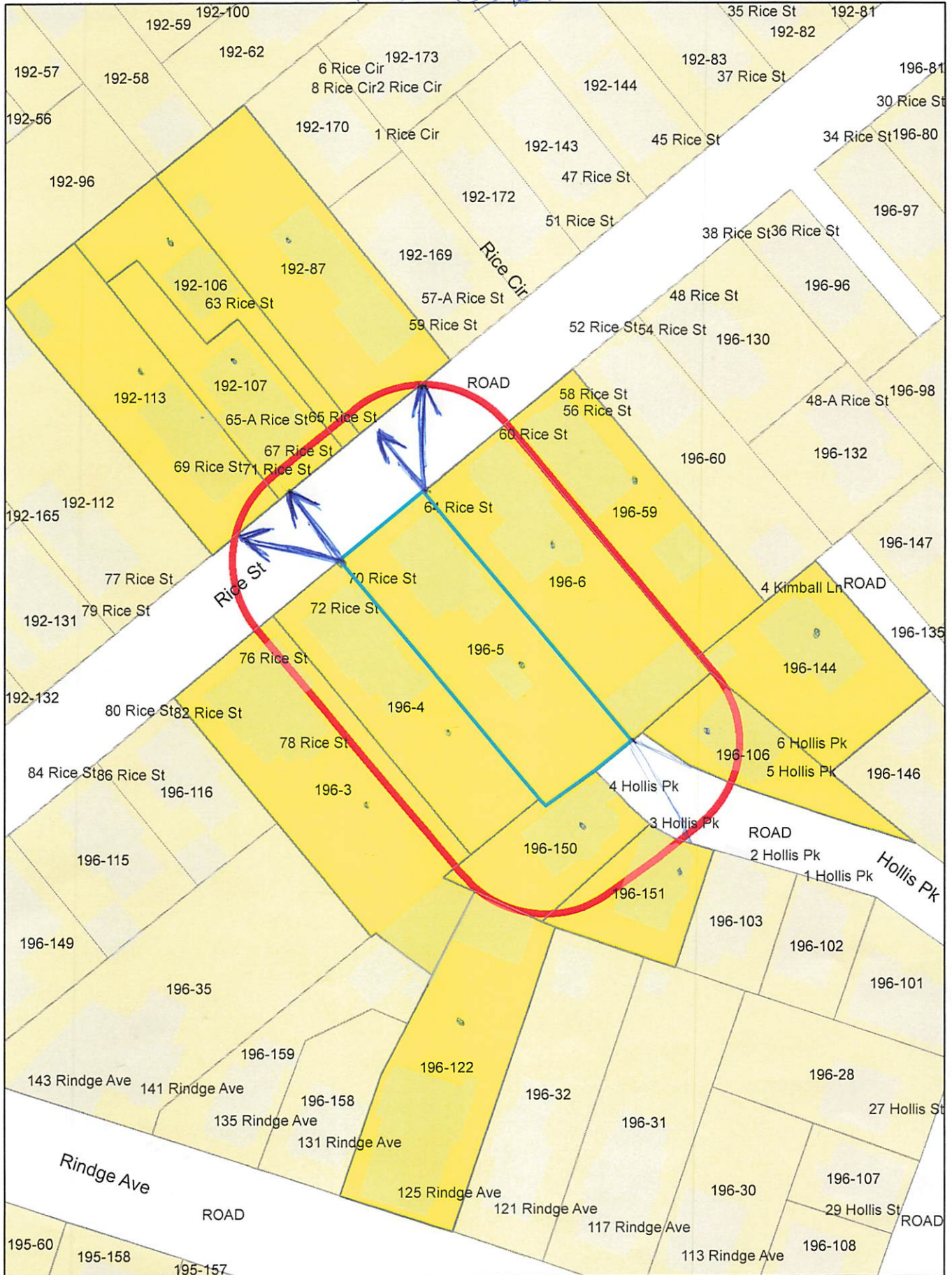
Existing Conditions Photos

Project No.: 2401.01
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64 Rice Street
 Cambridge, MA

64 Rice St.



64 Rice St.

Petitioner

192-107
ZIDE, LENARD B., TR. OF ARONI REALTY
TRUST C/O THE BANKER REAL ESTATE CO
14A ELIOT STREET
CAMBRIDGE, MA 02138

192-87
GROVES, TIMOTHY W. & ELIZABETH M.
GROVES TRS, THE 59 RICE ST NOM REALTY TR
59 RICE ST
CAMBRIDGE, MA 02140

JOHN LODGE ARCHITECTS
C/O JOHN LODGE
56 ABERDEEN AVE
CAMBRIDGE, MA 02138

196-3
KIELY, ROBERT J. & JANA M. KIELY
76 RICE ST.
CAMBRIDGE, MA 02140

196-6
BARROS, ANTONIO C & ANA R. ZAMBRANO
60 RICE ST
CAMBRIDGE, MA 02140

196-5
GARSKOVAS, ROBERT P. &
HARRIET E. C. GARSKOVAS
64 RICE ST
CAMBRIDGE, MA 02140

196-122
LOVE, LYNN M.
185 BUCKMINSTER RD
BROOKLINE, MA 02445

192-106
GARVEY, TIMOTHY G. & LESLIE E. GARVEY
203 LAKEVIEW AVE
CAMBRIDGE, MA 02138

192-113
WALSH, JANET P.
69 RICE ST
CAMBRIDGE, MA 02140

196-59
NORTON, JILL R.
58 RICE ST.
CAMBRIDGE, MA 02140-1819

196-122
TOUTENEL, NATHALIA
125 RINDGE AVE UNIT 1
CAMBRIDGE, MA 02140

196-144
KELLY, HEATHER
4 KIMBALL LN
CAMBRIDGE, MA 02140

196-3
ROY-CHEAL, JESSICA & DAVID CHEAL
74 RICE ST
CAMBRIDGE, MA 02140

196-106
LARKIN, CELINE M.
C/O INFANTE PROPERTY MANAGEMENT
392 UNION AVE
FRAMINGHAM, MA 01702

196-122
QUIRION, PAULINE L.
125 RINDGE AVE UNIT 2
CAMBRIDGE, MA 02140

196-122
BATCHELDER, JARED
125 RINDGE AVE UNIT 3
CAMBRIDGE, MA 02140

196-4
TIDWELL, NATASHIA
70-72 RICE ST. UNIT 70
CAMBRIDGE, MA 02140

196-150
PECCHIO, PAMELA GREGORY B. FRALISH
4 HOLLIS PARK
CAMBRIDGE, MA 02140

196-151
DOW, FREDRICK H. SHIRLEY MARK, TRS
3 HOLLIS PK
CAMBRIDGE, MA 02140

196-3
KETTERER, EVELYN R.
TRS THE ERK REVOCABLE TR
78 RICE ST - UNIT 78
CAMBRIDGE, MA 02140

196-4
TIDWELL, NATASHIA
70 RICE ST
CAMBRIDGE, MA 02140

192-113
PURSLEY, LINDA A. TRUSTEE OF THE
PURSLEY FAMILY REVOC TRUST
69-71 RICE ST UNIT 71
CAMBRIDGE, MA 02140

October 2024

To the members of the Cambridge Zoning Board of Appeals:

We are neighbors of Harriet and Bob Garskovas who live at 64 Rice Street. We understand that they are interested in altering and expanding the workshop in their back yard to turn it into a single-story, accessory dwelling unit with the goal of being able to age in place. We have reviewed the design plans for the proposed renovations and we fully support their project.

As long term residents of Rice Street, the Garskovas family is an important part of our neighborhood and we hope the Zoning Board of Appeals will grant them the Special Permit they are seeking to keep them on the street for the long term.

Janet P. Walsh 69 Rice St.

Timothy W. Groves 59 Rice St.

Bob Groves 59 RICE ST.

Donald Purcell 71 Rice St.

Pamela + Guy Franklin 4 Hollis Park

Natasha Filwell 70-72 Rice Street



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: John Lodge (Print) Date: 10/21/24

Address: 64 Rice St.

Case No. BZA-289791

Hearing Date: 11/7/24

Thank you,
Bza Members