



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2023 OCT -2 PM 2:38

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 244597

General Information

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

Special Permit: X Variance: Appeal:

PETITIONER: Michael Driscoll C/O Adam Glassman / GCD Architects

PETITIONER'S ADDRESS: 17 Brown Street , Cambridge, MA 02138

LOCATION OF PROPERTY: 140 Rindge Ave. , Cambridge, MA

TYPE OF OCCUPANCY: 1 Family

ZONING DISTRICT: Residence B Zone

REASON FOR PETITION:

/Additions/ /Dormer/

DESCRIPTION OF PETITIONER'S PROPOSAL:

140 Rindge Ave: Raise Roof, New Dormers, New Left Side Addition

136-138 Rindge Ave: New Mansard Roof Addition

SECTIONS OF ZONING ORDINANCE CITED:

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

Original
Signature(s):

Adam Glassman

(Petitioner (s) / Owner)

Adam Glassman / GCD Architects

(Print Name)

Address: 17 Brown St Cambridge
 Tel. No. 6174128450
 E-Mail Address: ajglassman.ra@gmail.com

Date: 9/28 /2023

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 _____

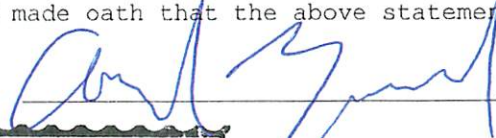


SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT*

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

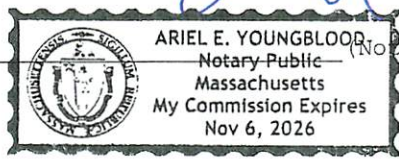
Commonwealth of Massachusetts, County of Middlesex

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



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 140 Rindge Ave., Cambridge, MA (location) would not be a detriment to the public interest because:

A) Requirements of the Ordinance can or will be met for the following reasons:

The proposed work will cause no detriment to the direct abutters or to the neighborhood in general.
There will be no loss of privacy, no creation of any substantial shadows on the abutting lots. The scale and character of the houses and neighborhood will remain unchanged. There will be no additional dwelling units and no new non-conforming lot conditions. The existing non-conforming lot conditions will not be increased.

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 existing 2 family house (136-138) will remain a 2 family house.

The existing 1 family house (140) will remain a 1 family house.

The (2) existing parking spaces will remain and (2) will be added.

The new mansard roof (136-138) and new dormers and left side addition (140) are consistent with other similar houses on the street.

The existing exteriors of the houses are in bad shape and an eyesore which will be tastefully renovated to be consistent with the traditional character of the neighborhood.

The existing driveway, walkways and yard spaces will receive the cosmetic upgrades they badly need with new pervious pavers and landscaping.

In sum, there will be no change to existing traffic patterns, no increase in congestion, no loss of off street parking, no added density, and no change to the established character of the neighborhood.

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 renovations and additions will have no impact on the adjacent property uses and are consistent with the current 1 and 2-family residential use of the property.

- D) Nuisance or hazard would not be created to the detriment of the health, safety, and/or welfare of the occupant of the proposed use or the citizens of the City for the following reasons:

The proposed renovations and additions will create no new air or light pollution, the existing 1 and 2-family residential use will remain. There will be no loss of privacy.

- 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 project is consistent and in harmony with the uses and character of the neighborhood, and upholds the intents of the zoning ordinance as there will be no creation of any detriment whatsoever.

***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: 140 Rindge Ave., Cambridge, MA
Phone: 6174128450

Present Use/Occupancy: 1 Family
Zone: Residence B Zone
Requested Use/Occupancy: 1 Family

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		1,098 total on lot is 4,032.0	1,641 total on lot is 5,217.0	2,804.0	(max.)
<u>LOT AREA:</u>		5,869.0	No Change	5,000.0	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²		.69	.89	.48	
<u>LOT AREA OF EACH DWELLING UNIT</u>		1,956.0	No Change	2,500.00	
<u>SIZE OF LOT:</u>	<u>WIDTH</u>	56	No Change	50	
	<u>DEPTH</u>	112.48	No Change	N/A	
<u>SETBACKS IN FEET:</u>	<u>FRONT</u>	13.5' to 136-138 and 82.0' to 140	No Change	15'	
	<u>REAR</u>	43.5 to 136-138 and 0.7 to 14	No Change	25'	
	<u>LEFT SIDE</u>	17.4 to 136-138 and 20.0' to 140	No Change 136-138 and 16.0 to 140	12.5' - SUM OF 20'	
	<u>RIGHT SIDE</u>	10.3 to 136-138 and 1.0 to 140	No Change	7.5' - SUM OF 20'	
<u>SIZE OF BUILDING:</u>	<u>HEIGHT</u>	32.0 for 136-138 and 28.25 for 140	31.0 for 136-138 and 32.00 for 140	35.0	
	<u>WIDTH</u>	53.2' for 136-138 and 32.2' for 140	No Change	N/A	
	<u>LENGTH</u>	26.8' for 136-138 and 24.3' for 140	No Change for 136-138 and 28.3' for 140	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		39%	28%	20%	
<u>NO. OF DWELLING UNITS:</u>		3	No Change	2	
<u>NO. OF PARKING SPACES:</u>		2	4	0	
<u>NO. OF LOADING AREAS:</u>		0	0	N/A	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		16'	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.:

136-138 is a wood frame brick veneer structure
140 is a wood frame stucco veneer structure

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'.



136-138 RINDGE AVE STREET VIEW

ARCHITECT

GCD ARCHITECTS

2 WORTHINGTON STREET
CAMBRIDGE, MA 02138
617-412-8450
www.glassmanchungdesign.com

DATE

9/19/2023

PROJECT

136-138 & 140 Rindge Ave
Cambridge, MA

TITLE

COVER

SCALE

DRAWING

C.01



0'J-9K 'HCK 5 F8 '% \$'F-B8 ; 9'5 J9 ''

0'J-9K 'HCK 5 F8 '% \$'F-B8 ; 9'5 J9
 ""'% * !%, 'F-B8 ; 9'5 J9 'CB' @: H

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9/19/2023

PROJECT

136-138 & 140 Rindge Ave

Cambridge, MA

TITLE

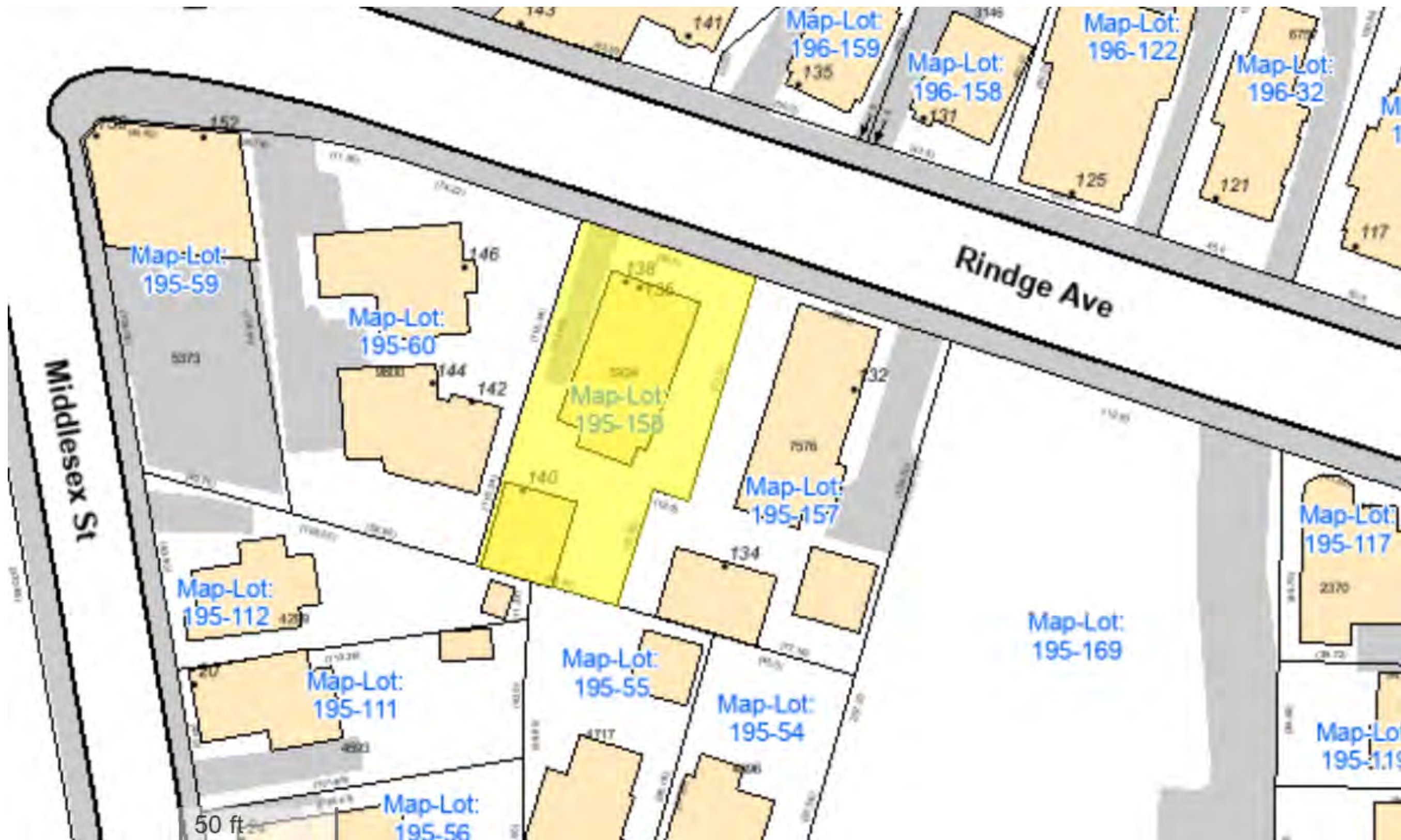
COVER

SCALE

DRAWING

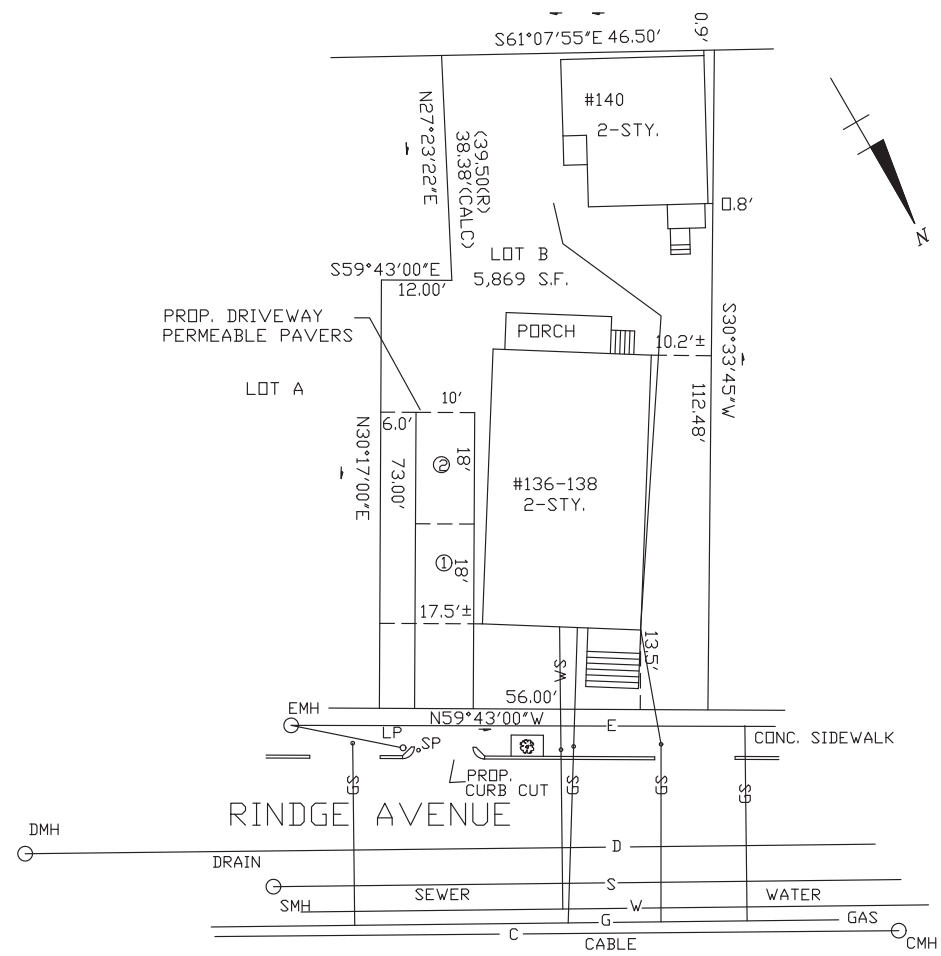
C.01

GCD ARCHITECTS



136-138 & 140 RINDGE AVE GIS MAP

 <p>ARCHITECT GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p>	<p>DATE 9/19/2023</p>	<p>PROJECT 136-138 & 140 Rindge Ave Cambridge, MA</p>	<p>TITLE COVER</p>	<p>SCALE</p>	<p>DRAWING C.01</p>
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SCALE: 1"=20'

LEGEND

SEWER MANHOLE	SMH ○
DRAIN MANHOLE	DMH ○
GAS GATE	gg o
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 —



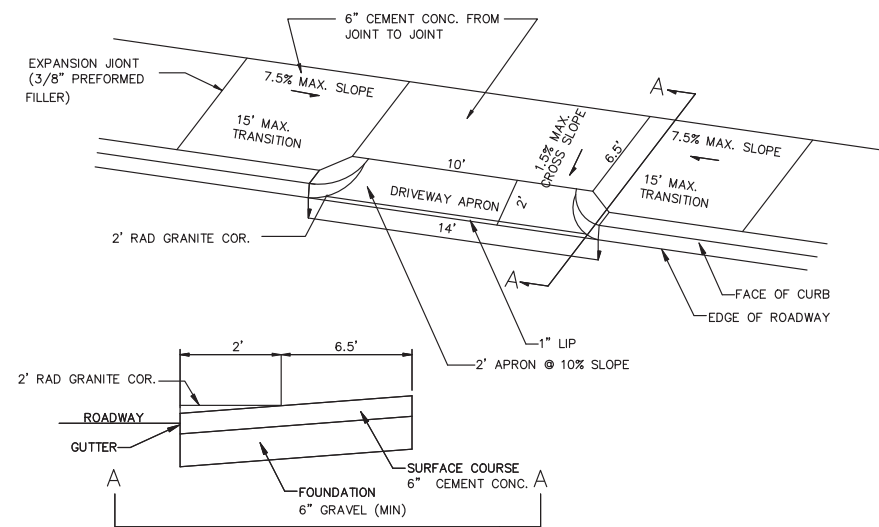
8/24/23

JOHN D. SULLIVAN III P.E. NO 41586



8/24/23

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



NOTES

- RAMP CROSS SECTION TO BE THE SAME AS ADJACENT SIDEWALK; i.e. DEPTH OF SURFACE AND FOUNDATION.
 - PORTLAND CEMENT CONCRETE RAMPS ARE TO BE TEXTURED BY BROOMING IN A DIRECTION PARALLEL TO THE LENGTH OF THE RAMP.
 - IN NO CASE ARE THE RAMPS TO BE PLACED BEHIND THE STOP LINE.
 - 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
BOSTON (ROSLINDALE), MA

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

SCALE: NTS

DATE: AUGUST 24, 2023

FILE No. 7930CC

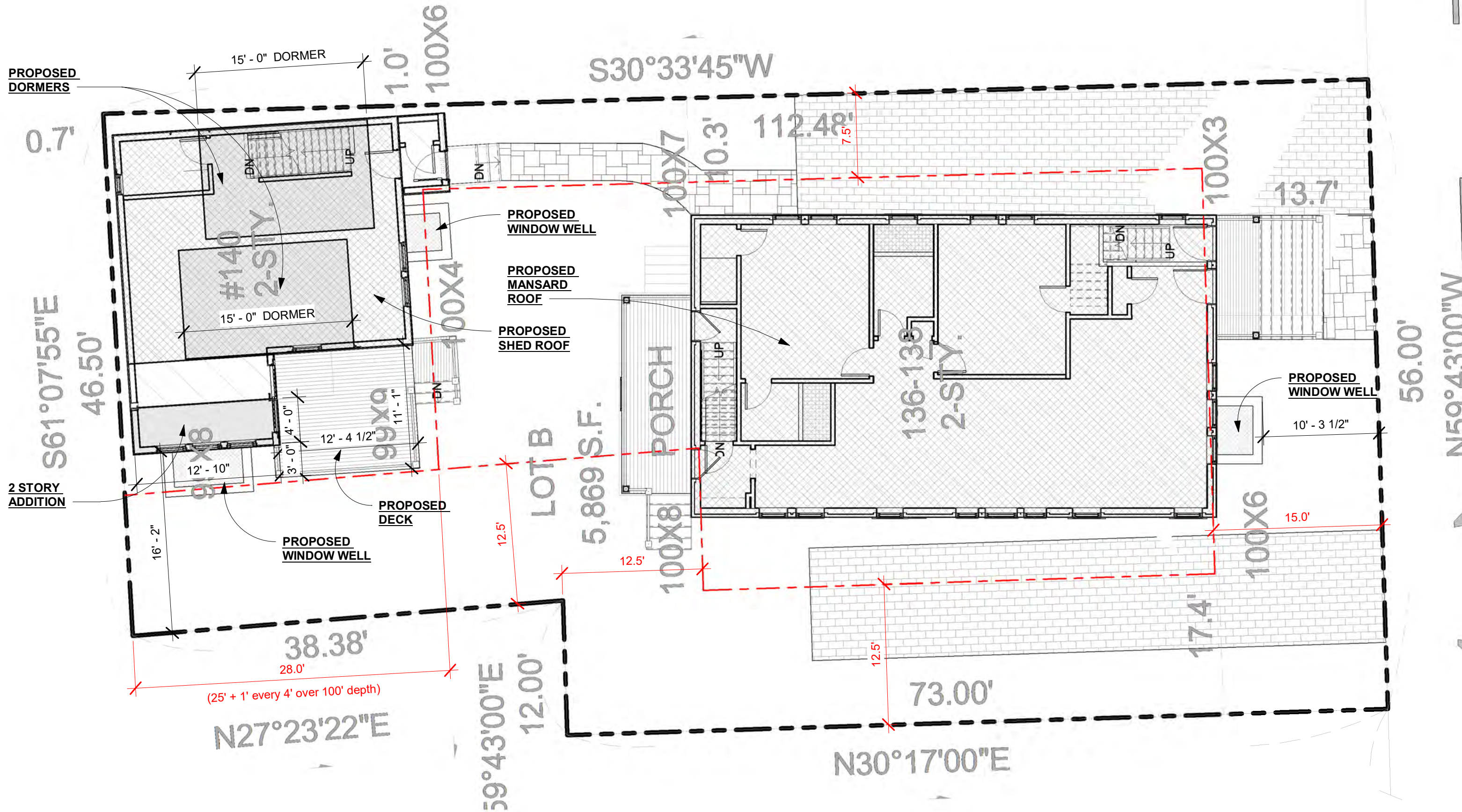
FIELD	PLOT	DESIGN	DRAFT	CALC.	CHECK

Dimension Regulation - ZONE RESIDENCE B				
	EXISTING	PROPOSED	REQUIRED	CONFORMING
GFA - FAR	GFA = 4,032 SF .69 FAR	GFA = 5,217 SF .88 FAR	MAX GFA = 2,804 S.F. FAR = ~0.5 (*)	EXISTING NON CONFORMING
MIN. LOT SIZE	5,869 sq. ft.	5,869 sq. ft.	5,000 sq. ft.	YES
MIN. LOT AREA PER DWELLING UNIT			2,500 sq. ft.	EXISTING NON CONFORMING
LOT WIDTH	56'	56'	50'	YES
FRONT SETBACK	13.7' (136-138)	13.7' (136-138)	15'	EXISTING NON CONFORMING (136-138) YES (140)
RIGHT SIDE SETBACK	10.3' (136-138) 1' (140)	10.3' (136-138) 1' (140)	7.5' - SUM OF 20'	YES (136-138) EXISTING NON CONFORMING (140)
LEFT SIDE SETBACK	17.4' (136-138) 20' (140)	17.4' (136-138) 16' (140)	12.5' - SUM OF 20'	YES
REAR SETBACK	0.7' (140)	0.7' (140)	25'	EXISTING NON CONFORMING
MAXIMUM HEIGHT	32' (136-138) 28.25' (140)	31' (136-138) 32' (140)	35'	YES
RATIO OF PRIVATE OPEN SPACE TO LOT AREA	39% (see Z.3.1)	28% (see Z.3.2)	20%	YES

(*) Applicable to the first five thousand (5,000) square feet of lot area. For those portions of any lot exceeding five thousand (5,000) square feet, the applicable Maximum Ratio of Floor Area to Lot Area shall be 0.35 for all permitted residential uses and the Minimum Lot Area for Each Dwelling Unit shall be four thousand (4,000) square feet. However, for any lot in existence as of June 30, 1995 that is subsequently subdivided into two or more lots, the total amount of gross area and number of units on the subdivided lots, in total, shall at no time exceed that permitted by this footnote (j) on the lot before the subdivision occurred. Unless otherwise permitted by special permit from the Board of Zoning Appeal, the gross floor area and dwelling units permitted on each subdivided lot shall be in the same ratio as that lot's area is to the area of the unsubdivided lot. Nothing in this footnote (j) shall prohibit the subdivision of a Townhouse Development conforming at the time of its construction, as permitted in Section 11.10.

Lot Area = 5,869 s.f.
5,000-5,869 = 869 s.f.
GFA allowed for the first 5,000 s.f. = 0.5 x 5,000 s.f. = 2,500 s.f.
GFA allowed for remaining 869 s.f. = 0.35 x 869 s.f. = 304 s.f.
TOT GFA allowed ----- 2,804 s.f.

	ARCHITECT	DATE	PROJECT	TITLE	SCALE	DRAWING
	GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com	9/19/2023	136-138 & 140 Rindge Ave Cambridge, MA	Zoning Analysis		Z.1



PROPOSED DORMERS

2 STORY ADDITION

PROPOSED WINDOW WELL

PROPOSED MANSARD ROOF

PROPOSED SHED ROOF

PROPOSED DECK

PROPOSED WINDOW WELL

PROPOSED WINDOW WELL

ARCHITECT

GCD ARCHITECTS

2 WORTHINGTON STREET
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DATE

9/19/2023

PROJECT

136-138 & 140 Rindge Ave

Cambridge, MA

TITLE

Zoning - Setback plan

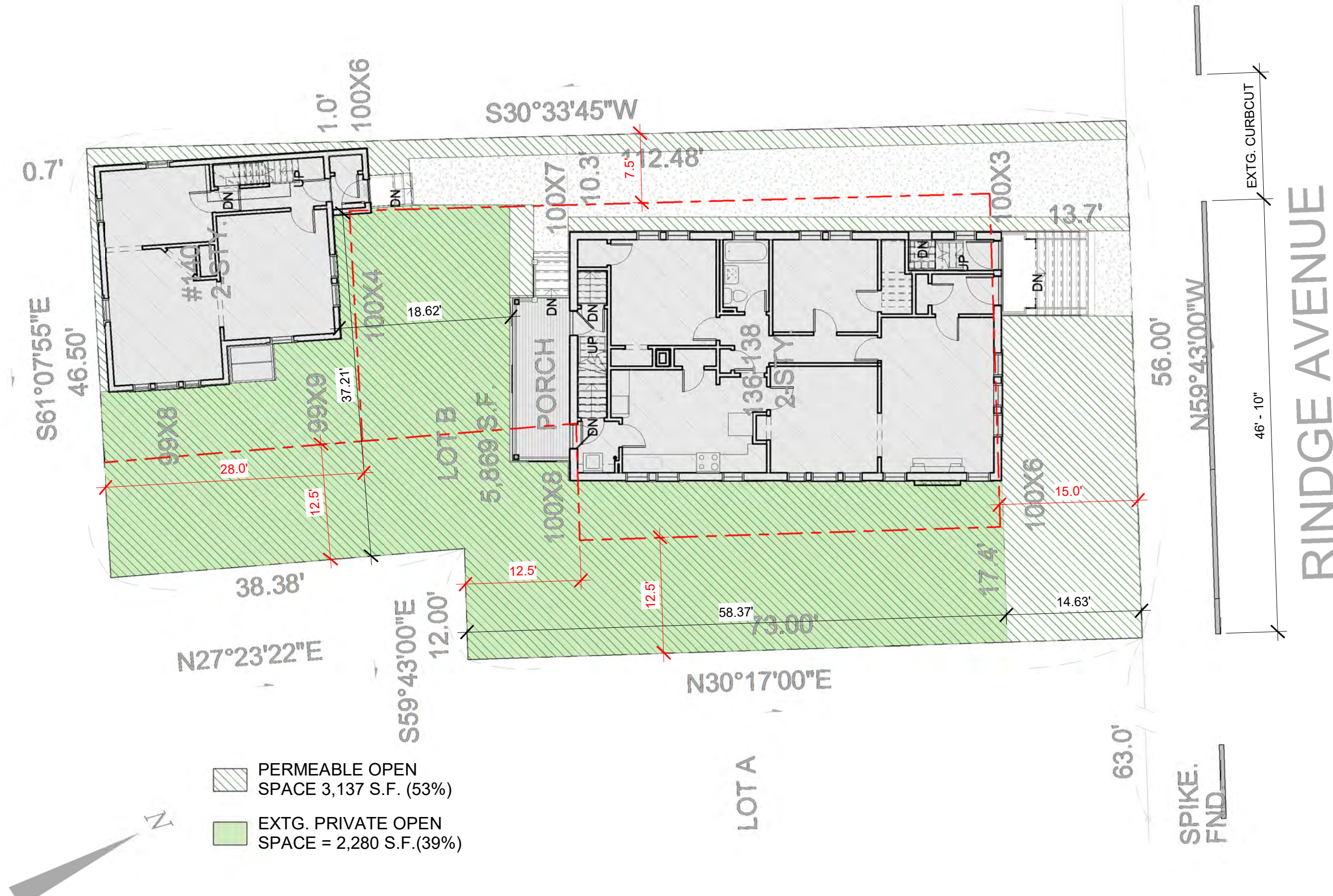
SCALE



1/8" = 1'-0"

DRAWING

Z.2

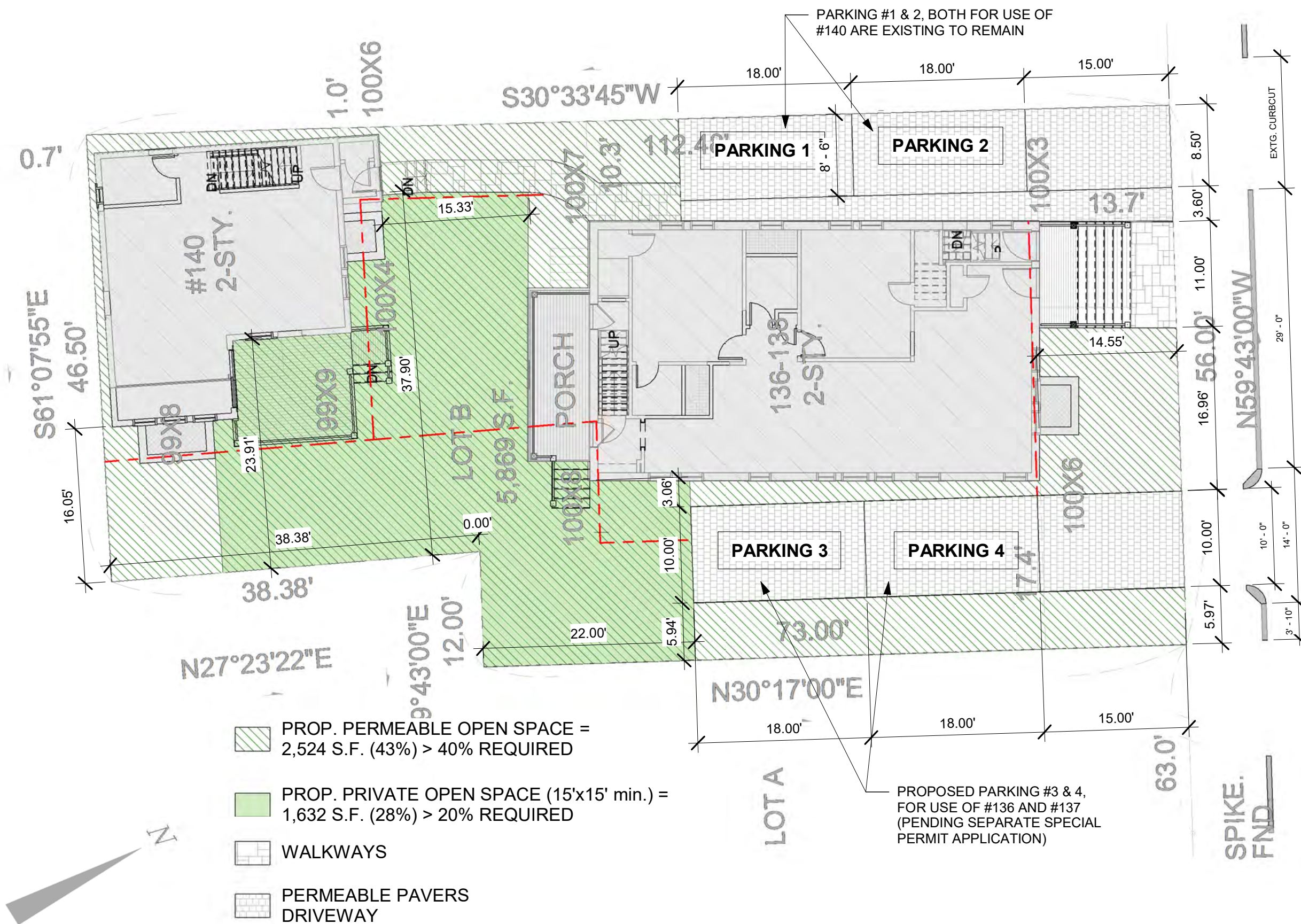
GCD ARCHITECTS



-  PERMEABLE OPEN SPACE 3,137 S.F. (53%)
-  EXTG. PRIVATE OPEN SPACE = 2,280 S.F.(39%)



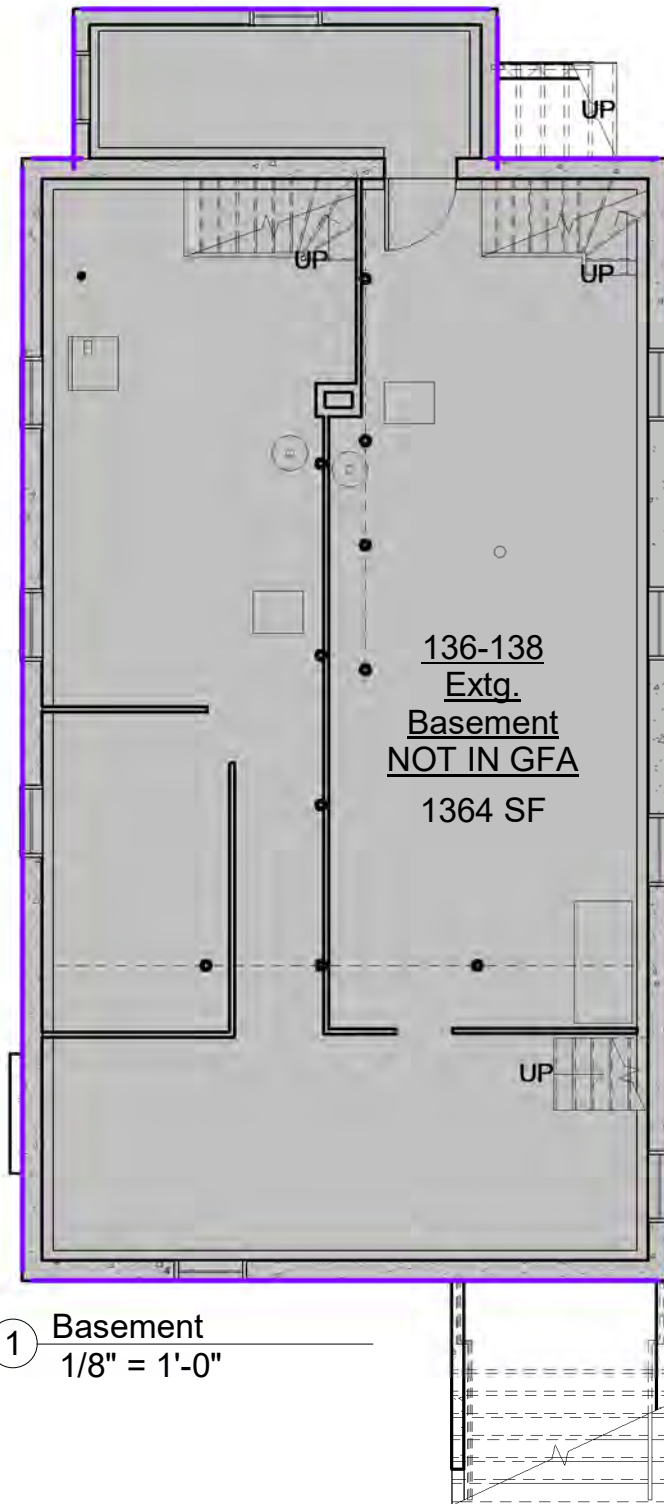
 <p>ARCHITECT GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p>	<p>DATE 9/19/2023</p>	<p>PROJECT 136-138 & 140 Rindge Ave Cambridge, MA</p>	<p>TITLE Exgt. Open Space Plan</p>	<p>SCALE 3/32" = 1'-0"</p>	<p>DRAWING Z.3.1</p>
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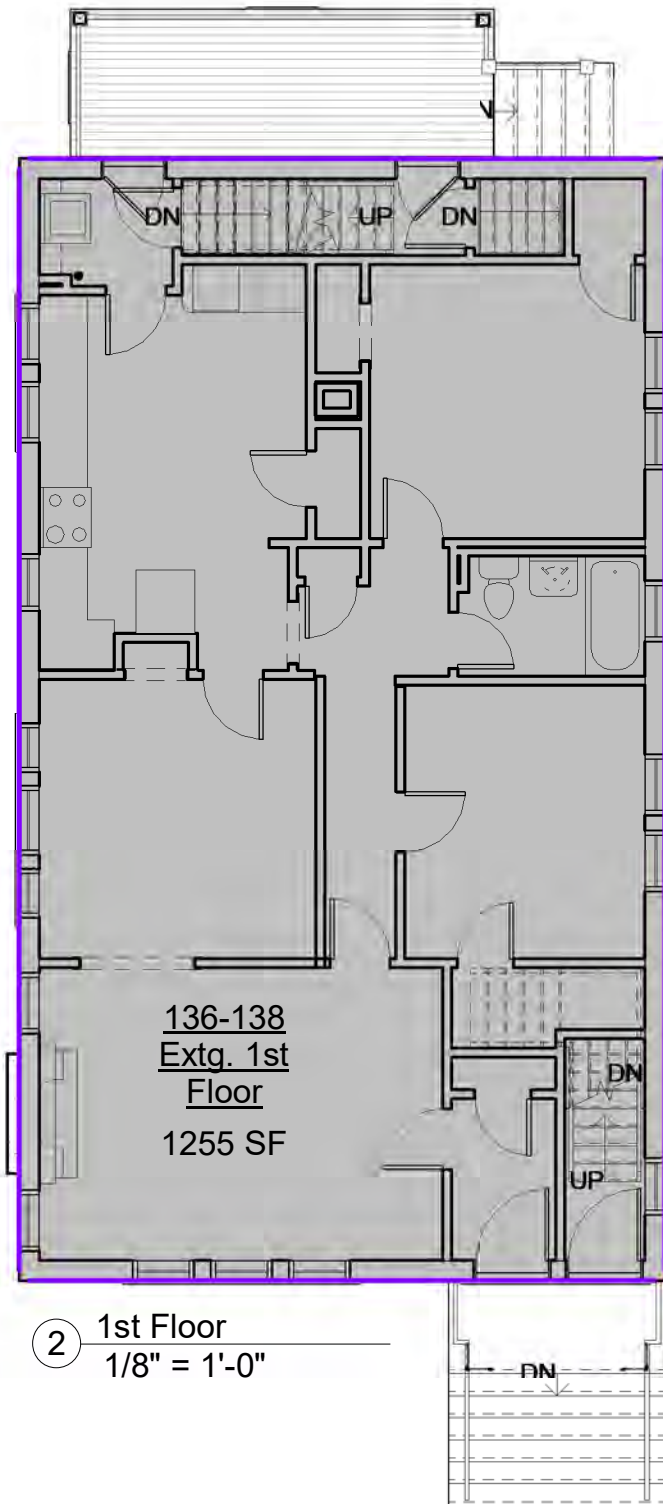
RINDGE AVENUE

SPIKE FND.

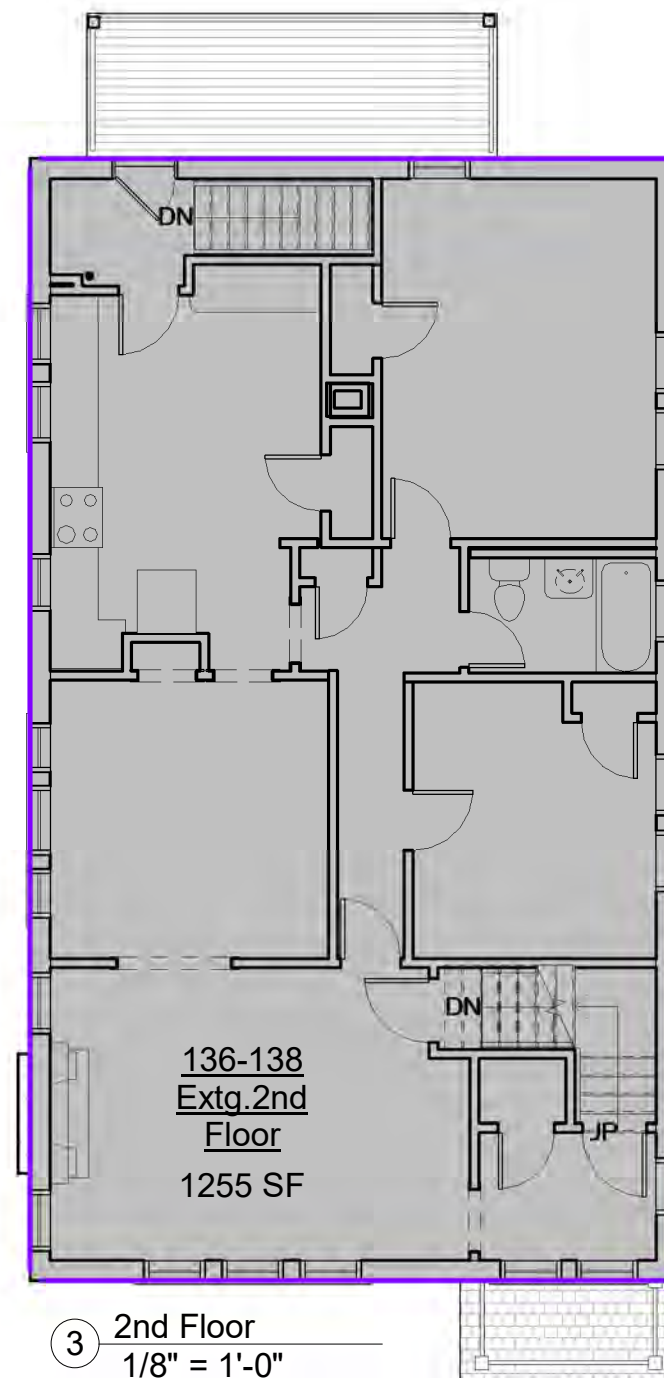
 <p>ARCHITECT GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p>	<p>DATE 9/19/2023</p>	<p>PROJECT 136-138 & 140 Rindge Ave Cambridge, MA</p>	<p>TITLE Prop. Open Space Plan</p>	<p>SCALE 3/32" = 1'-0"</p>	<p>DRAWING Z.3.2</p>
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① Basement
1/8" = 1'-0"



② 1st Floor
1/8" = 1'-0"



③ 2nd Floor
1/8" = 1'-0"

ARCHITECT
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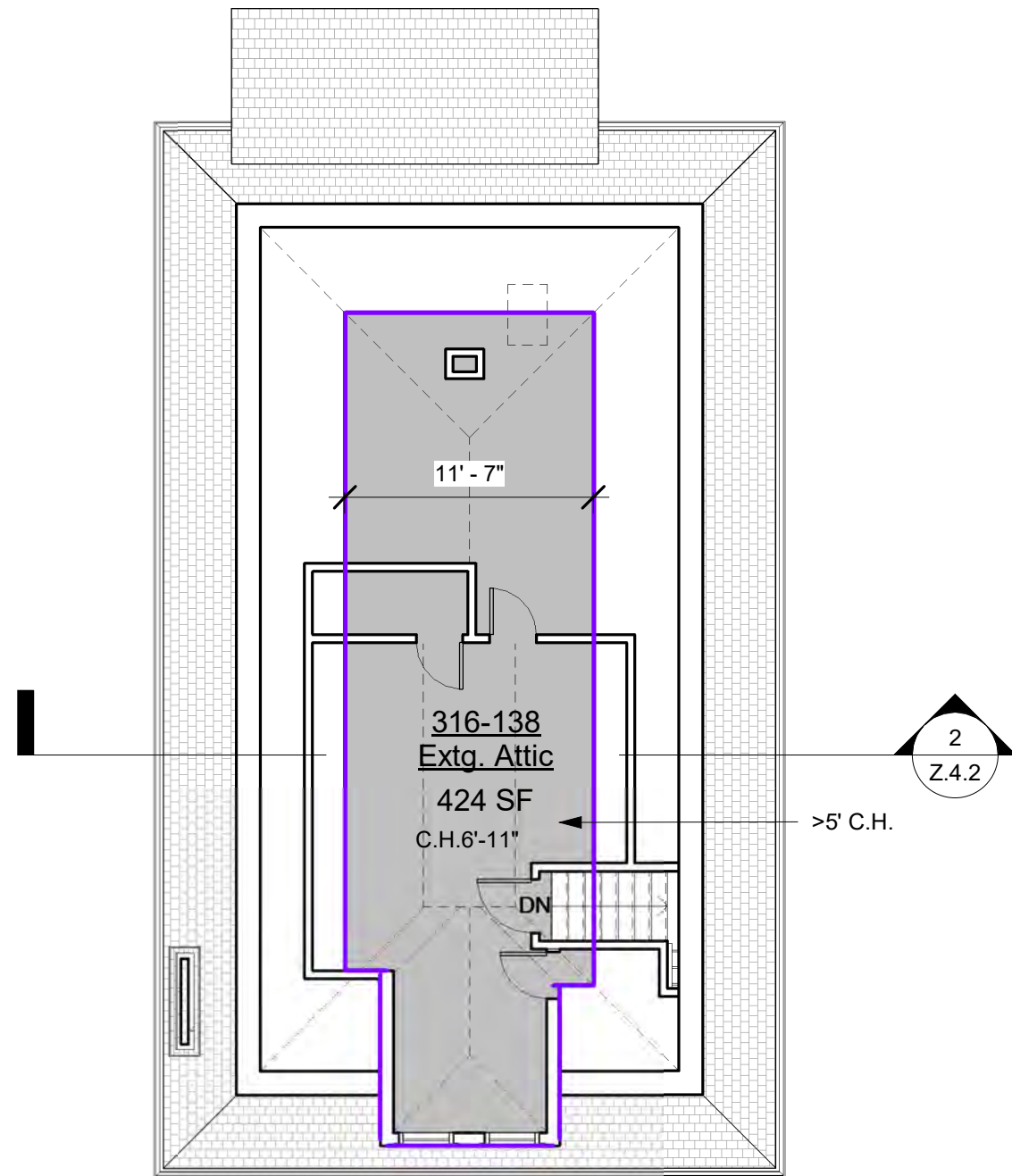
DATE
9/19/2023

PROJECT
136-138 & 140 Rindge Ave
Cambridge, MA

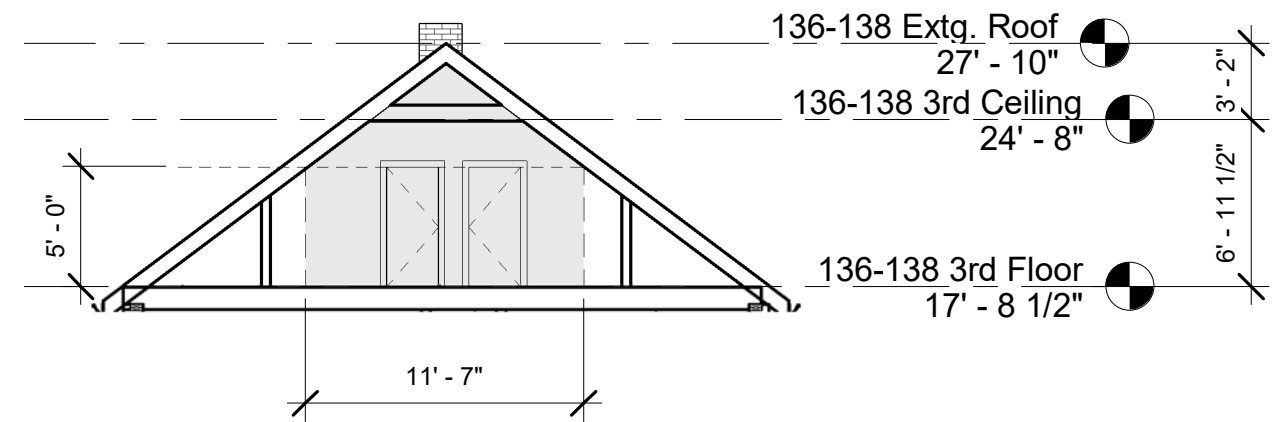
TITLE
**Zoning - 136-138
EXTG. GFA Plans**

SCALE
1/8" = 1'-0"

DRAWING
Z.4.1



① 3rd Floor
1/8" = 1'-0"



② Section GFA
1/8" = 1'-0"

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9/19/2023

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136-138 & 140 Rindge Ave
Cambridge, MA

TITLE

**ZONING - 136-138
EXTG. GFA Plans**

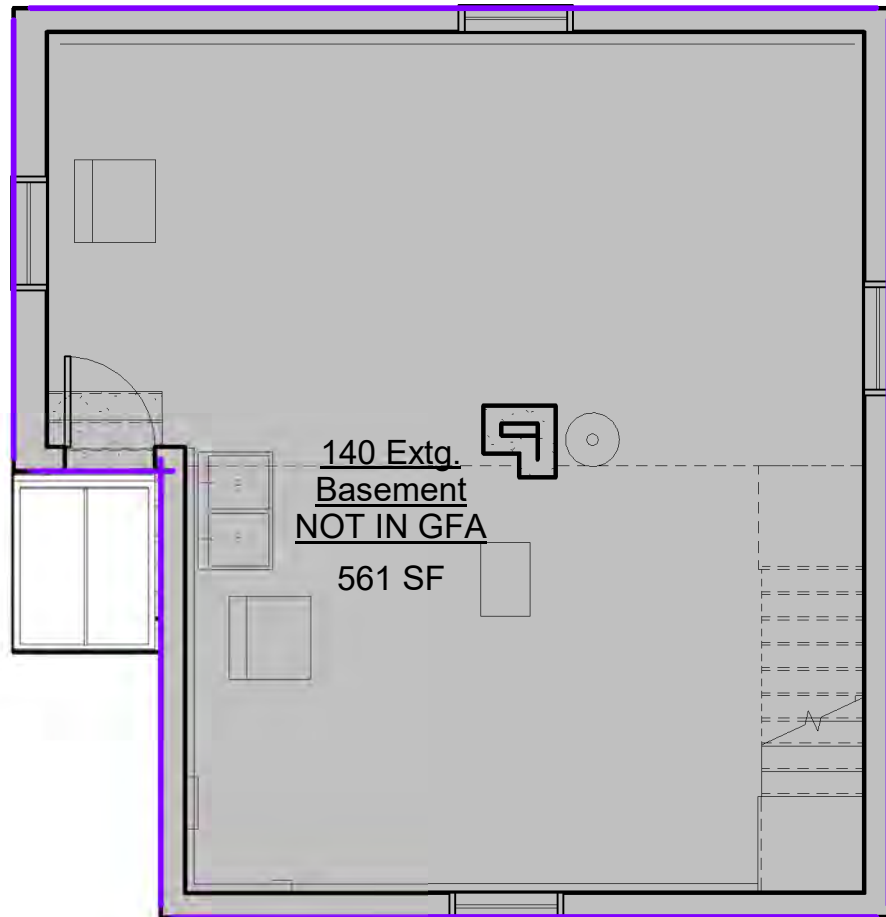
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1/8" = 1'-0"

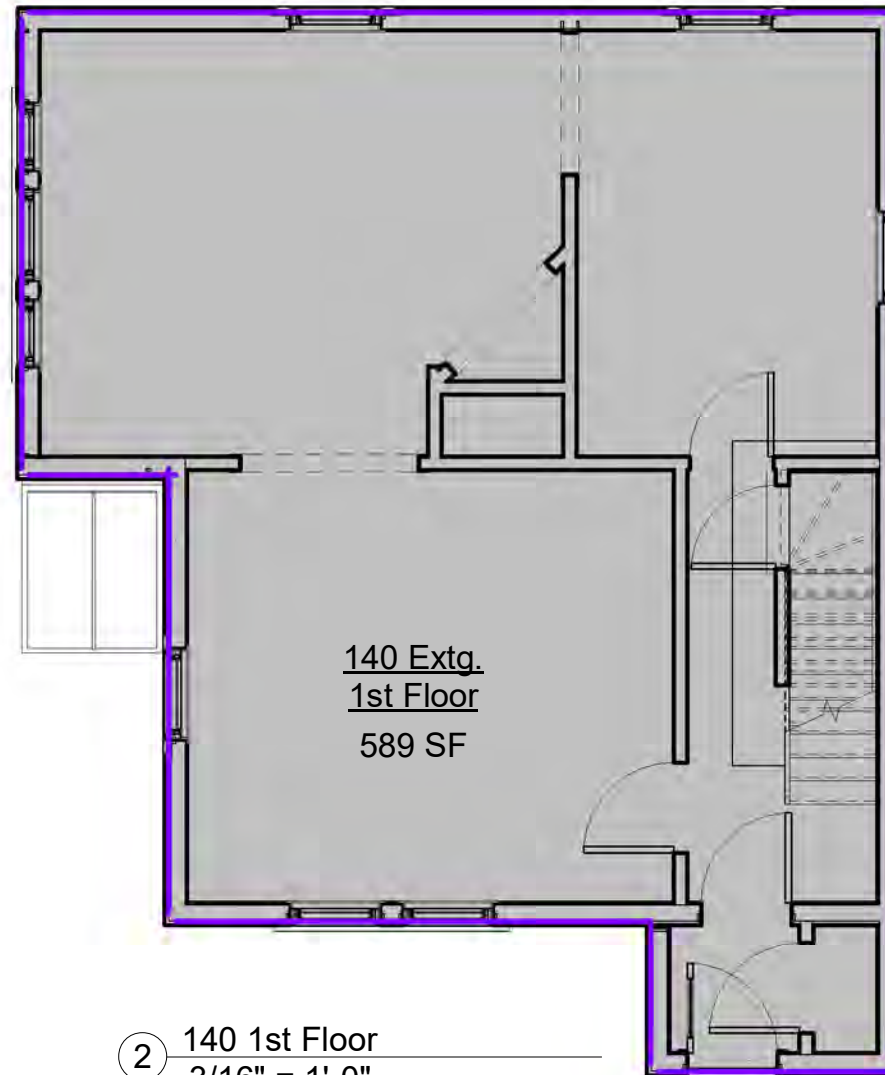
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Z.4.2

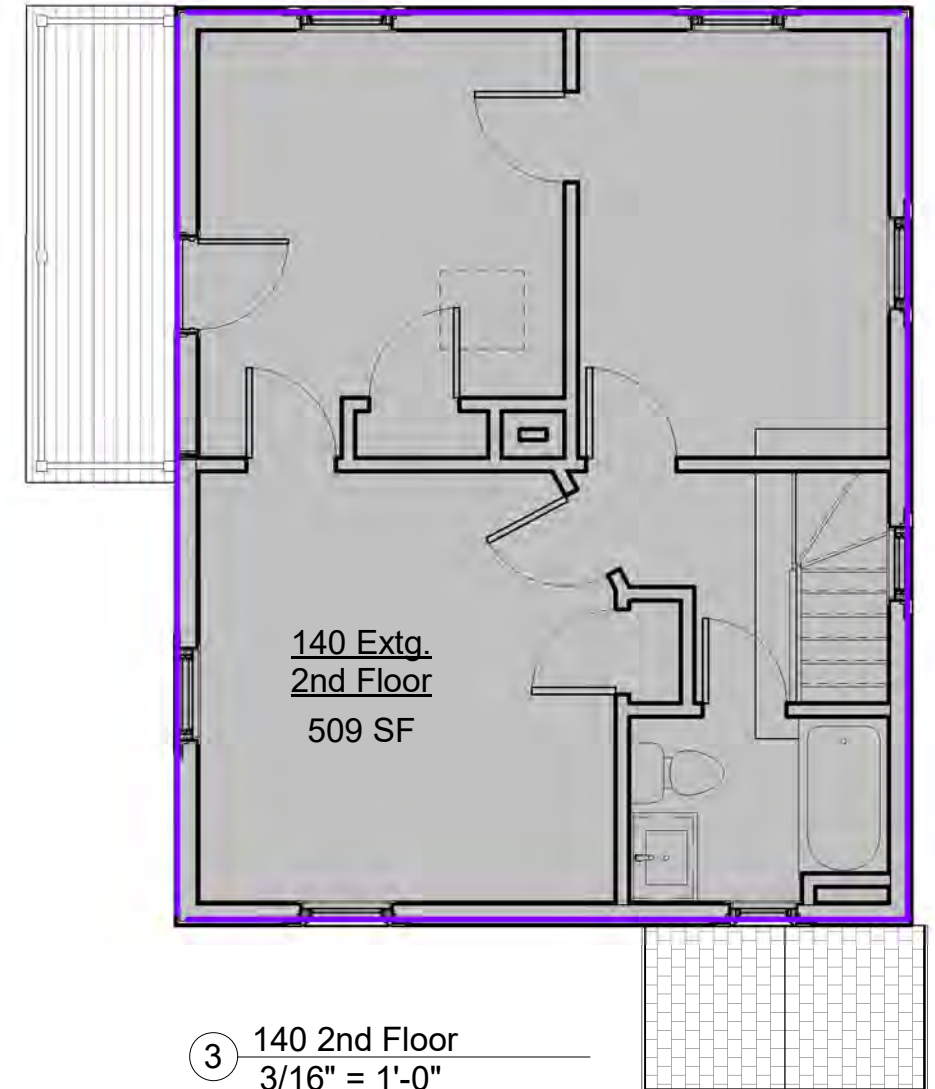




① 140 Basement
3/16" = 1'-0"



② 140 1st Floor
3/16" = 1'-0"



③ 140 2nd Floor
3/16" = 1'-0"

EXISTING GFA -FAR CALCULATION			
Name	Gross Floor Area	Lot Area	FAR (GFA/LOT)
136-138 Extg. 1st Floor	1255 SF	5869 SF	0.213815
136-138 Extg.2nd Floor	1255 SF	5869 SF	0.213815
316-138 Extg. Attic	424 SF	5869 SF	0.072227
140 Extg. 1st Floor	589 SF	5869 SF	0.100432
140 Extg. 2nd Floor	509 SF	5869 SF	0.086765
	4032 SF		0.687053

ARCHITECT

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9/19/2023

PROJECT

136-138 & 140 Rindge Ave
Cambridge, MA

TITLE

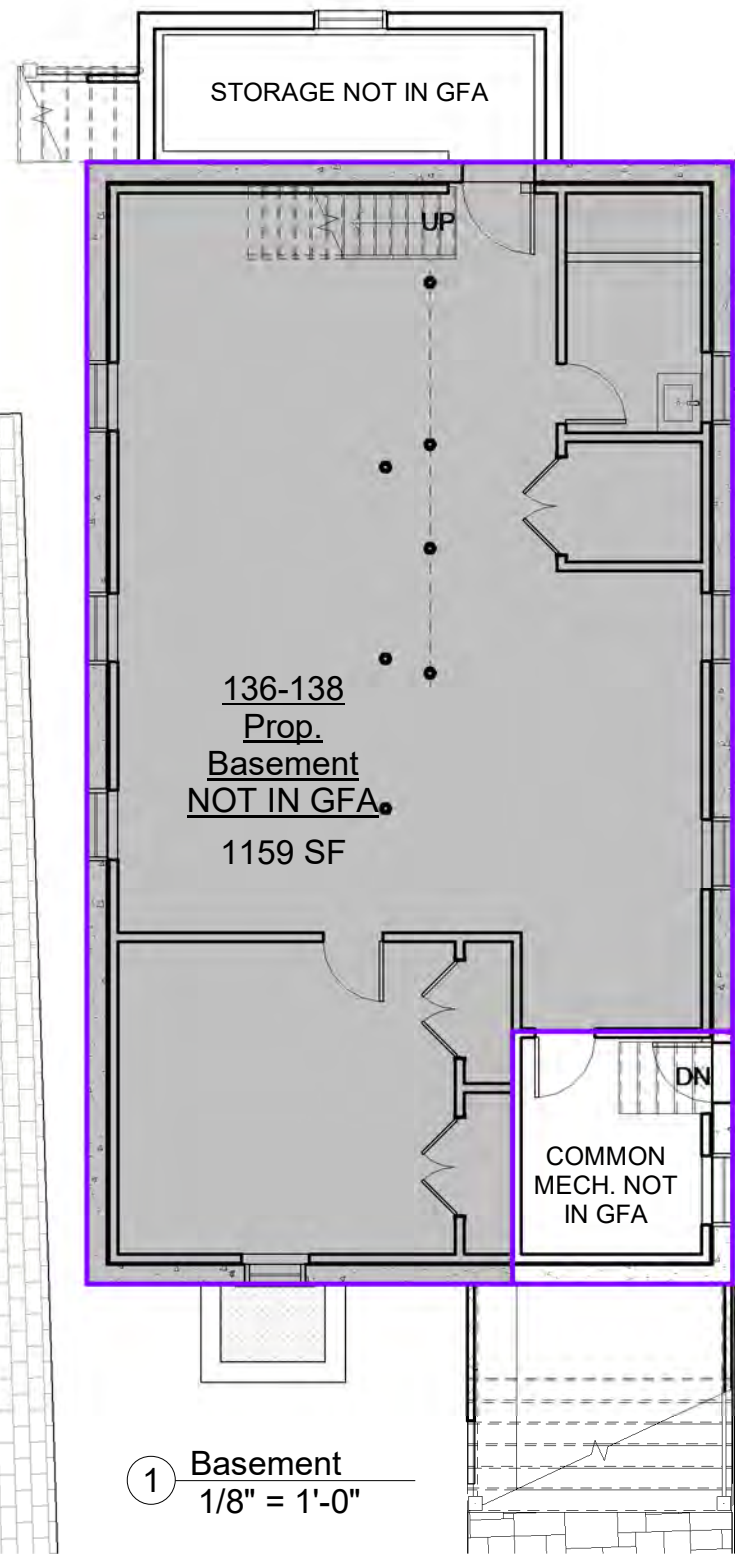
ZONING - 140 EXTG.
GFA Plans, Extg.
GFA/FAR CALCS

SCALE

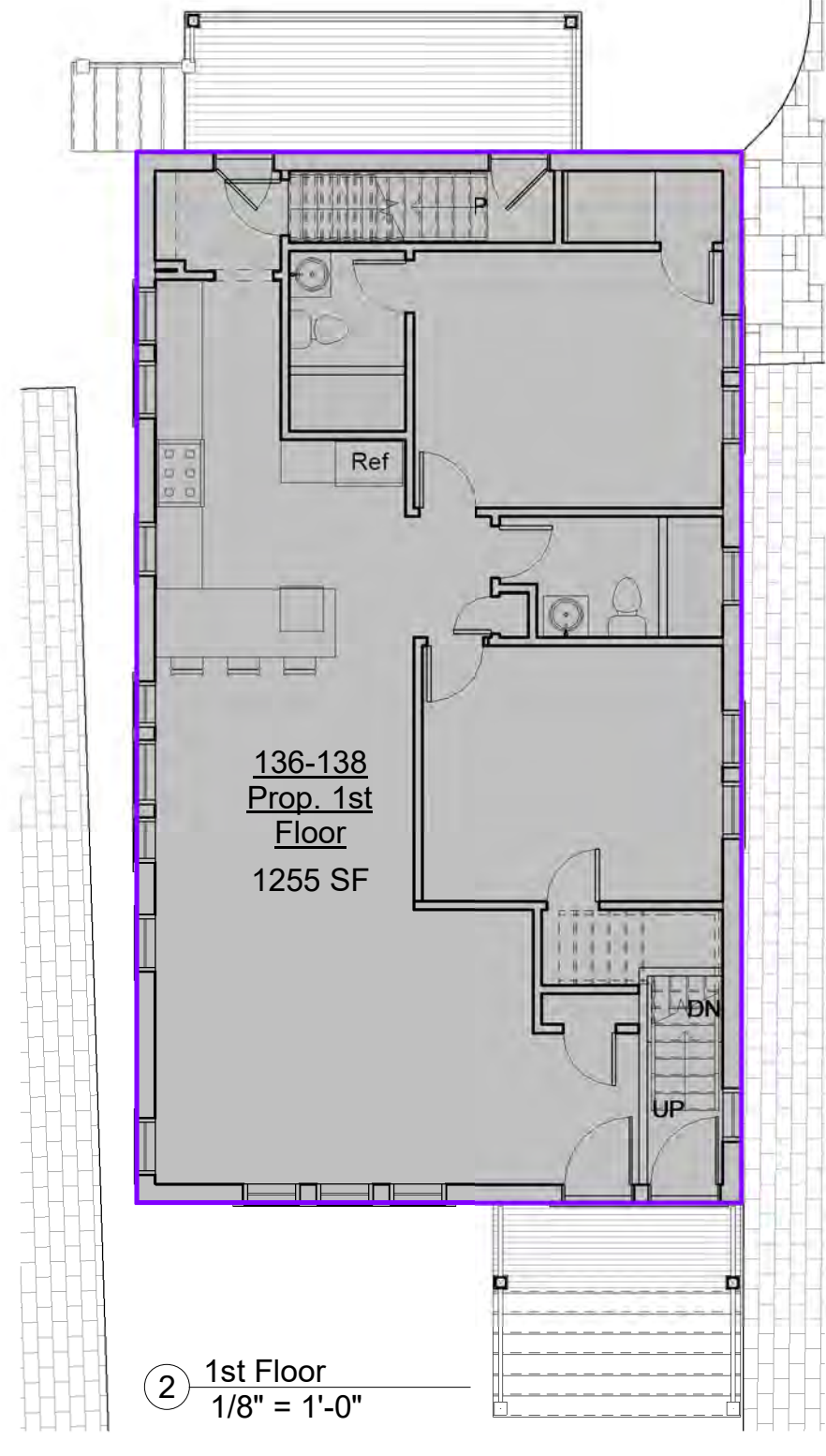
3/16" = 1'-0"

DRAWING

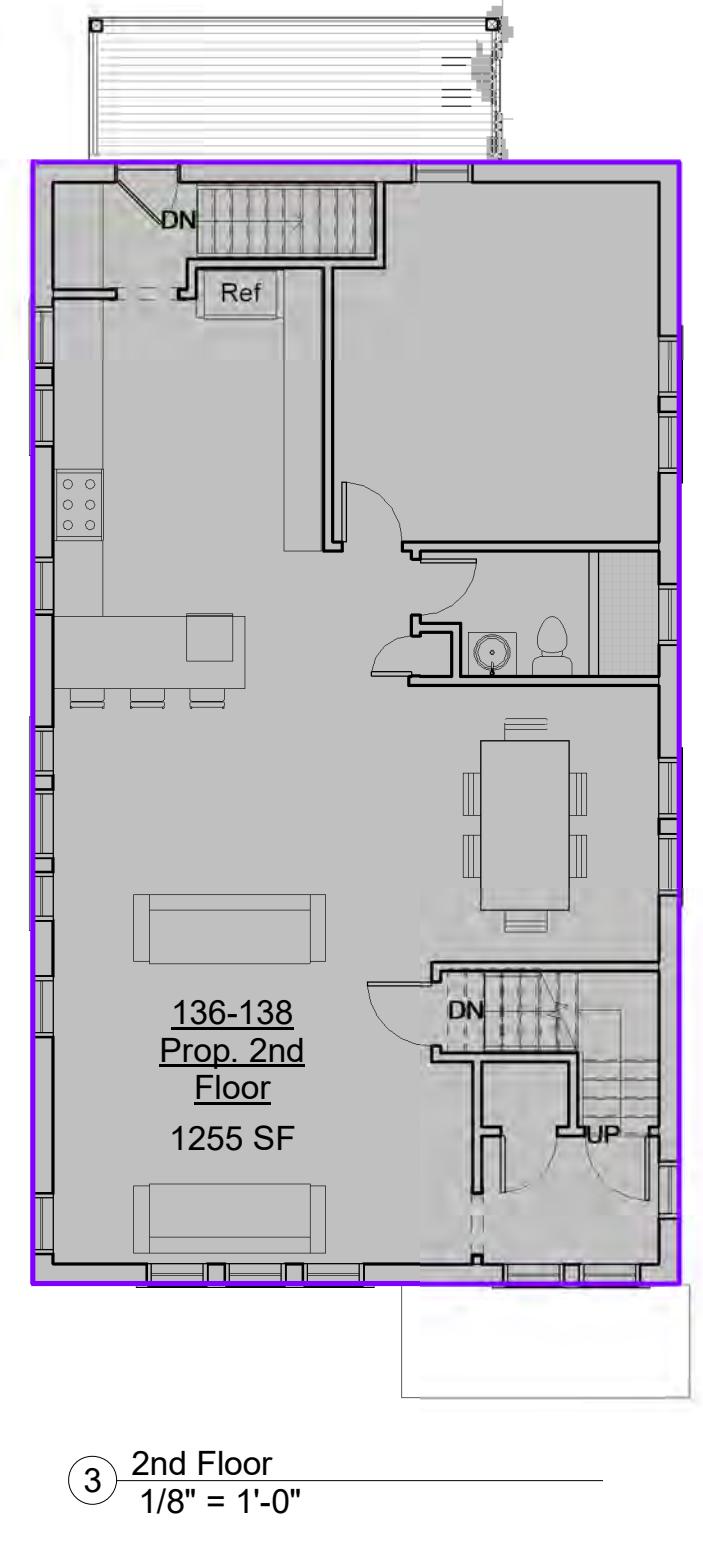
Z.4.3



① Basement
1/8" = 1'-0"



② 1st Floor
1/8" = 1'-0"



③ 2nd Floor
1/8" = 1'-0"

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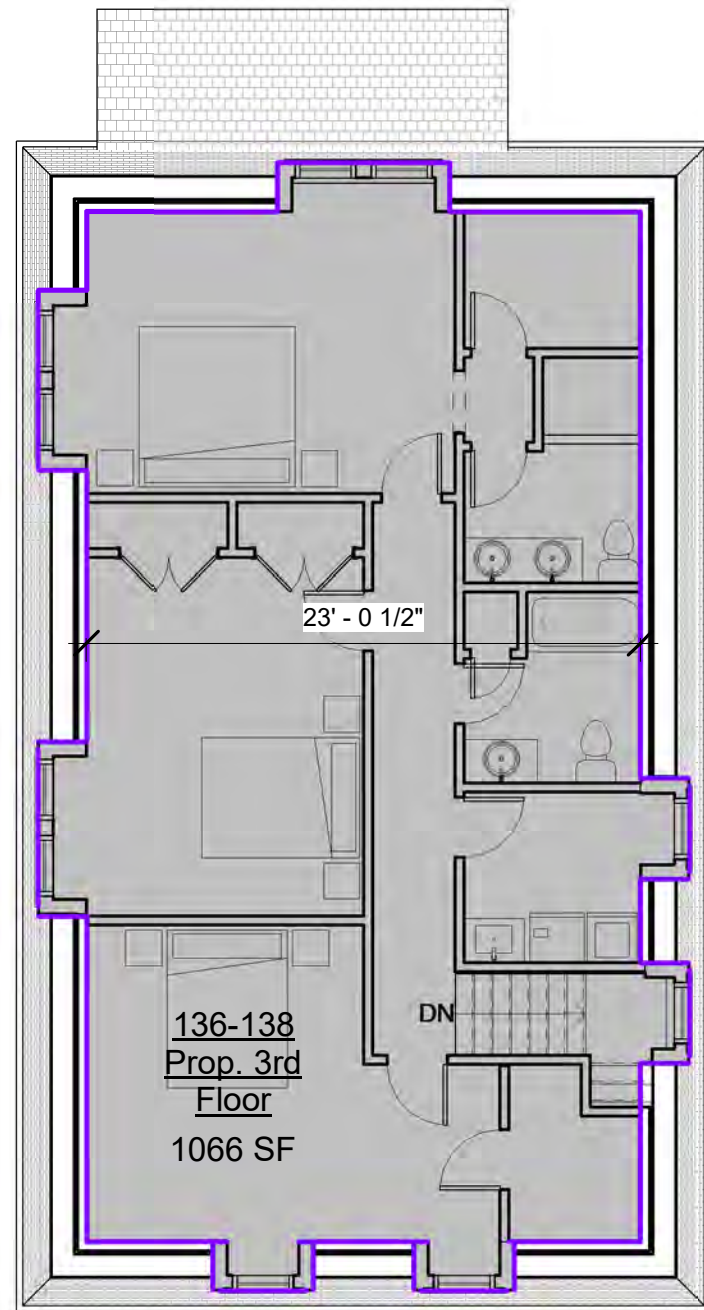
DATE
 9/19/2023

PROJECT
136-138 & 140 Rindge Ave
 Cambridge, MA

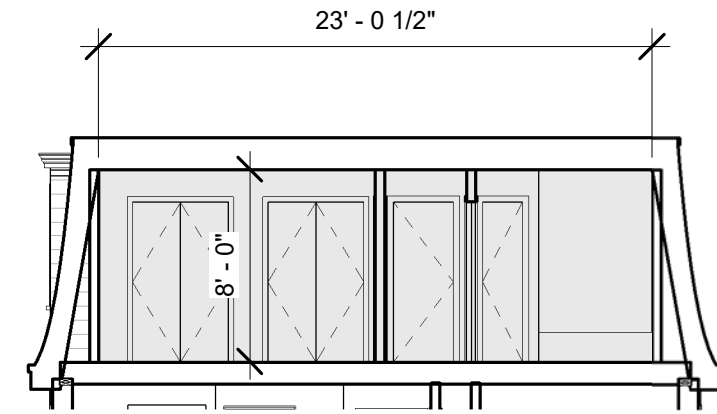
TITLE
**Zoning - 136-138
 PROP. GFA Plans**

SCALE
 1/8" = 1'-0"

DRAWING
Z.5.1



① 3rd Floor
1/8" = 1'-0"



② Section PROP. GFA
1/8" = 1'-0"

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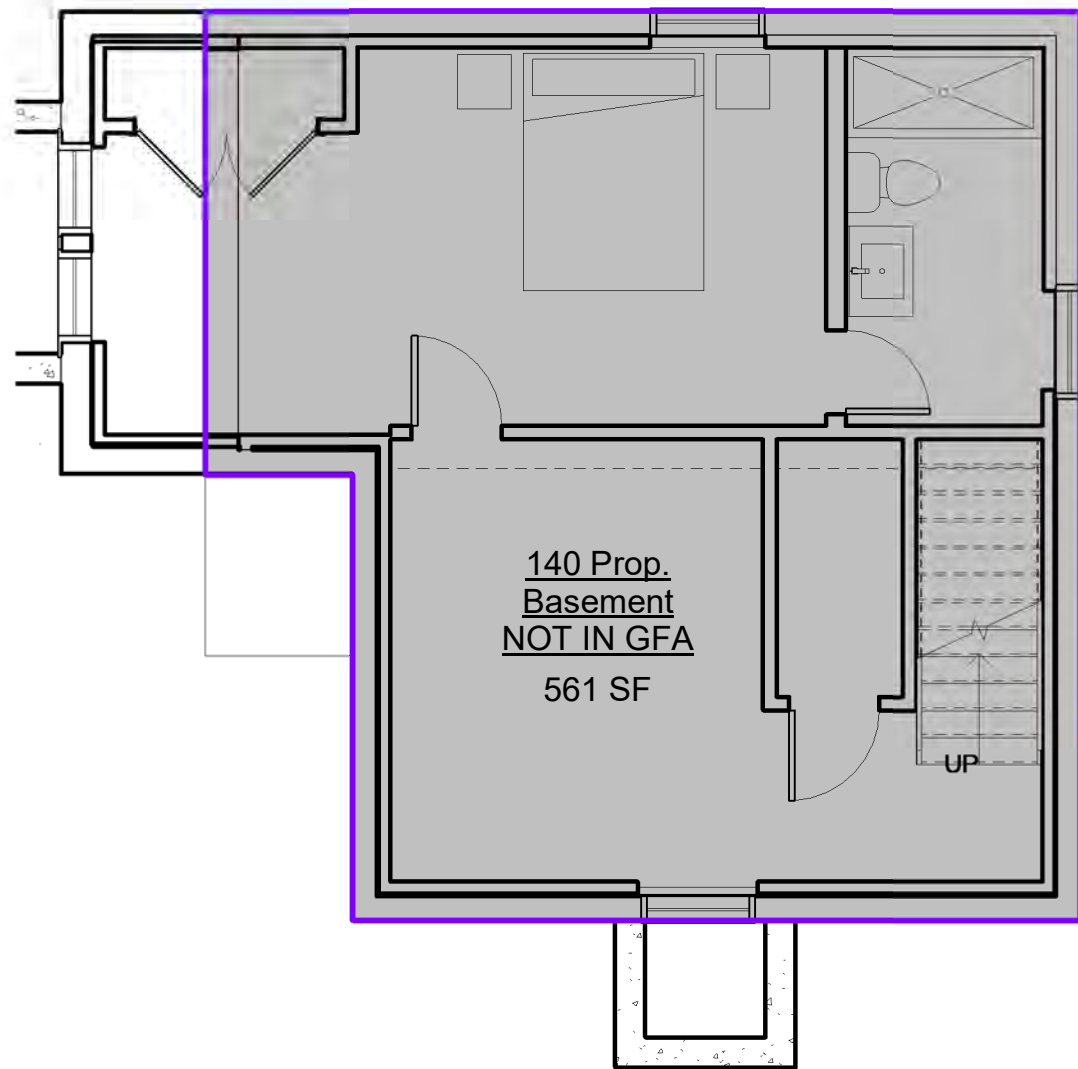
PROJECT
136-138 & 140 Rindge Ave
Cambridge, MA

TITLE
**Zoning - 136-138
PROP. GFA Plans**

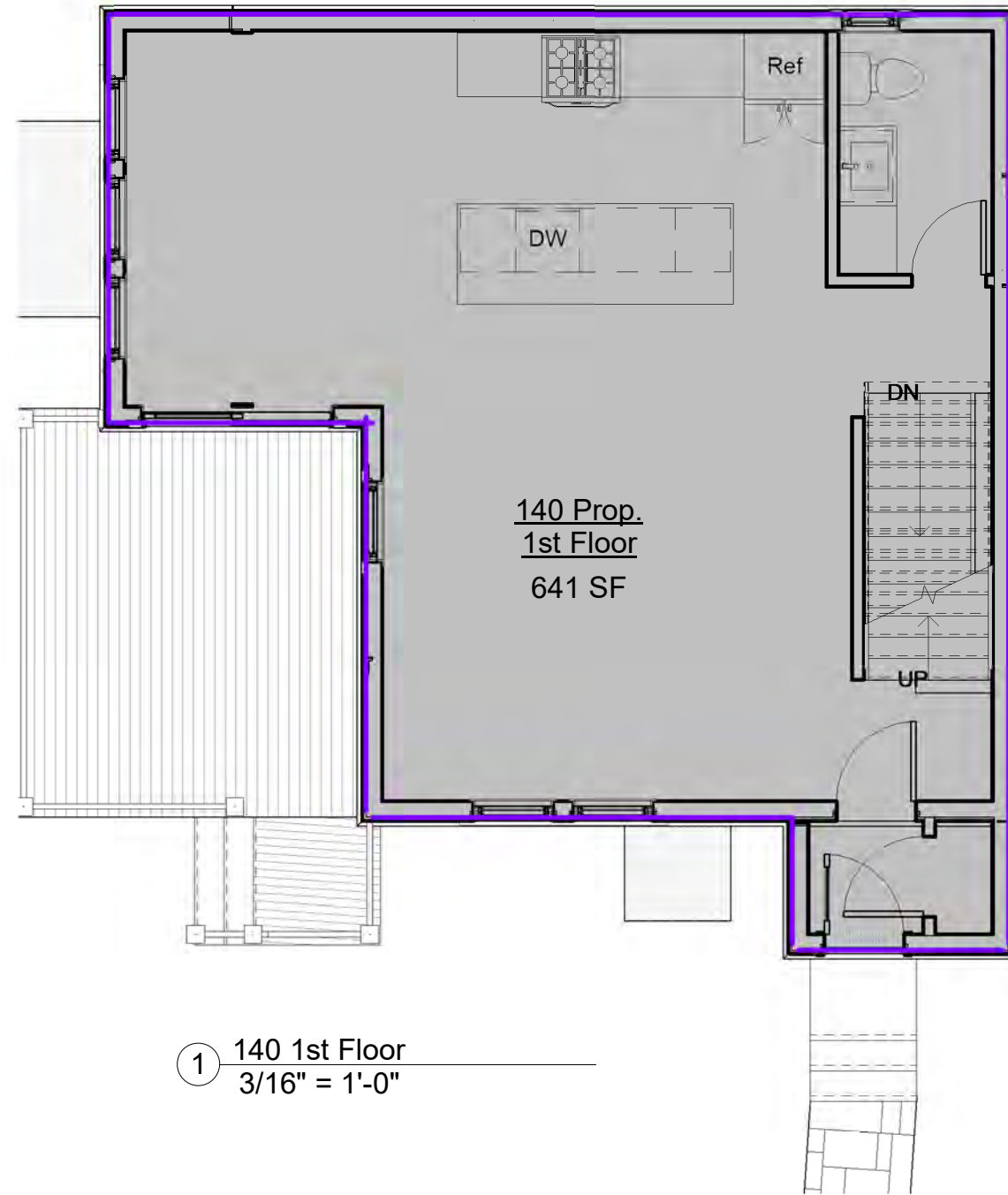
SCALE
1/8" = 1'-0"

DRAWING
Z.5.2





③ 140 Basement
3/16" = 1'-0"



① 140 1st Floor
3/16" = 1'-0"

ARCHITECT

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Cambridge, MA

TITLE

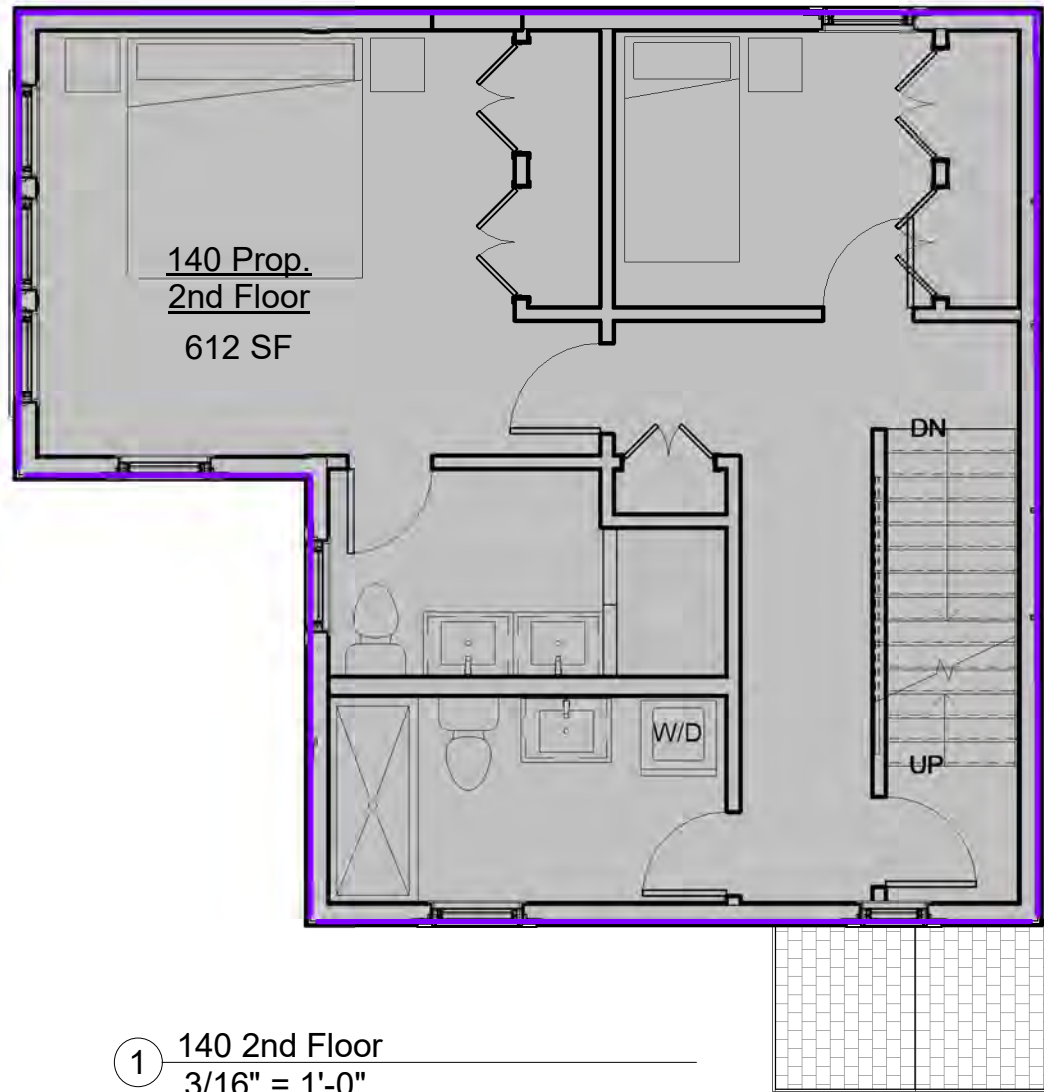
Zoning - 140 PROP.
GFA Plans

SCALE

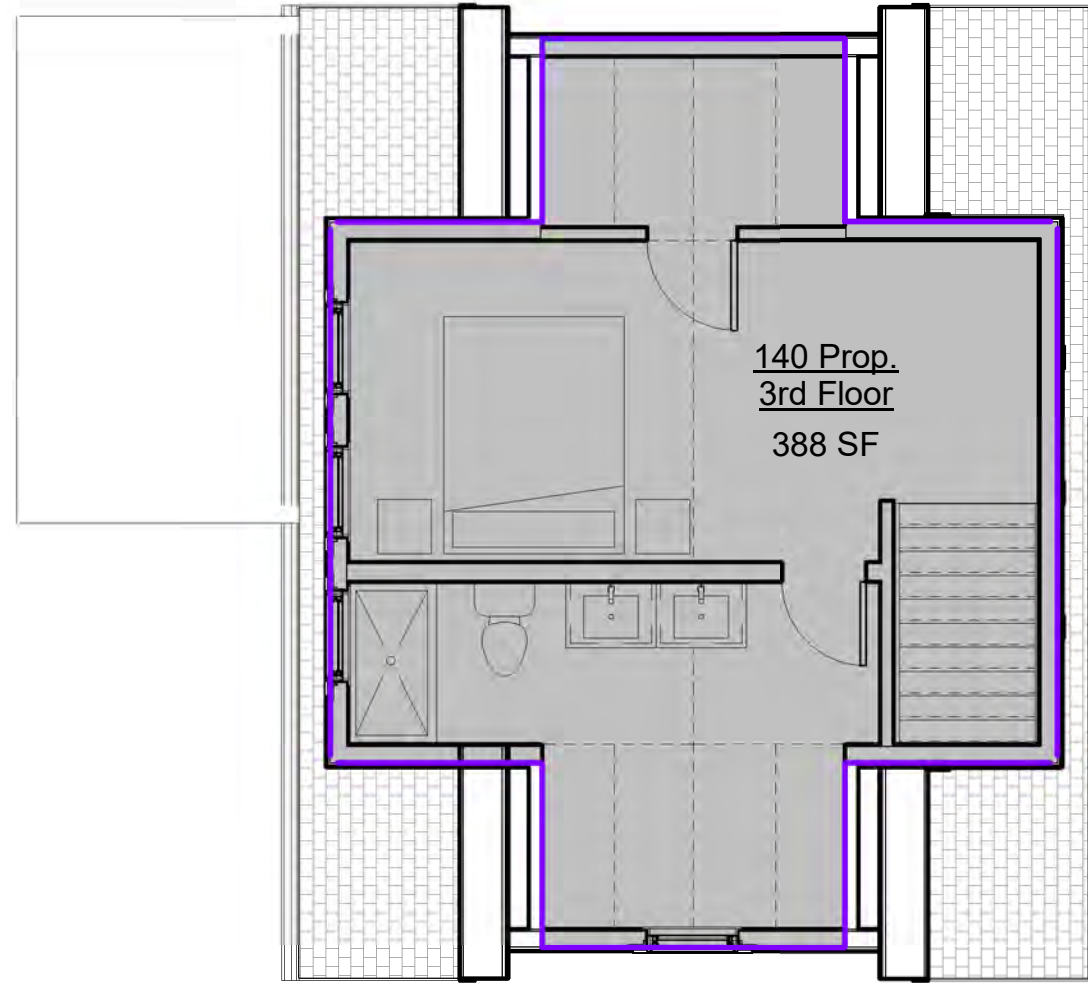
3/16" = 1'-0"

DRAWING

Z.5.3



① 140 2nd Floor
3/16" = 1'-0"



② 140 3rd Floor
3/16" = 1'-0"

PROPOSED GFA - FAR CALCULATION			
Name	GFA	Lot Area	FAR (GFA/LOT)
136-138 Prop. 1st Floor	1255 SF	5869 SF	0.213815
136-138 Prop. 2nd Floor	1255 SF	5869 SF	0.213815
136-138 Prop. 3rd Floor	1066 SF	5869 SF	0.181603
140 Prop. 1st Floor	641 SF	5869 SF	0.109178
140 Prop. 2nd Floor	612 SF	5869 SF	0.104242
140 Prop. 3rd Floor	388 SF	5869 SF	0.066175
	5217 SF		0.888828

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PROJECT

136-138 & 140 Rindge Ave
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TITLE

Zoning - 140 PROP.
GFA Plans- Prop.
GFA/FAR CALCS

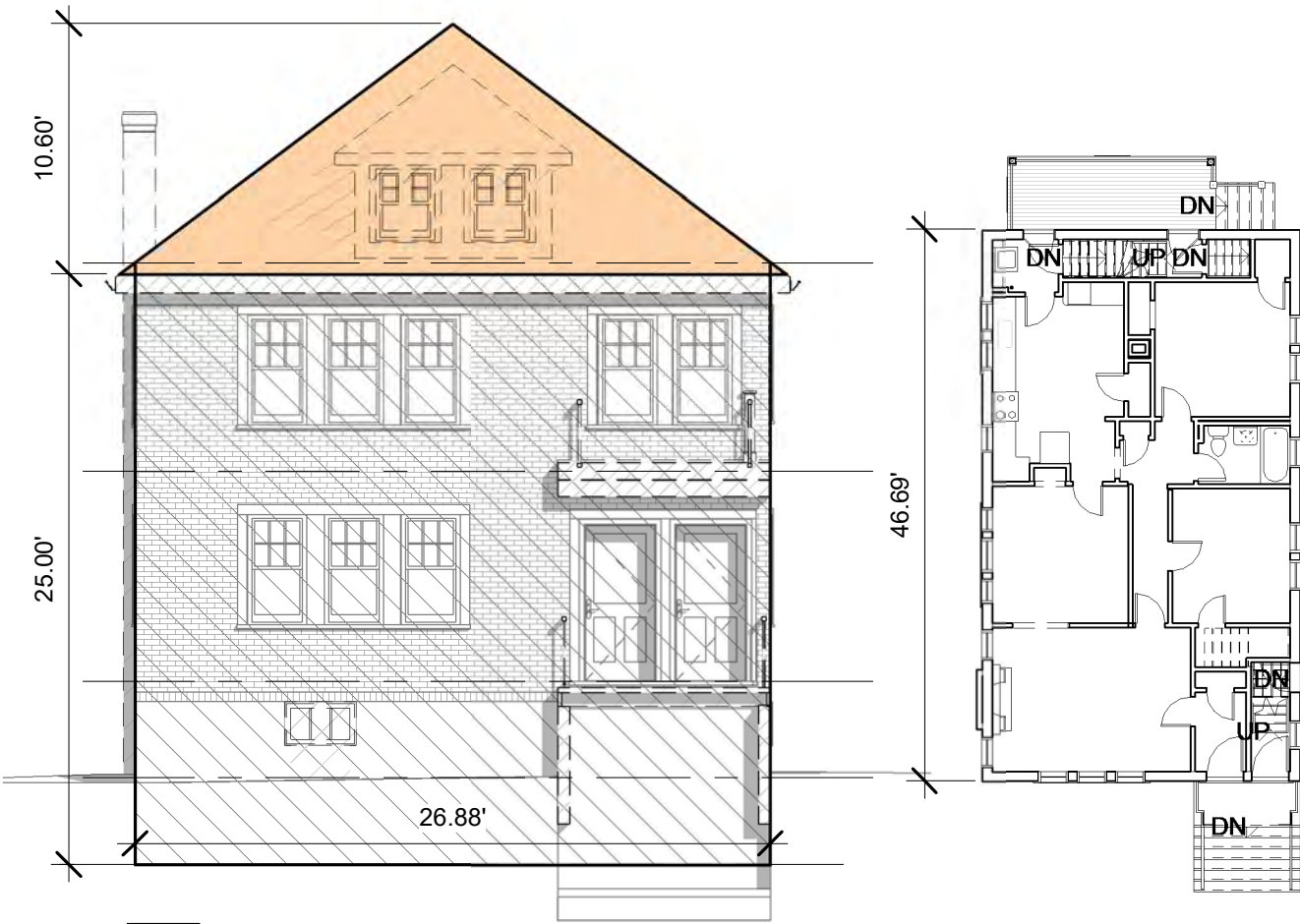
SCALE



3/16" = 1'-0"

DRAWING

Z.5.4

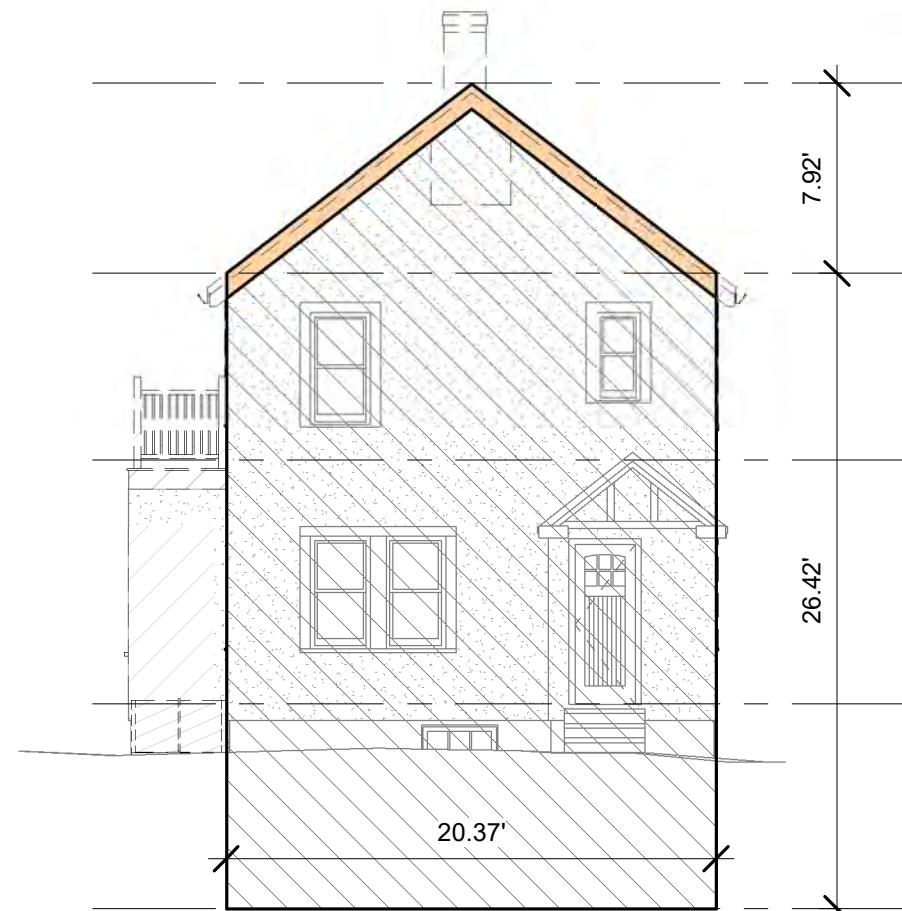
DEMO PERCENTAGE CALCULATION			
	ELEVATION S.F.	L	VOLUME
136-138 EXTG. VOLUME	821.00	46.69	38,332.49
140 EXTG. VOLUME	620.00	25.44	15,772.80
TOT EXTG.			54,105.29
136-138 DEMO VOLUME	150.00	46.69	7,003.50
140 DEMO VOLUME	21.00	25.44	534.24
TOT DEMO			7,537.74
CALCS PERCENTAGE	13.93%		





 EXTG. FACADE AREA (821 S.F.)
 FACADE AREA TO BE DEMOLISHED (150 S.F.)

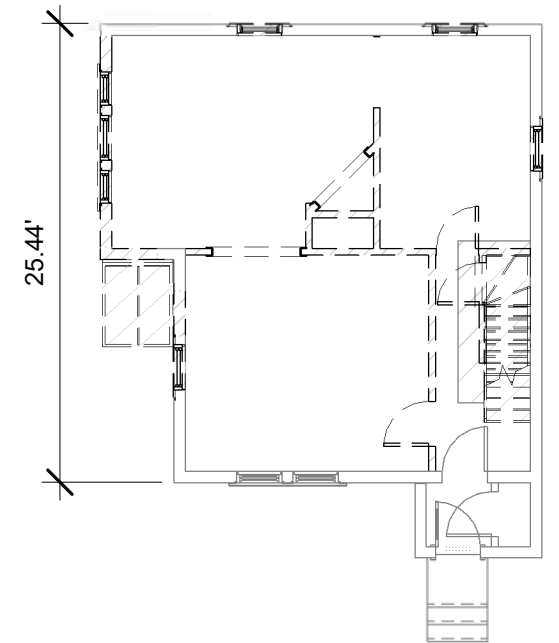
① 136-138 Front Elevation VOLUME CALC
1/8" = 1'-0"

③ 136-138 1st Floor VOLUME CALC
1/16" = 1'-0"



 EXTG. FACADE AREA (620 S.F.)
 FACADE AREA TO BE DEMOLISHED (21 S.F.)

② 140 Front Elev. Volume calc
1/8" = 1'-0"



④ 140 Floor Plan for Demo calc
3/32" = 1'-0"

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TITLE

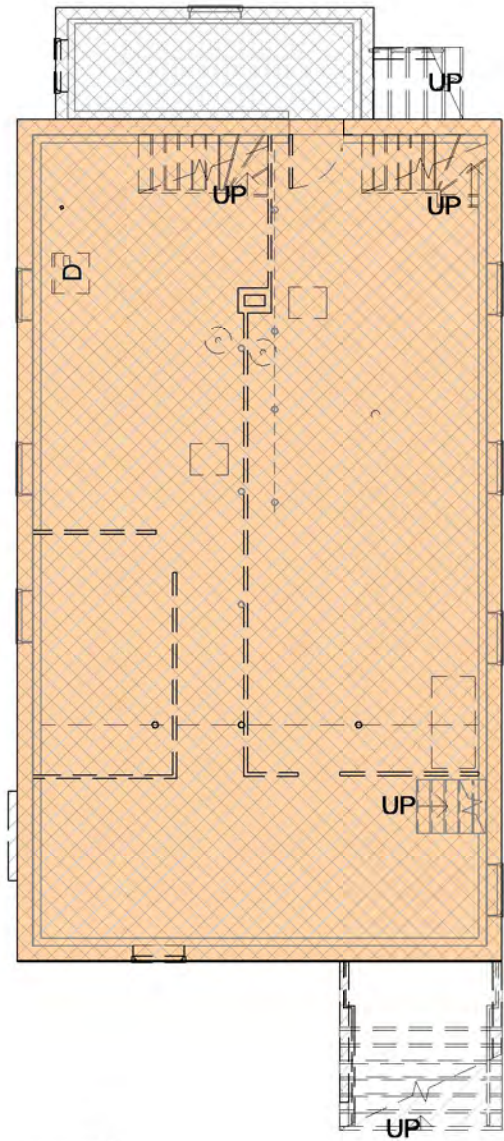
**VOLUME DEMO
CALCS**



SCALE

As indicated

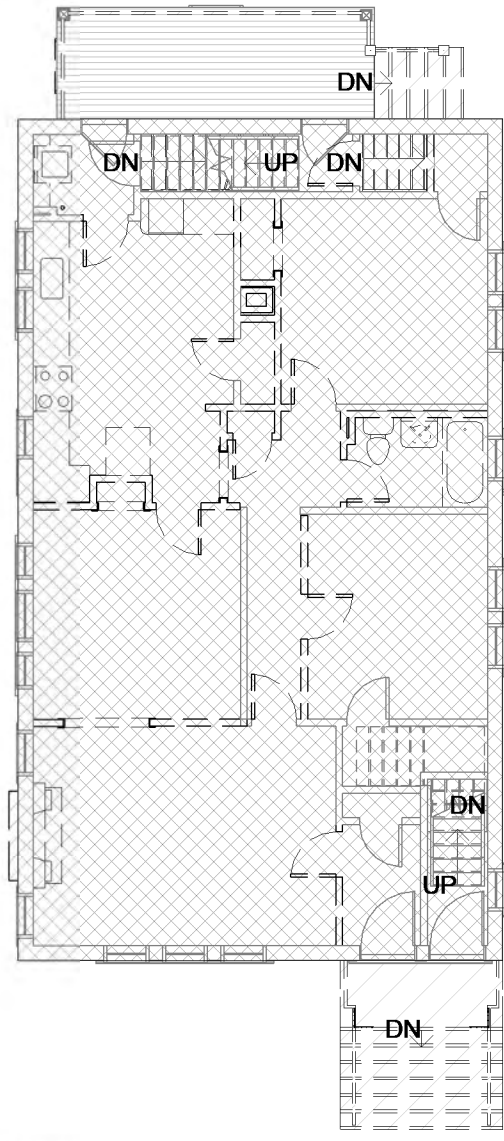
DRAWING



Z.6.1



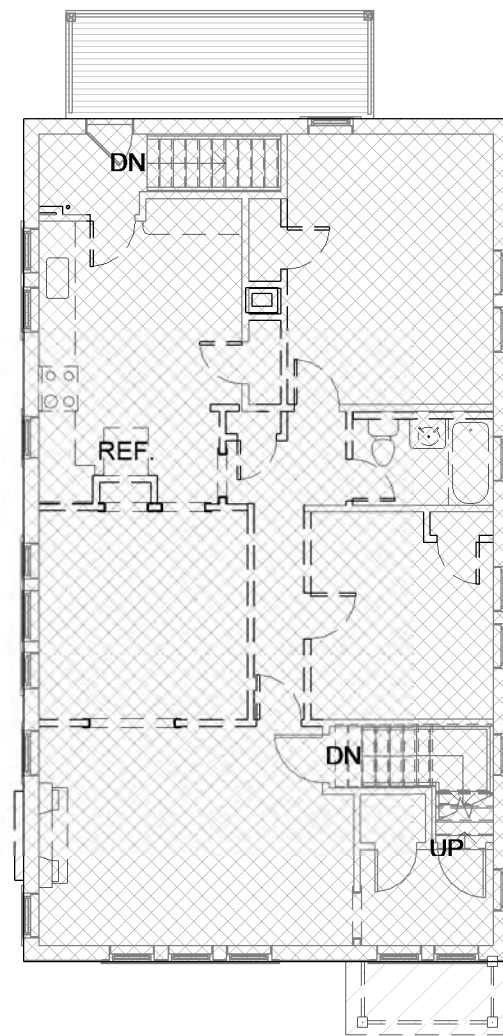
-  TOT. FLOOR AREA (1,380 S.F.)
-  FLOOR AREA TO BE DEMOLISHED (1,250 S.F.)



① 136-138 GFA DEMO Basement
3/32" = 1'-0"



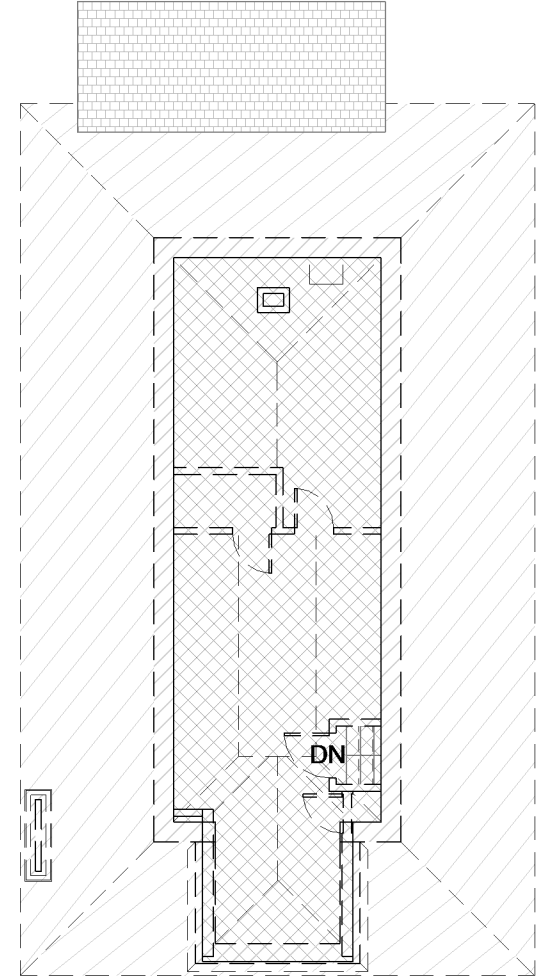
-  TOT. FLOOR AREA (1,250 S.F.)
-  FLOOR AREA TO BE DEMOLISHED (0 S.F.)



② 136-138 GFA DEMO 1st Floor
3/32" = 1'-0"



-  TOT. FLOOR AREA (1,250 S.F.)
-  FLOOR AREA TO BE DEMOLISHED (0 S.F.)

③ 136-138 GFA DEMO 2nd Floor
3/32" = 1'-0"



-  TOT. FLOOR AREA (425 S.F.)
-  FLOOR AREA TO BE DEMOLISHED (0 S.F.)

④ 136-138 GFA DEMO 3rd Floor
3/32" = 1'-0"

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136-138 & 140 Rindge Ave
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TITLE

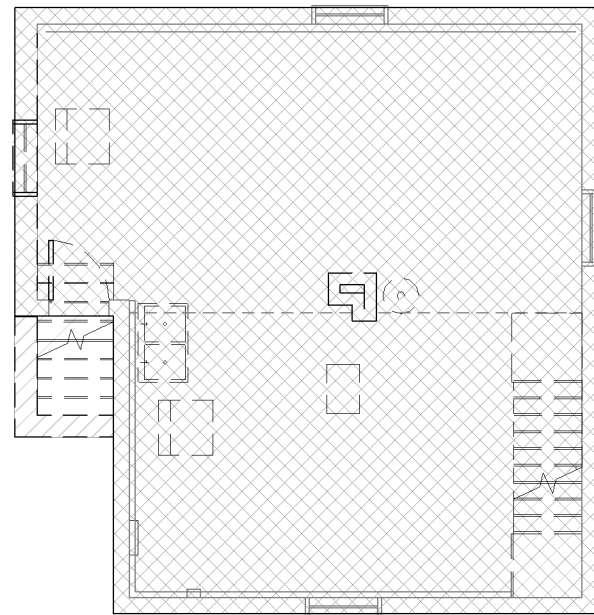
**136-138 GFA DEMO
PLANS**



SCALE

3/32" = 1'-0"

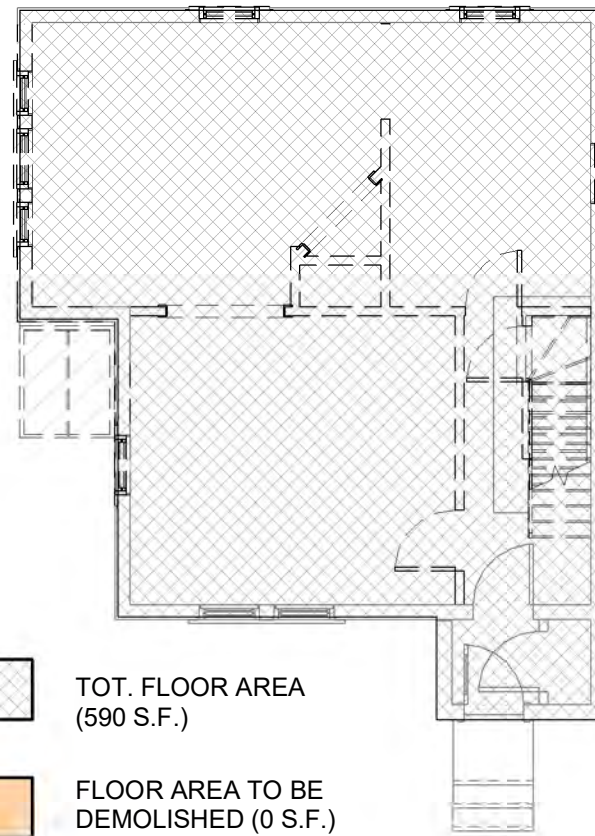
DRAWING



Z.7.1



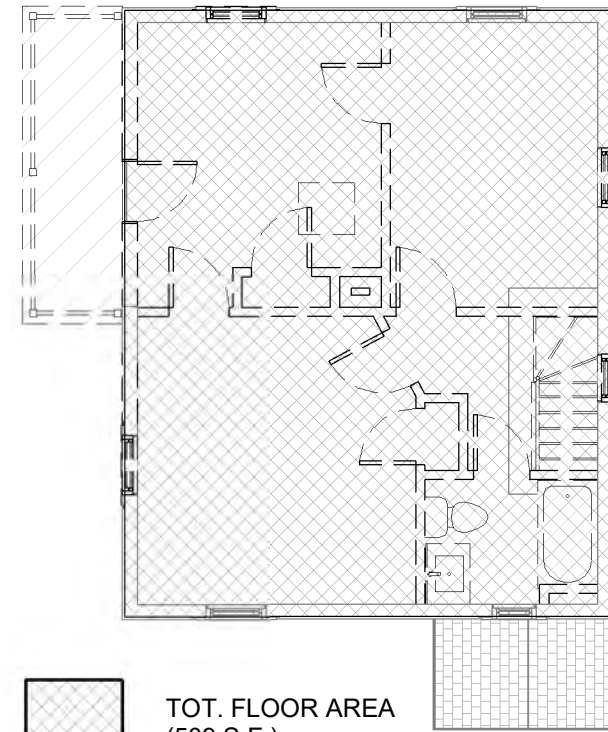
 TOT. FLOOR AREA (561 S.F.)
 FLOOR AREA TO BE DEMOLISHED (0 S.F.)



① 140 GFA DEMO Basement
1/8" = 1'-0"



 TOT. FLOOR AREA (590 S.F.)
 FLOOR AREA TO BE DEMOLISHED (0 S.F.)

② 140 GFA DEMO 1st Floor
1/8" = 1'-0"



 TOT. FLOOR AREA (509 S.F.)
 FLOOR AREA TO BE DEMOLISHED (0 S.F.)

③ 140 GFA DEMO 2nd floor
1/8" = 1'-0"

GFA DEMO PERCENTAGE CALCULATION								
	136-138 BASEMENT	136-138 1ST FLOOR	136-138 2ND FLOOR	136-138 3RD FLOOR	140 BASEMENT	140 1ST FLOOR	140 2ND FLOOR	TOT
EXTG. (S.F.)	1,380	1,250	1,250	425	561	590	509	5,965
DEMO (S.F.)	1,250	0	0	0	0	0	0	1,250

Percentage of DEMO = 20.96% < 25% CONFORMING

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**140 GFA DEMO
PLANS AND CALCS**

SCALE

1/8" = 1'-0"

DRAWING

Z.7.2



② Front/Right side view EXTG



① Front/Left side view EXTG

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TITLE

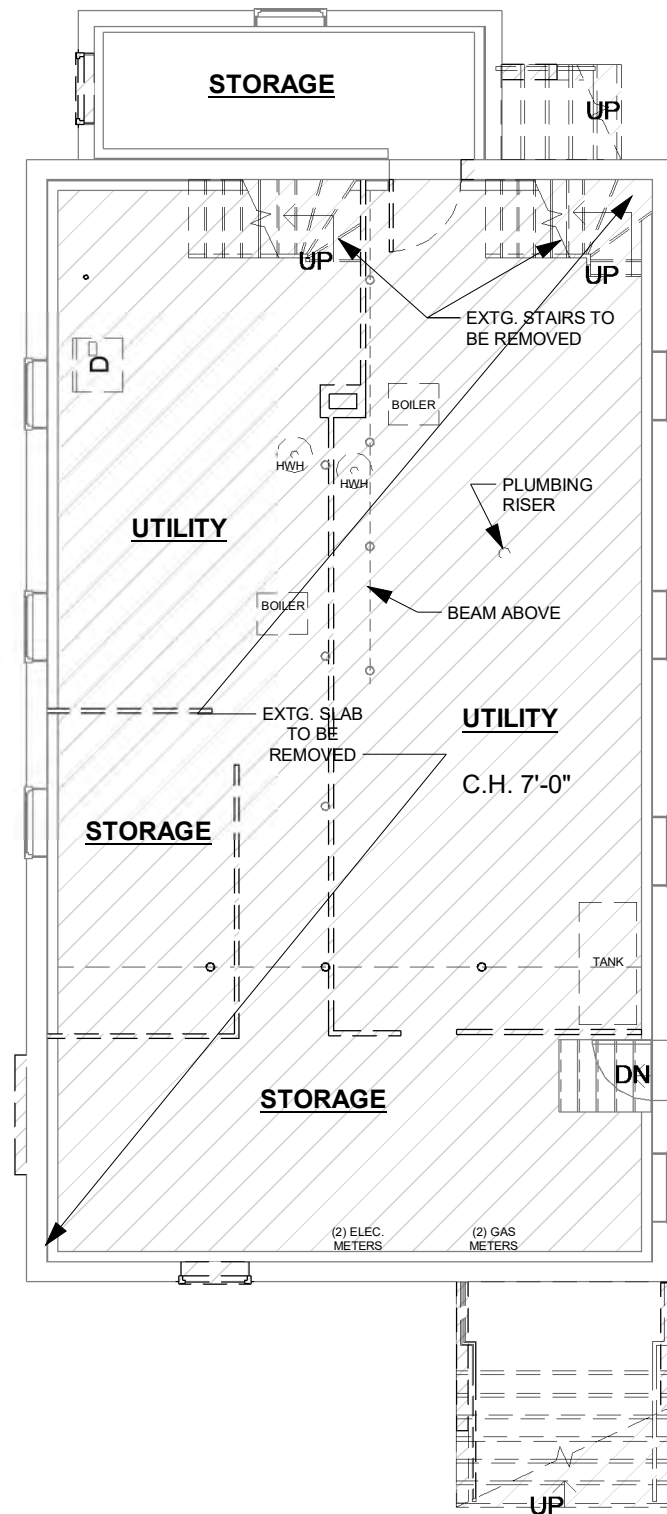
Existing 3D Views

SCALE

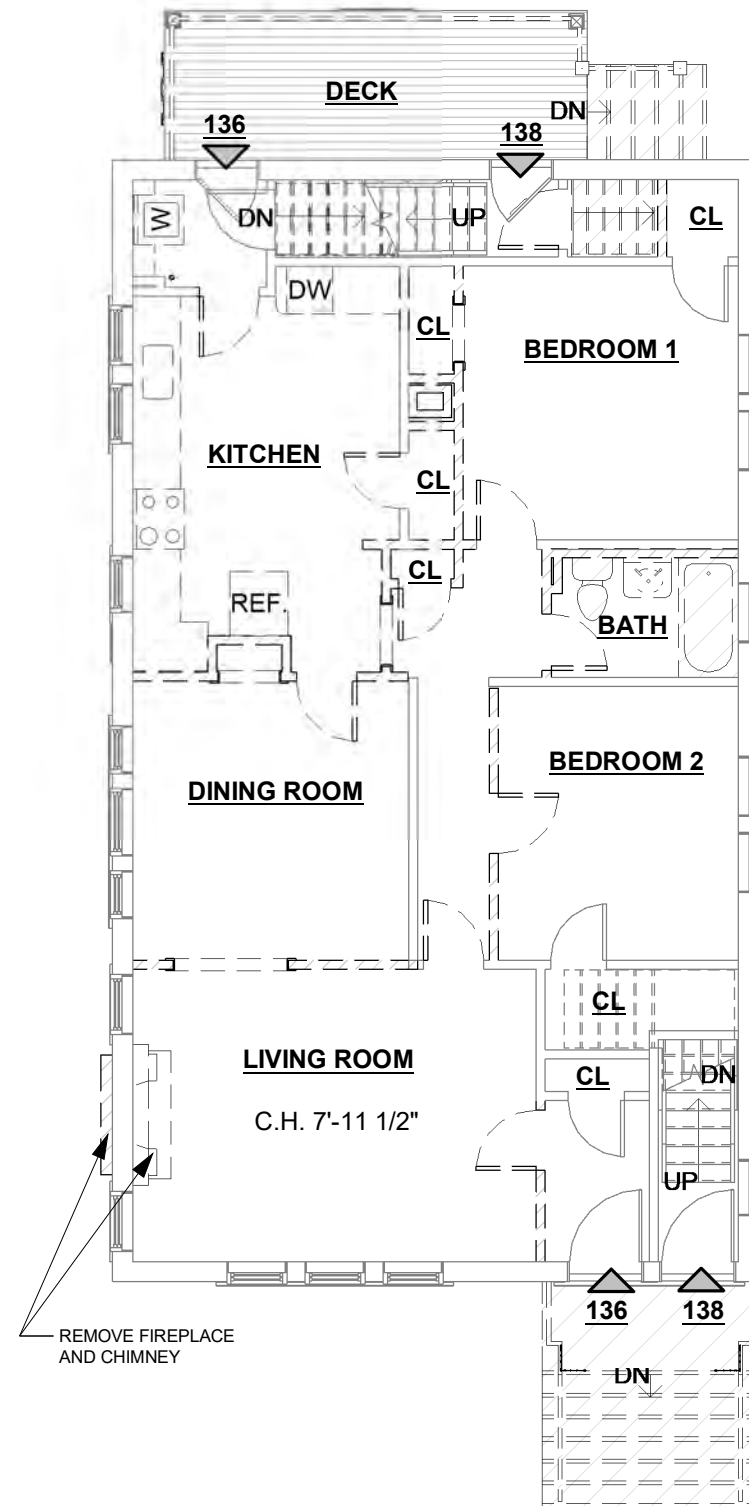
DRAWING

A-D0.1

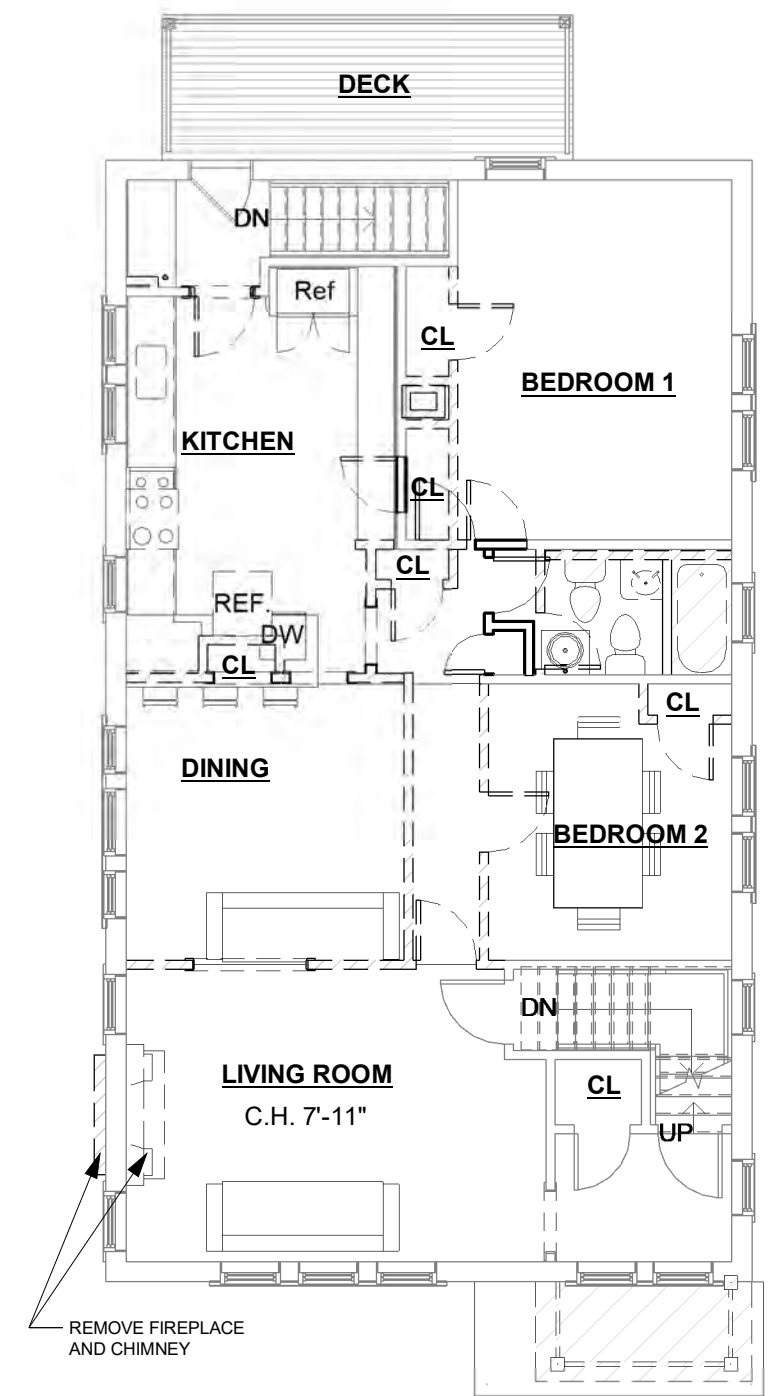




① 136-138 Extg.0 Basement
1/8" = 1'-0"



② 136-138 Extg. 1st Floor
1/8" = 1'-0"



③ 136-138 Extg. 2nd Floor
1/8" = 1'-0"

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TITLE

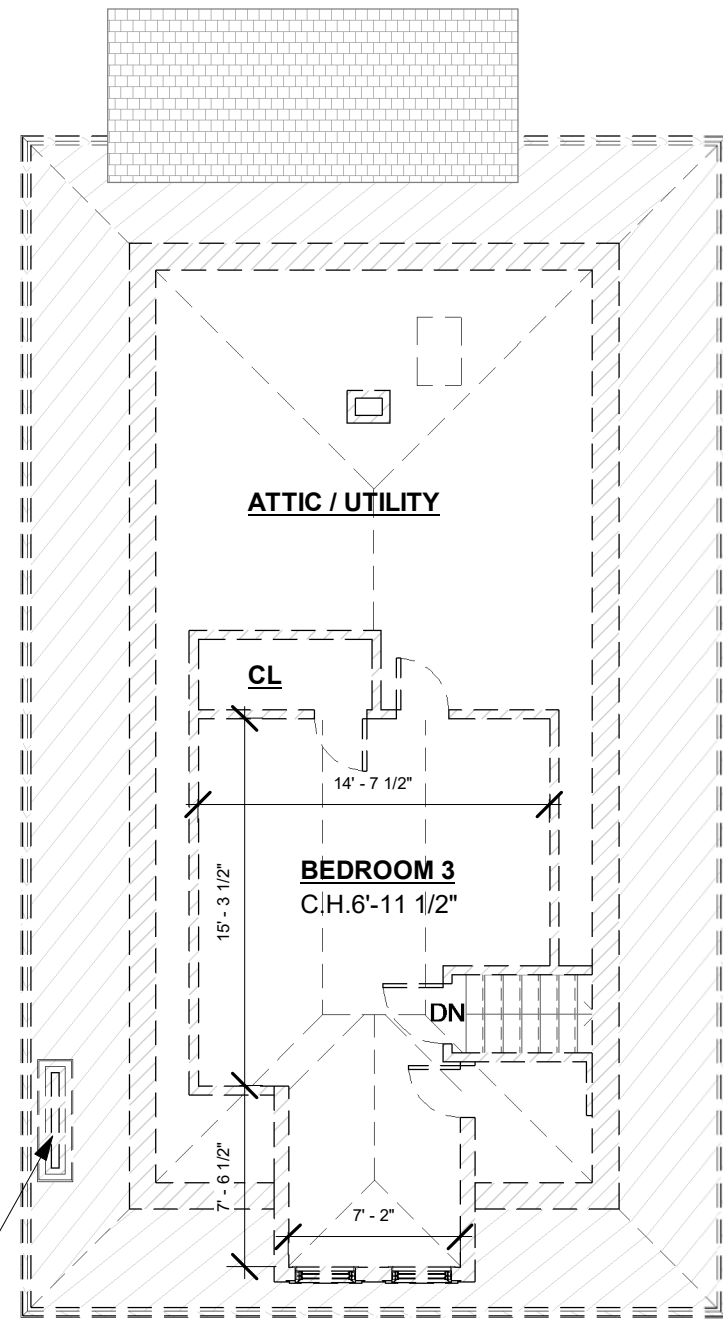
136-138 Extg. Demo Plans

SCALE

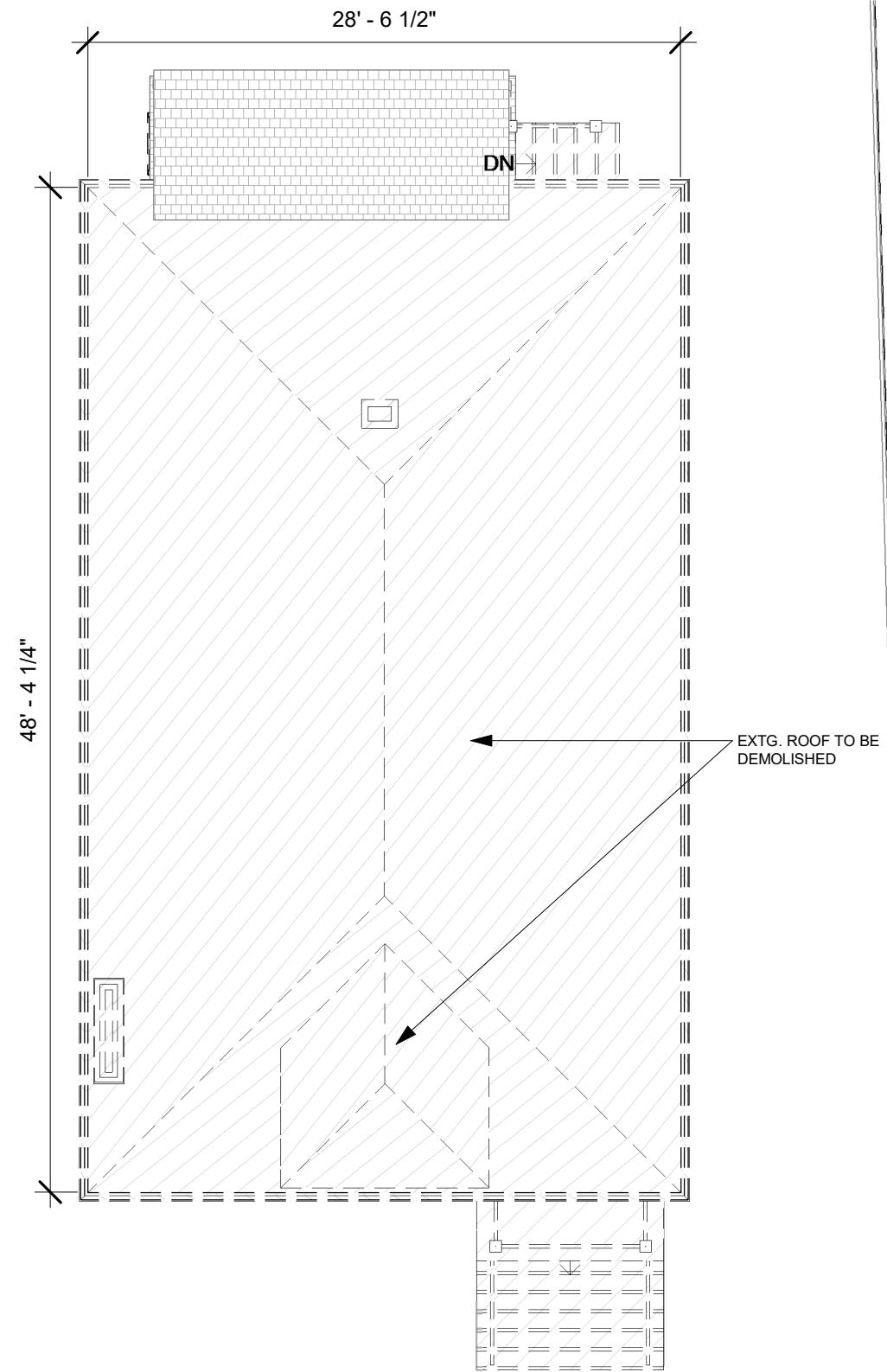
1/8" = 1'-0"

DRAWING

A-D1.1



2 136-138 Extg. 3rd Floor
1/8" = 1'-0"



3 136-138 Extg. Roof
1/8" = 1'-0"

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TITLE

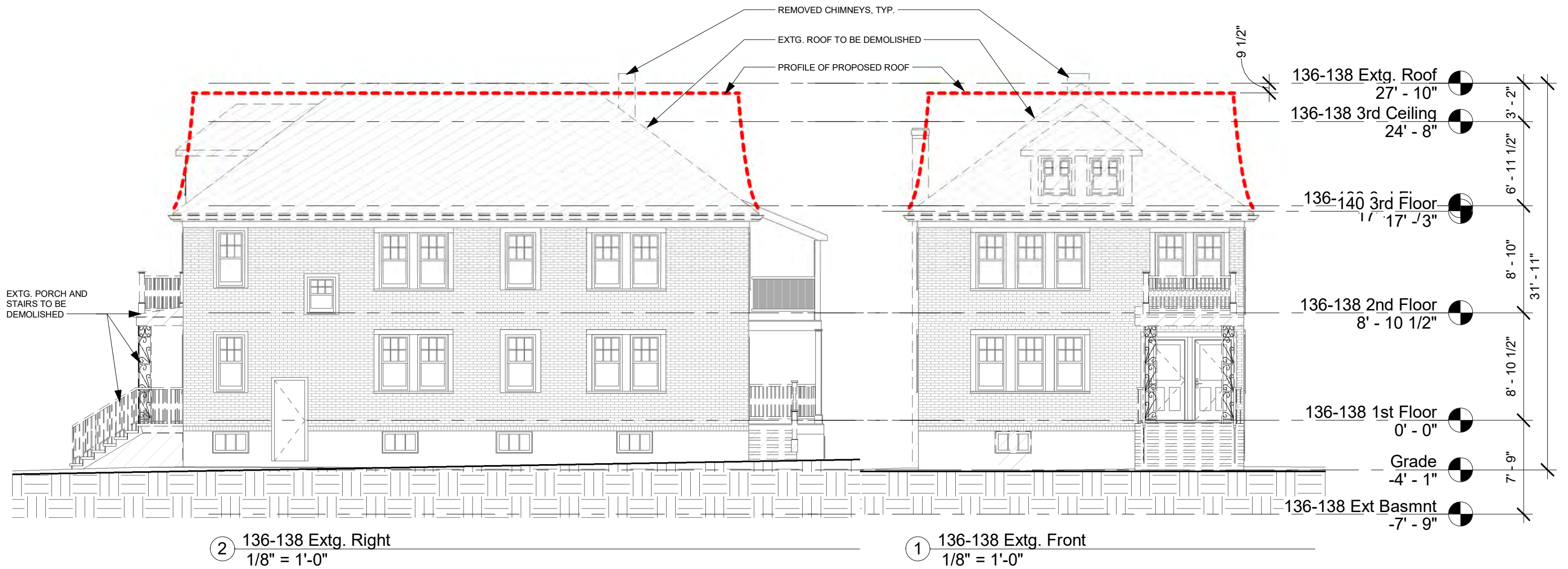
**136-138 Extg. Demo
Plans**

SCALE

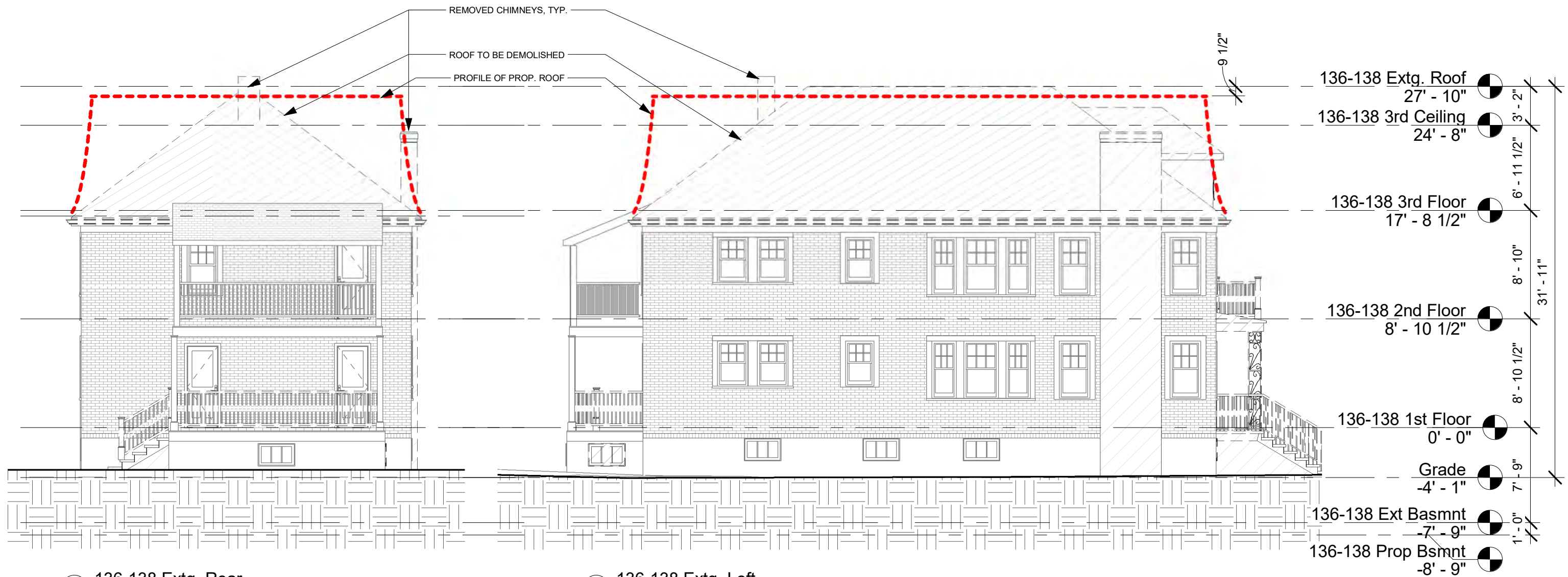
1/8" = 1'-0"

DRAWING

A-D1.2



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1 136-138 Extg. Rear
1/8" = 1'-0"

2 136-138 Extg. Left
1/8" = 1'-0"

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TITLE

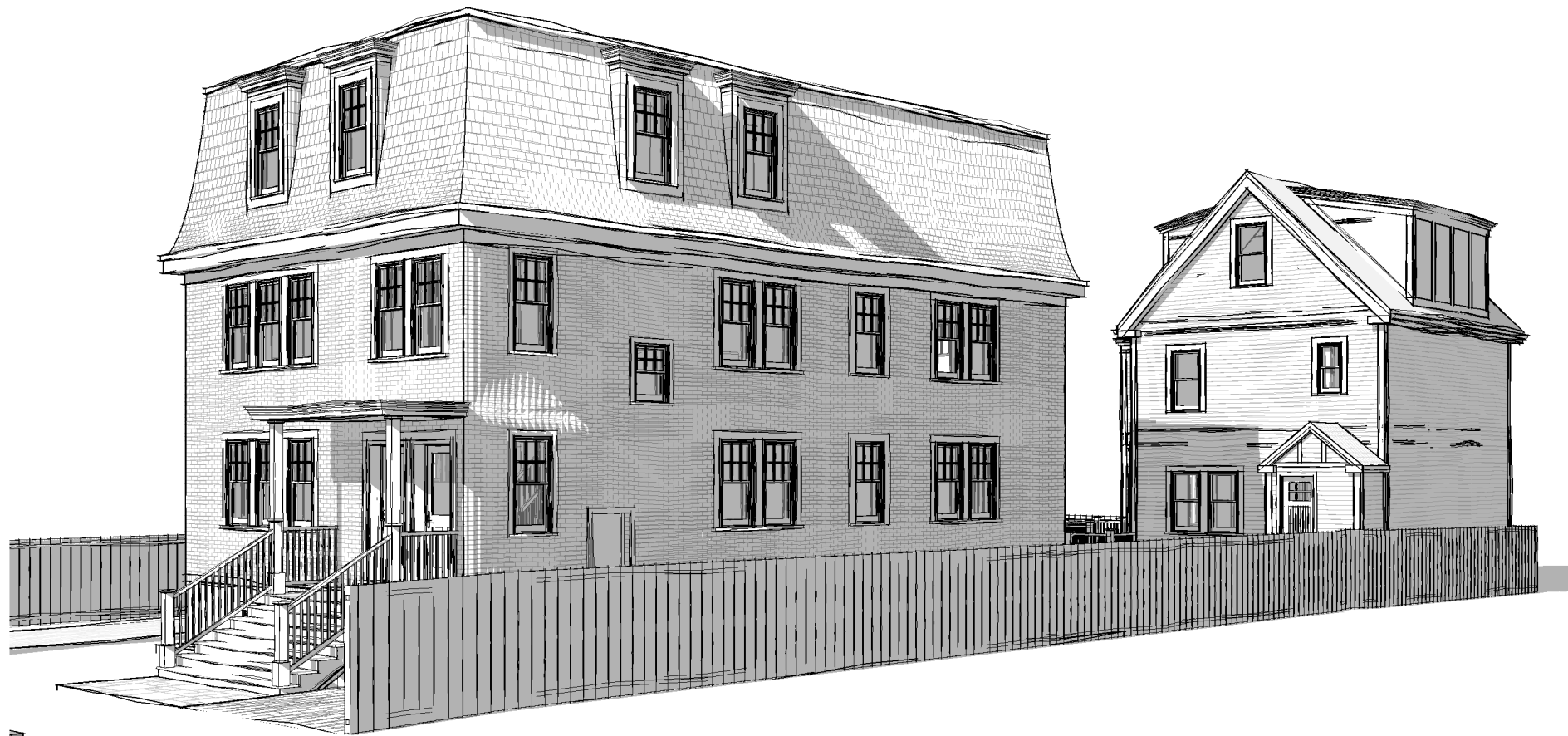
136-138 Extg. Demo Elevations

SCALE

1/8" = 1'-0"

DRAWING

A-D2.2



② Front/Right side view PROPOSED



① Front/Left side view PROPOSED

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TITLE

Proposed 3D Views

SCALE

DRAWING

A-A0.1





① Rear/ Right side view PROPOSED



② Rear Left View PROPOSED

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TITLE

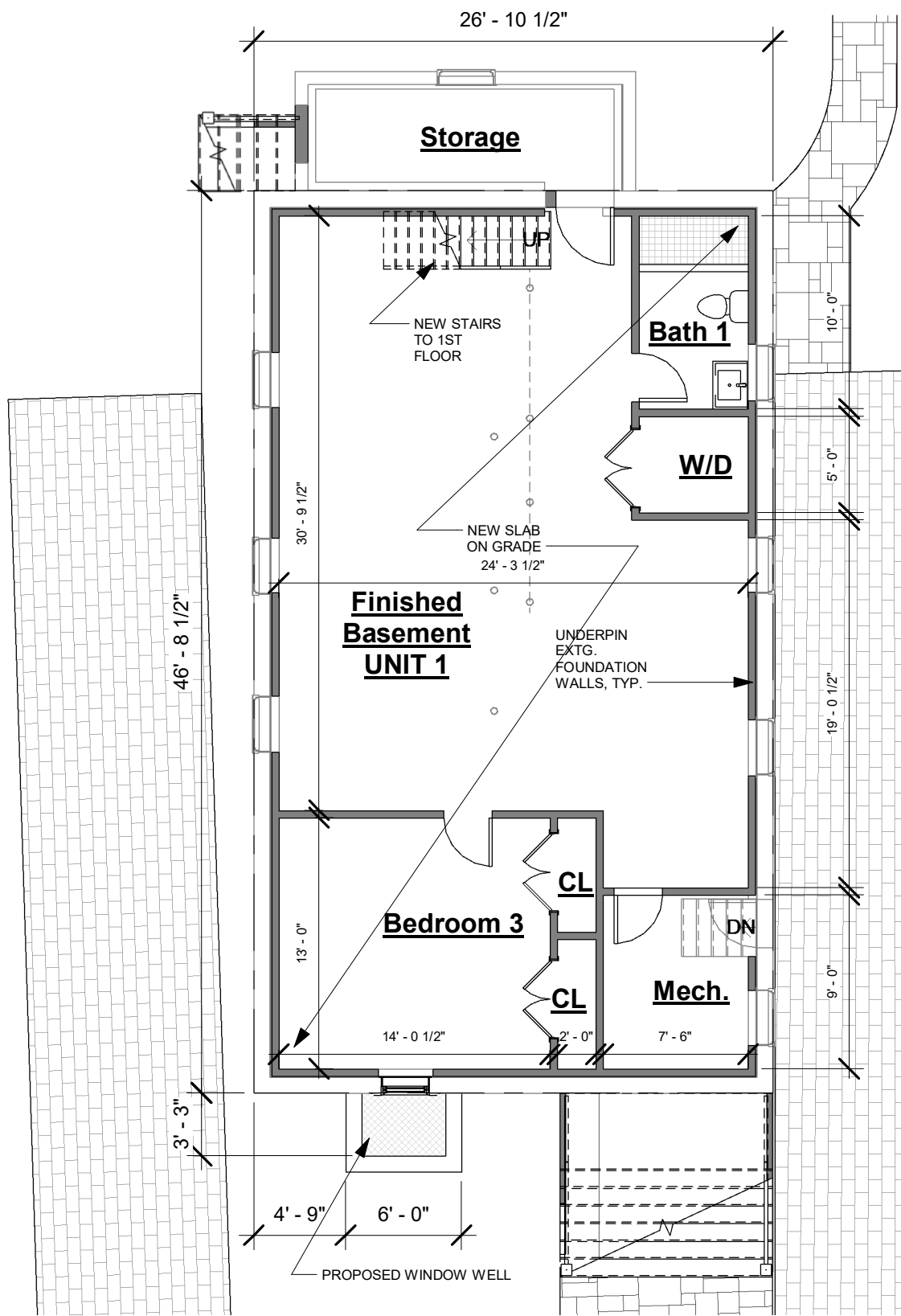
Proposed 3D Views

SCALE

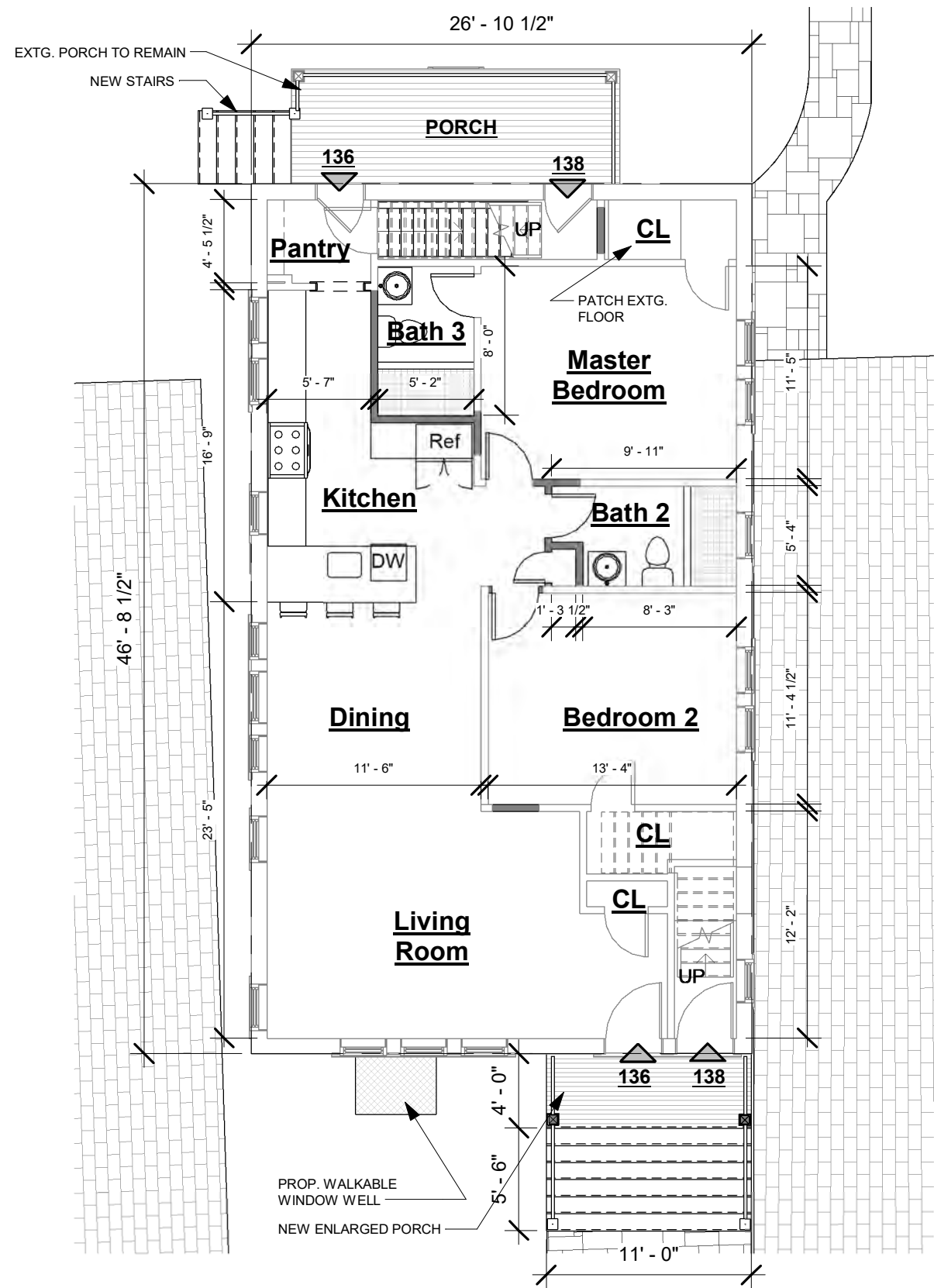
DRAWING

A-A0.2





1 136-138 Proposed Basement
1/8" = 1'-0"



2 136-138 Proposed 1st Floor
1/8" = 1'-0"

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TITLE

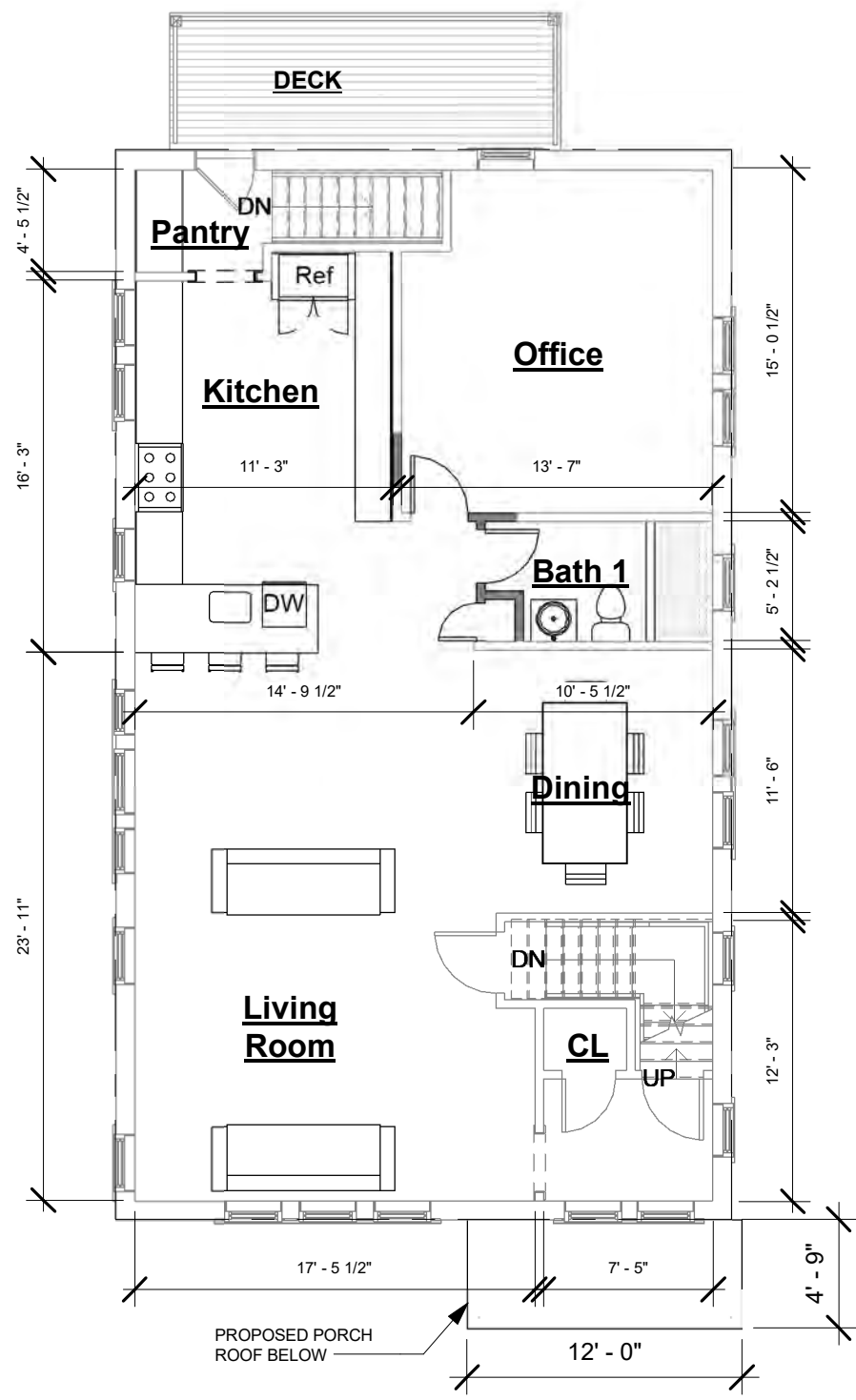
136-138 Proposed Plans

SCALE

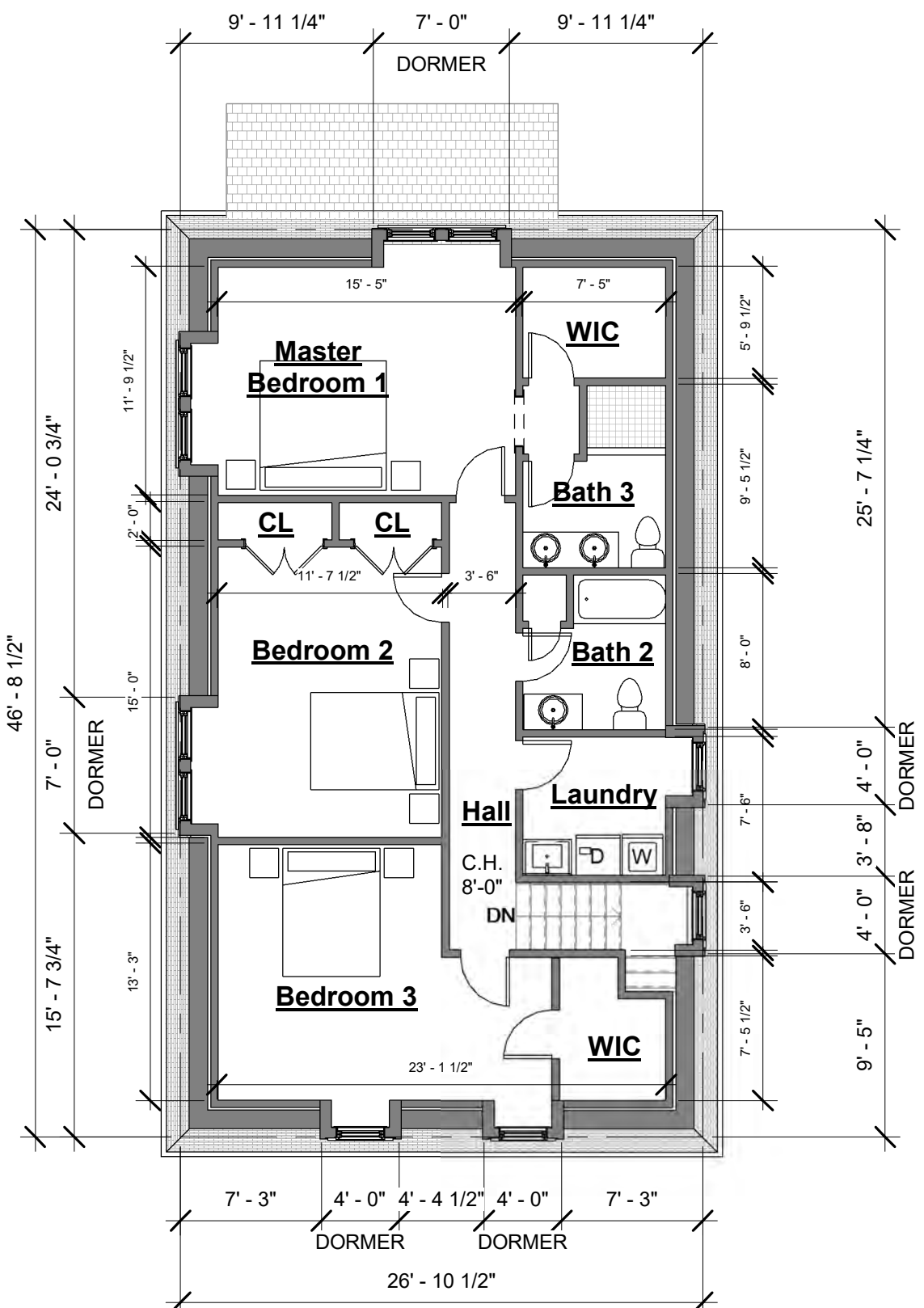
1/8" = 1'-0"

DRAWING

A-A1.1

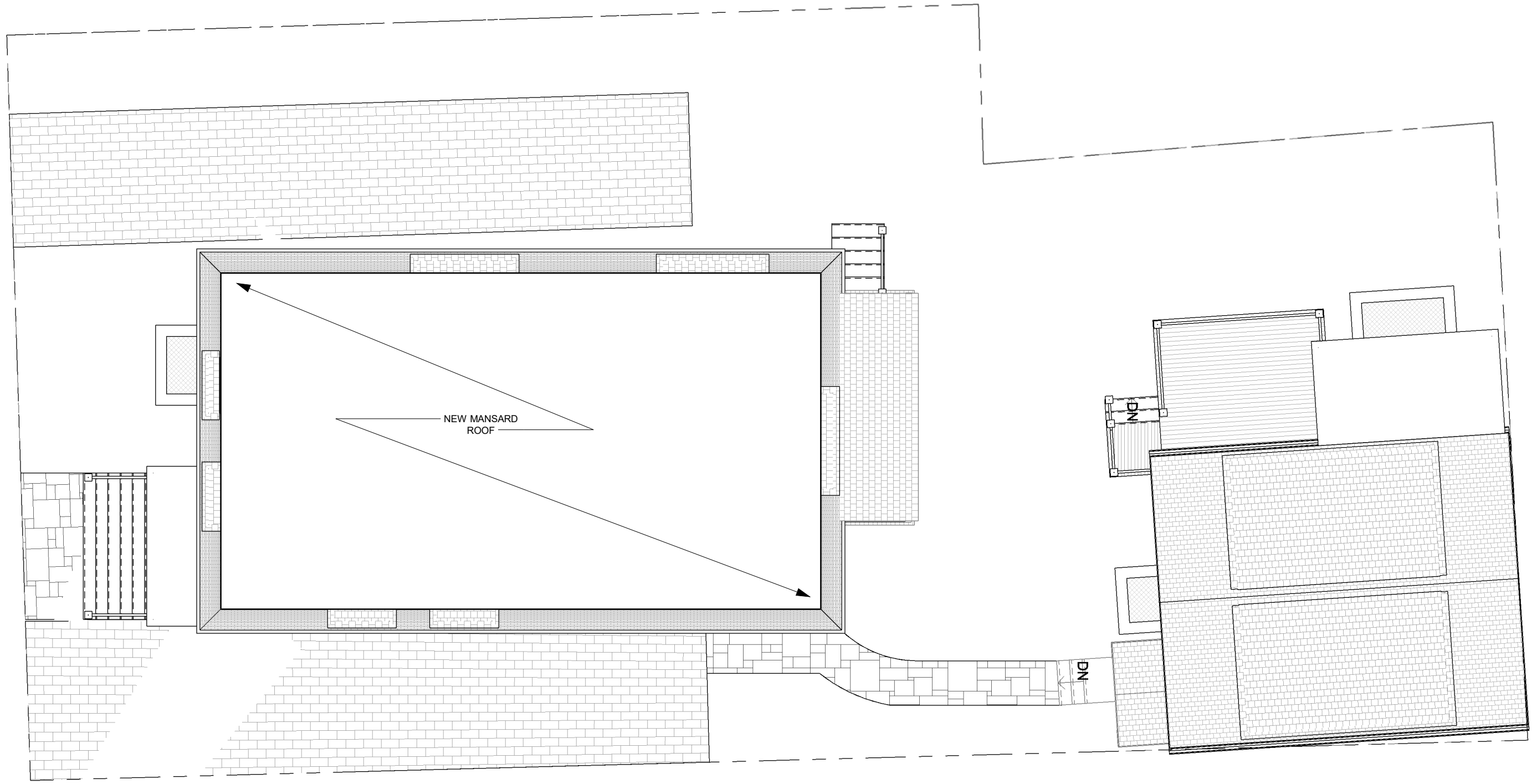


1 136-138 Proposed 2nd Floor
1/8" = 1'-0"



2 136-138 Proposed 3rd Floor
1/8" = 1'-0"

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PROJECT
136-138 & 140 Rindge Ave
 Cambridge, MA

TITLE
136-138 Proposed Plans

SCALE
 1/8" = 1'-0"

DRAWING
A-A1.3





① 136-138 Prop. Front Elevation
1/8" = 1'-0"

② 136-138 Prop. Right Elevation
1/8" = 1'-0"

136-138 Prop Bsmnt
-8' - 9"

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TITLE

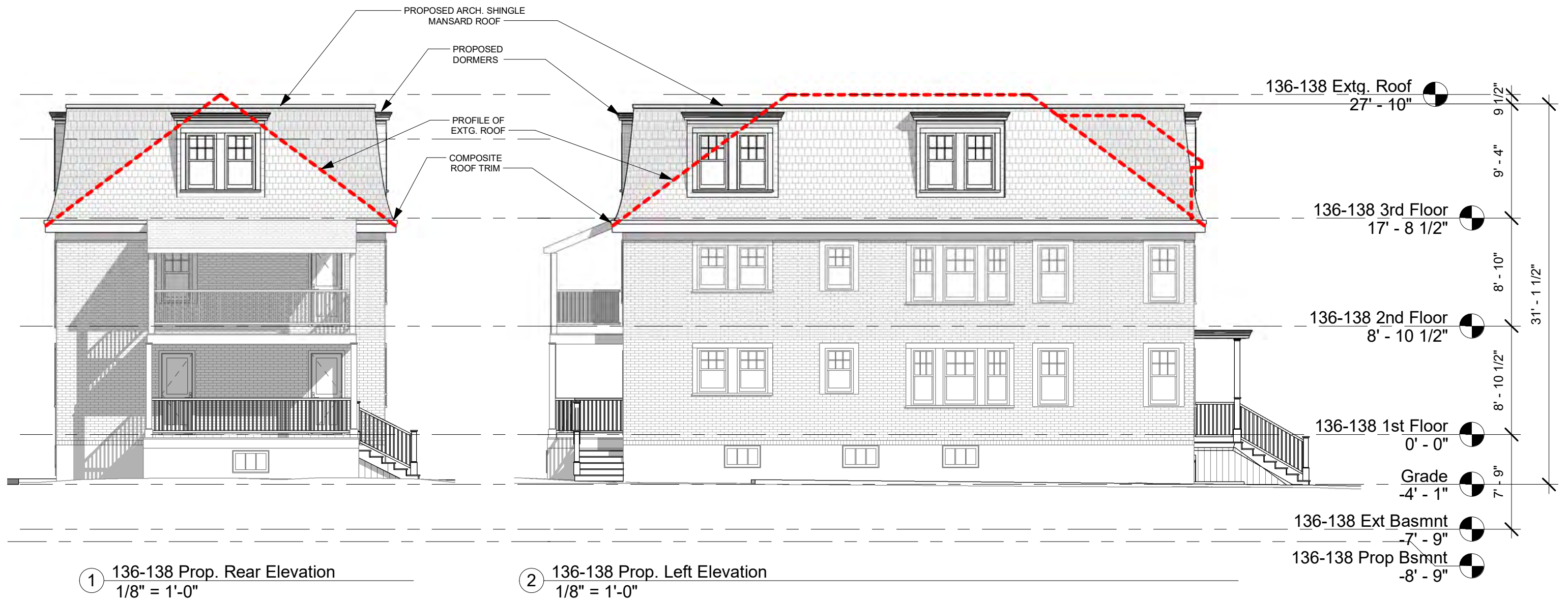
136-138 Proposed Elevations

SCALE

1/8" = 1'-0"

DRAWING

A-A2.1



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TITLE

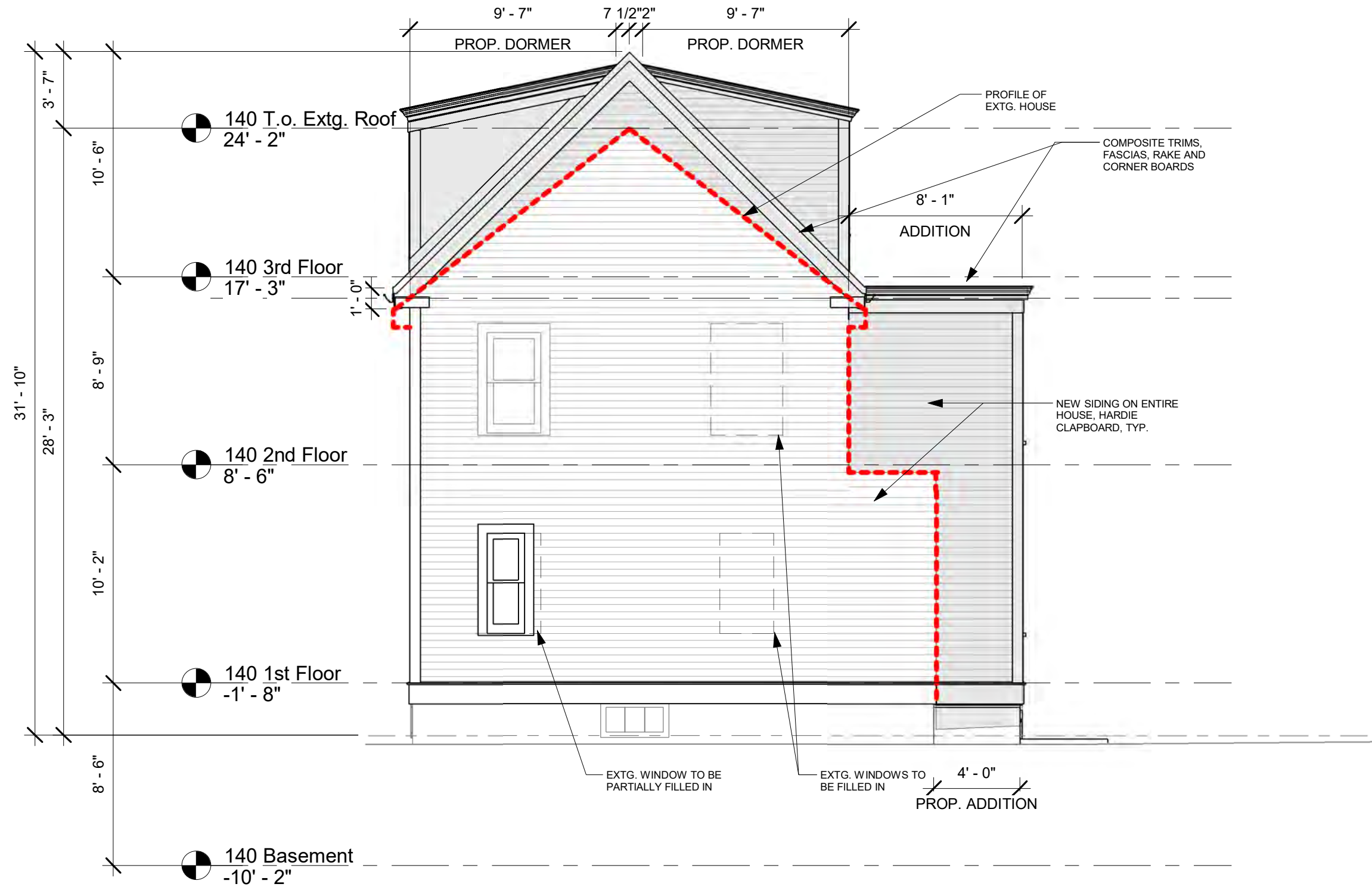
136-138 Proposed Elevations

SCALE

1/8" = 1'-0"

DRAWING

A-A2.2



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140 Prop. Rear

09/23/20

PROJECT

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TITLE

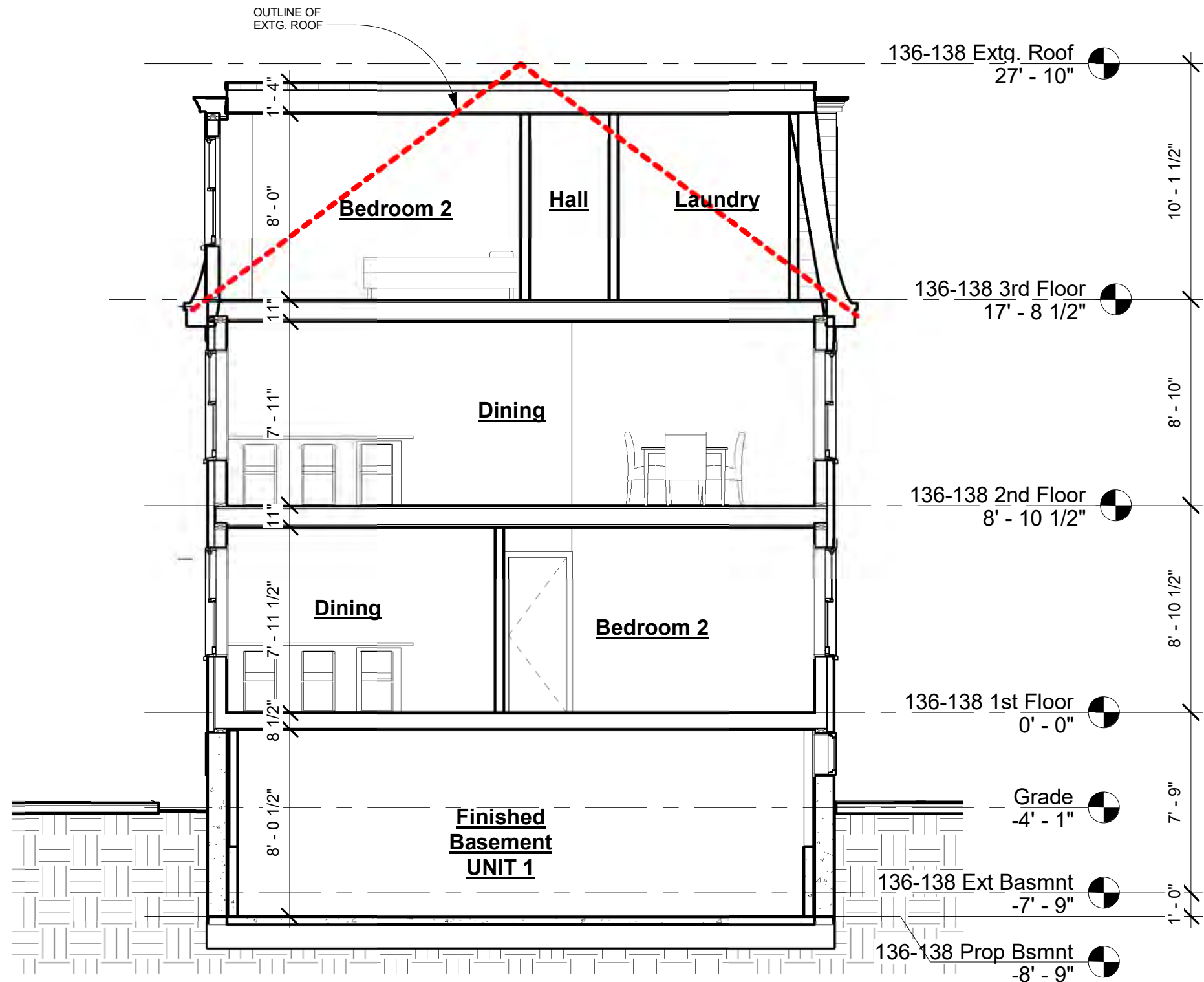
140 Proposed Elevations

SCALE

3/16" = 1'-0"

DRAWING

B-A2.3



① 136-138 Cross Section
3/16" = 1'-0"

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TITLE

136-138 Section

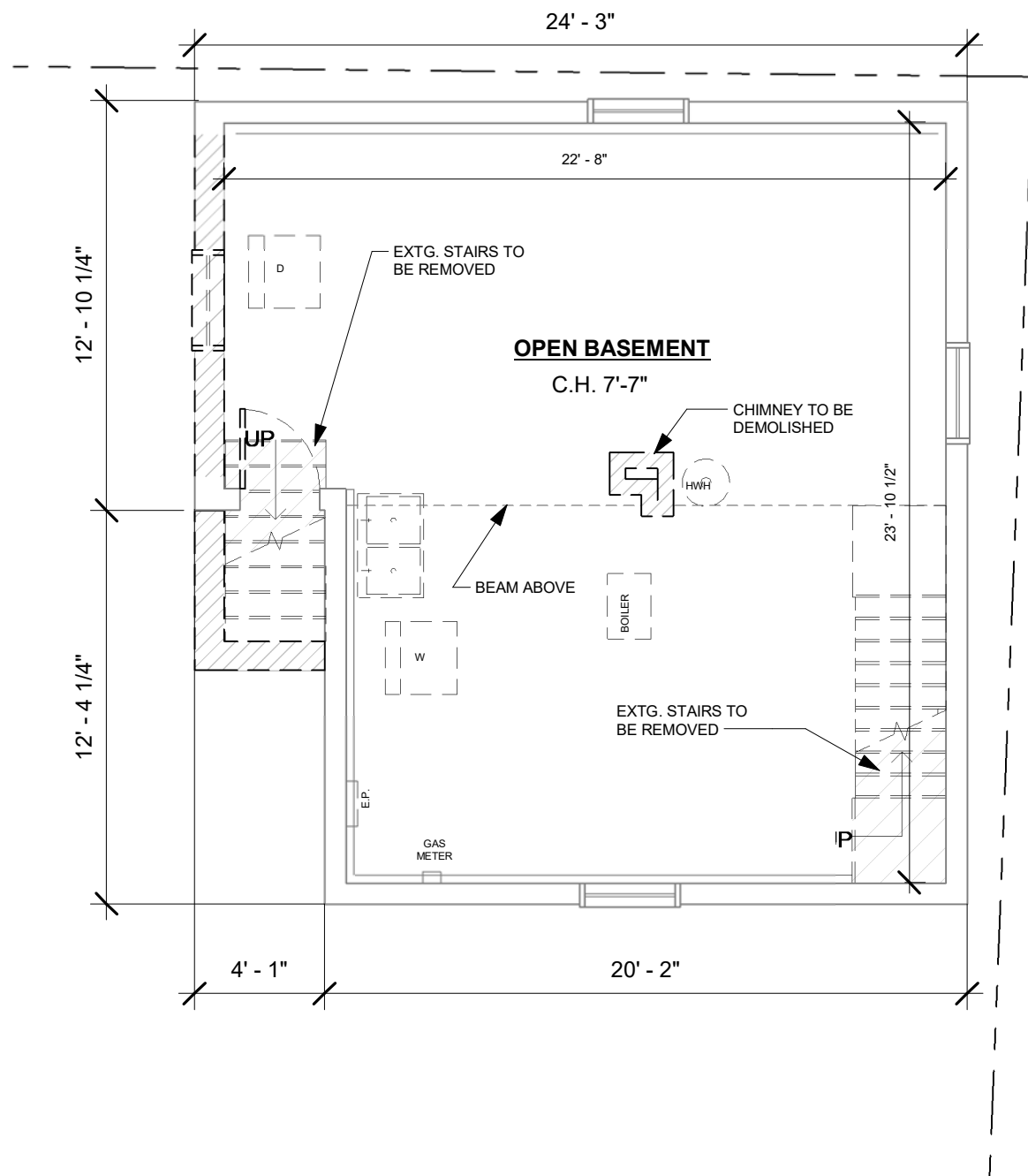
SCALE

3/16" = 1'-0"

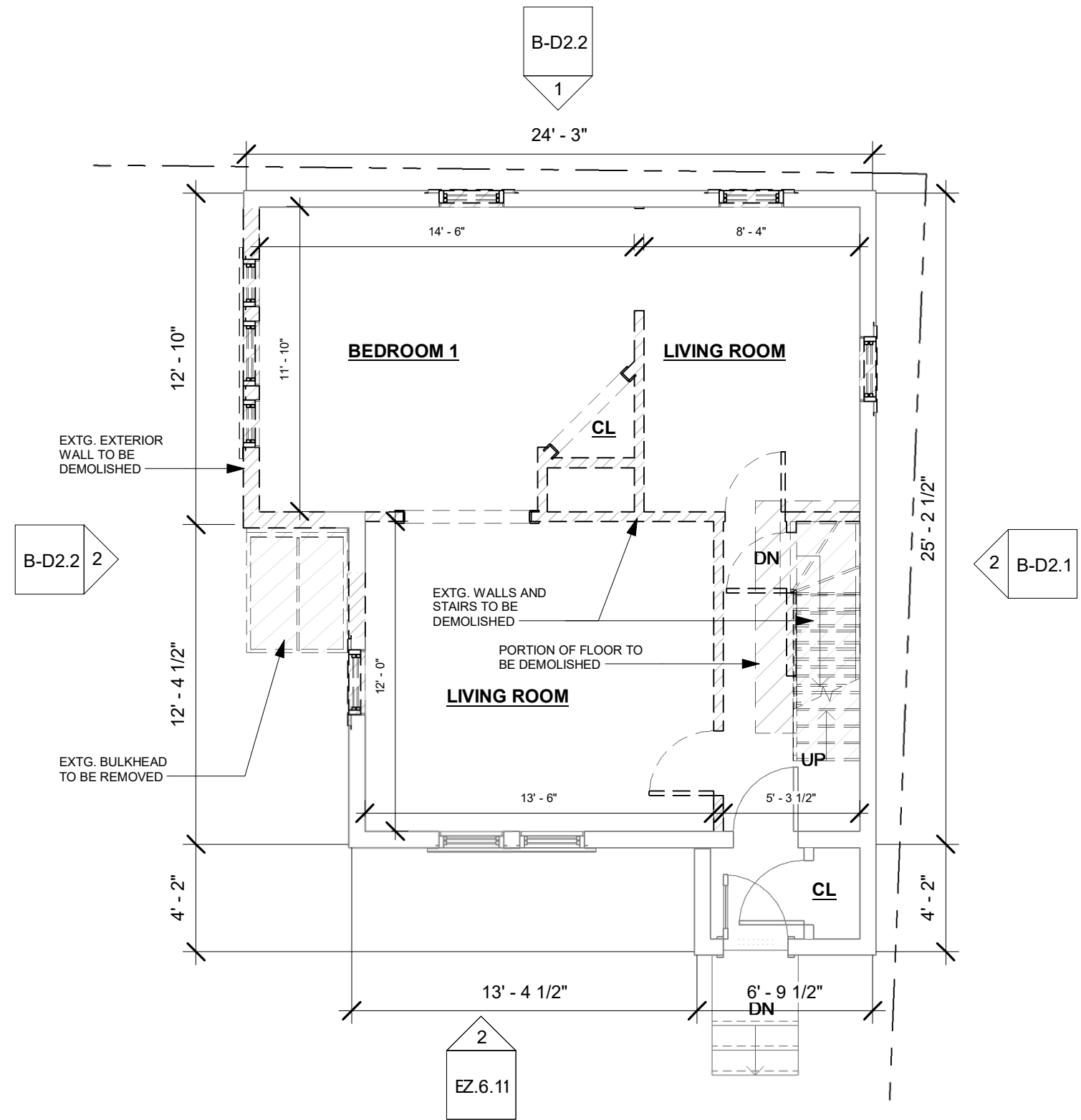
DRAWING

A-A3.1





① 140 Extg. Basement
3/16" = 1'-0"



② 140 Extg. 1st Floor
3/16" = 1'-0"

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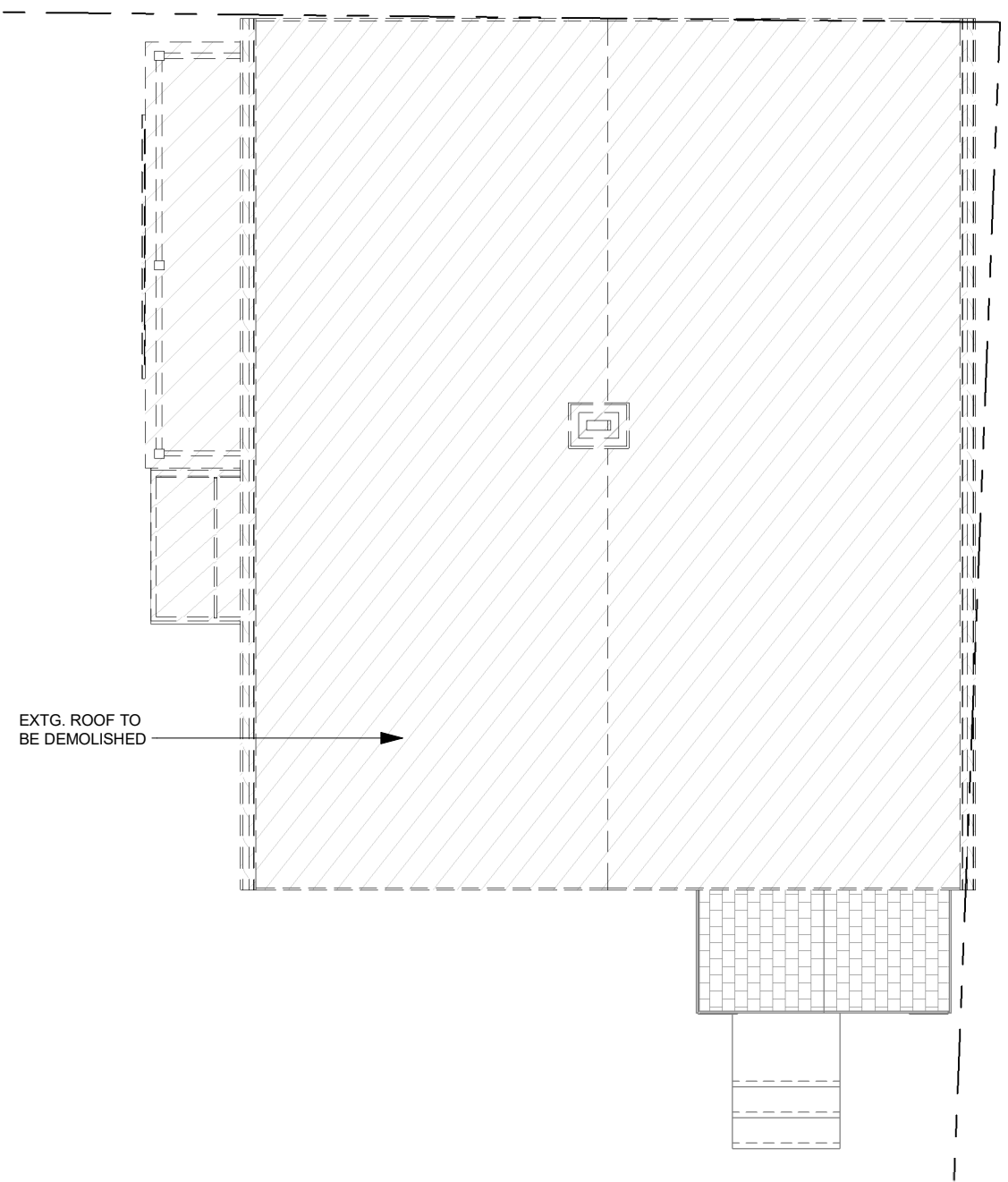
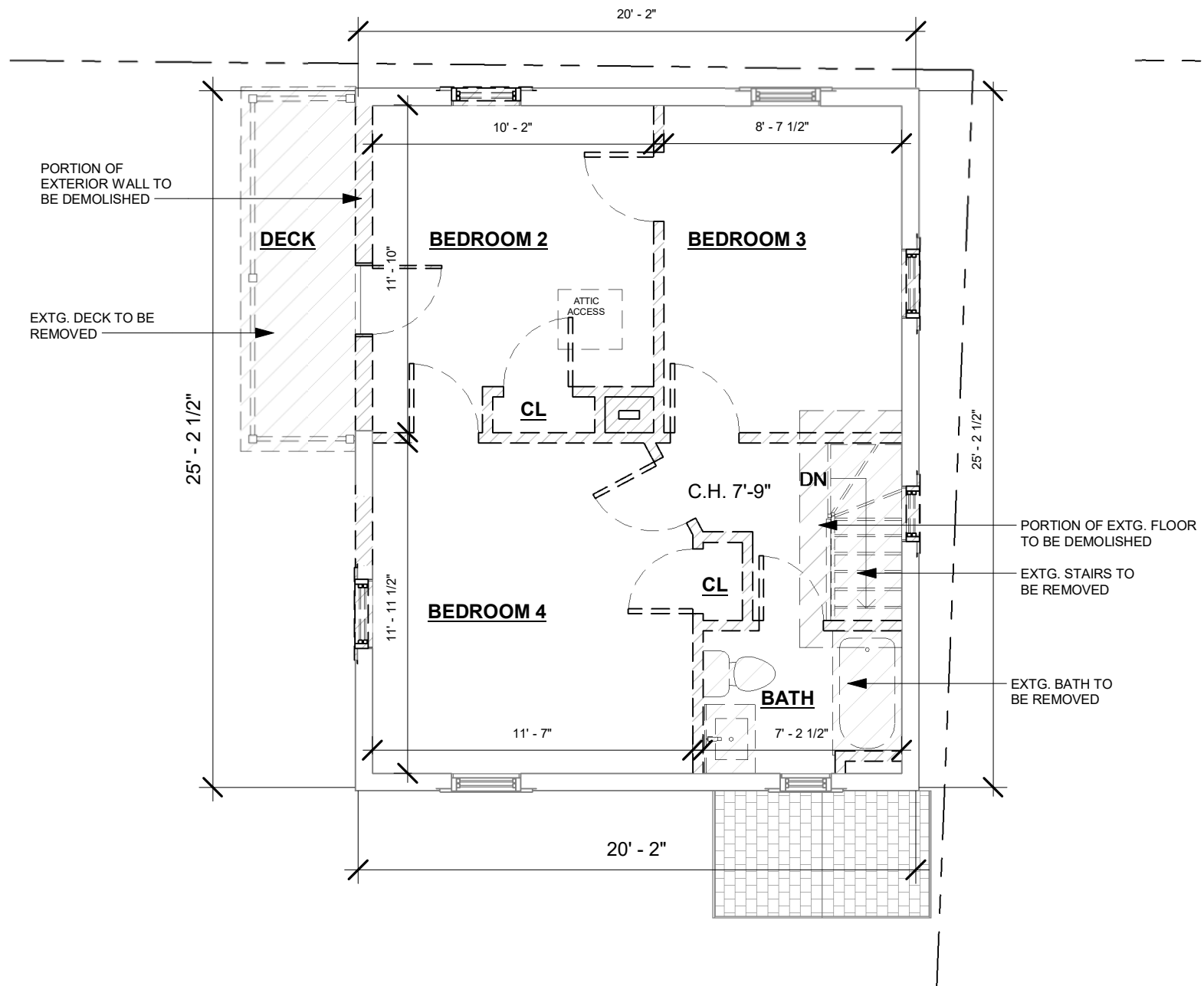
PROJECT
136-138 & 140 Rindge Ave
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TITLE
140 - Extg Plans

SCALE
3/16" = 1'-0"

DRAWING
B-D1.1

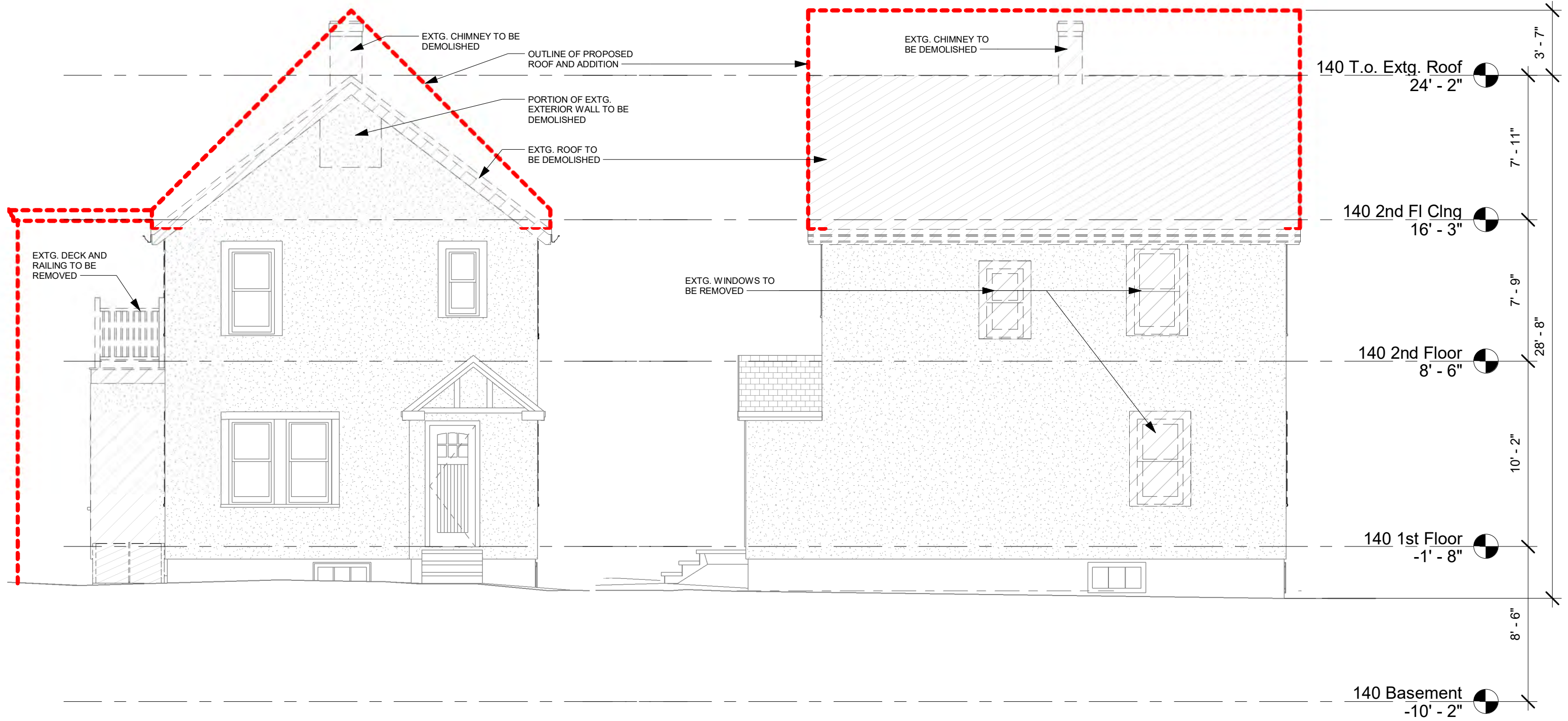




① 140 Extg. 2nd Floor
3/16" = 1'-0"

② 140 Extg. Top of Roof
3/16" = 1'-0"

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① 140 Extg. Front
3/16" = 1'-0"

② 140 Extg. Right
3/16" = 1'-0"

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PROJECT

136-138 & 140 Rindge Ave
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TITLE

140 Extg. Elevations

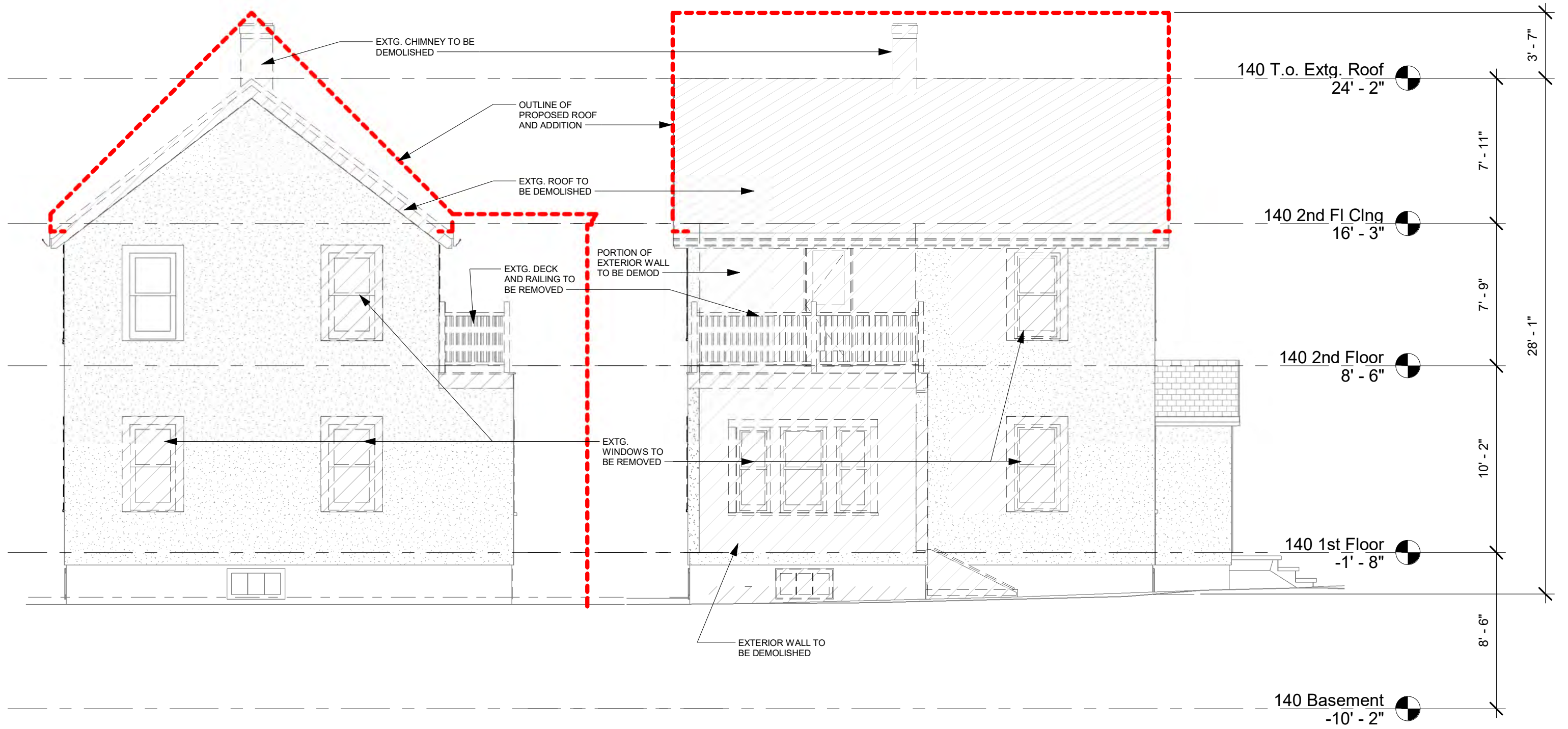
SCALE

3/16" = 1'-0"

DRAWING

B-D2.1

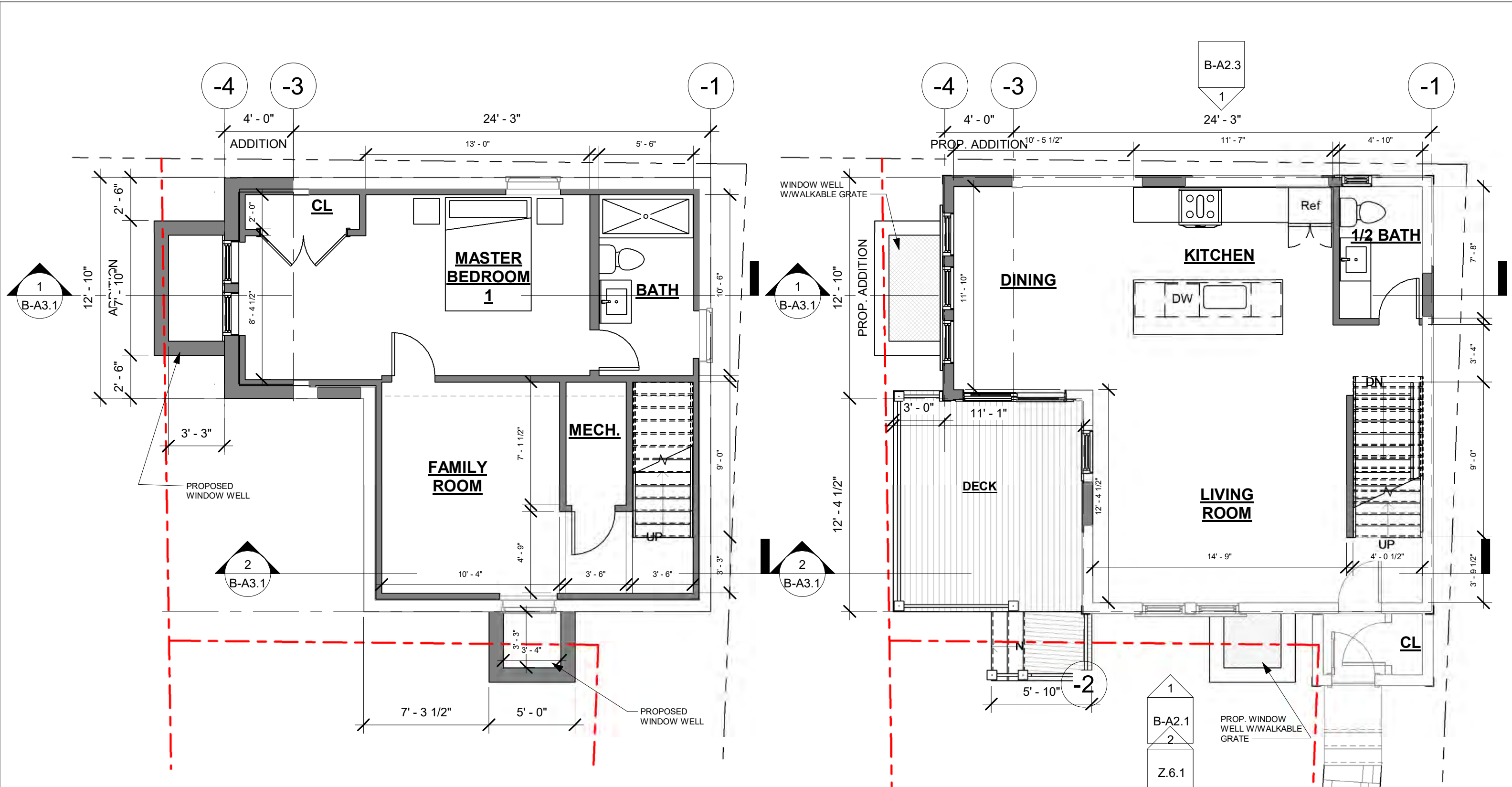
GCD ARCHITECTS



① 140 Extg. Rear
3/16" = 1'-0"

② 140 Extg. Left
3/16" = 1'-0"

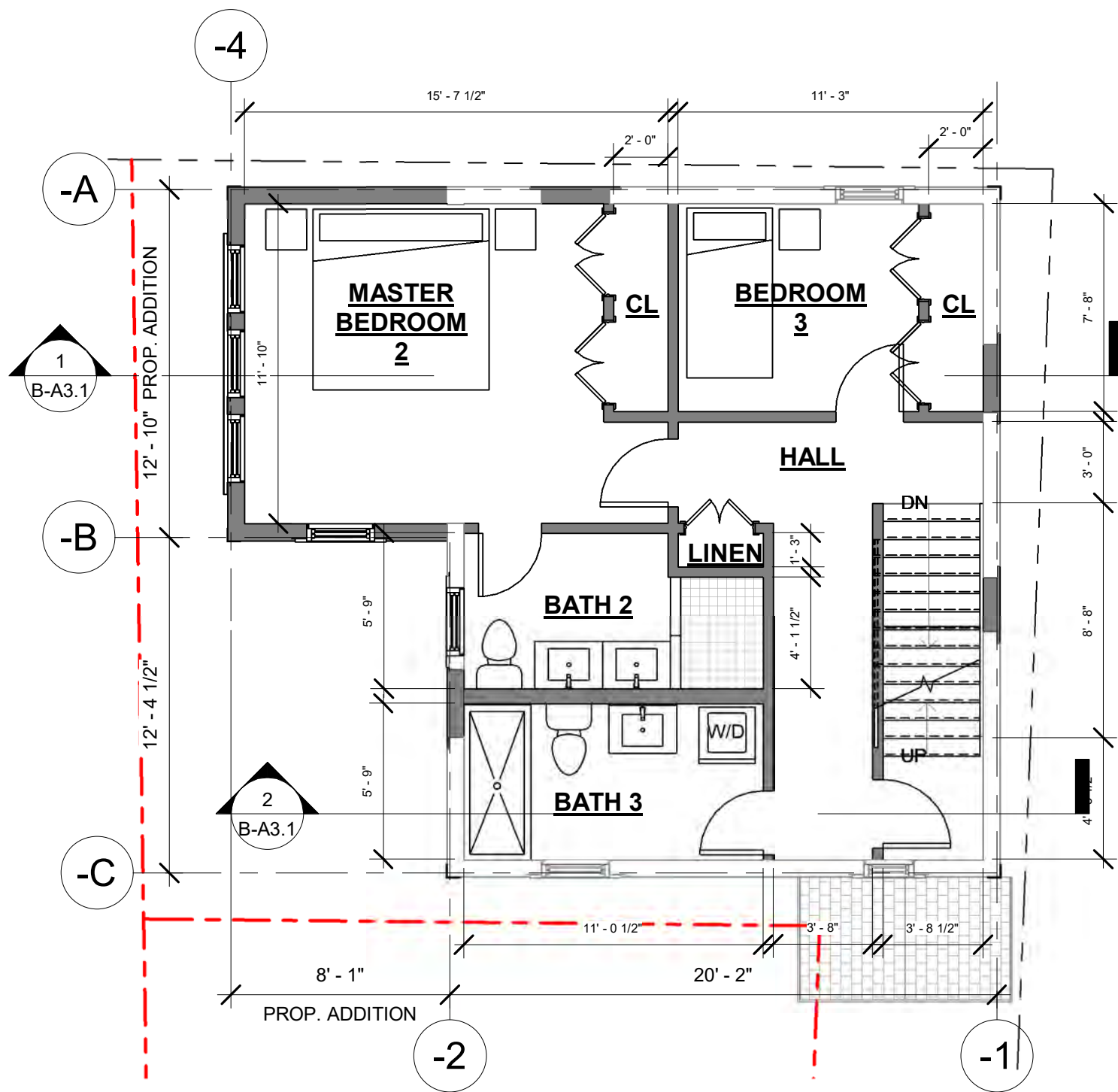
 <p>ARCHITECT GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p>	<p>DATE 9/19/2023</p>	<p>PROJECT 136-138 & 140 Rindge Ave Cambridge, MA</p>	<p>TITLE 140- Extg. Elevations</p>	<p>SCALE 3/16" = 1'-0"</p>	<p>DRAWING B-D2.2</p>
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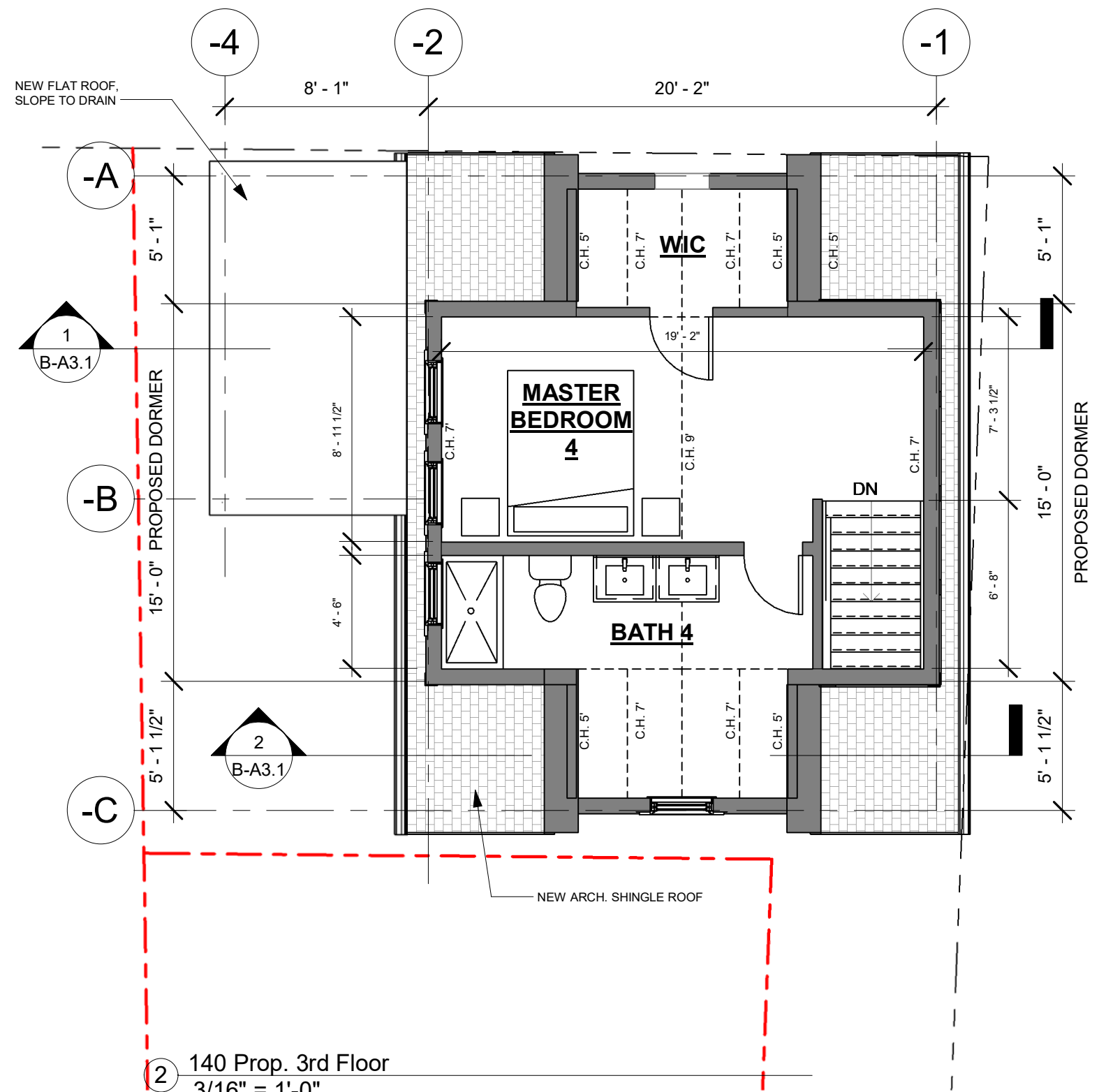
① 140 Prop. Basement
3/16" = 1'-0"

② 140 Prop. 1st Floor
3/16" = 1'-0"

<p>ARCHITECT GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p>	<p>DATE 9/19/2023</p>	<p>PROJECT 136-138 & 140 Rindge Ave Cambridge, MA</p>	<p>TITLE 140-Prop. Plans</p>	<p>SCALE 3/16" = 1'-0"</p>	<p>DRAWING B-A1.1</p>
--	---------------------------	--	---	---------------------------------------	----------------------------------



1 140 Prop. 2nd Floor
3/16" = 1'-0"



2 140 Prop. 3rd Floor
3/16" = 1'-0"

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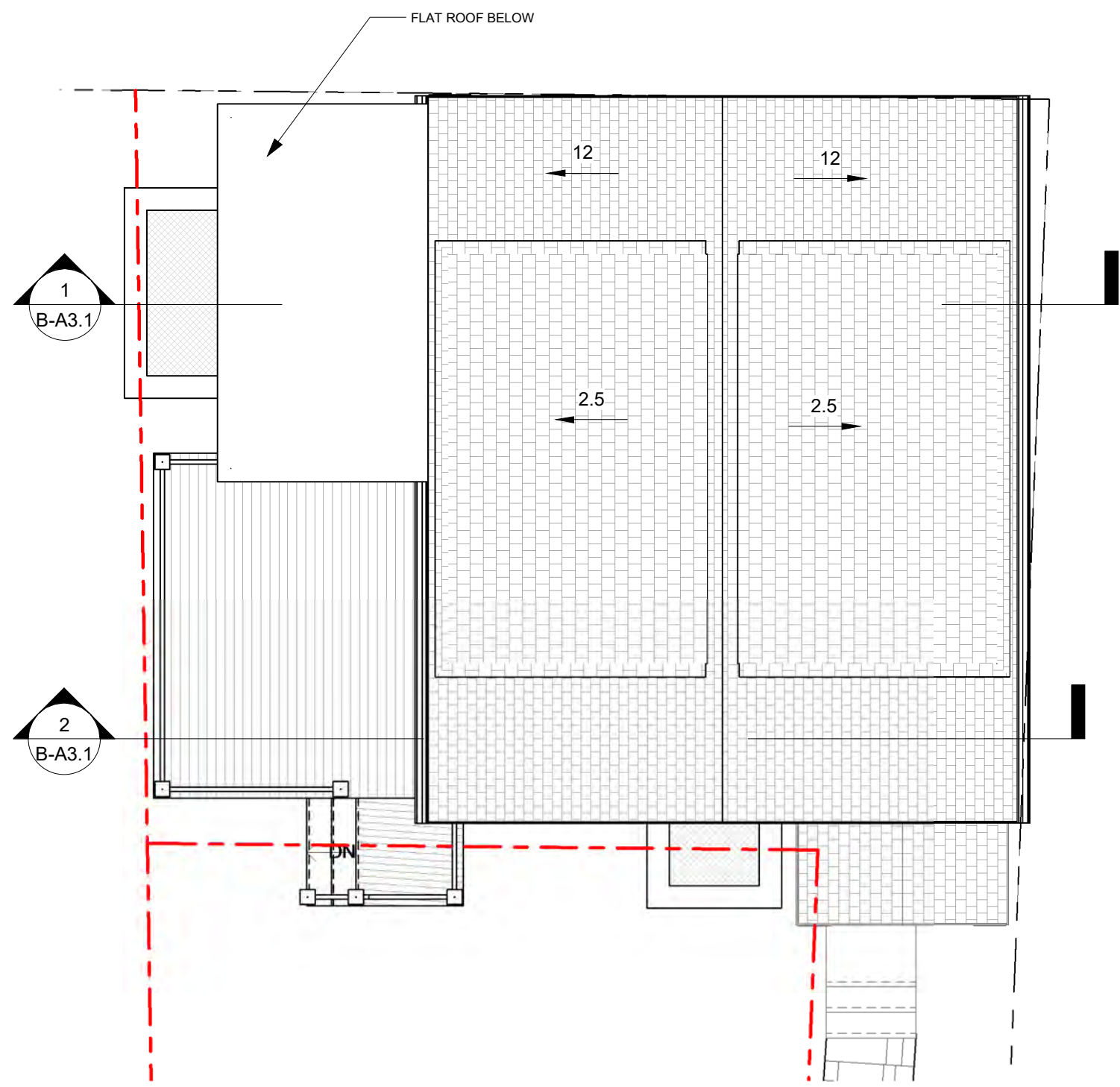
PROJECT
136-138 & 140 Rindge Ave
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TITLE
140-Prop. Plans

SCALE
3/16" = 1'-0"

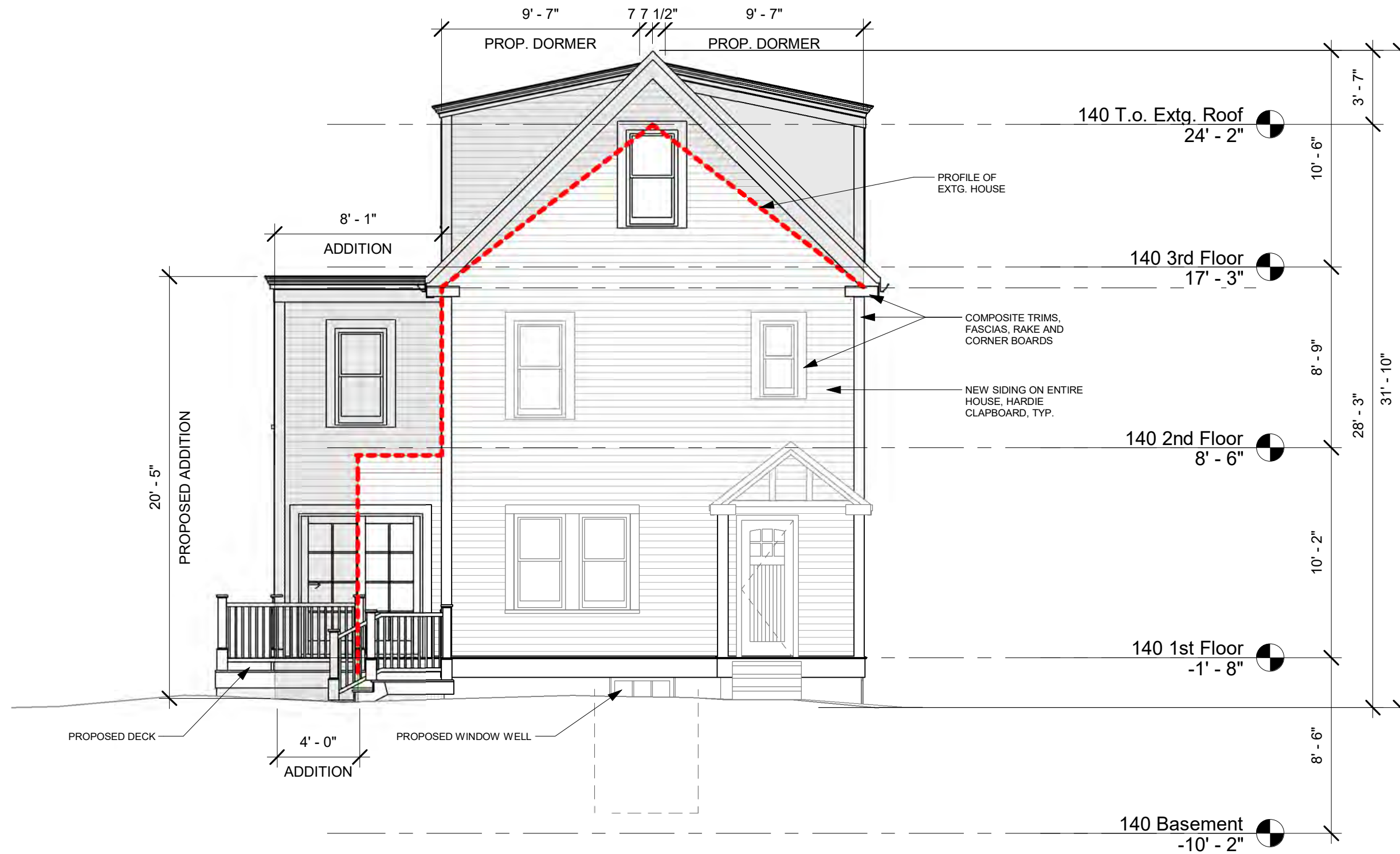
DRAWING
B-A1.2





① 140 Prop. Roof
3/16" = 1'-0"

 <p>ARCHITECT GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p>	<p>DATE 9/19/2023</p>	<p>PROJECT 136-138 & 140 Rindge Ave Cambridge, MA</p>	<p>TITLE 140 Prop. Plans</p>	<p>SCALE 3/16" = 1'-0"</p>	<p>DRAWING B-A1.3</p>
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① 140 Prop. Front
 3/16" = 1'-0"

ARCHITECT

GCD ARCHITECTS

2 WORTHINGTON STREET
 CAMBRIDGE, MA 02138
 617-412-8450
 www.glassmanchungdesign.com

DATE

9/19/2023

PROJECT

136-138 & 140 Rindge Ave
Cambridge, MA

TITLE

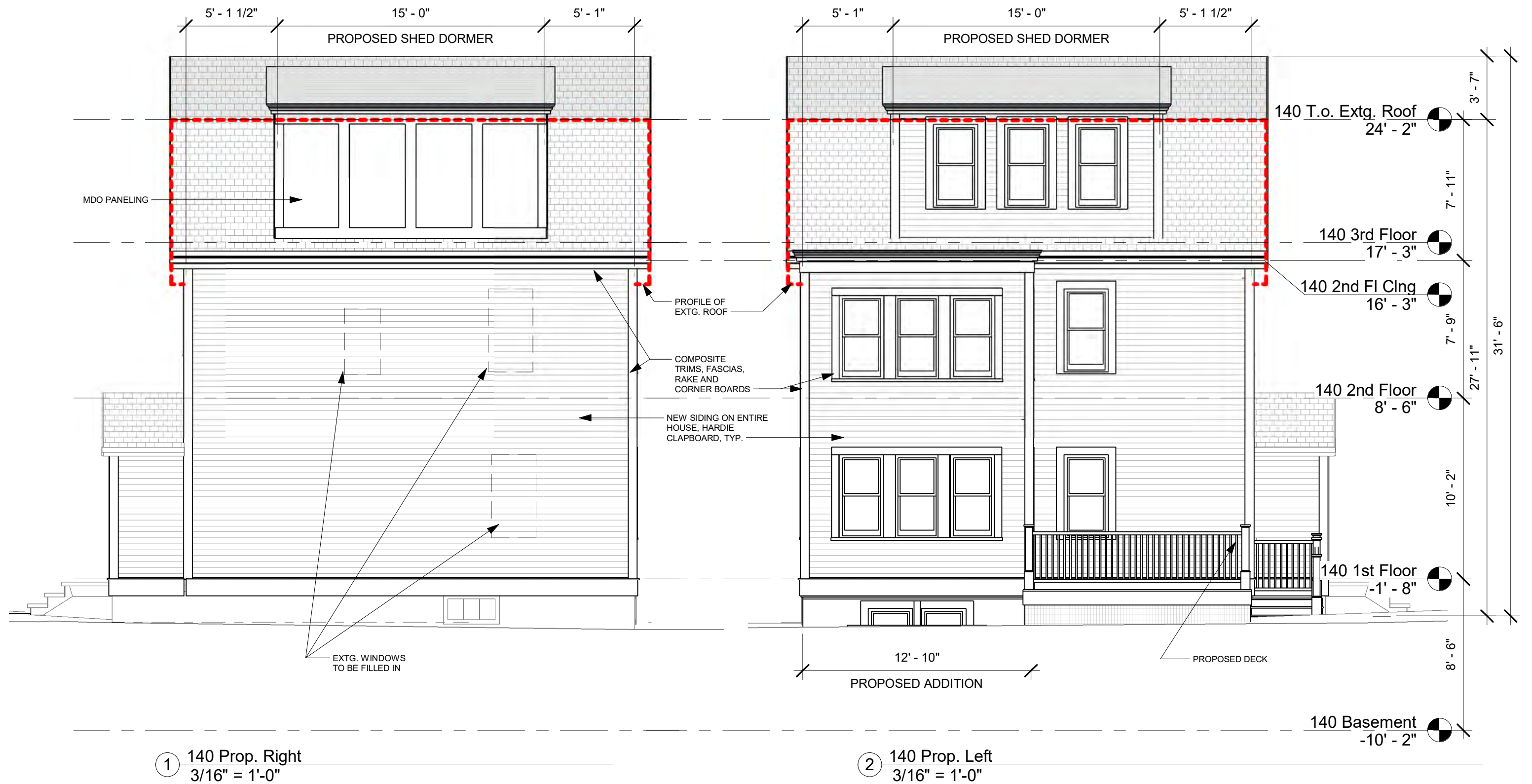
140-Proposed Elevations

SCALE

3/16" = 1'-0"

DRAWING

B-A2.1



① 140 Prop. Right
3/16" = 1'-0"

② 140 Prop. Left
3/16" = 1'-0"

ARCHITECT
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2 WORTHINGTON STREET
CAMBRIDGE, MA 02138
617-412-8450
www.glassmanchungdesign.com

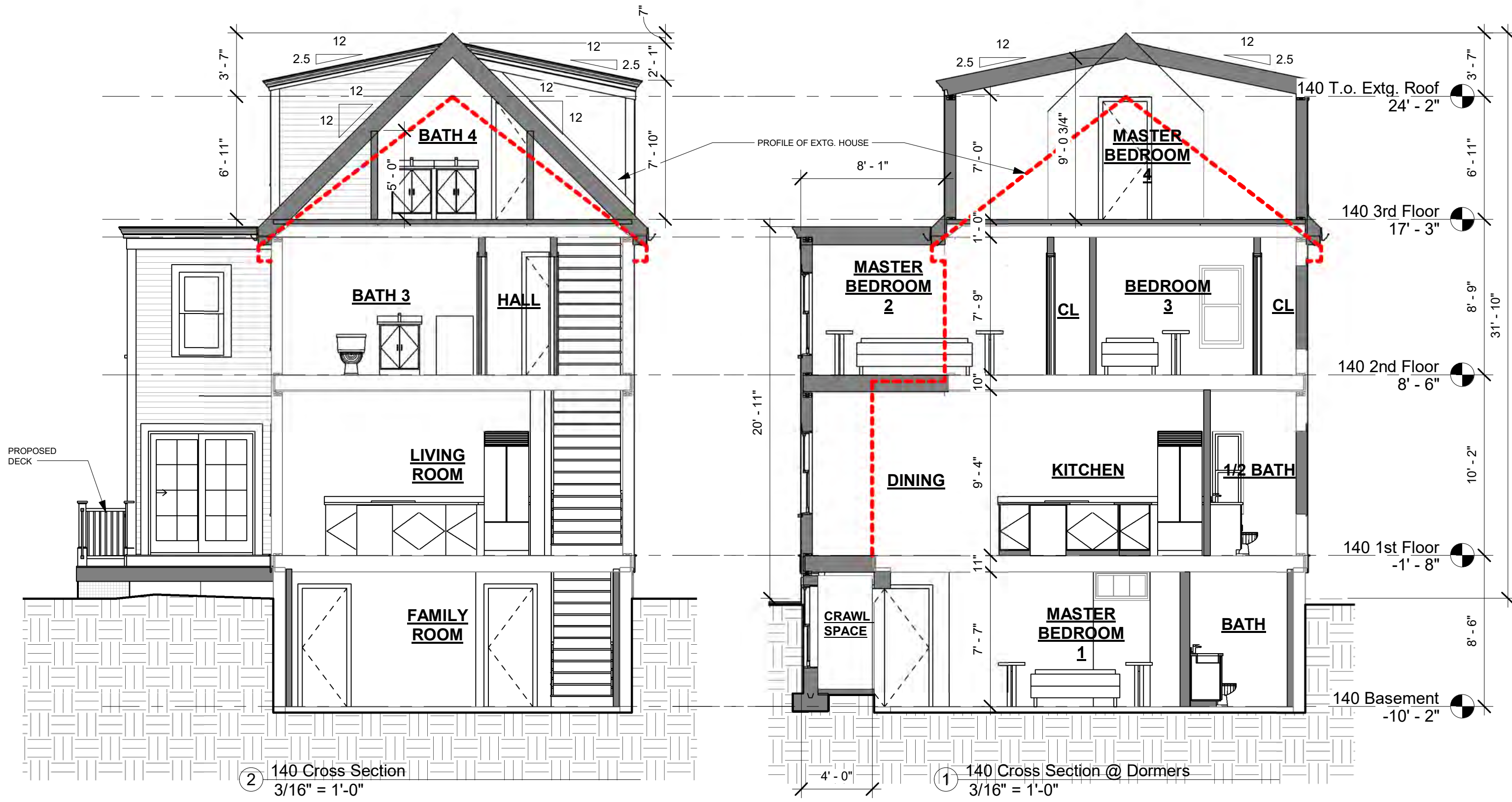
DATE
9/19/2023

PROJECT
136-138 & 140 Rindge Ave
Cambridge, MA

TITLE
140-Proposed Elevations

SCALE
3/16" = 1'-0"

DRAWING
B-A2.2



② 140 Cross Section
3/16" = 1'-0"

① 140 Cross Section @ Dormers
3/16" = 1'-0"

 <p>ARCHITECT GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p>	<p>DATE 9/19/2023</p>	<p>PROJECT 136-138 & 140 Rindge Ave Cambridge, MA</p>	<p>TITLE 140- Sections</p>	<p>SCALE 3/16" = 1'-0"</p>	<p>DRAWING B-A3.1</p>
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9/21/23

Board of Zoning Appeal

831 Mass Avenue

Cambridge, MA

I / We are the owners of 20 Middlesex St.. We are direct abutters to both 136-138 Rindge Ave & 140 Rindge Ave. We fully support the project and have no objections. Michael shared with us his families intentions and showed us the proposed blue plans. We think his improvements will help the neighborhood and equally important, bring back two homes that are in dire need of renovation.

Sincerely,

Elizabeth M. deRham ELIZABETH M. de RHAM

9/19/23

Board of Zoning Appeal

831 Mass Avenue

Cambridge, MA

I / We are the owners of 18 Middlesex St.. We are direct abutters to both 136-138 Rindge Ave & 140 Rindge Ave. We fully support the project and have no objections. Michael shared with us his families intentions and showed us the proposed blue plans. We think his improvements will help the neighborhood and equally important, bring back two homes that are in dire need of renovation.

Sincerely,

David Clemens

David Clemens

9/25/23

Board of Zoning Appeal

831 Mass Avenue

Cambridge, MA

① We are the owners of 141-143 Rindge Apartments / 92, 94, 96 Rice. We are direct abutters to both 136-138 Rindge Ave & 140 Rindge Ave. We fully support the project and have no objections. Michael shared with us his families intentions and showed us the proposed blue plans. We think his improvements will help the neighborhood and equally important, bring back two homes that are in dire need of renovation.

Sincerely,

PR Lohmes

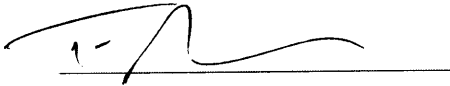
Board of Zoning Appeal

831 Mass Avenue

Cambridge, MA

I / We are the owners of CA 3 valseur Ave # 3. We are direct abutters to both 136-138 Rindge Ave & 140 Rindge Ave. We fully support the project and have no objections. Michael shared with us his families intentions and showed us the proposed blue plans. We think his improvements will help the neighborhood and equally important, bring back two homes that are in dire need of renovation.

Sincerely,

A handwritten signature in black ink, appearing to be 'M. Valseur', written over a horizontal line.

Sep 19, 2023

9/19/2023

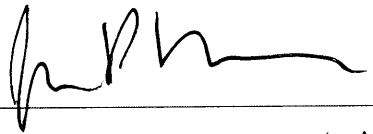
Board of Zoning Appeal

831 Mass Avenue

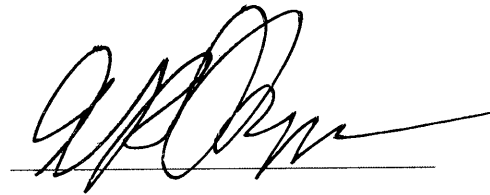
Cambridge, MA

I / We are the owners of 134 RINDGE AVE. We are direct abutters to both 136-138 Rindge Ave & 140 Rindge Ave. We fully support the project and have no objections. Michael shared with us his families intentions and showed us the proposed blue plans. We think his improvements will help the neighborhood and equally important, bring back two homes that are in dire need of renovation.

Sincerely,



JAMES DUNYAK



ALISON STERN-DUNYAK

9/19/23

Board of Zoning Appeal

831 Mass Avenue

Cambridge, MA

I / ~~We~~ are the owners of Bernadette Brocten. We are direct abutters to both 136-138 Rindge Ave & 140 Rindge Ave. We fully support the project and have no objections. Michael shared with us his family's intentions and showed us the proposed blue plans. We think his improvements will help the neighborhood and equally important, bring back two homes that are in dire need of renovation.

Sincerely,

Bernadette Brocten BBrocten

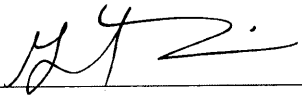
Board of Zoning Appeal

831 Mass Avenue

Cambridge, MA

I / We are the owners of 146 Rindge Ave. We are direct abutters to both 136-138 Rindge Ave & 140 Rindge Ave. We fully support the project and have no objections. Michael shared with us his families intentions and showed us the proposed blue plans. We think his improvements will help the neighborhood and equally important, bring back two homes that are in dire need of renovation.

Sincerely,



9-18-2023

9/21/23

Board of Zoning Appeal

831 Mass Avenue

Cambridge, MA

I / We are the owners of 4 Wilson Avenue. We are direct abutters to both 136-138 Rindge Ave & 140 Rindge Ave. We fully support the project and have no objections. Michael shared with us his families intentions and showed us the proposed blue plans. We think his improvements will help the neighborhood and equally important, bring back two homes that are in dire need of renovation.

Sincerely,

Mary E. O'Sullivan
Mary O'Sullivan

9/12/23

Board of Zoning Appeal

831 Mass Avenue

Cambridge, MA

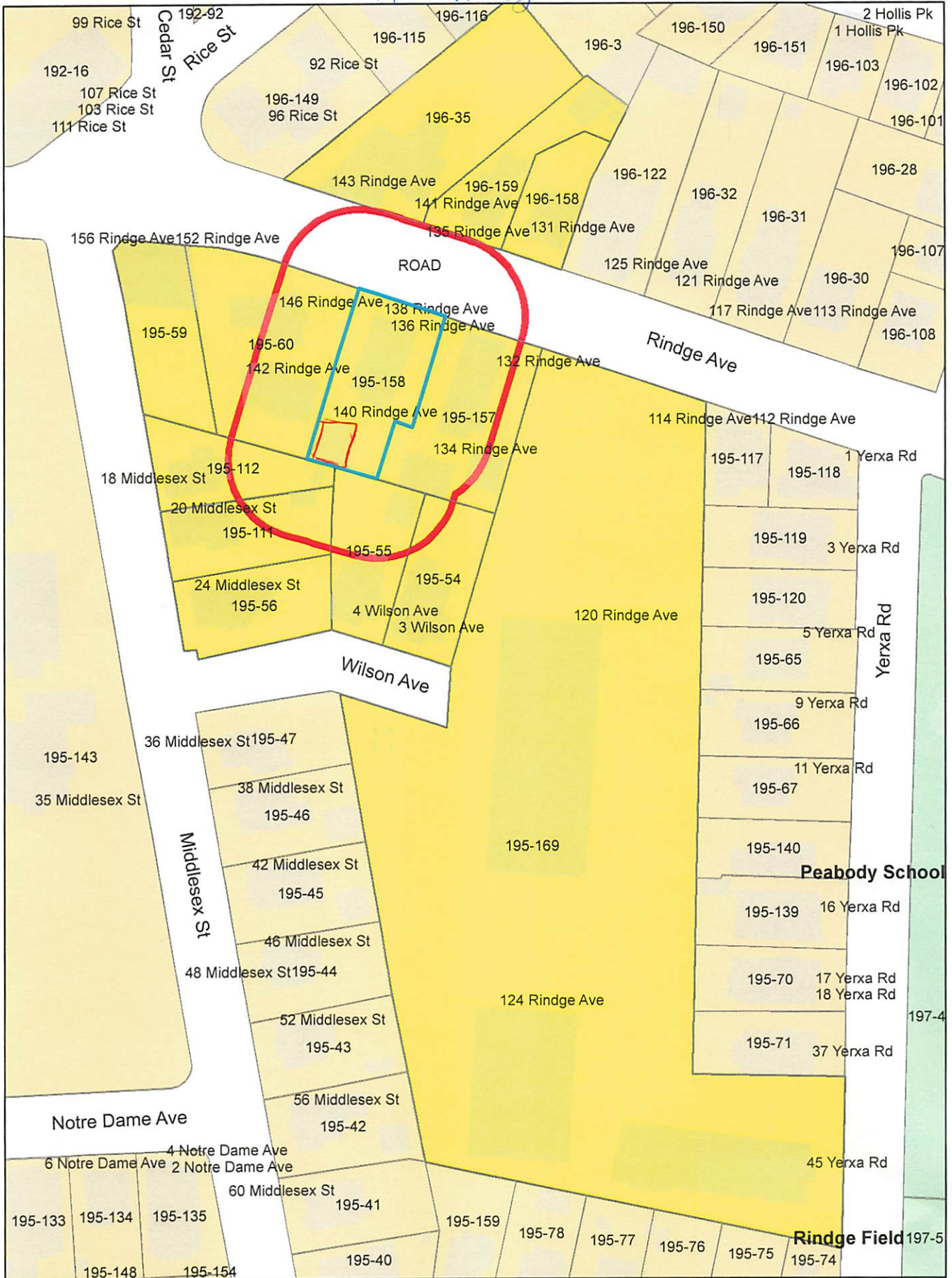
(1) We are the owners of 144 Bridge Avenue Cambridge. We are direct abutters to both 136-138 Rindge Ave & 140 Rindge Ave. We fully support the project and have no objections. Michael shared with us his families intentions and showed us the proposed blue plans. We think his improvements will help the neighborhood and equally important, bring back two homes that are in dire need of renovation.

Sincerely,

Kathleen F. McCarthy _____

Kathleen F. McCarthy

140 Rindge Ave



140 Rindge Ave

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

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

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

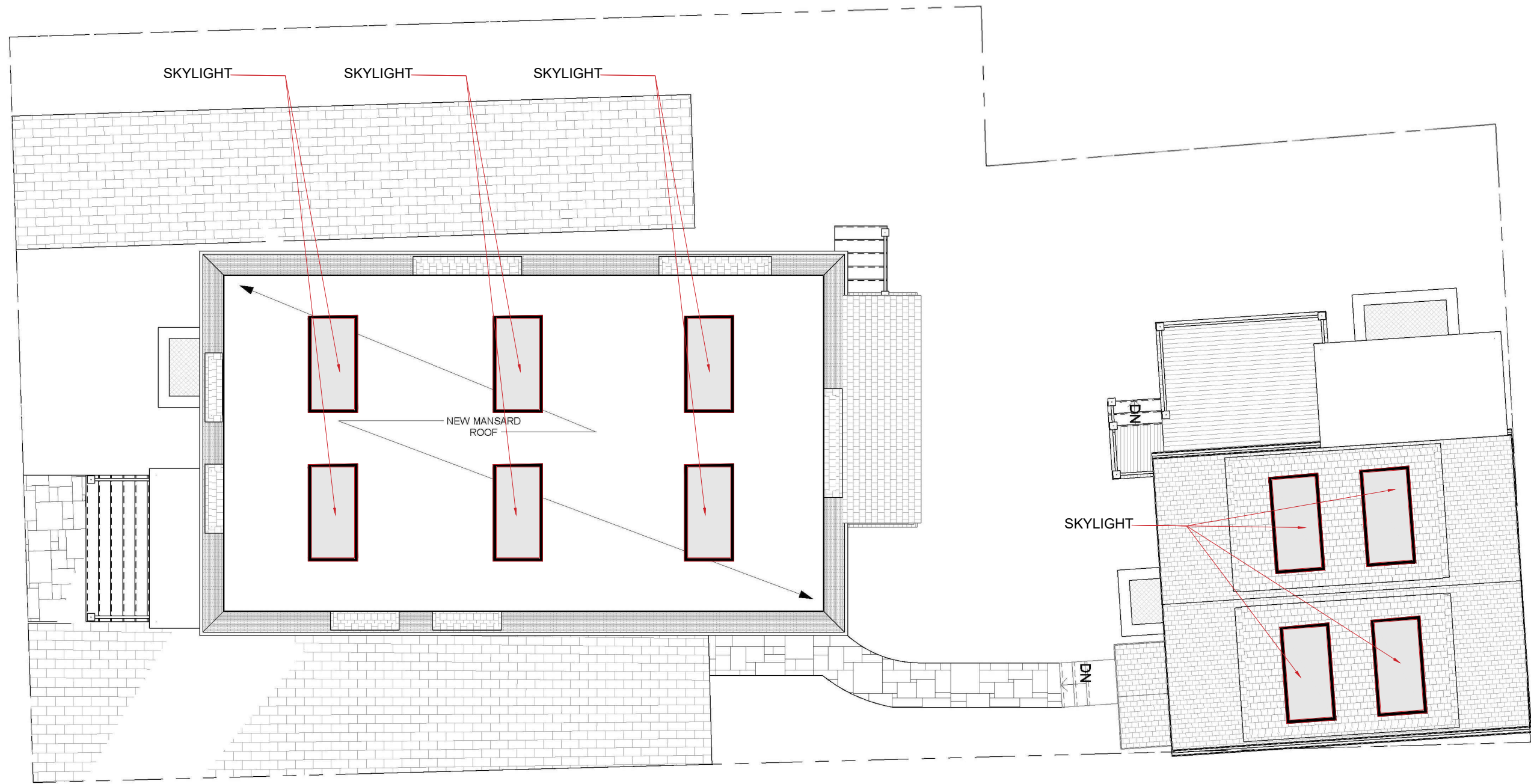
195-54
JONES, CARLA ORLANDA PEREIRA &
TIMOTHY JONES
3 WILSON AVE. UNIT 2
CAMBRIDGE, MA 02140


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



	<p>ARCHITECT GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p>	<p>DATE 9/19/2023</p>	<p>PROJECT 136-138 & 140 Rindge Ave Cambridge, MA</p>	<p>TITLE 136-138 Proposed Plans</p>	<p>SCALE 1/8" = 1'-0"</p>	<p>DRAWING A-A1.3</p>
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