



CITY OF CAMBRIDGE  
MASSACHUSETTS  
BOARD OF ZONING APPEAL  
831 MASSACHUSETTS AVENUE  
CAMBRIDGE, MA 02139  
617 349-6100

BZA APPLICATION FORM

Plan No: BZA-015619-2018

GENERAL INFORMATION

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

Special Permit :   v   Variance :            Appeal :           

PETITIONER : Margaret Booz - SmartArchitecture

PETITIONER'S ADDRESS : 625 Mount Auburn Street, Suite 206 Cambridge, MA 02138

LOCATION OF PROPERTY : 14 Hubbard Ave Cambridge, MA 02140

TYPE OF OCCUPANCY : R-3 ZONING DISTRICT : Residence C-1 Zone

REASON FOR PETITION :

Dormer

DESCRIPTION OF PETITIONER'S PROPOSAL :

Petitioner proposes to construct a 15' shed dormer on the west side of the house, and a third window on the second floor, center, of the east side of the house.

SECTIONS OF ZONING ORDINANCE CITED :

Article 5.000 Section 5.31 (Table of Dimensional Requirements).

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

Original Signature(s) :

(Petitioner(s) / Owner)

MELODY KOMAROV

(Print Name)

Address :

20 Cottage Street #1  
CAMBRIDGE, MA 02139

Tel. No. :

617.686.6712

E-Mail Address :

KOMAROV@GMAIL.COM

Date : \_\_\_\_\_

BZA APPLICATION FORM - OWNERSHIP INFORMATION

To be completed by OWNER, signed before a notary and returned to The Secretary of the Board of Zoning Appeals.

I/We Joshua Komyarov (OWNER)

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

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

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

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

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

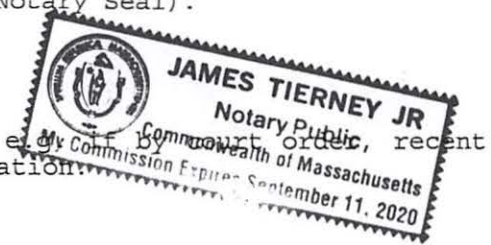
\*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Middlesex

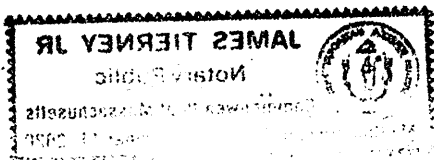
The above-name Joshua Komyarov personally appeared before me, this 8th of Feb, 2018, and made oath that the above statement is true.

[Signature] Notary

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



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



**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 Hubbard Ave Cambridge, MA 02140 (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 Ordinance allows a conforming increase of not more than 25% of the square footage of the existing non-conforming house. Petitioner is requesting permission for an increase of about 14.5% overall. The area of the dormer accounts for 5% of that increase. The proposed window on the east side of the house at the second floor level is the same size as the other two second floor windows on that side of the house. It is proposed in order that a small family space can be made at that floor. Because it is not to accommodate an additional bedroom or a bathroom, privacy issues are not created by granting permission for it.
- 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:  
The proposed dormer is requested so that headroom over the existing stair that allows access to the existing finished third floor of the house will accommodate a standing person of average height, which the headroom does not currently do, and so that a small bathroom can be constructed at the third floor level, stacked over the bathrooms below. No additional bedrooms are being proposed in the house, and no additional living units are being created. Therefore, granting of a Special Permit and construction of the dormer would not generate more traffic, change patterns of access, or cause congestion or hazard in the neighborhood.
- 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:  
The proposed dormer and window have no affect on the continued operation of uses nor on the development of adjacent uses in the neighborhood.
- 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:  
The dormer, as opposed to being a detriment to health or safety, makes the house at 14 Hubbard Avenue safer to use. It has no adverse affect on the driveway and apartment building adjacent. The proposed east window allows additional natural light into the second floor of the house while being architecturally consistent with the other two windows on the facade.
- 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 shed dormer is designed according to the City of Cambridge dormer guidelines, and the east window proposed is the same size as its partner 2nd floor windows. The proposed changes to the house do not derogate from the intention of the Ordinance





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 MASSACHUSETTS  
 BOARD OF ZONING APPEAL  
 831 MASSACHUSETTS AVENUE  
 CAMBRIDGE, MA 02139  
 617 349-6100

2018 FEB 22 AM 11:49

BZA APPLICATION FORM

GENERAL INFORMATION

OFFICE OF THE CITY CLERK  
 CAMBRIDGE, MASSACHUSETTS  
 Plan No: BZA-015619-2018

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Original Signature(s) :   
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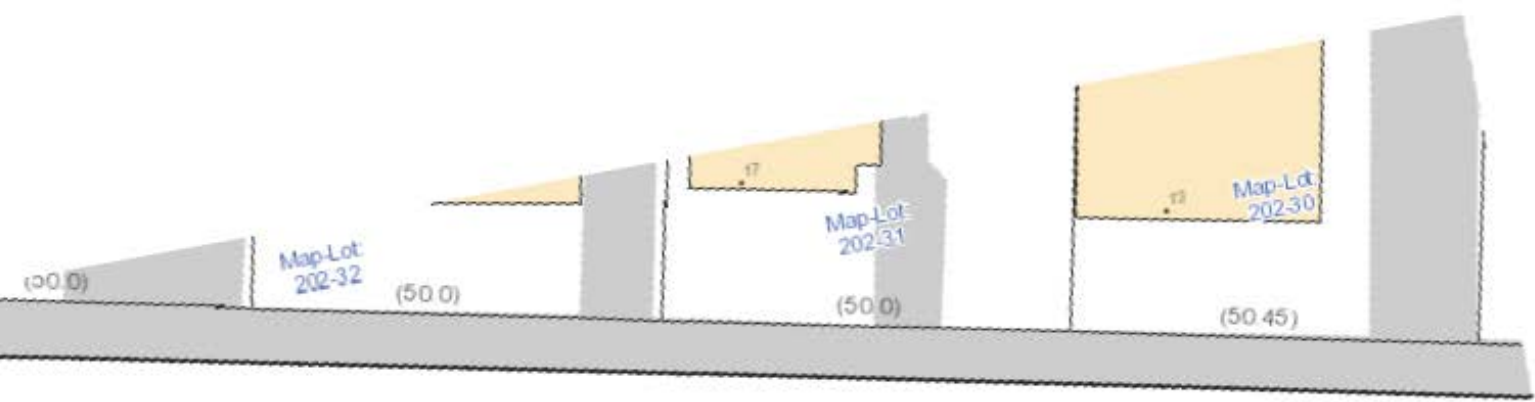
MELODY KOMYEROV  
 (Print Name)

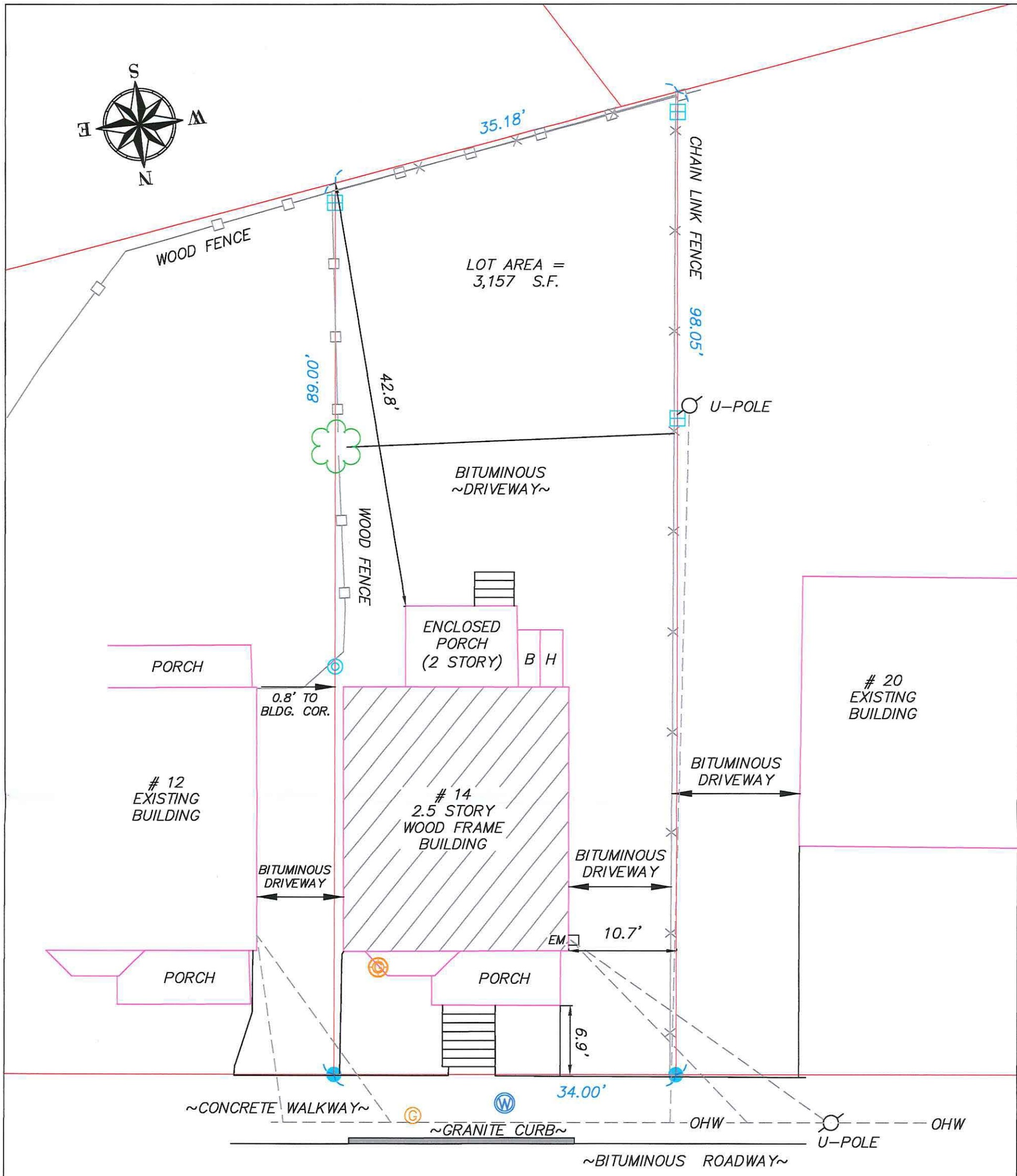
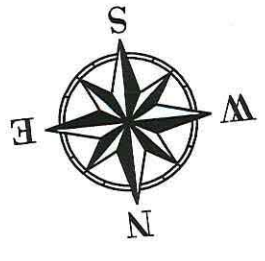
Address : 20 Cottage St. #1  
CAMBRIDGE, MA 02139

Tel. No. : 617 6866712

E-Mail Address : IKOMYEROV@GMAIL.COM

Date : \_\_\_\_\_





**NOTES:**


ALL OFFSETS & DIMENSIONS ARE TO THE SIDING UNLESS OTHERWISE NOTED.

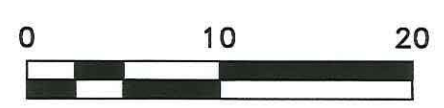
PARCEL IS SUBJECT TO AN EASEMENT AGREEMENT. SEE DEED BOOK 18862 PAGE 580.

BH=BULKHEAD  
EM=ELECTRIC METER  
OHW=OVERHEAD WIRES

**HUBBARD AVENUE**

**LEGEND:**

-  = STAKE - SET
-  = SPIKE - SET
-  = NAIL - SET



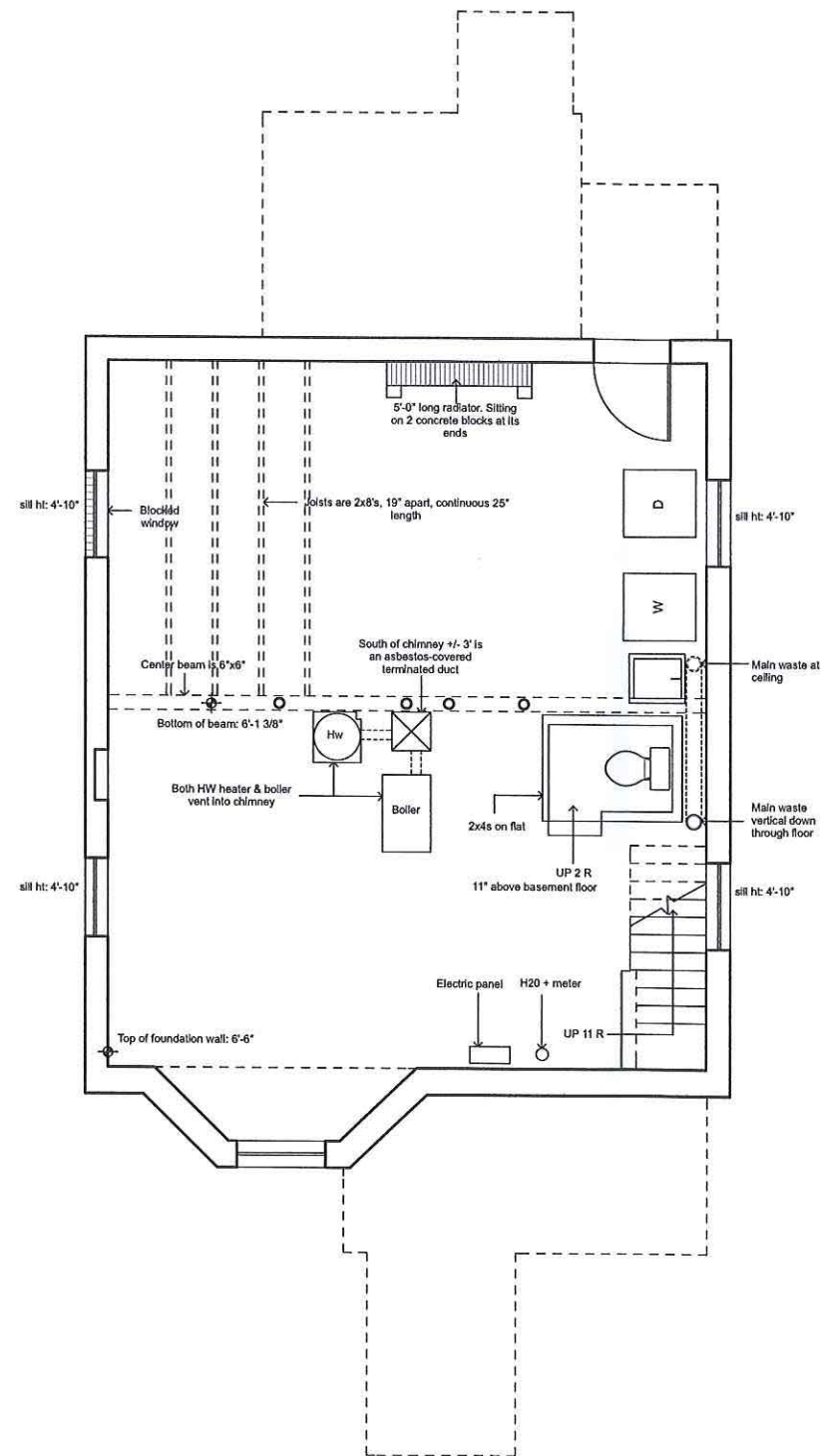
**D. O'BRIEN**  
LAND SURVEYING  
31 HAYWARD STREET UNIT 3-G EST 1996  
FRANKLIN, MA 02038 508-541-0048

PLAN SHOWING EXISTING CONDITIONS  
14 HUBBARD AVENUE  
CAMBRIDGE, MA MIDDLESEX COUNTY

Dennis O'Brien P.L.S.

SCALE: 1:10	DATE: 12/5/2017	REVISED: ---	DRAWN BY: W.M.N.	CHECKED BY: D.O.
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SMART  
ARCHITECTURE  
625 Mount Auburn Street, Suite 206 Cambridge, MA 02138

Komyerov Residence  
14 Hubbard Ave  
Cambridge, MA 02140

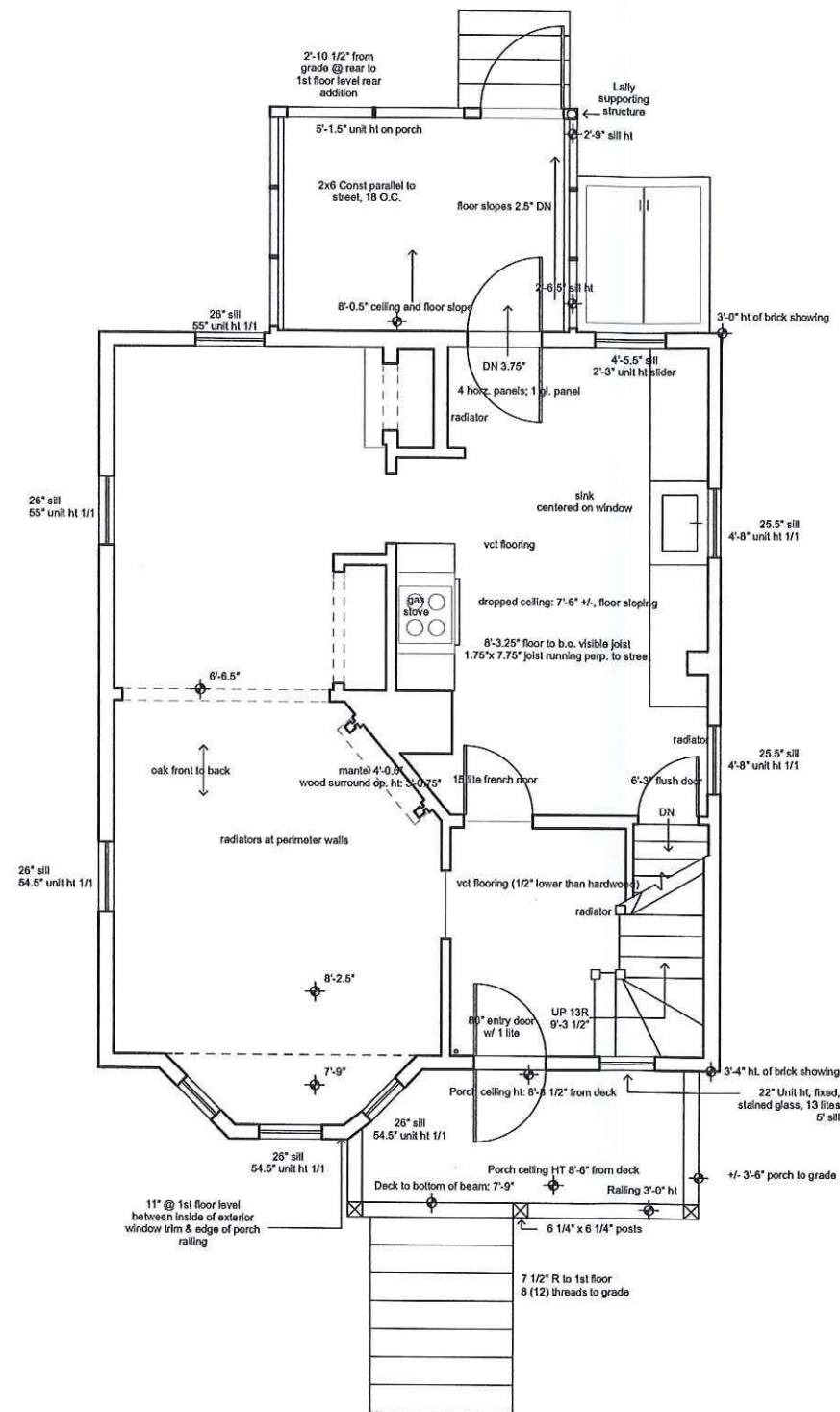
Job number	Komyerov 1723
Scale	as noted
Date	2.9.18
Drawn by	sj/cb
Checked by	

Existing  
Basement Plan

Existing Basement Plan

1/4" = 1'-0" 1

A-x.0



Existing First Floor Plan

1/4" = 1'-0" **1**

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

Komyerov Residence  
14 Hubbard Ave  
Cambridge, MA 02140

Komyerov 1723	
Job number	as noted
Scale	2.9.18
Date	sj/cb
Drawn by	
Checked by	

Existing  
First Floor Plan

A-x.1







Existing Hubbard Elevation (North)

1/4" = 1'-0" **1**

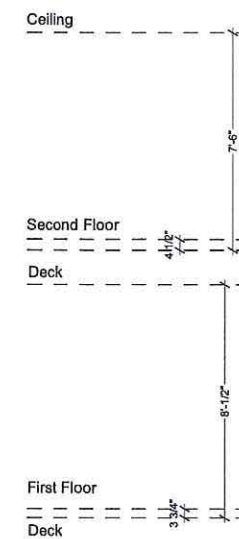
SMART  
ARCHITECTURE  
625 Mount Auburn Street, Suite 205 Cambridge, MA 02138

Komyerov Residence  
14 Hubbard Ave  
Cambridge, MA 02140

Job number	Komyerov 1723
Scale	as noted
Date	2.9.18
Drawn by	aj/cb
Checked by	

Existing  
Hubbard Ave Elevation  
(North)

**A-x.5**



SMART  
ARCHITECTURE  
625 Mount Auburn Street, Suite 205 Cambridge, MA 02138

Komyerov Residence  
14 Hubbard Ave  
Cambridge, MA 02140

Job number	Komyerov 1723
Scale	as noted
Date	2.9.18
Drawn by	aj/cb
Checked by	

Existing  
East Elevation

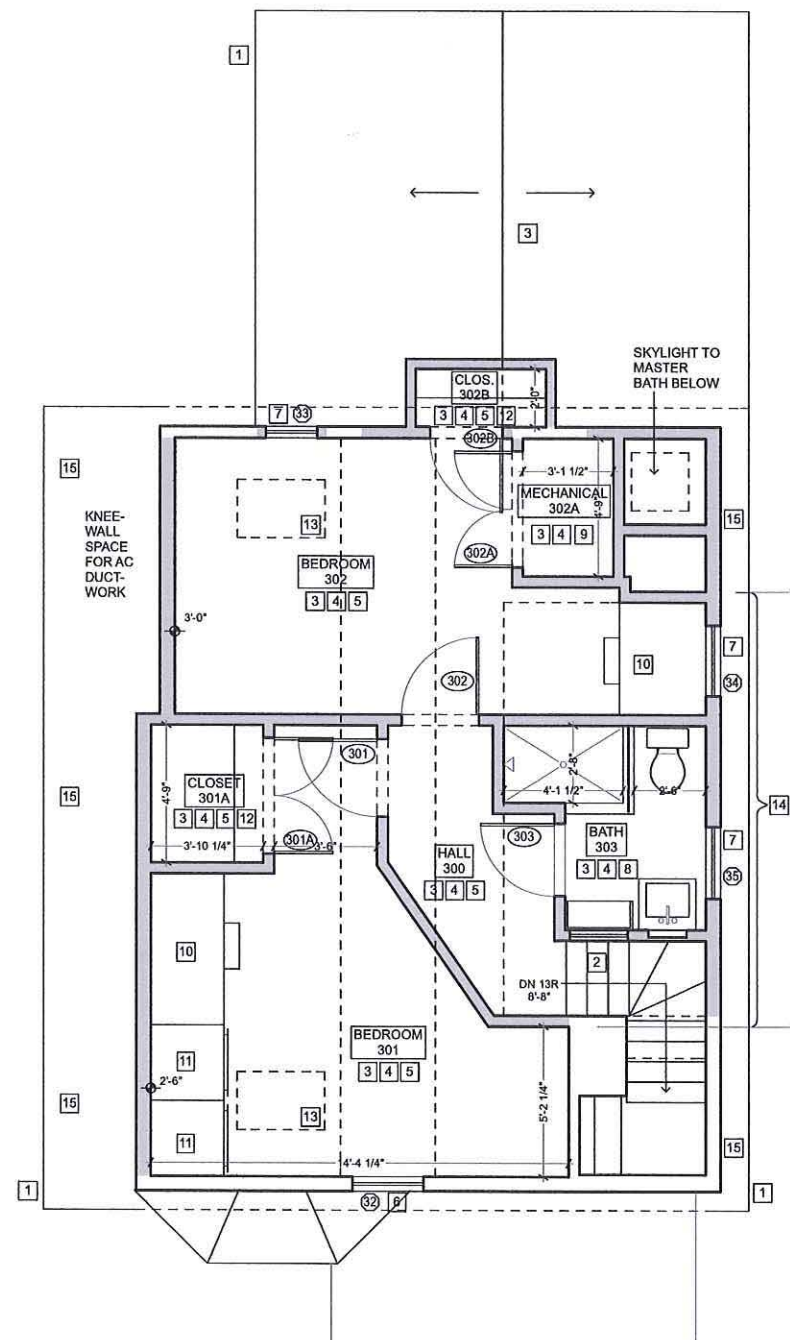
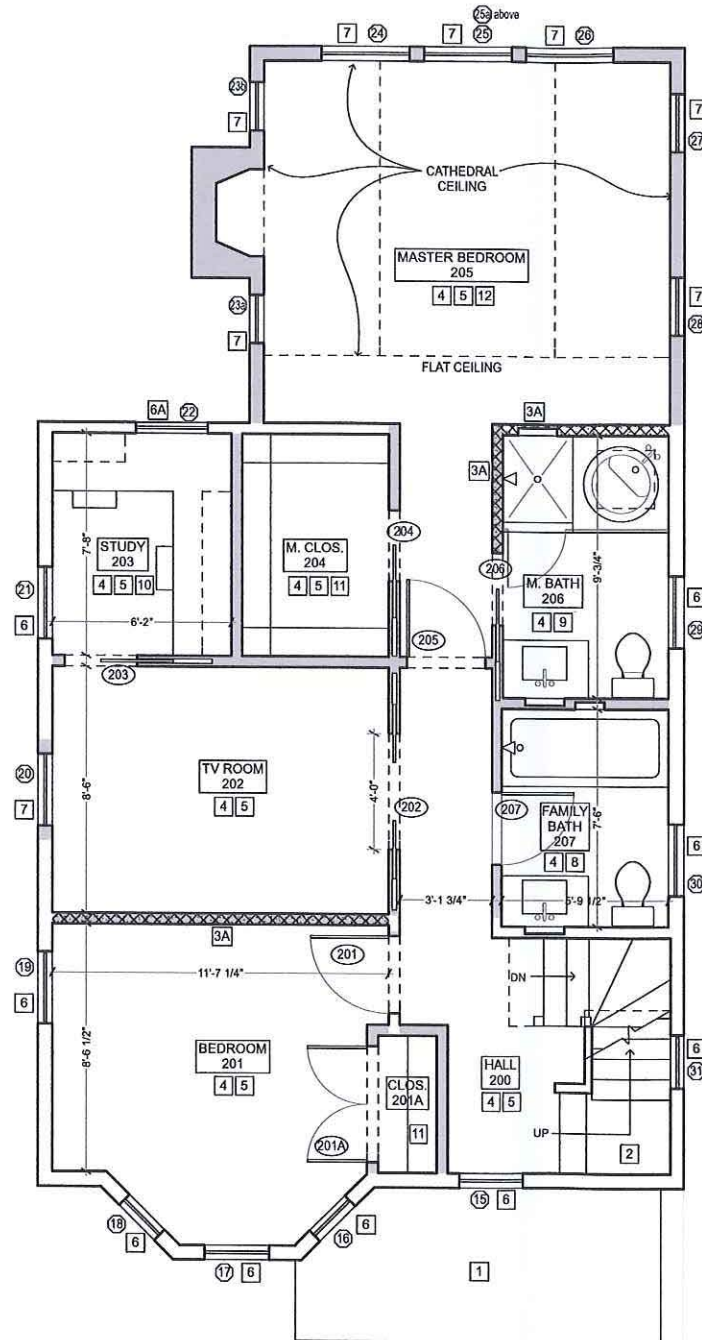
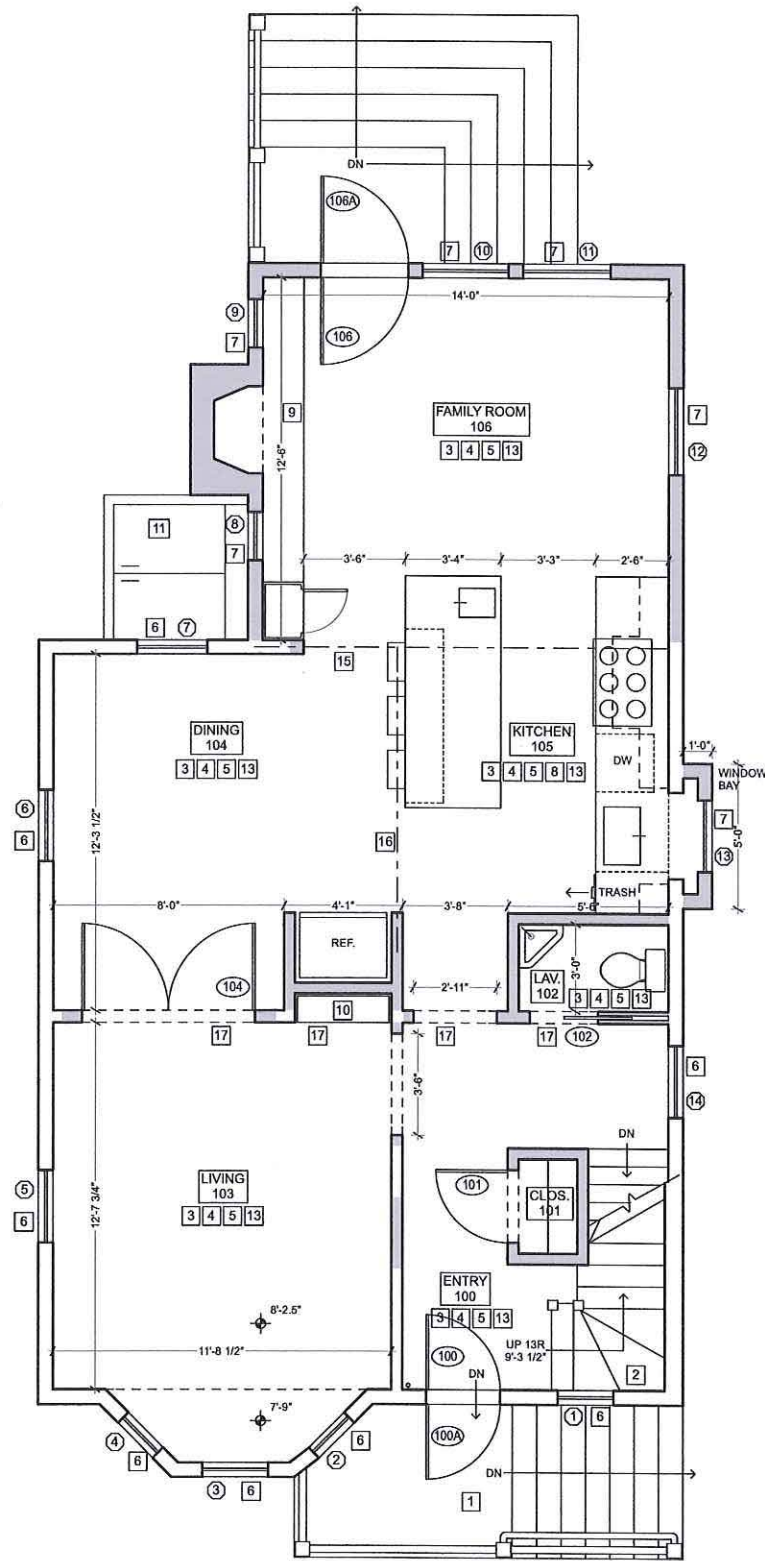
1/4" = 1'-0" **1**

**A-x.6**









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

Komyerov Residence  
14 Hubbard Ave  
Cambridge, MA 02140

Job number	Komyerov 1723
Scale	as noted
Date	2.9.18
Drawn by	a/jcb
Checked by	

Proposed Second and Third Floor Plans



Proposed North Elevation

1/4" = 1'-0"

1



Proposed South Elevation

1/4" = 1'-0"

1

SMART  
ARCHITECTURE  
629 Mount Auburn Street, Suite 205 Cambridge, MA 02138

Komyerov Residence  
14 Hubbard Ave  
Cambridge, MA 02140

Job number	Komyerov 1723
Scale	as noted
Date	2.9.18
Drawn by	aj/cb
Checked by	

Proposed North and South Elevations

A-7.0



Proposed West Elevation

1/4" = 1'-0" **1**

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

Komyerov Residence  
14 Hubbard Ave  
Cambridge, MA 02140

Job number	Komyerov 1723
Scale	as noted
Date	2.9.18
Drawn by	aj/cb
Checked by	

Proposed West Elevation

A-7.1



Proposed East Elevation

1/4" = 1'-0" **1**

SMART ARCHITECTURE  
625 Mount Auburn Street, Suite 208 Cambridge, MA 02138

Komyerov Residence  
14 Hubbard Ave  
Cambridge, MA 02140

Job number	Komyerov 1723
Scale	as noted
Date	2.9.18
Drawn by	aj/cb
Checked by	

Proposed East Elevation

A-7.2



14 Hubbard Ave







# CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2<sup>nd</sup> Floor, Cambridge, Massachusetts 02139  
Telephone: 617 349 4683 TTY: 617 349 6112  
E-mail: histcomm@cambridgema.gov URL: http://www.cambridgema.gov/Historic

Bruce A. Irving, *Chair*; Susannah Barton Tobin, *Vice Chair*; Charles M. Sullivan, *Executive Director*  
William G. Barry, Jr., Robert G. Crocker, Joseph V. Ferrara, Chandra Harrington, Jo M. Solet, *Members*  
Gavin W. Kleespies, Paula A. Paris, Kyle Sheffield, *Alternates*

## Jurisdiction Advice

To the Owner of Property at 14 Hubbard Avenue

The above-referenced property is subject to the jurisdiction of the Cambridge Historical Commission (CHC) by reason of the status referenced below:

- Old Cambridge Historic District
- Fort Washington Historic District  
(M.G.L. Ch. 40C, City Code §2.78.050)
- Avon Hill Neighborhood Conservation District
- Half Crown – Marsh Neighborhood Conservation District
- Harvard Square Conservation District
- Mid Cambridge Neighborhood Conservation District
- Designated Landmark
- Property is being studied for designation: \_\_\_\_\_  
(City Code, Ch. 2.78., Article III, and various City Council Orders)
- Preservation Restriction or Easement (as recorded)
- Structures is fifty years or more old and therefore subject to CHC review of any application for a demolition permit, if one is required by ISD. (City Code, Ch. 2.78, Article II). See the back of this page for definition of demolition.  
**No demolition permit application anticipated for dormer.**
- No jurisdiction: not a designated historic property and the structure is less than fifty years old.
- No local jurisdiction, but the property is listed on the National Register of Historic Places; CHC staff is available for consultation, upon request.  
Staff comments: \_\_\_\_\_

The Board of Zoning Appeal advises applicants to complete Historical Commission or Neighborhood Conservation District Commission reviews before appearing before the Board.

**If a line indicating possible jurisdiction is checked, the owner needs to consult with the staff of the Historical Commission to determine whether a hearing will be required.**

CHC staff initials SLB Date February 28, 2018

Received by Uploaded to Energov Date February 28, 2018

Relationship to project BZA 15619-2018

cc: Applicant  
Inspectional Services Commissioner



## Demolition Delay Ordinance and Application Information

The Demolition Delay Ordinance (Chapter 2.78, Article II of the Cambridge Municipal Code) was adopted by the City Council in 1979 to afford public review of demolition permit applications for potentially significant buildings. When the Historical Commission determines that a building is significant and should be preserved, demolition will be delayed for up to six months so that solutions can be sought to preserve the building indefinitely. The Ordinance covers all buildings over 50 years old, city-wide. The Historical Commission archives provide dates of construction for all properties in the City.

Demolition is defined in the ordinance as "the act of pulling down, destroying, removing or razing a building or commencing the work of total or substantial destruction with the intent of completing the same." The Inspectional Services Commissioner has provided further guidelines to outline what actions require a demolition permit. **In addition to complete demolition of a building, the following actions may require a demolition permit,**

- **removal of a roof,**
- **removal of one side of a building,**
- **gutting of a building's interior to the point where exterior features (windows, etc.) are impacted, and**
- **removal of more than 25% of a structure.**

Please contact the building inspector or a staff member of the Historical Commission if you have questions about whether a demolition permit is required for a particular project.

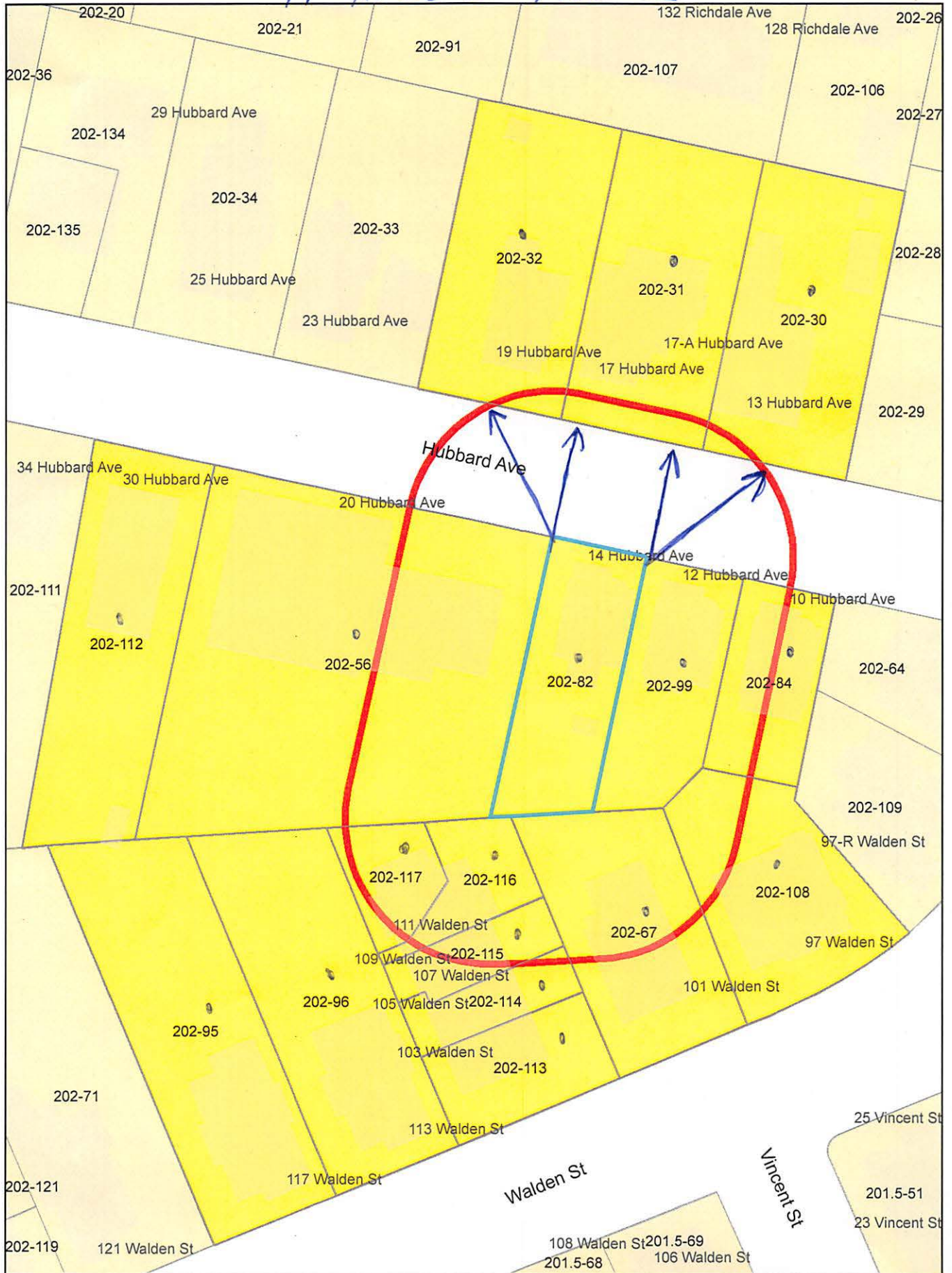
Demolition permit applications can be obtained from the Inspectional Services Department. The completed application should be submitted to the Historical Commission, where the staff will review the application. If the Executive Director of the Historical Commission makes an initial determination that the building is significant, a public hearing will be scheduled with Historical Commission. If the staff makes an initial determination that the building is not significant, the application is released for further review by the Building Commissioner.

More information about the demolition permit application procedures is available on the Historical Commission's web site or by calling or dropping by the Historical Commission office.

July 2003

Cambridge Historical Commission  
831 Massachusetts Ave., 2<sup>nd</sup> Fl.  
Cambridge, MA 02139  
Ph: 617/349-4683 or TTY: 617/349-6112  
<http://www.cambridgema.gov/Historic>

14 Hubbard Avenue



14 Hubbard Ave

Petitioner

202-30  
CRAGWELL, LEROY L. & MYRTLE M. CRAGWELL  
13 HUBBARD AVE  
CAMBRIDGE, MA 02139

202-31  
DUBOIS, CHRISTOPHER  
17 HUBBARD AVE  
CAMBRIDGE, MA 02140

SMART ARCHITECTURE  
C/O MARGARET BOOZ  
625 MT. AUBURN ST. - SUITE 206  
CAMBRIDGE, MA 02138

202-56  
GHADAR, MARGARET TRUSTEE OF  
C/O RENZI BULGER GROUP LLC  
P.O. BOX 750057  
ARLINGTON, MA 02475

202-117  
HOWARD, SUSANNE C.  
111 WALDEN STREET  
CAMBRIDGE, MA 02138

JOSHUA & MELODY KOMYEROV  
20 COTTAGE ST. #1  
CAMBRIDGE, MA 02139

202-56  
GHADAR, MARGARET  
TR. OF THE RADAGHII  
C/O RENZI BULGER GROUP LLC  
P.O. BOX 750057  
ARLINGTON, MA 02475

202-32  
FRITH, JOYCE M. A LIFE ESTATE  
19 HUBBARD AVE  
CAMBRIDGE, MA 02140

202-116  
OREN, GAD & SHIRLY OREN  
38 MATIGNON ROAD  
CAMBRIDGE, MA 02140

202-115  
GARDNER, STANLEY G. &  
JOAN BETHLEHEM TRUSTEES  
107 WALDEN ST  
CAMBRIDGE, MA 02140

202-114  
BOSWELL, MARK & LAURA LYNCH  
105 WALDEN ST  
CAMBRIDGE, MA 02140

202-113  
BARAK, BOAZ & RAVIT BARAK  
103 WALDEN ST  
CAMBRIDGE, MA 02140

202-108  
AHERN, MAUREEN E.,  
TRUSTEE MAUREEN E. AHERN REV TRUST  
97 WALDEN ST  
CAMBRIDGE, MA 02140

202-112  
HORNSTEIN, CATHERINE B.  
30 HUBBARD AVE  
CAMBRIDGE, MA 02139

202-99  
WAKELEY, JOHN & SONIA F. CHALFIN  
12 HUBBARD AVE  
CAMBRIDGE, MA 02140

202-67  
BURKE, KEVIN & MARJORIE R. PRAGER  
101 WALDEN ST  
CAMBRIDGE, MA 02140

202-82  
WEEMS, LEONA BERNICE  
14 HUBBARD AVE.  
CAMBRIDGE, MA 02140

202-84  
STUCKEY, BRENDA THOMPSON &  
KENNETH F. THOMPSON  
10 HUBBARD AVE  
CAMBRIDGE, MA 02140

202-95  
MORROW, TIMOTHY J. & PATRICIA J MORROW  
117 WALDEN ST  
CAMBRIDGE, MA 02140

202-96  
SZENTGYORGYI, ANDREW &  
NANCY S. BRICKHOUSE  
113 WALDEN ST.  
CAMBRIDGE, MA 02140