

BZA APPLICATION FORM

GENERAL INFORMATION

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

Special Permit: X

Variance: _____

2020 SEP -8 PM 2:31
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS
Appeal

PETITIONER: MARGARET LONG

PETITIONER'S ADDRESS: 119 REED STREET, CAMBRIDGE, MA.

LOCATION OF PROPERTY: 119 REED STREET

TYPE OF OCCUPANCY: RESIDENTIAL ZONING DISTRICT: B

REASON FOR PETITION:

_____ Additions

_____ New Structure

_____ Change in Use/Occupancy

_____ Parking

_____ Conversion to Addi'l Dwelling Unit's

_____ Sign

_____ Dormer

_____ Subdivision

X Other: RELOCATE WINDOWS

DESCRIPTION OF PETITIONER'S PROPOSAL:

THREE WINDOWS ON THE NORTH SIDE OF THE HOUSE ARE
TO BE REPLACED AND SLIGHTLY RELOCATED

SECTIONS OF ZONING ORDINANCE CITED:

Article 5 Section 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)

MARGARET LONG,

(Print Name)

Address:

119 REED STREET

CAMBRIDGE, MA

Tel. No.:

617 922 7811

E-Mail Address:

MAGGIEMOUSE@MAC.COM

Date: 8/29/20

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 MARGARET LONG
(OWNER)

Address: 119 REED STREET, CAMBRIDGE, MA. 02140

State that I/We own the property located at 119 REED ST.,
which is the subject of this zoning application.

The record title of this property is in the name of MARGARET K. LONG &
HELEN L & KEITH C. LONG

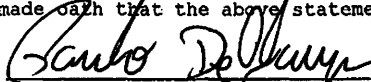
*Pursuant to a deed of duly recorded in the date 5/15/2017, Middlesex South
County Registry of Deeds at Book 69277, Page 569; or
Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____


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

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

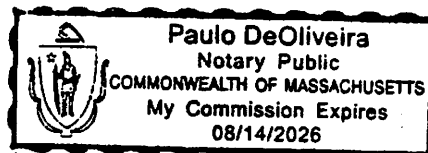
Commonwealth of Massachusetts, County of Dukes

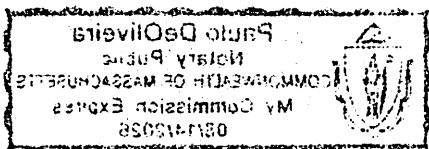
The above-name Margaret Long personally appeared before me,
this 16 of July, 2020, and made oath that the above statement is true.

 Notary

My commission expires 8/14/26 (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 119 REED STREET (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 Special Permit request is to change and slightly relocate three windows on the north side of the residence. It will not alter any of the Zoning requirements including setback, FAR, height, open space, parking, number of units, or number of vehicles.

- 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 increase in vehicles or parking

- 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 changing of the window locations will have no impact on neighboring properties since they will be in the same location and slightly smaller in size.

- 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 changing of the windows would have no impact on the safety of the occupants nor would it have any impact on any other residents of the city.

- 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:

Changing the windows would be barely visible from the street and would therefore not architecturally change the character of the district or the integrity of its character.

BZA APPLICATION FORM
DIMENSIONAL INFORMATION

APPLICANT: MARGARET K. LONG PRESENT USE/OCCUPANCY: RESIDENTIAL

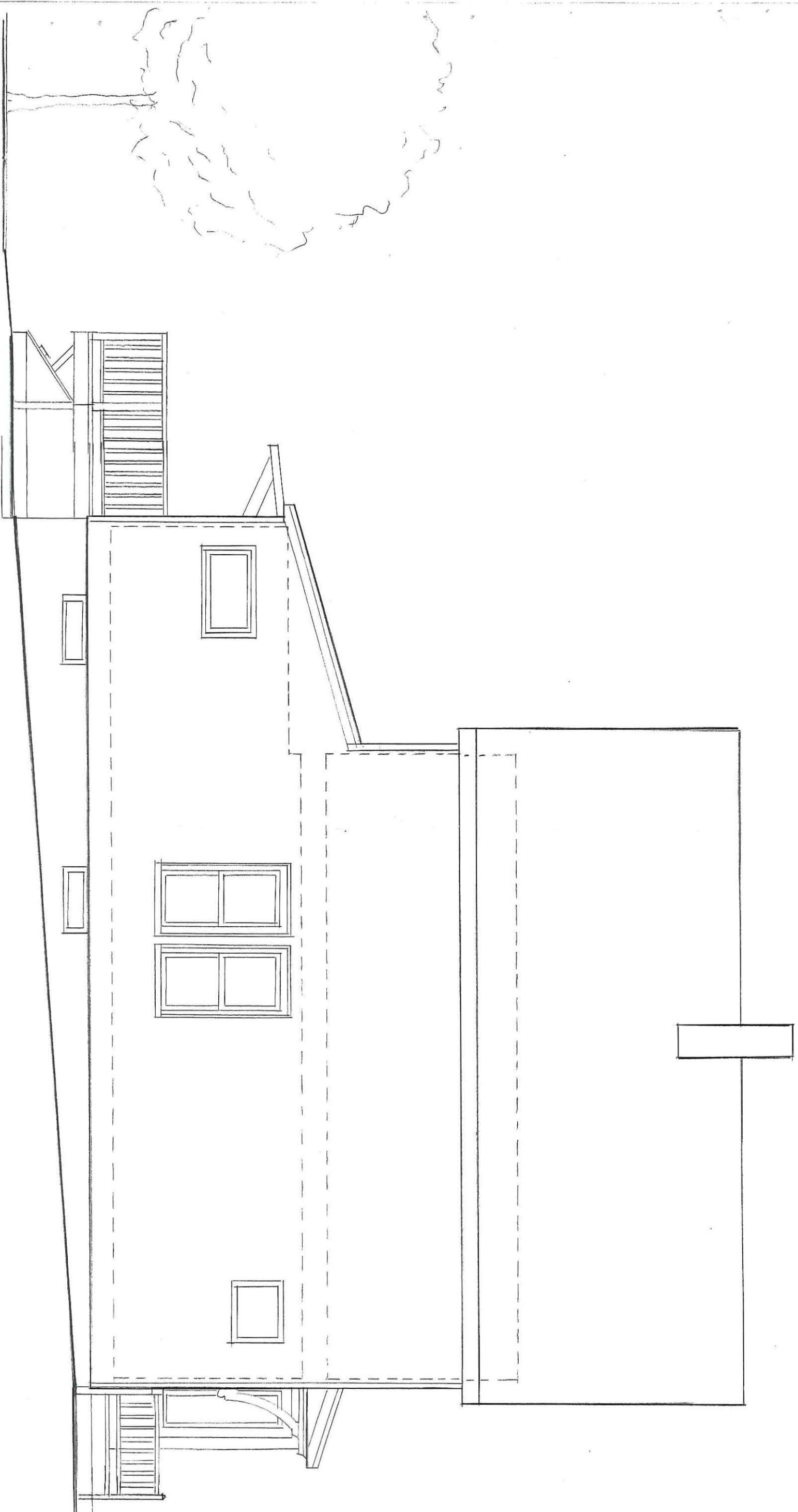
LOCATION: 119 REED STREET ZONE: B

PHONE: 617-922-7811 REQUESTED USE/OCCUPANCY: RESIDENTIAL

		<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS¹</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		<u>1486.5</u>	<u>1486.5</u>	<u>845</u>	(max.)
<u>LOT AREA:</u>		<u>1690</u>		<u>5000</u>	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u>		<u>.775</u>	<u>.775</u>	<u>.5</u>	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>		<u>1690</u>	<u>1690</u>	<u>2500</u>	(min.)
<u>SIZE OF LOT:</u>	WIDTH	<u>27.75</u>		<u>50</u>	(min.)
	DEPTH	<u>60.12</u>			
<u>Setbacks in Feet:</u>	FRONT	<u>4.1 FT</u>	<u>4.1 FT</u>	<u>15'-0"</u>	(min.)
	REAR	<u>20.3 FT</u>	<u>20.3 FT</u>	<u>25'-0"</u>	(min.)
	LEFT SIDE	<u>2.4 FT</u>	<u>2.4 FT</u>	<u>7'-6" (SUM OF 20)</u>	(min.)
	RIGHT SIDE	<u>2.6</u>	<u>2.6</u>	<u>7'-6" (SUM OF 20)</u>	(min.)
<u>SIZE OF BLDG.:</u>	HEIGHT	<u>27.7</u>	<u>27.7</u>	<u>35'-0"</u>	(max.)
	LENGTH	<u>37'-8 1/2"</u>			
	WIDTH	<u>22'-0"</u>			
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:²⁾</u>		<u>35 %</u>	<u>35 %</u>	<u>36 %</u>	(min.)
<u>NO. OF DWELLING UNITS:</u>		<u>1</u>	<u>1</u>	<u>1</u>	(max.)
<u>NO. OF PARKING SPACES:</u>		<u>0</u>	<u>0</u>	<u>1</u>	(min./max)
<u>NO. OF LOADING AREAS:</u>		<u>NA</u>			(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>		<u>NA</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'.



EXISTING NORTH ELEVATION
1/4" = 1'-0"

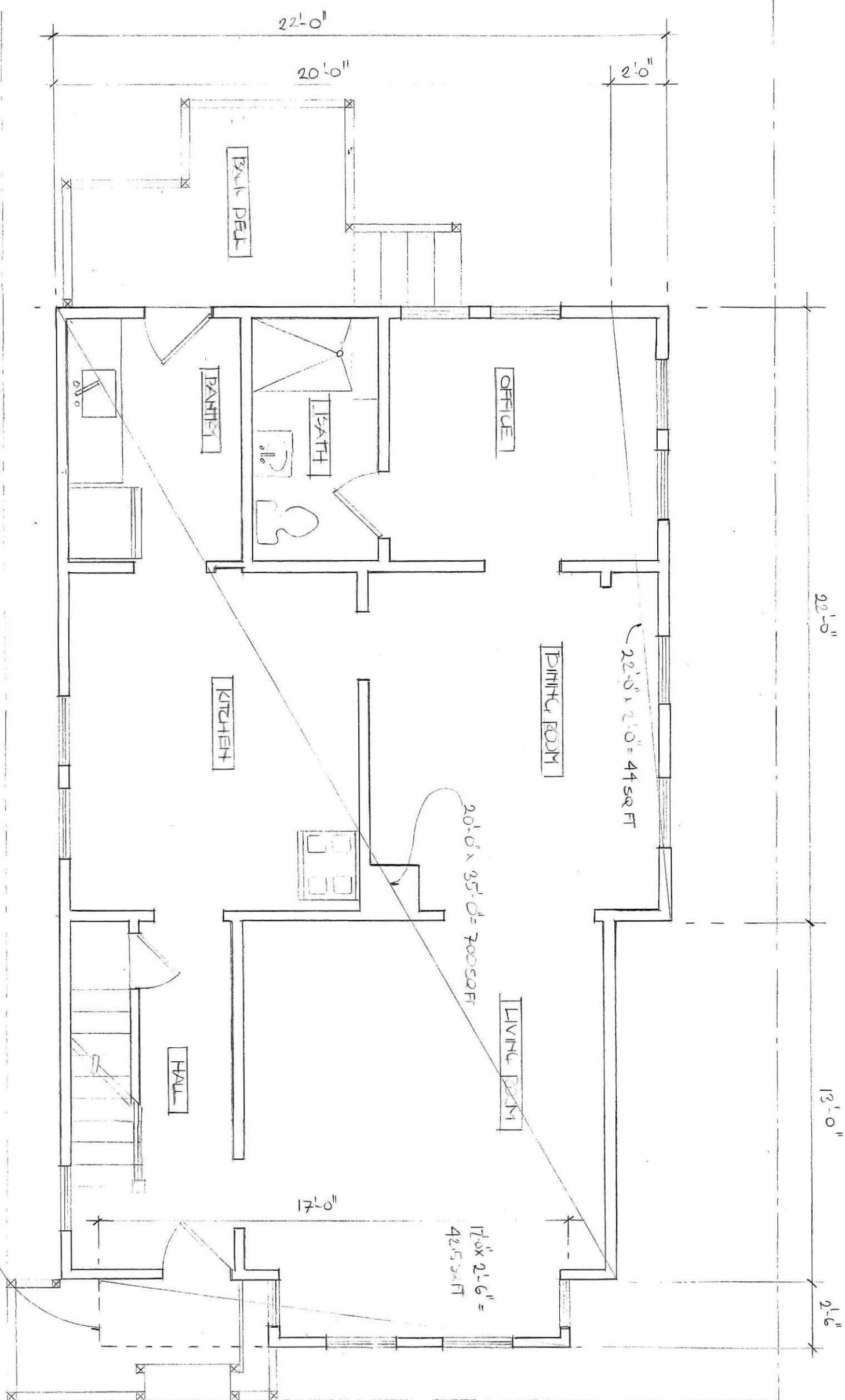
EXISTING
NORTH ELEV.
1/4" = 1'-0"

A-1

RICHARD BROWN ARCHITECTS
50 HILLCREST AVENUE
LEXINGTON, MA 02420
(617) 515-7403
richardbrownarchitects.com

Maggie Long
119 Reed Street
Cambridge, MA
(617) 922-7811

5/12/2020
8/4/2020



EXISTING FIRST FL.

1/4" = 1'-0"

20'-0" x 35'-0"

700 sq feet

700 sq feet = 2nd fl. area

20'-0" x 35'-0"

22'-0" x 2'-0"

17'-0" x 2'-6"

= 700.0 sq feet

= 44.0

= 42.5

700.0 sq feet = 1st fl. area

700.0 sq feet = 2nd fl. area

1486.5 TOTAL GROSS SQ FOOTAGE

1/31/2020

3/7/2020

3/31/2020

5/24/2020

8/4/2020

Maggie Long

119 Reed Street

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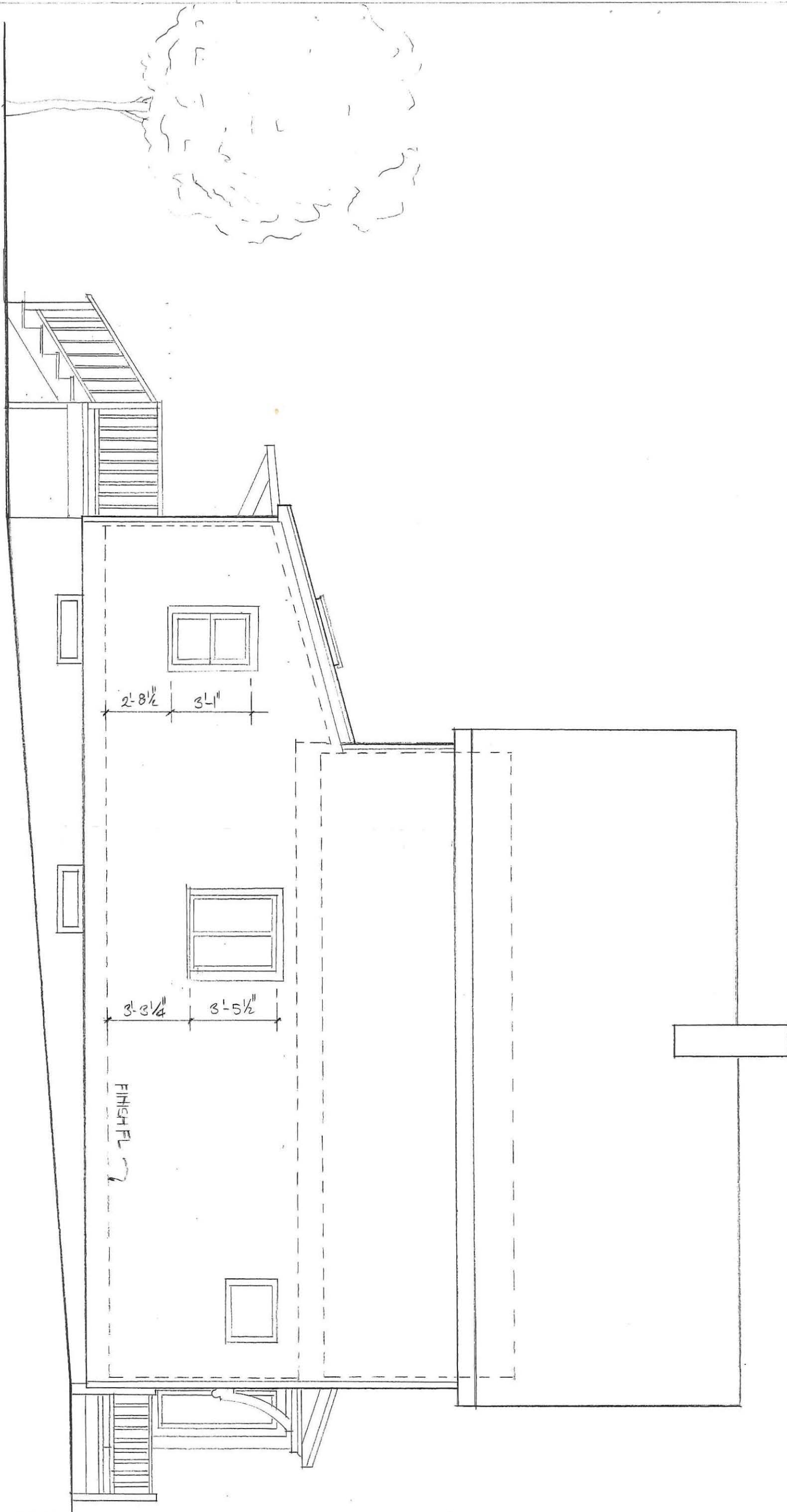
EXISTING FIRST FL.

A-2

1/4" = 1'-0"

○ NORTH
1/4" = 1'-0"

NORTH ELEVATION



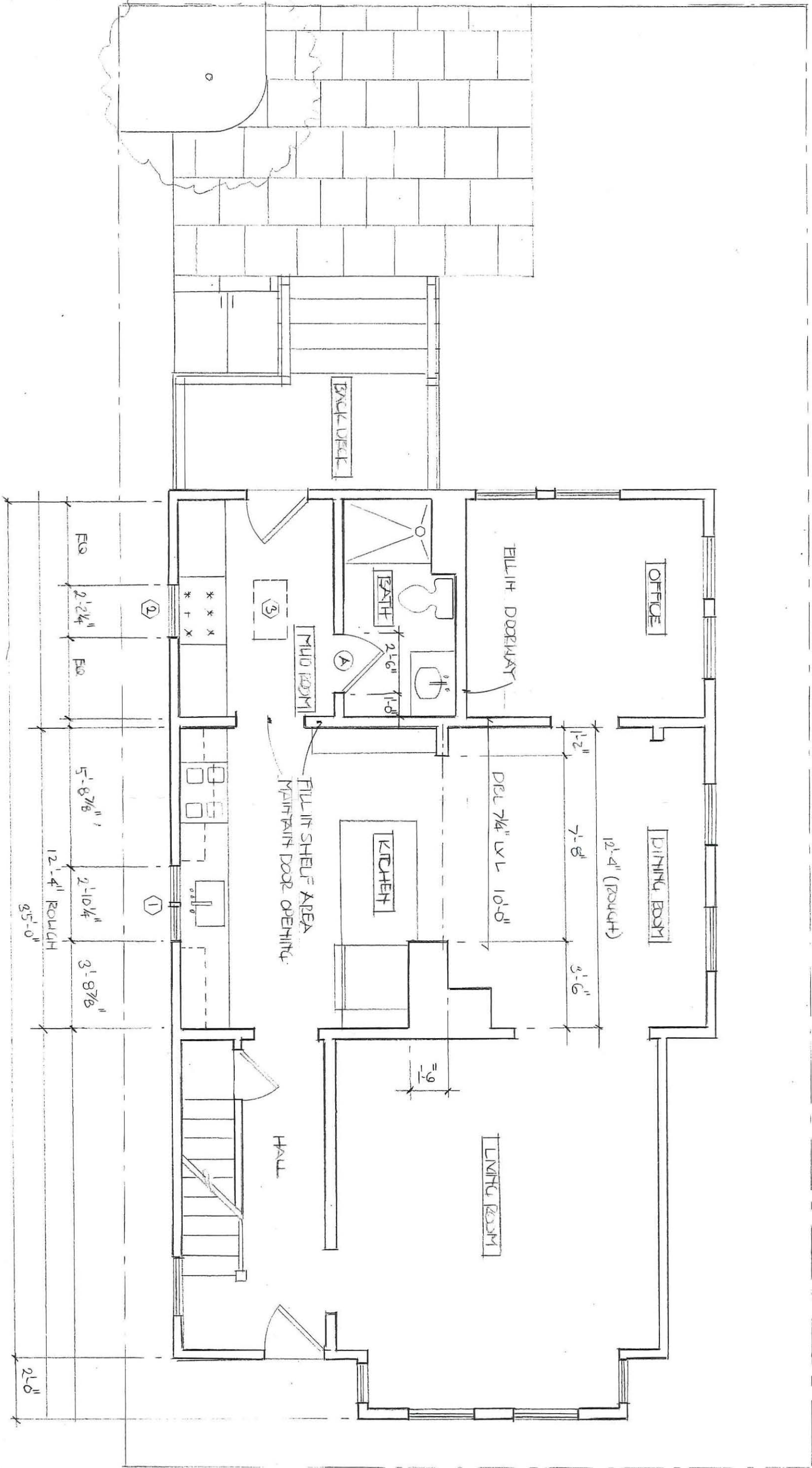
NORTH EL.
1/4" = 1'-0"

A
3

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5/12/2020
8/4/2020



FIRST FLOOR PLAN
1/4" = 1'-0"

FIRST FLOOR
1/4" = 1'-0"

A-4

RICHARD BROWN ARCHITECTS

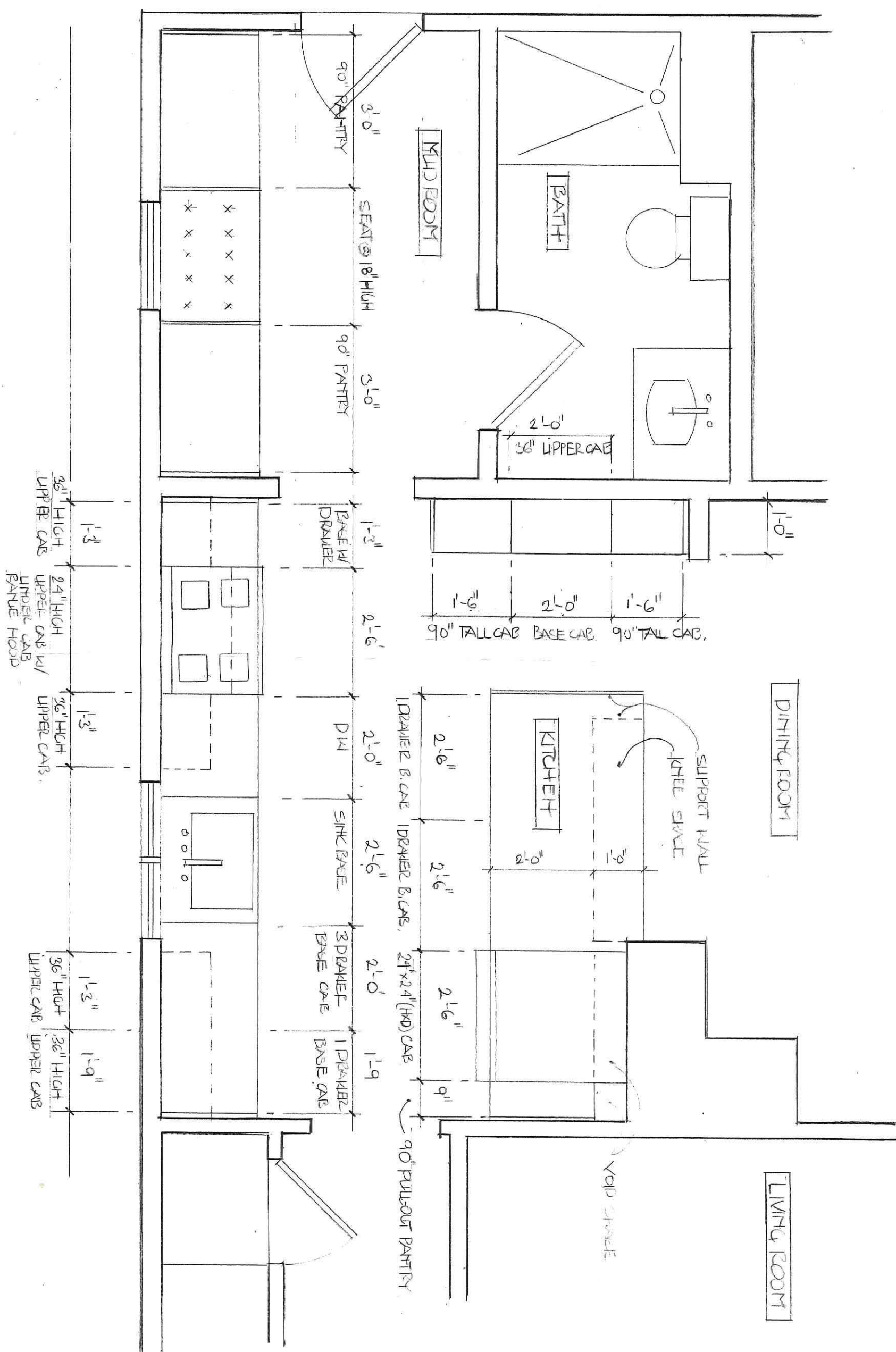
50 HILLCREST AVENUE
LEXINGTON, MA 02420
(617) 515-7403

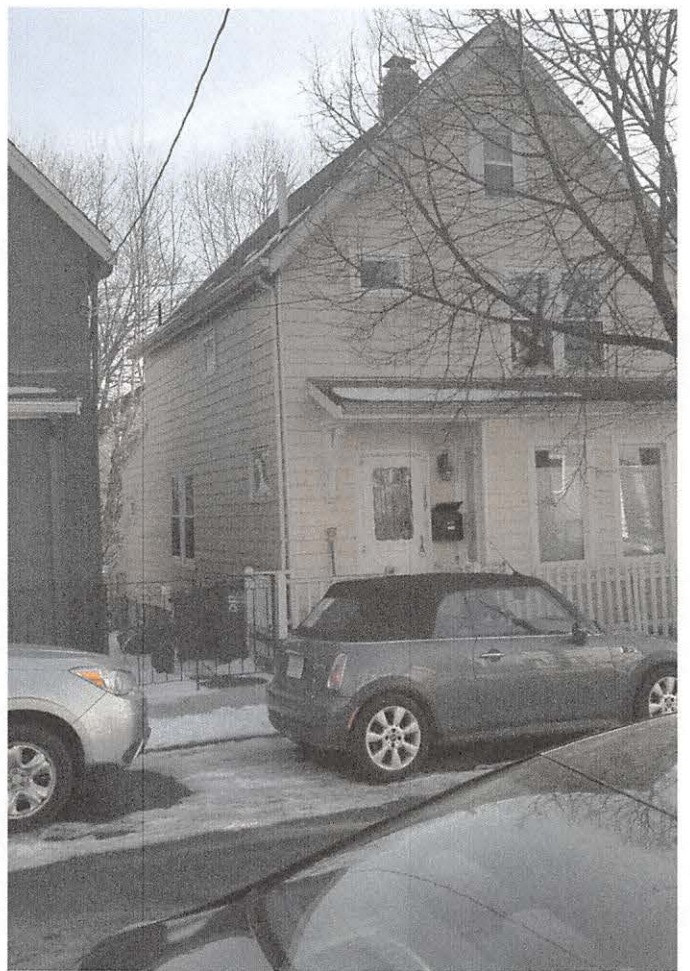
richardbrownarchitects.com

Maggie Long

119 Reed Street
Cambridge, MA
(617) 922-7811

5/12/2020
8/4/2020







Cambridge CityViewer

City of Cambridge, MA

<https://www.cambridgema.gov/GIS/interactivemaps/Cambridgecityviewer>

Search



Selection



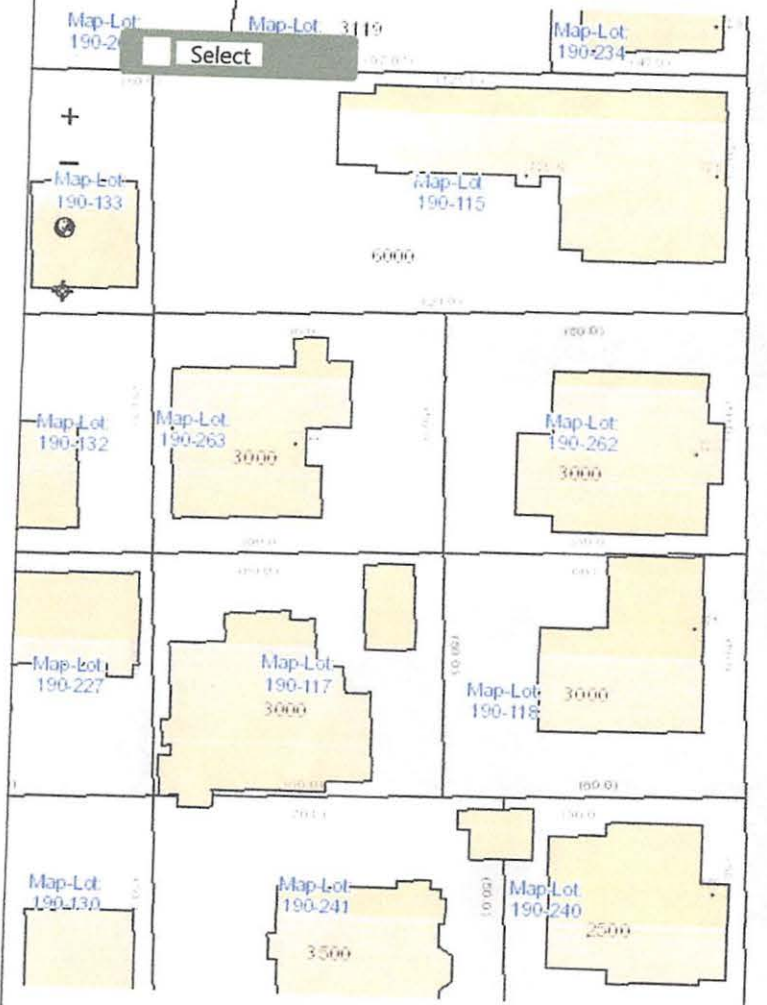
Maps



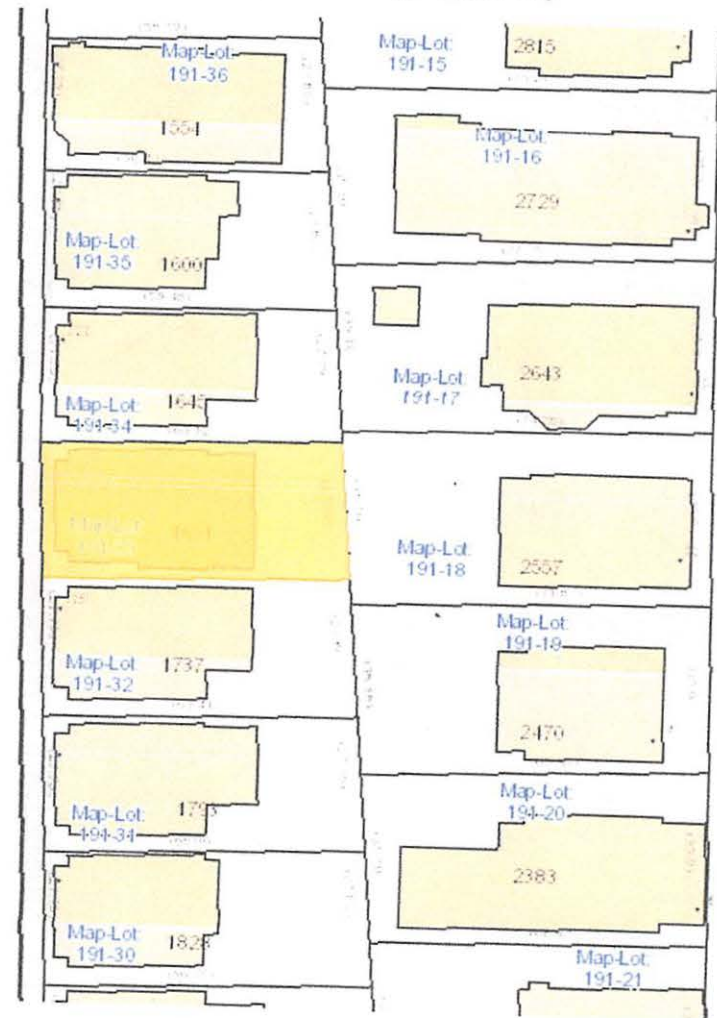
Draw



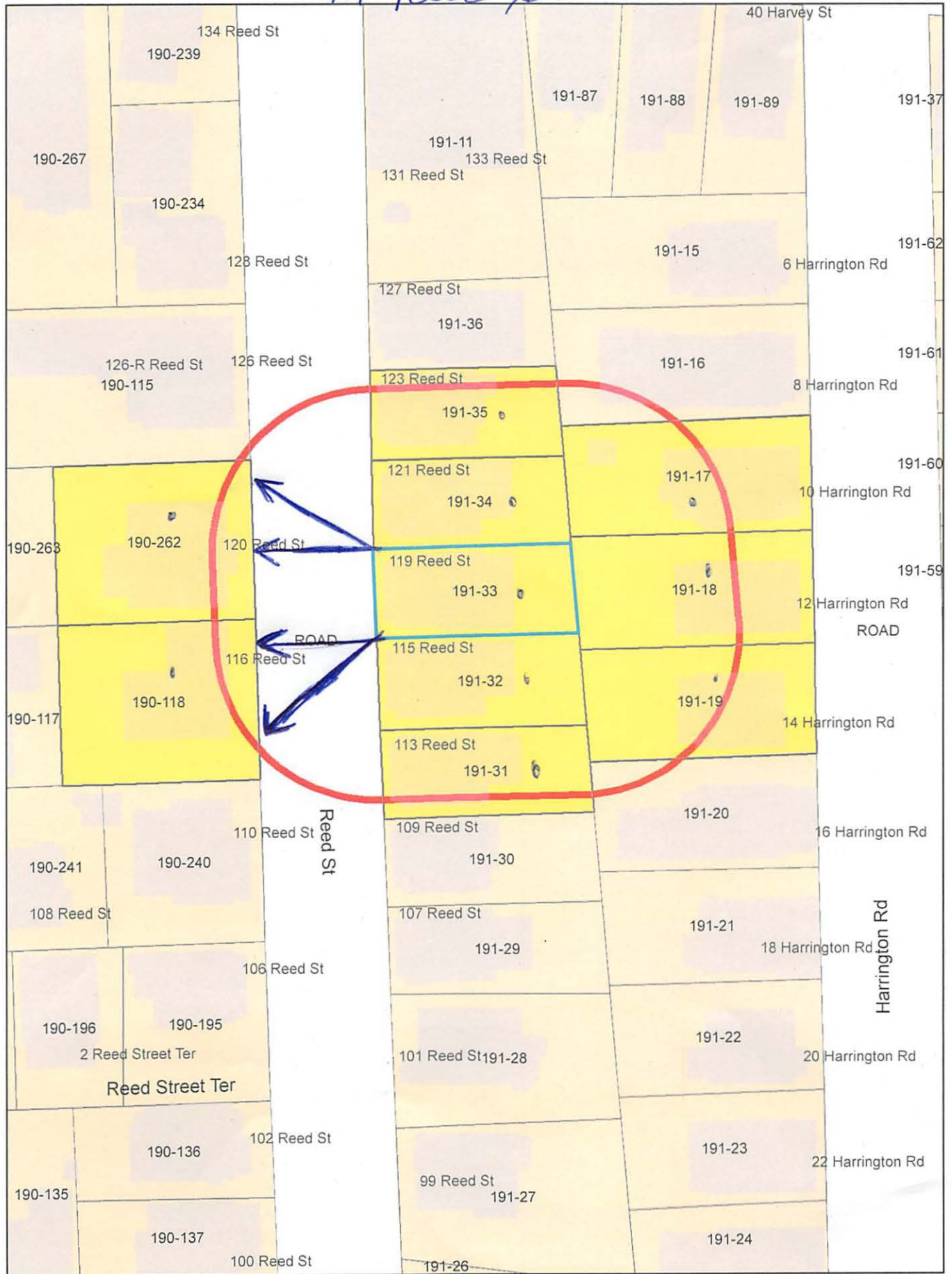
Share



Reed St



119 Reed St.



119 Reed St.

Petitioner

190-262
BAKAL, MARTIN R.
120 REED ST
CAMBRIDGE, MA 02140

191-17
REID-CUNNINGHAM, JAMES &
MAUREEN REID-CUNNINGHAM
10 HARRINGTON RD
CAMBRIDGE, MA 02140

191-33
LONG, MARGARET K. & HELEN L &
KEITH C. LONG
119 REED ST
CAMBRIDGE, MA 02140

191-34
JENKYN, PATRICIA & FREDERIC PREFFER
121 REED ST.
CAMBRIDGE, MA 02140-1706

191-18
COHEN, STEPHEN & CARLA ASHTON-COHEN
12 HARRINGTON RD
CAMBRIDGE, MA 02140-1731

191-19
FAGAN, MICHAEL
14 HARRINGTON RD
CAMBRIDGE, MA 02140-1731

191-35
HELFAT, BENJAMIN & KATE ZEPHIR
123 REED ST
CAMBRIDGE, MA 02140

191-31
AYOUB, DOUGLAS T. & Nanci K. MALONEY
113 REED ST.
CAMBRIDGE, MA 02140-1706

190-118
CHATTERJEE, ANIBAN
116 REED ST #2
CAMBRIDGE, MA 02140

190-118
NOOLANDI, PETER
116 REED ST UNIT 1
CAMBRIDGE, MA 02140

191-32
RICH-SEAH, ATARA JARED MCDONALD,
CO-TRUSTEES
115 REED ST
CAMBRIDGE, MA 02140

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF JUNE 29, 2020 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS
ZONE: X
COMMUNITY PANEL: 25017C0419E
EFFECTIVE DATE: 06/04/2010

PREPARED FOR:
OWNERS OF RECORD:
MARGARET K. LONG
HELEN L. LONG
KEITH C. LONG
119 REED STREET
CAMBRIDGE, MA 02140

REFERENCES:
DEED: BK 69277; PG 569
PLAN: PL BK 6; PL 37
PL BK 71; PL 6
PL BK 90; PL 10
PL 1946 #1534
PL 2010 #600
PL 2011 #280
LCC: 11393-A
13776-A
24288-A
D. 1564735

CITY OF CAMBRIDGE ENGINEERING RECORDS
PL #9020; HARVEY STREET

NOTES:
PARCEL ID: 191-33
VERTICAL DATUM: ASSUMED

ZONING:
DISTRICT: RESIDENCE B, SINGLE FAMILY

		REQUIRED	EXISTING
FAR	(MAX.)	0.5	-
LOT SIZE	(MIN.)	5,000 SF	1,691±SF*
LOT AREA, DW/UNIT	(MIN.)	2,500 SF	N/A
LOT WIDTH	(MIN.)	50'	27.75'*
FRONT SETBACK	(MIN.)	15'	1.7'*
SIDE SETBACK	(MIN.)	7.5'	2.4'*
REAR SETBACK	(MIN.)	25'	20.3'*
HEIGHT, FEET	(MAX.)	35'	27.7'
PRVT. OP. SPACE	(MIN.)	40%	0%*

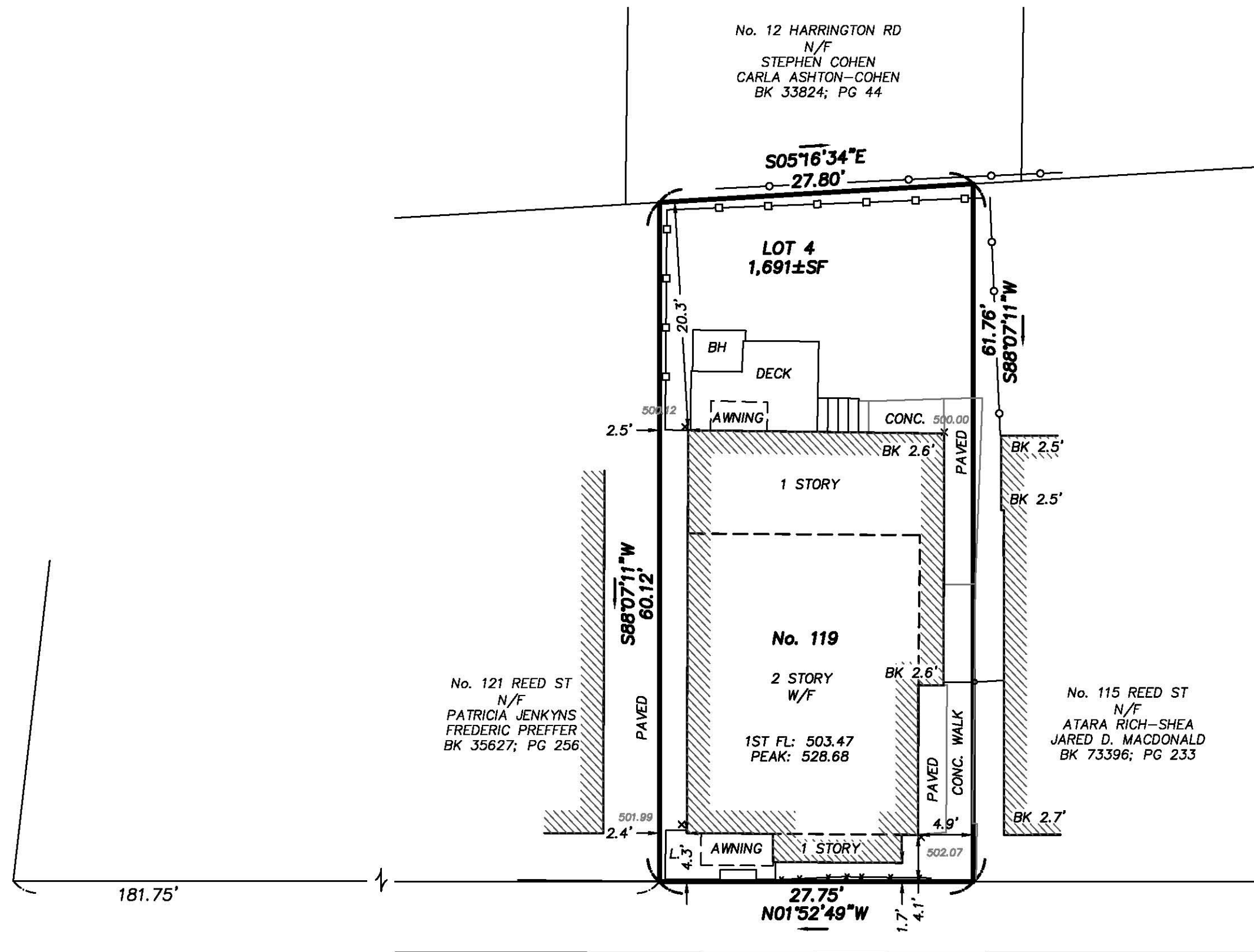
SITE PLAN OF LAND

LOCATED AT
119 REED STREET
CAMBRIDGE, MA

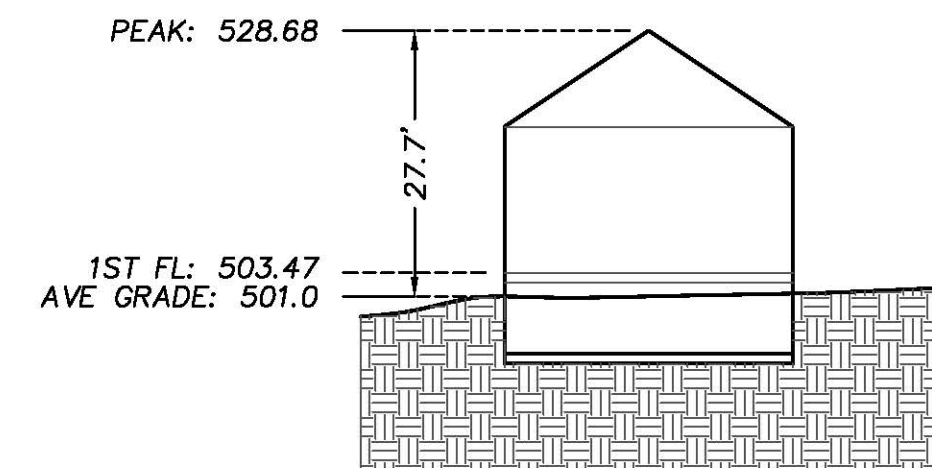
DATE: JULY 1, 2020 SCALE: 1.0 INCH = 10.0 FEET



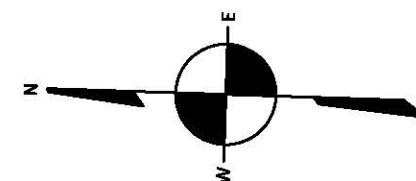
HARVEY ROAD
(30' ~ PUBLIC WAY)



PROFILE
NOT TO SCALE



REED STREET
(40' ~ PUBLIC WAY)



FIELD:	MO
DRAFT:	RAP
CHECK:	GCC
DATE:	07/01/20
JOB #	20-00321

