**CITY OF CAMBRIDGE**
BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139
617-349-6100

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

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**BZA Application Form**

**General Information**

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

Special Permit: _X_  
Variance: ___  
Appeal: ___

**PETITIONER:** Jeremy Flower

**PETITIONER'S ADDRESS:** 18 Myrtle Ave, Cambridge, MA 02138

**LOCATION OF PROPERTY:** 18 Myrtle Ave, Cambridge, MA

**TYPE OF OCCUPANCY:** 1 Family  
**ZONING DISTRICT:** Residence C-1 Zone

**REASON FOR PETITION:**

/Rebuilding landing and stairs that are within setback/

**DESCRIPTION OF PETITIONER'S PROPOSAL:**

We plan to rebuild our rear landing and stairs, which will be further from our property line than existing, but they are within the property line setback. Also, we need to rebuild our front stairs and would like to make them wider, returning to the design that the house originally had. The stairs are right on the sidewalk, which is within the property line setback.

**SECTIONS OF ZONING ORDINANCE CITED:**

Article: 8.000  
Section: 8.22.2.d (Non-Conforming Structure).

Article: 10.000  
Section: 10.40 (Special Permit).

Original Signature(s):

(Petitioner(s) / Owner)

Jeremy Flower

(Print Name)

Address: 18 Myrtle Ave, Cambridge 02138

Tel. No. 617-733-4359

E-Mail Address: jeremy.flower@gmail.com

Date: 5/25/22
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 ___ Jeremy and Elisa Flower  
(OWNER)

Address:  18 Myrtle Ave

State that I/We own the property located at 18 Myrtle Avenue, which is the subject of this zoning application.

The record title of this property is in the name of ___ Jeremy and Elisa Flower

*Pursuant to a deed of duly recorded in the date 9/4/2015, Middlesex South County Registry of Deeds at Book 66034, Page 244; 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 Jeremy Steven Flower personally appeared before me, this 25 of May, 2022, and made oath that the above statement is true.

Richard E. Garcia, Notary

My commission expires 1/20/2023 (Notary Seal)

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

(ATTACHMENT B - PAGE 3)
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.

Grantsing the Special Permit requested for 18 Myrtle Ave, 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:

In the rear of our building, what we propose to build is actually farther from our property line than existing conditions. In the front of our building, we plan to make our front stairs wider, which will not infringe on anyone’s use or enjoyment of the sidewalk or public way. Additionally it is how the stairs used to be according to Historic Commission

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:

There is no change

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:

There is no change

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:

These changes pose no nuisance or hazard to anyone

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:

There is no way this impairs the integrity of the district

*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**

<table>
<thead>
<tr>
<th></th>
<th>Existing Conditions</th>
<th>Requested Conditions</th>
<th>Ordinance Requirements</th>
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</thead>
<tbody>
<tr>
<td>TOTAL GROSS FLOOR AREA:</td>
<td>2369</td>
<td>2369</td>
<td>1806 (max.)</td>
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<tr>
<td>LOT AREA:</td>
<td>2408</td>
<td>2408</td>
<td>5000 (min.)</td>
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<td>.96</td>
<td>.75</td>
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<td>50</td>
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<tr>
<td></td>
<td>Depth: 56</td>
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<td>SETBACKS IN FEET:</td>
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<tr>
<td></td>
<td>Rear: 3'6&quot;</td>
<td>4'6&quot;</td>
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<tr>
<td></td>
<td>Left Side: 1'7&quot;</td>
<td>1'7&quot;</td>
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<tr>
<td></td>
<td>Right Side: 16'7&quot;</td>
<td>14'9&quot;</td>
<td>7'6&quot;</td>
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<td>SIZE OF BUILDING:</td>
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<td>RATIO OF USABLE OPEN SPACE TO LOT AREA:</td>
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<td>NO. OF DWELLING UNITS:</td>
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<td>NO. OF PARKING SPACES:</td>
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<td>NO. OF LOADING AREAS:</td>
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<td>0</td>
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<td>DISTANCE TO NEAREST BLDG. ON SAME LOT</td>
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</tbody>
</table>

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.:

none

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'.
Proposed Front Steps/Porch:
8’ wide, matches support posts on porch, returns to original style of the house

Existing Front Steps
5’ wide
18 Myrtle Ave Rear stair / landing proposal with measurements

Existing Rear Landing:

52” depth, 20’ width deck (rotting)
Stairs entirely beyond roof covering, leaving only 3’6” between stair and fence

Proposed Rear Landing:

36” depth, 72” width
Stairs have 11” tread with 8.5” rise, finishing only a little beyond roof line.
Stairs wrap around to patio area
Rebuild Landing and Steps
Rebuild Rotting Steps
Change Porch railing from wall to open baluster style railing

PROPOSED WORK
Remove existing 1st floor deck. Enclose area under 2nd floor balcony for bike storage
Install new siding and trim on whole house.
Existing Front of house shown

- Front porch features a solid wall-style railing and unsafe wrought iron stair railings
- Stairs are rotting wood mounted on top of concrete
- Mis-matched vinyl siding
A home-made 3d model of what we hope to achieve (color approximate and not final)

- Retrim porch, replacing structure as necessary (if rotten)
- Replace the wall-style railing with balluster-style railing
- Replace stairs with new stairs with railings that match the porch
- Replace rotting under-porch lattice work with siding/trim that matches the house
- Re-side entire house with Hardie plank and painted AZEK trim
Existing Rear Structures

- Above Left shows existing 1st floor deck
- Above Right shows already enclosed area on 2nd floor and 2nd floor balcony with wall-style railing
- Right shows existing rear stairs from deck

- Support posts rotting and already scarf joined to half-height replacements
- 1st floor decking material degrading
A home-made 3d model of what we hope to achieve (color approximate and not final)

- Remove rotting 1st floor deck/porch
- Enclose a shed for bike storage (4 bikes) at ground level
- Re-trim existing 2nd floor balcony, replacing structure as necessary - amount of enclosed space remains the same as existing
- Rebuild landing and stairs in wood instead of concrete
141-52  LEE, LILY  10 MYRTLE AVE  CAMBRIDGE, MA  02138
141-53  LEE, LILY  14-16 MYRTLE AVE  CAMBRIDGE, MA  02138
141-54  FLOWER, JEREMY & ELISA FLOWER  18 MYRTLE AVE  CAMBRIDGE, MA  02138

141-19  WARTAK, MARTIN A. & MICHELLE M. MATZ  23 MYRTLE AVE.  CAMBRIDGE, MA  02138
141-41  CUNHA, JOHN H. JR.  23-25 LINE ST  CAMBRIDGE, MA  02138
141-55  PORAT, ORI & KAREN RABI  24 MYRTLE AVENUE.  CAMBRIDGE, MA  02138

141-101  ROUGHAN, BRIAN & KERRY MCDONALD  19 MYRTLE AVE  CAMBRIDGE, MA  02139
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 C/O MARI JANE CONNELL  27 LINE ST  CAMBRIDGE, MA  02138-3202
141-44  RAZI RANA  73 WALNUT ST - UNIT 6  NEWTON, 02460

141-56  RUSSEM MICHAEL BAIN JULIE ANN  28 MYRTLE AVE UNIT 28  CAMBRIDGE, MA  02138
141-56  O'CONNELL, KAREN  30 MYRTLE AVE  CAMBRIDGE, MA  02139

141-43  HANSIS WILLIAM J & ELAINE M KNEELAND  TRS WILLIAM J HANSIS TR  29 LINE ST  CAMBRIDGE, MA  02138
141-18  BELLE, DEBORAH E., TRS THE BELLE FAMILY REV TR  25 MYRTLE AVE  CAMBRIDGE, MA  02138
141-40  VOSE STUART M & JULIANN M SMITH, TRS  19-21 LINE ST  CAMBRIDGE, MA  02138
May 10, 2022

Jeremy & Elisa Flower
18 Myrtle Avenue
Cambridge, MA 02138

Re: Case MC-6441: 18 Myrtle Avenue

The Mid Cambridge Neighborhood Conservation District Commission, which had a non-binding review of the above case at a public hearing on May 9, 2022, voted to deny your application as presented for a Certificate of Appropriateness. The overall proposal was considered appropriate, but the proposal to remove all the layers of the existing siding and trim and replace with cement fiber siding and pvc trim was found to be inappropriate to the historic character of the Queen Anne style house constructed in 1893. The Commission recommends using wood clapboard siding on the front elevation if possible.

CHC staff is also available to provide additional guidance. Because the review in this case is non-binding, you may proceed with the work as initially proposed if you so choose. Please call me at 617 349-4686 if you have any questions or would like to schedule a time to meet.

Sincerely,

Allison A. Crosbie
Preservation Administrator

cc: City Clerk, please file this decision
    Ranjit Singanayagam, Inspectional Services

Case Number: **MC-6441**

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 ____ May 10, 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