



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

BZA Application Form

BZA Number: 102551

2020 DEC 20 PM 10:41
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

General Information

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

Special Permit: _____

Variance: X

Appeal: _____

PETITIONER: Michael Benedek C/O Adam Dash & Associates

PETITIONER'S ADDRESS: 48 Grove Street, Suite 304, Somerville, MA 02144

LOCATION OF PROPERTY: 133 Larch Rd., Cambridge, MA

TYPE OF OCCUPANCY: snrl-fam-res

ZONING DISTRICT: Residence B Zone

REASON FOR PETITION:

/Additions/

DESCRIPTION OF PETITIONER'S PROPOSAL:

Remove existing non-conforming deck (side yard setback) deck and add new screened in porch (FAR increase) and conforming deck .

SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000 Section: 5.31 (Table of Dimensional Requirements).

Article: 8.000 Section: 8.22.3 (Non-Conforming Structure).

Original
Signature(s):


(Petitioner (s) / Owner)

Megan M. Kemp, Esq. / Adam Dash & Associates
(Print Name)

Address: 48 Grove Street, Suite 304, Somerville, MA 02144

Tel. No. 617-625-7373

E-Mail Address: kemp@adamdashlaw.com

Date: 12/14/2020

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 MICHAEL BENEDEK
(OWNER)

Address: 133 LARCH ROAD, CAMBRIDGE, MA 02178

State that I/We own the property located at 133 LARCH RD
CAMBRIDGE, MA 02138
which is the subject of this zoning application.

The record title of this property is in the name of MICHAEL
BENEDEK

*Pursuant to a deed of duly recorded in the date May 3, 2017, Middlesex South
County Registry of Deeds at Book 01507, Page 77; or
Middlesex Registry District of Land Court, Certificate No. 264803
Book 01507 Page 77

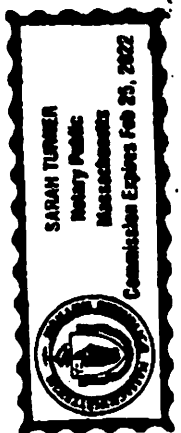
[Signature]
SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

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

Commonwealth of Massachusetts, County of Middlesex

The above-name Michael Paul Benedek personally appeared before me,
this 12th of February, 2020, and made oath that the above statement is true.

[Signature] Notary
Sarah Turner
My commission expires Feb. 25 2022 (Notary Seal).



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

SUPPORTING STATEMENT FOR A VARIANCE

EACH OF THE FOLLOWING REQUIREMENTS FOR A VARIANCE MUST BE ESTABLISHED AND SET FORTH IN COMPLETE DETAIL BY THE APPLICANT IN ACCORDANCE WITH MGL 40A, SECTION 10.

- A)** A literal enforcement of the provisions of this Ordinance would involve a substantial hardship, financial or otherwise, to the petitioner or appellant for the following reasons:

A literal enforcement of the provisions of the Ordinance would create substantial hardship to the petitioner who would be unable to make any updates to the existing deck area in order to provide better protection and ability for better usage of the space. The existing deck is in a deteriorating condition and needs to be replaced which provides the opportunity to both bring the current non-conforming set back into compliance and improve the usage of the space at the same time.

- B)** The hardship is owing to the following circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures by not affecting generally the zoning district in which it is located for the following reasons:

The hardship is owing to the pre-existing non-conforming structure which limits petitioner's ability to make any alterations to the property without relief from the Ordinance. The circumstance is unique to this property and is not generally an issue in the zoning district.

- C)** **DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:**

- 1)** Desirable relief may be granted without substantial detriment to the public good for the following reasons:

Relief may be granted without substantial detriment to the public good as the deck is wholly within the rear of the property and not viewable from the street. The screened-in porch area will allow the petitioner a safe and covered outdoor eating area on the property which will allow a space for safe socializing with friends and neighbors in light of the recent public health crisis. The proposed alteration stays wholly within conforming set backs and does not negatively impact neighbors or create any increase in traffic or congestion. The proposed increase in FAR is minimal and does not result in any substantial or noticeable increase in the size of the building.

- 2)** Desirable relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons:

The minor alteration does not nullify or substantially derogate from the intent or purpose of the Ordinance as it allows for a better quality use of the property without negatively affecting congestion, density, or blight. It is not an impermissible use of the premises and results in a benefit to the current and future owners.

***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: Michael Benedek

Present Use/Occupancy: sngl-fam-res

Location: 48 Grove Street, Suite 304

Zone: Residence B Zone

Phone: 617-625-7373

Requested Use/Occupancy: sngl-fam-res

	<u>Existing</u> <u>Conditions</u>	<u>Requested</u> <u>Conditions</u>	<u>Ordinance</u> <u>Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>	2,970	3,206	2,946	(max.)
<u>LOT AREA:</u>	6,275	6,275	5,000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>	51%	59%	50%	
<u>LOT AREA OF EACH DWELLING UNIT</u>	1,688	1,807	2,510	
<u>SIZE OF LOT:</u>				
WIDTH	n/a	n/a	n/a	
DEPTH	n/a	n/a	n/a	
<u>SETBACKS IN FEET:</u>				
FRONT	n/a	n/a	n/a	
REAR	73.5	62.2	25	
LEFT SIDE	4.7 (deck)	9.2 (porch)	7.5	
RIGHT SIDE	10.9	9.9	7.5	
<u>SIZE OF BUILDING:</u>				
HEIGHT	n/a	n/a	n/a	
WIDTH	n/a	n/a	n/a	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	55.8	54.1	40	
<u>NO. OF DWELLING UNITS:</u>	1	1	1	
<u>NO. OF PARKING SPACES:</u>	n/a	n/a	n/a	
<u>NO. OF LOADING AREAS:</u>	n/a	n/a	n/a	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>	n/a	n/a	n/a	

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

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'.

GENERAL NOTES:

1. COORDINATE AND BE RESPONSIBLE FOR THE PROTECTION OF PERSONS AND PROPERTY FOR THE DURATION OF CONSTRUCTION AS REQUIRED BY AGENCIES AND AUTHORITIES HAVING JURISDICTION.
2. DO NOT DAMAGE BUILDING ELEMENTS AND IMPROVEMENTS INDICATED TO REMAIN.
3. DO NOT INTERRUPT UTILITIES WITHOUT THE WRITTEN PERMISSION OF THE OWNER.
4. REMOVE SALVAGE AND DEBRIS FROM THE SITE AS IT ACCUMULATES. DO NOT STORE, SELL, BURN OR OTHERWISE DISPOSE OF THE DEBRIS ON THE SITE. KEEP ALL PAVEMENTS AND AREAS ADJACENT TO AND LEADING FROM THE SITE CLEAN AND FREE OF MUD, DIRT, AND DEBRIS AT ALL TIMES. ALL MATERIALS SHALL BE DISPOSED OF IN A LEGAL MANNER.
5. SORT DEBRIS FOR RECYCLING TO THE EXTENT POSSIBLE. REMOVE OR ARRANGE FOR THE TRANSPORT OF SORTED MATERIALS SCHEDULED TO BE RECYCLED TO APPROPRIATE OFF-SITE FACILITIES EQUIPPED FOR THE RECYCLING OF SPECIFIC MATERIALS. PROVIDE CONTAINERIZED DUMPSTERS FOR THE SORTING OF DEMO WASTES.
6. CEASE OPERATIONS IF PUBLIC SAFETY OR REMAINING STRUCTURES ARE ENDANGERED. PERFORM TEMPORARILY CORRECTIVE MEASURES UNTIL OPERATIONS CAN BE CONTINUED PROPERLY.

7. ALL INTERIOR DIMENSIONS ARE FROM FACE OF GWB TO FACE OF GWB UNLESS SPECIFICALLY NOTED OTHERWISE. DO NOT SCALE DRAWINGS.

8. CONTRACTOR TO COORDINATE THE LOCATION OF ELECTRICAL OUTLETS TO MEET CODE. CONTRACTOR TO UPGRADE ELECTRICAL PANEL AS NEEDED TO ACCOMMODATE NEW ADDITION.

9. PAINT AND/OR STAIN ALL EXTERIOR SIDING, DOORS, WINDOWS, AND TRIM AND INTERIOR SURFACES PER OWNERS DIRECTION.

- 10.LIGHTING FIXTURES TO BE FURNISHED BY OWNER, INSTALLED BY CONTRACTOR.

GENERAL CONDITIONS

1. G. C. MUST BUILD EXACTLY WHAT IS SHOWN ON FRAMING PLANS. ANY PROPOSED DEPARTURES FROM WHAT IS INDICATED MUST BE REVIEWED WITH THE ARCHITECT PRIOR TO CONSTRUCTION. ALL UNAUTHORIZED CHANGES TO THE APPROVED DRAWINGS MUST BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
2. DESIGN IS DERIVED FROM ASSUMED FIELD CONDITIONS. ANY DISCREPANCIES BETWEEN WHAT IS SHOWN ON OUR DOCUMENTS AND WHAT IS FOUND IN THE FIELD MAY CHANGE THE STRUCTURAL DESIGN, AND MUST IMMEDIATELY BE BROUGHT TO THE ARCHITECT'S ATTENTION PRIOR TO ANY CONSTRUCTION.
3. THE CONTRACTOR SHALL CAREFULLY VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON DRAWINGS PRIOR TO COMMENCEMENT OF THE WORK, AND SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES BETWEEN DOCUMENTS.
4. THE CONTRACTOR IS RESPONSIBLE FOR ALL MEANS AND METHODS OF TEMPORARY SHORING, BRACING, OR OTHERWISE PROTECTING ANY PORTION OF THE STRUCTURE, SITE AND UTILITIES FROM DAMAGE DURING CONSTRUCTION. THE ARCHITECT IS SPECIFYING THE FINISHED CONDITION ONLY, WITHOUT ASSUMING KNOWLEDGE NOR RESPONSIBILITY FOR HOW THE CONTRACTOR WILL ACHIEVE THIS RESULT.
5. FOR EXACT LOCATIONS OF FLOOR AND ROOF OPENINGS, POSTS, ETC., SEE ARCHITECTURAL DRAWINGS.

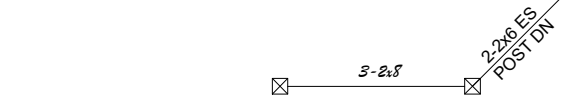
FOUNDATIONS

1. EXCAVATE TO LINES AND GRADES REQUIRED TO PROPERLY INSTALL THE FOUNDATIONS ON INORGANIC, UNDISTURBED SOIL OR CONTROLLED STRUCTURAL BACKFILL AS REQUIRED BY THE ARCHITECT. ALL EXCAVATIONS SHALL BE DRY BEFORE PLACING ANY CONCRETE.
2. EXTERIOR FOOTINGS SHALL BE PLACED ON APPROVED SOIL AT A MINIMUM DEPTH OF 4 FEET, OR AS MODIFIED BY THE STRUCTURAL ENGINEER. BELOW THE LOWEST ADJACENT GROUND EXPOSED TO FREEZING. ANY ADJUSTMENT OF FOOTING ELEVATIONS DUE TO FIELD CONDITIONS MUST HAVE THE APPROVAL OF THE ARCHITECT.
3. SOIL BEARING CAPACITY: FOOTINGS MUST BE PLACED ON SOIL WITH A MINIMUM BEARING CAPACITY OF 4000 POUNDS PER SQUARE FOOT.
4. BACKFILL BELOW FOOTINGS AND SLABS SHALL BE MADE WITH APPROVED GRANULAR MATERIALS PLACED IN 6" LAYERS. LAYERS SHALL BE COMPACTED TO 96% DENSITY AT OPTIMUM MOISTURE CONTENT, AS DEFINED BY ASTM D1557, METHOD D.
5. BACKFILLING AGAINST WALLS OR PIERS MAY ONLY BE DONE AFTER WALLS OR PIERS ARE BRACED TO PREVENT MOVEMENT. FOR WOOD FRAMED RESIDENTIAL CONSTRUCTION, NO BACKFILLING OF WALLS MAY TAKE PLACE UNTIL THE FIRST FLOOR DECK HAS BEEN FRAMED AND SHEATHED, UNLESS WRITTEN APPROVAL IS GIVEN BY THE ARCHITECT OR ENGINEER.
6. PROVIDE FOUNDATION DRAINAGE, WATERPROOFING/DAMP-PROOFING, AND FOUNDATION WALL INSULATION AS INDICATED ON THE ARCHITECTURAL DRAWINGS.
7. PROVIDE METAL OR PVC SLEEVES IN THE FOUNDATION WALLS FOR SEWER, GAS, ELECTRIC, AND WATER LINES, AS REQUIRED.

ROUGH CARPENTRY

1. ALL ROUGH CARPENTRY WORK SHALL BE EXECUTED IN CONFORMANCE WITH THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION "TIMBER CONSTRUCTION STANDARDS" - AITC 100.
2. WHEN NOT OTHERWISE IDENTIFIED, ALL WOOD BEAMS, JOISTS, RAFTERS, HEADERS, STRINGERS, PLATES, AND SILLS SHALL BE SPRUCE PINE FIR #2 OR BETTER, WITH A MINIMUM Fb = 875 PSI (SINGLE USE) AND Fb = 1000 PSI (REPETITIVE USE), AND E SHALL BE 1,400,000 PSI OR BETTER.
3. WOOD STUDS MAY BE EASTERN HEMLOCK, EASTERN SPRUCE, OR HEM-FIR, GRADED "STUD" GRADE, #2 OR BETTER.
4. LVL BEAMS, AS NOTED ON PLANS, SHALL HAVE A MINIMUM Fb = 3080 PSI, E = 2,000,000 PSI, AND Fv = 285 PSI. LVL BEAMS SHALL BE "VERSALAM" BY BOISE CASCADE. NO SUBSTITUTIONS WILL BE ACCEPTED, UNLESS THE ENGINEER SPECIFICALLY APPROVES ANOTHER PRODUCT SUBMITTED BY THE CONTRACTOR.
5. WOOD "I" BEAMS SHALL BE "BCI" BY BOISE CASCADE. NO SUBSTITUTIONS WILL BE ACCEPTED, UNLESS THE ENGINEER SPECIFICALLY APPROVES ANOTHER PRODUCT SUBMITTED BY THE CONTRACTOR. MANUFACTURER'S RECOMMENDATIONS FOR BEARING, REINFORCING, CUTS, CANTILEVERS, FASTENING, ETC., SHALL BE STRICTLY ADHERED TO.
6. PLYWOOD WALL SHEATHING, ROOF SHEATHING, AND SUBFLOORING SHALL BE APA GRADE, TRADEMARKED C-D INTERIOR WITH EXTERIOR GLUE. SUBFLOORING SHALL BE 3/4" THICK TONGUE AND GROOVE, AND SHALL BE GLUED TO FLOOR JOISTS WITH AN APPROVED ADHESIVE PRIOR TO NAILING. ROOF SHEATHING SHALL BE 5/8" THICK WHEN SUPPORTS ARE SPACED AT 16" CENTERS. FOR 24" CENTERS, SHEATHING SHALL BE 5/8" THICK, AND SHALL BE TONGUE AND GROOVE OR ALIGNED WITH METAL H CLIPS BETWEEN RAFTERS. WALL SHEATHING SHALL BE 1/2" THICK.
7. ALL WOOD HAVING DIRECT CONTACT WITH CONCRETE OR MASONRY, AND WHEREVER WOOD IS WITHIN 8" OF FINISHED GRADE OR PART OF OPEN DECK CONSTRUCTION, SHALL BE PRESSURE TREATED. BEAM ENDS IN CONCRETE BEAM POCKETS SHALL BE WRAPPED IN A SELF-ADHERING RUBBER MEMBRANE.
8. JOIST AND BEAM HANGERS SHALL BE BY SIMPSON STRONG-TIE CORP. THE CONTRACTOR SHALL STRICTLY ADHERE TO MANUFACTURER'S FASTENING REQUIREMENTS.

9. UNLESS DETAILED OR SPECIFIED OTHERWISE, PROVIDE AT LEAST TWO JACK STUDS BENEATH ENDS OF 2X12, LVL, AND PARALLAM HEADERS AND BEAMS. WHERE POSTS ARE CALLED OUT AS MULTIPLE 2XS, SUCH AS 2-2X6, 3-2X6, 4-2X6, ETC., ONE 2X SHALL BE POSITIONED AS A KING STUD AND THE BALANCE SHALL BE JACK STUDS.
10. FOR WOOD JOIST SPANS UP TO 14 FEET, PROVIDE A SINGLE ROW OF FULL DEPTH BLOCKING BETWEEN JOISTS AT MIDSPAN. FOR SPANS EXCEEDING 14 FEET, PROVIDE TWO ROWS OF FULL DEPTH BLOCKING BETWEEN JOISTS AT THIRD POINTS OF THE SPAN.
11. GABLE-END WALL STUDS IN CATHEDRAL, PARTIAL CATHEDRAL, OR HIGH CEILING SPACES SHALL SPAN UNINTERRUPTED FROM THE FLOOR PLATE TO THE UNDERSIDE OF THE ROOF RAFTERS. THEY SHOULD NOT BE INTERRUPTED BY ANY HORIZONTAL PLATES OR BEAMS, UNLESS NOTED OTHERWISE ON THE DRAWINGS.
12. MEMBERS WITHIN BUILT-UP BEAMS, WHETHER MADE OF SAWN OR ENGINEERED LUMBER, SHALL ONLY BE SPLICED OVER SUPPORTS.
13. PROVIDE SIMPSON H1 OR H2.5 HURRICANE TIES BETWEEN EACH RAFTER BOTTOM AND IT'S BEARING POINT.
14. UNLESS ANOTHER CONNECTOR IS CALLED OUT, PROVIDE ONE SIMPSON A34 FRAMING ANCHOR AT EACH RAFTER/RIDGE BEAM INTERSECTION, AND TWO WHEN RAFTERS ARE DOUBLED OR TRIPLED (ONE EACH SIDE).
15. CONTRACTOR SHALL CAREFULLY COORDINATE THE WORK OF ALL TRADES TO MINIMIZE THE NEED FOR CUTS AND BORE HOLES IN FRAMING LUMBER. IN GIRDERS, BEAMS, OR JOISTS, CUTS AND BORE HOLES SHALL NOT BE DEEPER THAN 1/5 THE MEMBER DEPTH NOR MORE THAT 2" IN DIAMETER, AND SHALL NOT BE LOCATED NEARER TO THE END OF THE SPAN THAN THREE TIMES THE MEMBER DEPTH NOR WITHIN THE CENTER THIRD OF THE SPAN UNLESS REINFORCED TO MEET STRESS CALCULATIONS.
16. AT WOOD POSTS LANDING ON FLOOR DECK, PROVIDE SOLID VERTICAL WOOD BLOCKING WITHIN DECK SANDWICH TO LINK UPPER POST WITH LOWER SUPPORT. BLOCKING TO MATCH UPPER POST SIZE.
17. SET LVL BEAMS THAT FRAME FLUSH WITH DIMENSIONED LUMBER JOISTS 3/8" BELOW THE TOP OF JOISTS TO ALLOW FOR JOIST SHRINKAGE. WHERE BEARING WALLS OR POSTS LAND ON THESE BEAMS, INFILL GAP WITH 3/8" PLYWOOD FOR SOLID BEARING.
17. RAFTERS TO BE CONNECTED TO HIP AND VALLEY MEMBERS WITH A MINIMUM OF 6-16d EQSP (UNLESS NOTED OTHERWISE ON PLAN).
18. ALL RAFTERS TO LVL RIDGE CONNECTIONS TO BE MADE WITH A MINIMUM OF 6-16d TOENAILS EQSP AND A SINGLE A34 SIMPSON ANGLE WHERE INDICATED ON PLAN.
19. VALLEYS AND HIPs TO BE CONNECTED TO SUPPORTING ELEMENTS WITH A MIN OF 8-16d, UNLESS NOTED OTHERWISE ON PLAN.
20. ROOF SHEATHING TO EXTEND FULLY UNDER OVER FRAMED AREAS.
21. POST IDENTIFICATION AT HEADERS AS FOLLOWS:
POST DN (AT END OF SPAN) - UNLESS NOTED OTHERWISE, PROVIDE SINGLE JACK STUD & SINGLE KING STUD, IF THREE OR MORE STUDS ARE CALLED OUT, ONE OF THEM IS A KING STUD AND THE BALANCE ARE JACK STUDS.
POST UP & DN - SOLID VERTICAL BLOCKING THRU FLOOR REQUIRED
22. HEADERS ARE AS FOLLOWS UNLESS NOTED OTHERWISE,



23. ALL 2X6S USED AS RAFTERS, BEAMS, JOISTS TO BE STRUCTURAL #1 OR #2 NOT STD GRADE.
24. ALL CONNECTING ELEMENTS, JOIST HANGERS, CAP PLATES, ETC BY SIMPSON.

CONCRETE

1. ALL CONCRETE WORK SHALL BE PERFORMED IN CONFORMANCE WITH THE LATEST EDITION OF ACI-318, "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE".
2. CONCRETE SHALL ACHIEVE A MINIMUM 28 DAY DESIGN STRENGTH AS FOLLOWS:

FOOTINGS, WALLS, INTERIOR SLABS-ON-GRADE, AND OTHER CONCRETE NOT OTHERWISE SPECIFIED - 3000 PSI. EXTERIOR SLABS EXPOSED TO WEATHER - 4000 PSI.
3. SLUMP AT THE POINT OF DISCHARGE FROM THE READY-MIX TRUCK SHALL BE 3-5".
4. REINFORCING STEEL: TYPICAL - ASTM A615, GRADE 60, FIELD BENT - ASTM A615, GRADE 40, WELDED WIRE FABRIC - ASTM A185.
5. NON-SHRINK GROUT SHALL BE "EMBECO 153" BY MASTER BUILDERS, "SONOGROUT" BY SONNEBORN BUILDING PRODUCTS, "FIVE STAR GROUT" BY U.S. GROUT CORPORATION, OR EQUAL AS APPROVED BY THE OWNER.
6. THE CONTRACTOR SHALL SUBMIT A CONCRETE MIX DESIGN TO THE OWNER FOR APPROVAL AT LEAST TWO WEEKS PRIOR TO THE FIRST PLACEMENT.
7. INSPECTION AND APPROVAL BY THE OWNER OR THEIR REPRESENTATIVE SHALL IN NO WAY RELIEVE THE CONTRACTOR OF THEIR RESPONSIBILITY TO PROVIDE QUALITY CONTROL, MATERIALS, AND WORKMANSHIP FULLY INSURING THAT THIS WORK WILL CONFORM TO THE CONTRACT REQUIREMENTS.

SPECIAL PERMIT REVIEW SET

DECEMBER 11, 2020

PROJECT DESCRIPTION:
REMOVE REAR DECK AND REPLACE WITH SCREENED PORCH
AND NEW DECK

DRAWING LIST

- A1 COVER SHEET
- A2 RESERVED FOR FUTURE DEMO PLANS
- A3 DEMOLITION PLANS
- A4 EXISTING ELEVATIONS
- A5 FOUNDATION PLAN
- A6 FIRST FLOOR LAYOUT PLANS
- A7 ROOF PLAN
- A8 PROPOSED ELEVATION/SECTION
- A9 PROPOSED ELEVATION

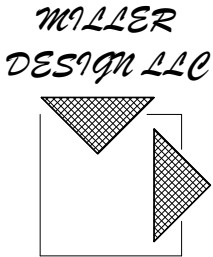
SYMBOL LEGEND

- WALL TO BE DEMOLISHED
- ===== EXISTING WALL TO REMAIN
- ===== NEW WALL
- 2 A12 SECTION
- 5 DOOR TAG
- B WINDOW TAG
- RECESSED CAN LIGHT AS SELECTED BY OWNER
- WALL MOUNTED SCONCES AS SELECTED BY OWNER
- CEILING MOUNTED LIGHT AS SELECTEDBY OWNER

PROJECT INFORMATION: PER ZONING AMENDMENTS DATED 10/30/2020
CAMBRIDGE ZONING DISTRICT RES-B:

FRONT YARD SETBACK: 18.8' (CONFORMING - UNCHANGED)
REAR YARD SETBACK: 25.0' - ALLOWED (CONFORMING)
SIDE YARD SETBACK - NORTH: 9.2' PROPOSED (CONFORMING)
SIDE YARD SETBACK - SOUTH: 8.9' PROPOSED CONFORMING
FRONTAGE: 40' (UNCHANGED - EXISTING NON CONFORMING)
LOT AREA: 6275SQFT (UNCHANGED - NON CONFORMING)
LOT COVERAGE: 27% (CONFORMING)
PROPOSED LOT COVERAGE: 28.8% (CONFORMING)
MAX HEIGHT: 35' (UNCHANGED - CONFORMING)
EXISTING FAR: 51% EXISTING NON-CONFORMING
PROPOSED FAR: 59% INCREASED NON-CONFORMING

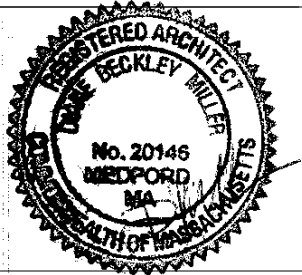
SITE SIZE:	6275 SQFT
FAR LOT CALC: (5000 X .5) + (1275 X .35) = 2946 SQFT ALLOWABLE	
GROSS AREA CALCS	
CELLAR	0 SQFT
FIRST FLOOR	1290 SQFT
SECOND FLOOR	1200 SQFT
HALF STORY	480 SQFT
TOTAL EXISTING FAR	2970 SQFT = 51%
PROPOSED PORCH	236 SQFT
TOTAL PROP. FAR	3206 SQFT = 59%



80 CLARK STREET
BELMONT, MA 02478
TEL: 617.993.3157

Architect:
Miller Design LLC
80 Clark Street
Belmont MA 02478
617-993-3157

Date:	Issued for:
12/11/20	BZA SUBMISSION

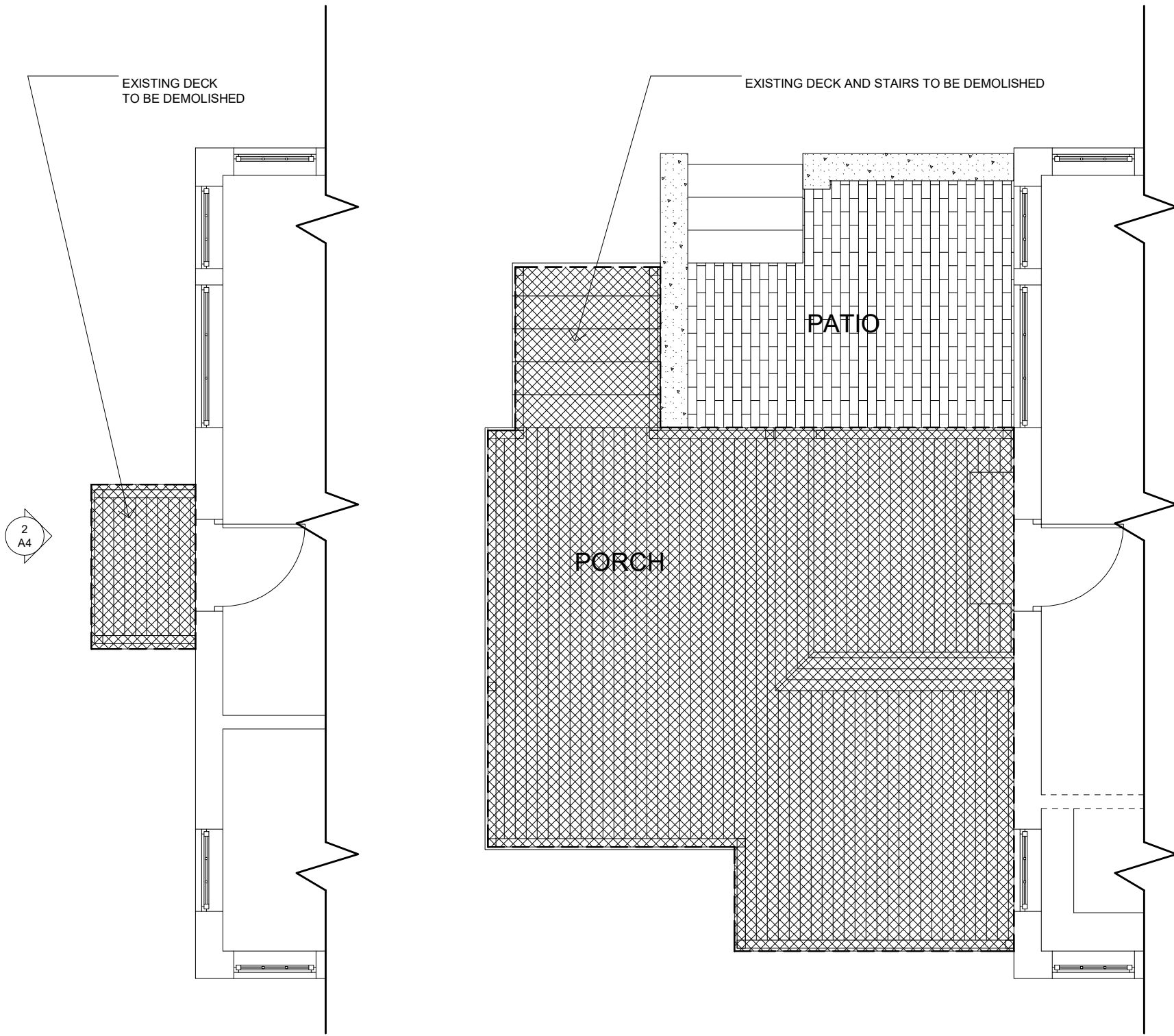


BENEDEK FLOOD RESIDENCE
133 LARCH ROAD
CAMBRIDGE MA 02138

COVER

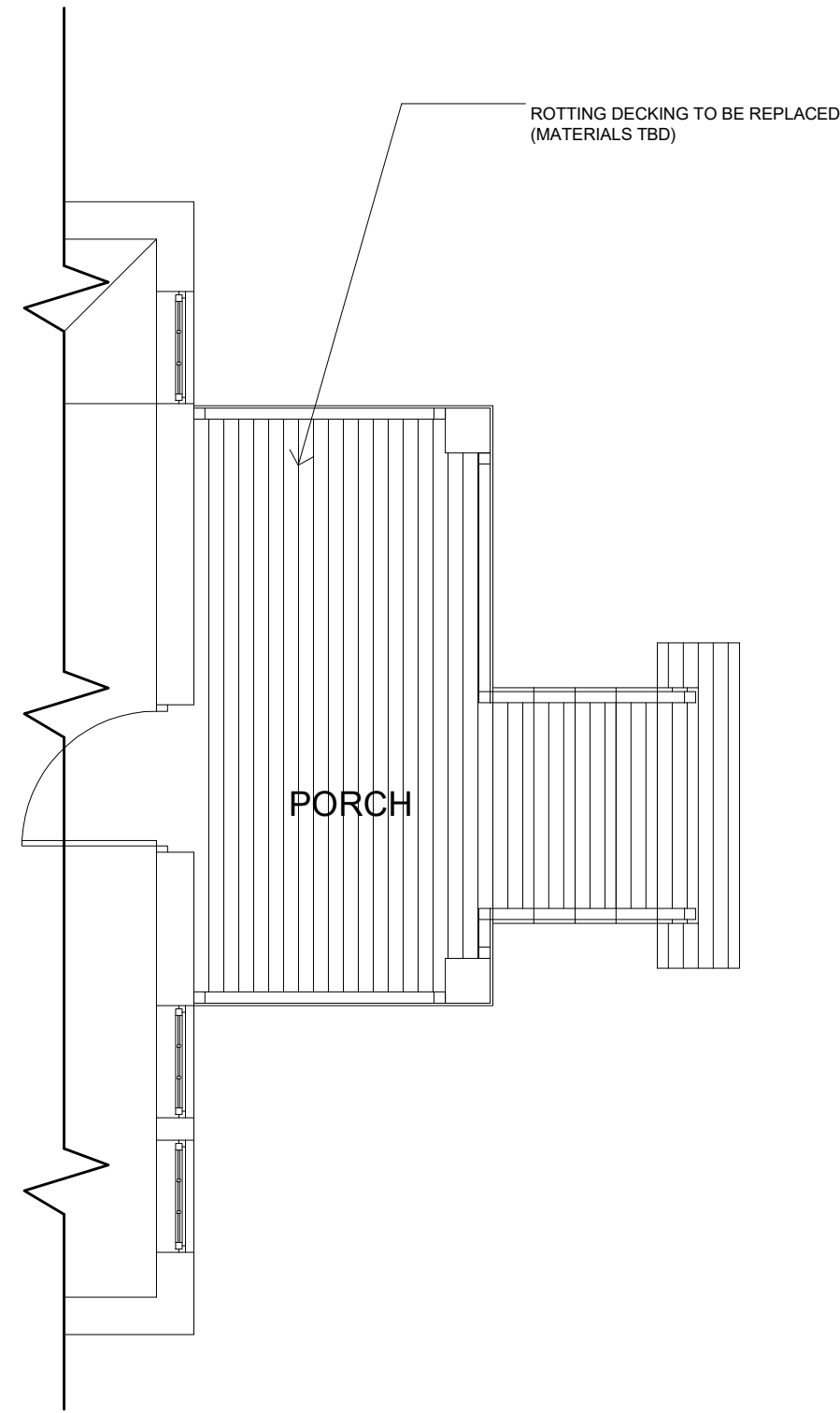
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A1

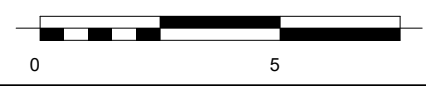


3 SECOND FLOOR BACK PORCH
SCALE: 1/4" = 1'

2 FIRST FLOOR BACK PORCH
SCALE: 1/4" = 1'



1 FIRST FLOOR FRONT PORCH
SCALE: 1/4" = 1'

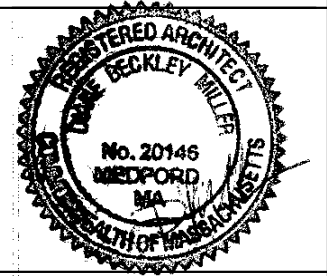


**MILLER
DESIGN LLC**

80 CLARK STREET
BELMONT, MA 02478
TEL: 617.993.3157

Architect:
Miller Design LLC
80 Clark Street
Belmont MA 02478
617-993-3157

Date:	Issued for:
09/08/20	SCHEMATIC DRAWINGS
11/13/20	BZA SUBMISSION

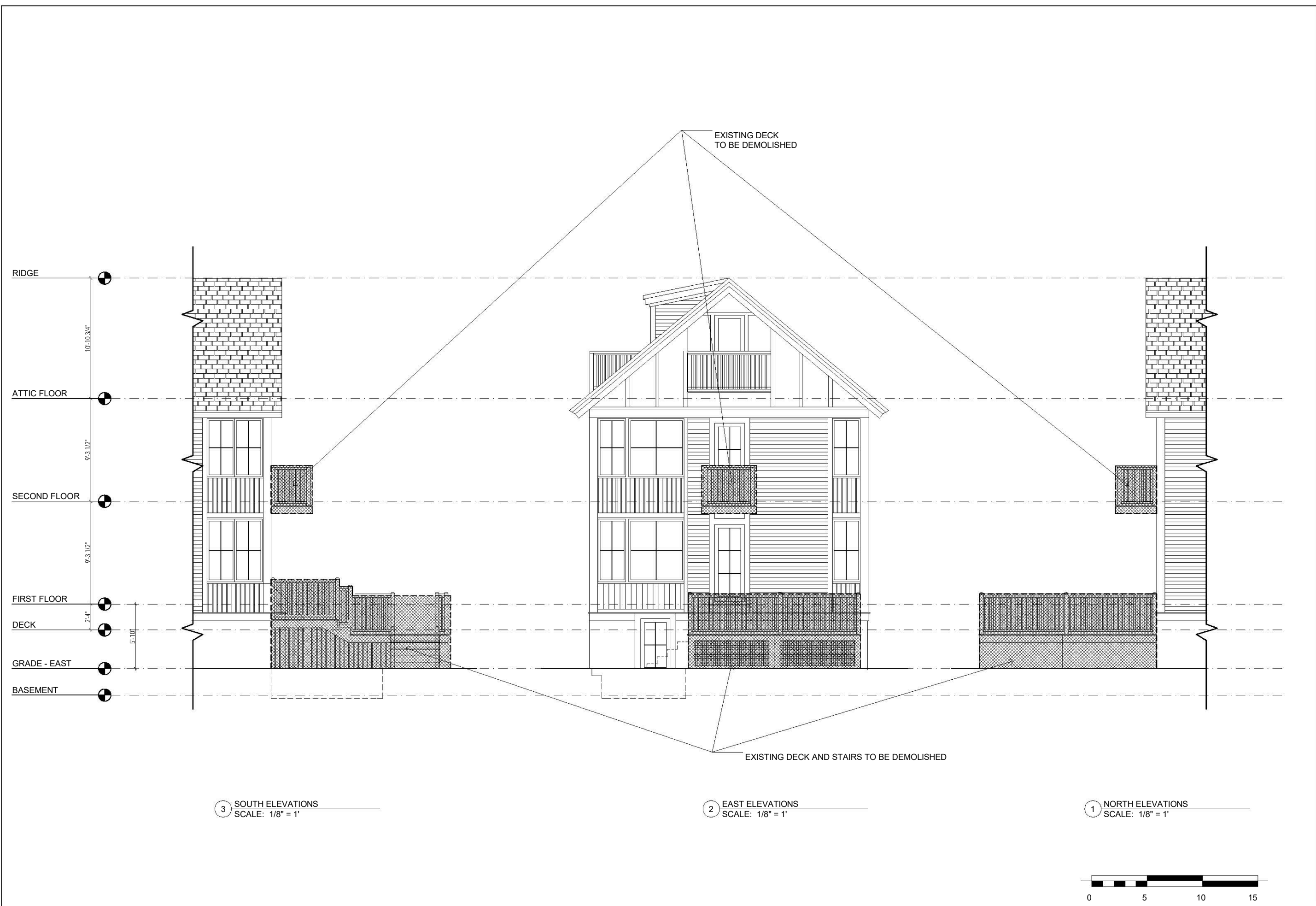


BENEDEK FLOOD RESIDENCE
133 LARCH ROAD
CAMBRIDGE MA 02138

DEMOLITION PLANS

Sheet
Number:

A3



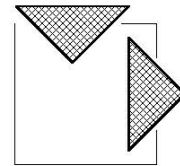
3 SOUTH ELEVATIONS
SCALE: 1/8" = 1'

2 EAST ELEVATIONS
SCALE: 1/8" = 1'

1 NORTH ELEVATIONS
SCALE: 1/8" = 1'



MILLER
DESIGN LLC



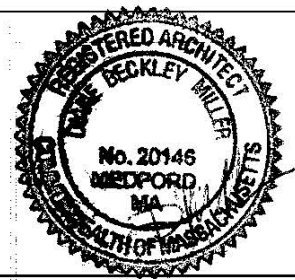
80 CLARK STREET
BELMONT, MA 02478
TEL: 617.993.3157

Architect:
Miller Design LLC
80 Clark Street
Belmont MA 02478
617-993-3157

Date: Issued for:

09/08/20 SCHEMATIC DRAWINGS

11/13/20 BZA SUBMISSION

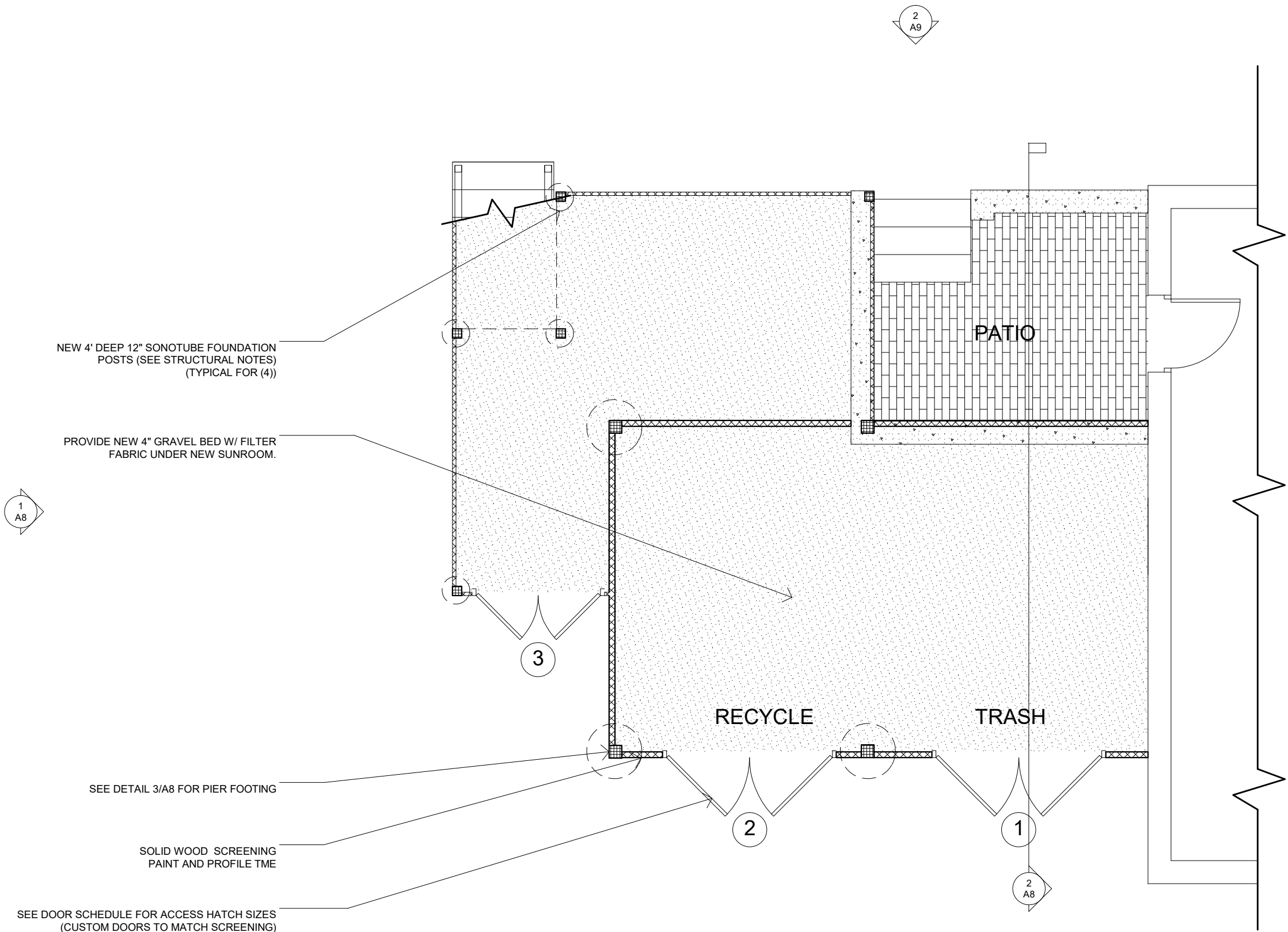


BENEDEK FLOOD RESIDENCE
133 LARCH ROAD
CAMBRIDGE MA 02138

EXISTING
ELEVATIONS

Sheet
Number:

A4



NEW 4' DEEP 12" SONOTUBE FOUNDATION
POSTS (SEE STRUCTURAL NOTES)
(TYPICAL FOR (4))

PROVIDE NEW 4" GRAVEL BED W/ FILTER
FABRIC UNDER NEW SUNROOM.

SEE DETAIL 3/A8 FOR PIER FOOTING

SOLID WOOD SCREENING
PAINT AND PROFILE TME

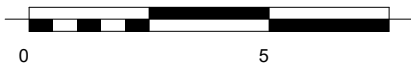
SEE DOOR SCHEDULE FOR ACCESS HATCH SIZES
(CUSTOM DOORS TO MATCH SCREENING)

PATIO

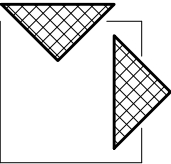
RECYCLE

TRASH

1 FOUNDATION PLAN
SCALE: 1/4" = 1'



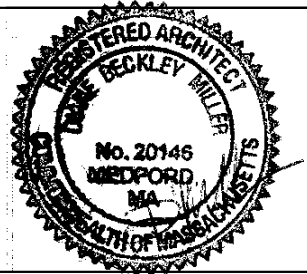
**MILLER
DESIGN LLC**



80 CLARK STREET
BELMONT, MA 02478
TEL: 617.993.3157

Architect:
Miller Design LLC
80 Clark Street
Belmont MA 02478
617-993-3157

Date:	Issued for:
09/08/20	SCHEMATIC DRAWINGS
10/15/20	SCHEMATIC DRAWINGS
11/13/20	BZA SUBMISSION

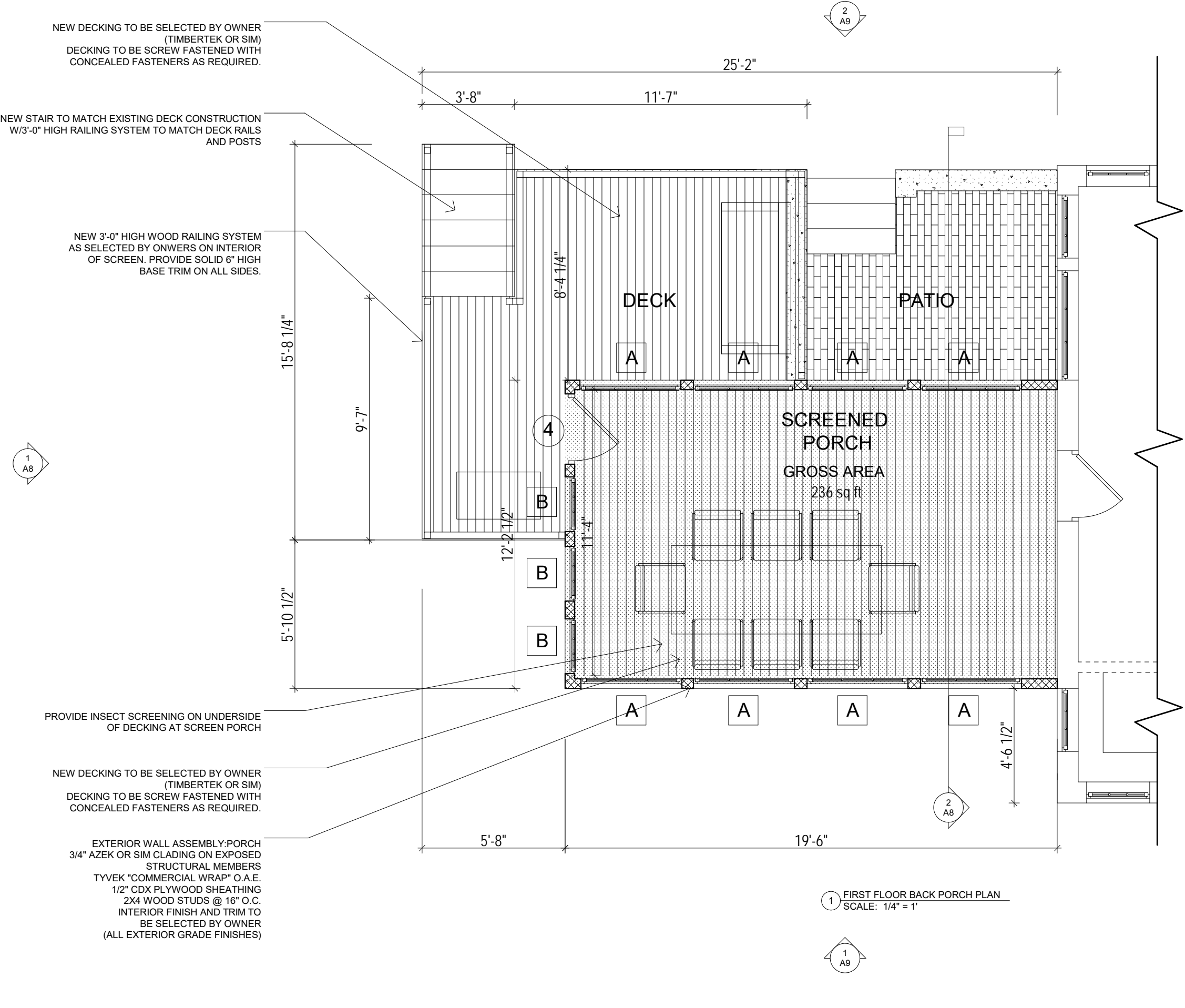


BENEDEK FLOOD RESIDENCE
133 LARCH ROAD
CAMBRIDGE MA 02138

LAYOUT PLANS

Sheet
Number:

A5

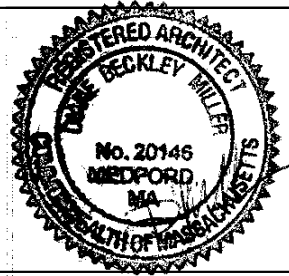


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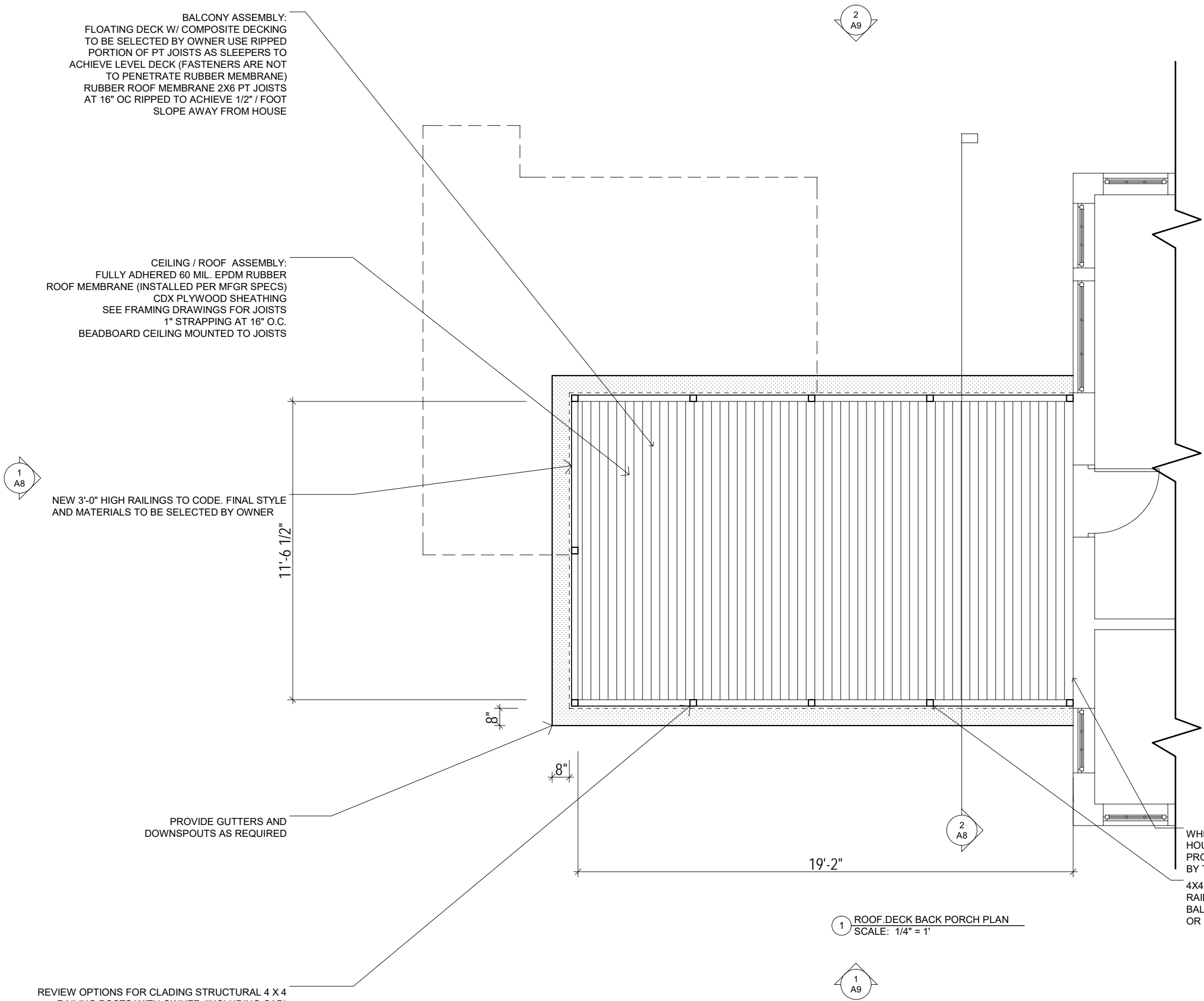


BENEDEK FLOOD RESIDENCE
133 LARCH ROAD
CAMBRIDGE MA 02138

LAYOUT PLANS

Sheet
Number:

A6



BALCONY ASSEMBLY:
FLOATING DECK W/ COMPOSITE DECKING
TO BE SELECTED BY OWNER USE RIPPED
PORTION OF PT JOISTS AS SLEEPERS TO
ACHIEVE LEVEL DECK (FASTENERS ARE NOT
TO PENETRATE RUBBER MEMBRANE)
RUBBER ROOF MEMBRANE 2X6 PT JOISTS
AT 16" OC RIPPED TO ACHIEVE 1/2" / FOOT
SLOPE AWAY FROM HOUSE

CEILING / ROOF ASSEMBLY:
FULLY ADHERED 60 MIL. EPDM RUBBER
ROOF MEMBRANE (INSTALLED PER MFRG SPECS)
CDX PLYWOOD SHEATHING
SEE FRAMING DRAWINGS FOR JOISTS
1" STRAPPING AT 16" O.C.
BEADBOARD CEILING MOUNTED TO JOISTS

NEW 3'-0" HIGH RAILINGS TO CODE. FINAL STYLE
AND MATERIALS TO BE SELECTED BY OWNER

PROVIDE GUTTERS AND
DOWNSPOUTS AS REQUIRED

REVIEW OPTIONS FOR CLADING STRUCTURAL 4 X 4
RAILING POSTS WITH OWNER (INCLUDING CAP)

1 ROOF DECK BACK PORCH PLAN
SCALE: 1/4" = 1'

WHERE NEW FLAT ROOF MEETS
HOUSE REMOVE SIDING AND
PROVIDE FLASHING AS REQUIRED
BY TPO MANUFACTURER

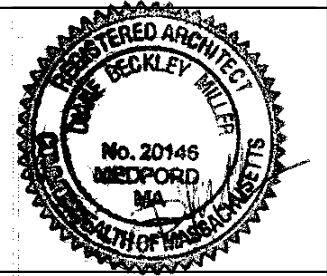
4X4 RAILING POSTS BOLTED TO DECK STRUCTURE -
RAILING TO BE MIN 3'-0" HIGH W/ VERTICAL
BALUSTERS AT 4" OC RE-USE EXISTING RAILINGS
OR PVC RAILINGS AS SELECTED BY OWNER

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BENEDEK FLOOD RESIDENCE
133 LARCH ROAD
CAMBRIDGE MA 02138

LAYOUT PLANS

Sheet
Number:
A7

TRIM CLAD 6X6 PT POST ANCHORED AT BASE
W/ PB66, LATTICE AT OPENING - PAINT TME

POUROUS, SANDY BACKFILL
TOPPED WITH LOAM AND
SLOPED AWAY FROM FOUNDATION,
TYP. AT ALL PERIMETER LOCATIONS

NEW 12" DIAM CONCRETE PIER,
BEARING 4'-0" BELOW GRADE, MIN

3 ENLARGED FOOTING DETAIL
SCALE: 1/2" = 1'

BALCONY ASSEMBLY:
FLOATING DECK W/ COMPOSITE DECKING
TO BE SELECTED BY OWNER USE RIPPED
PORTION OF PT JOISTS AS SLEEPERS TO
ACHIEVE LEVEL DECK (FASTENERS ARE NOT
TO PENETRATE RUBBER MEMBRANE)
RUBBER ROOF MEMBRANE 2X6 PT JOISTS
AT 16" OC RIPPED TO ACHIEVE 1/2" / FOOT
SLOPE AWAY FROM HOUSE

CEILING / ROOF ASSEMBLY:
FULLY ADHERED 60 MIL. EPDM RUBBER
ROOF MEMBRANE (INSTALLED PER MFGR SPECS)
CDX PLYWOOD SHEATHING
SEE FRAMING DRAWINGS FOR JOISTS
1" STRAPPING AT 16" O.C.
BEADBOARD CEILING MOUNTED TO JOISTS

NEW 3'-0" HIGH RAILINGS TO CODE. FINAL STYLE
AND MATERIALS TO BE SELECTED BY OWNER

NEW 3'-0" HIGH WOOD RAILING SYSTEM
AS SELECTED BY ONWERS ON INTERIOR
OF SCREEN. PROVIDE SOLID 6" HIGH
BASE TRIM ON ALL SIDES.

PROVIDE GUTTERS AND
DOWNSPOUTS AS REQUIRED

SOLID WOOD SCREENING
PAINT AND PROFILE TME

6" AZEK OR SIM TRIM (TYPICAL) OWNER
TO SELECT FINAL PROFILE.

PROVIDE NEW WALL MOUNTED
LIGHT AS SELECTED BY ONWER

BLACK VINYL INSECT SCREENS
W/TRIM AND MUTTONS AS SHOWN

EXTERIOR WALL ASSEMBLY: PORCH
3/4" AZEK OR SIM CLADDING ON EXPOSED
STRUCTURAL MEMBERS
TYVEK "COMMERCIAL WRAP" O.A.E.
1/2" CDX PLYWOOD SHEATHING
2X4 WOOD STUDS @ 16" O.C.
INTERIOR FINISH AND TRIM TO
BE SELECTED BY OWNER
(ALL EXTERIOR GRADE FINISHES)

REVIEW OPTIONS FOR CLADING STRUCTURAL 4 X 4
RAILING POSTS WITH OWNER (INCLUDING CAP)

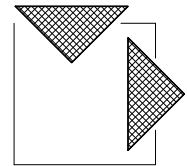
SEE DOOR SCHEDULE FOR ACCESS HATCH SIZES
(CUSTOM DOORS TO MATCH SCREENING)

2 EAST/WEST SECTION
SCALE: 1/8" = 1'

1 EAST ELEVATION
SCALE: 1/8" = 1'



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DESIGN LLC

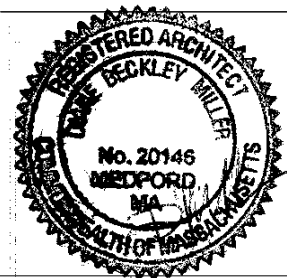


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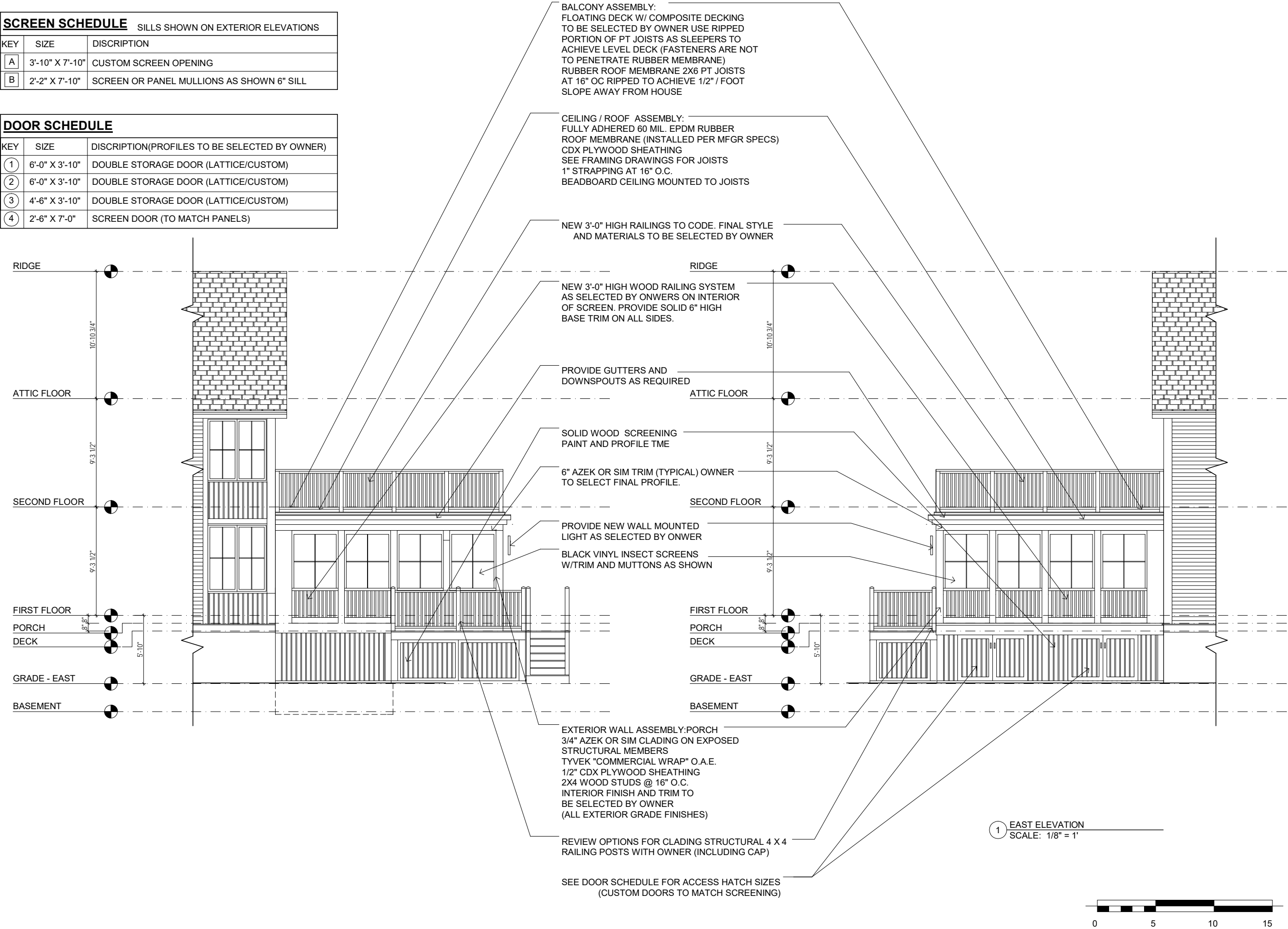
PROPOSED
ELEVATIONS

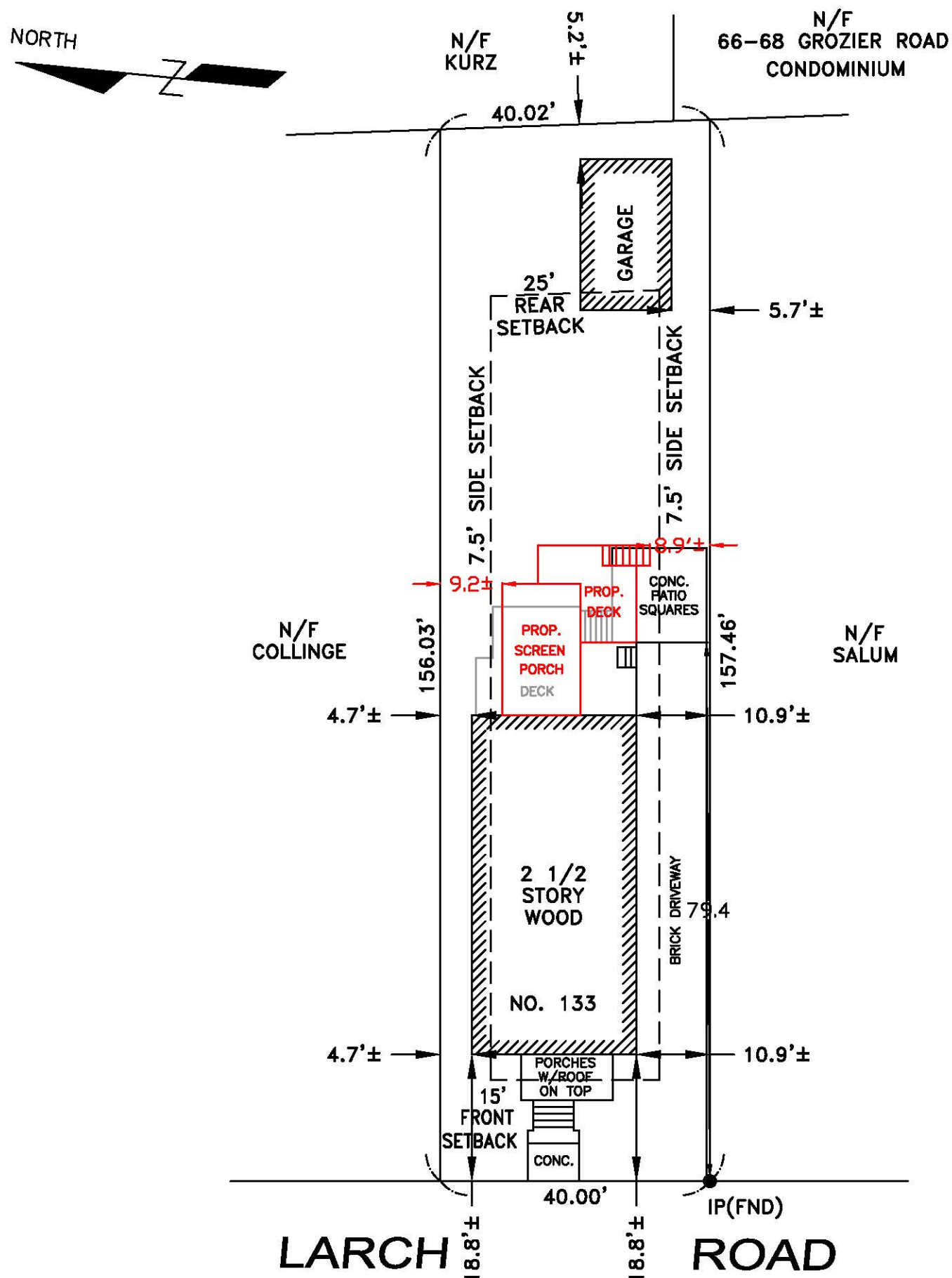
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Number:

A8

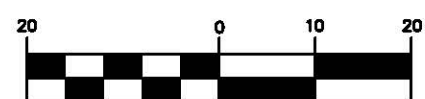
SCREEN SCHEDULE <small>SILLS SHOWN ON EXTERIOR ELEVATIONS</small>		
KEY	SIZE	DISCRIPTION
A	3'-10" X 3'-10"	CUSTOM SCREEN OPENING
B	2'-2" X 7'-10"	SCREEN OR PANEL MULLIONS AS SHOWN 6" SILL

DOOR SCHEDULE		
KEY	SIZE	DISCRIPTION(PROFILES TO BE SELECTED BY OWNER)
①	6'-0" X 3'-10"	DOUBLE STORAGE DOOR (LATTICE/CUSTOM)
②	6'-0" X 3'-10"	DOUBLE STORAGE DOOR (LATTICE/CUSTOM)
③	4'-6" X 3'-10"	DOUBLE STORAGE DOOR (LATTICE/CUSTOM)
④	2'-6" X 7'-0"	SCREEN DOOR (TO MATCH PANELS)





LOT AREA = 6,270 S.F.±
 EXISTING BUILDING & GARAGE = 1,692 S.F.±
 EXISTING BRICK DRIVEWAY & PAVEMENT = 1,082 S.F.±
 PROPOSED ADDITION = 117 S.F.±
 EXISTING LOT COVERAGE = 27.0%
 PROPOSED LOT COVERAGE = 28.8%
 EXISTING OPEN SPACE = 55.8%
 PROPOSED OPEN SPACE = 53.9%



(IN FEET)
 1 inch = 20 ft.

- NOTES
1. SEE DEED RECORDED IN MIDDLESEX COUNTY REGISTRY OF DEEDS IN LAND COURT CERT. 264802.
 2. SEE PLAN RECORDED IN MIDDLESEX COUNTY REGISTRY OF DEEDS LAND COURT PLAN 12896-A.
 3. SUBJECT PARCEL IS LOCATED IN ZONE B.

CERTIFIED PLOT PLAN
 IN
 CAMBRIDGE, MA

SCALE: 1" = 20' OCTOBER 19, 2020

DLJ GEOMATICS
 PROFESSIONAL LAND SURVEYING
 276 NORTH STREET
 WEYMOUTH, MA 02191
 (781) 812-0457
 133 LARCH RD CAMBRIDGE.dwg

PROFESSIONAL LAND SURVEYOR _____ DATE _____

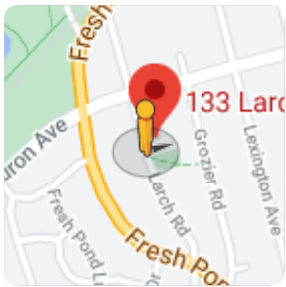


Image capture: Sep 2014 © 2020 Google

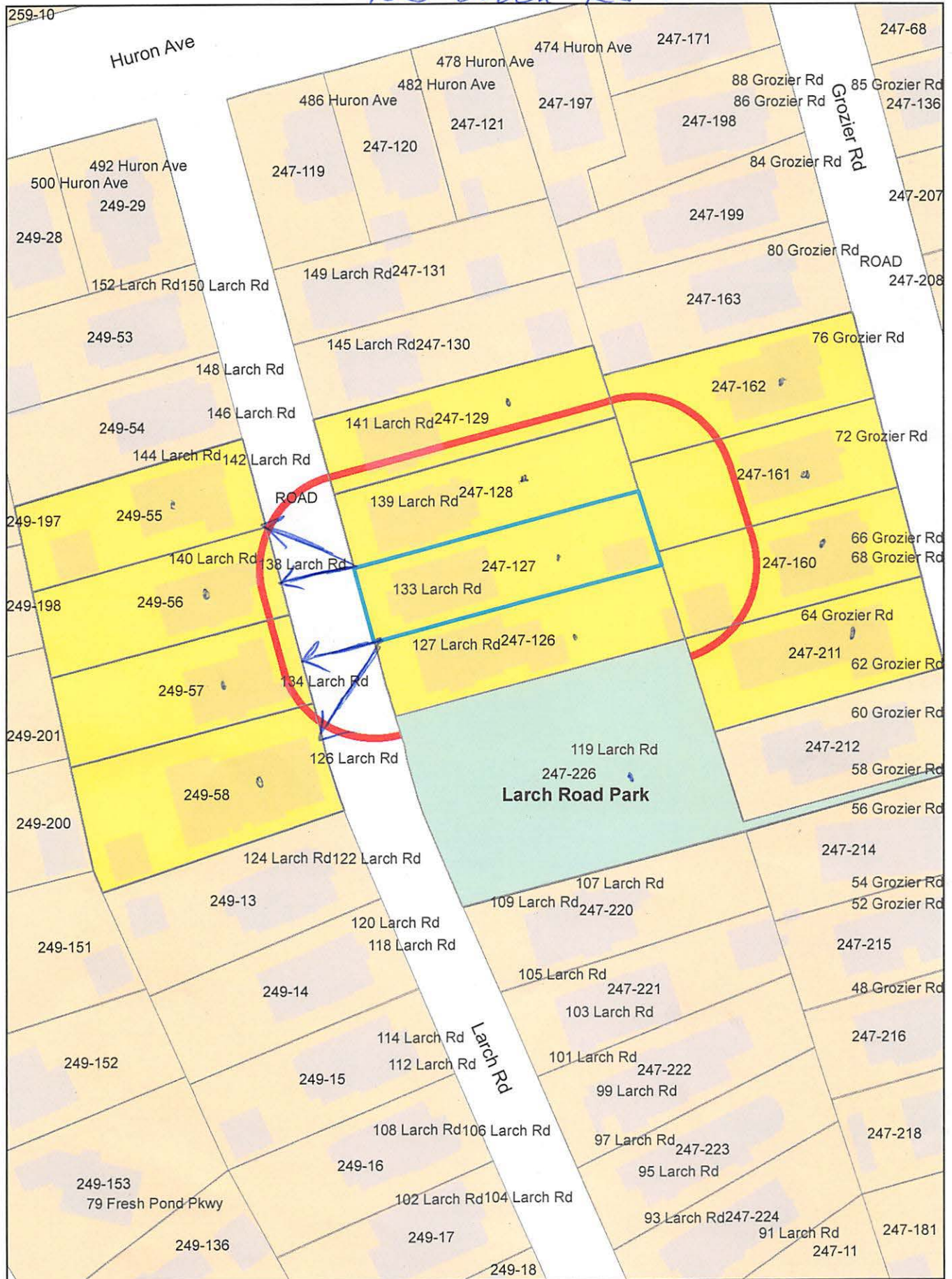
Cambridge, Massachusetts



Street View



133 Larch Rd.



133 Larch Rd.

Petitioner

247-128
COLLINGE, PATRICIA
137 LARCH RD
CAMBRIDGE, MA 02138

247-129
HSIEH, ELAINE Y. & JAMES H. KELLER
141-143 LARCH RD
CAMBRIDGE, MA 02138-3316

ADAM DASH & ASSOCIATES
C/O MEGAN M. KEMP, ESQ.
48 GROVE STREET – SUITE 304
SOMERVILLE, MA 02144

247-161
KURZ, ELLEN
72 GROZIER RD
CAMBRIDGE, MA 02138

247-162
DRISCOLL, CLAIRE, TRUSTEE
6 SUNSET DRIVE
MEDWAY, MA 02053

247-127
BENEDEK, MICHAEL P. & KAREN P. FLOOD
133 LARCH RD
CAMBRIDGE, MA 02138

249-56
DAVIS, ALFRED DAVID & KATHARINE BEAL DAVIS
140 LARCH RD.
CAMBRIDGE, MA 02138-3317

249-57
OLVECZKY, BENEC & DANIEL OLVECZKY
134 LARCH RD
CAMBRIDGE, MA 02138

249-55
PFISTER, BRUNO D. & FRANZISKA X. PFISTER
144 LARCH RD
CAMBRIDGE, MA 02138

247-126
SALLUM, GEORGE & JANICE E. SALLUM
127 LARCH RD
CAMBRIDGE, MA 02138-3316

249-58
NORDBLOM, CARL R.
126 LARCH RD
CAMBRIDGE, MA 02138-3317

247-160
PIERRE BARKER
66-68 GROZIER RD. UNIT 1
CAMBRIDGE, MA 02138

247-160
LURIE, MICHAEL D. & BERNICE K. SCHNEIDER
66-68 GROZIER RD. UNIT 1
CAMBRIDGE, MA 02138

247-211
PRADO MARY PAT
62 GROZIER RD - UNIT 62
CAMBRIDGE, MA 02138

247-226
CITY OF CAMBRIDGE
C/O NANCY GLOWA
CITY SOLICITOR

247-226
CAMBRIDGE CITY OF SCHOOL DEPT
159 THORNDIKE ST
CAMBRIDGE, MA 02141

247-226
CITY OF CAMBRIDGE
C/O LOUIS DEPASQUALE
CITY MANAGER

December 18, 2020

- BZA-102551

Dear City of Cambridge Board of Appeal,

My husband (Jan Egleson) and I own and reside at the property at 137 Larch Road, Cambridge, MA, which is directly next to the home of Michael Benedek and Karen Flood (the petitioners). They have spoken with me about the variance they are seeking in order to turn their back deck into a screened-in porch. I have seen the plans to do so. I write to you today to express my full support for this project and hope that the City will grant the sought-after variance.

Please feel free to contact me if I can provide any additional information.

Regards,



Jan Egleson, Power of Attorney for Patricia Collinge
137 Larch Road
Cambridge, MA. 02138



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: Michael Brosdek Date: 12/28/20
(Print)

Address: 133 March Rd.

Case No. BZA-102551

Hearing Date: 1/14/21

Thank you,
Bza Members