



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

BZA APPLICATION FORM

Plan No: BZA-017259-2020

GENERAL INFORMATION

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

Special Permit : _____ Variance : v Appeal : _____

PETITIONER : Honeycomb Design + Build, LLC - C/O Ann Fullerton

PETITIONER'S ADDRESS : 540 Main Street, Suite 7 Winchester, MA 01890

LOCATION OF PROPERTY : 23 Myrtle Ave Cambridge, MA

TYPE OF OCCUPANCY : _____ ZONING DISTRICT : Residence C-1 Zone

REASON FOR PETITION :
Additions

DESCRIPTION OF PETITIONER'S PROPOSAL :

Requesting relief for 171 GSF of added area on the second and third floor, within the existing building footprint.
Project was submitted to Mid-Cambridge Conservation Commission on 2.10.20.

SECTIONS OF ZONING ORDINANCE CITED :

Article 5.000 Section 5.31 (Table of Dimensional Requirements).

Original Signature(s) :

Ann Fullerton
(Petitioner(s) / Owner)

ANN FULLERTON
(Print Name)

Address : 540 Main Street, Suite 7
Winchester MA 01890

Tel. No. : 617.420.3113

E-Mail Address : hiveteam@honeycombdesignbuild.com

Date : 2.20.20

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 Michelle M. Wartak, MARTIN A. WARTAK
(OWNER)

Address: 27 MYRTLE AVE, CAMBRIDGE MA 02139

State that I/We own the property located at 27 MYRTLE AVE, which is the subject of this zoning application.

The record title of this property is in the name of WARTAK, MARTIN A. AND MATE, MICHELLE M.

*Pursuant to a deed of duly recorded in the date July 1, 2003, Middlesex South County Registry of Deeds at Book 79770, Page 281; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.

[Signature]
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT*

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

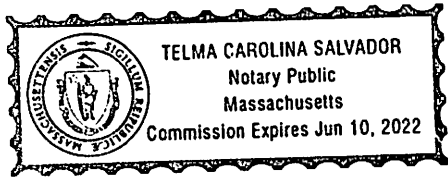
Commonwealth of Massachusetts, County of Middlesex

The above-name Martin Wartak & Michelle Wartak personally appeared before me, this 25th of Feb, 2020, and made oath that the above statement is true.

[Signature] Notary

My commission expires June 10, 2022 (Notary Seal).

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





The Commonwealth of Massachusetts
DEPARTMENT OF PUBLIC HEALTH
REGISTRY OF VITAL RECORDS AND STATISTICS
CERTIFICATE OF MARRIAGE

(State file number)
CAMBRIDGE
(City or town making return)
Registered No. 479

1 Place of Marriage
City or Town Cambridge 2 Date of Marriage June 28 2010 Intention No. 542
(Do not enter name of village or section of city or town) (Month) (Day) (Year)

3 FULL NAME PARTY A MICHELLE M. MATZ		11 FULL NAME PARTY B MARTIN A. WARTAK	
3A SURNAME AFTER MARRIAGE WARTAK		11A SURNAME AFTER MARRIAGE WARTAK	
4 DATE OF BIRTH December 2, 1971	5 OCCUPATION GRAPHIC DESIGNER/MEDICAL ED.	12 DATE OF BIRTH July 12, 1976	13 OCCUPATION COMP. PROGRAMMER
6 RESIDENCE NO. & ST. 23 MYRTLE AVENUE CITY/TOWN CAMBRIDGE ST. MA ZIP CODE 02138		14 RESIDENCE NO. & ST. 23 MYRTLE AVENUE CITY/TOWN CAMBRIDGE ST. MA ZIP CODE 02138	
7 NUMBER OF MARRIAGE (1st, 2nd, 3rd, etc.) 1ST	7A WIDOWED OR DIVORCED	15 NUMBER OF MARRIAGE (1st, 2nd, 3rd, etc.) 1ST	15A WIDOWED OR DIVORCED
8 BIRTHPLACE BUFFALO NEW YORK (City or town) (State or country)		16 BIRTHPLACE WARSAW POLAND (City or town) (State or country)	
9 NAME OF MOTHER/PARENT MARILYN JONES		17 NAME OF MOTHER/PARENT RENATA PAWLAK	
10 NAME OF FATHER/PARENT LEONARD L. MATZ		18 NAME OF FATHER/PARENT JAMES R. RICE	

19 THE INTENTION OF MARRIAGE by the above-mentioned persons was duly entered by me in the records of the Community of CAMBRIDGE according to law, this 21 day of June 2010

COURT WAIVER Issued June 25, 2010 (Name of Community) by Margaret Drury
 AGE ORDER (Month) (Day) (Year) (City or Town) Clerk or Registrar

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20 I HEREBY CERTIFY that I solemnized the marriage of the above-named persons at No. 136 Irving Street St.,
Cambridge (Name of city or town) on June 28 2010 (Month) (Day) (Year)
Signature Amanda Cortin one day designation
(Print or type name) (Member of the Clergy, Priest, Rabbi, Imam, or Justice of the Peace, etc.)
Address 11 Bellis Circle Camb. Ma. 02140

21 Certificate recorded by city or town clerk July 1, 2010 Margaret Drury
(Month) (Day) (Year) CLERK OR REGISTRAR

22 PARTY A SEX: MALE FEMALE 23 PARTY B SEX: MALE FEMALE

JUL 01 2010

CERTIFIED COPY

Margaret Drury
City Clerk



BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: Kent General Contracting / Honeycomb Design + Build **PRESENT USE/OCCUPANCY:** TWO FAMILY RESIDENTIAL

LOCATION: 23 Myrtle Ave Cambridge, MA **ZONE:** Residence C-1 Zone

PHONE: _____ **REQUESTED USE/OCCUPANCY:** TWO FAMILY RESIDENTIAL

	<u>EXISTING</u> <u>CONDITIONS</u>	<u>REQUESTED</u> <u>CONDITIONS</u>	<u>ORDINANCE</u> <u>REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>	1981	2152	2087	(max.)
<u>LOT AREA:</u>	2783	NC	NC	(min.)
<u>RATIO OF GROSS FLOOR AREA</u> <u>TO LOT AREA:</u> ²	.71	.77	.75	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	NA	NA	1500	(min.)
<u>SIZE OF LOT:</u>	<u>WIDTH</u>	41'	NC	(min.)
	<u>DEPTH</u>	60.87'	NC	NA
<u>SETBACKS IN FEET:</u>	<u>FRONT</u>	3.8'	3.8'	(min.)
	<u>REAR</u>	21.3'	21'1.75"	(min.)
	<u>LEFT SIDE</u>	12.3'	12.3'	(min.)
	<u>RIGHT SIDE</u>	1.5'	1.5'	(min.)
<u>SIZE OF BLDG.:</u>	<u>HEIGHT</u>	34.9'	34.9'	(max.)
	<u>LENGTH</u>	34.7'	34.7'	NC
	<u>WIDTH</u>	26.6'	26.6'	NC
<u>RATIO OF USABLE OPEN SPACE</u> <u>TO LOT AREA:</u>	34%	34%	30%	(min.)
<u>NO. OF DWELLING UNITS:</u>	2	2	NC	(max.)
<u>NO. OF PARKING SPACES:</u>	1	1	NC	(min./max)
<u>NO. OF LOADING AREAS:</u>	0	0	NA	(min.)
<u>DISTANCE TO NEAREST BLDG.</u> <u>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.

New work will be wood frame construction and cast-in-place foundation. Existing structure is wood frame construction with brick foundation.

Scope includes conversion of half of existing covered front porch footprint into enclosed first floor living space, addition of same footprint on the second floor, and modification of half of the third floor roofline to convert eave space into living space.

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'.



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 MASSACHUSETTS
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2020 FEB 26 PM 2:41
 OFFICE OF THE CITY CLERK
 CAMBRIDGE, MASSACHUSETTS

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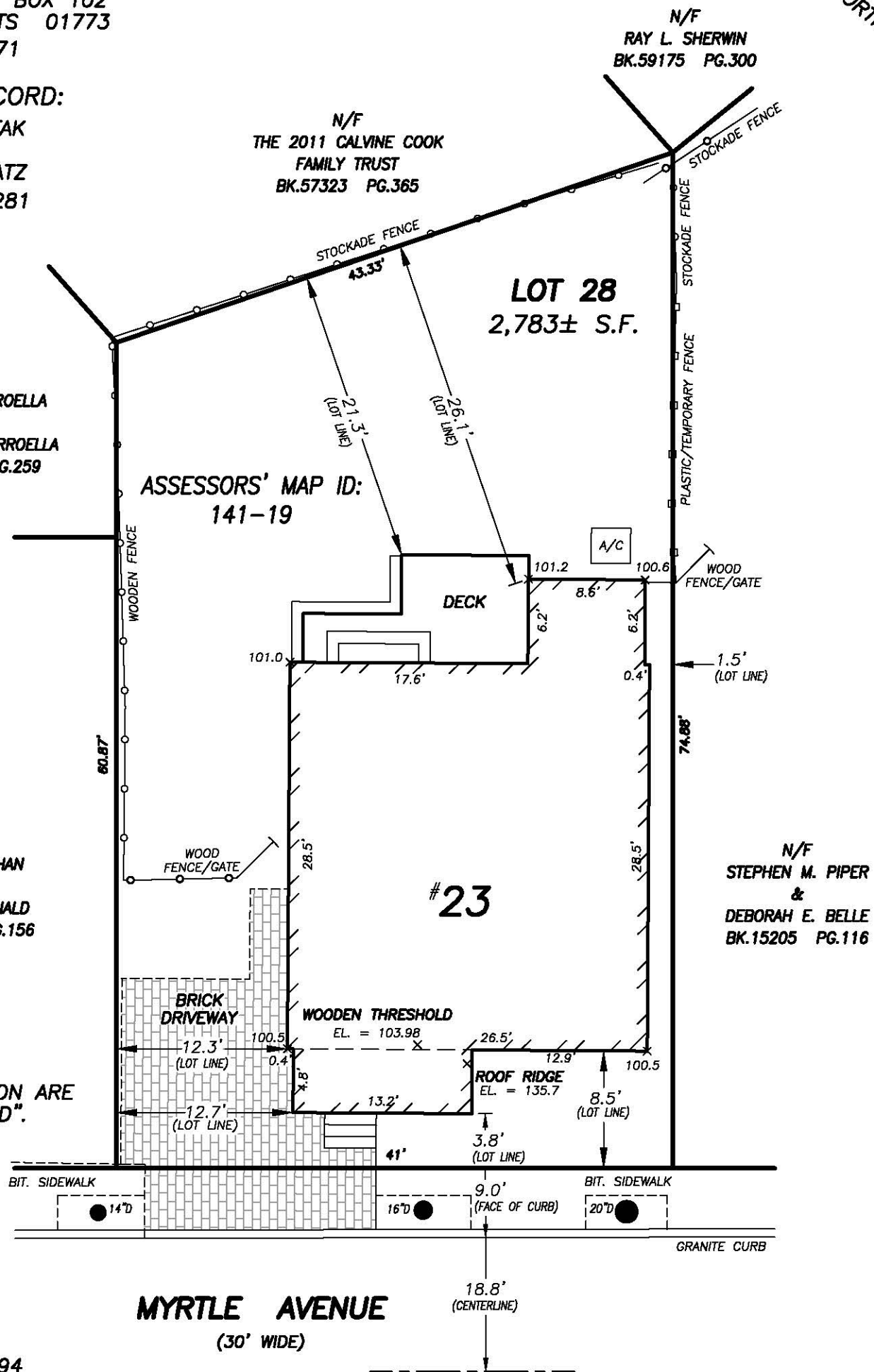
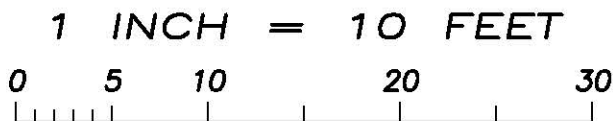
SITE PLAN
23 MYRTLE AVENUE
CAMBRIDGE, MASSACHUSETTS

1 INCH = 10 FEET JANUARY 17, 2020

SNELLING & HAMEL ASSOCIATES, INC.
 PROFESSIONAL LAND SURVEYORS & ENGINEERS
 10 LEWIS STREET P.O. BOX 102
 LINCOLN, MASSACHUSETTS 01773
 (781) 259-0071

OWNERS OF RECORD:

MARTIN A. WARTAK
 &
 MICHELLE M. MATZ
 BK.39770 PG.281



NOTES:

- ZONING DISTRICT: C-1
- THE TREES DEPICTED HEREON ARE IDENTIFIED AS DECIDUOUS "D".
- ROOF RIDGE = 135.7
- MEAN GRADE = 100.8
 $(101.0 + 101.2 + 100.6 + 100.5 + 100.5) / 5$
- BUILDING HEIGHT = 34.9

PLAN REFERENCES:

- PLAN 2 IN PLAN BOOK 72
- PLAN NUMBER 1030 OF 1994
- LAND COURT PLAN 21549A
- PLAN NUMBER 550 OF 1944
- PLAN NUMBER 797 OF 1948

I HEREBY STATE THAT THE LOCATION OF THE FEATURES SHOWN HEREON IS THE RESULT OF A FIELD SURVEY PERFORMED AS OF JANUARY 6, 2020, WITH THE USE OF A TOPCON TOTAL STATION.

JOHN R. HAMEL
 PROFESSIONAL
 LAND SURVEYOR

DATE:

WARTAK RESIDENCE : CAMBRIDGE CONSERVATION COMMISSION SET

21 - 23 MYRTLE AVE, CAMBRIDGE, MA



Project Address

Wartak Residence
23 Myrtle Ave.
Cambridge, MA 02138

Document Terms & Conditions

a. HONEYCOMB Design + Build, LLC grants you, when you purchase or are delivered a full set of plans, a limited non-exclusive license to build the structures shown in those plans, which relate to your Scope of Work one time, at one location. The license also grants you the right to modify that plan, subject to the terms and conditions shown below to the most specific site, zoning, codes and/or other design needs. This license is granted solely to you as the purchaser or deliversee and may not be transferred, assigned, sold or loaned.

b. Restrictions : All plans purchased or delivered from HONEYCOMB Design + Build, LLC are protected by United States and International copyright laws. It is illegal to reproduce, duplicate, modify, resell, redistribute, loan, and/or develop derivatives mark, in whole or part, from the plans without the expressed written consent of HONEYCOMB Design + Build, LLC. The purchase or delivery of a plan from HONEYCOMB Design + Build, LLC grants the purchaser or deliversee, subject to the license terms, the ability to modify that plan to meet specific site, zoning, code or other design needs. However, the resulting derivatives work remains the intellectual property of HONEYCOMB Design + Build, LLC.

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SHEET INDEX

SHEET #.	SHEET DESCRIPTION	PG #.
A-001	Cover Sheet, Sheet Index, Abbreviation Key	1
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EC-101	Existing Conditions - First Floor Plan	3
EC-102	Existing Conditions - Second Floor Plan	4
EC-103	Existing Conditions - Third Floor Plan	5
EC-104	Existing Conditions - Roof Plan	6
EC-200	Existing Street Facing Elevation	7
EC-201	Existing Left Facing Elevation	8
EC-202	Existing Right Facing Elevation	9
EC-203	Existing Rear Facing Elevation	10
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A-101	Proposed - First Floor Plan	12
A-102	Proposed - Second Floor Plan	13
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A-202	Proposed Right Facing Elevation	18
A-203	Proposed Rear Facing Elevation	19

ABBREVIATIONS

ABBR.	DESCRIPTION	ABBR.	DESCRIPTION	ABBR.	DESCRIPTION
Adj.	Adjustable	Hdr.	Header	PPL	Polypropylene
Alum.	Aluminum	Hdwe.	Hardware	Pvmt.	Pavement
Approx.	Approximate	Horz.	Horizontal	Reinf.	Reinforced
Avg.	Average	Ht.	Height	Req'd.	Required
Brng.	Bearing	Htg.	Heating	Rsr	Riser
CH	Ceiling Height	HVAC	Heating, ventilation & air conditioning	S	Switch
CMU	Concrete masonry unit	HW	Hot water	S ₃	Three-way Switch
Conc.	Concrete	In.	Inch	S.F.	Square Foot
Cont.	Continuous	Int.	Interior	T.#G.	Tongue and Groove
Cu.Ft.	Cubic Foot	Inst.	Installation	V	Volt
DW	Dish Washer	Insul.	Insulation	W	Wire
Ea.	Each	LED	Light emitting diode	%	Percentage
Ext.	Exterior	Lt.Ga.	Light gauge	@	At
Fir.	Floor	Max.	Maximum	&	And
Fdn.	Foundation	MDF	Medium-density fiberboard	"	Inch
Ft.	Foot	Min.	Minimum	'	Foot
Ftg.	Footing	O.C.	On center	€	Centerline
Furn.	Furniture	OSB	Oriented strand board	#	Number
Ga.	Gauge	Pc.	Pieces		
GWB	Gypsum wall board	Pl.	Plate		
HH	Header Height	Ply.	Plywood		

ZONING ANALYSIS

INFORMATION PER CAMBRIDGE CITY ZONING REGULATIONS

ZONING DISTRICT : C-1

PROPERTY USE : MULTI - FAMILY RESIDENTIAL

	EXISTING	LIMIT	PROPOSED	NOTES
MAX. RATIO OF FL. AREA TO LOT AREA	0.71	0.75 MAX.	0.77	
LOT SIZE	2,783 SF	5,000 SF MIN.	NO CHANGE	EXISTING NON-CONFORMING
GSF	1,981 SF	-	2,152 SF	ADDITION OF 171 GSF, INCLUDES ENTRY PORCH
LOT WIDTH	41'	50' MIN.	NO CHANGE	EXISTING NON-CONFORMING
FRONT SETBACK	9'-2"	10' FT MIN. TO STREET	NO CHANGE	EXISTING NON-CONFORMING
SIDE SETBACK	2.5'	7.5' FT MIN.	NO CHANGE	EXISTING NON-CONFORMING
REAR SETBACK	23'	20' FT MIN.	20'	TO DECK
MAXIMUM HEIGHT	35'	35'	NO CHANGE	
RATIO OF PRIVATE OPEN SPACE TO LOT AREA	34%	30% MIN.	NO CHANGE	

SYMBOLS

	Smoke Detector		Single receptacle outlet		Ceiling light
	CO ₂ Detector		Four-Plex receptacle outlet		Recessed ceiling light
	Thermostat		Double receptacle outlet		Sconce light/ Wall light
	Alarm		Double lamp flood light		Pendant Light
	Cable Service		Exhaust Fan		Telephone Jack
	Dryer Vent		A/C Register		Computer Data/ LAN outlet
		R-#	Radiator - (size if known)		Track light
					Pull Chain Control
					Junction Box

Drawing Name

SHEET INDEX,
SYMBOLS &
ABBREVIATIONS

Date

February 7, 2020

Scale

AS NOTED

Drawing Number

A-001

Project Address

Wartak Residence
23 Myrtle Ave.
Cambridge, MA 02138

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Drawing Name

**EXISTING CONDITIONS
BASEMENT FLOOR PLAN**

Date

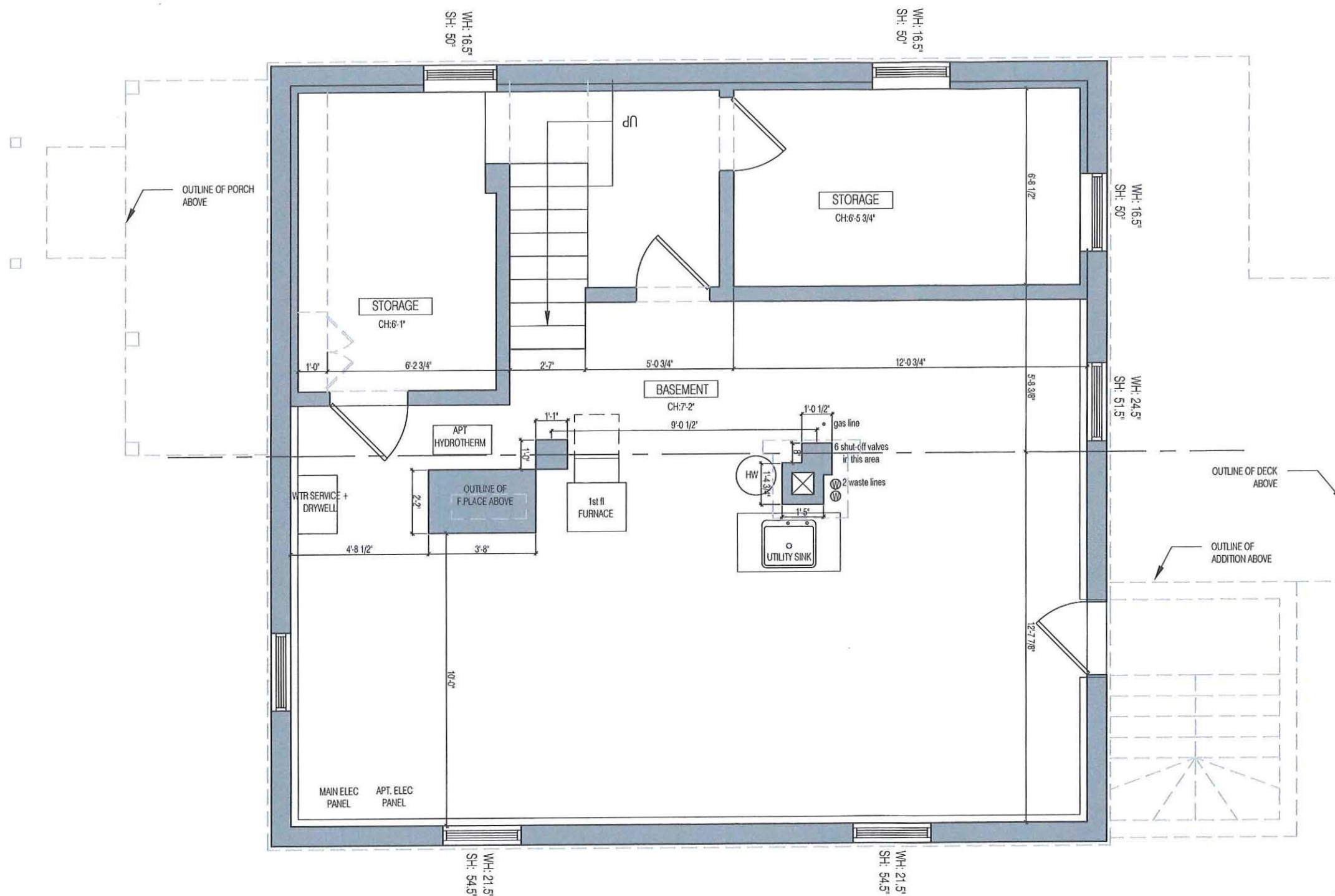
February 7, 2020

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1/4" = 1'-0"

Drawing Number

EC-100



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Drawing Name

**EXISTING CONDITIONS
FIRST FLOOR PLAN**

Date

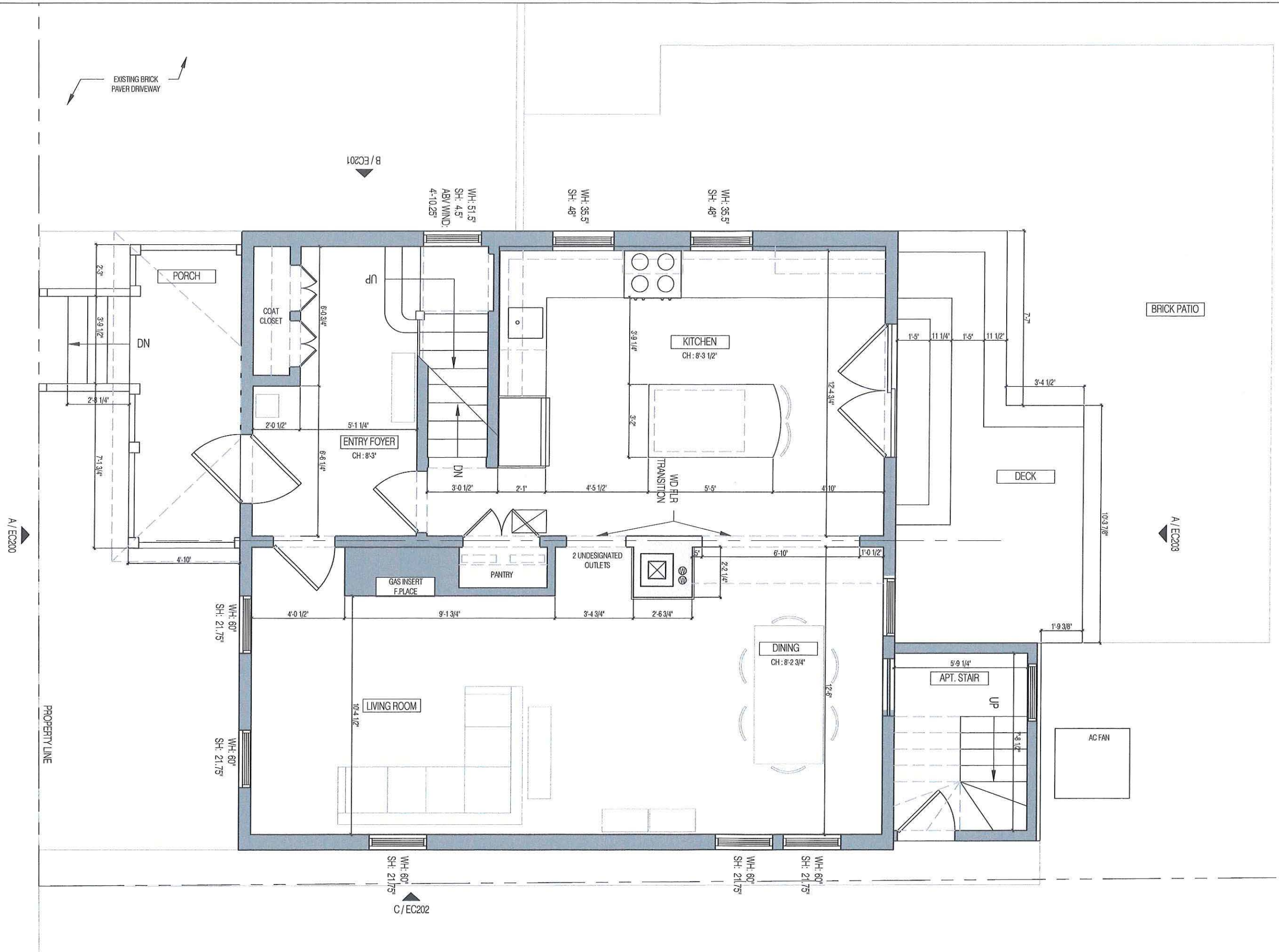
February 7, 2020

Scale

1/4" = 1'-0"

Drawing Number

EC-101



EXISTING BRICK
PAVER DRIVEWAY

BRICK PATIO

DECK

AC FAN

A/EC200

B/EC201

C/EC202

A/EC203

PROPERTY LINE

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Drawing Name

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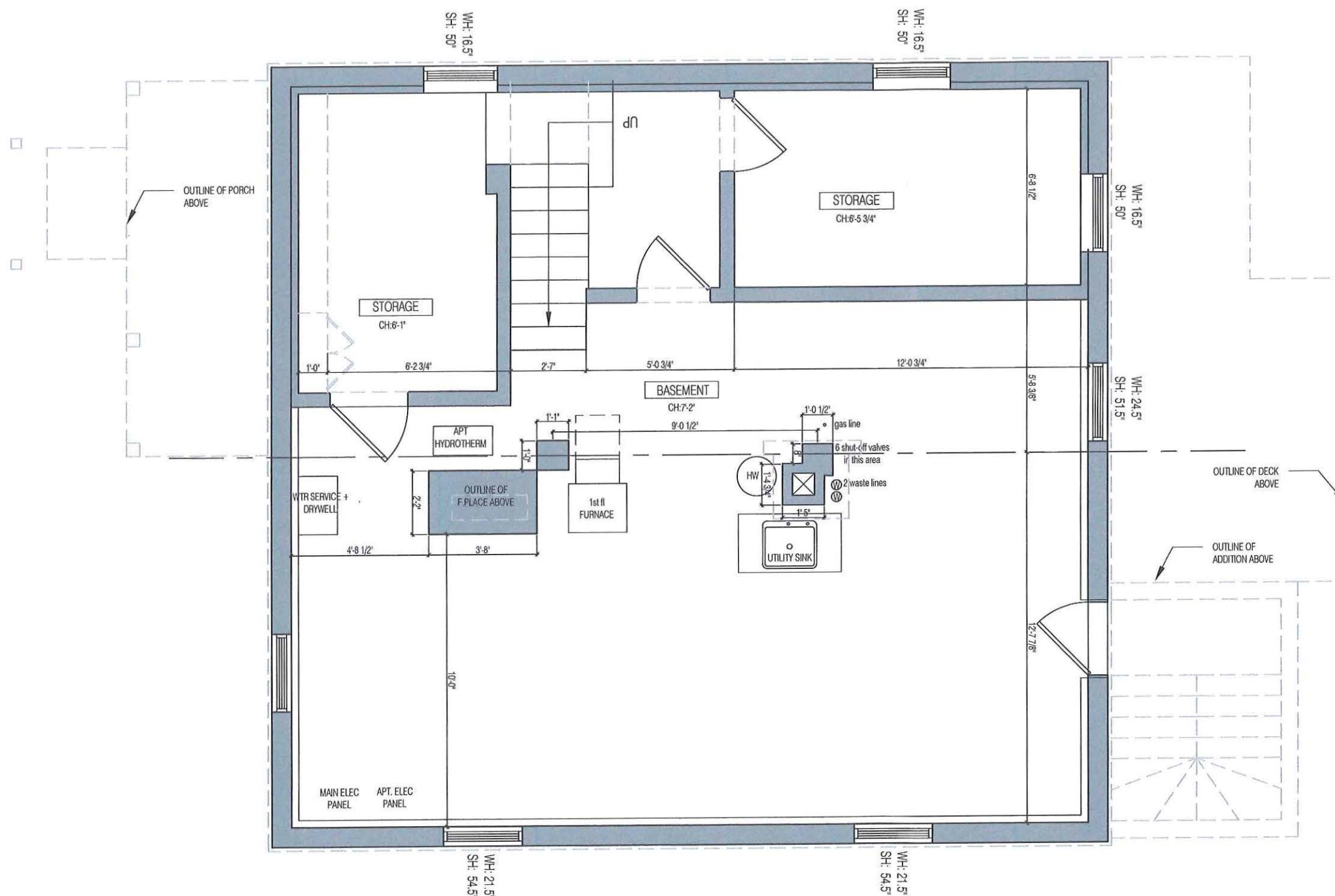
February 7, 2020

Scale

1/4" = 1'-0"

Drawing Number

EC-100



Project Address

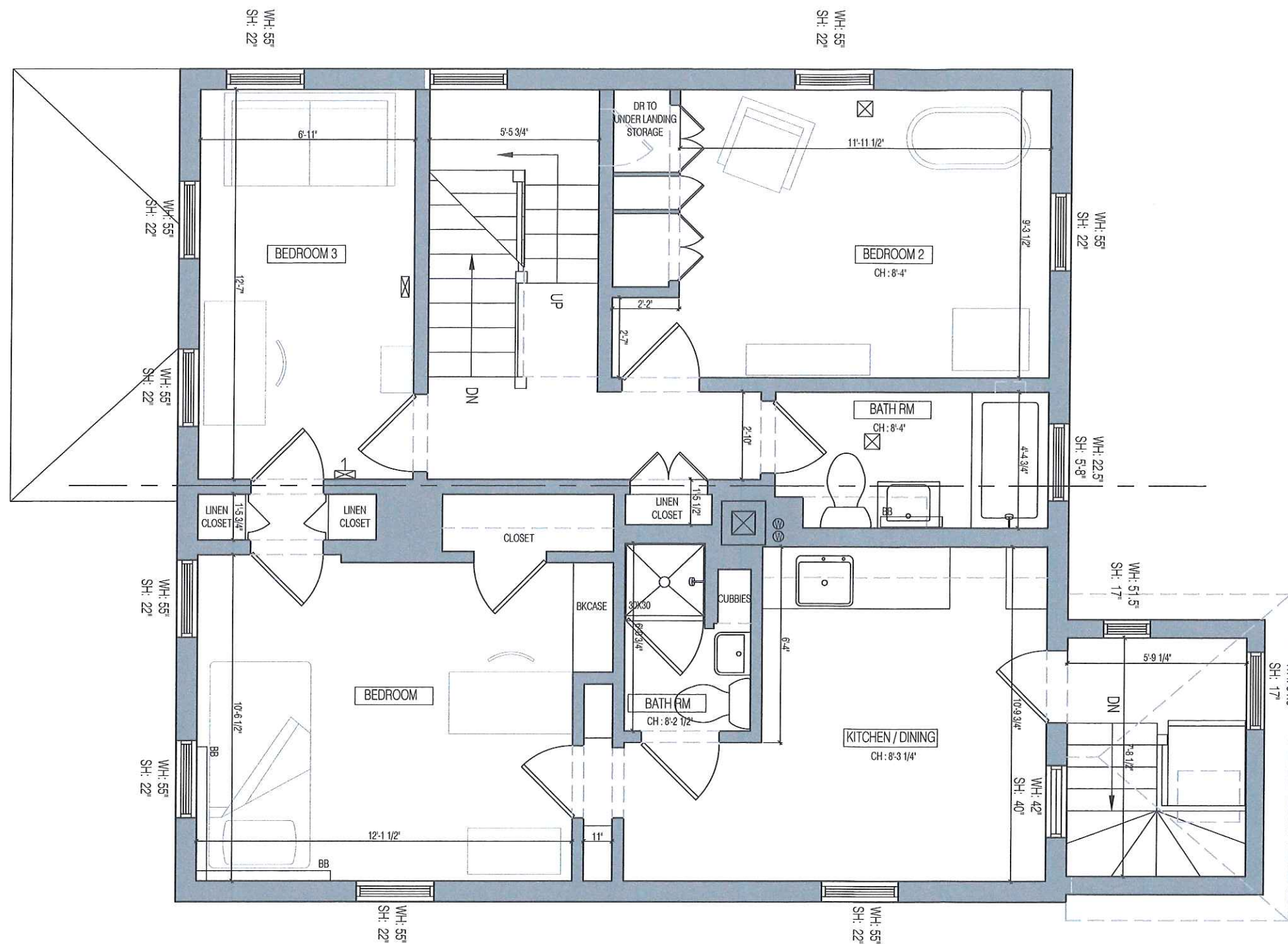
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Drawing Name

**EXISTING CONDITIONS
SECOND FLOOR PLAN**

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Drawing Number

EC-102

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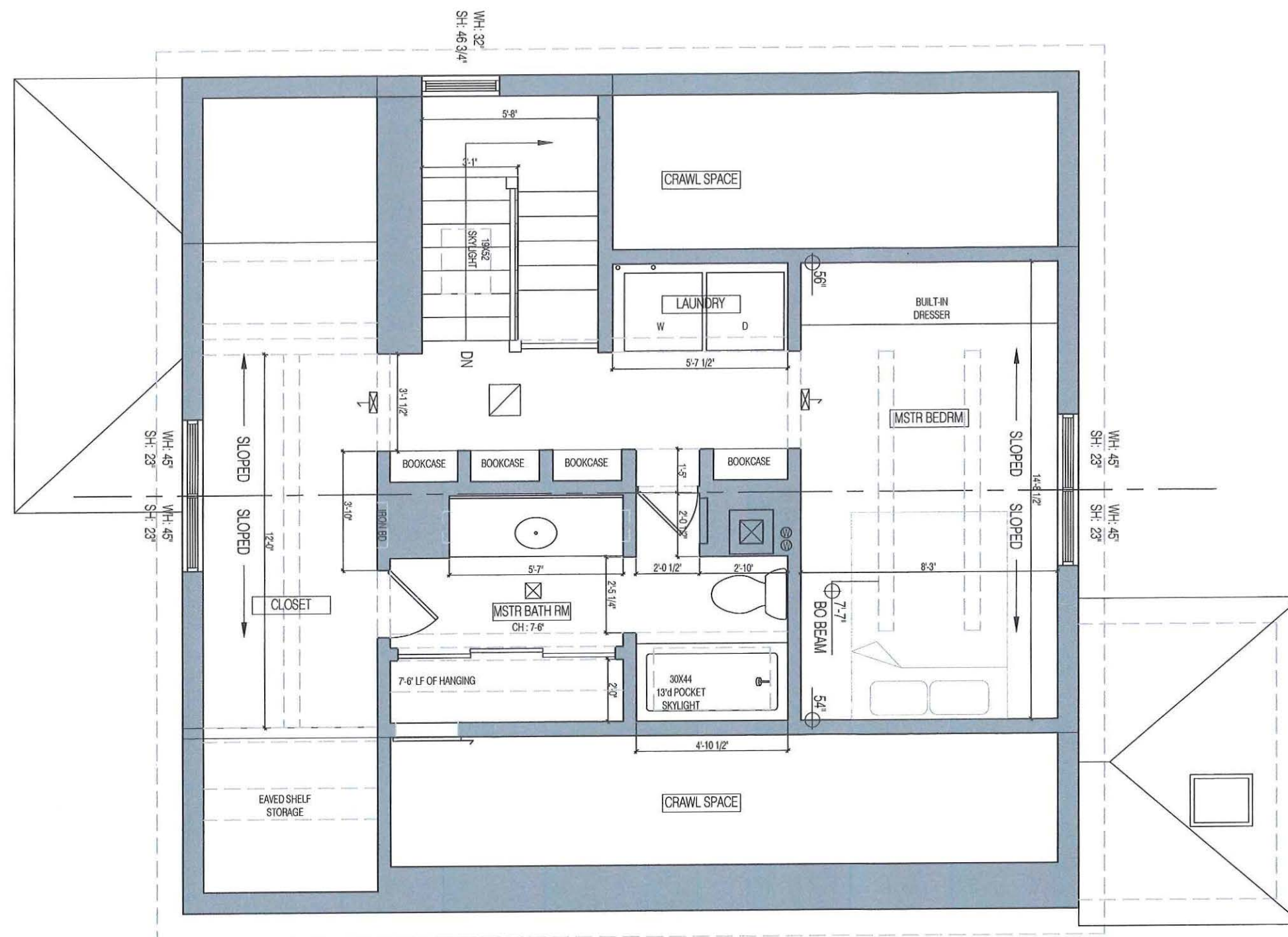
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Cambridge, MA 02138

Document Terms & Conditions

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Drawing Name

EXISTING CONDITIONS T
THIRD FLOOR PLAN

Date

February 7, 2020

Scale

1/4" = 1'-0"

Drawing Number

EC-103

Project Address

Wartak Residence
23 Myrtle Ave.
Cambridge, MA 02138

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Drawing Name

EXISTING CONDITIONS T
ROOF PLAN

Date

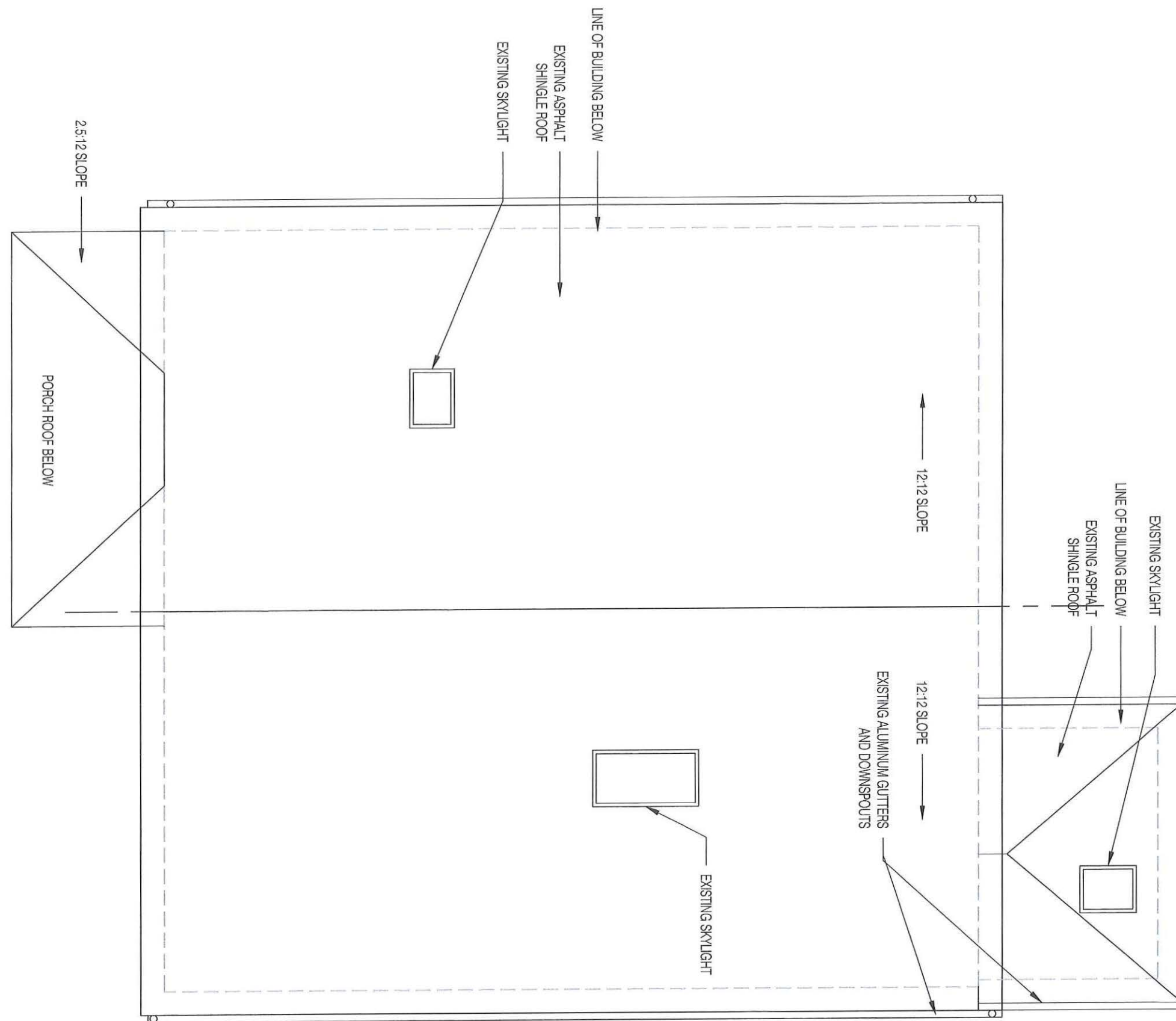
February 7, 2020

Scale

1/4" = 1'-0"

Drawing Number

EC-104



Project Address

Wartak Residence
23 Myrtle Ave.
Cambridge, MA 02138

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Drawing Name

EXISTING ELEVATION

Date

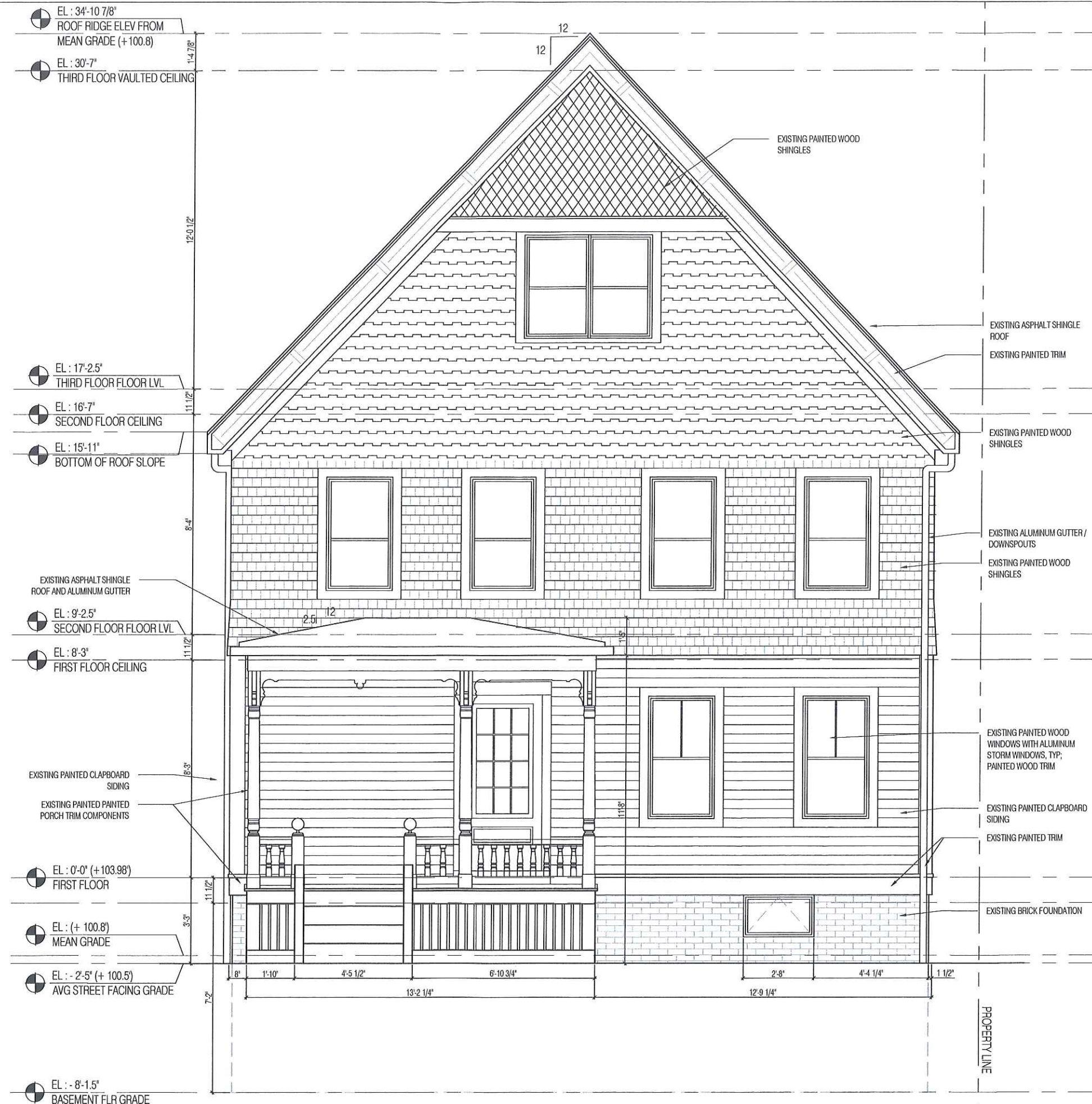
February 7, 2020

Scale

AS NOTED

Drawing Number

EC-200



A STREET FACING ELEVATION
SCALE: 1/4"=1'-0"

Project Address

Wartak Residence
23 Myrtle Ave.
Cambridge, MA 02138

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Drawing Name

EXISTING ELEVATION

Date

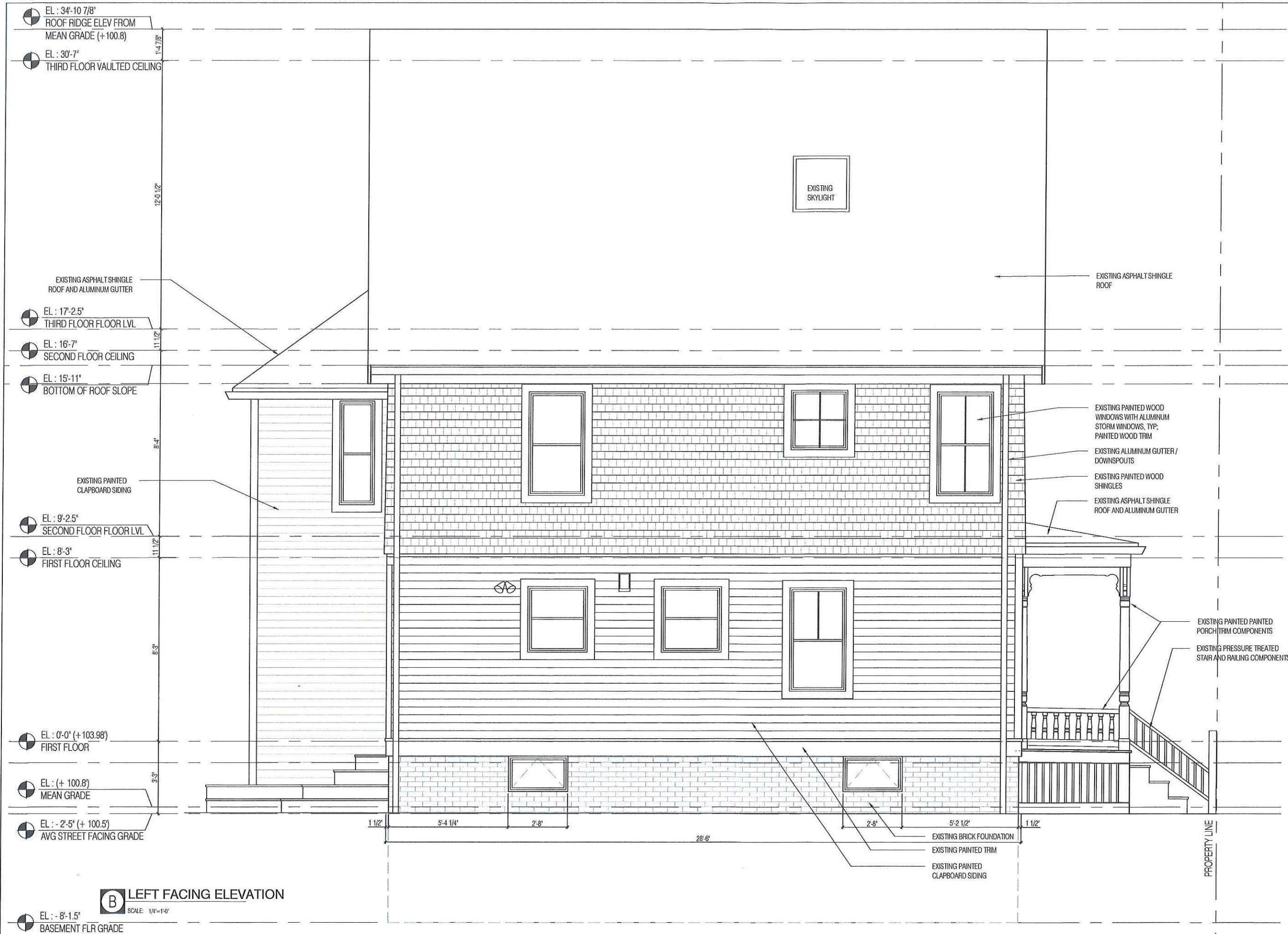
February 7, 2020

Scale

AS NOTED

Drawing Number

EC-201



Project Address

Wartak Residence
23 Myrtle Ave.
Cambridge, MA 02138

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Drawing Name

EXISTING ELEVATION

Date

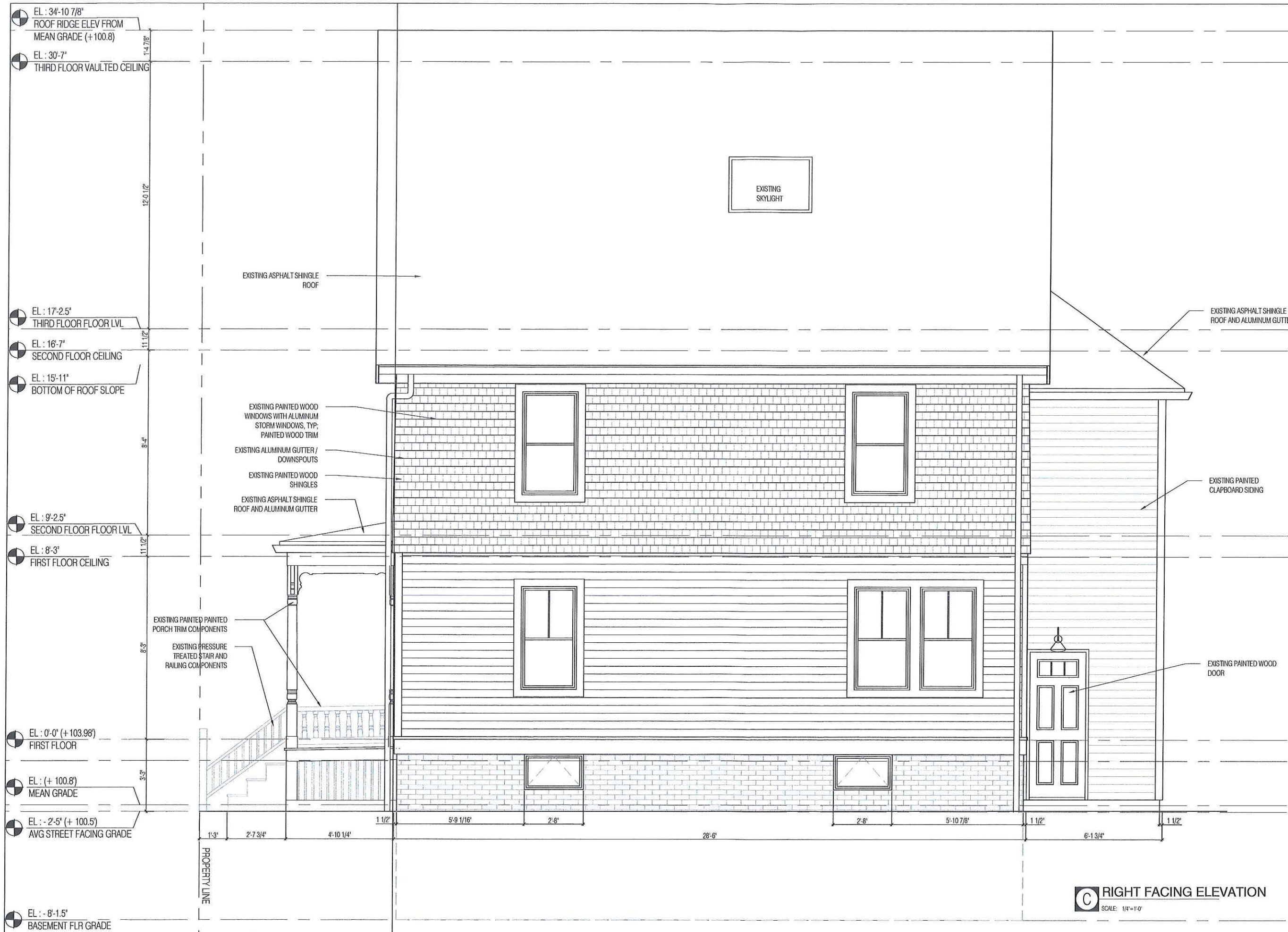
February 7, 2020

Scale

AS NOTED

Drawing Number

EC-202



Project Address

Wartak Residence
23 Myrtle Ave.
Cambridge, MA 02138

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Drawing Name

EXISTING ELEVATION

Date

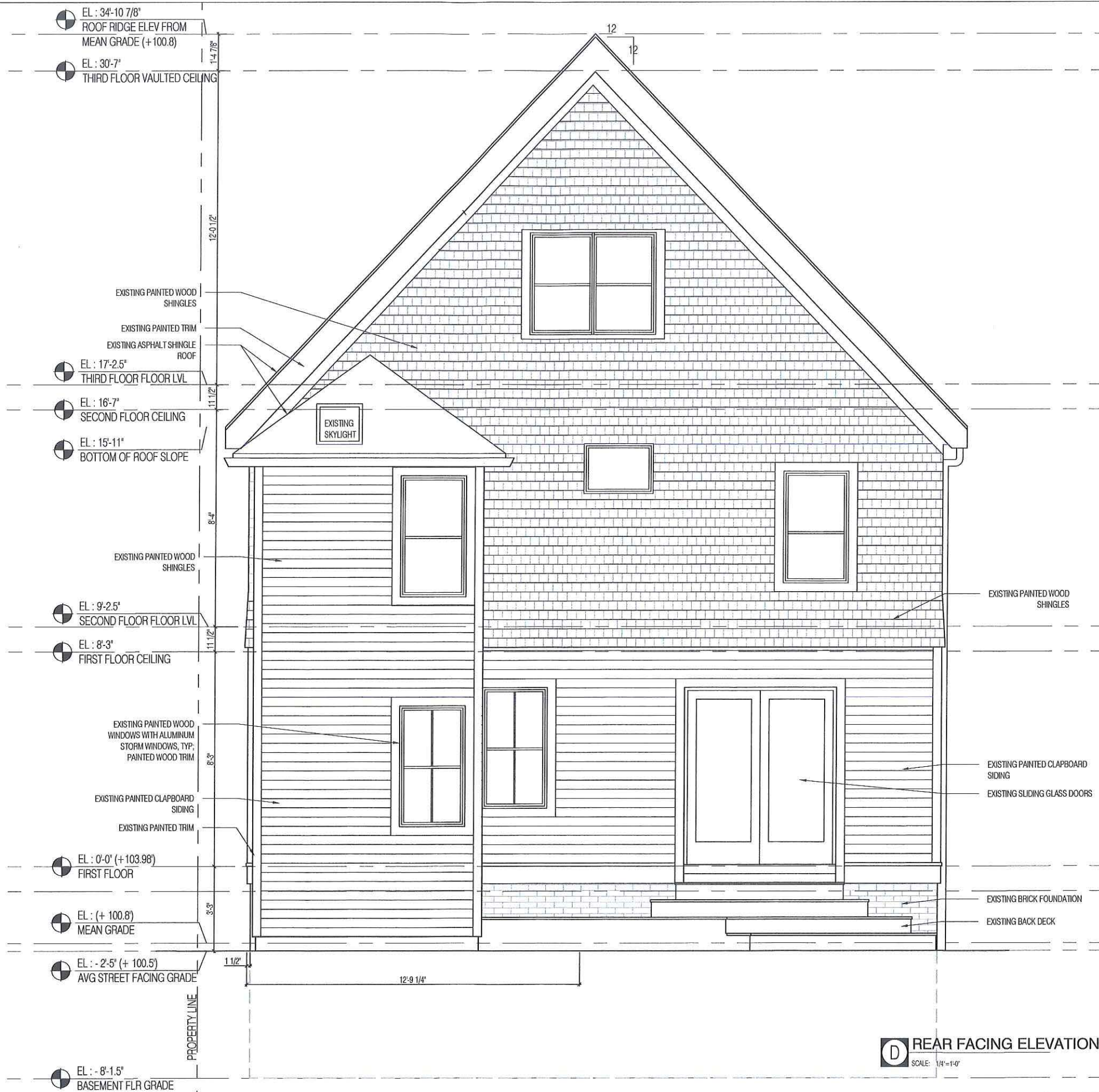
February 7, 2020

Scale

AS NOTED

Drawing Number

EC-203



D REAR FACING ELEVATION
SCALE: 1/4"=1'-0"

Project Address

Wartak Residence
23 Myrtle Ave.
Cambridge, MA 02138

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Drawing Name

**BASEMENT LEVEL
PROPOSED PLAN**

Date

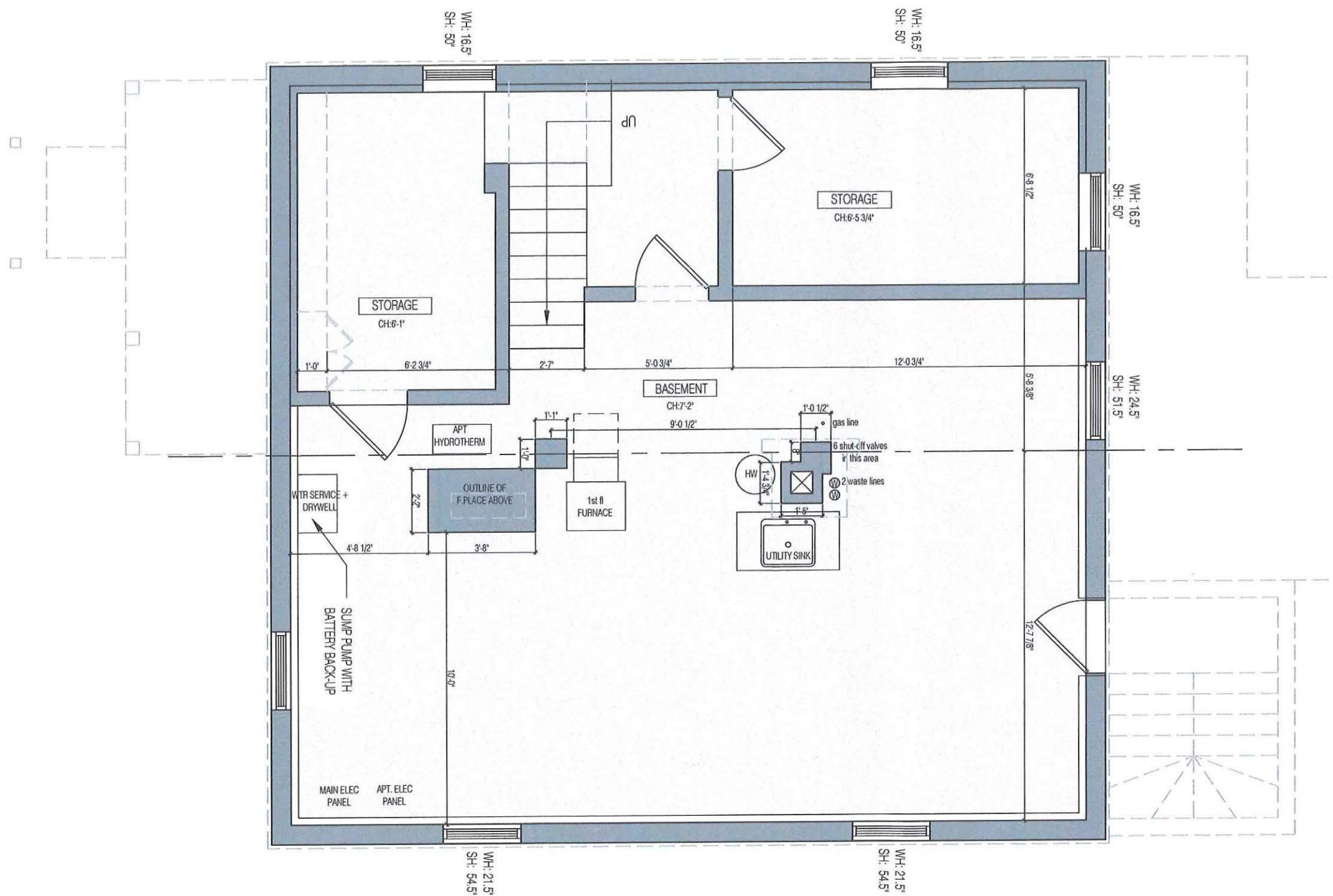
February 7, 2020

Scale

1/4" = 1'-0"

Drawing Number

A-100



Project Address

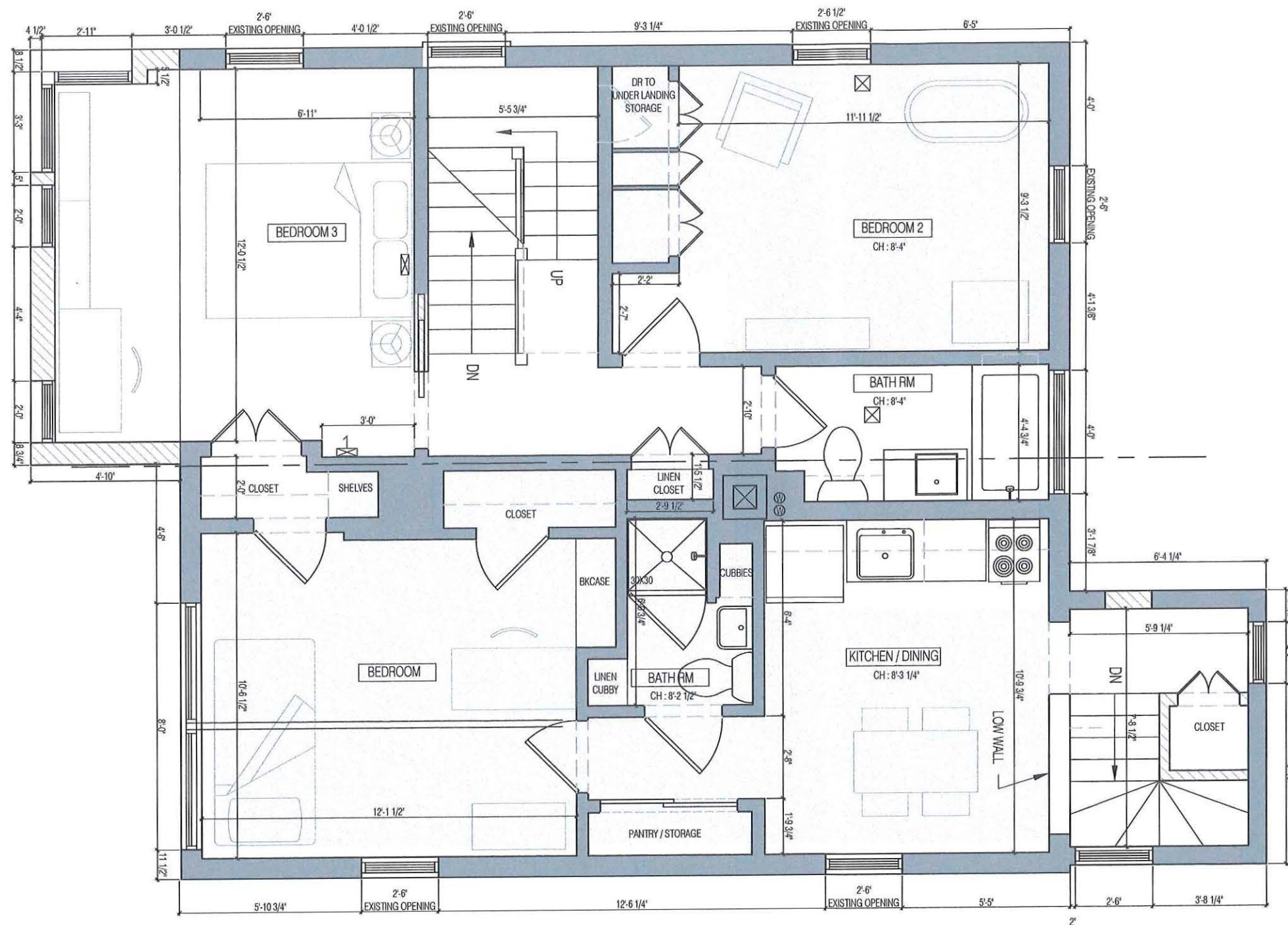
Wartak Residence
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Drawing Name

**SECOND FLOOR
PROPOSED PLAN**

Date

February 7, 2020

Scale

1/4" = 1'-0"

Drawing Number

A-102

Project Address

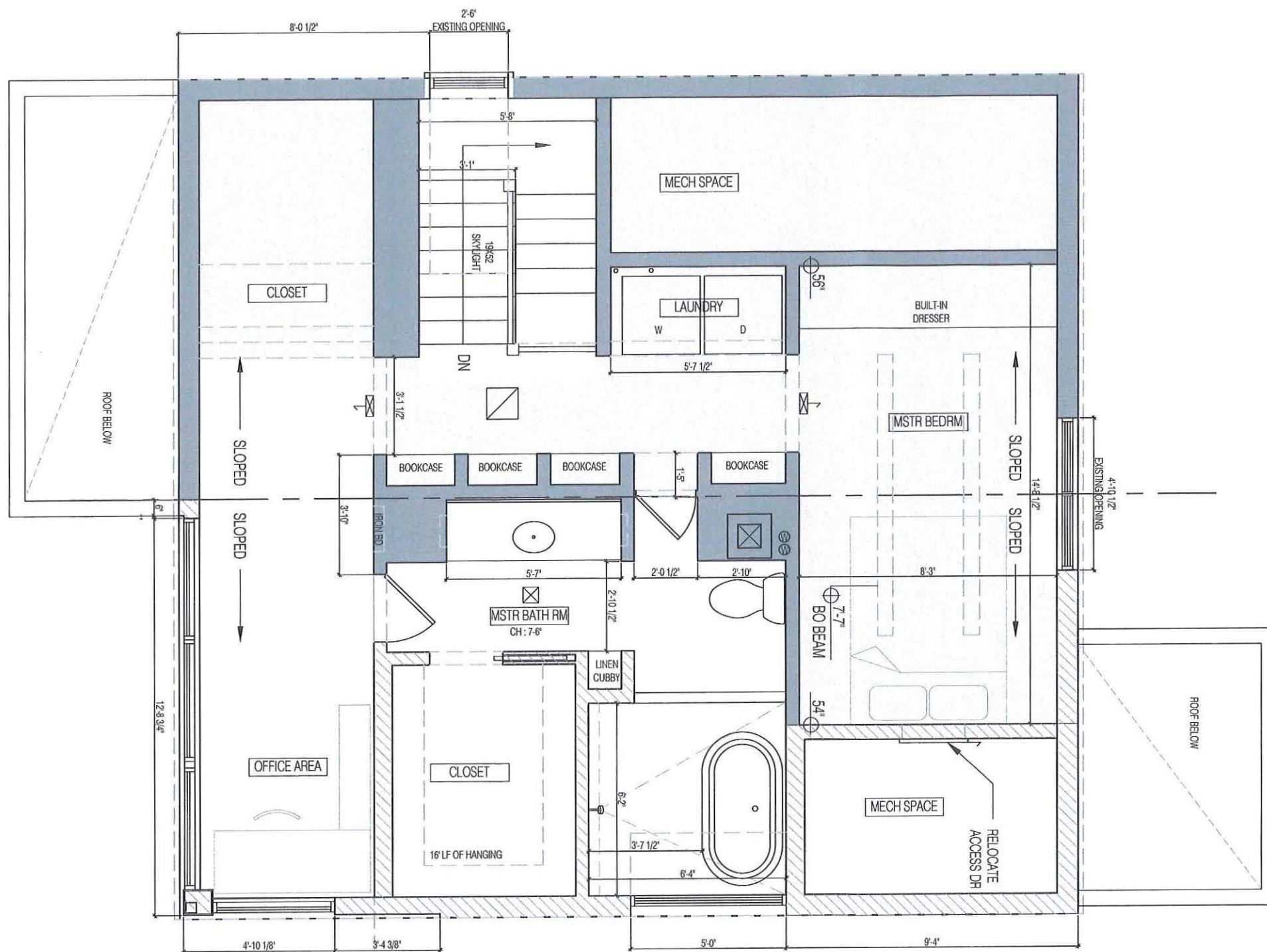
Wartak Residence
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Cambridge, MA 02138

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Drawing Name

**THIRD FLOOR
PROPOSED PLAN**

Date

February 7, 2020

Scale

1/4" = 1'-0"

Drawing Number

A-103

Project Address

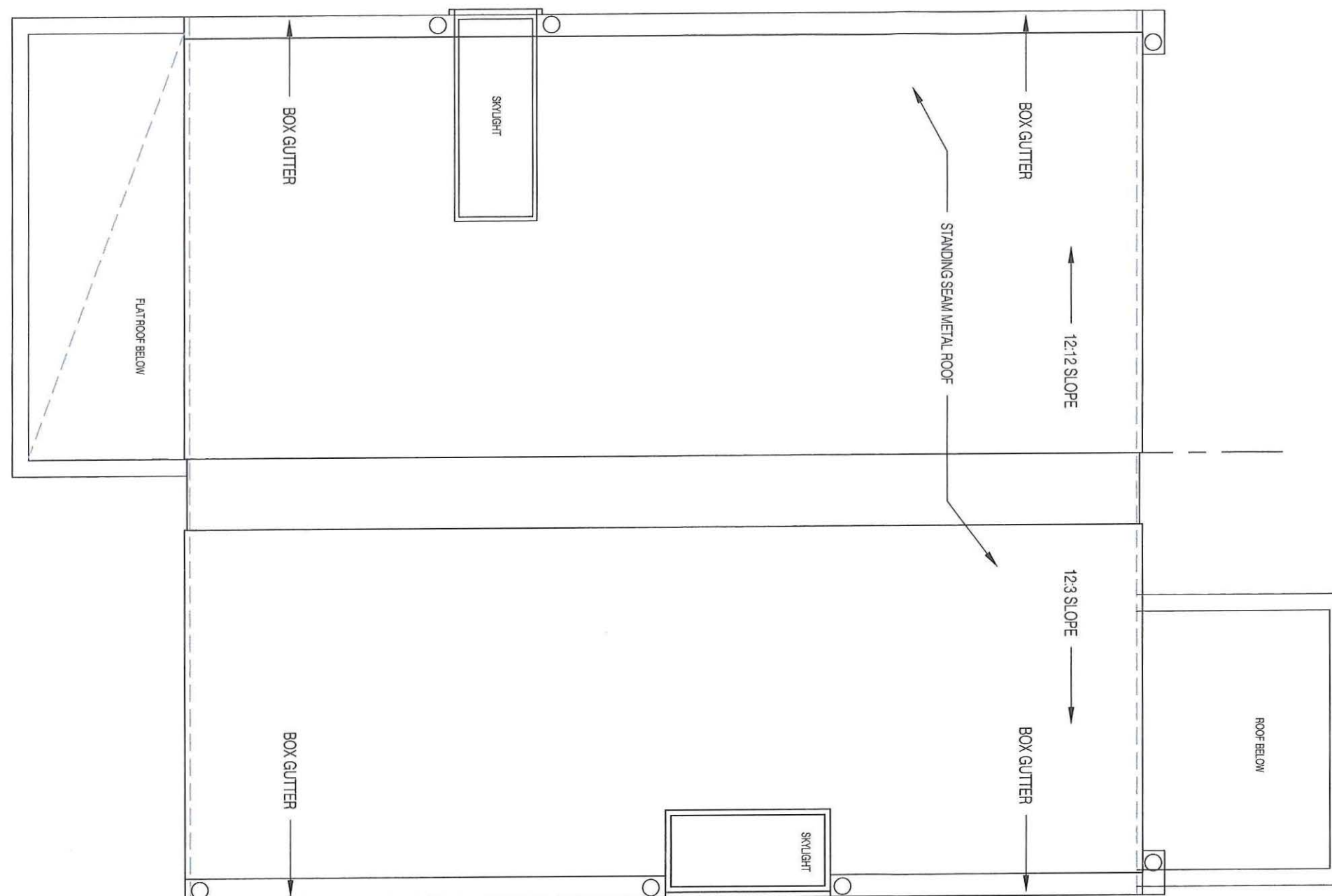
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Drawing Name

ROOF LEVEL
PROPOSED PLAN

Date

February 7, 2020

Scale

1/4" = 1'-0"

Drawing Number

A-104

Project Address

Wartak Residence
23 Myrtle Ave.
Cambridge, MA 02138

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Drawing Name

PROPOSED ELEVATION

Date

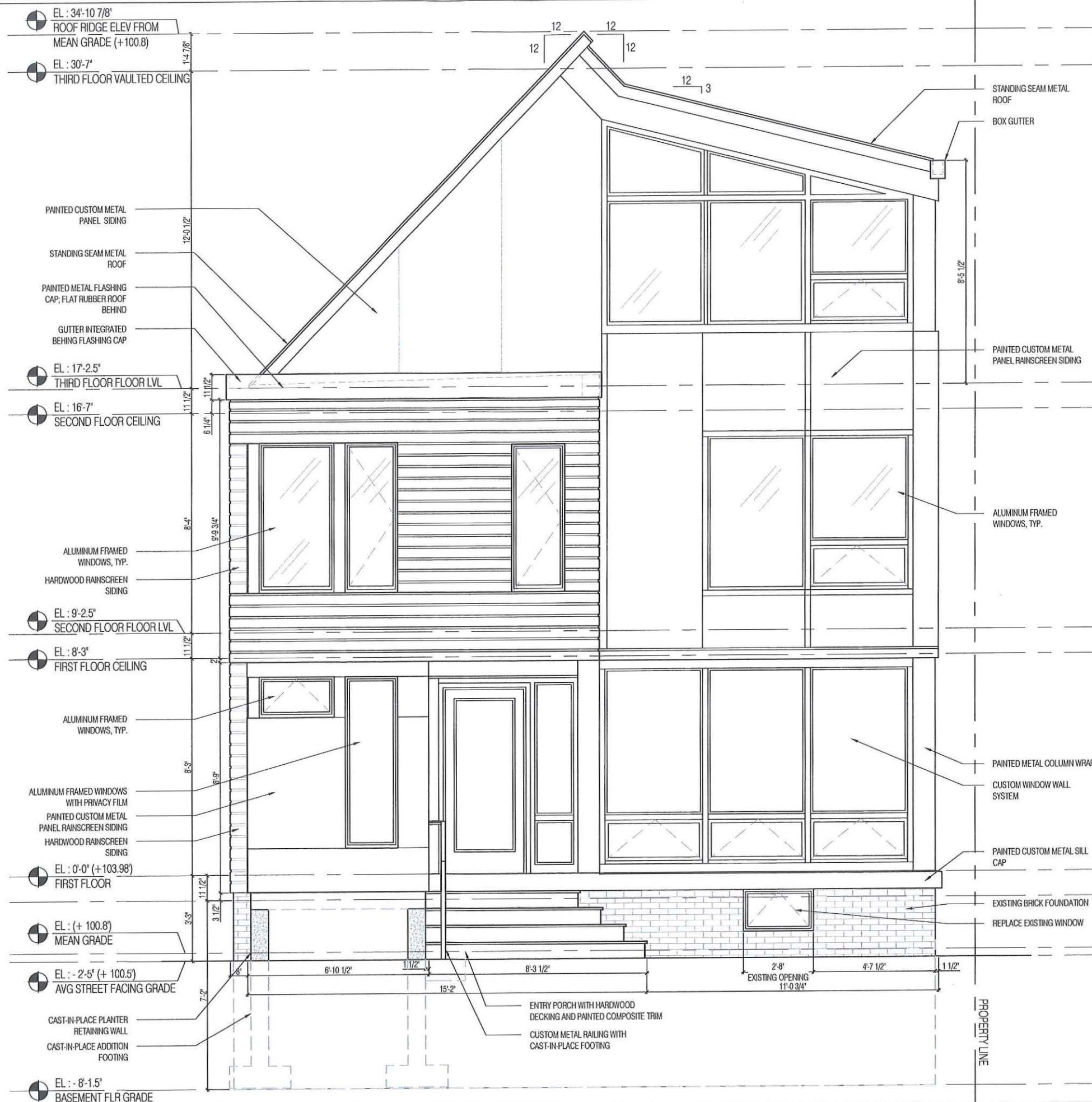
February 7, 2020

Scale

AS NOTED

Drawing Number

A-200



Project Address

Wartak Residence
23 Myrtle Ave.
Cambridge, MA 02138

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Drawing Name

PROPOSED ELEVATION

Date

February 7, 2020

Scale

AS NOTED

Drawing Number

A-201



B LEFT FACING ELEVATION

SCALE: 1/4"=1'-0"

EL: -8'-1.5'
BASEMENT FLR GRADE

Project Address

Wartak Residence
23 Myrtle Ave.
Cambridge, MA 02138

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Drawing Name

**FIRST FLOOR
PROPOSED PLAN**

Date

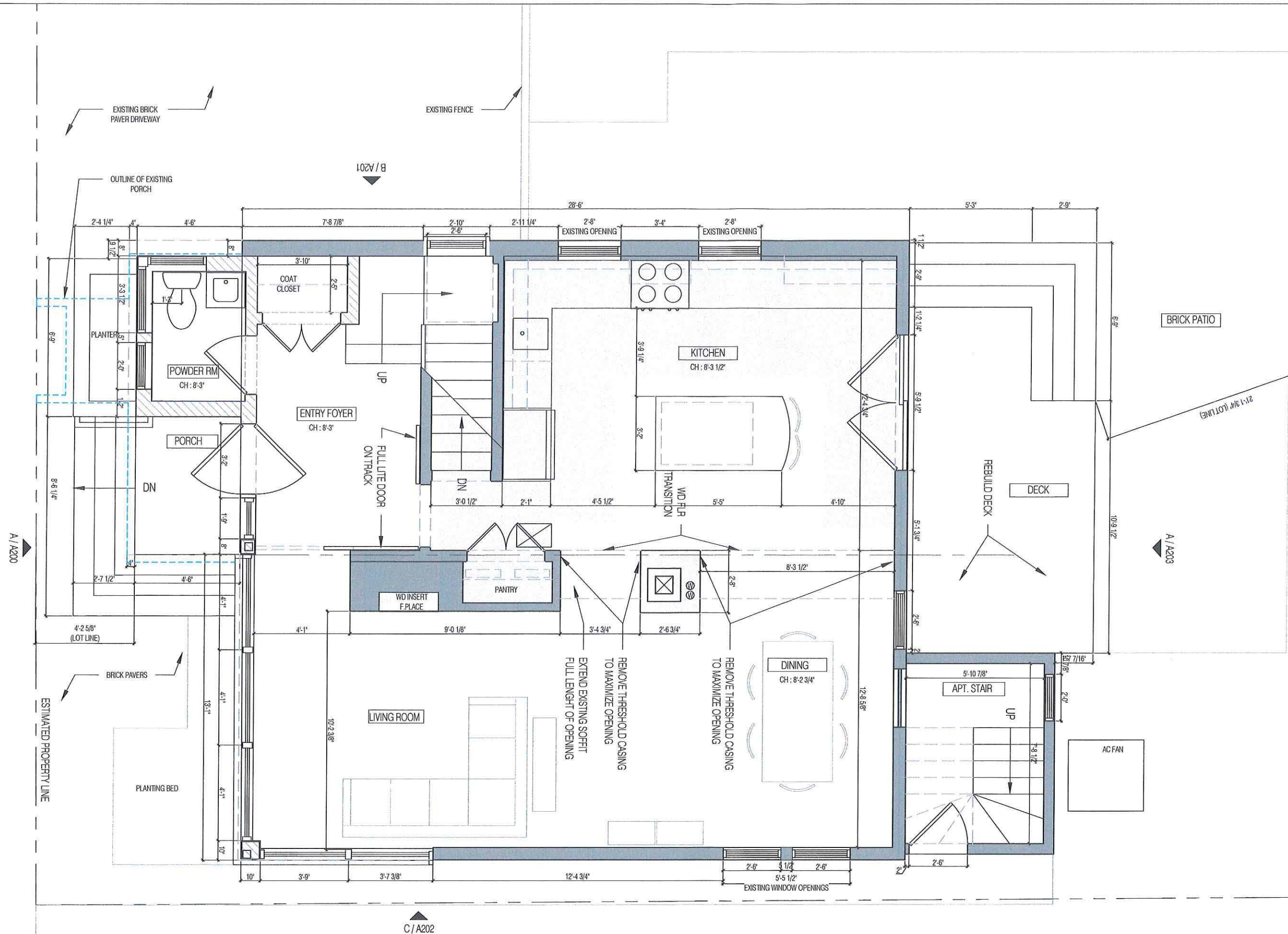
February 7, 2020

Scale

1/4" = 1'-0"

Drawing Number

A-101



A-101

Project Address

Wartak Residence
23 Myrtle Ave.
Cambridge, MA 02138

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Drawing Name

PROPOSED ELEVATION

Date

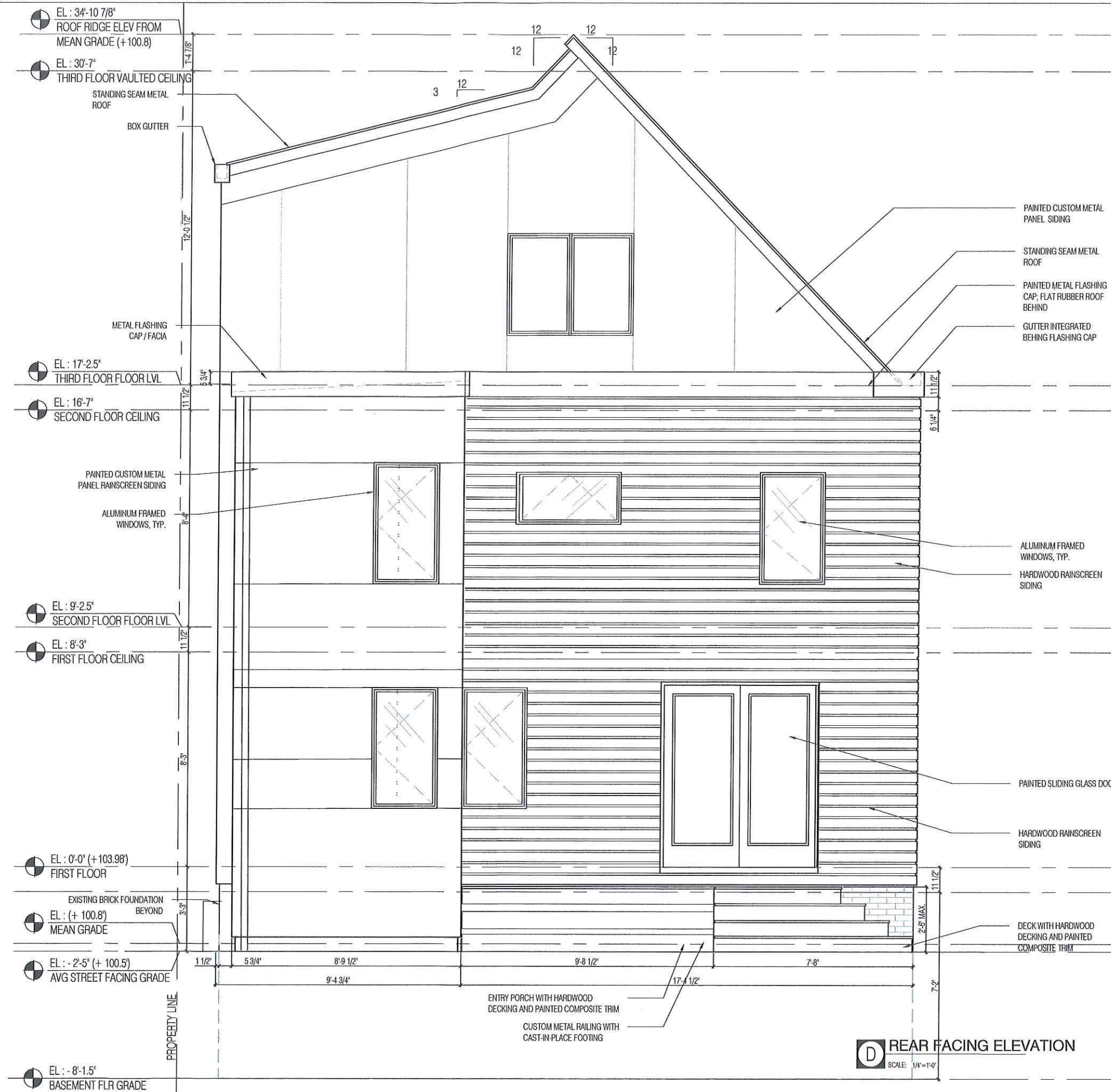
February 7, 2020

Scale

AS NOTED

Drawing Number

A-203



D REAR FACING ELEVATION
SCALE: 1/4"=1'-0"



VIEW OF EXISTING STREET FACING ELEVATION

WARTAK RESIDENCE :
23 MYRTLE AVE, CAMBRIDGE MA
EXISTING CONDITIONS PHOTOS



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CONTEXT VIEW : WITH NEIGHBORING HOUSES

WARTAK RESIDENCE :
23 MYRTLE AVE, CAMBRIDGE MA
EXISTING CONDITIONS PHOTOS



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CONTEXT VIEW A : WITH EXISTING STREET TREES

WARTAK RESIDENCE :
23 MYRTLE AVE, CAMBRIDGE MA
PROPOSED PROJECT : MODEL VIEWS



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CONTEXT VIEW A : EXISTING STREET TREES HIDDEN

WARTAK RESIDENCE :
23 MYRTLE AVE, CAMBRIDGE MA
PROPOSED PROJECT : MODEL VIEWS



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CONTEXT VIEW B : WITH EXISTING STREET TREES

WARTAK RESIDENCE :
23 MYRTLE AVE, CAMBRIDGE MA
PROPOSED PROJECT : MODEL VIEWS



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CONTEXT VIEW A : EXISTING STREET TREES HIDDEN

WARTAK RESIDENCE :
23 MYRTLE AVE, CAMBRIDGE MA
PROPOSED PROJECT : MODEL VIEWS

Wartak Residence
23 Myrtle Ave
Cambridge Mass

Overall Proprety Plan
Produced by Sophie Bignet
Pemberton Gardening Services



Climbing Hydrangea or Clematis paniculata

The driveway- This space is to remain simple providing interest while also remaining practical. Planting additions will include a vine for the side of the house and some groundcover for the existing evergreen edge by the fence. The bed for the vines will need to be 6"-1' deep minimum

The side leading to the backpatio- this area is to provide an area for the trash and recycling to be stored outside of view. Some of the existing large plant material could be kept, they should be look over for health and safety before making final decisions. Additional plant material to be planted further down the side, including larger fast growing flowering shrubs such as Hydrangea paniculata and Virburnum triloum. A larger tree such as a River Birch will fill the corner, these trees grown fast and provide good coverage through all seasons. These will provide interest while also providing privacy. Lower plants are to be planted along the edges, these will include some areas of simple groundcover such as Liriope, Gallium or Vince and other areas will be developed into textured shade gardens with the use of plants such as Hellebore, Hakonachloa and Hosta. The pathway leading from the driveway should be at least 3' wide

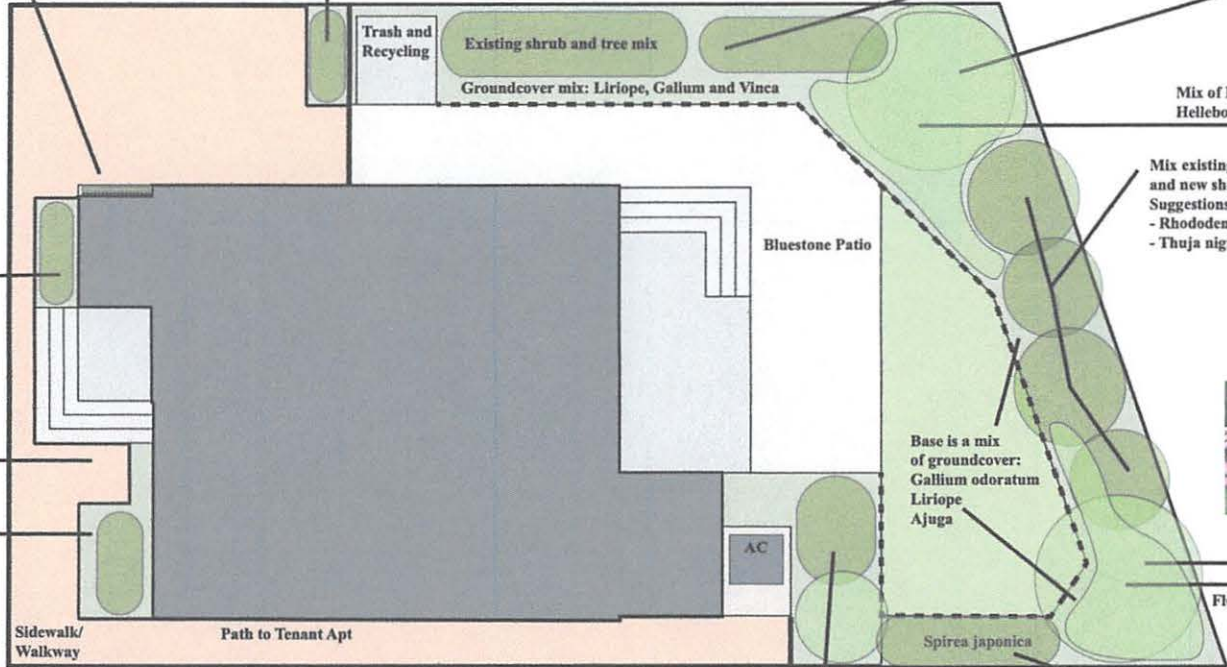


Hydrangea paniculata and Virburnum Trilobum



River Birch

The Front planting- These will serve to compliment the new architecture will also remaining low maintenance. The plantings will consist of Redtwig Dogwood and Ornamental grasses with groundcover bases such as Liriope or Gallium. The new planting bed between the edge of the house and the porch stairs should begin at least 3' away from the stairs and a smaller 1'-1.5' bed should run along the edge of the house for perennials such as Hosta or Hachonachloa.



Existing evergreen with Gallium odoratum

Trash and Recycling

Existing shrub and tree mix

Groundcover mix: Liriope, Gallium and Vinca

Bluestone Patio

AC

Sidewalk/Walkway

Path to Tenant Apt

Spirea japonica

Base is a mix of groundcover: Gallium odoratum Liriope Ajuga

Mix of Fern, Hosta Hellebore and Hachonachloa

Mix existing large evergreen and new shrubs Suggestions: - Rhododendron - Thuja nigra



Mix of Fern, Hosta Hellebore and Hachonachloa



Flowering Dogwood



Types of Groundcover:
Liriope
Galium
Ajuga
Vinca



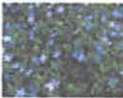
Liriope with Hosta



Liriope with Hosta



Redtwig Dogwood with Liriope groundcover



The corner edge farthest from the driveway will be planted with flowering deciduous shrubs and a flowering dogwood. Provide both interest and come privacy.

Hydrangea macrophylla with Hydrangea paniculata with Gallium or Liriope groundcover



Comments and notes:

- The front is to remain simple using shrubs, grasses and groundcover to provide low maintenance and effective sidewalk appeal
- Hardscape to be done in brick but could be another material. This plan proposes continuing the material into the parking and again down the pathway to the tenant entrance
- The design for the back is primarily for play and privacy. The Patio would begin at the gate to the driveway and by the AC unit at the end of the porch.
- A lawn will go in by the patio to provide play space for the children. This would be complimented with a cobblestone border to provide a tidy edge between planting beds and the lawn.
- The planting for the back will keep many of the existing plants adding primarily some shrubs for additional interest and privacy while also ensuring the establishment of groundcover in all beds. The groundcover will provide more green to the space and help the soil retain both nutrients and water.



Ms. Maria Pacheco
Administrator
Cambridge Zoning Board
City of Cambridge
831 Massachusetts Avenue, 2nd Fl.
Cambridge, MA 02139
March 9, 2020

2020 MAR - 9 A 9: 29
CITY OF CAMBRIDGE
INSPECTORIAL SERVICES

Dear Ms. Maria Pacheco and the Zoning Board:

I am writing in reference to the renovation of 23 Myrtle Ave. in Cambridge, 02138 which is an abutter, I want to present my strong disapproval of its design.

Being a co-founding partner of HMFH Architects and partner in charge of design, now retired, and a Fellow of the AIA, I find the above project not in accordance with many of the standards set by the Cambridge Zoning Board and the Cambridge Historical Commission.

At present, the house is a most pleasant building classical of its period; Early 20th century if not as far back as the turn of the 19th century. In its present condition, rather of a certain negligence, it still is the "anchor" of that neighborhood. It fits in with the urban fabric and it brings attention to itself thanks to its quiet sobriety, proportions and detailing.

My wife and I have lived in the neighborhood since 1973 when we bought 17 Myrtle Ave. which at the time came with an empty piece of land. We kept both 17 Myrtle and the piece of land when we moved to 19 Myrtle. Greatly appreciating the neighborhood, I designed our present home, 30 Magnolia, which abuts 23 Myrtle in the back, on that empty piece of land. This was in 1989, and in 1996 our house was honored by the Boston Society of Architecture with its Domestic Excellence in Design Award. Prior to this, in 1975, the 133 Brattle St. house, known as the Falxa house, received the same award.

I say all of the above to indicate that I know of what I speak of when I discuss architecture. In addition, these two homes were designed in two Cambridge historical districts. Therefore, I am sure that 23 Myrtle Ave. can receive a good design which respects its exterior appearance, fits into a historical environment and still is able to house modern day facilities. I might also add that with good thinking, one can expand to the back and therefore respecting its existing front appearance.

Thanking you for your patience in reading this letter, I offer my best regards.



Mario Torroella, FAIA
30 Magnolia Ave.
Cambridge, MA 02138
mj.torroella@gmail.com

Introduction

The purpose of this document is to provide a comprehensive overview of the project's objectives and scope. It is intended for the project team and stakeholders.

This document is organized as follows: Section 1.0 provides an overview of the project. Section 2.0 details the project goals and objectives. Section 3.0 describes the project scope and deliverables. Section 4.0 outlines the project organization and roles. Section 5.0 discusses the project risks and mitigation strategies. Section 6.0 provides a summary and conclusions.

The project is a complex endeavor that requires the coordination of various resources and the implementation of a robust project management plan. The primary goal is to deliver a high-quality product that meets the needs of the customer and the organization. The project will be managed using a structured approach that emphasizes communication, collaboration, and flexibility.

The project team consists of a project manager, a steering committee, and a cross-functional team of experts. The project manager is responsible for the overall management of the project, including the development and execution of the project management plan. The steering committee provides oversight and guidance to the project manager. The cross-functional team is responsible for the execution of the project tasks and the delivery of the project deliverables.

The project is subject to various risks, including changes in requirements, resource availability, and technical challenges. The project manager will identify these risks early in the project and develop mitigation strategies to minimize their impact. Regular communication and reporting will be used to monitor the project's progress and to address any issues that arise.

This document is a living document and will be updated as the project progresses and new information becomes available.

Project Manager
[Name]
[Title]
[Contact Information]

27 Myrtle Avenue
Cambridge, MA 02138
March 6, 2020

CITY OF CAMBRIDGE
INSPECTIONAL SERVICES

2020 MAR -9 P 3: 14

Ms. Maria Pacheco
Cambridge Zoning Board
City of Cambridge
831 Mass. Ave.
Cambridge, MA 02139

Re: 23 Myrtle Avenue proposed renovations

Dear Ms. Pacheco:

I am writing to urge you to prevent the proposed renovations to the house next door to mine, 23 Myrtle Avenue.

I have lived at 27 Myrtle Avenue since 1983, and I love our short street, or "avenue." Much of its charm, I think, lies in the architectural similarities that bind the houses together, with sufficient points of difference to be interesting. I have always thought that the house next door to mine, 23 Myrtle Avenue, was particularly lovely and almost a visual anchor on the street. I moved in when the house was owned by landscape architect Michael Van Valkenburgh and his wife, Carol. At that time the house was beautifully maintained and there was a beautiful garden.

Today the house is much deteriorated because routine maintenance has been postponed for years, but the house is still beautiful. I had looked forward to its being restored to its former beauty and was saddened to see the proposal that we have. In the architect's drawings the house is unrecognizable to me. Any connection to the past is severed. The materials, the size and shape of the house, let alone the architectural details of the existing house are all changed, and not for the better.

The house also expands to remove part of the sky from view and it creates a more crowded street-front. When I sit in my own backyard, I can see part of the sky over 23 Myrtle Avenue, including some branches of one of the beautiful maple trees Michael Van Valkenburgh planted in front of the house. If the house is allowed to expand, I will lose that beautiful sight and my special piece of the sky. I also worry that expansion of the house in front will damage the roots of Michael's maple trees.

I hope the Cambridge Zoning Board will rule decisively against this renovation.

Sincerely,



Deborah Belle

2020 MAR -9
CITY OF CAMBRIDGE
INSPECTIONAL SERVICES

33 Myrtle Avenue
Cambridge, MA 02138
March 6, 2008

33 Myrtle Avenue
Cambridge Xoning Board
City of Cambridge
831 Mass Ave
Cambridge, MA 02139

Re: 33 Myrtle Avenue proposed renovation

Dear Mr. Jackson:

I am writing to urge you to prevent the proposed renovations to the house next door to 33 Myrtle Avenue.

I have lived at 33 Myrtle Avenue since 1983 and I love our home and the street. Much of the charm I think lies in the architectural details that build the house together with the other houses of the street. I have always thought that the house next door to mine, 33 Myrtle Avenue, was particularly lovely and almost a visual anchor on the street. I moved in when the house was owned by landscape architect Richard Van Wilkstrough and the wife. I feel that time the house was beautifully maintained and there was a beautiful garden.

Today the house is much deteriorated because routine maintenance has been postponed for years. But the house is still beautiful. I had looked forward to the being restored to its former beauty and was saddened to see the proposal that we have. In the architect's drawings the house is unrecognizable. The Any connection to the past is severed. The materials, the size and shape of the house, let alone the architectural details of the existing house are all changed, and not for the better.

The house also expands to remove part of the sky. It is a shame that it creates a more crowded street-front. When I sit in my own back yard I can see part of the sky over 33 Myrtle Avenue. Including some branches of one of the beautiful trees that Richard Van Wilkstrough planted in front of the house. If the house is allowed to expand I will lose the beautiful sky and my view of the street. I hope the Cambridge Xoning Board will not allow this renovation.

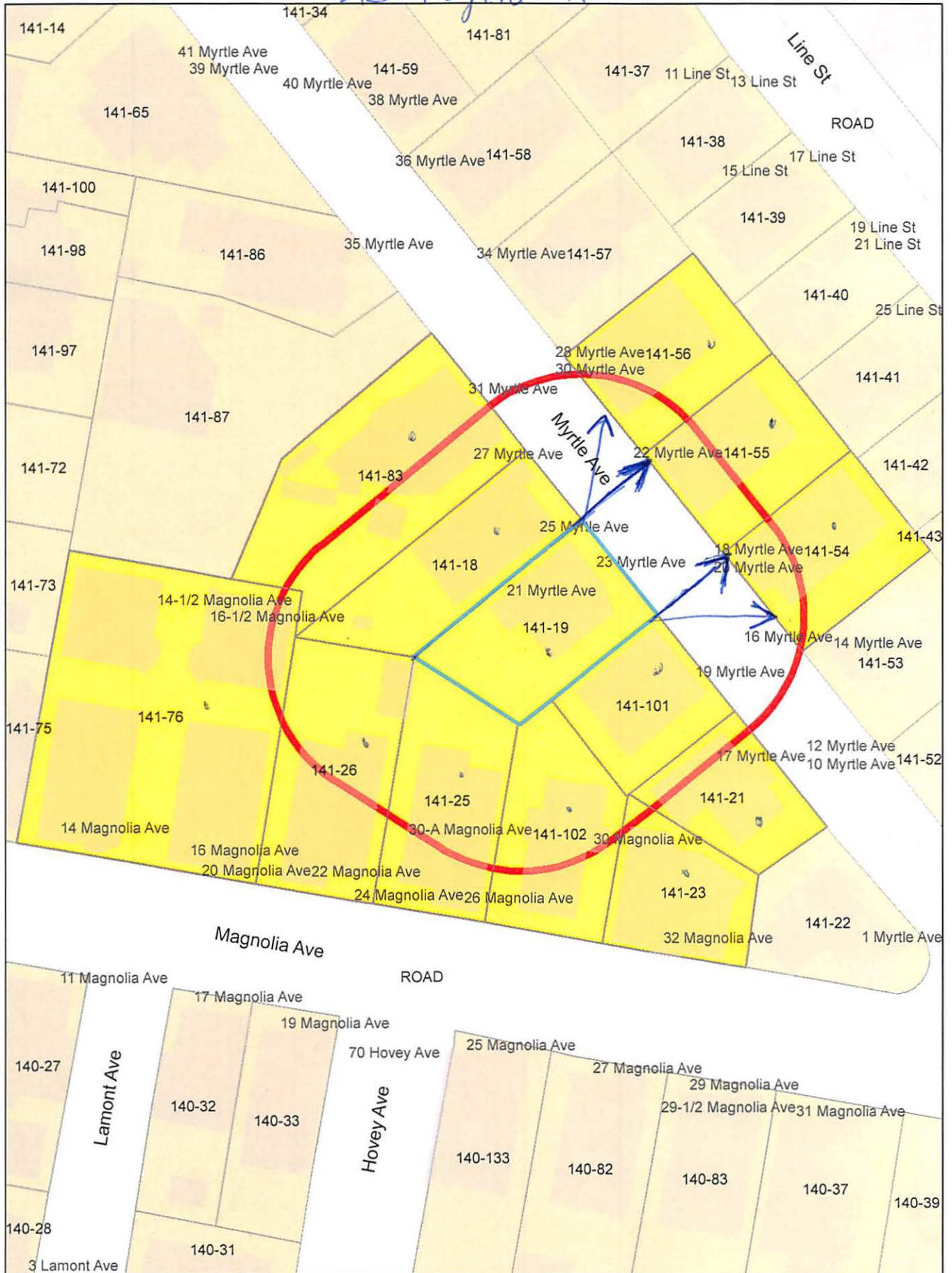
Sincerely,
of Richard's maple trees.

I hope the Cambridge Xoning Board will not allow this renovation.

Sincerely,

Richard Bell

23 Myrtle Ave



23 Myrtle Ave

Petitioner

141-19
WARTAK, MARTIN A. & MICHELLE M. MATZ
23 MYRTLE AVE.
CAMBRIDGE, MA 02138

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

HONEYCOMB DESIGN + BUILD, LLC
C/O ANN FULLERTON
540 MAIN STREET - SUITE 7
WINCHESTER, MA 01890

141-76
BUSSEY, JOHN L. & SOPHIA ROVITTI
16 MAGNOLIA AVE, #3
CAMBRIDGE, MA 02138

141-102
TORROELLA, MARIO J. & ISABELLE B. TORROELLA
30 MAGNOLIA AVE.
CAMBRIDGE, MA 02138

141-25
COOK, CALVINE
TRS. THE 2011 CALVINE COOK FAMILY TRUST
C/O CALVINE ARSENAULT
4 FRANCES PL.
CAMBRIDGE, MA 02140

141-26
SHERWIN, RAY L.
20-22 MAGNOLIA AVE
CAMBRIDGE, MA 02138

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

141-76
MATLACK, LAURA G.
16 MAGNOLIA AVE., UNIT #1
CAMBRIDGE, MA 02138

141-76
HUANG, HENNA
14 1/2 MAGNOLIA AVE
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

141-76
LEBENSON, CHERYL P.
14 MAGNOLIA AVE #1
CAMBRIDGE, MA 02138

141-76
BOXER, SUZANNE
14 MAGNOLIA AVE. APT#2
CAMBRIDGE, MA 02138

141-76
EL-DIAN MANAGEMENT LLC
AUTUMN CIRCLE
HINGHAM, MA 02043

141-76
WANG, YIOU
14-16 1/2 MAGNOLIA AVE. UNIT#14.5/3
CAMBRIDGE, MA 02138

141-76
NOLEN, CARLA J. & STEVEN J. NOLEN
16.5 MAGNOLIA AVE., UNIT #2
CAMBRIDGE, MA 02138

141-83
EID, SAM T. & DIANE ABU-EID
31 MYRTLE AVE
CAMBRIDGE, MA 02138-3218

141-56
RUSSEM, LEE & MICHAEL RUSSEM
JULIE ANN BAINE
28-30 MYRTLE AVE., #28
CAMBRIDGE, MA 02138

141-23
CHAN, LEICIA
32-34 MAGNOLIA AVENUE, UNIT #2
CAMBRIDGE, MA 02138

141-23
MIAN, PATRICIA J. LIFE ESTATE
32-34 MAGNOLIA AVE UNIT #1
CAMBRIDGE, MA 02138

141-76
HUAI, YALI
14-16 1/2 MAGNOLIA AVE #16/53
CAMBRIDGE, MA 02138

141-18
BELLE, DEBORAH E.,
TRS THE BELLE FAMILY REV TR
25 MYRTLE AVE
CAMBRIDGE, MA 02138

141-76
DRAKE, EMILY H. ROBERT J. HADERER
16 1/2 MAGNOLIA AVE #1
CAMBRIDGE, MA 02138

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

141-76
ROUGHAN, BRIAN KERRY MCDONALD
14-16 1/2 MAGNOLIA AVE #14/3
CAMBRIDGE, MA 02138

141-76
SANDLER, BENJAMIN & EMILY GRIFFIN
16 MAGNOLIA AVE., #2
CAMBRIDGE, MA 02139