



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2024 APR -1 AM 11:59

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 263591

General Information

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

Special Permit: _____ Variance: X Appeal: _____

2024 MAR 29 A 7:58
CITY OF CAMBRIDGE
INSPECTIONAL SERVICES

PETITIONER: Joan Wheelis C/O Brigitte Steines

PETITIONER'S ADDRESS: 18 Main Street, Concord, MA 01742

LOCATION OF PROPERTY: 10 Hazel St., Cambridge, MA

TYPE OF OCCUPANCY: residential

ZONING DISTRICT: Residence B Zone

REASON FOR PETITION:

/New Structure/

DESCRIPTION OF PETITIONER'S PROPOSAL:

New construction: exceeding F.A.R., and projections into required back and side yard setbacks

SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000 Section: 5.31 (Table of Dimensional Requirements)
Article: 8.000 Section: 8.22.3 (Non-Conforming Structure)
Article: 10.000 Section: 10.30 (Variance)

Original
Signature(s):

Brigitte Steines

(Petitioner (s) / Owner)

Brigitte Steines, AIA
(Print Name)

Address:

18 Main Street, Concord, MA

Tel. No.

650.814 8542

E-Mail Address:

brigitte@inkstonearchitects.com

Date: 3/28/24

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: Joan Wheelis
Location: 10 Hazel St., Cambridge, MA
Phone: 650.814 8542

Present Use/Occupancy: residential
Zone: Residence B Zone
Requested Use/Occupancy: residential single family

		Existing Conditions	Requested Conditions	Ordinance Requirements	
<u>TOTAL GROSS FLOOR AREA:</u>		0.00	2,604 SF	2,378 SF	(max.)
<u>LOT AREA:</u>		4,756 SF	4,756 SF	5,000 SF	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²		0.2	0.5	0.5	
<u>LOT AREA OF EACH DWELLING UNIT</u>		4756	4756	2500	
<u>SIZE OF LOT:</u>	WIDTH	41	41	50	
	DEPTH	116	116	NA	
<u>SETBACKS IN FEET:</u>	FRONT	22.9	15	15	
	REAR	46.1	25'-3"	29	
	LEFT SIDE	7.7	7.2 (2 minor projections, 4" into setback)	7.5	
	RIGHT SIDE	7.8	7.2 (2 minor projections, 4" and 2'-0" canopy into setback)	7.5	
<u>SIZE OF BUILDING:</u>	HEIGHT	17	29	35	
	WIDTH	n/a	n/a	n/a	
	LENGTH	n/a	n/a	n/a	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		67.9	51.1	40	
<u>NO. OF DWELLING UNITS:</u>		1	1	1-2	
<u>NO. OF PARKING SPACES:</u>		n/a	1	n/a	
<u>NO. OF LOADING AREAS:</u>		n/a	n/a	n/a	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		n/a	n/a	n/a	

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.:

Concrete foundation, wood frame construction, metal roof with solar panels. Only one building on lot.

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 - OWNERSHIP INFORMATION

2021
MAR 29 A 7:58
CITY OF CAMBRIDGE
INSPECTIONAL SERVICES

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

I/We Joan Wheelis
(OWNER)

Address: 218 Garden Street, Cambridge, MA 02138

State that I/We own the property located at 10 Hazel Street, Cambridge, MA 02138 which is the subject of this zoning application.

The record title of this property is in the name of Joan Wheelis, Individually

*Pursuant to a deed of duly recorded in the date _____, Middlesex South County Registry of Deeds at Book _____, Page _____; or Middlesex Registry District of Land Court, Certificate No. 249151
Book 1402 Page 81.

Joan Wheelis
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT*

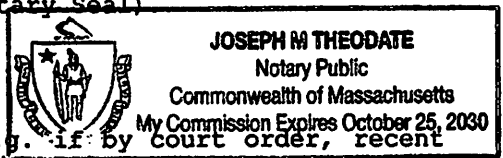
*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Middlesex

The above-name Joan Wheelis personally appeared before me, this 27th of March, 2024, and made oath that the above statement is true.

Joseph M Theodate Notary

My commission expires Oct 25, 2030 (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 VARIANCE

EACH OF THE FOLLOWING REQUIREMENTS FOR A VARIANCE MUST BE ESTABLISHED AND SET FORTH IN COMPLETE DETAIL BY THE APPLICANT IN ACCORDANCE WITH MGL 40A, SECTION 10.

A) A literal enforcement of the provisions of this Ordinance would involve a substantial hardship, financial or otherwise, to the petitioner or appellant for the following reasons:

The owner of the property, Joan Wheelis, is a longtime resident of Cambridge. She has been living in this neighborhood since 1989 and now lives around the corner from 10 Hazel Street, at 218 Garden Street. Joan has owned 10 Hazel Street since 2011. It was built in 1961 and demolished in the fall of 2023.

We applied for a variance two years ago for this property with a similar new construction proposal. In the mean time we learned working with the site and geotech engineer that the water table was higher than expected. We redesigned the building by lifting the basement up (less ceiling heights, but not higher off the ground) and relocated the garage to the street level while it was previously on basement level. The garage on street level now not only avoids flooding, we had a 16% steep driveway down previously, but is also safer to back out into the street.

With this re-design our granted variance was not valid anymore. We decided to make the building by right to get to a faster construction start. We eliminated all relief items like the side canopy and reduced the square footage by 97 feet to get a by-right building permit. We purposely let the variance expire.

When the building permit went thru zoning review we were notified that the back setback of 25 feet, which was depicted earlier in the first variance would be not up to zoning code (anymore) and we would need to ask for a variance again.

We are now applying again with almost the same requests as two years ago. Please see also the supplemental letter with a comparison sheet what we asked for and got granted in 2022 and what we are asking for now.

B) The hardship is owing to the following circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located for the following reasons:

The lot itself, which was laid out on a Plan recorded long before the current dimensional requirements were imposed by the Zoning Ordinance, is less than the required minimum area (5,000 square feet required; actual area is 4,756 sq. ft.) and less than the required minimum width (50 feet required; actual width is 41 feet). As such, the lot is a lawful pre-existing

nonconforming lot, and its deficiencies in lot area and width do not per se prevent the lot from being built upon lawfully. Zoning Ordinance § 5.21.1.

Any building constructed on the lot is still subject to the other dimensional requirements imposed by the Zoning Ordinance, however, including the maximum floor area ratio of 0.5 and the minimum side yard requirement of 7 feet 6 inches. Zoning Ordinance §§ 5.21.1 and 5.31 and Table 5-1. These two dimensions are directly related to the lot's pre-existing nonconforming lot area and width deficiencies. And it is with respect to these two dimensional requirements--FAR and side yard--that we are seeking approval for minimal variance from the standard requirements.

The project's floor area ratio is 0.5. The gross floor area of the proposed house is 2,475 square feet. If the lot were in fact 5,000 square feet, the design would be well within the maximum FAR. As it is, it is only 226 square feet more than would be necessary to meet the FAR requirement exactly.

The other relief we are seeking, for minimal intrusions into the required 7 feet 6 inch side yards, are directly related to the lot's pre-existing nonconforming deficiency in lot width.

The design provides a small canopy above the basement level entrance on the north (left) side of the building. The canopy is designed to be 6 feet wide and extend 3 feet into the required side yard. If the lot were in fact 50 feet wide (as required) rather than 41 feet wide, the canopy would be well within the buildable lot area and would not extend at all into the side yard. An allowable "projection" permitted would be "3", leaving 5' minimum from

property line to front of canopy. A "3" does not give enough protection as an overhang and we are asking for this additional 9" to make the canopy 3'-9". Zoning Ordinance § 5.24.2: "Projecting eaves, chimneys, bay windows, balconies, open fire escapes and like projections which do not project more than three and one-half ($3\frac{1}{2}$) feet and which are part of a building not more than thirty-five (35) feet in height . . . may extend beyond the minimum yard regulations otherwise provided for the district in which the structure is built."

The design's other intrusion into the side yards is 4 inches, to accommodate exterior insulation on the basement level and continued exterior insulation for the exterior walls. This will make the house much more energy efficient and it is in response to the updated energy code since we applied for the first time. Again, if the lot were the required 50 feet wide, the insulation and

cladding would be well within the buildable lot area and would not extend at all into the side yards. It is worth noting that the Zoning Ordinance excludes

space used for exterior insulation from the calculation of gross floor area. Zoning Ordinance § 22.43.1. Although the Ordinance does not also expressly exempt exterior insulation from the minimum side yard requirement for new construction, it does so for existing buildings under Zoning Ordinance § 5.24.2.1. Granting a variance for the exterior insulation's minimal intrusion into the side yards in this case would serve the stated purpose of the Zoning Ordinance: "The purpose of this Section is to remove potential impediments to the construction of exterior walls with additional insulation or wall-based mechanical systems that can improve the energy-efficiency of a building." Zoning Ordinance § 22.41.

We are also seeking relief by "9" for the rear back yard, like we had it designed in the first variance. The non conforming lot is undersized and the inner court yard "which equally provides open space " makes the encroachment necessary. The additional "9" are only needed because the lot is 116" long, and for every 4" above 100 feet property length the ordinance requires to add 1 foot per 4 feet. If we would have a 100 feet long property the 25" rule would apply.

We do have a window well on the south side which is set 3" higher than the basement level. The rooms in the basement have egress windows which are constructed like doors for convenience of furniture in and out. The "doors" are by code definition not considered doors if they are lower in height than 6". We propose openings with 6" in height.

C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:

- 1)** Desirable relief may be granted without substantial detriment to the public good for the following reasons:

The proposed design will not be detrimental to the public good; it will in fact be a significant improvement to the neighborhood. The design replaces a previously small, one story house which had no historical or architectural significance with an attractive new home and gardens of modern, innovative design. The project will contribute to Cambridge's commitment to the environment by replacing an older energy inefficient building with a new sustainable, energy efficient, modern green building. The project includes a plan of French drains and a cistern to collect rainwater, which will relieve the neighborhood of difficulties it has had with downhill runoff and basement flooding. The design includes substantially more than the

required amount of open space, which will be attractively planted and add beauty to the neighborhood. Joan's new home will not only improve the value of the 10 Hazel Street property, but will also conserve and likely increase the value of neighboring properties.

- 2)** Desirable relief may be granted without nullifying or substantially derogating from the intent or

purpose of this Ordinance for the following reasons:

The new single family dwelling design will not increase density of development in the neighborhood, nor will it increase traffic. The Zoning Ordinance permits a two-family dwelling in this district, but the new building will house only a single family dwelling. The design provides for parking on a street level garage, eliminating the need for on-street parking. The newly designed building will be substantially more energy efficient than the building it will replace, and it will not generate additional noise from heat pump condensers, pumps, fans and furnaces that could disrupt neighbors. The energy source will be geothermal which will not cause any noise or other impact on neighbors. The new home will be consistent in scale and front setback with the rest of the neighborhood, and the slight intrusion into the required side yard setback and the 3'-9" encroachment into the rear setback are not incompatible with the neighboring properties, many of which do not meet minimum side yard requirements. The substantial amount of open space will be attractively planted with trees and gardens, adding beauty to the neighborhood.

***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: Joan Wheelis
Location: 10 Hazel St., Cambridge, MA
Phone: 650.814 8542

Present Use/Occupancy: residential
Zone: Residence B Zone
Requested Use/Occupancy: residential single family

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		0.00	2,604 SF	2,378 SF	(max.)
<u>LOT AREA:</u>		4,756 SF	4,756 SF	5,000 SF	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		0.2	0.5	0.5	
<u>LOT AREA OF EACH DWELLING UNIT</u>		4756	4756	2500	
<u>SIZE OF LOT:</u>	<u>WIDTH</u>	41	41	50	
	<u>DEPTH</u>	116	116	NA	
<u>SETBACKS IN FEET:</u>	<u>FRONT</u>	22.9	15	15	
	<u>REAR</u>	46.1	25'-3"	29	
	<u>LEFT SIDE</u>	7.7	7.2 ft. (4" insulation projection into setback).	7.5	
	<u>RIGHT SIDE</u>	8.7 ft.	7.2 ft. (4" insulation projection and 3'0" canopy).	7.5	
<u>SIZE OF BUILDING:</u>	<u>HEIGHT</u>	17	29	35	
	<u>WIDTH</u>	n/a	n/a	n/a	
	<u>LENGTH</u>	n/a	n/a	n/a	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		67.9	51.1	40	
<u>NO. OF DWELLING UNITS:</u>		1	1	1-2	
<u>NO. OF PARKING SPACES:</u>		n/a	1	n/a	
<u>NO. OF LOADING AREAS:</u>		n/a	n/a	n/a	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		n/a	n/a	n/a	

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.:

Concrete foundation, wood frame construction, metal roof with solar panels. Only one building on lot.

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'.



VARIANCE: Public hearing - June 9, 2022 / Date Filed - August 5, 2022

**BZA APPLICATION FORM
DIMENSIONAL INFORMATION**

APPLICANT: Joan Wheelis PRESENT USE/OCCUPANCY: single family dwelling
 LOCATION: 10 Hazel Street ZONE: Residence B
 PHONE: 617-460-1898 REQUESTED US/OCCUPANCY: single family dwelling

	PREVIOUSLY		
	EXISTING CONDITIONS	REQUESTED CONDITIONS	ORDINANCE REQUIREMENTS
TOTAL GROSS FLOOR AREA:	956 sq. ft.	2463 sq. ft.	2378 sq. ft. (max)
LOT AREA:	4756 sq. ft.	4756 sq. ft.	5000 sq. ft. (min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA:	0.2	0.52	0.5 (max.)
LOT AREA FOR EACH DWELLING UNIT:	4756 sq. ft.	4756 sq. ft.	2500 sq. ft. (min.)
SIZE OF LOT: WIDTH DEPTH	41 ft.	41 ft.	50 ft. (min.)
SETBACKS: FRONT REAR LEFT SIDE RIGHT SIDE	22.9 ft. 46.1 ft. 7.7 ft. 8.7 ft.	15 ft. 25.5 ft. 7.5 ft. * 7.5 ft. *	15 ft. (min.) 25 ft. (min.) 7.5 ft. (min.) 7.5 ft. (min.)
SIZE OF BLDG: HEIGHT LENGTH WIDTH	17 ft.	35 ft.	35 ft. (min.)
RATIO OF USABLE OPEN SPACE TO LOT AREA:	67.91%	56.24%	40% (min.)
NO. OF DWELLING UNITS:	1	1	2 (max.)
NO. OF PARKING SPACES:	1	1	2 (max.)(1 per DU)
NO. OF LOADING AREAS:	N/A	N/A	N/A
DISTANCE TO NEAREST BLDG. ON SAME LOT:	N/A	N/A	N/A

* With minimal extensions into side yards, the subject of variance application.

CONSTRUCTION: concrete foundation, wood frame construction, metal roof with solar panels. Only one building on the lot.

CURRENT VARIANCE APPLICATION

	EXISTING CONDITIONS	REQUESTED CONDITIONS	ORDINANCE REQUIREMENTS
TOTAL GROSS FLOOR AREA:	956 sq. ft.	2,604 sq. ft.	2,378 sq. ft. (max.)
LOT AREA:	4,756 sq. ft.	4,756 sq. ft.	5,000 sq. ft. (min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA:	0.2	0.5	0.5 (max.)
LOT AREA FOR EACH DWELLING UNIT:	4,756 sq. ft.	4,756 sq. ft.	2,500 sq. ft. (min.)
SIZE OF LOT: WIDTH DEPTH	41 ft.	41 ft.	50 ft. (min.)
SETBACKS: FRONT REAR LEFT SIDE RIGHT SIDE	22.9 ft. 46.1 ft. 7.7 ft. 8.7 ft.	15 ft. 25'-3" 7.2 ft. 7.2 ft.	15 ft. (min.) 29 ft. (min.) 7.5 ft. (min.) 7.5 ft. (min.)
SIZE OF BLDG: HEIGHT LENGTH WIDTH	17 ft.	29 ft.	35 ft.
RATIO OF USABLE OPEN SPACE TO LOT AREA:	67.91%	51.1% (min.)	40% (min.)
NO. OF DWELLING UNITS:	1	1	2 (max.)
NO. OF PARKING SPACES:	1	1	
NO. OF LOADING AREAS:	N/A	N/A	N/A
DISTANCE TO NEAREST BLDG. ON SAME LOT:	N/A	N/A	N/A

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InkStone Architects, LLC
 Brigitte Steves, principal
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 ph: 650.614.8542
 brigitte@inkstonearchitects.com



Joan Wheelis
 10 Hazel Street
 Cambridge, MA 02474

Comparison Old vs New Variance
 Variance Application

SHEET TITLE:

03/25/2024

SHEET NUMBER:

SUPPLEMENTAL TABLES

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Joan Wheelis
 10 Hazel Street
 Cambridge, MA 02474

Basement Plan
Variance Application

SHEET TITLE:

03/25/2024

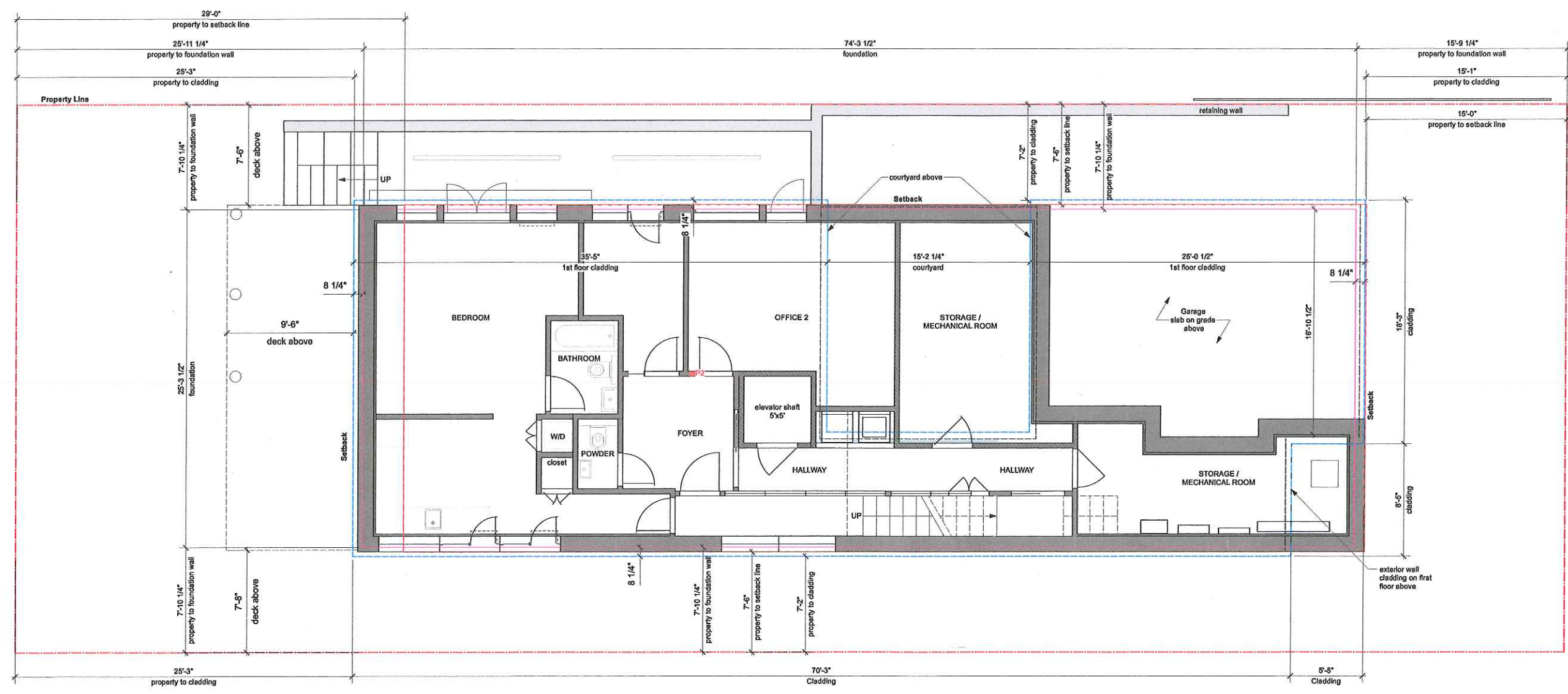
DESIGN SET:

Basement Plan

Variance Application

SHEET NUMBER:

A1



1 **Basement Floor Plan**
 Scale: 1/4" = 1'-0"



LEGEND

- 1 1h fire wall
- 2 sound proof wall STC 50
- 10" concrete foundation wall with 4" insulation
- 2" finish wall
- 4 1/2" interior wall
- 1h fire wall
- retaining wall
- 8 1/8" exterior wall
- property line
- setback line

Note:
 add the radon exhaust



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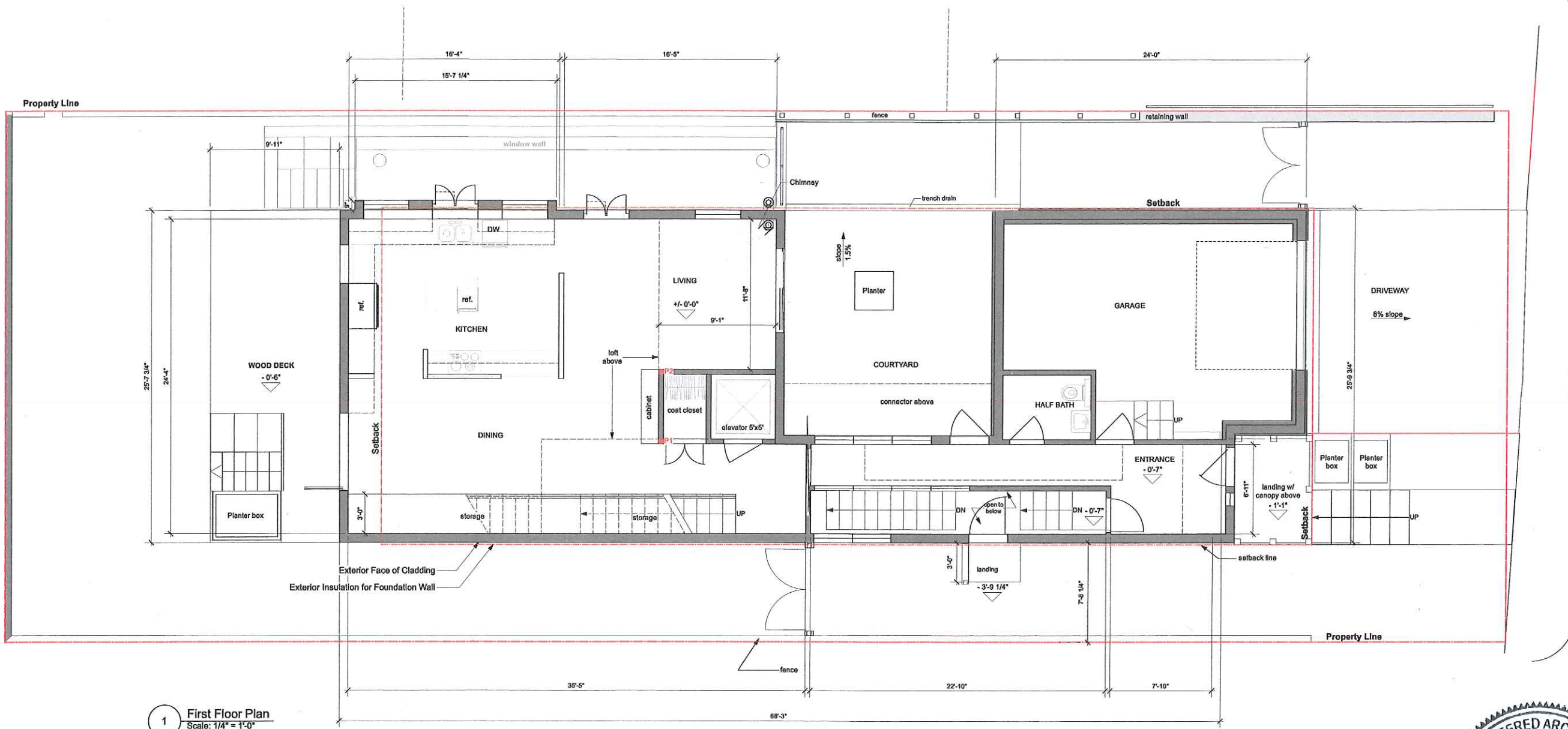
Joan Wheelis
 10 Hazel Street
 Cambridge, MA 02474

SHEET TITLE:
First Floor Plan
 DESIGN SET:
Variance Application

03/25/2024

SHEET NUMBER:

A2



1 First Floor Plan
 Scale: 1/4" = 1'-0"

LEGEND
 ■ P1 post
 ■ P2 post



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Joan Wheelis
 10 Hazel Street
 Cambridge, MA 02474

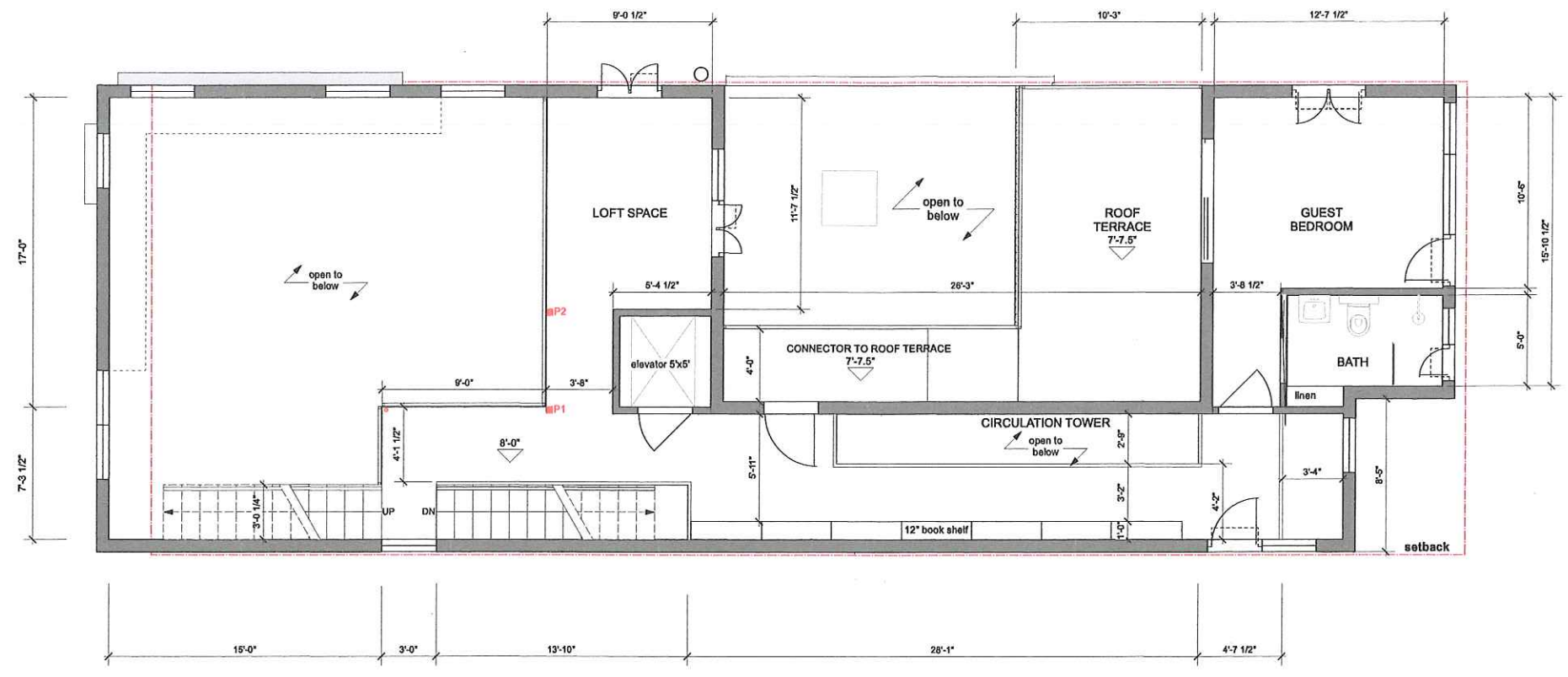
Loft & Second Floor Plan
 Variance Application

03/25/2024

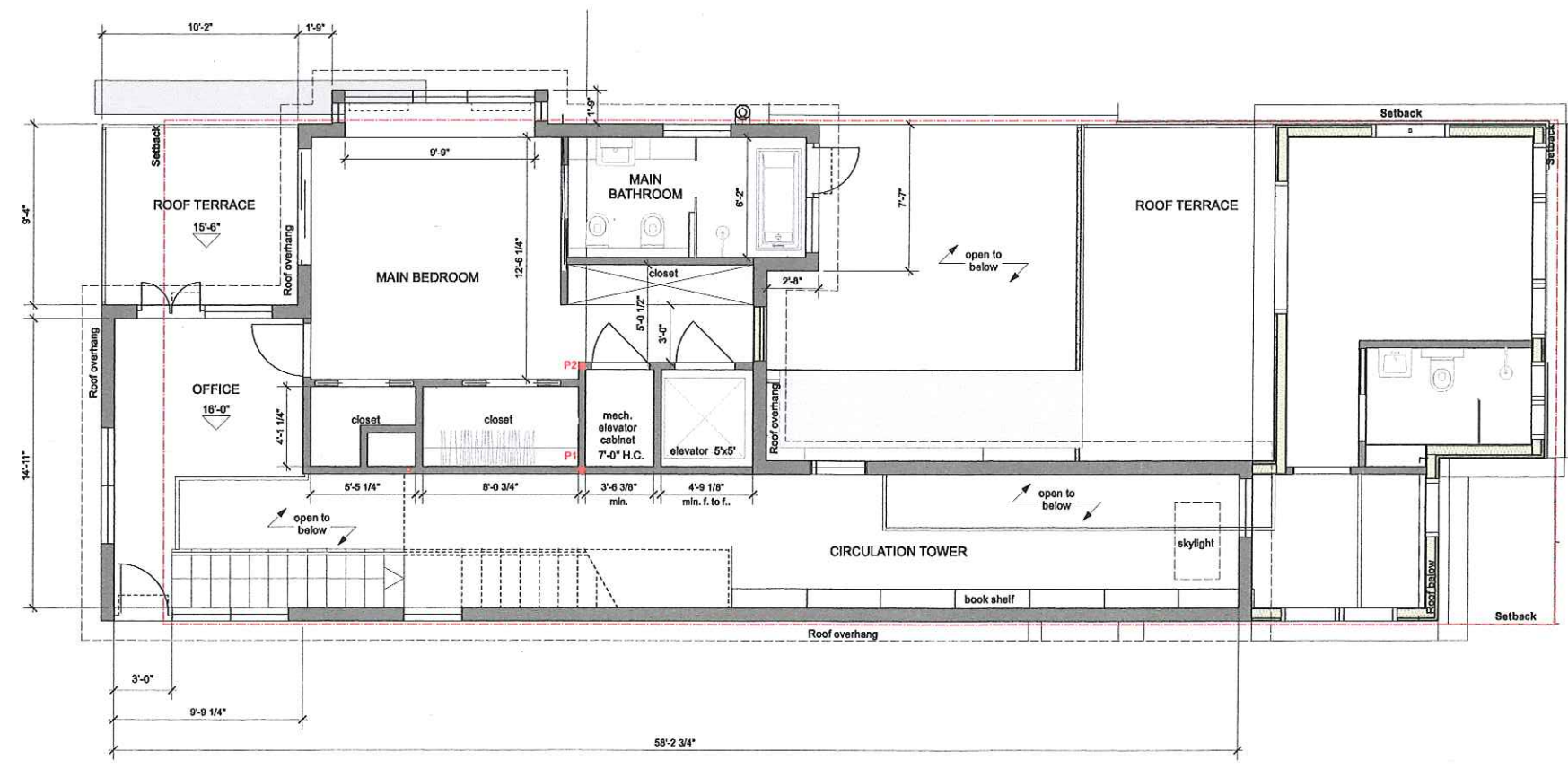
SHEET NUMBER:

A3

LEGEND
 P1 post
 P2 post



1 Loft Floor Plan
 Scale: 1/4" = 1'-0"



2 Second Floor Plan
 Scale: 1/4" = 1'-0"



3/28/24



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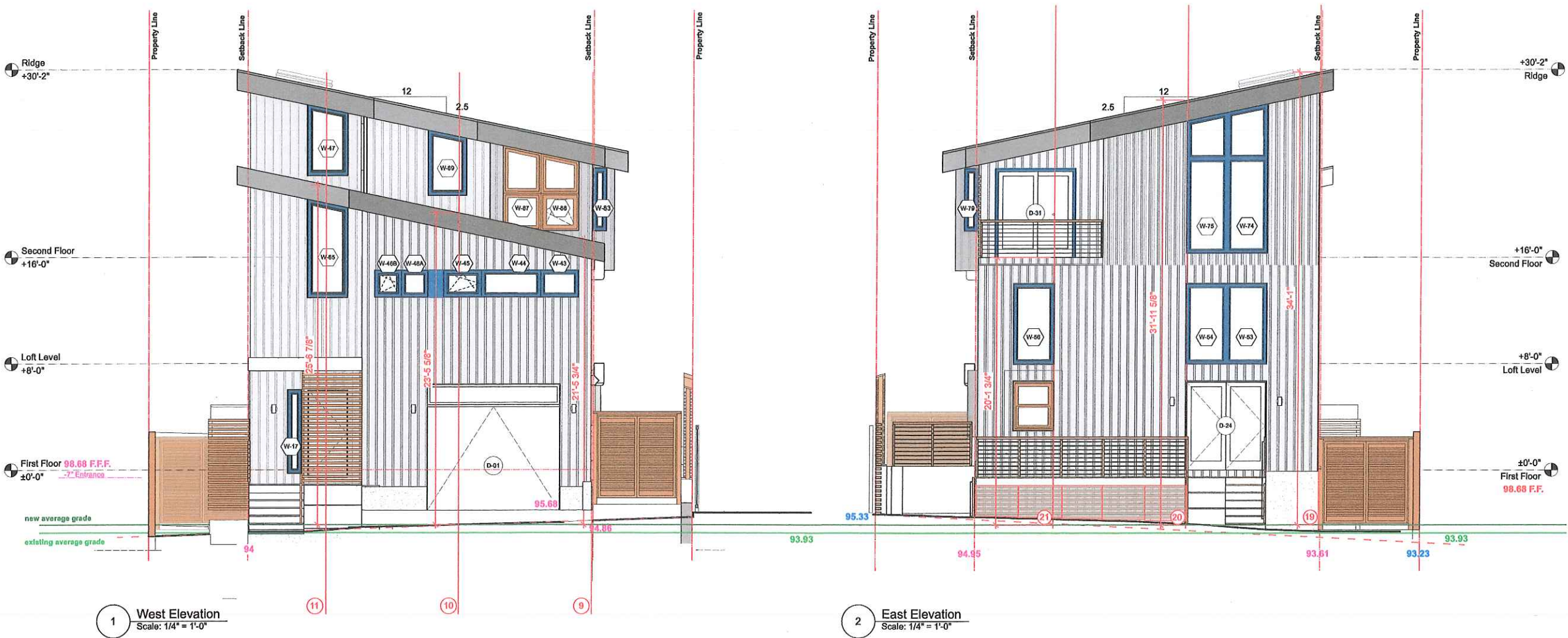
Joan Wheels
 10 Hazel Street
 Cambridge, MA 02474

East and West Elevations
 Variance Application

SHEET TITLE:
 03/25/2024

DESIGN SET:
 SHEET NUMBER:

A 4



1 West Elevation
 Scale: 1/4" = 1'-0"

2 East Elevation
 Scale: 1/4" = 1'-0"

10 Hazel Street
 measured from existing grade to highest point in this plane

	feet	inch
South Facade		
1	20	2
2	20	2
3	34	4
4	34	4
5	34	4
6	34	4
7	11	9
8	25	3
East Facade		
9	21	6
10	23	6
11	25	7
North Facade		
12	27	0
13	34	4
14	34	4
15	34	4
16	34	4
17	34	4
18	34	4
West Facade		
19	34	1
20	32	0
21	20	2
	598	78

604.5 : 21 28.79

Average height is 29 feet

GENERAL NOTES:
 1. Window operation on floor plans has precedence over window operation shown in elevation

LEGEND



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Joan Wheelis
 10 Hazel Street
 Cambridge, MA 02474

South Elevation
 Variance Application

03/25/2024

SHEET NUMBER:
A5



1 South Elevation
 Scale: 1/4" = 1'-0"



- GENERAL NOTES:
1. Window operation on floor plans has precedence over window operation shown in elevation
 2. External shades for all windows except for transoms

3/8/24

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 ph: 650.814.8542
 brigitte@inkstonearchitects.com



Joan Wheelis
 10 Hazel Street
 Cambridge, MA 02474

SHEET TITLE:
North Elevation

DESIGN SET:
Variance Application

03/25/2024

SHEET NUMBER:

A6

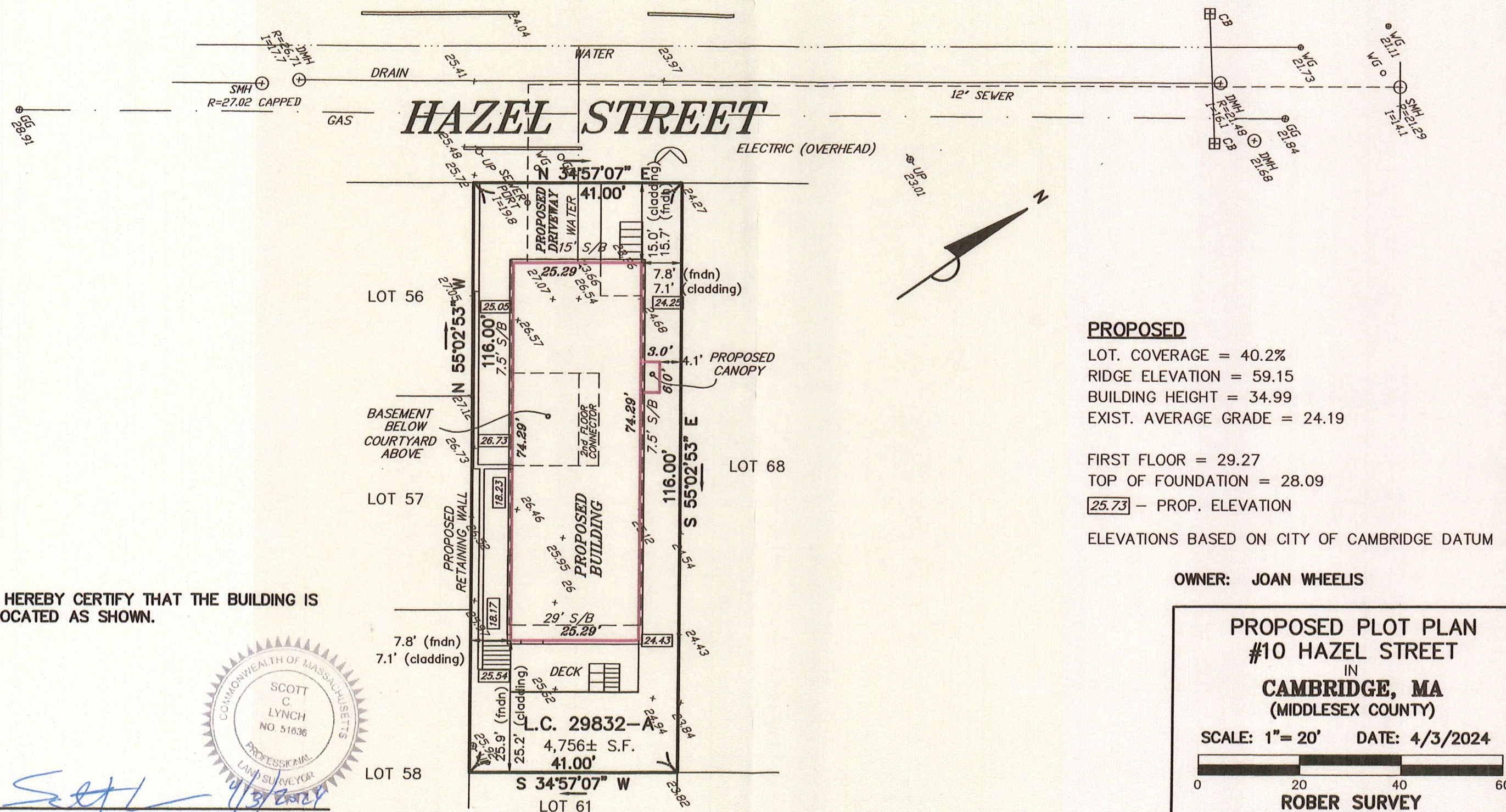


1 North Elevation
 Scale: 1/4" = 1'-0"

LEGEND
 □ spigot

GENERAL NOTES:
 1. Window operation on floor plans has precedence over window operation shown in elevation





PROPOSED

LOT. COVERAGE = 40.2%
 RIDGE ELEVATION = 59.15
 BUILDING HEIGHT = 34.99
 EXIST. AVERAGE GRADE = 24.19

FIRST FLOOR = 29.27
 TOP OF FOUNDATION = 28.09
 25.73 - PROP. ELEVATION

ELEVATIONS BASED ON CITY OF CAMBRIDGE DATUM

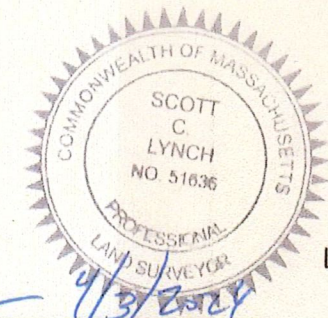
OWNER: JOAN WHEELIS

**PROPOSED PLOT PLAN
 #10 HAZEL STREET
 IN
 CAMBRIDGE, MA
 (MIDDLESEX COUNTY)**

SCALE: 1" = 20' DATE: 4/3/2024

ROBER SURVEY
 1072A MASSACHUSETTS AVENUE
 ARLINGTON, MA 02476
 (781) 648-5533
 6220PP8.DWG

I HEREBY CERTIFY THAT THE BUILDING IS LOCATED AS SHOWN.



Scott Lynch
 SCOTT LYNCH, PLS DATE 4/3/2024

THIS PLAN MAY HAVE BEEN ALTERED IF THE SIGNATURE IS NOT SIGNED IN BLUE.



10 HAZEL - NEIGHBORING HOUSES



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InkStone Architects, LLC
 Brigitte Steines, principal
 18 Main Street, Ste. 30
 Concord, MA 01742
 ph: 650.814.8542
 brigitte@inkstonearchitects.com



Joan Wheelis
 10 Hazel Street
 Cambridge, MA 02474

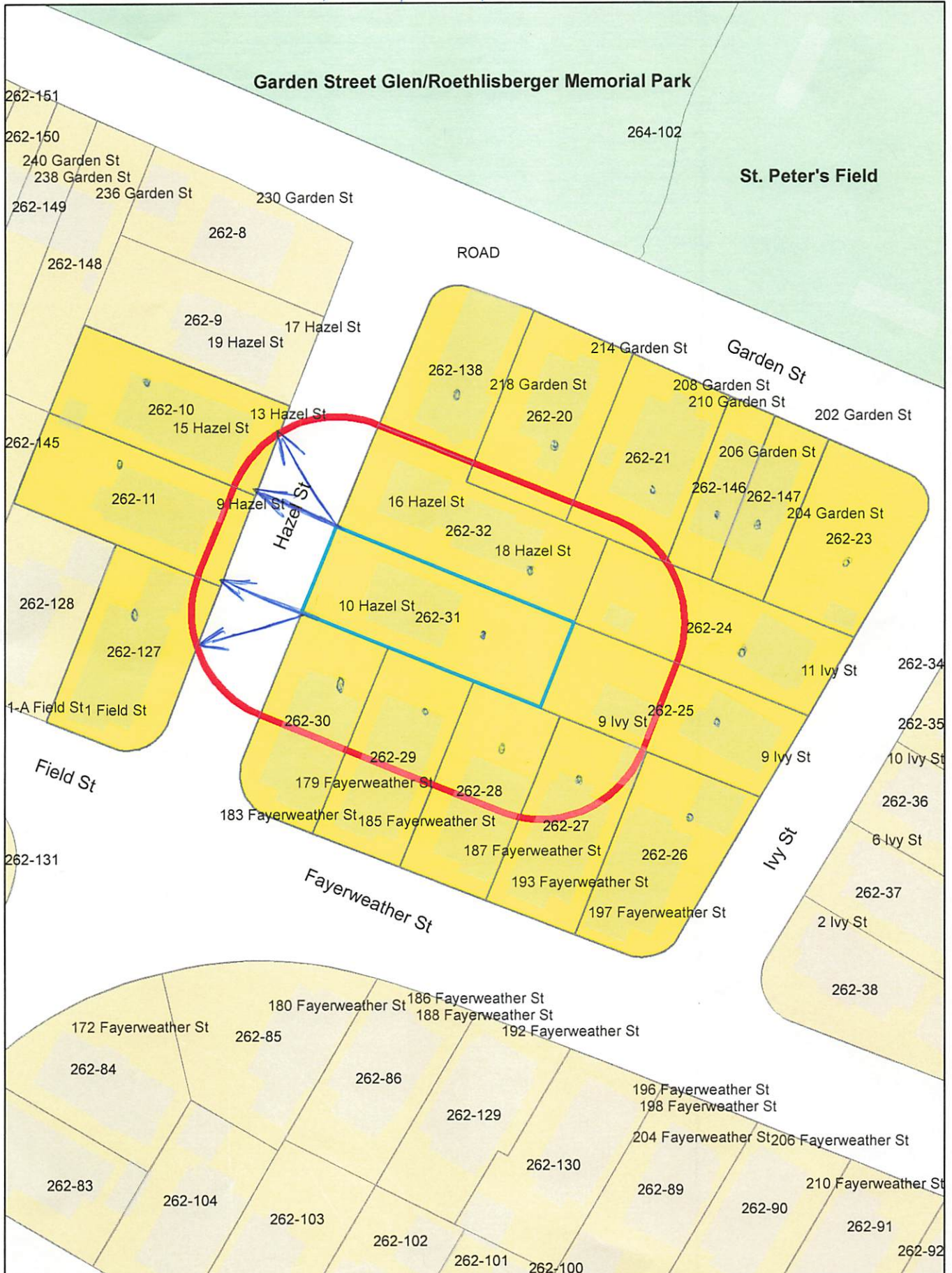
SHEET TITLE:
Neighbors
 DESIGN SET:
Variance Application

03/25/2024

SHEET NUMBER:

EX 2

10 Hazel St.



10 Hazel

Petitioner

262-31
WHEELIS, JOAN
10 HAZEL ST
CAMBRIDGE, MA 02138

262-20
MAZER, KATHLEEN R.
214 GARDEN ST
CAMBRIDGE, MA 02138

BRIGITTE STEINES
18 MAIN STREET
CONCORD, MA 01742

262-27
GORGIEVSKI, LILLIE
32 LONGMEADOW RD
ARLINGTON, MA 02474

262-146-147-23
REYBURN, ERIC N.
TR. OF 204- 206 GARDEN ST REALTY TRUST
204-206 GARDEN ST
CAMBRIDGE, MA 02138-1258

262-21
MCNULTY, JAMES & SIRI C. STEINLE
210 GARDEN ST
CAMBRIDGE, MA 02138

262-29
SCHUTTER, BRIAN ASHLEY DRONSFIELD
183-185 FAYERWEATHER ST - UNIT 2
CAMBRIDGE, MA 02138

262-24
REYBURN, ERIC N.
TRUSTEE OF IVY STREET REALTY TRUST
204 GARDEN STREET
CAMBRIDGE, MA 02138

262-25
WIESNER, ELIZA CONANT
9 IVY STREET.
CAMBRIDGE, MA 02138

262-30
MCCORMICK, DANNY & SHELLEY EVANS
179-181 FAYERWEATHER ST
CAMBRIDGE, MA 02138-1202

262-127
ALDRICH, ELLEN HOLBROOK,
TR OF ELLEN HOLBROOK ALDRICH 2010 TR
1 FIELD ST
CAMBRIDGE, MA 02138

262-138
WHEELIS, JOAN
218 GARDEN ST
CAMBRIDGE, MA 02142

262-29
OKUN, BONNIE E.,
TRUSTEE BONNIE E. OKUN TRUST
183-185 FAYERWEATHER ST UNIT 1
CAMBRIDGE, MA 02138

262-28
MITCHELL, CYNTHIA
187 FAYERWEATHER ST UNIT 2
CAMBRIDGE, MA 02139

262-28
JIANG, LEI
50 CLIFTON ST
CAMBRIDGE, MA 02140

262-28
COPPS, KYLE D. & JILL R. CRITTENDEN
187 FAYERWEATHER ST 1
CAMBRIDGE, MA 02139

262-32
BROWN, JANICE S.
16-18 HAZEL ST UNIT 18
CAMBRIDGE, MA 02138

262-32
LARABEE, KYLE. F &
LENA M. KOZLOSKI TRUSTEES
16-18 HAZEL ST. UNIT 16
CAMBRIDGE, MA 02138

262-10
RISTIVOJEVIC MIRKO & NATASA
15 HAZEL ST
CAMBRIDGE, MA 02138

262-11
YAO YURONG & XIAOXIAO TANG
21 HOLMES RD
LEXINGTON, MA 02420

262-26
BALLOU JEFFEREY & JEOUNGLAN LEE
TRS THE BALLOU-LEE FAMILY LIVING TR
197 FAYERWEATHER ST -UNIT 2
CAMBRIDGE, MA 02138

262-26
KOYTIGER GRIGORIY
197 FAYERWEATHER ST UNIT 1
CAMBRIDGE, MA 02138

Variance Application - 10 Hazel Street – List of property owners and addresses who have signed support letters:

- 1. Kathleen Mazer – 214 Garden Street**
- 2. Siri Steinle – 210 Garden Street**
- 3. Eric Reyburn – 204-206 Garden Street, 11 Ivy Street**
- 4. Eliza Conant Wiesner – 9 Ivy Street**
- 5. Kyle Copps – 187 Fayerweather Street**
- 6. Brian Schutter – 183 Fayerweather Street**
- 7. Bonnie Okun – 185 Fayerweather Street**
- 8. Shelly Evans/Danny McCormerick – 179-181 Fayerweather Street**
- 9. Lena Kozloski – 16 Hazel Street**
- 10. Janice Brown – 18 Hazel Street**
- 11. Mirko Ristivojevic – 15 Hazel Street**
- 12. Eloise Adamson – 19 Hazel Street**
- 13. Ellen Holbrook Aldrich – 1A Field Street**
- 14. Hunter Aldrich – 1 Field Street**
- 15. Sarah Lummus – 9 Field Street**
- 16. Brett Crosby – 171 Fayerweather Street**
- 17. Paula Paris – 169 Fayerweather Street**
- 18. Larry Smith – 175 Fayerweather Street**

Variance Application April 2024 - 10 Hazel Street – List of property owners and addresses who have signed support letters:

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 - 10. Janice Brown – 18 Hazel Street**
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 - 12. Eloise Adamson – 19 Hazel Street**
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 - 14. Hunter Aldrich – 1 Field Street**
 - 15. Sarah Lummus – 9 Field Street**
 - 16. Brett Crosby – 171 Fayerweather Street**
 - 17. Paula Paris – 169 Fayerweather Street**
-

By U.S. Mail to the address below OR
By Email to mpacheco@cambridgema.gov

Board of Zoning Appeal
831 Massachusetts Avenue
Cambridge, Ma 02139

Re: 10 Hazel Street, Cambridge
Variance Application by Joan Wheelis

Dear Members of the Zoning Board of Appeal:

I am a neighbor of Joan Wheelis and 10 Hazel Street in Cambridge

I have had the opportunity to discuss Joan's plans to build a new "green" home at 10 Hazel which she intends to make her home.

I have supported her previous variance application in 2022 and have reviewed the current requests

I understand that the variance is needed because

- the lot is non-conforming - smaller by square footage area and narrower than the standard.
- the canopy at the side entrance encroaches into the side setback by 3 feet.
- the exterior insulation for basement and wall plus cladding will encroach .7 feet into the setback
- The required rear yard setback for *conforming* lots (based on lot size width) is 25 feet with a footnoted requirement for one additional foot per four feet over 100 feet. This footnote has been applied to this nonconforming lot as well with a calculation for the rear setback to be 29 feet. We are requesting a rear set back of 25.2 feet.
- the allowable floor area of 2,378 sq. ft. is exceeded by 226 sq.ft. of which 60 sq. ft. are requested for better insulation in keeping with green construction around the perimeter of the house. The canopy and the front porch account for 64 sq. ft. Only 102 sq. ft. are allocated for additional floor area.

I support the Variance application based on my conclusion that the proposed project:

- does not cause substantial detriment to the neighborhood;
- is compatible with the scale of the neighborhood;
- will not create additional noise from heat pump condensers, pumps, fans, and furnaces that could adversely impact adjoining lots;
- will be to the benefit of the neighborhood as a close to net-zero building and exceeding the open space requirement by 11%; and
- will create value for the entire neighborhood with high-end green design, and construction

I have no objection to the Board granting these variances, and I support Joan's plans for her new home.

____Kathleen Mazer (signature) April 6, 2025 (date)

By U.S. Mail to the address below OR
By Email to mpacheco@cambridgema.gov

Board of Zoning Appeal
831 Massachusetts Avenue
Cambridge, Ma 02139

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I have no objection to the Board granting these variances, and I support Joan's plans.

Siri Steiner (signature) 4/9/24 (date)

Address: 210 Garden St, Cambridge, MA 02138

By U.S. Mail to the address below OR
By Email to mpacheco@cambridgema.gov

Board of Zoning Appeal
831 Massachusetts Avenue
Cambridge, Ma 02139

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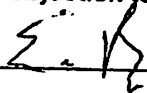
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I have no objection to the Board granting these variances, and I support Joan's plans.

 (signature) 4/10/24 (date)

Address: 204-206 GARDEN ST CAMB MA 02138

By U.S. Mail to the address below OR
By Email to mpacheco@cambridgema.gov

Board of Zoning Appeal
831 Massachusetts Avenue
Cambridge, Ma 02139

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Variance Application by Joan Wheelis

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 (signature) 4/7/24 (date)
Address: 9 Ivy St Camb. MA 02138

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By Email to mpacheco@cambridgema.gov

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831 Massachusetts Avenue
Cambridge, Ma 02139

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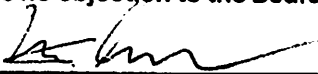
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 (signature) 4/17/24 (date)

Address: 187 Fayerweather St 1

By U.S. Mail to the address below OR
By Email to mpacheco@cambridgema.gov

Board of Zoning Appeal
831 Massachusetts Avenue
Cambridge, Ma 02139

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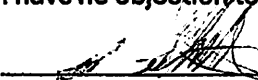
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 (signature) 4/5/24 (date)

Address: 183 Fayerweather St, 02138

By U.S. Mail to the address below OR
By Email to mpacheco@cambridgema.gov

Board of Zoning Appeal
831 Massachusetts Avenue
Cambridge, Ma 02139

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Variance Application by Joan Wheelis

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Ronnie E. Okun (signature) 4/5/2024 (date)
Address: 185 Hayerweather St., Cambridge, MA 02138

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By Email to mpacheco@cambridgema.gov

Board of Zoning Appeal
831 Massachusetts Avenue
Cambridge, Ma 02139

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 (signature) April 9, 2024 (date)

Address: 181 Fayerweather St. Cambridge MA 02138

By U.S. Mail to the address below OR
By Email to mpacheco@cambridgema.gov

Board of Zoning Appeal
831 Massachusetts Avenue
Cambridge, Ma 02139

Re: 10 Hazel Street, Cambridge
Variance Application by Joan Wheelis

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I have no objection to the Board granting these variances, and I support Joan's plans.

Mirna Riskujenic (signature) 4/3/2024 (date)

Address: 15 HAZEL ST, CAMBRIDGE, MA 02138

By U.S. Mail to the address below OR
By Email to mpacheco@cambridgema.gov

Board of Zoning Appeal
831 Massachusetts Avenue
Cambridge, Ma 02139

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Janice A. Brown (signature) 7/7/24 (date)

Address: 10 Hazel St. Cambridge, MA 02158

By U.S. Mail to the address below OR
By Email to mpacheco@cambridgema.gov

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831 Massachusetts Avenue
Cambridge, Ma 02139

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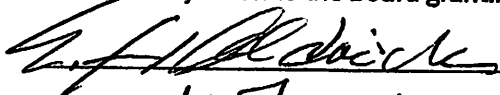
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 (signature) 4/5/24 (date)
Address: 1A Field St., Cambridge
02138

By U.S. Mail to the address below OR
By Email to mpacheco@cambridgema.gov

Board of Zoning Appeal
831 Massachusetts Avenue
Cambridge, Ma 02139

Re: 10 Hazel Street, Cambridge
Variance Application by Joan Wheelis

Dear Members of the Zoning Board of Appeal:

I am a neighbor of Joan Wheelis and 10 Hazel Street in Cambridge

I have had the opportunity to discuss Joan's plans to build a new "green" home at 10 Hazel which she intends to make her home.

I have supported her previous variance application in 2022 and have reviewed the current requests

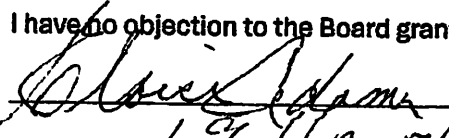
I understand that the variance is needed because

- the lot is non-conforming - smaller by square footage area and narrower than the standard.
- the canopy at the side entrance encroaches into the side setback by 3 feet.
- the exterior insulation for basement and wall plus cladding will encroach .7 feet into the setback
- The required rear yard setback for *conforming* lots (based on lot size width) is 25 feet with a footnoted requirement for one additional foot per four feet over 100 feet. This footnote has been applied to this nonconforming lot as well with a calculation for the rear setback to be 29 feet. We are requesting a rear set back of 25.2 feet.
- the allowable floor area of 2,378 sq. ft. is exceeded by 226 sq.ft. of which 60 sq. ft. are requested for better insulation in keeping with green construction around the perimeter of the house. The canopy and the front porch account for 64 sq. ft. Only 102 sq. ft. are allocated for additional floor area.

I support the Variance application based on my conclusion that the proposed project:

- does not cause substantial detriment to the neighborhood;
- is compatible with the scale of the neighborhood;
- will not create additional noise from heat pump condensers, pumps, fans, and furnaces that could adversely impact adjoining lots;
- will be to the benefit of the neighborhood as a close to net-zero building and exceeding the open space requirement by 11%; and
- will create value for the entire neighborhood with high-end green design, and construction.

I have no objection to the Board granting these variances, and I support Joan's plans.

 (signature) 4/9/2024 (date)
Address: 19 HAZEL ST CAMB, MA

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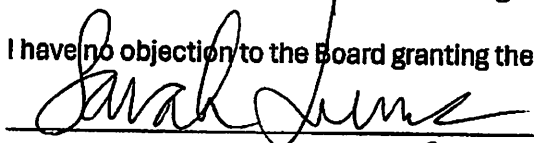
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 (signature) 4/8/2024 (date)

Address: 9 Field St Cambridge MA 02138

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Cambridge, Ma 02139

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Address: 1 Field Street, Cambridge, MA 02138

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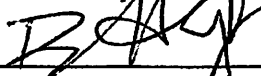
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(signature) 4/7/24 (date)

Address: 171 FAYERWEATHER ST CAMBRIDGE, MA 02138

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831 Massachusetts Avenue
Cambridge, Ma 02139

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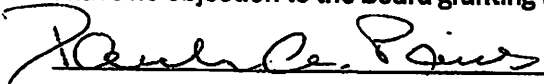
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Cambridge, Ma 02139

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Lawrence R Smith (signature) 4/16/24 (date)

Address: 175 Fayette St



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: Ashley Apodaca Date: 04/05/24
(Print)

Address: 10 Hazel St.

Case No. BZA-263591

Hearing Date: 4/25/24

Thank you,
Bza Members