



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2022 AUG 12 AM 10: 24
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Number:

189578

BZA Application Form

General Information

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

Special Permit: X

Variance:

Appeal:

PETITIONER: Judith Levin

PETITIONER'S ADDRESS: 18 Rindge Ave, CAMB, MA 02140

LOCATION OF PROPERTY: 18 Rindge Ave, Cambridge, MA

TYPE OF OCCUPANCY: res single family

ZONING DISTRICT: Residence B Zone

REASON FOR PETITION:

/window modifications on west wall/

DESCRIPTION OF PETITIONER'S PROPOSAL:

To add decorative windows and change the kitchen window to a casement window on nonconforming side.


SECTIONS OF ZONING ORDINANCE CITED:

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

Article: 8.000 Section: 8.22.2.C (Non-Conforming Structure)

Article: 10.000 Section: 10.40 (Special Permit).

Original
Signature(s):


(Petitioner (s) / Owner)

Judith E. Levin
(Print Name)

Address:

18 Rindge Ave

Tel. No.

6178990257

E-Mail Address:

judylevin18@gmail.com

Date:

08/11/2022

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 18 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:

windows already exist on this wall

B) Traffic generated or patterns of access or egress would not cause congestion hazard, or substantial change in established neighborhood character for the following reasons:

no traffic created

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:

no adverse effect on neighbors

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:

no nuisance created

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:

repairs & upgrades quality, adds back orig architectural features

***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: Judith Levin
Location: 18 Rindge Ave., Cambridge, MA
Phone: 6178990257

Present Use/Occupancy: res single family
Zone: Residence B Zone
Requested Use/Occupancy: no change

		<u>Existing Conditions</u>		<u>Requested Conditions</u>		<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		2474		no change		2416	(max.)
<u>LOT AREA:</u>		4832		no change		1500	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		05		no change		05	
<u>LOT AREA OF EACH DWELLING UNIT</u>		4832		no change		1500	
<u>SIZE OF LOT:</u>	<u>WIDTH</u>	50		no change		50	
	<u>DEPTH</u>	100		no change		NA	
<u>SETBACKS IN FEET:</u>	<u>FRONT</u>	15		no change		15	
	<u>REAR</u>	50+		no change		25	
	<u>LEFT SIDE</u>	8.5		8.5		20	
	<u>RIGHT SIDE</u>	3		3		7.6	
<u>SIZE OF BUILDING:</u>	<u>HEIGHT</u>	35		no change		35max	
	<u>WIDTH</u>	NA		NA		NA	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		2500/4832		no change		40	
<u>NO. OF DWELLING UNITS:</u>		1		1		NA	
<u>NO. OF PARKING SPACES:</u>		2		no change		1	
<u>NO. OF LOADING AREAS:</u>		NA		NA		NA	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		NA		NA		NA	

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

NA

1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.

18 Rindge Ave

Window Alterations
18 Rindge Ave
West elevation

Planning notes
Aug 9, 2022

Zoning Board
Spec Permit
a/o? Appeal?

Glenn
8/9/2022

correlate w/ bldg permit #186172

filed 7/22 for siding + window modifi

photos uploaded incl:

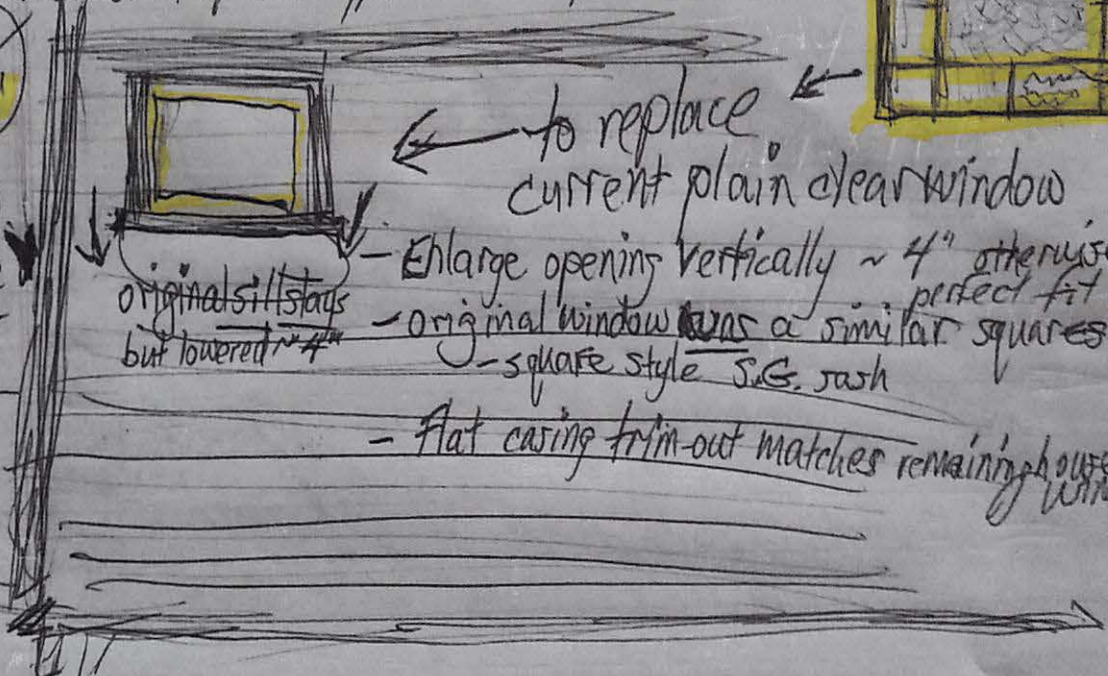
- * restored stained glass sash ~ 33" x 37"
- multicolored squares w/ patterned center pane



Item #1

New house corner

porch



to replace current plain clear window

- Enlarge opening vertically ~ 4" otherwise perfect fit
- original window was a similar square-in-square style S.G. sash
- flat casing trim-out matches remaining house windows

Item #2

2nd/2nd storey
shingled exterior

- Add similar square-in-square motif restored stained glass sash to same wall nr base of attic stairs 24" sq on same type sill as above (and matching other house windows). Sill angle 8°.



photo on file

Class proposals

alterations



24" x 24" Re-size opening

sp in 5/8"

Wall wall in front of staircase

28x44

align for

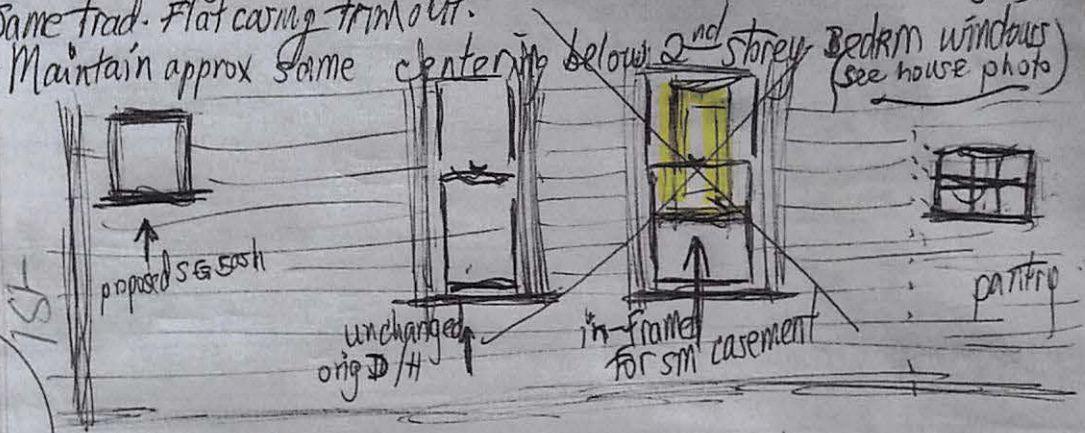
Window Alterations proposal/notes/diagrams, cont'd. pg. 2.

Zoning spec. permit/appeal

18 Rindge Ave. Ref: Bldg Permit (Appl) # ~~186172~~ ^{error} 186172

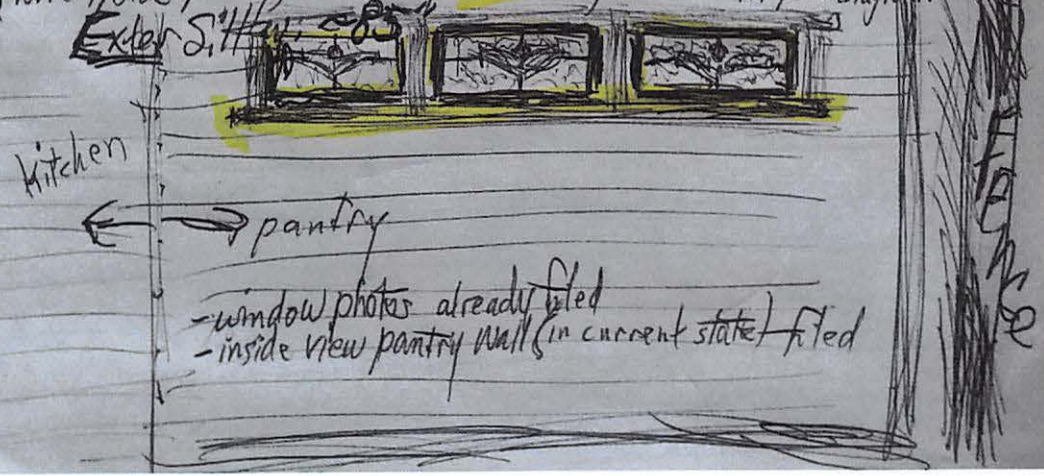
West elevation

- Item 3: Kitchen D/H window → Remove/Repl w/ smaller casement. Photos on file of both windows. Approx. R/O 34" x 72" ↓ to 28" x 44"
- House wall diagram, already filed shows highlighted unit. (the one closer to the rear garage)
- Same trad. Flat casing trim out.
- Maintain approx same centering below 2nd storey Bedrm windows (see house photo)



Glenn
8/9/2022

- Item 4: Remove 6-light pantry window (in upper 1/3 of wall)
- Repl. w/ mullied set of 3 restored leaded/stained glass sashes mounted on single sill. Same flat casing trim, same 8" sill, mounted height (from inside pantry) ~ 5'. Drawings w/ measurements filed in prev. diagram.

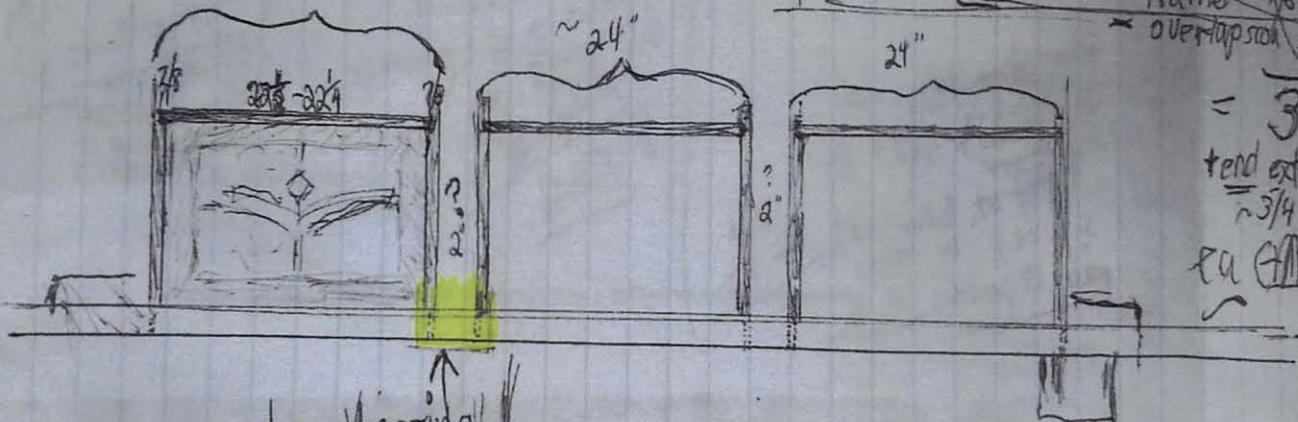


confirming sill size *Rechecked*
7/10/22

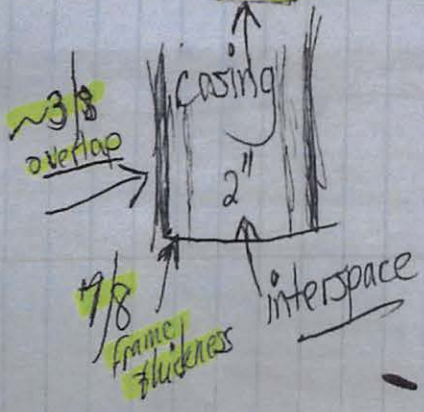
ea "box" = 24"

boxed window 24 ea x 3 = 72"
+ interspace 2" x 2 = + 4" = 76"

for total sill w: Add net of casing (4.5)
- Frame 7/8
= overlap 3/8



= 3 1/4"
end extension
= 3/4" - 1"
ea end

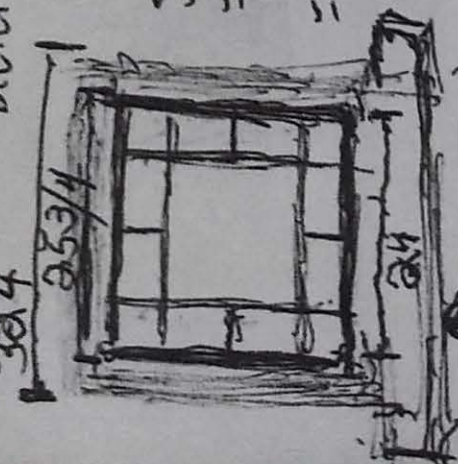


Sill 3 boxes / 2 interspaces = 76"
+ L+R end piece ~ 4 1/4" x 2 = + 8 1/2"
= total minimum sill w / 84" = 84 1/2"

Attic stair window:

Sash 24" x 24"
boxed (jambs) 25 3/4" w
on sill (sash) 24 + 2 = 26" h

CASINGS top + 2 sides
3 3/4" add 4 1/4" - 4 1/2" but
overlaps 3/8" ea
side
= Net Add: 3 3/4" x 2
= Total w/casings
~~24" w = 30 3/4"~~
total sill w: 34 3/4"



Lower hall

Replacing lost
lg. orig S/G multi pane
Total jamb w: 35 5/8"

No change in casing → casing
stock w/overall width

Existing casing w = 4 3/4"

Header remains orig.

Sill remains orig.

Side casings → cut new 4" longer
Same 4 3/4" stock
see photos

Casement (for kitchen) 28" x 44"

Will use casing stock 4 1/2" w.

Existing sill w: 38" (built w/window)

see photo



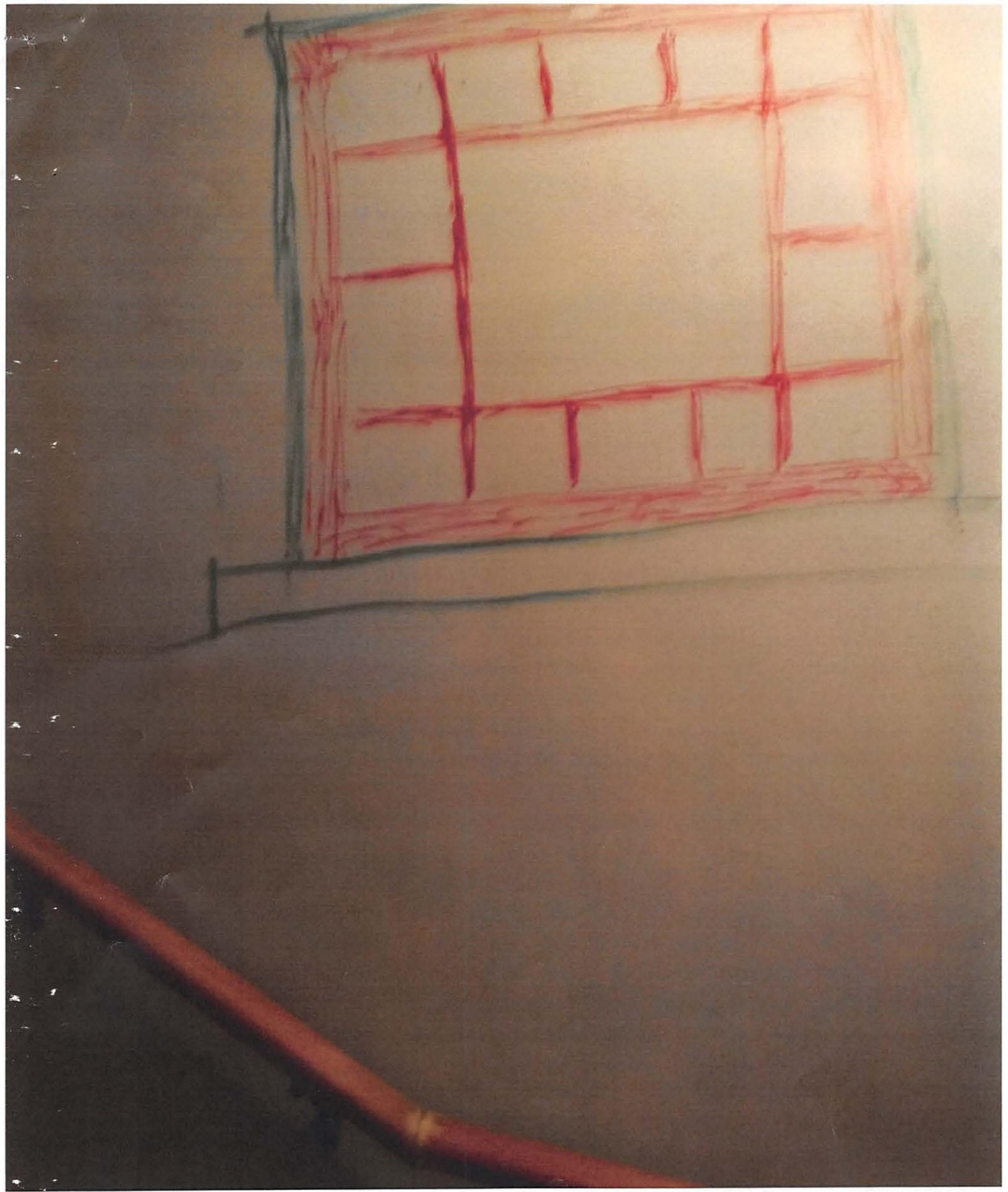
18 Rindge Ave

BZA-189578















Appl # 189578

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 Judith Levin _____
(OWNER)

Address: 18 Rindge Ave _____

State that I/We own the property located at 18 Rindge Ave., which is the subject of this zoning application.

The record title of this property is in the name of Judith E. Levin

*Pursuant to a deed of duly recorded in the date 3/10/2010, Middlesex South County Registry of Deeds at Book 5443, Page 126; or Middlesex Registry District of Land Court, Certificate No. _____

Book ~~5443~~ Page _____

Judith E. Levin

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

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

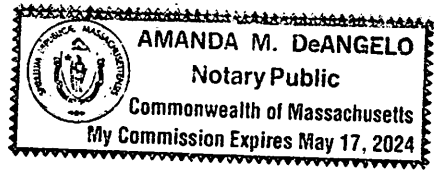
Commonwealth of Massachusetts, County of Middlesex

The above-name Judith Ellen Levin personally appeared before me, this 5th of August, 2022, and made oath that the above statement is true.

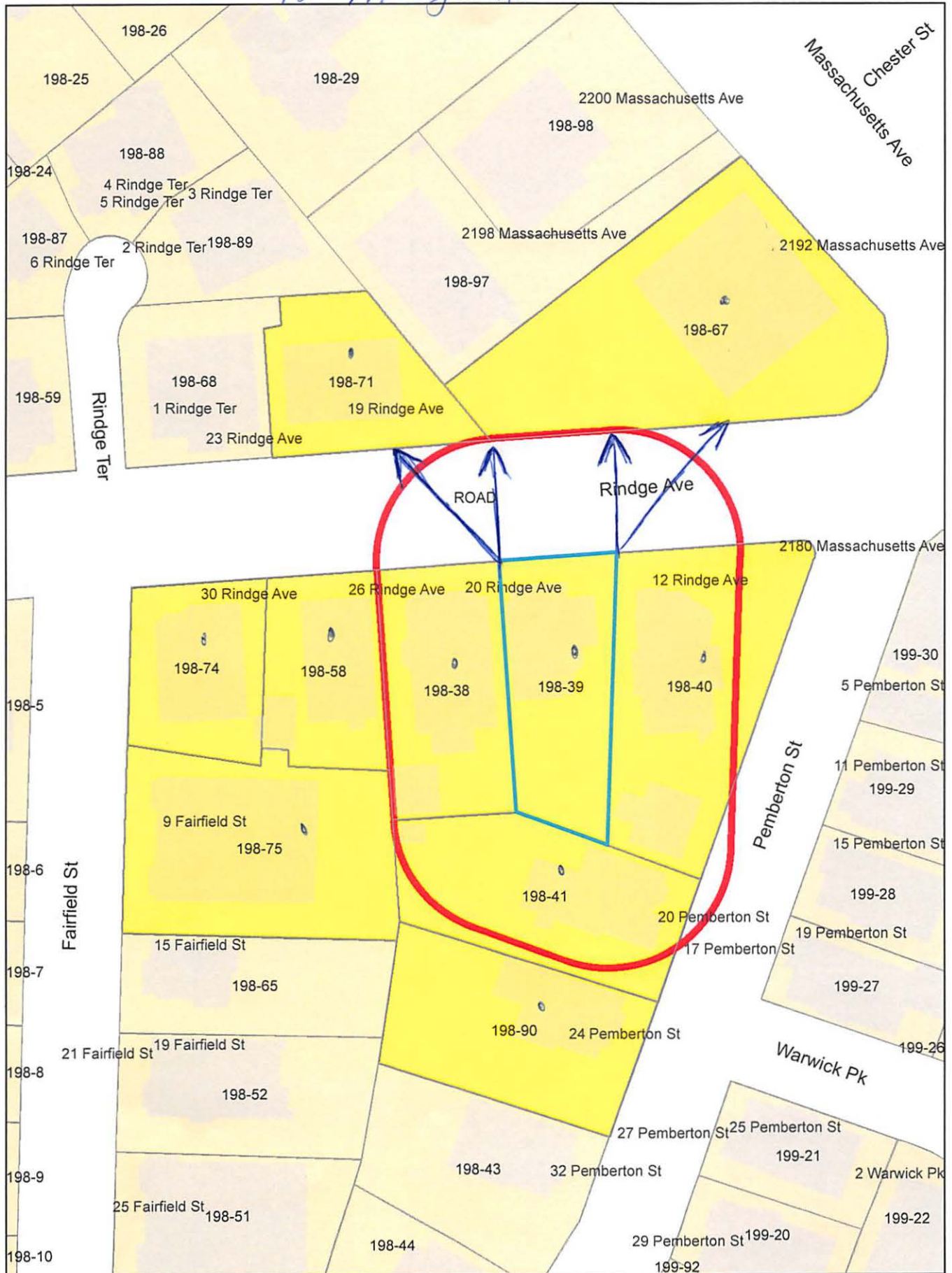
Amanda M. DeAngelo Notary

My commission expires May 17, 2024 (Notary Seal).

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



18 Rindge Ave



18 Rindge Ave

Petitioner

198-67
NOBARI, NEZAM
520 WASHINGTON ST
BROOKLINE, MA 02446

198-58
OCONNOR, JOHN M. III
26 RINDGE AVE
CAMBRIDGE, MA 02140-1907

198-39
LEVIN, JUDITH E.
18 RINDGE AVENUE
CAMBRIDGE, MA 02140

198-67
MARLOW, MARK J.
880 DEPOT ROAD
BOXBORO, MA 01719

198-67
DEMPSEY, MIRIAM T. & KEVIN J. DEMPSEY
2192 MASSACHUSETTS AVE. - UNIT #2/2
CAMBRIDGE, MA 02140

198-67
O' ROURKE, RICHARD
2192 MASS AVE., UNIT #2/1
CAMBRIDGE, MA 02139

198-74
GALLANT ALFRED E & YVONNE M GALLANT
30 RINDGE AVE #1
CAMBRIDGE, MA 02140-1907

198-90
GILLIGAN, MICHAEL M. &
ANTOINETTE E. GILLIGAN
24 PEMBERTON ST
CAMBRIDGE, MA 02140-1904

198-67
GADISH, NITZAN
2192 MASS AVE. UNIT#1/4
CAMBRIDGE, MA 02140

198-67
DUTT, DILIP K & SUDIPTA DUTT
2192 MASSACHUSETTS AVE. - UNIT 2-4
CAMBRIDGE, MA 02140

198-67
RODRIGUES, MARIA NATERCIA & JOHN
ANTHONY RODRIGUES
2192 MASS AVE., UNIT #3/1
CAMBRIDGE, MA 02140

198-67
WANG RUI
22 FREDERICK ST UNIT 22
BELMONT, MA 02478

198-67
OGILVY, CHRISTOPHER S.
246 HIGHLAND AVE.
WINCHESTER, MA 01890

198-75
GROSS, NORMAN
TRS. 9 FAIRFIRD STREET REALTY TRUST
C/O ALISON ROSEN
3 LANTERN LANE
CANTON, MA 02021

198-67
KANZER, ROB H.,
TRUSTEE THE ROBERT H. KANZER 2018 TR
68 CAINCREST RD
YORK, ME 03909

198-67
NAM, YUNG J. & MYUNG CHA H. NAM
2192 MASS AVE., UNIT #2/3
CAMBRIDGE, MA 02140

198-71
SOKOL-MARGOLIS, JOSEPH &
KATHERINE A. REID
19 RINDGE AVE
CAMBRIDGE, MA 02140

198-41
BREEN, KATHERINE H. & WILLIAM T. COWEN
20 PEMBERTON ST
CAMBRIDGE, MA 02140

198-38
CHARIGNON, SOPHIE & DIEGO LAGO PEREZ
42 WINDMILL LN
ARLINGTON, MA 02474

198-40
CIOCCO, JAMIE
12 RINDGE AVE. UNIT#1
CAMBRIDGE, MA 02140

198-38
ROYCHOWDHURY SURAJA
TR SURAJA ROYCHOWDHURY LIV TRUST
79 LACONIA ST
LEXINGTON, MA 02420

198-40
CHESNAIS, PATRICIA MARIE-HELENE, TRS THE
PATRICIA MARIE-HELENE CHESNAIS 2019 REV TR
12 RINDGE AVE UNIT 2 & 3
CAMBRIDGE, MA 02139

198-67
MARRIOTT, ROBERT E.
2192 MASSACHUSETTS AVE #C-4
CAMBRIDGE, MA 02140

198-67
ZHOU, JUN ZHU LEI
21 HILL ST
LEXINGTON, MA 02421

198-67
RODRIGUES JOHN A
2192 MASSACHUSETTS AVE - UNIT G-2
CAMBRIDGE, MA 02139

198-38
MARINER, DEANNE
20 RINDGE AVE. UNIT 1
CAMBRIDGE, MA 02140

198-67
SCHLOMING RAFAEL
2192 MASSACHUSETTS AVE - UNIT 3-3
CAMBRIDGE, MA 02140