



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2023 NOV 13 PM 1:45
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 248571

General Information

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

Special Permit: X Variance: Appeal:

PETITIONER: Michael Brenner and Lucy Colwell C/O Louise M. Goff, R.A.

PETITIONER'S ADDRESS: 78 College Ave, MA, Somerville 02144

LOCATION OF PROPERTY: 6 West Bellevue Ave , Cambridge, MA

TYPE OF OCCUPANCY: Single Family Residential **ZONING DISTRICT:** Residence B Zone

REASON FOR PETITION:

DESCRIPTION OF PETITIONER'S PROPOSAL:

The homeowner / petitioner would like to enclose a covered porch in a non-conforming structure. 50% of the covered porch's perimeter is enclosed. The new back wall of the porch does not conform to the set back requirements in the Zoning Ordinance, yet it aligns with the existing non conforming back wall of the house. They would also like to attach a slightly longer landing with stairs to the west side of the enclosed porch that conforms to the side setback. Lastly, they would like to install a new shorter window slightly higher in place of an existing window at the back of the house.

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-Conformance).
Article: 10.000 Section: 10.40 (Special Permits).

Original
Signature(s):

Lucy Colwell *Michael Brenner*

(Petitioner (s) / Owner)

LUCY COLWELL Michael Bren

(Print Name)

Address:

Tel. No.

781-367-6348

E-Mail Address:

brenner@seas.harvard.edu

Date: _____

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 Michael P. Brenner and Lucy J. Colwell
(OWNER)

Address: 78 College Ave #2, Somerville MA 02144

State that I/We own the property located at 6 W. Bellevue Ave,
which is the subject of this zoning application. Cambridge MA 02140

The record title of this property is in the name of _____
Michael P. Brenner and Lucy J. Colwell

*Pursuant to a deed of duly recorded in the date 5/16/2023, Middlesex South
County Registry of Deeds at Book 50669, Page 585; 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.

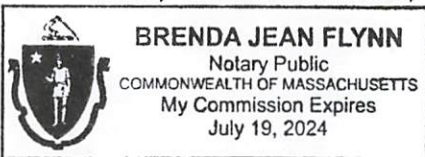
Commonwealth of Massachusetts, County of Middlesex

The above-name Michael Brenner + Lucy Colwell personally appeared before me,
this 2nd of November, 2023, and made oath that the above statement is true.

[Signature] Notary

My commission expires July 19, 2024 (Notary Seal).

- If ownership is not shown in recorded deed, e.g. if by court 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 6 West Bellevue 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:

Per Section 8.22.2d, the proposed alterations only increase a preexisting dimensional nonconformity but do not create a new dimensional nonconformity. Moreover, the proposed alterations shall not be more detrimental than the existing nonconforming structure to the neighborhood and satisfies the criteria in 10.43.

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 proposed work on the house is very minor and it will not cause congestion hazard, or any change in established neighborhood character.

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 use of the property will not be changing.

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 use of the property will not be changing.

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 use of the property will not be changing.

***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: Michael Brenner and Lucy Colwell
Location: 6 West Bellevue Ave., Cambridge, MA
Phone: 781-367-6348

Present Use/Occupancy: Single Family Residential
Zone: Residence B Zone
Requested Use/Occupancy: Single Family Residential

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		2805	2880	1895	(max.)
<u>LOT AREA:</u>		3789	3789	5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		.74	.76	.5	
<u>LOT AREA OF EACH DWELLING UNIT</u>		NA	NA	NA	
<u>SIZE OF LOT:</u>	WIDTH	60	60	50	
	DEPTH	64.07	64.07	NA	
<u>SETBACKS IN FEET:</u>	FRONT	13'	13'	15'	
	REAR	3.2	8.1	25'	
	LEFT SIDE	14.8' to house, 1.9' to garage	14.8' to house (garage removed)	7.5	
	RIGHT SIDE	13.7'	13.7'	7.5	
<u>SIZE OF BUILDING:</u>	HEIGHT	36.9'	36.9'	35'	
	WIDTH	42.87'	42.87'	NA	
	LENGTH	31.5'	31.5'	NA	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		40	28.6	17.2	
<u>NO. OF DWELLING UNITS:</u>		1	1	1	
<u>NO. OF PARKING SPACES:</u>		2	2	0	
<u>NO. OF LOADING AREAS:</u>		0	0	NA	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		1.9'	none	-	

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 block garage

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'.

Dear Board of Zoning Appeal,

We are the owners of the house at 84 Raymond Street in Cambridge MA, which diagonally abuts 6 W Bellevue Ave. We are writing to express our support in favor of the special permit and variance requested by Michael Brenner and Lucy Colwell for their renovation at 6 W Bellevue Avenue. Michael and Lucy have shared their plans with us and our neighbors and we are comfortable with the changes.

Thank you,

Mary & Dan Hermann

84 Raymond St, Cambridge, MA 02140

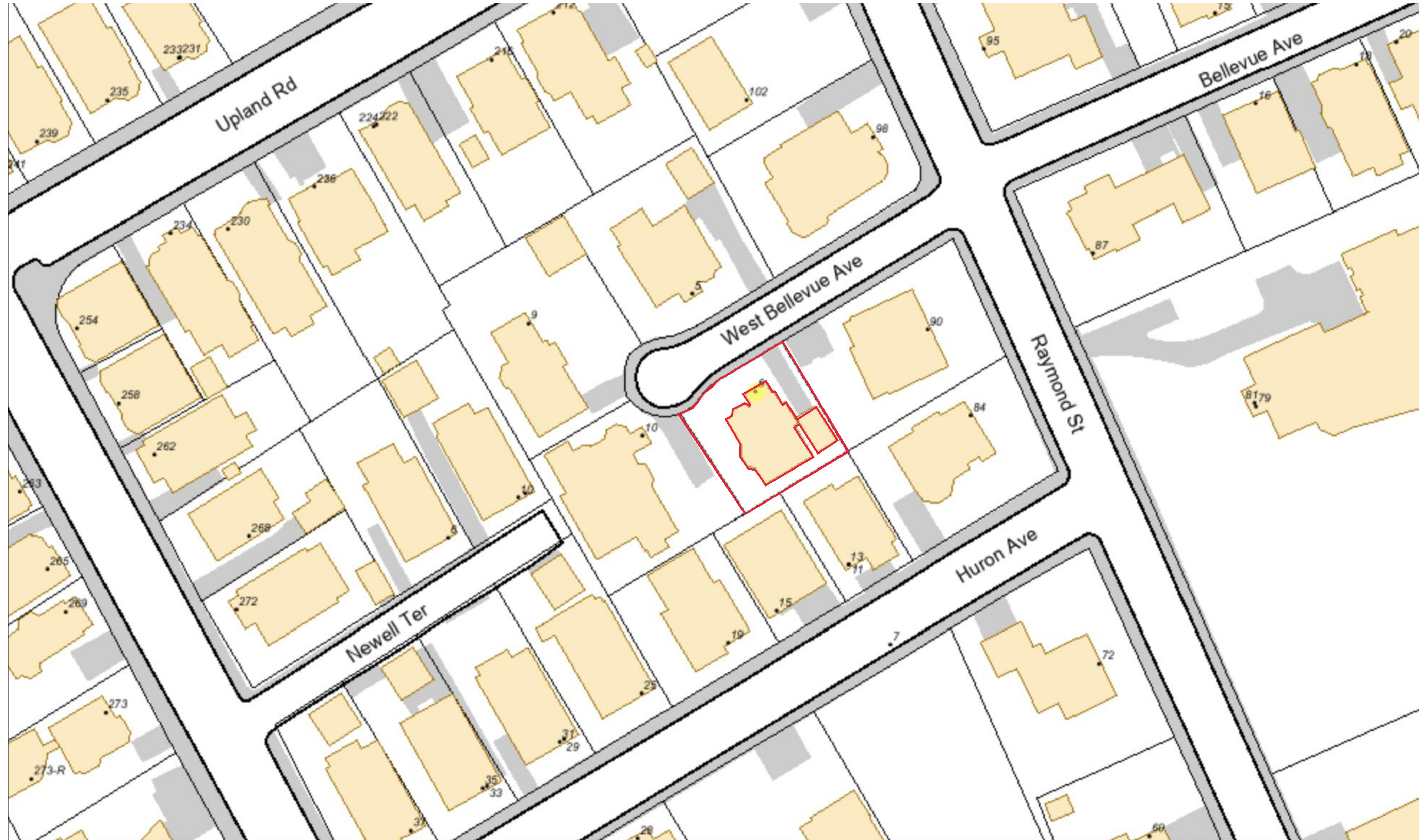
6 West Bellevue Avenue

BZA APPLICATION FOR SPECIAL PERMIT





A-1	COVER
A-2	PLOT PLAN
A-3	EXISTING CONDITIONS PHOTOS
A-4	SITE SURVEY: EXISTING & PROPOSED
A-5	GROSS FLOOR AREA DIAGRAMS
A-6	EXISTING CONDITIONS FIRST FLOOR PLAN
A-7	PROPOSED FIRST FLOOR PLAN
A-8	PROPOSED & EXISTING EXTERIOR ELEVATIONS

Louise M. Smith Design, LLC lmsmithdesign@gmail.com	project 6 W. Bellevue Avenue Cambridge, MA	date November 2, 2023	sheet Cover	scale 1/4" = 1'-0"	A-1
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LEGEND

Addresses	Other Paved Surface
• Building	Public Footpath
• Call Box	
• Other	
• Park	
•	
Private Walkways	
— Rail	
Parcels	
Building Footprints	
Paved Surfaces	
□ Paved Roads	
□ Bridges	
□ Unpaved Roads	
□ Unpaved Parking	
□ Sidewalks	
□ Driveways	
□ Alleys	

City of Cambridge
Massachusetts

ALL DATA IS FOR GRAPHIC REPRESENTATION ONLY.
PLOT PLAN RETRIEVED FROM:
WWW.CAMBRIDGEMA.GOV/GIS
NOTE: PLOT PLANS NOT TO SCALE



	A-2
	scale 1/4" = 1'-0"
	sheet Plot Plan
	date November 2, 2023
	project 6 W. Bellevue Avenue Cambridge, MA
Louise M. Smith Design, LLC lmsmithdesign@gmail.com	



VIEW FROM SIDEWALK
LOOKING SOUTH AT NORTH
ELEVATION OF GARAGE



VIEW FROM SIDEWALK
LOOKING AT NORTH
EXTERIOR ELEVATION



VIEW FROM SIDEWALK
LOOKING SOUTH AT WEST
ELEVATION



VIEW OF PORCH LOOKING AT
WEST ELEVATION @ BACK OF
HOUSE: EXISTING COVERED
PORCH

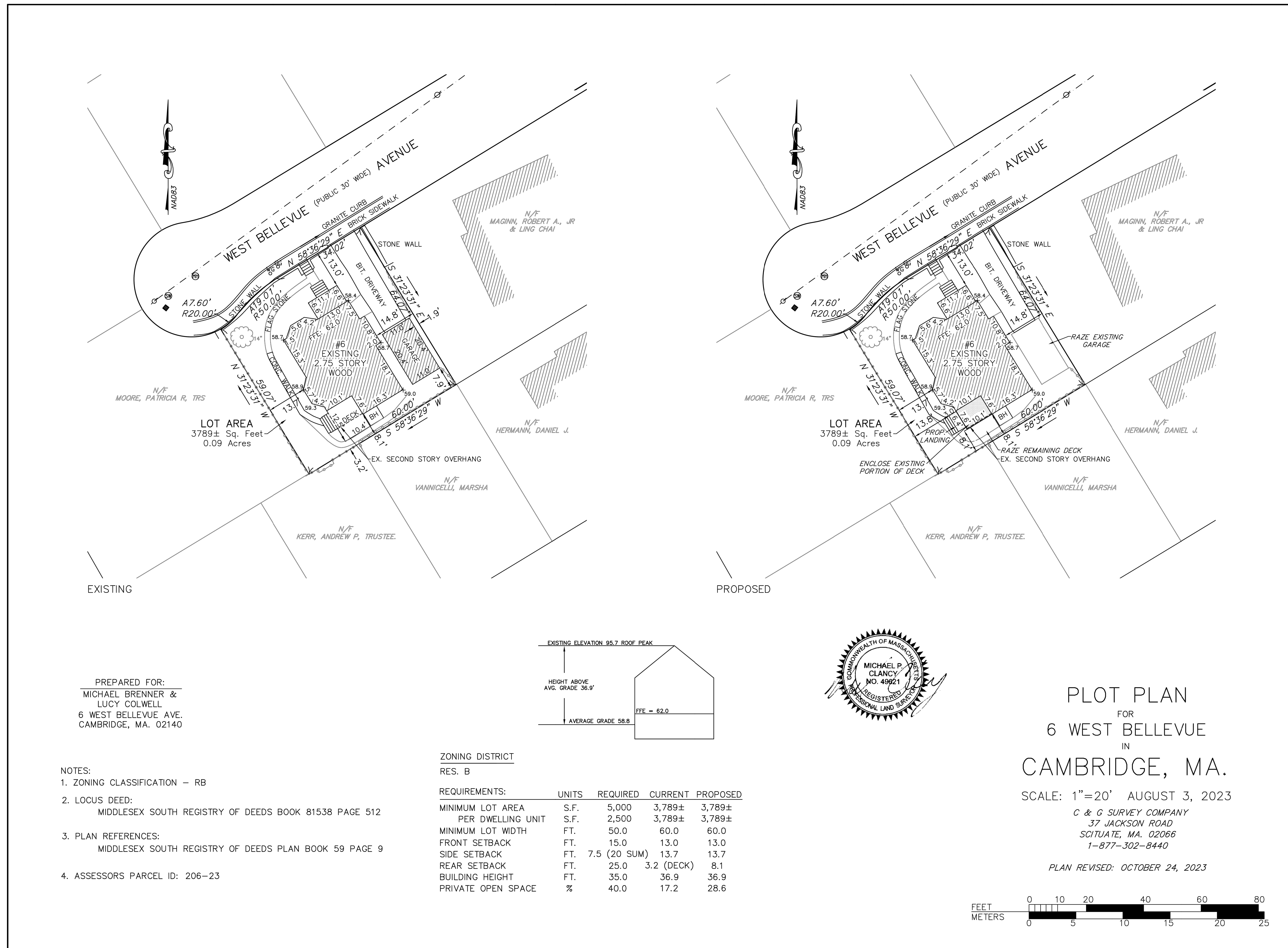


WEST AND SOUTH
ELEVATIONS OF COVERED
PORCH



VIEW OF PORCH FROM
BACKYARD LOOKING WEST
AND OF EXISTING WINDOW TO
BE SHORTENED AND
SLIGHTLY ELEVATED

A-3	
sheet	Existing Condition Photos (2023)
scale	1/4" = 1'-0"
date	November 2, 2023
project	6 W. Bellevue Avenue Cambridge, MA
Louise M. Smith Design, LLC lmsmithdesign@gmail.com	



NOTE: PLAN NOT TO SCALE

sheet Site Survey: Existing & Proposed
scale 1/4" = 1'-0"

date November 2, 2023

project 6 W. Bellevue Avenue Cambridge, MA

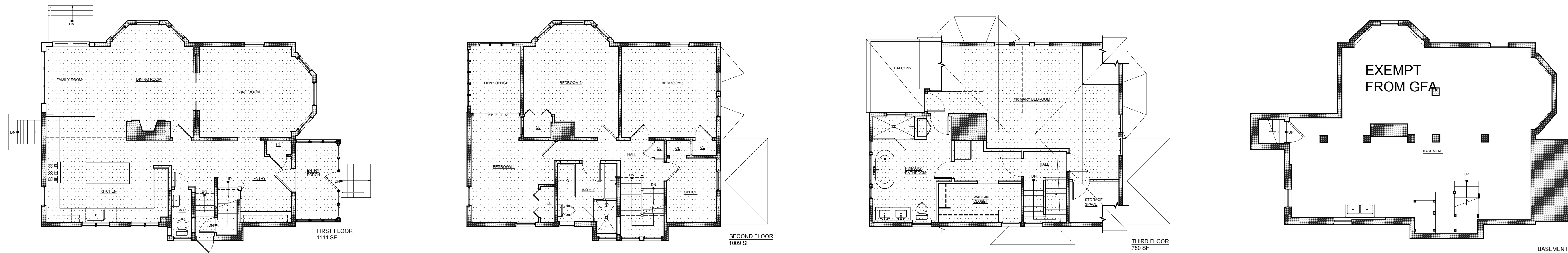
Louise M. Smith Design, LLC
lmsmithdesign@gmail.com

EXISTING GFA		
	EXISTING AREA (SF)	EXISTING GFA (SF)
BASEMENT	827 SF	EXEMPT
FIRST FLOOR	1036 SF	1036 SF
SECOND FLOOR	1009 SF	1009 SF
THIRD FLOOR	760 SF	760 SF
GARAGE (ONE CAR)	224 SF	EXEMPT
TOTAL (SF)	3,856 SF	2,805 SF

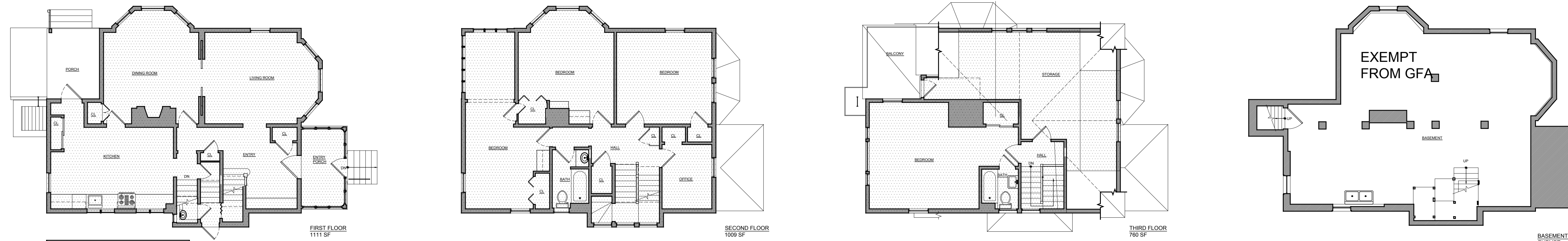
A-5

LEGEND

□ GFA



PROPOSED FLOOR PLANS



EXISTING FLOOR PLANS

PROPOSED GFA			
LEVEL	PROPOSED AREA (SF)	PROPOSED GFA (SF)	ADDED GFA (SF)
BASEMENT	827 SF	EXEMPT	EXEMPT
FIRST FLOOR	1111 SF	1111 SF	75 SF
SECOND FLOOR	1009 SF	1009 SF	0
THIRD FLOOR	760 SF	760 SF	0
TOTAL (SF)	3,931 SF	2,880 SF	75 SF

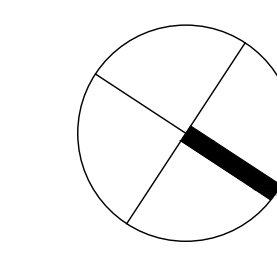
scale
1/8" = 1'-0"

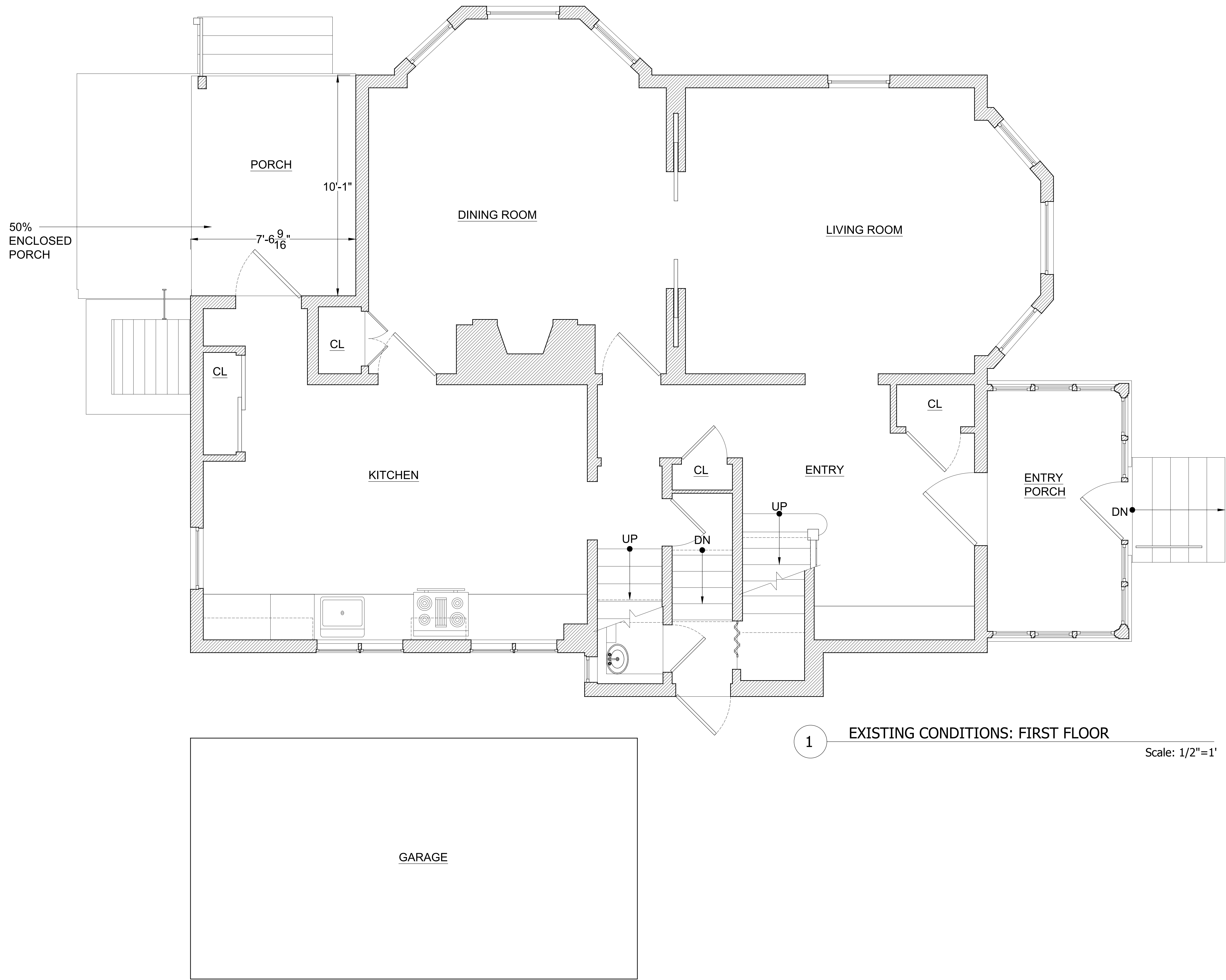
sheet
Gross Floor Area
Diagrams

date
November 2, 2023

project
6 W. Bellevue Avenue
Cambridge, MA

Louise M. Smith Design, LLC
lmsmithdesign@gmail.com

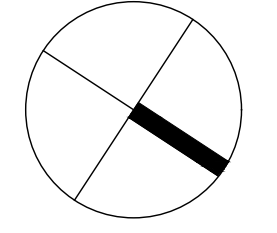




1

EXISTING CONDITIONS: FIRST FLOOR

Scale: 1/2"=1'



<p>Louise M. Smith Design, LLC lmsmithdesign@gmail.com</p>	<p>project 6 W. Bellevue Avenue Cambridge, MA</p>	<p>date November 2, 2023</p>	<p>sheet Existing Conditions: First Floor Plan</p>	<p>scale 1/2" = 1'-0"</p>	<p>A-6</p>
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- ① CLOSE IN EXTERIOR PORCH, NEW TALL WINDOWS, & NEW EXTERIOR STAIRS
- ② NEW SHORTER, SLIGHTLY ELEVATED WINDOW IN EXISTING WINDOW LOCATION

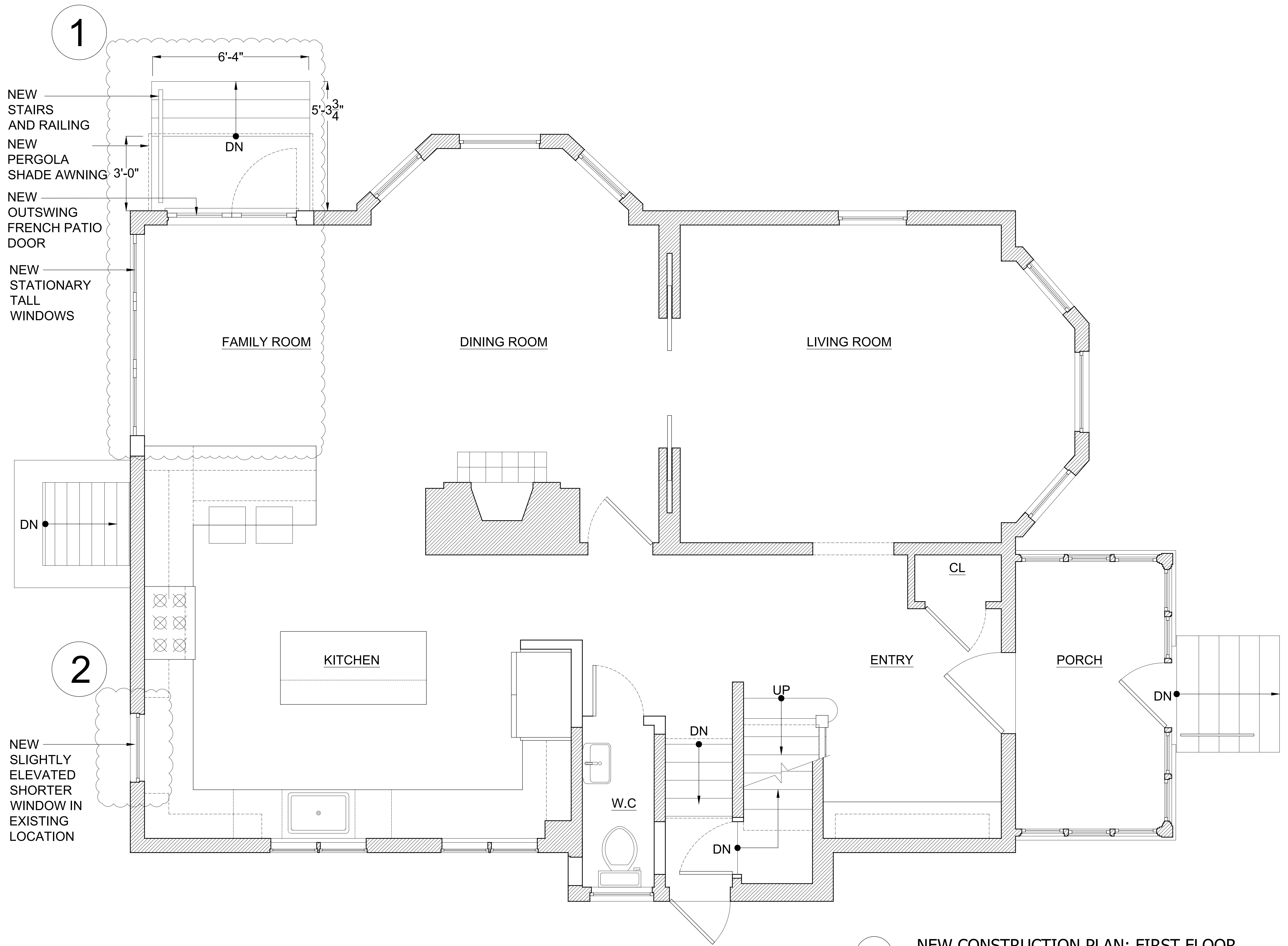
scale
1/2" = 1'-0"

sheet
New Construction Plan:
First Floor

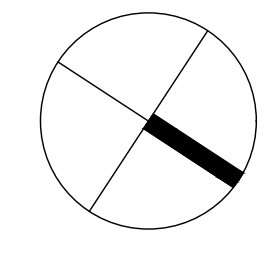
date
November 2, 2023

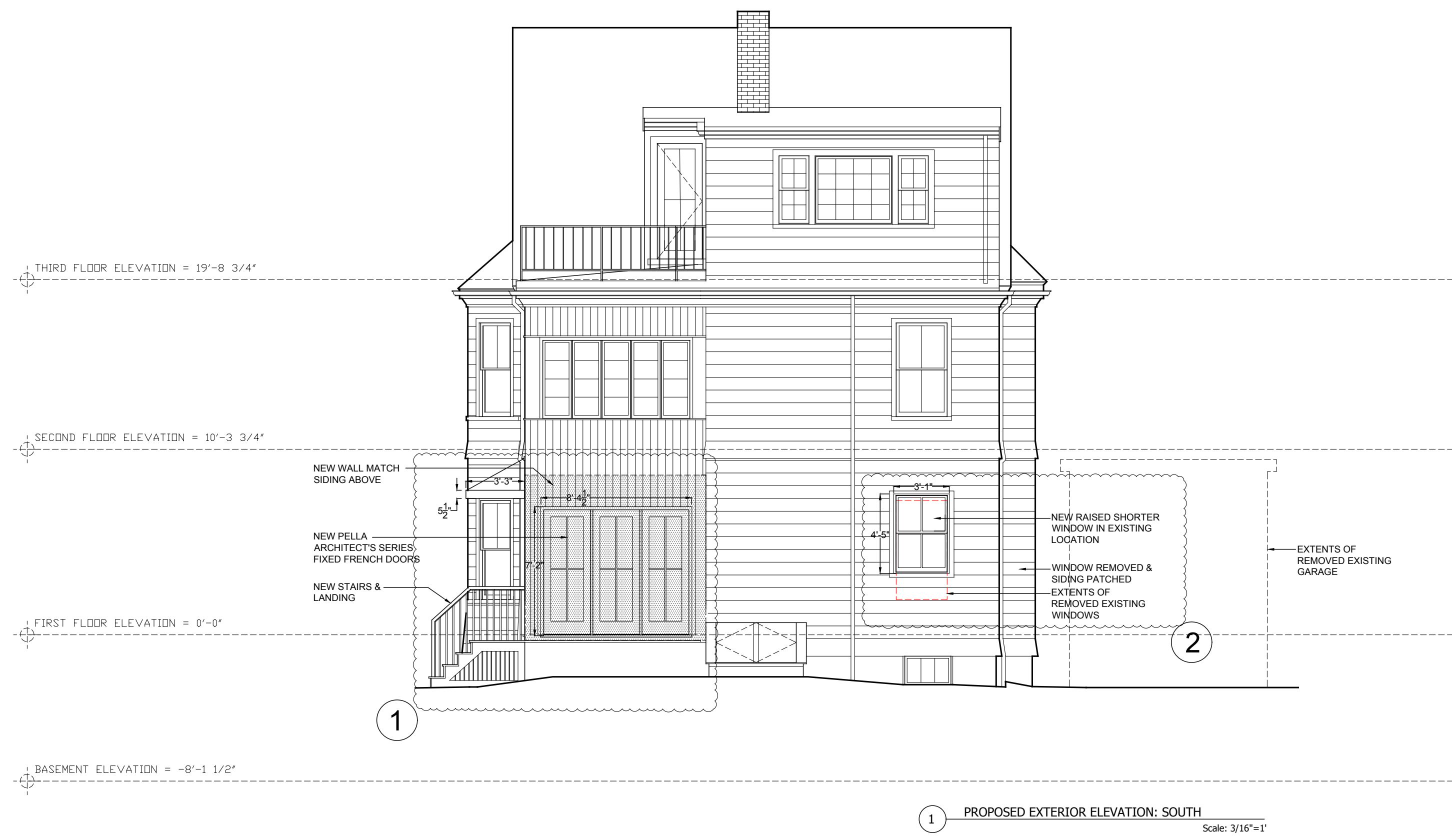
project
6 W. Bellevue Avenue
Cambridge, MA

Louise M. Smith Design, LLC
lsmithdesign@gmail.com



① NEW CONSTRUCTION PLAN: FIRST FLOOR
 Scale: 1/4"=1'
 ■ EXISTING CONSTRUCTION □ NEW CONSTRUCTION



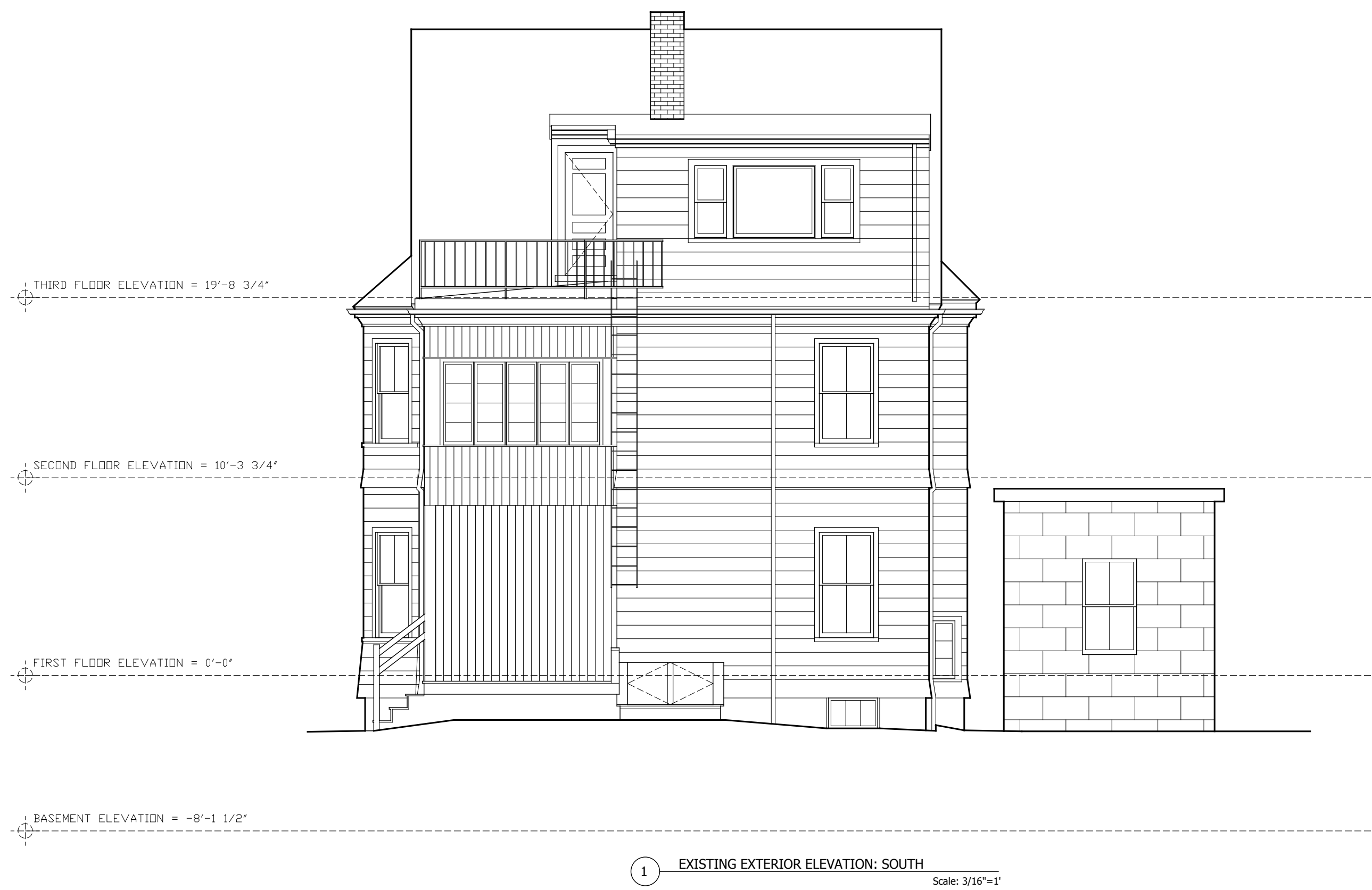


1 PROPOSED EXTERIOR ELEVATION: SOUTH
Scale: 3/16"=1'



1 PROPOSED EXTERIOR ELEVATION: WEST
Scale: 3/16"=1'

PROPOSED EXTERIOR ELEVATIONS



1 EXISTING EXTERIOR ELEVATION: SOUTH
Scale: 3/16"=1'



1 EXISTING EXTERIOR ELEVATION: WEST
Scale: 3/16"=1'

EXISTING EXTERIOR ELEVATIONS

- 1 CLOSE IN EXTERIOR PORCH, NEW TALL WINDOWS, & NEW EXTERIOR STAIRS
- 2 NEW SHORTER, SLIGHTLY ELEVATED WINDOW IN EXISTING WINDOW LOCATION

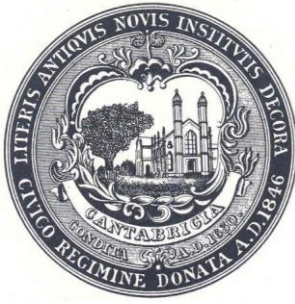
scale
3/16" = 1'-0"

sheet
Proposed & Existing
Exterior Elevations

date
November 2, 2023

project
6 W. Bellevue Avenue
Cambridge, MA

Louise M. Smith Design, LLC
lmsmithdesign@gmail.com



Avon Hill Neighborhood Conservation District Commission

831 Massachusetts Avenue, 2nd Fl., 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/avonhillhome.html>

Constantin von Wentzel, *Chair*; Mark Golberg, *Vice Chair*
McKelden Smith, Freweyni Gebrehiwet, Heli Meltsner, *Members*
Levin Campbell, Theresa Hamacher, *Alternates*

CERTIFICATE OF NON-APPLICABILITY

Property: 6 West Bellevue Avenue

Applicant: Louis Goff

The Avon Hill 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:

Enclose rear porch, not visible from public way.
Permit #248571

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: AH-813 Date of Certificate: November 6, 2023

Attest: A true and correct copy of decision filed with the offices of the City Clerk and the Cambridge Historical Commission on November 6, 2023.

By Constantin von Wentzel/aac, Chair

Twenty days have elapsed since the filing of this decision. No appeal has been filed _____.
Appeal has been filed _____.

Date _____ City Clerk: _____

----- Forwarded message -----

From: ukmoore@comcast.net <ukmoore@comcast.net>

Date: Sun, Nov 5, 2023, 1:09 PM

Subject: 6 West Bellevue Ave renovations

To: Brenner, Michael P. <brenner@seas.harvard.edu>

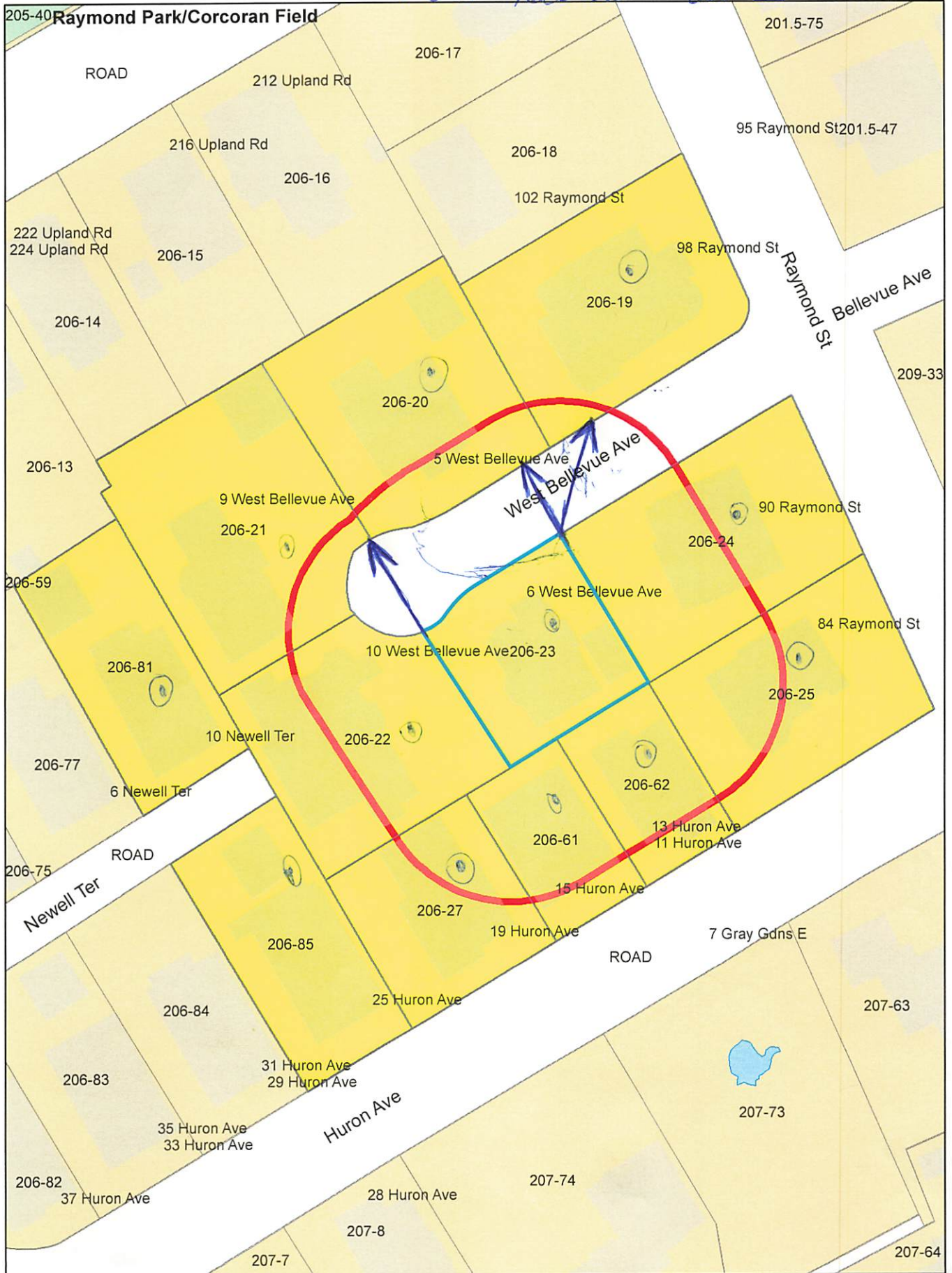
Dear Board of Zoning Appeal,

I am the owner of 10 West Bellevue Avenue, Cambridge MA 02140, which abuts 6 West Bellevue Avenue, Cambridge MA 02140. I am writing to express my support in favor of the special permit and variance requested by Michael Brenner and Lucy Colwell for the renovation of 6 West Bellevue Avenue. Michael and Lucy have shared their plans with me and our neighbors and I am comfortable with the proposed changes.

Yours faithfully,

Patricia R Moore

6 West Bellevue Ave



6 W. Bellevue ave

Petitioner

206-24
MAGINN, ROBERT A., JR & LING CHAI JENZABAR
101 HUNTINGTON AVE, SUITE 2205
BOSTON, MA 02199

206-61
KERR, ANDREW P,
TRS. THE PHYLLIS F. KERR 2014 REV TRUST
15 HURON AVE
CAMBRIDGE, MA 02138

206-23
BRENNER, MICHAEL & LUCY COLWELL
78 COLLEGE AVE - U2
SOMERVILLE, MA 02144

206-25
HERMANN, DANIEL J.
84 RAYMOND ST
CAMBRIDGE, MA 02140

206-62
VANNICELLI, MARSHA
11 HURON AVE
CAMBRIDGE, MA 02138

LOUISE M. SMITH DESIGN, LLC
C/O LOUISE M. GOFF, R.A.
6 RIEDESEL AVENUE
CAMBRIDGE, MA 02138

206-27
RABIDEAU, DUSTIN JARRETT &
LAURA ABOITIZ RABIDEAU
19 HURON AVE
CAMBRIDGE, MA 02138

206-22
MOORE, PATRICIA R,
TRS THE 10 WEST BELLEVUE AVE REALTY TR
10 WEST BELLEVUE AVE
CAMBRIDGE, MA 02140

206-81
STOKES, ELIZABETH ANNE,
TR. OF THE ELIZABETH ANNE STOKES TR.
12 NEWELL TER
CAMBRIDGE, MA 02140

206-21
SMITH DAVID B.
TRS SANDRA SWEETNAM TR
9 W BELLEVUE AVE
CAMBRIDGE, MA 02140

206-19
FLAIM, KATHERINE KEHRL &
BENJAMIN R FLAIM
98 RAYMOND ST
CAMBRIDGE, MA 02140

206-20
KRAVITZ, EDWARD A. & KATHRYN F.
TRS. EDWARD & KATHRYN KRAVITZ REV. TR.
5 WEST BELLEVUE AVE
CAMBRIDGE, MA 02140-3613

206-85
CHUAN, JU HSIANG & SHENG T. LUNG
25 HURON AVE
CAMBRIDGE, MA 02138-6705