

BZA APPLICATION FORM

GENERAL INFORMATION

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

Special Permit: ☒ Variance: ☒ Appeal: ☐

PETITIONER: MELDY AND JOSE KOMYEROV

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

LOCATION OF PROPERTY: 14 HUBBARD AVE, CAMBRIDGE 02140

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

REASON FOR PETITION:

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

DESCRIPTION OF PETITIONER'S PROPOSAL:

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

SECTIONS OF ZONING ORDINANCE CITED:

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

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

Original Signature(s): Meldy Komyerov  
(Petitioner(s) / Owner)  
MELDY KOMYEROV  
(Print Name)

Address: 20 COTTAGE ST. #1  
CAMBRIDGE, MA 02139

Tel. No.: 617 686 6712

E-Mail Address: Komyerov@GMAIL.COM

Date: 5.17.18

BZA APPLICATION FORM - OWNERSHIP INFORMATION

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

I/We Joshua Komyeau  
(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 Komyeau

\*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 \_\_\_\_\_.

Joshua D. Komyeau  
SIGNATURE BY LAND OWNER OR  
AUTHORIZED TRUSTEE, OFFICER OR AGENT\*

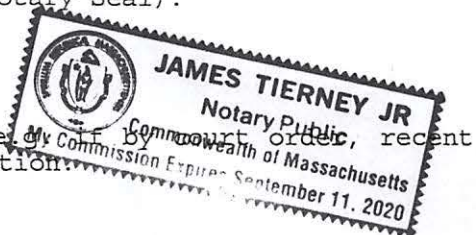
\*Written evidence of Agent's standing to represent petitioner may be requested.

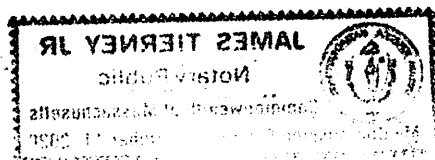
Commonwealth of Massachusetts, County of Middlesex

The above-name Joshua Komyeau 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, e.g. by Commission Expires September 11, 2020  
deed, or inheritance, please include documentation.





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

May 17, 2018

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

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

May 17, 2018

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

**BZA APPLICATION FORM****DIMENSIONAL INFORMATION**

**APPLICANT:** SmartArchitecture      **PRESENT USE/OCCUPANCY:** Single family  
**LOCATION:** 14 Hubbard Ave Cambridge, MA 02140      **ZONE:** Residence C-1 Zone  
**PHONE:** 617.576.2720      **REQUESTED USE/OCCUPANCY:** Single family

|  | <u>EXISTING<br/>CONDITIONS</u> | <u>REQUESTED<br/>CONDITIONS</u> | <u>ORDINANCE<br/>REQUIREMENTS</u> <sup>1</sup> |            |
|--|--------------------------------|---------------------------------|--|------------|
| <u>TOTAL GROSS FLOOR AREA:</u>                                 | 1724 SF                        | 2028 SF                         | 2367 SF  | (max.)     |
| <u>LOT AREA:</u>   | 3157 SF                        | 3157 SF                         | 5000 SF  | (min.)     |
| <u>RATIO OF GROSS FLOOR AREA<br/>TO LOT AREA:</u> <sup>2</sup> | .55                            | .64                             | .75  | (max.)     |
| <u>LOT AREA FOR EACH DWELLING UNIT:</u>                        | 3157 SF                        | 3157 SF                         | 1500 SF  | (min.)     |
| <u>SIZE OF LOT:</u>  |                                |                                 |  |            |
| WIDTH  | 34'                            | 34'                             | 50'  | (min.)     |
| DEPTH  | 93.5                           | 93.5                            | NA   |            |
| <u>SETBACKS IN FEET:</u>                                       |                                |                                 |  |            |
| FRONT  | 12'                            | 12'                             | 10'  | (min.)     |
| REAR   | 42.8'                          | 38.05'                          | 20'  | (min.)     |
| LEFT SIDE  | .8'                            | .8'                             | 7.5'   | (min.)     |
| RIGHT SIDE   | 10.7'                          | 10.7'                           | 7.5'   | (min.)     |
| <u>SIZE OF BLDG.:</u>  |                                |                                 |  |            |
| HEIGHT   | 33'                            | 33'                             | 35' max  | (max.)     |
| LENGTH   | 36.75'                         | 41.5'                           | NA   |            |
| WIDTH  | 22.25'                         | 22.25'                          | NA   |            |
| <u>RATIO OF USABLE OPEN SPACE<br/>TO LOT AREA:</u>             | 63%open                        | 61%open                         | 30%open  | (min.)     |
| <u>NO. OF DWELLING UNITS:</u>                                  | 1                              | 1                               | 1  | (max.)     |
| <u>NO. OF PARKING SPACES:</u>                                  | 2                              | 2                               | 1  | (min./max) |
| <u>NO. OF LOADING AREAS:</u>                                   | NA                             | NA                              | NA   | (min.)     |
| <u>DISTANCE TO NEAREST BLDG.<br/>ON SAME LOT:</u>              | NA                             | NA                              | NA   | (min.)     |

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

No other occupancies or adjacent buildings on the same lot.  
House is wood frame and proposed construction is wood frame.

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'.



BZA APPLICATION FORM

GENERAL INFORMATION

2018 MAY 18 AM 10:31  
BZA-016508-2018  
OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

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

REASON FOR PETITION:

|  |  |
|--|--|
| <input checked="" type="checkbox"/> Additions                      | <input type="checkbox"/> New Structure |
| <input type="checkbox"/> Change in Use/Occupancy                   | <input type="checkbox"/> Parking       |
| <input type="checkbox"/> Conversion to Addi'l Dwelling Unit's      | <input type="checkbox"/> Sign          |
| <input checked="" type="checkbox"/> Dormer                         | <input type="checkbox"/> Subdivision   |
| <input checked="" type="checkbox"/> Other: <u>WINDOW IN GARAGE</u> |  |

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Original Signature(s):

Melory Komyerov  
(Petitioner(s)/Owner)  
MELORY KOMYEROV  
(Print Name)

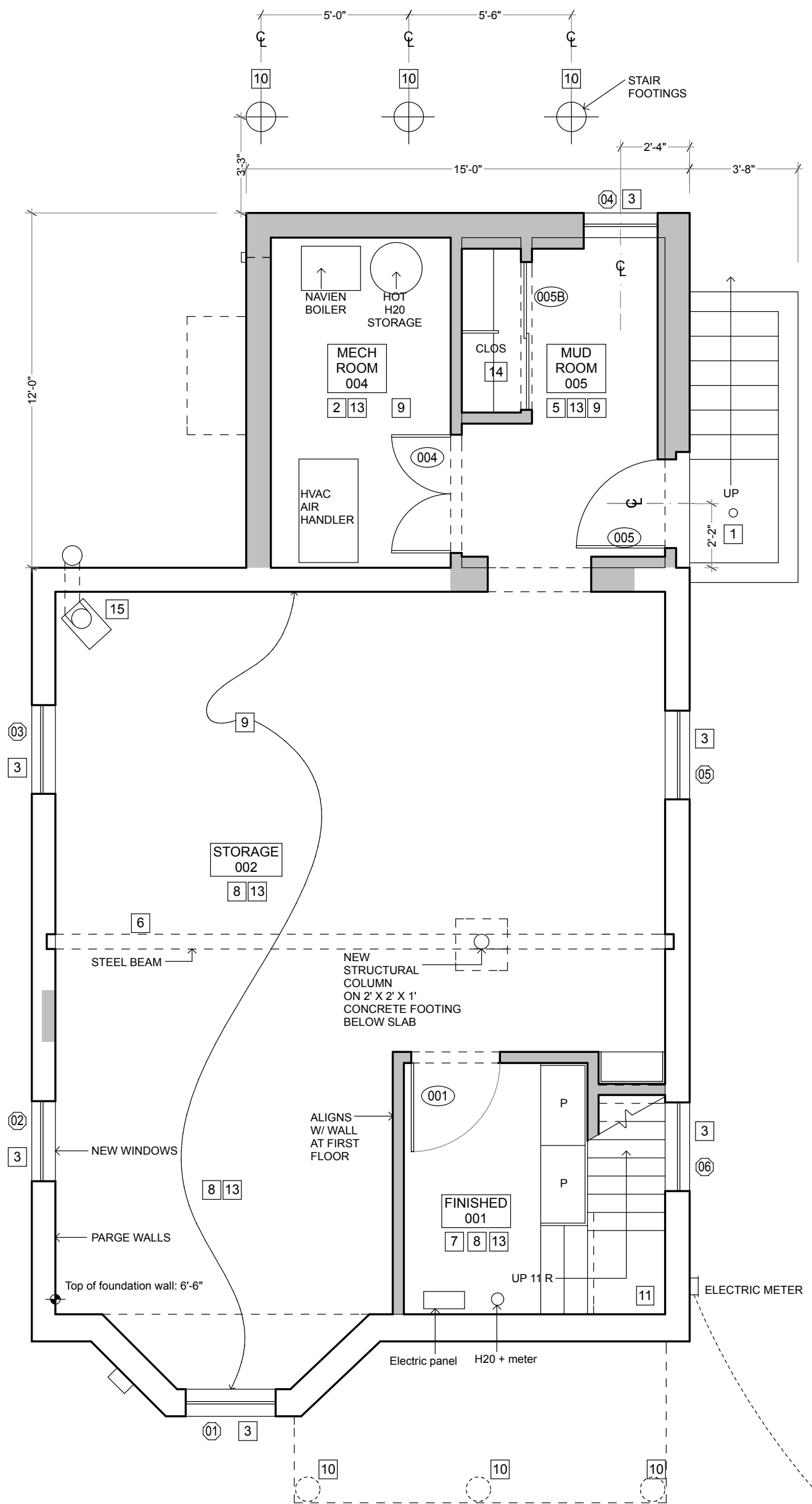
Address: 20 COTTAGE ST. #1

CAMBRIDGE, MA 02139

Tel. No.: 617 686 6712

E-Mail Address: Komyerov@Gmail.com

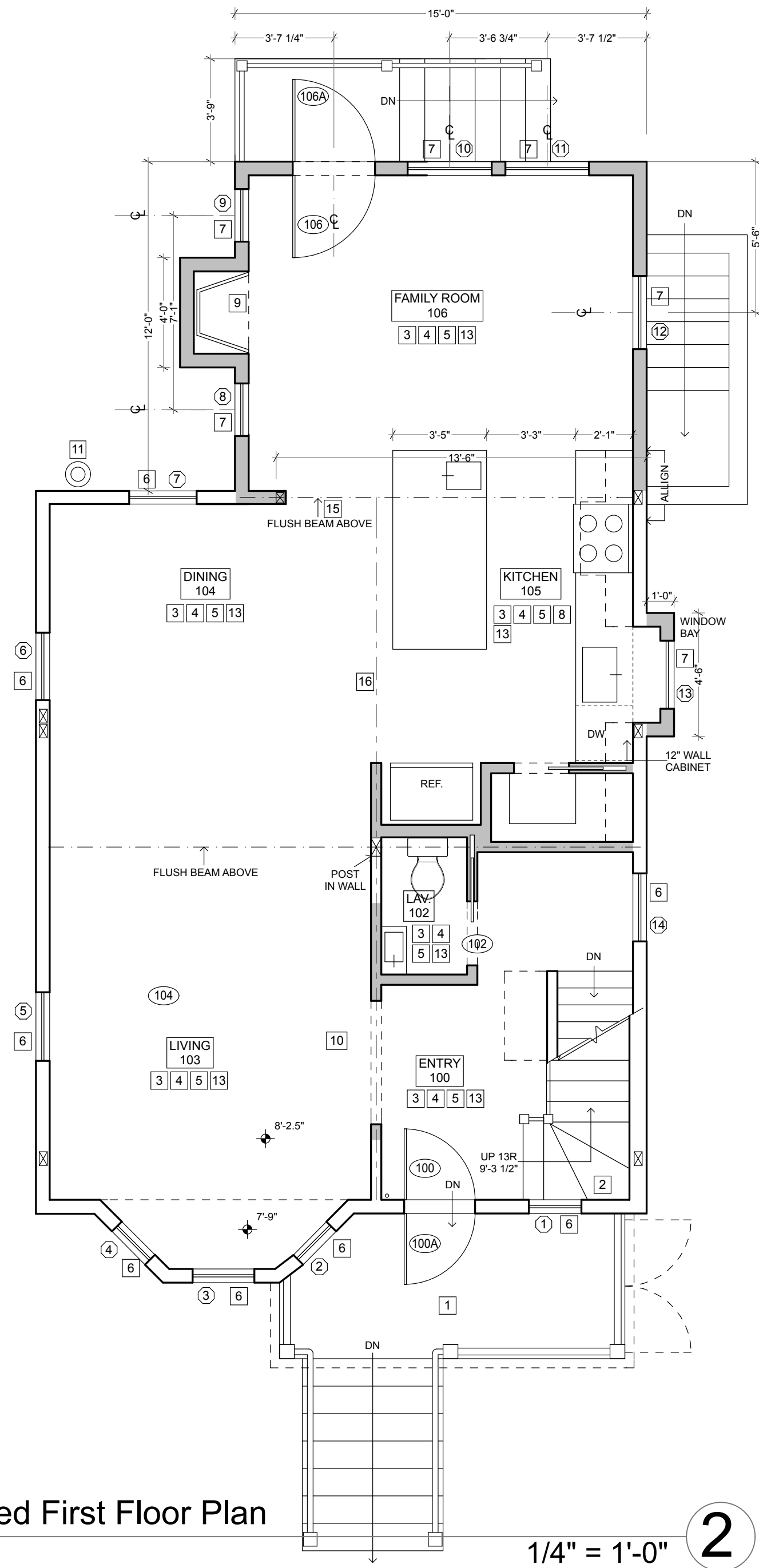
Date: 5.17.18



Proposed Basement Plan

1/4" = 1'-0"

1



Proposed First Floor Plan

1/4" = 1'-0"

2

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

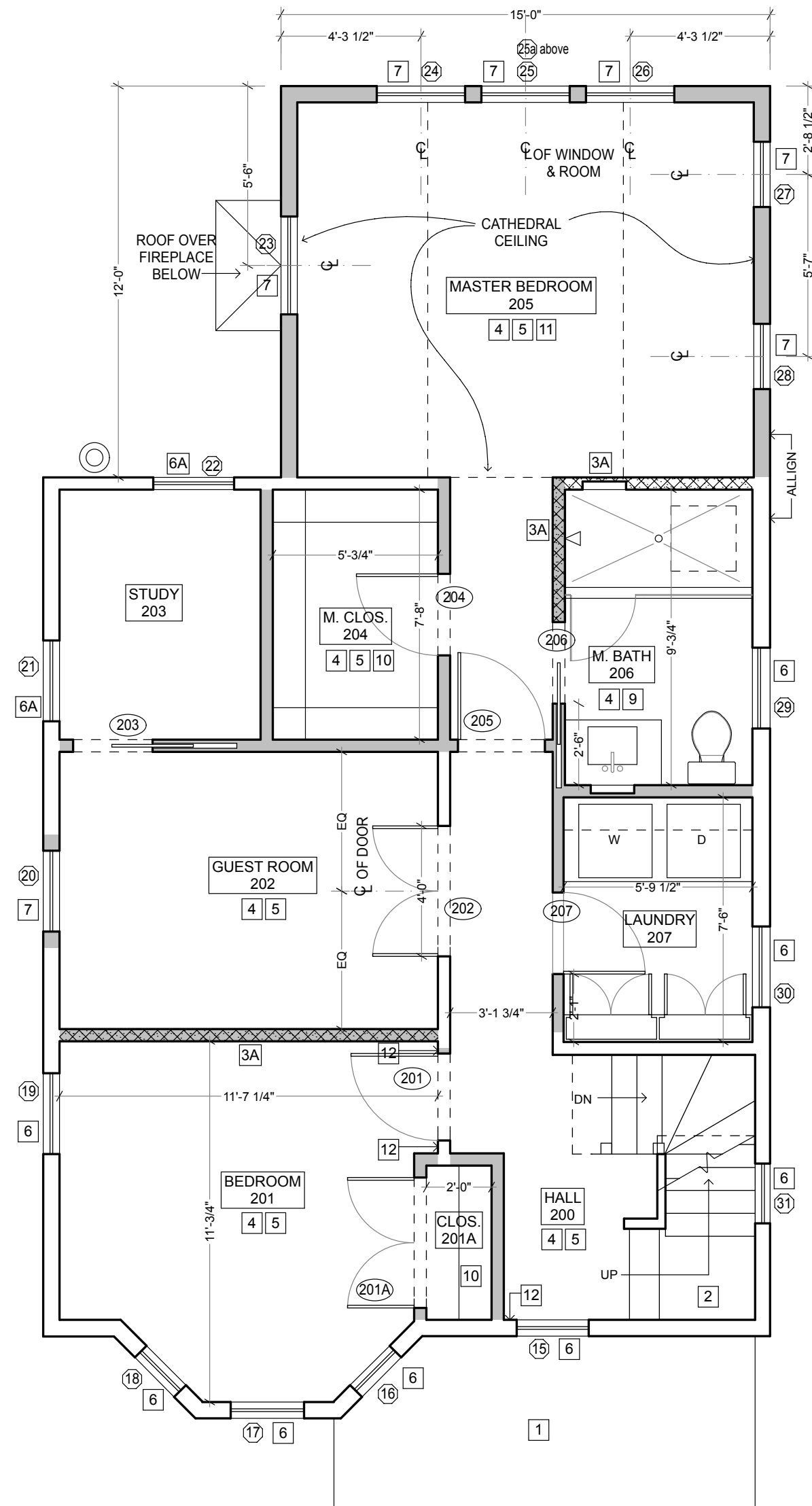
Komyerov Residence  
14 Hubbard Ave  
Cambridge, MA 02140

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

Proposed Basement  
and First Floor Plans

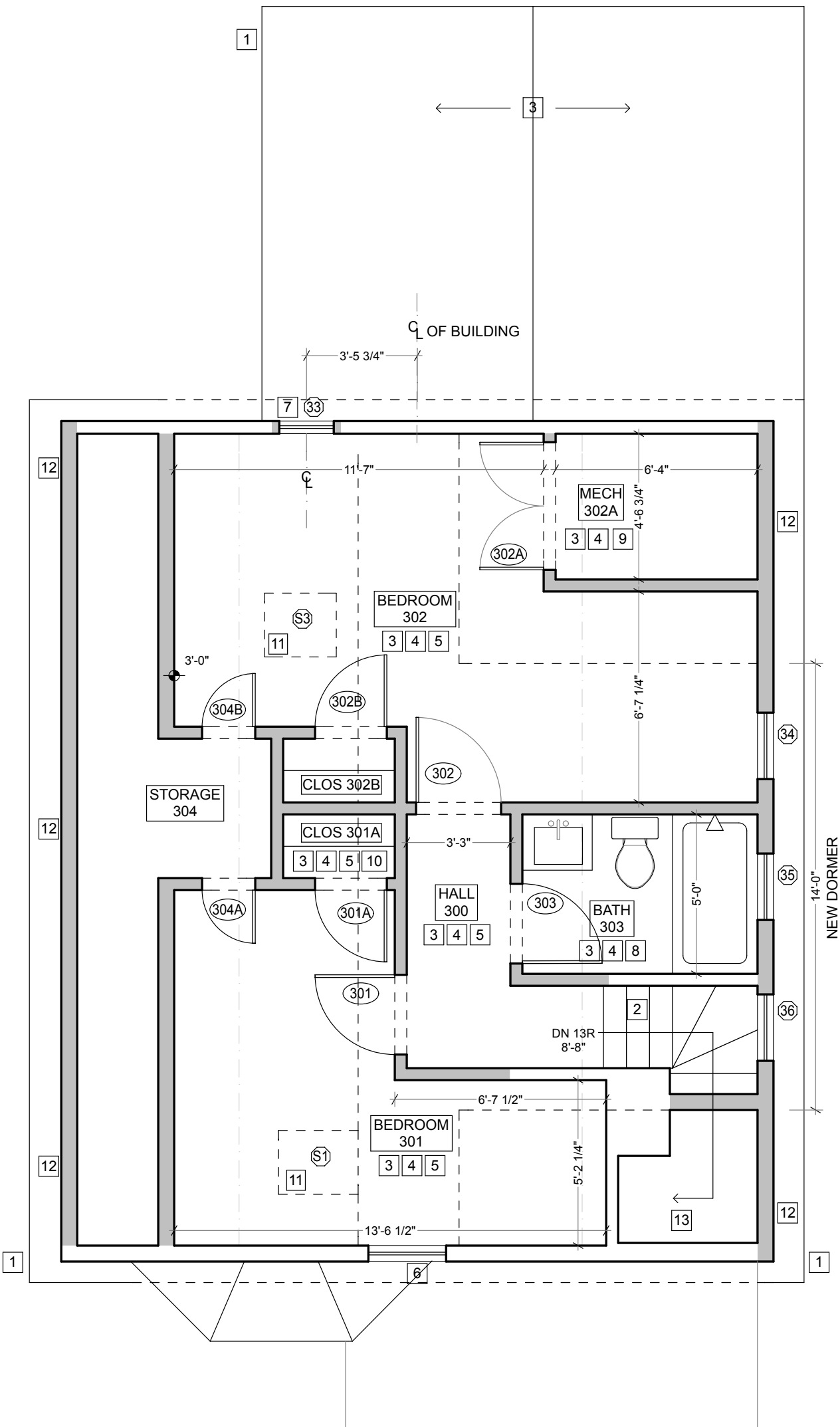
A-3.0





Proposed Second Floor Plan

1/4" = 1'-0" 1



Proposed Third Floor Plan

1/4" = 1'-0" 2

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

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Cambridge, MA 02140

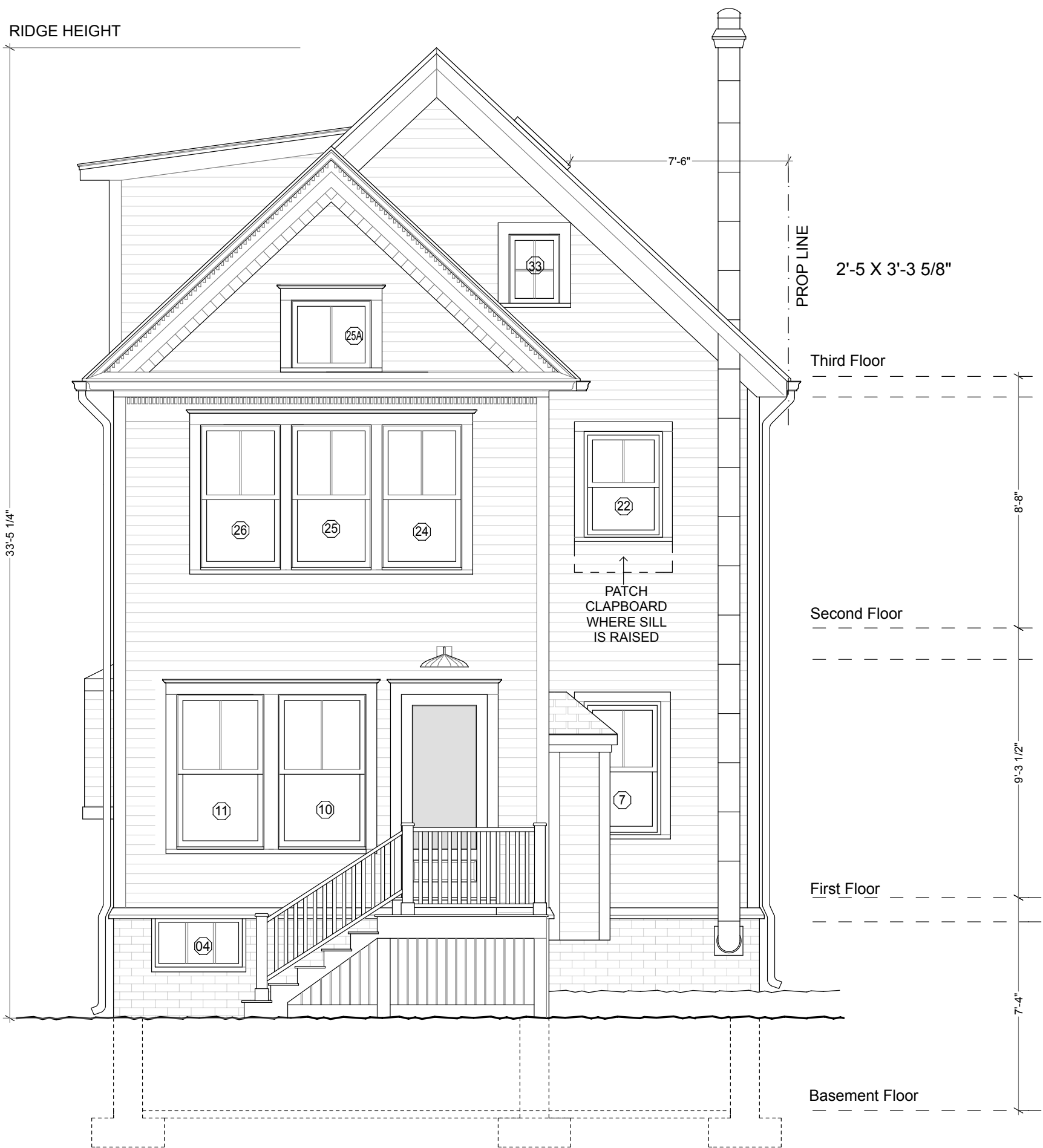
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|---------------|----------|
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| Job number    | as noted |
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| Date          | aj/cb    |
| Drawn by      | -        |
| Checked by    | -        |

Proposed Second and  
Third Floor Plans



Proposed North Elevation

1/4" = 1'-0" 1



Proposed South Elevation

1/4" = 1'-0" 1

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

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Proposed North and  
South Elevations



Proposed West Elevation

1/4" = 1'-0" 1

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

Komyerov Residence  
14 Hubbard Ave  
Cambridge, MA 02140

|               |          |
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| Drawn by      | -        |
| Checked by    | -        |

Proposed West  
Elevation



Proposed East Elevation

1/4" = 1'-0" 1

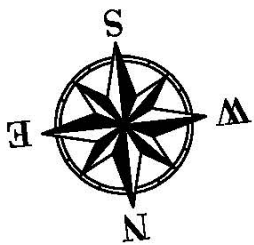
SMART  
ARCHITECTURE  
625 Mount Auburn Street, Suite 206 Cambridge, MA 02138

Komyerov Residence  
14 Hubbard Ave  
Cambridge, MA 02140

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| Date          | aj/cb    |
| Drawn by      | -        |
| Checked by    |          |

Proposed East  
Elevation





NOTES:

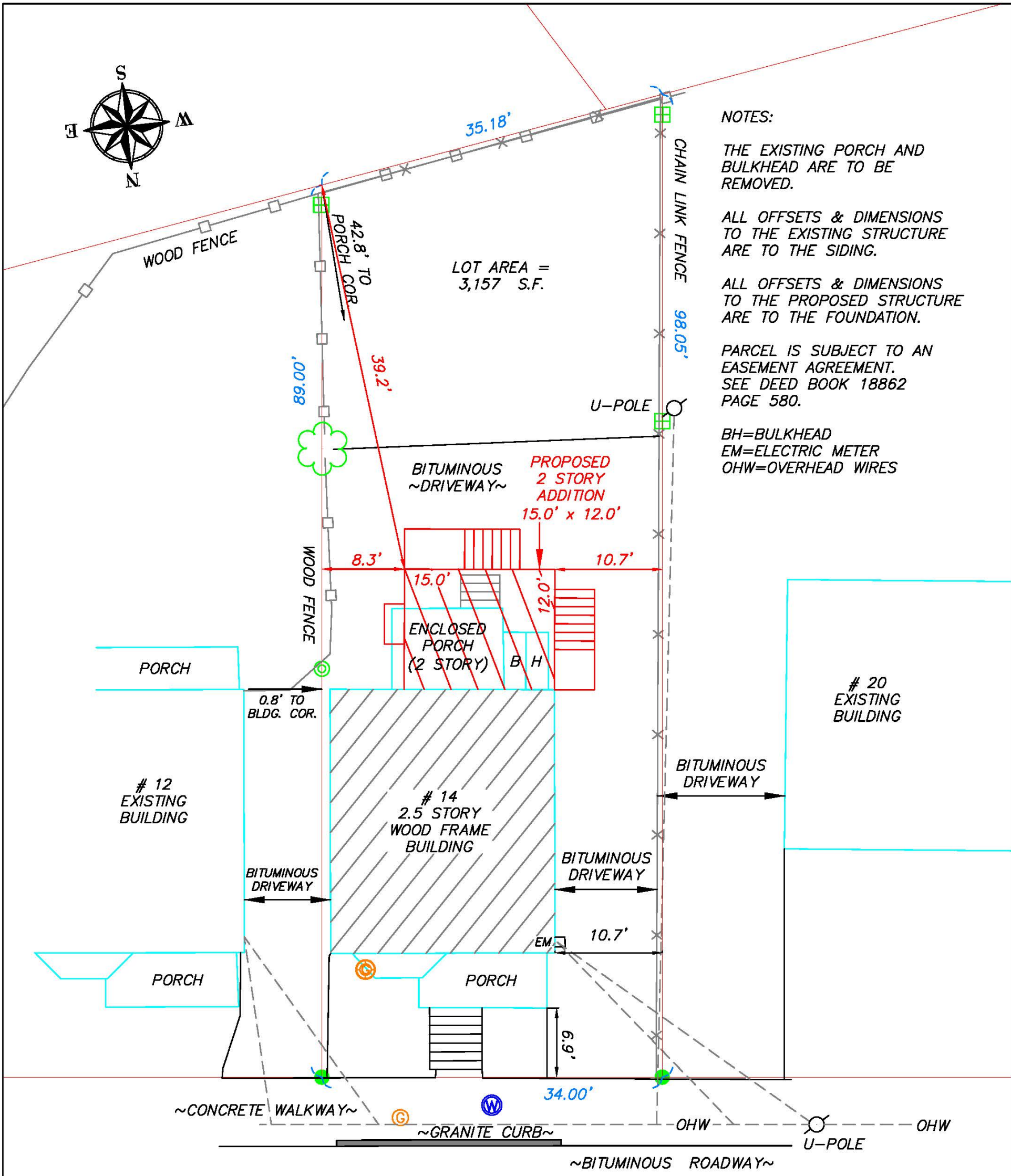
THE EXISTING PORCH AND BULKHEAD ARE TO BE REMOVED.

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

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

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

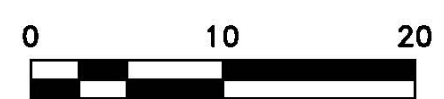
BH=BULKHEAD  
EM=ELECTRIC METER  
OHW=OVERHEAD WIRES



HUBBARD AVENUE

LEGEND:

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



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

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

Dennis O'Brien P.L.S.

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





✓  
14 Hubbard Ave







