

CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2022 MAY 26 PM 12: 02

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 177443

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:

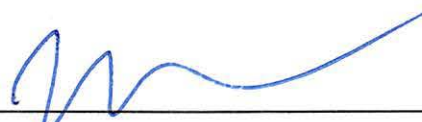
We plan to rebuild our rear landing and stairs, which will be further from our property line than existing, but they are within the property line setback. Also, we need to rebuild our front stairs and would like to make them wider, returning to the design that the house originally had. The stairs are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

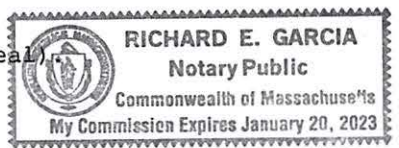
**Written evidence of Agent's standing to represent petitioner may be requested.*

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.

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 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

Applicant: Jeremy Flower

Present Use/Occupancy: 1 Family

Location: 18 Myrtle Ave., Cambridge, MA

Zone: Residence C-1 Zone

Phone: 617-733-4359

Requested Use/Occupancy: 1 Family

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		2369	2369	1806	(max.)
<u>LOT AREA:</u>		2408	2408	5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		.98	.96	.75	
<u>LOT AREA OF EACH DWELLING UNIT</u>		2408	2408	2408	
<u>SIZE OF LOT:</u>	WIDTH	43	43	50	
	DEPTH	56	56	56	
<u>SETBACKS IN FEET:</u>	FRONT	0	0	10	
	REAR	3'6"	4'6"	20	
	LEFT SIDE	1'7"	1'7"	7'6"	
	RIGHT SIDE	16'7"	14'9"	7'6"	
<u>SIZE OF BUILDING:</u>	HEIGHT	33	33	35	
	WIDTH	44	44	0	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		38	38	30	
<u>NO. OF DWELLING UNITS:</u>		1	1	1	
<u>NO. OF PARKING SPACES:</u>		4	3	1	
<u>NO. OF LOADING AREAS:</u>		0	0	0	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		0	0	0	

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.:

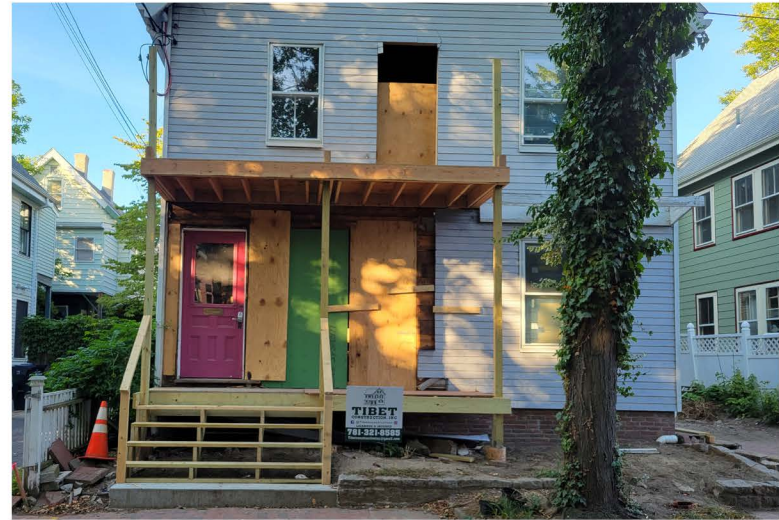
none

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'.

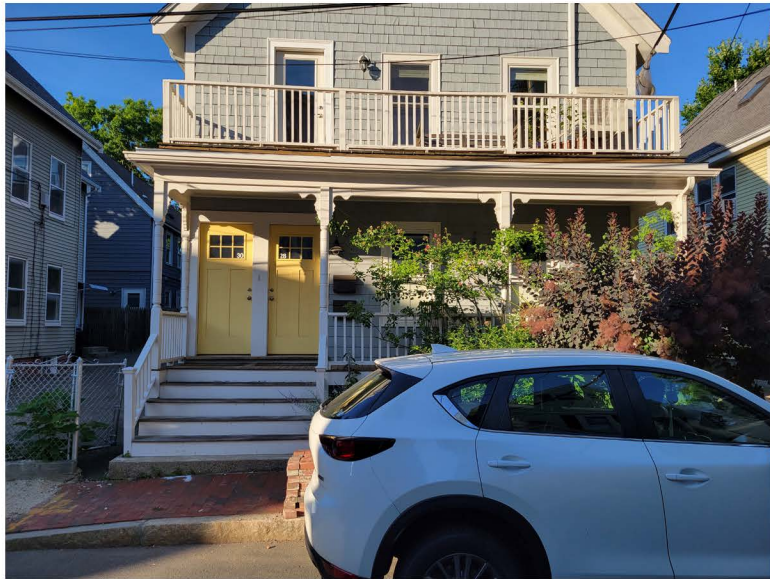
Abutter Stair Widths



19 Myrtle - 8'11"



14-16 Myrtle - 7'7" Unfinished



28-30 Myrtle - 8'



22-24 Myrtle - 8'

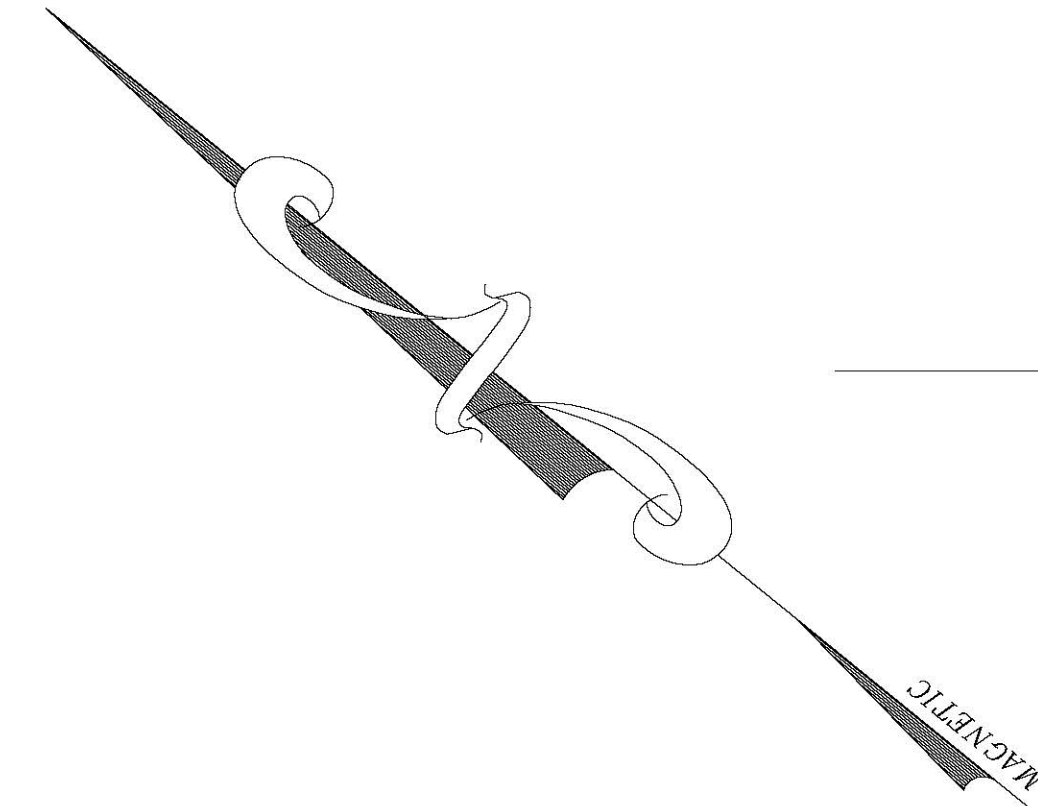
Existing 18 Myrtle



The cement stair is 7'10", wooden stairs are 5'

Our aim is to match the width of the stairs to the two support posts, as most of the homes in our neighborhood do.

EXISTING STRUCTURE



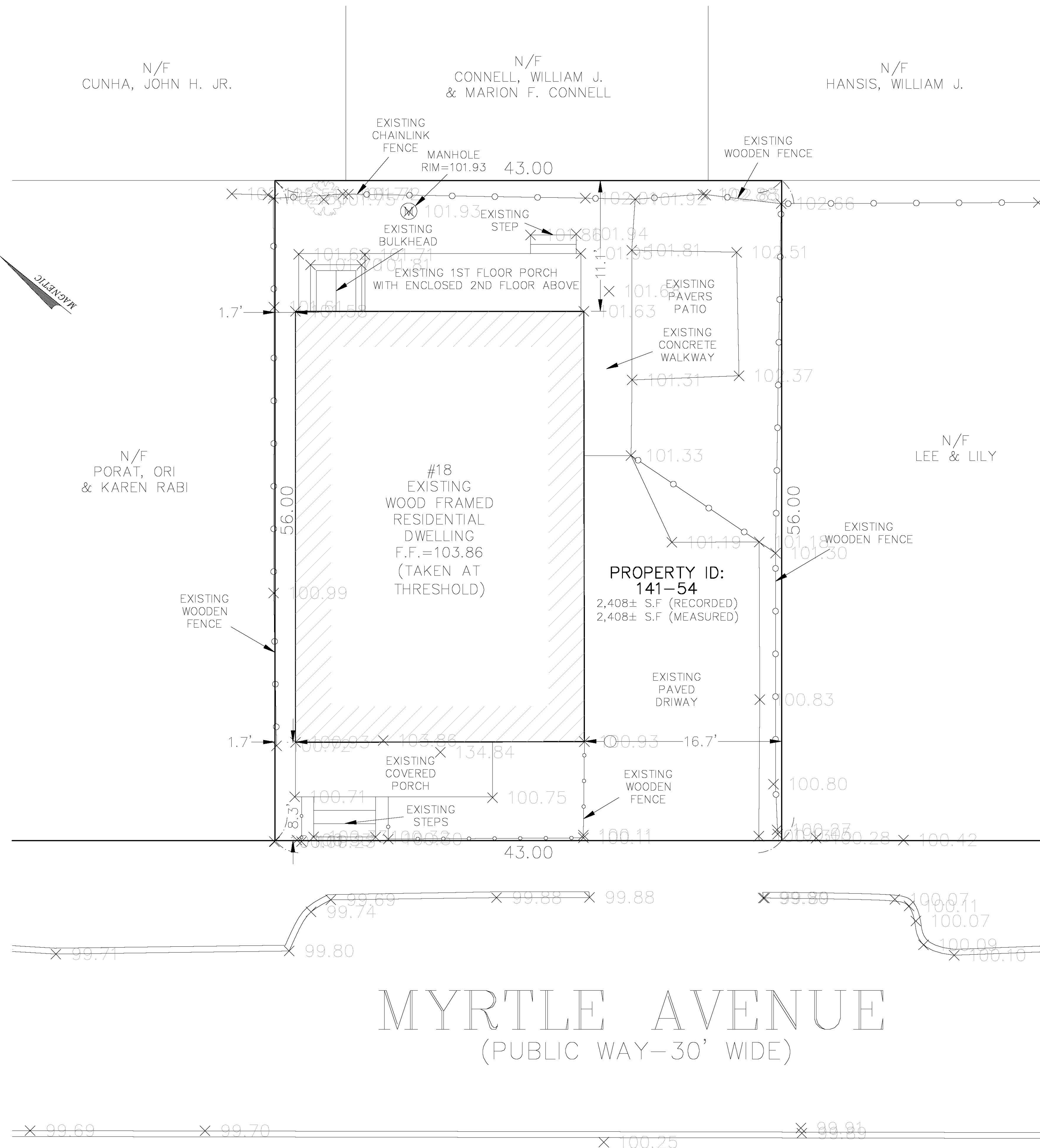
N/F
CUNHA, JOHN H. JR.

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

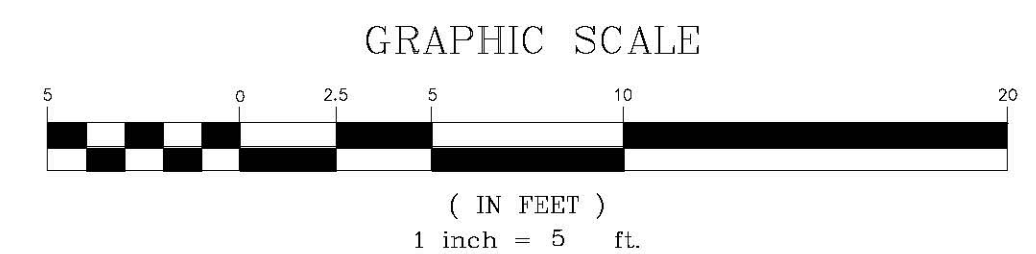
N/F
HANSIS, WILLIAM J.

N/F
PORAT, ORI
& KAREN RABI

N/F
LEE & LILY

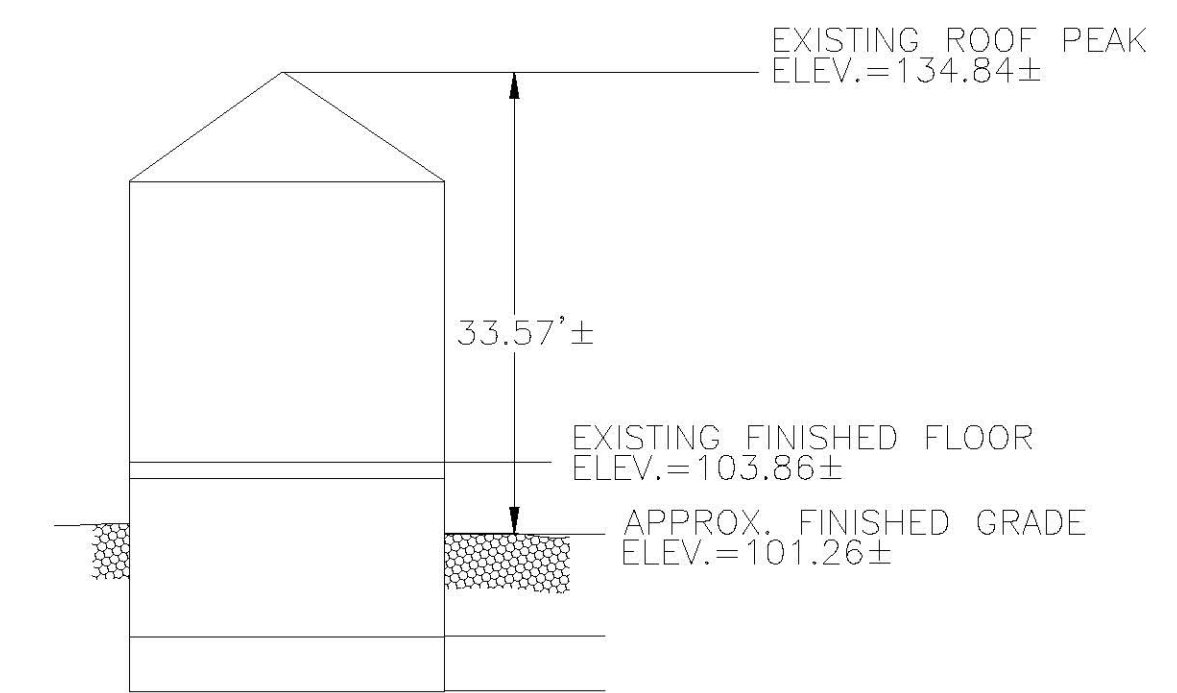


MYRTLE AVENUE
(PUBLIC WAY-30' WIDE)

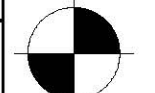


NOTES:

1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 07/27/2021.
2. DEED REFERENCE: BOOK 66034, PAGE 242
PLAN REFERENCE 1: PLAN BOOK 72, PLAN 2
MIDDLESEX COUNTY 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, IN COMMUNITY NUMBER: 250186, DATED 6/4/2010.
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 THAT 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. THE ELEVATIONS SHOWN ARE ON AN ASSUMED DATUM.



EXISTING PROFILE
NOT TO SCALE

SCALE 1"=5'			
DATE 7/30/2021	REV	DATE	REVISION
SHEET 1			
PLAN NO. 1 OF 1	18 MYRTLE AVENUE CAMBRIDGE MASSACHUSETTS		
CLIENT:	PLOT PLAN OF LAND		
DRAWN BY KK	 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 P.J.N.			
APPD BY P.J.N.			

SHEET NO.

1

18 Myrtle Ave Front Stair Proposal with measurements



Existing Front Steps

5' wide



Proposed Front Steps/Porch:

8' wide, matches support posts on porch,
returns to original style of the house



18 Myrtle Ave Rear stair / landing proposal with measurements



Existing Rear Landing:

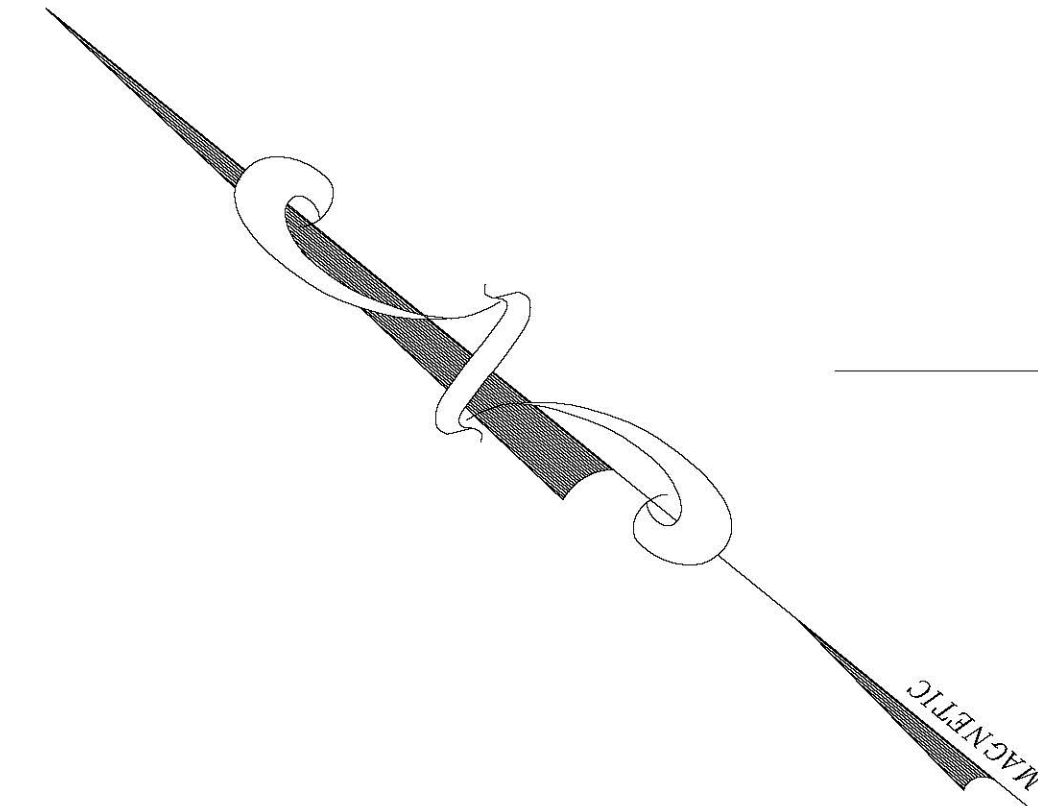
52" depth, 20' width deck (rotting)
Stairs entirely beyond roof covering, leaving only
3'6" between stair and fence



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

EXISTING STRUCTURE



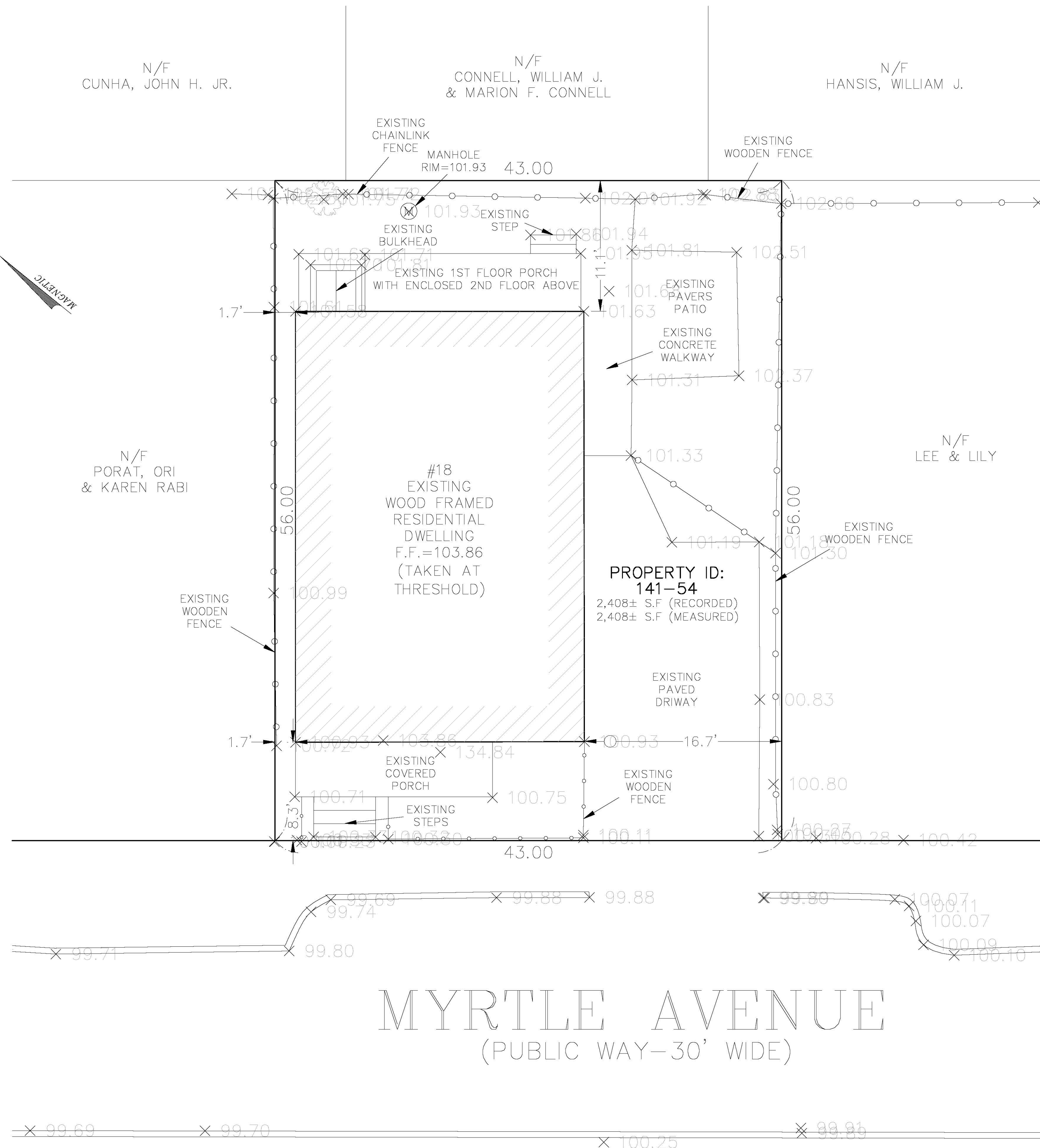
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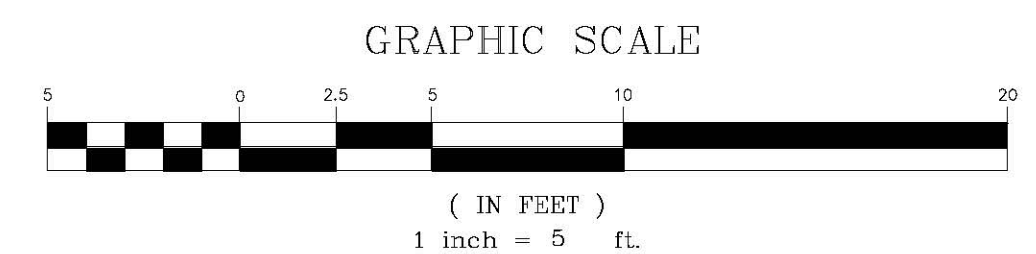
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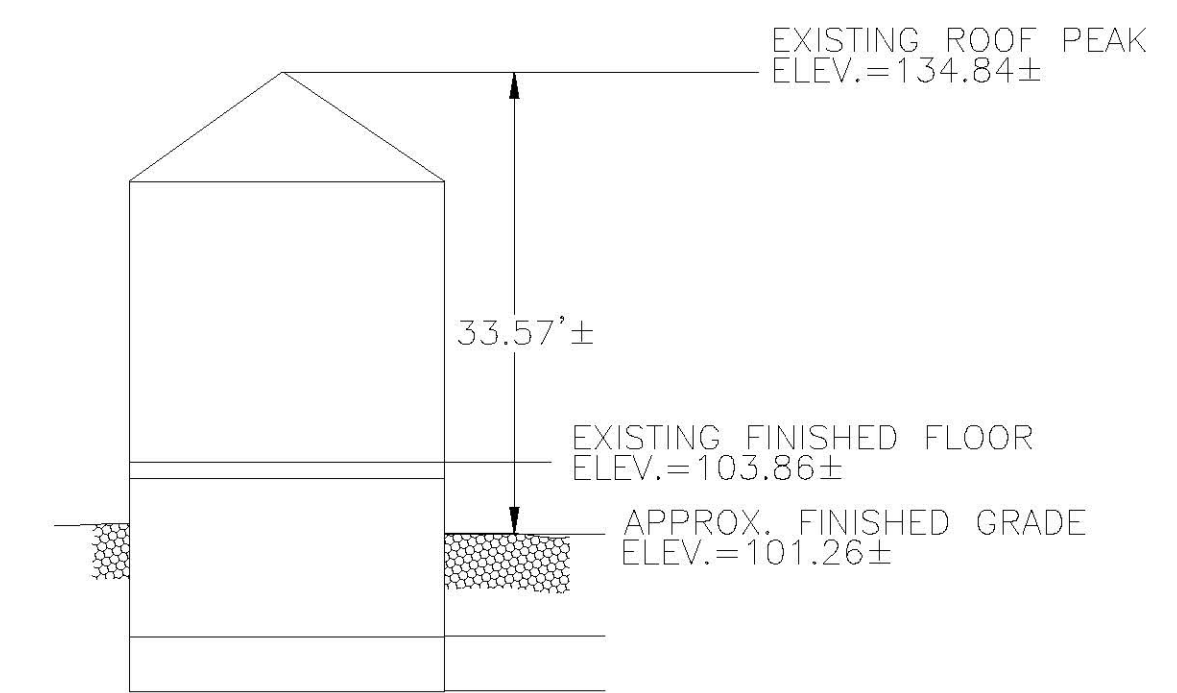


MYRTLE AVENUE
(PUBLIC WAY-30' WIDE)

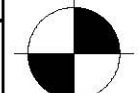


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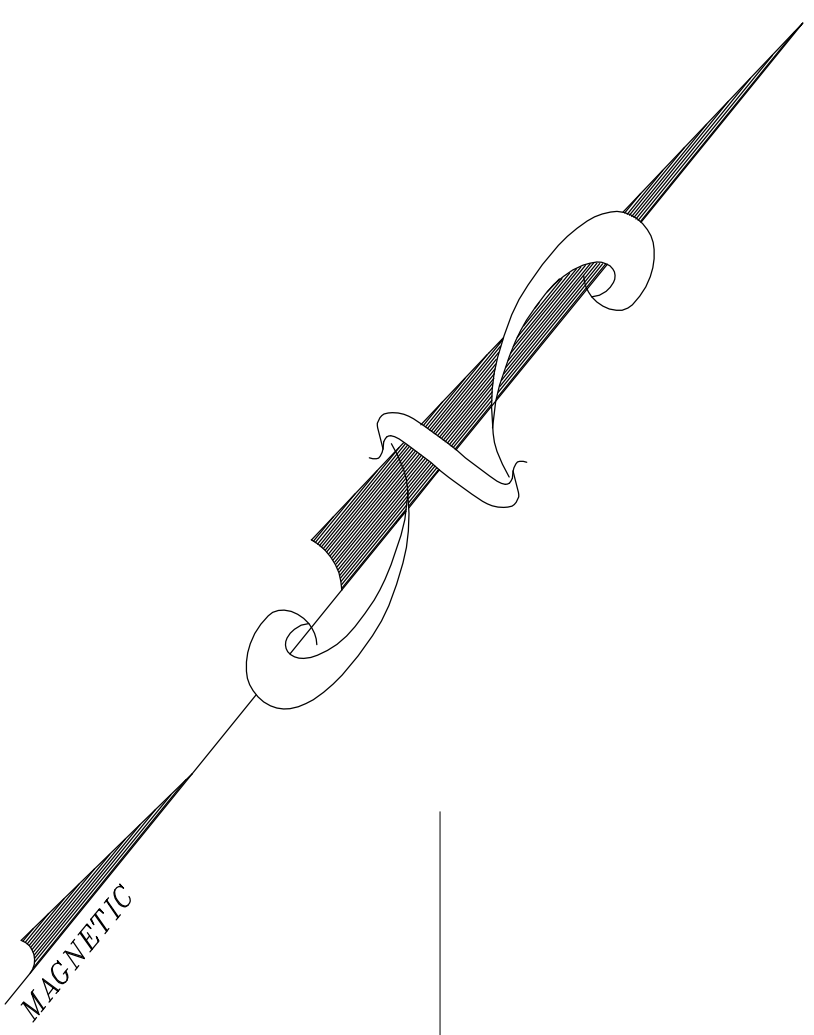


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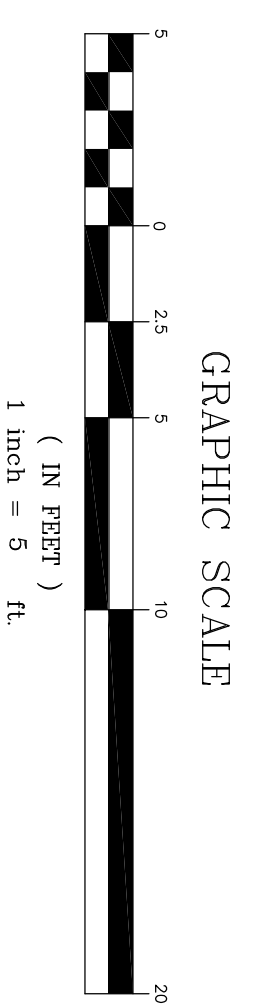
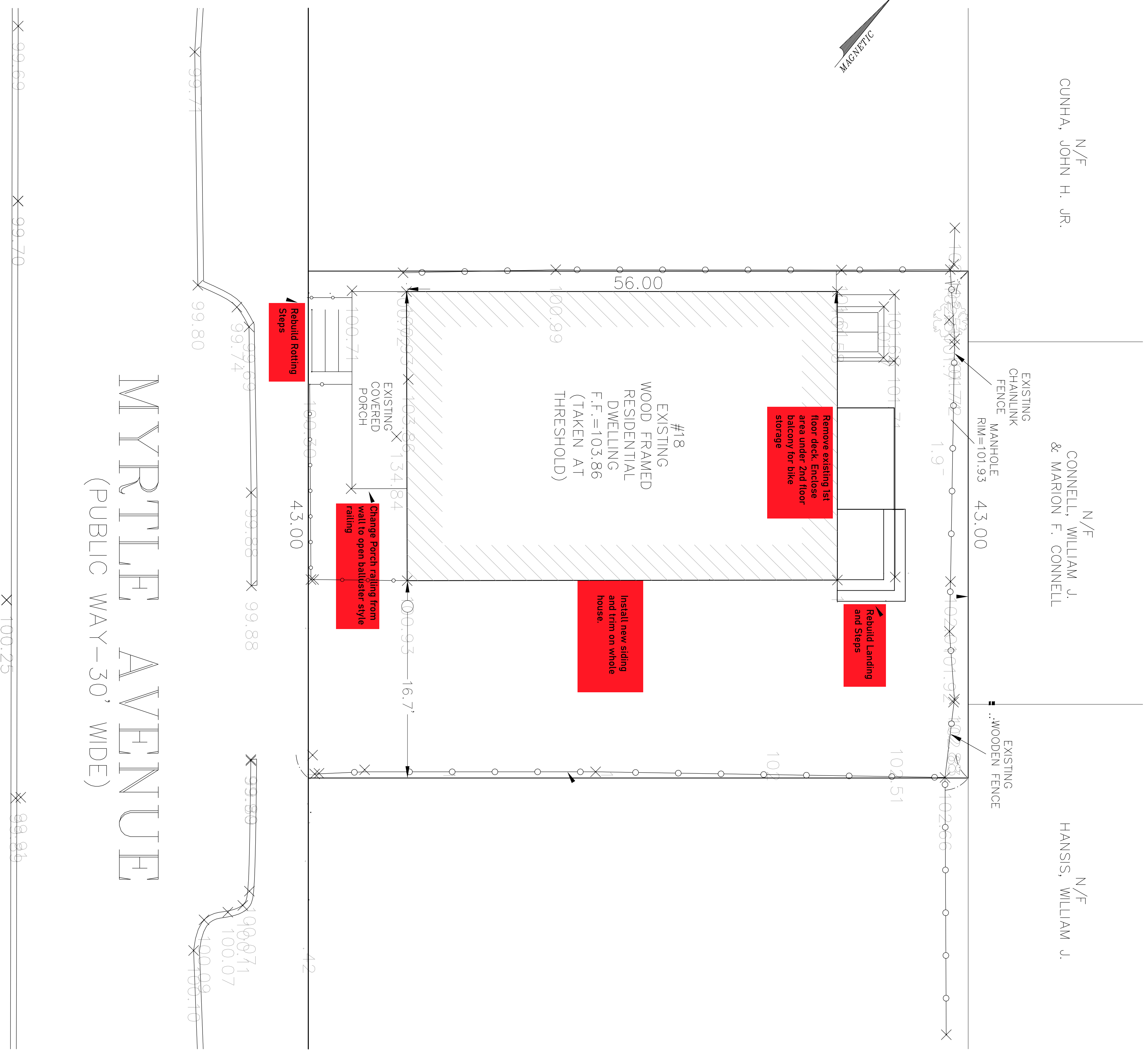
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CHKD BY P.J.N.			
APPD BY P.J.N.			

SHEET NO.

1



PROPOSED WORK

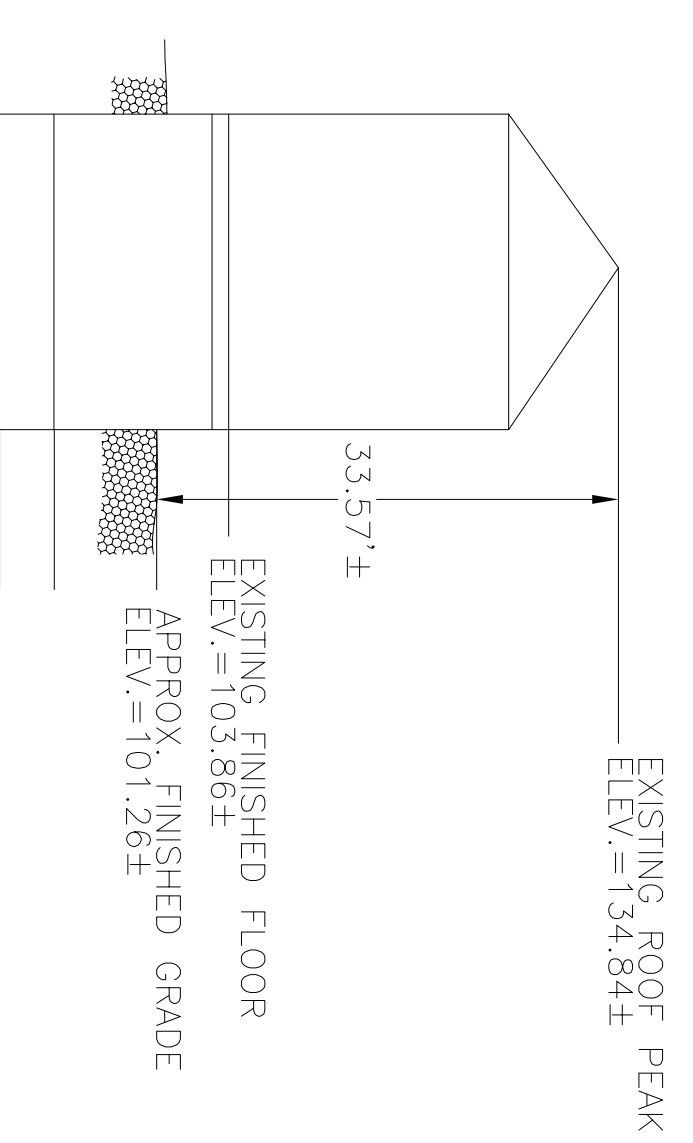


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& MARION F. CONNELL

N/F
HANSIS, WILLIAM J.

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EXISTING PROFILE
NOT TO SCALE

MYRTLE AVENUE
(PUBLIC WAY - 30' WIDE)

18 Myrtle • Proposed Exterior Work

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

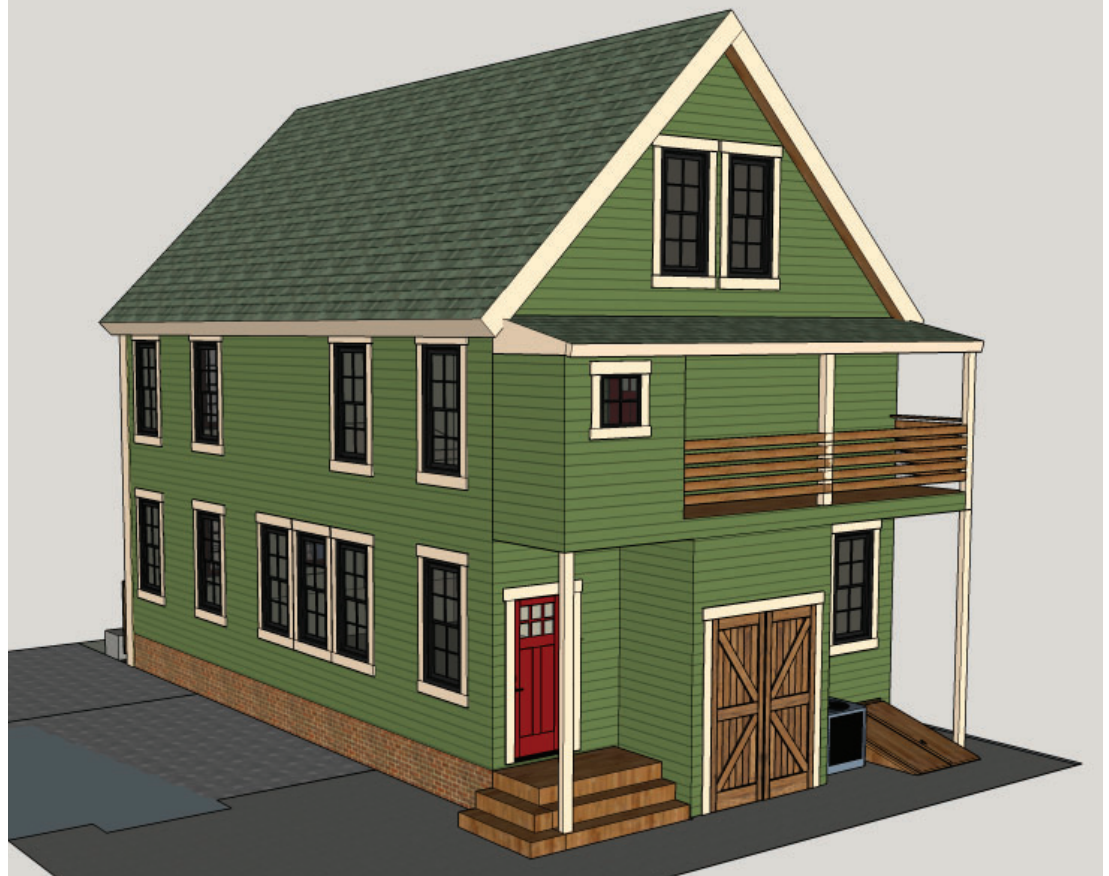
- Above Left shows existing 1st floor deck
- Above Right shows already enclosed area on 2nd floor and 2nd floor balcony with wall-style railing
- Right shows existing rear stairs from deck

- Support posts rotting and already scarf joined to half-height replacements
- 1st floor decking material degrading

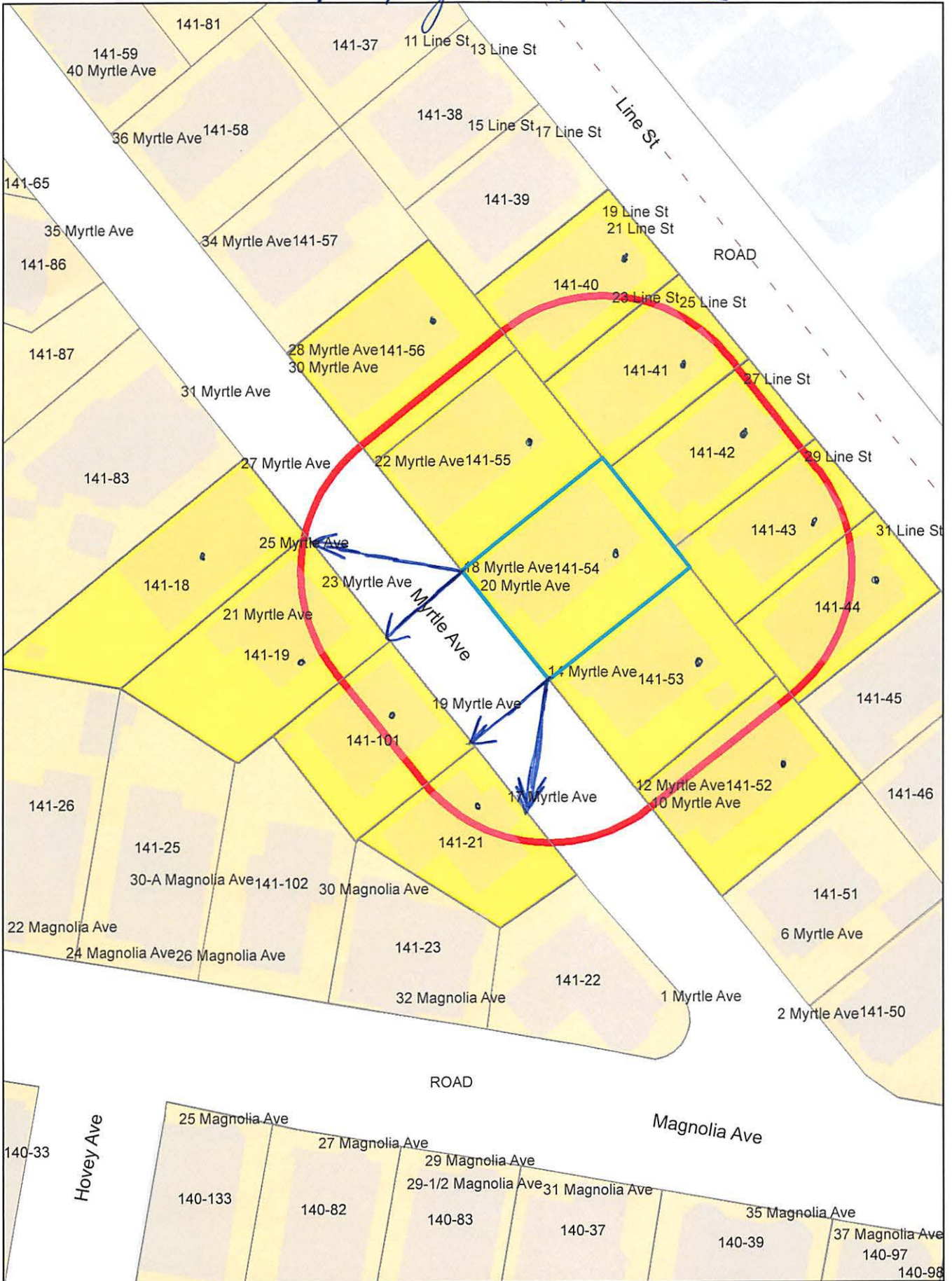


A home-made 3d model of what we hope to achieve (color approximate and not final)

- 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



18 Myrtle Avenue



18 Myrtle Ave

Petitioner

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

141-56
RUSSEM MICHAEL BAINE JULIE ANN
28 MYRTLE AVE UNIT 28
CAMBRIDGE, MA 02138

141-56
O'CONNELL, KAREN
30 MYRTLE AVE
CAMBRIDGE, MA 02139

141-44
RAZI RANA
73 WALNUT ST - UNIT 6
NEWTON, 02460

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



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: histncds@cambridgema.gov
URL: <http://www.cambridgema.gov/Historic/midcambridgehome.html>

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

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

Date: May 10, 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 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

May 28, 2022

This is a petition showing support for Jeremy & Elisa Flower, at 18 Myrtle Avenue, for their hearing before the BZA of Cambridge. We have reviewed the changes to their front and rear stairs being proposed to the zoning board and have no objection to these plans.

Thank you,

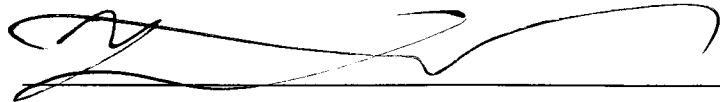
10 Myrtle



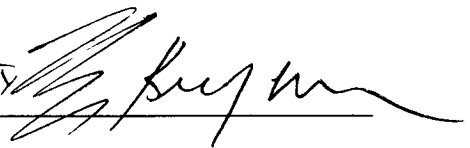
17 Myrtle

Rhonda Roselli

14 Myrtle



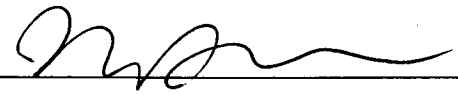
19 Myrtle

Brian Rouppe / Kerry Macauley / 

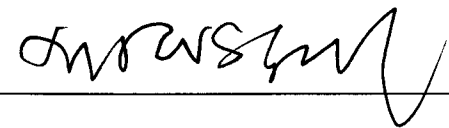
24 Myrtle

Ori Porat 617 894 3253

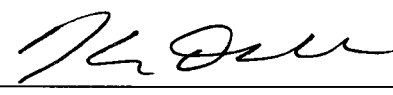
23 Myrtle

MARTIN WARTAK 

28 Myrtle

Michael RUSSELL 

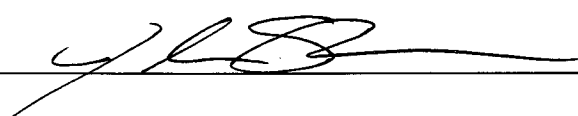
30 Myrtle

Karen O'Connell 

27 Myrtle

Deborah Belle Nebord Belle

19-21 Line

Julianne Smith 

23-25 Line

John A. Cumbach

27 Line

Marijane Connel

29 Line

William J. Hanan



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: Elisa Flower Date: _____
(Print)

Address: 18 Myrtle Avenue

Case No. BZA-177443

Hearing Date: 7/14/22

Thank you,
Bza Members