CITY OF CAMBRIDGE
BOARD OF ZONING APPEAL
831 Massachusetts Avenue, Cambridge MA 02139
617-349-6100
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 170416

General Information

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

Special Permit: X Variance: ______ Appeal: ______

PETITIONER: Rachel Grashow C/O Peter Kovalko (GC)

PETITIONER'S ADDRESS: 362 Russett Rd, Chestnut Hill, MA 02467

LOCATION OF PROPERTY: 107 Rindge Ave, Cambridge, MA

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

REASON FOR PETITION:

/Additions/

DESCRIPTION OF PETITIONER'S PROPOSAL:

Front porch (covered) addition

SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000 Section: 5.31 (Table of Dimensional Requirements).
Article: 8.000 Section: 8.22.2.D (Non-Conforming Structure).
Article: 10.000 Section: 10.40 (Special Permit)

Original Signature(s):

(Petitioner(s) / Owner)

Address: 362 Russett Rd, Chestnut Hill, MA 02467
Tel. No. 6176806237
E-Mail Address: peter@kovalko.com

Date: 1/1/22
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.

Rachel Grashow and Kenneth Walton

I/We __________________________ (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. __________________________

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

Commonwealth of Massachusetts, County of Middlesex

The above-name __________________________ personally appeared before me, this 23 of March, 2023, and made oath that the above statement is true.

My commission expires 05/25/2023 (Notary Seal).

• If ownership is not shown in recorded deed, e.g. if by court order, recent deed, or inheritance, 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 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 porch does not alter the use of the property, and does not encroach into the required front setbacks. The uncovered stair projects less than 10' from the front foundation wall.

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 porch does not impact the location of the front door, and access to the home would be via a route very similar to the existing. The porch maintains massing and detailing in keeping with the character of the home itself, and the neighborhood. Many of the nearby homes on Rindge Avenue include a front porch structure.

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 porch does not alter the use of the property. The footprint of the porch is stepped in from the side walls of the house, minimizing the visual impact when viewed from the adjacent property.

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 porch will have a positive effect on the health, safety and welfare of the occupants, in providing a covered entrance with protection from the elements, and a comfortable seating area that engages the neighborhood and streetscape.

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 porch would strengthen the integrity of the residential district, both by adding a stylistic element found throughout the neighborhood, and by creating more functional entrance space for the homeowners.
**BZA Application Form**

**DIMENSIONAL INFORMATION**

**Applicant:** Rachel Grashow  
**Location:** 107 Rindge Ave, Cambridge, MA  
**Phone:** 6176806237

<table>
<thead>
<tr>
<th>Existing Conditions</th>
<th>Requested Conditions</th>
<th>Ordinance Requirements</th>
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</thead>
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<tr>
<td><strong>TOTAL GROSS FLOOR AREA:</strong></td>
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<td>1849.6</td>
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<td><strong>LOT AREA:</strong></td>
<td>3174</td>
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<td><strong>RATIO OF GROSS FLOOR AREA TO LOT AREA:</strong></td>
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<td><strong>SIZE OF LOT:</strong></td>
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<td><strong>FRONT:</strong></td>
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<td><strong>REAR:</strong></td>
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<tr>
<td><strong>LEFT SIDE:</strong></td>
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<tr>
<td><strong>RIGHT SIDE:</strong></td>
<td>20.86</td>
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<tr>
<td><strong>SIZE OF BUILDING:</strong></td>
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<td></td>
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<tr>
<td><strong>HEIGHT:</strong></td>
<td>29' - 6&quot;</td>
<td>29' - 6&quot;</td>
</tr>
<tr>
<td><strong>WIDTH:</strong></td>
<td>35' 3 1/2&quot;</td>
<td>42' 2 1/2&quot;</td>
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<td><strong>RATIO OF USABLE OPEN SPACE TO LOT AREA:</strong></td>
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<td>1616</td>
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<td><strong>NO. OF DWELLING UNITS:</strong></td>
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<td>1</td>
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<tr>
<td><strong>NO. OF PARKING SPACES:</strong></td>
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<tr>
<td><strong>NO. OF LOADING AREAS:</strong></td>
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<tr>
<td><strong>DISTANCE TO NEAREST BLDG. ON SAME LOT:</strong></td>
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*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.:*

0

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'.
107 Rindge Avenue
Cambridge, Massachusetts

The Kovalko Company

Front Porch Addition
Schematic Design Drawings
March 18, 2022

Drawing List

Cover
EC  Existing Conditions
A0.0  Site Plan & Footprint Coordination Diagram
A0.1  GFA & FAR Diagrams & Calculations
A1  Porch Plan, Elevations & View
Background is Land
Mapping Plot Plan dated 11/9/21

Existing Conditions Plan
Scale: 1/8" = 1'-0"

Existing Conditions Photograph
Scale: None

Existing Conditions Site Plan
Scale: 1" = 10'-0"

Note: Schematic Design, Not for Construction

These drawings are to scale when printed on sheet size: 11x17
Property Overview

<table>
<thead>
<tr>
<th>Use</th>
<th>Residential, Single Family</th>
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<tbody>
<tr>
<td>Zone</td>
<td>Residence B</td>
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<tr>
<td>Lot Area</td>
<td>3,174 SF</td>
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Zoning Dimensional Requirements

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<tr>
<th>Requirement</th>
<th>Required</th>
<th>Existing</th>
<th>Proposed</th>
<th>Notes</th>
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<tr>
<td>Maximum FAR</td>
<td>.50</td>
<td>.536</td>
<td>.583</td>
<td>See calculations on A0.1</td>
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<tr>
<td>Minimum Front Yard</td>
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<td>23.2'</td>
<td>See Plot Plan</td>
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<td>Minimum Rear Yard</td>
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<td>3.3'</td>
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<td>Minimum OS Ratio</td>
<td>40%</td>
<td>See Plot Plan</td>
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Note: Existing and proposed to be verified by surveyor

Front lot line

Footprint of proposed porch and stairs, face of trim boards

Existing structure, face of siding, approximately 1 3/4" beyond face of foundation, typical

Footprint Coordination Diagram

Line of 10' from front foundation wall (5.24.2 notes a setback exception for unenclosed steps which do not project more than 10' from the line of the foundation wall)

Surveyor to verify existing if necessary

Open space not including driveways or walks, minimum 15' dimension
Existing FAR Calculations
- Basement does not count toward GFA per Definitions, Items not to be included, Item 15
- 1st Floor  769.9 + 35.3 = 805.2 SF
- 2nd Floor  769.9 SF
- Attic  124.9 SF
- Total GFA 805.2 + 769.9 + 124.8 = 1,699.9 SF
- Lot Area  3,174 SF
- Existing FAR  1,699.9 / 3,174 = .536

Proposed FAR Calculations
- Total existing GFA  1,699.9 SF
- Area of proposed new roofed porch  149.7 SF
- Total GFA with new porch  1,699.9 + 149.7 = 1,849.6 SF
- Lot Area  3,174 SF
- Proposed FAR  1,849.6 / 3,174 = .583

Note: Schematic Design, Not for Construction

These drawings are to scale when printed on sheet size: 11x17
NOTES:
* Registered Owner: Rachel Grashow & Kenneth Walton
* Assessor's Ref.: Map 196, Lot 108
* Deed Ref.: Book 60726, Page 418
* Plan Ref.: Plan Book 27, Plan No. 1640 of 1960
* Plan Ref.: Plan No. 389 of 2009

* Plans from Engineering Dep.: STR-11-25
  STR-06-49
  FB 106 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

10 Andrew Square, Suite 2618
South Boston, MA 02127
Tel. 617-244-3305
www.land-mapping.com
Date: March 30, 2022
195-117
TRAVERS, JAMES J. & LORRAINE TRAVERS
TRS. THE 2013 TRAVERS FAMILY TRUST
114 RINDE AVE
CAMBRIDGE, MA 02140-2527

196-30
ROBERT, WILLIAM E & ROSARIO ROBERT
113 RINDE AVE
CAMBRIDGE, MA 02140-2531

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

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

196-117
OVIATT, LOUISE & JEAN L. OVIATT-ROTHHAM
505 BARRETT'S MILL RD
CONCORD, MA 01742

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

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

196-107
ONOFRIO, ROBERTO & LORENZA VIOLA
16 DORSET LANE
LEBANON, NH 03766

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

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

196-117
PRECOPIO, MELISSA L.
1 YERXA RD., UNIT #2
CAMBRIDGE, MA 02140

195-118
LOPATIN, MIRIAM
TR. OF MIRIAM LOPATIN FAMILY REVOC TR.
1 YERXA RD UNIT 1
CAMBRIDGE, MA 02140

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

197-4
CITY OF CAMBRIDGE
C/O CITY MANAGER

PETER KOVALKO
362 RUSSETT ROAD
CHESTNUT HILL, MA 02467
INDEPENDENT CONTRACTOR AGREEMENT

This agreement is made on Aug 24/22, between Ken Walton, owner of 107 Rindge Ave. Cambridge, MA and Peter Kovalko, contractor, of Kovalko Company, 362 Russett Rd. Brookline, MA 02467

For valuable consideration, the owner and contractor agree as follows:

1. The contractor agrees to furnish all of the labor and designated building materials to do the following work for the owner as an independent contractor:

   Have architect provide plans for porch. Apply for proper permit. Attend any meetings in order to get permit approved. Demo existing stairs. Install new footings. Frame new porch. Install PVC trim. Install wooden railing. Install Ipe decking/treads. Install bead board ceiling. Install gutters. Install ice and water on roof (home owner to have metal roofing installed). Paint

2. The parties agree to the following work schedule:
   - Contractor shall start work soon after receiving initial payment (deposit is not initial payment).
   - Owner must ensure property is accessible to begin work.
   - Subject to any unforeseen circumstances, work shall be completed within 2-3 months.
   - Any change orders or additional work will affect the schedule and total cost.
   - Contractor is not responsible for delays caused by unforeseen circumstances.
   - Contractor is not responsible for delays caused by subcontractors.
   - Contractor is not responsible for delays caused by inspectors.

3. The contractor agrees to perform this work in a workmanlike manner according to standard practices.
4. The contractor and the owner may agree to extra services and work, but any such extras must be set out and agreed to in writing by both the contractor and the owner.

5. The contractor agrees to indemnify and hold the owner harmless from any claims or liability arising from the contractor's work under this agreement.

6. No modification of this agreement will be effective unless it is in writing and is signed by both parties. This agreement binds and benefits both parties and any successors. Time is of the essence of this agreement. This document, including any attachments, is the entire agreement between the parties. This agreement is governed by the laws of the State of Massachusetts.

7. The owner agrees to pay the contractor $41,671.00 for the work outlined above. The cost may go up if unforeseen conditions need to be rectified in order to complete the job as proposed. The contractor will notify the owners of unforeseen conditions plus the extra cost.

8. The owner agrees to pay the contractor in the following manner:
   - Deposit ($1,000) secure place in job queue
   - Plans/Permit ($3,700) Upon signing contract
   - 1/3 ($12,323.66) upon starting demo.
   - 1/3 ($12,323.66) upon completion of framing.
   - 1/3 ($12,323.66) upon completion

9. Estimated cost of project:

   $41,671.00

Dated: August 20, 2021

Signature of Owner(s)

Kenneth Walter
Printed Name of Owner(s)

Signature of Contractor

Peter Kovalko. Kovalko Company, Inc.

Printed Name of Contractor
CERTIFICATE OF LIABILITY INSURANCE

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFEWS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
KAPLANSKY INSURANCE AGENCY INC
114 HARVARD ST
BROOKLINE
MA 02446

INSURED
KOVALKO CO INC
362 RUSSETT ROAD
CHESTNUT HILL
MA 02467

COVERAGES

<table>
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<th>POLICY EFF (MM/DD/YYYY)</th>
<th>POLICY EXP (MM/DD/YYYY)</th>
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<td>WORKERS' COMPENSATION AND EMPLOYERS' LIABILITY</td>
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<td>E.L. EACH ACCIDENT</td>
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DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Workers’ Compensation benefits will be paid to Massachusetts employees only. Pursuant to Endorsement WC 20 03 06 B, no authorization is given to pay claims for benefits to employees in states other than Massachusetts if the insured hires, or has hired those employees outside of Massachusetts.

This certificate of insurance shows the policy in force on the date that this certificate was issued (unless the expiration date on the above policy precedes the issue date of this certificate of insurance). The status of this coverage can be monitored daily by accessing the Proof of Coverage - Coverage Verification Search tool at www.mass.gov/lwdl/workers-compensation/investigations/.

CERTIFICATE HOLDER
Peter Kovalko
362 Russett Rd
CHESTNUT HILL MA 02467

CANCELLATION
SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE
Daniel M. Crowley, CPCU, Vice President – Residual Market – WCRI BMA
ACORD®

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 05/24/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFER NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
KAPLANSKY INSURANCE AGENCY INC
10 KEARNY RD 2ND FL
NEEDHAM, MA 02494
(888) 661-3938

CONTACT NAME:

PHONE: (888) 661-3938

FAX: (877) 872-7604

ADDRESS: service.center@travelers.com

INSURER(S) AFFORDING COVERAGE

INSURER A: TRAVELERS CASUALTY INSURANCE COMPANY OF AMERICA

INSURED
KOVALKO COMPANY, INC
362 RUSSETT RD
CHESTNUT HILL, MA 02467

COVERAGES CERTIFICATE NUMBER: 373758434441441

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

A
COMMERCIAL GENERAL LIABILITY
CLAIMS-MADE
OCUR
680-0F997690-21
09/17/2021
09/17/2022
EACH OCCURRENCE
$1,000,000

DAMAGE TO RENTED PREMISES (Ea occurrence)
$300,000

MED EXP (Any one person)
$5,000

PERSONAL & ADV INJURY
$1,000,000

GENERAL AGGREGATE
$2,000,000

PRODUCTS - COMM/OP AGG
$2,000,000

AUTO LIABILITY

ANY AUTO
OWNED AUTOS ONLY
SCHEDULED AUTOS
NON-OWNED AUTOS ONLY

UMBRELLA LIABILITY

EXCESS LIABILITY

WORKERS COMPENSATION

AND EMPLOYERS' LIABILITY

ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/OWNER EXCLUDED?

Y/N

AUTHORIZED REPRESENTATIVE

KOVALKO COMPANY, INC
362 RUSSETT RD
CHESTNUT HILL, MA 02467

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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