



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2021 AUG 30 PM 1:37

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 138047

General Information

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

Special Permit: X

Variance:

Appeal:

PETITIONER: LILY LEE C/O Jookun LIM

PETITIONER'S ADDRESS: 34 Essex Street #1, Cambridge, MA 02139

LOCATION OF PROPERTY: 14-16 Myrtle Ave Cambridge, MA

TYPE OF OCCUPANCY: Residential

ZONING DISTRICT: Residence C-1 Zone

REASON FOR PETITION:

/Additions/

DESCRIPTION OF PETITIONER'S PROPOSAL:

Modification to front porch, existing non-conforming within setback, with additional 37 sq. ft. to accommodate separate entry to units. Existing structure exceeded max. FAR Installation of window wells which is within the setbacks, but will alter the height of building affecting setback requirements.

SECTIONS OF ZONING ORDINANCE CITED:

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

Art. 8.000 Sec. 8.22.2-D (Non-conforming Structure)

Art. 10.000 Sec. 10.40 - (Special Permit)

Original
Signature(s):

(Petitioner (s) / Owner)

JOOKUN LIM

(Print Name)

Address: 34 Essex St #2 CAMBRIDGE MA 02139

Tel. No. 6174078704

E-Mail Address: jookun@gmail.com

Date: 08/23/2021

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 Lily Lee
(OWNER)

Address: 14-16 Myrtle Ave., Cambridge, MA 02138

State that I/We own the property located at 14-16 Myrtle Avenue,
which is the subject of this zoning application.

The record title of this property is in the name of Lily Lee

*Pursuant to a deed of duly recorded in the date 11.05.2012, Middlesex South
County Registry of Deeds at Book 60416, Page 81; or
Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.



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

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


Commonwealth of Massachusetts, County of Middlesex

The above-name Lily Lee personally appeared before me,
this 7th of August, 2021, and made oath that the above statement is true.



Notary

My commission expires _____ (Notary Seal)

**ANDREW S. MCILVAINE, ESQ**
Notary Public
Commonwealth of Massachusetts
My Commission Expires
October 21, 2027

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

ANDREW S. MCILVAINE, ESQ.
Notary Public
Commonwealth of Massachusetts
My Commission Expires
October 31, 2023



BZA Application Form

SUPPORTING STATEMENT FOR A SPECIAL PERMIT

Please describe in complete detail how you meet each of the following criteria referring to the property and proposed changes or uses which are requested in your application. Attach sheets with additional information for special permits which have additional criteria, e.g.; fast food permits, comprehensive permits, etc., which must be met.

Granting the Special Permit requested for 14-16 Myrtle Street, Cambridge, MA (location) would not be a detriment to the public interest because:

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

The window wells does technically increase the height of the building. However, even with the increase height the building, the windows involved will be within the setback. The window wells will encroach into the setback. The increase "building height" does exacerbate the existing non conforming setbacks in the north, west and south side of the building. The east side where the new windows are will remain conforming.

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

NA This is not affected by the addition

C) The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would not be adversely affected by the nature of the proposed use for the following reasons:

NA This is not affected by the addition

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

NA This is not affected by the addition

E) For other reasons, the proposed use would not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this ordinance for the following reasons:

The windows is intended to get more light into the basement and to provide more ventilation to reduce reliance on energy consuming dehumidifier. It should have little to no impact on the character of the ordinance.

***If you have any questions as to whether you can establish all of the applicable legal requirements, you should consult with an attorney.**

BZA Application Form**DIMENSIONAL INFORMATION****Applicant:** LILY LEE**Present Use/Occupancy:** Residential**Location:** 34 Essex Street #1**Zone:** Residence C-1 Zone**Phone:** 6174078704**Requested Use/Occupancy:** Residential

	<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>	2160	2197	1805	(max.)
<u>LOT AREA:</u>	2160	2197	2197	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>	2160	2197	1805	
<u>LOT AREA OF EACH DWELLING UNIT</u>	2160	2197	1805	
<u>SIZE OF LOT:</u>				
WIDTH	46	NA, existing non conforming	50	
DEPTH	56	NA existing	NA	
<u>SETBACKS IN FEET:</u>				
FRONT	7.9 ft	7.9 ft, stair to property line at 5 ft. from street	10 ft. from street	
REAR	11.6	NA existing	20 ft	
LEFT SIDE	2.4 ft	NA existing	13.92 ft	
RIGHT SIDE	16.1 ft	NA existing	13.92 ft	
<u>SIZE OF BUILDING:</u>				
HEIGHT	33.6 ft	33.72 ft	35 ft	
WIDTH	36.5 ft	NA existing	NA existing non conforming	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	0.31	0.30	0.30	
<u>NO. OF DWELLING UNITS:</u>	2	2	2	
<u>NO. OF PARKING SPACES:</u>	2 tandem	2 tandem	2	
<u>NO. OF LOADING AREAS:</u>	NA	NA	NA	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>	NA	NA	NA	

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

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'.

EXISTING LEGEND

SS	SEWER LINE
S	SEWER MANHOLE
V	WATER LINE
G	GAS LINE
Q	UTILITY POLE
W	GAS VALVE
E	OVERHEAD ELECTRIC SERVICE
W	WATER VALVE
□	CATCH BASIN
○	FENCE
205	CONTOUR LINE (MJR)
195	CONTOUR LINE (MNR)
X	SPOT GRADE
⊙	DRAIN MANHOLE
⊗	HYDRANT
⊗	TREE

N/F LAND OF
CONNELL, WILLIAM J.
& MARION F.

N/F LAND OF
HANSIS, WILLIAM J.

N/F LAND OF
RAZI, RANA & ZIBA
RAZI-WOLF

N/F LAND
OF
LIANG,
SHUANG

N/F LAND OF
FLOWER JEREMY &
ELISA

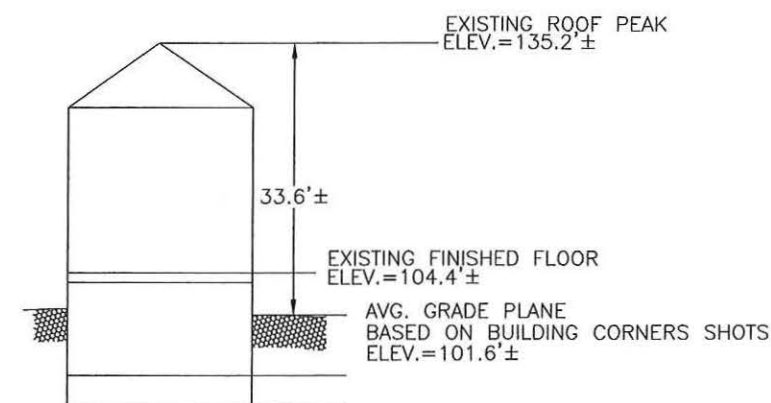
N/F LAND OF
LEE, LILY

#14-16
EXISTING
2.5 STORY
WOOD FRAMED
RESIDENTIAL
DWELLING
F.F.=104.44'
(TAKEN AT
THRESHOLD)

LOT 15
2,408± S.F.

NOTES:

1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 11/18/2020.
2. DEED REFERENCE: BOOK 60416, PAGE 81, PLAN REFERENCE: BOOK 72, PLAN 2, MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS.
3. THIS PLAN IS NOT INTENDED TO BE RECORDED.
4. I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25017C0438E, PANEL NUMBER 0438E, COMMUNITY NUMBER: 250186, DATED JUNE 4, 2010.
5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAN NO SUCH EASEMENTS EXIST.
6. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.
7. NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS PETER NOLAN & ASSOCIATES LLC ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.
8. ZONING DISTRICT = RESIDENCE C-1



EXISTING PROFILE
NOT TO SCALE

NOTE:

Excavate by air spade, the proposed sauna tube foundation locations. No roots shall be cut with out permission of the City Arborist. Relocate porch foundations as needed to avoid significant roots.

MYRTLE AVENUE
(PUBLIC WAY - 30' WIDE)

GRAPHIC SCALE



PETER NOLAN & ASSOCIATES LLC SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR, NOR FOR THE SAFETY OF PUBLIC OR CONTRACTOR'S EMPLOYEES, OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORKING ACCORDANCE WITH THE CONTRACT DOCUMENTS.
THE EXTENT OF PETER NOLAN & ASSOCIATES LIABILITY FOR THIS PLAN IS LIMITED TO THE EXTENT OF ITS FEE LESS THIRD PARTY COST.
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All Rights Reserved

NO PART OF THIS DOCUMENT MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC, MECHANICAL, PHOTOCOPYING, RECORDING OR OTHERWISE, WITHOUT THE PRIOR WRITTEN PERMISSION OF PETER NOLAN & ASSOCIATES LLC. ANY VIOLATIONS TO THIS DOCUMENT REGARDING THE WRITTEN PERMISSION OF PETER NOLAN & ASSOCIATES LLC SHALL BE PENALIZED AS UNLAWFUL.

SCALE	1"=5'	Updated 07/27/2021	PNA
DATE	11/20/2020	REV	DATE
SHEET	1	REVISION	BY
PLAN NO.	1 OF 1	14-16 MYRTLE AVENUE CAMBRIDGE MASSACHUSETTS	
CLIENT:		PLOT PLAN OF LAND	
DRAWN BY			
CHKD BY	P.N.	PETER NOLAN & ASSOCIATES LLC LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS	
APPD BY	P.N.	697 CAMBRIDGE STREET, SUITE 103 BRIGHTON MA 02135 PHONE: 857 891 7478/617 782 1533 FAX: 617 202 5691 EMAIL: pnolan@pnasurveyors.com	
			SHEET NO. 1



14-16 MYRTLE
AVENUE
CAMBRIDGE,
MA 02138

project

LILY LEE

client



10.15.2020

revisions

12.18.2020

updated for dpw 02.04.2021

updated for dpw 02.26.2021
updated 03.20.2021

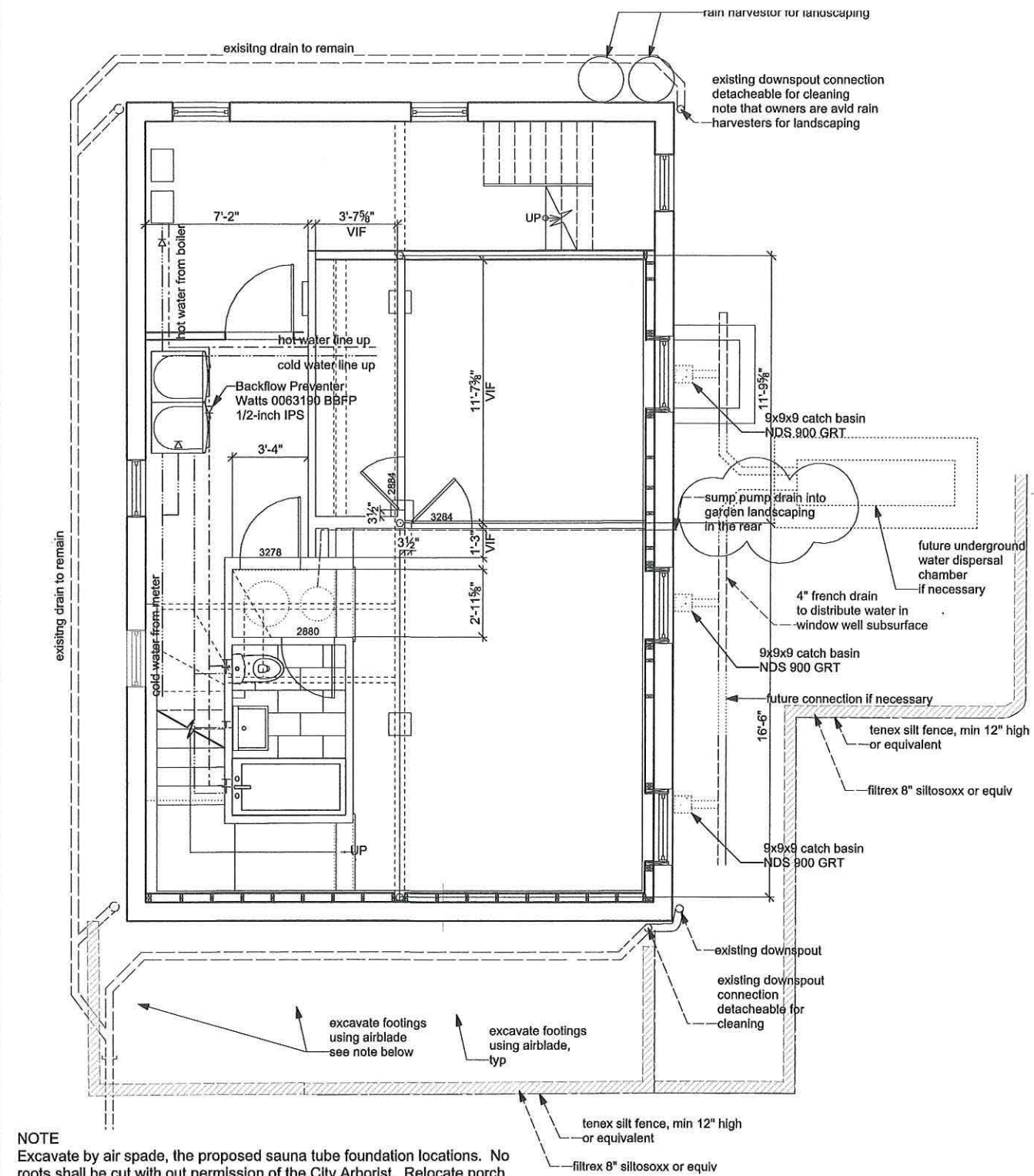
updated 03.30.2021

updated 07.29.2021
updated 08.17.2021

updated 08.17.2021

A1.0

PERMIT SET

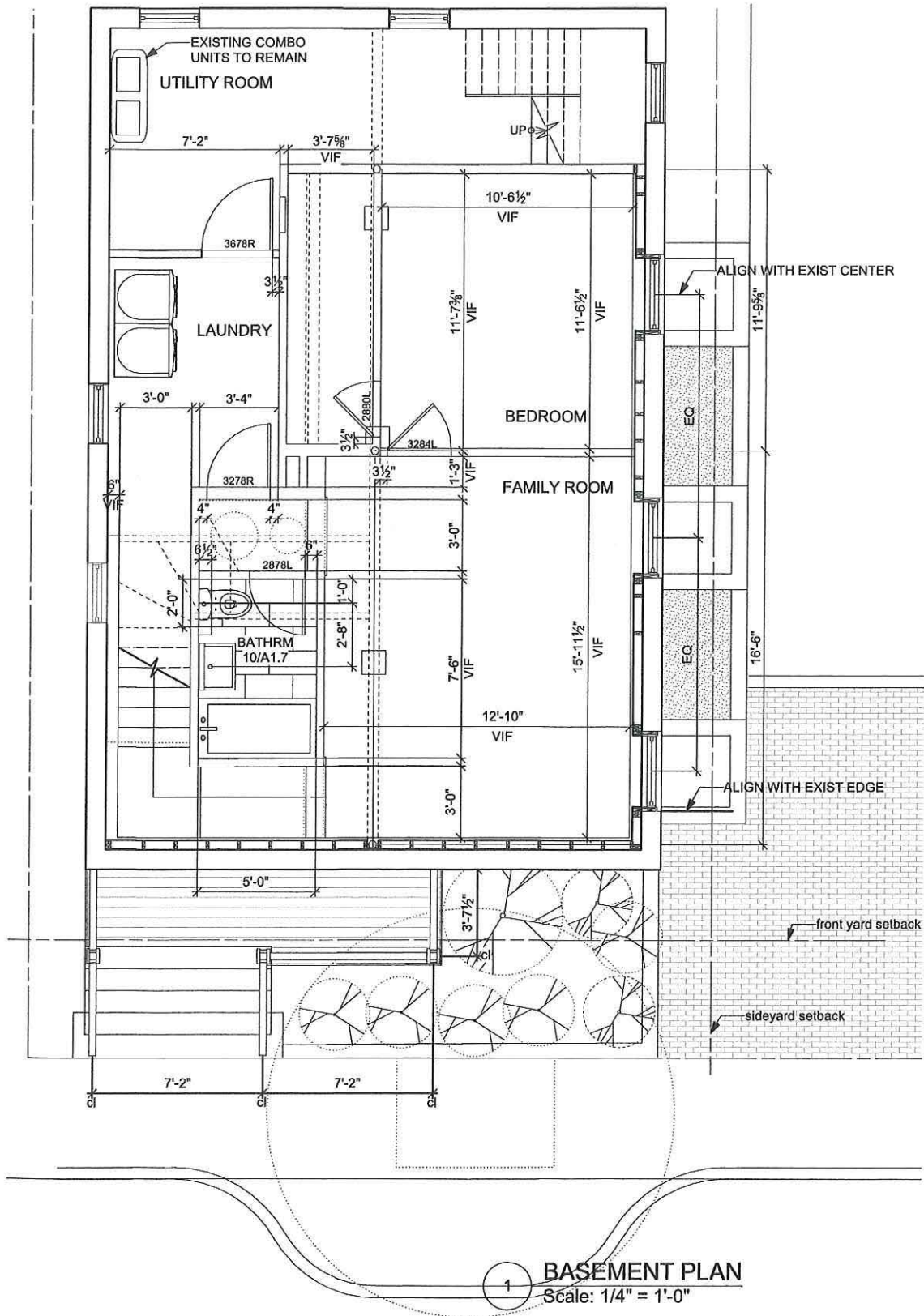


NOTE
Excavate by air spade, the proposed sauna tube foundation locations. No roots shall be cut with out permission of the City Arborist. Relocate porch foundations as needed to avoid significant roots.

BASEMENT DIAGRAM

Scale: $1/4" = 1'-0"$

showing location of backflow preventers in plumbing in basement
showing location of sump pump, and discharge
showing water mitigation for walkway outside window



BASEMENT PLAN

Scale: $1/4" = 1'-0"$



34 ESSEX STREET
CAMBRIDGE, MA 02139

14-16 MYRTLE
AVENUE
CAMBRIDGE,
MA 02138

project

LILY LEE

client

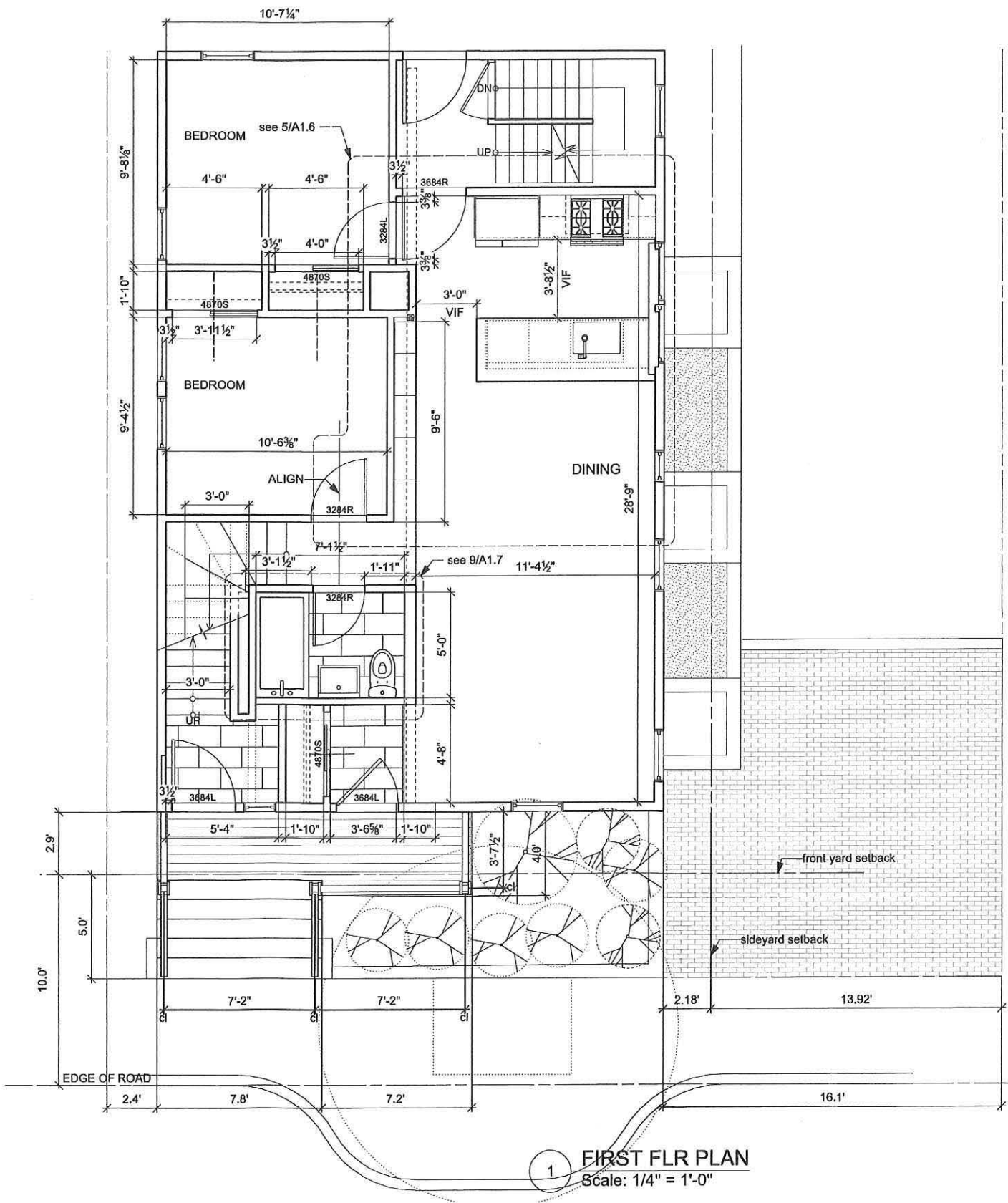


10.15.2020

revisions

updated 03.30.2021

updated 08.17.2021



A1.1

PERMIT SET

LILY LEE

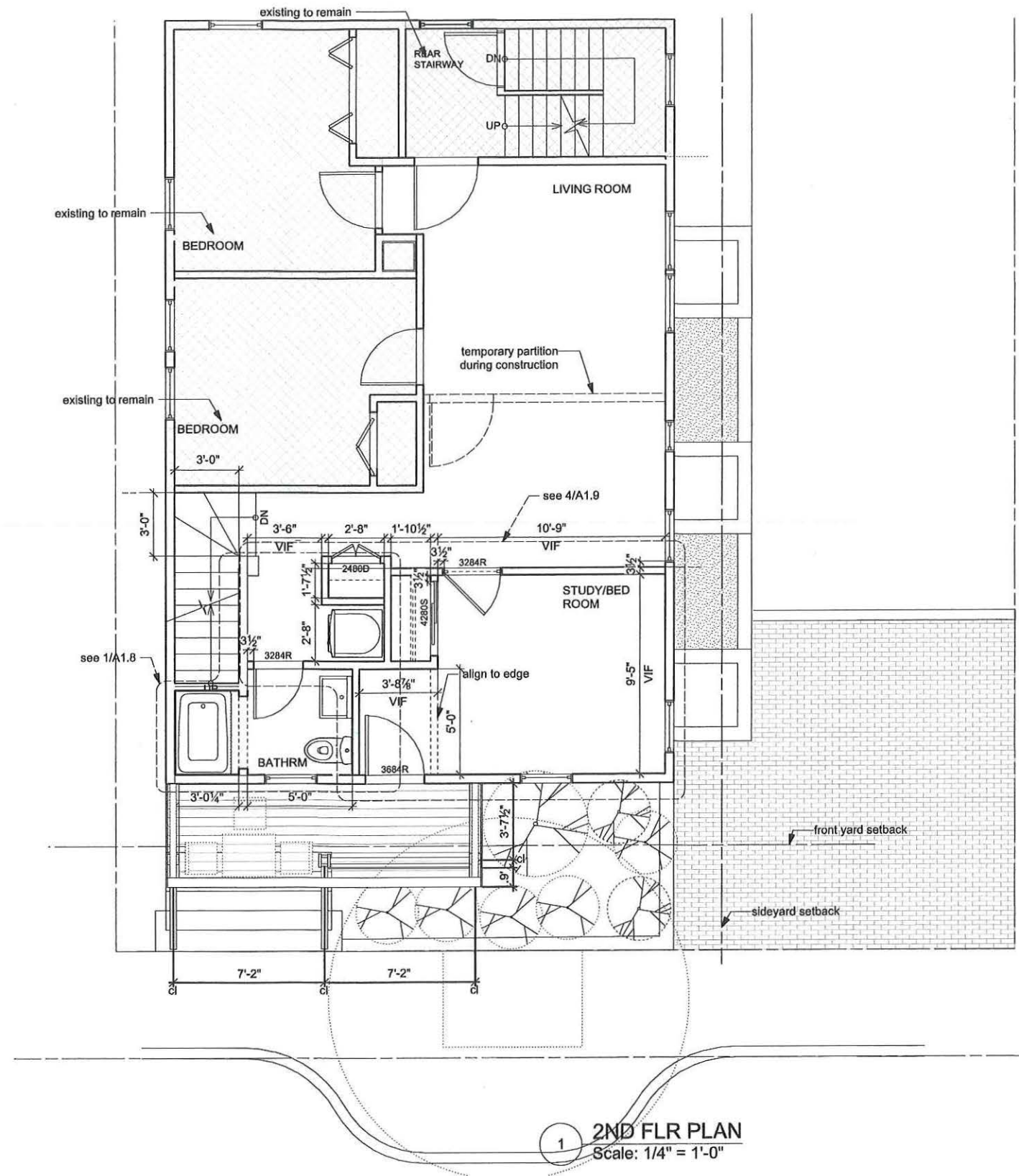
client



updated 08.17.2021

[illegible]

A1.2



14-16 MYRTLE
AVENUE
CAMBRIDGE,
MA 02138
project

LILY LEE
client

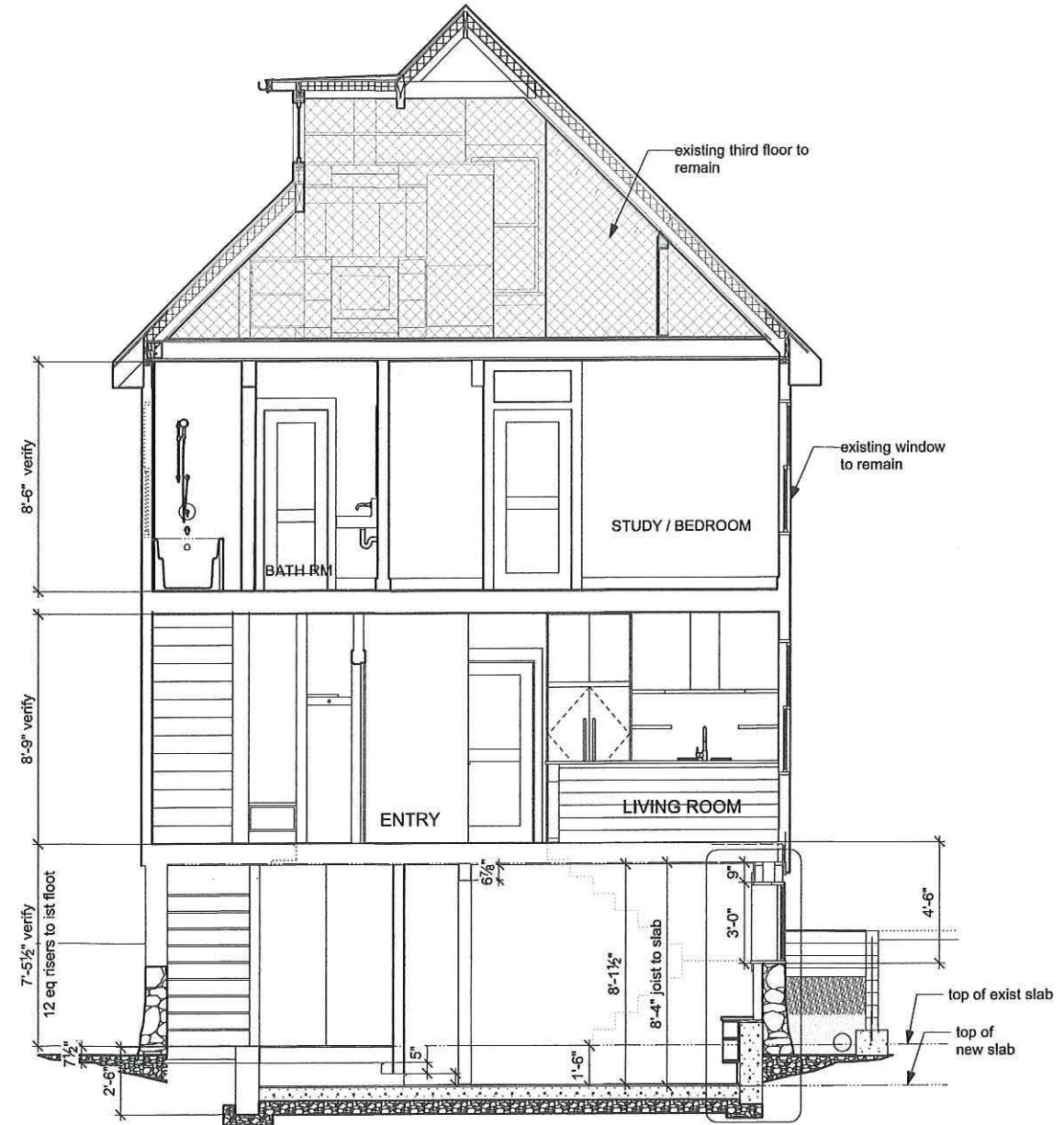


10.15.2020
revisions
updated 08.17.2021

A1.3
PERMIT SET



2 FRONT ELEVATION W
Scale: 1/4" = 1'-0"



1 SECTION
Scale: 1/4" = 1'-0"

14-16 MYRTLE
AVENUE
CAMBRIDGE,
MA 02138

project

LILY LEE
client



10.15.2020

revisions

updated 08.17.2021



1 S ELEVATION
Scale: 1/4" = 1'-0"

A1.4

14-16 MYRTLE
AVENUE
CAMBRIDGE,
MA 02138

project

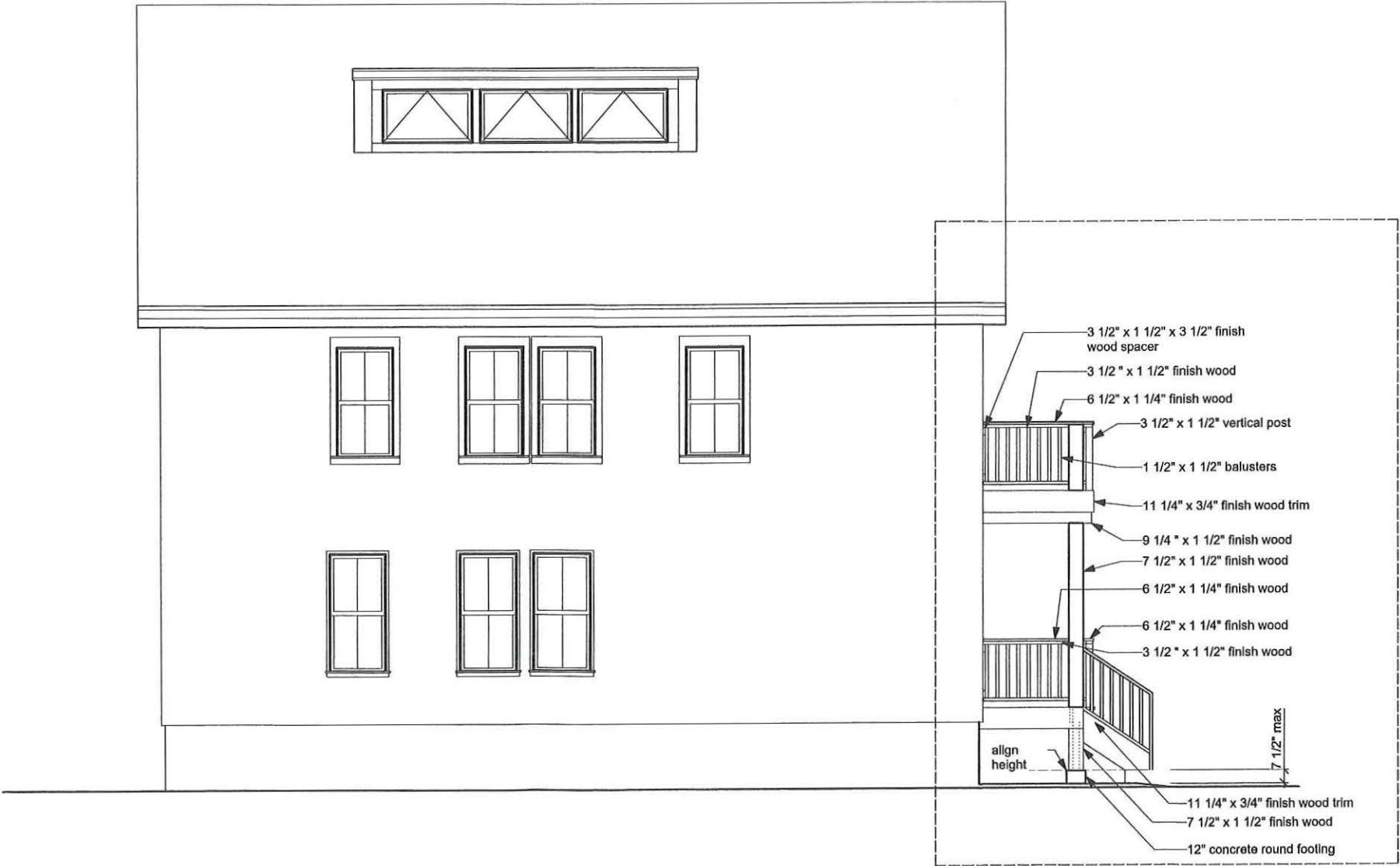
LILY LEE
client



10.15.2020

revisions

updated 08.17.2021

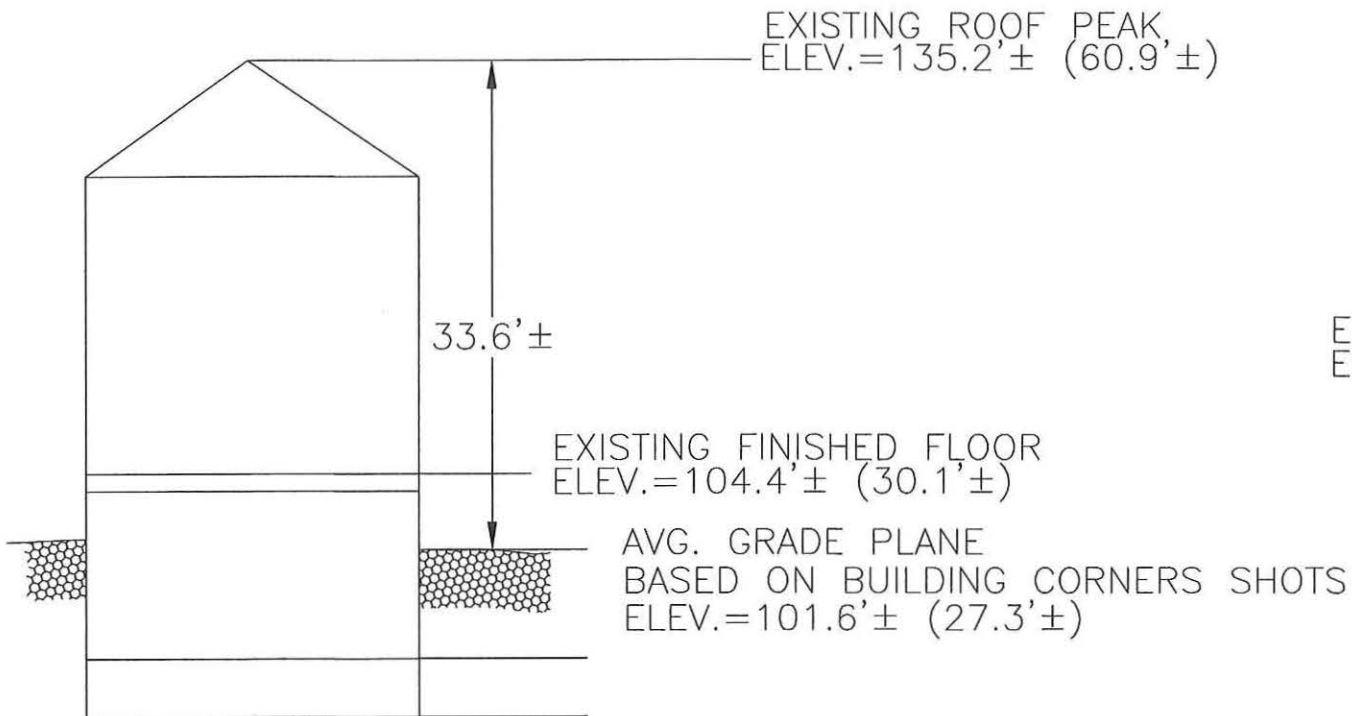


1 S ELEVATION
Scale: 1/4" = 1'-0"

A1.5

EXISTING LEGEND	
—SS—	SEWER LINE
⊗	SEWER MANHOLE
—W—	WATER LINE
—G—	GAS LINE
⊕	UTILITY POLE
⊗	GAS VALVE
—E—	OVERHEAD ELECTRIC SERVICE
⊕	WATER VALVE
□	CATCH BASIN
—O—	FENCE
—205—	CONTOUR LINE (MJR)
—195—	CONTOUR LINE (MNR)
X	SPOT GRADE
⊗	DRAIN MANHOLE
⊕	HYDRANT
⊕	TREE

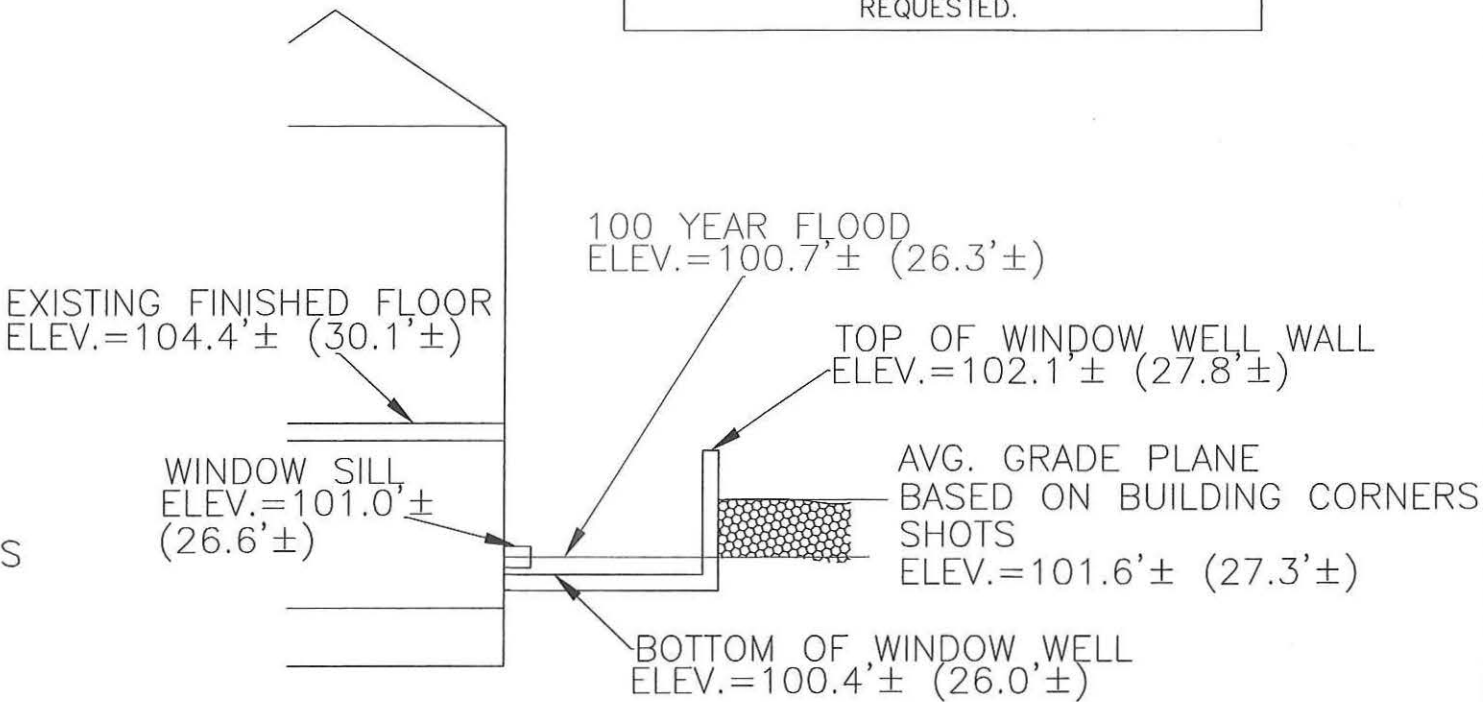
*** ELEVATIONS SHOWN ARE BASED ON AN ASSUMED DATUM
ELEVATIONS IN BRACKETS ARE BASED ON CITY OF CAMBRIDGE DATUM, TAKEN FROM CITY OF CAMBRIDGE FLOOD VIEWER V2.1 AS REQUESTED.



EXISTING PROFILE
NOT TO SCALE

** FLOOD ELEVATION = 26.3' **

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PROPOSED WINDOW WELL
PROFILE
NOT TO SCALE

** FLOOD ELEVATION = 26.3' **

SCALE	N.T.S.			
DATE	11/20/2020	REV	DATE	REVISION
SHEET	1			BY
PLAN NO.	1 OF 1	14-16 MYRTLE AVENUE CAMBRIDGE MASSACHUSETTS		
CLIENT:	SECTION PROFILES			
DRAWN BY	PETER NOLAN & ASSOCIATES LLC LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS 697 CAMBRIDGE STREET, SUITE 103 BRIGHTON MA 02135 PHONE: 857 891 7478/617 782 1533 FAX: 617 202 5691 EMAIL: pnolan@pnasurveyors.com			
CHKD BY	PETER NOLAN & ASSOCIATES LLC			
APPD BY	PETER NOLAN & ASSOCIATES LLC			
SHEET NO. 2				



West Elevation (Existing)



West Elevation (Proposed)



East Elevation (Existing)



Surrounding Houses (similar as originally built)



East Elevation (Proposed)



Even Side of Street



Odd Side of Street



Magnolia Street (north view)



Magnolia Street (south view)

EXISTING LEGEND	
SS	SEWER LINE
⊙	SEWER MANHOLE
—V—	WATER LINE
—G—	GAS LINE
⊙	UTILITY POLE
⊗	GAS VALVE
—E—	OVERHEAD ELECTRIC SERVICE
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N/F LAND OF
CONNELL, WILLIAM J.
& MARION F.

N/F LAND OF
HANSIS, WILLIAM J.

N/F LAND OF
RAZI, RANA & ZIBA
RAZI-WOLF

N/F LAND
OF
LIANG,
SHUANG

N/F LAND OF
FLOWER JEREMY &
ELISA

N/F LAND OF
LEE, LILY

#14-16
EXISTING
2.5 STORY
WOOD FRAMED
RESIDENTIAL
DWELLING
F.F.=104.44'
(TAKEN AT
THRESHOLD)

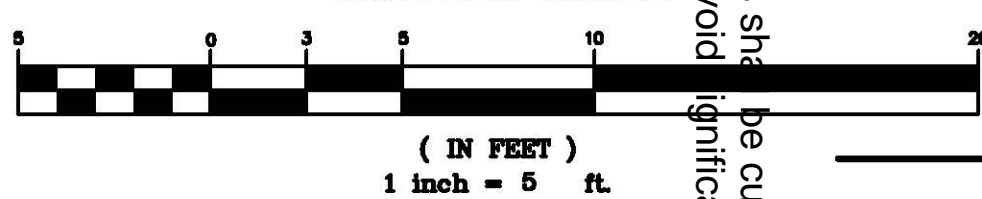
LOT 15
2,408± S.F.

NOTE:
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Updated 07/27/2021

PNA

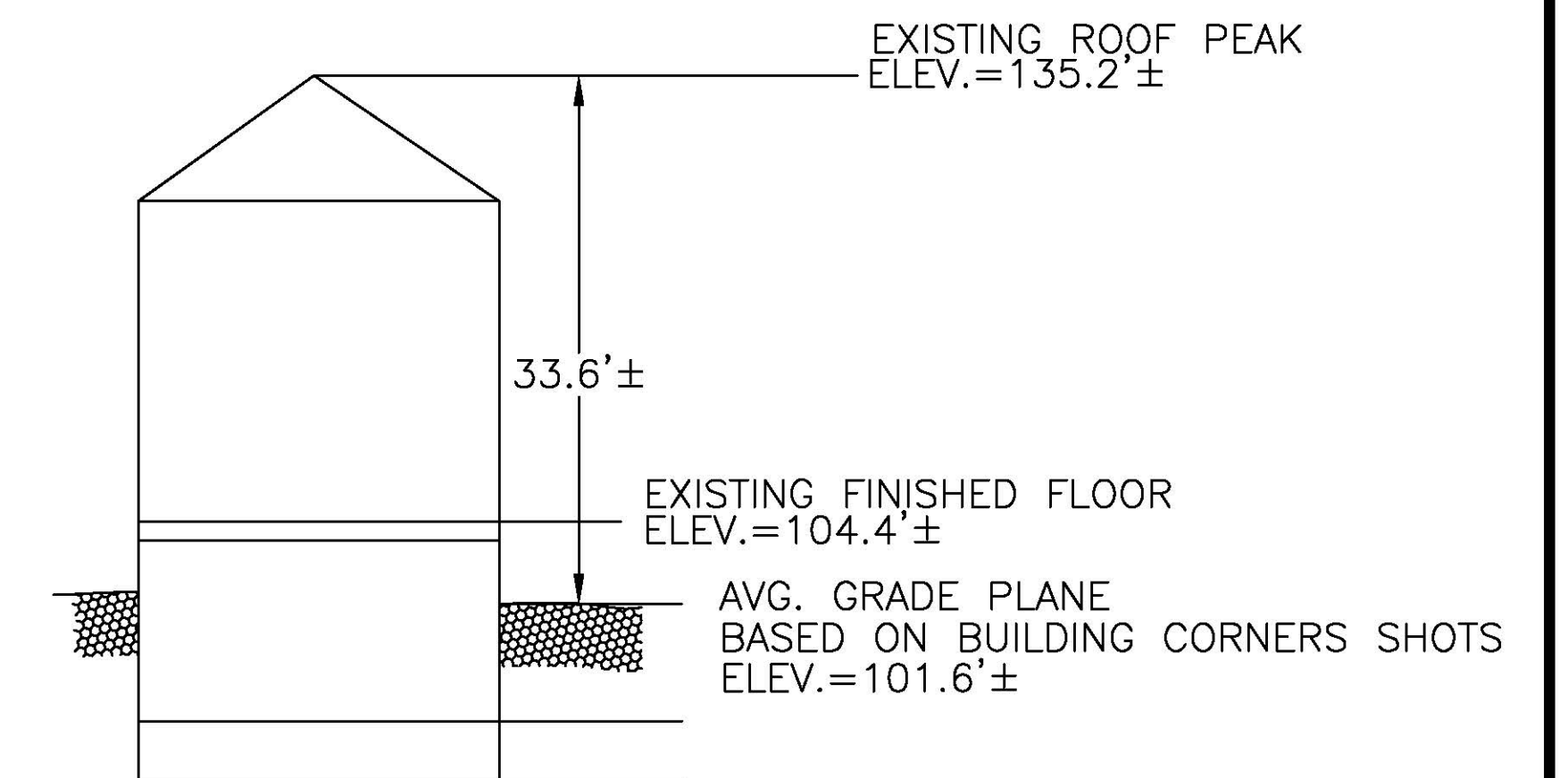
GRAPHIC SCALE



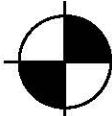
MYRTLE AVENUE
(PUBLIC WAY - 30' WIDE)

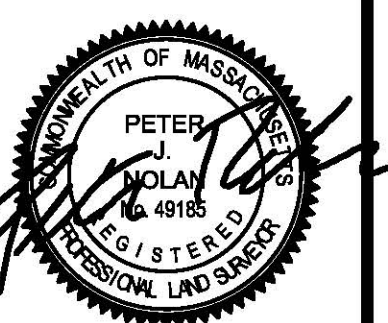
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8. ZONING DISTRICT = RESIDENCE C-1



EXISTING PROFILE
NOT TO SCALE

SCALE 1"=5'				
DATE 11/20/2020	REV	DATE	REVISION	BY
SHEET 1	14-16 MYRTLE AVENUE CAMBRIDGE MASSACHUSETTS			
PLAN NO. 1 OF 1	PLOT PLAN OF LAND			
CLIENT:				
DRAWN BY				
CHKD BY P.J.N	 PETER NOLAN & ASSOCIATES LLC LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS			
APPD BY P.J.N	697 CAMBRIDGE STREET, SUITE 103 BRIGHTON MA 02135 PHONE: 857 891 7478/617 782 1533 FAX: 617 202 5691 EMAIL: pnolan@pnasurveyors.com			



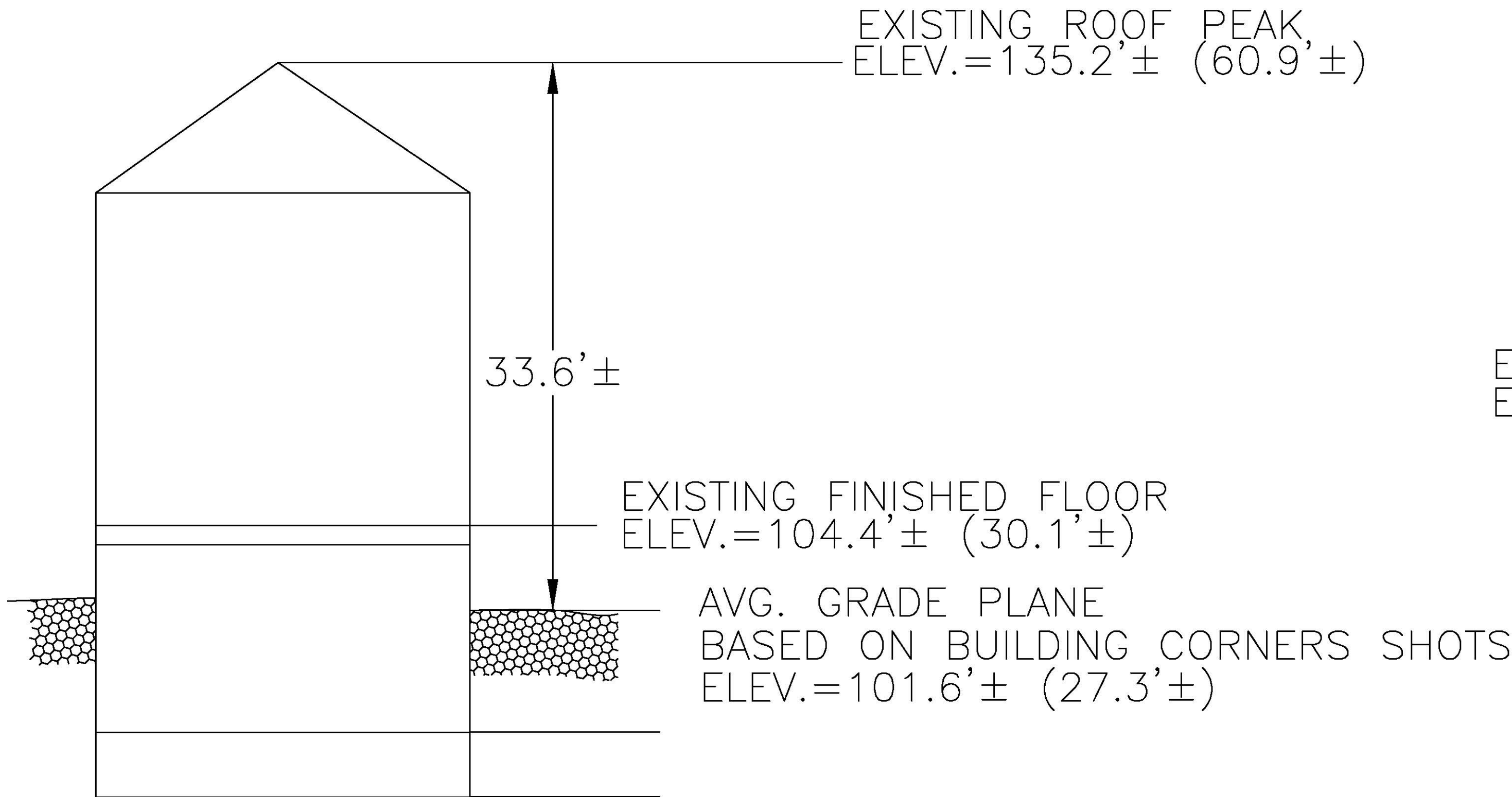
SHEET NO.

1

EXISTING LEGEND

SS	SEWER LINE
⊙	SEWER MANHOLE
W	WATER LINE
G	GAS LINE
UT	UTILITY POLE
GV	GAS VALVE
E	OVERHEAD ELECTRIC SERVICE
WV	WATER VALVE
□	CATCH BASIN
○	FENCE
205	CONTOUR LINE (MJR)
195	CONTOUR LINE (MNR)
X	SPOT GRADE
⊙	DRAIN MANHOLE
HY	HYDRANT
TR	TREE

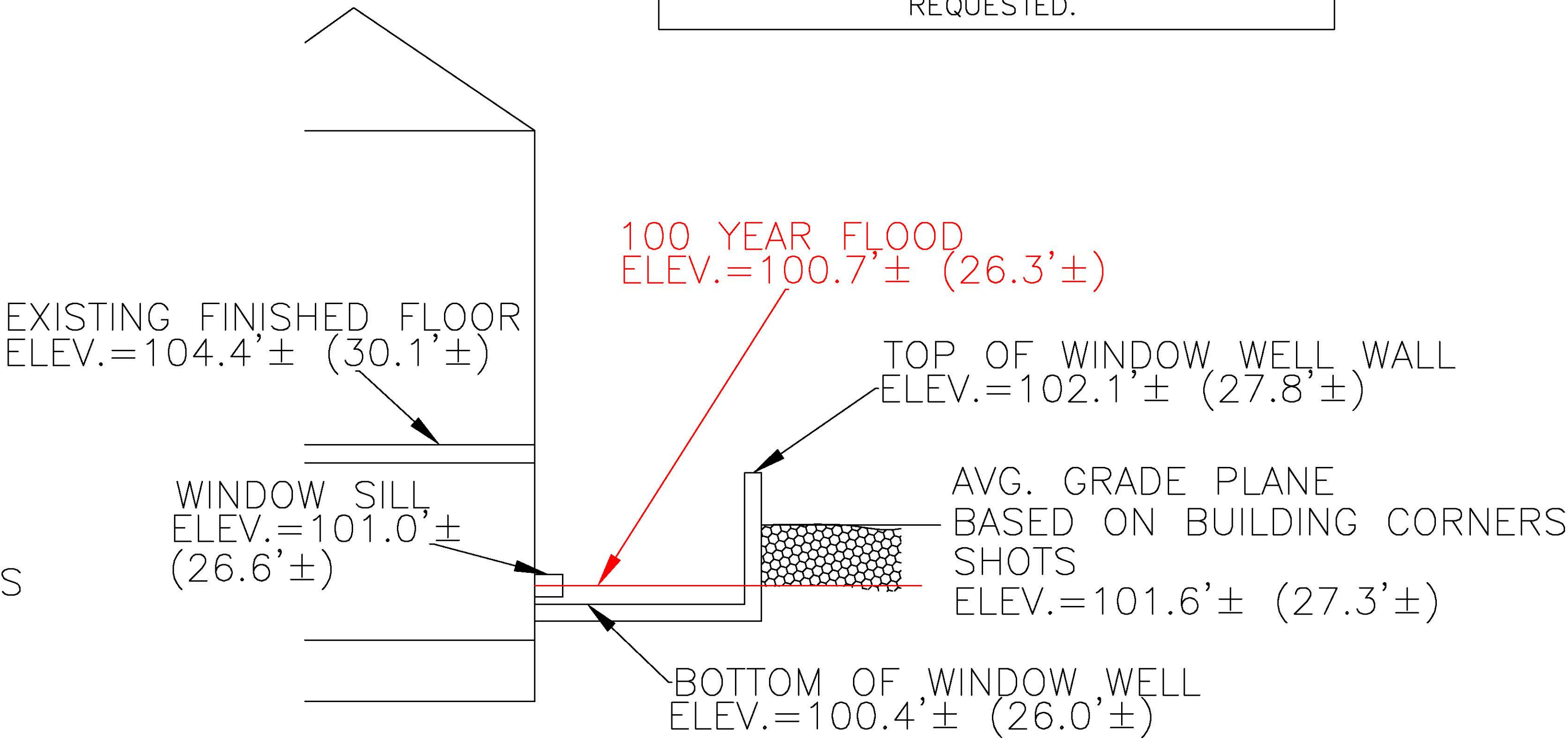
*** ELEVATIONS SHOWN ARE BASED ON AN ASSUMED DATUM
ELEVATIONS IN BRACKETS ARE BASED ON CITY OF CAMBRIDGE DATUM, TAKEN FROM CITY OF CAMBRIDGE FLOOD VIEWER V2.1 AS REQUESTED.



EXISTING PROFILE
NOT TO SCALE

** FLOOD ELEVATION = 26.3' **

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ELEVATIONS IN BRACKETS ARE BASED ON CITY OF CAMBRIDGE DATUM, TAKEN FROM CITY OF CAMBRIDGE FLOOD VIEWER V2.1 AS REQUESTED.



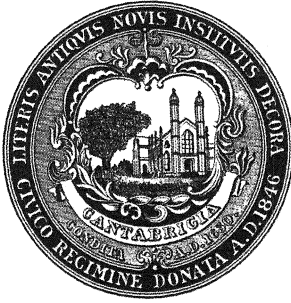
PROPOSED WINDOW WELL
PROFILE
NOT TO SCALE

** FLOOD ELEVATION = 26.3' **

SCALE	N.T.S.				
DATE	11/20/2020	REV	DATE	REVISION	BY
SHEET	1	14-16 MYRTLE AVENUE CAMBRIDGE MASSACHUSETTS			
PLAN NO.	1 OF 1	SECTION PROFILES			
CLIENT:					
DRAWN BY					
CHKD BY	P.J.N.	PETER NOLAN & ASSOCIATES LLC LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS			
APPD BY	P.J.N.	697 CAMBRIDGE STREET, SUITE 103 BRIGHTON MA 02135 PHONE: 857 891 7478/617 782 1533 FAX: 617 202 5691 EMAIL: pnolan@pnasurveyors.com			

SEAL OF THE COMMONWEALTH OF MASSACHUSETTS
PETER J. NOLAN
49185
REGISTERED PROFESSIONAL LAND SURVEYOR

SHEET NO.
2



Mid Cambridge Neighborhood Conservation District Commission

831 Massachusetts Avenue, Cambridge, Massachusetts 02139
Telephone: 617 349 4683 Fax: 617 349 3116 TTY: 617 349 6112
E-mail: histsncds@cambridgema.gov
URL: <http://www.cambridgema.gov/Historic/midcambridgehome.html>

Tony Hsiao, *Chair*, Lestra Litchfield, *Vice Chair*
Monika Pauli, Charles Redmon, *Members*
Margaret McMahon, *Alternate*

CERTIFICATE OF APPROPRIATENESS

PROPERTY: **14-16 Myrtle Avenue**

OWNER: **Lilly Lee**
14-16 Myrtle Avenue
Cambridge, MA 02139

The Mid Cambridge Neighborhood Conservation District Commission hereby certifies, pursuant to Title 2, Chapter 2.78, Article III, Section 2.78.140-270 of the Code of the City of Cambridge and the City Council order establishing the Commission, that the construction described below is not incongruous to the historic aspects or architectural character of the building or district:

Replace front entry porch, not original to the building. Enlarge basement windows on side of building and add window wells.

Work is to be carried out as depicted in the plans and drawings titled "14-16 Myrtle Avenue," by JLim Design and dated June 4, 2021.

The plans and specifications that were submitted with the application are incorporated into this certificate, which is non binding on the applicant.

This certificate is granted upon the condition that the work authorized is commenced within six months after the date of issuance. If the work authorized by this certificate is not commenced within six months after the date of issuance, or if such work is suspended in significant part for a period of one year after the time the work is commenced, this certificate shall expire and be of no further effect; provided that, for cause, one or more extensions not exceeding ninety days each may be allowed in writing by the Chairman.

Case Number: **MC 6225**

Date of Certificate: **August 2, 2021**

Attest: A true and correct copy of decision filed with the office of the City Clerk and the Mid Cambridge Neighborhood Conservation District Commission on August 3, 2021.

By Tony Hsiao/aac, Chair

Twenty days have elapsed since the filing of this decision.

No appeal has been filed _____. Appeal has been filed _____.

Date _____, City Clerk

14-16 Myrtle Ave

Petitioner

141-21
ROSELLI, RHONDA AND BRUCE HASSUK
17 MYRTLE AVE
CAMBRIDGE, MA 02138-3218

141-42
CONNELL, WILLIAM J. &
MARION F. CONNELL, A LIFE ESTATE
27 LINE ST
CAMBRIDGE, MA 02138-3202

JOOKUN LIM
34 ESSEX STREET #1
CAMBRIDGE, MA 02139

141-52
LEE, LILY
10 MYRTLE AVE
CAMBRIDGE, MA 02138

141-44
RAZI, RANA & ZIBA RAZI-WOLF
73 WALNUT ST., APT #6
NEWTON, MA 02460

141-53
LEE, LILY
14-16 MYRTLE AVE
CAMBRIDGE, MA 02138

141-22
WANG, FAN & MARC WAGNER
70 LINCOLN STREET - APT L215
BOSTON, MA 02111

141-41
CUNHA, JOHN H. JR.
23-25 LINE ST
CAMBRIDGE, MA 02138

141-54
FLOWER, JEREMY & ELISA FLOWER
18 MYRTLE AVE
CAMBRIDGE, MA 02138

141-101
ROUGHAN, BRIAN & KERRY MCDONALD
19 MYRTLE AVE
CAMBRIDGE, MA 02139

141-51
PIEROTTI, ALBERTO & TIA ANN CHAPMAN
6 MYRTLE AVE
CAMBRIDGE, MA 02138

141-45
LIANG, SHUANG
33 LINE ST UNIT #1
CAMBRIDGE, MA 02138

141-45
KRAMER, LINDA MARGARET
33 LINE ST., UNIT #2
CAMBRIDGE, MA 02138

141-46
BOYLE, JENNIFER & PETER NIGRO
35 LINE ST. UNIT 2
CAMBRIDGE, MA 02138

141-46
DAWOOD, SHUJA T, & OLIVIA Y. DAWOOD
35 LINE ST. UNIT 1
CAMBRIDGE, MA 02138

141-43
HANSIS, WILLIAM J.
29 LINE ST
CAMBRIDGE, MA 02138

141-55
PORAT, ORI & KAREN RABI
24 MYRTLE AVENUE.
CAMBRIDGE, MA 02138

October 2, 2021

Cambridge City Hall
Board of Zoning Appeal
831 Massachusetts Avenue
Cambridge MA 02139

Ref: BZA-138047

To whom it may concern,

We are happily writing to express our strong support for our neighbors and friends Lily and Frank Lee at 14-16 Myrtle Ave in their above-referenced variance.

We have known Lily and Frank for many years, our daughters are friends and generally they have been wonderful neighbors and friends. Specifically as it relates to their current project, they have been very transparent and forthcoming with their ideas and design. We believe the changes they are proposing to their property are fair, appropriate and even necessary. And, having reviewed their proposals and drawings, we cannot think of any adverse impact to the street or neighborhood from their project (if anything, the street's aesthetic would benefit from these changes.)

In summary, we wholeheartedly support granting the variances requested and if need be we are available to answer any questions.

Thank you very much.

Sincerely,

Keren and Ori Porat
24 Myrtle Ave
Cambridge MA 02138



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: _____

(Print)

Date: _____

Address: _____

Case No. _____

Hearing Date: _____

Thank you,
Bza Members

Pacheco, Maria

From: Martin Wartak <martinwartak@gmail.com>
Sent: Monday, October 4, 2021 6:38 PM
To: Pacheco, Maria
Subject: Special Permit Application at 14-16 Myrtle Avenue

To whom it may concern,

We live at 23 Myrtle Avenue, and are long time neighbors of Lily Lee and Frank Benesch-Lee at 14-16 Myrtle. We would like to express our support for their new front porch and deck, which we understand requires a special permit application with the BZA.

Regards,

Martin and Michelle Wartak
23 Myrtle Avenue
Cambridge, MA 02138