

BZA APPLICATION FORM

GENERAL INFORMATION

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

Special Permit: _____ Variance: X Appeal: _____

PETITIONER: Campbell H. Ellsworth

PETITIONER'S ADDRESS: 267 Norfolk Street, Cambridge, MA - 02139

LOCATION OF PROPERTY: 1556 Cambridge Street, Cambridge, MA - 02139

TYPE OF OCCUPANCY: _____ ZONING DISTRICT: C-1

REASON FOR PETITION:

<u>X</u> Additions	_____ New Structure
_____ Change in Use/Occupancy	_____ Parking
_____ Conversion to Addi'l Dwelling Unit's	_____ Sign
_____ Dormer	_____ Subdivision
_____ Other: _____	

DESCRIPTION OF PETITIONER'S PROPOSAL:

Owner wishes to raise the roof on existing rear sun room. This increases volume within a required setback, which requires a variance.

SECTIONS OF ZONING ORDINANCE CITED:

Article 5 Section 5.31

Article _____ Section _____

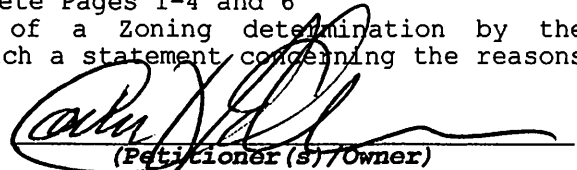
Article _____ Section _____

Applicants for a **Variance** must complete Pages 1-5

Applicants for a **Special Permit** must complete Pages 1-4 and 6

Applicants for an **Appeal** to the BZA of a Zoning determination by the Inspectional Services Department must attach a statement concerning the reasons for the appeal

Original Signature(s):


(Petitioner(s)/Owner)

Campbell Ellsworth

(Print Name)

Address: 267 Norfolk St, Cambridge, MA - 02139

Tel. No.: 617-799-4462

E-Mail Address: campbell@ellsworth-associates.com

Date: 11/9/17

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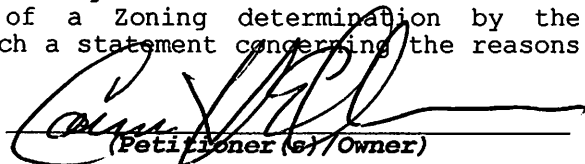
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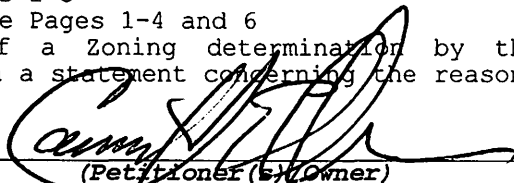
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(Petitioner's Owner)

Campbell Ellsworth

(Print Name)

Address: 267 Norfolk St, Cambridge, MA - 02139

Tel. No.: 617-799-4462

E-Mail Address: campbell@ellsworth-associates.com

Date: 11/9/17

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.

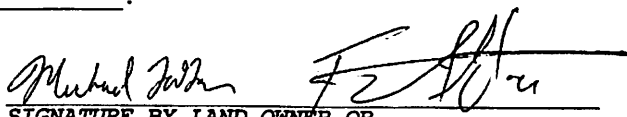
I/We Michael LaGasse and Fariba Abbasi
(OWNER)

Address: 14 Chamberlain Road, Newton, MA - 02458

State that I/We own the property located at 1556 Cambridge St, Cambridge, MA - 02139 which is the subject of this zoning application.

The record title of this property is in the name of Michael J. LaGasse and Fariba Abbasi

*Pursuant to a deed of duly recorded in the date 09/21/2017, Middlesex South County Registry of Deeds at Book 01515, Page 144; 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

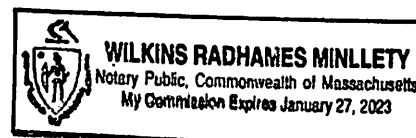
The above-name Michael LaGasse, Fariba Abbasi personally appeared before me, this 7th of November, 2017, and made oath that the above statement is true.

 Notary

My commission expires 01/27/2023 (Notary Seal).

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

(ATTACHMENT B - PAGE 3)



**BZA APPLICATION FORM
SUPPORTING STATEMENT FOR A VARIANCE
ADDRESS: 1556 Cambridge Street, Cambridge, MA**

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 Owners of the existing two family property at 1556 Cambridge Street, wish to improve the living conditions of the two units. Years ago, the previous owners had enclosed the two covered rear decks on the house. These have always been counted in the GFA. The current Owners wish to incorporate these living areas more effectively into the living space by lifting the roof over this area by approximately 1'-9". As this roof is within the required minimum setback for the C-1 zone of 7'-6", the modification of this roof requires a variance.

This modification does not add GFA to the house, but adds a needed head height to the room. Please see the Dimensional Form. This modification adds only volume to the house.

A literal enforcement of the provisions of this Ordinance would not allow this modest increase in volume.

- 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 hardship is owing to the fact that these rear porches were enclosed many years ago, and the residents have been using these spaces with compromised ceiling heights.

The modest volume addition does not affect the zoning district in which it is located, as many of these structures in the C-1 zone (and all throughout Cambridge) have made very similar use of former covered decks.

- C. DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:**

- 1. Substantial detriment to the public good for the following reasons:**

Granting relief will not be a detriment to the public good. The proposed modification is on the back of the house, and generally will not be seen by the public.

- 2. Relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons:**

The granting of relief will neither nullify nor derogate from the intent or purpose of the Ordinance. Generally, the Zoning Ordinance, in Article 1.30 PURPOSE, defines its purpose, among many things, "to conserve the value of land and building, including the conservation of natural resources..." Specifically, the intent of the Ordinance will be respected, as this modest modification does not affect the general design of the house or the neighborhood, and will protect the building resource for a longer time. In both a general and specific sense, the proposal neither nullifies nor derogates from the intent or purpose of the Ordinance.

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: Campbell H. Ellsworth for Owner PRESENT USE/OCCUPANCY: 2-Family

LOCATION: 1556 Cambridge St, Cambridge, MA - 02139 ZONE: C-1

PHONE: 617-799-4462 REQUESTED USE/OCCUPANCY: 2- Family

		<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS¹</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		<u>2999.20</u>	<u>2999.20</u>	<u>2378.25</u>	(max.)
<u>LOT AREA:</u>		<u>3171</u>		<u>5000</u>	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:²</u>		<u>0.95</u>	<u>0.95</u>	<u>0.75</u>	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>					(min.)
<u>SIZE OF LOT:</u>	<u>WIDTH</u>	<u>32.75'</u>		<u>50'</u>	(min.)
	<u>DEPTH</u>				
<u>Setbacks in Feet:</u>	<u>FRONT</u>	<u>12.7'</u>	<u>12.7'</u>	<u>10'</u>	(min.)
	<u>REAR</u>	<u>32.3'</u>	<u>32.3'</u>	<u>20'</u>	(min.)
	<u>LEFT SIDE</u>	<u>3.5'</u>	<u>3.5'</u>	<u>7.5'</u>	(min.)
	<u>RIGHT SIDE</u>	<u>0.1'</u>	<u>0.1'</u>	<u>7.5'</u>	(min.)
<u>SIZE OF BLDG.:</u>	<u>HEIGHT</u>	<u>32.8'</u>	<u>32.8'</u>	<u>35'</u>	(max.)
	<u>LENGTH</u>				
	<u>WIDTH</u>				
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:³</u>		<u>0.56</u>	<u>0.56</u>	<u>0.30</u>	(min.)
<u>NO. OF DWELLING UNITS:</u>		<u>2</u>	<u>2</u>	<u>2</u>	(max.)
<u>NO. OF PARKING SPACES:</u>		<u>1</u>	<u>1</u>	<u>2</u>	(min./max)
<u>NO. OF LOADING AREAS:</u>		<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>		<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	(min.)

Describe where applicable, other occupancies on same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g.; wood frame, concrete, brick, steel, etc.

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'.

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Variance: X _____

Appeal: _____

2017 NOV 13 PM 3:33
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

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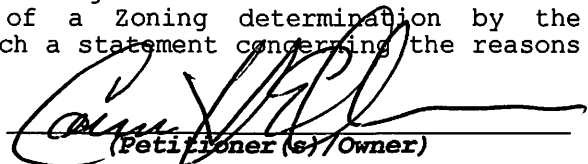
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Tel. No.: 617-799-4462

E-Mail Address: campbell@ellsworth-associates.com

Date: 11/9/17



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>

Nancy Goodwin, *Chair* Tony Hsiao, *Vice-Chair*
Lestra Litchfield, Sue-Ellen Myers, Monika Pauli, *Members*
Margaret McMahon, Charles Redmon, *Alternates*

CERTIFICATE OF APPROPRIATENESS

PROPERTY: **1556 Cambridge Street**

OWNER: **Michael LaGasse**
14 Chamberlain Rd
Newton, MA 02458

The Mid Cambridge Neighborhood Conservation District Commission hereby certifies, pursuant to Title 2, Chapter 2.78, Article III, Section 2.78.140-270 of the Code of the City of Cambridge and the City Council order establishing the Commission, that the construction described below is not incongruous to the historic aspects or architectural character of the building or district:

The scope includes the removal of a chimney on the right elevation and altering an existing, non-historic rear addition.

The work has been approved as depicted in the plans titled, "1556 Cambridge St, Cambridge, MA," by Ellsworth Associates, Inc. dated October 18, 2017, subject to the following recommendation: consider amending the plans for altering the rear addition to reflect windows that align with the header and sill heights of the windows on the main house.

The plans and specifications that were submitted with the application are incorporated into this certificate, which is non-binding on the applicant.

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, this certificate shall expire and be of no further effect; provided that, for cause, one or more extensions not exceeding ninety days each may be allowed in writing by the Chair.

Case Number: **MC-5306**

Date of Certificate: **November 8, 2017**

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 November 8, 2017.

By Nancy Goodwin / gpe, Chair

Twenty days have elapsed since the filing of this decision.

No appeal has been filed _____. Appeal has been filed _____.

Date _____, City Clerk



CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2nd Floor, Cambridge, Massachusetts 02139

Telephone: 617 349 4683 TTY: 617 349 6112

E-mail: histcomm@cambridgema.gov URL: <http://www.cambridgema.gov/Historic>

Bruce A. Irving, *Chair*; Susannah Barton Tobin, *Vice Chair*; Charles M. Sullivan, *Executive Director*
William G. Barry, Jr., Robert G. Crocker, Joseph V. Ferrara, Chandra Harrington, Jo M. Solet, *Members*
Gavin W. Kleespies, Paula A. Paris, Kyle Sheffield, *Alternates*

Jurisdiction Advice

To the Owner of Property at 1556 Cambridge Street

The above-referenced property is subject to the jurisdiction of the Cambridge Historical Commission (CHC) by reason of the status referenced below:

- ☐ Old Cambridge Historic District
- ☐ Fort Washington Historic District
(M.G.L. Ch. 40C, City Code §2.78.050)
- ☐ Avon Hill Neighborhood Conservation District
- ☐ Half Crown – Marsh Neighborhood Conservation District
- ☐ Harvard Square Conservation District
- ☒ Mid Cambridge Neighborhood Conservation District
Application approved by Mid Cambridge NCD Commission. Certificate of appropriateness uploaded to permit plan file.
- ☐ Designated Landmark
- ☐ Property is being studied for designation: _____
(City Code, Ch. 2.78., Article III, and various City Council Orders)
- ☐ Preservation Restriction or Easement (as recorded)
- ☐ Structure is fifty years or more old and therefore subject to CHC review of any application for a demolition permit, if one is required by ISD. (City Code, Ch. 2.78, Article II). See the back of this page for definition of demolition.
- ☐ No jurisdiction: not a designated historic property and the structure is less than fifty years old.
- ☐ No local jurisdiction, but the property is listed on the National Register of Historic Places; CHC staff is available for consultation, upon request.
Staff comments: _____

The Board of Zoning Appeal advises applicants to complete Historical Commission or Neighborhood Conservation District Commission reviews before appearing before the Board.

If a line indicating possible jurisdiction is checked, the owner needs to consult with the staff of the Historical Commission to determine whether a hearing will be required.

CHC staff initials SLB

Date November 14, 2017

Received by Uploaded to Energov

Date November 14, 2017

Relationship to project BZA 15006-2017

cc: Applicant
Inspectional Services Commissioner

Demolition Delay Ordinance and Application Information

The Demolition Delay Ordinance (Chapter 2.78, Article II of the Cambridge Municipal Code) was adopted by the City Council in 1979 to afford public review of demolition permit applications for potentially significant buildings. When the Historical Commission determines that a building is significant and should be preserved, demolition will be delayed for up to six months so that solutions can be sought to preserve the building indefinitely. The Ordinance covers all buildings over 50 years old, city-wide. The Historical Commission archives provide dates of construction for all properties in the City.

Demolition is defined in the ordinance as "the act of pulling down, destroying, removing or razing a building or commencing the work of total or substantial destruction with the intent of completing the same." The Inspectional Services Commissioner has provided further guidelines to outline what actions require a demolition permit. **In addition to complete demolition of a building, the following actions may require a demolition permit,**

- **removal of a roof,**
- **removal of one side of a building,**
- **gutting of a building's interior to the point where exterior features (windows, etc.) are impacted, and**
- **removal of more than 25% of a structure.**

Please contact the building inspector or a staff member of the Historical Commission if you have questions about whether a demolition permit is required for a particular project.

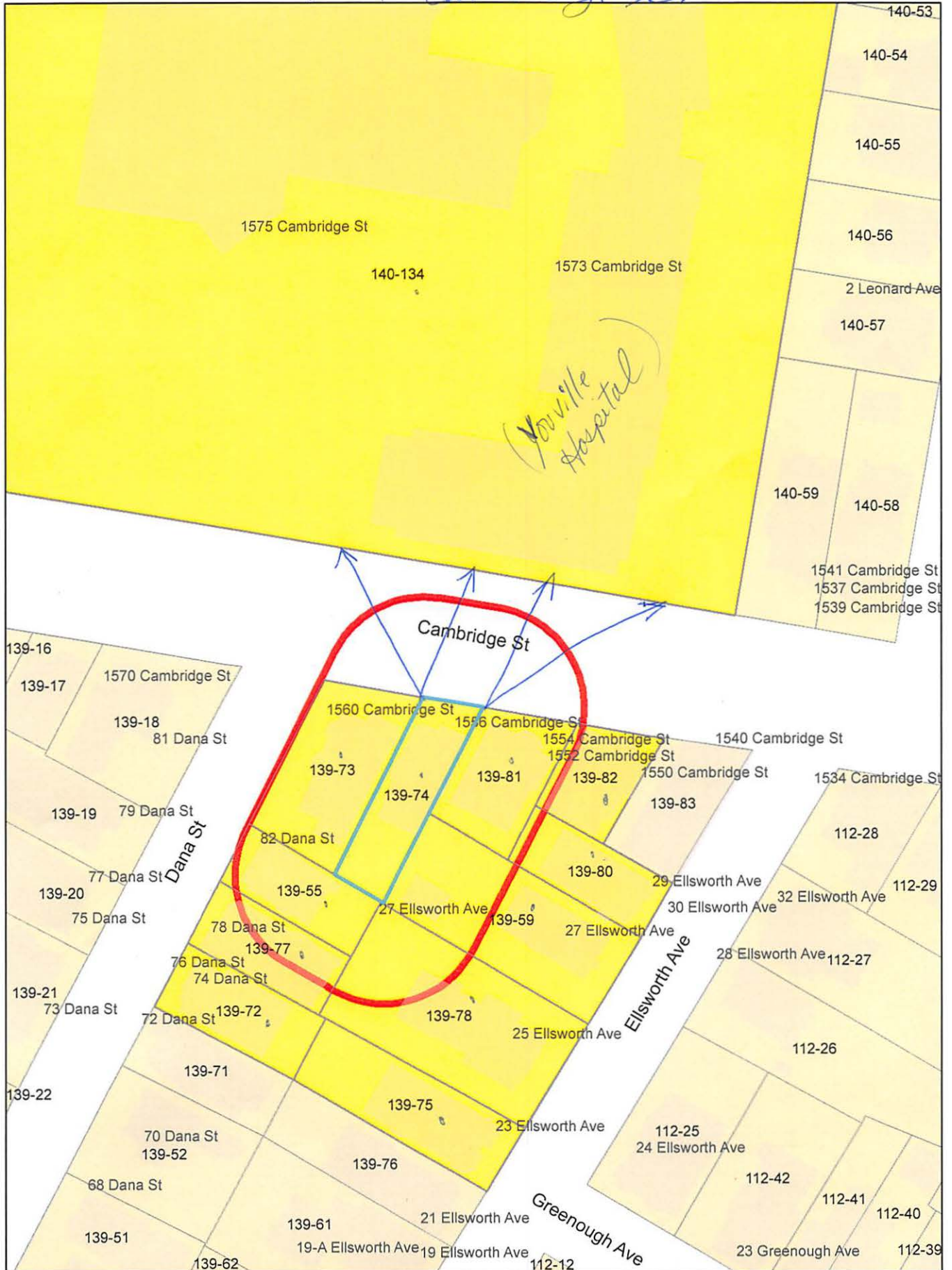
Demolition permit applications can be obtained from the Inspectional Services Department. The completed application should be submitted to the Historical Commission, where the staff will review the application. If the Executive Director of the Historical Commission makes an initial determination that the building is significant, a public hearing will be scheduled with Historical Commission. If the staff makes an initial determination that the building is not significant, the application is released for further review by the Building Commissioner.

More information about the demolition permit application procedures is available on the Historical Commission's web site or by calling or dropping by the Historical Commission office.

July 2003

Cambridge Historical Commission
831 Massachusetts Ave., 2nd Fl.
Cambridge, MA 02139
Ph: 617/349-4683 or TTY: 617/349-6112
<http://www.cambridgema.gov/Historic>

1556 Cambridge St.



1556 Camb. St.

Petitioner

139-55
MAIZA, EDDINE M. & MAGALI MAIZA
82 DANA ST
CAMBRIDGE, MA 02138

139-59
THOMPSON, GORDON R. & PAULA F. GUTLOVE
27 ELLSWORTH AVE.
CAMBRIDGE, MA 02139

CAMPBELL ELLSWORTH
267 NORFOLK STREET
CAMBRIDGE, MA 02139

139-73
PLATO'S LEGACY, LLC
1560 CAMBRIDGE ST., #1
CAMBRIDGE, MA 02139

139-73
JOHNSON, L. OLUFUNMI
1560 CAMBRIDGE ST., UNIT #2
CAMBRIDGE, MA 02138

MICHAEL LAGASSE & FARIBA ABBASI
14 CHAMBERLAIN ROAD
NEWTON, MA 02458

139-74
PERLATONDO, ANTHONY J.
1556 CAMBRIDGE ST
CAMBRIDGE, MA 02139

139-77
CAREAGA, MARK & ALLISON CROSBIE
78 DANA ST, #1
CAMBRIDGE, MA 02138

139-77
COLBY, SARAH J. & PHILLIP J. CHANDLER
78 DANA ST., UNIT #2
CAMBRIDGE, MA 02138

139-77
COOKE, CHRISTOPHER A. &
ISABELLE ANGUELOVSKI
110 ROBERT COLE CT.
WILLIAMSBURG, VA 23815

139-80
CRANTON, SCOTT & MARY ELIZABETH CRANTON
29 ELLSWORTH AVE
CAMBRIDGE, MA 02139

139-81
JUAN, YU-MIN & CHING-I TANG
17 CHESTNUT ST
DAVIEEN, CT 06820

139-82
KON, MARK, HENRY B. KON & LEAH R. BAIGELL
91 BOW ST
LEXINGTON, MA 02420

140-134
SPAULDING HOSPITAL-CAMBRIDGE
C/O YOUVILLE HOUSE INC.
1573 CAMBRIDGE STREET
CAMBRIDGE, MA 02138

139-78
CUMMINS, THOMAS B.F & JANE KYLE HUFFMAN
25 ELLSWORTH AVE., UNIT #1
CAMBRIDGE, MA 02139

139-78
JAFFRENNOU, DOMINIQUE M.
25 ELLSWORTH AVE., #2
CAMBRIDGE, MA 02139

140-134
SPAULDING HOSPITAL-CAMBRIDGE, INC.
P.O. BOX 6240
BOSTON, MA 02114

139-75
DOYLE, THOMAS S. & SUMMER R. DOYLE
23 ELLSWORTH AVE. UNIT#1
CAMBRIDGE, MA 02139

139-75
CLIFFORD, CICCARONE & KATERINA CICCARONE
2193 COMM AVE. UNIT#394
BRIGHTON, MA 02135

139-75
HIBBARD, GEORGE &
CYNTHIA STRONG HIBBARD
23 ELLSWORTH AVE, #2
CAMBRIDGE, MA 02139

139-72
SHAKALIS, EDWARD G.,
TR. OF WATAVUE REALTY TRUST
10 JOHN ALDEN RD
PLYMOUTH, MA 02360

139-73
NUERNBERG, CRISTIANO S. &
CARIN M. NUERNBERG
1560 CAMBRIDGE ST., UNIT #3
CAMBRIDGE, MA 02141

1556 Cambridge Street

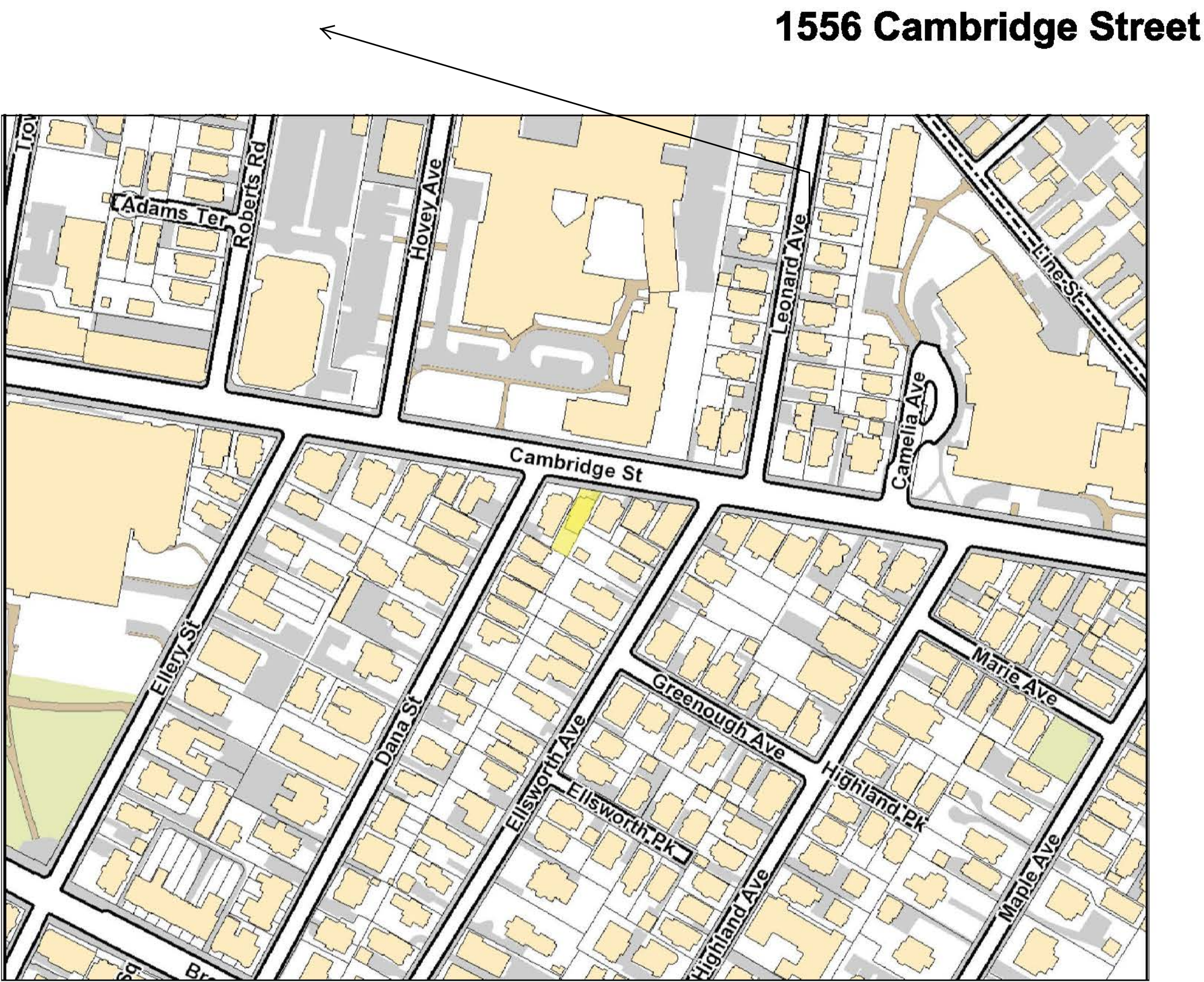
Cambridge, MA

DRAWING LIST:

ARCHITECTURAL

- T1.1 - Title Sheet
- Site 1.1 - Site Plan by Land Mapping, INC.
- Z1.1 - Zoning: G.F.A. Analysis
- A1.1 - Floor Plans
- A1.2 - Floor Plans
- A3.1 - Elevations

LOCUS MAP:



PROJECT NAME:
1556 Cambridge St

PROJECT ADDRESS:
1556 Cambridge St
Cambridge, MA

CLIENT:
1556 Cambridge St



ARCHITECT:

ELLSWORTH ASSOCIATES, Inc.

267 NORFOLK STREET
CAMBRIDGE, MA 02139
PH. 617-492-0709
FAX. 617-714-5900

CONSULTANTS:

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REGISTRATION:



DATE: 10/12/2017

DRAWN BY: I.P.

CHECKED BY: C.E.

SCALE: 1/8" = 1'-0"

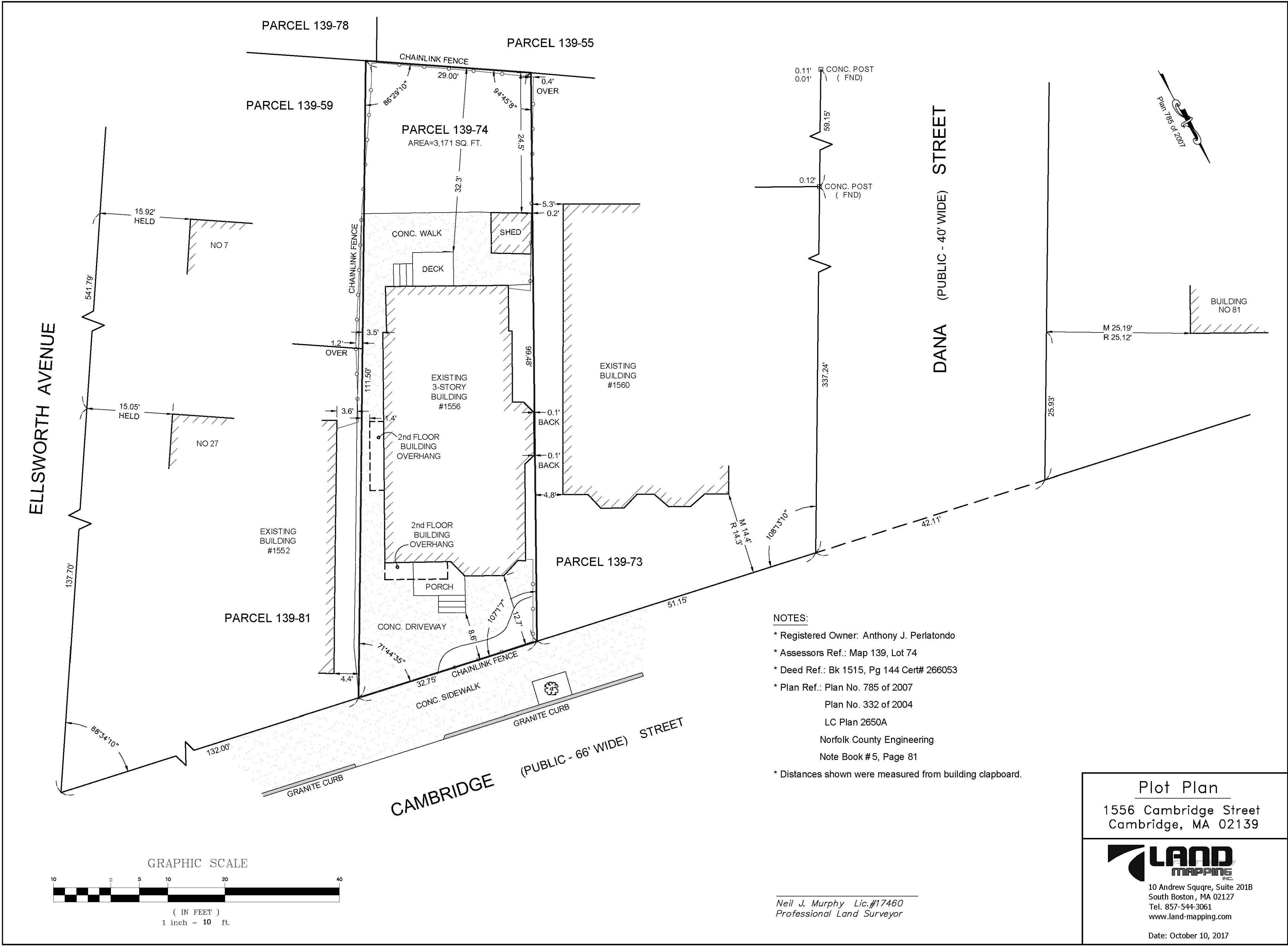
FILE: Cambridge Street

REVISIONS:

No.	Description	Date
1		
2		
3		
4		
5		
6		

Title Sheet

T1.1



PROJECT NAME:
1556 Cambridge Street

PROJECT ADDRESS:
1556 Cambridge Street
Cambridge, MA

CLIENT:
1556 Cambridge Street



ARCHITECT:
**ELLSWORTH
ASSOCIATES, Inc.**

267 NORFOLK STREET
CAMBRIDGE, MA 02139
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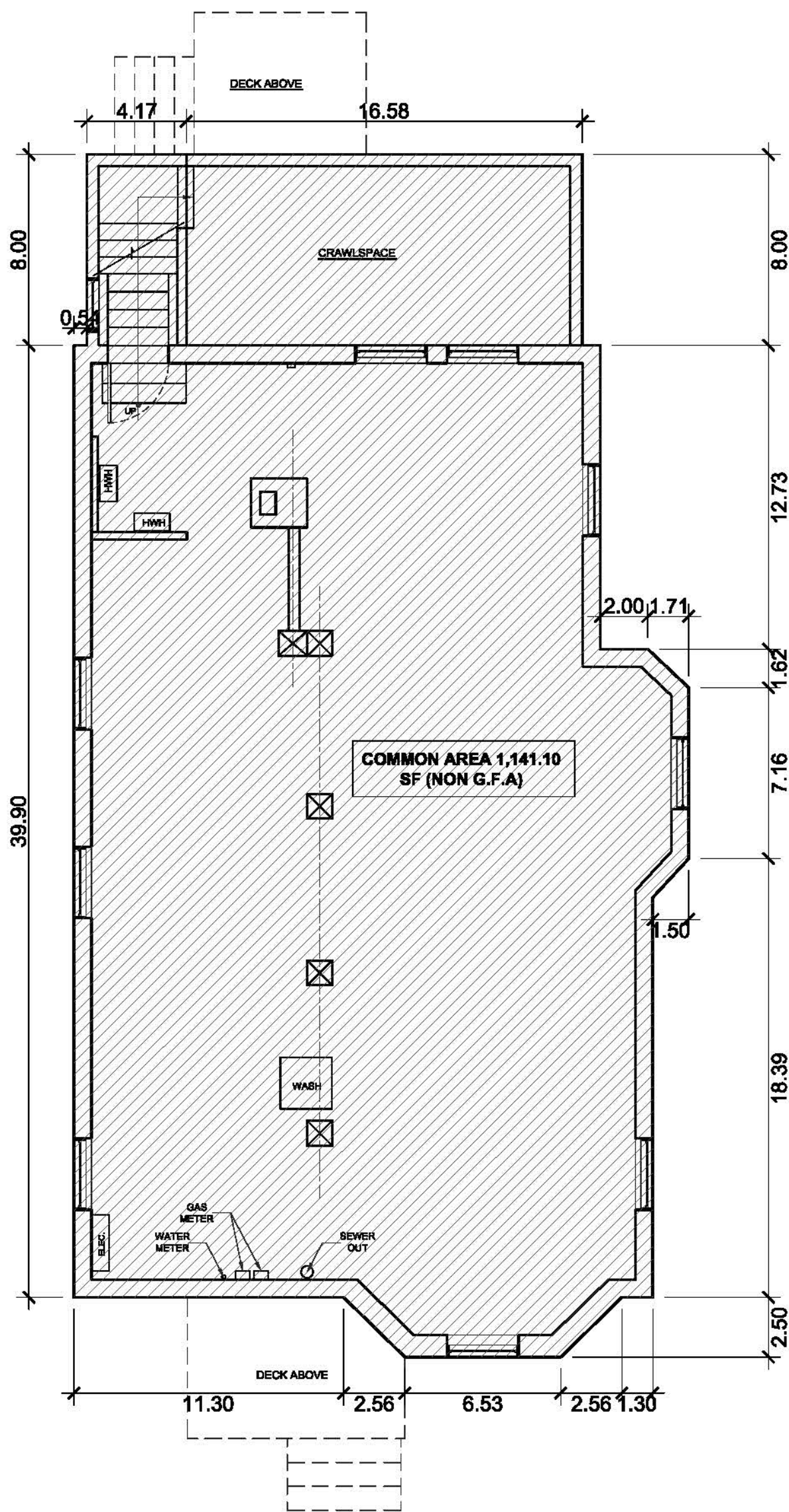
REGISTRATION:

DATE: 10/02/2017
DRAWN BY: I.P.
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SCALE: 1/8" = 1'-0"
FILE: 1556 Cambridge st

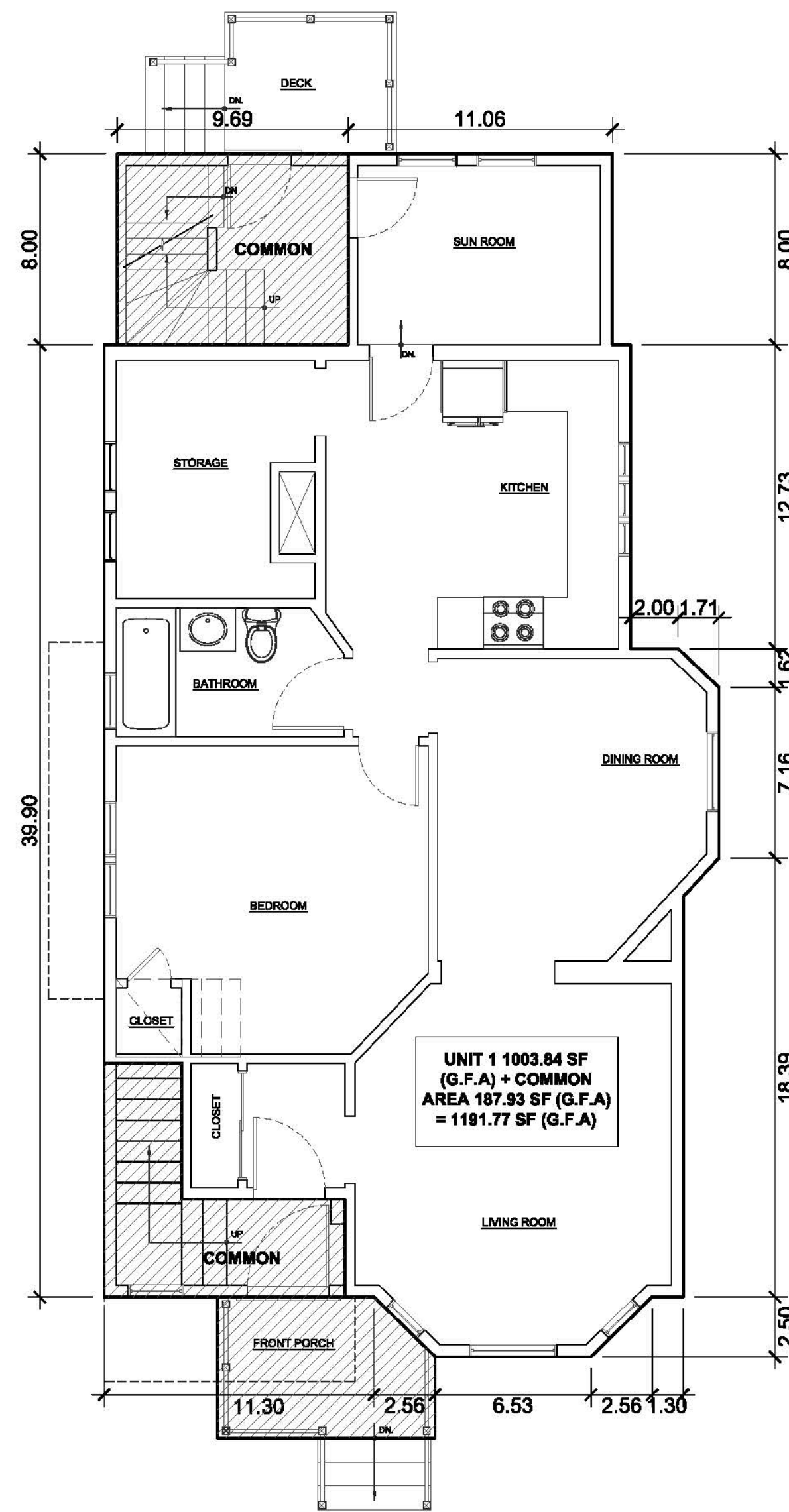
REVISIONS:		
No.	Description	Date
1		
2		
3		
4		
5		
6		

Site Plan by
Land Mapping, INC

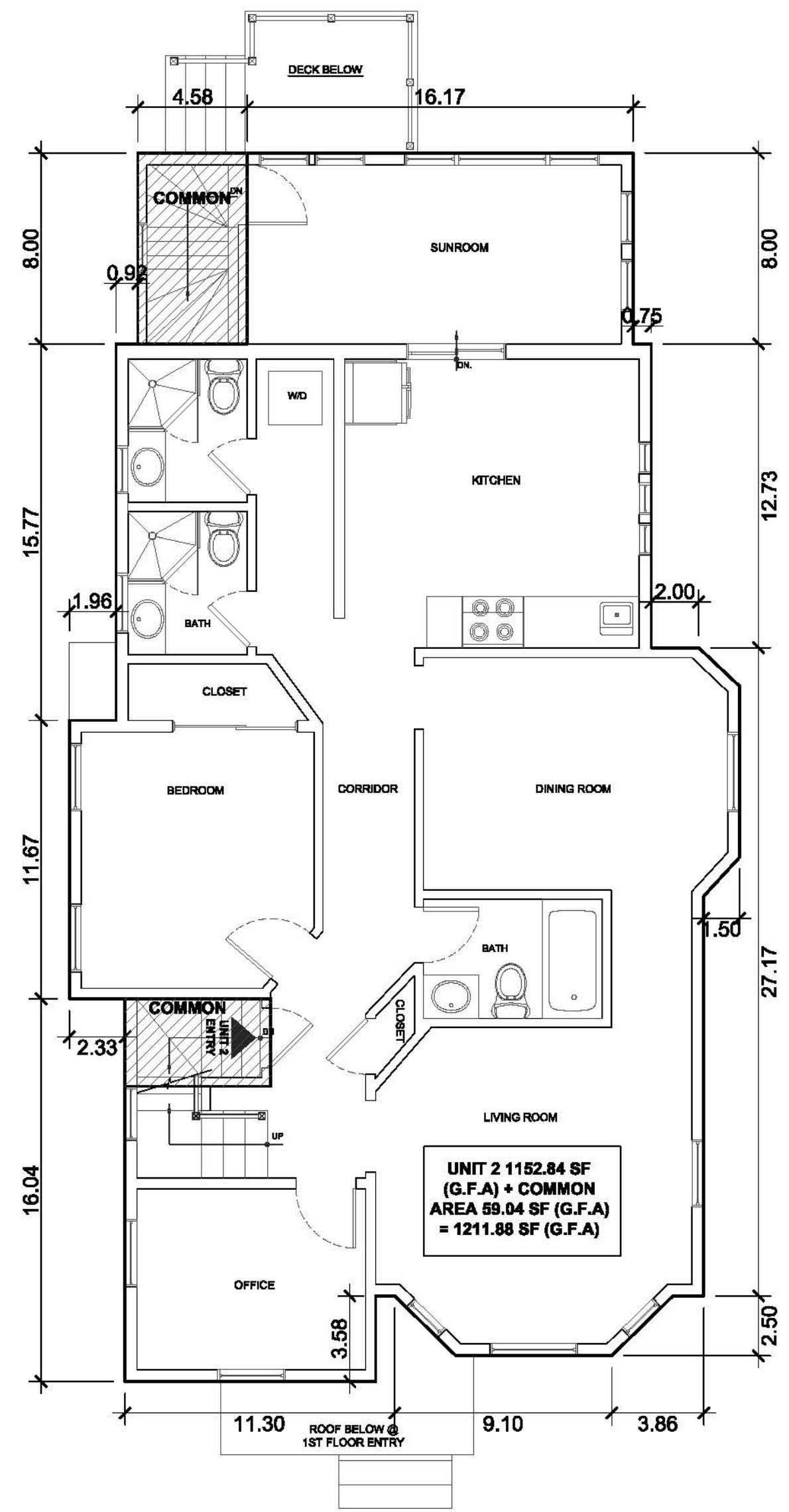
Site 1.1



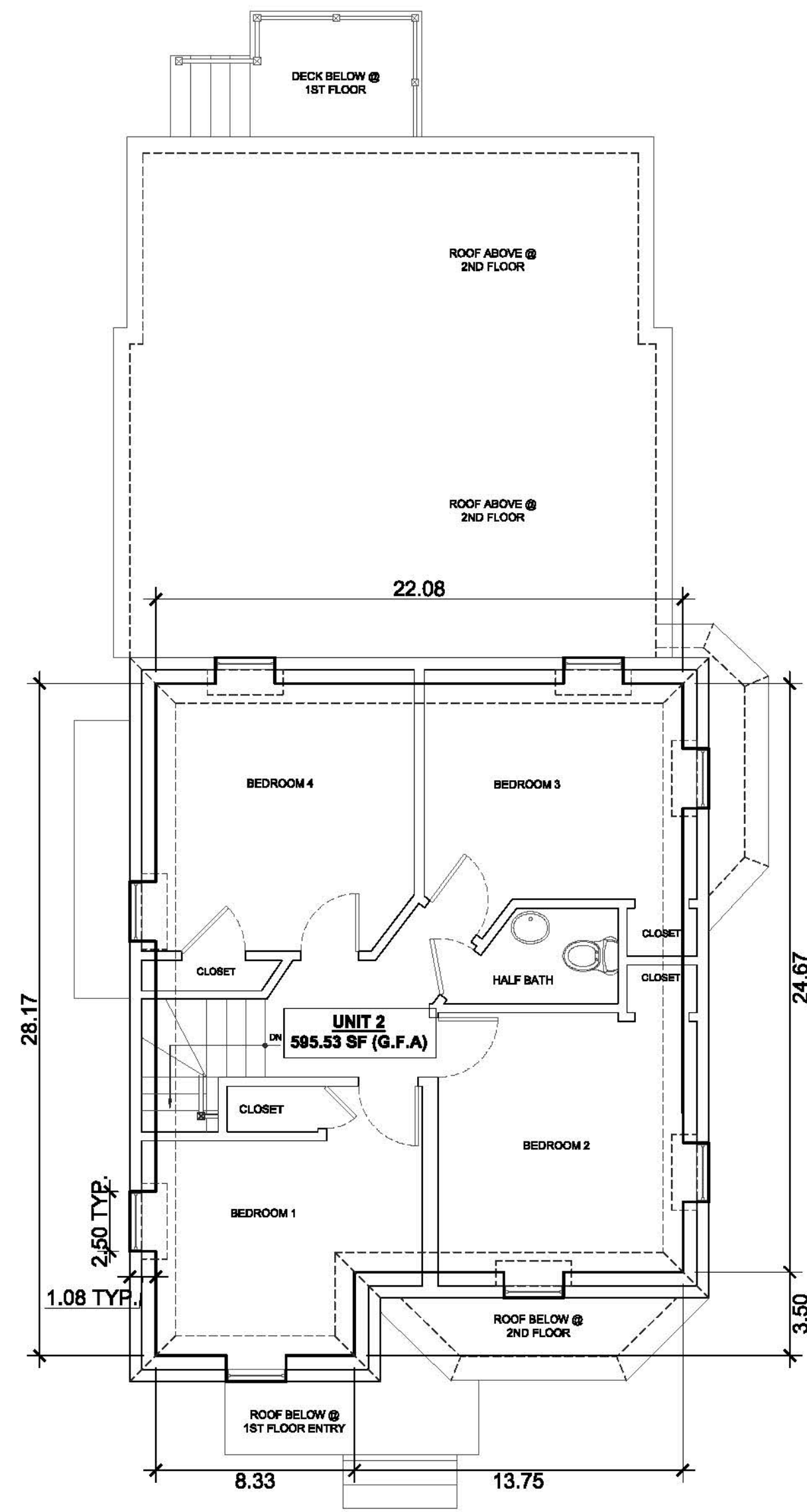
① BASEMENT- 1,141.10 SF NON-G.F.A
SCALE: 3/16" - 1'0"



② FIRST FLOOR- 1191.77 SF, G.F.A
SCALE: 3/16" - 1'0"



③ SECOND FLOOR- 1211.88 SF, G.F.A
SCALE: 3/16" - 1'0"



④ THIRD FLOOR- 595.53 SF, G.F.A
SCALE: 3/16" - 1'0"

1556 Cambridge St

PROJECT ADDRESS:
1556 Cambridge St
Cambridge, MA

CLIENT:
1556 Cambridge St



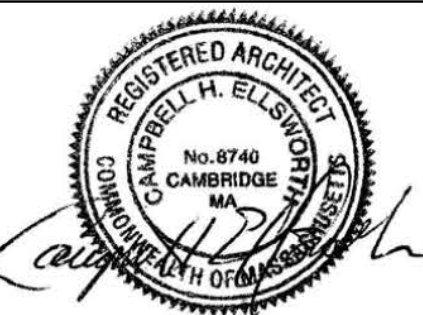
ARCHITECT:
ELLSWORTH ASSOCIATES, Inc.

267 NORFOLK STREET
CAMBRIDGE, MA 02139
PH. 617-492-0709
FAX. 617-714-5900

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REGISTRATION:



DATE: 10/12/2017
DRAWN BY: P.M.
CHECKED BY: C.E.
SCALE: 3/16" = 1'-0"
FILE: Cambridge Street

REVISIONS:		
No.	Description	Date
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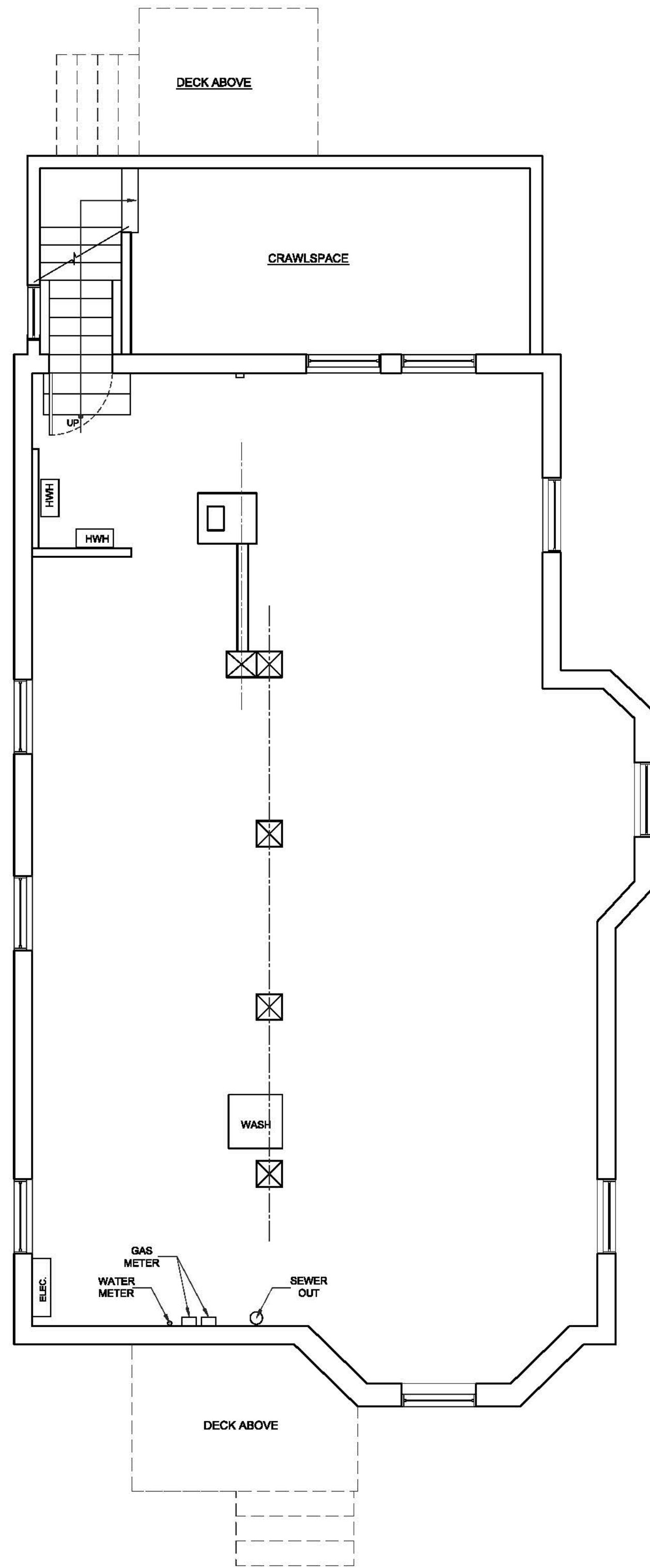
GFA
ANALYSIS

Z1.1

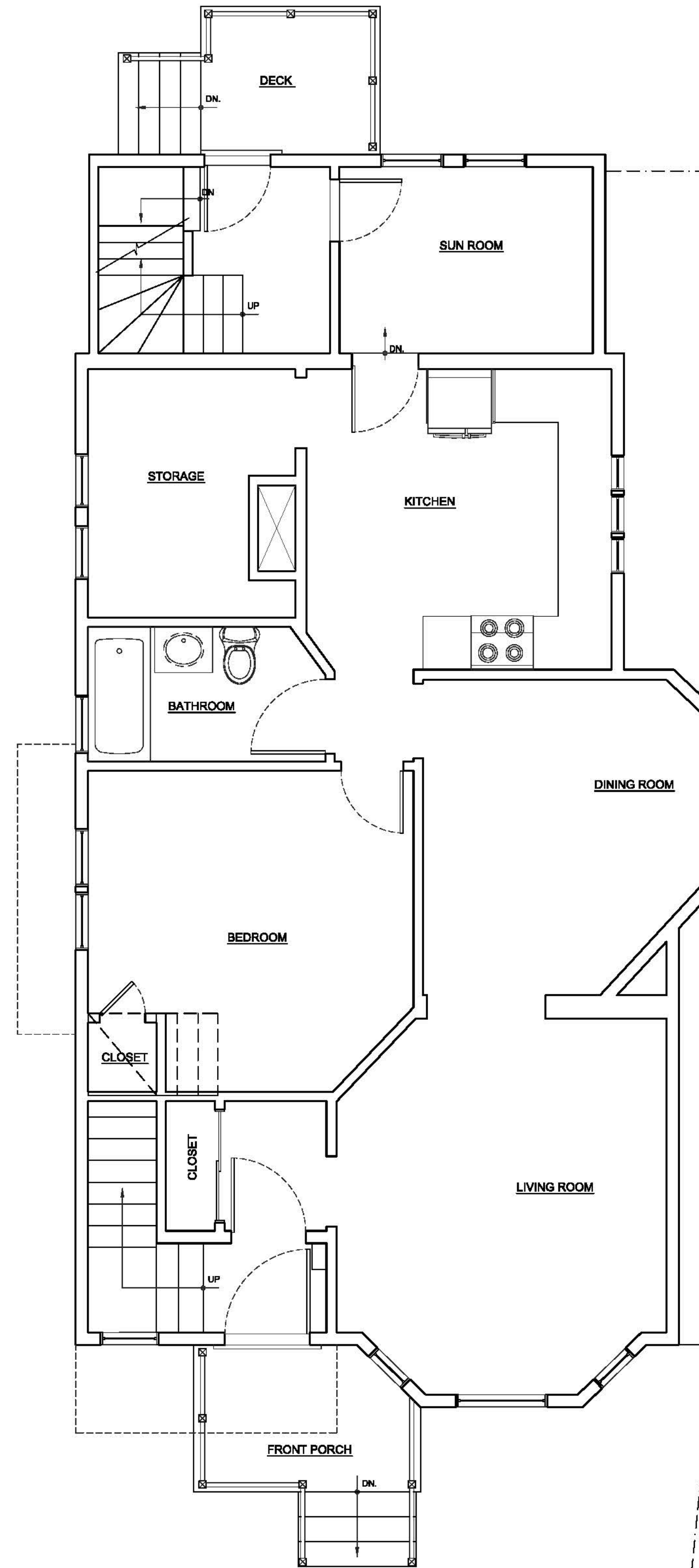
G.F.A. CALCULATIONS

1556 CAMBRIDGE ST. ANALYSIS	
LOT SIZE	3171
ZONE	C-1
F.A.R. (ALLOWABLE)	0.75
ALLOWABLE G.F.A	2378.25
EXISTING G.F.A	2999.18
EXISTING F.A.R	0.95
PROPOSE G.F.A	2999.18
PROPOSED F.A.R	0.95
INCREASE IN G.F.A	0

1556 CAMBRIDGE ST. GFA + NON-GFA CALCULATIONS				
	UNIT 1	UNIT 2	COMMON AREA	TOTAL
3	0.00	595.53	0.00	595.53
2	0.00	1152.84	59.04	1211.88
1	1003.84	0.00	187.93	1191.77
TOTAL G.F.A	1003.84	1748.37	246.97	2999.18
(NON G.F.A. BARRETT) BSMT			1141.10	1141.10
total/unit G.F.A + NON G.F.A	1003.84	1748.37	1388.07	
TOTAL: All GFA (units+common) + NON G.F.A				4140.28



1 BASEMENT- PLAN
SCALE: 1/4" = 1'-0"



2 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

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FILE: 1556 Cambridge st

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FLOOR PLANS

A1.1

CLIENT:
1556 Cambridge Street



ARCHITECT:
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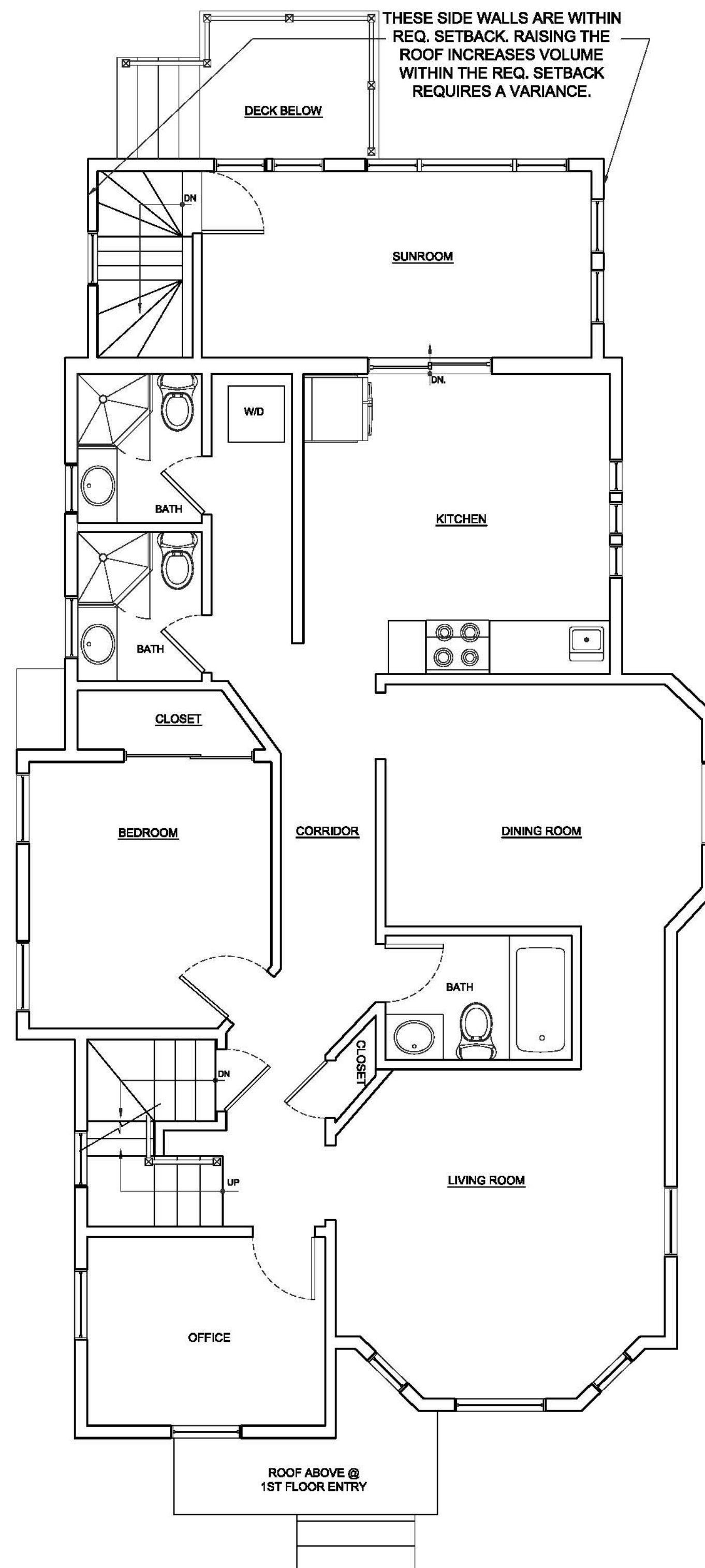
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CHECKED BY:	C.E.
SCALE:	1/4" = 1'-0"
FILE:	1556 Cambridge st.

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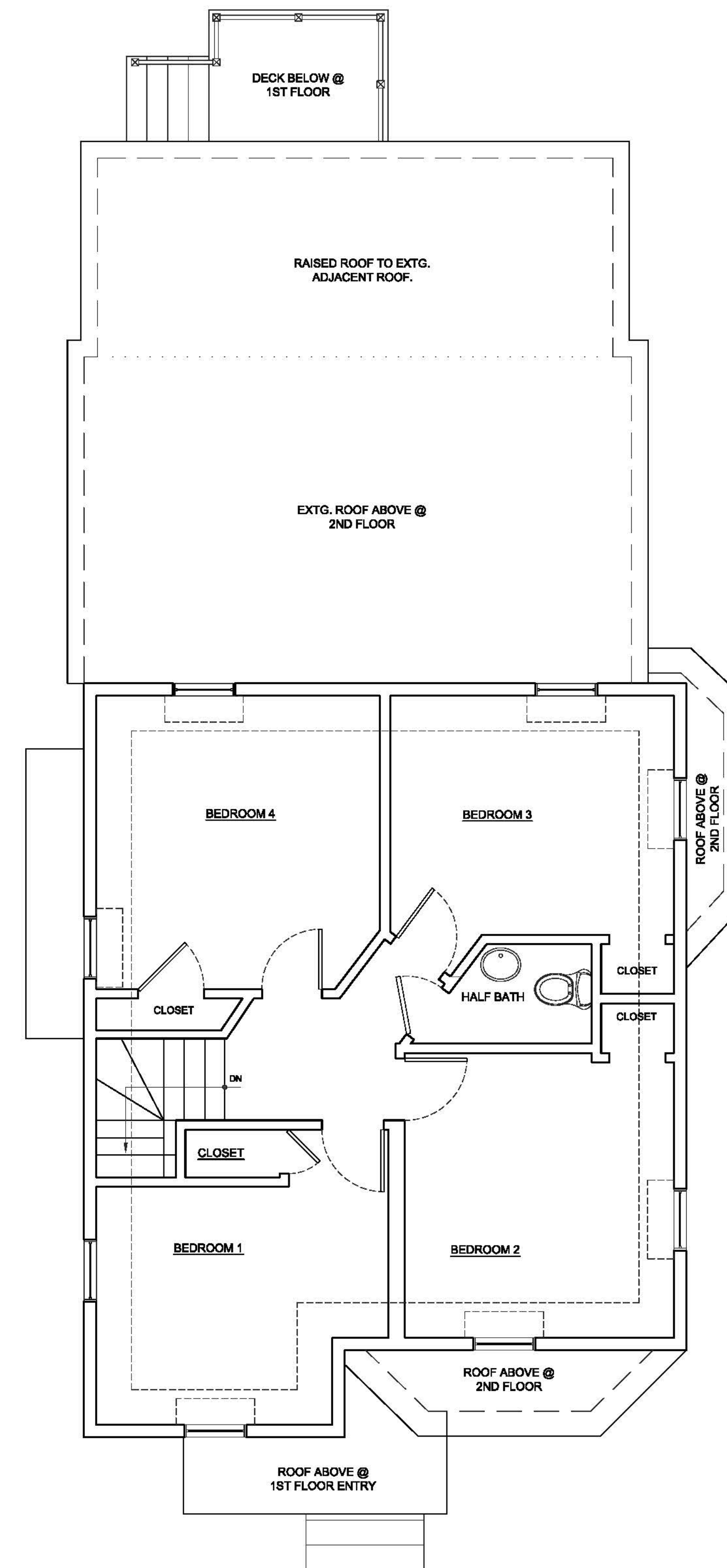
FLOOR PLANS

A1.2



3 SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"



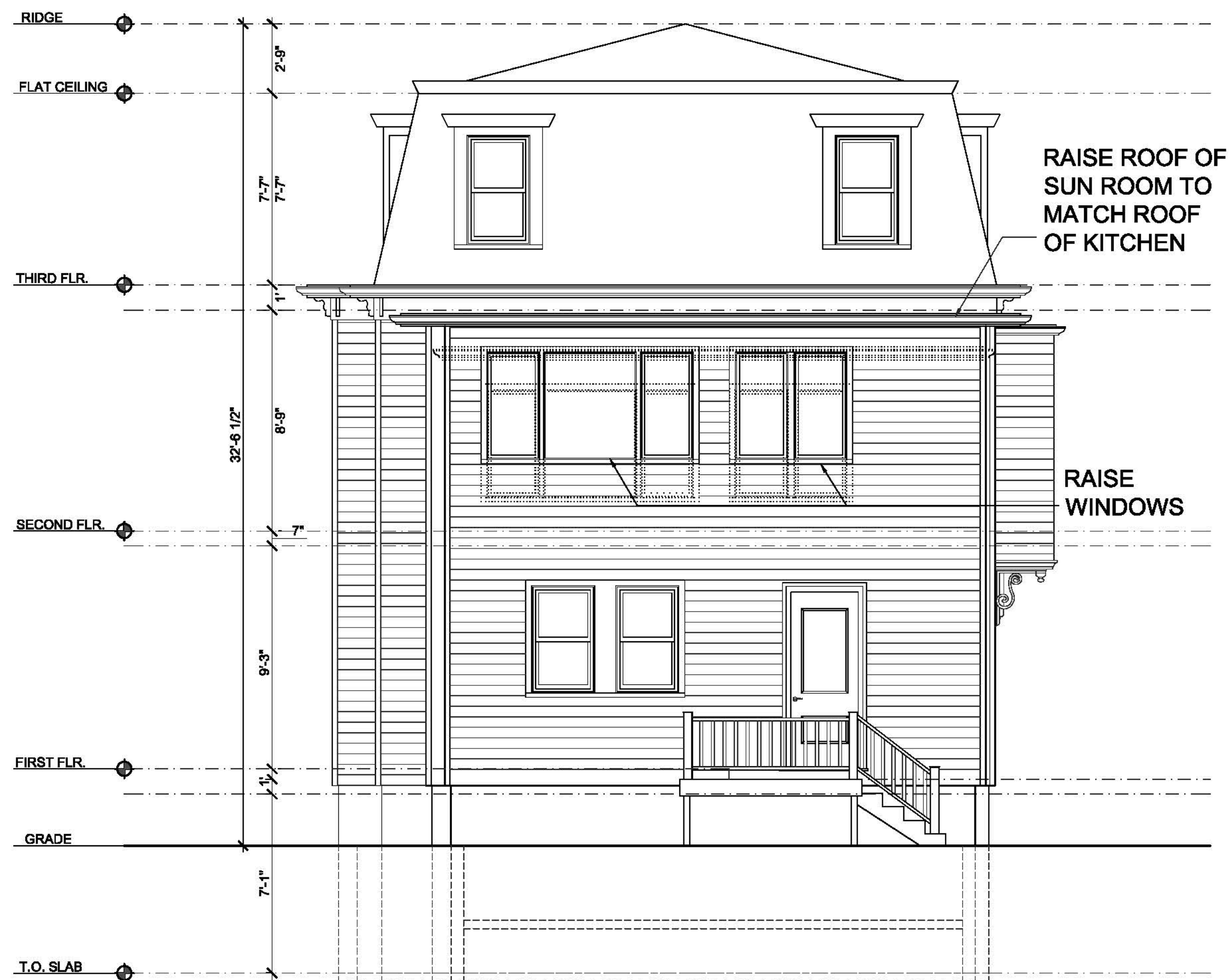
4 THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"



① NORTH ELEVATION
SCALE: 1/4" = 1'-0"



② WEST ELEVATION
SCALE: 1/4" = 1'-0"



③ SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



④ EAST ELEVATION
SCALE: 1/4" = 1'-0"

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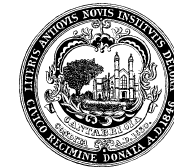
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ELEVATIONS

A 3.1

- Addresses
- Rail
- Building Footprints
- Parcels
- Paved Surfaces
 - Paved Roads
 - Bridges
 - Unpaved Roads
 - Unpaved Parking
 - Sidewalks
 - Driveways
 - Alleys
 - Other Paved Surface
 - Public Footpath

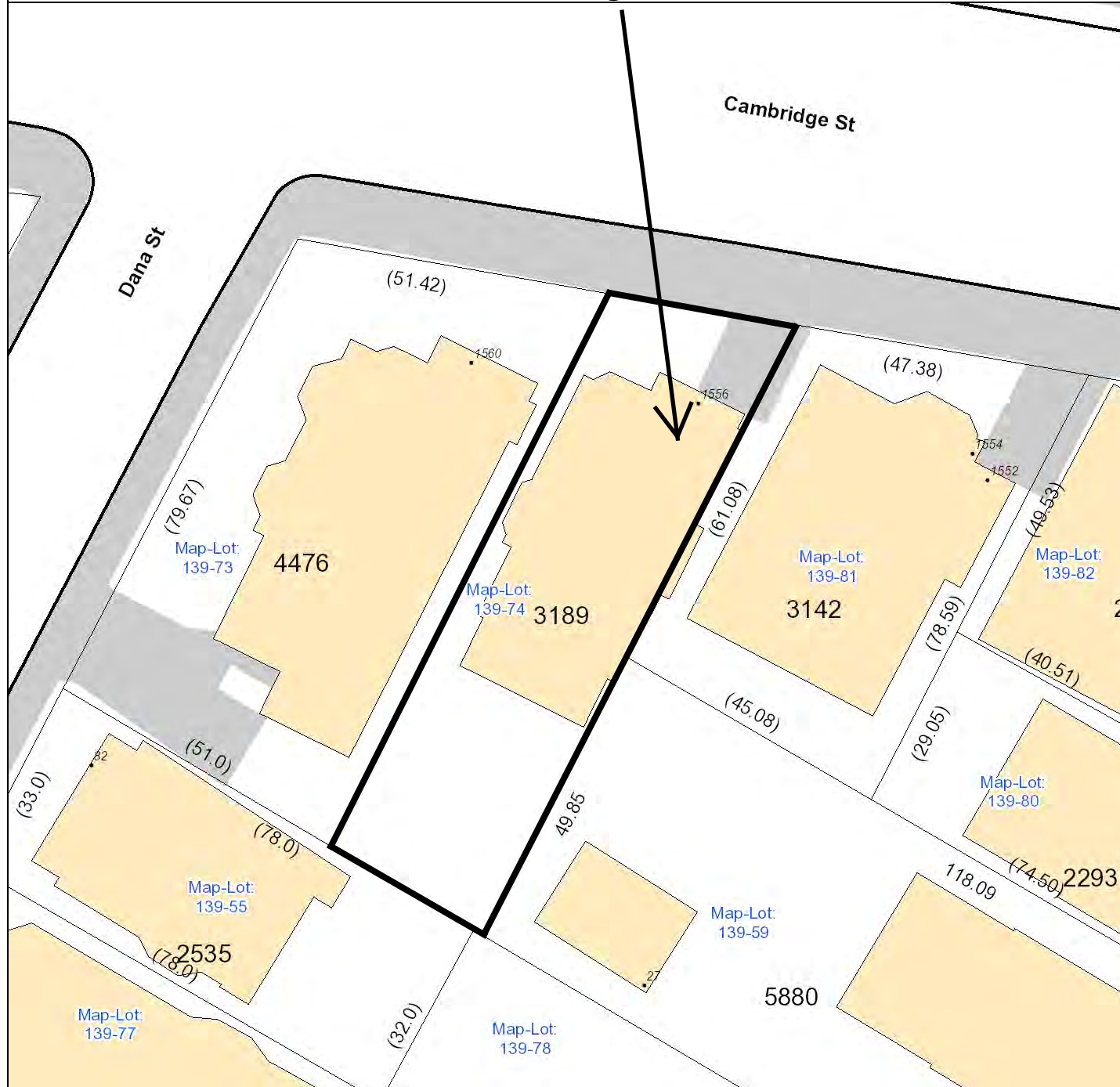


City of Cambridge
Massachusetts

1" = 24 ft

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FRONT ELEVATION



BACK ELEVATION

1556 CAMBRIDGE STREET