



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2023 SEP 14 AM 11:47

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 241746

General Information

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

Special Permit: X Variance: Appeal:

PETITIONER: Michael Driscoll C/O Rindge MLD LLC

PETITIONER'S ADDRESS: 9 Orchard Crossing, Andover, MA 01810

LOCATION OF PROPERTY: 136-138 Rindge Avenue, Cambridge, MA

TYPE OF OCCUPANCY: 2 family **ZONING DISTRICT:** Residence B Zone

REASON FOR PETITION:

DESCRIPTION OF PETITIONER'S PROPOSAL:

Requesting Curb Cut. The front two family (136 Rindge) does not have a curbcut/driveway.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 6.000 Section: 6.43.5.c (Curb Cut).
Article: 10.000 Section: 10.40 (Special Permit).

Original
Signature(s):

(Petitioner (s) / Owner)

Michael Driscoll

(Print Name)

Address: _____

Tel. No. 9784795987

E-Mail Address: mld1972us@hotmail.com

Date: _____

BZA Application Form

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 Driscoll
(OWNER)

Address: 9 Orchard Crossing Andover MA 01810

State that I/We own the property located at 136-138 Rindge Ave Cambridge,
which is the subject of this zoning application.

The record title of this property is in the name of _____
Rindge MLD LLC

*Pursuant to a deed of duly recorded in the date 8/04/2023, Middlesex South
County Registry of Deeds at Book 81858, Page 49; or
Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____

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

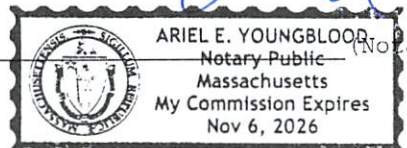
**Written evidence of Agent's standing to represent petitioner may be requested.*

Commonwealth of Massachusetts, County of Middlesex

The above-name Michael Driscoll personally appeared before me,
this 5th of Sept, 2023, and made oath that the above statement is true.

[Signature] Notary

My commission expires _____ (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 136-138 Rindge Avenue, 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:

o

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 even number side of the road has no off street parking spaces. By allowing a new curb cut at 136 Rindge Ave, there would be NO reduction in off street parking. Additionally, this curb cut and the associated new off street parking relieve the parking stress on the odd side side of the street as fewer cars would be trying to park on the odd side of that block.

Additionally, Rindge is a very busy street and dangerous to cross, the new curb cut and associated off street parking would allow the residents of 136 Rindge Ave not to have to navigate crossing Rindge Ave on a daily basis.

This proposed curb cut and associated off street parking will affect traffic in a positive way as it would help relieve the the congestion that comes with cars stopping to pick up / drop off their children and groceries etc. in front of the house before looking for a place to park. There are not enough parking spots on Rindge in the morning or afternoon for all of the parents picking up their children. Its also extremely busy and dangerous for anyone crossing Rindge. This proposed curb cut and associated would only help the existing congestion.

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 curb cut and associated off street parking would have no negative imapce on the continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance. The proposed curb cut is consistent with other similar curb cuts in the area.

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:

136 Rindge is approximately four doors down from the Peabody School. During the school year, Rindge Ave is extremely busy with people (and buses) parking to pick their children up from school. There is a huge safety concern with not having parking for the front two condos. Children (and adults) must park on the opposite side of Rindge Ave and therefore cross the street which cars travel at speeds upto 65 mph per conversations with multiple neighborhood residents that have

lived on Rindge Ave for 20 plus years. Per the same residents, in any given school year there are several situations in which people are almost hit crossing Rindge. There have also been multiple accidents at the corner of Rindge, Middlesex and Cedar St. This is a major concern for me being that I have two children that will be crossing Rindge at all hours of the day. 136 Rindge is the only property in the neighborhood that does not have a deeded driveway and must park on the opposite side of Rindge. Lastly, if you look at an overview of where the crosswalks are located on Rindge, they are quite distant from each other. Unfortunately, the reality is children (or adults) are not going to use the crosswalk if they are parked in between them on Rindge, due to the distance. Especially if they are carrying items etc. The reality is people are going to cross where they are parked and that serves as a very dangerous alternative that is a MAJOR safety concern, based on the speeds that people travel on Rindge.

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:

130 Rindge Ave is an identical layout to 136 Rindge Ave. Both properties have a single family home in the rear lot. 130 Rindge Ave has both a curb cut on the left side to service the front two units and a separate curb cut driveway on the right to service the rear property. 130 Rindge Ave has a driveway that is approx 20 ft + wide to allow two vehicles to park side by side. Our request is a similar layout, but 10 ft wide to allow for only vehicles to park one behind the other vs side by side. Therefore this would not impair the integrity of the neighborhood and would look identical to the neighbors layout.

***If you have any questions as to whether you can establish all of the applicable legal requirements, you should consult with an attorney.**

DIMENSIONAL INFORMATION

Applicant: Michael Driscoll
Location: 136-138 Rindge Avenue, Cambridge, MA
Phone: 9784795987

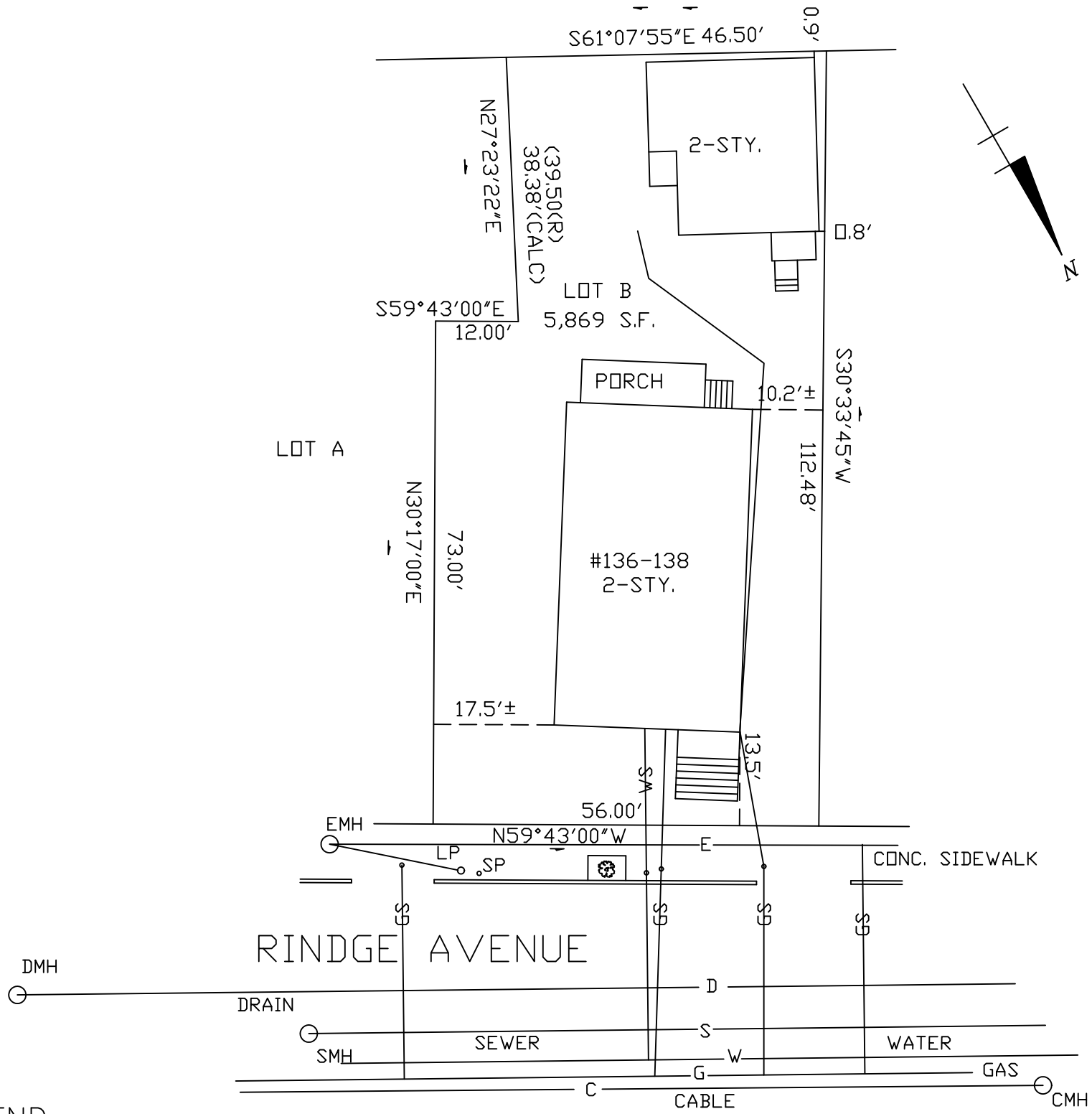
Present Use/Occupancy: 2 family
Zone: Residence B Zone
Requested Use/Occupancy: 2 family

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>
TOTAL GROSS FLOOR AREA:		3,822.0	No Change	2,804.0 (max.)
LOT AREA:		5,869.0	No	5,000.00 (min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: ²		.65	No Change	.477
LOT AREA OF EACH DWELLING UNIT		2,934.5	No Change	2,500.00
SIZE OF LOT:	WIDTH	56	No Change	50
	DEPTH	112.48	No Change	NA
SETBACKS IN FEET:	FRONT	10'	No Change	15'
	REAR	43.8' (Front House) .71 (Rear House)	No Change	28'
	LEFT SIDE	10.57'	No Change	7.5' (Sum of 20')
	RIGHT SIDE	1.03'	No Change	12.5' (Sum of 20')
SIZE OF BUILDING:	HEIGHT	31'	No Change	35'
	WIDTH	57'	No Change	NA
	LENGTH	27'	No Change	NA
RATIO OF USABLE OPEN SPACE TO LOT AREA:		2,765.0 SF / .45	1,863.0 SF / .30	1,173.8 SF / .20 SF
NO. OF DWELLING UNITS:		3	No Change	0
NO. OF PARKING SPACES:		2	4	0
NO. OF LOADING AREAS:		0	0	0
DISTANCE TO NEAREST BLDG. ON SAME LOT		17'	No Change	10'

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 front house is a wood frame, brick clad 2-family dwelling unit
 The rear house is a wood frame, wood clad, single family dwelling unit

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'.



LEGEND

SEWER MANHOLE	SMH ○
DRAIN MANHOLE	DMH ○
GAS GATE	GG ○
WATER GATE	WGO
CABLE MANHOLE	CMH ○
ELECTRIC MANHOLE	EMH ○
LIGHT POLE	LP ○
SIGN POST	SP ○
TREE	⊗
DRAIN LINE	— D —
SEWER LINE	— S —
GAS LINE	— G —
ELECTRIC LINE	— C —
ELECTRIC LINE	— E —

NOTE:

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED FROM AN ACTUAL ON THE GROUND INSTRUMENT SURVEY.



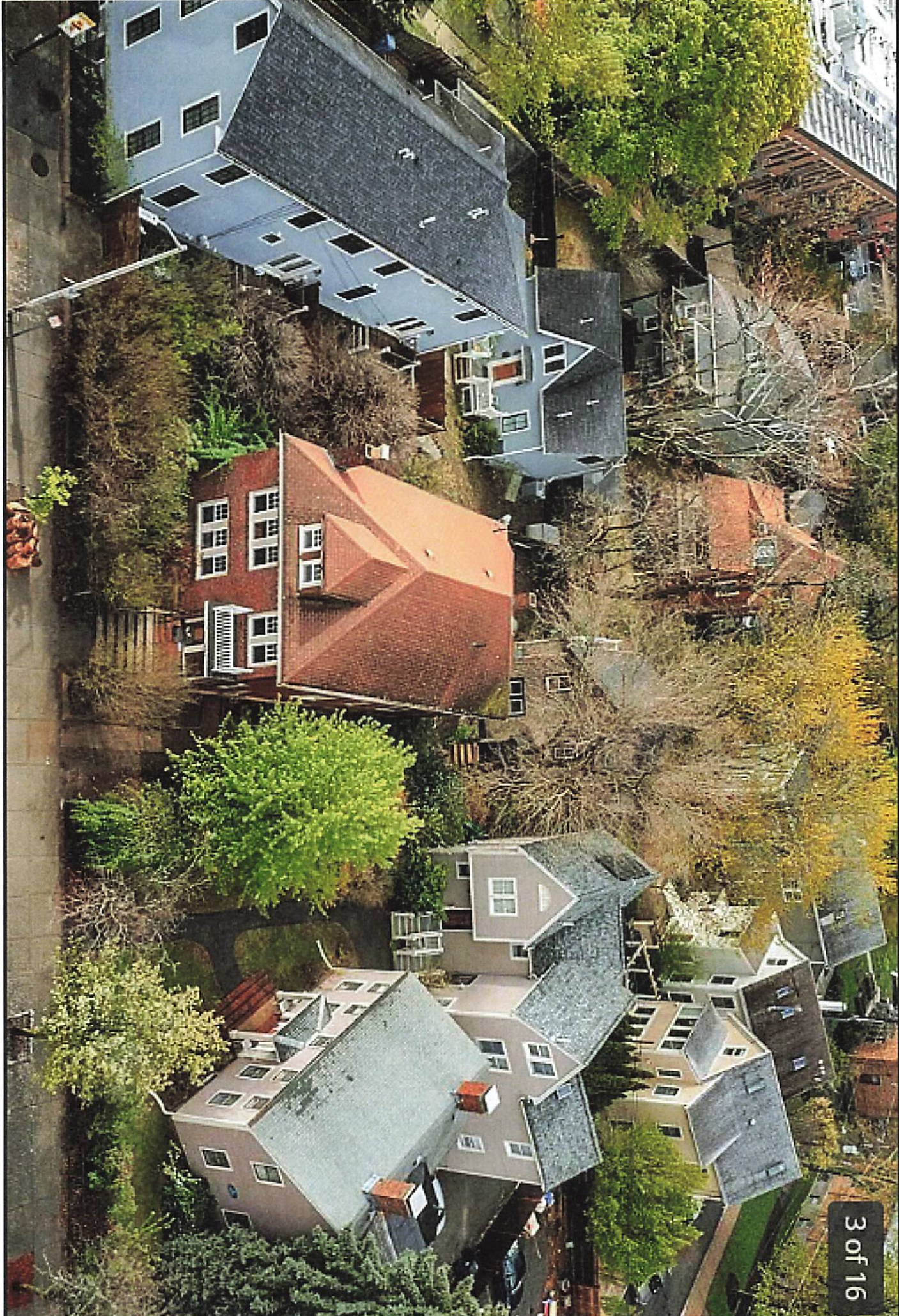
PAUL J. FINOCCHIO P.L.S. No.36115 DATE

PLOT PLAN OF LAND IN CAMBRIDGE, MA	
	PREPARED BY: PJF & ASSOCIATES 4 HIGHLAND AVE WAKEFIELD, MA PAUL J. FINOCCHIO-P.L.S. (781)883-5473
	SCALE: 1" = 20'
	DEED REF.:
	DATE: AUGUST 21, 2023
	FILE No.: 7930B



✓
136-138 Rindge Ave



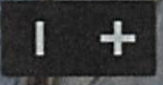




130 Rindge Ave
Directly to
left

Canada

Back to Map



130 Bridge Ave - Directly to left

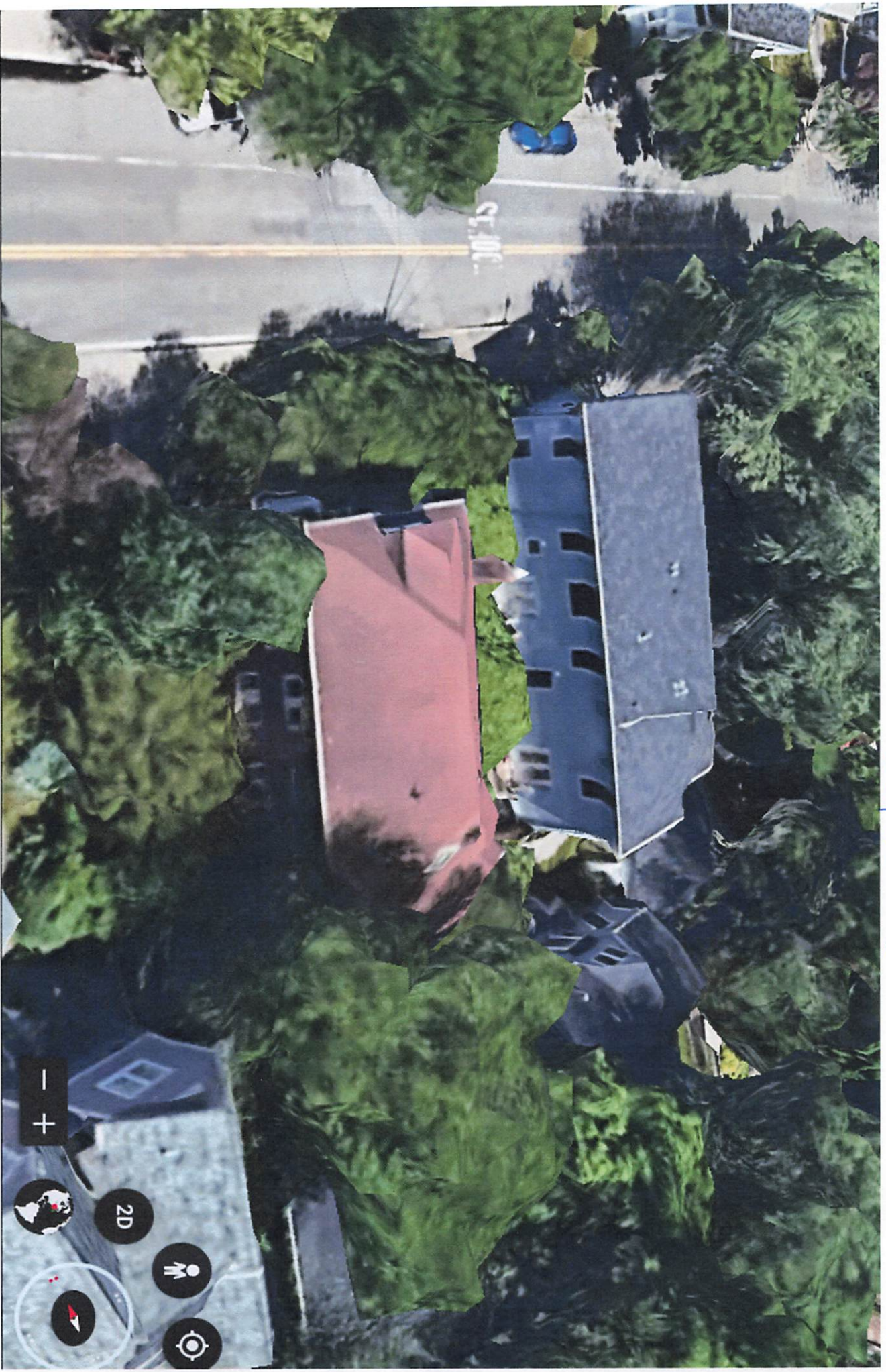
Back to Map



Google

Keyboard shortcuts © 2023 Google Terms of Use Report a problem





Skyview I



Skyviews II



SkyView 3









CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS ABUTTOR'S FORM

Applicants must submit a copy of the assessor's plat and signatures from all abutting property owners including property owners directly across the street (may be more than one). If the abutting buildings are condominiums then all condominium owners must sign.

To Whom It May Concern:

As owner or agent of Augusta Rohrbach

Cambridge, Massachusetts, I do hereby declare

approval disapproval

of installment of Off-Street Parking Facility located at:

136-138 Rindge Ave, Cambridge MA 02140

Signed: Augusta Rohrbach Date: 8-30-22

Address: 135 Rindge Ave
Cambridge MA 02140

To Whom It May Concern:

As owner or agent of Tawnya Lewis

Cambridge, Massachusetts, I do hereby declare

approval disapproval

of installment of Off-Street Parking Facility located at:

136-138 Rindge Ave
18 Middlesex St. Cambridge 02140

Signed: Tawnya Lewis Date: 8-30-22

Address: 18 Middlesex St. Cambridge 02140



CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS
AND OPENINGS ABUTTOR'S FORM

Applicants must submit a copy of the assessor's plat and signatures from all abutting property owners including property owners directly across the street (may be more than one). If the abutting buildings are condominiums then all condominium owners must sign.

To Whom It May Concern: Rindge Ave. 142-146

As owner or agent of Unit 142, Cambridge MA 02140

Cambridge, Massachusetts, I do hereby declare

approval disapproval

of installment of Off-Street Parking Facility located at:

136-138 Rindge Ave, Cambridge, MA

Signed: B Brooten Date: 8-31-23

Address: 142 Rindge Ave.

Cambridge MA 02140-2527

To Whom It May Concern: _____

As owner or agent of _____

Cambridge, Massachusetts, I do hereby declare

approval disapproval

of installment of Off-Street Parking Facility located at:

Signed: _____ Date: _____

Address: _____



CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS
AND OPENINGS ABUTTOR'S FORM

Applicants must submit a copy of the assessor's plat and signatures from all abutting property owners including property owners directly across the street (may be more than one). If the abutting buildings are condominiums then all condominium owners must sign.

To Whom It May Concern:

As owner or agent of Mary O'Sullivan

Cambridge, Massachusetts, I do hereby declare

approval disapproval

of installment of Off-Street Parking Facility located at:

Signed: Mary O'Sullivan Date: 9/1/2023

Address: 4 Wilson Avenue

Cambridge, MA 02140

To Whom It May Concern:

As owner or agent of Elizabeth M. de Pham

Cambridge, Massachusetts, I do hereby declare

approval disapproval

of installment of Off-Street Parking Facility located at:

Signed: Elizabeth M. de Pham Date: 9.5.2023

Address: 20 Middlesex St.

Cambridge, MA 02140



CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS ABUTTOR'S FORM

Applicants must submit a copy of the assessor's plat and signatures from all abutting property owners including property owners directly across the street (may be more than one). If the abutting buildings are condominiums then all condominium owners must sign.

To Whom It May Concern:

As owner or agent of Lynn Betlock

Cambridge, Massachusetts, I do hereby declare

approval disapproval

of installment of Off-Street Parking Facility located at:

136-138 Rindge Ave, Cambridge

Signed: Lynn Betlock Date: 8-30-23

Address: 176 Rindge Ave

Cambridge MA 02140

To Whom It May Concern:

As owner or agent of Kathleen McCarthy

Cambridge, Massachusetts, I do hereby declare

approval disapproval

of installment of Off-Street Parking Facility located at:

136-138 Rindge Ave, Cambridge, MA

Signed: Kathleen F. McCarthy Date: 8/30/23

Address: 144 Rindge Ave, Cambridge MA 02140



CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS
AND OPENINGS ABUTTOR'S FORM

Applicants must submit a copy of the assessor's plat and signatures from all abutting property owners including property owners directly across the street (may be more than one). If the abutting buildings are condominiums then all condominium owners must sign.

To Whom It May Concern:

As owner or agent of 130 Rindge Avenue, Cambridge, MA 02140

Cambridge, Massachusetts, I do hereby declare

approval disapproval

of installment of Off-Street Parking Facility located at:

136-138 Rindge Ave, Cambridge, MA

Signed: *Jamie G...* Date: September 8, 2023

Address: 130 Rindge Avenue, Cambridge, MA, 02140

Pacheco, Maria

From: mld1972us@gmail.com
Sent: Thursday, September 14, 2023 11:00 AM
To: Pacheco, Maria
Subject: 136-138 Rindge

Hello Maria

Can you please add this to the application. It's an additional abutters form. This was not part of the printed documents that I left. Thank you.

Michael Driscoll

To Whom It May Concern:

As owner or agent of 134 Rindge Ave, Cambridge MA 02140

Cambridge, Massachusetts, I do hereby declare

approval disapproval

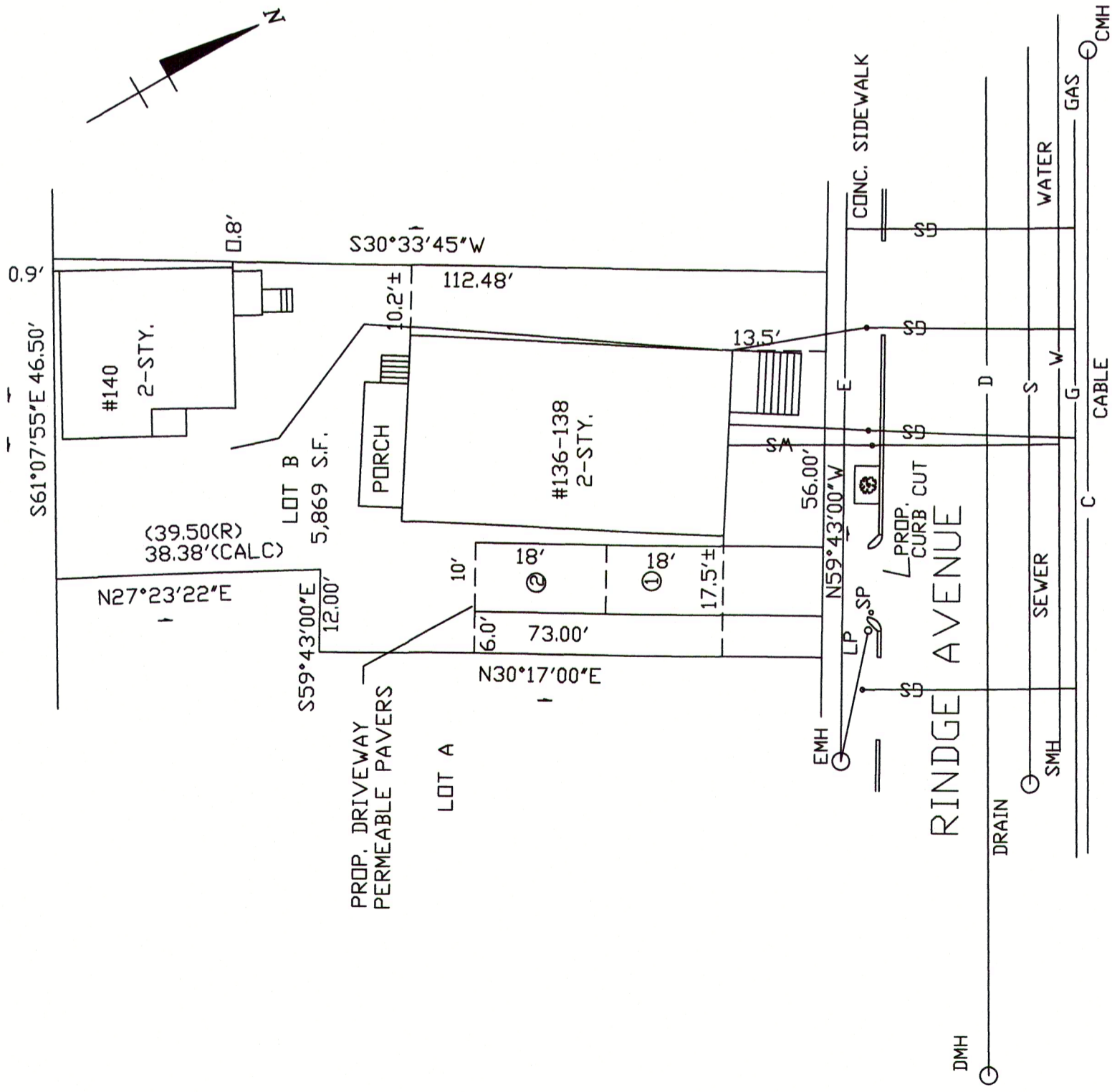
of installment of Off-Street Parking Facility located at:

136-138 Rindge Ave, Cambridge, MA

Signed: [Signature] Date: 9-12-23

Address: 134 Rindge Ave
Cambridge MA 02140

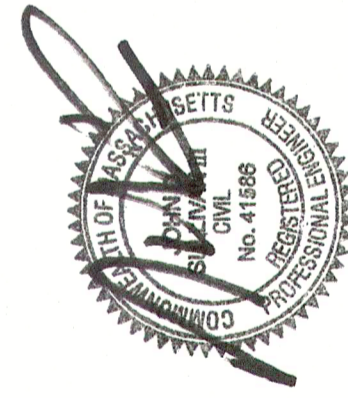
Sent from my iPhone



SCALE: 1"=20'

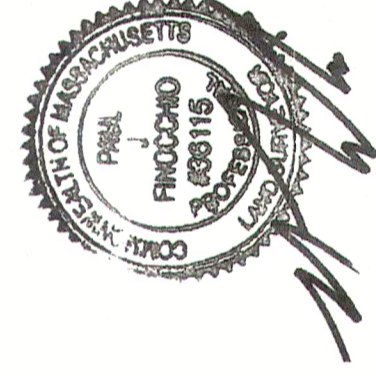
LEGEND

SEWER MANHOLE	SMHO
DRAIN MANHOLE	DMH
GAS GATE	GG
WATER GATE	WG
CABLE MANHOLE	CMH
ELECTRIC MANHOLE	EMH
LIGHT POLE	LPO
SIGN POST	SPO
TREE	T
DRAIN LINE	D
SEWER LINE	S
GAS LINE	G
ELECTRIC LINE	C
ELECTRIC LINE	E



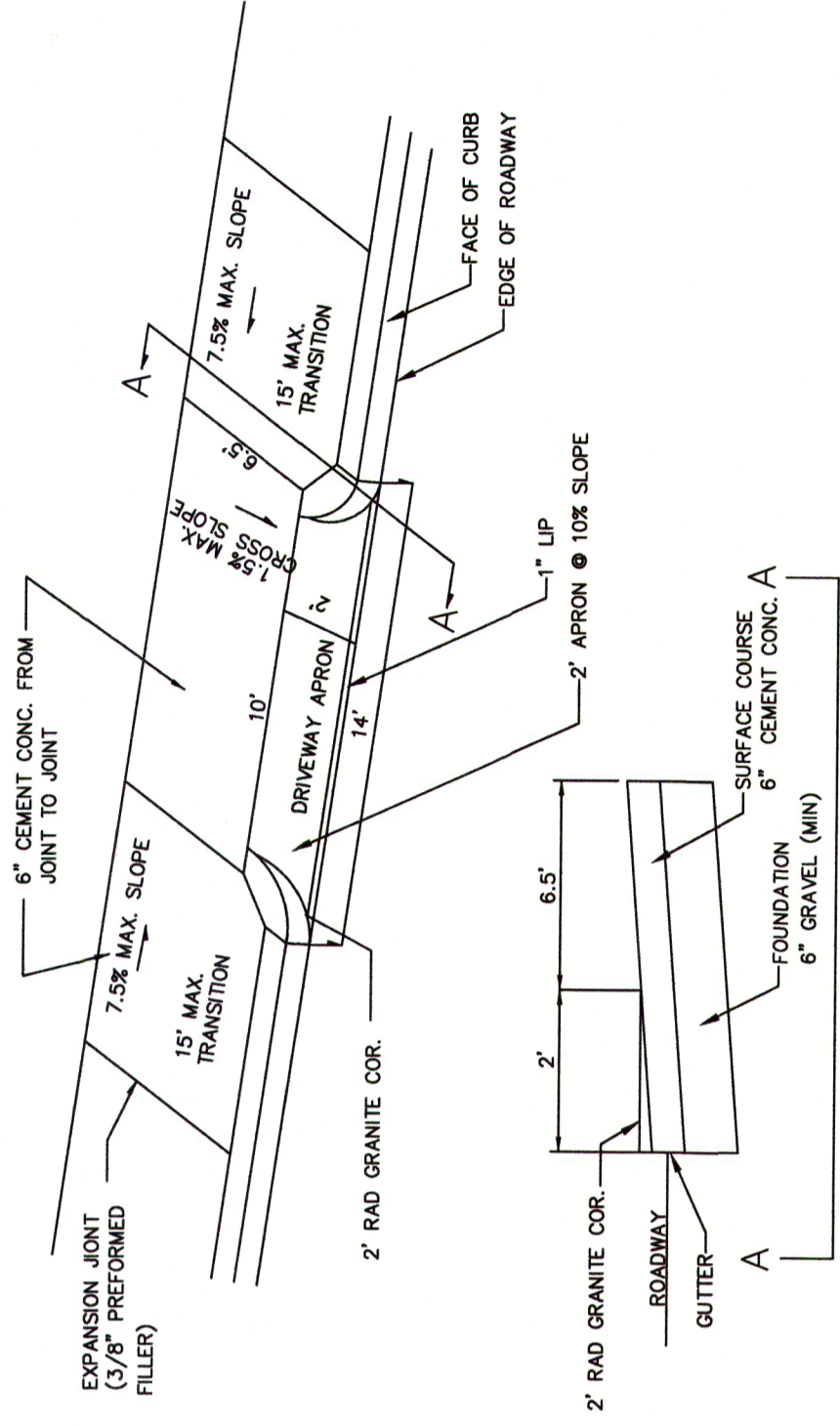
8/24/23

JOHN D. SULLIVAN III P.E. NO 41586



8/24/23

PAUL J. FINOCCHIO P.L.S. No.36115



NOTES

1. RAMP CROSS SECTION TO BE THE SAME AS ADJACENT SIDEWALK; i.e. DEPTH OF SURFACE AND FOUNDATION.
 2. PORTLAND CEMENT CONCRETE RAMPS ARE TO BE TEXTURED BY BROOMING IN A DIRECTION PARALLEL TO THE LENGTH OF THE RAMP.
 3. IN NO CASE ARE THE RAMPS TO BE PLACED BEHIND THE STOP LINE.
 4. SIDEWALKS THAT CROSS DRIVEWAYS SHALL BE RAMPED TO MEET THE GRADE OF DRIVEWAY.
- * THESE DIMENSIONS ARE SUBJECT TO CHANGE IN THE FIELD IF EXISTING APPURTENANCES OR CONDITIONS WILL MAKE THE RAMP LOCATIONS IMPRACTICAL OR UNSAFE.

DRIVEWAY APRON DETAIL
NOT TO SCALE

PROPOSED CURB CUT PLAN
OF
136-140 RINDGE AVENUE
IN
CAMBRIDGE, MA

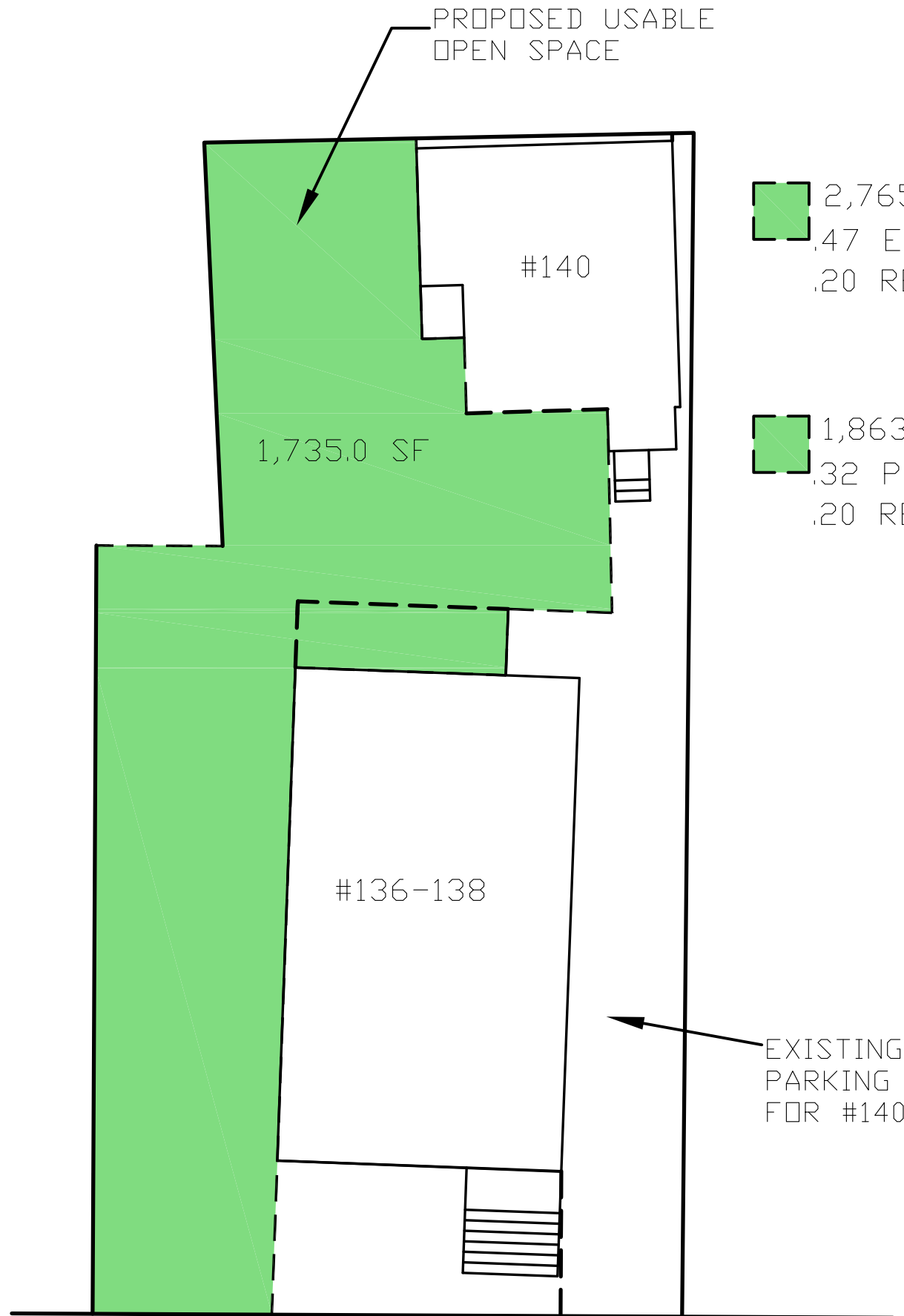
PREPARED BY: P.J.F. AND ASSOCIATES
4 HIGHLAND AVENUE
WAKEFIELD, MA 01880
(781) 883-5473

SCALE: NTS

DATE: AUGUST 24, 2023

FIELD	PLOT	DESIGN	DRAFT	CALC.	CHECK

FILE No. 7930CC



46.8

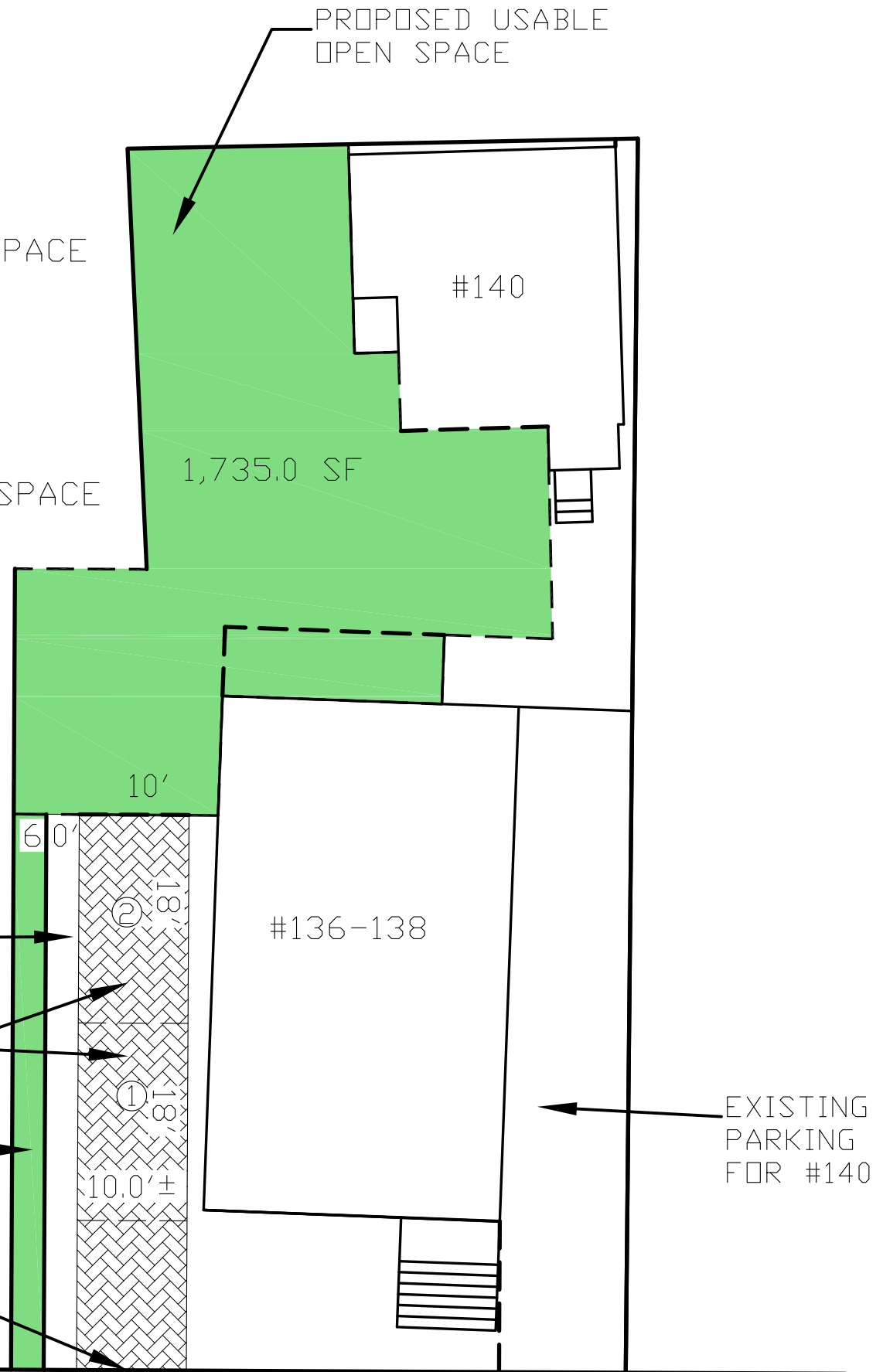
136-138 & 140 RINDGE AVE
EXISTING SITE PLAN

2,765.0 SF / 5,869.0 =
.47 EXISTING USUABLE OPEN SPACE
.20 REQUIRED

1,863.0 SF / 5,869.0 =
.32 PROPOSED USUABLE OPEN SPACE
.20 REQUIRED

EXISTING
PARKING
FOR #140

EXISTING
CURB CUT
FOR #140



3.8

PROPOSED
CURB CUT
FOR #136-#138

29.0

136-138 & 140 RINDGE AVE
PROPOSED SITE PLAN

EXISTING
PARKING
FOR #140

EXISTING
CURB CUT
FOR #140

PROPOSED WALKWAY
FOR #136-138

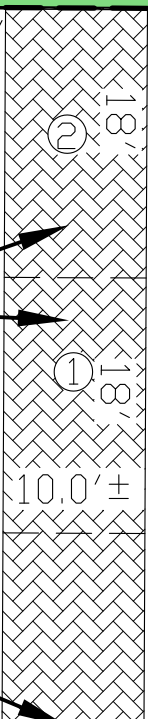
PROPOSED PARKING
FOR #136-138

PROPOSED
LANDSCAPE
BUFFER

PROPOSED CURBCUT
FOR #136-138

60'

10'



18'

18'

10.0'±

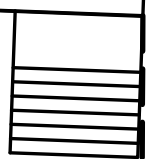
#136-138



#140

1,735.0 SF

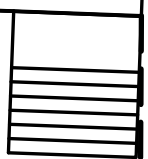
#136-138



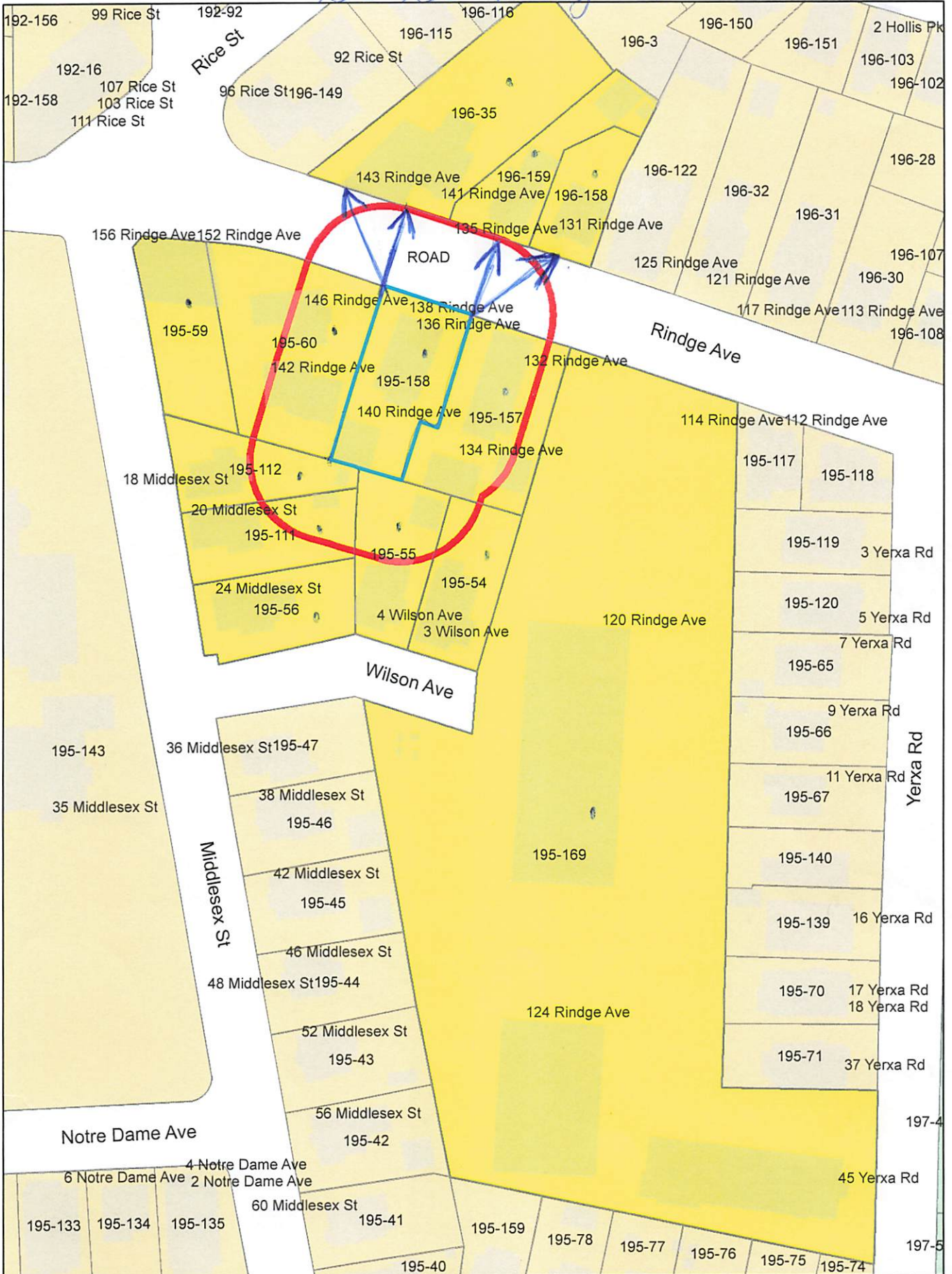
#140

1,735.0 SF

#136-138



136-138 Rindge Ave



136-138 Rindge Ave

Petitioner

195-60
BROOTEN, BERNADETTE J.
142 RINDGE AVE., #142
CAMBRIDGE, MA 02140

195-169
BOS APT 1., LLC
C/O MARVIN F. POER & COMPANY
3520 PIEDMONT ROAD NE,#410
ATLANTA, GA 30305

RINDGE MLD LLC
C/O MICHAEL DRISCOLL
9 ORCHARD CROSSING
ANDOVER, MA 01810

195-60
McCARTHY, KATHLEEN,
TRUSTEE THE KATHLEEN MCCARTHY LIV TR
144 RINDGE AVE UNIT #144
CAMBRIDGE, MA 02140

195-60
EMISON, GRANT K. & LYNN K. BETLOCK
146 RINDGE AVE. UNIT#146
CAMBRIDGE, MA 02140

GCD ARCHITECTS
C/O ADAM GLASSMAN, ARCHITECT
2 WORTHINGTON STREET
CAMBRIDGE, MA 02138

195-112
CLEMENS, DAVID T. & TAWNYA L. LEWIS
18 MIDDLESEX ST
CAMBRIDGE, MA 02140

196-35
LAVERTY, CHARLES R. JR., & PAUL R. LOHNE CO-
TRUSTEES OF THE WISE INVESTMENT TRUST
C/O LAVERTY / LOHNES PROP
75 CAMBRIDGE PKWY, STE 100
CAMBRIDGE, MA 02142-1229

196-158
LYONS, RICHARD K II & MELANIE B. LYONS
35 PETER SPRING RD
CONCORD, MA 01742

196-159
ROHRBACH, AUGUSTA & LAWRENCE N. MAYER
135 RINDGE AVE
CAMBRIDGE, MA 02140-2531

195-56
LAWRENCE, LESLIE
24 MIDDLESEX ST
CAMBRIDGE, MA 02140-2504

195-59
SULLIVAN, SUSAN H.
29 BANKS ST
SOMERVILLE, MA 02144

195-158
DALEY, MARILYN
136-138 RINDGE AVE
CAMBRIDGE, MA 02140

195-157
DUNYAK, JAMES P. & ALISON STERN-DUNYAK
130-134 RINDGE AVE. 134
CAMBRIDGE, MA 02139

195-54
BLAKE, PETER R. & MEIGHAN A.F. MCCREA
3 WILSON AVE. UNIT 1
CAMBRIDGE, MA 02140

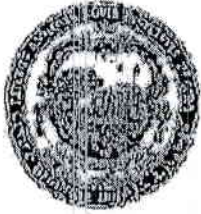
195-54
JONES, CARLA ORLANDA PEREIRA &
TIMOTHY JONES
3 WILSON AVE. UNIT 2
CAMBRIDGE, MA 02140

195-157
ROBERTS JEFFREY W
TRS THE TYLER BIGONET 2020 TR
155 SEAPORT BLVD
BOSTON, MA 02210

195-157
CAPPELLARO, PAOLA
130-134 RINDGE AVE - UNIT 132
CAMBRIDGE, MA 02140

195-55
O'SULLIVAN, MARY E.
4 WILSON AVE
CAMBRIDGE, MA 02140

195-111
DERHAM, ELIZABETH M.
20 MIDDLESEX STREET
CAMBRIDGE, MA 02140



CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS
AND OPENINGS ABUTTOR'S FORM

Applicants must submit a copy of the assessor's plat and signatures from all abutting property owners including property owners directly across the street (may be more than one). If the abutting buildings are condominiums then all condominium owners must sign.

To Whom It May Concern:

As owner or agent of 3 WILSON AVE # 2

Cambridge, Massachusetts, I do hereby declare

approval disapproval

of installment of Off-Street Parking Facility located at:

136-138 RIVER

Signed: [Signature]

Date: SEP 19, 23

Address: 3 WILSON AVE # 2

CAMBRIDGE MA 02140

September 20, 2023

Board of Zoning Appeal
831 Massachusetts Ave
Cambridge, MA

We are the owner and residents of 132 Rindge Ave. We are direct abutters to both 136-138 Rindge Ave & 140 Rindge Ave. We fully support the project of building a driveway along the side of 136-138 Rindge Ave.

Michael shared with us his families' intentions and showed us the proposed blueprint plans. We think his improvements will help the neighborhood and equally important, bring back two homes that are in dire need of renovation.

Sincerely,



Paola Cappellaro




Jung-Hoon Seo

EXISTING USABLE OPEN SPACE

PROPOSED USABLE OPEN SPACE

USABLE OPEN SPACE 15'X15' MIN

 2,765.0 SF / 5,869.0 = .47 EXISTING USUABLE OPEN SPACE
.20 REQUIRED

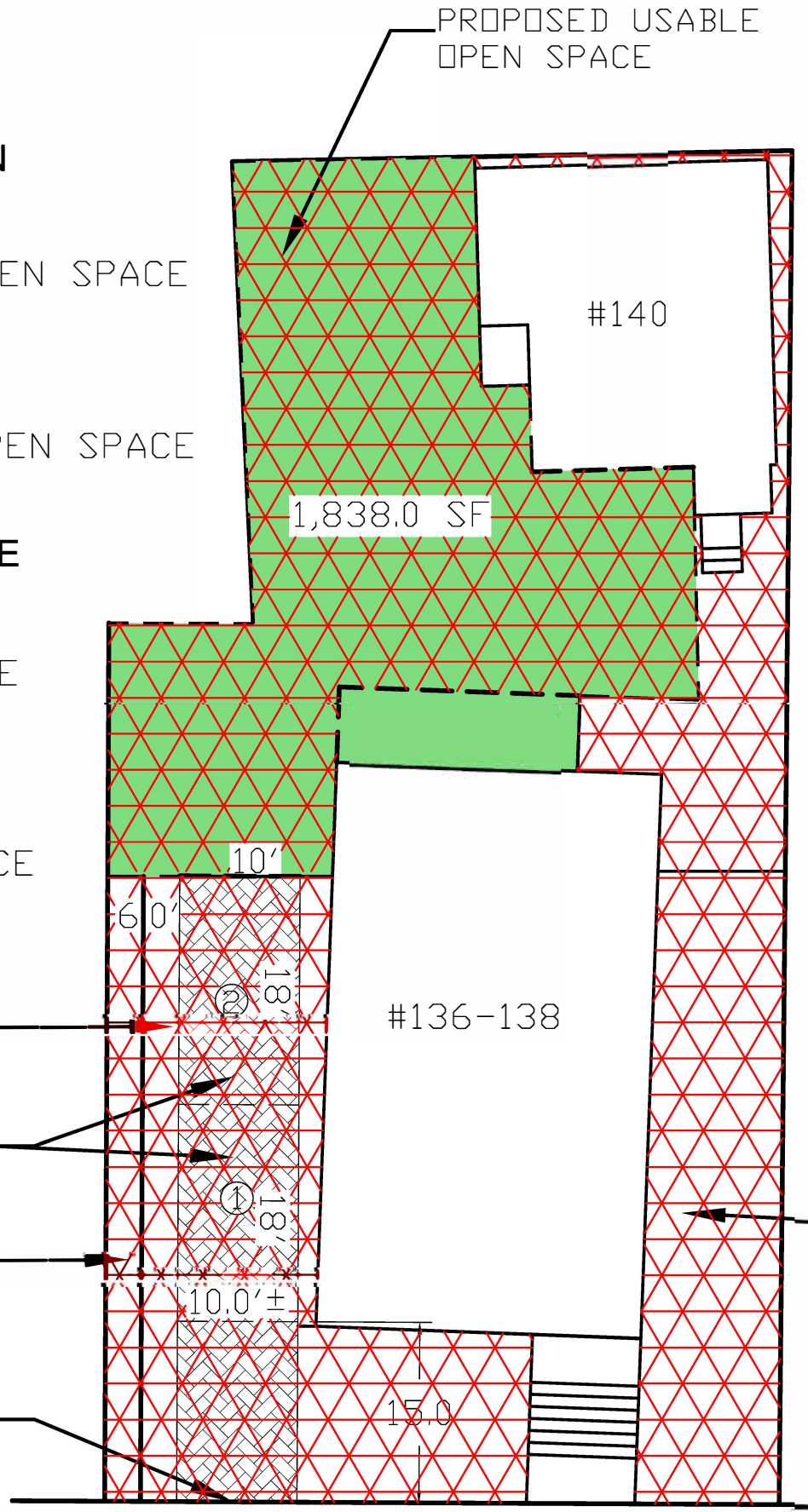
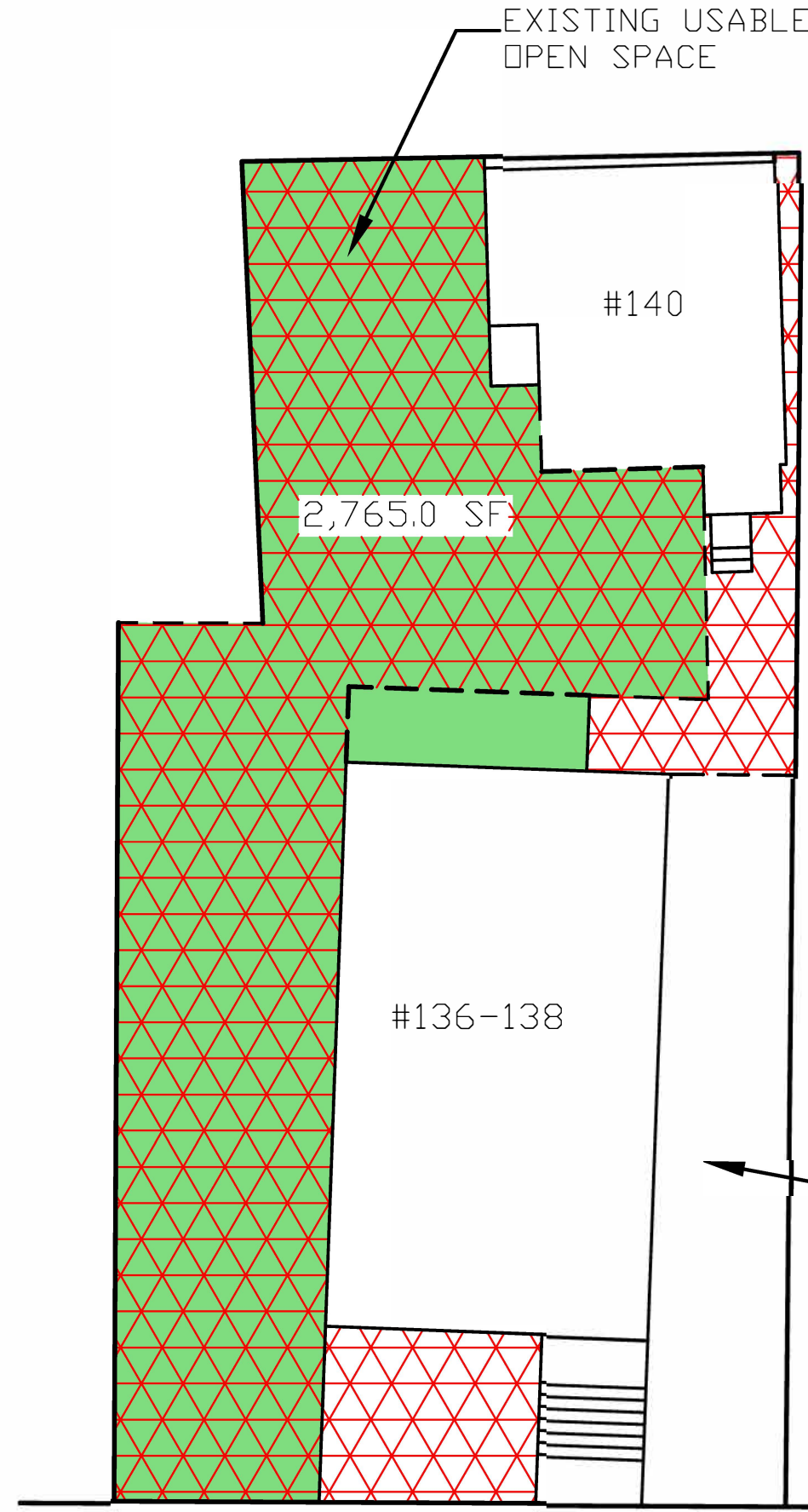
 1,838.0 SF / 5,869.0 = .31 PROPOSED USUABLE OPEN SPACE
.20 REQUIRED

PRIVATE PERVIOUS OPEN SPACE

 2,694.0 SF / 5,869.0 = .46 EXISTING OPEN SPACE
.40 REQUIRED

 3,703.0 SF / 5,869.0 = .63 PROPOSED OPEN SPACE
.40 REQUIRED

9/23/2023
GCD ARCHITECTS



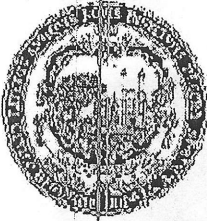
136-138 & 140 RINDGE AVE
EXISTING SITE PLAN

EXISTING CURB CUT FOR #140

PROPOSED CURB CUT FOR #136-#138

136-138 & 140 RINDGE AVE
PROPOSED SITE PLAN

EXISTING CURB CUT FOR #140



CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS ABUTTOR'S FORM

Applicants must submit a copy of the assessor's plat and signatures from all abutting property owners including property owners directly across the street (may be more than one). If the abutting buildings are condominiums then all condominium owners must sign.

To Whom It May Concern:

As owner or agent of Paul R Lobner

Cambridge, Massachusetts, I do hereby declare
 approval disapproval

of installment of Off-Street Parking Facility located at:
136-138 Rindge Ave

Signed: PR Lobner Date: 9-25-2023

Address: 75 Cambridge Pkw.
Owner of 141-143 Rindge Apartments & 92/94/96 Rice Apartments

To Whom It May Concern:

As owner or agent of _____

Cambridge, Massachusetts, I do hereby declare
 approval disapproval

of installment of Off-Street Parking Facility located at:
136-138 Rindge Ave Cambridge MA

Signed: _____ Date: 9-25-23

Address: 131 Rindge Ave
Cambridge MA 02140

DIMENSIONAL INFORMATION

Applicant: Michael Driscoll
Location: 136-138 Rindge Avenue, Cambridge, MA
Phone: 9784795987

Present Use/Occupancy: 2 family
Zone: Residence B Zone
Requested Use/Occupancy: 2 family

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>
TOTAL GROSS FLOOR AREA:		3,822.0	No Change	2,804.0 (max.)
LOT AREA:		5,869.0	No	5,000.00 (min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: ²		.65	No Change	.477
LOT AREA OF EACH DWELLING UNIT		2,934.5	No Change	2,500.00
SIZE OF LOT:	WIDTH	56	No Change	50
	DEPTH	112.48	No Change	NA
SETBACKS IN FEET:	FRONT	10'	No Change	15'
	REAR	43.8' (Front House) .71 (Rear House)	No Change	28'
	LEFT SIDE	10.57'	No Change	7.5' (Sum of 20')
	RIGHT SIDE	1.03'	No Change	12.5' (Sum of 20')
SIZE OF BUILDING:	HEIGHT	31'	No Change	35'
	WIDTH	57'	No Change	NA
	LENGTH	27'	No Change	NA
RATIO OF USABLE OPEN SPACE TO LOT AREA:		2,765.0 SF / .47 2,765.0 SF / .45	1,838.0 SF / .31 1,863.0 SF / .30	1,173.8 SF / .20 SF
NO. OF DWELLING UNITS:		3	No Change	0
NO. OF PARKING SPACES:		2	4	0
NO. OF LOADING AREAS:		0	0	0
DISTANCE TO NEAREST BLDG. ON SAME LOT		17'	No Change	10'

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 front house is a wood frame, brick clad 2-family dwelling unit
 The rear house is a wood frame, wood clad, single family dwelling unit

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'.



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 Driscoll Date: 9-26-23
(Print)

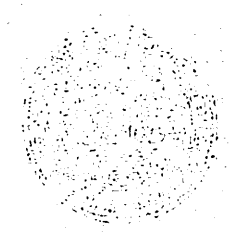
Address: 136-138 Rindge Ave

Case No. BZA-241746

Hearing Date: 10/12/23

Thank you,
Bza Members

SECRET



CONFIDENTIAL

CONFIDENTIAL

SECRET

CONFIDENTIAL

SECRET

CONFIDENTIAL

SECRET