

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: Michelle and Martin Wartak
Location: 23 Myrtle Ave., Cambridge, MA
Phone: 617-510-8243

Present Use/Occupancy: Single Family + ADU
Zone: Residence C-1 Zone
Requested Use/Occupancy: Single Family

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		2,385	2,403	2,087	(max.)
<u>LOT AREA:</u>		2,783	2,783	5,000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		0.86	0.86	0.75	
<u>LOT AREA OF EACH DWELLING UNIT</u>		1,391	2,783	1,500	
<u>SIZE OF LOT:</u>	WIDTH	41	41	50	
	DEPTH	74.88	74.88	100	
<u>SETBACKS IN FEET:</u>	FRONT	19' to center line of street- 9' to street	19' to center line of street- 9' to street	10' to street	
	REAR	20.3	20.3	20	
	LEFT SIDE	12.3	12.3	7.5	
	RIGHT SIDE	1.5	1.5	7.5	
<u>SIZE OF BUILDING:</u>	HEIGHT	34.4	34.4	35	
	WIDTH	43.4	43.4	n/a	
	LENGTH	26.7	26.7	n/a	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		39%	39%	30%	
<u>NO. OF DWELLING UNITS:</u>		1+ADU	1	Multifamily	
<u>NO. OF PARKING SPACES:</u>		1	1	1	
<u>NO. OF LOADING AREAS:</u>		0	0	0	
<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.:

n/a

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

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

I/We MARTIN A. WARTAK & MICHELLE M. WARTAK
(OWNER)

Address: 23 MYRTLE AVE, CAMBRIDGE MA 02138

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

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

*Pursuant to a deed of duly recorded in the date JULY 01, 2003 Middlesex South
County Registry of Deeds at Book 39770, Page 281; or
Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

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

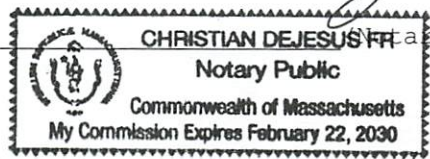
*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Middlesex

The above-name Martin & Michelle Wartak personally appeared before me,
this 29th of Aug, 2024, and made oath that the above statement is true.

[Signature] Notary

My commission expires _____ (Notary Seal).



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

BZA APPLICATION FORM

SUPPORTING STATEMENT FOR A SPECIAL PERMIT

Please describe in complete detail how you meet each of the following criteria referring to the property and proposed changes or uses which are requested in your application. Attach sheets with additional information for special permits which have additional criteria, e.g.; fast food permits, comprehensive permits, etc., which must be met.

Granting the Special Permit requested for 23 Myrtle Ave (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:
The proposed change of use from two-family to single family is conforming to the zoning ordinance.
The proposed dormer will make the interior stairs conforming for both head height and width.
- 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:
The existing private parking spot will remain unchanged and it will be usable during construction.
Furthermore, since we are proposing to change the use from 2 family to a single family house, the house will now have the need of one parking space.
- 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 surrounding neighborhood is mostly single and two-family houses. The proposed project changes the use from a two family to a single family house, keeping the character of the neighborhood intact.
- 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 single family use will fit in the character of the neighborhood.
The proposed dormer will not create a detriment to the neighbors, please refer to the letter of support signed by the owners of the neighboring houses.
- 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 Project is consistent with the character of the neighborhood

PROPOSED MODIFICATION TO EXISTING BUILDING PERMIT AND BZA APPLICATION

WARTAK RESIDENCE
23 MYRTLE AVE
CAMBRIDGE



Sheet List		
Sheet Number	Sheet Name	Sheet Issue Date
-C 1.1	Cover	7/22/2024
-A 0.1	3D views	7/22/2024
-A 0.2	3D views	7/22/2024
-Z 0.1	Zoning	7/22/2024
-Z 0.2	Extg. Gross Floor Area FAR CALCULATION	7/22/2024
-Z 0.3	Prop. Gross Floor Area FAR CALCULATION	7/22/2024
-Z 0.4	Open Space Analysis	7/22/2024
-Z 0.5	DEMO CALCULATION	7/22/2024
-Z 0.6	DEMO CALCULATION	7/22/2024
-D 1.1	Extg Basement Plan - PREV. APPROVED	7/22/2024
-D 1.2	Extg. First Floor PREV. APPROVED	7/22/2024
-D 1.3	Extg Second Floor PREV. APPROVED	7/22/2024
-D 1.4	Extg Third Floor PREV. APPROVED	7/22/2024
-D 1.5	Extg Roof Plan PREV. APPROVED	7/22/2024
-D 2.1	Extg Front Elevation PREV. APPROVED	7/22/2024
-D 2.2	Extg Right Side PREV. APPROVED	7/22/2024
-D 2.3	Extg Rear PREV. APPROVED	7/22/2024
-D 2.4	Extg Left Side PREV. APPROVED	7/22/2024
-A 1.1	Proposed Basement	7/22/2024
-A 1.2	Proposed 1st Floor Plan	7/22/2024
-A 1.3	Proposed 2nd Floor	7/22/2024
-A 1.4	Proposed 3rd Floor	7/22/2024
-A 1.5	Proposed Roof Plan	7/22/2024
-A 2.2	Proposed Rear and Left Elevations	7/22/2024
-A 2.1	Proposed Front and Right Elevations	7/22/2024
-A 2.3	Window schedule	7/22/2024
-A 3.1	Sections	7/22/2024

**RAZETO
ARCHITECTURE**
360 Hudson Rd.
Sudbury, MA
Tel. 781-298-1141
elena.razeto@icloud.com

WARTAK RESIDENCE
Proposed Renovations
23 Myrtle Ave, Cambridge

Cover	Date	7/22/2024
	Scale	
-C 1.1		

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elena.razeto@icloud.com

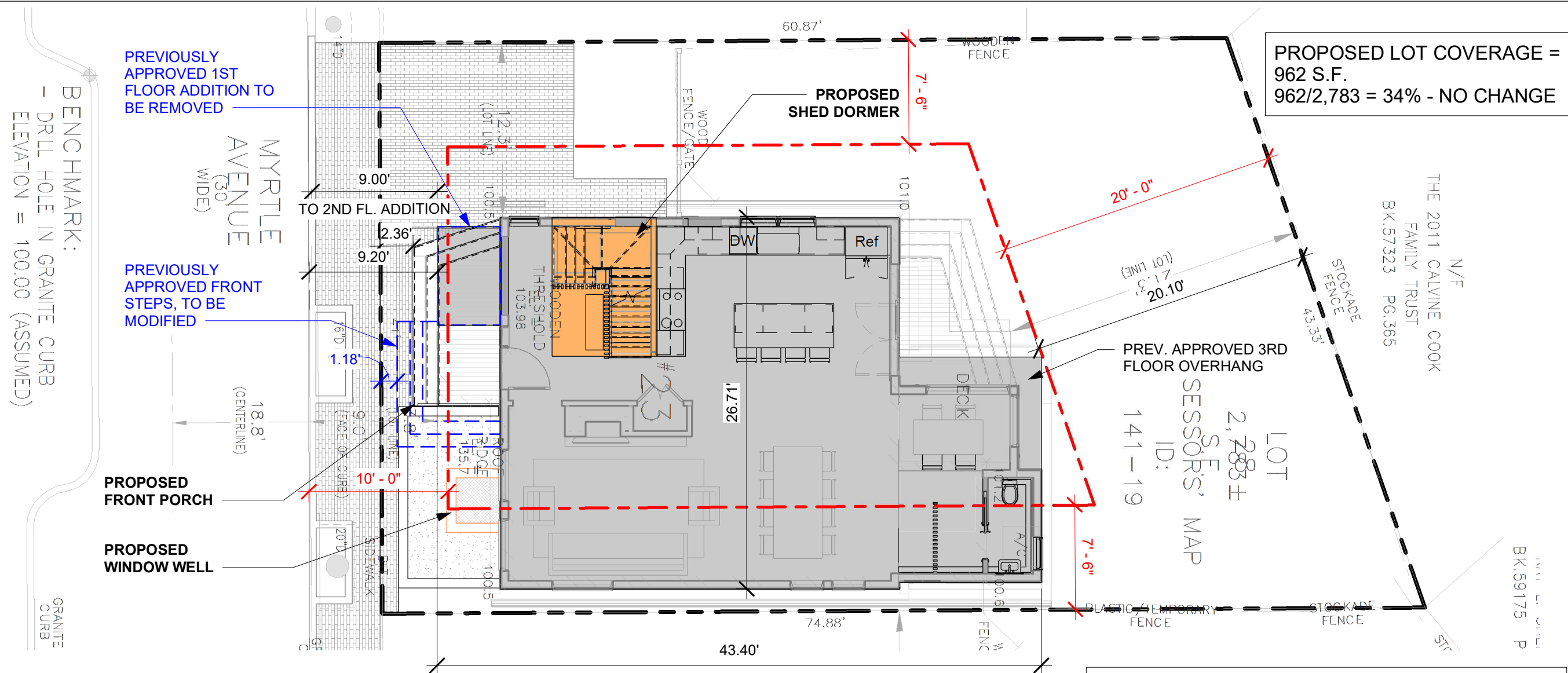
WARTAK RESIDENCE
Proposed Renovations
23 Myrtle Ave, Cambridge

Zoning

Date 7/22/2024

Scale 1/8" = 1'-0"

-Z 0.1



PROPOSED LOT COVERAGE =
962 S.F.
962/2,783 = 34% - NO CHANGE

BENCHMARK:
- DRILL HOLE IN GRANITE CURB
ELEVATION = 100.00 (ASSUMED)

PREVIOUSLY APPROVED 1ST FLOOR ADDITION TO BE REMOVED

PREVIOUSLY APPROVED FRONT STEPS, TO BE MODIFIED

PROPOSED FRONT PORCH

PROPOSED WINDOW WELL

Dimension Regulation- C-1 ZONE

	APPROVED	REQUIRED	PROPOSED	CONFORMING
FAR	0.86	0.75 MAX	1.18	EXISTING NON CONFORMING
LOT SIZE	2,783 S.F.	5,000 S.F. MIN.	2,783 SF	EXISTING NON CONFORMING, NO CHANGES
LOT WIDTH	41'	50' MIN	41'	EXISTING NON CONFORMING, NO CHANGES
MIN. FRONT YARD	9.2' to street	(H+L)/4 - 10' MIN FROM STREET	9.2' to street	EXISTING NON CONFORMING, NO CHANGES
MIN. RIGHT SIDE YARD	1.5'	(H+L)/5 - 7.5' MIN	1.5'	EXISTING NON CONFORMING, NO CHANGES
MIN. LEFT SIDE YARD	12.3'	(H+L)/5 - 7.5' MIN	12.3'	YES, NO CHANGE
MIN. REAR YARD	20.1'	(H+L)/4 - 20. MIN	20.1'	YES, NO CHANGE
HEIGHT	34.4'	35' MAX	34.4'	YES, NO CHANGE
RATIO OF PRIVATE OPEN SPACE TO LOT AREA	39%	30% MIN.	39%	YES, NO CHANGE

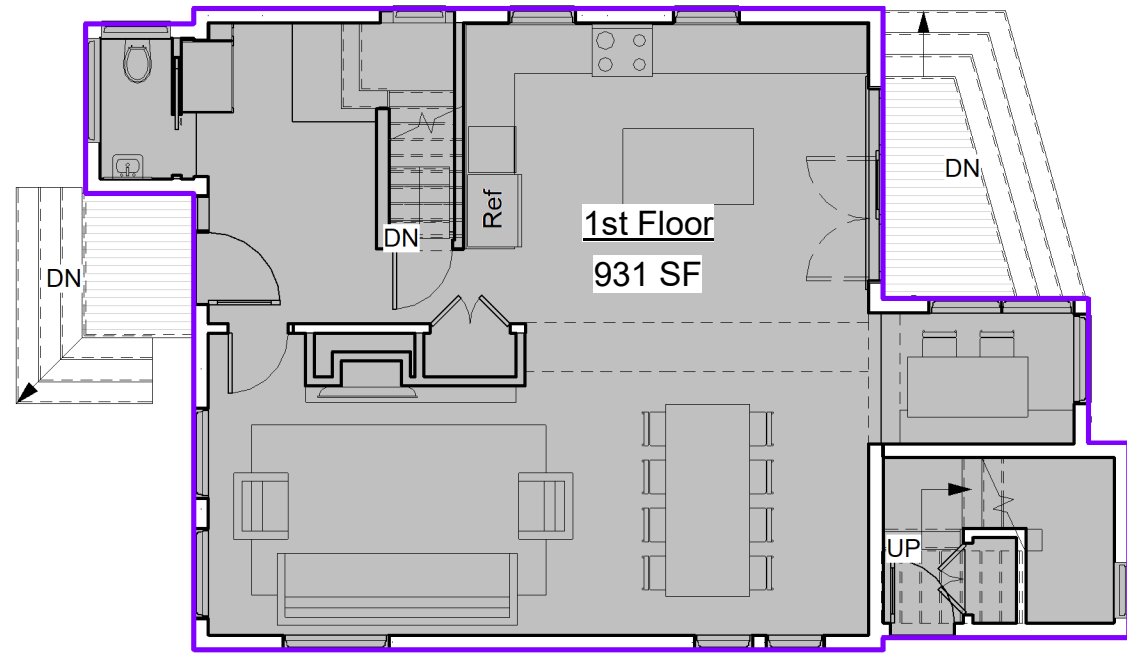
23 MYRTLE AVE IS CURRENTLY A 2 FAMILY HOUSE WITH AN APARTMENT UNIT. THE PREVIOUS AND APPROVED PROJECT INCLUDED A FRONT AND A REAR ADDITIONS AS WELL AS INTERIOR RENOVATIONS THROUGHOUT THE BUILDING. THE EXISTING APARTMENT WAS ALSO PART OF THE RENOVATIONS.

THE OWNERS HAVE NOW DECIDED TO **ELIMINATE THE APARTMENT UNIT** AND MAKE THE BUILDING A SINGLE FAMILY HOUSE.

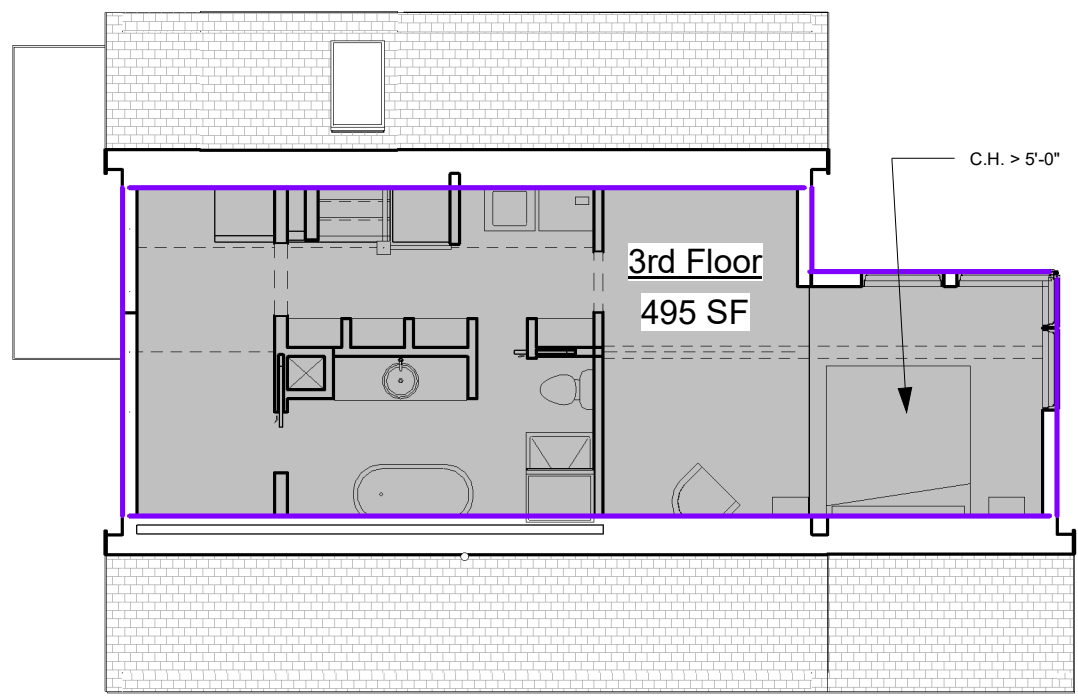
WE ALSO PROPOSE TO **ELIMINATE THE 1ST FLOOR FRONT ADDITION** TO HAVE A BETTER FLOW BETWEEN THE DRIVEWAY AND THE ENTRANCE OF THE HOUSE.

WE ASK FOR ZONING RELIEF TO ADD A **DORMER** AT THE STAIRS. THE CURRENT STAIRS ARE NOT CONFORMING FOR BOTH WIDTH AND HEADHEIGHT. FURTHER MORE, THE BASEMENT DOESN'T HAVE A DIRECT ACCESS TO THE OUTSIDE. WE PROPOSE TO CHANGE THE CONFIGURATION OF THE STAIRS TO CONNECT THE BASEMENT TO GRADE. THE STAIRS WILL NEED A DORMER TO HAVE A CONFORMING HEIGHT.

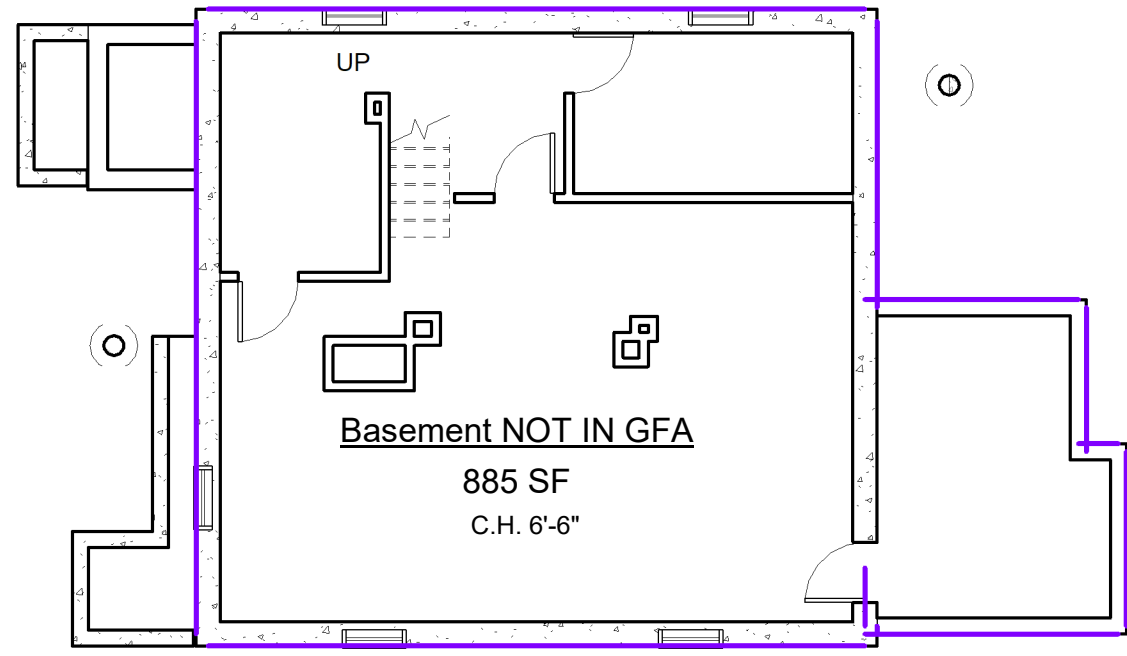
THE OWNERS WANT TO **LOWER THE BASEMENT** LEVEL TO MAKE IT HABITABLE, A SEPARATE FLOOD MITIGATION PERMIT IS UNDERWAY. THE OWNERS ALSO WISH TO CREATE A FRONT **WINDOW WELL** FOR THE NEW BASEMENT GUEST BEDROOM.



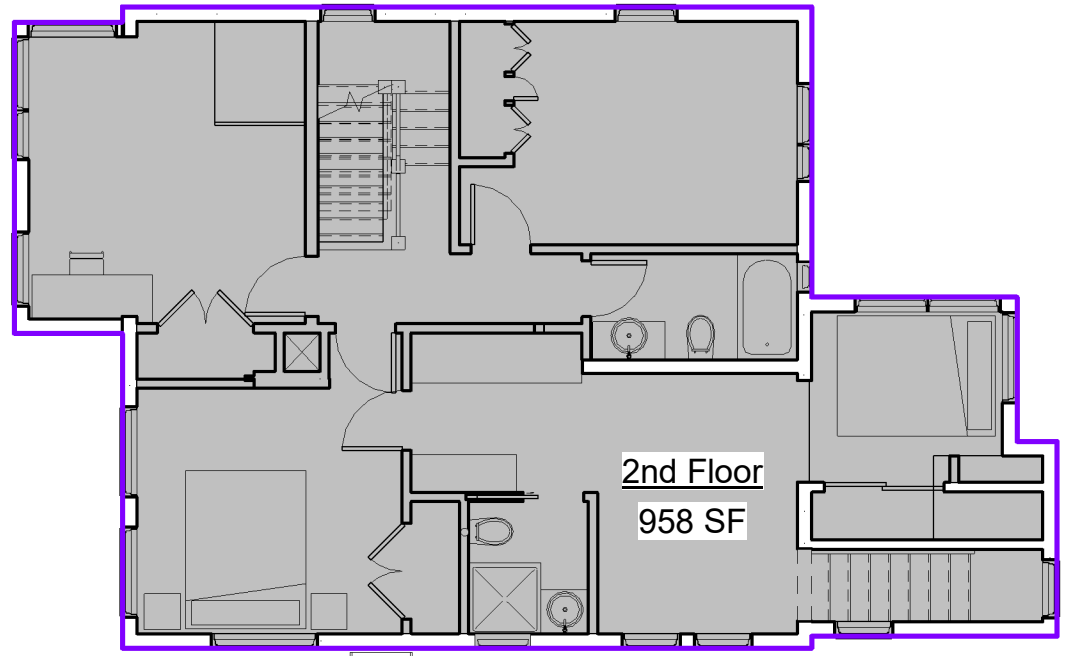
1 First Floor
1/8" = 1'-0"



4 3rd Floor
1/8" = 1'-0"



3 Basement
1/8" = 1'-0"



2 2nd Floor
1/8" = 1'-0"

Approved Gross Floor Area & FAR				
Name	Level	Gross Floor Area	Lot Area	FAR (GFA/LOT AREA)
1st Floor	1st Floor	931 SF	2783 SF	0.335
2nd Floor	2nd Floor	958 SF	2783 SF	0.344
3rd Floor	3rd Floor	495 SF	2783 SF	0.178
		2385 SF		0.857

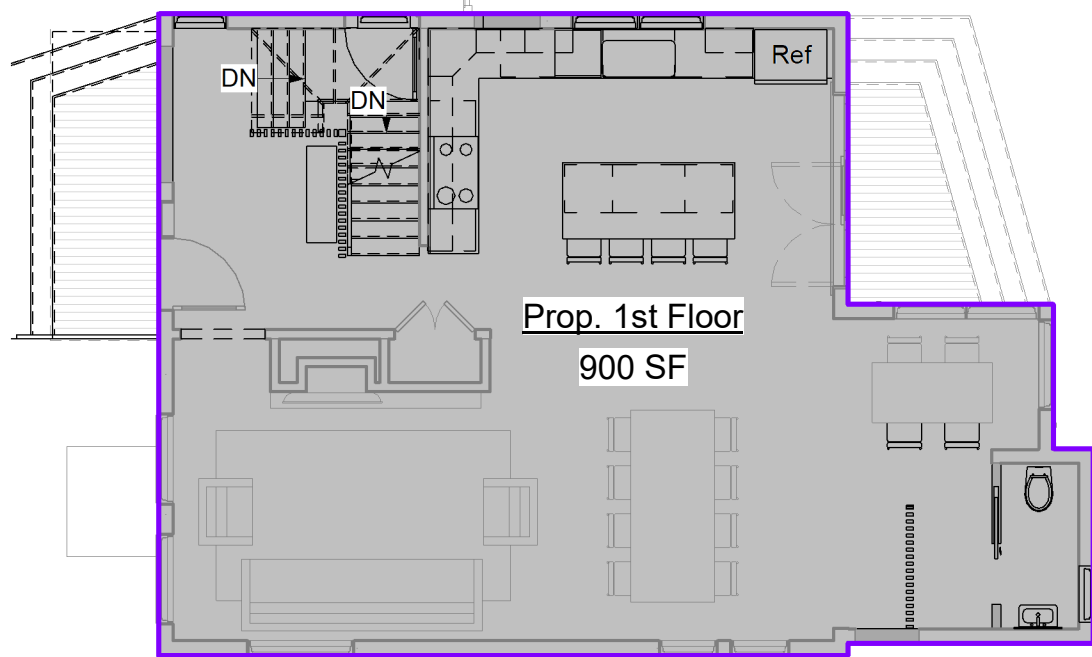
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WARTAK RESIDENCE
Proposed Renovations
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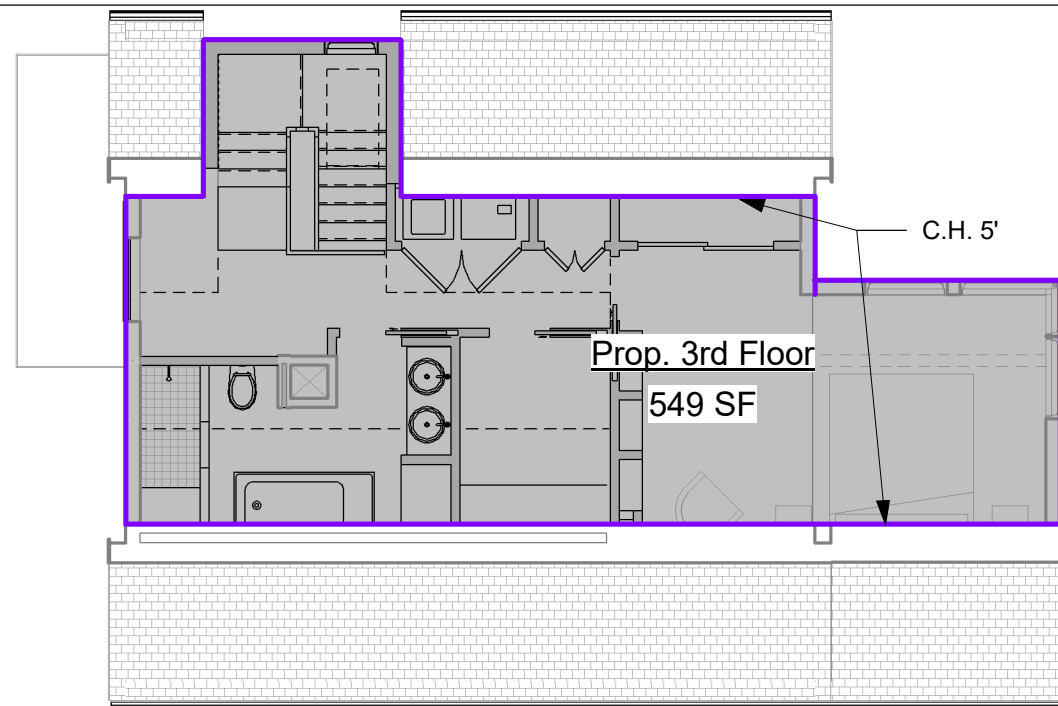
Extg. Gross Floor Area
FAR CALCULATION

Date	7/22/2024
Scale	1/8" = 1'-0"

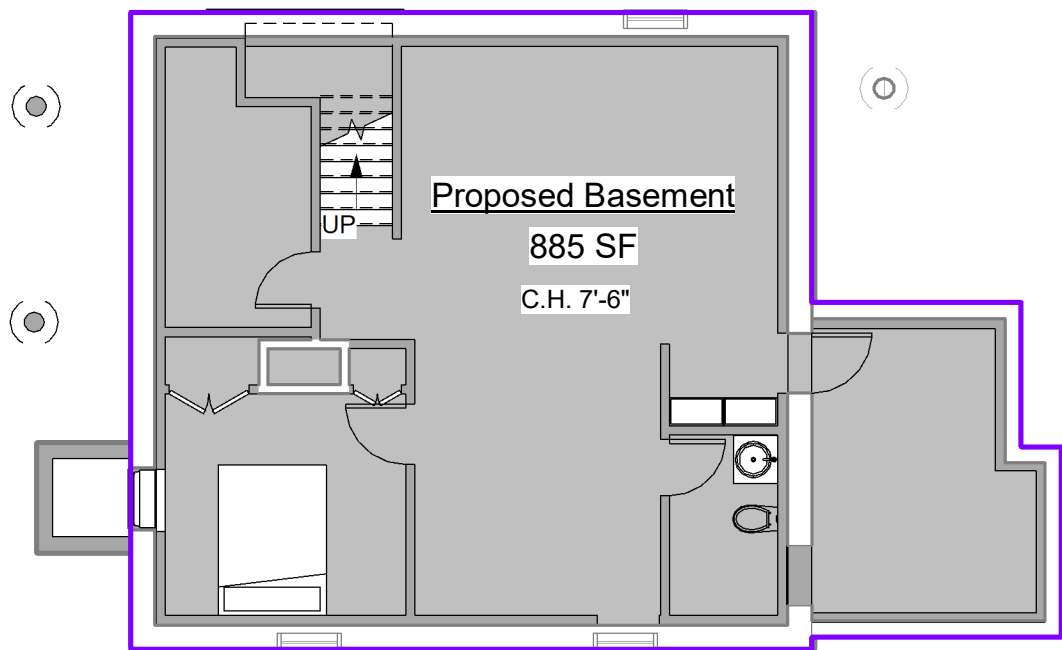
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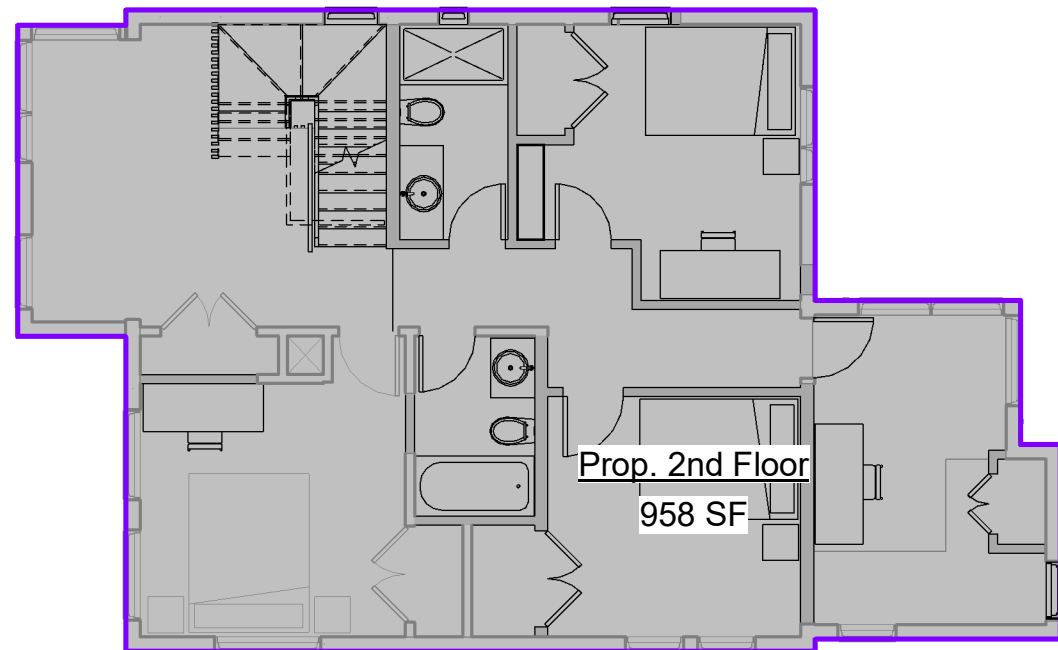
② Prop. 1st Floor
1/8" = 1'-0"



④ Prop. 3rd Floor
1/8" = 1'-0"



① Prop. Basement
1/8" = 1'-0"



③ Prop. 2nd Floor
1/8" = 1'-0"

PROPOSED Gross Floor Area & FAR			
Name	GFA	Lot Area	FAR (GFA/LOT)
Proposed Basement	885 SF	2783 SF	0.318
Prop. 1st Floor	900 SF	2783 SF	0.323
Prop. 2nd Floor	958 SF	2783 SF	0.344
Prop. 3rd Floor	549 SF	2783 SF	0.197
	3291 SF		1.183

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Prop. Gross Floor Area FAR CALCULATION

Date: 7/22/2024
Scale: 1/8" = 1'-0"

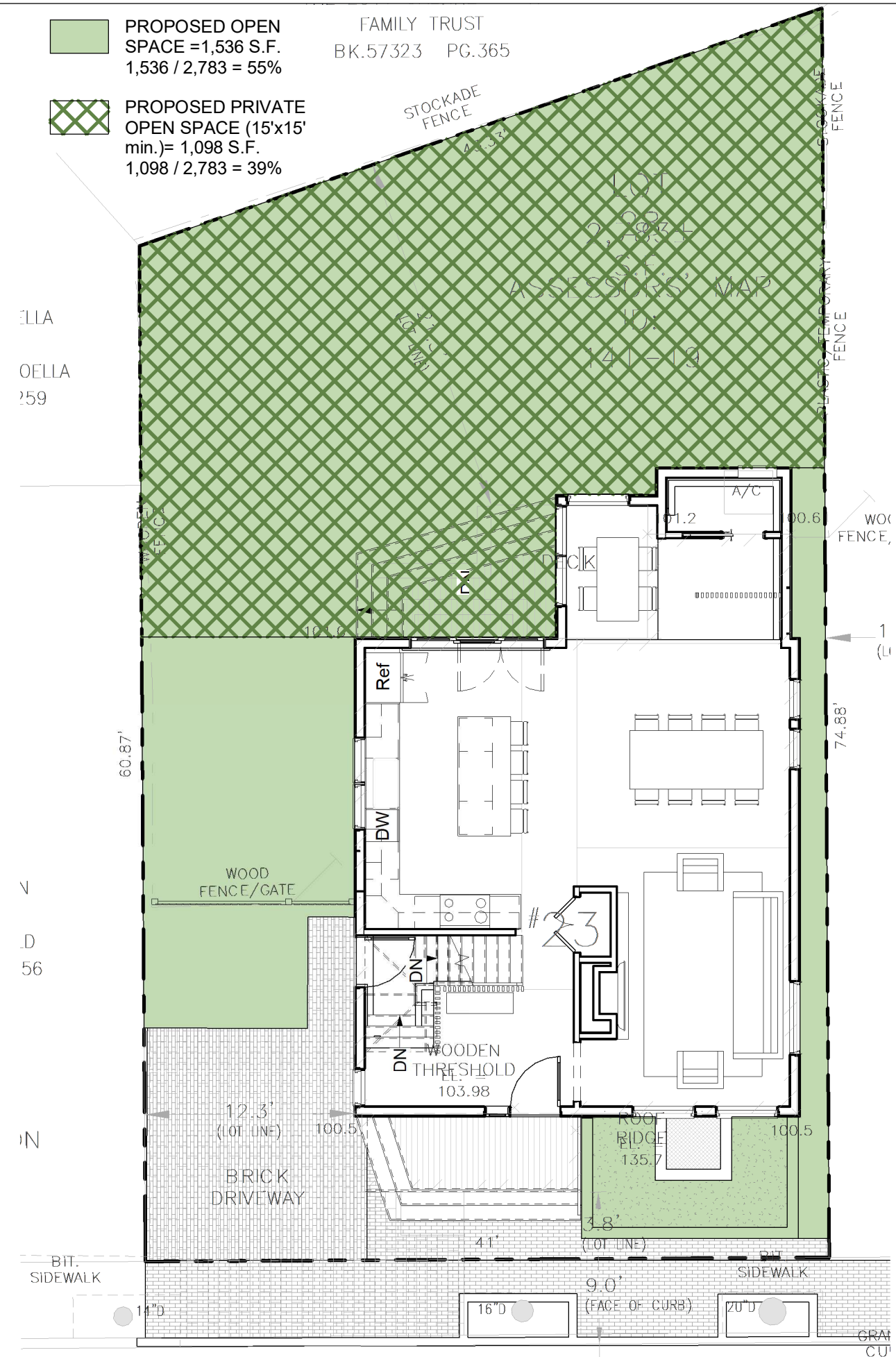
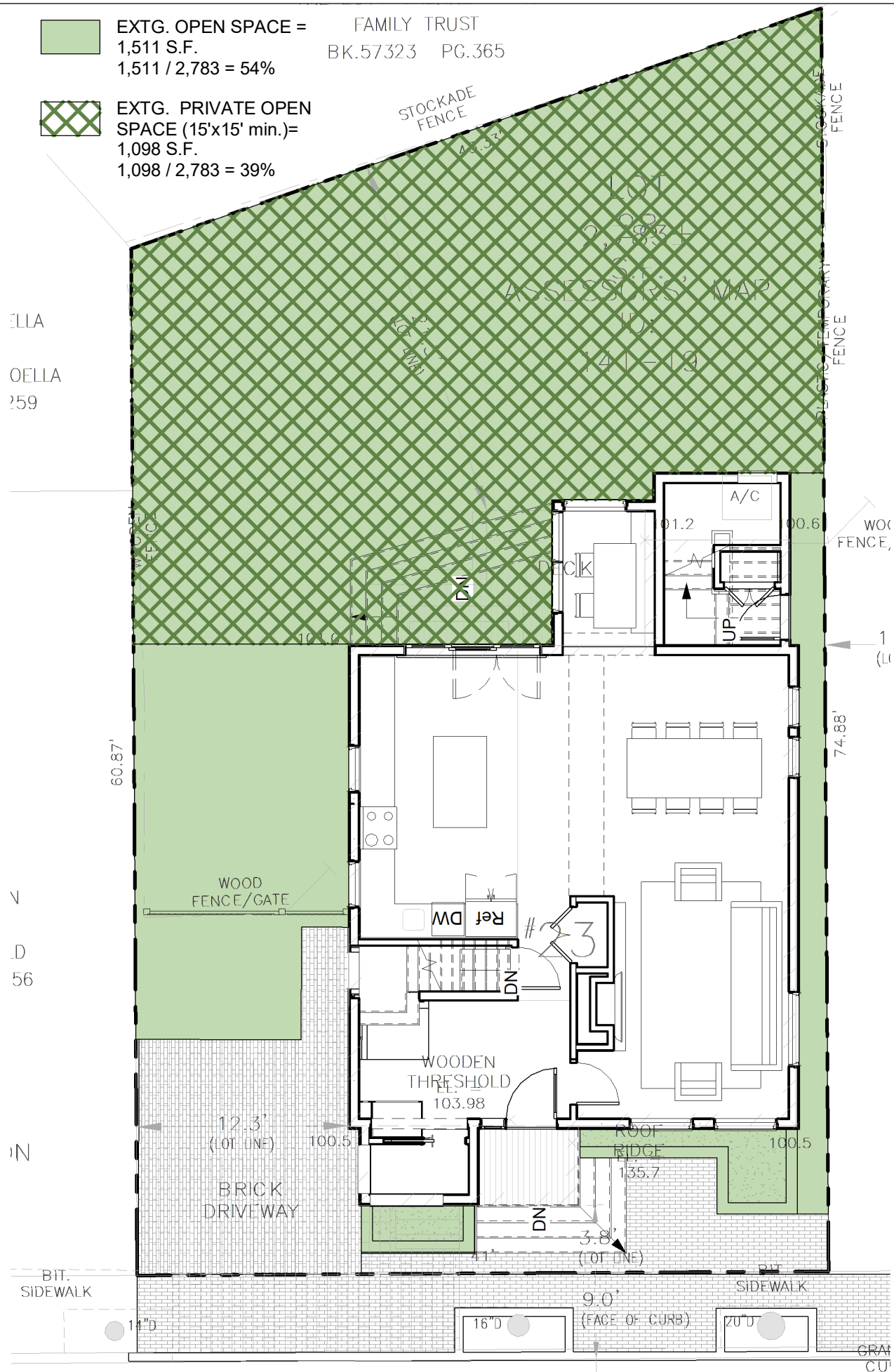
-N 0.3

EXTG. OPEN SPACE = 1,511 S.F.
 1,511 / 2,783 = 54%

EXTG. PRIVATE OPEN SPACE (15'x15' min.) = 1,098 S.F.
 1,098 / 2,783 = 39%

PROPOSED OPEN SPACE = 1,536 S.F.
 1,536 / 2,783 = 55%

PROPOSED PRIVATE OPEN SPACE (15'x15' min.) = 1,098 S.F.
 1,098 / 2,783 = 39%



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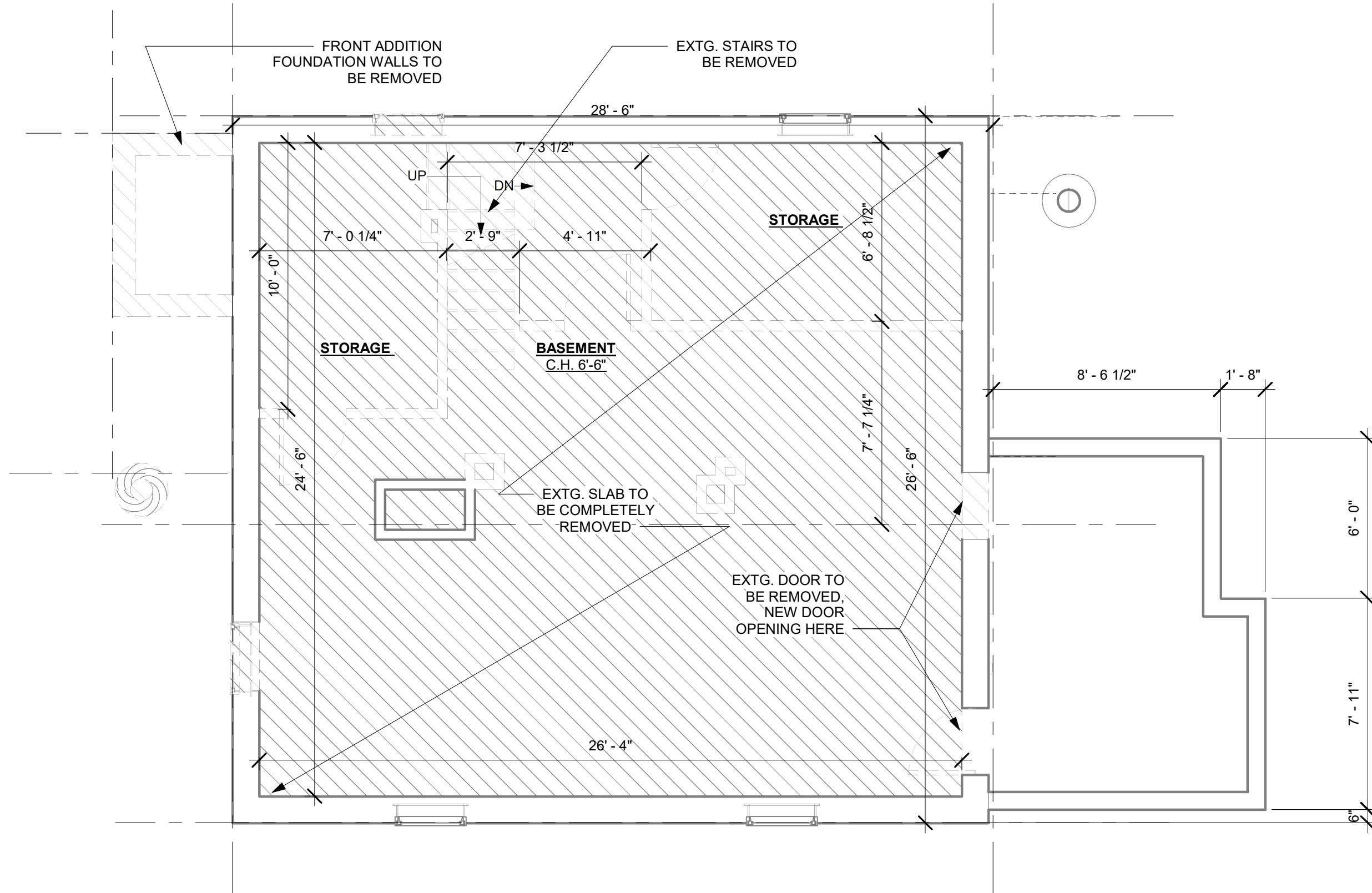
Open Space Analysis

Date	7/22/2024
Scale	1/8" = 1'-0"

-Z 0.4

EXGT. WALLS TO BE DEMOLISHED

EXTG. WALLS TO REMAIN



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**Extg Basement Plan -
PREV. APPROVED**

Date
7/22/2024

Scale
1/4" = 1'-0"

-D 1.1

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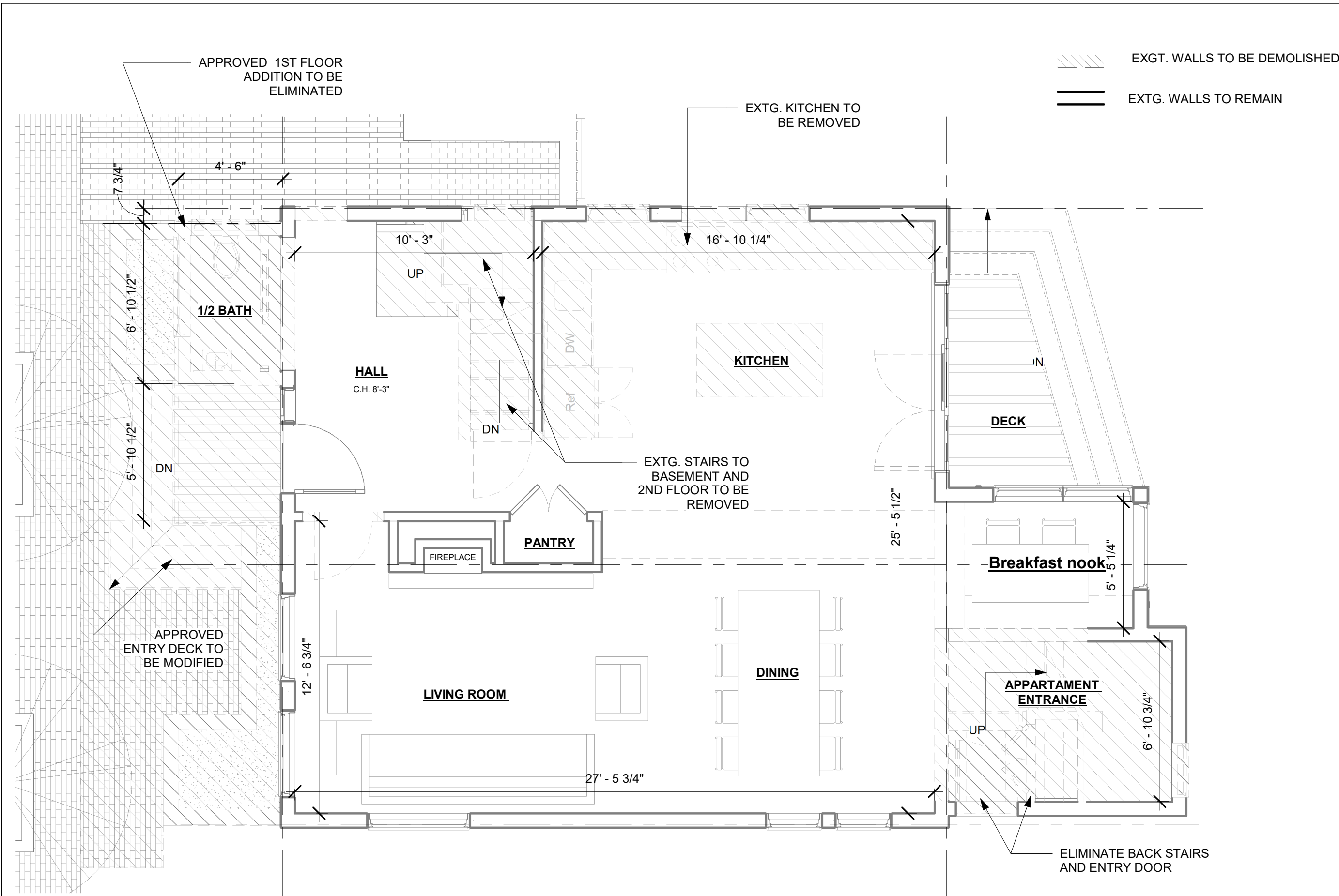
Extg. First Floor PREV.
APPROVED

Date 7/22/2024

Scale 1/4" = 1'-0"

-D 1.2

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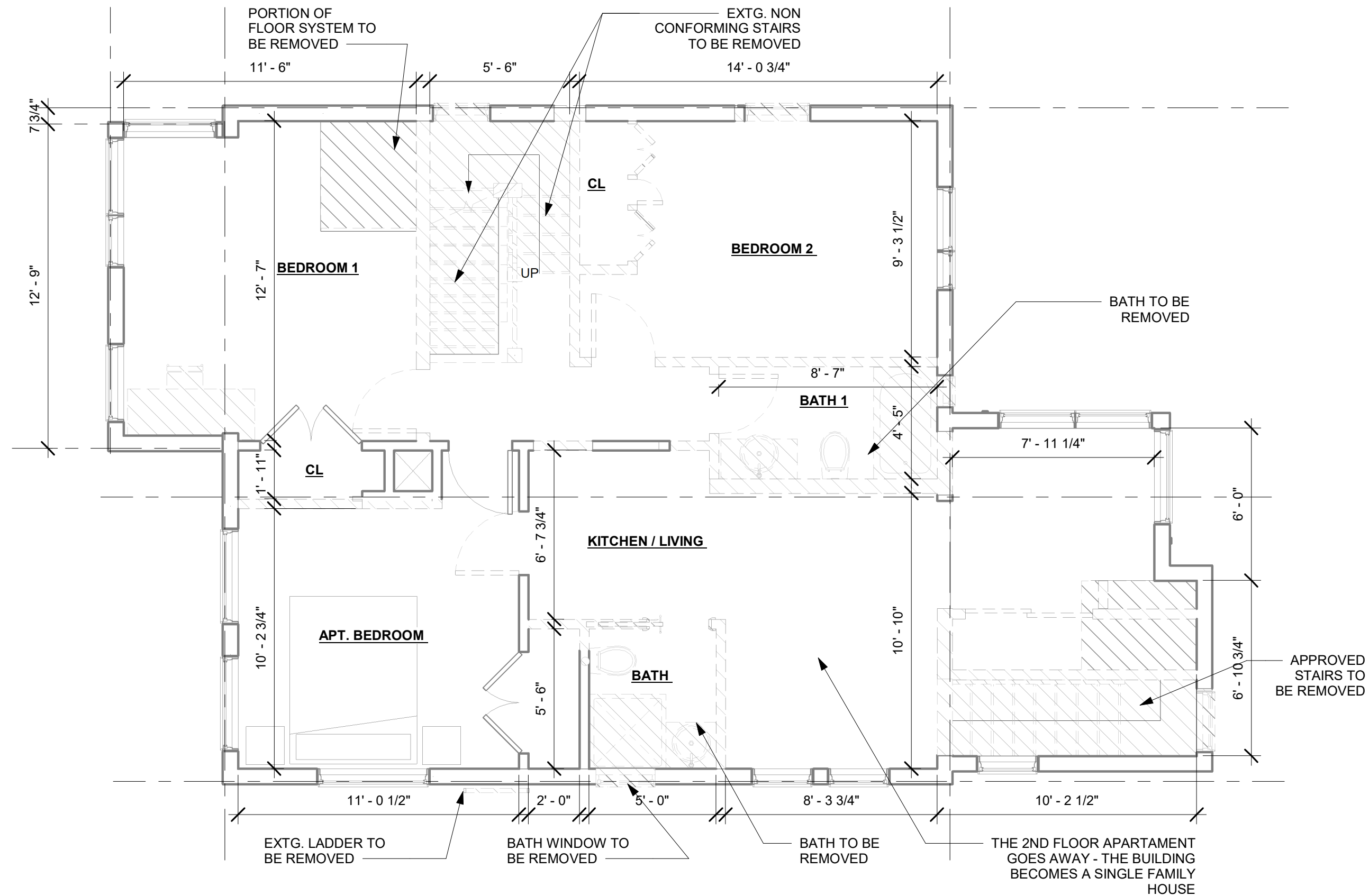
WARTAK RESIDENCE
Proposed Renovations
23 Myrtle Ave, Cambridge

Extg Second Floor
PREV. APPROVED

Date 7/22/2024

Scale 1/4" = 1'-0"

-D 1.3



1 Extg/Demo 2nd Floor
1/4" = 1'-0"

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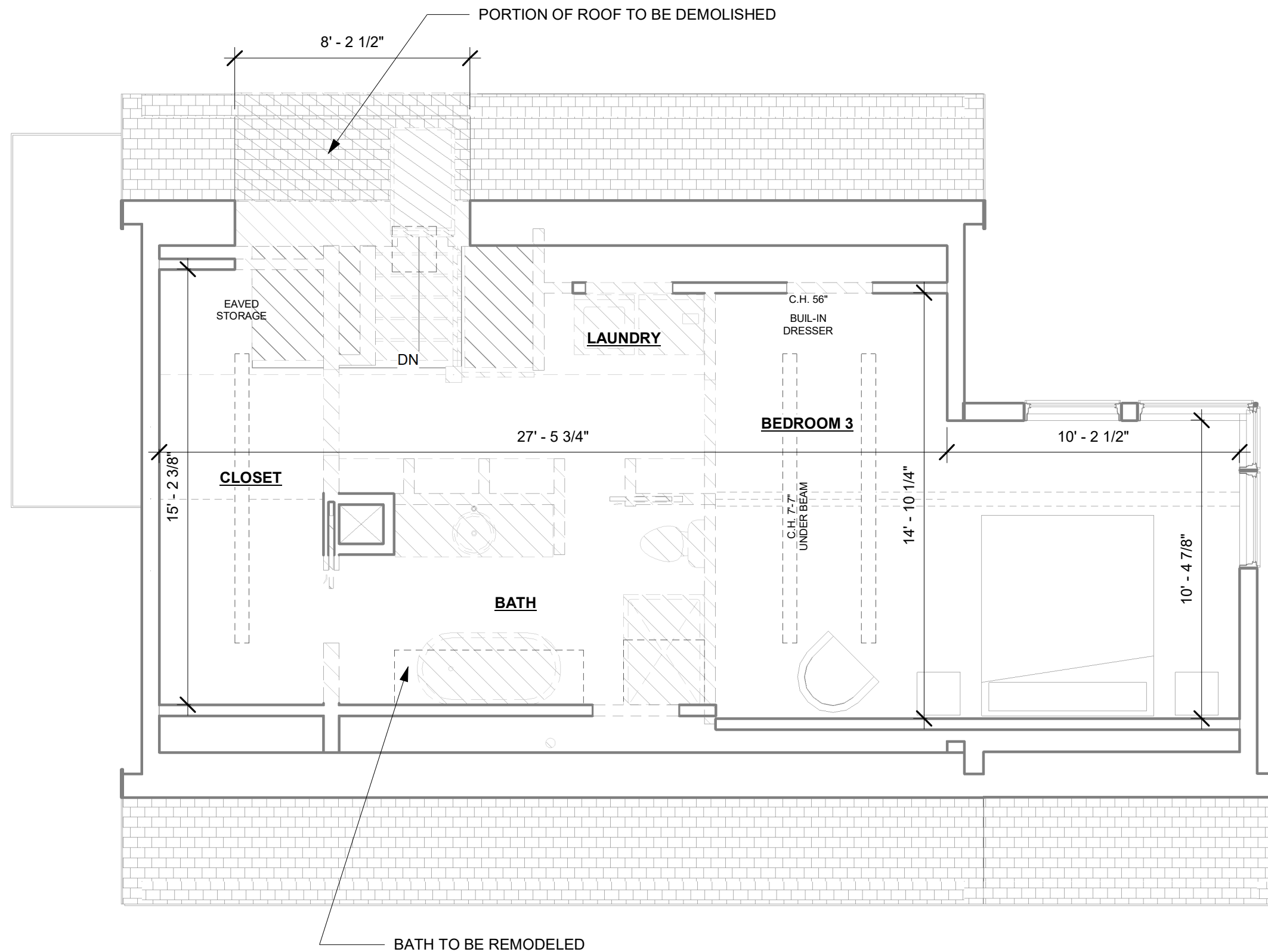
Extg Third Floor PREV.

APPROVED

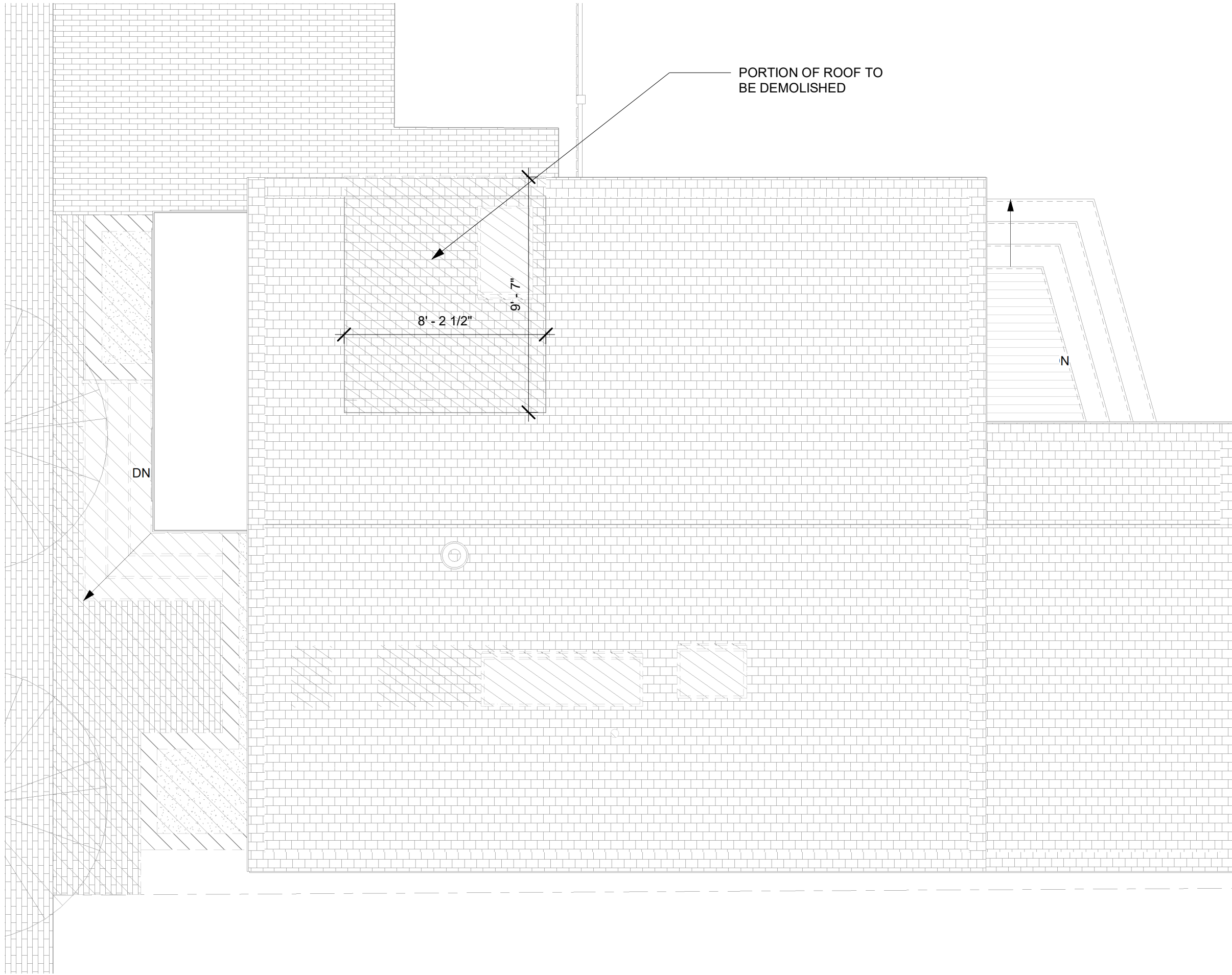
Date 7/22/2024

Scale 1/4" = 1'-0"

-D 1.4



1 Extg/Demo 3rd Floor
1/4" = 1'-0"



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WARTAK RESIDENCE
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 23 Myrtle Ave, Cambridge

Extg Roof Plan PREV.
APPROVED

Date	7/22/2024
Scale	1/4" = 1'-0"

-D 1.5



① Front Left View



② New dormer view



③ Proposed Front Right view

**RAZETO
ARCHITECTURE**

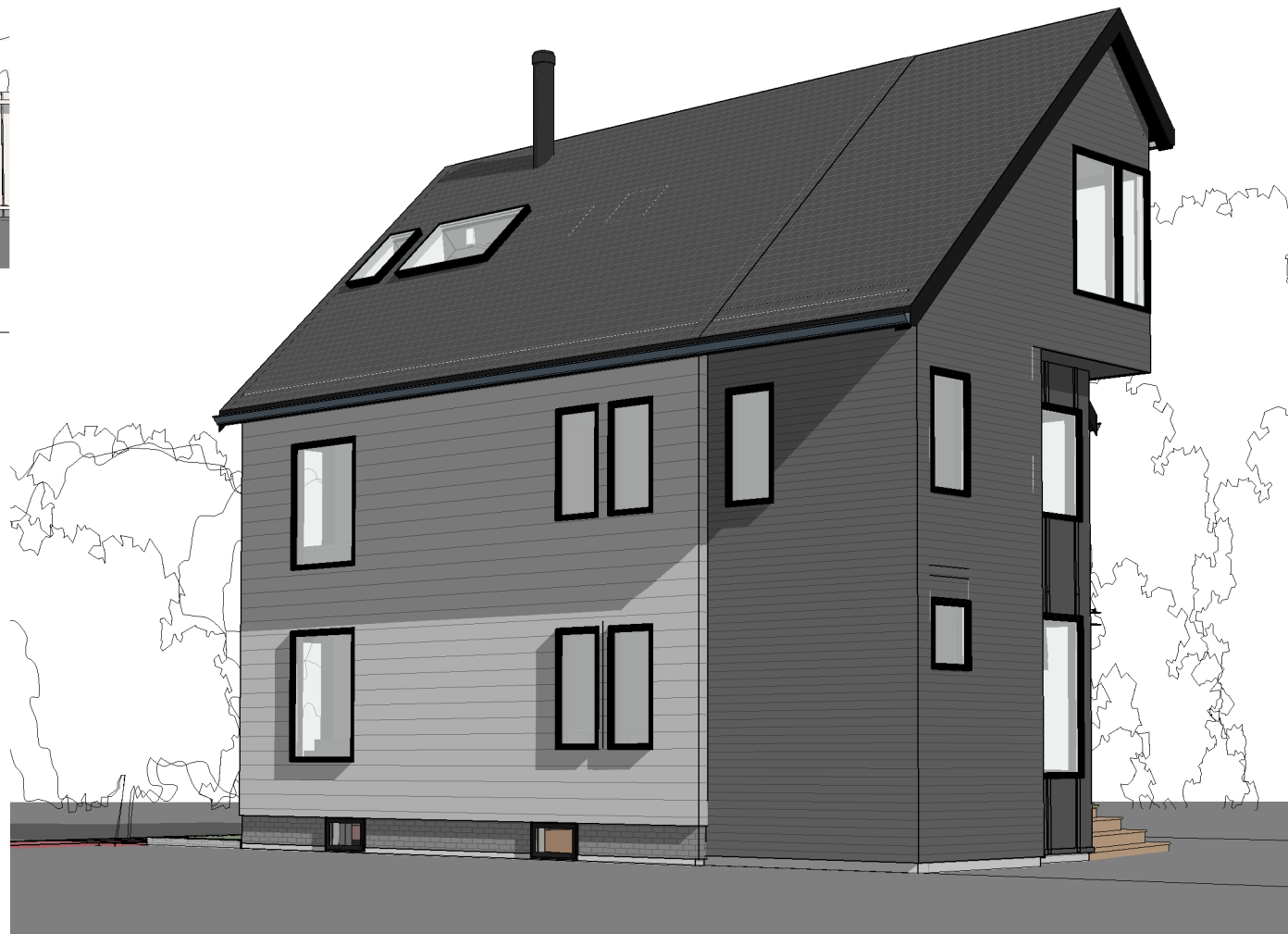
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3D views	Date	7/22/2024
	Scale	
-A 0.1		



1 Proposed Rear View



2 Rear Right View

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WARTAK RESIDENCE
Proposed Renovations
23 Myrtle Ave, Cambridge

3D views

Date 7/22/2024

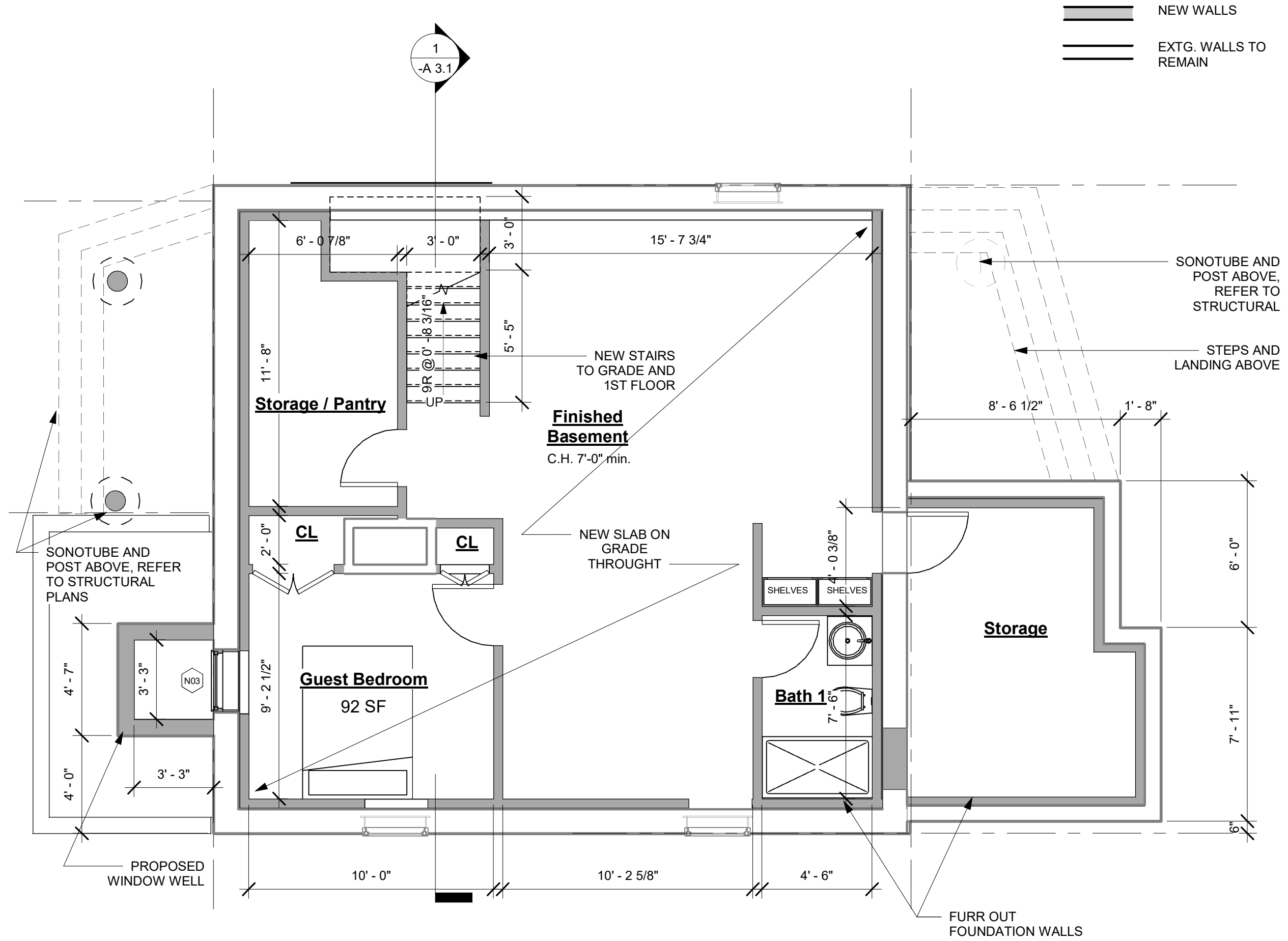
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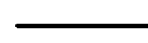
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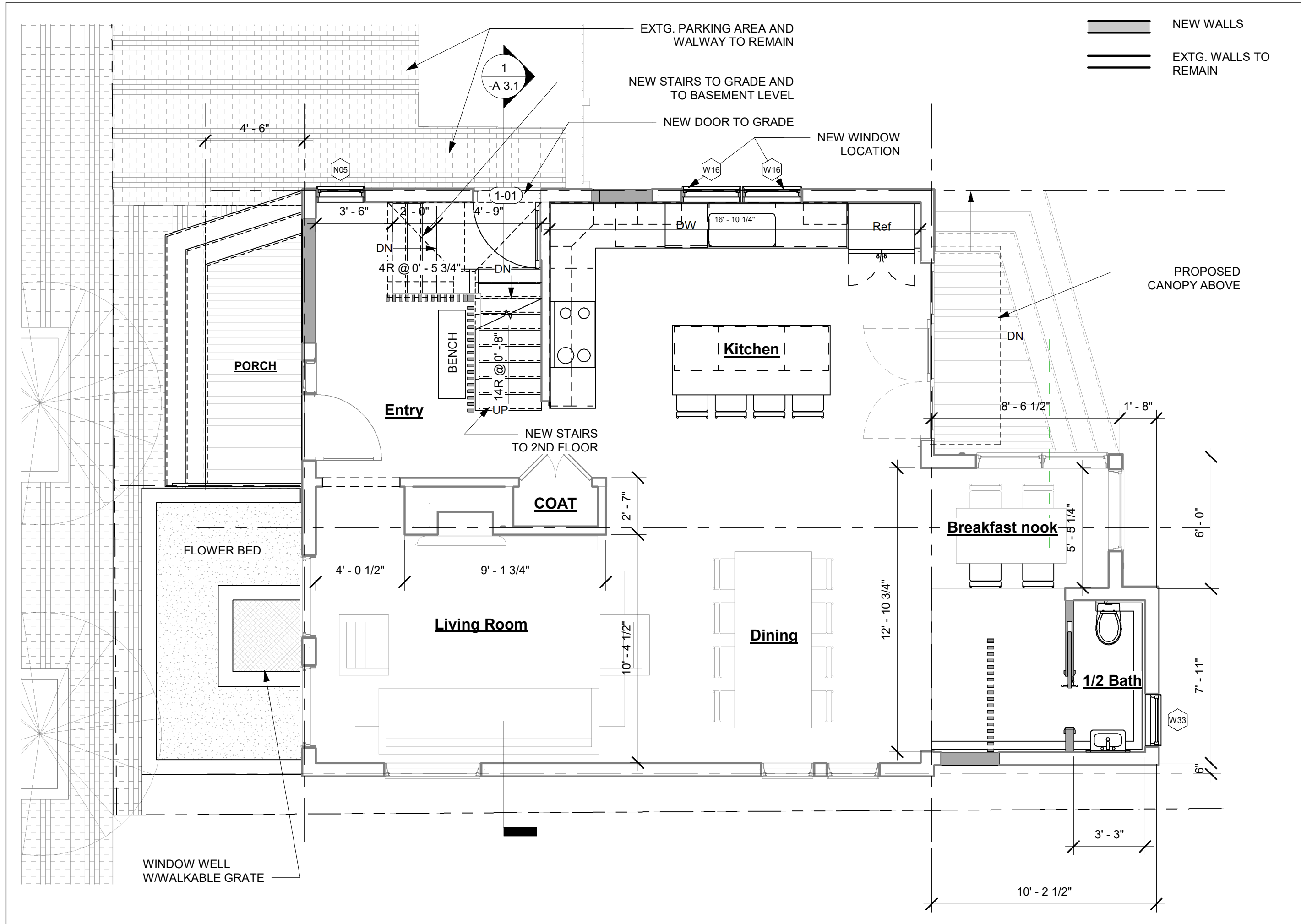
WARTAK RESIDENCE
Proposed Renovations
23 Myrtle Ave, Cambridge

Proposed Basement		
Date	7/22/2024	Scale
		1/4" = 1'-0"

-A 1.1



 NEW WALLS
 EXTG. WALLS TO REMAIN



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WARTAK RESIDENCE
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 23 Myrtle Ave, Cambridge

Proposed 1st Floor Plan

Date	7/22/2024
Scale	1/4" = 1'-0"

-A 1.2

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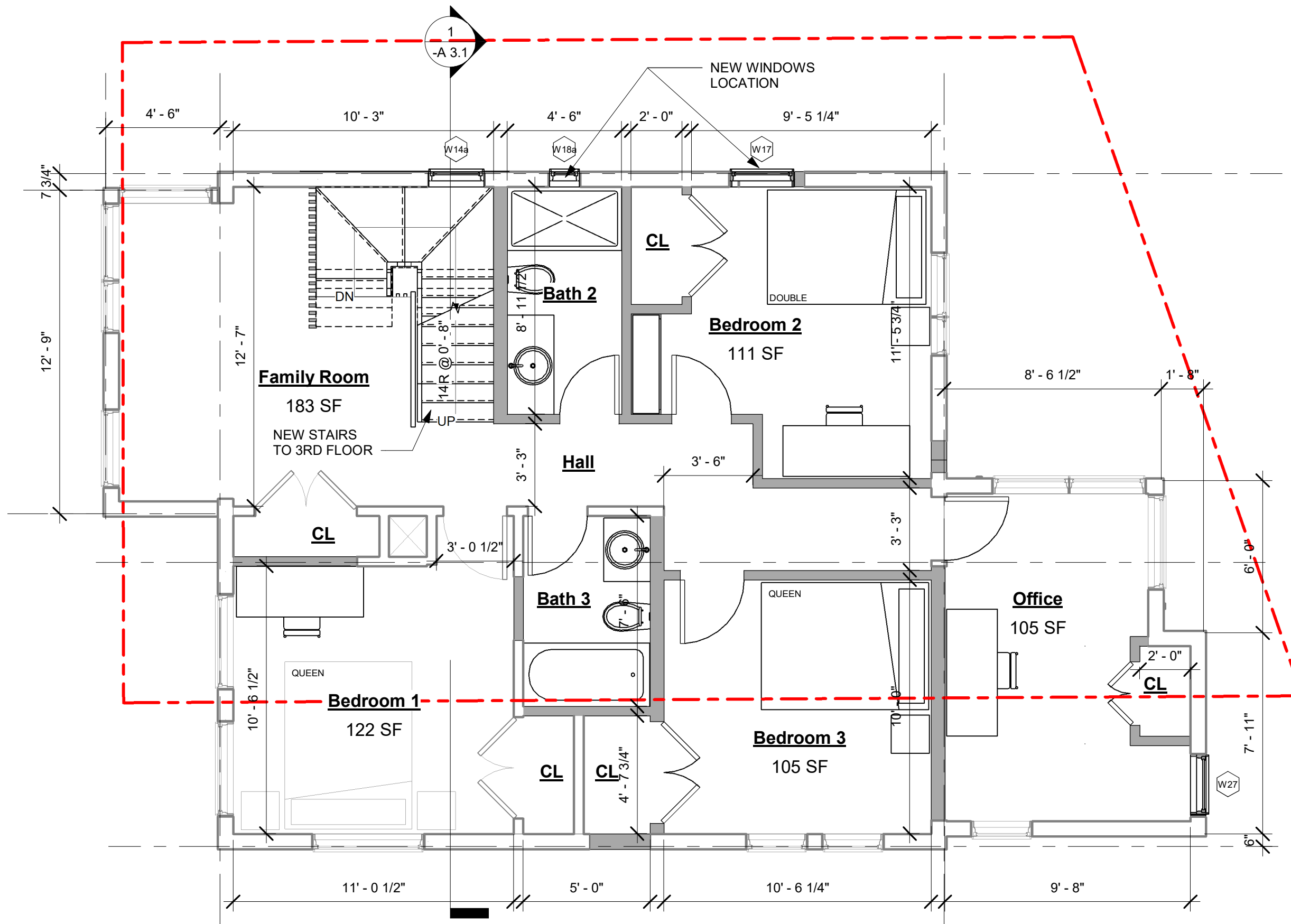
WARTAK RESIDENCE
Proposed Renovations
23 Myrtle Ave, Cambridge

Proposed 2nd Floor

Date
7/22/2024

Scale
1/4" = 1'-0"

-A 1.3



1 Prop. 2nd Floor
1/4" = 1'-0"

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WARTAK RESIDENCE
Proposed Renovations
23 Myrtle Ave, Cambridge

Proposed 3rd Floor

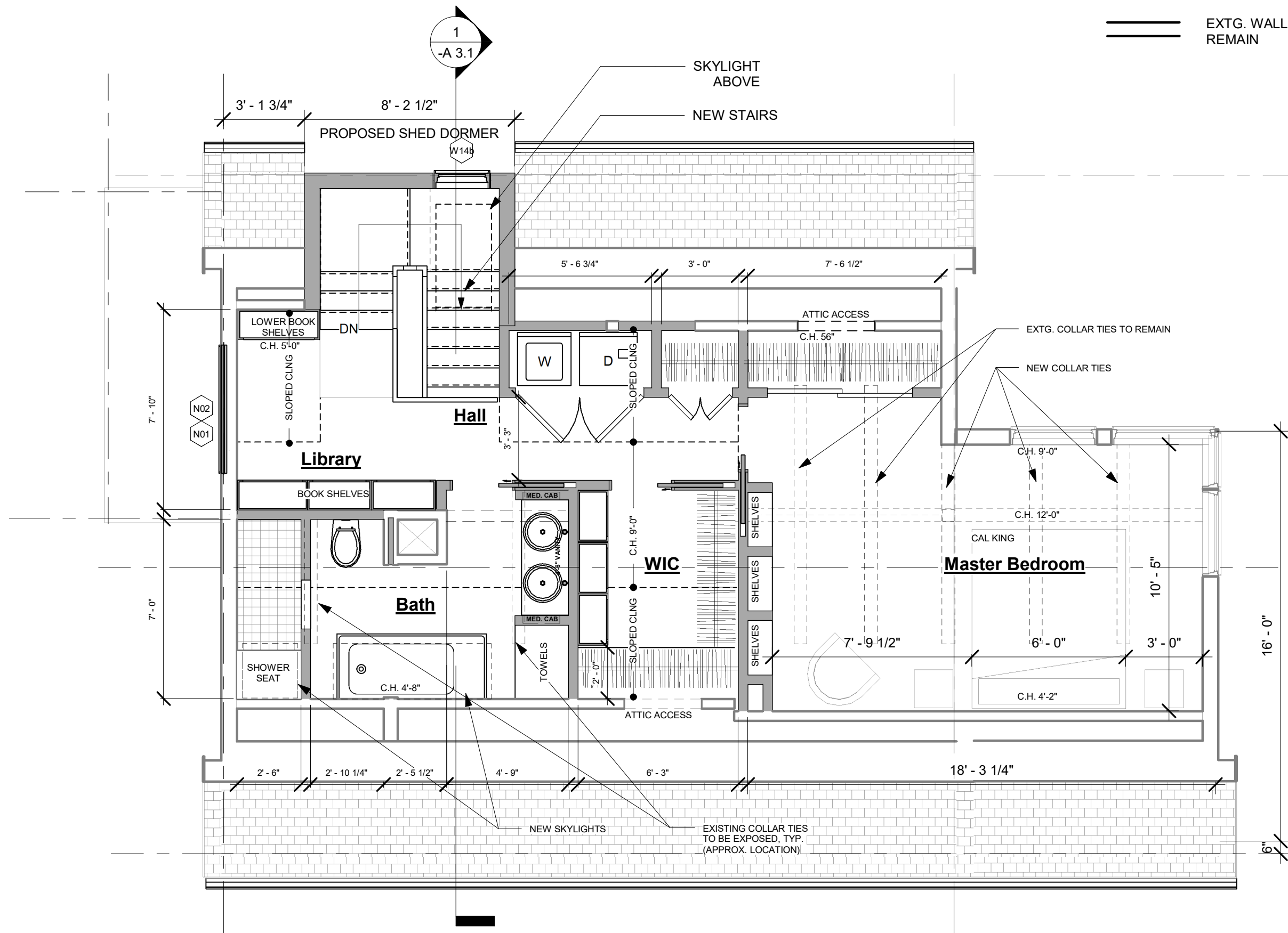
Date
7/22/2024

Scale
1/4" = 1'-0"

-A 1.4

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NEW WALLS
EXTG. WALLS TO REMAIN



1 Prop. 3rd Floor
1/4" = 1'-0"

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WARTAK RESIDENCE

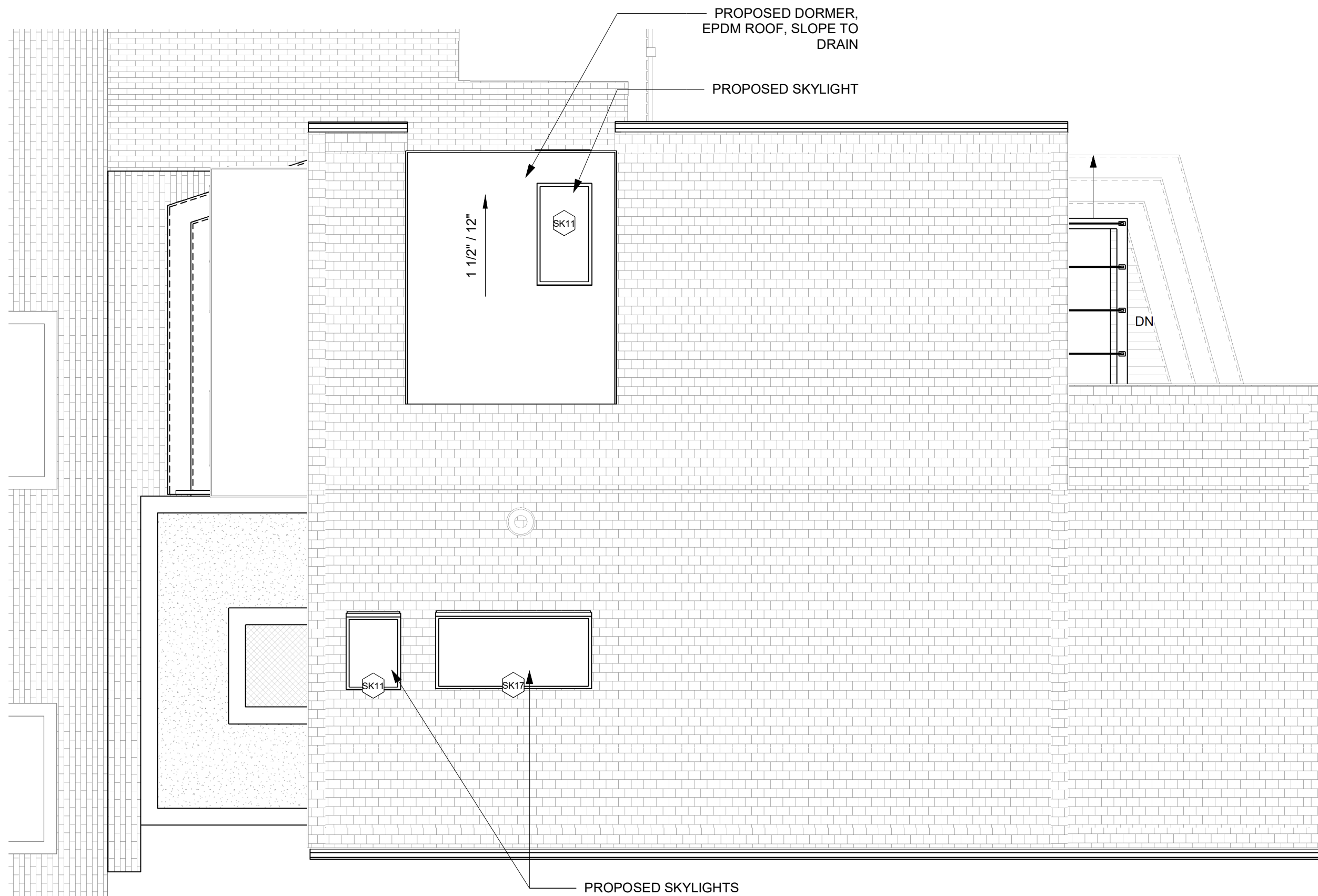
Proposed Renovations
23 Myrtle Ave, Cambridge

Proposed Roof Plan

Date 7/22/2024

Scale 1/4" = 1'-0"

-A 1.5



1 Proposed Roof Plan 11x17
1/4" = 1'-0"

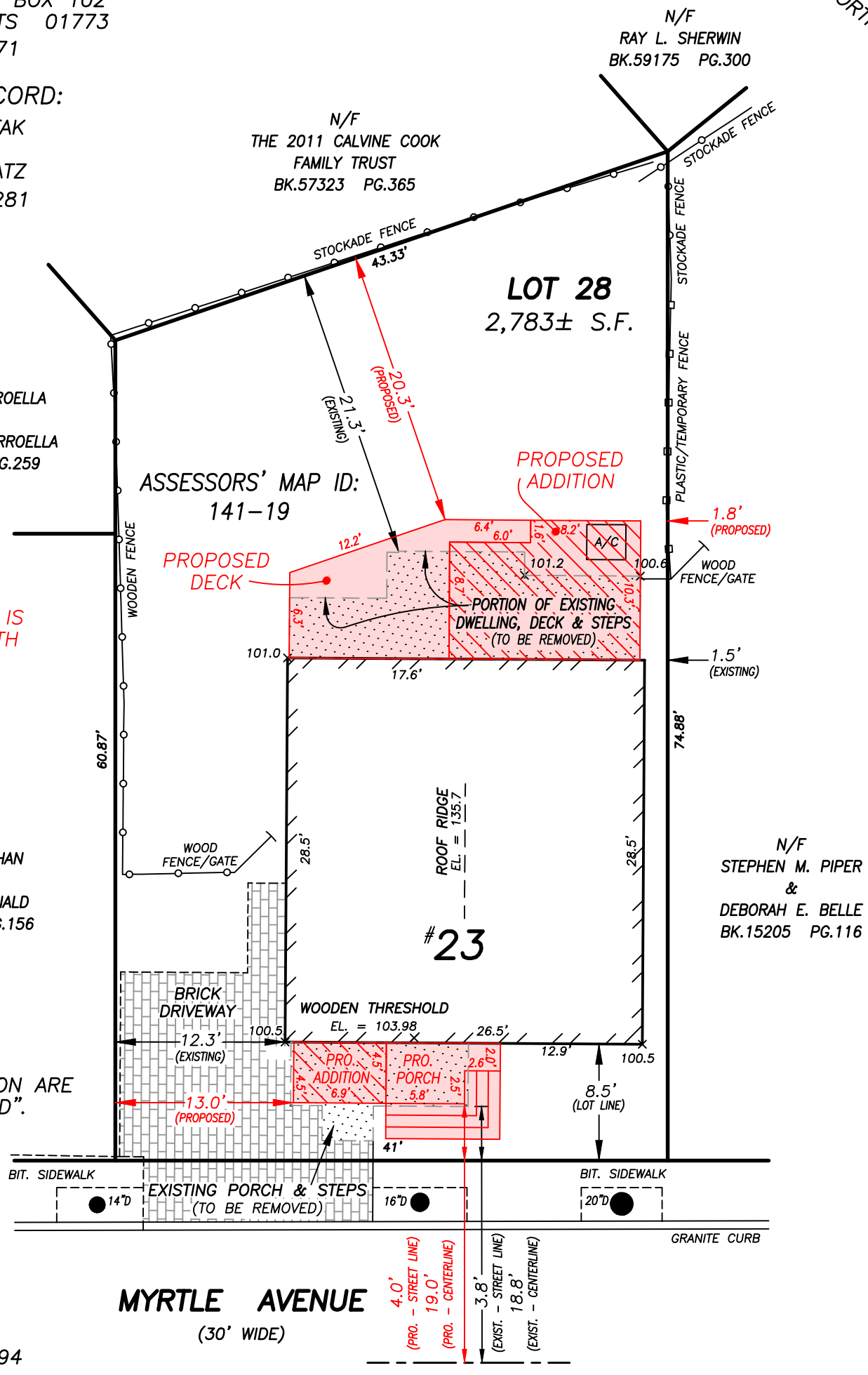
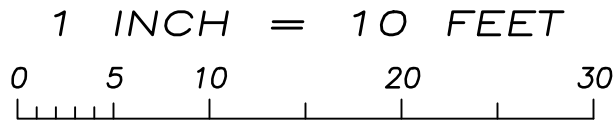
BUILDING PERMIT PLAN
23 MYRTLE AVENUE
CAMBRIDGE, MASSACHUSETTS

1 INCH = 10 FEET JULY 1, 2021

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



NOTE:
- CONSTRUCTION STAKEOUT IS NECESSARY TO ASSIST WITH THE PLACEMENT OF THE PROPOSED FEATURES.

- 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

- 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
 - BOARD OF ZONING APPEAL
CASE #: BZA-017259-2020

MYRTLE AVENUE
(30' WIDE)

BENCHMARK:
- DRILL HOLE IN GRANITE CURB
ELEVATION = 100.00 (ASSUMED)

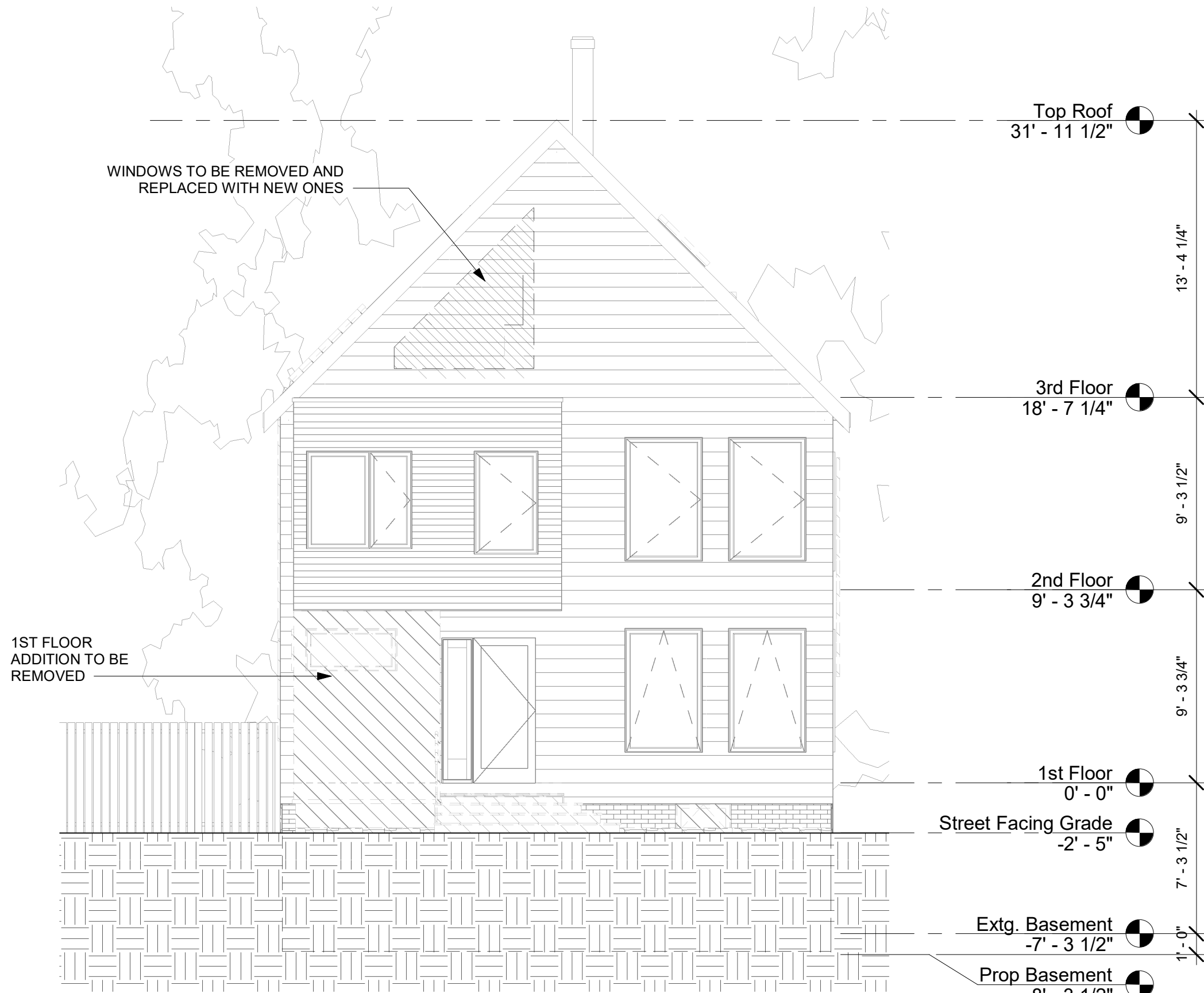
I HEREBY STATE THAT THE LOCATION OF THE FEATURES SHOWN HEREON IS THE RESULT OF A FIELD SURVEY PERFORMED AS OF JANUARY 6, 2020, WITH THE USE OF A TOPCON TOTAL STATION.

John R. Hamel
JOHN R. HAMEL
PROFESSIONAL
LAND SURVEYOR



JULY 1, 2021

DATE:



WINDOWS TO BE REMOVED AND REPLACED WITH NEW ONES

1ST FLOOR ADDITION TO BE REMOVED

Top Roof
31' - 11 1/2"

3rd Floor
18' - 7 1/4"

2nd Floor
9' - 3 3/4"

1st Floor
0' - 0"

Street Facing Grade
-2' - 5"

Extg. Basement
-7' - 3 1/2"

Prop Basement
-8' - 3 1/2"

13' - 4 1/4"

9' - 3 1/2"

9' - 3 3/4"

7' - 3 1/2"

1' - 0"

1 Extg/Demo Front Elevation 11x17
3/16" = 1'-0"

RAZETO
ARCHITECTURE
360 Hudson Rd.
Sudbury, MA
Tel. 781-298-1141
elena.razeto@icloud.com

WARTAK RESIDENCE
Proposed Renovations
23 Myrtle Ave, Cambridge

Extg Front Elevation PREV. APPROVED	Date	7/22/2024
	Scale	3/16" = 1'-0"

-D 2.1

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WARTAK RESIDENCE

Proposed Renovations

23 Myrtle Ave, Cambridge

Extg Right Side PREV.

APPROVED

Date 7/22/2024

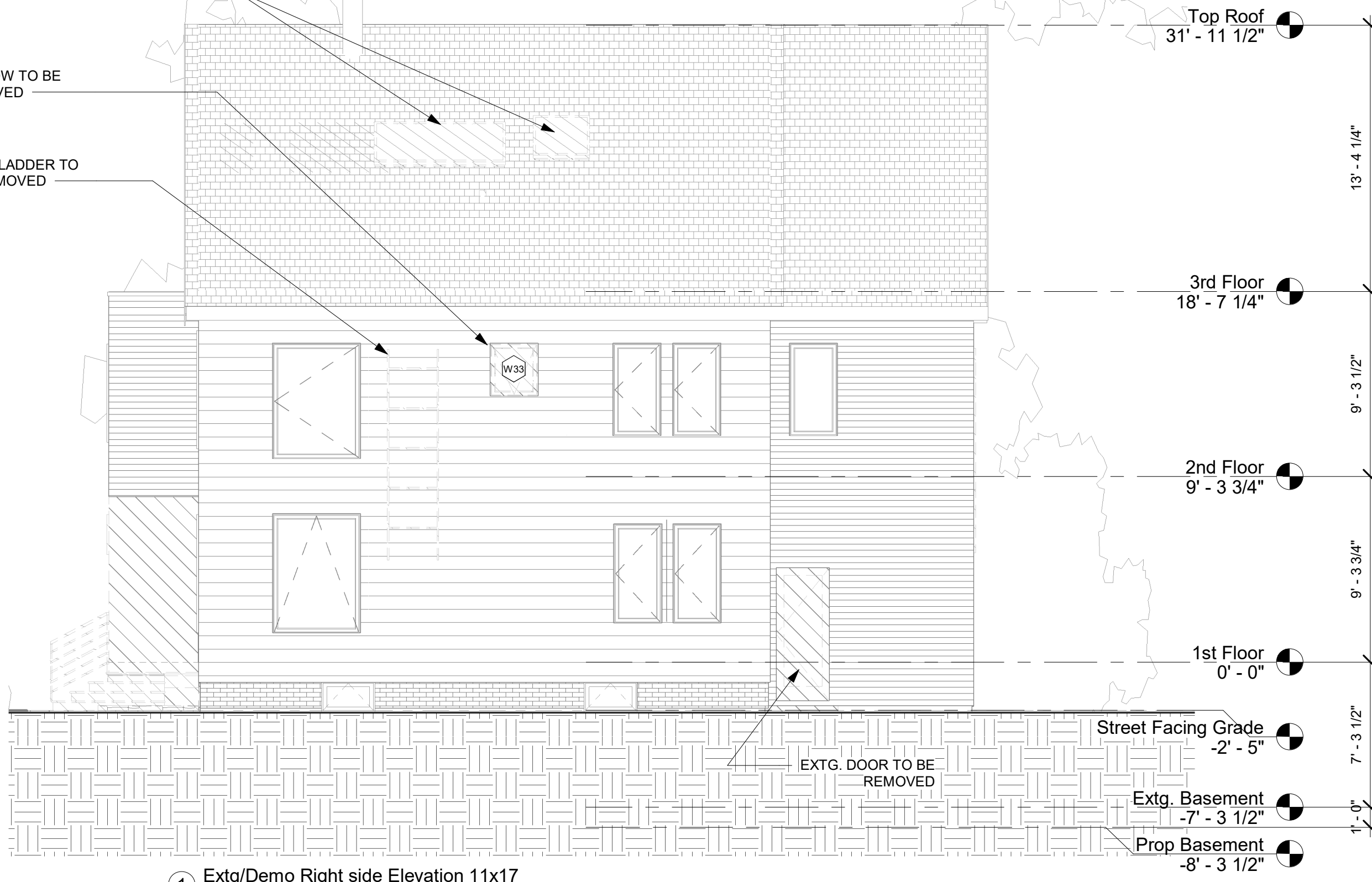
Scale 3/16" = 1'-0"

-D 2.2

SKYLIGHTS TO BE MOVED

WINDOW TO BE REMOVED

EXTG. LADDER TO BE REMOVED



① Extg/Demo Right side Elevation 11x17
3/16" = 1'-0"

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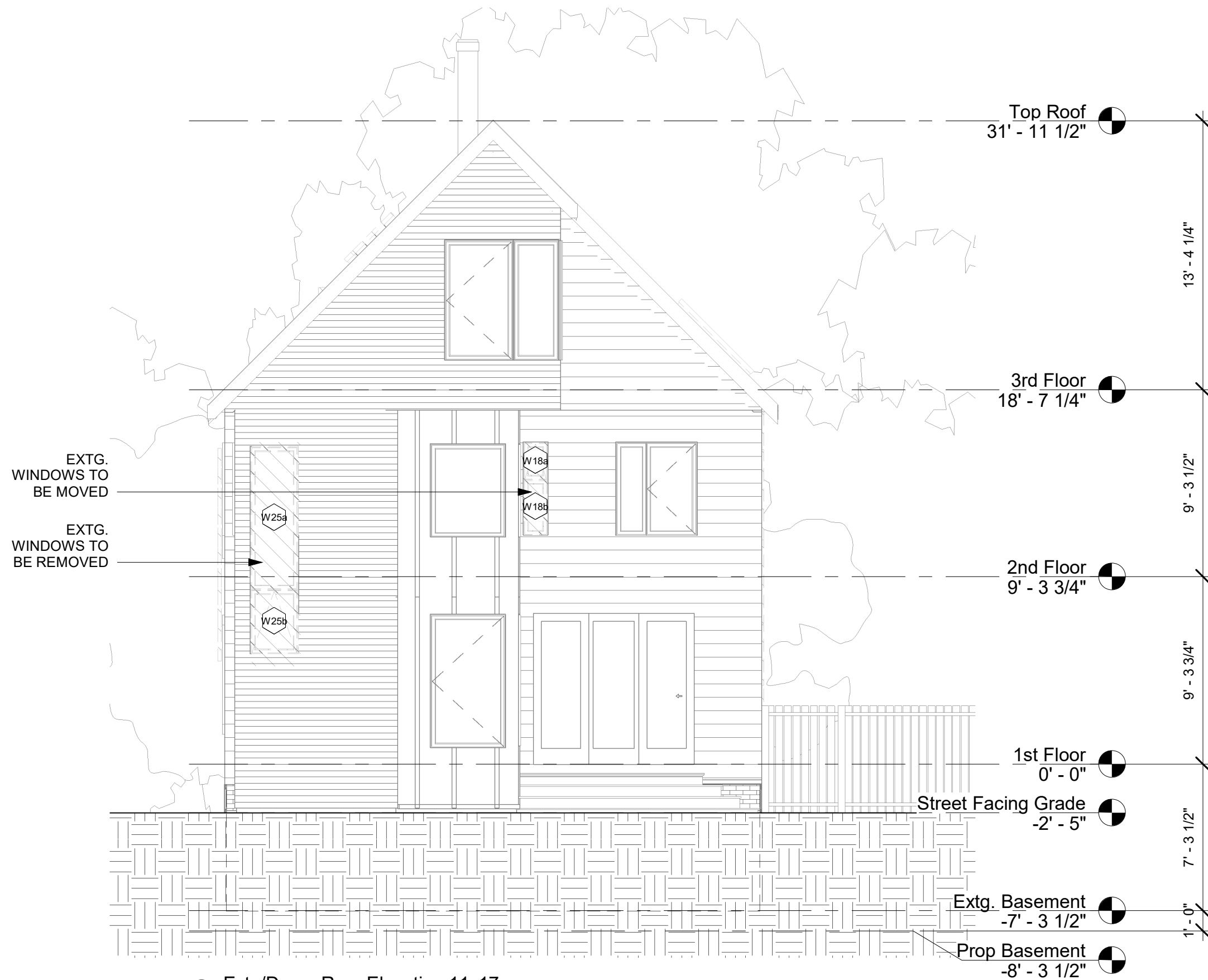
WARTAK RESIDENCE
Proposed Renovations
23 Myrtle Ave, Cambridge

Extg Rear PREV.
APPROVED

Date
7/22/2024

Scale
3/16" = 1'-0"

-D 2.3



1 Extg/Demo Rear Elevation 11x17
3/16" = 1'-0"

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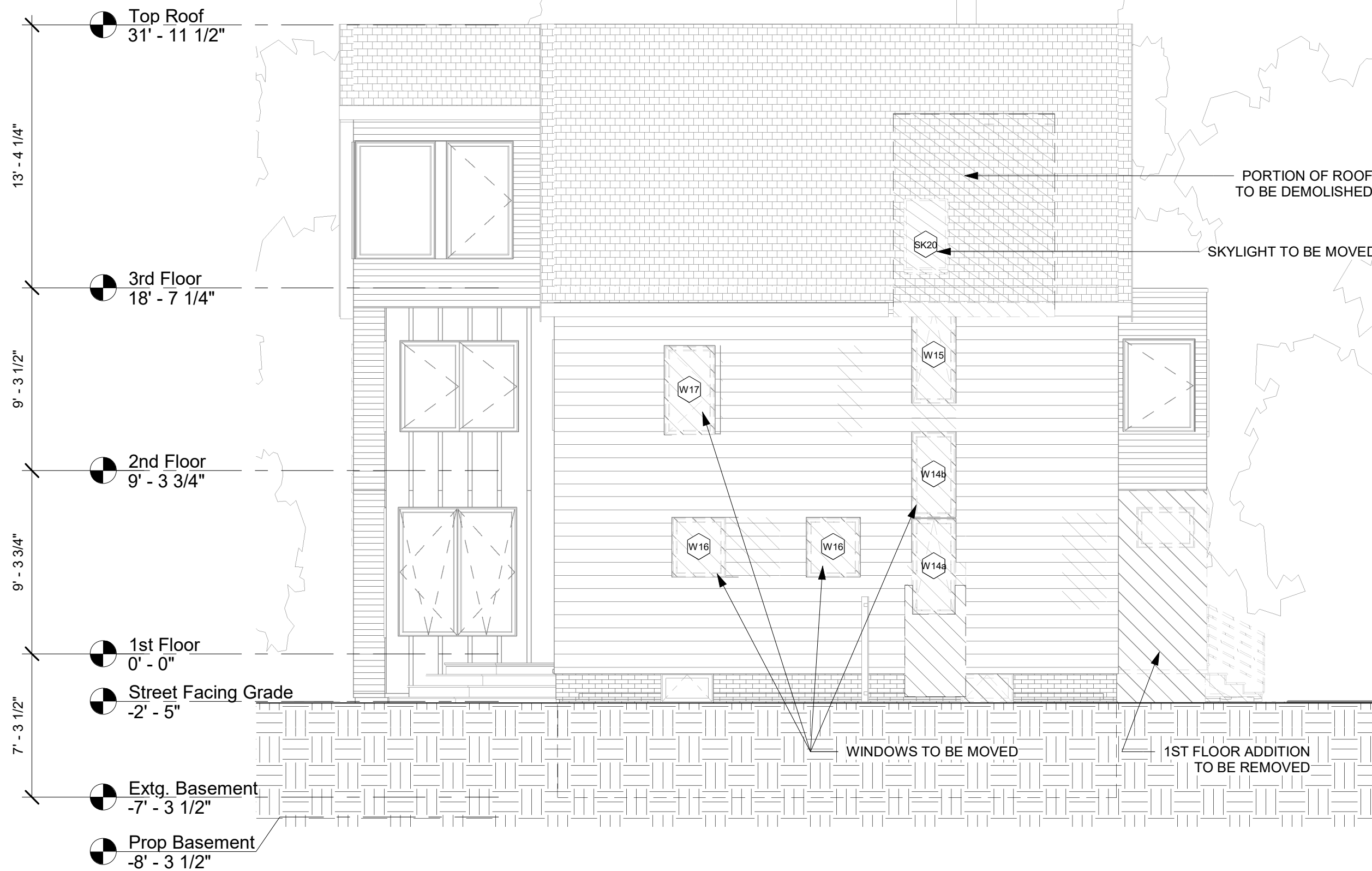
WARTAK RESIDENCE
Proposed Renovations
23 Myrtle Ave, Cambridge

Extg Left Side PREV.
APPROVED

Date 7/22/2024

Scale 3/16" = 1'-0"

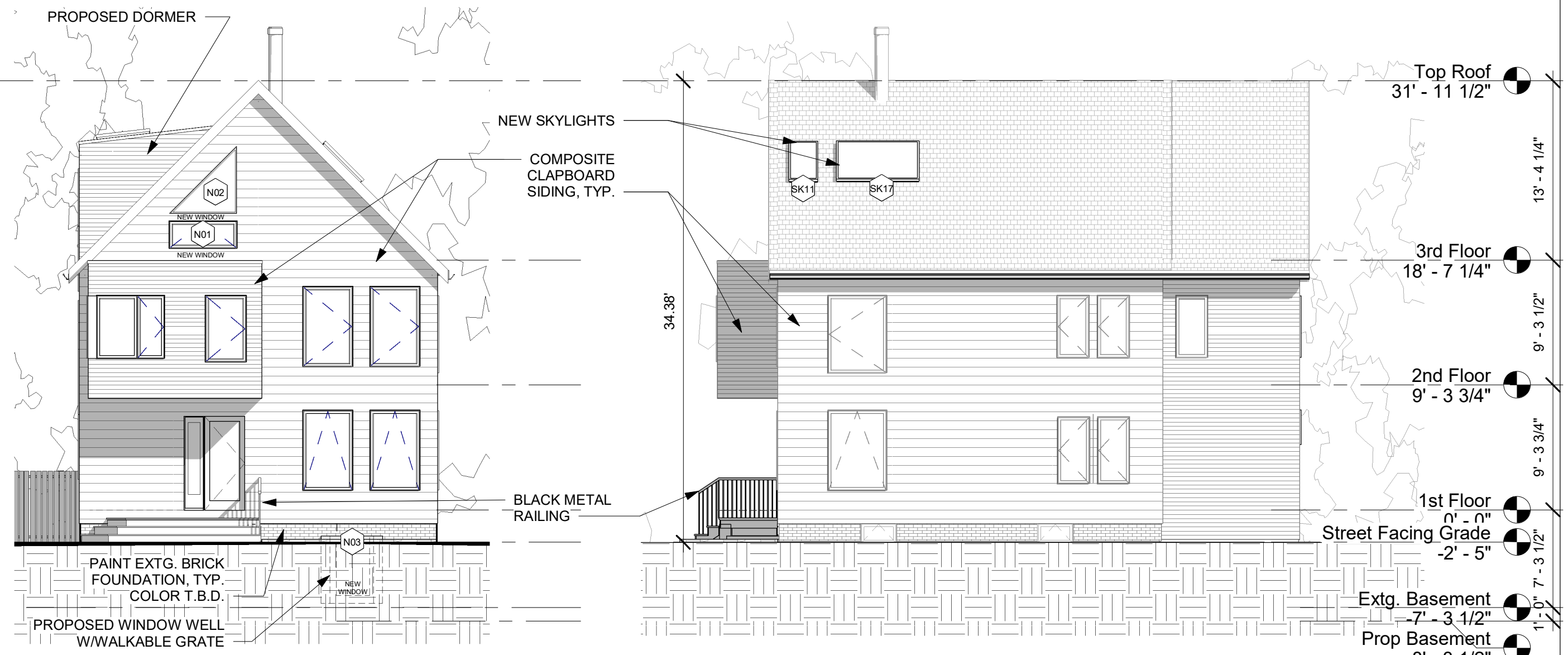
-D 2.4



1 Extg/Demo Left side Elevation 11x17
3/16" = 1'-0"

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PLEASE NOTE THAT THE ONLY WINDOWS THAT ARE MODIFIED FROM THE PREVIOUSLY APPROVED PERMIT ARE THE ONES TAGGED



② Proposed Front Elevation 11x17
 1/8" = 1'-0"

① Proposed Right side Elevation 11x17
 1/8" = 1'-0"

WARTAK RESIDENCE
 Proposed Renovations
 23 Myrtle Ave, Cambridge

Proposed Front and Right Elevations	Date	7/22/2024
	Scale	1/8" = 1'-0"

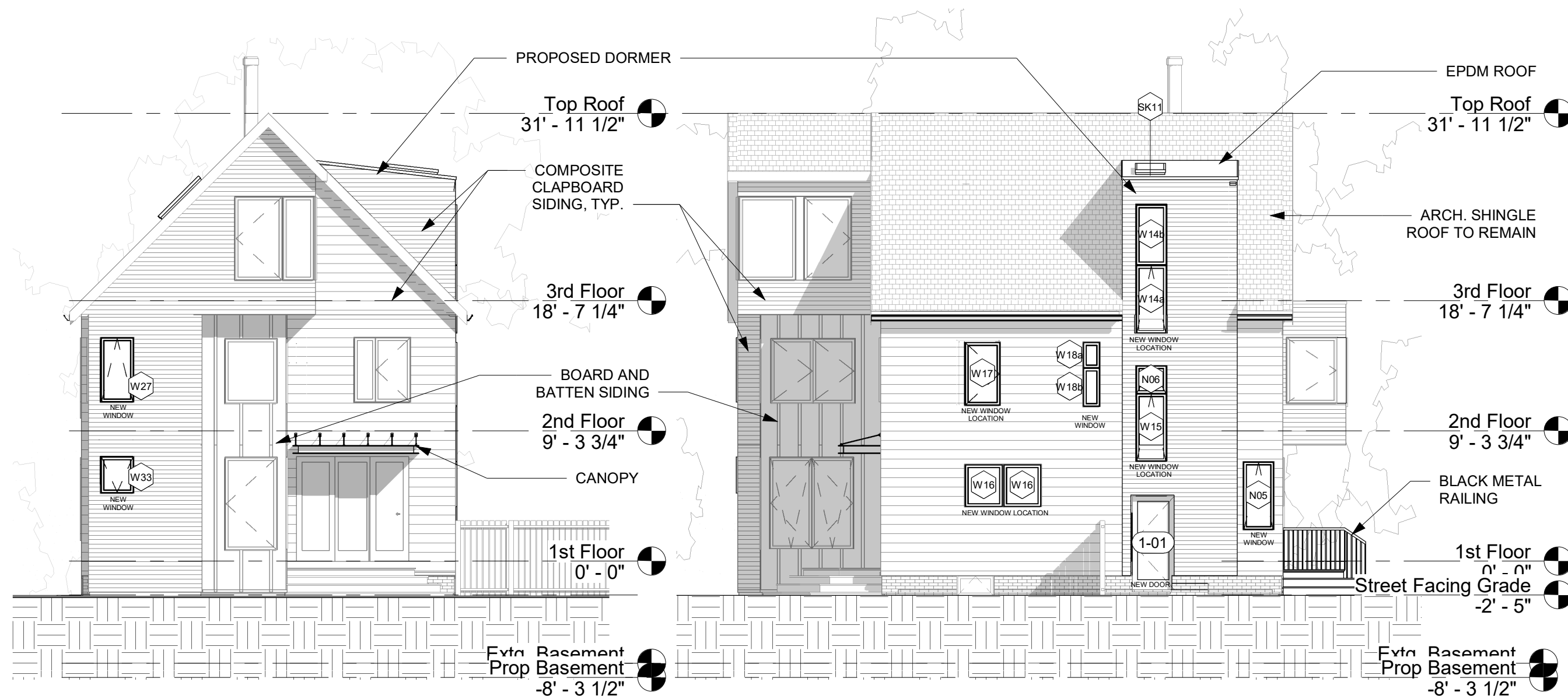
-A 2.1

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WARTAK RESIDENCE
Proposed Renovations
23 Myrtle Ave, Cambridge



① Proposed Rear Elevation 11x17
1/8" = 1'-0"

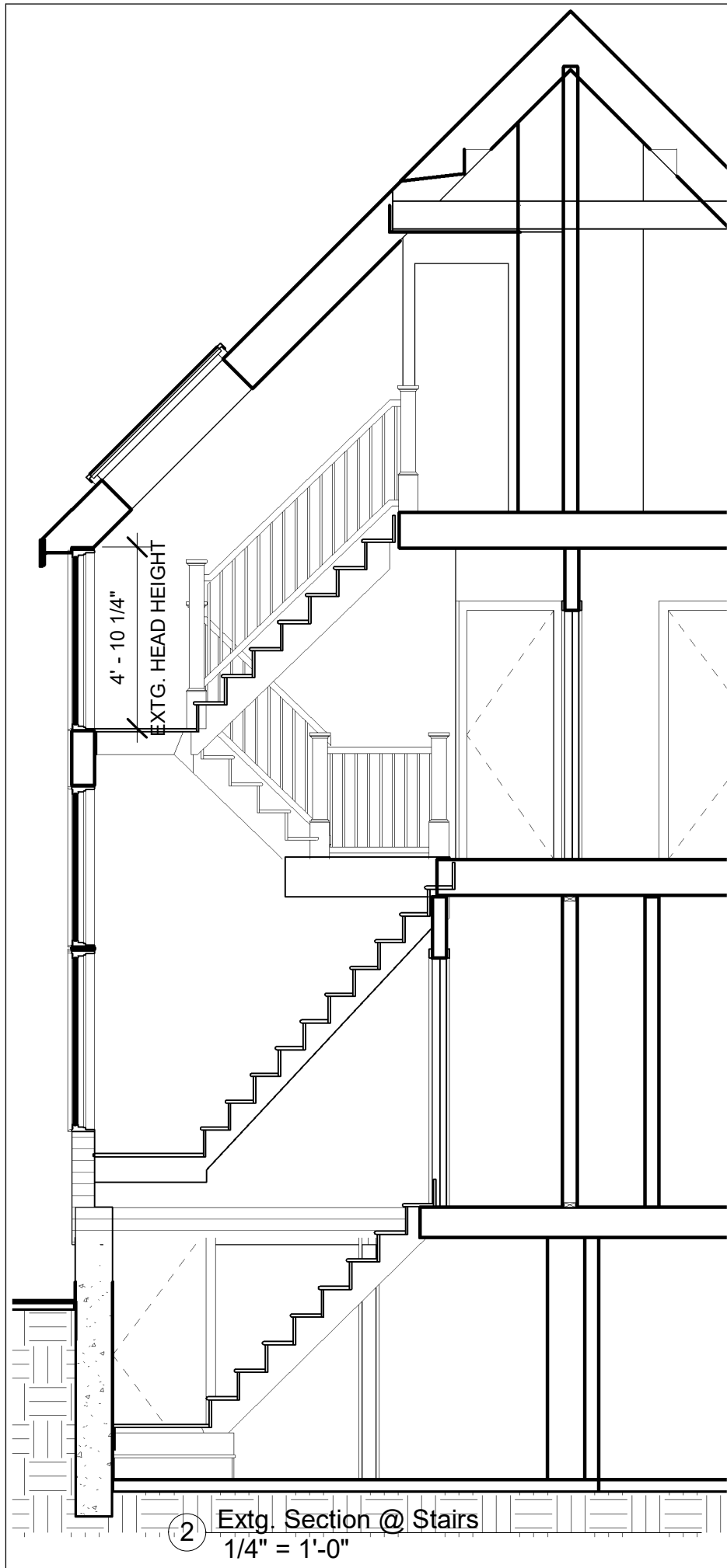
② Proposed Left Elevation 11x17
1/8" = 1'-0"

Proposed Rear and Left Elevations

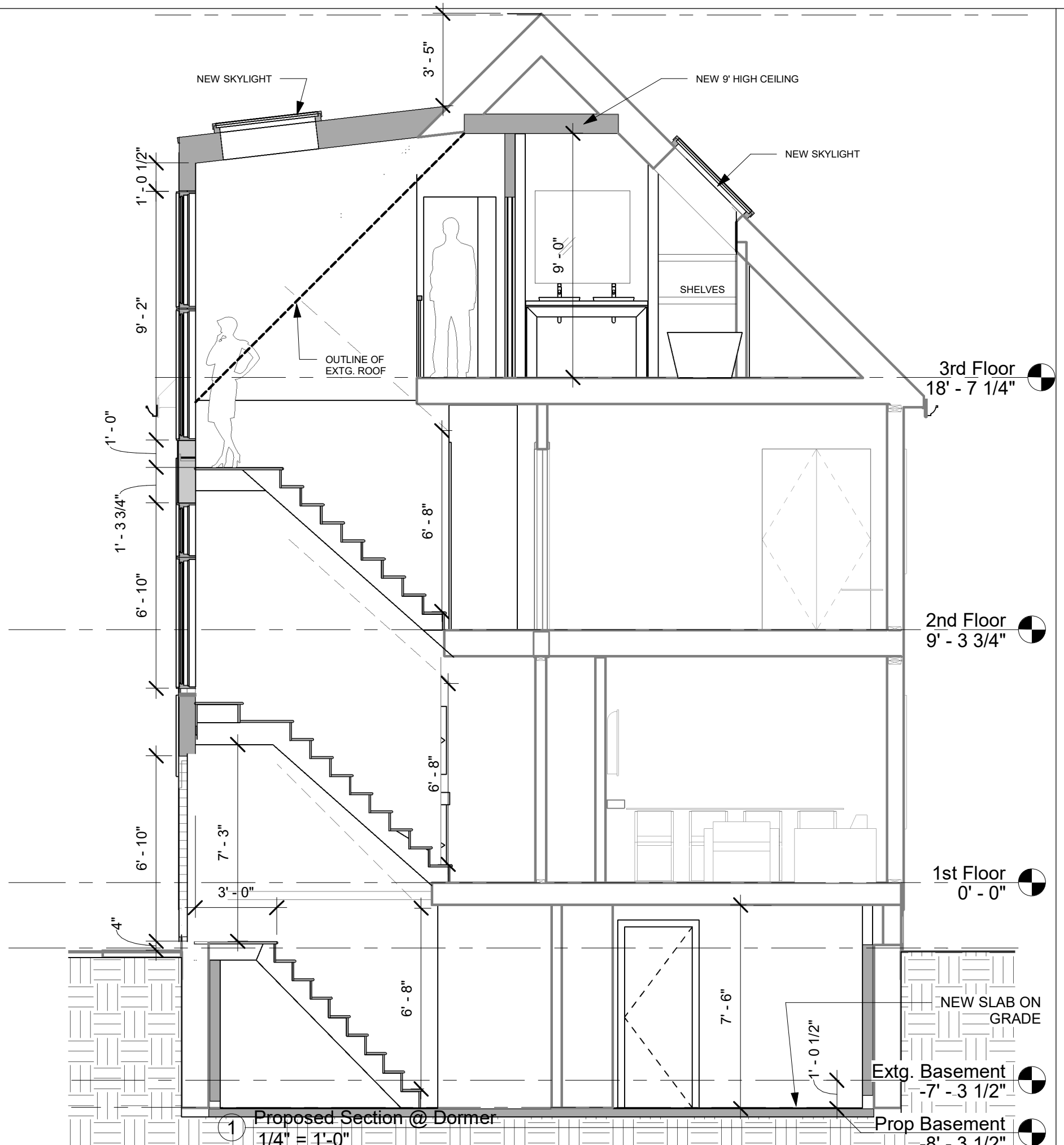
Date 7/22/2024

Scale 1/8" = 1'-0"

-A 2.2



2 Extg. Section @ Stairs
1/4" = 1'-0"



1 Proposed Section @ Dormer
1/4" = 1'-0"

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WARTAK RESIDENCE
Proposed Renovations
23 Myrtle Ave, Cambridge

Sections		
Date	7/22/2024	Scale
		1/4" = 1'-0"

-A 3.1

23 Myrtle Ave





Mid Cambridge Neighborhood Conservation District Commission

831 Massachusetts Avenue, Cambridge, Massachusetts 02139
Telephone: 617 349 4683 Fax: 617 349 3116 TTY: 617 349 6112
E-mail: histncds@cambridgema.gov
URL: <http://www.cambridgema.gov/Historic/midcambridgehome.html>

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

August 6, 2024

Martin Wartak and Michelle Matz
23 Myrtle Avenue
Cambridge MA, 02138

Re: Case MC-7076 – 23 Myrtle Avenue

The Mid Cambridge Neighborhood Conservation District Commission, which had a non-binding review of the above case at a public hearing on August 5, 2024, voted to deny your application as presented for a Certificate of Appropriateness. The proposed alterations to the exterior were found to be inconsistent with the historic character of the structure and the neighborhood streetscape.

The Commission made the following recommendations:

- 1. Limit the proposed contemporary alterations to the rear and sides of the structure and preserve the front façade including the gable end, front porch, wood cladding, fenestration, and details,**
- 2. If you retain the proposed second-floor bump out on the front, consider adding columns or brackets to maintain more of the historic character of the streetscape.**

Because the review in this case is non-binding, you may proceed with the work as initially proposed if you so choose. Please call me at 617 349-4686 if you have any questions or would like to schedule a time to meet.

Sincerely,

Allison A. Crosbie
Preservation Administrator

cc: City Clerk, please file this decision
Peter McLaughlin, Inspectional Services

Case Number: **MC-7076**

Date: **August 5, 2024**

Attest: A true and correct copy of decision filed with the office of the City Clerk and the Mid Cambridge Neighborhood Conservation District Commission on August 7, 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

23 Myrtle Ave

Petitioner

141-25
COOK, CALVINE
TRS. THE 2011 CALVINE COOK FAMILY TRUST
C/O CALVINE ARSENAULT
24B MAGNOLIA ST
CAMBRIDGE, MA 02138

141-76
HUANG, HENNA
14 1/2 MAGNOLIA AVE
CAMBRIDGE, MA 02138

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

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

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

ELENA RAZETO
360 HUDSON ROAD
SUDBURY, MA 01776

141-101
ROUGHAN, BRIAN & KERRY MCDONALD
19 MYRTLE AVE
CAMBRIDGE, MA 02139

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

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

141-21
ROSELLI, RHONDA AND BRUCE HASSUK
17 MYRTLE AVE
CAMBRIDGE, MA 02138-3218

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

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

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 UNIT 16/53
CAMBRIDGE, MA 02138

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

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

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

141-76
ROBERT ROSA, ALICE WOOD
CHARLES LUCE ET AL
14-16 1/2 MAGNOLIA AVE UNIT 14-2
CAMBRIDGE, MA 02138

141-76
SCHOFIELD REBECCA M
35 MAGEE ST
CAMBRIDGE, MA 02139

141-55
PORAT, ORI
22-24 MYRTLE AVE
CAMBRIDGE, MA 02138

141-76
LEBENSON, CHERYL
TRS TRUST-2022 OF CAMBRIDGE
14 MAGNOLIA AVE
CAMBRIDGE, MA 02139

141-76
LING, HORACE C & VIVIAN T LING
2 AUTUMN CIR
HINGHAM, MA 02043

141-26
SHERWIN, RAY L.
TRS THE RAY L SHERWIN REVOCABLE TR
20-22 MAGNOLIA AVE
CAMBRIDGE, MA 02138

141-76
HUSAIN, MOIZ F & TASNEEM HUSAIN
16 1/2 MAGNOLIA AVE - UNIT 1
CAMBRIDGE, MA 02138

141-76
SWEENEY, ROBERT & LAUREN SWEENEY
14 MAGNOLIA AVE - UNIT 14-3
CAMBRIDGE, MA 02138

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

Window Schedule							
NO	Count	Rough Opening		Family and Type	Tempered	Escape	Comments
		Width	Height				
N01	1	5' - 0"	2' - 0"	Casement Awning1: WE 6024	TEMPERED GLASS		NEW WINDOW
N02	1	5' - 0"	0' - 0"	Triangle_1827: 40 Triangle 12/12 Pitch	TEMPERED GLASS		NEW WINDOW
N03	1	2' - 6"	4' - 0"	Casement Awning1: W50 2'-6"x4'		ESCAPE COMPLIANT	NEW WINDOW
N05	1	2' - 2"	4' - 10"	Casement Awning1: N05 2'-2"x4'-10"	TEMPERED GLASS		WINDOWS ALREADY APPROVED, MOVED TO DIFFERENT LOCATION
N06	1	2' - 2"	2' - 0"	Casement Awning1: W55 2'-2"x2'	TEMPERED GLASS		NEW WINDOW
SK11	2	2' - 1"	3' - 11 1/2"	Skylight-Flat: 25 1/2"x 48"			NEW SKYLIGHT
SK17	1	6' - 1"	3' - 11 1/2"	Skylight-Flat: 4870			NEW SKYLIGHT
W14a	1	2' - 2"	4' - 10"	Casement Awning1: W14 2'-2"x4'-10"	TEMPERED GLASS		WINDOWS ALREADY APPROVED, MOVED TO DIFFERENT LOCATION
W14b	1	2' - 2"	4' - 3 1/2"	Casement Awning1: W14 2'-2"x4'-3 1/2"	TEMPERED GLASS		WINDOWS ALREADY APPROVED, MOVED TO DIFFERENT LOCATION
W15	1	2' - 2"	4' - 10"	Casement Awning1: W15 2'-2"x4'-10"	TEMPERED GLASS		WINDOWS ALREADY APPROVED, MOVED TO DIFFERENT LOCATION
W16	2	2' - 8"	3' - 0"	Casement Awning1: W16 2'-8"X3'	TEMPERED GLASS		WINDOWS ALREADY APPROVED, MOVED TO DIFFERENT LOCATION
W17	1	2' - 6"	4' - 6"	Casement Awning1: W17 2'-6"x4'-6"		ESCAPE COMPLIANT	WINDOWS ALREADY APPROVED, MOVED TO DIFFERENT LOCATION
W18a	1	1' - 2"	1' - 10"	Casement Awning1: W18 1'-2"x1'-10"	TEMPERED GLASS		WINDOWS ALREADY APPROVED, MOVED TO DIFFERENT LOCATION
W18b	1	1' - 2"	2' - 9"	Casement Awning1: W18 1'-2"x2'-9"	TEMPERED GLASS		WINDOWS ALREADY APPROVED, MOVED TO DIFFERENT LOCATION
W27	1	2' - 4"	4' - 7 1/8"	Casement Awning1: W27 2'-4"x4'-7 1/8"			WINDOWS ALREADY APPROVED, MOVED TO DIFFERENT LOCATION
W33	1	2' - 4"	2' - 7 1/8"	Casement Awning1: W33 2'-4"x2'-7 1/8"			WINDOWS ALREADY APPROVED, MOVED TO DIFFERENT LOCATION

Exterior Door Schedule			
Door Number	Level	Door Size	Comments
1-01	Street Facing Grade	3' x 6'-8"	Glass Door

ALL WINDOWS TO BE:
Marvin Ultimate, Low E Glass
 Bronze Clad Exterior, Painted Interior Finish - Designer Black - Pine interior

EXTERIOR DOOR TO BE
Marvin Ultimate Inswing Door, Low E Glass
 Bronze Clad Exterior, Painted Interior Finish - Designer Black - Pine Interior.

G.C. to verify exact unit dimensions with manufacturer

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 360 Hudson Rd.
 Sudbury, MA
 Tel. 781-298-1141
 elena.razeto@icloud.com

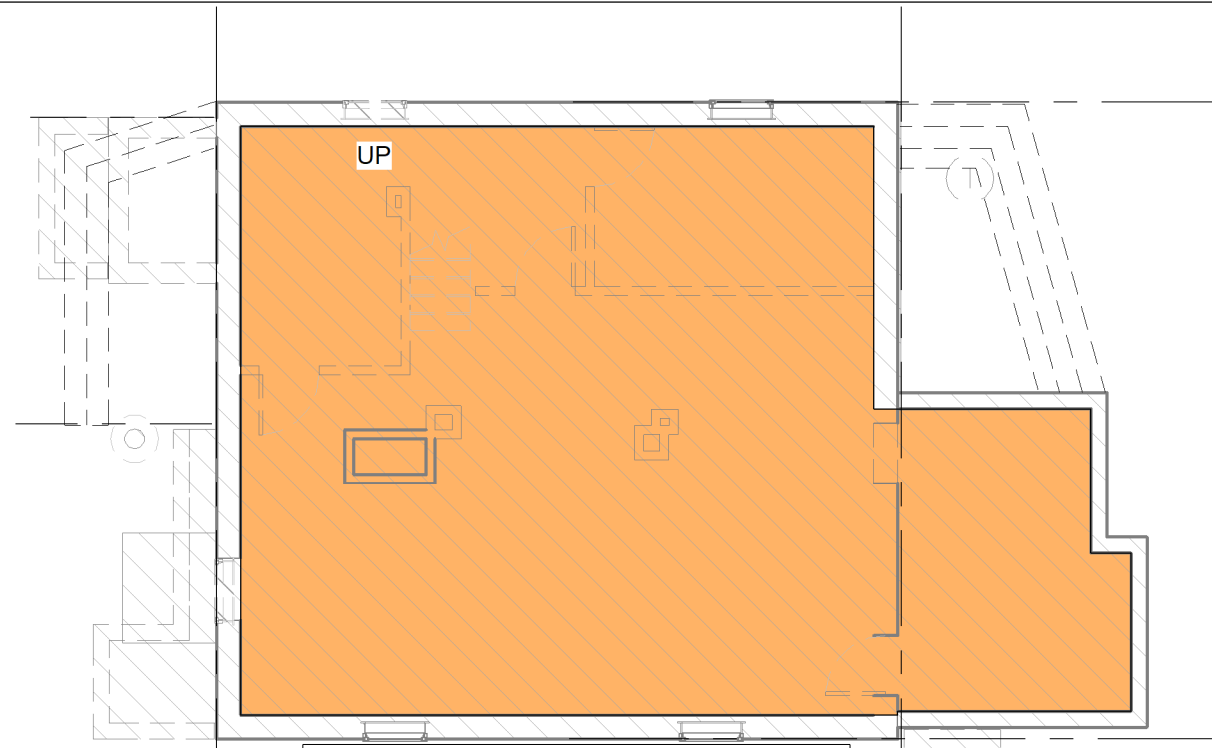
WARTAK RESIDENCE
Proposed Renovations
 23 Myrtle Ave, Cambridge

Window schedule

7/22/2024

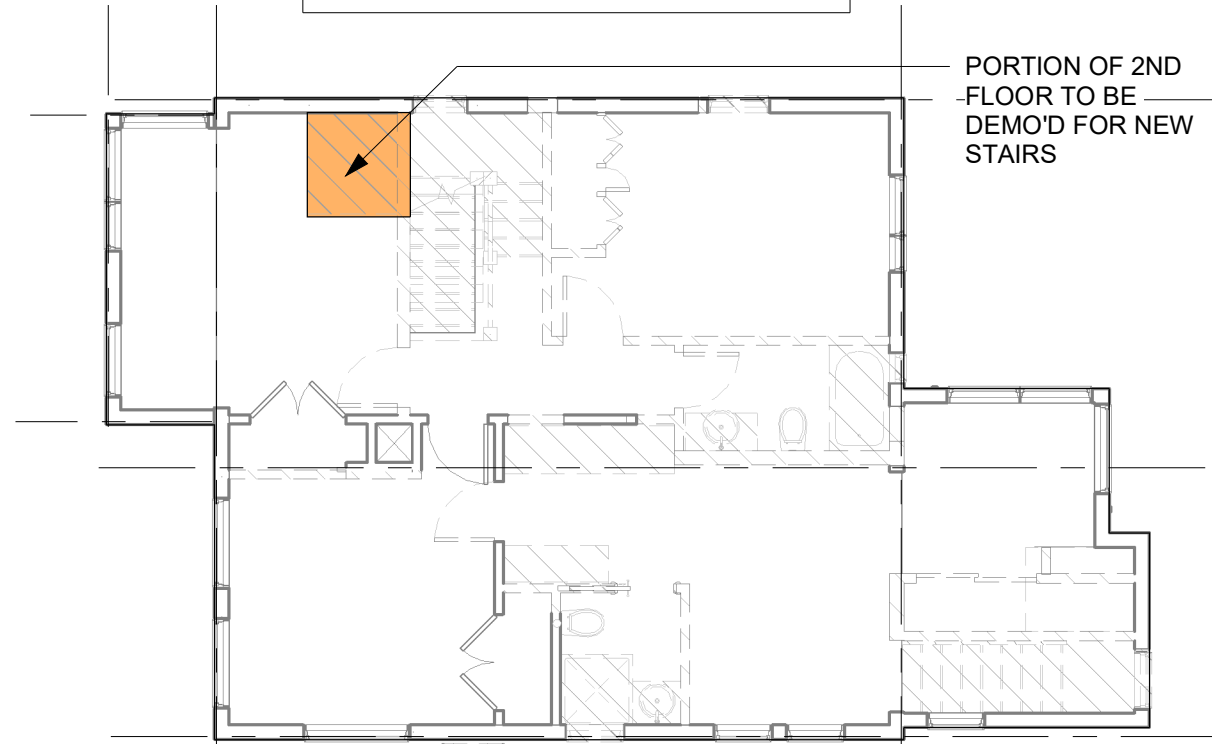
Date
Scale

-A 2.3



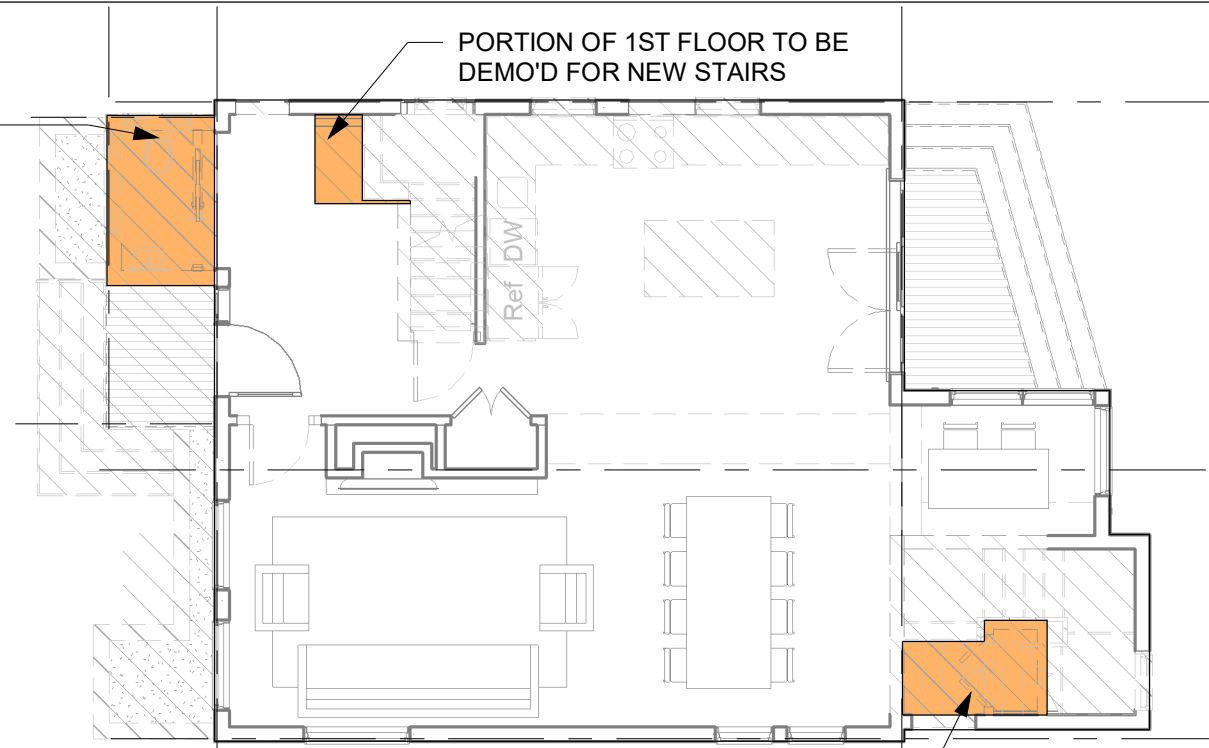
EXISTING BASEMENT = 885 S.F.
PROPOSED DEMO = 770 SF.

APPROVED 1ST
FLOOR ADDITION
TO BE REMOVED



EXISTING 2ND FLOOR = 958 S.F.
PROPOSED DEMO = 18 SF.

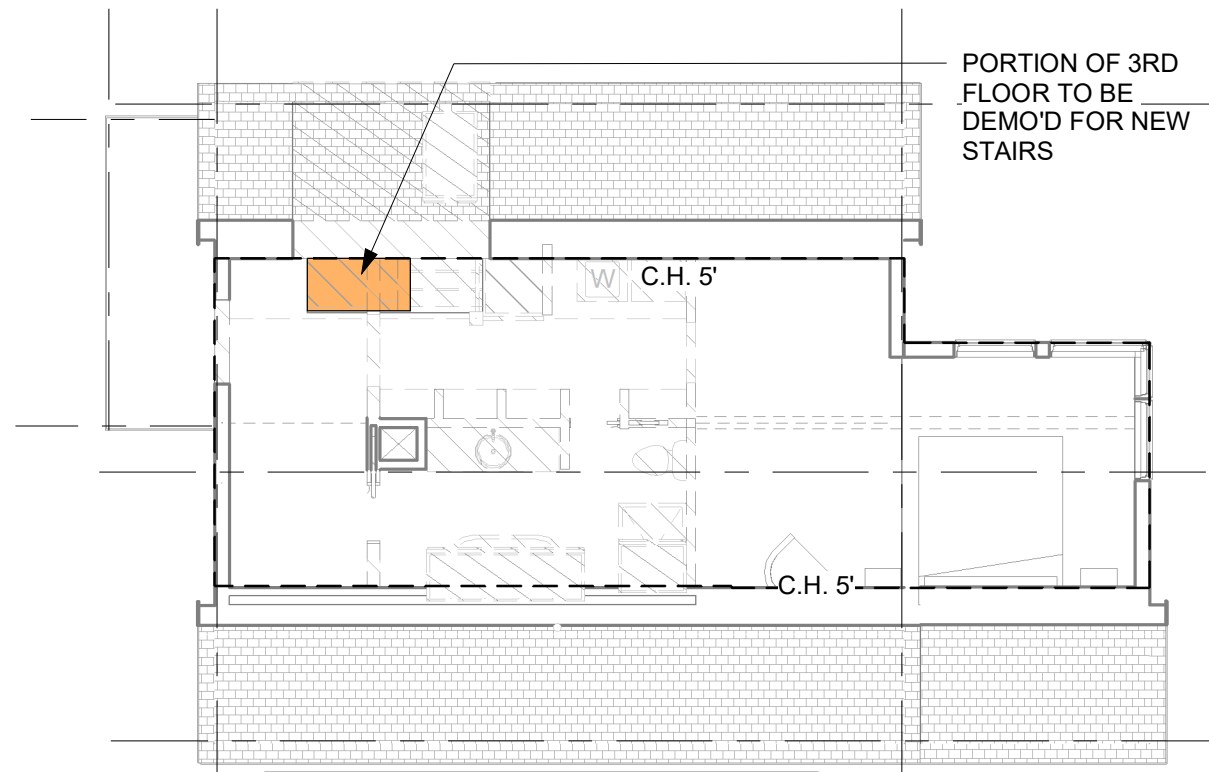
PORTION OF 2ND
FLOOR TO BE
DEMO'D FOR NEW
STAIRS



EXISTING 1ST FLOOR = 900 S.F.
PROPOSED DEMO = 62 SF.

PORTION OF 1ST FLOOR TO BE
DEMO'D FOR NEW STAIRS

EXTG. LANDING TO
BE DEMO'ED



EXISTING 3RD FLOOR = 575 S.F.
PROPOSED DEMO = 9 SF.

PORTION OF 3RD
FLOOR TO BE
DEMO'D FOR NEW
STAIRS

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WARTAK RESIDENCE
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23 Myrtle Ave, Cambridge

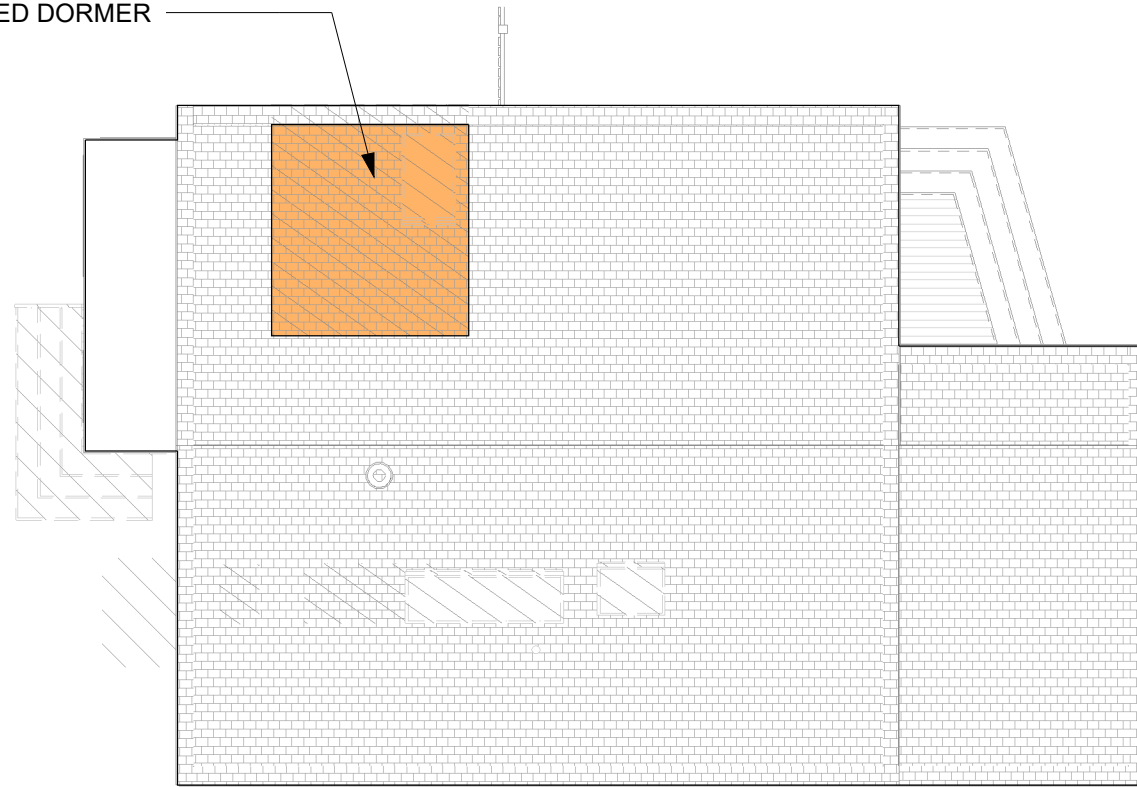
DEMO CALCULATION

Date 7/22/2024

Scale 1/8" = 1'-0"

-Z 0.5

PORION OF ROOF TO BE
DEMO'ED TO BUILD
PROPOSED DORMER



APPROVED ROOF = 1,098 S.F.
PROPOSED DEMO = 72 SF.

① DEMO Roof Plan
1/8" = 1'-0"

GFA DEMOLITION CALCULATION		
	APPROVED GFA	DEMO GFA
BASEMENT	885	770
1ST FLOOR	900	62
2ND FLOOR	958	18
3RD FLOOR	575	9
ROOF	1098	72
TOT.	4416	931

DEMO PERCENTAGE CALCULATION	21%
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WARTAK RESIDENCE
Proposed Renovations
23 Myrtle Ave, Cambridge

DEMO CALCULATION

7/22/2024

Date

1/8" = 1'-0"

Scale

-Z 0.6

Pacheco, Maria

From: Brian Roughan <brianroughan@gmail.com>
Sent: Monday, September 23, 2024 3:31 PM
To: Pacheco, Maria
Subject: 21-23 Myrtle Support

Maria

I live at 19 Myrtle Ave, and I am a direct neighbor to Martin and Michelle Wartak.

I understand they have a hearing this week related to their home redesign.

I fully support their design and have no issues with any of the changes.

Please let me know if you have other questions.

Best
Brian Roughan

brianroughan@gmail.com 6176450536