



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2024 MAY 20 PM 2:06
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 268599

General Information

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

Special Permit: X

Variance:

Appeal:

PETITIONER: Paul Fombelle C/O Gina Fombelle

PETITIONER'S ADDRESS: 33 Douglas Road, Medford, MA 02155

LOCATION OF PROPERTY: 17 Miller Ave , Cambridge, MA

TYPE OF OCCUPANCY: single family

ZONING DISTRICT: Residence B Zone

REASON FOR PETITION:

DESCRIPTION OF PETITIONER'S PROPOSAL:

Modify window & door sizing on rear of existing house within rear setback, add skylight within side yard setback to meet head height requirements, add railing to existing front porch roof within front setback.

SECTIONS OF ZONING ORDINANCE CITED:

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

Original
Signature(s):

(Petitioner (s) / Owner)

Gina Fombelle

(Print Name)

Address:

33 Douglas Rd. Medford MA 02155

Tel. No.

6233412819

E-Mail Address:

gina@fombelledesign.com

Date: 5/15/2024

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 Paul Fombelle _____
(OWNER)

Address: 33 Douglas Rd. Medford MA 02155 _____

State that I/We own the property located at 17 Miller Ave., Cambridge MA 02140, which is the subject of this zoning application.

The record title of this property is in the name of 17 Miller Avenue Cambridge, LLC _____

*Pursuant to a deed of duly recorded in the date 12-01-2023, Middlesex South County Registry of Deeds at Book 82273, Page 182; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.

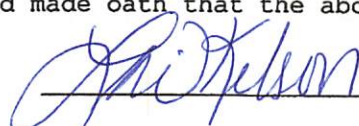


SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT*

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

Commonwealth of Massachusetts, County of Middlesex

The above-name Paul Fombelle personally appeared before me this 24th of April, 2024, and made oath that the above statement is true.



NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS



My commission expires 12/21/2029 (Notary Seal).

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

REPUBLIC OF THE PHILIPPINES - DEPARTMENT OF EDUCATION

TO THE HONORABLE SECRETARY, DEPARTMENT OF EDUCATION, MANILA

SUBJECT: [Illegible]

[Illegible]

[Illegible]

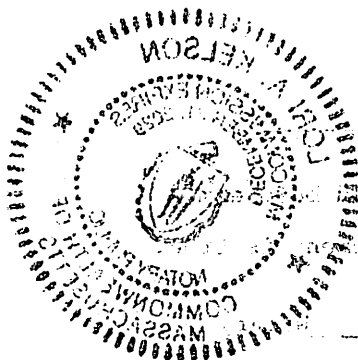
[Illegible]

[Illegible]

[Illegible]

Yours faithfully,
[Illegible Signature]

[Illegible]



[Illegible]

[Illegible]

[Illegible]

[Illegible]

[Illegible]

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 17 Miller 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:
- Rear window modification needed for functionality of interior spaces such as bathrooms and bedrooms
Adding skylight allows us to meet head height requirements for stairs
Railing on front porch roof adds additional outdoor space within the existing architecture
- 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:
- modifications do not affect traffic
- 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:
- modifications do not change usage
- 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:
- modifications improve occupant health and welfare due to increasing out door living space and sunlight
- 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:
- modifications are minimal, and changes are oriented in a way to maintain privacy while maintaining the original design of the home

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

DIMENSIONAL INFORMATION

Applicant: Paul Fombelle
Location: 17 Miller Ave., Cambridge, MA
Phone: 6233412819

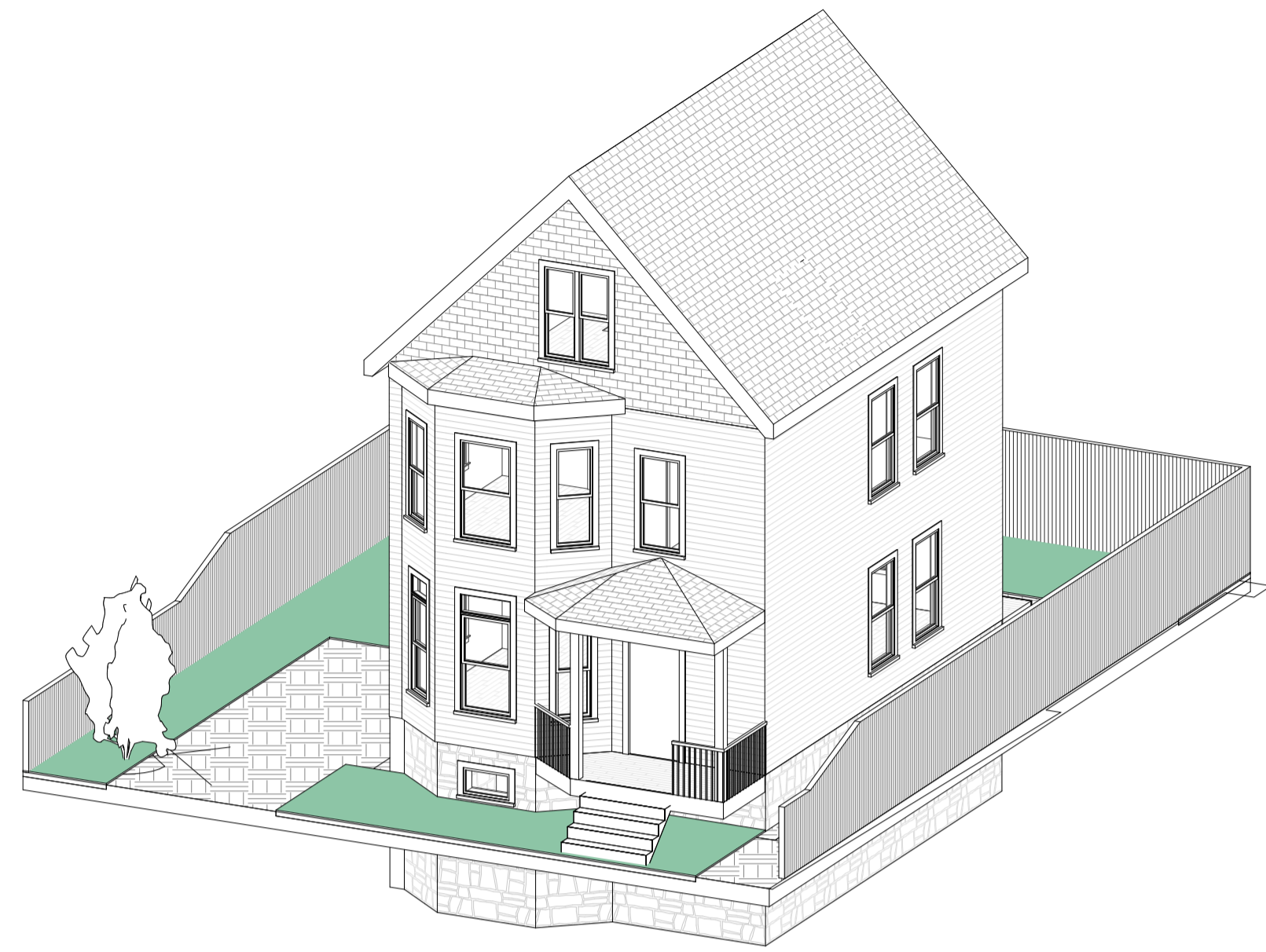
Present Use/Occupancy: single family
Zone: Residence B Zone
Requested Use/Occupancy: single family

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		1741	1741	1276	(max.)
<u>LOT AREA:</u>		2552	2552	5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²		.695	.695	.500	
<u>LOT AREA OF EACH DWELLING UNIT</u>		na	na	na	
<u>SIZE OF LOT:</u>	<u>WIDTH</u>	44	44	50	
	<u>DEPTH</u>	58	58	na	
<u>SETBACKS IN FEET:</u>	<u>FRONT</u>	9.5	9.5	15	
	<u>REAR</u>	20	20	25	
	<u>LEFT SIDE</u>	17.6	17.6	7.5	
	<u>RIGHT SIDE</u>	3.8	3.8	7.5	
<u>SIZE OF BUILDING:</u>	<u>HEIGHT</u>	35.3	35.3	35	
	<u>WIDTH</u>	22.6	22.6	na	
	<u>LENGTH</u>	28.5	28.5	na	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		71.7	58.2	58.2	
<u>NO. OF DWELLING UNITS:</u>		1	1	1	
<u>NO. OF PARKING SPACES:</u>		0	1	0	
<u>NO. OF LOADING AREAS:</u>		na	na	na	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		na	na	na	

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.:

na

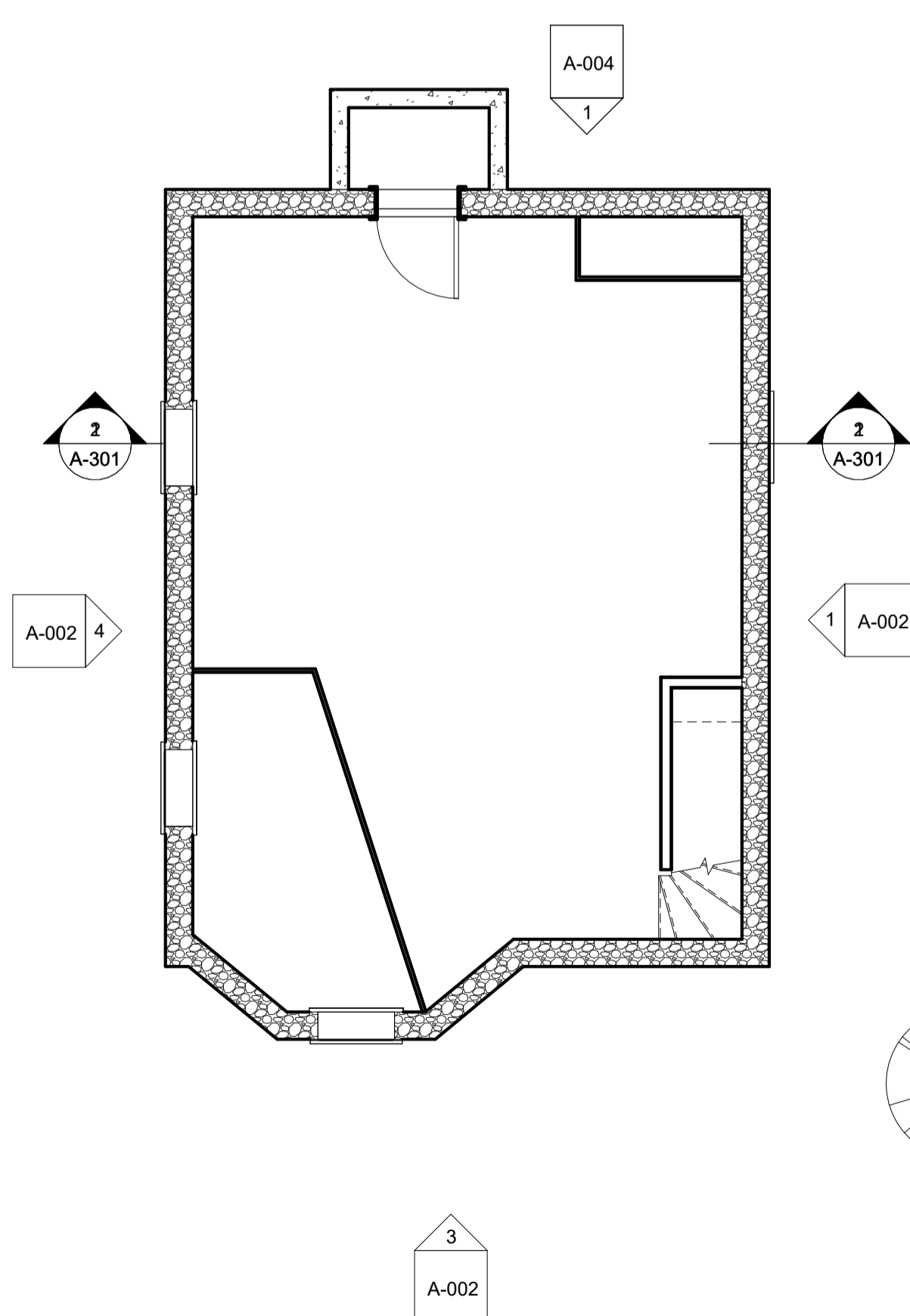
1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.



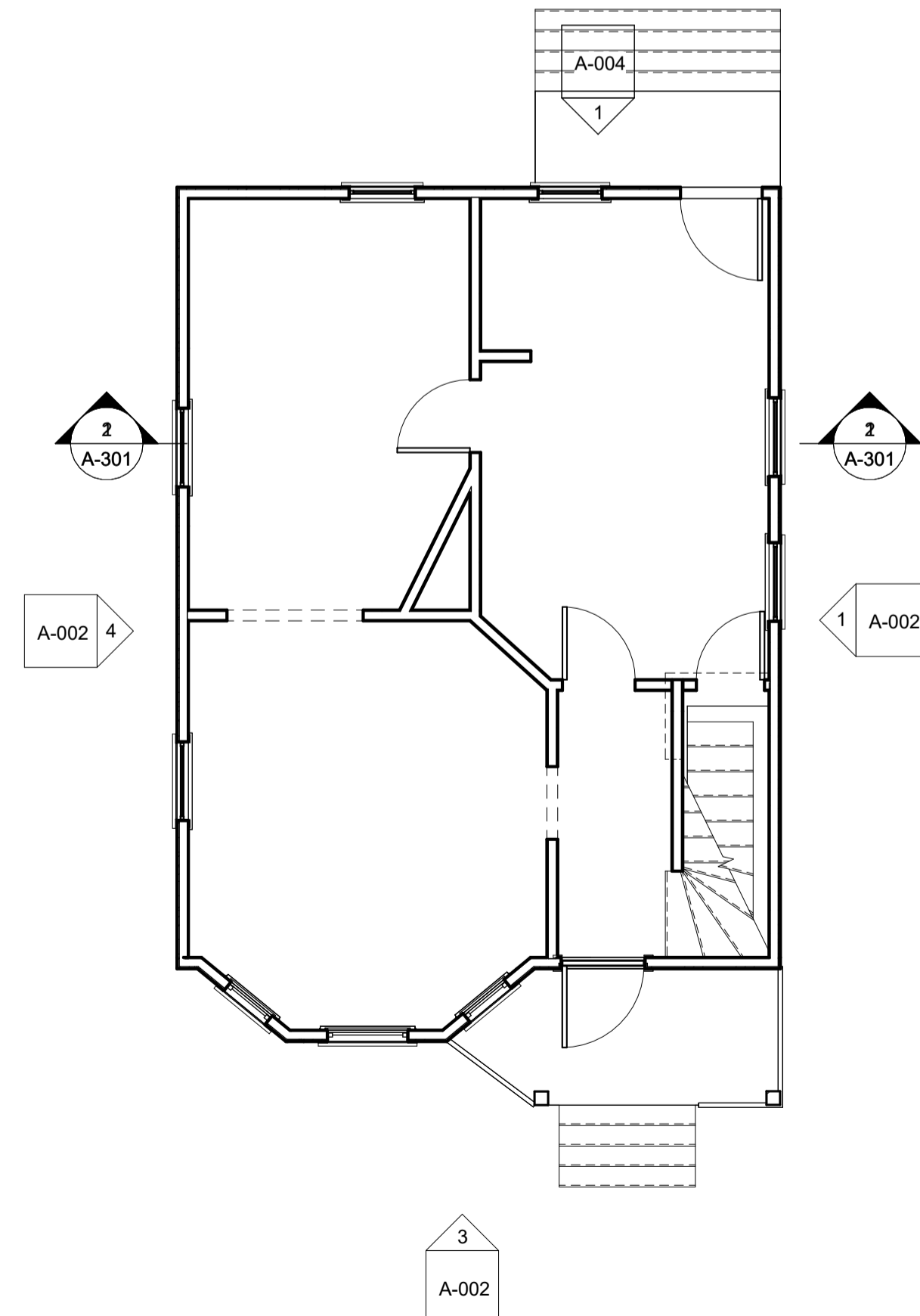
6 3D - EXISTING



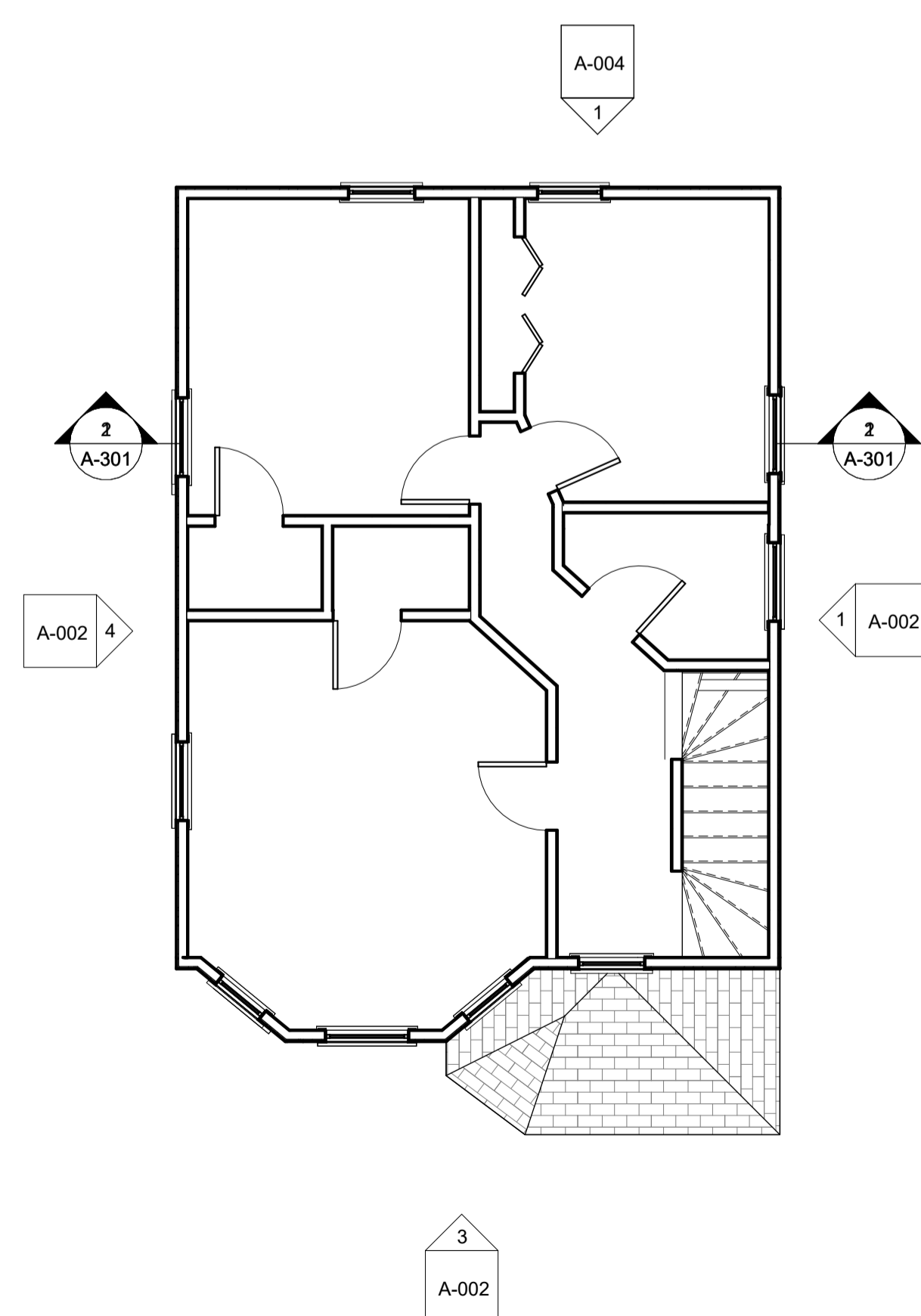
30 VIEW FROM MILLER STREET - EXISTING



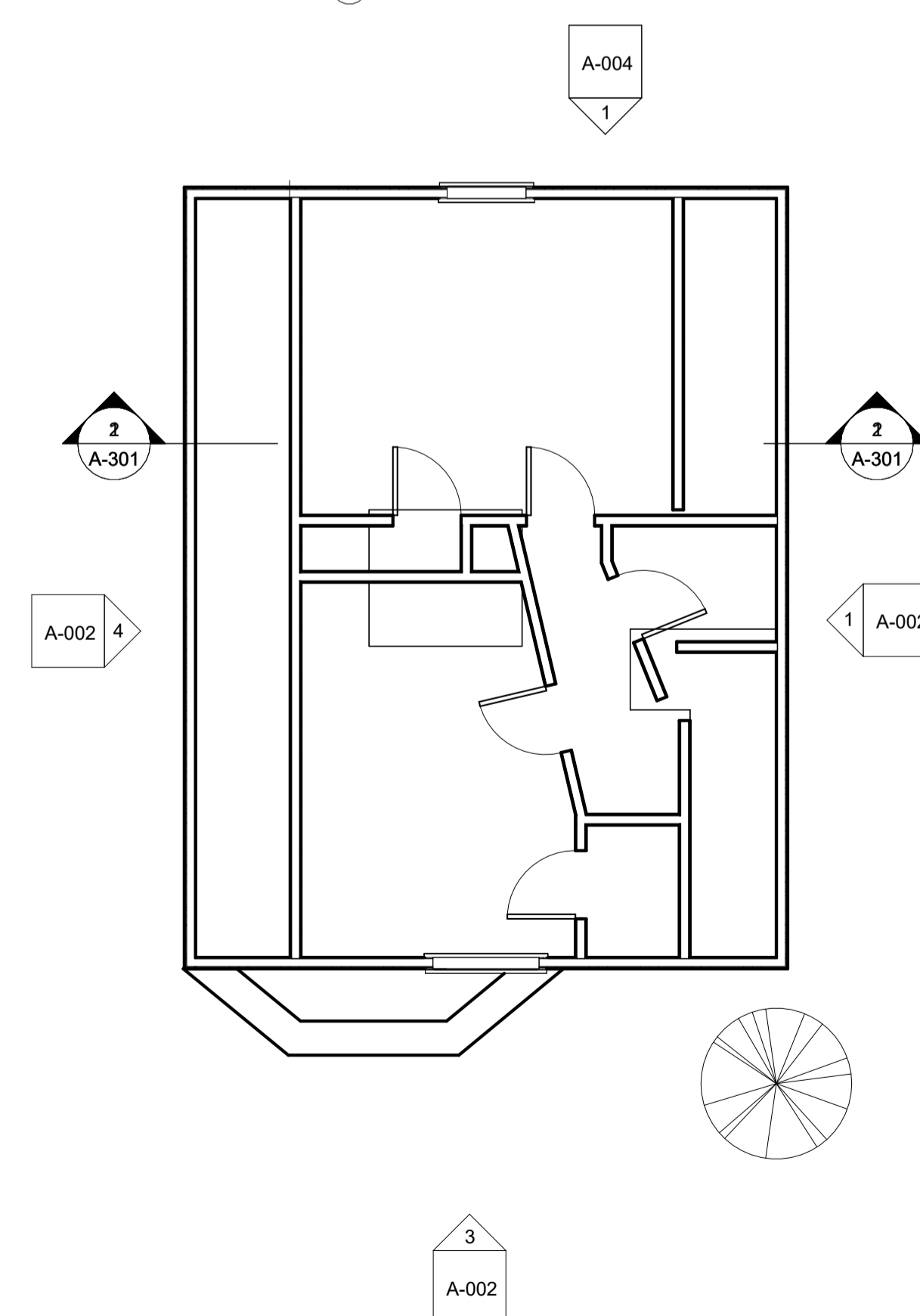
D BASEMENT PLAN - EXISTING
3/16" = 1'-0"



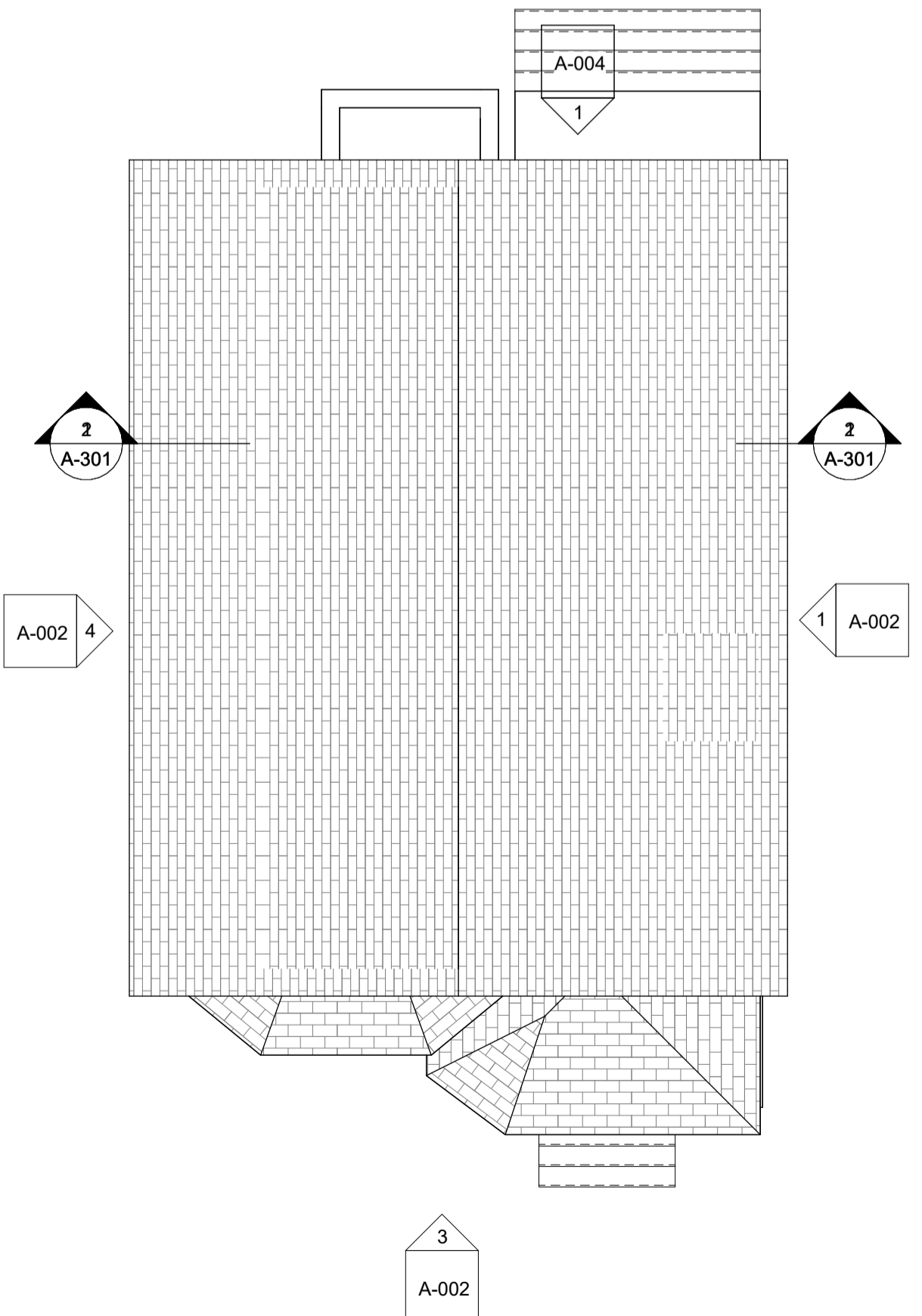
2 L_01 PLAN - EXISTING
3/16" = 1'-0"



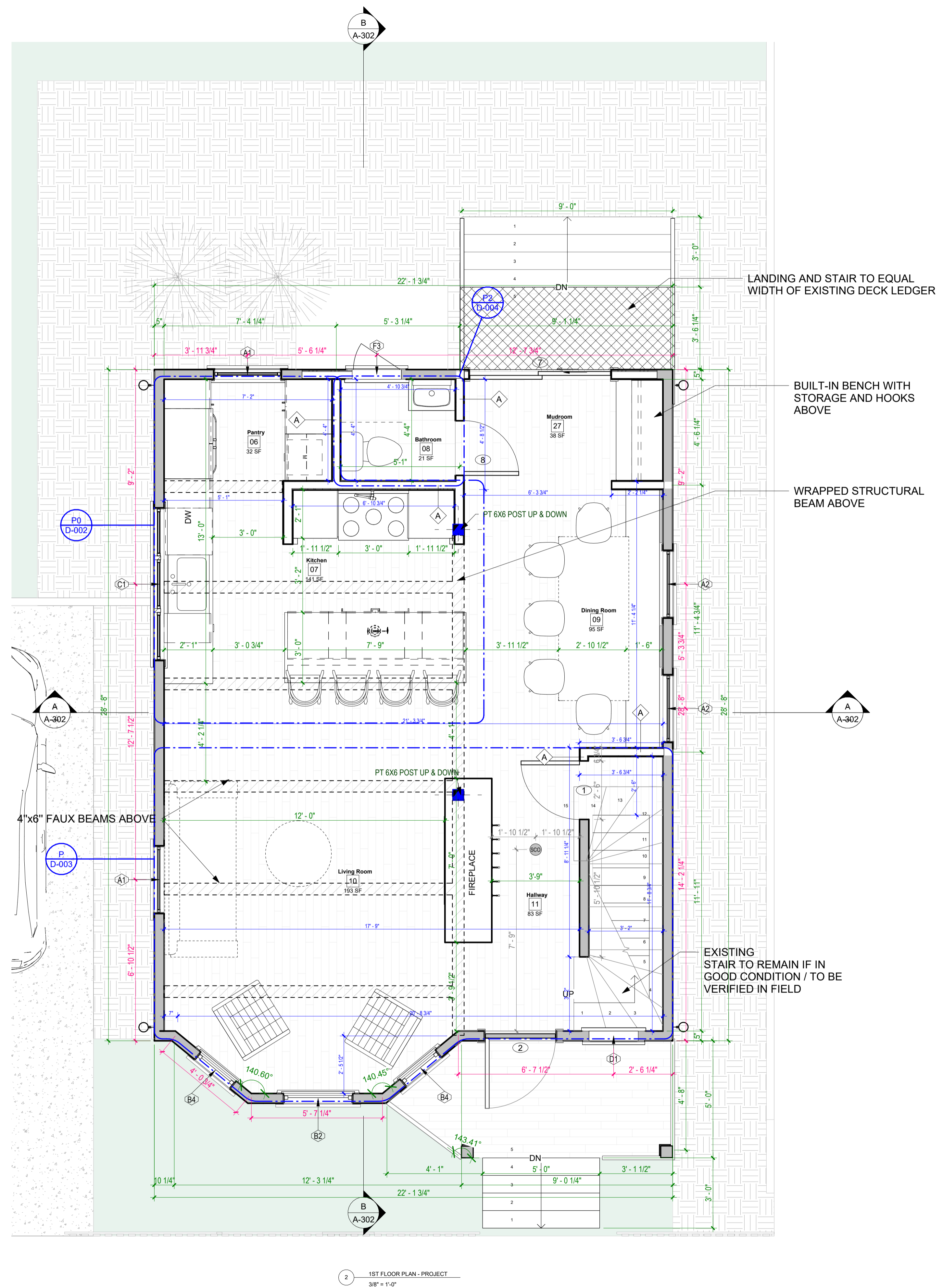
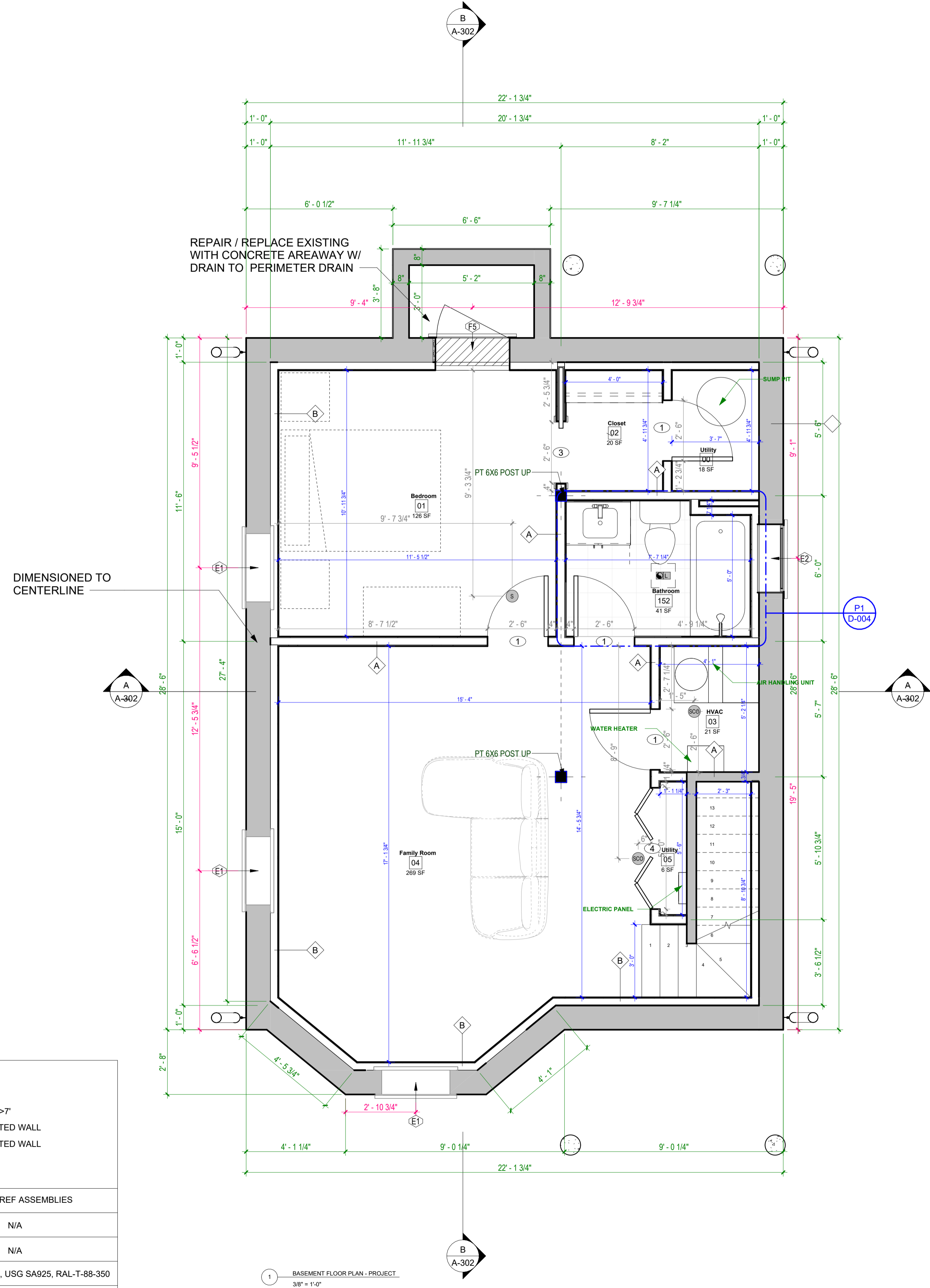
3 L_02 PLAN - EXISTING
3/16" = 1'-0"



4 L_03 PLAN - EXISTING
3/16" = 1'-0"



5 L_04 ROOF PLAN - EXISTING
3/16" = 1'-0"



FLOOR PLAN LEGEND

- SMOKE/ CARBON MONOXIDE DETECTOR
- SMOKE DETECTOR
- EXISTING WALL (TO REMAIN)
- NEW WALL
- EXHAUST FAN ABOVE
- CLG HEIGHT > 7'
- NEW 1HR RATED WALL
- NEW 2HR RATED WALL

TYPE	PARTITION TYPE	STC	RATING	REF ASSEMBLIES
A	TYPICAL PARTITION	N/A	N/A	N/A
B	FURRING PARTITION	N/A	N/A	N/A
C	TOWNHOUSE SEPARATION	60	2HR FIRE	UL U336, USG SA925, RAL-T-88-350
D	EXTERIOR WALL	N/A	N/A	N/A
E	GARAGE SEPARATION	40	2HR FIRE	UL U301, USG-151237
F	FOUNDATION WALL	N/A	N/A	N/A

1 BASEMENT FLOOR PLAN - PROJECT
3/8" = 1'-0"

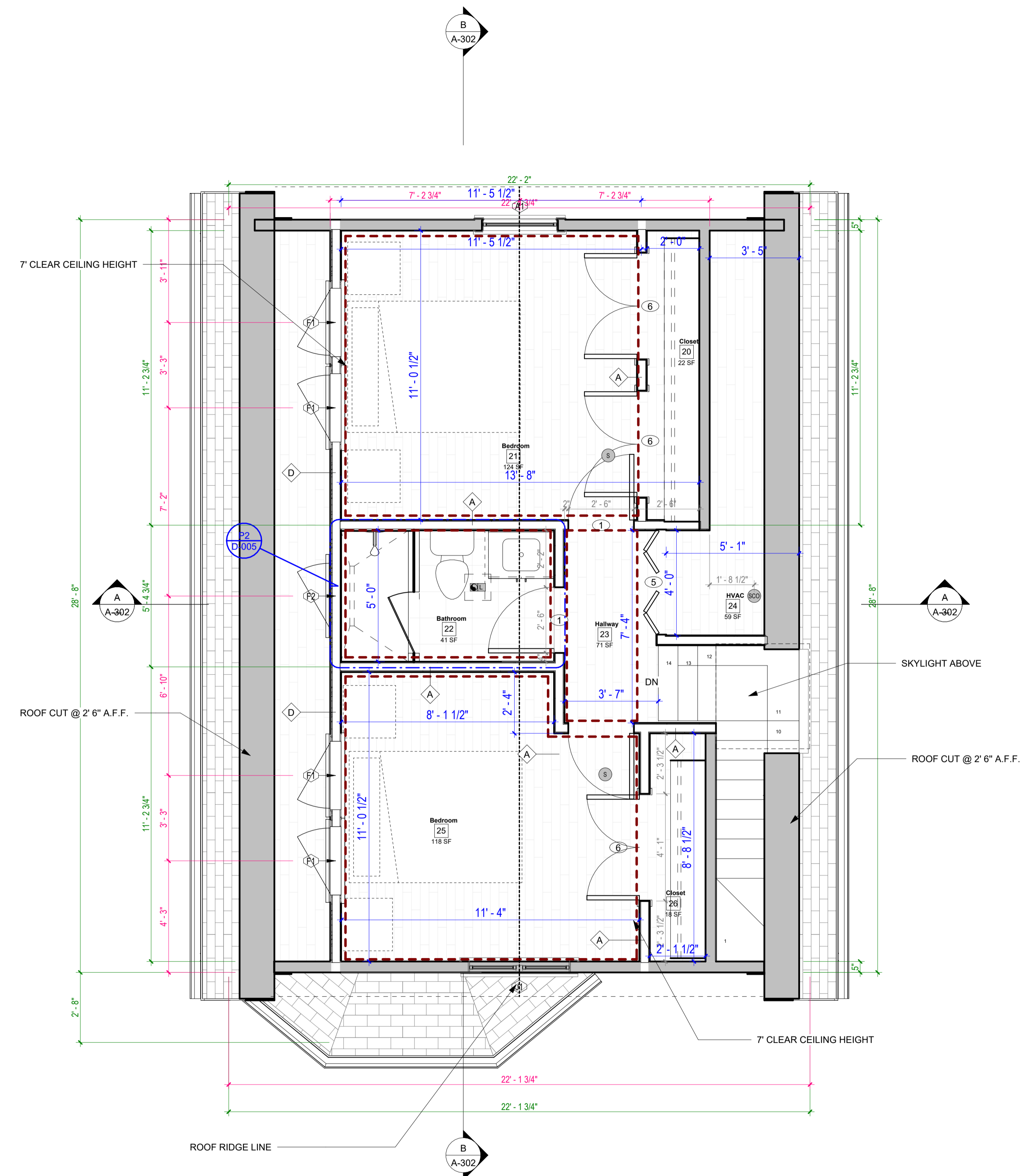
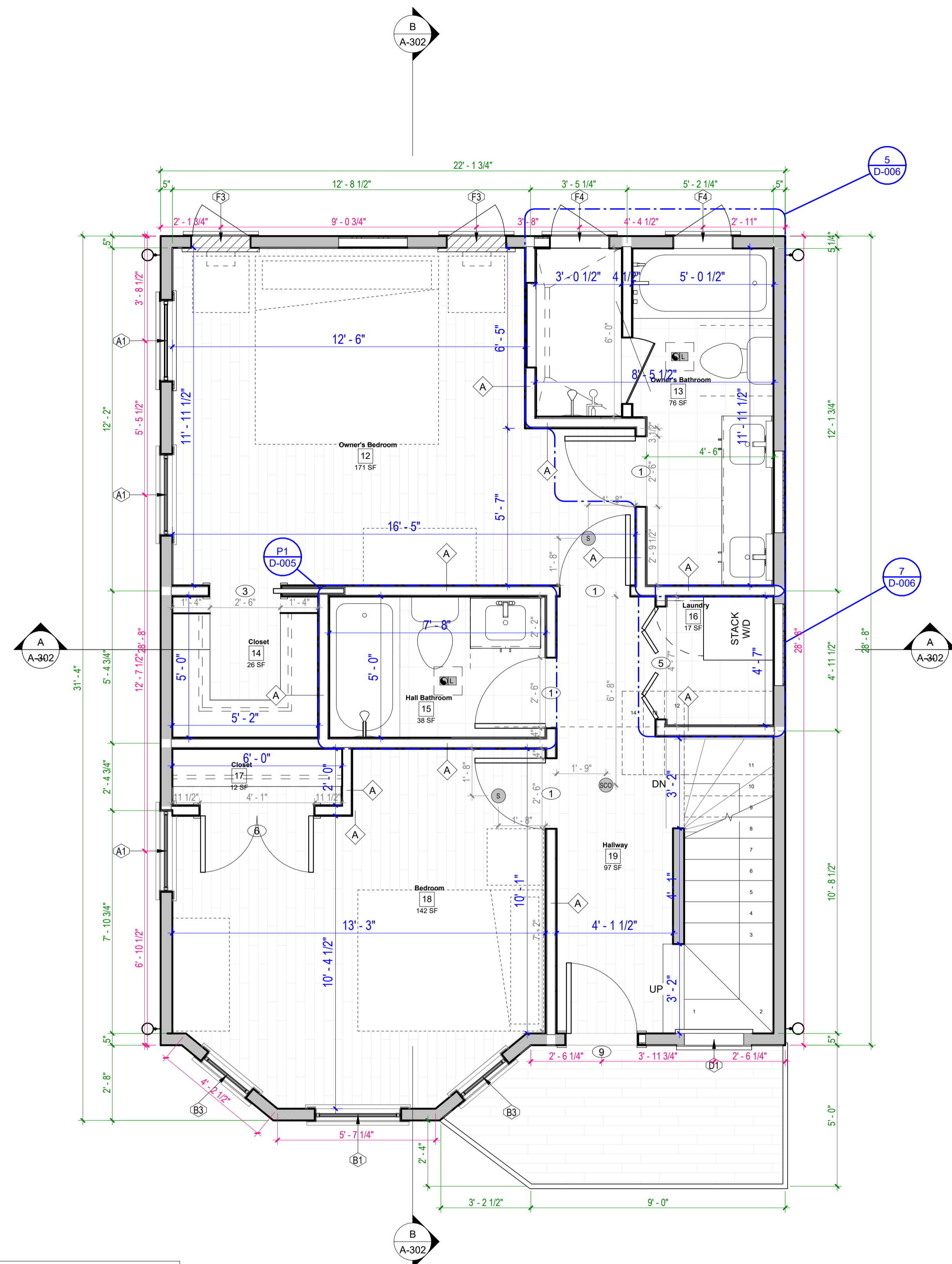
2 1ST FLOOR PLAN - PROJECT
3/8" = 1'-0"

Sheet Title: L00 - L01 FLOOR PLAN - PROJECT

SCALE: As indicated Project Address: 17 Miller Ave, Cambridge, MA 02140, US

ISSUED: 12/20/2023

Nr : A-102



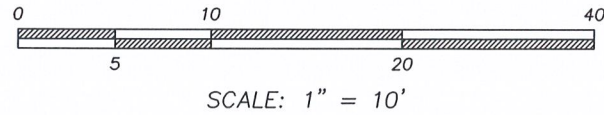
FLOOR PLAN LEGEND

- SMOKE/ CARBON MONOXIDE DETECTOR
- SMOKE DETECTOR
- EXISTING WALL (TO REMAIN)
- NEW WALL
- EXHAUST FAN ABOVE
- CLG HEIGHT >7
- NEW 1HR RATED WALL
- NEW 2HR RATED WALL

TYPE	PARTITION TYPE	STC	RATING	REF ASSEMBLIES
A	TYPICAL PARTITION	N/A	N/A	N/A
B	FURRING PARTITION	N/A	N/A	N/A
C	TOWNHOUSE SEPARATION	60	2HR FIRE	UL U336, USG SA925, RAL-T-88-350
D	EXTERIOR WALL	N/A	N/A	N/A
E	GARAGE SEPARATION	40	2HR FIRE	UL U301, USG-151237
F	FOUNDATION WALL	N/A	N/A	N/A

1 2ND FLOOR PLAN - PROJECT
3/8" = 1" = 0"

2 ATTIC FLOOR PLAN - PROJECT
3/8" = 1" = 0"



NOTE: AVERAGE SETBACK $(3.6 + 9.2)/2 = 6.4$ (MIN 10.0)



NOTE: LOCATION OF FENCES SHOWN ARE APPROXIMATE AND FOR AESTHETIC PURPOSES ONLY. A DETAILED LOCATION WOULD BE REQUIRED FOR THE EXACT LOCATION.

CURRENT OWNER:

TITLE REFERENCE: BK 13348 PG 257

PLAN REFERENCE: PLAN BK 86 PLAN 8


THIS PLAN WAS PREPARED WITHOUT A FULL TITLE EXAMINATION AND IS NOT A CERTIFICATION TO THE TITLE OF THE LANDS SHOWN. THE OWNERSHIP OF ABUTTING PROPERTIES IS ACCORDING TO ASSESSORS RECORDS. THIS PLAN MAY OR MAY NOT SHOW ALL ENCUMBRANCES WHETHER EXPRESSED, IMPLIED OR PRESCRIPTIVE.

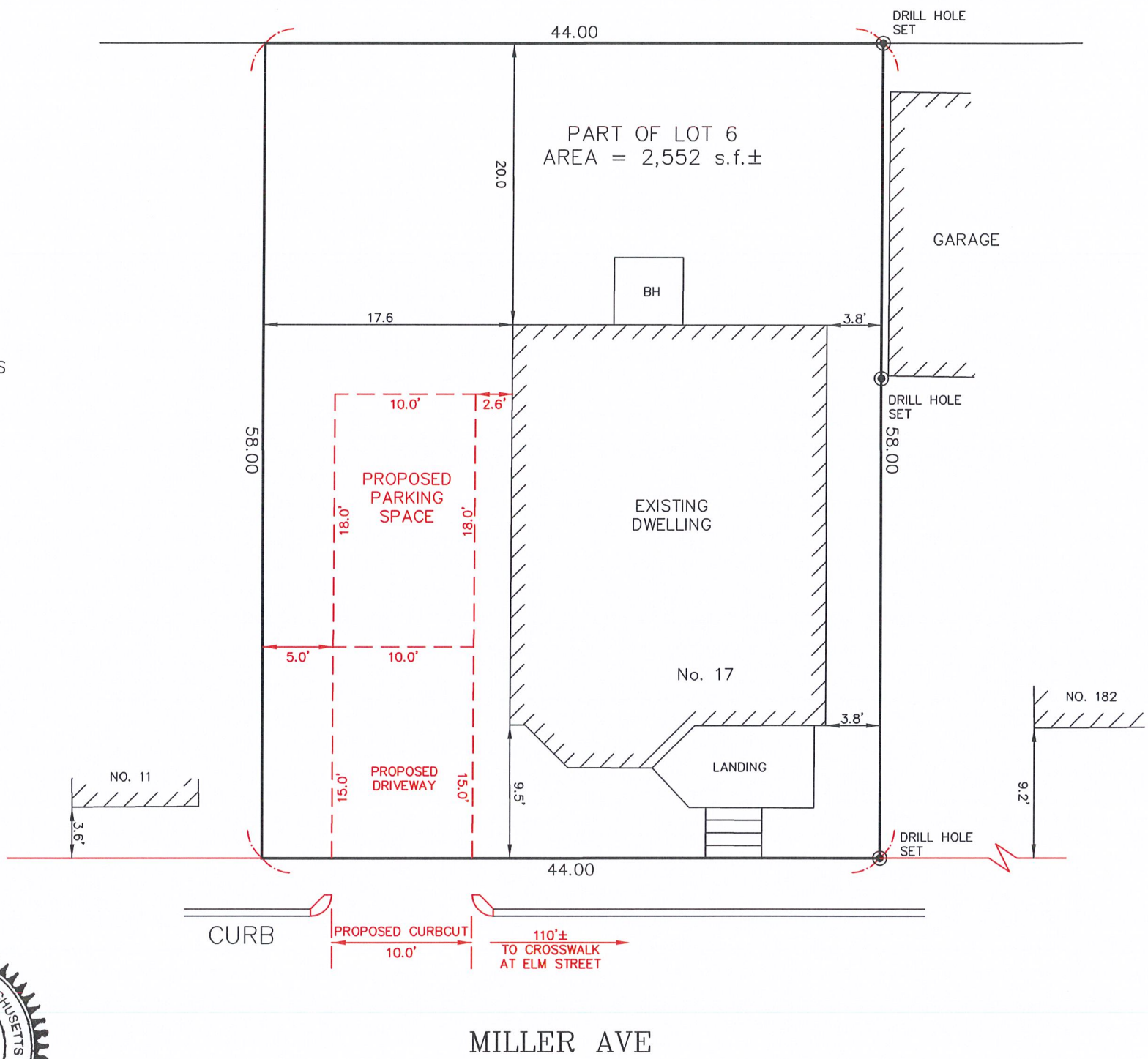
SURVEYOR'S CERTIFICATION:

TO: FOMBELLE DESIGN


I CERTIFY THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE GENERALLY ACCEPTABLE PRACTICES OF LAND SURVEYORS IN THE COMMONWEALTH OF MASSACHUSETTS FOR A PLAN AND SURVEY OF THIS TYPE. THIS CERTIFICATION IS MADE ONLY TO THE ABOVE NAMED INDIVIDUAL(S) AND IS NULL AND VOID UPON ANY FURTHER CONVEYANCE OF THIS PLAN.

THE FIELD WORK WAS COMPLETED ON: SEPTEMBER 13, 2023
 DATE OF PLAN: SEPTEMBER 13, 2023
 DATE OF PLAN: OCTOBER 17, 2023 (PROPOSED)
 DATE OF PLAN: NOVEMBER 7, 2023 (SET RIGHT SIDE LINE)
 DATE OF PLAN: APRIL 16, 2024 (AVG SETBACK)
 DATE OF PLAN: APRIL 24, 2024 (PARKING CHANGE)


 RICHARD J. MEDE, JR. P.L.S. DATE: 04/24/2024



CERTIFIED PLOT PLAN
 17 MILLER AVENUE
 CAMBRIDGE, MA.
 (MIDDLESEX COUNTY)

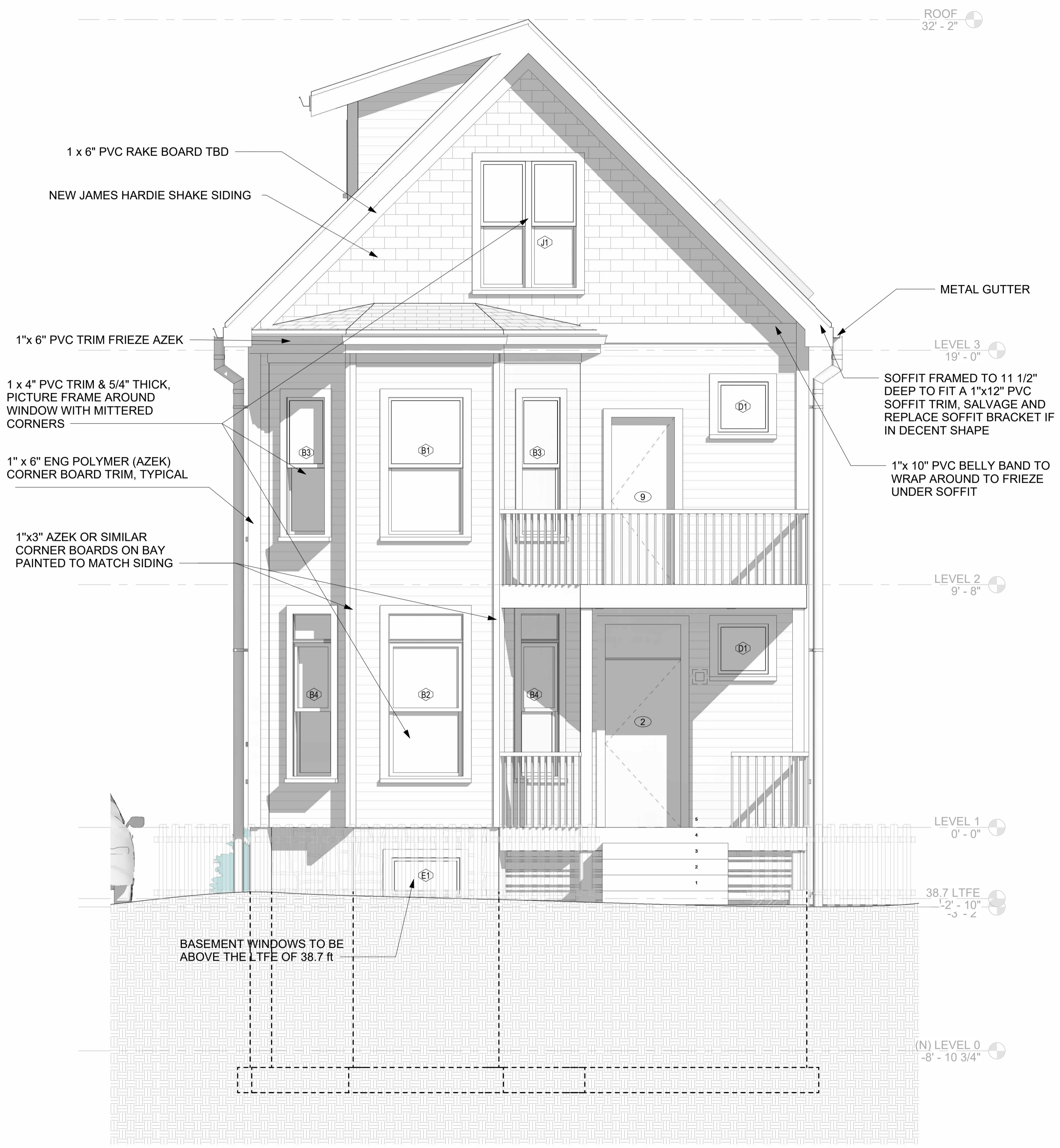
PREPARED BY:

MEDFORD ENGINEERING & SURVEY
 ANGELO B. VENEZIANO ASSOCIATES
 15 HALL STREET, MEDFORD, MA 02155
 781-396-4466 fax: 781-396-8052

PREPARED FOR:

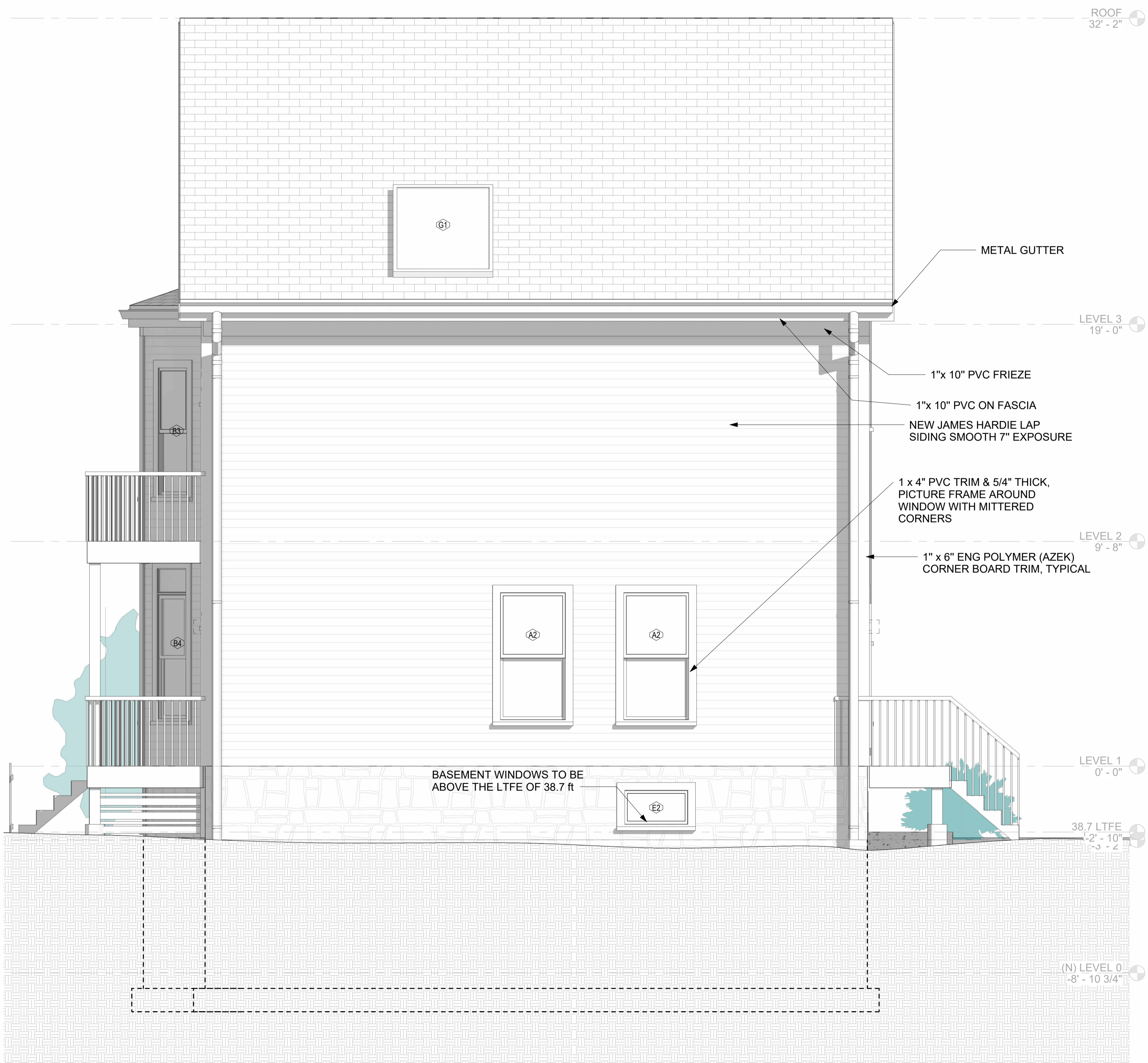
FOMBELLE DESIGN

DRAWN	CHECKED	FILE No.
CAV	RJM	22091

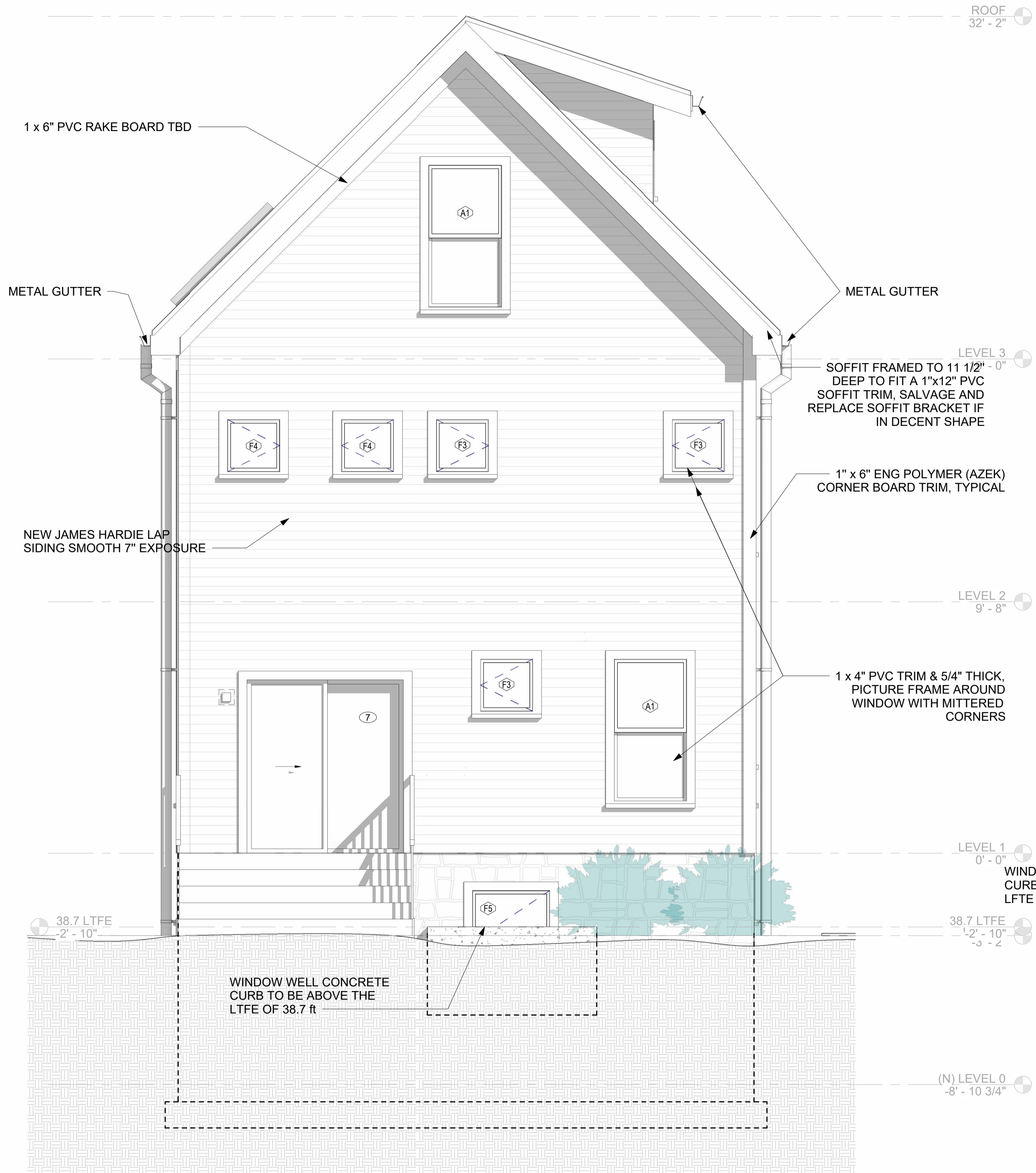




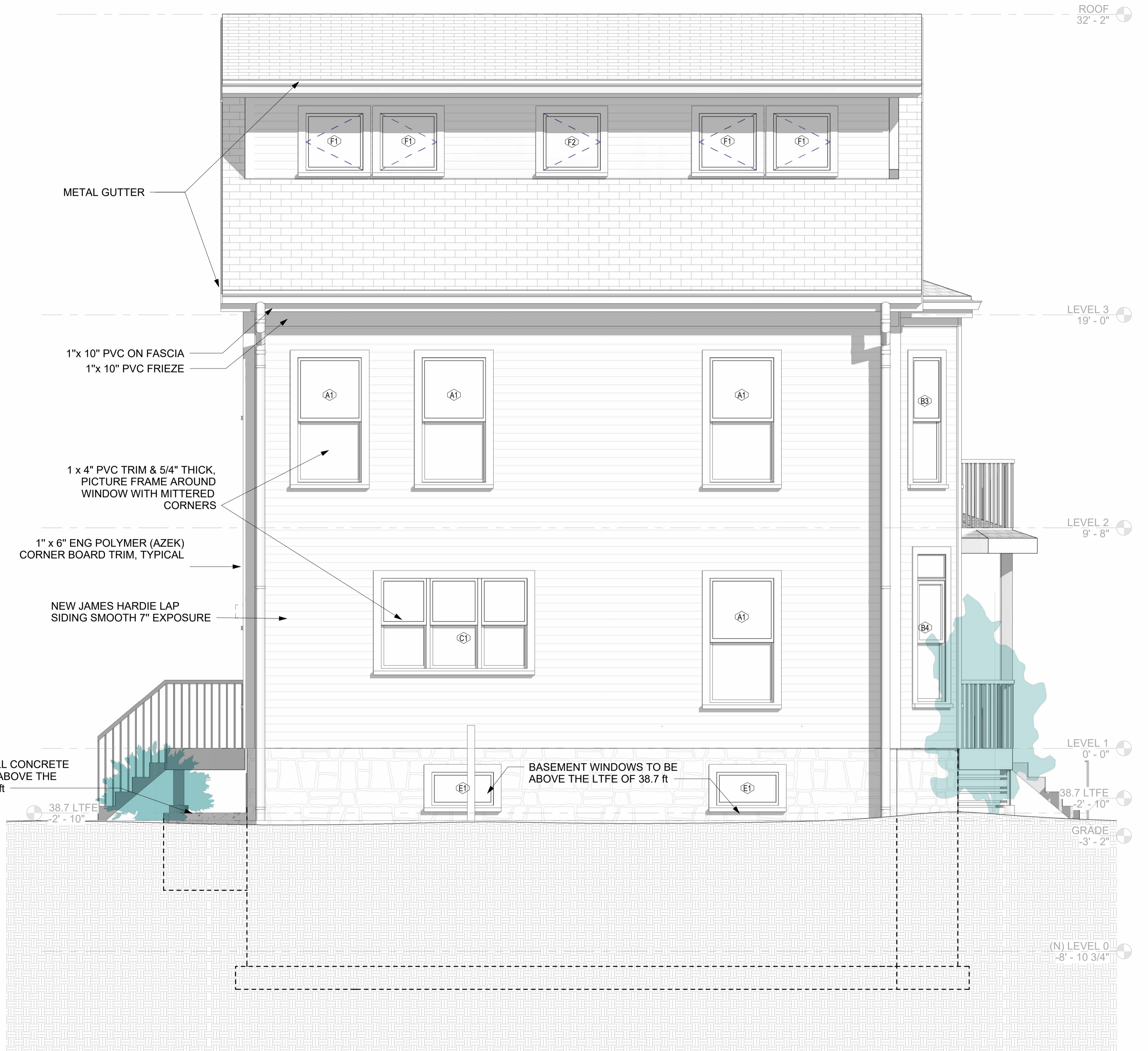
S SOUTH ELEVATION (FRONT) - PROJECT
3/8" = 1'-0"



E EAST ELEVATION - PROJECT
3/8" = 1'-0"



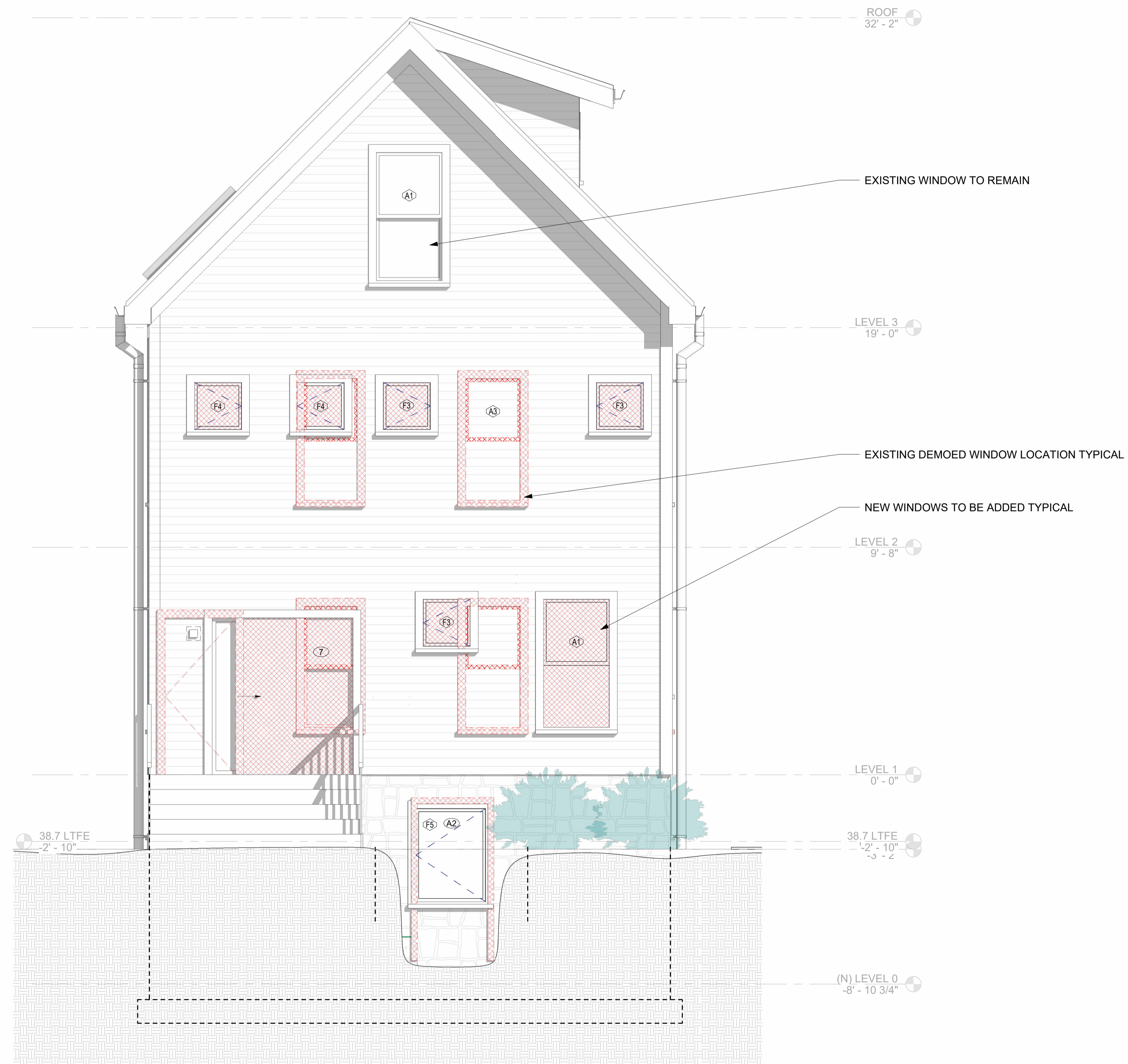
N NORTH ELEVATION (BACK) - PROJECT
3/8" = 1'-0"



W WEST ELEVATION - PROJECT
3/8" = 1'-0"

REAR FACADE FENESTRATION (sf)

EXISTING	87.60 sf
PROPOSED	86.11 sf



NORTH ELEVATION (BACK) - PROJECT
3/8" = 1'-0"



FRONT FACADE



LEFT FACADE



REAR FACADE



RIGHT FACADE

Dear BZA of Cambridge MA,

As the rear neighbor of 17 Miller Ave at 18/20 Tenney St, I am in support of the rear façade window modifications since the new layout will provide more privacy than the existing windows and does not increase the amount of glass. I am also in support of the front porch railing as it doesn't affect our privacy due to it being on the public way.

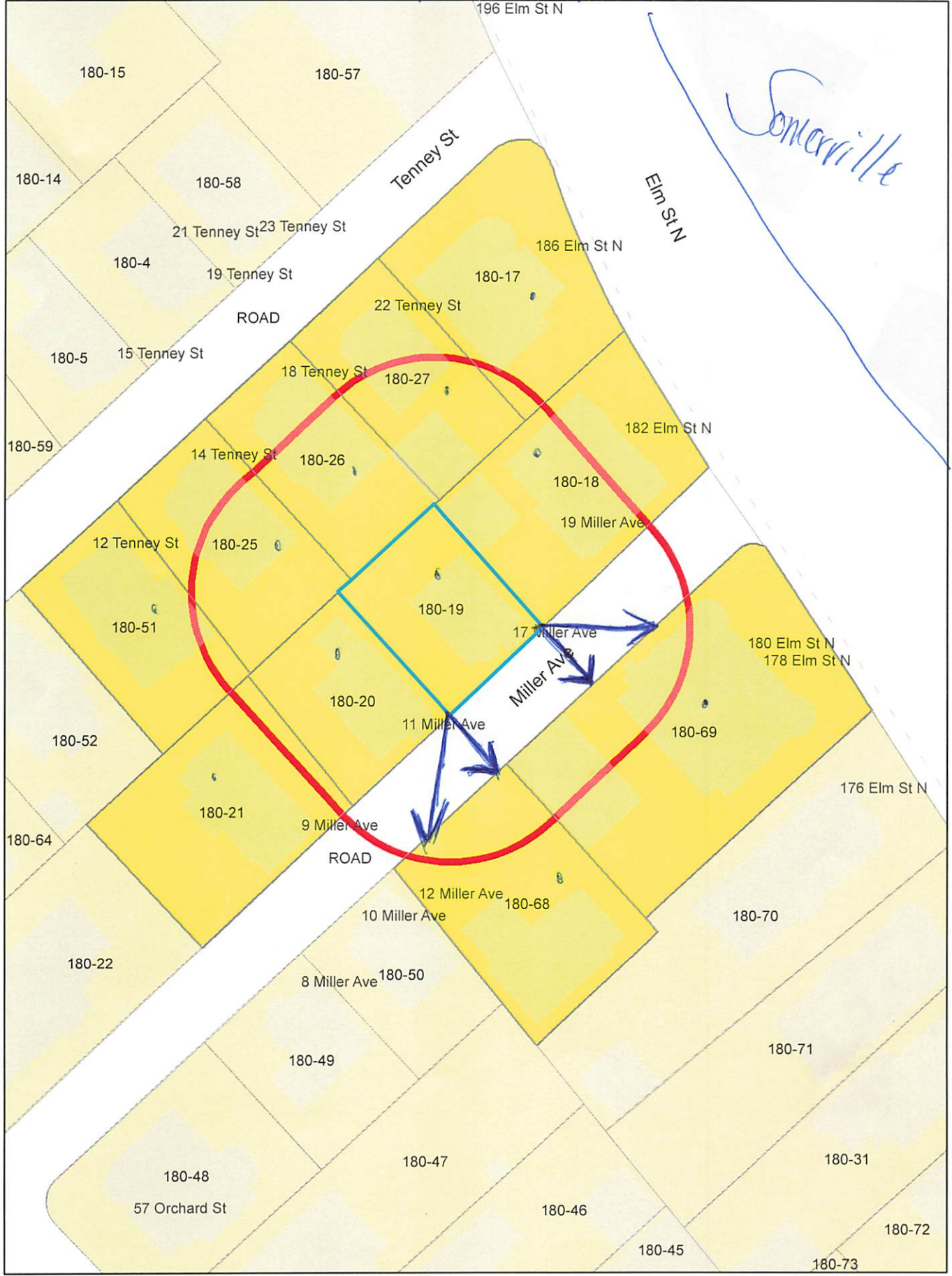
Kind Regards,

Beverly Neugeboren

18/20 Tenney St, Rear abutters

Beverly Neugeboren

17 Miller Ave



17 Miller Ave

Petitioner

180-69
BUSSOLATI, MARIO
178 ELM ST. N
CAMBRIDGE, MA 02140

180-68
MALTAS, CHRISTY & CAROLYNN MALTAS
12 MILLER AVE
CAMBRIDGE, MA 02140-1320

180-19
17 MILLER AVENUE CAMBRIDGE LLC
C/O PAUL FOMBELLE & GINA FOMBELLE
33 DOUGLAS RD
MEDFORD, MA 02155

180-17
HERLITZ, CARL & KAREN GOSS HERLITZ
186 ELM ST N
CAMBRIDGE, MA 02140

180-26
NEUGEBOREN, ROBERT &
BEVERLY IVANA NEUGEBOREN
20 TENNEY STREET
CAMBRIDGE, MA 02140

180-27
BAWER, JOSHUA & MELISSA GREENE
22 TENNEY ST
CAMBRIDGE, MA 02140

180-21
COLTON MAUREEN A
TRS MAUREEN A COLTON REVOCABLE TR
9 MILER AVE
CAMBRIDGE, MA 02140

180-51
MILLER, CARSTEN B. & MOLLY C READY
TRS. OF MILLER-READY REVOC LIVING TR.
12 TENNEY ST
CAMBRIDGE, MA 02140

180-18
182 ELM STREET LLC
182 ELM ST
NORTH CAMBRIDGE, MA 02140

180-25
SHEEHAN, MARY E.,
A LIFE ESTATE CITY OF CAMBRIDGE TAX
14-16 TENNEY ST.
CAMBRIDGE, MA 02140-1312

180-20
DELAURE, CHRISTOPHE T. &
ISABELLE H. DELAURE
11 MILLER AVE
CAMBRIDGE, MA 02140