



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2024 MAY -6 AM 11:36

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 268340

General Information

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

Special Permit: X Variance: Appeal:

PETITIONER: Garrett Tingle/ Janice Tingle C/O Robert Tingle CS 073410

PETITIONER'S ADDRESS: 16 Ellsworth Ave, Cambridge , MA 02139

LOCATION OF PROPERTY: 16 Ellsworth Ave , Unit 2 , Cambridge, MA

TYPE OF OCCUPANCY: 2 Family Dwelling **ZONING DISTRICT:** Residence C-1 Zone

REASON FOR PETITION:

DESCRIPTION OF PETITIONER'S PROPOSAL:

two egress windows in basement in existing opening 33 1/2 x 20

SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000 Section: 5.31 (Table of Dimensional Requirements).
Article: 8.000 Section: 8.22.2.c (Non-Conforming Structure).
Article: 10.000 Section: 10.40 (Special Permit).

Original
Signature(s):



(Petitioner (s) / Owner)

Garrett Tingle

(Print Name)

Address: _____
Tel. No. 6175909928 robert cell
E-Mail Address: roberttingle@verizon.net

Date: _____

BZA Application Form

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 Garrett + Janice Tingle
(OWNER)

Address: 16 Ellsworth Ave Cambridge, MA

State that I/We own the property located at 16 Ellsworth Ave, Camb. which is the subject of this zoning application.

The record title of this property is in the name of owner Janice & Garrett Tingle

*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. _____ Book _____ Page _____

Garrett Tingle
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT*

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

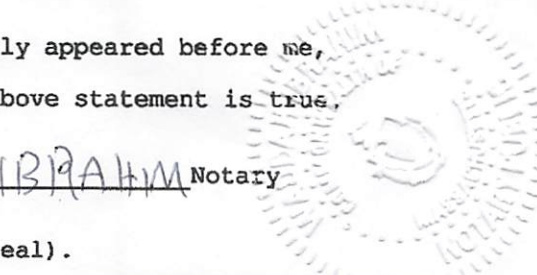
Commonwealth of Massachusetts, County of _____

The above-name Garrett and Janice Tingle personally appeared before me, this 22 of April, 2024, and made oath that the above statement is true.

WADDAH IBRAHIM Notary

My commission expires 04/05/2024 (Notary Seal).

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



COMMONWEALTH OF MASSACHUSETTS
Garrett and Janice Tingle
personally appeared before me, the undersigned notary public, and proved to me his/her identity through satisfactory evidence, which were court order, recent and swore or affirmed the attached document's contents are truthful and accurate to the best of his/her knowledge on this 22 day of April, 2024

DIMENSIONAL INFORMATION

Applicant: Garrett Tingle/ Janice Tingle
Location: 16 Ellsworth Ave., Unit 2., Cambridge, MA
Phone: 6175909928 robert cell

Present Use/Occupancy: 2 Family Dwelling
Zone: Residence C-1 Zone
Requested Use/Occupancy: 2 Family Dwelling

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		1250+1250+900 =3400	same	5000	(max.)
<u>LOT AREA:</u>		2125	1500	1500	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		3400	1500	5000	
<u>LOT AREA OF EACH DWELLING UNIT</u>		2125	1500	1500	
<u>SIZE OF LOT:</u>	WIDTH	45	45	same	
	DEPTH	100	100	same	
<u>SETBACKS IN FEET:</u>	FRONT	right 15' left 18'	same	same	
	REAR	0	0	0	
	LEFT SIDE	7' 5"	same	same	
	RIGHT SIDE	6-7"	same	same	
<u>SIZE OF BUILDING:</u>	HEIGHT	35'	same	same	
	WIDTH	45'	same	same	
	LENGTH	32'	same	same	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		1370	1370	same	
<u>NO. OF DWELLING UNITS:</u>		2	2	2	
<u>NO. OF PARKING SPACES:</u>		2	2	2	
<u>NO. OF LOADING AREAS:</u>		1	1	1	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		to garage 14 from back of house	same	same	

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.:

20 x22 cinder block garage wood roof

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

DIMENSIONAL INFORMATION

Applicant: Garrett Tingle/ Janice Tingle
Location: 16 Ellsworth Ave., Unit 2, Cambridge, MA
Phone: 6175909928 robert cell

Present Use/Occupancy: 2 Family Dwelling
Requested Use/Occupancy: 2 Family Dwelling

CAMBRIDGE
 HSPZ 20100101
 SPB 20100101
 LOCAL SERVICES

2024 JUN 10 A 10: 56

		<u>Existing Conditions</u>		<u>Requested Conditions</u>		<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		1250+1250+900 =3400		same		5000	(max.)
<u>LOT AREA:</u>		2125		1500		1500	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		3400		1500		5000	
<u>LOT AREA OF EACH DWELLING UNIT</u>		2125		1500		1500	
<u>SIZE OF LOT:</u>	WIDTH	45		45		same	
	DEPTH	100		100		same	
<u>SETBACKS IN FEET:</u>	FRONT	right 15' left 18'		right 15' left 18'		right 17' left 20'	
	REAR	N/A (Corner Lot)		N/A (Corner Lot)		N/A (Corner Lot)	
	LEFT SIDE	34'		34'		7.5'	
	RIGHT SIDE	6-7"		6-7"		7.5'	
<u>SIZE OF BUILDING:</u>	HEIGHT	35'		35'		35'	
	WIDTH	45'		45'		N/A	
	LENGTH	32'		32'		N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		1370		1370		same	
<u>NO. OF DWELLING UNITS:</u>		2		2		2	
<u>NO. OF PARKING SPACES:</u>		2		2		2	
<u>NO. OF LOADING AREAS:</u>		1		1		1	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		14' to garage		14' to garage		9'	

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.:

20 x22 cinder block garage wood roof

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'.



To City of Cambridge Building Dept

April 30, 2024

I BRIANA PERESON----- the owner of 14 Ellsworth Ave

Have no concerns with the owner of 16 Ellsworth Ave , Garrett and Janice Tingle, replacing two basement windows with two egress windows which run parallel to my property in between our homes.

Signed -----Date May 2, 2024



Mid Cambridge Neighborhood Conservation District Commission

831 Massachusetts Avenue, Cambridge, Massachusetts 02139
Telephone: 617 349 4683 TTY: 617 349 6112
E-mail: histncds@cambridgema.gov
www.cambridgema.gov/historic/districtsHistoricProperties/midcambridgencd

Tony Hsiao, *Chair*, Lestra Litchfield, *Vice Chair*
Monika Pauli, Charles Redmon, Katinka Hakuta, *Members*
Nan Laird, Catherine Tice, *Alternates*

CERTIFICATE OF NON-APPLICABILITY

Property: 16 Ellsworth Avenue unit 1

Applicant: Robert Tingle

The Mid Cambridge Neighborhood Conservation District Commission hereby certifies, pursuant to Chapter 2.78, Article III, Section 2.78.140-270 of the Code of the City of Cambridge and the order establishing said district that the work described below does not involve any activity requiring issuance of a Certificate of Appropriateness or Hardship:

Replace basement windows: new egress windows and window wells not visible from public way.

Permit #261473

All improvements shall be carried out as shown on the plans and specifications submitted by the applicant, except as modified above. Approved plans and specifications are incorporated by reference into this certificate.

This certificate is granted upon the condition that the work authorized herein is commenced within six months after the date of issuance. If the work authorized by this certificate is not commenced within six months after the date of issuance or if such work is suspended in significant part for a period of one year after the time the work is commenced, such certificate shall expire and be of no further effect; provided that, for cause, one or more extensions of time for periods not exceeding six months each may be allowed in writing by the Chair.

Case Number: MC 6965

Date of Certificate: March 22, 2024

Attest: A true and correct copy of decision filed with the offices of the City Clerk and the Cambridge Historical Commission on March 22, 2024.

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:

16 Ellsworth Ave

Petibou

112-9
ELLSWORTH CORPORATE LIMITED
1 ELLSWORTH PK
CAMBRIDGE, MA 02139

112-10
MCCALLUM, ROBERT, JR &
SANDRA MCCALLUM
18 ELLSWORTH AVE
CAMBRIDGE, MA 02139

112-5
TINGLE GARRETT JANICE TINGLE
16 ELLSWORTH AVE
CAMBRIDGE, MA 02139

112-99
GLUCK, LOUISE E.
14-16 ELLSWORTH PK - UNIT 2
CAMBRIDGE, MA 02138

112-99
HOUSH, CHRISTIAN & TASSIA THOMAS
16 ELLSWORTH PK. UNIT G
CAMBRIDGE, MA 02139

ROBERT TINGLE
6 WELLESLEY ROAD
ARLINGTON, MA 02474

139-64
SCHIRM. CLAIR W., JR. , PAMELA J. SCHIRM
PETER K. SHEFFIELD III & MELANIE M.
13 ELLSWORTH AVE
CAMBRIDGE, MA 02139

139-65
PAUL, AARON B. & HANNAH E. PAUL
11 ELLSWORTH AVE. UNIT 1
CAMBRIDGE, MA 02139

139-94
CORCORAN BRENDAN JAMES GOUINLOCK
SARAH HAINING
15A ELLSWORTH AVE
CAMBRIDGE, MA 02139

112-137
KREILKAMP, THOMAS A.
VERA KREILKAMP, TRS
10-12 ELLSWORTH AVE 1
CAMBRIDGE, MA 02138

139-65
11 ELLSWORTH HOLDING LLC
11 ELLSOWRTH AVE
CAMBRIDGE , MA 02139

112-99
DURAND, LOUISE AEL
14 ELLSWORTH PARK - UNIT 3
CAMBRIDGE, MA 02139

139-93
SABBEY, ESTHER C.
TRS THE ESTHER C SABBEY REVOCABLE TR
108 CHESTNUT ST
SOUTHBRIDGE, MA 01550

112-137
GREENFIELD NICHOLAS
TRS NBG 2021 TRUST
12 ELLSWORTH AVE -UNIT 2
CAMBRIDGE, MA 02139

112-99
VRBANAC, VLADIMIR & HYEWON HYUN TRS
14 ELLSWORTH PARK - UNIT 1
CAMBRIDGE, MA 02139

112-4
PEARSON, BRIANA
14 ELLSWORTH AVE
CAMBRIDGE, MA 02139

112-8
PELLMAN, DAVID & MARGARET MCLAUGHLIN
3 ELLSWORTH PK
CAMBRIDGE, MA 02139

112-6
TOOMEY, SARA & NIEN-HE HSIEH
2 ELLSWORTH PK
CAMBRIDGE, MA 02139

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 16 Ellsworth Ave , Unit 2 , 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:

Per 8.22.2c, a special permit may be granted so the proposed 2 expanded windows in the existing non-conforming side yard setback will create no new nonconformities.

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 will be no loss of on street parking resulting from the proposed expanded windows.

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:

The proposed expanded windows will create no adverse affects on the adjacent lots. Windows already exist in the basement wall, just proposing to expand them and create egress windows.

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:

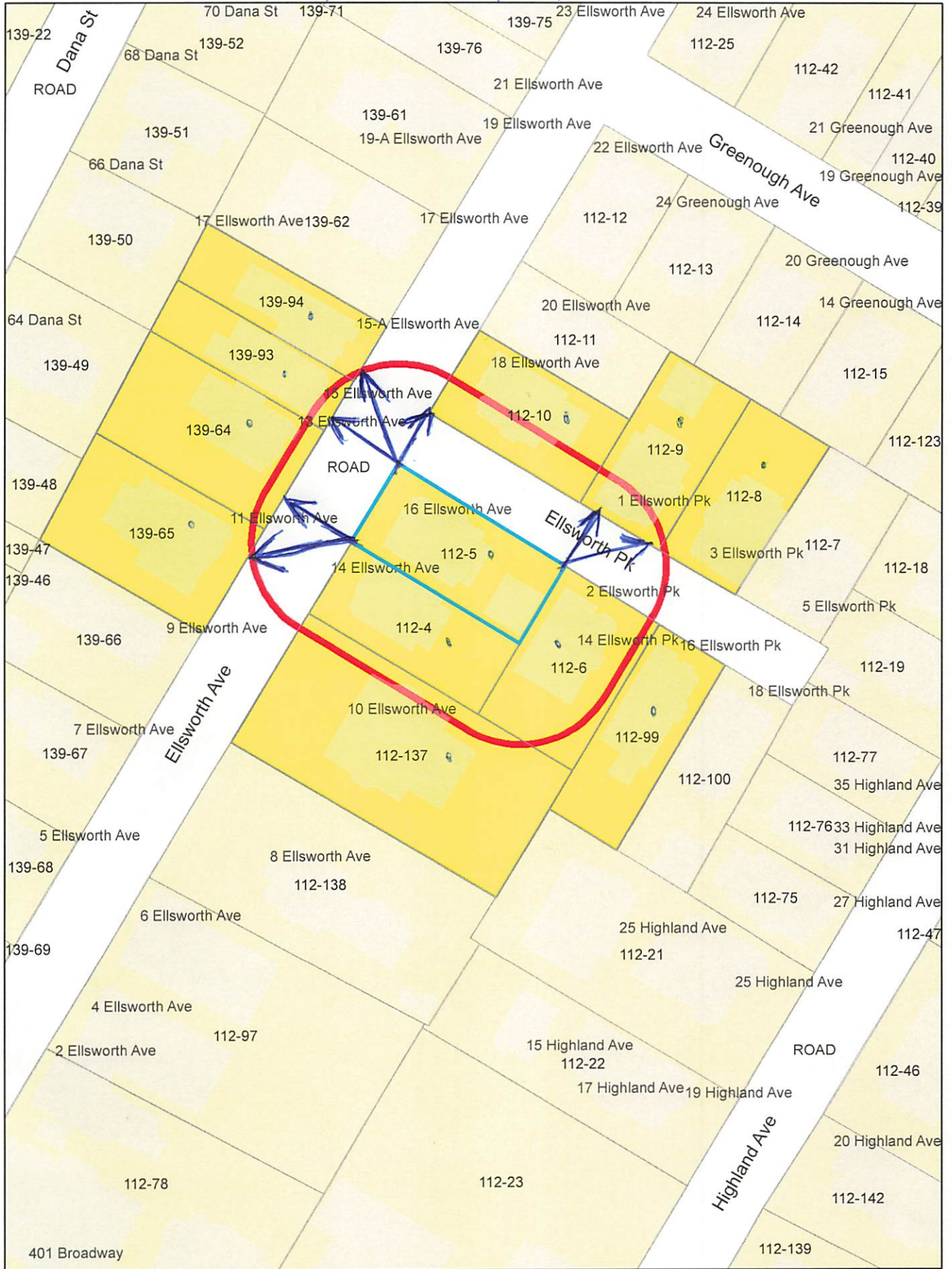
The proposed expanded window openings will create no nuisance or hazards for anyone.

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:

The proposed expanded windows will be consistent with the current use of the house and current use of the abutting properties. The proposed work will create no new noise, light or air pollution that would be detrimental to the neighborhood. No new nonconformities will be created.

***If you have any questions as to whether you can establish all of the applicable legal requirements, you should consult with an attorney.**

16 Ellsworth Ave #2



16 Ellsworth Ave

Petibou

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