

BZA APPLICATION FORM

GENERAL INFORMATION

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

Special Permit: Variance: Appeal:

PETITIONER: MELODY AND JOSE Komyerov

PETITIONER'S ADDRESS: 20 COTTAGE STREET UNIT 1, CAMBRIDGE 02139

LOCATION OF PROPERTY: 14 HUBBARD AVE, CAMBRIDGE 02140

TYPE OF OCCUPANCY: SINGLE-FAMILY ZONING DISTRICT: C-1

REASON FOR PETITION:

- Additions New Structure
- Change in Use/Occupancy Parking
- Conversion to Add'l Dwelling Unit's Sign
- Dormer Subdivision
- Other: WINDOW IN GARAGE

DESCRIPTION OF PETITIONER'S PROPOSAL:

PETITIONER PROPOSES TO REMOVE 2-STORY REAR ADDITION AND REPLACE WITH LARGER 2-STORY REAR ADDITION, CONSTRUCT A 14' SLOPED DORMER ON THE WEST SIDE OF THE HOUSE, AND INSTALL A NEW WINDOW, SECOND FLOOR, ON EAST SIDE OF HOUSE.

SECTIONS OF ZONING ORDINANCE CITED:

Article 5 Section TABLE 5.1 DIMENSIONAL REQUIREMENTS

Article 8 Section 22.2.C

Article _____ Section _____

Applicants for a Variance must complete Pages 1-5
Applicants for a Special Permit must complete Pages 1-4 and 6
Applicants for an Appeal to the BZA of a Zoning determination by the Inspectional Services Department must attach a statement concerning the reasons for the appeal

Original Signature(s): 
(Petitioner(s)/Owner)

MELODY KOMYEROV
(Print Name)

Address: 20 COTTAGE ST. #1

CAMBRIDGE, MA 02139

Tel. No.: 617 686 6712

E-Mail Address: Komyerov@gmail.com

Date: 5.17.18

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 Joshua Komyarov (OWNER)

Address: 20 Cottage St. #1 Cambridge, MA 02139

State that I/We own the property located at 14 Hubbard Ave., which is the subject of this zoning application.

The record title of this property is in the name of Melody and Joshua Komyarov

*Pursuant to a deed of duly recorded in the date 1/11/18, Middlesex South County Registry of Deeds at Book 70500, Page 565; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.

Jan D. Kuy
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT*

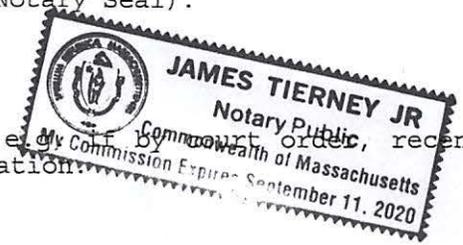
*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Middlesex

The above-name Joshua Komyarov personally appeared before me, this 8th of Feb, 2018, and made oath that the above statement is true.

[Signature] Notary

My commission expires 9-11-20 (Notary Seal).



• If ownership is not shown in recorded deed, deed, or inheritance, please include documentation.

JAMES TIERNEY JR
Notary Public
Department of Massachusetts
March 11 2021



Supporting Statements for a Variance
Komyerov Residence
14 Hubbard Avenue, Cambridge

May 17, 2018

- A) Petitioners are a family with 3 young children and grandparents who visit often. The finished 3rd floor of the house has a stair to it with inadequate headroom by Code, and does not have a bathroom. The requested 14' dormer is proposed to alleviate the stair headroom problem and to provide adequate space for a second full bathroom in the house. The proposed rear addition replaces an existing sideyard-non-conforming 1950s addition there that acted as a third bedroom on the second floor and as additional enclosed living space on the first floor.
- Petitioners purchased this house with the two-story rear addition with the understanding that they could renovate the addition. Since its foundation and construction quality is poor, they decided to replace it instead, moving it slightly so that it would conform with its sideyard setbacks.
- A literal enforcement of the provisions of the Ordinance would prevent safe access to the third floor of the house and adequate bathroom facilities for bedrooms there, and would force preservation of a non-conforming house addition.
- B) The existing house, though containing a full stairway to a finished third floor, was not constructed with adequate stair headroom. The C-1 zoning district allows 2367 sf of house floor area, and the proposed total square footage is 2011 sf. Because the house was constructed prior to adoption of the Ordinance it does not conform to current sideyard setbacks. Petitioner is requesting floor area that totals 340 sf less than the Ordinance allows.
- C1) The proposed dormer is consistent with the City of Cambridge dormer guidelines, and with other roof dormers in the neighborhood including one on the same (west) side of the twin house next door (to the east). The proposed two-story addition at the rear of the house replaces the existing non-conforming two-story addition on the house with a properly constructed, architecturally appropriate, conforming addition.
- C2) The west-facing dormer proposed does not increase the neighborhood density since it is to be constructed on the roof of an already finished third floor. Between it and the next, nearest structure, an apartment building, there is substantial distance, approximately 25 feet, consisting of two driveways. The proposed rear addition replaces an existing rear addition that is both in severe disrepair and in violation of the sideyard setback. The proposed replacement is a substantial improvement.

**Supporting Statements for a Special Permit
Komyerov Residence
14 Hubbard Avenue, Cambridge**

May 17, 2018

- A) The proposed window at the second floor on the east side of the house is the same size as the two other second floor windows on that side of the house. It is proposed in order that a small family space can be made at that floor. Because it is not to accommodate an additional bedroom or bathroom, privacy issues are not created by granting permission for it.**
- B) The proposed window, if allowed, will not generate traffic cause neighborhood congestion, or substantially change neighborhood character.**
- C) The proposed window, if allowed, would have no affect on the continued operation of uses nor on the development of adjacent uses in the neighborhood.**
- D) The proposed east window allows additional natural light into the second floor of the house while being architecturally consistent with the other two windows on the façade.**
- E) The proposed window does not derogate from the intent of the Ordinance.**

BZA APPLICATION FORM

GENERAL INFORMATION

2018 MAY 18 AM 10:31
BZA-016500-2018
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

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

Special Permit: Variance: Appeal:

PETITIONER: MELODY AND JOSE KOMYEROV

PETITIONER'S ADDRESS: 20 COTTAGE STREET UNIT 1, CAMB. 02139

LOCATION OF PROPERTY: 14 HUBBARD AVE, CAMBRIDGE 02140

TYPE OF OCCUPANCY: SINGLE-FAMILY ZONING DISTRICT: C-1

REASON FOR PETITION:

- Additions New Structure
- Change in Use/Occupancy Parking
- Conversion to Addi'l Dwelling Unit's Sign
- Dormer Subdivision
- Other: WINDOW IN GARAGE

DESCRIPTION OF PETITIONER'S PROPOSAL:

PETITIONER PROPOSES TO REMOVE 2-STORY REAR ADDITION AND REPLACE WITH LARGER 2-STORY REAR ADDITION, CONSTRUCT A 14' GABLE DORMER ON THE WEST SIDE OF THE HOUSE, AND INSTALL A NEW WINDOW, SECOND FLOOR, ON EAST SIDE OF HOUSE.

SECTIONS OF ZONING ORDINANCE CITED:

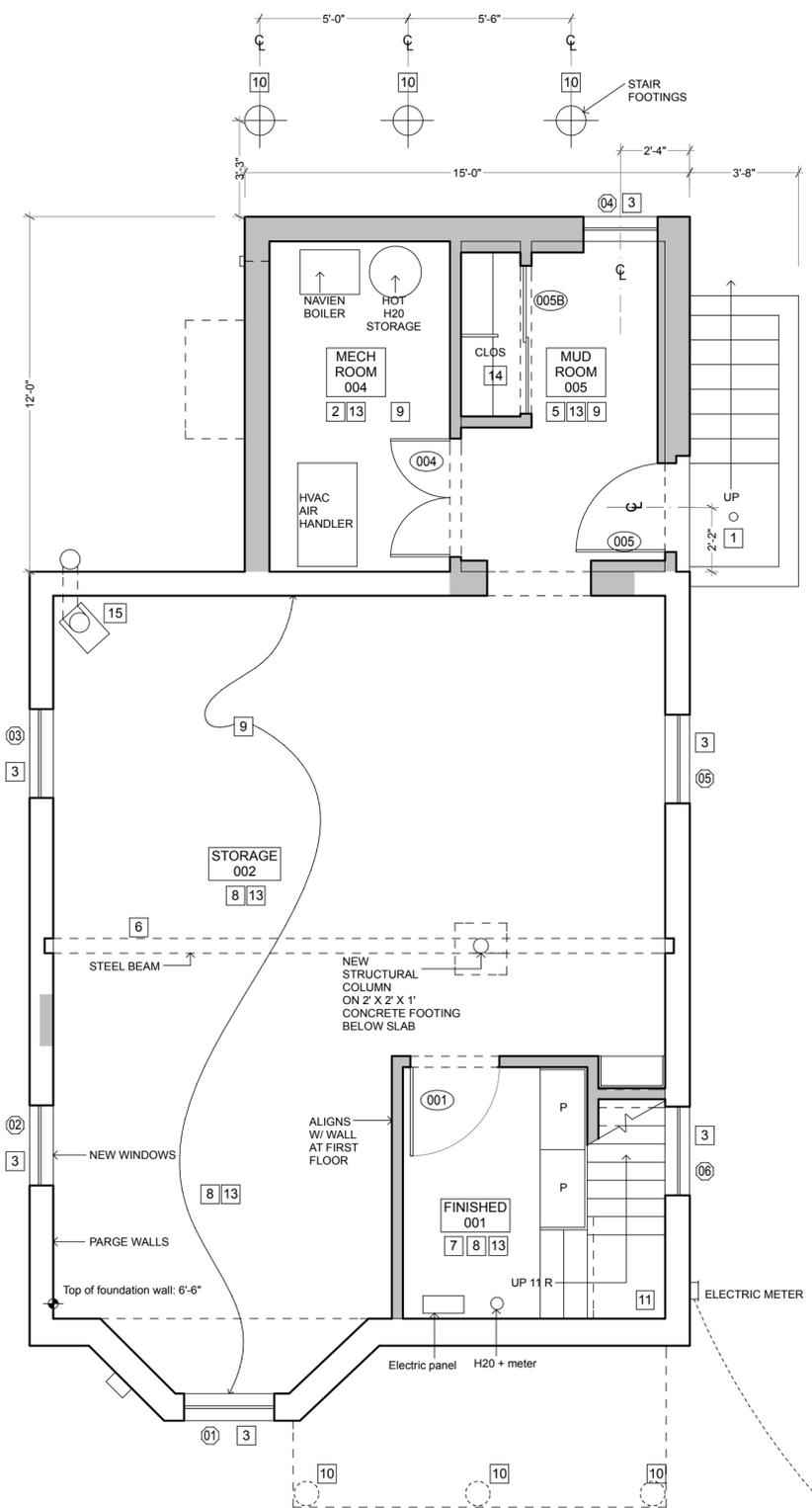
Article 5 Section TABLE 5.1 DIMENSIONAL REQUIREMENTS
Article 8 Section 22.2.C
Article _____ Section _____

Applicants for a Variance must complete Pages 1-5
Applicants for a Special Permit must complete Pages 1-4 and 6
Applicants for an Appeal to the BZA of a Zoning determination by the Inspectional Services Department must attach a statement concerning the reasons for the appeal

Original Signature(s): [Signature]
(Petitioner(s)/Owner)
MELODY KOMYEROV
(Print Name)

Address: 20 COTTAGE ST. #1
CAMBRIDGE, MA 02139
Tel. No.: 617 686 6712
E-Mail Address: Komyerov@gmail.com

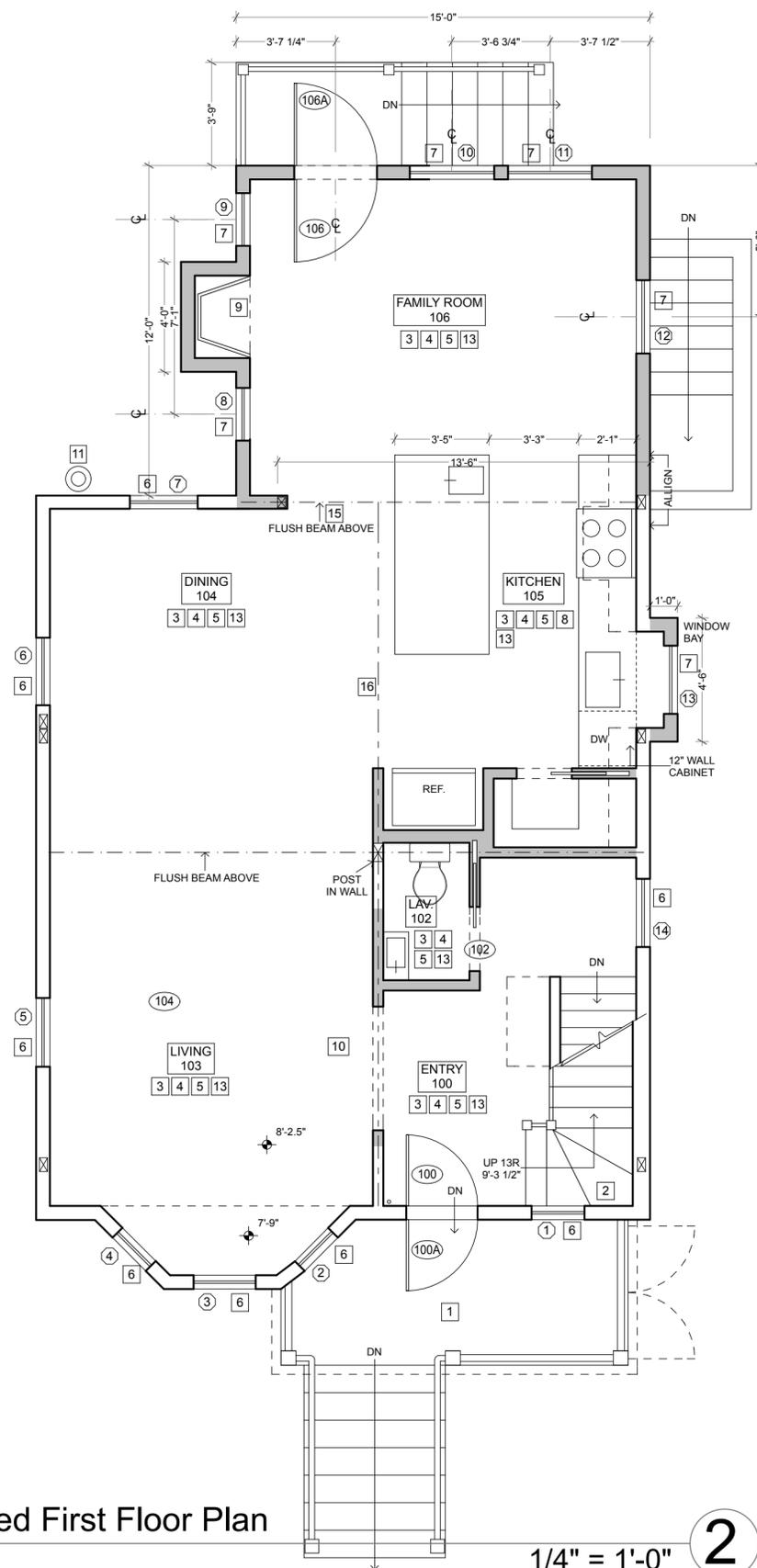
Date: 5.17.18



Proposed Basement Plan

1/4" = 1'-0"

1



Proposed First Floor Plan

1/4" = 1'-0"

2

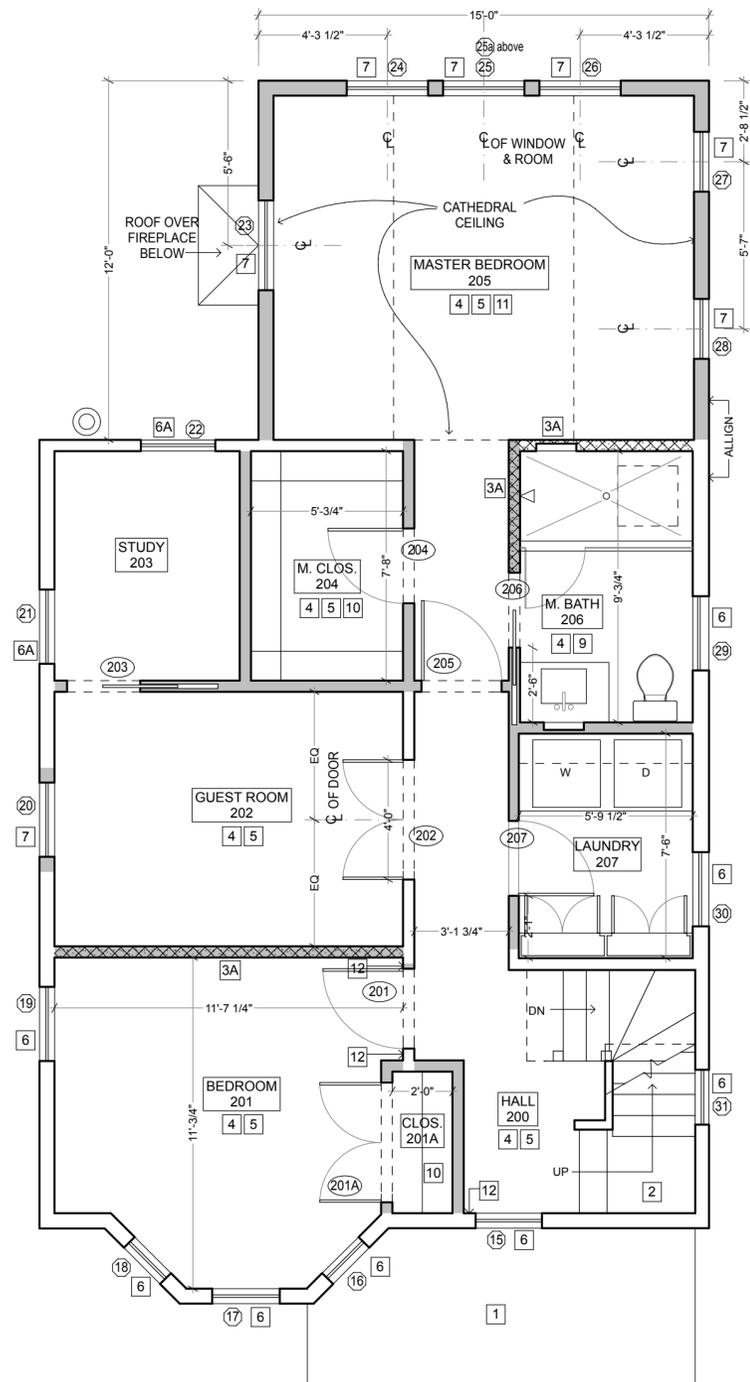
SMART
ARCHITECTURE
625 Mount Auburn Street, Suite 206 Cambridge, MA 02138

Komyerov Residence
14 Hubbard Ave
Cambridge, MA 02140

Komyerov 1723
Job number
Scale as noted
Date 5.17.18
Drawn by aj/cb
Checked by

Proposed Basement
and First Floor Plans

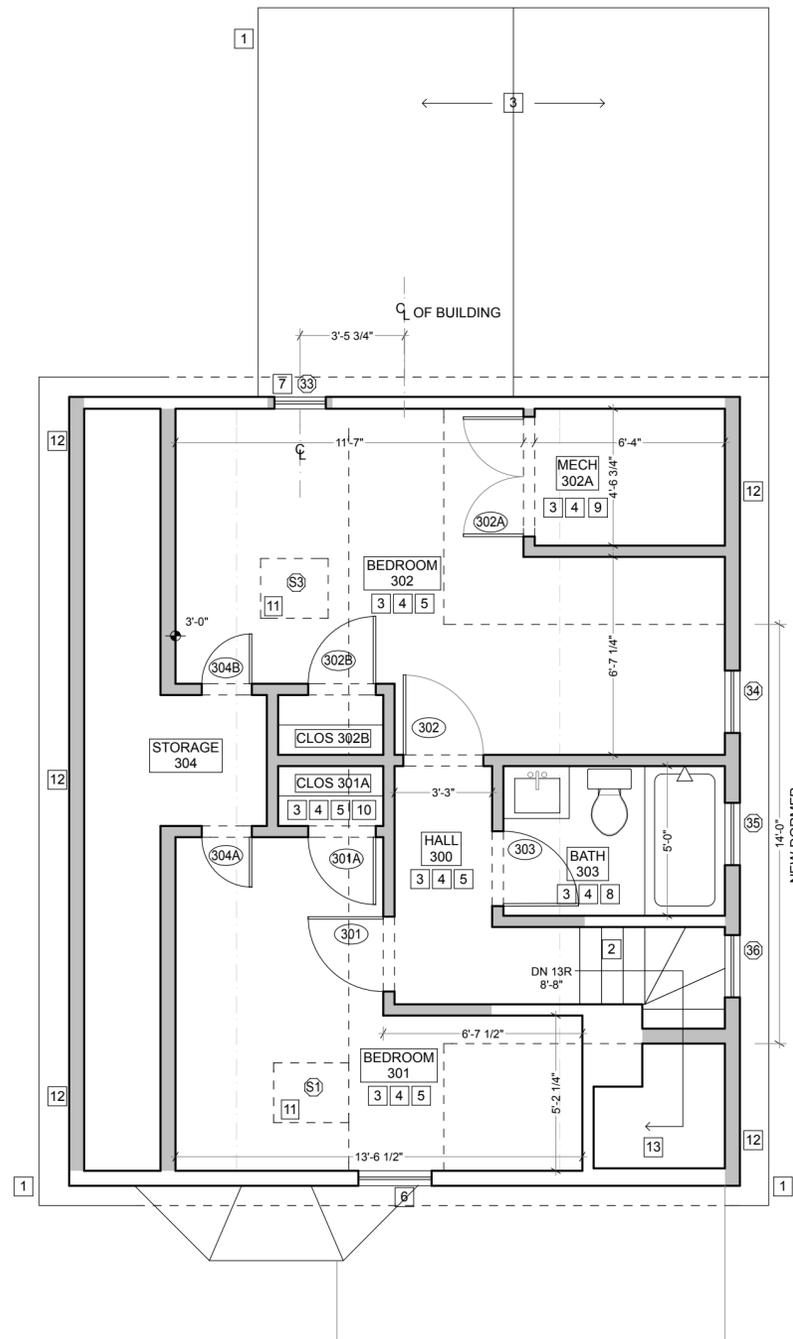
A-3.0



Proposed Second Floor Plan

1/4" = 1'-0"

1



Proposed Third Floor Plan

1/4" = 1'-0"

2

SMART
ARCHITECTURE
625 Mount Auburn Street, Suite 206 Cambridge, MA 02138

Komyerov Residence
14 Hubbard Ave
Cambridge, MA 02140

Komyerov 1723
Job number
Scale as noted
Date 5.17.18
Drawn by aj/cb
Checked by

Proposed Second and
Third Floor Plans

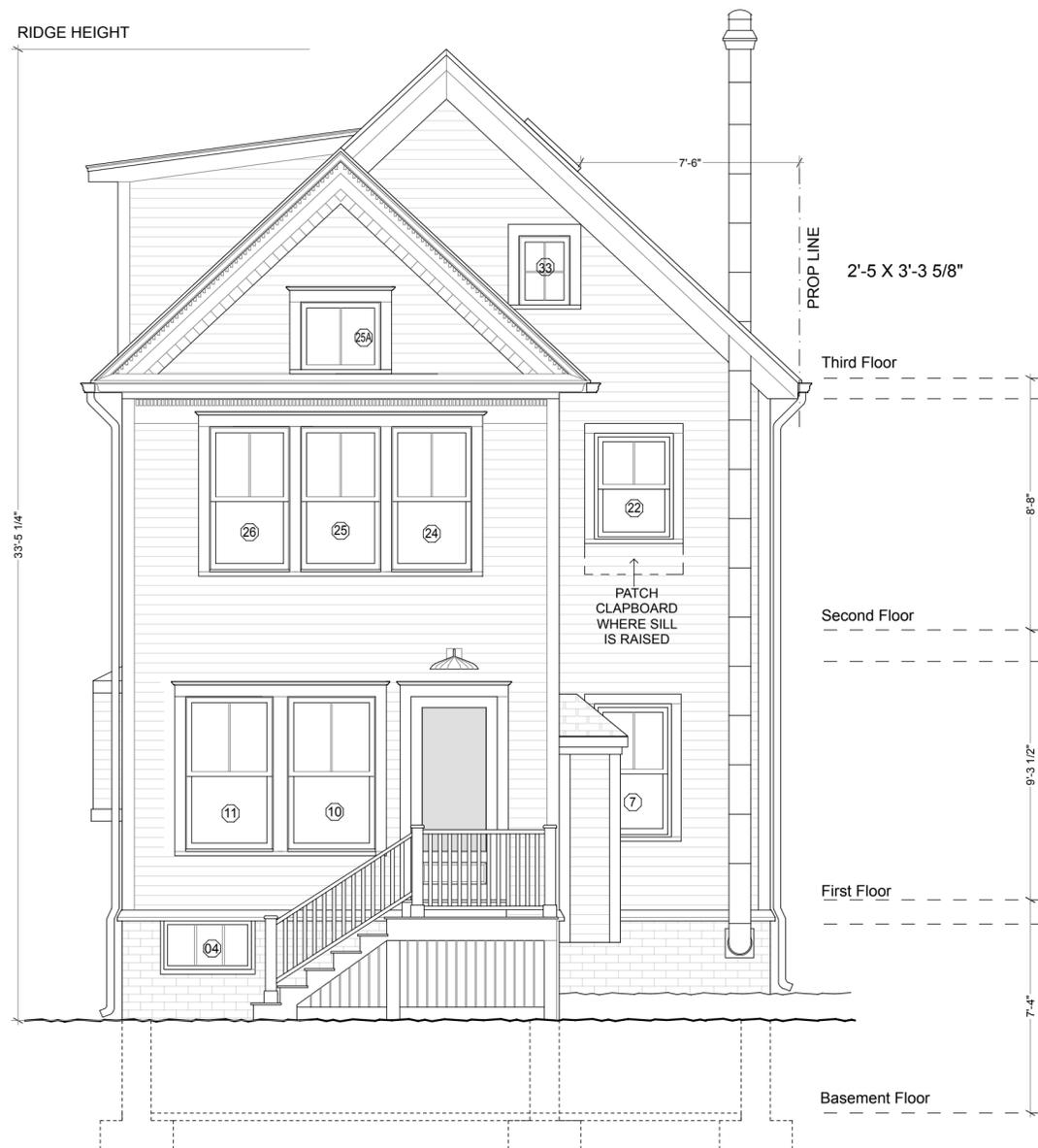
A-3.1



Proposed North Elevation

1/4" = 1'-0"

1



Proposed South Elevation

1/4" = 1'-0"

1

SMART
ARCHITECTURE
625 Mount Auburn Street, Suite 206 Cambridge, MA 02138

Komyerov Residence
14 Hubbard Ave
Cambridge, MA 02140

Job number	Komyerov 1723
Scale	as noted
Date	5.17.18
Drawn by	aj/cb
Checked by	

Proposed North and
South Elevations



Proposed West Elevation

1/4" = 1'-0"

1

SMART
ARCHITECTURE
625 Mount Auburn Street, Suite 206 Cambridge, MA 02138

Komyerov Residence
14 Hubbard Ave
Cambridge, MA 02140

Komyerov 1723
Job number as noted
Scale 5.17.18
Date aj/cb
Drawn by
Checked by

Proposed West
Elevation

A-7.1



Proposed East Elevation

1/4" = 1'-0"

1

SMART
ARCHITECTURE
625 Mount Auburn Street, Suite 206 Cambridge, MA 02138

Komyerov Residence
14 Hubbard Ave
Cambridge, MA 02140

Komyerov 1723
Job number
as noted
Scale
5.17.18
Date
aj/cb
Drawn by
Checked by

Proposed East
Elevation

A-7.2



NOTES:

THE EXISTING PORCH AND BULKHEAD ARE TO BE REMOVED.

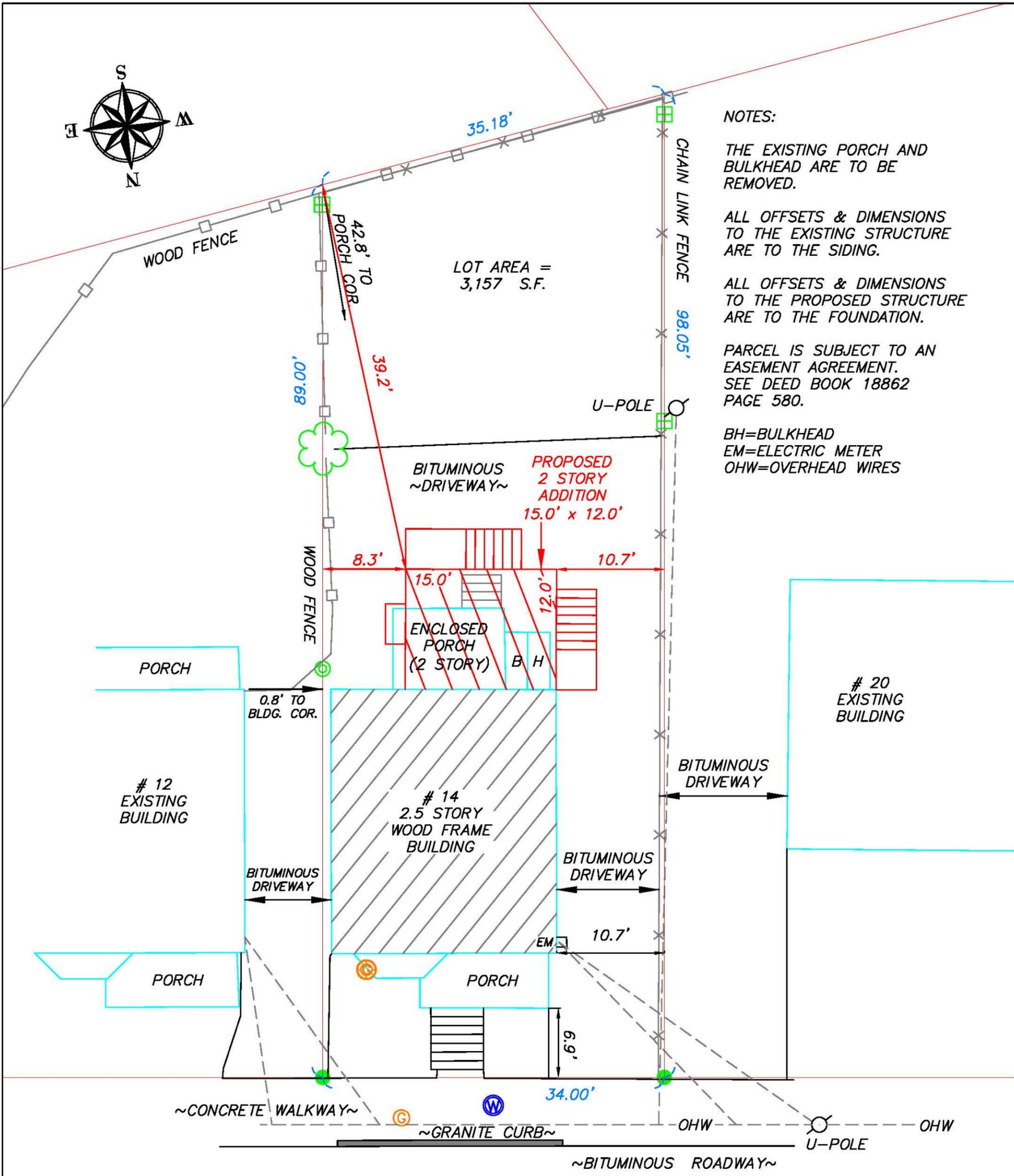
ALL OFFSETS & DIMENSIONS TO THE EXISTING STRUCTURE ARE TO THE SIDING.

ALL OFFSETS & DIMENSIONS TO THE PROPOSED STRUCTURE ARE TO THE FOUNDATION.

PARCEL IS SUBJECT TO AN EASEMENT AGREEMENT. SEE DEED BOOK 18862 PAGE 580.

BH=BULKHEAD
EM=ELECTRIC METER
OHW=OVERHEAD WIRES

LOT AREA = 3,157 S.F.



HUBBARD AVENUE

- LEGEND:**
- = STAKE - SET
 - = SPIKE - SET
 - = NAIL - SET



D. O'BRIEN
LAND SURVEYING
31 HAYWARD STREET UNIT 3-G, EST 1996
FRANKLIN, MA 02038 508-541-0048

PLAN SHOWING PROPOSED ADDITION
14 HUBBARD AVENUE
CAMBRIDGE, MA MIDDLESEX COUNTY

Dennis O'Brien P.L.S.

SCALE: 1:10	DATE: 12/5/2017	REVISED: 5/18/2018	DRAWN BY: W.M.N.	CHECKED BY: D.O.
----------------	--------------------	-----------------------	---------------------	---------------------



✓
14 Hubbard Ave



