

CITY OF CAMBRIDGE CAMBRIDGE, MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

BZA Application Form

BZA Number: 91768

General	Information	

The undersigned hereby petitions the Board of Zoning Appeal for the following:					
Special Permit:	_X	Variance:X	Appeal:		
PETITIONER: Ro	bert Ruttenberg C	C/O m. Grady Rag	sdale 111. RA		
PETITIONER'S A	DDRESS: 103 Ter	race St, Boston, N	IA 02120		
LOCATION OF P	ROPERTY: <u>70-7 K</u>	Cirkland St , Cam	bridge, MA		
TYPE OF OCCUP	ANCY: residentia	I	ZONING DISTRICT: Residence C-1 Zone		
REASON FOR PE	TITION:				
/Enlarge kitchen v	vindow in existing	facade within req	uired setbacks/ Expand deck within side yard setbacks/		
DESCRIPTION O	F PETITIONER'S	PROPOSAL:			
Enlarge Kitchen w	indow within setba	acks/ Expand exis	ting Deck within side yard setback		
Enlarge Kitchen w	indow within setba	acks/ Expand exis	ting Deck within side yard setback		
SECTIONS OF ZO	NING ORDINAN	CE CITED:			
Article: 5.000		ole of Dimensiona			
Article: 8.000	Section: 8.22.2.C	(Non-Conformin	g Structure).		
		0-1-1-1			
		Original Signature(s):	W /ac y ll a		
			(Petitioner (s) / Owner)		
			(Petitioner (s) / Owner) M Gracy Racsons W, RA (Print Name)		
		Address:			
		Tel. No.	215-688-1442		

E-Mail Address:

grady@nedesignbuild.com

1/4

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. State that I/We own the property located at 10 King was which is the subject of this zoning application. The record title of this property is in the name of *Pursuant to a deed of duly recorded in the date , Middlesex South County Registry of Deeds at Book 7321 , Page Middlesex Registry District of Land Court, Certificate No. Book _____ Page AND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT* *Written evidence of Agent's standing to represent petitioner may be requested. Commonwealth of Massachusetts, County of Middle 3 ex personally appeared before me, 20 20, and made oath that the above statement is true. Notary 2022 (Notary Seal). DONALD C. GROUT My commission expires NOTARY PUBLIC Commonwealth of Massachusetts My Commission Expires
August 26, 2022

If ownership is not shown in recorded deed, e.g. if by court order, recent

deed, or inheritance, please include documentation.

ZER APPLICATION FORM - OWNERRIP INFORMATION

To be completed by OFFER, signed before a conary and returned to $\frac{1}{2}$. The Secretary of the Euler of Figure $\frac{1}{2}$ appeals.
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DONALD C. GROUT NOTARY PUBLIC Commonwoolih of Missachuset My Commission Expires August 26, 2022
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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:
 - 1)ordinance restricts expanding windows in non-conforming facades. Applicant wishes to expand existing window to allow more daylight into kitchen. Non-conforming facade is +/- 6" into existing setback
 - 2)Ordinance restricts expansion of deck into setback. Applicant wishes to expand deck to a reasonable size for seating
- 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:
 - 1)Due to the configuration of the townhouse development the front of unit#7 faces a side-yard setback. This condition makes existing front facade non-conforming.
 - 2)Due to same setback requirements party wall of townhouse is considered front yard and setback restricts expansion of rear deck

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:
 - 1)Window is not seen from street
 - 2)Deck expansion of 4'1" at the rear of the house will not be a detriment to adjoining properties
- 2) Desirable relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons:
 - 1) Orientation of the setbacks creates unique condition that puts front facade on side-yard which is more restrictive than front yard setback.
 - 2)Townhouse configuration creates no setback at side-yard making any work in that area expansion of nonconforming structure

^{*}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

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 <u>70-7 Kirkland St</u>, <u>Cambridge</u>, <u>MA</u> (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:
	No other work is being proposed that does not follow the requirements of all ordinances
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:
	n/a
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:
	n/a
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:
	n/a
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:
	n/a

^{*}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: Robert Ruttenberg Present Use/Occupancy: residential

Location: 103 Terrace St Zone: Residence C-1 Zone

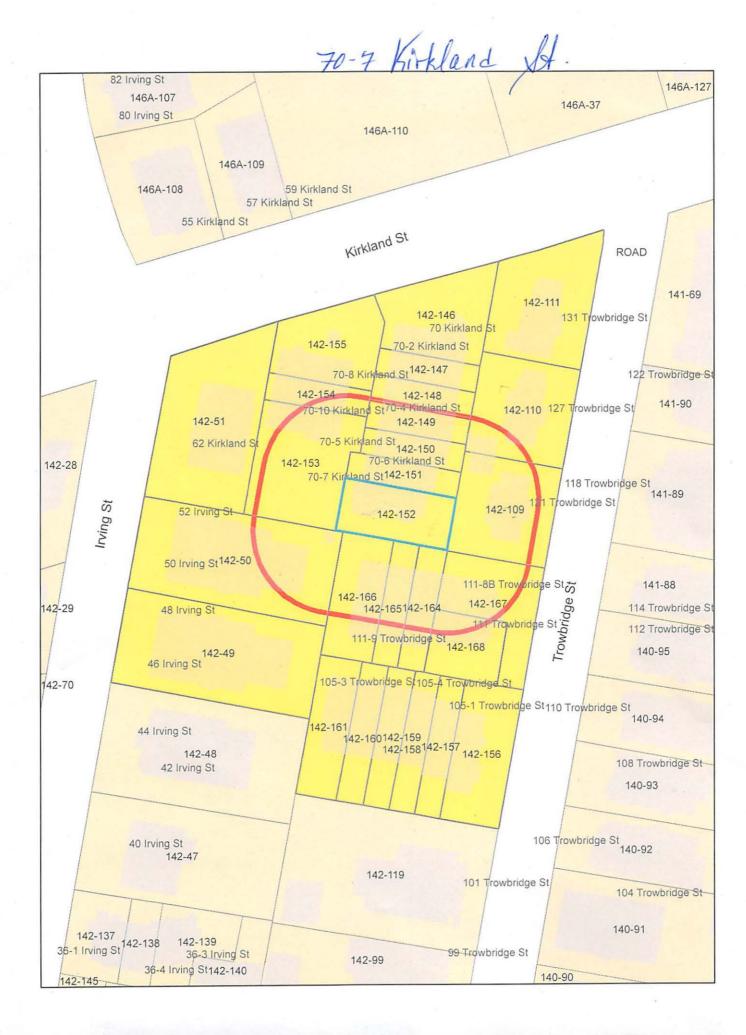
Phone: 215-688-1442 Requested Use/Occupancy: residential

		Existing Conditions	Requested Conditions	<u>Ordinance</u> <u>Requirements</u>	
TOTAL GROSS FLOOR AREA:		2742	2742	0	(max.)
LOT AREA: RATIO OF GROSS		N/A	N/A	N/A	(min.)
FLOOR AREA TO LOT AREA: ² LOT AREA OF		2742	0	0	
EACH DWELLING UNIT		2742'	2742'	N/A	
SIZE OF LOT:	WIDTH	69'	N/A	50'	
	DEPTH	31.65'	N/A	N/A	
SETBACKS IN FEET	FRONT	0'	0'	13'	
	REAR	15.5'	15.5'	13'	
	LEFT SIDE	7.5'	7.5'	7.95'	
	RIGHT SIDE	19'	14.2'	7.95	
SIZE OF BUILDING:	HEIGHT	38.2'	38.2'	36'	
	WIDTH	n/a	n/a	n/a	
RATIO OF USABLE					
OPEN SPACE TO LOT AREA:		n/a	n/a	n/a	
NO. OF DWELLING UNITS:		1	n/a	n/a	
NO. OF PARKING SPACES:		1	n/a	n/a	
NO, OF LOADING AREAS:		n/a	n/a	n/a	
<u>DISTANCE TO</u> NEAREST BLDG. ON SAME LOT		0'	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.

- 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'.

BZA Application Form



142-48 MCBRIDE, SHARON K. TR. OF THE SHARON K. MCBRIDE TRUST 44 IRVING ST UNIT #E CAMBRIDGE, MA 02138

142-49 PASCOE, JEAN 46-48 IRVING ST #6 CAMBRIDGE, MA 02138

142-51 BURLINGHAM, ADAIR M. 62 KIRKLAND ST CAMBRIDGE, MA 02138

142-146 HARROD, NANCY K. 70-1 KIRKLAND ST CAMBRIDGE, MA 02138

142-156 URBONAS, GEDIMINAS 105-1 TROWBRIDGE ST CAMBRIDGE, MA 02138

142-49 YANG, ZHONGQUN 46 IRVING ST UNIT #2 CAMBRIDGE, MA 02138

142-159 GELIN, MARGARET T., TRUSTEE THE MARGARET T. GELIN REV TRUST 105 TROWBRIDGE ST., #4 CAMBRIDGE, MA 02138

142-168 SANTANA, HUDSON & LISA SANTANA 409 NORFOLK ST CAMBRIDGE, MA 02139

142-158 TOONG, HOO-MIN DAVID 105-3 TROWBRIDGE ST CAMBRIDGE, MA 02138-5306

142-49 COLE-FEIN, MIRIAM LEAH & MARTHA S. FEIN MILLER 68 CLIFFE AVE LEXINGTON, MA 02421 142-49 HAROLD, POLLY 46 IRVING #3 CAMBRIDGE, MA 02138-3007

70-7 Kirkland Xx

142-48 STALEY, JONATHAN BROOKS INDRA 44 IRVING ST., #A CAMBRIDGE, MA 02138

142-109 FORTE, DONALD, JR. & MARJORIE S FORTE 121 TROWBRIDGE ST CAMBRIDGE, MA 02138-3101

142-151 STRATTON, LUCINDA L. & ADAM H. AMSTERDAM 70-6 KIRKLAND ST CAMBRIDGE, MA 02138

142-161 MISHLER, ELLIOT G. & VICTORIA STEINITZ, TRUSTEES OF VICTELL NOMINEE TRUST, 105-6 TROWBRIDGE CAMBRIDGE, MA 02138-5307

142-49 R&L LLC 7755 VILLAGE DR BEAUMONT, TX 77713

142-160 SCHOON, JOHN G. & MARION E. SCHOON 105 TROWBRIDGE ST. #5 CAMBRIDGE, MA 02138

142-147 LANSER, SUSAN & JOAN RADNER TR.OF LANSER, SUSAN & JOAN RADNER REVOCABLE TR 70-2 KIRKLAND ST CAMBRIDGE, MA 02138

142-166 BHATTI, SHAHZAD & JOANNE SIMON 111 TROWBRIDGE ST., #11 CAMBRIDGE, MA 02138-5353

142-111 SPERRY, TODD & JENNIFER YEH 131 TROWBRIDGE ST CAMBRIDGE, MA 02138 M. GRADY RAGSDALE, III RA 103 TERRACE STREET BOSTON, MA 02120

142-152 RUTTENBERG, ROBERT LILLIAN TAYLOR 70-7 KIRKLAND ST CAMBRIDGE, MA 02138

142-110 VERDI, RODRIGO & CATARINE VERDI 127 TROWBRIDGE ST CAMBRIDGE, MA 02138

142-155 BEINFELD, SOLON & MARGERY C. BEINFELD 70-8 KIRKLAND ST CAMBRIDGE, MA 02139

142-48 DONOVAN, FRANCIS E. & ELIZABETH GOMBOSI 42 IRVING ST CAMBRIDGE, MA 02138-3007

142-153 70-10 KIRKLAND ST, LLC 70-10 KIRKLAND ST CAMBRIDGE, MA 02138

142-167 CORTESE, FEDERICO 117 TROWBRIDGE ST CAMBRIDGE, MA 02138

142-157 HERMAN, ELLEN D. 105-2 TROWBRIDGE STREET CAMBRIDGE, MA 02138-5307

142-48 GROSSMAN, NANCY L. 44 IRVING STREET, UNIT C CAMBRIDGE, MA 02138

142-148 COSTELLO, BRIAN F. & CATHARINE G. WHITFIELD 70-3 KIRKLAND ST, CAMBRIDGE, MA 02138-2001 70-7 Kirkland St

142-149
RAJSH KRISHNAN & VIRGINIA M.G. ADERSON
70-4 KIRKLAND ST
CAMBRIDGE, MA 02138-2002

142-154 WHITE, DOROTHY J. 70 KIRKLAND ST., UNIT #9 CAMBRIDGE, MA 02138 142-164 GANG TIAN & YUANHUI HU 85 WORTH MILL LANE PRINCETON, NJ 08540

142-165 MONNE-CORBERO, MONTSERRAT, TRS THE TROWBRIDGE REALTY TRUST 111-10 TROWBRIDGE ST CAMBRIDGE, MA 02138 142-119 WEI, YILIN 101 TROWBRIDGE ST CAMBRIDGE, MA 02138 142-50 CAMBRIDGE SNOB LLC & ANDDRADE FAMILY LLC 70 HIGHLAND AVE SOMERVILLE, MA 02143

142-50 CAMBRIDGE SNOB LLC & ANDRADE FAMILY LLC 70 HIGHLAND AVE SOMERVILLE, MA 02143 142-48
DEDES, GEORGE & JOANNIS DEDES
79 QUEEN ELIZABETH'S CLOSE
LONDON N16OHP, - ENGLAND

142-150 MACDONALD, JARED D. ATARA RICH-SHEA, CO-TRUSTEES 115 REED ST CAMBRIDGE, MA 02140

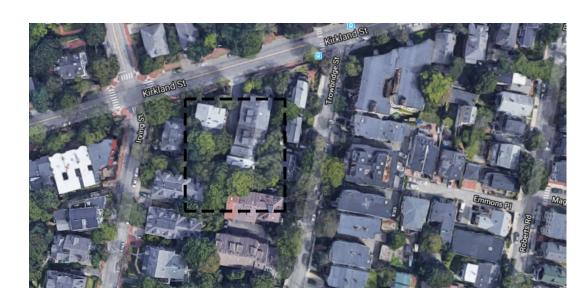
142-49 EASTMAN, GEORGE 48 IRVING ST. UNIT#5 CAMBRIDGE, MA 02138



TAYLOR RUTTENBERG RESIDENCE DECK & WINDOW ALTERATIONS

70 KIRKLAND STREET #7 CAMBRIDGE, MA 02138





LOCATION MAP

ZONING + SQUARE FOOTAGE ANALYSIS

Date: 10/14/19 (Rev. 05/28/20)
Project: 70 Kirkland Street #7 , MA 02138

Parcel ID: 142-152
Property Type: Townhouse (End unit)
Classification Code:

Cassinication Code:

Zoning:
C1
Map:
142Lot Size (per assessor's database):
2,19

Living Area (per assessor's database): 2,194 sf Living Area (per assesor's database): 1,758 sf Gross building Area (for FAR) 1,770 sf Year Built: 1979

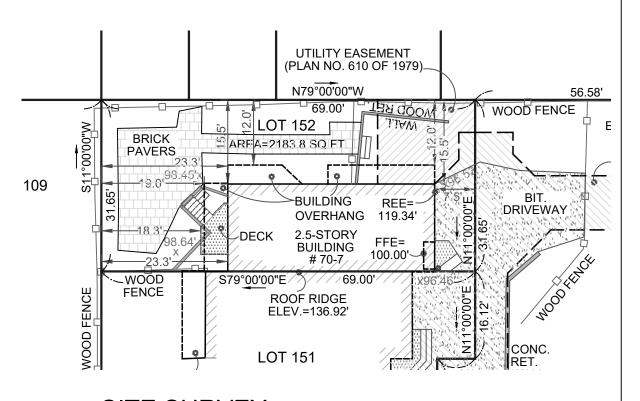
Referenced Zoning Article: articles 2.00 & 5.00, City of Cambridge Zoning Code

Zone C1	Required	Existing Conditions	Proposed Conditions
Minimum Lot Size (sq ft)	5,000	2,194	no change
Minimum Lot Area for Each D.U. (sq ft)	1,500	2,194	no change
Minimum Lot Width (ft)	50 32		no change
Floor Area Ratio Maximum	.75 .81		no change
Building Height Maximum (ft)	36	39.4	no change
Minimum Ratio of Private Open Space to Lot Area	30%	NA	no change
Front Yard minimum Depth (ft)	H+L/4+2* 39.4+38.6/6= 13	0	no change
Side Yard Minimum Width (ft)	H+L/5+2* 39.4+16.2/7= 7.95	7.5	no change
Rear Yard Minimum depth (ft) (Lot frontage < 50ft)	H+L/4+2* 39.4+38.6/6= 13	15.5	no change

* "H" is the height of the building. "L" is the length of the wall measured parallel to the corresponding lot or street line. The front yard is measured from the street line, or building line where such has been established, except where otherwise indicated herein. For buildings of forty (40) feet or less in height the denominator in the yard formulas in the Tables in Section 5.30 may be increased by two subject to the minimum yard requirements set forth in footnotes a, b and c of Tables 5-1 and 5-2.

5.24.2

Projecting eaves, chimneys, bay windows, balconies, open fire escapes and like projections which do not project more than three and one-half (3 ½) feet and which are part of a building not more than thirty-five (35) feet in height, and unenclosed steps, unroofed porches and the like which do not project more than ten (10) feet beyond the line of the foundation wall and which are not over four (4) feet above the average level of the adjoining ground, may extend beyond the minimum yard regulations otherwise provided for the district in which the structure is built.



SITE SURVEY

nedc

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TAYLOR/RUTTENBERG RESIDENCI WINDOW REPLACEMENT/ DECK EXPANSION

70 KIIRKLAND STREET, #7 CAMBRIDGE, MA 02138

SHEET TITLE:
COVER SHEET
LOCATION MAP
CODE ANALYSIS

ISSUE DATE: August 31, 2020 REVISIONS:

DRAWN BY: GR CHECKED BY:

SHEET NUMBER:

SHEET	INDEX						
SHEET #.	SHEET DESCRIPTION						
то.о	Cover Sheet, Location Map, Code Analysis						
T0.1	Sheet Index, Abbreviation Key						
T0.2	Site Plan						
A1.0	First and Basement Demolition Plan						
A2.0	First and Basement Deck Plans						
A2.1	Partial Proposed Kitchen Plan/ Interior Elevation						
A3.0	Proposed Front Elevation & Existing Photo						
A3.1	Rear Deck Section / Framing Plan						

ABBI	REVIATIONS &	SYMBO	OLS		
ABBR.	DESCRIPTION	ABBR.	DESCRIPTION	ABI	BR. DESCRIPTION
Approx.	Approximate	Horiz.	Horizontal	Rei	nf. Reinforced
Avg.	Average	Ht.	Height	S	Switch
Brng.	Bearing	Htg.	Heating	S ₃	Three-way Switch
СН	Ceiling Height	HVAC	Heating, ventilation & air conditioning	Sd	Switch/Dimmer
сми	Concrete masonry unit	Н₩	Hot water	S.F	. Square Foot
Conc.	Concrete	ln.	Inch	T.8	G. Tongue and Groove
Cont.	Continuous	Int.	Interior	W	Wire
D₩	Dish Washer	Inst.	Installation	%	Percentage
Ea.	Each	Insul.	Insulation	@	At
Ext.	Exterior	LED	Light emitting diode	&	And
Flr.	Floor	Max.	Maximum	"	Inch
Fdn.	Foundation	MDF	Medium—density fiberboard	,	Foot
Ft.	Foot	Min.	Minimum	Ę	Centerline
Furn.	Furniture	O.C.	On center	#	Number
Hdr.	Header	Pvmt.	Pavement	Ply	. Plywood
	New Wall	Ф	240v outlet	A	Computer Data/ LAN outlet
SD	Smoke Detector	φ	Single receptacle outlet	EP	Electric Panel
©	CO ₂ Detector	#	Four—Plex receptacle outlet	CO/ SD	Smoke +CO ₂ Combination
①	Thermostat	Φ	Double receptacle outlet	\oplus	Pendant Light
\oplus	Ceiling light	₩	Double lamp flood light	Δ	Telephone Jack
0	Recessed ceiling light		Exhaust Fan	С	Cable/ TV
Ψ-	Scone light/ Wall light	\bowtie	A/C Register	Е	Existing Service

LICENSE AGREEMENT

a. NEW ENGLAND DESIGN & CONSTRUCTION grants you, when you purchase or are delivered a full set of plans, a limited non-exclusive license to build the structures shown in those plans, which relate to your scope of work one time, at one location only. The license also grants you the right to modify that plan, subject to the terms and connotations shown below to most specific site, zonling, codes and/or other design needs. This license is granted solely to you as the purchaser or deliveree and may not be transferred, assigned, sold, or loaned.

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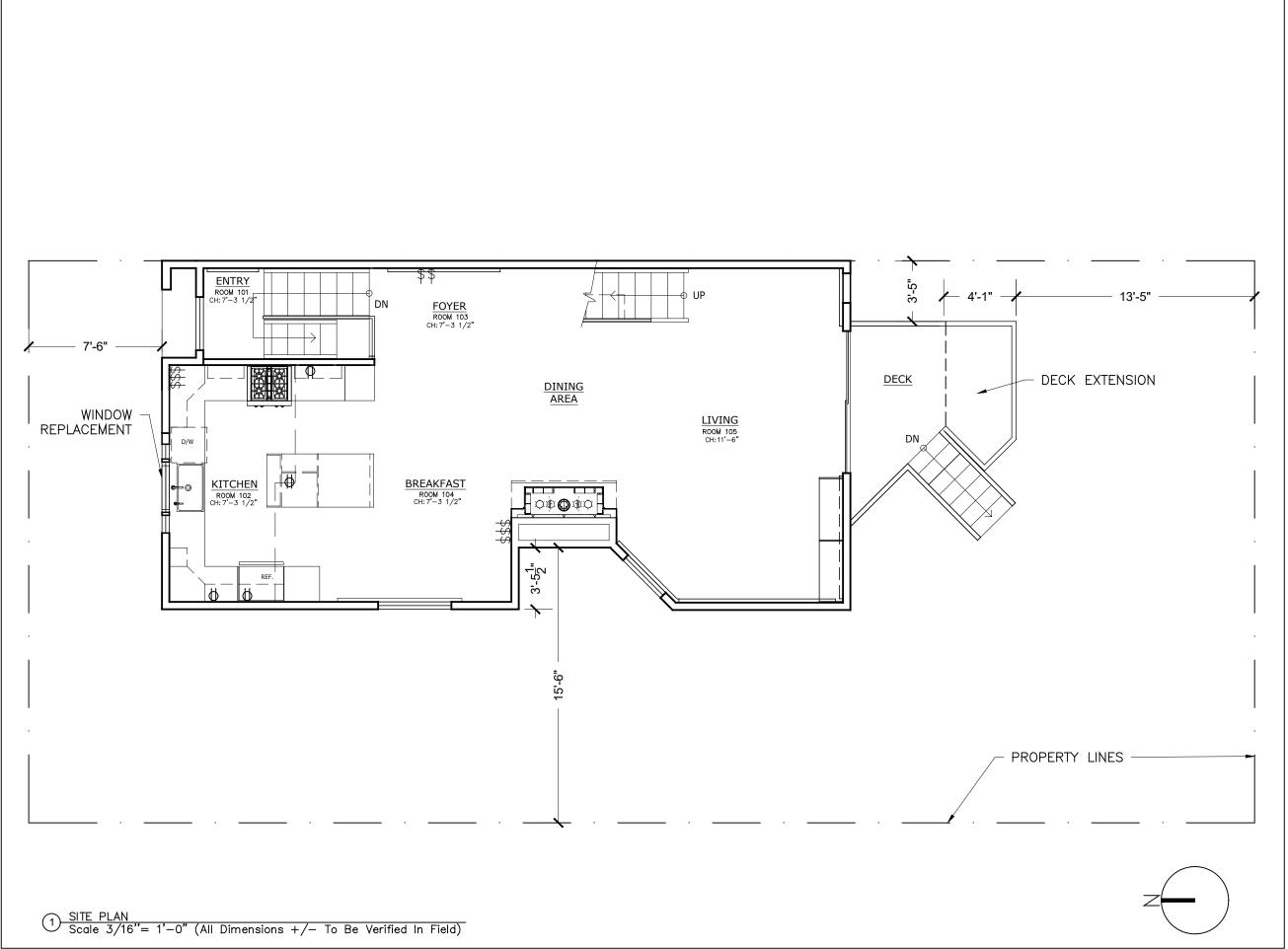
70 KIIRKLAND STREET, #7 CAMBRIDGE, MA 02138

SHEET TITLE:
SHEET INDEX
ABBREVIATIONS

ISSUE DATE: August 31, 2020 REVISIONS:

DRAWN BY: GR CHECKED BY:

SHEET NUMBER:



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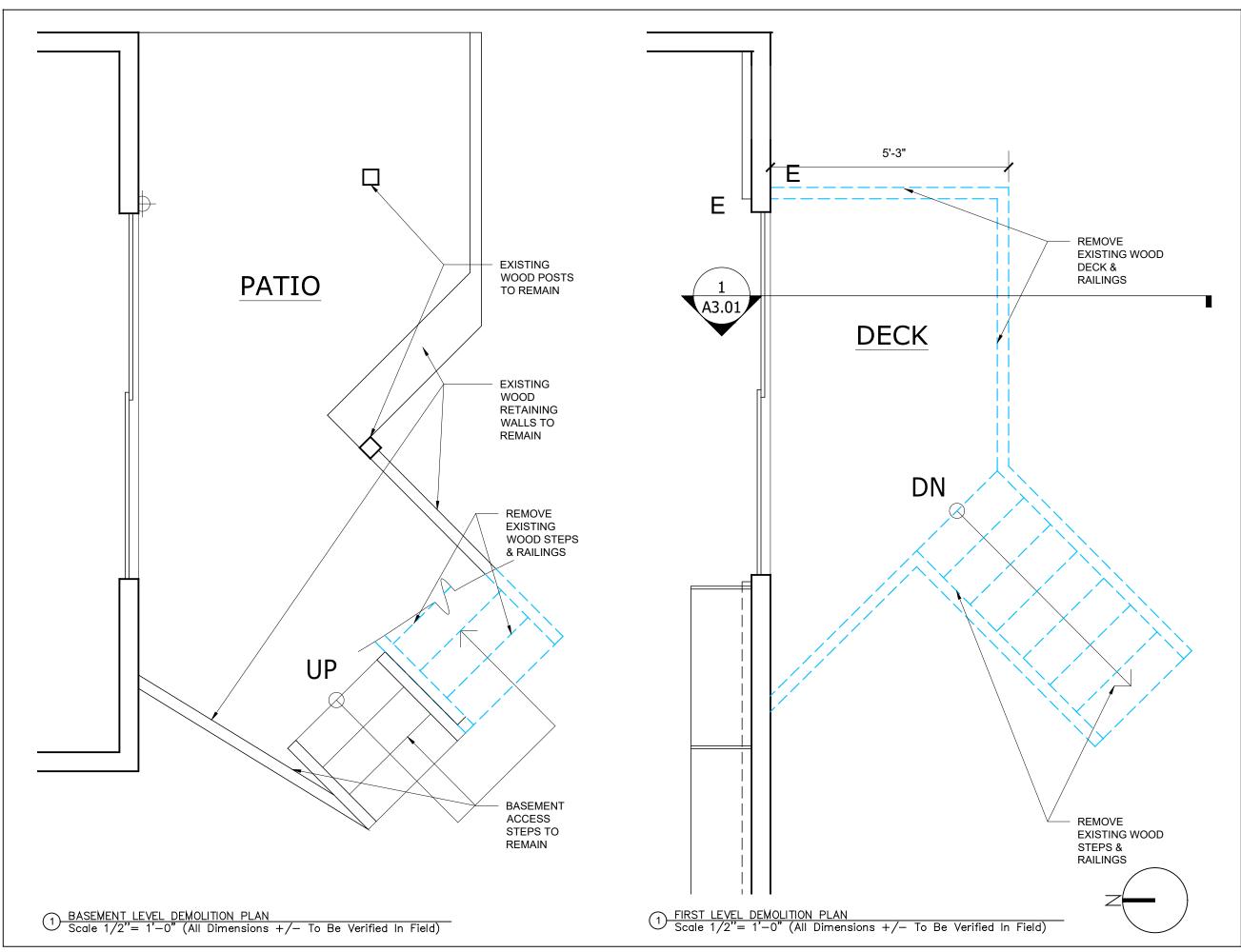
SHEET TITLE:

SITE PLAN

ISSUE DATE: August 31, 2020 REVISIONS:

DRAWN BY: GR CHECKED BY:

SHEET NUMBER:



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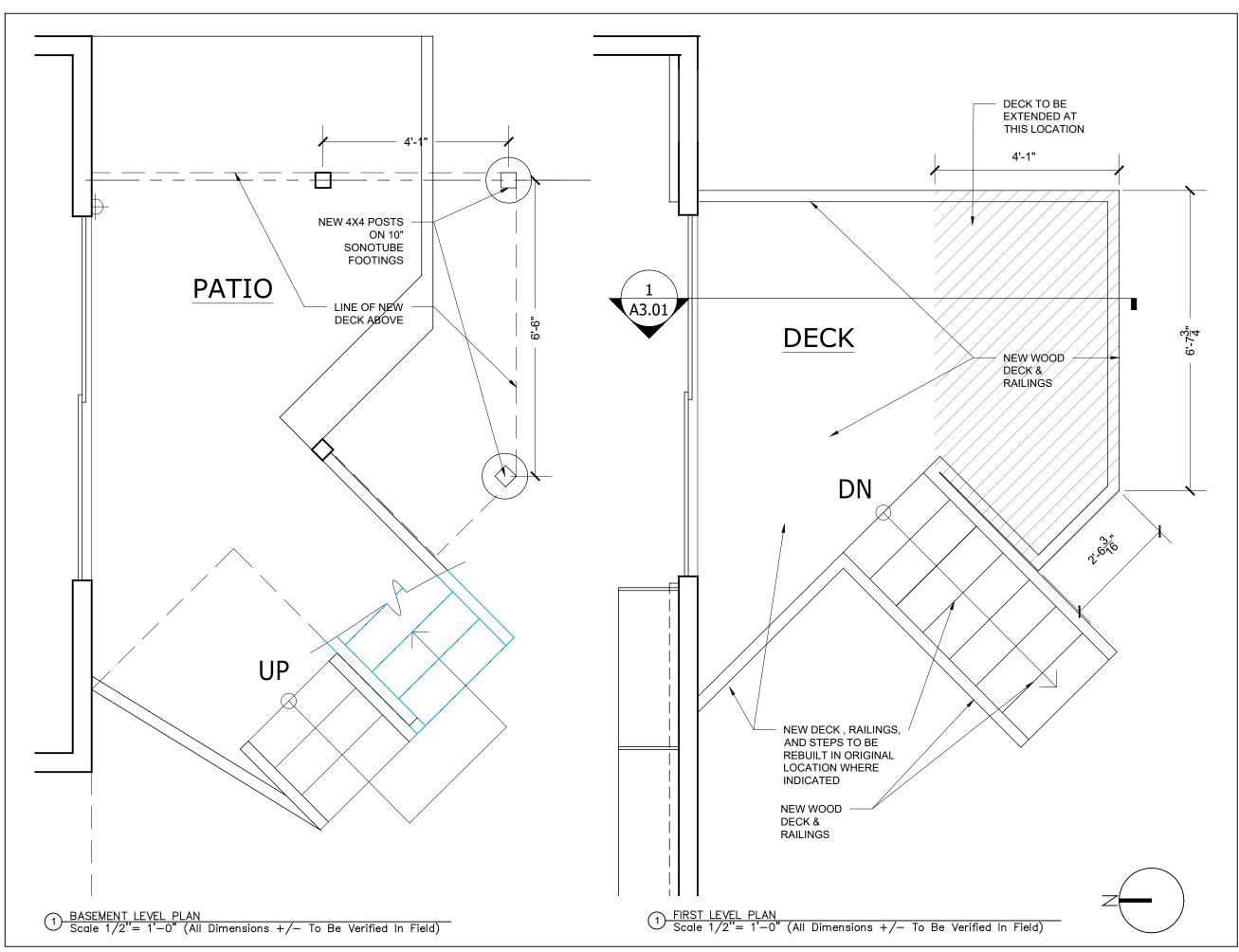
SHEET TITLE:
FIRST &
BASEMENT
DEMO PLANS

ISSUE DATE: August 31, 2020 REVISIONS:

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SHEET NUMBER:

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TAYLOR/RUTTENBERG RESIDENCE WINDOW REPLACEMENT/ DECK EXPANSION

70 KIIRKLAND STREET, #7 CAMBRIDGE, MA 02138

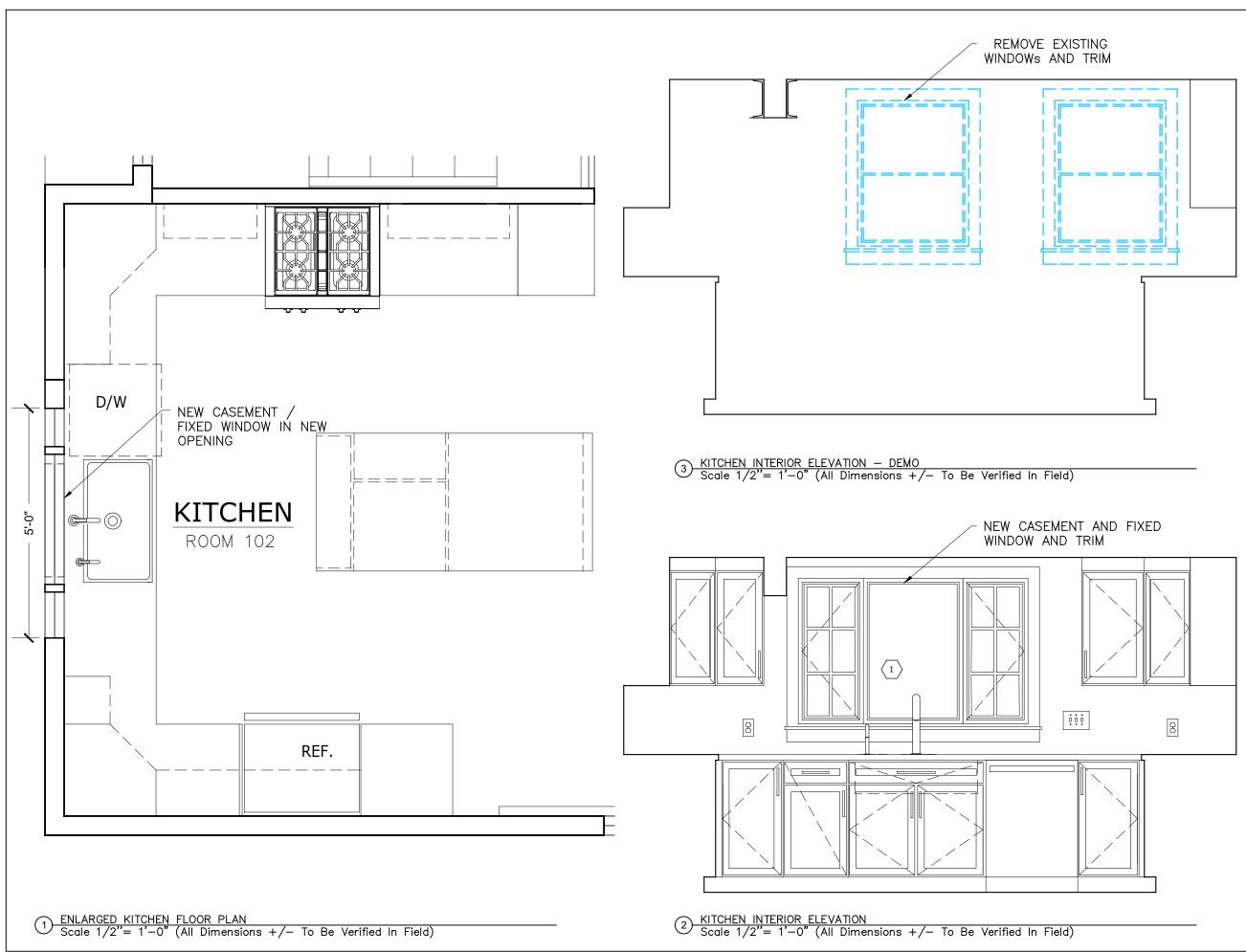
FIRST &
BASEMENT
DECK PLANS

ISSUE DATE: August 31, 2020 REVISIONS:

DRAWN BY: GR CHECKED BY:

SHEET NUMBER:

A2.0



DESIGN + CONSTRUCTION

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70 KIIRKLAND STREET, #7 CAMBRIDGE, MA 02138

SHEET TITLE:
ENLARGED PROPOSED
KITCHEN PLAN /
INTERIOR ELEVATION

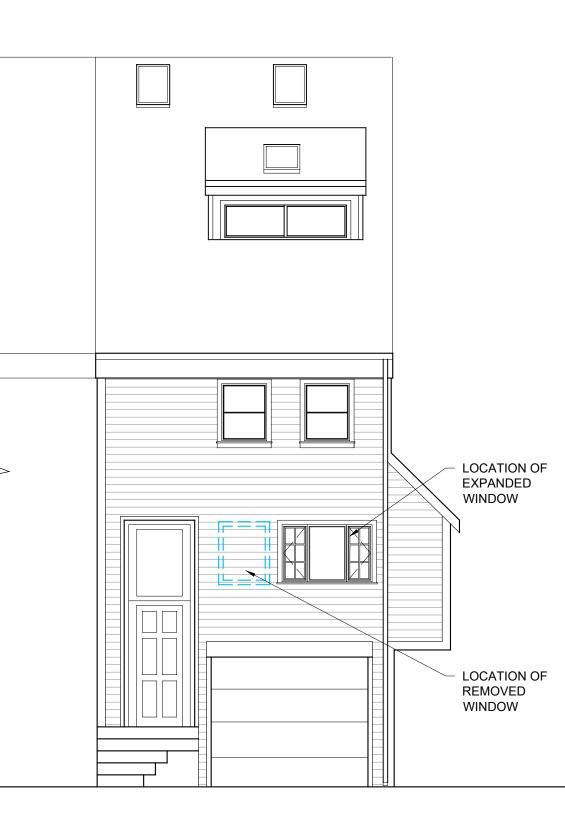
ISSUE DATE: August 31, 2020 REVISIONS:

DRAWN BY: GR CHECKED BY:

SHEET NUMBER:

A2.1





PROPOSED FRONT ELEVATION
Scale 3/16"= 1'-0"

nedc

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TAYLOR/RUTTENBERG RESIDENCE WINDOW REPLACEMENT/ DECK EXPANSION

70 KIIRKLAND STREET, #7 CAMBRIDGE, MA 02138

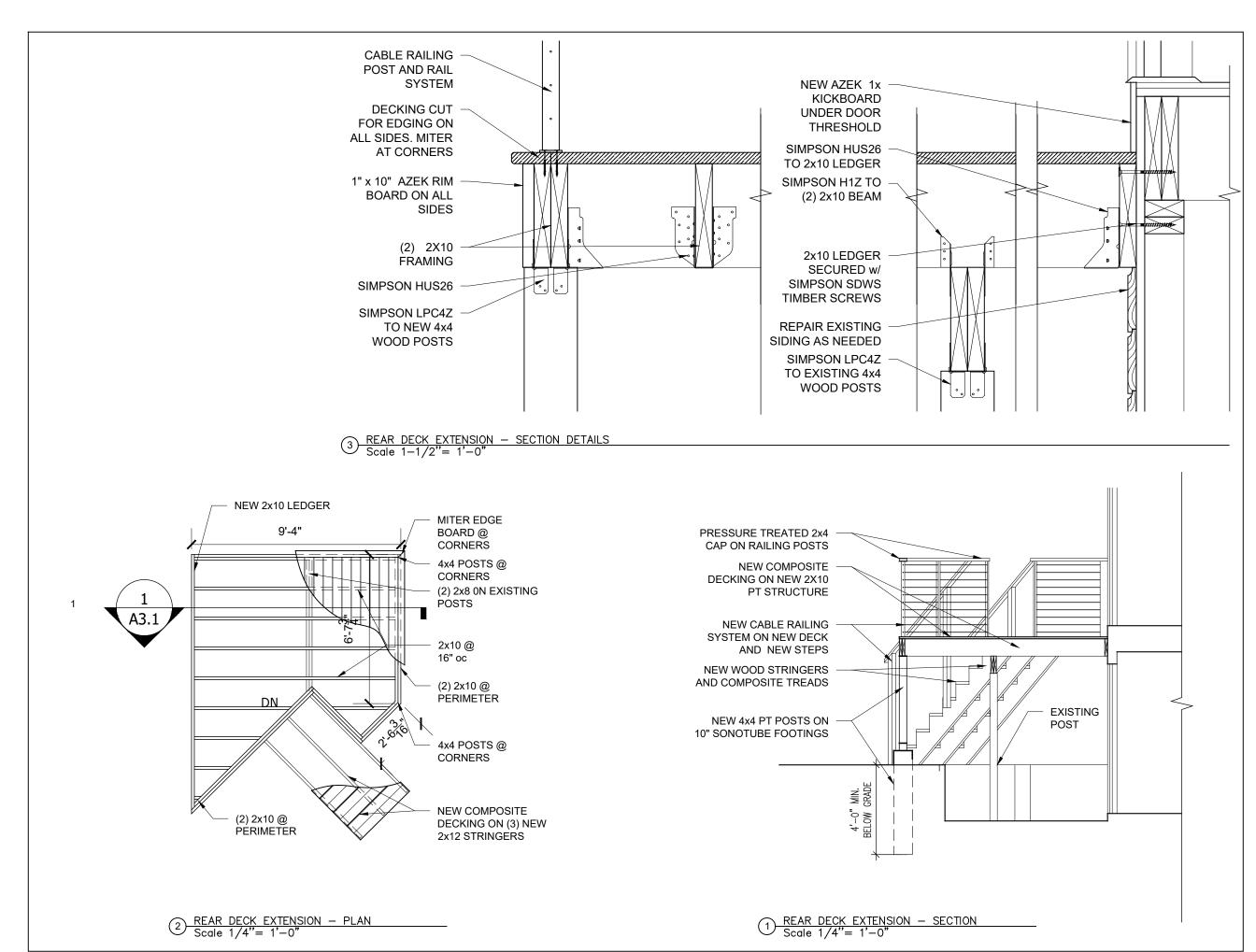
BUILDING
ELEVATION
& EXISTING PHOTO

ISSUE DATE: August 31, 2020 REVISIONS:

DRAWN BY: GR CHECKED BY:

SHEET NUMBER:

A3.0



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CUSTOM RESIDENTIAL REMODEL / ADDITIONS 103 TERRACE STREET BOSTON, MA 02120 TEL: 617.708.0676 WWW.NEDESIGNBUILD.COM

TAYLOR/RUTTENBERG RESIDENCE WINDOW REPLACEMENT/ DECK EXPANSION

70 KIIRKLAND STREET, #7 CAMBRIDGE, MA 02138

SHEET TITLE:
EXTERIOR DECK
SECTION
FRAMING PLAN

ISSUE DATE: August 31, 2020 REVISIONS:

DRAWN BY: GR CHECKED BY:

SHEET NUMBER:

A3.1



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:	Aaron Newell (Print)		Date: _	10/	2/2020
Address:	70-7 Kirkland	54.		•	
Case No	BZA-91768		*	v	
Hearing D	ate: 10/28/20		. *		1
		*			*

Thank you, Bza Members

TAYLOR RUTTENBERG RESIDENCE DECK & WINDOW ALTERATIONS

70 KIRKLAND STREET #7 CAMBRIDGE, MA 02138





LOCATION MAP

ZONING + SQUARE FOOTAGE ANALYSIS

Date: 10/14/19 (Rev. 05/28/20)

Project: 70 Kirkland Street #7, MA 0213

 Parcel ID:
 142-152

 Property Type:
 Townhouse (End unit)

 Classification Code:
 2

 Zoning:
 C1

 Map:
 142-152

 Lot Size (per assesor's database):
 2,194 sl

 Living Area (per assesor's database):
 1,758 sl

 Gross building Area (for FAR)
 1,770 sl

 Year Built:
 1979

 Referenced Zoning Article:
 articles 2.00 & 5.00, City of Cambridge Zoning Code

Zone C1	Required	Existing Conditions	Proposed Conditions
Minimum Lot Size (sq ft)	5,000	2,194	no change
Minimum Lot Area for Each D.U. (sq ft)	1,500	2,194	no change
Minimum Lot Width (ft)	50 32		no change
Floor Area Ratio Maximum	.75 .81		no change
Building Height Maximum (ft)	36	39.4	no change
Minimum Ratio of Private Open Space to Lot Area	30%	NA	no change
Front Yard minimum Depth (ft)	H+L/4+2* 39.4+38.6/6= 13	0	no change
Side Yard Minimum Width (ft)	H+L/5+2* 39.4+16.2/7= 7.95	7.5	no change
Rear Yard Minimum depth (ft) (Lot frontage < 50ft)	H+L/4+2* 39.4+38.6/6= 13	15.5	no change

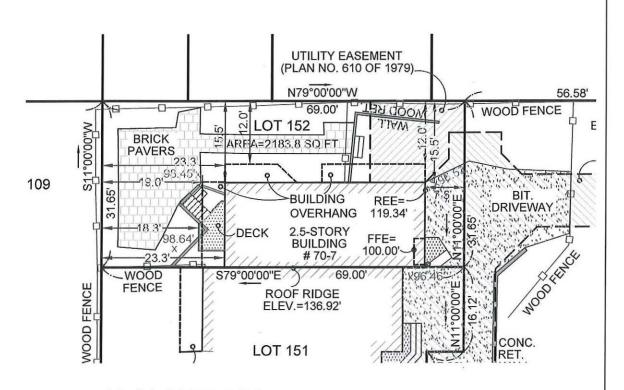
CITY OF CAMBRIDGE INSPECTIONAL SERVICES

2020 OCT 19 P 4: 3U

* "H" is the height of the building. "L" is the length of the wall measured parallel to the corresponding lot or street line. The front yard is measured from the street line, or building line where such has been established, except where otherwise indicated herein. For buildings of forty (40) feet or less in height the denominator in the yard formulas in the Tables in Section 5.30 may be increased by two subject to the minimum yard requirements set forth in footnotes a, b and c of Tables 5-1 and 5-2.

5.24.2

Projecting eaves, chimneys, bay windows, balconies, open fire escapes and like projections which do not project more than three and one-half (3 ½) feet and which are part of a building not more than thirty-five (35) feet in height, and unenclosed steps, unroofed porches and the like which do not project more than ten (10) feet beyond the line of the foundation wall and which are not over four (4) feet above the average level of the adjoining ground, may extend beyond the minimum yard regulations otherwise provided for the district in which the structure is built.



SITE SURVEY

nedc

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FAYLOR/RUTTENBERG RESIDENCE WINDOW REPLACEMENT/ DECK EXPANSION

70 KIIRKLAND STREET, #7 CAMBRIDGE, MA 02138

COVER SHEET
LOCATION MAP
CODE ANALYSIS

ISSUE DATE: August 31, 2020 REVISIONS: October 19 2020

DRAWN BY: GR CHECKED BY:

SHEET NUMBER:

SHEET #.	SHEET DESCRIPTION	REV. DATE
SHEET #.	SHEET DESCRIPTION	REV. DATE
T0.0	Cover Sheet, Location Map, Code Analysis	10/19/20
T0.1	Sheet Index, Abbreviation Key	10/19/20
T0.2	Site Plan	10/19/20
A1.0	First and Basement Demolition Plan	10/19/20
A2.0	First and Basement Deck Plans	10/19/20
A2.1	Partial Proposed Kitchen Plan/ Interior Elevation	
A3.0	Proposed Front Elevation & Existing Photo	
A3.1	Rear Deck Section / Framing Plan	10/19/20
		-
		-

ABB	REVIATIONS &	SYMB	OLS		
ABBR.	DESCRIPTION	ABBR.	DESCRIPTION	ABBI	R. DESCRIPTION
Approx.	Approximate	Horiz.	Horizontal	Rein	f. Reinforced
Avg.	Average	Ht.	Height	S	Switch
Brng.	Bearing	Htg.	Heating	S ₃	Three-way Switch
СН	Ceiling Height	HVAC	Heating, ventilation & air conditioning	Sd	Switch/Dimmer
CMU	Concrete masonry unit	HW	Hot water	S.F.	Square Foot
Conc.	Concrete	ln.	Inch	T.&0	G. Tongue and Groove
Cont.	Continuous	Int.	Interior	W	Wire
DW	Dish Washer	Inst.	Installation	%	Percentage
Ea.	Each	Insul.	Insulation	0	At
Ext.	Exterior	LED	Light emitting diode	&	And
Flr.	Floor	Max.	Maximum	"	Inch
Fdn.	Foundation	MDF	Medium-density fiberboard	<u>**</u>	Foot
Ft.	Foot	Min.	Minimum	Ę	Centerline
Furn.	Furniture	o.c.	On center	#	Number
Hdr.	Header	Pvmt.	Pavement	Ply.	Plywood
	New Wall	Φ.	240v outlet	A (Computer Data/ LAN outlet
SD	Smoke Detector	φ	Single receptacle outlet	EP I	Electric Panel
@	CO ₂ Detector	₩	Four-Plex receptacle outlet	CO/SD S	Smoke +CO2 Combination
Û	Thermostat	Φ	Double receptacle outlet	⊕ F	Pendant Light
\oplus	Ceiling light	*	Double lamp flood light	Δ	Telephone Jack
0	Recessed ceiling light		Exhaust Fan	c (Cable/ TV
Ψ	Scone light/ Wall light	\boxtimes	A/C Register	E E	Existing Service

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a. NEW ENGLAND DESIGN & CONSTRUCTION grants you, when you purchase or are delivered a full set of plans, a limited non-exclusive license to build the structures shown in those plans, which relate to your scope of work one time, at one location only. The license also grants you the right to modify that plan, subject to the terms and connotations shown below to most specific site, zoning, codes and/or other design needs. This license is granted solely to you as the purchaser or deliveree and may not be transferred, assigned, sold, or loaned.

b. RESTRICTIONS. All plans purchased or delivered from NEW ENGLAND DESIGN & CONSTRUCTION are protected by United States and International copyright laws. It is illegal to reproduce, duplicate, modify, resell, redistribute, loan, and/or develop derivatives mark, in whole or in part, from the plans without the expressed written consent of NEW ENGLAND DESIGN & CONSTRUCTION. The purchase or delivery of a plan from NEW ENGLAND DESIGN & CONSTRUCTION grants the purchaser or deliveree, subject to the license terms, the ability to modify that plan to meet specific site, zoning, code or other design needs. However, the resulting derivatives work remains the intellectual property of NEW ENGLAND DESIGN & CONSTRUCTION.

IMPORTANT

IMPORTANT

These plans, per NEW ENGLAND DESIGN & CONSTRUCTION — LICENSE AGREEMENT—, are sold on an "AS IS" basis. At the time of their original preparation they met or exceeded all the minimum building codes and regulations for the respective places of construction. NEW ENGLAND DESIGN & CONSTRUCTION does not warrant that this plan is buildable on delivery. All NEW ENGLAND DESIGN & CONSTRUCTION atock plans should be reviewed by a local architect, structural engineer, and/or certified general contractor to verify compliance to local codes, snow loading, seismic and soil conditions, energy requirements, and all other regulations prior to commencing construction. Purchaser consumes all responsibility for any modifications made to the plans and agrees not to hold NEW ENGLAND DESIGN & CONSTRUCTION liable for any problems resulting from the construction, erection, or use of projects produced using plans purchased from NEW ENGLAND DESIGN & CONSTRUCTION.



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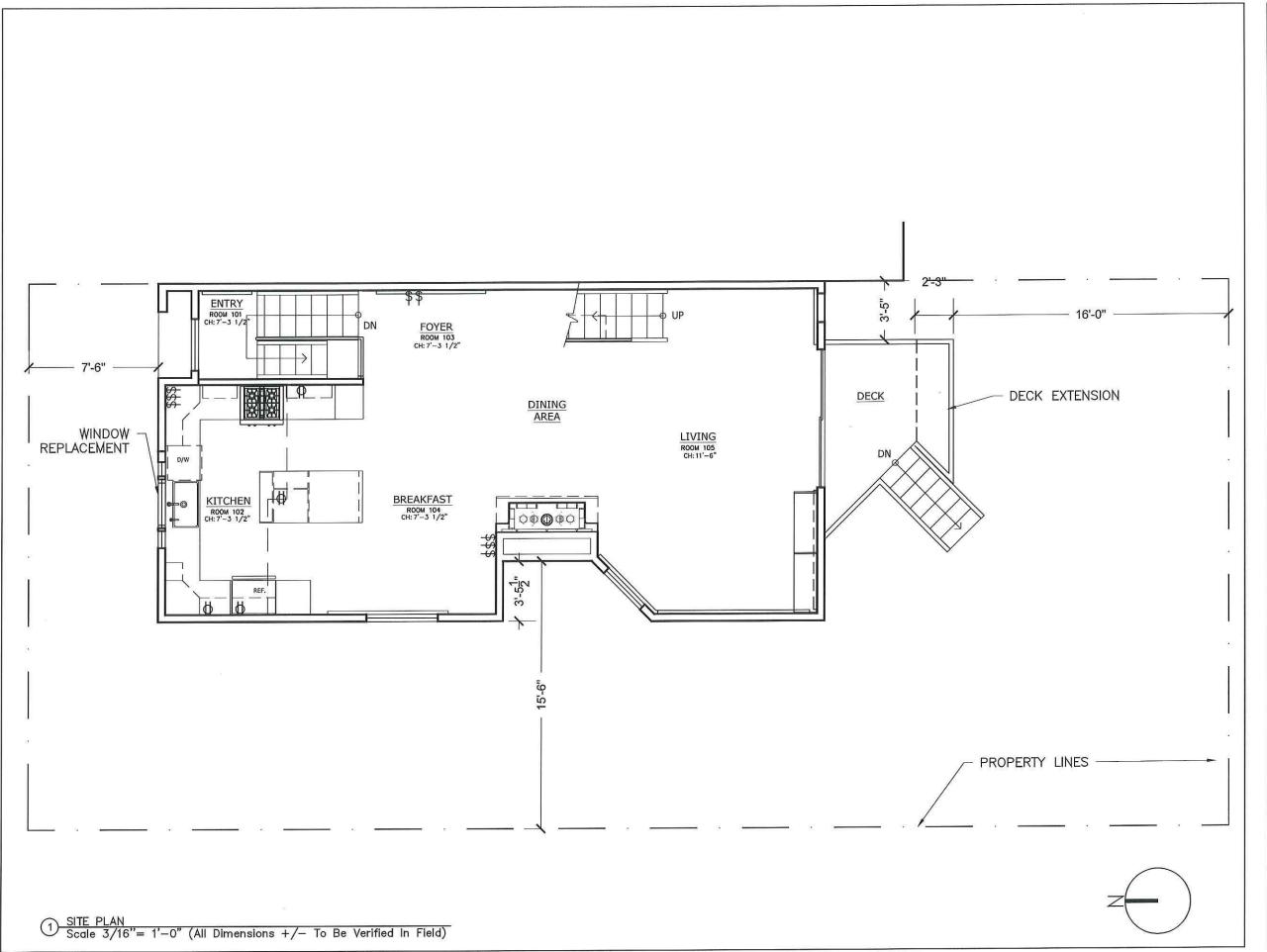
AYLOR/RUTTENBERG RESIDENCE WINDOW REPLACEMENT/ DECK EXPANSION STREET, #7 E, MA 02138 70 KIIRKLAND ST CAMBRIDGE, N

SHEET TITLE: SHEET INDEX **ABBREVIATIONS**

ISSUE DATE: August 31, 2020 REVISIONS: October 19 2020

DRAWN BY: GR CHECKED BY:

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TAYLOR/RUTTENBERG RESIDENCE WINDOW REPLACEMENT/ DECK EXPANSION

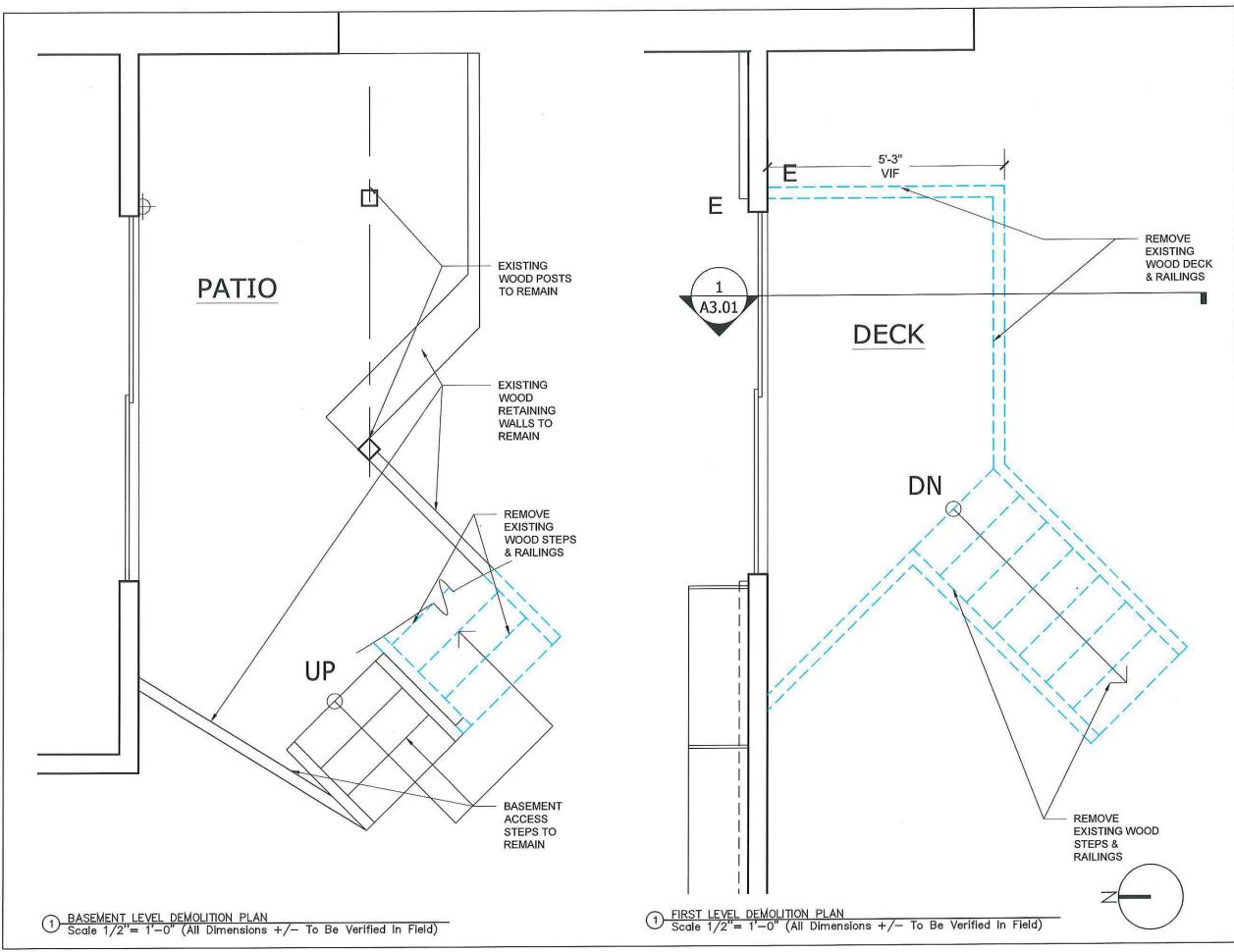
70 KIIRKLAND STREET, #7 CAMBRIDGE, MA 02138

SHEET TITLE: SITE PLAN

ISSUE DATE: August 31, 2020 REVISIONS: October 19 2020

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> 70 KIIRKLAND STREET, #7 CAMBRIDGE, MA 02138

TAYLOR/RUTTENBERG RESIDENCE WINDOW REPLACEMENT/ DECK EXPANSION

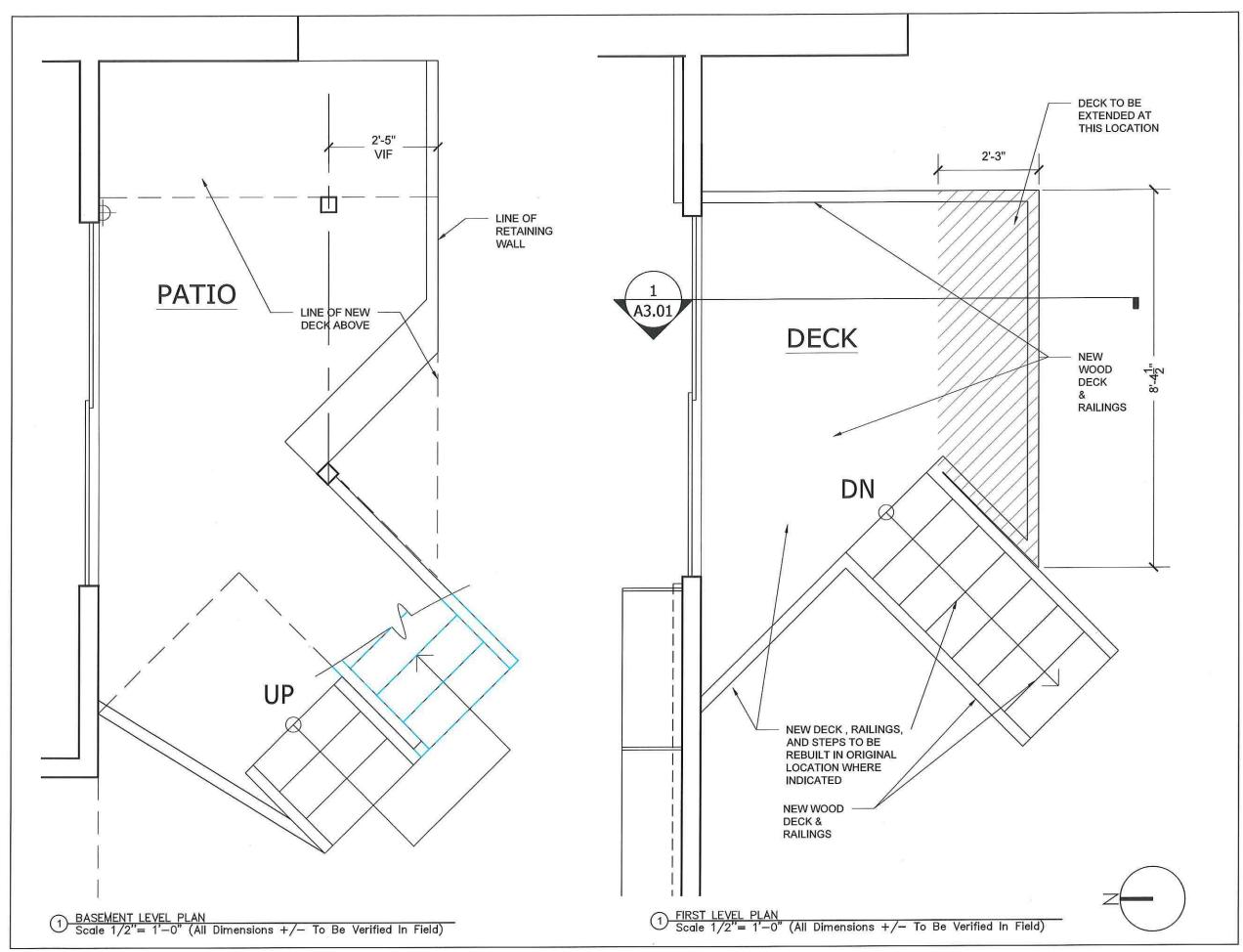
SHEET TITLE:
FIRST &
BASEMENT
DEMO PLANS

ISSUE DATE: August 31, 2020 REVISIONS: October 19 2020

DRAWN BY: GR CHECKED BY:

SHEET NUMBER:

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> TAYLOR/RUTTENBERG RESIDENCE WINDOW REPLACEMENT/ DECK EXPANSION

70 KIIRKLAND STREET, #7 CAMBRIDGE, MA 02138

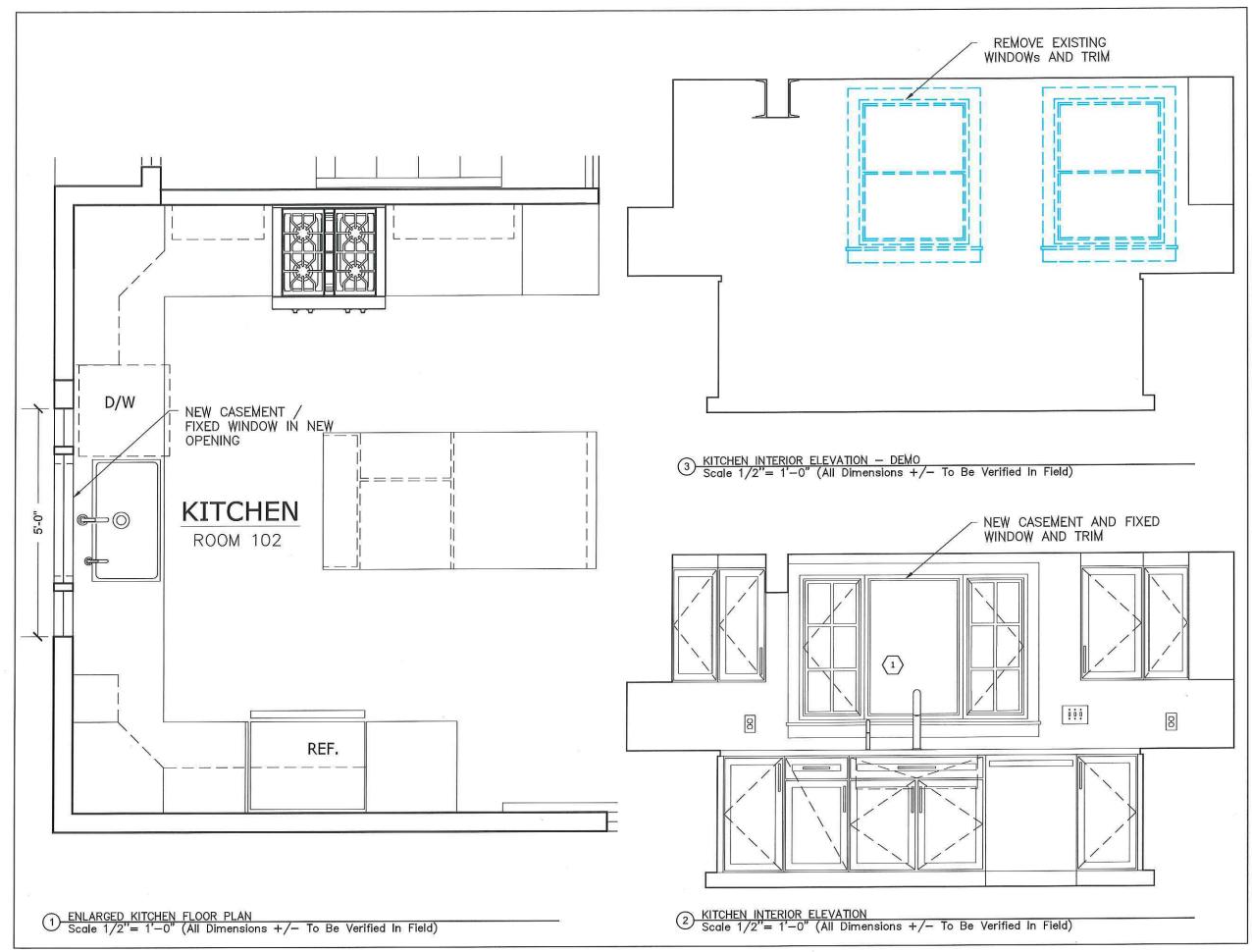
FIRST &
BASEMENT
DECK PLANS

ISSUE DATE: August 31, 2020 REVISIONS: October 19 2020

DRAWN BY: GR CHECKED BY:

SHEET NUMBER:

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TAYLOR/RUTTENBERG RESIDENCE
WINDOW REPLACEMENT/ DECK
EXPANSION

70 KIIRKLAND STREET, #7
CAMBRIDGE, MA 02138

SHEET TITLE:
ENLARGED PROPOSED
KITCHEN PLAN /
INTERIOR ELEVATION

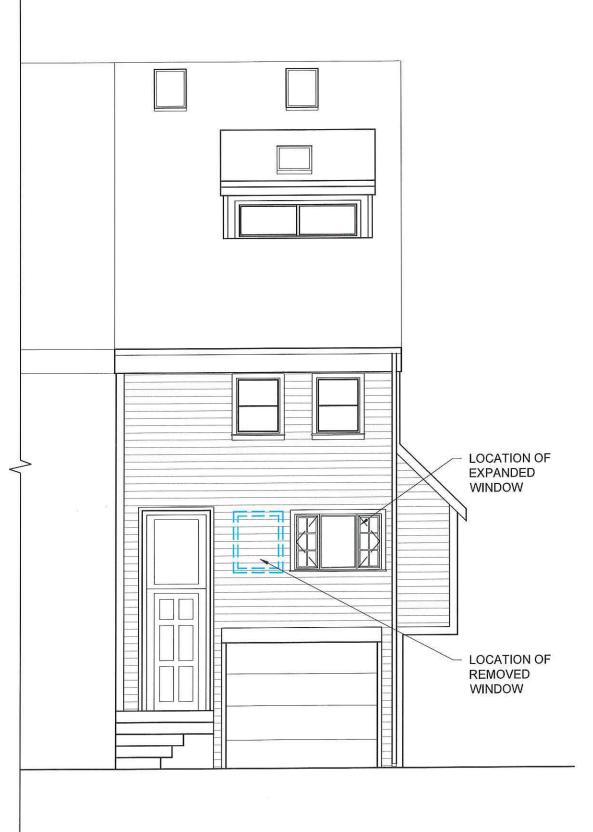
ISSUE DATE: August 31, 2020 REVISIONS:

DRAWN BY: GR CHECKED BY:

SHEET NUMBER:

A2.1





PROPOSED FRONT ELEVATION
Scale 3/16"= 1'-0"

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TAYLOR/RUTTENBERG RESIDENCE WINDOW REPLACEMENT/ DECK EXPANSION

70 KIIRKLAND STREET, #7 CAMBRIDGE, MA 02138

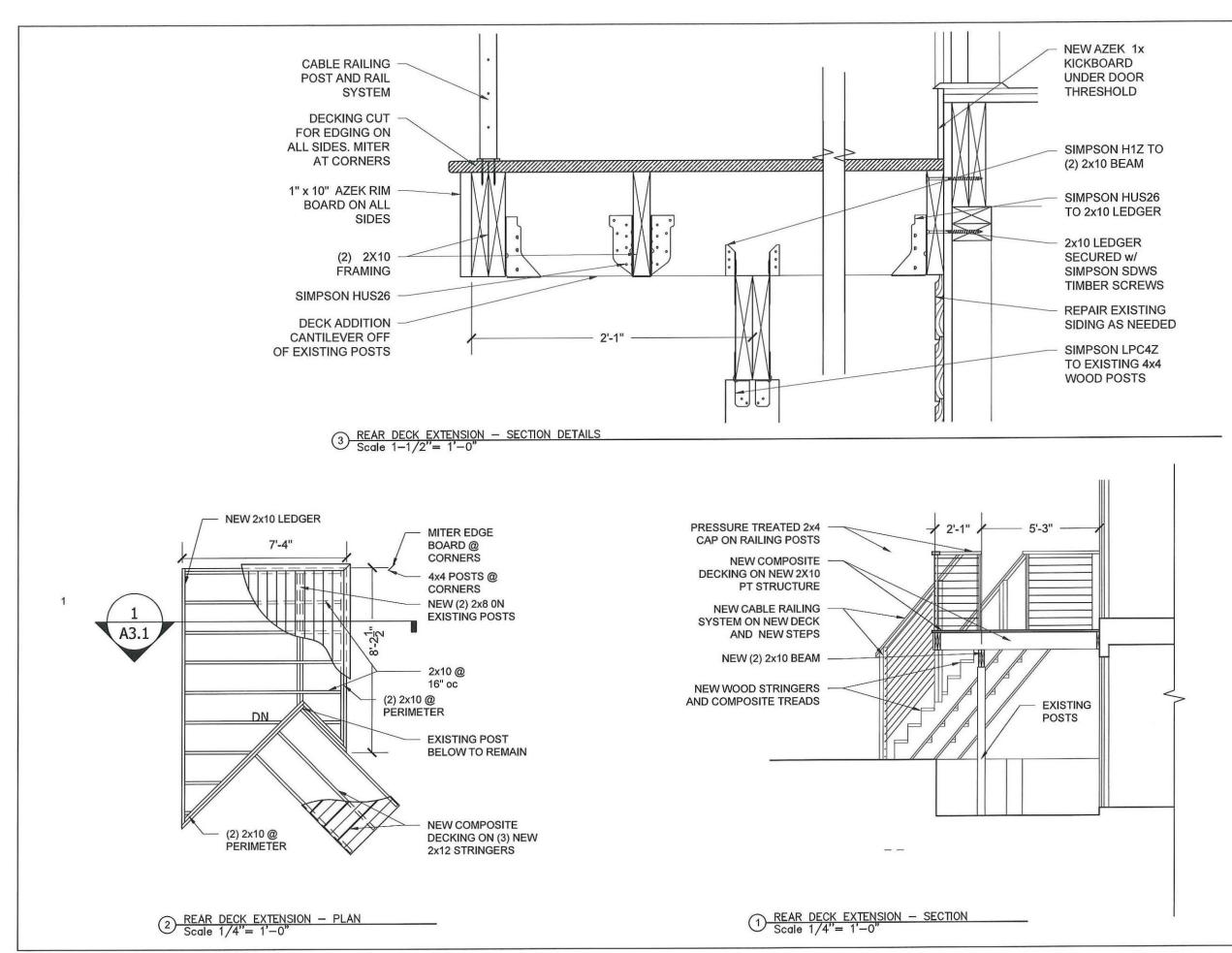
SHEET TITLE: BUILDING **ELEVATION** & EXISTING PHOTO

ISSUE DATE: August 31, 2020 REVISIONS:

DRAWN BY: GR CHECKED BY:

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TAYLOR/RUTTENBERG RESIDENCE WINDOW REPLACEMENT/ DECK EXPANSION

70 KIIRKLAND STREET, #7 CAMBRIDGE, MA 02138

SHEET TITLE:
EXTERIOR DECK
SECTION
FRAMING PLAN

ISSUE DATE: August 31, 2020 REVISIONS: October 19 2020

DRAWN BY: GR CHECKED BY:

SHEET NUMBER:

A3.1

Pacheco, Maria

From:	Donald Forté, Jr <dfortejr@msn.com></dfortejr@msn.com>
Sent:	Wednesday, October 14, 2020 11:17 AM

To: Pacheco, Maria

Cc: grady@nedisignbuild.com

Subject: Zoning Board Case no. BZA-91768

Attachments: Unit 7 from Forte porch.jpg; Unit 7 from Forte fence.jpg; Unit 6 from Forte fense.jpg;

Unit 5 from Forte porch.jpg; ForteCommentsp1.pdf; ForteCommentsp2.pdf

Re: Case No. BZA-91768,. (70-7 Kirkland Street deck expansion)

Dear Ms. Pacheco,

My wife and I oppose the granting of the requested variance in the subject case because it increases the existing deck's projection from the unit's exterior wall by nearly 80 percent (63" to 112") and thereby reduces by an unacceptable amount open space that acts as a buffer between our property and the dense townhouse complex of which it is a part.

When the townhouse development was first put together in the mid 1970's, the developer, Doug Bell and his partner, acknowledged that the project would have greatest its impact on us. It would surround us on two sides with towering, wall-like structures that would hug property lines. To obtain the variance needed to proceed and as a concession to us, Mr. Bell pointed out that his plan called for Units 6 and 7 to be stepped back from the five attached units that extended inward from Kirkland Street snuggly along the property line to our lot. By moving those two end units further away from the property line, the plan offered us more open space and some relief from the hugeness of his project. He showed us sketches of the finished units and assured us that the color scheme of the project would be understated and that decks would be modest in size and of an unobtrusive design. With these assurances, Mr. Bell got the variance he needed, and the project was built.

In the forty plus years that have since passed, some abutting townhouses have made alterations to their decks. Alterations have departed from the original design in varying degrees. Some have made their decks more obtrusive. Where modest increases in size have occurred, the additional space has invited more clutter--deck furniture, outdoor grills, stacks of firewood, toys, gardening tools, etc. The net result has been more intensive use of open space and more aggressive visual impact. (See attached photos.)

As noted, we oppose granting Mr. Ruttenberg the variance he seeks for deck expansion. We believe that the resulting reduction in open space is contrary to Zoning Ordinance's objective of preventing overly dense development of residential areas. Should Mr. Ruttenberg choose to submit plans for a more modest deck expansion, say one that limits the deck's projection from the unit's exterior wall to less than a 40 percent increase, we might view such a request more favorably.

Yours t	rulv.
---------	-------

Donald Forté Jr

Attached photos:

- (1) Unit 7 from Forté porch
- (2) Unit 7 from Forté fence
- (3) Unit 6 from Forté fence
- (4) Unit 5 from Forté fence

[Ms. Pacheco, I am attaching a copy of these comments as a signed letter. Please acknowledge your receipt of this message. DFJr]









DONALD FORTÉ, JR.

121 Trowbridge Street
Cambridge, Massachusetts 02138-3101

Tel: (o) 617-491-2416 (h) 617-547-8310 email: dfortejr@msn.com

October 14, 2020

Maria Pacheco Board of Zoning Appeal 831 Mass. Avenue Cambridge, MA 02139

Re: Case No. BZA-91768,. (70-7 Kirkland Street deck expansion)

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DONALD FORTÉ, JR.

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overly dense development of residential areas. Should Mr. Ruttenberg choose to submit plans for a more modest deck expansion, say one that limits the deck's projection from the unit's exterior wall to less than a 40 percent increase, we might view such a request more favorably.

Yours truly,

Donald Forté Jr

Attached photos:

- (1) Unit 7 from Forté porch
- (2) Unit 7 from Forté fence
- (3) Unit 6 from Forté fence
- (4) Unit 5 from Forté fence

Pacheco, Maria

Sent: Thursday, October 15, 2020 12:59 PM

To: Singanayagam, Ranjit; O'Grady, Sean; Pacheco, Maria; Daglian, Sisia

Cc: jet02138@yahoo.com

Subject: CASE NO. BZA-91768, 70-7 KIRKLAND STREET

Dear Board members,

d.

I am the owner of the property at 70-10 Kirkland Street and the widow of Douglas Bell, the architect who designed the complex of which the captioned property is a part. My property is opposite of the proposal under consideration.

I do not have objection to the applicant's desire to make changes to his property. However, I urge the Board to be mindful of the design review consideration that are appropriate to the exercise of your discretion.

I believe the objectives of the Applicant can be achieved without unnecessarily undermining the design integrity of the complex. I hope you and the Applicant agree.

May I ask that the following comments guide your action:

- a. The property was designed and constructed by Douglas Bell and is good example of Bell/Fandetti clustered townhomes.
- b. Dozens of these properties were built throughout Cambridge and are favored by proponents of New Urbanism.
- c. These contemporary townhomes were originally priced moderately, intended to be obtainable by families, and in walkable locations.
- b. The community cluster has design harmony reinforced with use of patterns, colors, and repeated use of similar elements, like fenestration.
- c. The suburban style kitchen casement window being proposed fronts directly upon the publicly accessible elevation.

There is no existing precedence on site for this type of window.

It is mismatched with all the other single/double hung windows along the courtyard view scape.

- e. The current, existing windows all have direct alignment relationship with the fenestration above.
- f. The placement of the proposed window appears to be dictated by the interior design and it does not have an alignment that respects the unit's exterior façade.

e. The selection and the placement of the proposed kitchen casement is incongruent with the patterns and design of the existing elevations and needlessly lacks consideration for the greater community.

I respectfully request that the Board and applicant retain the existing window style and pattern, or propose something that is more congruent with or in better harmony with existing elevations. Thank you for your careful consideration, and good luck to the proponent with their renovation.

Sincerely, Jean TePaske