



# CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2022 MAY -2 PM 3:33  
OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

## BZA Application Form

BZA Number: 170726

### General Information

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

Special Permit: \_\_\_\_\_ Variance:  X  Appeal: \_\_\_\_\_

**PETITIONER:** Joan Wheelis C/O Deborah P. Fawcett, Esq.

**PETITIONER'S ADDRESS:** 35 Norris Street, Cambridge, MA 02140

**LOCATION OF PROPERTY:** 10 Hazel St., Cambridge, MA

**TYPE OF OCCUPANCY:** single family dwelling **ZONING DISTRICT:** Residence B Zone

**REASON FOR PETITION:**

/New Structure/

**DESCRIPTION OF PETITIONER'S PROPOSAL:**

New construction: exceeding F.A.R., and projections into required side yard setbacks

**SECTIONS OF ZONING ORDINANCE CITED:**

Article: 5.000      Section: 5.31 (Table of Dimensional Requirements),  
Article: 10.000    Section: 10.30 (Variance).

Original  
Signature(s):

Deborah P Fawcett

(Petitioner (s) / Owner)

DEBORAH P FAWCETT

(Print Name)

Address:

35 NORRIS ST., CAMBRIDGE

Tel. No.

617-694-5056

E-Mail Address:

deborahpfawcett@gmail.com

02140

Date:

29 April 2022

**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 JOAN WHEELIS  
(OWNER)

Address: 218 GARDEN ST, CAMBRIDGE, MA 02138

State that I/We own the property located at 10 HAZEL ST, CAMBRIDGE, MA 02138 which is the subject of this zoning application.

The record title of this property is in the name of \_\_\_\_\_  
JOAN WHEELIS, INDIVIDUALLY,

\*Pursuant to a deed of duly recorded in the date \_\_\_\_\_, Middlesex South County Registry of Deeds at Book \_\_\_\_\_, Page \_\_\_\_\_; or Middlesex Registry District of Land Court, Certificate No. 249151  
Book 1402 Page 81.

Joan Wheelis  
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 Joan Wheelis personally appeared before me, this 4<sup>th</sup> of April, 2022, and made oath that the above statement is true.

Bala Shahi Notary

My commission expires 09/09/2027 (Notary Seal)



BALA SHAHI  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires  
September 9, 2027

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

CONFIDENTIAL - SECURITY INFORMATION

to be considered for... the Secretary of the Board of Banking Supervisors.

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BAJA SHAH  
Notary Public  
Commission Expires  
September 2, 2025



## **BZA Application Form**

### **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:

The owner of the property, Joan Wheelis, is a longtime resident of Cambridge. She has been living and working in this neighborhood since 1989 and now lives around the corner from 10 Hazel Street, at 218 Garden Street. Joan has owned 10 Hazel Street since 2011 and has been renting it to tenants. It is a small, modest one-story house, which was built in 1961. It has four rooms and 956 square feet of living space. Although it is more than fifty years old, the house is not historically or architecturally significant. Charles Sullivan, Chair of the Cambridge Historical Commission, made this determination on a preliminary basis in June 2021.

218 Garden is a lovely modern house, but at this point in her life, Joan needs a home with some features 218 Garden doesn't have. Like many of us with bad knees, Joan needs her house to have an elevator, so she can avoid the pain of going up and down stairs. She also needs a basement level garage with direct entry into her house, so she no longer has to struggle shoveling snow to access her car. Joan needs her home to include space for her to continue her psychotherapy practice, which is a home occupation permitted as of right under the Zoning Ordinance; and she needs ample space for overnight guests and comfortable accommodation for her son to live with her and help her out in the years to come. Joan also needs to be free of the basement flooding and other water intrusion problems she has often experienced at 218 Garden. The ground level slopes downward along Hazel Street from its intersection with Fayerweather to its intersection with Garden Street, which has been referred to as the "Great Swamp Way."

Joan understands the existential threat climate change poses to our planet, and she is committed to living in a house that is sustainable and energy-efficient, as "green" as reasonably and affordably possible. Joan is passionately interested in trees and gardens and wants to surround her house with them and have ample outdoor space to enjoy them on her property.

The proposed design accomplishes all of these objectives. It has an elevator, a basement level garage, three bedrooms as well as office space, and a variety of spaces for gardening and spending time outdoors, including a green patio wall facing south. The project will include a system of French drains and a cistern for collecting rainwater and preventing downhill runoff.

Importantly, the design includes many elements to make the property "green," including triple pane windows, green building materials and finishes, and shading to prevent overheating. The building's layout is designed to follow the sun, so that each room will have daylight when needed. The building will have roof and wall insulation that exceeds code requirements, as well as exterior insulation at the basement level; and it will



combine geo-thermal and solar energy sources with heat pumps to make the building energy efficient. As designed, the project will meet Joan's objective of having a sustainable home, as "green" as reasonably and affordably possible.

Before coming up with the current design, Joan and her architect carefully examined the existing building at 10 Hazel Street to see if it could be modified to meet the needs they had identified. They found that doing so would be infeasible. The ceilings in the living space of the existing house are very low, and so low in the basement that it is unusable as living and/or office space. The size and the shape of the rooms are not at all in keeping with the design objectives. The existing structure is not strong enough itself to bear the load of the spaces to be added; the existing foundation would make it extremely difficult or impossible. Joan and her architect concluded that it is necessary to demolish the existing building and construct the newly designed home in its place.

As discussed in more detail in the section that follows, the proposed design meets the requirements of the Zoning Ordinance with four small exceptions, all of them stemming from the pre-existing nonconforming characteristics of the lot, which was laid out on a plan long before the current dimensional requirements were adopted.

Because the lot area is less than the required 5,000 square feet, the design's floor area ratio is slightly above the maximum 0.5. It is 0.52, only 97 square feet in gross floor area above the maximum for the size of the lot, which is 4,756 square feet. Because the lot is 41 feet wide, rather than the required minimum 50 feet, the design intrudes into the required side yard in three small ways. A small canopy above the side entrance to the building, which provides a means of ingress and egress for the basement level, will extend 3 feet into the side yard on the north (left) side of the building. The bedroom on the second floor will project 1 foot 9 inches into the side yard on the south (right) side of the building. This baylike projection, which provides needed space in the bedroom, will be about 8 feet high and 11 feet wide. Exterior insulation to improve the building's energy efficiency, in keeping with a goal of the Zoning Ordinance, will extend into the side yards by 4 inches on the basement level of the building.

**B)** 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:

The lot itself, which was laid out on a Plan recorded long before the current dimensional requirements were imposed by the Zoning Ordinance, is less than the required minimum area (5,000 square feet required; actual area is 4,756 sq. ft.) and less than the required minimum width (50 feet required; actual width is 41 feet). As such, the lot is a lawful pre-existing nonconforming lot, and its deficiencies in lot area and width do not *per se* prevent the lot from being built upon lawfully. Zoning Ordinance § 5.21.1.

Any building constructed on the lot is still subject to the other dimensional requirements imposed by the Zoning Ordinance, however, including the maximum floor area ratio of 0.5 and the minimum side yard requirement of 7 feet 6 inches. Zoning Ordinance §§ 5.21.1 and 5.31 and Table 5-1. These two dimensions are directly related to the lot's pre-existing nonconforming lot area and width deficiencies. And it is with respect to

these two dimensional requirements--FAR and side yard--that we are seeking approval for minimal variance from the standard requirements.

Because the lot area itself is less than the prescribed 5,000 square foot minimum, the project's floor area ratio is 0.52 rather than the prescribed maximum of 0.5. The gross floor area of the proposed house is 2,475 square feet. If the lot were in fact 5,000 square feet, the design would be well within the maximum FAR. As it is, it is only 97 square feet more than would be necessary to meet the FAR requirement exactly.

The other variances we are seeking, for minimal intrusions into the required 7 feet 6 inch side yards, are directly related to the lot's pre-existing nonconforming deficiency in lot width.

The design provides a small canopy above the basement level entrance on the north (left) side of the building. The canopy is designed to be 3 feet wide and extend 3 feet into the required side yard. If the lot were in fact 50 feet wide (as required) rather than 41 feet wide, the canopy would be well within the buildable lot area and would not extend at all into the side yard. Ranjit Sangayagama has said the canopy might also be considered to be a "projection" permitted to extend into the side yard under Zoning Ordinance § 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 . . . may extend beyond the minimum yard regulations otherwise provided for the district in which the structure is built." This interpretation is reasonable, but to be cautious and complete, we have nevertheless applied for a variance for the canopy.

Like the canopy, the second floor bedroom's projection from the exterior wall just 1 foot 9 inches into the side yard setback on the south (right) side of the building should also fit within the scope of § 5.24.2 of the Zoning Ordinance. The bedroom's projection is akin to a bay. Like the other projections covered by § 5.24.2, the bedroom projection is not an extension occupying the full height of the building from ground to roof, but rather a projection just 8 feet tall and only on the second floor of the building. And like the other extensions into the side yard setback, the bedroom projection would be well within the prescribed setbacks, if the lot met the 50 foot minimum width requirement.

The design's other intrusion into the side yards is a mere 4 inches, to accommodate exterior insulation on the basement level. Again, if the lot were the required 50 feet wide, the insulation would be well within the buildable lot area and would not extend at all into the side yards. It is worth noting that the Zoning Ordinance excludes space used for exterior insulation from the calculation of gross floor area. Zoning Ordinance § 22.43.1. Although the Ordinance does not also expressly exempt exterior insulation from the minimum side yard requirement for new construction, it does so for existing buildings under Zoning Ordinance § 5.24.2.1. Granting a variance for the exterior insulation's minimal intrusion into the side yards in this case would serve the stated purpose of the Zoning Ordinance: "The purpose of this Section is to remove potential impediments to the construction of exterior walls with additional insulation or wall-based mechanical systems that can improve the energy-efficiency of a building." Zoning Ordinance § 22.41.

**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:

The proposed design will not be detrimental to the public good; it will in fact be a significant improvement to the neighborhood. The design will replace a small, one story house of no historical or architectural significance with an attractive new home and gardens of modern, innovative design. The project will contribute to Cambridge's commitment to the environment by replacing an older energy inefficient building with a new sustainable, energy efficient, modern green building. The project includes a plan of French drains and a cistern to collect rainwater, which will relieve the neighborhood of difficulties it has had with downhill runoff and basement flooding. The design includes substantially more than the required amount of open space, which will be attractively planted and add beauty to the neighborhood. Joan's new home will not only improve the value of the 10 Hazel Street property, but will also conserve and likely increase the value of neighboring properties.

- 2) Desirable relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons:

The new single family dwelling design will not increase density of development in the neighborhood, nor will it increase traffic. The Zoning Ordinance permits a two-family dwelling in this district, but the new building will house only a single family dwelling. The design provides for parking in the basement level garage, eliminating the need for on-street parking. The newly designed building will be substantially more energy efficient than the building it will replace, and it will not generate additional noise from heat pump condensers, pumps, fans and furnaces that could disrupt neighbors. The new home will be consistent in scale and front setback with the rest of the neighborhood, and the slight intrusion into the required side yard setback is not incompatible with the neighboring properties, many of which do not meet minimum side yard requirements. The substantial amount of open space will be attractively planted with trees and gardens, adding beauty to the neighborhood.

**\*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:** Joan Wheelis  
**Location:** 10 Hazel St., Cambridge, MA  
**Phone:** 617-694-5056

**Present Use/Occupancy:** single family dwelling  
**Zone:** Residence B Zone  
**Requested Use/Occupancy:** single family dwelling

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		956	2475	2378	(max.)
<u>LOT AREA:</u>		4756	4756	5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup></u>		0.2	0.52	0.5	
<u>LOT AREA OF EACH DWELLING UNIT</u>		4756	4756	2500	
<u>SIZE OF LOT:</u>	WIDTH	41	41	50	
	DEPTH	116	116	n/a	
<u>SETBACKS IN FEET:</u>	FRONT	22.9	15	15	
	REAR	46.1	25.5	25	
	LEFT SIDE	7.7	7.5 (2 minor projections, 4" and 3', into setback)	7.5	
	RIGHT SIDE	8.7	7.5 (2 minor projections, 4" and 1'9" into setback)	7.5	
<u>SIZE OF BUILDING:</u>	HEIGHT	17	35	35	
	WIDTH	n/a	n/a	n/a	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		67.91	56.24	40	
<u>NO. OF DWELLING UNITS:</u>		1	1	1-2	
<u>NO. OF PARKING SPACES:</u>		n/a	0	n/a	
<u>NO. OF LOADING AREAS:</u>		n/a	n/a	n/a	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		n/a	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.:

Concrete foundation, wood frame construction, metal roof with solar panels. Only one building on lot.

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'.





Joan Wheelis  
10 Hazel Street  
Cambridge, MA 02474

SHEET TITLE:  
**Title Sheet**  
DESIGN SET:  
**Variance Application**

4/29/22

SHEET NUMBER:

**T 1**

# Joan Wheelis Residence

10 Hazel Street, Cambridge, MA 02474

OWNER: Joan Wheelis

ARCHITECT: InkStone Architects, LLC  
18 Main Street, 3b  
Concord, MA 01742  
Brigitte Steines  
650-814-8542  
brigitte@inkstonearchitects.com

# Variance Application

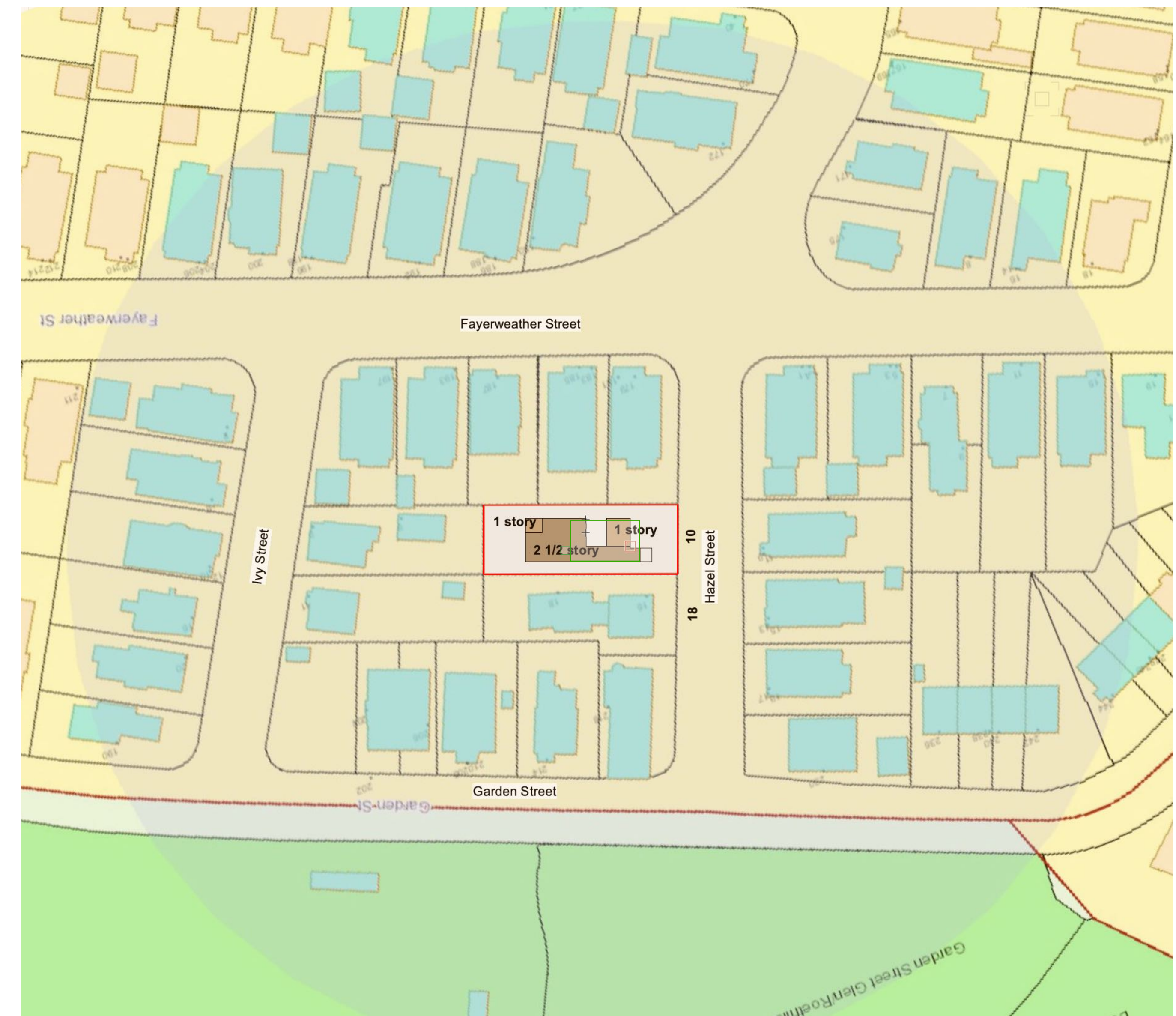
Issued 04/13/2022

Updated 04/29/2022

## Index Sheet

### Single Residence - New Construction

- T1 Title Sheet
- A0 Site Plan
- EX1 Existing Site Plan and Building
- EX2 Neighbors
- R1 FAR Analysis
- R2 Open Space Diagram and Calculations - Proposed
- R3 Open Space Diagram and Calculations - Existing
- A1 Basement Floor Plan
- A2 First Floor Plan
- A3 Loft Floor Plan
- A4 Second Floor Plan
- A5 East and West Elevation
- A6 South Elevation
- A7 North Elevation

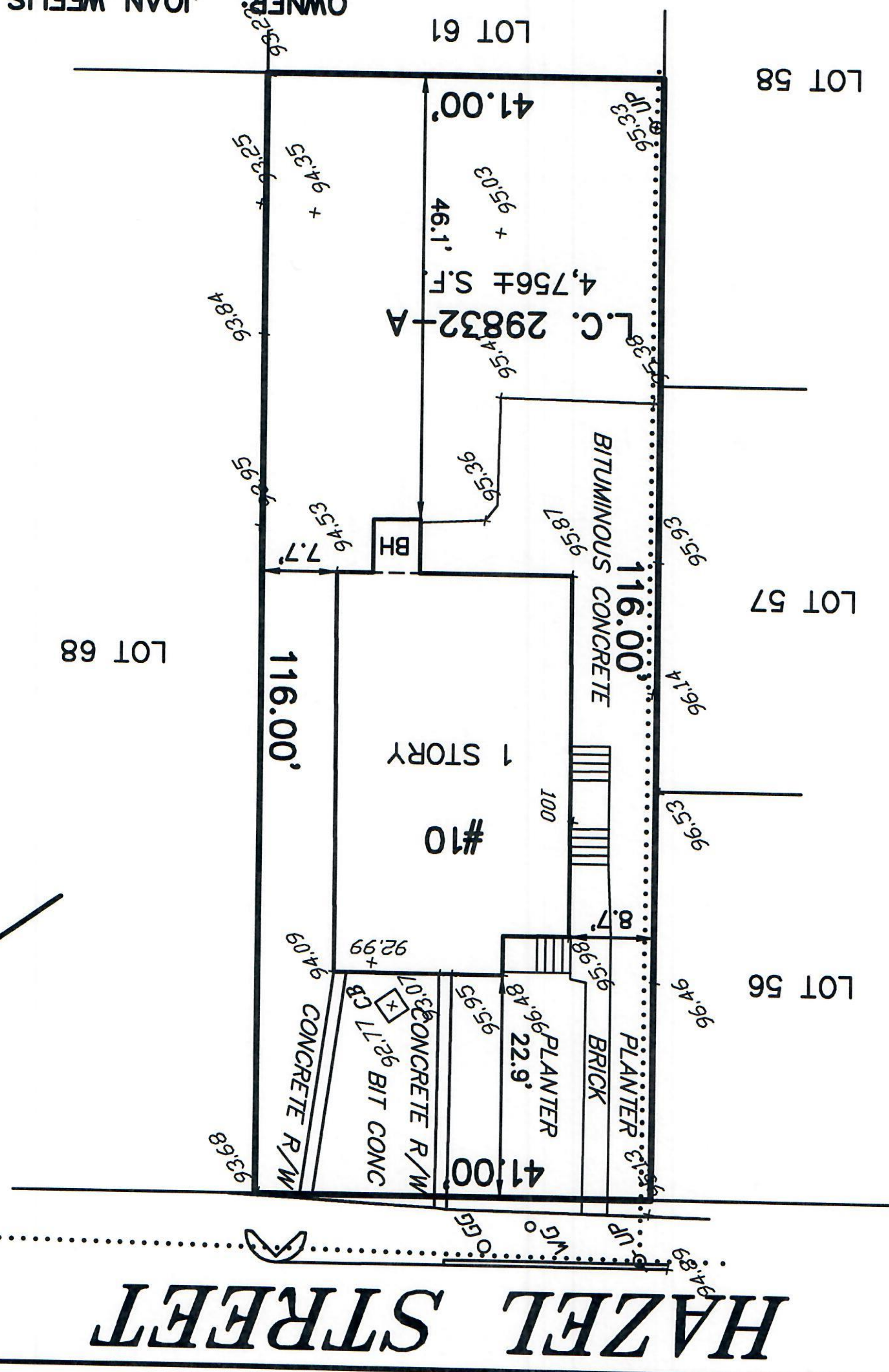




PROPOSED PLOT PLAN  
 IN  
 #10 HAZEL STREET  
 CAMBRIDGE, MA  
 (MIDDLESEX COUNTY)  
 SCALE: 1" = 20'  
 DATE: 7/27/2020

I HEREBY CERTIFY THAT THE BUILDING IS  
 LOCATED AS SHOWN.

OWNER: JOAN WHEELIS



10 HAZEL - EXISTING HOUSE



EXISTING FRONT FACADE



EXISTING REAR FACADE

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InkStone Architects, LLC  
 Brigitte Steines, principal  
 18 Main Street, Ste. 3b  
 Concord, MA 01742  
 ph: 650.814.8542  
 brigitte@inkstonearchitects.com



Joan Wheelis  
 10 Hazel Street  
 Cambridge, MA 02474

SHEET TITLE:  
**Existing Site and Building**  
 DESIGN SET:  
**Variance Application**

4/29/22

SHEET NUMBER:

EX1



10 HAZEL - NEIGHBORING HOUSES



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Joan Wheelis  
 10 Hazel Street  
 Cambridge, MA 02474

SHEET TITLE:  
**Neighbors**  
 DESIGN SET:  
**Variance Application**

4/29/22

SHEET NUMBER:

**EX2**

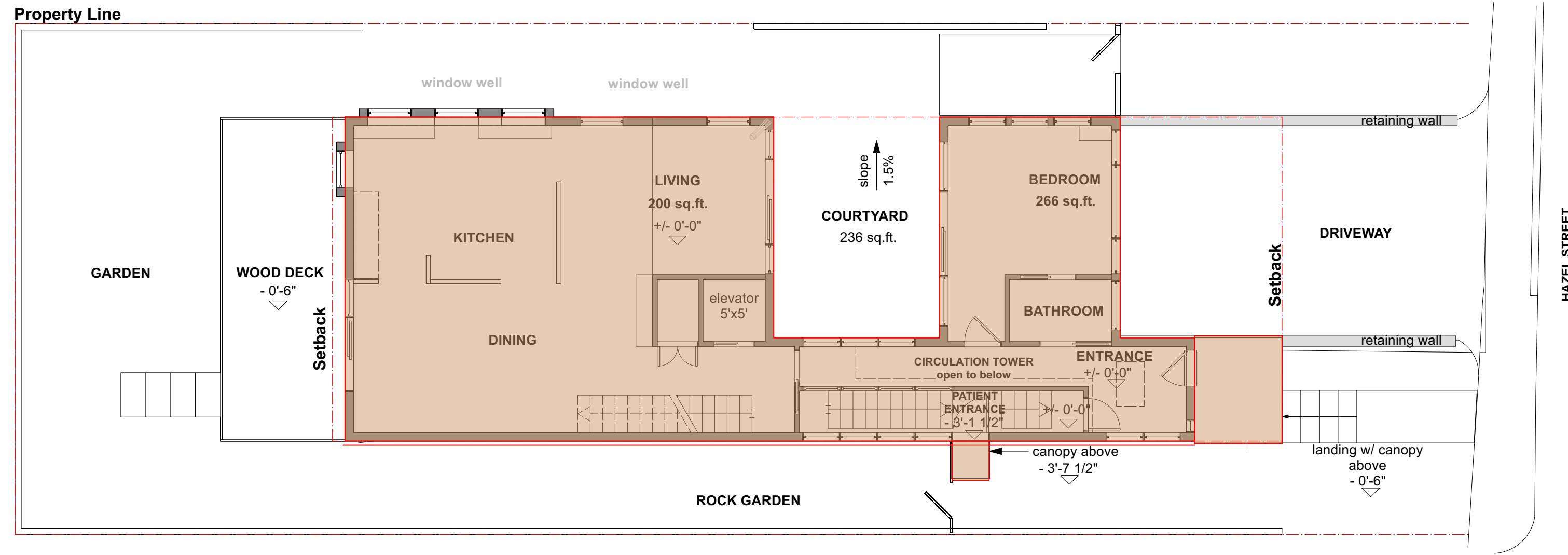


# 10 HAZEL STREET

# FAR ANALYSIS

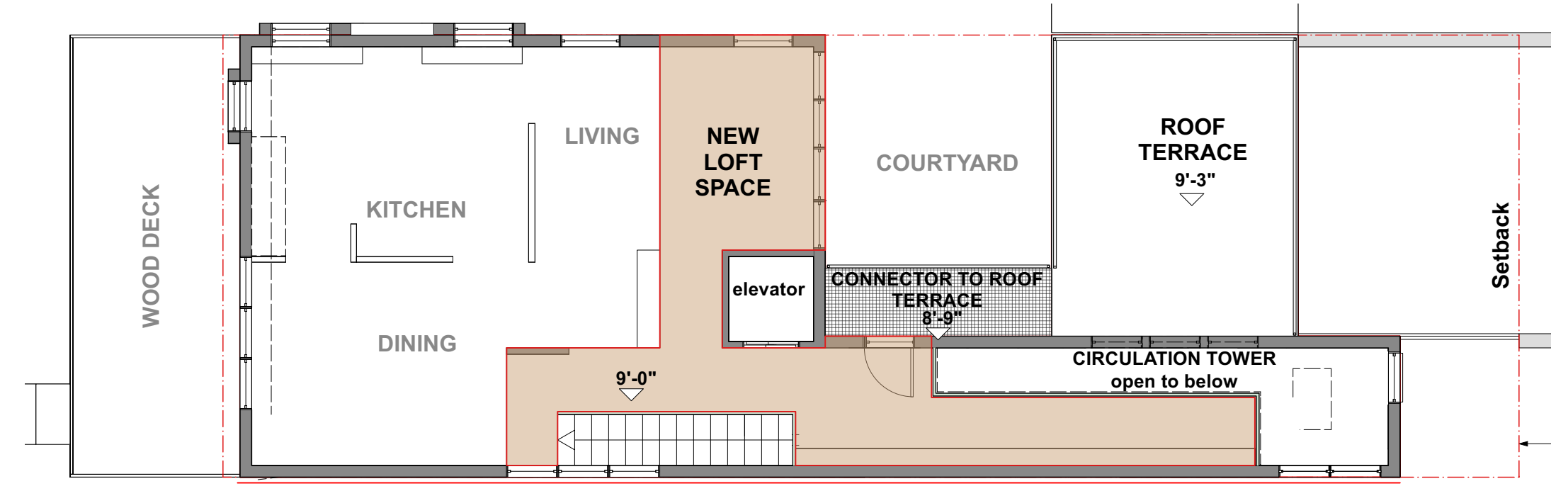
# The lot of 10 Hazel Street is located in District B

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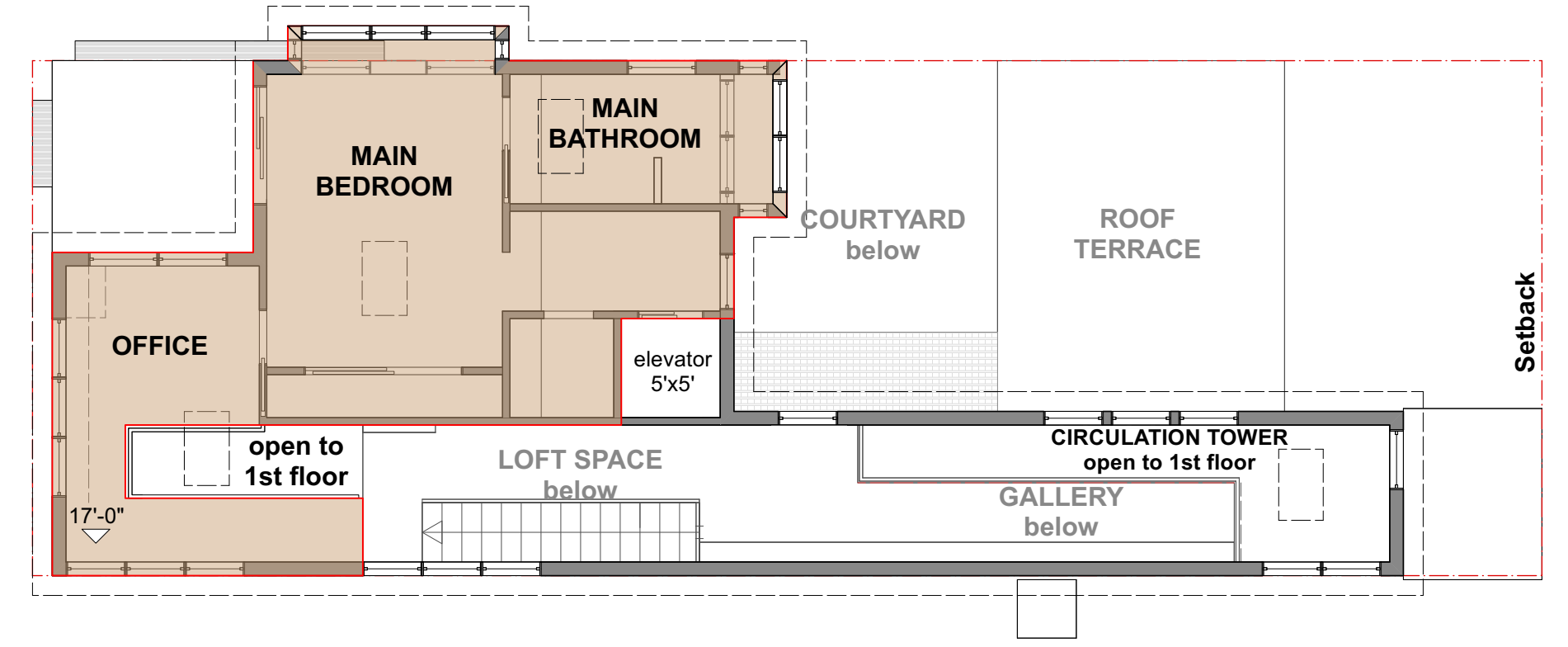
**1 First Floor Plan**  
Scale: 1/8" = 1'-0"

Total First Floor Area 1,432.4 sq.ft.  
Front Landing Canopy 60.5 sq.ft.  
Side Landing Canopy 9 sq.ft.  
**TOTAL AREA: 1,501.9 sq.ft.**



**2 Loft Floor Plan**  
Scale: 1/8" = 1'-0"

**TOTAL AREA: 353 sq.ft.**



**3 Second Floor Plan**  
Scale: 1/8" = 1'-0"

**TOTAL AREA: 620 sq.ft.**

First Floor Area 1,502 sq.ft.  
Loft Floor Area 353 sq.ft.  
Second Floor Area 620 sq.ft.  
**TOTAL AREA: 2,475 sq.ft.**

**The max. allowable floor area for 10 Hazel Street is 2,378 sf**

ARTICLE 5.000 - Development Standards  
5.3 District Dimensional Regulations

	Required	Existing	Proposed	Comment
Max. Floor Area to Lot Area	0.5	0.2	0.52	
Minimum Lot Size	5,000 sf	4,756	4,756	non-conforming lot
Minimum Lot Area for ea. DU	2,500 sf	4,756	4,756	
Minimum Lot Width	50 ft.	41ft	41	non-conforming lot
Minimum Front Setback	15 ft.	22.9 ft.	15'-0"	
Minimum Side Setback	7.5 ft.	8.7' & 7.7'	7'-6" *	
Minimum Rear Setback	25 ft.	46.1 ft	26'-2"	to line of exterior insulation of Basement wall
Max. height	35 ft.	17 ft	35 ft.	
Minimum Ratio Private Open Space to Lot Area	40%	67.89%	56.3%	

\* variance sought for minimal intrusions

## Neighborhood Comparison

	Property class	Land area	# of stories	Gross Floor Area	FAR
10 Hazel Street existing	single fam-res	4,756	1	956	0.2
10 Hazel Street proposed	single fam-res	4,756	2	2,457	0.52
16-18 Hazel Street, Unit 16	condo	5,116	2	1347	0.5
16-18 Hazel Street, Unit 18	condo	5,116	2	1300	0.5
339 Concord Ave	2-fam-res	5,315	2.5	2,675	0.5
187 Fayerweather Street, Unit 1	condo	3,780	1	1,096	0.9
187 Fayerweather Street, Unit 2	condo	3,780	1	1,079	0.9
187 Fayerweather Street, Unit 3	condo	3,780	1	1,165	0.9
154 Fayerweather Street	2-fam-res	4,999	2.5	3,324	0.66
218 Garden Street	single fam-res	3570	2.5	2366	0.66

InkStone Architects, LLC  
Brigitte Steiner, principal  
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ph: 650.814.8542  
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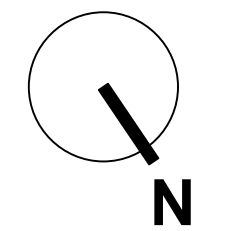
Joan Wheels  
10 Hazel Street  
Cambridge, MA 02474

SHEET TITLE:  
**FAR Analysis**  
DESIGN SET:  
**Variance Application**

4/29/22

SHEET NUMBER:

**R-1**





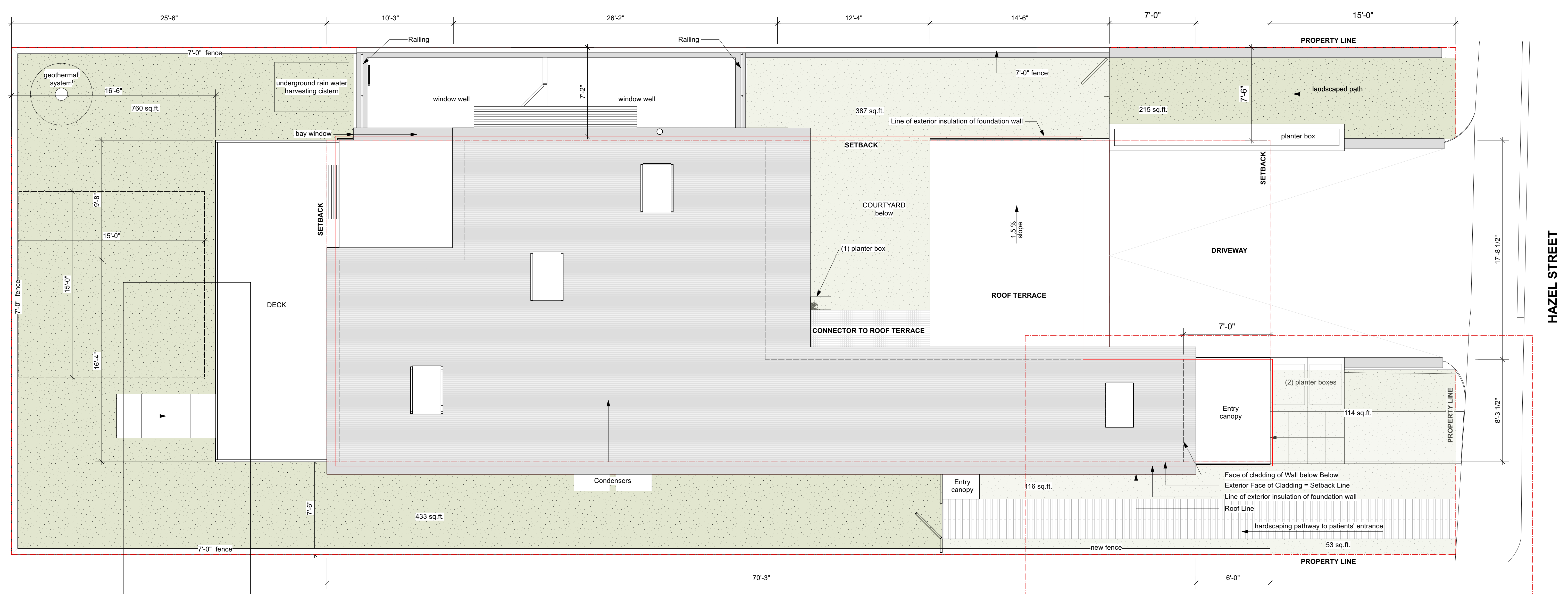
ZONING DIMENSIONAL ANALYSIS			
Zoning District: Res. B	Map / Lot: 262-31		
	BZO Art.V Table 5.01	Actual	
Min. Lot Size	5,000 sf	4,756 sf	
Min. Lot Width	50 ft	41 ft	
FAR .5 for first 5000 sf and .35 for additional area above 5000 sf = <b>2,378 sf Allowable GFA</b>			
	Allowable	Proposed	Ordinance Reference
GFA	2,378 sf	2,475 sf	Table 5-1
# of Units	1	1	Table 4.30
Front Yard Setback	15 ft	15 ft	Table 5-1
Side Yard Setback - North	7.5 ft sum of 20	7.5 ft	Table 5-1
Side Yard Setback - South	7.5 ft sum of 20	7.5 ft	Table 5-1
Rear Yard Setback	25 ft	25.5 ft	Table 5-1
Maximum Height	35 ft	26.27 ft	Table 5-1
Off Street Parking	1 per D.U.	1	Table 6.36.1
Min. Ratio of Private Open Space	40% min of Lot Area	56.3%	Table 5-1
Private Open Space Area	1,903 ft	2,675 ft	Table 5-1
Permeable Open Space	952 ft	2,078 ft	5.22.3
Private Open Space Compliant (15x15')		760 sf	5.22.1
<b>PROJECT AREAS PROPOSED</b>			
BASEMENT GFA (excluded) =			
FIRST FLOOR GFA =	1,502 sf		
LOFT AREA =	353 sf		
SECOND FLOOR GFA =	620 sf		
TOTAL GFA =	2,475 sf		

**TOTAL LOT AREA: 4,756 sq.ft.**  
**Required Open Space min 40% = 1,903 sq.ft.**  
**Required Open Permeable Space min 50% of open space = 952 sq.ft.**

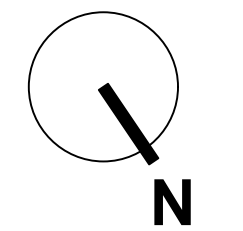
roof terrace  
 wooden deck  
 grass area  
 asphalt driveway

760 sq.ft. + 387 sq.ft. + 215 sq.ft. + 116 sq.ft. + 53 sq.ft. + 114 sq.ft. + 433 sq.ft. **TOTAL PERMEABLE OPEN SPACE: 2,078 sq.ft.**  
 506 sq.ft. (driveway)  
 260 sq.ft. deck  
 80 sq.ft. + 257 sq.ft = 337 sq.ft. roof terrace

**TOTAL OPEN SPACE: 2,675 sq.ft.**



1 Site Plan  
 Scale: 1/4" = 1'-0"



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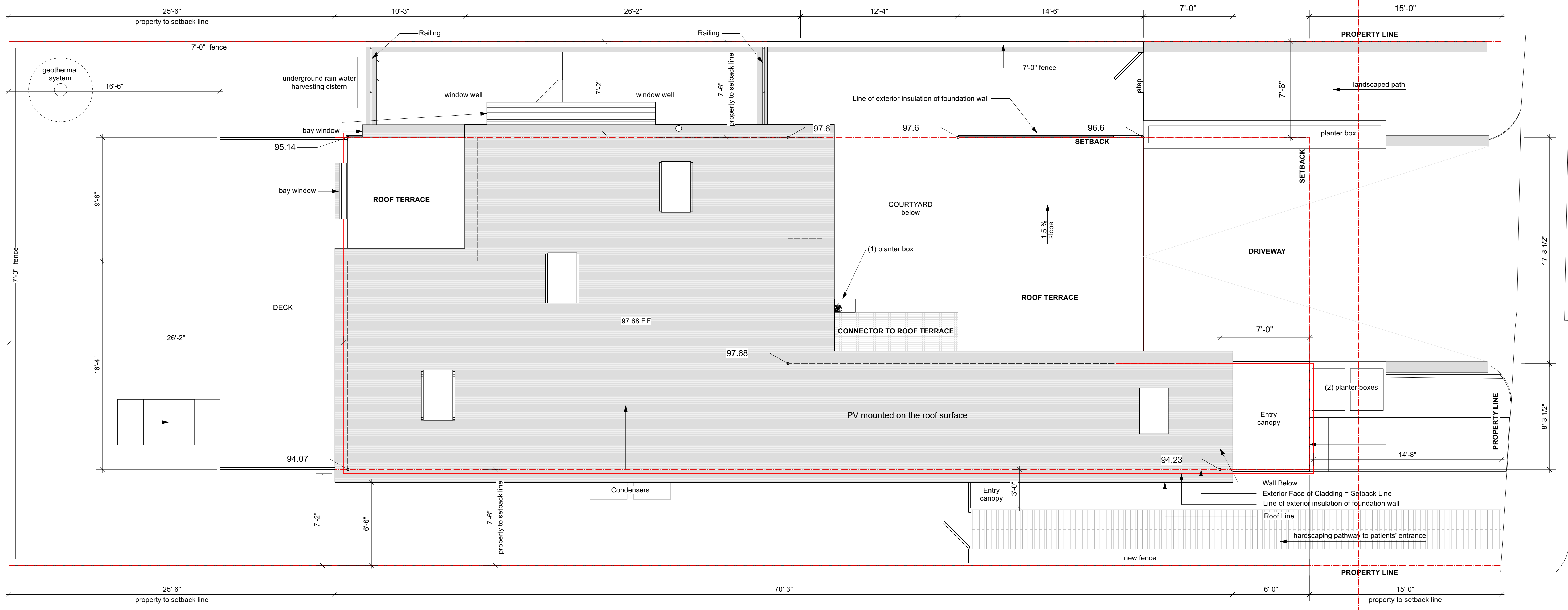
Joan Wheelis  
 10 Hazel Street  
 Cambridge, MA 02474

SHEET TITLE:  
**Site Plan**  
 DESIGN SET:  
**Variance Application**

4/29/22

SHEET NUMBER:

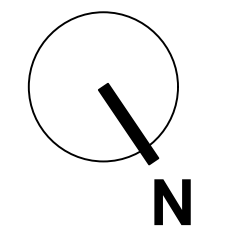
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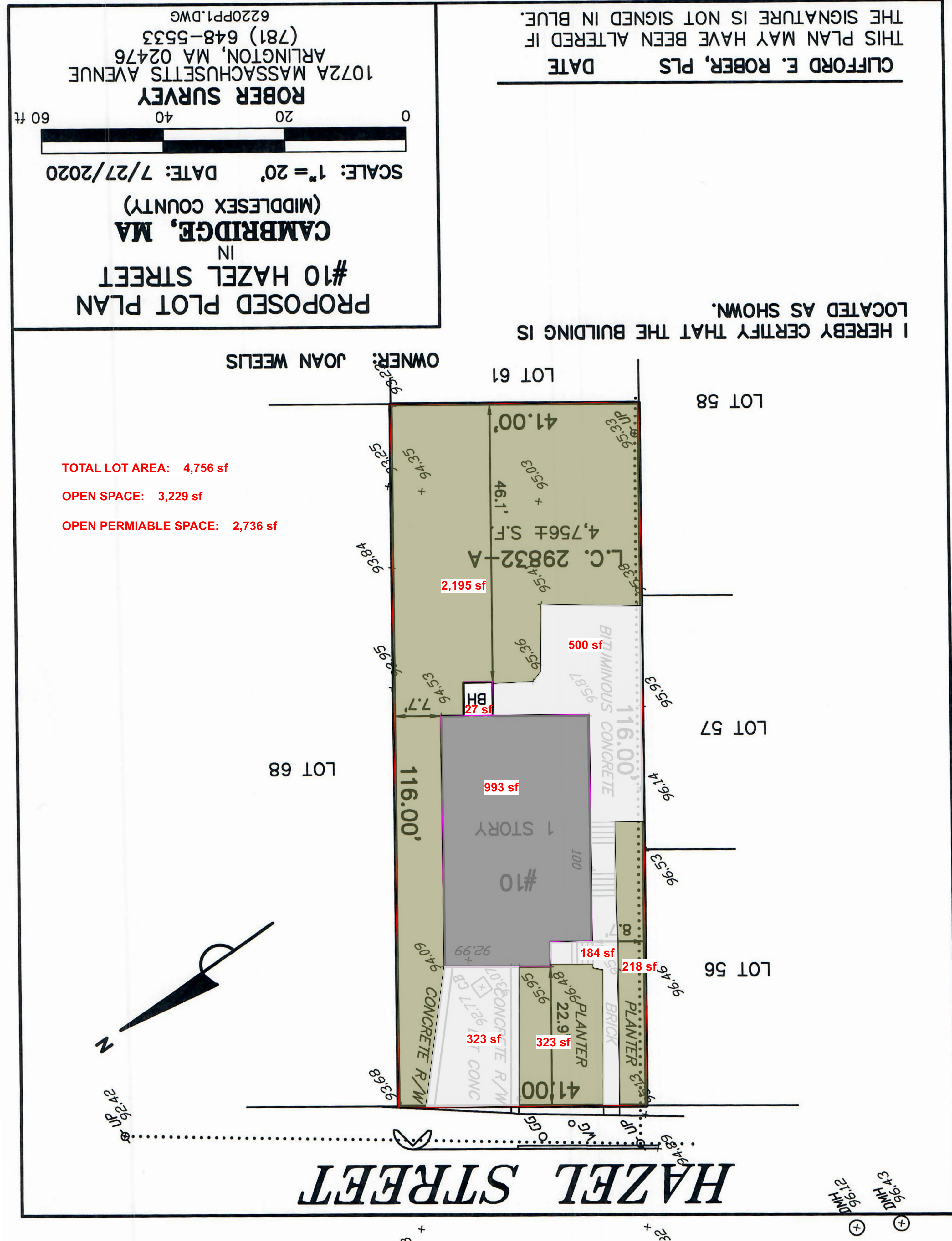
2 Site Plan  
 Scale: 1/4" = 1'-0"

NOTE:  
 Elevation markers refer to proposed grade

HAZEL STREET







1 Existing Open Space Calculations  
 Scale: 1/2" = 1'-0"



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InkStone Architects, LLC  
 Brigitte Steines, principal  
 18 Main Street, Ste. 3b  
 Concord, MA 01742  
 ph: 650.814.8542  
 brigitte@inkstonearchitects.com



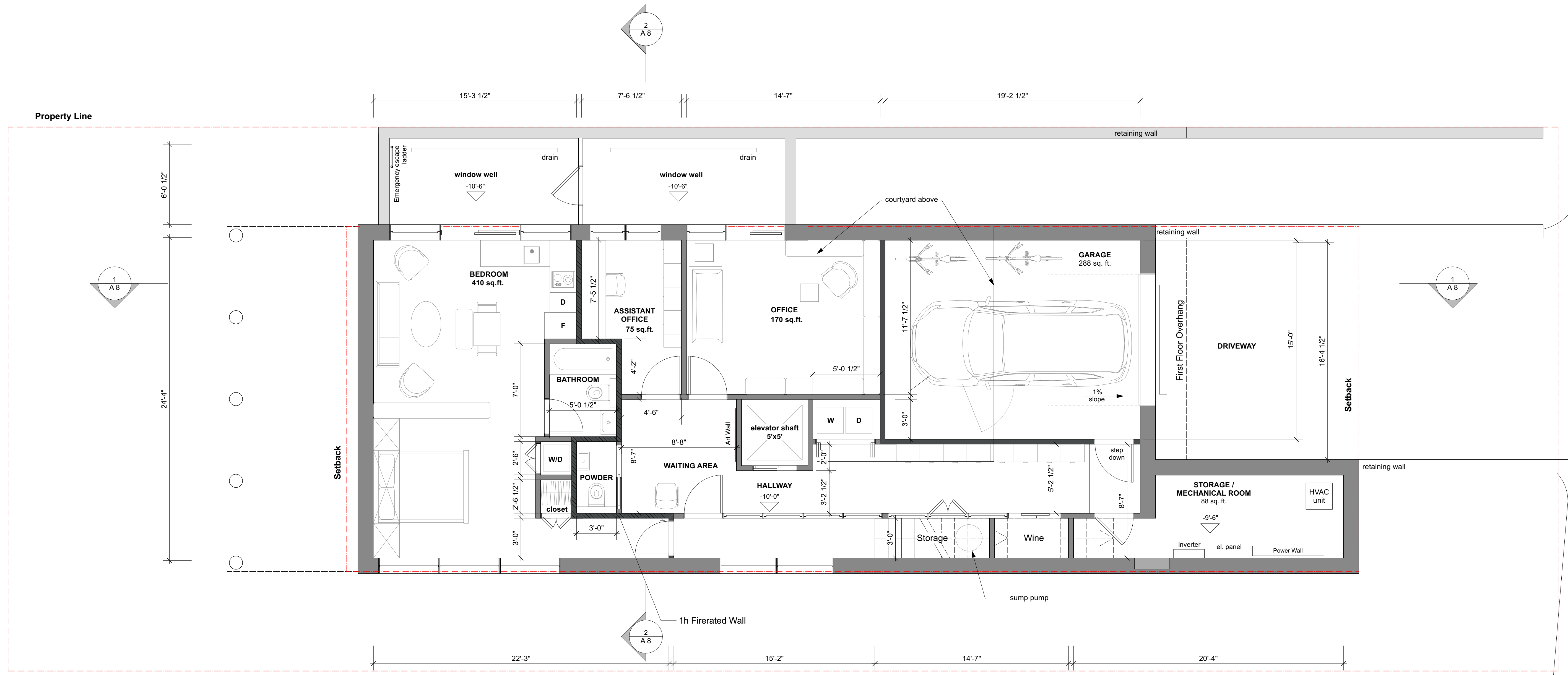
Joan Wheelis  
 10 Hazel Street  
 Cambridge, MA 02474

SHEET TITLE:  
**Basement Plan Proposed**  
 DESIGN SET:  
**Variance Application**

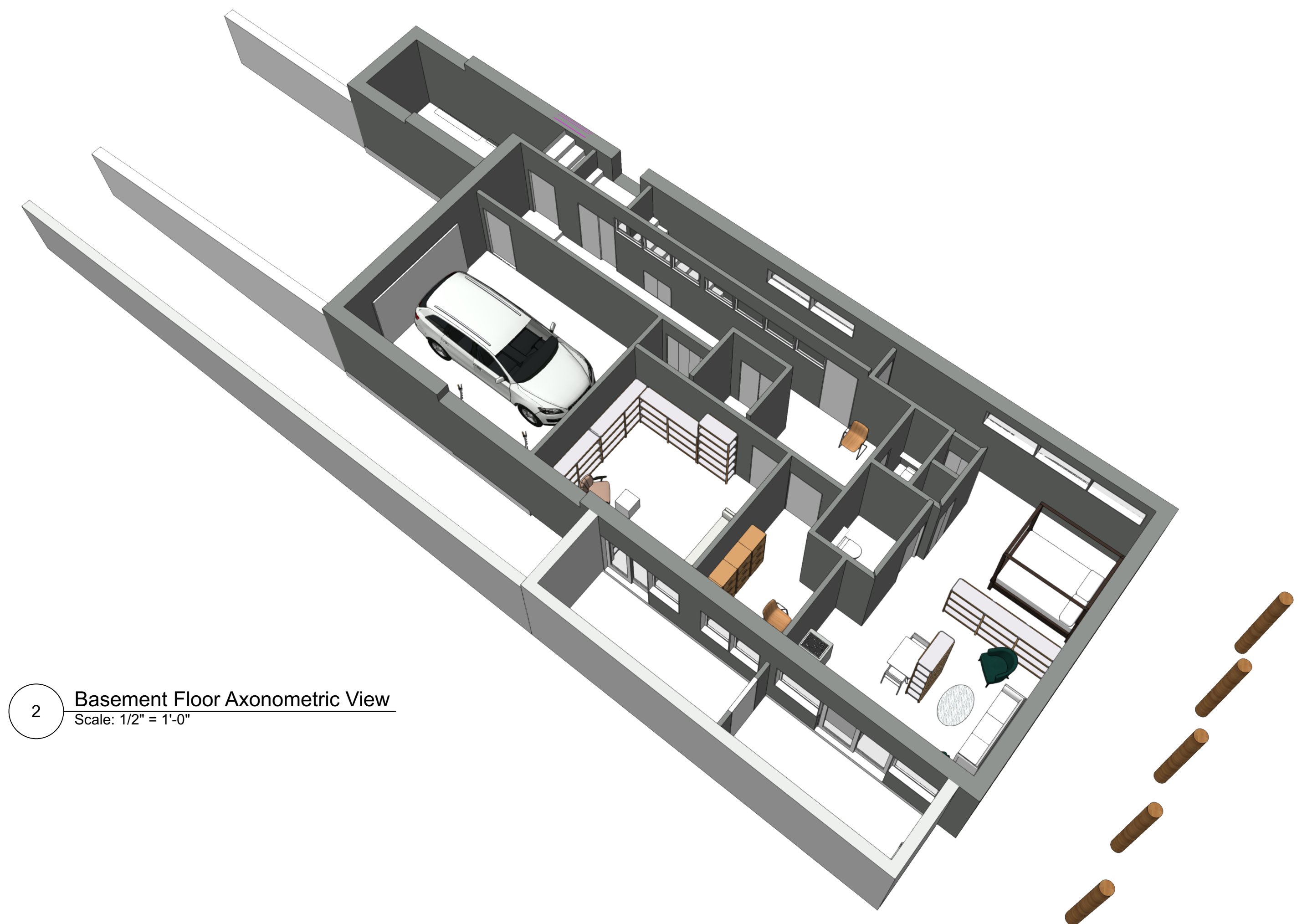
4/29/22

SHEET NUMBER:

A 1



1 **Basement Floor Plan**  
 Scale: 1/4" = 1'-0"



2 **Basement Floor Axonometric View**  
 Scale: 1/2" = 1'-0"



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 brigitte@inkstonearchitects.com



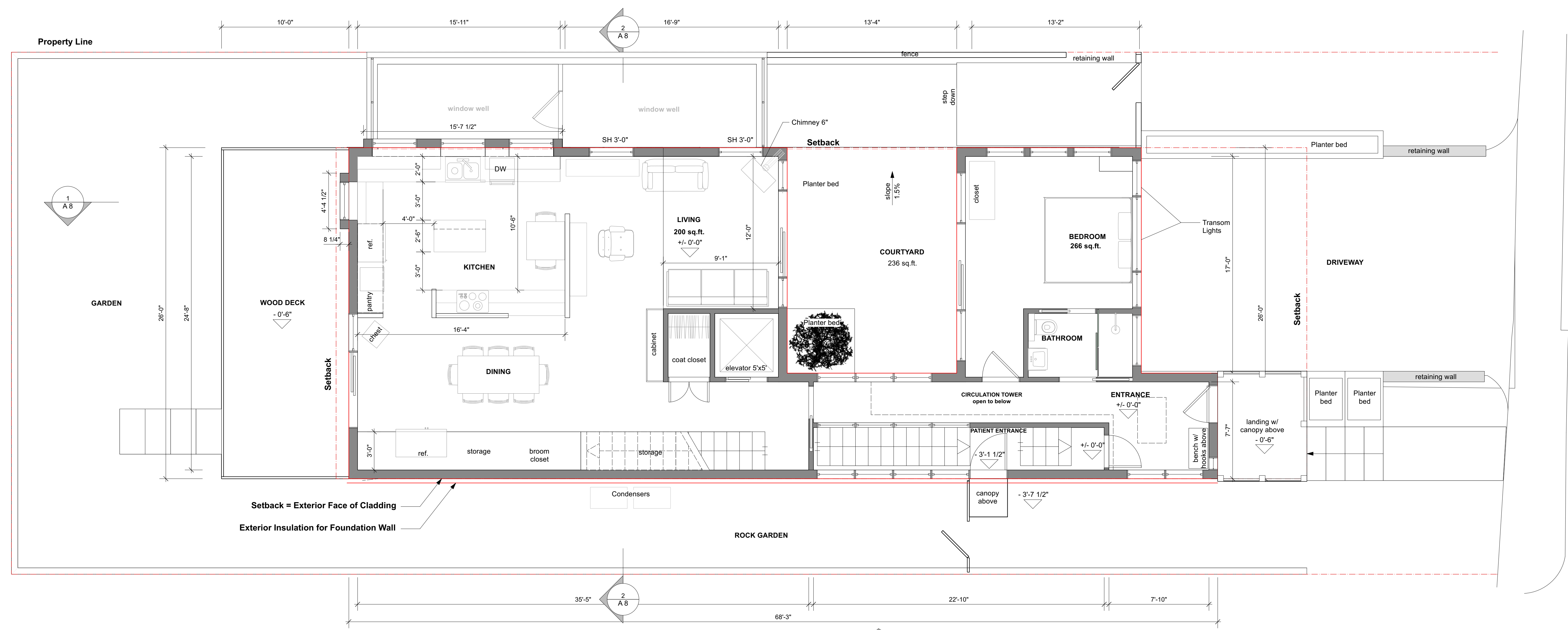
Joan Wheelis  
 10 Hazel Street  
 Cambridge, MA 02474

SHEET TITLE:  
**First Floor Plan Proposed**  
 DESIGN SET:  
**Variance Application**

4/29/22

SHEET NUMBER:

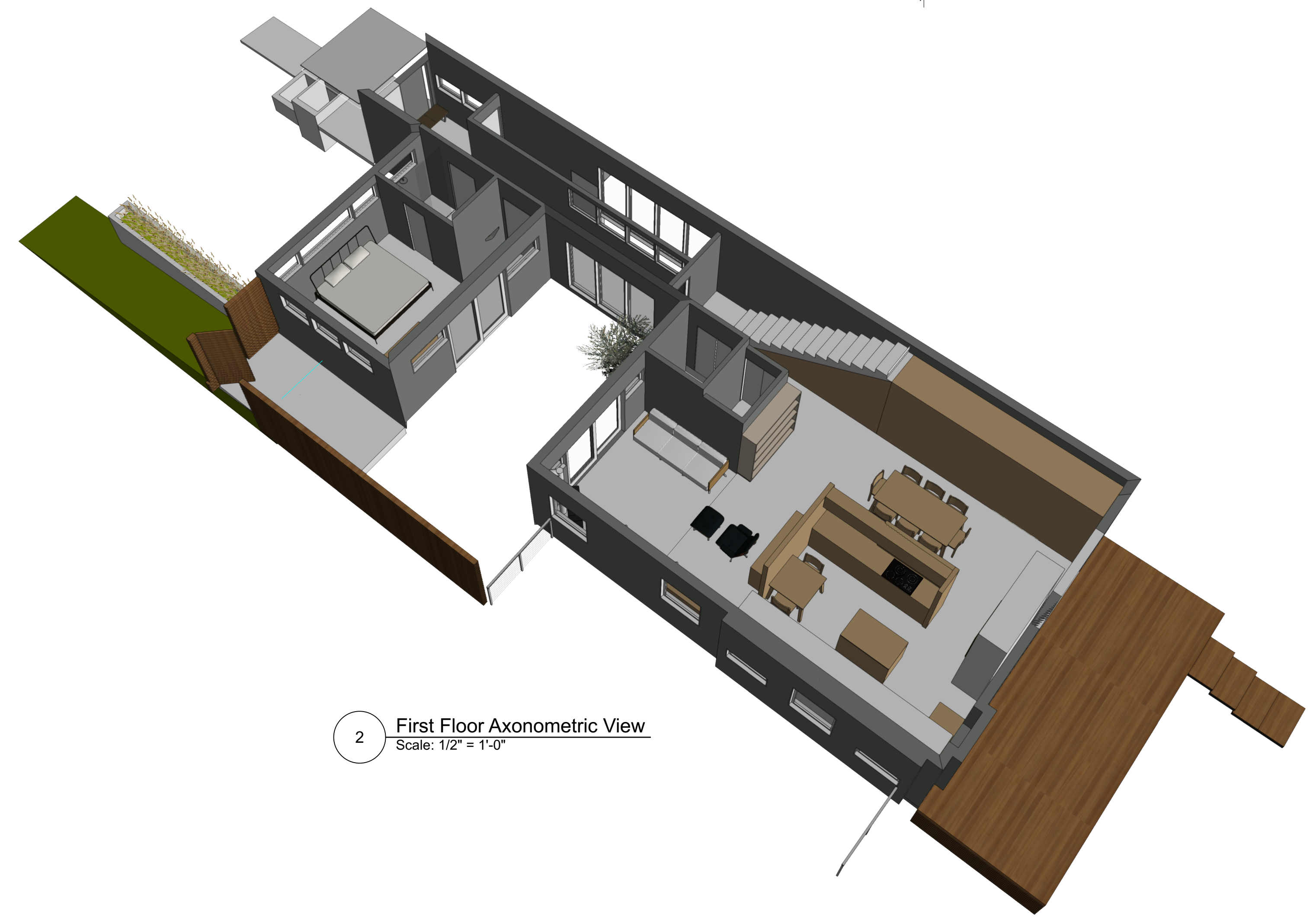
**A 2**



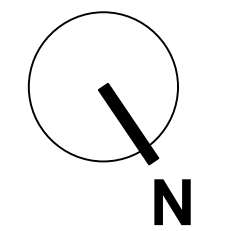
Setback = Exterior Face of Cladding  
 Exterior Insulation for Foundation Wall

Note:  
 SH - sill height

1 First Floor Plan  
 Scale: 1/4" = 1'-0"



2 First Floor Axonometric View  
 Scale: 1/2" = 1'-0"





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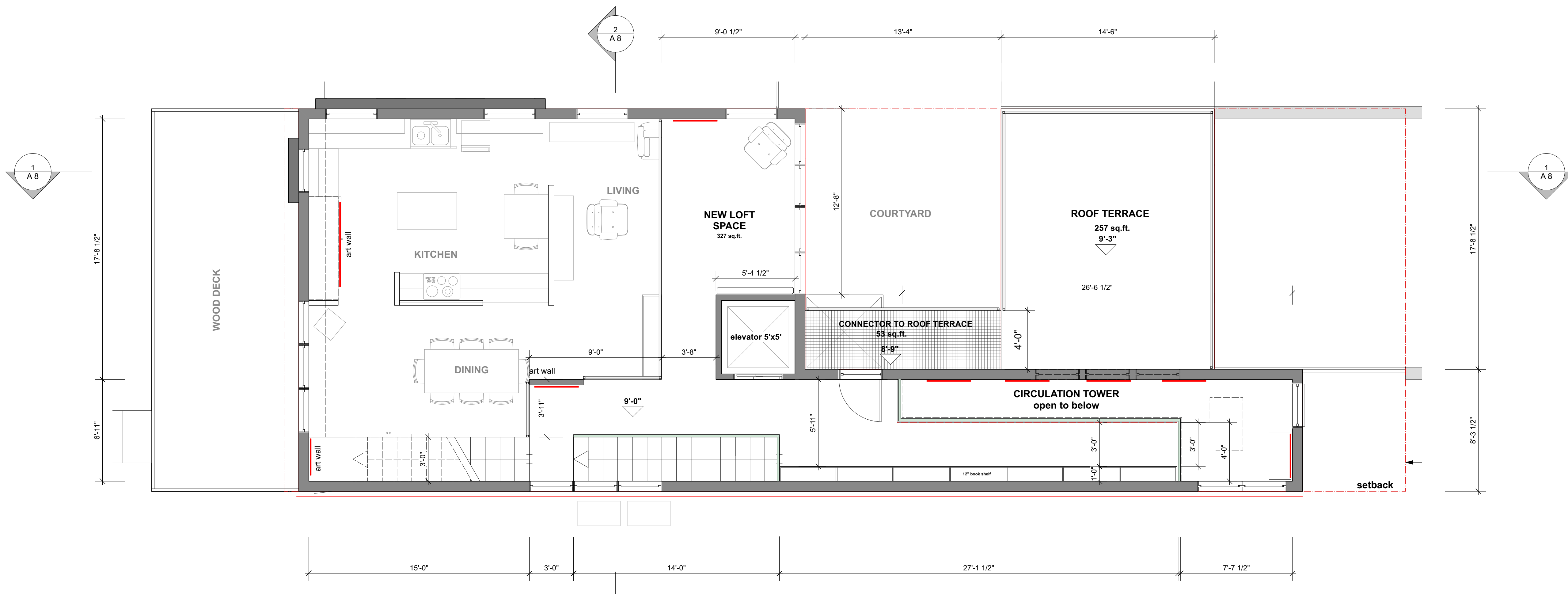
InkStone Architects, LLC  
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 Concord, MA 01742  
 ph: 650.814.8542  
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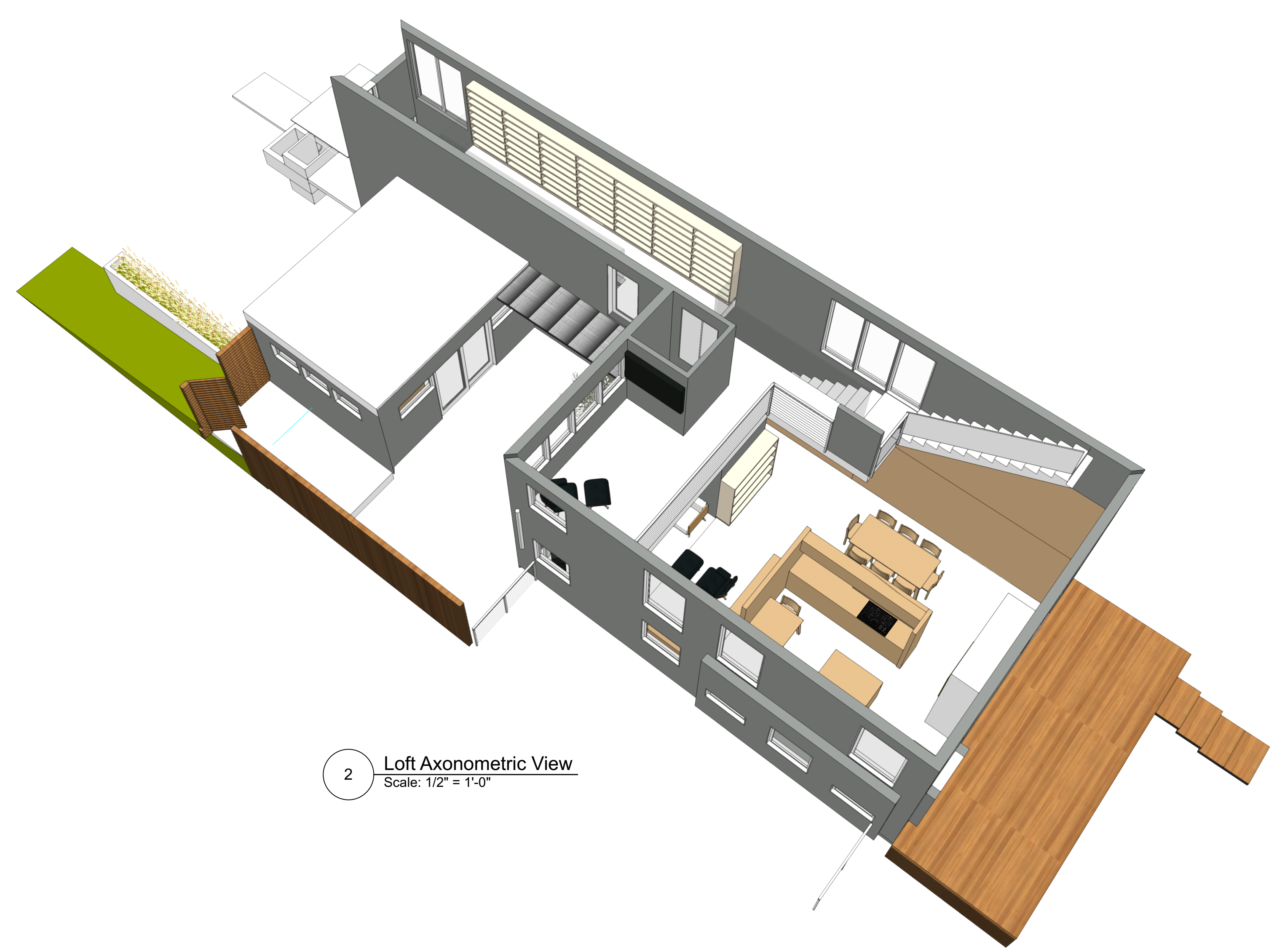
Joan Wheelis  
 10 Hazel Street  
 Cambridge, MA 02474

SHEET TITLE:  
**Loft Floor Plan Proposed**  
 DESIGN SET:  
**Variance Application**

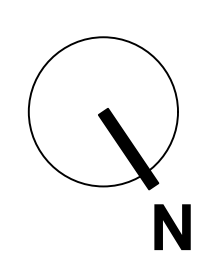
SHEET NUMBER:  
**A 3**



1 **Loft Floor Plan**  
 Scale: 1/4" = 1'-0"



2 **Loft Axonometric View**  
 Scale: 1/2" = 1'-0"





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 brigitte@inkstonearchitects.com



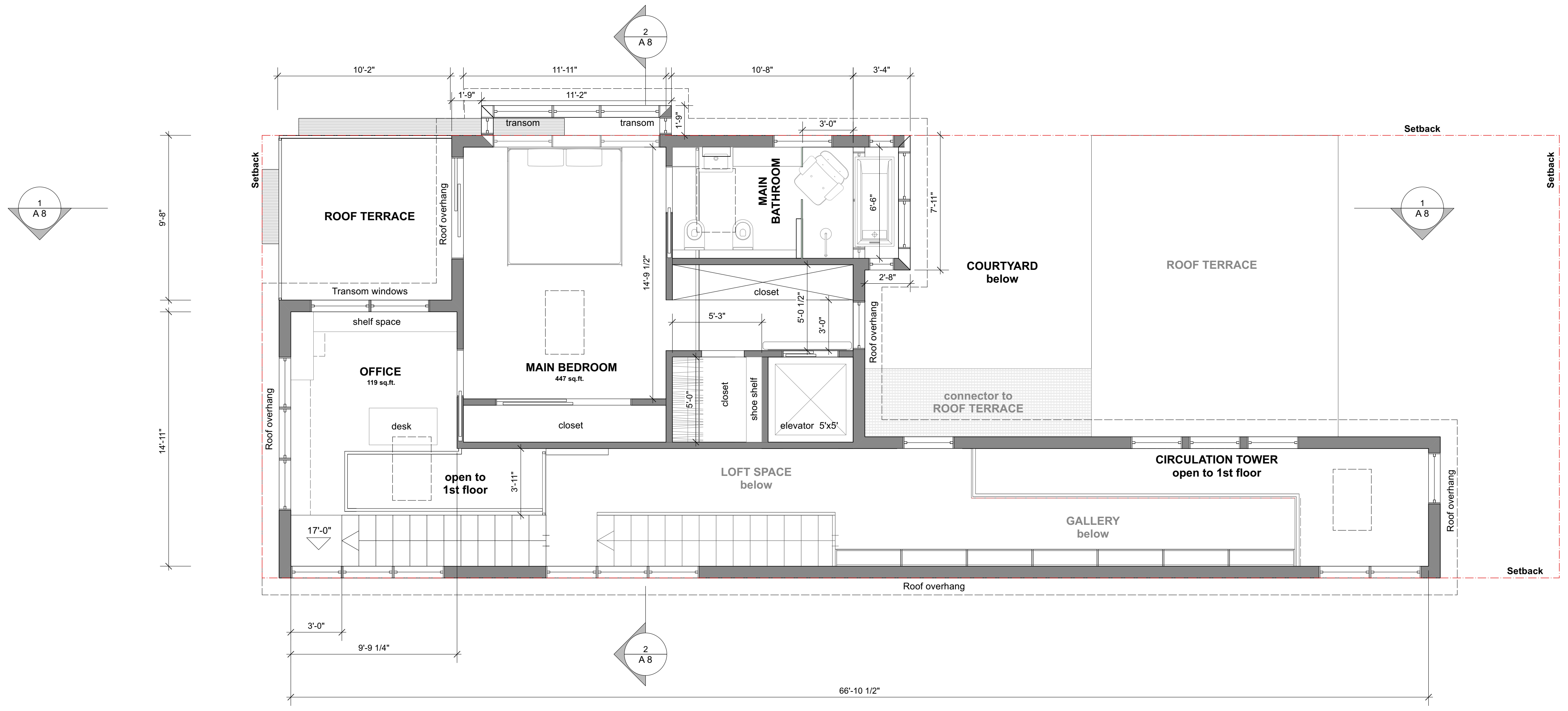
Joan Wheelis  
 10 Hazel Street  
 Cambridge, MA 02474

SHEET TITLE:  
**Second Floor Plan Proposed**  
 DESIGN SET:  
**Variance Application**

4/29/22

SHEET NUMBER:

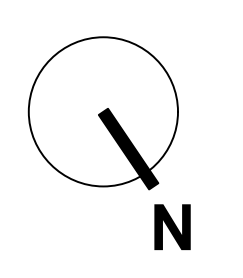
**A 4**



1 **Second Floor Plan**  
 Scale: 1/4" = 1'-0"



3 **Second Floor Axonometric View**  
 Scale: 1/2" = 1'-0"



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 brigitte@inkstonearchitects.com



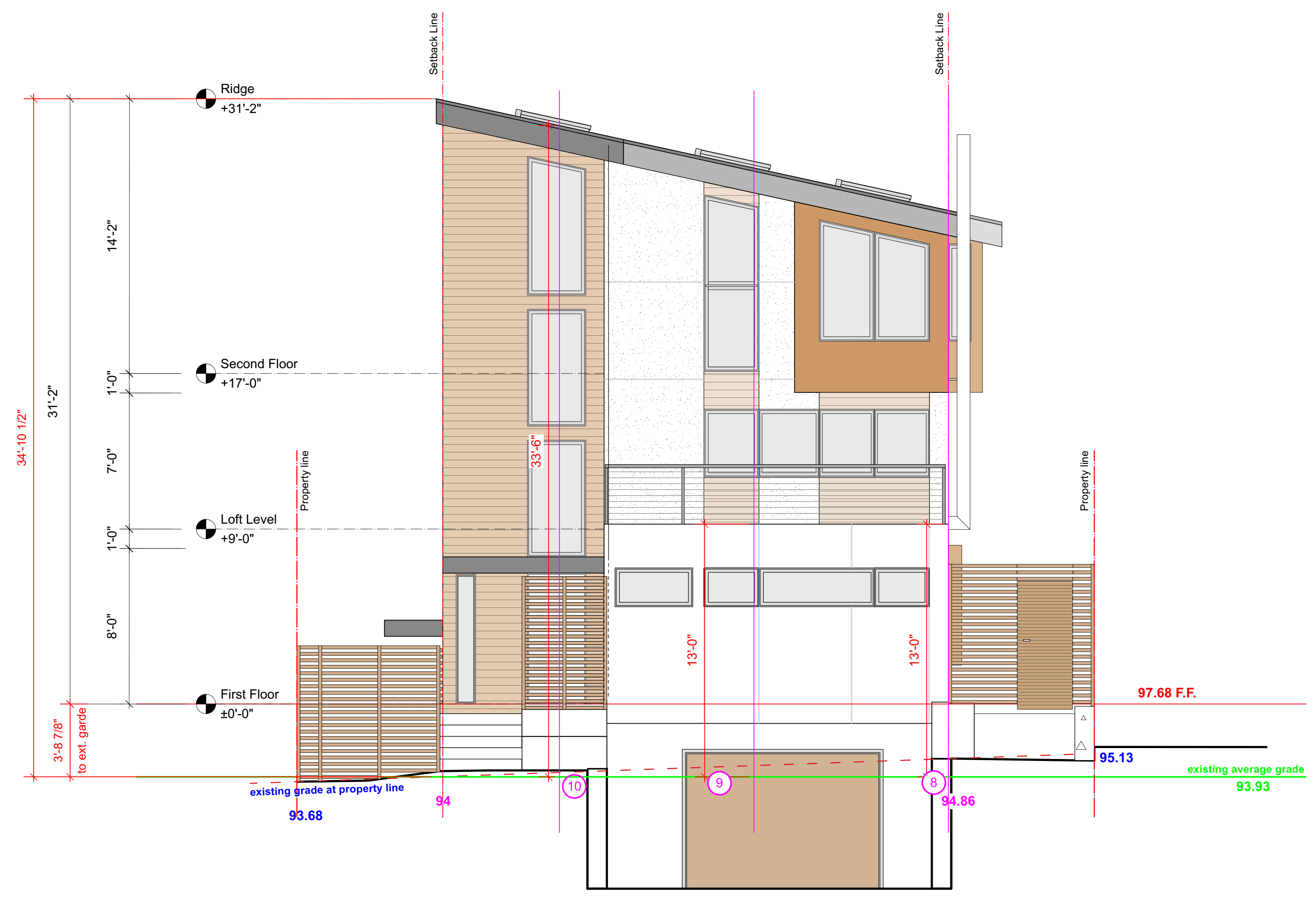
Joan Wheelis  
 10 Hazel Street  
 Cambridge, MA 02474

SHEET TITLE:  
**East and West Elevations**  
 DESIGN SET:  
**Variance Application**

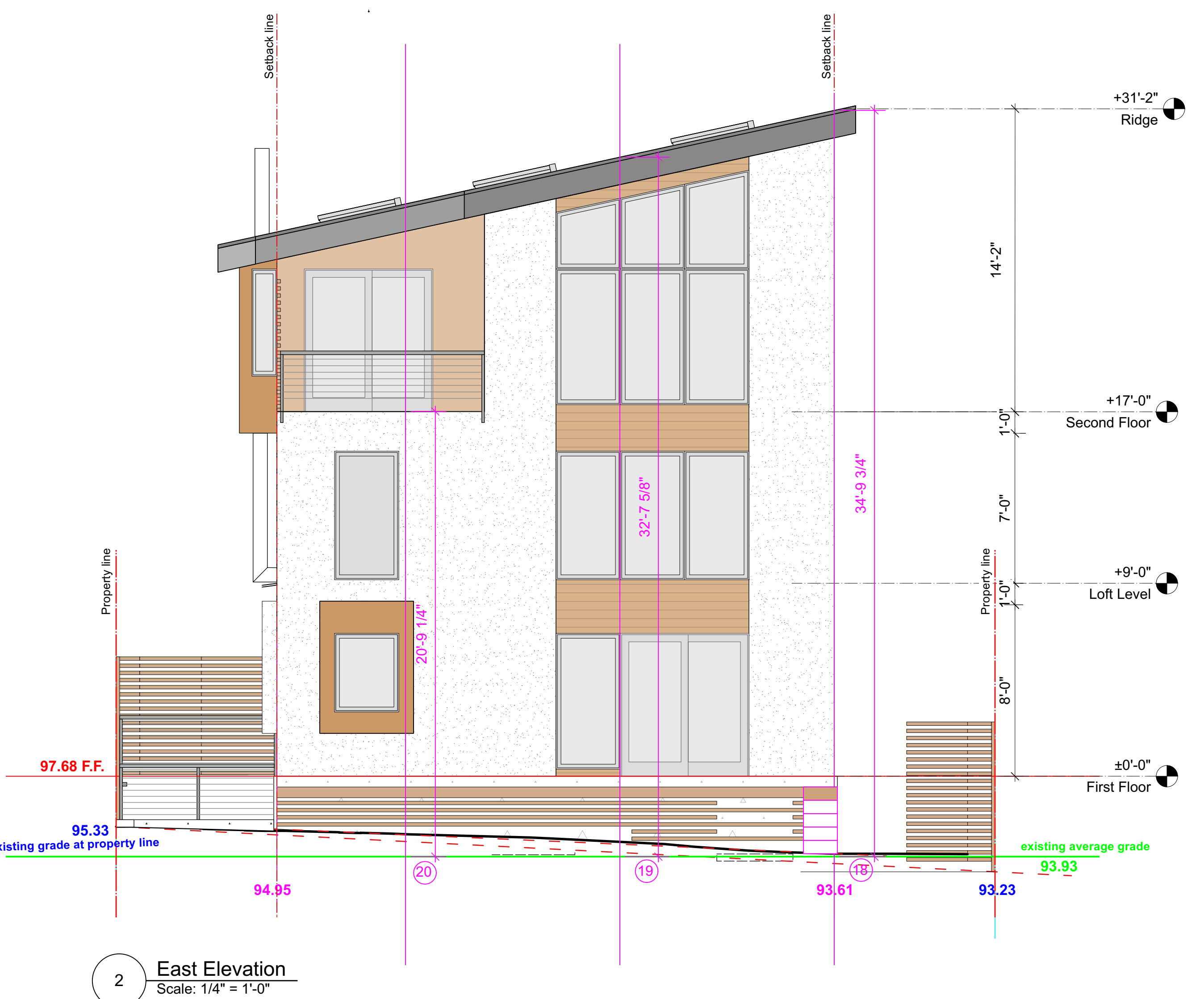
4/29/22

SHEET NUMBER:

**A5**



1 West Elevation  
 Scale: 1/4" = 1'-0"



2 East Elevation  
 Scale: 1/4" = 1'-0"

10 Hazel Street			
measured from average existing grade to highest point in this plane			
	feet	inch	
<b>South Facade</b>			
1	20	9	
2	20	9	
3	34	11	
4	34	11	
5	34	11	
6	13	0	
7	13	0	
<b>East Facade</b>			
8	13	0	
9	13	0	
10	33	6	
<b>North Facade</b>			
11	34	11	
12	34	11	
13	34	11	
14	34	11	
15	34	11	
16	34	11	
17	34	11	
<b>West Facade</b>			
18	34	10	
19	32	8	
20	20	10	
	551	162	564.5 : 22 25.66
Average height is 26 feet			





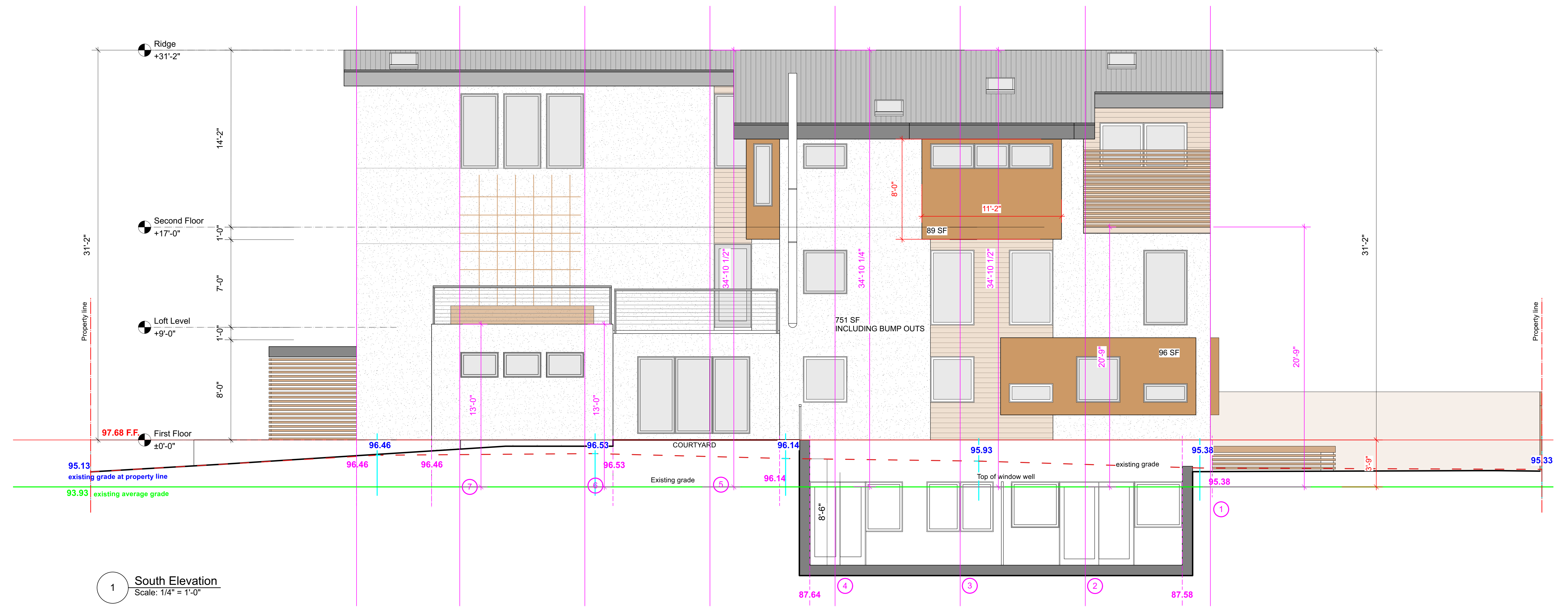
Joan Wheels  
 10 Hazel Street  
 Cambridge, MA 02474

SHEET TITLE:  
**South Elevation**  
 DESIGN SET:  
**Variance Application**

4/29/22

SHEET NUMBER:

**A 6**



1 South Elevation  
 Scale: 1/4" = 1'-0"



Joan Wheelis  
 10 Hazel Street  
 Cambridge, MA 02474

SHEET TITLE:  
**North Elevation**  
 DESIGN SET:  
**Variance Application**

4/29/22

SHEET NUMBER:

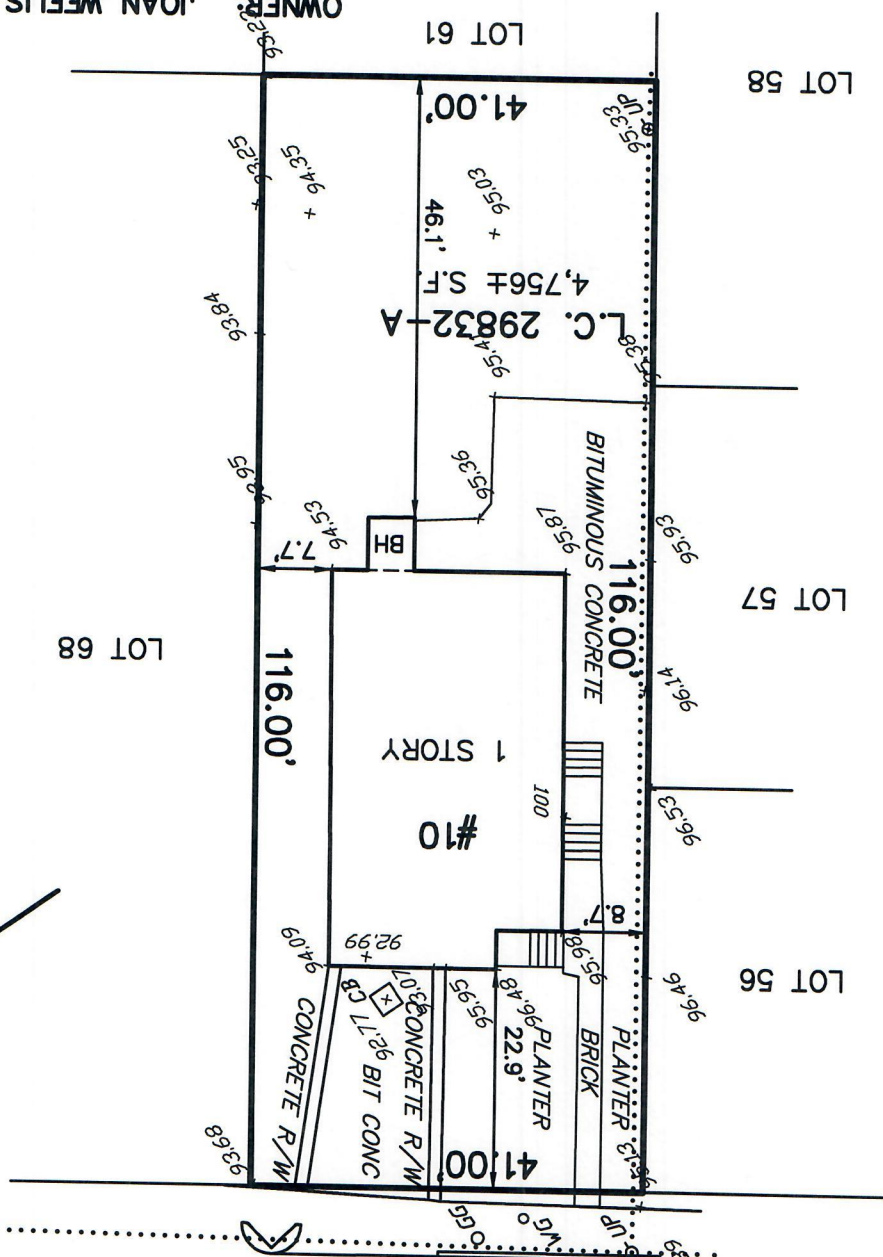
**A7**



1 North Elevation  
 Scale: 1/4" = 1'-0"

DMH 96.43  
DMH 96.12

# HAZEL STREET



OWNER: JOAN WELLS

I HEREBY CERTIFY THAT THE BUILDING IS LOCATED AS SHOWN.

CLIFFORD E. ROBER, PLS DATE

THIS PLAN MAY HAVE BEEN ALTERED IF THE SIGNATURE IS NOT SIGNED IN BLUE.

## PROPOSED PLOT PLAN IN #10 HAZEL STREET CAMBRIDGE, MA (MIDDLESEX COUNTY)

SCALE: 1" = 20' DATE: 7/27/2020



### ROBER SURVEY

1072A MASSACHUSETTS AVENUE  
ARLINGTON, MA 02476  
(781) 648-5533  
6220P1.DWG



BY U.S. MAIL to the address below OR  
BY EMAIL to: [mpacheco@cambridgema.gov](mailto:mpacheco@cambridgema.gov)

Board of Zoning Appeal  
831 Massachusetts Avenue  
Cambridge, MA 02139

Re: 10 Hazel Street, Cambridge  
Variance application by Joan Wheelis

Dear Board of Zoning Appeal,

I am a neighbor of Joan Wheelis and 10 Hazel Street in Cambridge.

I have had an opportunity to review Joan's plans to demolish the existing house on the property and to build a new house in its place, which Joan intends to make her home.

I understand that, because the lot itself is somewhat smaller and narrower than the standard, the plans will require the Board of Zoning Appeals to grant variances:

- to exceed the maximum floor area ratio by about 0.2% (97 sq. ft.);
- to install exterior insulation that will extend 4 inches into the side yards;
- to build a 3 foot wide canopy that will extend 3 feet into the left side yard; and
- for the second floor bedroom to project about 1' 9" from the facade on the right side of the building.

I have no objection to the Board granting these variances, and I support Joan's plans for her new home.

Date: 4/14/2022

Mirna Ristirojevic  
(signature)

Address: 15 HAZEL STREET, CAMBRIDGE, MA 02138

cc: Joan Wheelis: [JWheelisMD@gmail.com](mailto:JWheelisMD@gmail.com)

BY U.S. MAIL to the address below OR  
BY EMAIL to: [mpacheco@cambridgema.gov](mailto:mpacheco@cambridgema.gov)

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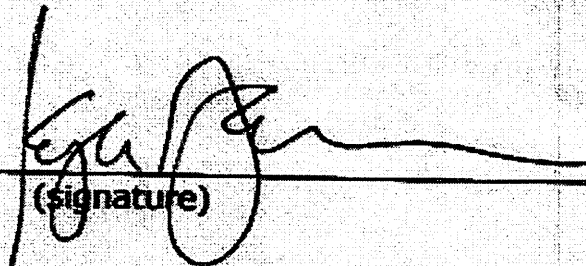
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- for the second floor bedroom to project about 1' 9" from the facade on the right side of the building.  
(south)

I have no objection to the Board granting these variances, and I support Joan's plans for her new home.

Date: 4/12/2022

  
(signature)

Address: 16 Hazel St Cambridge MA 02138

cc: Joan Wheelis: [JWheelisMD@gmail.com](mailto:JWheelisMD@gmail.com)

BY U.S. MAIL to the address below OR  
BY EMAIL to: [mpacheco@cambridgema.gov](mailto:mpacheco@cambridgema.gov)

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I have no objection to the Board granting these variances, and I support Joan's plans for her new home.

Date: 4-10-22

Janice St. Brown  
(signature)

Address: 18 Hazel St

cc: Joan Wheelis: [JWhccclisMD@gmail.com](mailto:JWhccclisMD@gmail.com)

BY U.S. MAIL to the address below OR  
BY EMAIL to: [mpacheco@cambridgema.gov](mailto:mpacheco@cambridgema.gov)

Board of Zoning Appeal  
831 Massachusetts Avenue  
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I have no objection to the Board granting these variances, and I support Joan's plans for her new home.

Date: 4/9/2022

  
(signature)

Address: 19 HAZEL STREET

cc: Joan Wheelis: [JWheelisMD@gmail.com](mailto:JWheelisMD@gmail.com)

BY U.S. MAIL to the address below OR  
BY EMAIL to: [mpacheco@cambridgema.gov](mailto:mpacheco@cambridgema.gov)

Board of Zoning Appeal  
831 Massachusetts Avenue  
Cambridge, MA 02139

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I have no objection to the Board granting these variances, and I support Joan's plans for her new home.

Date: 4/18/22

Siri Steinfeld + James Monahan  
(signature)

Address: 210 Garden St, Cambridge, MA 02138

cc: Joan Wheelis: [JWheelisMD@gmail.com](mailto:JWheelisMD@gmail.com)



BY U.S. MAIL to the address below OR  
BY EMAIL to: [mpacheco@cambridgema.gov](mailto:mpacheco@cambridgema.gov)

Board of Zoning Appeal  
831 Massachusetts Avenue  
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I have no objection to the Board granting these variances, and I support Joan's plans for her new home.

Date:

April 26, 2007

  
(signature)

Address:

181 Fayerweather St. Cambridge MA 02138

cc: Joan Wheelis: [JWheelisMD@gmail.com](mailto:JWheelisMD@gmail.com)

BY U.S. MAIL to the address below OR  
BY EMAIL to: [mpacheco@cambridgema.gov](mailto:mpacheco@cambridgema.gov)

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831 Massachusetts Avenue  
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I have no objection to the Board granting these variances, and I support Joan's plans for her new home.

Date: 4/20/22

Bonnie E. Chen  
(signature)

Address: 185 Hayerweather St., Cambridge

cc: Joan Wheelis: [JWheelisMD@gmail.com](mailto:JWheelisMD@gmail.com)

BY U.S. MAIL to the address below OR  
BY EMAIL to: [mpacheco@cambridgema.gov](mailto:mpacheco@cambridgema.gov)

Board of Zoning Appeal  
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Cambridge, MA 02139

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I have no objection to the Board granting these variances, and I support Joan's plans for her new home.

Date:

4/27/22

  
(signature)

Address:

10 1A Field St., Cambridge

cc: Joan Wheelis: [JWheelisMD@gmail.com](mailto:JWheelisMD@gmail.com)

BY U.S. MAIL to the address below OR  
BY EMAIL to: [mpacheco@cambridgema.gov](mailto:mpacheco@cambridgema.gov)

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Cambridge, MA 02139

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I have no objection to the Board granting these variances, and I support Joan's plans for her new home.

Date: 4/27/22   
(signature)

Address: 9 Ivy St - Camb.

cc: Joan Wheelis: [JWheelisMD@gmail.com](mailto:JWheelisMD@gmail.com)

BY U.S. MAIL to the address below OR  
BY EMAIL to: [mpacheco@cambridgema.gov](mailto:mpacheco@cambridgema.gov)

Board of Zoning Appeal  
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I have no objection to the Board granting these variances, and I support Joan's plans for her new home.

Date: 4/29/2022 Aileen M. \_\_\_\_\_  
(signature)

Address: 214 Garden St Cambridge MA 02138

cc: Joan Wheelis: [JWheelisMD@gmail.com](mailto:JWheelisMD@gmail.com)

BY U.S. MAIL to the address below OR  
BY EMAIL to: [mpacheco@cambridgema.gov](mailto:mpacheco@cambridgema.gov)

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I have no objection to the Board granting these variances, and I support Joan's plans for her new home.

Date: 5/6/22

Lawrence R. Smith  
(signature)

Address: 175 Fayweather St

cc: Joan Wheelis: [JWheelisMD@gmail.com](mailto:JWheelisMD@gmail.com)

BY U.S. MAIL to the address below OR  
BY EMAIL to: [mpacheco@cambridgema.gov](mailto:mpacheco@cambridgema.gov)

Board of Zoning Appeal  
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Cambridge, MA 02139

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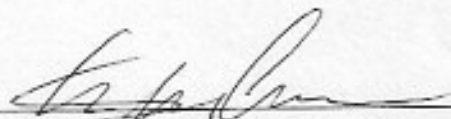
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I have no objection to the Board granting these variances, and I support Joan's plans for her new home.

Date: 5/14/2022

  
(signature)

Address: 187 Fayerweather St #1

cc: Joan Wheelis: [JWheelisMD@gmail.com](mailto:JWheelisMD@gmail.com)

BY U.S. MAIL to the address below OR  
BY EMAIL to: [mpacheco@cambridgema.gov](mailto:mpacheco@cambridgema.gov)

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- to build a 3 foot wide canopy that will extend 3 feet into the left side yard; and
- for the second floor bedroom to project about 1' 9" from the facade on the right side of the building.

I have no objection to the Board granting these variances, and I support Joan's plans for her new home.

Date: 5/11/2022 Leta Vance (POA)  
(signature)

Address: 183 Fayerweather ST.  
Unit 2

cc: Joan Wheelis: [JWheelisMD@gmail.com](mailto:JWheelisMD@gmail.com)



BY U.S. MAIL to the address below OR  
BY EMAIL to: [mpacheco@cambridgema.gov](mailto:mpacheco@cambridgema.gov)

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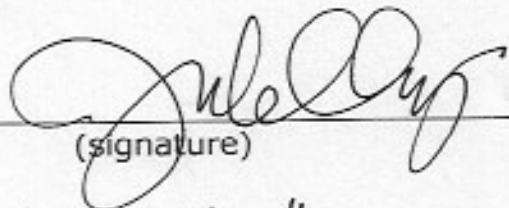
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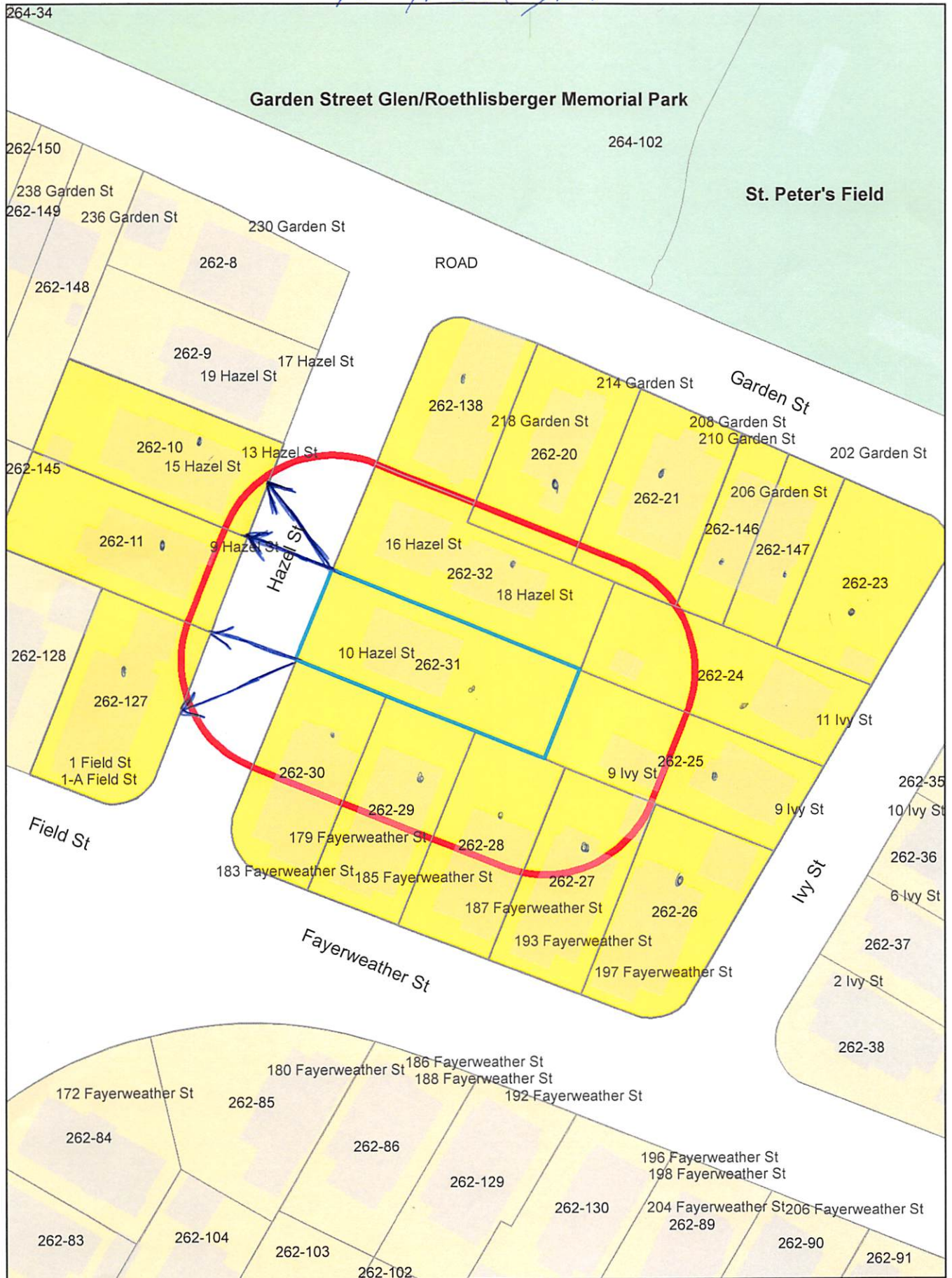
Date: 5/14/22

  
(signature)

Address: 172 Fayerweather St. #3

cc: Joan Wheelis: [JWheelisMD@gmail.com](mailto:JWheelisMD@gmail.com)

10 Hazel St.



10 Hazel St.

Petitioner

262-20  
MAZER, KATHLEEN R.  
214 GARDEN ST  
CAMBRIDGE, MA 02138

262-27  
GORGIEVSKI, LILLIE  
32 LONGMEADOW RD  
ARLINGTON, MA 02474

DEBORAH P. FAWCETT, ESQ.  
35 NORRIS STREET  
CAMBRIDGE, MA 02140

262-23  
REYBURN, ERIC N.  
204 GARDEN ST  
CAMBRIDGE, MA 02138

262-24  
REYBURN, ERIC N.  
TRUSTEE OF IVY STREET REALTY TRUST  
204 GARDEN STREET  
CAMBRIDGE, MA 02138

262-31  
WHEELIS, JOAN  
10 HAZEL ST  
CAMBRIDGE, MA 02138

262-30  
MCCORMICK, DANNY & SHELLEY EVANS  
179-181 FAYERWEATHER ST  
CAMBRIDGE, MA 02138-1202

262-146  
REYBURN, ERIC N.  
TRUSTEE OF 206 GARDEN STREET REALTY TR.  
206 GARDEN ST  
CAMBRIDGE, MA 02138-1258

262-127  
ALDRICH, ELLEN HOLBROOK,  
TRS THE ELLEN HOLBROOK ALDRICH 2010 TRUST  
1 FIELD ST  
CAMBRIDGE, MA 02138

262-138  
WHEELIS, JOAN  
218 GARDEN ST  
CAMBRIDGE, MA 02142

262-25  
WIESNER, ELIZA CONANT  
9 IVY STREET.  
CAMBRIDGE, MA 02138

262-147  
REYBURN, ERIC N.  
TR. OF 204 GARDEN STREET REALTY TRUST  
204 GARDEN ST  
CAMBRIDGE, MA 02138-1258

262-28  
COPPS, KYLE D. & JILL R. CRITTENDEN  
187 FAYERWEATHER ST 1  
CAMBRIDGE, MA 02139

262-28  
MITCHELL, CYNTHIA  
187 FAYERWEATHER ST., UNIT #2  
CAMBRIDGE, MA 02139

262-28  
JIANG, LEI  
187 FAYERWEATHER ST., #3  
CAMBRIDGE, MA 02139

262-29  
GARRITY, THOMAS F. & LYNETTE SYKES GARRITY  
183-185 FAYERWEATHER ST., UNIT #2  
CAMBRIDGE, MA 02138

262-29  
OKUN, BONNIE E.,  
TRUSTEE BONNIE E. OKUN TRUST  
183-185 FAYERWEATHER ST., #1  
CAMBRIDGE, MA 02138

262-32  
BROWN, JANICE S.  
16-18 HAZEL ST., #18  
CAMBRIDGE, MA 02138

262-26  
KOYTIGER GRIGORIY  
197 FAYERWEATHER ST UNIT 1  
CAMBRIDGE, MA 02138

262-32  
LARABEE, KYLE. F &  
LENA M. KOZLOSKI, TRUSTEES  
16-18 HAZEL ST. UNIT 16  
CAMBRIDGE, MA 02138

262-26  
BALLOU JEFFEREY & JEOUNGLAN LEE  
TRS THE BALLOU-LEE FAMILY LIVING TR  
197 FAYERWEATHER ST - UNIT #2  
CAMBRIDGE, MA 02138

262-10  
RISTIVOJEVIC MIRKO & NATASA  
15 HAZEL ST  
CAMBRIDGE, MA 02138

262-11  
YAO YURONG & XIAOXIAO TANG  
21 HOLMES RD  
LEXINGTON, MA 02420

262-21  
MCNULTY, JAMES & SIRI C. STEINLE  
210 GARDEN ST  
CAMBRIDGE, MA 02138



BY U.S. MAIL to the address below OR  
BY EMAIL to: [mpacheco@cambridgema.gov](mailto:mpacheco@cambridgema.gov)

Board of Zoning Appeal  
831 Massachusetts Avenue  
Cambridge, MA 02139

Re: 10 Hazel Street, Cambridge  
Variance application by Joan Wheelis

Dear Board of Zoning Appeal,

I am a neighbor of Joan Wheelis and 10 Hazel Street in Cambridge.

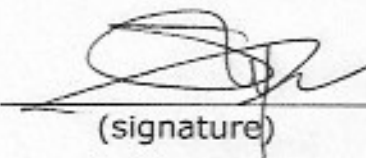
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Date: 6/15/22

  
(signature) Emmanuel Stefanalis

Address: 21 FIELD ST. CAMBRIDGE 02138

cc: Joan Wheelis: [JWheelisMD@gmail.com](mailto:JWheelisMD@gmail.com)

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BY EMAIL to: [mpacheco@cambridgema.gov](mailto:mpacheco@cambridgema.gov)

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Date: 5/20/22

  
(signature)

Address: 204, 206, 202 GARDEN \* 11 IVY

cc: Joan Wheelis: [JWheelisMD@gmail.com](mailto:JWheelisMD@gmail.com)

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BY EMAIL to: [mpacheco@cambridgema.gov](mailto:mpacheco@cambridgema.gov)

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Date: 5/22/22

  
\_\_\_\_\_  
(signature)

Address: 197 Fayerweather St. Unit 2, Cambridge MA 02138

cc: Joan Wheelis: [JWheelisMD@gmail.com](mailto:JWheelisMD@gmail.com)

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Date: 5/22/2022   
(signature)

Address: 197 FAYER WEATHER ST #5

cc: Joan Wheelis: [JWheelisMD@gmail.com](mailto:JWheelisMD@gmail.com)



# 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: RAQUEL DARGENIO Date: 05/23/22  
(Print)

Address: 10 Hazel St.

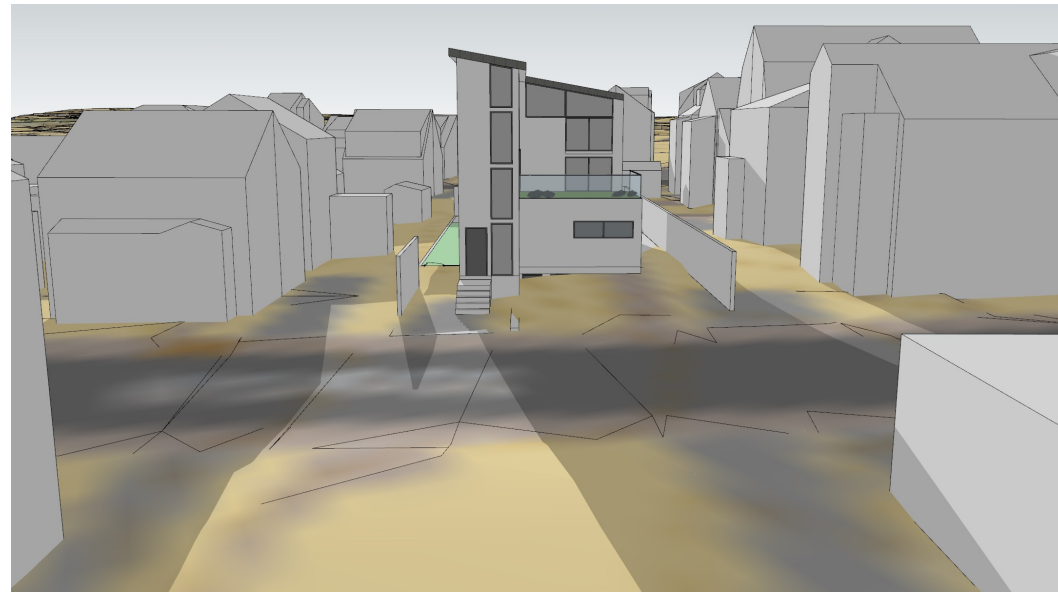
Case No. BZA-170726

Hearing Date: 6/9/22

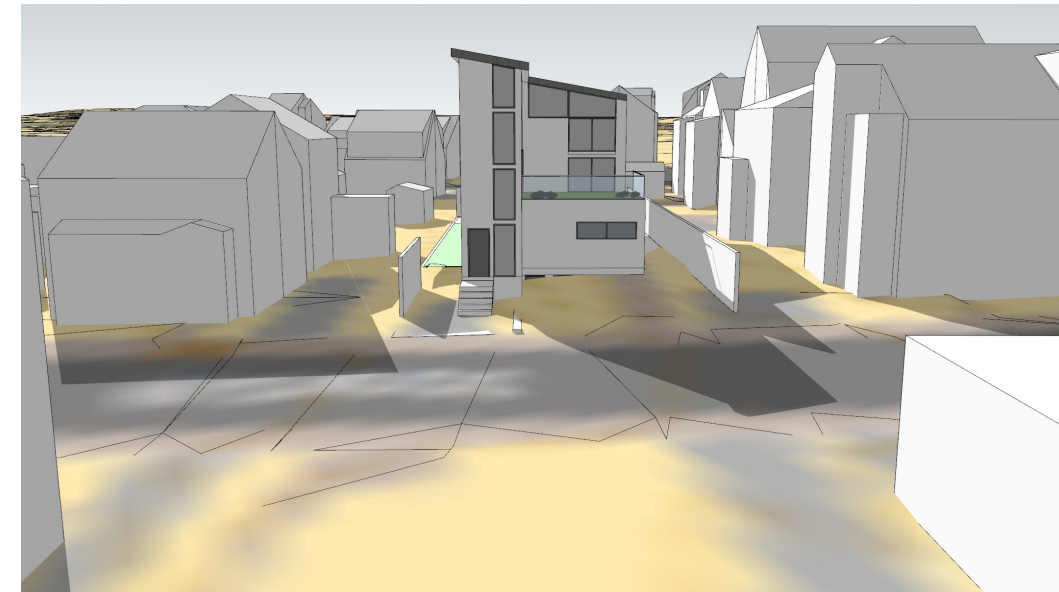
Thank you,  
Bza Members



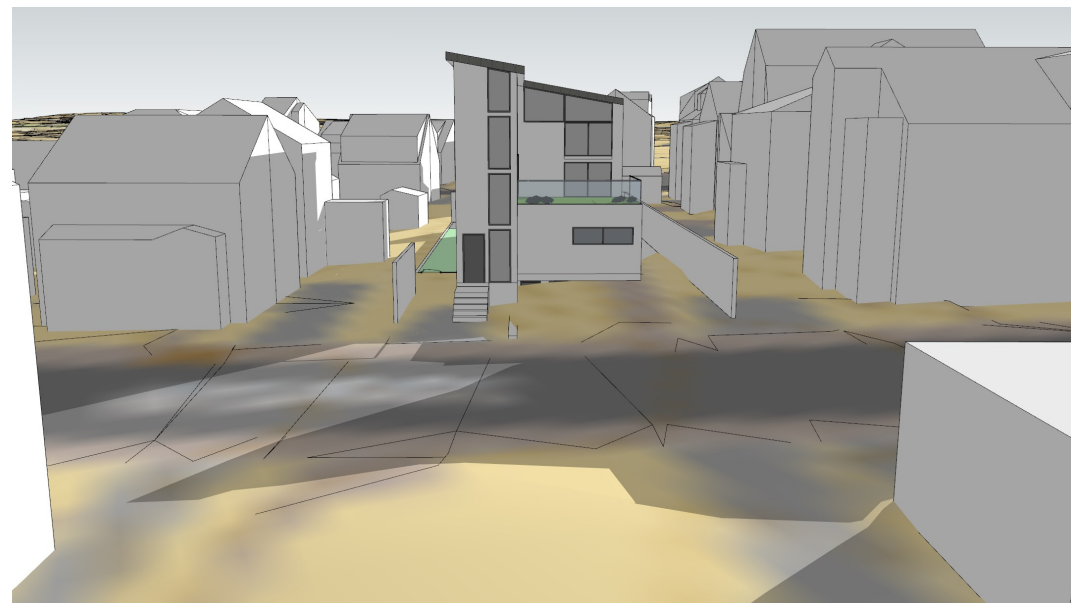
10 Hazel Street - Shade Study



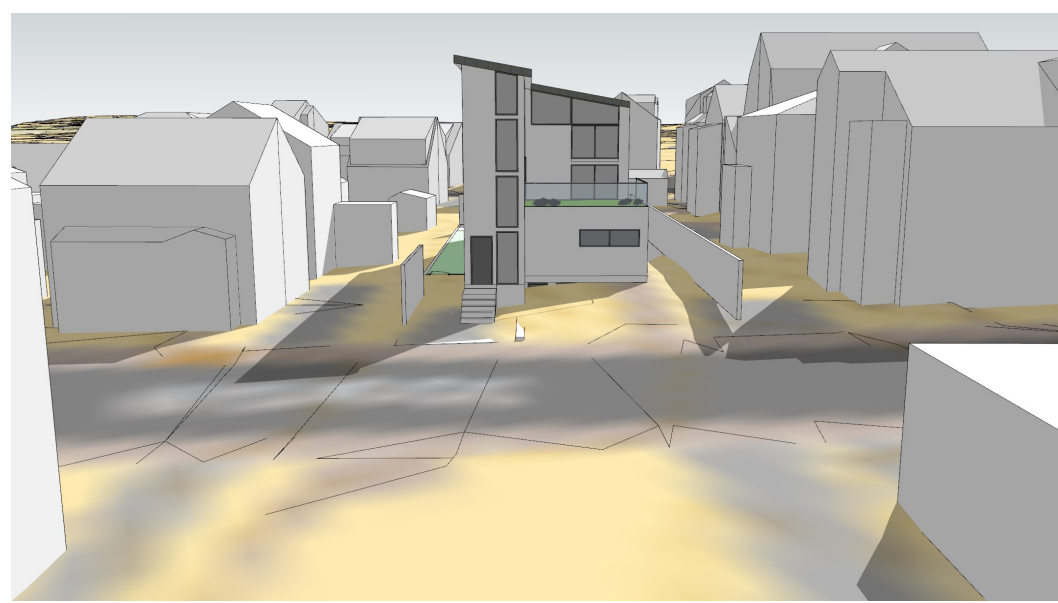
March 21 - 7am



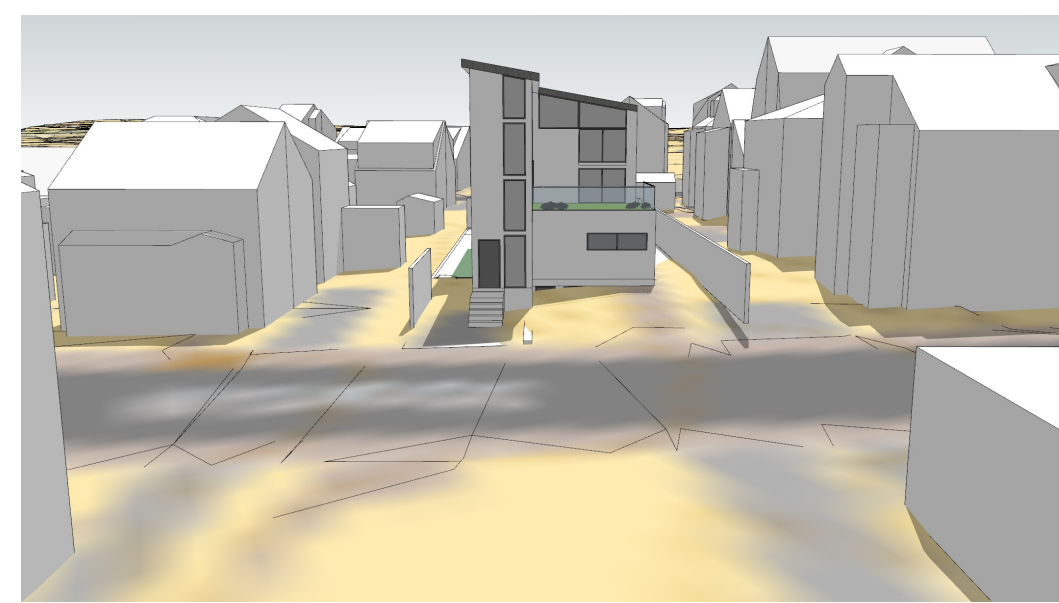
June 21 - 7am



Dec 21 - 10am



March 21 - 10am



June 21 - 10am

**INKSTONE**

ARCHITECTS

2023 JUL 21 AM 11:13

OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

**Request for Extension of Variance**

July 20, 2023

**Project:** 10 Hazel Street, BZA-170726

Maria –

We are requesting the extension of the Variance for 10 Hazel Street which expires on August 5. There was no extension filed before.

Thank you,  
Brigitte Steines

Brigitte Steines, AIA LEED AP  
Principal

InkStone Architects, LLC  
18 Main Street  
Concord, MA 01742  
650.814 8542  
inkstonearchitects.com

\* \* \* \* \*

(8:50 p.m.)

Sitting Members: Brendan Sullivan, Jim Monteverde, Andrea Hickey, Jason Marshall, and Matina Williams

BRENDAN SULLIVAN: Thank you. The Board will hear Case No. 170726 -- 10 Hazel Street.

[Pause]

10 Hazel Street?

DEBORAH FAWCETT: Oh, there I am up on the upper left.

BRENDAN SULLIVAN: Hi.

DEBORAH FAWCETT: Good evening. My name is Deborah Fawcett. I'm the attorney representing the owner of the property in question, Joan Wheelis. Joan's also participating in this Zoom hearing, as is Brigitte Steins, who's the architect for the project.

Joan has lived in Cambridge a long time, and has lived and worked in this particular neighborhood since 1989. She's owned 10 Hazel Street for since 2011, and she is currently renting at a tenant's. She lives two doors down around the corner at 218 Garden Street.

1           10 Hazel Street is a small, one-story house. It  
2 has 956 square feet of living space. It was built in 1961,  
3 but the Historic Commission has determined that it doesn't  
4 meet their criteria requiring a hearing.

5           I'm here before you now because at this point in  
6 her life, Joan wants a house that has some features at 218  
7 Garden Street does not. Like many of us -- certainly myself  
8 -- Joan has problems with sore knees, and she wants an  
9 elevator in the house. She also doesn't want to struggle to  
10 shovel snow off her car anymore, because she parks on the  
11 street.

12           She is a psychotherapist and wants to have space  
13 in the house to continue that practice, which of course is a  
14 home occupation permitted as-of-right.

15           She wants to have ample space for overnight  
16 guests, and in particular to accommodate comfortably her  
17 son, who she anticipates may come to live with her and to  
18 and to help her out as time goes on.

19           Joan tells me that this part of Garden Street is  
20 sometimes called, "Great Swamp Way" because there's a lot of  
21 runoff coming downhill. And she's experienced basement  
22 flooding as a result and some related problems. And she

1 doesn't want to experience that anymore, either.

2           Maybe most importantly, Joan really appreciates  
3 the existential threat that climate change poses to all of  
4 us. And she wants to have a sustainable, energy efficient  
5 home that's as green as she can reasonably afford.

6           So the proposed design accomplishes all of these  
7 objectives. And there are many elements to make the house  
8 great, including triple-pane windows, green building  
9 materials and finishes, shading to prevent overheating.

10           It's designed to follow the sun, providing natural  
11 daylight to indoor rooms, roof and wall insulation that will  
12 exceed code requirements.

13           She also wants to put exterior insulation at the  
14 basement of the house, and it's going to be a combination of  
15 geothermal and solar energy with heat pumps that will be  
16 energy-efficient, but will not make a lot of noise to  
17 disturb neighbors.

18           Unfortunately, it's not feasible to convert -- to  
19 make this happen in 10 Hazel Street. It's just too small,  
20 ceilings are too low and so forth. So Joan and her  
21 architect examined the building carefully, and they just  
22 decided that that was not feasible.



1           This lot, like others in the immediate  
2 neighborhood, which were laid out in plan I think 1911 is  
3 preexisting, nonconforming. The lot size is 4756 square  
4 feet, which is somewhat less than the required minimum of  
5 5000. And it's 41 feet wide, as opposed to 50, which is the  
6 requirement.

7           And it's because of these deficiencies in area and  
8 width of the lot that we're here asking for some minimal, we  
9 think, variances from the requirements.

10           The floor area ratio, the requirement is 0.5. We  
11 are -- the design includes 97 square feet more than the  
12 maximum would be allowed because of the lot being  
13 undersized. So the floor area ratio we would end up with is  
14 0.52. Then there are two small intrusions into the side  
15 yards, the small canopy on the north or left side of the  
16 building if you're standing in the street, which would be  
17 three feet by three feet.

18           And on the other side on the right side or south  
19 side of the property, we would like to include a small kind  
20 of bump out, a bay-like projection on the second floor only  
21 of the bedroom. And that would project one foot nine inches  
22 into that side yard on the right side.

1           Both of those arguably fall within the provision  
2 of Section 5.24.2, which I will just quote, "projecting  
3 eaves, chimneys, bay windows, balconies, open fire escapes,  
4 and light projections, which do not project more than three  
5 and a half feet --" which these would not, "-- and are part  
6 of a larger building no more than 35 feet high. This is  
7 going to be the maximum, 35, but not over. May extend into  
8 the minimum yard requirements."

9           When we met with Ranjit, or I spoke with him, he  
10 was -- he suggested that these projections might fall within  
11 that provision, which would exempt us from the requirement  
12 of -- I mean we wouldn't need a variance, because the  
13 intrusions would be okay. But we wanted to be cautious and  
14 conservative, and that's why we're asking for variances for  
15 those two projections as well.

16           Finally, we're hoping to get a variance to intrude  
17 into the both side yards four inches at the basement level  
18 to accommodate the application of exterior insulation, which  
19 there's a provision in the ordinance that would allow this  
20 if it were an existing building, but not for a new one. But  
21 it does serve the purpose quoted in Section 2241 of the  
22 ordinance to remove potential impediments to the

1 construction of exterior walls with additional insulation.

2 So that's our proposal. I'm happy to answer any  
3 questions. I think that, as I say, the building was not  
4 deemed architecturally or historically significant enough to  
5 warrant protection by the Historical Commission.

6 This new building would contribute to the City's  
7 commitment to protecting the environment. It would be a  
8 much more energy-efficient and sustainable building.

9 A new system for collecting rainwater should  
10 diminish the downhill runoff. Hazel Street runs downhill  
11 from Fayerweather to Garden, and there would be  
12 substantially more open space than is required.

13 And Joan is an avid and skilled gardener, and I'm  
14 sure will do a beautiful job making this property lovely.  
15 And I think it would, far from being a detriment, I think it  
16 will substantially enhance and probably improve the value of  
17 the neighboring properties, as well as 10 Hazel Street.

18 It won't increase density of development or  
19 traffic. It will be more energy efficient, and as I said  
20 before, will not generate noise. It's in a scale of the  
21 front setback is completely consistent with the surrounding  
22 neighborhood.

1           As I said, many of these lots were laid out before  
2 the Zoning Ordinance was adopted, and there are a lot of  
3 houses in the neighborhood who don't have much of a side  
4 yard at all.

5           I think -- oh, I also wanted to let you know that  
6 Joan has spoken with and shared her plans with as many  
7 people as she could contact in the neighborhood, and I think  
8 there have been 15 letters of support that were submitted  
9 along with her application. And that includes the two  
10 properties on either side, the immediately abutting  
11 properties as well as some properties across the street.

12           BRENDAN SULLIVAN: All right. Good. Thanks.  
13 Okay.

14           DEBORAH FAWCETT: Thank you.

15           BRENDAN SULLIVAN: Let me open it up to members of  
16 the Board. Jim Monteverde, any questions at this time?

17           JIM MONTEVERDE: No questions, thank you.

18           BRENDAN SULLIVAN: Jason Marshall, any questions?

19           JASON MARSHALL: No questions at this time, thank  
20 you.

21           BRENDAN SULLIVAN: Andrea?

22           ANDREA HICKEY: Yes. I am having a bit of a hard

1 time sort of following the plan to compare the current  
2 structure with what's proposed. Could I ask someone on the  
3 presenter's side to bring us to one of the slides that will  
4 clearly show sort of existing versus proposed?

5 DEBORAH FAWCETT: Actually, if you bring up slide  
6 17, that shows the Dimensional Table.

7 ANDREA HICKEY: Right. I have that. So I'm  
8 looking for something like a plot plan.

9 DEBORAH FAWCETT: Oh, sure.

10 ANDREA HICKEY: I'm not an architect, so I'm  
11 trying to just visualize --

12 DEBORAH FAWCETT: Sorry.

13 ANDREA HICKEY: What is the footprint now, versus  
14 what is it -- what are you proposing in terms of the massing  
15 on the lot? So --

16 DEBORAH FAWCETT: This is the plot plan that shows  
17 the existing --

18 ANDREA HICKEY: Correct.

19 DEBORAH FAWCETT: -- conditions.

20 ANDREA HICKEY: Right. I understand that.

21 DEBORAH FAWCETT: Okay. And if you go down to  
22 Slide 5 would probably be helpful. This is the floor area



1 ratio analysis.

2 And I think if you -- over on the right side,  
3 Olivia, you can see a neighborhood comparison. The first-  
4 floor plan, which is in slide 10, shows the canopy that  
5 we're talking about.

6 And the -- and the purpose of that is to protect  
7 people -- patients, although Joan doesn't have many patients  
8 coming to her home office at this point, I think a lot of it  
9 is over the phone at this point, but for those who do come,  
10 the canopy would protect them from rain while they're  
11 waiting to come in. And it's --

12 JIM MONTEVERDE: Can I make -- sorry, this is Jim  
13 Monteverde. Can I make one suggestion that might answer the  
14 question that was asked?

15 DEBORAH FAWCETT: Yes.

16 JIM MONTEVERDE: If you would go to -- what sheet  
17 am I on, I'm on Sheet 16, I believe, it shows that there's a  
18 photograph of the existing condition. No, wrong sheet,  
19 sorry.

20 DEBORAH FAWCETT: No, that's not it.

21 JIM MONTEVERDE: I'm on the one that has the  
22 survey, and it has the photograph, front, and rear of the

1 current building.

2 DEBORAH FAWCETT: Oh.

3 ANDREA HICKEY: Jim, what page of the --

4 DEBORAH FAWCETT: On page --

5 ANDREA HICKEY: -- PDF, is that --

6 DEBORAH FAWCETT: Slide 3.

7 JIM MONTEVERDE: This one.

8 DEBORAH FAWCETT: This is -- again, these are  
9 existing conditions. But these are some photos of 10 Hazel  
10 Street now.

11 JIM MONTEVERDE: Agree. Yeah. So --

12 DEBORAH FAWCETT: Right?

13 JIM MONTEVERDE: -- that gives you a sense --  
14 Andrea, that gives you a sense of what it's like, you know,  
15 from the street?

16 ANDREA HICKEY: Right. I --

17 JIM MONTEVERDE: Right?

18 ANDREA HICKEY: -- 100 percent have that. I'm  
19 looking --

20 JIM MONTEVERDE: Yeah.

21 ANDREA HICKEY: -- for something that -- I'm  
22 looking for something just that simple for what's proposed.

1 JIM MONTEVERDE: Right.

2 DEBORAH FAWCETT: Okay.

3 JIM MONTEVERDE: Well, if you --

4 BRIGITTE STEINS: May --

5 JIM MONTEVERDE: -- if you go to the next slide --

6 BRIGITTE STEINS: May I introduce myself? My name  
7 is Brigitte Steines, InkStone Architects. So I'm the  
8 architect here. And we produced the drawings, so maybe I  
9 can help out here.

10 So I think the best -- the best slide to go to to  
11 compare besides the images and seeing the open space is also  
12 the R2 drawing, which is I believe the third one on your --

13 ANDREA HICKEY: I think it's Slide 6.

14 BRIGITTE STEINES: Or Slide 6. Yeah, the slides  
15 are different. So this gives a very good overview of what  
16 is -- if you're looking for that?

17 ANDREA HICKEY: Yeah. I'm looking for sort of  
18 what exists versus what is proposed.

19 BRIGITTE STEINES: Right. So --

20 ANDREA HICKEY: How the structure lies on the lot.

21 BRIGITTE STEINES: Of course. So there are two  
22 ways to compare it. One is the footprint, and if you

1 compare it with the existing plot plan, then you can see  
2 that our footprint got bigger. If you look at the open  
3 space, there is still a whole lot of more open space than  
4 other buildings in the neighborhood.

5 The other way to compare it is the floor area.  
6 And then there is -- there the floor plan is probably more  
7 helpful --

8 DEBORAH FAWCETT: Slide 5.

9 BRIGITTE STEINES: -- than the plot plan. But  
10 maybe the R2 plan we are looking at right now is not easy to  
11 read, so maybe I can walk you through that, what the  
12 footprint means.

13 I don't know, Olivia, if you can make the -- we  
14 can see the full picture? At least in cannot, or can I see  
15 that, really? Maybe a little smaller. Thank you so much.

16 So if you move it -- this is the back. Let's  
17 start from the back side, since we see -- okay. So now  
18 that's the front side. So on the right side you're going to  
19 see Hazel Street with a driveway very similar to what it is  
20 right now.

21 The first block rectangle where it says, "roof  
22 terrace" is a one -- is a single-story structure. There is

1 a courtyard which is open. It's on grade of level. And  
2 then everything that is gray is more two and a half stories  
3 high.

4 Then if you can move the plan going more to the  
5 right, the roof terrace is not as high as the roof, so it's  
6 about two stories high, and in the back is the wood deck.

7 So this is the footprint area, and on the top of  
8 that where it says, "Window wells" these are window wells  
9 coming out of the basement -- one out of a bedroom, and one  
10 out of an office area. I don't know if that helped, that  
11 explanation. If you were looking for the footprint?

12 ANDREA HICKEY: Yeah. Sometimes we see plans that  
13 are on -- one plan will show the proposed and like a hashed  
14 line for the existing, just to make it easy for those of us  
15 who are not experts --

16 BRIGITTE STEINES: Yeah.

17 ANDREA HICKEY: -- at reading a plan --

18 JIM MONTEVERDE: Yeah. --

19 ANDREA HICKEY: -- to kind of visualize.

20 JIM MONTEVERDE: I think --

21 ANDREA HICKEY: I'm sorry, Jim.

22 JIM MONTEVERDE: Yeah, I'm sorry.



1           ANDREA HICKEY: Go ahead.

2           JIM MONTEVERDE: I think there is one on Sheet T1  
3 the neighborhood plan.

4           BRIGITTE STEINES: Yes, the T1. It's very small.

5           JIM MONTEVERDE: Well, if you blow that up --

6           BRIGITTE STEINES: Sorry, can I interrupt you?

7           JIM MONTEVERDE: No, that's okay.

8           BRIGITTE STEINES: Yeah.

9           JIM MONTEVERDE: Blow that up when you get there.

10          BRIGITTE STEINES: On the very top, it's very  
11 small, but it's the high-level comparison. It's the T1 on  
12 the very beginning, the very first --

13          DEBORAH FAWCETT: I think it might be Slide 2,  
14 Olivia.

15          BRIGITTE STEINES: Or maybe it's two. But verify.  
16 Yes.

17          JIM MONTEVERDE: There we go. Yep.

18          BRIGITTE STEINES: This one. If you can zoom into  
19 that plot plan exactly there where you are?

20          JIM MONTEVERDE: Right.

21          BRIGITTE STEINES: Exactly.

22          JIM MONTEVERDE: So --

1 BRIGITTE STEINES: So --

2 JIM MONTEVERDE: If you see that ghosted in  
3 rectangle?

4 ANDREA HICKEY: Yes.

5 JIM MONTEVERDE: That, I believe, is the existing.

6 BRIGITTE STEINES: This is correct.

7 JIM MONTEVERDE: And the balance in -- brown? I'm  
8 color blind.

9 BRIGITTE STEINES: Correct.

10 JIM MONTEVERDE: But --

11 ANDREA HICKEY: Yes.

12 JIM MONTEVERDE: -- is the proposed. How's that?

13 ANDREA HICKEY: That's good. It was buried in  
14 there, unfortunately.

15 JIM MONTEVERDE: Yeah.

16 BRIGITTE STEINES: It was really small; I have to  
17 admit.

18 DEBORAH FAWCETT: Sorry.

19 ANDREA HICKEY: All right. My only other question  
20 -- again, not being an architect -- so you're presenting  
21 that the height of the building as proposed will not be  
22 higher than 35 feet, correct?

1 BRIGITTE STEINES: This is correct.

2 ANDREA HICKEY: And what is the lowest point from  
3 which you're measuring that 35 feet?

4 BRIGITTE STEINES: We are measuring from the  
5 existing grade. So what we did, Deborah and I, to be really  
6 sure that we are doing the right thing, we actually met in  
7 person with Ranjit, and also had a couple of phone  
8 conversations.

9 So we took the existing average grade, what we got  
10 from the certified surveyor, and measured from there the 35  
11 feet up. And I think to see that best is going to the  
12 elevation and to the front elevation, which is Sheet A --

13 DEBORAH FAWCETT: Slides 13 --

14 BRIGITTE STEINES: Down, down --

15 DEBORAH FAWCETT: -- and 15 --

16 BRIGITTE STEINES: -- down, down. Yes.

17 DEBORAH FAWCETT: How about the --

18 BRIGITTE STEINES: This one looks good. Yes. So  
19 there you see a green line. And that says, "existing  
20 average grade." Can you see that?

21 ANDREA HICKEY: I do see that.

22 BRIGITTE STEINES: Yes.

1           ANDREA HICKEY: So I'll ask my colleague, Mr.  
2 Monteverde or anybody who might know the answer to this  
3 question, is the existing average grade the proper place  
4 from which to measure height, or wouldn't it be the lowest  
5 point, like, the lower part of a window well or the lower  
6 part of the --

7           BRIGITTE STEINES: This -- yeah.

8           DEBORAH FAWCETT: -- specifically --

9           BRIGITTE STEINES: Let me -- let me add that. So  
10 the way we were got that explained, we did include the  
11 window wells. So the window well depression is included.  
12 The driveway is considered as an exception.

13           So where we are looking at at the front elevation,  
14 this is measured from the average existing grade, while if  
15 we would go to the next elevation to the next sheet where we  
16 see the window wells, you will see there is a green line  
17 there as well.

18           But you see the numbers?

19           DEBORAH FAWCETT: Mm-hm.

20           BRIGITTE STEINES: 1,2,3,4, and the number 2 3 and  
21 4 are measuring, and you can see the -- you can see the  
22 measurement in pink. And it's counted from the very bottom

1 of the window well up to the roof area.

2           ANDREA HICKEY: So the distance from the bottom of  
3 the window well to the roof is --

4           BRIGITTE STEINES: 34.10 at that side of the roof.

5           ANDREA HICKEY: Understood. Thank you very much.  
6 That's much clearer to me.

7           BRIGITTE STEINES: Okay.

8           ANDREA HICKEY: That's all I have.

9           BRIGITTE STEINES: It is very tricky, the height  
10 calculations.

11           BRENDAN SULLIVAN: Andrea, it's -- that's the way  
12 it's calculated by the department, anyhow. And it is the  
13 same calculations, the same way you figure people coming in  
14 for access and for window wells in basements.

15                   And what triggers -- they may very well be at, say  
16 34.9 or something now, they're adding window wells to allow  
17 for fenestration and exit from a basement bedroom -- and  
18 that window well basically increases the height, even though  
19 the building hasn't changed at all. So --

20           ANDREA HICKEY: Right. That was why I asked the  
21 question --

22           BRENDAN SULLIVAN: Yep.

1           ANDREA HICKEY: So I had a firm understanding as  
2 to whether --

3           BRENDAN SULLIVAN: Yeah.

4           ANDREA HICKEY: That window well situation was  
5 taken into consideration, and it looks like it's been  
6 addressed.

7           BRENDAN SULLIVAN: Yes.

8           ANDREA HICKEY: It looks like the Building  
9 Department is fine with it, and I have no questions. I just  
10 wanted to understand that.

11           BRENDAN SULLIVAN: Yes. It is -- that depth if  
12 you will, is calculated into the average grade around the  
13 house. So.

14           ANDREA HICKEY: I have nothing further. Thank  
15 you.

16           BRENDAN SULLIVAN: Okay. Matina, any questions,  
17 or comments at this time?

18           MATINA WILLIAMS: No.

19           BRENDAN SULLIVAN: Okay. Let me open it to public  
20 comment. Any members of the public who wish to speak should  
21 now click the button that says, "Participants," and then  
22 click the button that says, "Raise hand."



1           If you're calling in by phone, you can raise your  
2 hand by pressing \*9 and unmute or mute by pressing \*6. And  
3 you'll have up to three minutes to comment.

4           UNIDENTIFIED SPEAKER:   Eduardo Berlin?

5           EDUARDO BERLIN:   Yes.  I'm sorry, this is probably  
6 not the right moment in this meeting to ask this.  I just  
7 wanted to confirm that 241 Grove Street is off the agenda,  
8 because I have it on the agenda online, but I also have an  
9 e-mail from the owner saying that it's not.  Just wanted to  
10 confirm that.  I'm sorry for the intrusion.

11          BRENDAN SULLIVAN:  It is open?

12          OLIVIA RATAY:  It was continued.

13          EDUARDO BERLIN:  Can you hear me?

14          BRENDAN SULLIVAN:  That was continued until June  
15 30.

16          EDUARDO BERLIN:  Thank you.  That's all.  Thanks  
17 so much.

18          BRENDAN SULLIVAN:  Yep.  There was nobody calling  
19 in.  We are in receipt of correspondence.  It's a form  
20 letter.

21                 "Dear Board of Zoning Appeal, I am a neighbor of  
22 Joan Wheelis at 10 Hazel Street.  I had an opportunity to

1 review Joan's plans to demolish the existing house on the  
2 property and to build a new house in its place, which Joan  
3 intends to make a home."

4 "I understand that because of the lot itself is  
5 somewhat smaller and narrower than the standard, the plans  
6 will require the Board of Zoning Appeal to grant variances  
7 to exceed the maximum floor area ratio by about 0.2 percent,  
8 97 square feet, to install exterior installation that will  
9 extend four inches into the side yards to build three-foot  
10 wide canopy that will extend three feet into the left side  
11 yard and for the second-floor bedroom to project about one-  
12 foot-nine from the façade on the right side of the building.

13 "I have no objection to the Board granting these  
14 variances, and I support Joan's plans for her new home."

15 There are some 16,17 that I counted letters in  
16 support. And that is the sum and substance of any  
17 communication. I will close the public comment part.  
18 Deborah, any further comments at this time?

19 DEBORAH FAWCETT: No. I think it's all been said.  
20 I'm glad that you explained that it's -- the height is  
21 measured from the existing average grade, which definitely  
22 takes into account the window well.

1 BRENDAN SULLIVAN: Okay. Great. Okay, thank you.  
2 All right. I'll close the presentation part of the meeting,  
3 and by and the Board will discuss it among themselves. Jim  
4 Monteverde, your thoughts. We're being requested to grant a  
5 special variance.

6 JIM MONTEVERDE: I am fine with it. I'm  
7 comfortable.

8 BRENDAN SULLIVAN: Okay. Jason Marshall?

9 JASON MARSHALL: Thanks, Mr. Chair. I don't have  
10 any feedback at this time.

11 BRENDAN SULLIVAN: Okay. Andrea Hickey?

12 ANDREA HICKEY: No further questions. Thank you,  
13 Mr. Chair.

14 BRENDAN SULLIVAN: Matina Williams, any comments,  
15 or questions? Ready for a vote?

16 MATINA WILLIAMS: No comments or questions at this  
17 time.

18 BRENDAN SULLIVAN: All right. Let me make a  
19 motion, then, to grant the relief requested, as per the  
20 drawings, supporting statements and dimensional forms,  
21 drawings initialed by the Chair for the new construction,  
22 which exceeds the FAR and also there is some side yard

1 requirement setback violations.

2           The Board finds that a literal enforcement of the  
3 provisions of the ordinance would involve a substantial  
4 hardship to the petitioner, because it would preclude the  
5 petitioner from constructing a new building to replace an  
6 outdated, inefficient, very small, relatively small for the  
7 neighborhood, house on an existing lot.

8           The Board finds that the existing house predates  
9 the ordinance, is encumbered by it by the size of the lot,  
10 also the side yard requirements and also the FAR, so that  
11 any addition or modification or improvement to the house,  
12 which has to be an expansion of the house, would require  
13 some relief from this Board.

14           The Board finds that desirable relief may be  
15 granted without substantial detriment to the public good.  
16 The Board finds that the proposed new structure will have  
17 many economical and ecological benefits to the city, also to  
18 the occupant of the structure.

19           That the design will replace a very small, one-  
20 story house. And the Board finds that the Historical  
21 Department has found it of no historical architectural  
22 significance.

1           The Board finds that desirable relief may be  
2 granted without substantial detriment to the public good, or  
3 nullifying or substantially derogating from the intent and  
4 purpose of the ordinance -- the intent and purpose of the  
5 ordinance is to allow the petitioners, homeowners, to bring  
6 their residences up to far more efficient standards with  
7 today's modern technology.

8           The Board also notices the -- that there would not  
9 be any increase in traffic. There would not be any increase  
10 in the use of the property. It could be allowed to be a  
11 two-family; this will be a single-family home, so that the  
12 use and intensity will remain the same and have no impact on  
13 adjoining properties.

14           The Board finds that -- there should be some more  
15 findings -- desirable relief may be granted without  
16 substantial detriment to the public good. In fact, the  
17 proposed design will enhance the neighborhood with an  
18 attractive design and far more efficient structure.

19           The Board finds that desirable relief may be  
20 granted without nullifying or substantially derogating from  
21 the intent and purpose of the ordinance, as previously  
22 stated, to allow homeowners to improve their home to far

1 more energy efficiency, and also to make it more livable and  
2 accommodating to modern standards.

3 On the motion, then, to grant the relief  
4 requested, Jim Monteverde?

5 JIM MONTEVERDE: I vote in favor.

6 BRENDAN SULLIVAN: Jason Marshall?

7 JASON MARSHALL: In favor.

8 BRENDAN SULLIVAN: Andrea Hickey?

9 ANDREA HICKEY: Yes, in favor.

10 BRENDAN SULLIVAN: Matina Williams?

11 MATINA WILLIAMS: Yes, in favor.

12 BRENDAN SULLIVAN: And Brendan Sullivan yes.

13 [All vote YES]

14 BRENDAN SULLIVAN: On the five affirmative votes,  
15 the variance is granted. Good luck.

16 COLLECTIVE: Thank you so much. Thank you. Thank  
17 you very much.

18

19

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22



**CITY OF CAMBRIDGE**  
 Massachusetts  
**BOARD OF ZONING APPEAL**  
 831 Mass Avenue, Cambridge, MA.  
 617) 349-6100

2022 AUG -5 AM 10:42  
 OFFICE OF THE CITY CLERK  
 CAMBRIDGE, MASSACHUSETTS

CASE NO: 170726

LOCATION: 10 Hazel Street Residence B Zone  
 Cambridge, MA

PETITIONER: Joan Wheelis – C/o Deborah P. Fawcett, Esq.

PETITION: Variance: New construction exceeding F.A.R. and projections into required side yard setbacks.

VIOLATIONS: Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).  
 Art. 10.000, Sec. 10.30 (Variance).

DATE OF PUBLIC NOTICE: May 26, 2022 & June 2, 2022

DATE OF PUBLIC HEARING: June 9, 2022

MEMBERS OF THE BOARD:

- BRENDAN SULLIVAN – CHAIR
- JIM MONTEVERDE – VICE-CHAIR
- CONSTANTINE ALEXANDER
- ANDREA A. HICKEY
- LAURA WERNICK

ASSOCIATE MEMBERS:

- SLATER W. ANDERSON
- ALISON HAMMER
- JASON MARSHALL
- MATINA WILLIAMS
- WENDY LEISERSON

Members of the Board of Zoning Appeal heard testimony and viewed materials submitted regarding the above request for relief from the requirements of the Cambridge Zoning Ordinance. The Board is familiar with the location of the petitioner’s property, the layout, and other characteristics as well as the surrounding district.



Case No: BZA-170726  
Location: 10 Hazel Street  
Petitioner: Joan Wheelis – c/o Deborah P. Fawcett, Esq.

On June 9, 2022, Petitioner Joan Wheelis appeared before the Board of Zoning Appeal with her attorney Deborah Fawcett and her architect Brigitte Steins, InkStone Architects, requesting a variance in order to build new construction exceeding FAR and projecting into the required side yard setbacks. The Petitioner requested relief from Article 5, Section 5.31 and Article 10, Section 10.30 of the Cambridge Zoning Ordinance (“Ordinance”). The Petitioner submitted materials in support of the application including information about the project, plans, and photographs.

Attorney Fawcett stated that the property contained a small one-story house with 956 square feet of living space. She stated that the proposal was to replace the house with one of more livable dimensions. She stated that the existing house was determined to be not historic, and the proposed house would be energy efficient. She stated that the lot was undersized and narrow, creating FAR and side setback issues. She stated that modest FAR and setback variances were needed. She stated that the proposed structure would enhance the neighborhood.

The Chair asked if any members of the public wished to be heard on the matter, and no one wished to be heard. Neighbors submitted a form letter in favor of the proposal. The letter was read into the record.

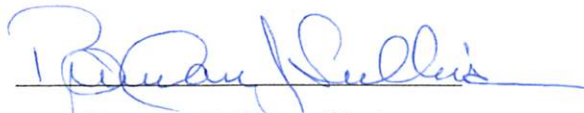
After discussion, the Chair moved that the Board make the following findings based upon the application materials submitted and all evidence before the Board and that based upon the findings the Board grant the requested relief as described in the Petitioner’s submitted materials and the evidence before the Board: that the Board find that a literal enforcement of the provisions of the Ordinance would involve a substantial hardship to the petitioner, because it would preclude the petitioner from constructing a new building to replace an outdated, inefficient, relatively small house on an existing lot; that the Board find that the existing house predated the Ordinance and was encumbered by it, including lot size, side yard, and FAR requirements, so that any addition, modification or improvement to the house would require some relief from the Board; that the Board find that desirable relief could be granted without substantial detriment to the public good; that the Board find that the proposed new structure would have many economical and ecological benefits to the city and to the occupant of the structure; that the Board find that the design would replace a very small, one-story house, which the Historical Commission had found was not historically or architecturally significant; that the Board find that desirable relief could be granted without substantial detriment to the public good, or nullifying or substantially derogating from the intent and purpose of the Ordinance to allow homeowners to bring their residences up to far more efficient standards with today's modern technology; that the Board find that there would not be any increase in traffic, there would not be any increase in the use of the property, and it would remain a single family house so that the use and intensity would remain the same and have no impact on adjoining properties; that the Board find that the proposed design would enhance the neighborhood with an attractive design and a far more efficient structure; that the Board find that desirable relief could be granted without nullifying or

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The Chair further moved that the Board specifically find that based upon all the information presented, there are circumstances involving a substantial hardship relating to this property within the meaning of M.G.L. c. 40A § 10 and that the Board grant the variance for the requested relief on the condition that the work be as per the application, supporting statements, dimensional form, and drawings submitted, as initialed by the Chair at the June 9, 2022 hearing.

The five-member Board voted unanimously in favor of the findings and of granting the variance as conditioned (Sullivan, Monteverde, Hickey, Williams, and Marshall). Therefore, the variance is granted as conditioned.

The Board of Zoning Appeal is empowered to waive local zoning regulations only. This decision therefore does not relieve the petitioner in any way from the duty to comply with local ordinances and regulations of the other local agencies, including, but not limited to the Historical Commission, License Commission and/or compliance with requirements pursuant to the Building Code and other applicable codes.

  
Brendan Sullivan, Chair

Attest: A true and correct copy of decision filed with the offices of the City Clerk and Planning Board on 8-5-22 by Mania Pacheco, Clerk.

Twenty days have elapsed since the filing of this decision.

No appeal has been filed \_\_\_\_\_.

Appeal has been filed and dismissed or denied.

Date: \_\_\_\_\_ City Clerk.

**Southern Middlesex - 20/20 Perfect Vision i2 Document Detail Report**

Current datetime: 5/11/2023 10:40:43 AM

Doc#	Document Type	Town	Book/Page	File Date	Consideration
1922586	DECISION			09/07/2022	
<b>Property-Street Address and/or Description</b>					
10 HAZEL ST					
<b>Grantors</b>					
CAMBRIDGE CITY, WHEELIS JOAN					
<b>Grantees</b>					
<b>References-Book/Pg Description Recorded Year</b>					
<b>Registered Land Certificate(s)-Cert# Book/Pg</b>					
249151 01402/81					



**CITY OF CAMBRIDGE**  
 Massachusetts  
**BOARD OF ZONING APPEAL**  
 831 Mass Avenue, Cambridge, MA.  
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2022 01922586  
 Bk: 01402 Pg: 81 Cert#: 249151  
 Doc: DECIS 09/07/2022 12:12 PM

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249151

1402-81



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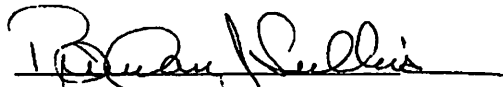
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Brendan Sullivan, Chair

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Twenty days have elapsed since the filing of this decision.

No appeal has been filed

Appeal has been filed and dismissed or denied.

Date: August 30, 2022  City Clerk.

AD144  
1570843  
7-14-11

Doc 01922586

Southern Middlesex Land Court  
Registers District

RECEIVED FOR REGISTRATION

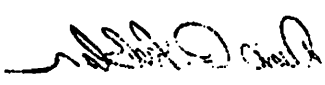
On: Sep 07, 2022 at 12:12P

Document Fee 105.00

Receipt Total: \$105.00

NOTED ON: CERT 249151 BK 01402 PG 81

ALSO NOTED ON:



# Memoranda Of Encumbrances

**Cert No: 249151**

**Book/Page: 01402/81**

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**Cert No** 249151  
**Document** 1570894  
**Number**  
**Kind** MORTGAGE  
**In Favor of**  
**Date of Instr** 07/14/2011  
**Terms**  
**Date of Reg** 07/14/2011  
**Time of Reg** 14:52:12.743

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**Cert No** 249151  
**Document** 1584433  
**Number**  
**Kind** MORTGAGE  
**In Favor of**  
**Date of Instr**  
**Terms**  
**Date of Reg** 12/09/2011  
**Time of Reg** 10:13:25.160

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**Cert No** 249151  
**Document** 1609815  
**Number**  
**Kind** MORTGAGE  
**In Favor of**  
**Date of Instr**  
**Terms**  
**Date of Reg** 08/03/2012  
**Time of Reg** 10:30:43.837

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**Cert No** 249151  
**Document** 1660512  
**Number**

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