

# CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2022 MAR 30 AM 11:09  
OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

## BZA Application Form

**BZA Number: 163086**

### General Information

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

Special Permit:   X                        Variance:                                 Appeal:           

**PETITIONER:** Dennis Scannell C/O Kevin Richard

**PETITIONER'S ADDRESS:** 107 Washington Ave, Cambridge, MA 02140

**LOCATION OF PROPERTY:** 107 Washington Ave., Cambridge, MA

**TYPE OF OCCUPANCY:** Single family                      **ZONING DISTRICT:** Residence A-2 Zone

**REASON FOR PETITION:**

/Roof Structure/

**DESCRIPTION OF PETITIONER'S PROPOSAL:**

Replace and enlarge existing 10'x10' deck to a 12'x14' porch with impermeable roof.

**SECTIONS OF ZONING ORDINANCE CITED:**

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

Original  
Signature(s):

KCR

(Petitioner (s) / Owner)

KEVIN RICHARD

(Print Name)

Address:

23 RINDSBFIELD ST

Tel. No.

617-777-0703

E-Mail Address:

cambridgecraftsman@gmail.com

Date: 3/30/22

**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.


I/We Dennis J. Scannell, Jr. & Jane A. Kamensky  
(OWNER)

Address: 107 Washington Ave. Cambridge MA 02146

State that I/We own the property located at 107 Washington Ave. Cambridge MA  
which is the subject of this zoning application. 02146

The record title of this property is in the name of \_\_\_\_\_  
Dennis J. Scannell, Jr. & Jane A. Kamensky

\*Pursuant to a deed of duly recorded in the date 01/04/2006, Middlesex South County Registry of Deeds at Book 48125, Page 379; or Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_  
Book \_\_\_\_\_ Page \_\_\_\_\_

  
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT\*

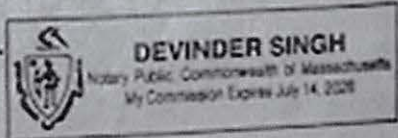
\*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Middlesex

The above-name Dennis J. Scannell, Jr. & Jane A. Kamensky personally appeared before me, this 20<sup>th</sup> of January, 2022, and made oath that the above statement is true.

 Notary

My commission expires 07-14-2028 (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 Washington 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 replacement & enlargement of the deck does not reduce setbacks as it is within an "L" of the house.

**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:**

Replacement of the existing deck does not change traffic patterns and it is in the rear of the building.

**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 new porch does not protrude outside the current setbacks.

**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 replacement structure is located in the rear of the property.

**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 structure would not derogate from the intent or purpose of the ordinance because it does not reduce the current setbacks.

**\*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:** Dennis Scannell  
**Location:** 107 Washington Ave., Cambridge, MA  
**Phone:** 617-777-0703

**Present Use/Occupancy:** Single family  
**Zone:** Residence A-2 Zone  
**Requested Use/Occupancy:** Single Family

		<b><u>Existing Conditions</u></b>		<b><u>Requested Conditions</u></b>		<b><u>Ordinance Requirements</u></b>	
<b><u>TOTAL GROSS FLOOR AREA:</u></b>		4111		4279		3312	(max.)
<b><u>LOT AREA:</u></b>		6624		6624		NA	(min.)
<b><u>RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup></u></b>		.62		.645		.50	
<b><u>LOT AREA OF EACH DWELLING UNIT</u></b>		6624		6624		6624	
<b><u>SIZE OF LOT:</u></b>	<b><u>WIDTH</u></b>	65.2		65.2		65.8	
	<b><u>DEPTH</u></b>	100		100		100	
<b><u>SETBACKS IN FEET:</u></b>	<b><u>FRONT</u></b>	18.7		18.7		20.0	
	<b><u>REAR</u></b>	24.9		24.9		25	
	<b><u>LEFT SIDE</u></b>	15.3		15.3		10	
	<b><u>RIGHT SIDE</u></b>	8.4		8.4		15	
<b><u>SIZE OF BUILDING:</u></b>	<b><u>HEIGHT</u></b>	35+		same		35	
	<b><u>WIDTH</u></b>	35.7		35.7		35.7	
<b><u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u></b>		NA		NA		NA	
<b><u>NO. OF DWELLING UNITS:</u></b>		1		1		NA	
<b><u>NO. OF PARKING SPACES:</u></b>		NA		NA		NA	
<b><u>NO. OF LOADING AREAS:</u></b>		NA		NA		NA	
<b><u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u></b>		NA		NA		NA	

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.:

NA

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'.

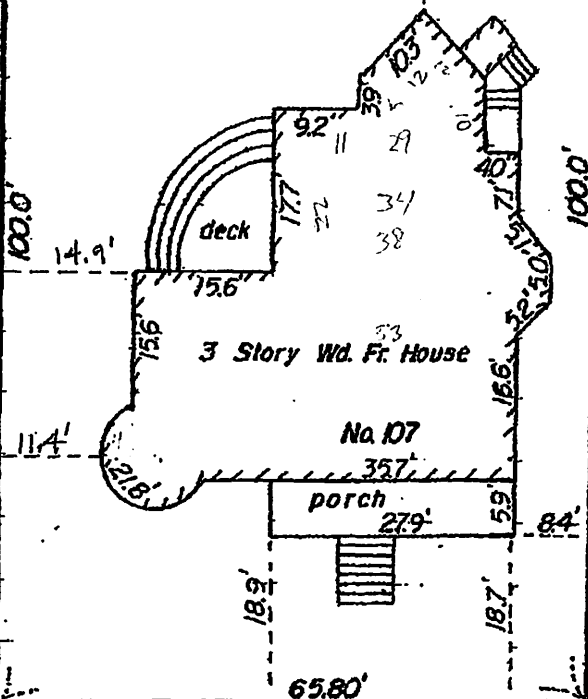
n/y George & Naomi Waldstein

65.70'

Area = 6625sf.

0707283

n/y Constantin Vanventzel & Shomo Aditya



n/y Richard S. & Margerie Hilton Pratt

UPLAND RD.

**WASHINGTON** (-Public-50'Wide-) **AVE.**

Property References:  
Middlesex So. Reg. of Deeds  
Bk. 20302, Pg. 329

Scale: 1" = 20'  
Date: May 23, 2007

# PLOT PLAN

107 WASHINGTON AVE.

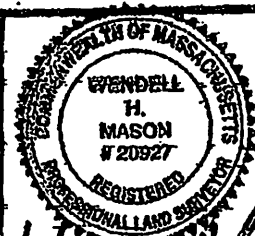
## CAMBRIDGE, MASS.

Wendell H. Mason

Professional Engineer & Land Surveyor

122 Essex Street Beverly, Massachusetts 01915

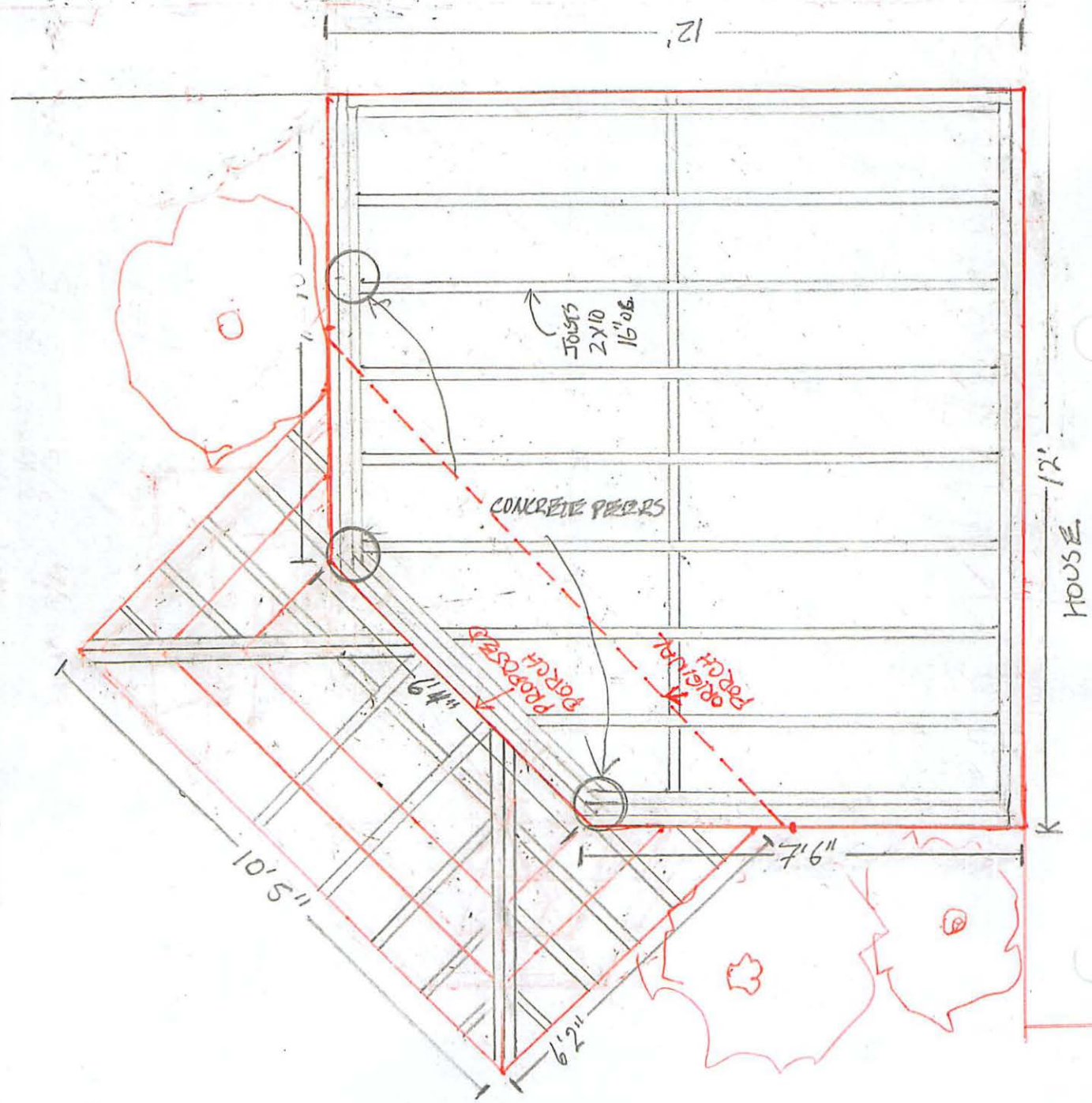
Tel. (978) 922-5686



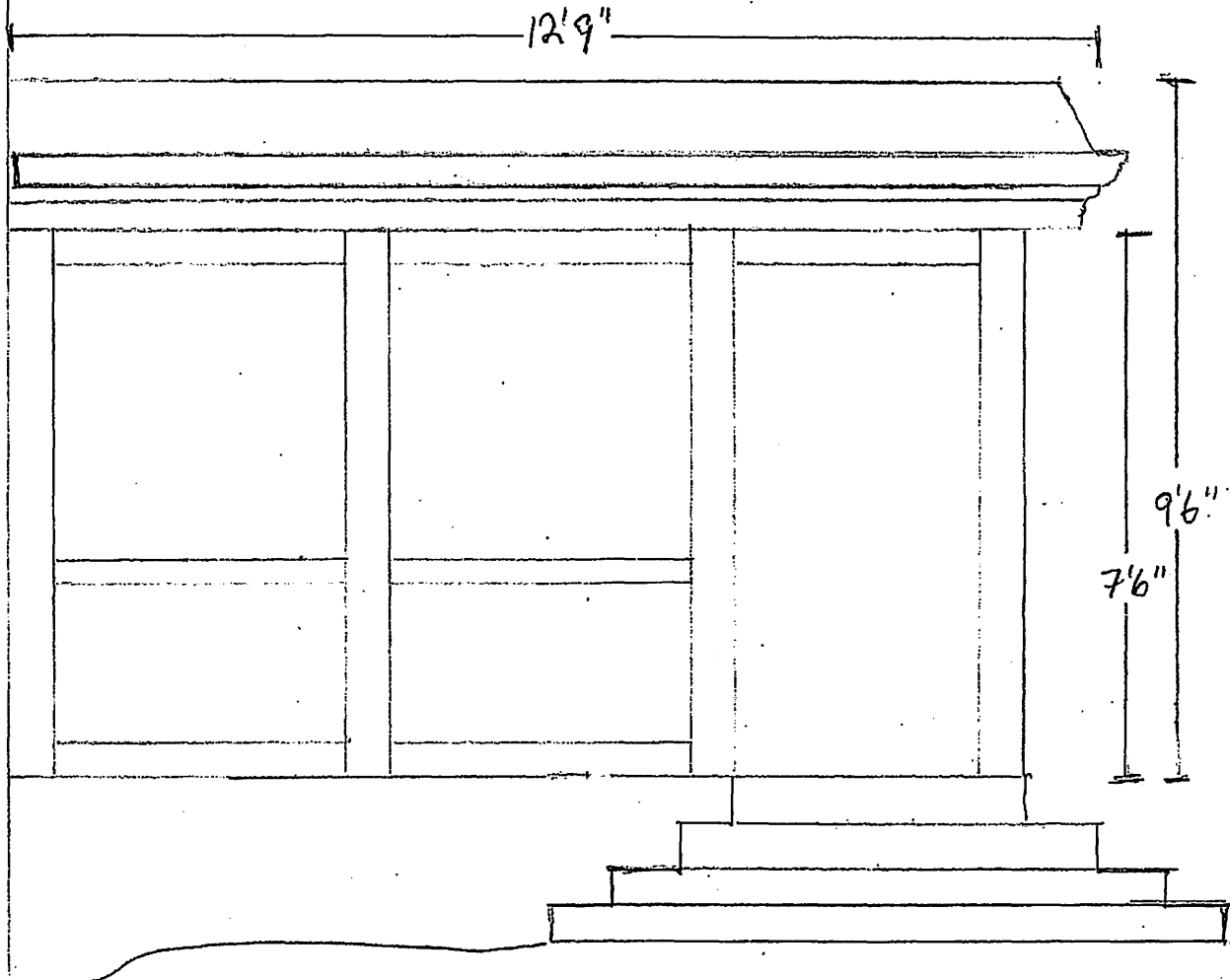
*Wendell H. Mason*

107 WASHINGTON AVE  
DENNIS SCANNELL  
PORCH STAIR DESIGN  
PLAN VIEW  
FRAMING PLAN

HOUSE



DENNIS SCANNELL  
107 WASHINGTON AVE  
PORCH ELEVATION VIEW



107 WASHINGTON AVE  
PROPOSED ROOFED PORCH  
PLAN VIEW W/ SETBACKS



SETBACK  
21.9'

SETBACK  
10'

SETBACK  
17.3'

PROPOSED DECK

EXISTING DECK

7.6'

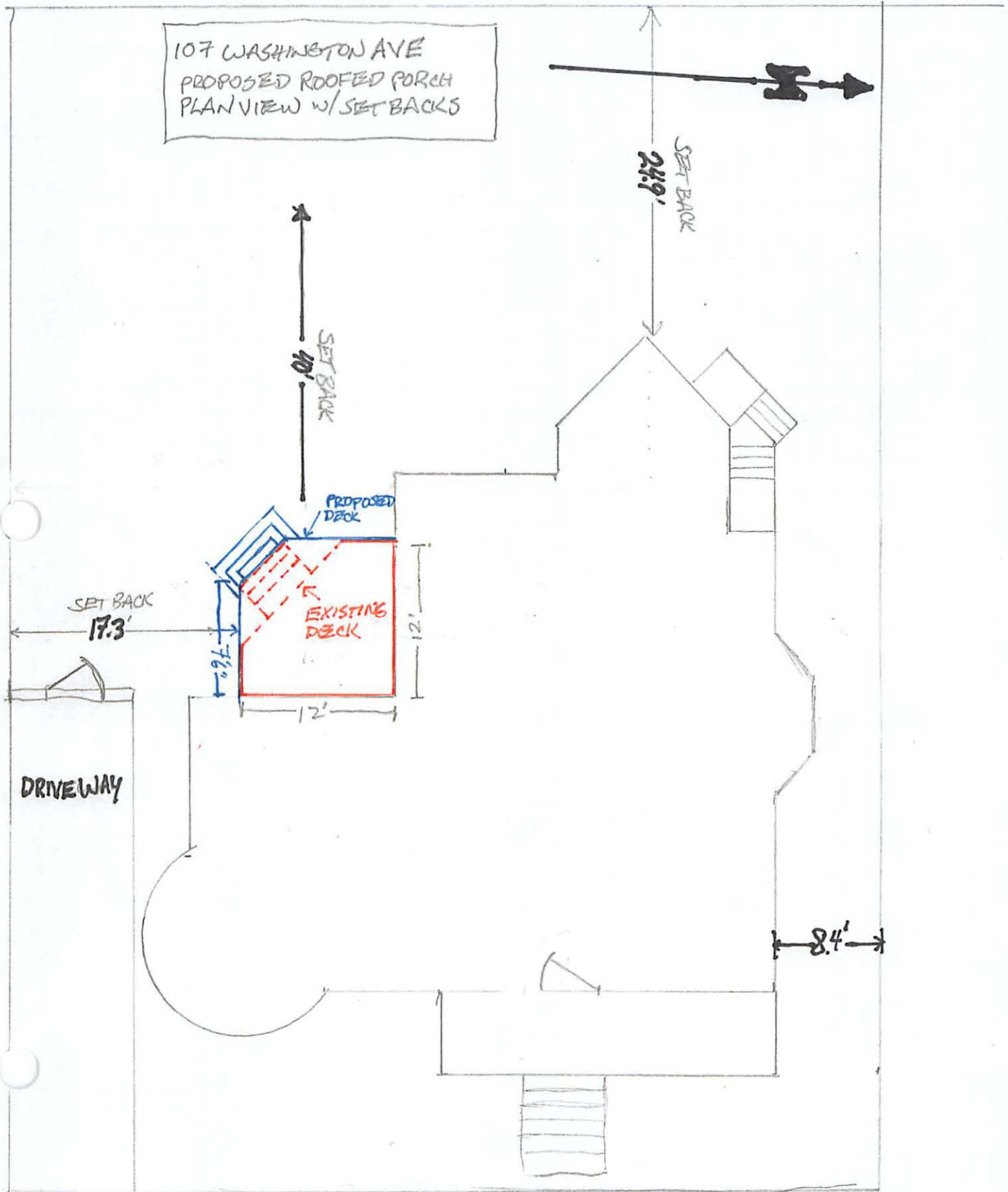
12'

12'

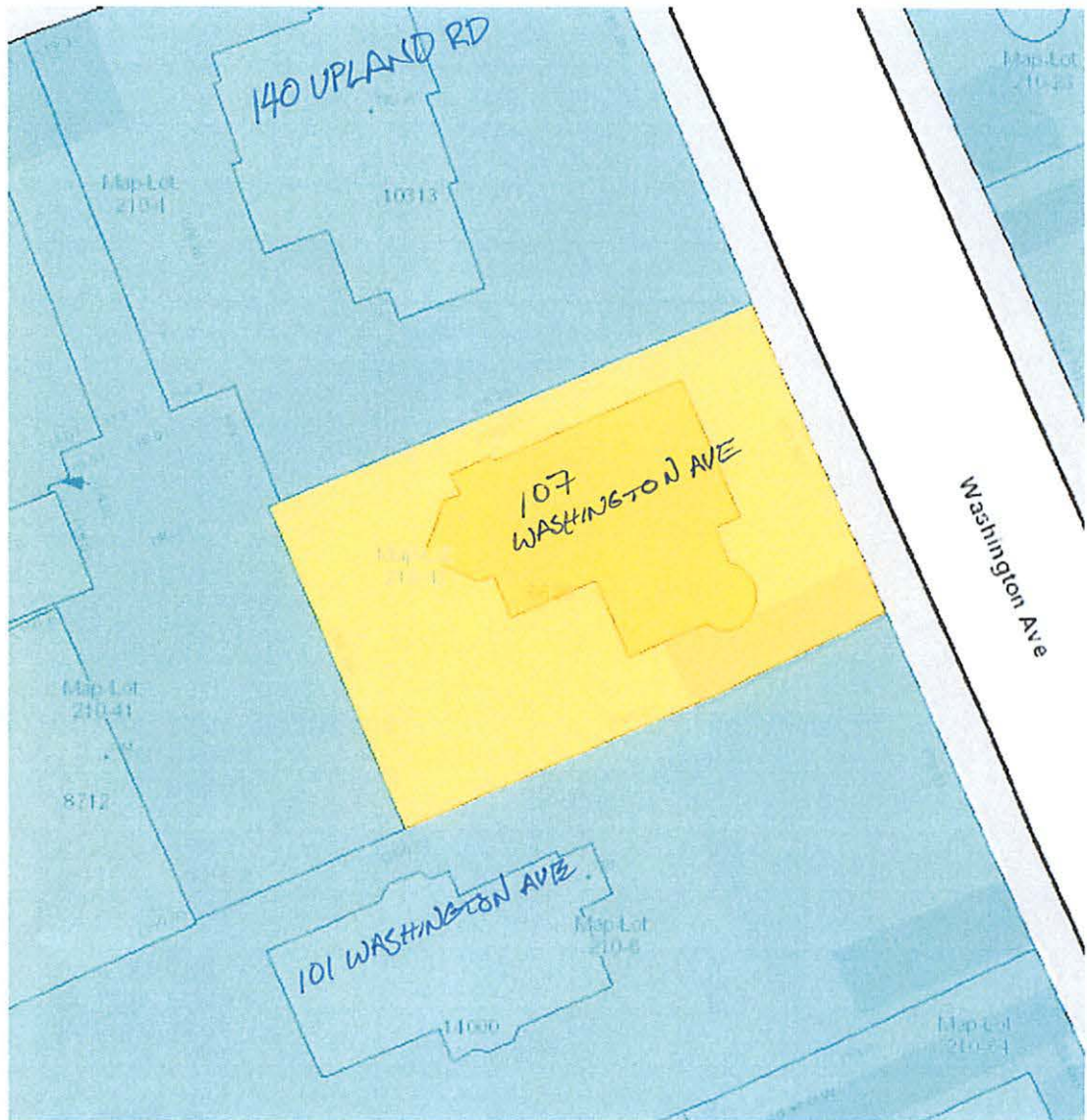
DRIVEWAY

8.4'

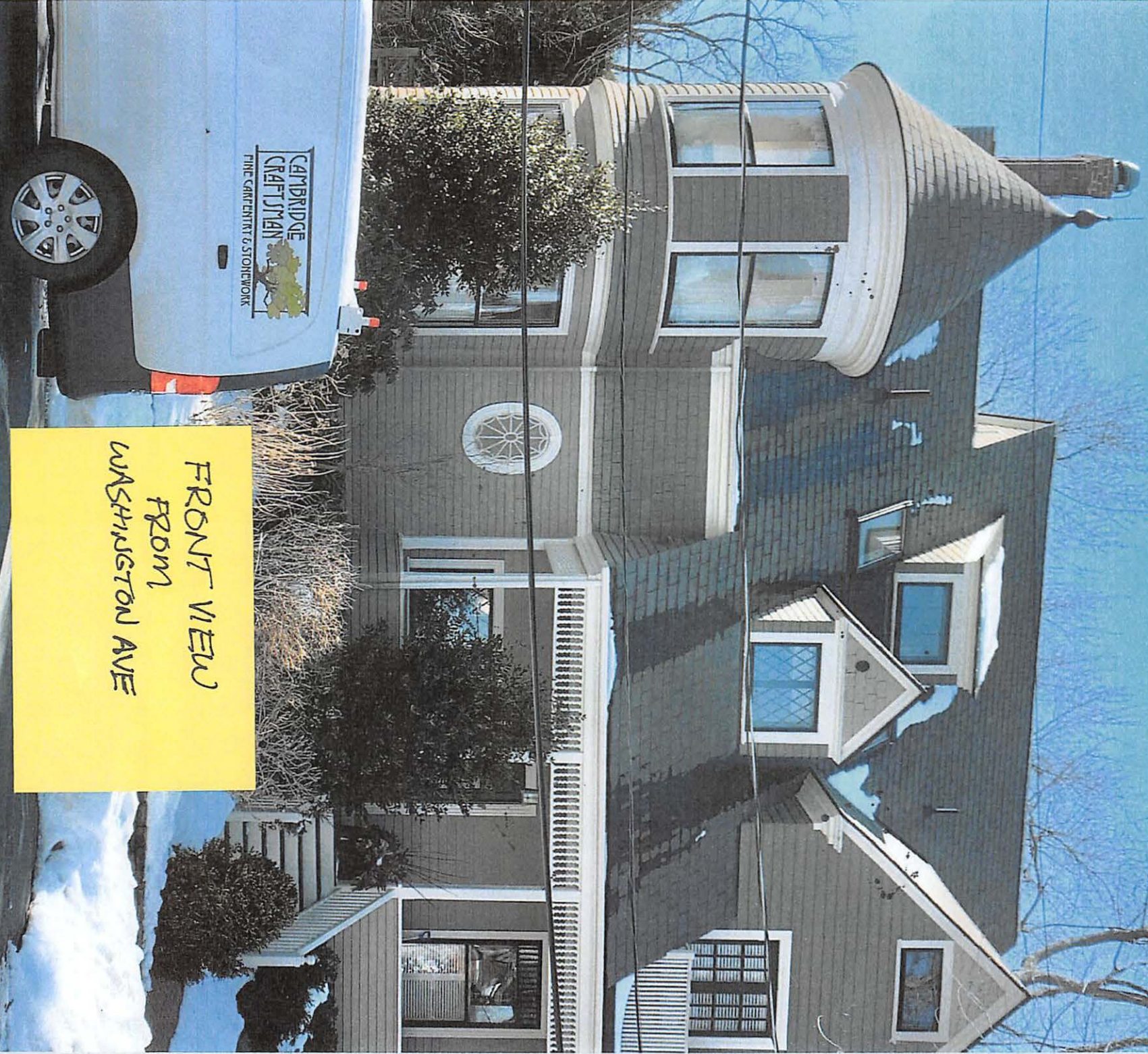
WASHINGTON AVE







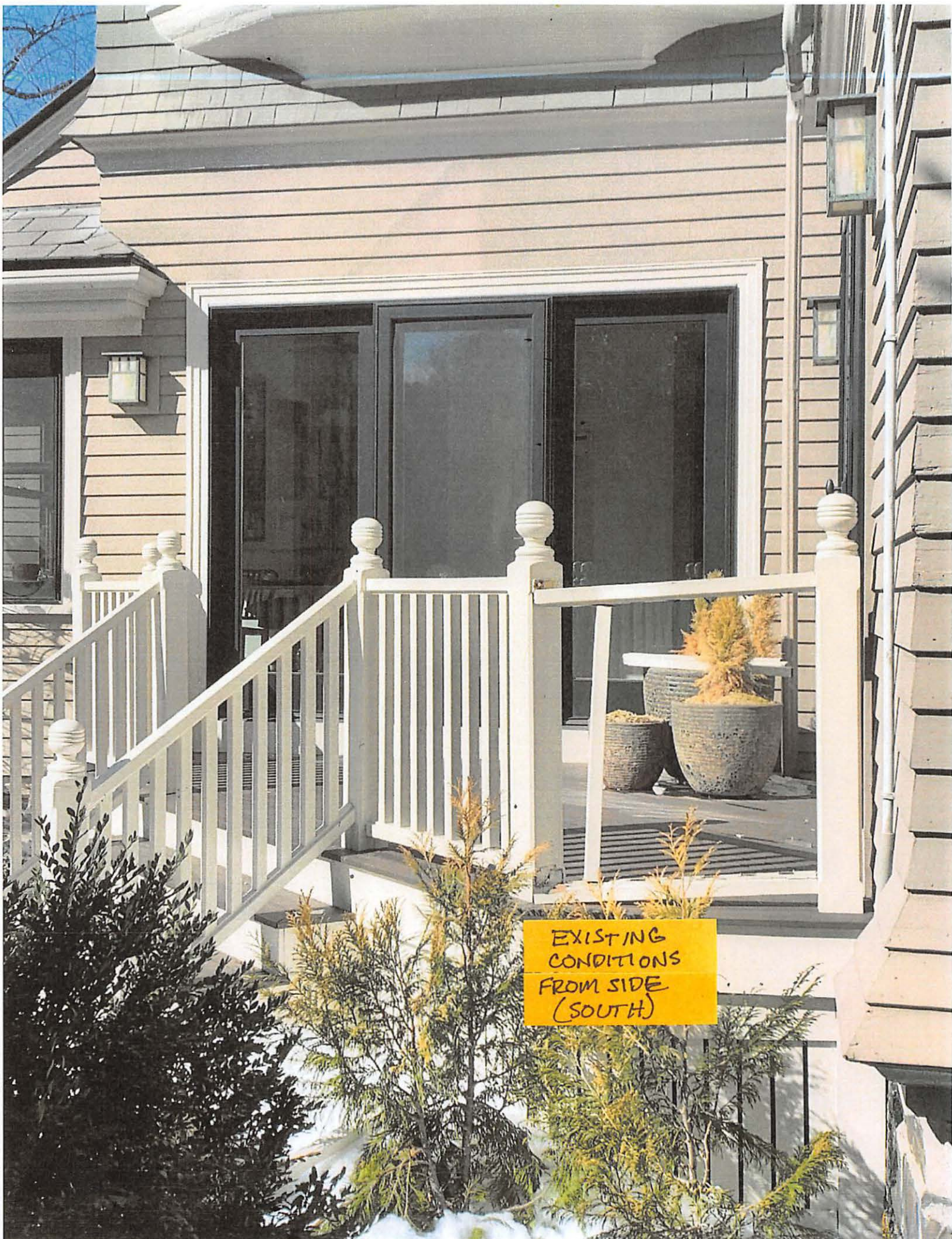
107 Washington Ave



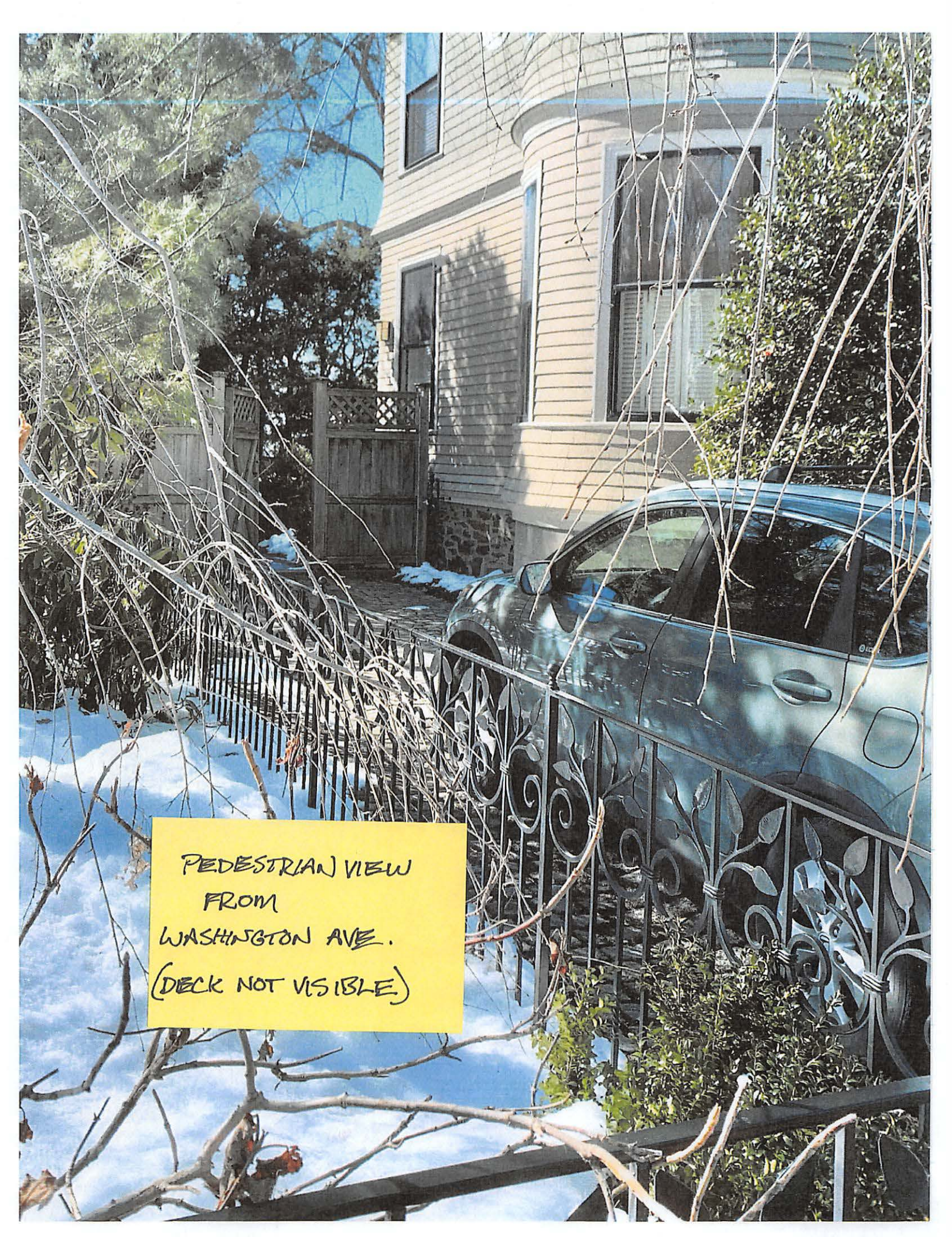
FRONT VIEW  
FROM  
WASHINGTON AVE



APPROXIMATE NEW ROOF LINE



EXISTING  
CONDITIONS  
FROM SIDE  
(SOUTH)



PEDESTRIAN VIEW  
FROM  
WASHINGTON AVE.  
(DECK NOT VISIBLE)



## Avon Hill Neighborhood Conservation District Commission

831 Massachusetts Avenue, 2<sup>nd</sup> Fl., Cambridge, Massachusetts 02139  
Telephone: 617 349 4683 TTY: 617 349 6112 histncds@cambridgema.gov  
<http://www.cambridgema.gov/historic/districtshistoricproperties/avonhillncd>

Constantin von Wentzel, *Chair*; Mark Golberg, *Vice Chair*  
Levin Campbell, Heli Meltsner, *Members*  
Art Bardige, Theresa Hamacher, *Alternates*

### CERTIFICATE OF APPROPRIATENESS

PROPERTY: **107 Washington Avenue**

OWNER: **Dennis Scannell**  
**107 Washington Avenue**  
**Cambridge, MA 02140**

The Avon Hill Neighborhood Conservation District Commission hereby certifies, pursuant to Title 2, Chapter 2.78, Article III, Section 2.78.140-270 of the Code of the City of Cambridge and the City Council order establishing the Commission, that the alterations described below is not incongruous to the historic aspects or architectural character of the building or district:

**Replace deck with covered porch.**

**Work is to be carried out as indicated on drawings by Kevin Richard, Cambridge, MA, titled "107 Washington Avenue," submitted March 8, 2022.**

The plans referenced above are incorporated into this certificate, which is binding on the applicant, and all improvements shall be carried out as described herein.

This certificate is granted upon the condition that the work authorized is commenced within six months after the date of issuance. If the work authorized by this certificate is not commenced within six months after the date of issuance, or if such work is suspended in significant part for a period of one year after the time the work is commenced, this certificate shall expire and be of no further effect; provided that, for cause, one or more extensions not exceeding ninety days each may be allowed in writing by the Chair.

Case Number: **AH-744**

Date of Certificate: **March 29, 2022**

Attest: A true and correct copy of decision filed with the office of the City Clerk and the Avon Hill Neighborhood Conservation District Commission on March 29, 2021.

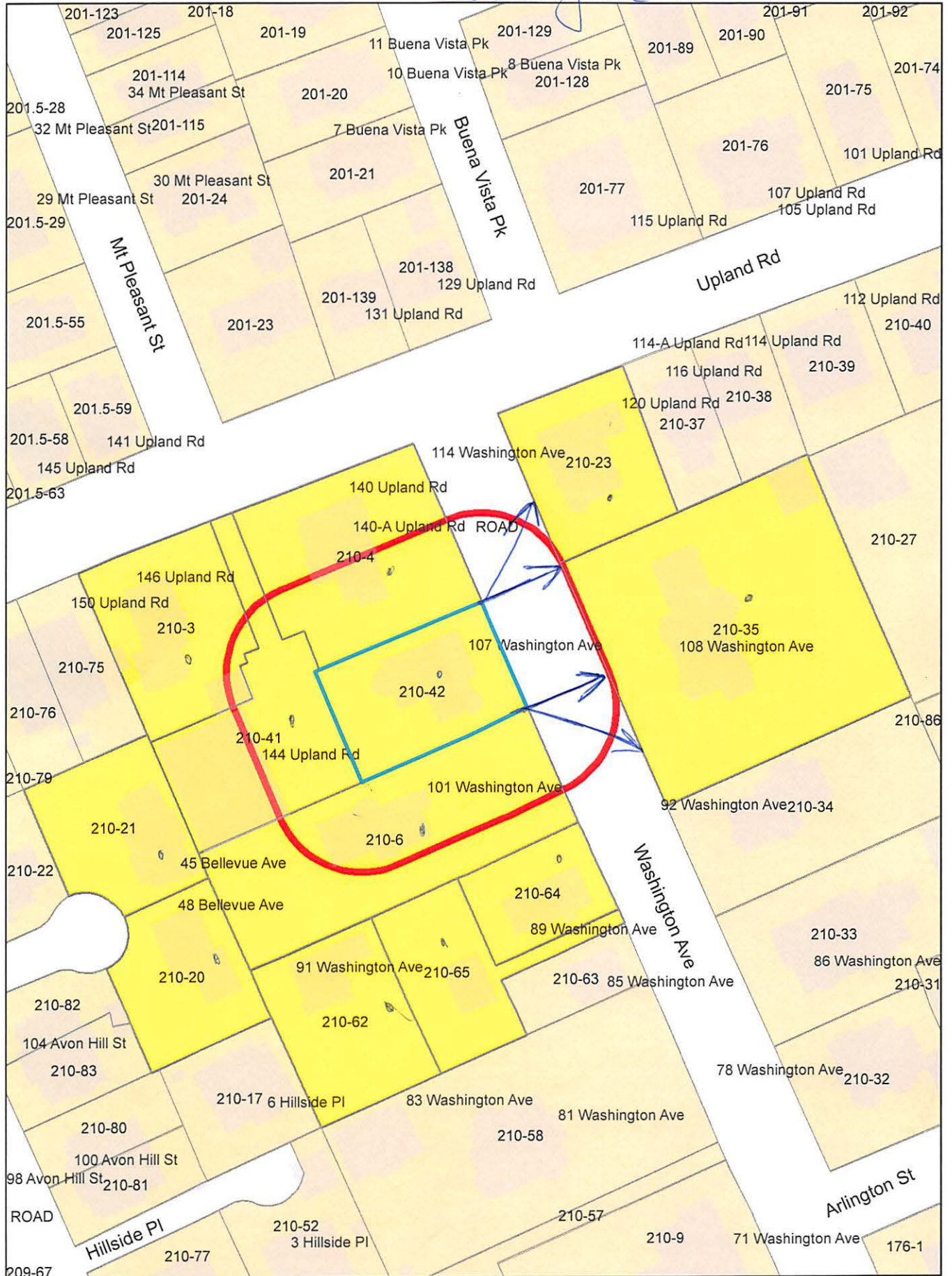
By Constantin von Wentzel /aac, Chair.

Twenty days have elapsed since the filing of this decision.

No appeal has been filed\_\_\_\_\_. Appeal has been filed\_\_\_\_\_.

Date \_\_\_\_\_, City Clerk.

107 Washington Ave



107 Washington Ave

Petitioner

210-3  
KANANDA, SHUN & KEIKO KANDA,  
TRUSTEES KANDA FAMILY REALTY TRUST  
146 UPLAND RD  
CAMBRIDGE, MA 02138

210-42  
SCANNEL, DENNIS J. JR. & JANE N. KAMENSKY  
107 WASHINGTON AVE  
CAMBRIDGE, MA 02140-2716

KEVIN RICHARD  
107 WASHINGTON AVENUE  
CAMBRIDGE, MA 02140

210-64  
HANNA, DOUGLAS M.  
89 WASHINGTON AVE  
CAMBRIDGE, MA 02140

210-6  
VONWENTZEL, CONSTANTIN & SHOMA ADITYA  
101 WASHINGTON AVE  
CAMBRIDGE, MA 02140

210-23  
CORY, SUSAN E.  
114 WASHINGTON AVENUE  
CAMBRIDGE, MA 02140

210-41  
BROICH ALEXANDER H. & BARBARA THIMM  
144 UPLAND RD  
CAMBRIDGE, MA 02140

210-65  
KELLY SARAH J & JOHN B REYNOLDS  
87 WASHINGTON AVE  
CAMBRIDGE, MA 02140

210-4  
BURESH, BERNICE  
140 UPLAND RD  
CAMBRIDGE, MA 02140

210-20  
REED, JOHN S. & SUE WELSH REED  
48 BELLEVUE AVE  
CAMBRIDGE, MA 02140-3637

210-21  
BOGHOSSIAN, DAVID M. &  
ELIZABETH D. BARTLE  
45 BELLEVUE AVE  
CAMBRIDGE, MA 02139

210-35  
LORSCH, PATRICIA & JAY W. LORSCH  
TR. THE PATRICIA & JAY LORSCH 2013 REV TR.  
108 WASHINGTON AVE  
CAMBRIDGE, MA 02140

210-62  
HOFFMANN, INGE SCHNEIER  
C/O KAROL BENNETT  
91 WASHINGTON AVE  
CAMBRIDGE, MA 02140-2716



1 know, it's like if you are only allowing two decimal points  
2 and that is, you know, what is allowed --

3 JIM MONTEVERDE: Right.

4 WENDY LEISERSON: -- and --

5 JIM MONTEVERDE: -- that's what you've got.

6 WENDY LEISERSON: That's what you got, right?

7 JIM MONTEVERDE: Yeah.

8 WENDY LEISERSON: And so --

9 JIM MONTEVERDE: No, I hear you.

10 WENDY LEISERSON: Yeah.

11 JIM MONTEVERDE: Anyway.

12 WENDY LEISERSON: And it was significant  
13 extension.

14 JIM MONTEVERDE: Right.

15 WENDY LEISERSON: So.

16 JIM MONTEVERDE: Right. Right.

17 BRENDAN SULLIVAN: 7:15?

18 JIM MONTEVERDE: All right. To be continued.

19 BRENDAN SULLIVAN: Let me call Case #163086 -- 107  
20 Washington Avenue. Petitioner?

21 [Pause]

22 Mr. Richard? 107 Washington Avenue? Well, the

1 next case is at 7:30. So we have 15 minutes to hear the  
2 petitioner.

3 Richard? Scannell? Hello? Dennis?

4 DENNIS SCANNELL: Yes.

5 BRENDAN SULLIVAN: Oh, okay, all right. I thought  
6 Kevin may be there. But anyhow, okay, I'll call the case,  
7 so if you wish to proceed with your presentation?

8 DENNIS SCANNELL: I'm waiting for Kevin. I'm the  
9 owner of the house.

10 BRENDAN SULLIVAN: Yep.

11 DENNIS SCANNELL: And we have a great project.  
12 But Kevin is the Contract -- the Designer and Builder. I  
13 want him to do this. I'm happy to help in any way I can.  
14 But this is his show.

15 BRENDAN SULLIVAN: Can you reach him?

16 DENNIS SCANNELL: Yes.

17 [Pause]

18 BRENDAN SULLIVAN: No response yet?

19 DENNIS SCANNELL: I'm sorry, not yet. So I texted  
20 him, and I am now calling him.

21 [Pause]

22 He is logging in now, thankfully. I think it's a

1 simple project, and I'm happy to talk about it. But I  
2 prefer for him to.

3 BRENDAN SULLIVAN: Well, the next -- I could go on  
4 to the next case if he's not quite ready. The next case we  
5 have to wait until 7:30.

6 JIM MONTEVERDE: Right.

7 BRENDAN SULLIVAN: But I can give you up until  
8 7:30 --

9 DENNIS SCANNELL: Thank you.

10 BRENDAN SULLIVAN: -- to call in. After 7:30 what  
11 I'll do is recess this case and then go to the next one, and  
12 then --

13 DENNIS SCANNELL: Yep.

14 BRENDAN SULLIVAN: -- when you're ready, then  
15 maybe come back to you guys.

16 DENNIS SCANNELL: Okay.

17 BRENDAN SULLIVAN: Let me go right up to 7:30  
18 anyhow and see if he calls in.

19 DENNIS SCANNELL: Yep. Thank you.

20 [Pause]

21 So Chairman, we -- Kevin has joined the meeting.  
22 I'm sorry for the delay.

1 BRENDAN SULLIVAN: That's all right. Okay.

2 DENNIS SCANNELL: Kevin, please help out.

3 KEVIN RICHARD: Hi. Sorry about that. My  
4 apologies.

5 BRENDAN SULLIVAN: That's all right. Okay.  
6 You're on.

7 KEVIN RICHARD: Okay. So we're petitioning for --

8 BRENDAN SULLIVAN: Introduce yourself for the  
9 record.

10 KEVIN RICHARD: Hello?

11 BRENDAN SULLIVAN: Yeah, if you could introduce  
12 yourself for the record, please?

13 KEVIN RICHARD: Oh, yes. My name is Kevin  
14 Richard. I'm the Contractor for Dennis Scannell at 107  
15 Washington Ave. Cambridge Craftsman is my company.

16 BRENDAN SULLIVAN: Yep, okay. And tell us what  
17 the project is all about?

18 KEVIN RICHARD: So we're replacing a 12' x 12'  
19 back porch -- well, it's a back deck. It's an irregular  
20 what would it be? a regular pentagon, right?

21 So basically a square with the corner clipped off.  
22 We're enlarging it not on the 12' x 12' axis, but in that

1 we're not clipping off the corner as far in.

2 In addition, we're proposing to put a permeable --  
3 a nonpermeable roof over the structure.

4 BRENDAN SULLIVAN: Okay. Olivia, if you could  
5 sort of pull that up?

6 And it's actually the next drawing? So right  
7 there.

8 And what is the roof?

9 KEVIN RICHARD: The roof is a flat rubber (sic)  
10 roof with a -- I guess you do call it kind of a valance  
11 parapet treatment around.

12 BRENDAN SULLIVAN: Okay. When I first saw this,  
13 it looked to me like a bunch of wrought iron work --

14 KEVIN RICHARD: No, those are just crosshatching  
15 marks to indicate solid.

16 BRENDAN SULLIVAN: So basically, what you're doing  
17 is you're putting a roof over the rear deck and you're  
18 expanding the rear deck?

19 KEVIN RICHARD: Yes.

20 BRENDAN SULLIVAN: Okay. And the reason for the  
21 expansion? Just the obvious, but just to give you more  
22 sitting area, is that --

1 KEVIN RICHARD: Yeah, more sitting area.

2 BRENDAN SULLIVAN: Okay. All right. Let me ask  
3 the Members of the Board. Jim Monteverde, any questions?

4  
5 JIM MONTEVERDE: No questions, thank you.

6 BRENDAN SULLIVAN: Laura Wernick, any questions?

7 LAURA WERNICK: No, just to be clear, everything  
8 is open? Just a covered, open deck area?

9 KEVIN RICHARD: Yes. But it -- well, the plan was  
10 for screened in.

11 DENNIS SCANNELL: Yeah, screened in. Yes,  
12 exactly.

13 KEVIN RICHARD: But otherwise open, yes.

14 DENNIS SCANNELL: Right.

15 LAURA WERNICK: Okay. And so there'd be a door, a  
16 screen door?

17 KEVIN RICHARD: Yes.

18 DENNIS SCANNELL: Correct.

19 KEVIN RICHARD: So it would have railings and  
20 bannisters to code, just as a normal porch would have.

21 LAURA WERNICK: And do you need railings on the  
22 stairs?

1 KEVIN RICHARD: Yes. Yeah, they're over 30". So  
2 yes.

3 BRENDAN SULLIVAN: The drawings are really quite  
4 minimal. Almost -- I almost kicked it out saying we really  
5 need more information, more detailed information.

6 I'm not sure we can potentially grant relief,  
7 given the size, the parameters for you to work within. I'm  
8 not sure you're going to be able to get a building permit  
9 for these particular set of drawings. The Building  
10 Inspector will have to take a look at that in more detail,  
11 anyhow.

12 DENNIS SCANNELL: Okay.

13 BRENDAN SULLIVAN: And I would have like --

14 KEVIN RICHARD: I have run them past one of the  
15 inspectors -- not Ranjit, but I think -- I think it was  
16 either Jacob or Brandon.

17 BRENDAN SULLIVAN: Okay. But anyhow -- just to  
18 comment. Wendy Leiserson, any comments at this time?

19 WENDY LEISERSON: I just have one question, which  
20 is because I did not understand they were going to be  
21 screened in. When you sought approval from the Avon Hill  
22 Historical Commission, did -- was that explicit to them?

1 Did they understand that this is going to be a screened-in  
2 porch?

3 KEVIN RICHARD: Yes, it was. Yeah, we did --

4 WENDY LEISERSON: Okay, thank you.

5 KEVIN RICHARD: -- we did discuss that. Yeah,  
6 thank you.

7 BRENDAN SULLIVAN: But it would not include him  
8 from enclosing it in the future? That once you put a roof  
9 over a deck, even though your intentions now were to have it  
10 screened in, it I believe could be enclosed in the future?

11 Once that roof goes over, then you basically  
12 created floor area ratio -- a floor area, and it takes up  
13 the ratio, but that it could potentially be enclosed.

14 KEVIN RICHARD: But that would require another  
15 permit process?

16 BRENDAN SULLIVAN: Whether the Board wants to make  
17 that as a condition or not, you can be thinking about that.  
18 My only thought on this is that it's a way around the back  
19 of the house really out of the public view, and only  
20 accessible, useable, visual by the homeowner.

21 So but -- anyhow, Wendy, you can think about that  
22 part of it. Jason Marshall, any comments at this time?



1 JASON MARSHALL: No, Mr. Chair.

2 BRENDAN SULLIVAN: Let me open it to public  
3 comment. Any member of the public who wishes to speak  
4 should now click the button that says, "Participants," and  
5 then click the button that says, "Raise hand."

6 If you are calling in by phone, you can raise your  
7 hand by pressing \*9 and unmute or mute by pressing \*6. You  
8 will have up to three minutes to comment.

9 [Pause]

10 There appears to be nobody calling in. We are in  
11 receipt of correspondence from Avon Hill Conservation  
12 District. They shall bring a Certificate of Appropriateness  
13 regarding 107 Washington Avenue.

14 "Avon Hill Neighborhood Conservation District  
15 hereby certifies pursuant to and entitled to Chapter 2.78  
16 Article 3, Section 2.78, the code of the City of Cambridge  
17 and the City Council order establishing the condition that  
18 the alterations described below is not incongruous to the  
19 historical aspect or the architectural character of the  
20 building or district.

21 "Replace the deck with a covered porch. Work is  
22 to be carried out as indicated on drawing by Kevin Richard,

1 Cambridge, Massachusetts, titled 107 Washington Avenue,  
2 submitted March 8, 2022.

3 "Plans referenced above are incorporated into this  
4 certificate, which is binding on the applicant. All  
5 improvements shall be carried out as described therein.  
6 Date of certificate: March 29, 2022."

7 And that is the sum and substance of any  
8 correspondence. I will close the public comment part.  
9 Anything else to add, Kevin at this time, before I give it  
10 to the Board?

11 KEVIN RICHARD: Nothing from me, thank you, Chair.  
12 My apologies for being late.

13 BRENDAN SULLIVAN: No. That's all right. That's  
14 okay. We had a 15-minute window for you, so you got in,  
15 anyhow.

16 LAURA WERNICK: Mr. Chair, I'm still just a little  
17 concerned about the presentation -- that there's so little  
18 detail to -- we're not seeing the railings that were  
19 required by code, there's no kind of understanding of what  
20 the architectural quality would be.

21 And if this -- perhaps in the -- you know, if this  
22 is to be approved, perhaps in the motion there's something

1 to that effect that railings according to code are included?

2 That it is a screened-in porch and cannot be  
3 enclosed without further hearing, and that the appearance  
4 will be in context -- will be appropriate contextually with  
5 the existing building -- something along those lines?

6 BRENDAN SULLIVAN: That's a good point, Laura. I  
7 sort of thought about this, because of the lack of detail.

8 LAURA WERNICK: Exactly.

9 BRENDAN SULLIVAN: And again, Kevin, what we  
10 usually do is we have to sign document -- we have to  
11 basically approve, disapprove, and then pass that onto the  
12 Building Inspector, the Building Department, to go by what  
13 we approved.

14 If the information is somewhat lacking, then it's  
15 difficult, then, for the Building Inspector to say what is  
16 it actually that they approved? And then it's the onus on  
17 them. It makes it difficult for them.

18 And it's almost like we're not doing our job by  
19 giving them something that does not have more detailed  
20 information on it.

21 I guess, Laura and Members of the Board, my  
22 thought is that we would go back to the plan.

1 Olivia, if you could pull that up?

2 I guess going forward, too, Kevin, you really are  
3 going to have to come up with more detail as to exactly what  
4 you're doing, so that we all know, there's no questions.  
5 The last thing you want is to have us question or some doubt  
6 as to what's going to happen.

7 KEVIN RICHARD: I understand. Agreed.

8 BRENDAN SULLIVAN: Clip on, put a clip on that  
9 one, Olivia?

10 So I guess, Laura and Members of the Board, my  
11 thought is that we would approve a deck that is 12 feet in  
12 one direction and we would go by the dimensions. 12 x 12,  
13 you've got a seven-foot-six, and then you've also got that  
14 dimension, that parameters, that the porch as presented is  
15 going to be screened in, no windows to be installed.

16 And again, I think that the Avon Hill has given a  
17 Certificate of Appropriateness for a screened-in porch.  
18 Anything other than that, they would have to go back to Avon  
19 Hill, and we would request that they come back before the  
20 Board also.

21 That as far as the railings are concerned, you  
22 would have to go by code on that, which is probably a bit of

1 a six-inch-high railing, and that they cannot exceed five  
2 inches on center.

3 And the steps down, again, are all by code. So  
4 there's an awful lot that you're going to have to provide  
5 the Building Department, I would think, I would hope that  
6 the Building Inspector would ask for a better review.

7 And I almost was going to ask for more and  
8 continue this matter, but I think I'm satisfied that we  
9 probably have enough information to approve the parameters  
10 of the extent of what is being asked for us to do.

11 Laura, anything else to add to that, or would you  
12 prefer that more detailed drawing be submitted before we  
13 vote on it?

14 LAURA WERNICK: Well --

15 BRENDAN SULLIVAN: It's really quite minimal. And  
16 it's --

17 LAURA WERNICK: -- it's so minimal --

18 BRENDAN SULLIVAN: -- it's below --

19 LAURA WERNICK: Yeah.

20 BRENDAN SULLIVAN: --it's, it's more than --

21 LAURA WERNICK: I mean, we're not here to improve  
22 the architectural appearance of it, but I don't see how the

1 Inspectors can go forward without -- I think what you're  
2 saying is adequate, that they before they would be able to  
3 give approval, they would need much more detailed drawings.

4 BRENDAN SULLIVAN: Okay. You would like to --

5 LAURA WERNICK: So showing the elevation. I guess  
6 I would ask that they show elevations, railing details --  
7 yeah, elevations and railing details of the structure before  
8 approval can be granted.

9 BRENDAN SULLIVAN: Okay. Showing the roof detail,  
10 the edge detail.

11 LAURA WERNICK: Railing details.

12 BRENDAN SULLIVAN: Screened-in railings, and also  
13 maybe a cross-section through the stepdown of that section -  
14 -

15 LAURA WERNICK: Yes.

16 BRENDAN SULLIVAN: -- which is denoted in the  
17 front show. What does it show, six-foot-two by 10-foot-  
18 five? Is that correct?

19 KEVIN RICHARD: Yes.

20 BRENDAN SULLIVAN: Yes? Any other Members of the  
21 Board agree with that conclusion? As for --

22 JIM MONTEVERDE: I would agree with that.

1           BRENDAN SULLIVAN: Okay. So Kevin and Dennis, I  
2 think that the sense of the Board is that we would ask you  
3 to go back and to provide as much detail as possible -- as  
4 you've heard -- showing the railings and what you're putting  
5 in there for railings, screened-in porch, detail at the roof  
6 line and also sort of a cross-section down, so that we could  
7 then basically just pass this off to an Inspector.

8           KEVIN RICHARD: Okay. So the -- there is a  
9 section view, but it lacks detail. So I could fill that in.  
10 And then the handrails for the staircase, correct?

11           BRENDAN SULLIVAN: That's correct.

12           KEVIN RICHARD: And more detail in the roof  
13 design?

14           BRENDAN SULLIVAN: I mean, I understand -- you  
15 know, it's probably in your head and, you know, that -- Mr.  
16 "Scannel" is it "Scannelle" [pronunciation] --

17           DENNIS SCANNELL: Scannell, yes.

18           BRENDAN SULLIVAN: -- Scannell -- is -- you know,  
19 probably comfortable with what you're proposing. You've  
20 probably had discussions and so on and so forth. But I  
21 would want a set of drawings to be brought up for anybody's  
22 sake to bid on.

1           And right now it is totally lacking of any kind of  
2 information as to -- other than the parameters -- as to what  
3 materials are to be used and how they all interrelate with  
4 one another. So --

5           LAURA WERNICK: Can we actually go back to the --  
6 to that little diagram? I mean, like, the railings are --  
7 it looks very straightforward, but you're only seeing it in  
8 two dimensions, you're not seeing it three-dimensionally  
9 where I think the stairs wrap. And so it just -- I don't  
10 know if you're leaving the railings the way they are in that  
11 -- what's existing?

12           KEVIN RICHARD: Ah --

13           LAURA WERNICK: But it's the stair?

14           KEVIN RICHARD: Yeah, the railings would be --  
15 would flare out at a diagonal.

16           LAURA WERNICK: Yes, yes.

17           KEVIN RICHARD: The top ones --

18           LAURA WERNICK: Yeah. So we're not seeing that at  
19 all. And I think that they're -- when they're flared out at  
20 a diagonal, then I think the width is too long at the bottom  
21 to be to code.

22           But you may have too long a horizontal distance



1 between the posts, the ends of the railings. I mean, that  
2 would have to be checked to be verified that it's not too  
3 long for the code. Because you'd have to have a railing at  
4 every certain distance.

5 So I think it's disappointing that we're not  
6 seeing enough detail to really understand what you're  
7 proposing and to assure that it's to code. I'm trusting  
8 that the Building Inspector will -- that you will provide  
9 the documents, and the Building Inspector will be able to  
10 verify that everything's done to code.

11 KEVIN RICHARD: Mm-hm. Okay. So I'm happy to do  
12 that. What's the process? Is it to reschedule another  
13 hearing, or how is the --

14 BRENDAN SULLIVAN: Yeah. We'd have to make you  
15 come back.

16 KEVIN RICHARD: So reschedule another hearing, is  
17 that --

18 BRENDAN SULLIVAN: Yeah. And the schedule is  
19 quite full. June 30? Yeah, that's what I -- I mean, I  
20 think this --

21 KEVIN RICHARD: So, so aside from -- because the -  
22 - aside from the balusters and handrail, this -- which is,

1 you know, basically drawing vertical lines and a row of  
2 moulding for -- you know, for the roof treatment, and then  
3 showing the inelevation (sic) and on that other drawing. So  
4 adding a little bit of detail to the two existing drawings -  
5 -

6 BRENDAN SULLIVAN: I think it should come up to a  
7 point level where this -- whatever document you prepared --  
8 could be handed over to another contractor to price out.

9 KEVIN RICHARD: Yes.

10 BRENDAN SULLIVAN: And right now, anybody who  
11 would look at this would say, "Well, what do you want here,  
12 what do you want, what do you want?" And so on and so forth.  
13 And all of that information is lacking, to be quite honest  
14 with you.

15 KEVIN RICHARD: I see. Okay.

16 BRENDAN SULLIVAN: Again, you may conceptually  
17 have it, and Dennis may, you know, conceptually have agreed  
18 as to what it is, but we're responsible to approve  
19 something, and that something, the information is quite  
20 lacking. And what you have, I don't see how you could pass  
21 it off, again, putting a permit on it.

22 KEVIN RICHARD: Yeah. By that standard, that's

1 true.

2 BRENDAN SULLIVAN: Right. Okay. So I think  
3 that's what Laura, and I think the rest of the Board is  
4 asking for you to provide.

5 KEVIN RICHARD: Mm-hm.

6 BRENDAN SULLIVAN: Is there any time at the end of  
7 May or I think where are we? June 9? Can we do June 9?  
8 Can we squeeze it in? Okay.

9 June 9, 2022 and is that -- Members of the Board,  
10 continue this matter to June 9, would you be available, Jim?

11

12 JIM MONTEVERDE: Yes, I will be.

13 BRENDAN SULLIVAN: Laura, June 9?

14 LAURA WERNICK: Yes.

15 BRENDAN SULLIVAN: Yeah. Wendy, June 9?

16 WENDY LEISERSON: Okay.

17 BRENDAN SULLIVAN: Jason?

18 JASON MARSHALL: Yeah. That works.

19 BRENDAN SULLIVAN: Okay. So let me make a motion,  
20 then, to continue this matter until June 9 at 6:00 p.m. on  
21 the condition to the petitioner provide the -- first of all,  
22 the petitioner change the posting sign.

1           What I would ask is that you oust a -- right now I  
2 almost didn't find the posting sign because it's sort of  
3 behind the porch. If you would bring that out more  
4 prominently out in front of that porch, so that you can see  
5 it from the sidewalk or the street as you go by?

6           That you change the posting sign to reflect the  
7 new date of June 9, 2022 at 6:00 p.m.

8           That any new submittals, as per the discussion  
9 that the Board has just had with you be in the file by 5:00  
10 p.m. on the Monday prior to June 9, 2022.

11           We would ask that you sign a waiver to the  
12 statutory requirement to a hearing and a decision to be  
13 rendered thereof, and either one of you can sign it.

14           If you would ask Maria for it, she can e-mail it  
15 to you, sign it and send it back to her, but that waiver be  
16 in the file by 5:00 p.m. on the Monday week. So in other  
17 words, a week from this coming Monday that that -- submit  
18 that to "wave" it back to us.

19           Anything else, Board Members, to add? Nothing  
20 else? Okay. On the motion, then, to continue this matter  
21 to June 9? Jim Monteverde?

22           JIM MONTEVERDE: In favor of the continuance.

1 BRENDAN SULLIVAN: Laura?

2 LAURA WERNICK: In favor of the continuance.

3 BRENDAN SULLIVAN: Wendy?

4 WENDY LEISERSON: In favor of the continuance.

5 BRENDAN SULLIVAN: Jason Marshall, to continue?

6 JASON MARSHALL: Yes, in favor of the continuance.

7 BRENDAN SULLIVAN: And Brendan Sullivan yes.

8 [All vote YES]

9 BRENDAN SULLIVAN: Five affirmative votes, this  
10 matter is continued until June 9, 2022 at 6:00 p.m.

11 Okay. See you then.

12 KEVIN RICHARD: Thank you.

13 DENNIS SCANNELL: Thank you.

14

15

16

17

18

19

20

21

22



# City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.  
(617) 349-6100

## BZA

### POSTING NOTICE – PICK UP SHEET

The undersigned picked up the notice board for the Board of Zoning Appeals Hearing.

Name: KEVIN RICHARD Date: 4/20/2022  
(Print)

Address: 107 Washington Ave

Case No. BZA-163086

Hearing Date: 5/5/22

Thank you,  
Bza Members

BZA-163086

n/f George & Naomi Waldstein

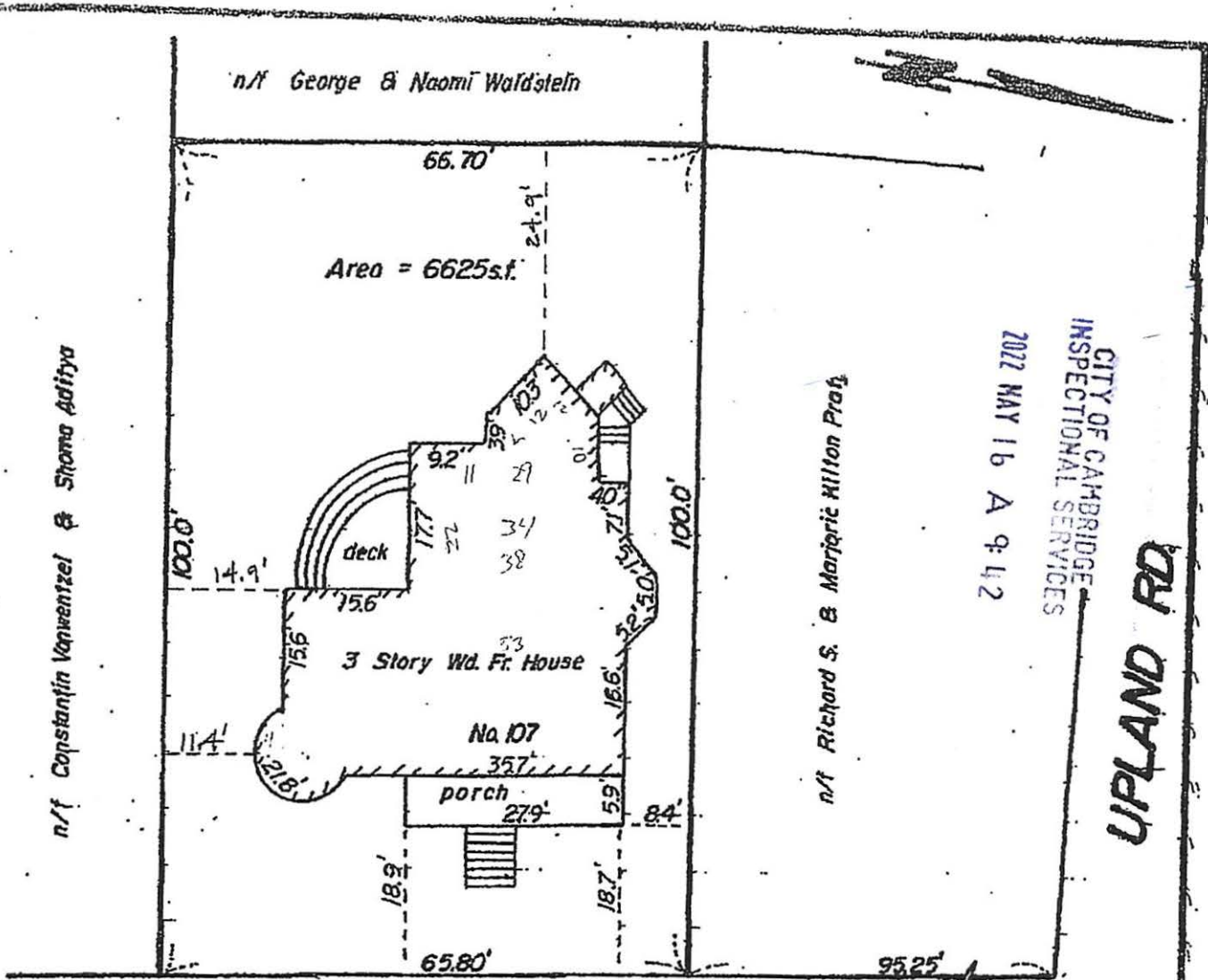
Area = 6625sf.

n/f Constantin Vanzantzel & Shoma Aditya

n/f Richard S. & Marjorie Milton Pratt

CITY OF CAMBRIDGE  
INSPECTIONAL SERVICES  
2007 MAY 16 A 9:42

UPLAND RD



# WASHINGTON (Public - 50' Wide) AVE.

Property References:  
Middlesex Co. Reg. of Deeds  
Bk. 20302, Pg. 329

Scale: 1" = 20'  
Date: May 23, 2007

## PLOT PLAN

107 WASHINGTON AVE.

## CAMBRIDGE, MASS.

Wendell H. Mason

Professional Engineer & Land Surveyor

122 Essex Street Beverly, Massachusetts 01915

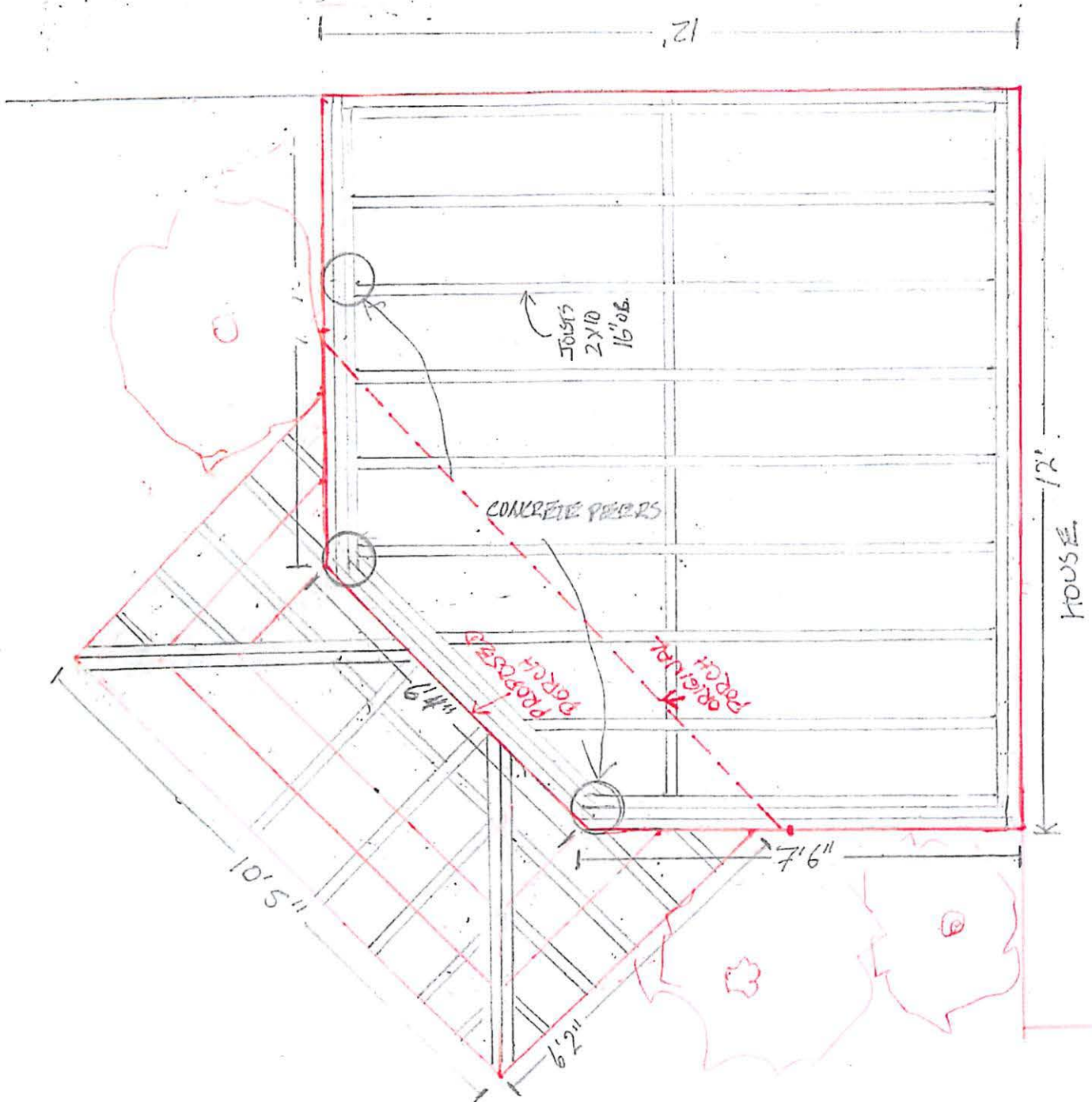
Tel. (978) 922-5686



*Wendell H. Mason*

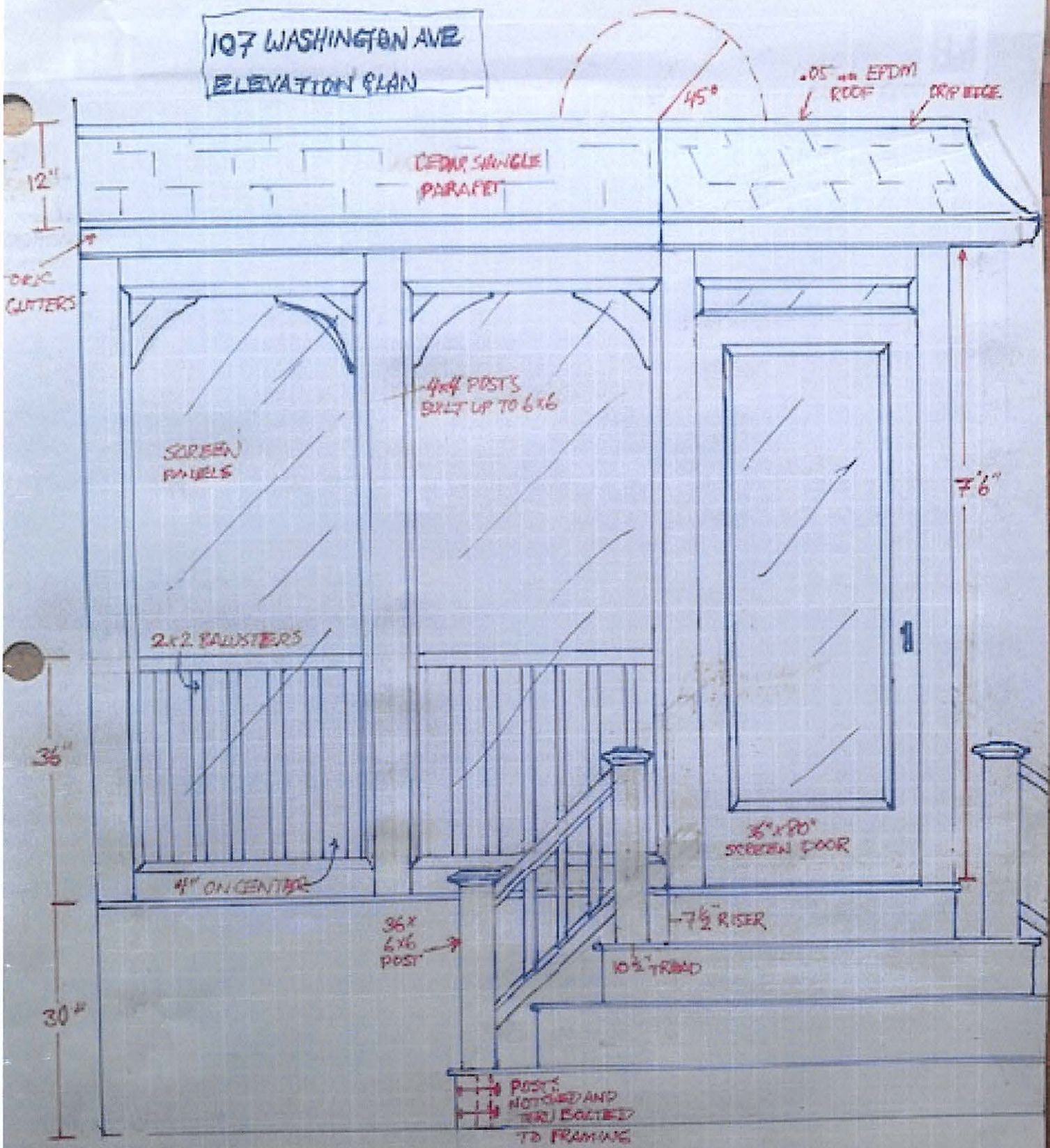
107 WASHINGTON AVE  
DENNIS SCANNELL  
PERCH STAIR DESIGN  
PLAN VIEW  
FRAMING PLAN

HOUSE





107 WASHINGTON AVE  
ELEVATION PLAN



CEDAR SHINGLE  
PARAPET

.05" in EPDM  
ROOF

DRAINAGE

45°

12"

GUTTERS

4x4 POSTS  
BUILT UP TO 6x6

SCREEN  
PANELS

7'6"

2x2 BALUSTERS

36"x80"  
SCREEN DOOR

4" ON CENTRE

7 1/2" RISER

10 1/2" TREAD

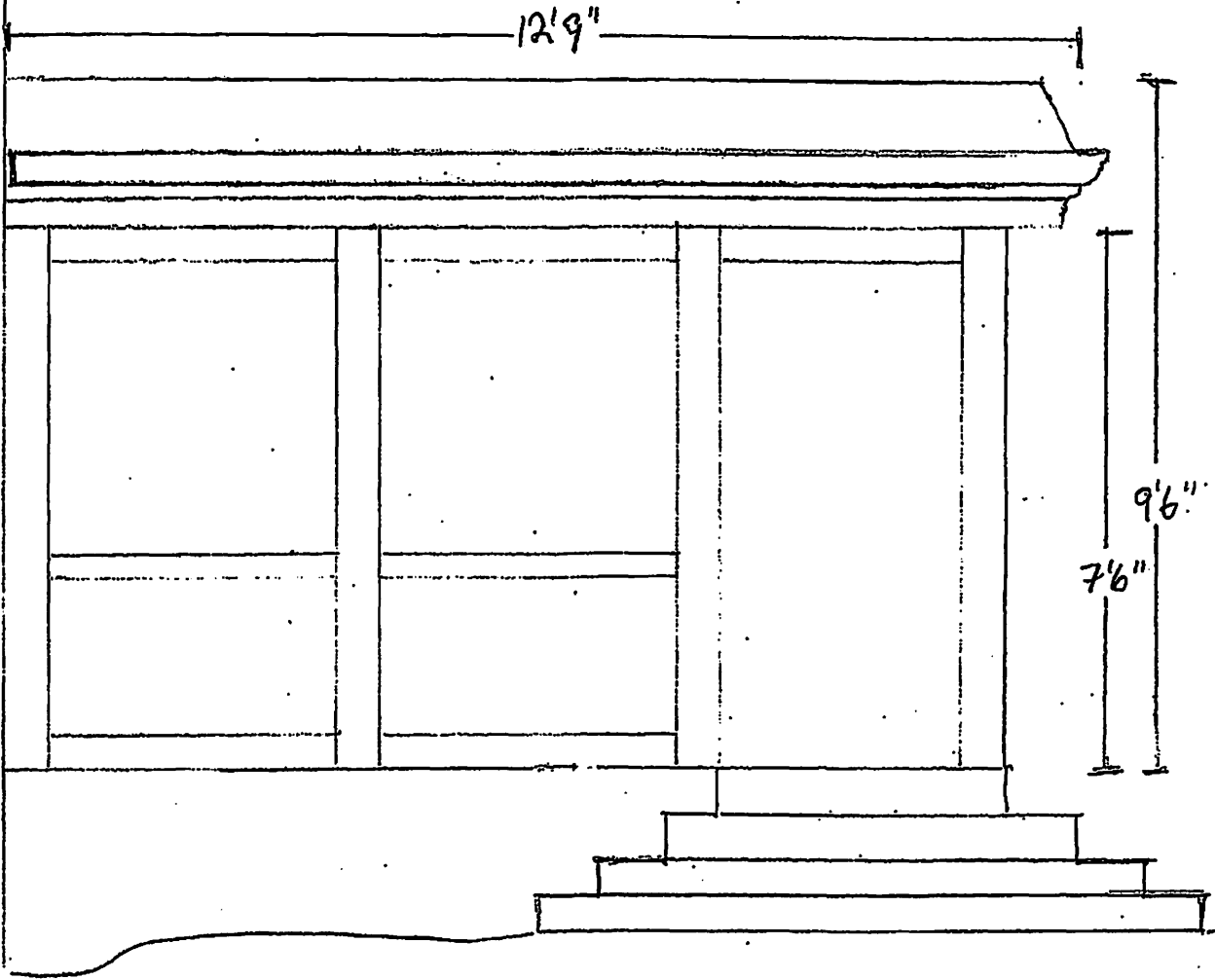
36x  
6x6  
POST

36"

30"

POSTS  
NOTCHED AND  
BOLT BOLTED  
TO FRAMING

DENNIS SCANNIEL  
107 WASHINGTON AVE  
PORCH ELEVATION VIEW



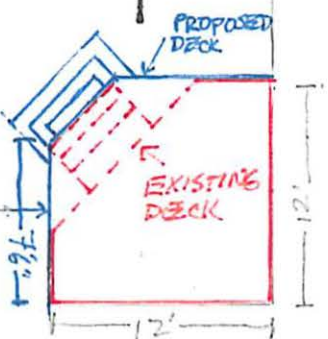
107 WASHINGTON AVE  
PROPOSED ROOFED PORCH  
PLAN VIEW W/ SET BACKS



24.9'  
SET BACK

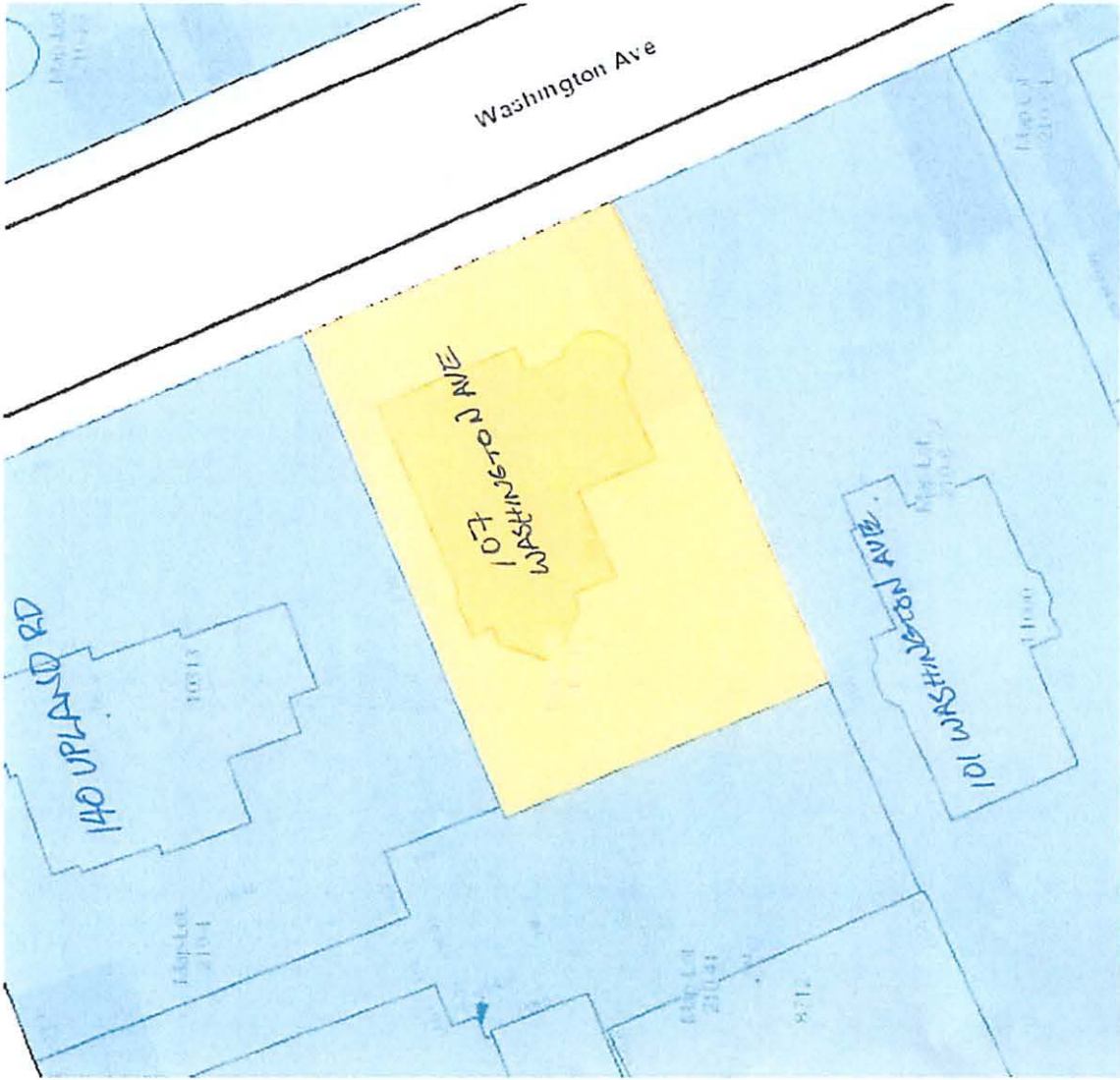
10'  
SET BACK

17.3'  
SET BACK



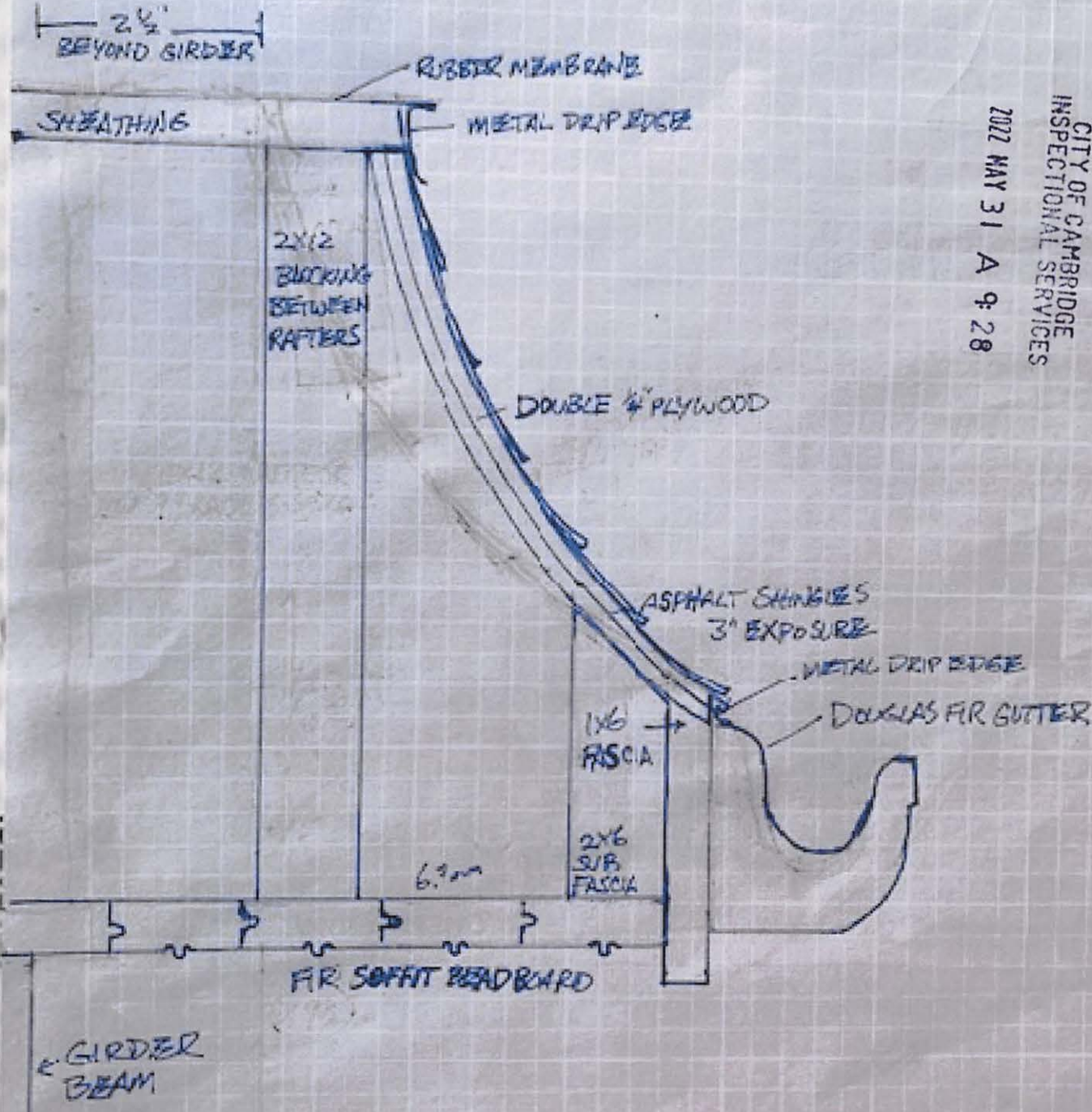
8.4'

WASHINGTON AVE



107 WASHINGTON AVE  
SOFFIT DETAIL

CITY OF CAMBRIDGE  
INSPECTIONAL SERVICES  
2022 MAY 31 A 9:28



107 WASHINGTON AVE  
ROOF FRAMING PLAN

7'6"

HOUSE

TRIPLE 2X10  
GIRDER BEAM

7'6"

HOUSE

