



# CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2023 MAY 26 AM 10:21  
OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

## BZA Application Form

**BZA Number: 223517**

### General Information

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

Special Permit:   X  

Variance:           

Appeal:           

**PETITIONER:** Sara Engel / Caitlin Egleson C/O Jan Egleson

**PETITIONER'S ADDRESS:** 139 Larch Road, Cambridge, MA 02138

**LOCATION OF PROPERTY:** 19-21 FOUNTAIN TER., Unit 2, Cambridge, MA

**TYPE OF OCCUPANCY:** Two Family

**ZONING DISTRICT:** Residence B Zone

**REASON FOR PETITION:**

/Additions/ /Dormer/

**DESCRIPTION OF PETITIONER'S PROPOSAL:**

Remove existing nonconforming front porch and reconstruct new single story porch. Construct new dormers at 3rd floor

**SECTIONS OF ZONING ORDINANCE CITED:**

- Article: 5.000      Section: 5.31 (Table of Dimensional Requirements).
- Article: 8.000      Section: 8.22.2 (Non-Conforming Structures).
- Article: 10.000     Section: 10.40 (Special Permit).

Original  
Signature(s):

(Petitioner (s) / Owner)

JAN EGLESON

(Print Name)

Address:

139 LARCH RD. CAMB. 02138

Tel. No.

E-Mail Address:

egleson@gmail.com

617 429 1085

**Date:** MAY 23 2023

**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 Shannon Eglesen (OWNER)

Address: 19 Fountain Terrace Camb MA 02138

State that I/We own the property located at 19 Fountain Terrace, which is the subject of this zoning application. Camb MA 02138

The record title of this property is in the name of Shannon Eglesen

\*Pursuant to a deed of duly recorded in the date \_\_\_\_\_, Middlesex South County Registry of Deeds at Book \_\_\_\_\_, Page \_\_\_\_\_; or Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_ Book \_\_\_\_\_ Page \_\_\_\_\_.

Shannon Eglesen  
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 SHANNON EGLESON personally appeared before me, this 10<sup>th</sup> of MAY, 2023, and made oath that the above statement is true.

My commission expires 9/14/2023 (Notary Seal)



JOSEPH M THEODATE  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires Sept. 14, 2023

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

**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.

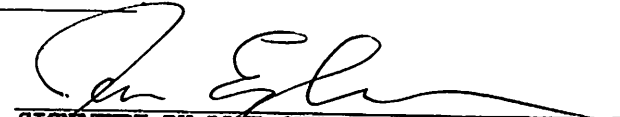
I/We JAN EGGLESON  
(OWNER)

Address: 139 LARCH RD. CAMB. MA. 02138

State that I/We own the property located at 19 FOUNTAIN TERRACE  
which is the subject of this zoning application. CAMB. MA.

The record title of this property is in the name of JAN EGGLESON

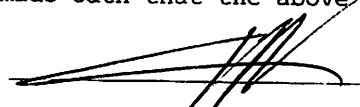
\*Pursuant to a deed of duly recorded in the date \_\_\_\_\_, Middlesex South  
County Registry of Deeds at Book \_\_\_\_\_, Page \_\_\_\_\_; or  
Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_  
Book \_\_\_\_\_ Page \_\_\_\_\_


  
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 JAN E EGGLESON personally appeared before me,  
this 12<sup>th</sup> of MAY, 2023, and made oath that the above statement is true.

 Notary  
My commission expires 9/14/2023 (Notary Seal).

 **JOSEPH M THEODATE**  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires Sept. 14, 2023

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

CONFIDENTIAL - SECURITY INFORMATION

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**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 Sara Engel (OWNER)

Address: 21 Fountain Terrace, Camb. MA 02138

State that I/We own the property located at 21 Fountain Terrace Camb MA which is the subject of this zoning application. UNIT 1

The record title of this property is in the name of Sara Engel and Curtin Capleson

\*Pursuant to a deed of duly recorded in the date 8/23/21, Middlesex South County Registry of Deeds at Book 70525, Page 120; or Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_

Book \_\_\_\_\_ Page \_\_\_\_\_

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

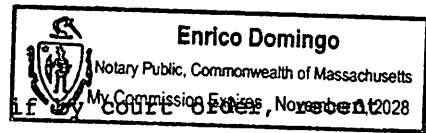
\*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Middlesex

The above-name Sara Engel personally appeared before me, this 11 of May, 2023, and made oath that the above statement is true.

[Signature] Notary

My commission expires 11/3/2028 (Notary Seal).



- If ownership is not shown in recorded deed, e.g. deed, or inheritance, please include documentation.

**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 Caitlin Egleson (OWNER) <sup>unit 1</sup>

Address: 21 Fountain Terrace Cambridge MA 02138 <sup>unit 1</sup>

State that I/We own the property located at 21 Fountain Terrace Cambridge MA 02138 which is the subject of this zoning application.

The record title of this property is in the name of Sara Engel and Caitlin Egleson

\*Pursuant to a deed of duly recorded in the date 8/23/21, Middlesex South County Registry of Deeds at Book 78525, Page 120; or Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_

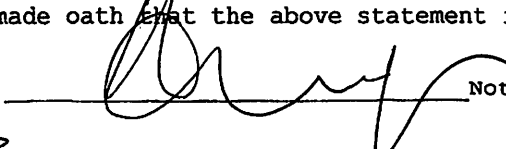
Book \_\_\_\_\_ Page \_\_\_\_\_

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

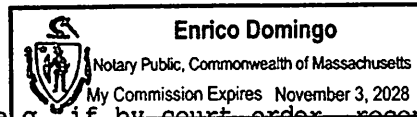
\*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Middlesex

The above-name Caitlin Egleson personally appeared before me, this 11 of May, 2023, and made oath that the above statement is true.

  
Notary

My commission expires 11/3/2028 (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 19-21 FOUNTAIN TER , Unit 2 , 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:**

*The special permit relief seeks to add dormers at the 3<sup>rd</sup> floor and reconfigure / reduce the existing nonconforming front porch for at total net increase of +58 sf. It does not create any new violation of the dimensional requirements of Article 5.*

**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 special permit request is for a minor increase in area. The granting of the special permit will not cause a change to traffic or existing traffic patterns.*

**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 proposed project will have no adverse impact on adjacent uses. The use of the property as two family is unchanged and is consistent with surrounding structures and the zoning district.*

**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 changes are minimal in scope and will not create a nuisance or hazard to occupants or citizens 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:**

*The proposed use is unchanged and consistent with the integrity of this district.*

**\*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:** Sara Engel / Caitlin Egleson  
**Location:** 19-21 FOUNTAIN TER., Unit 2., Cambridge, MA  
**Phone:**

**Present Use/Occupancy:** Two Family  
**Zone:** Residence B Zone  
**Requested Use/Occupancy:** Unchanged

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>
<b>TOTAL GROSS FLOOR AREA:</b>		4601	4659	2510 (max.)
<b>LOT AREA:</b>		5034	unchanged	5000 (min.)
<b>RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup></b>		0.91	0.93	0.5 / 0.35
<b>LOT AREA OF EACH DWELLING UNIT</b>		2517	unchanged	2500
<b>SIZE OF LOT:</b>	WIDTH	50'	unchanged	50'
	DEPTH	127'	unchanged	n/a
<b>SETBACKS IN FEET:</b>	FRONT	11.9'	unchanged	15'
	REAR	44.5'	unchanged	31.75'
	LEFT SIDE	5.2'	unchanged	12.5'
	RIGHT SIDE	8.9'	unchanged	7.5'
<b>SIZE OF BUILDING:</b>	HEIGHT	33'	unchanged	35'
	WIDTH	63.3'	unchanged	n/a
	LENGTH	25.9'	unchanged	n/a
<b>RATIO OF USABLE OPEN SPACE TO LOT AREA:</b>		51.9%	51.9%	40%
<b>NO. OF DWELLING UNITS:</b>		2	unchanged	2
<b>NO. OF PARKING SPACES:</b>		1	unchanged	0
<b>NO. OF LOADING AREAS:</b>		0	0	n/a
<b>DISTANCE TO NEAREST BLDG. ON SAME LOT</b>		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.:

Wood frame two family home is the only structure on the lot

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'.





# **19-21 FOUNTAIN TERRACE**

CAMBRIDGE, MA, 02138

PREPARED FOR

CAMBRIDGE BOARD OF ZONING APPEAL

PREPARED BY

KELLY BOUCHER ARCHITECTURE  
[www.boucherarchitecture.com](http://www.boucherarchitecture.com)

MAY 22, 2023

COVER SHEET  
BZA SUBMISSION

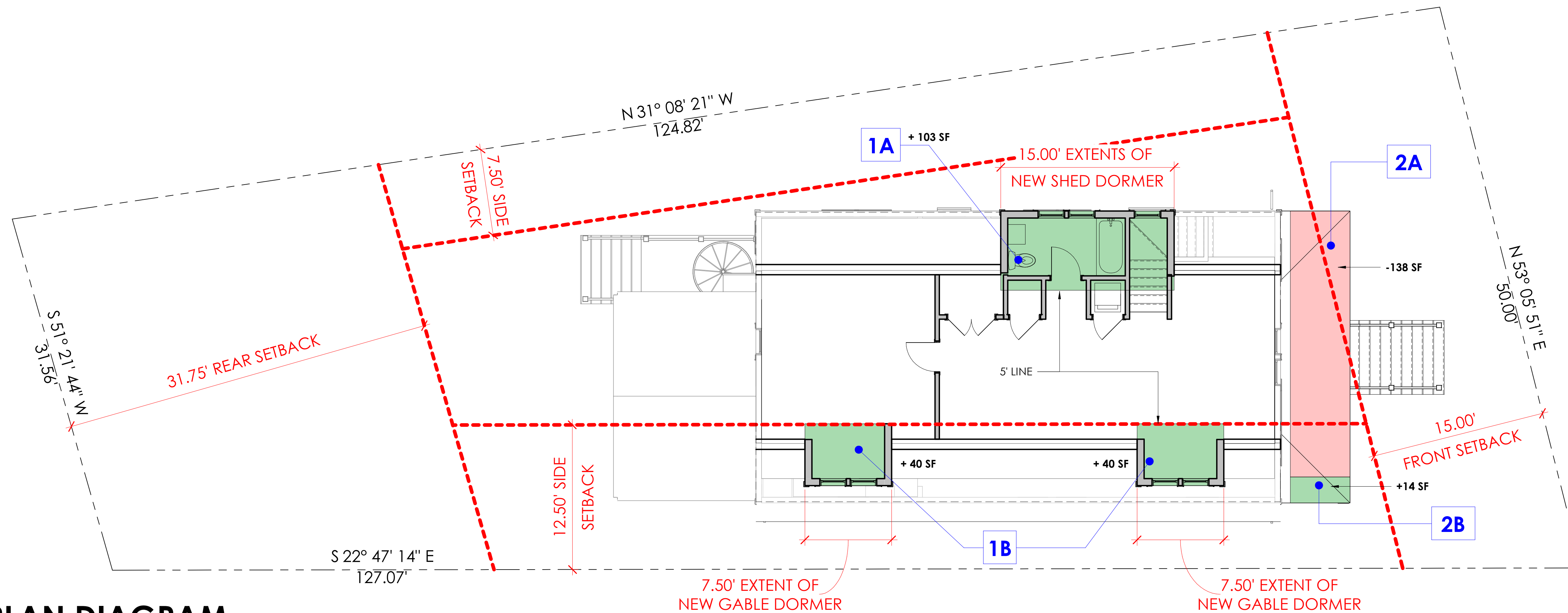
## BZA SUBMITTAL - TABLE OF CONTENTS

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- BZA003 ASSESSOR'S MAP
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- BZA011 EXISTING & PROPOSED OPEN SPACE DIAGRAM
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- BZA101 EXISTING & PROPOSED 2ND & 3RD FLOOR PLANS
- BZA200 EXISTING & PROPOSED BUILDING ELEVATIONS
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- BZA300 EXISTING & PROPOSED 3D VIEWS
- BZA400 EXISTING PHOTOS

19-21 FOUNTAIN TERRACE, CAMBRIDGE,  
MA

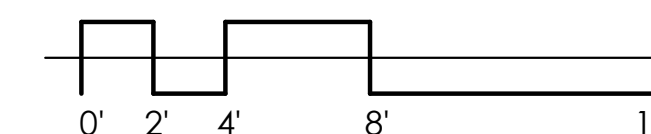
**K B A**  
KELLY BOUCHER ARCHITECTURE  
[kellyboucherarchitecture.com](http://kellyboucherarchitecture.com)  
PHONE: (617) 827-3027

Date	05.22.23
Drawing no.	BZA000



## ZONING SITE PLAN DIAGRAM

3/16" = 1'-0"



### ZONING REQUEST SUMMARY

#### THE APPLICATION SEEKS A SPECIAL PERMIT TO

- INCREASE EXISTING NONCONFORMITIES IN A 2 FAMILY RESIDENTIAL STRUCTURE (FAR / SETBACK) WITH THE ADDITION OF 3 DORMERS
- RELOCATE AND RECONFIGURE EXISTING NON-CONFORMING GFA AT THE FRONT PORCH.
- FENESTRATION CHANGES WITHIN EXISTING NONCONFORMING SIDE YARD SETBACKS

THE EXISTING HOUSE IS NONCONFORMING FOR

GROSS FLOOR AREA / FAR  
FRONT YARD SETBACK  
LEFT SIDE YARD SETBACK

#### SECTIONS OF ZONING ORDINANCE CITED:

ART 5 SECTION 5.31 TABLE OF DIMENSIONAL REQUIREMENTS  
ART 8 SECTION 8.22.2 NONCONFORMING STRUCTURES

### ZONING DIAGRAM KEY

- 1 ADD THREE DORMERS @ 3RD FLOOR  
CREATES NEW GFA (+183 SF)
  - 1A) ONE 15' SHED DORMER ON THE S.W. ELEVATION
  - 1B) TWO 7.5' GABLE DORMERS ON THE N.E. ELEVATION
- 2 UNENCLOSE EXISTING FRONT PORCH  
REMOVES NET GFA (-124 SF)
  - 2A) REMOVE EXISTING ENCLOSED FRONT PORCH @ 2ND FLOOR. (-138 SF)
  - 2B) EXTEND EXISTING PORCH TO FULL WIDTH OF THE BUILDING @ 1ST FLOOR (+14 SF)

EXISTING GFA / FAR 4601 SF / 0.91  
PROPOSED GFA / FAR 4659 SF / 0.93

OVERALL BUILDING GFA **INCREASES BY 58 SF**  
BUILDING F.A.R. **INCREASES BY .02**

### DIMENSIONAL FORM

LOCATION:		19-21 FOUNTAIN TERRACE, CAMBRIDGE		
DATE:		MAY 22, 2023		
	EXISTING	REQUESTED	CZO REQ	CONFORMITY
ZONE	RES B			
LOT AREA	5034	unchanged	5000	CONFORMING
FAR	0.91	0.93	0.5 / 0.35	EXISTING...
GFA	4601	4659	2510.2	
LOT AREA PER DU	2517	unchanged	2500 / 4000	CONFORMING
NO OF UNITS	2.0	unchanged	2.0	CONFORMING
SIZE OF LOT				
	WIDTH	50'	unchanged	50'
	DEPTH	127'	unchanged	-
SETBACKS				
	FRONT	11.9'	unchanged	15'
	REAR	44.5'	unchanged	25' + 6.75' = ...
	LEFT SIDE	5.2'	unchanged	12.5'
	RIGHT SIDE	8.9'	unchanged	7.5'
SIZE OF BLDG				
	HEIGHT	33'	unchanged	35'
	LENGTH	63.3'	unchanged	-
	WIDTH	25.9'	unchanged	-
TOTAL OPEN SPACE	2616	2602	2013 / 40%	CONFORMING
% OF LOT AREA	51.9%	51.9%	2013 / 40%	CONFORMING
PRIVATE OPEN SPACE	1915 / 38.0%	1856 / 36.9%	1006 / 20%	CONFORMING
PERMEABLE OPEN SPACE	701 / 13.9%	757 / 15.0%		
PARKING SPACES	1	unchanged	0	
LOADING AREA	0	0	0	
DISTANCE TO NEAREST BLDG	n/a	n/a	10 or H+H/6	

# ZONING REQUEST SUMMARY BZA SUBMISSION

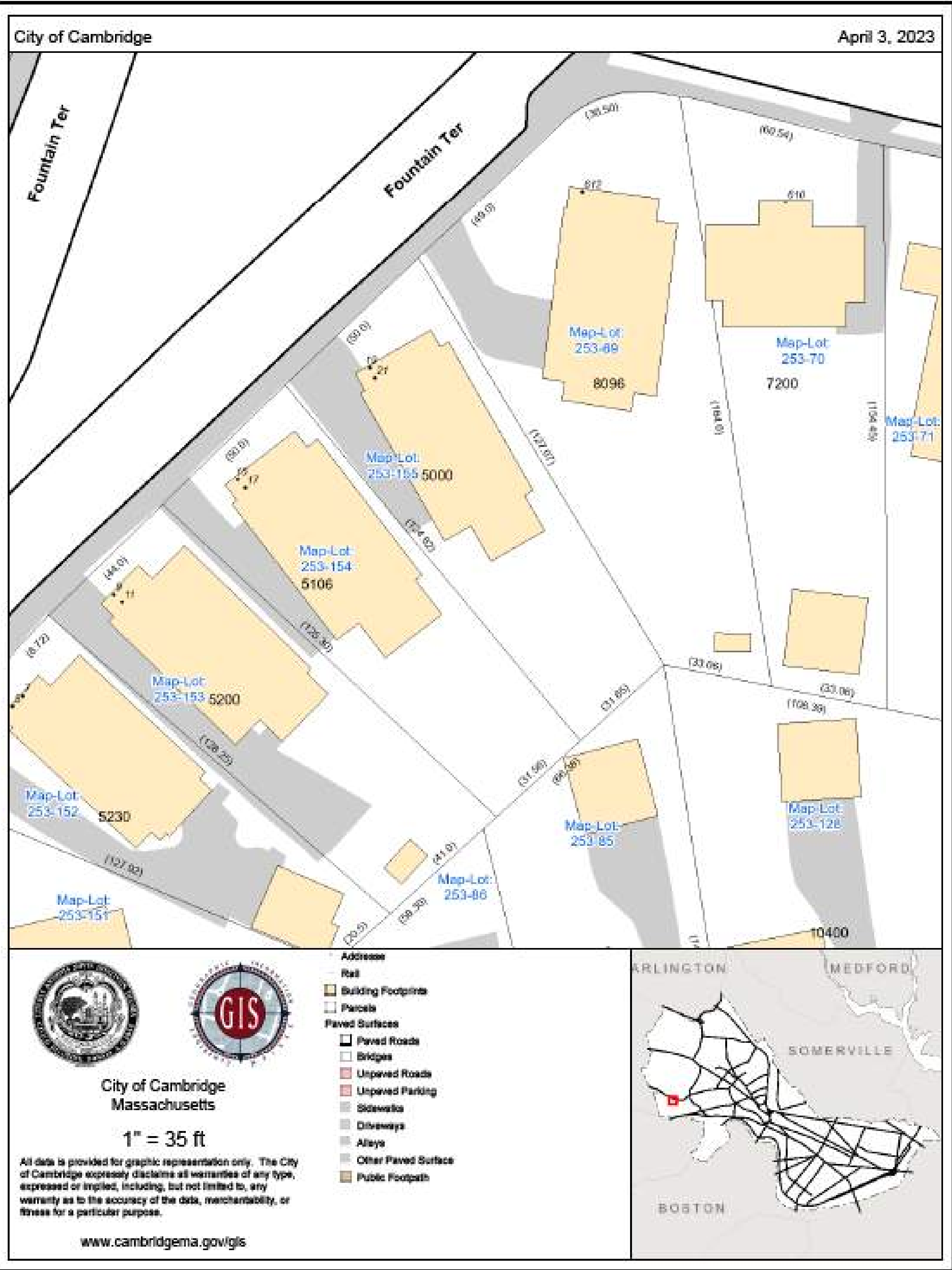
19-21 FOUNTAIN TERRACE, CAMBRIDGE,  
MA



K B A  
KELLY BOUCHER ARCHITECTURE  
kelly@kbaarchitect.com  
phone: (617) 827-3027

Date  
05.22.23

Drawing no.  
BZA001



ASSESSOR'S MAP  
BZA SUBMISSION

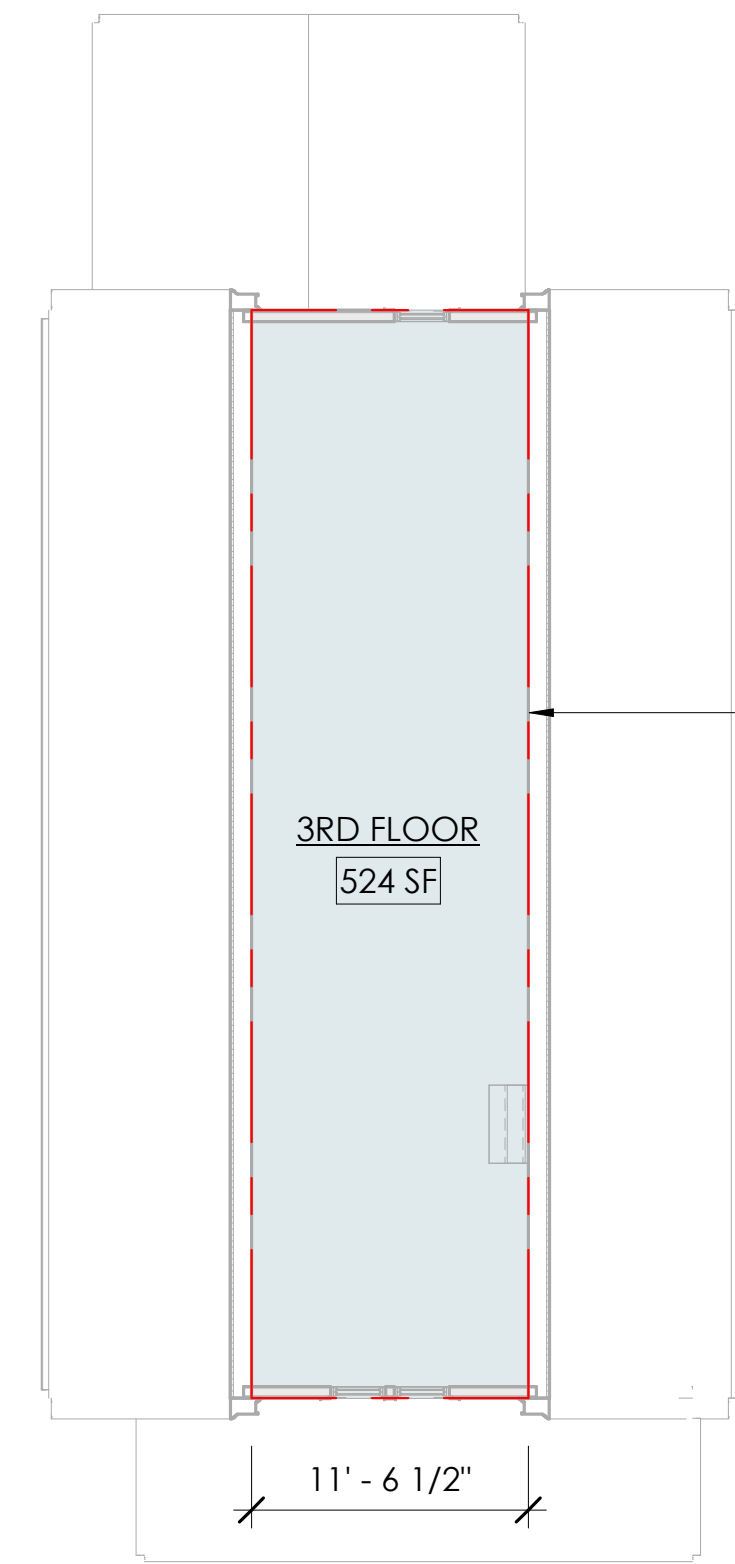
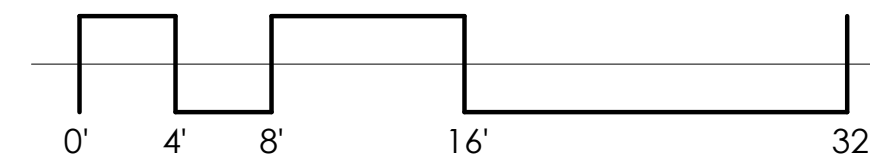
19-21 FOUNTAIN TERRACE, CAMBRIDGE,  
MA



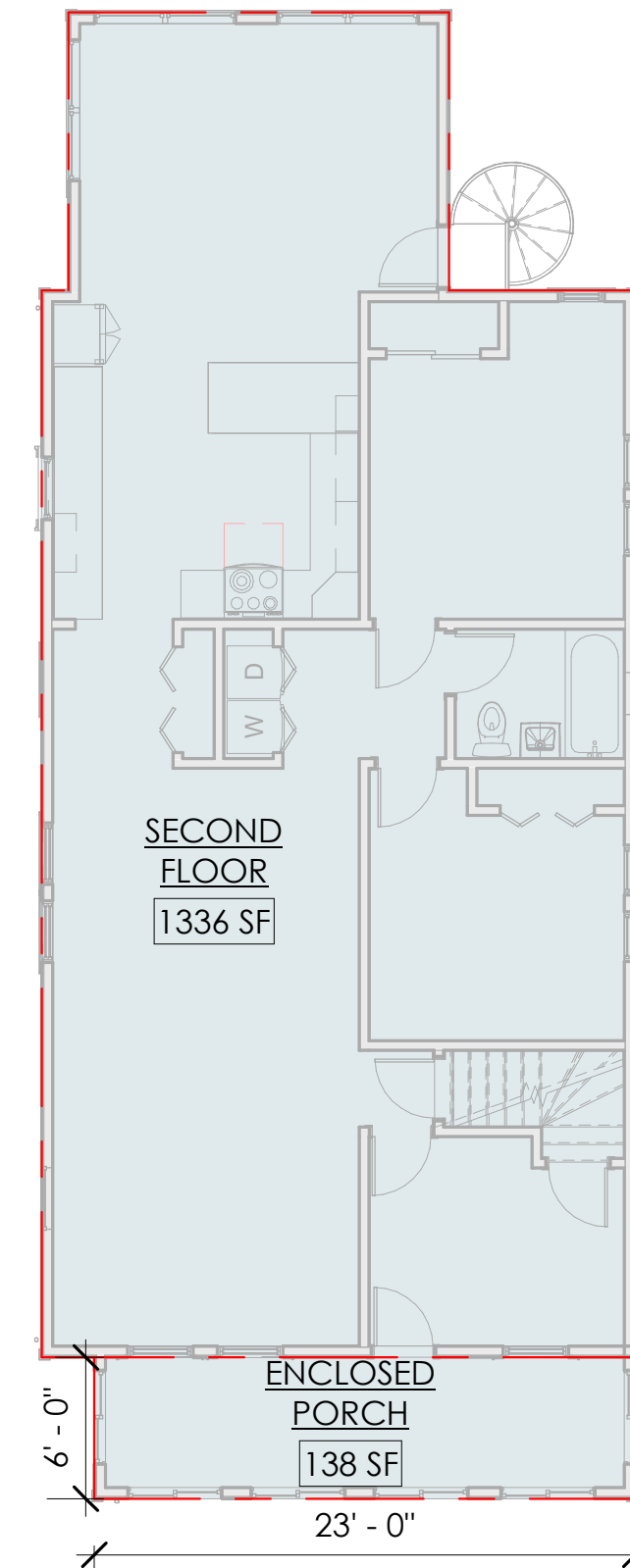
Date  
05.22.23

Drawing no.  
BZA003

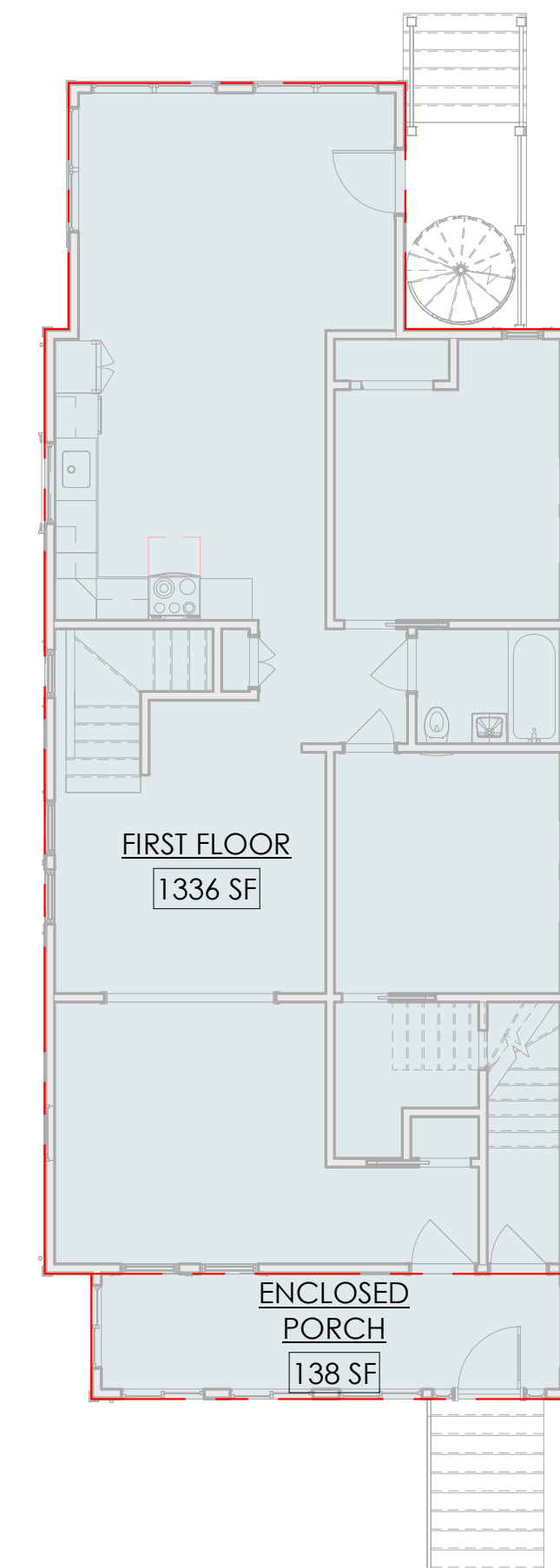
EXISTING AREA CALCS.		
Level	Zoning Area Type	Area
BASEMENT	GFA	1130 SF
FIRST FLOOR	GFA	1474 SF
SECOND FLOOR	GFA	1474 SF
THIRD FLOOR	GFA	524 SF
GFA		4601 SF



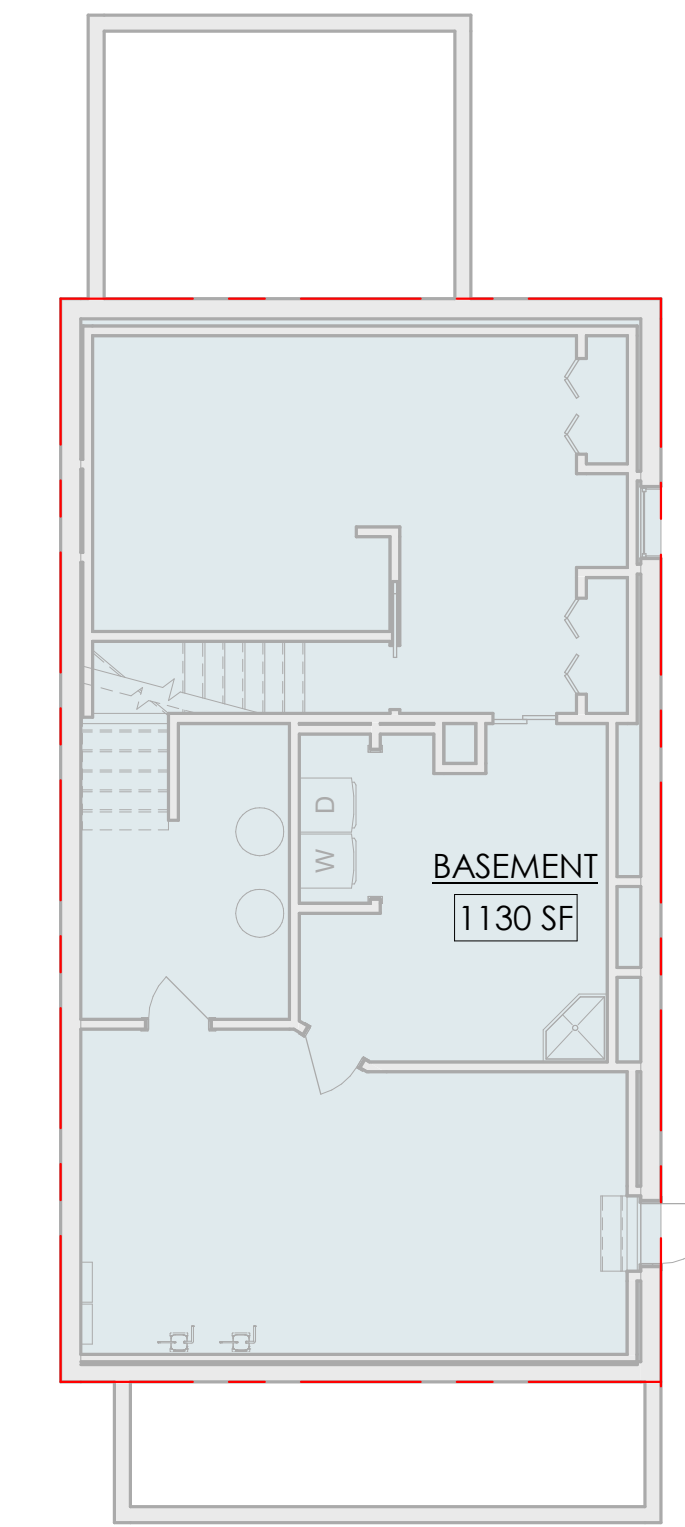
8 EXISTING GFA - 3RD FL  
1/8" = 1'-0"



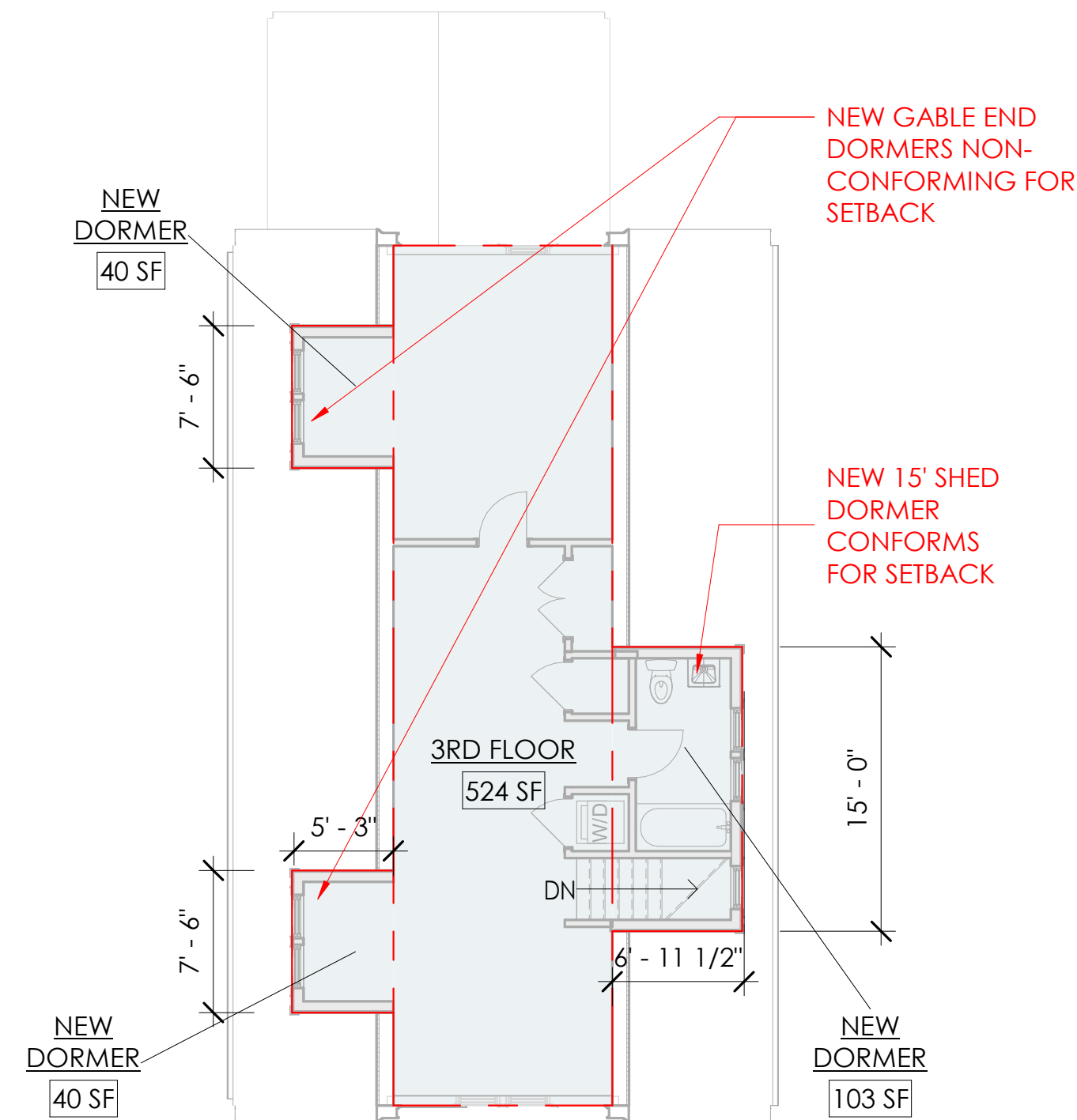
7 EXISTING GFA - 2ND FL  
1/8" = 1'-0"



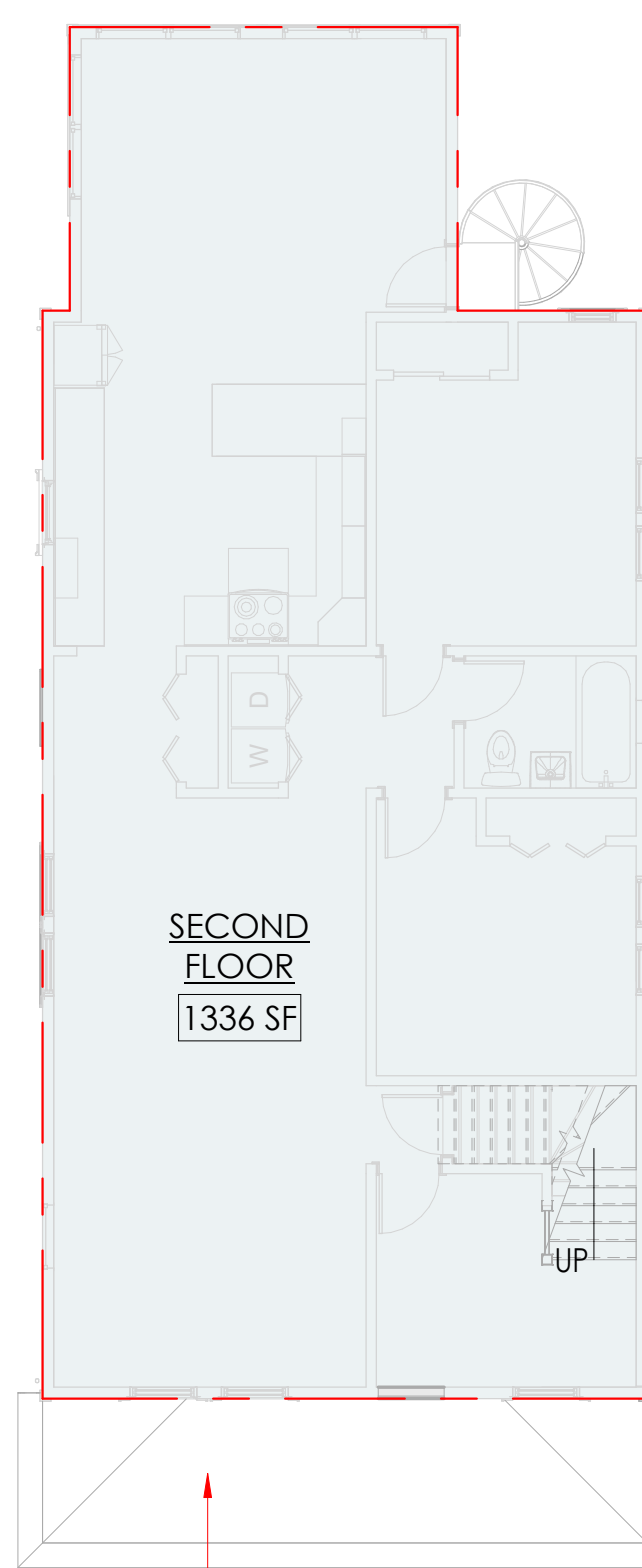
6 EXISTING GFA - 1ST FL  
1/8" = 1'-0"



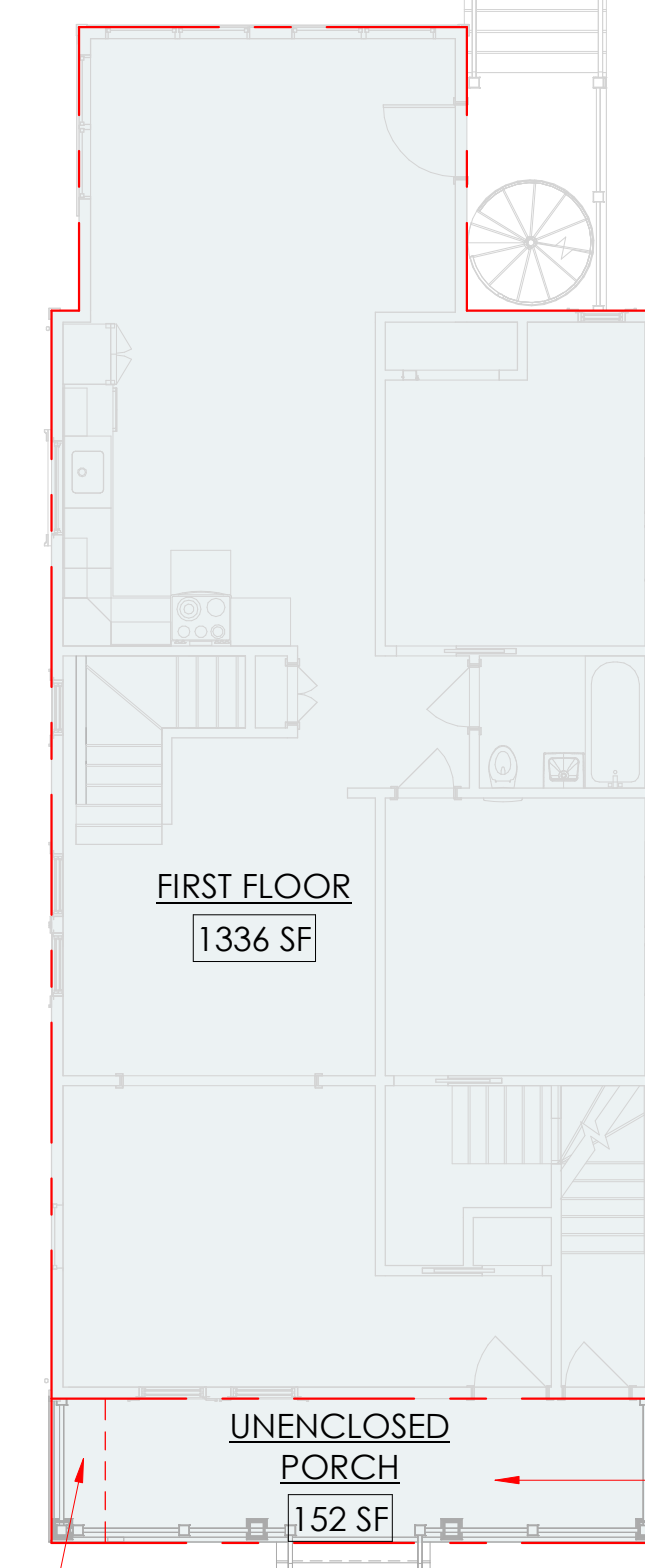
5 EXISTING GFA - BASEMENT  
1/8" = 1'-0"



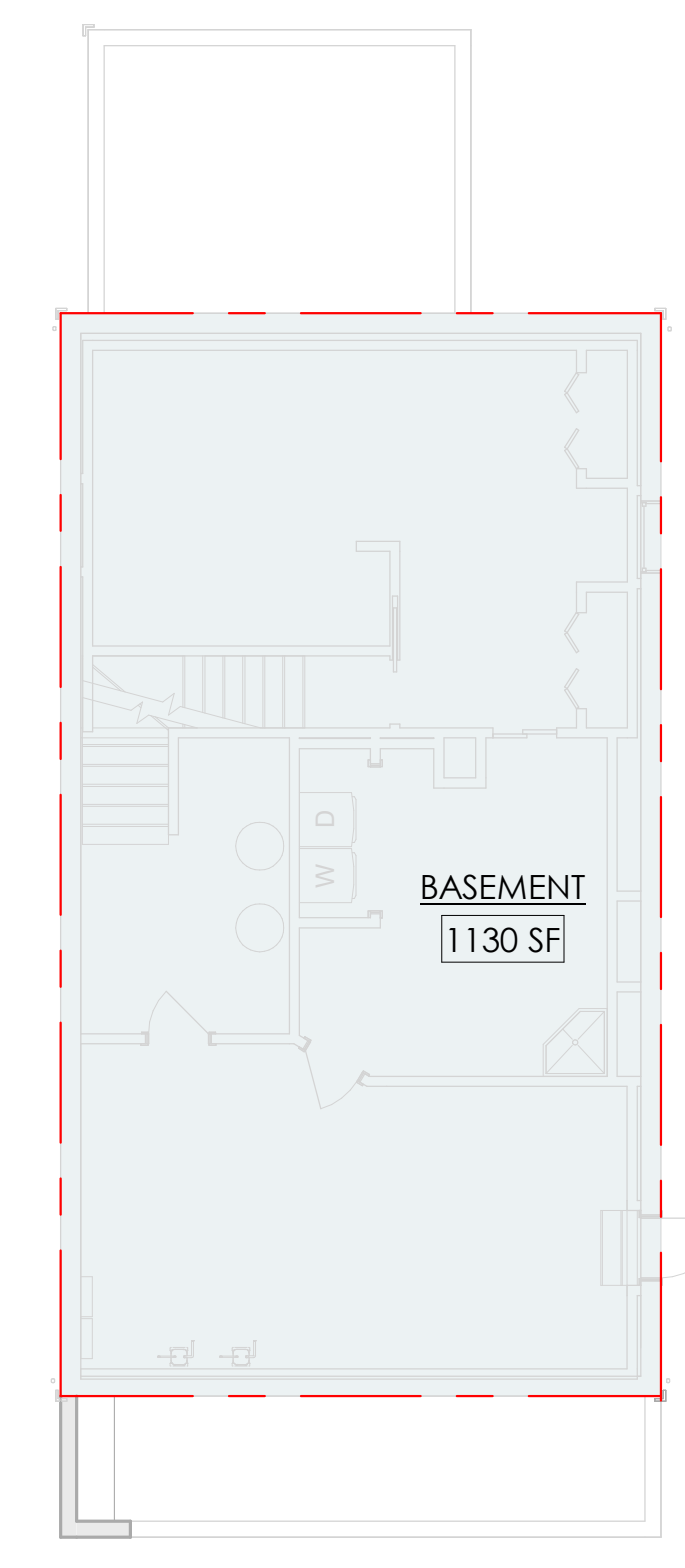
4 PROPOSED GFA - 3RD FL  
1/8" = 1'-0"



3 PROPOSED GFA - 2ND FL  
1/8" = 1'-0"



2 PROPOSED GFA - 1ST FL  
1/8" = 1'-0"



1 PROPOSED GFA - BASEMENT  
1/8" = 1'-0"

PROPOSED AREA CALCS.			
Level	Zoning Area Type	Area	Result
BASEMENT	GFA	1130 SF	UNCHANGED
FIRST FLOOR	GFA	1487 SF	INCREASED
SECOND FLOOR	GFA	1336 SF	DECREASED
THIRD FLOOR	GFA	706 SF	INCREASED
GFA		4659 SF	

PROPOSED WORK INCREASES: GFA BY 58 SF  
F.A.R. BY 2%

# EXISTING & PROPOSED GFA DIAGRAMS

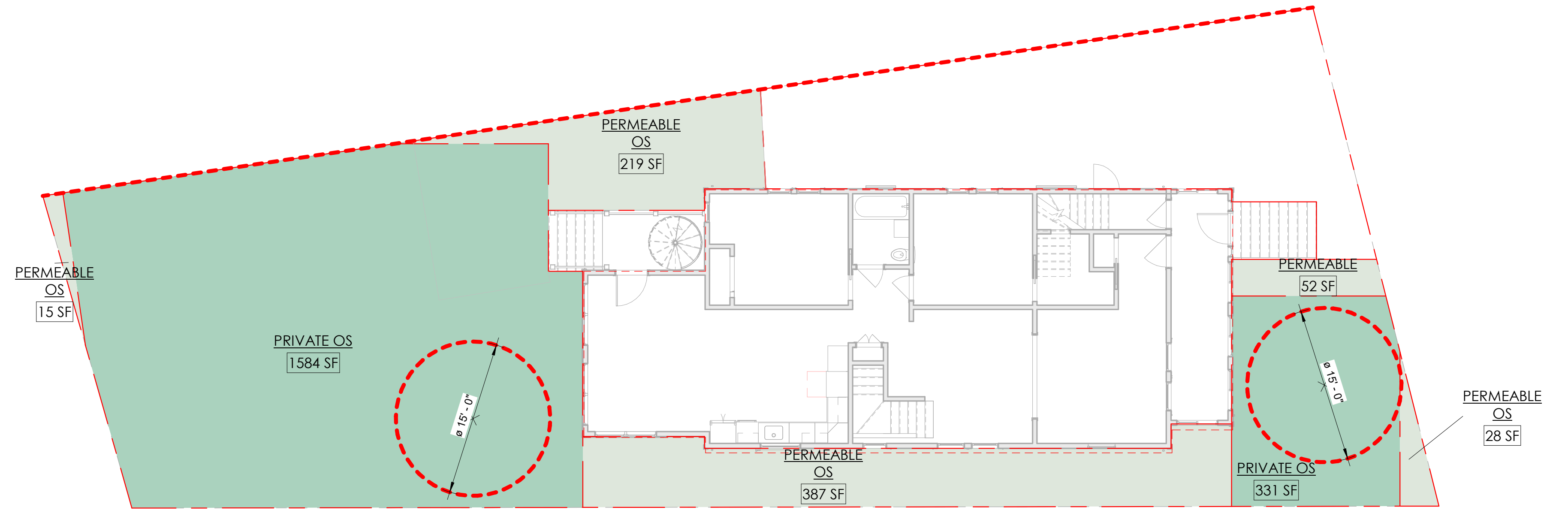
## BZA SUBMISSION

# 19-21 FOUNTAIN TERRACE, CAMBRIDGE, MA

KBA  
KELLY BOUCHER ARCHITECTURE  
kelly@kbaarchitect.com  
phone: (617) 827-3527

Date: 05.22.23  
Drawing no.: BZA010

EXISTING OPEN SPACE CALCS.			
Open Space type	Area	% of Lot Area	Net Change
PRIVATE OPEN	1915 SF	38.0%	
PERMEABLE	701 SF	13.9%	
<b>TOTAL</b>	<b>2615 SF</b>		



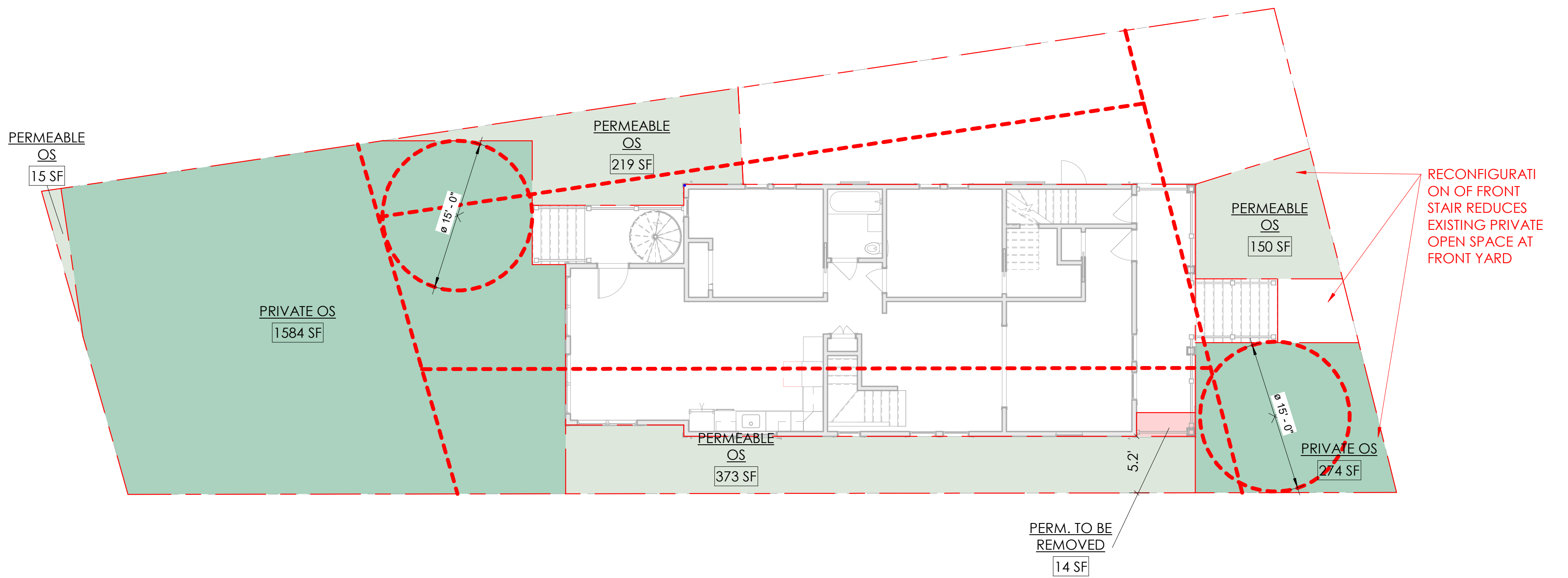
### EXISTING OPEN SPACE DIAGRAM

1/8" = 1'-0"

#### OPEN SPACE

- PERMEABLE
- PRIVATE OPEN

PROPOSED OPEN SPACE CALCS.			
Open Space type	Area	% of Lot Area	Net Change
PRIVATE OPEN	1858 SF	36.9%	DECREASED
PERMEABLE	757 SF	15.0%	INCREASED
<b>TOTAL</b>	<b>2615 SF</b>		



### PROPOSED OPEN SPACE DIAGRAM


1/8" = 1'-0"

OPEN SPACE CALCULATION		LOT AREA: 5034 SF
<b>REQUIRED OPEN SPACE</b>		
RES B ZONE:		
<b>TOTAL REQ. O.S.</b> 5034 SF X 40%		<b>2013.6 SF</b>
<b>TOTAL REQ. PRIVATE (15'X15')</b> 5034 X 20%		1006.8SF MIN.
<b>EXISTING OPEN SPACE</b>		
PRIVATE + PERMEABLE O.S. (MIN. 15'X15')	1915 SF	38.0%
PERMEABLE ONLY O.S.	701 SF	13.9%
<b>TOTAL OPEN SPACE</b>	<b>2616 SF</b>	<b>51.9%</b>
<b>PROPOSED OPEN SPACE</b>		
PRIVATE + PERMEABLE O.S. (MIN. 15'X15')	1858 SF	36.9%
PERMEABLE ONLY O.S.	757 SF	15.0%
<b>TOTAL OPEN SPACE</b>	<b>2615 SF</b>	<b>51.9%</b>

# EXISTING & PROPOSED OPEN SPACE DIAGRAMS

## BZA SUBMISSION

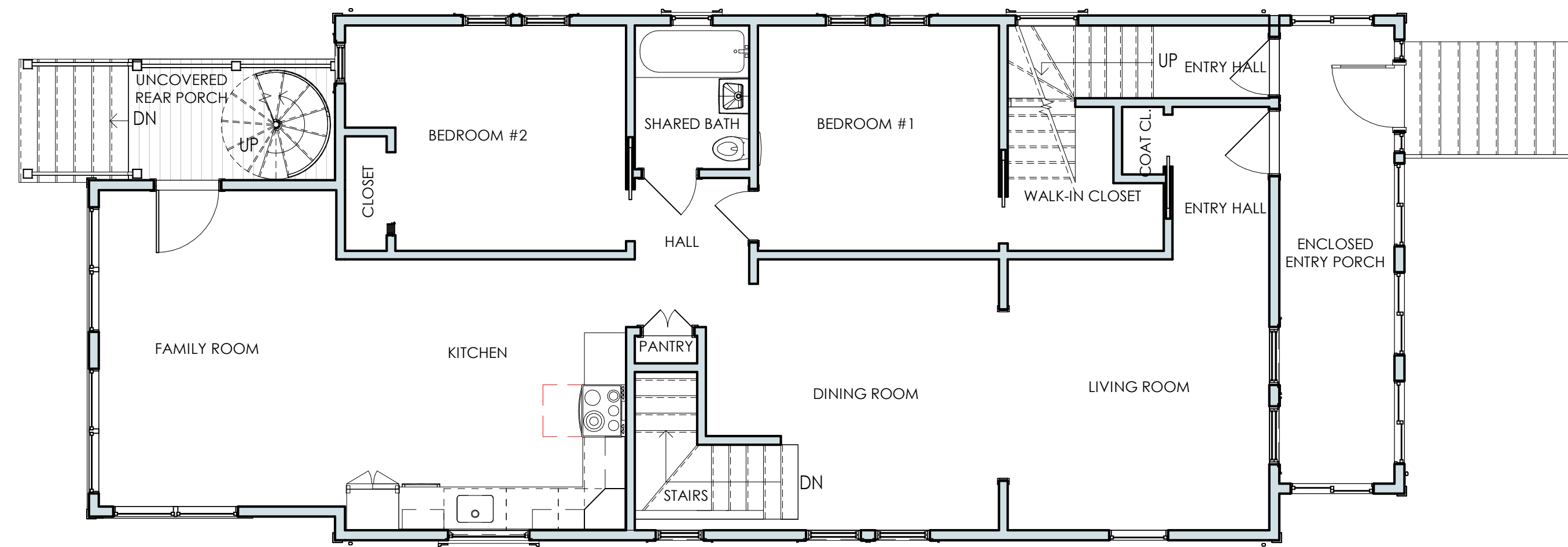
# 19-21 FOUNTAIN TERRACE, CAMBRIDGE, MA



**KBA**  
KELLY BOUCHER ARCHITECTURE  
kelly@kbaarchitect.com  
phone: (617) 827-3027

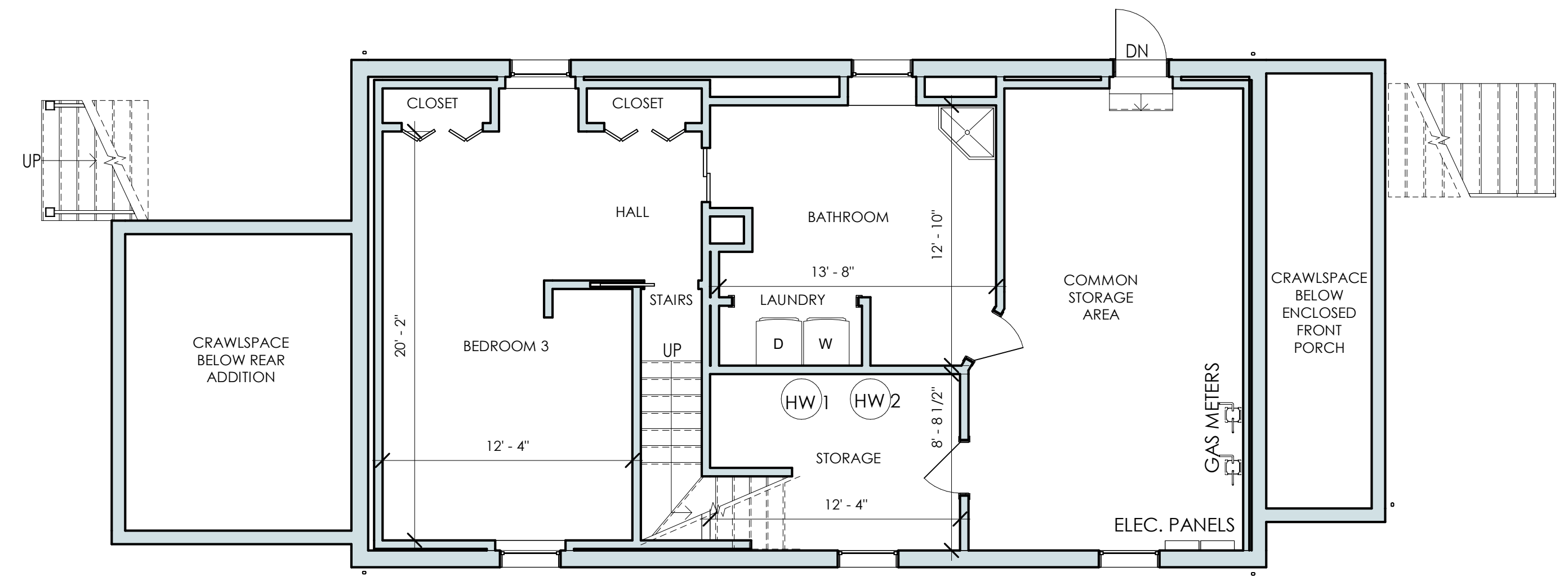
Date: 05.22.23

Drawing no. BZA011



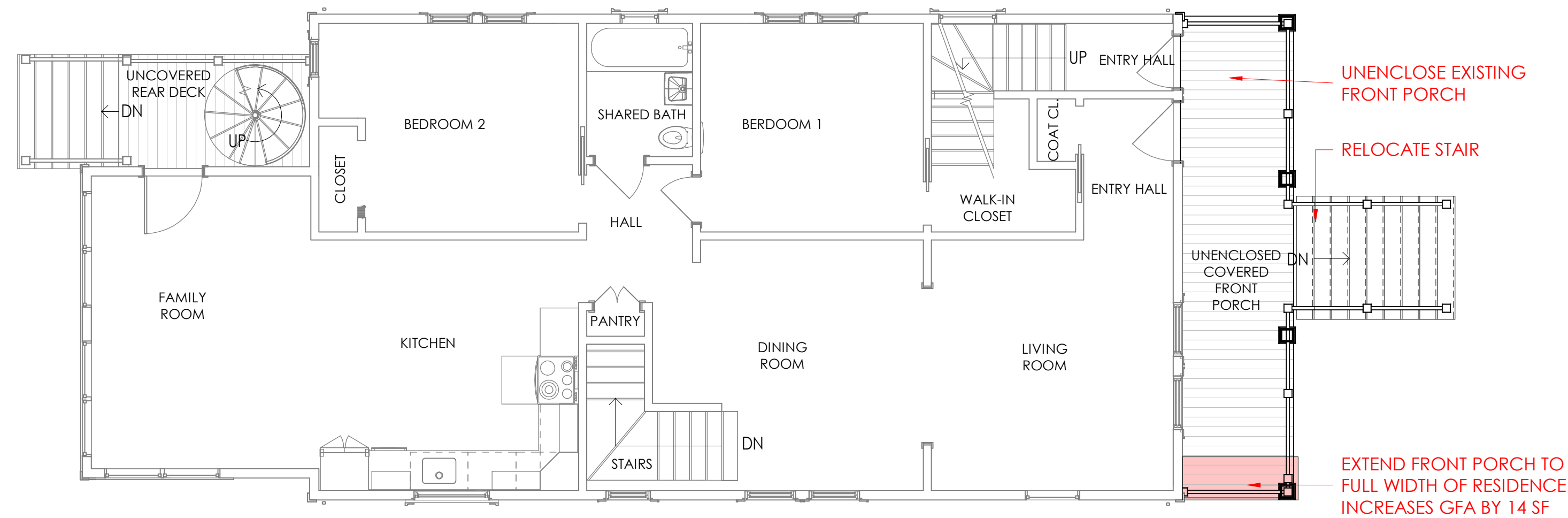
**FIRST FLOOR PLAN - EXISTING (BZA)**

3/16" = 1'-0"



**BASEMENT FLOOR PLAN - EXISTING (BZA)**

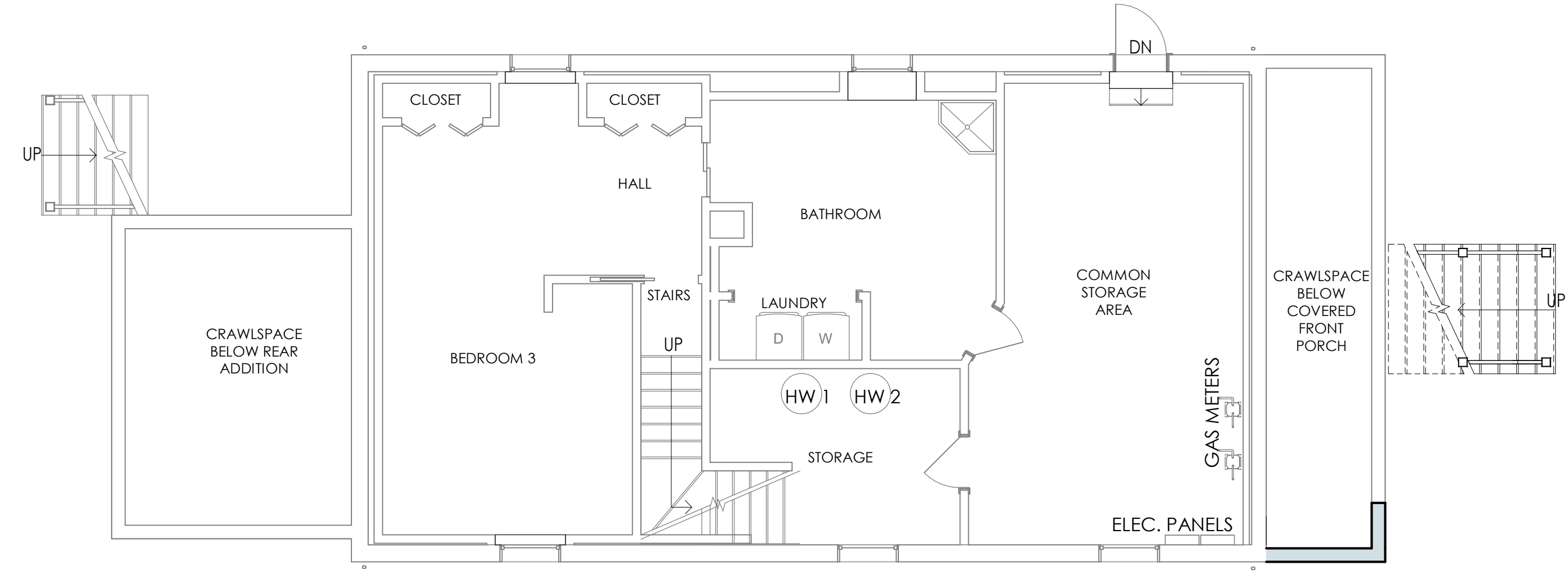
3/16" = 1'-0"



INDICATES GFA ADDED

**FIRST FLOOR PLAN - PROPOSED (BZA)**

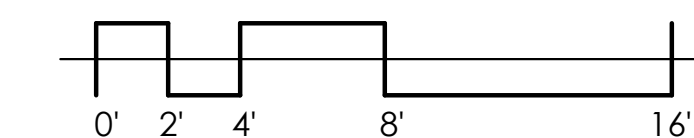
3/16" = 1'-0"



NO NEW WORK AT BASEMENT FLOOR LEVEL

**BASEMENT FLOOR PLAN - PROPOSED (BZA)**

3/16" = 1'-0"

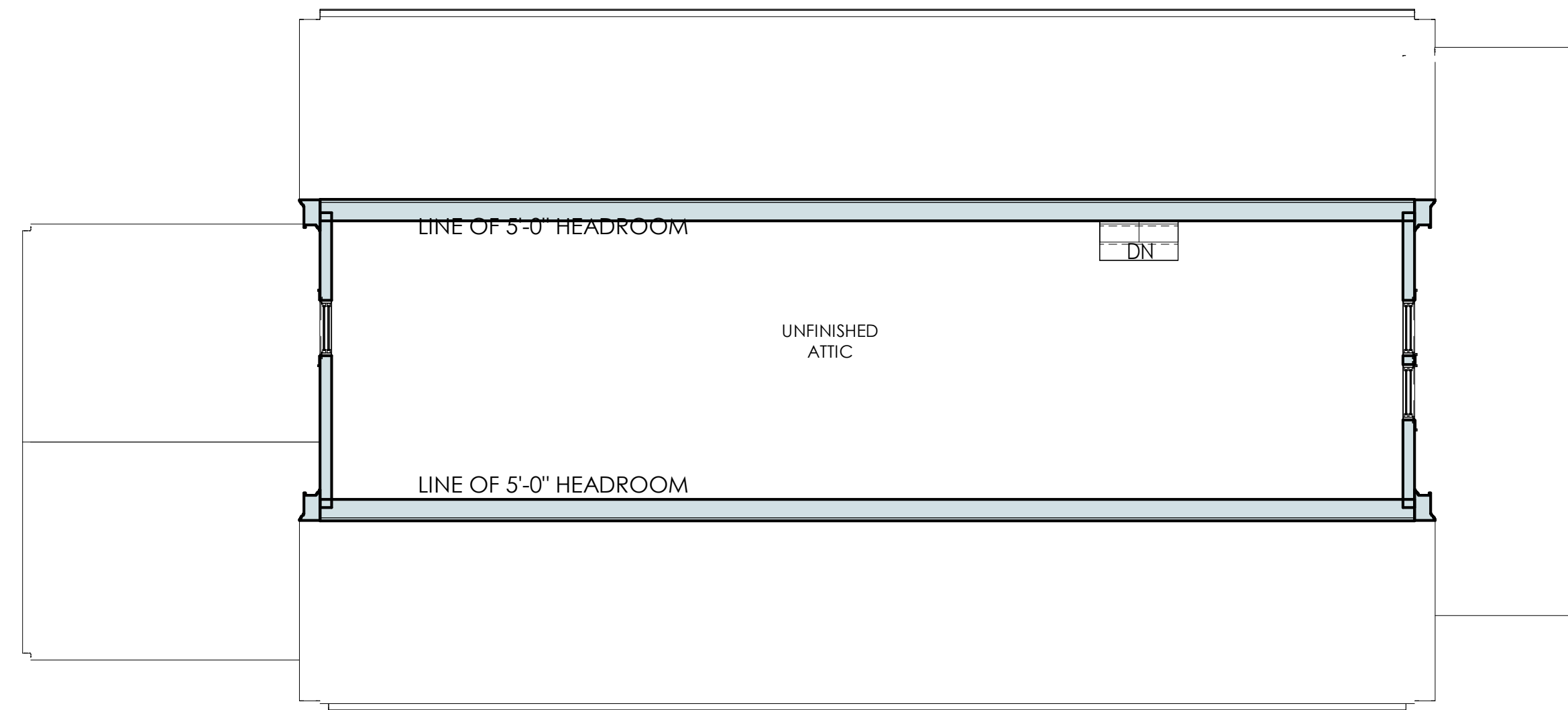


EXISTING & PROPOSED BMENT & 1ST FL PLANS  
BZA SUBMISSION

19-21 FOUNTAIN TERRACE, CAMBRIDGE,  
MA

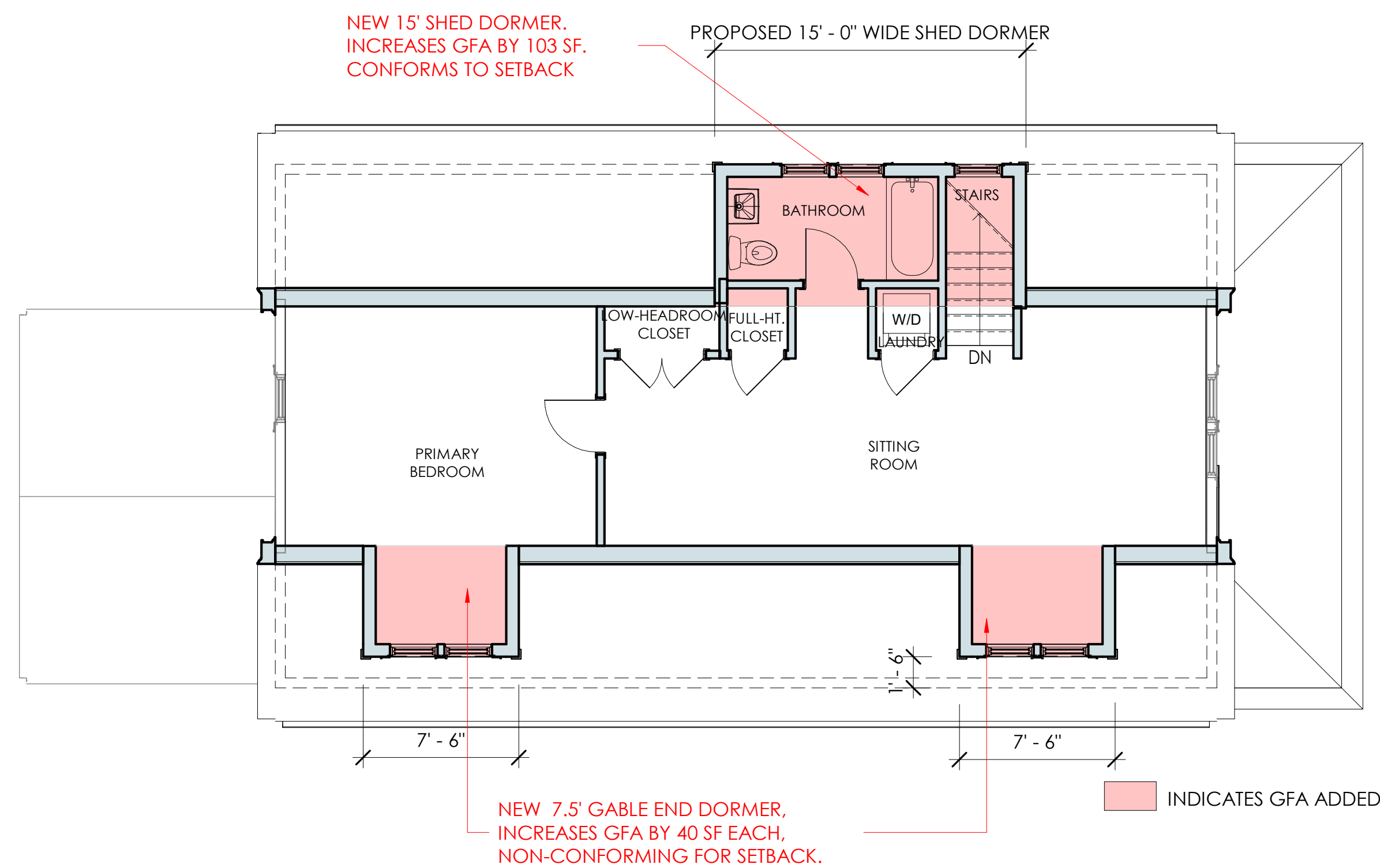


Date: 05.22.23  
Drawing no.: BZA100



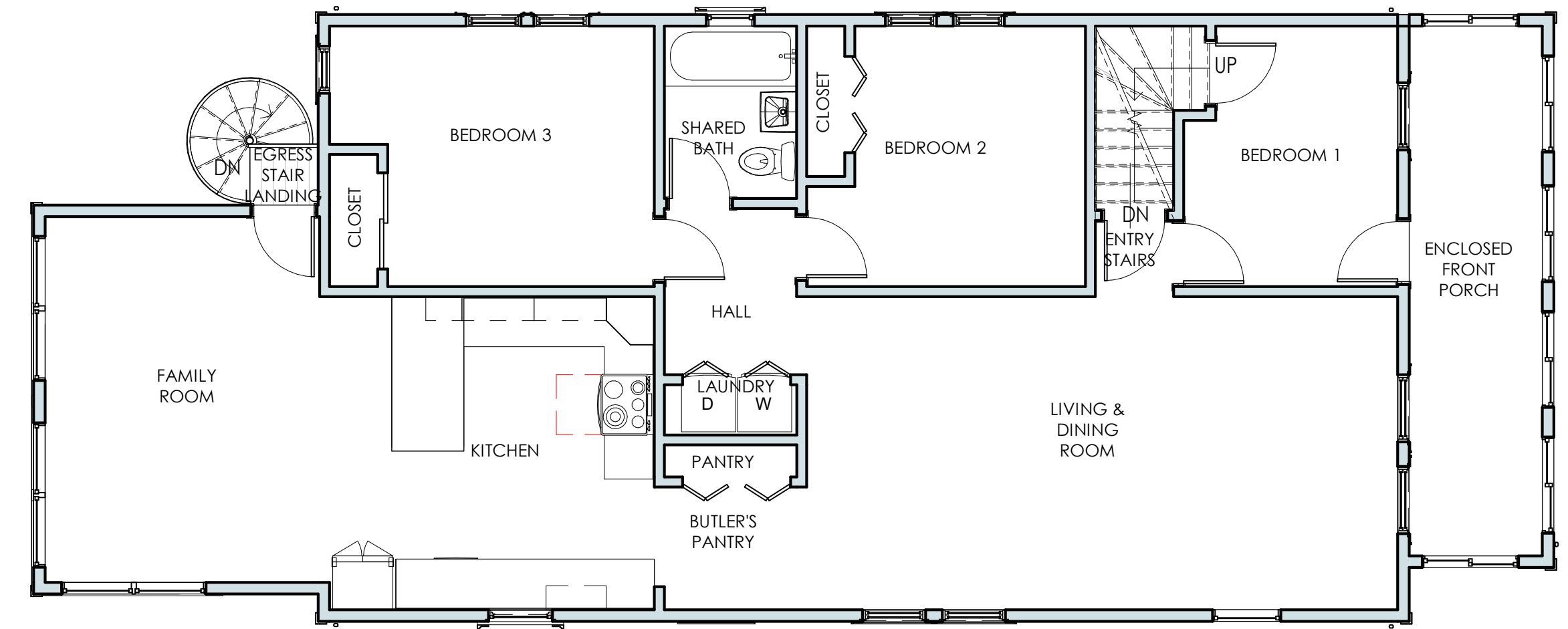
### THIRD FLOOR PLAN - EXISTING (BZA)

3/16" = 1'-0"



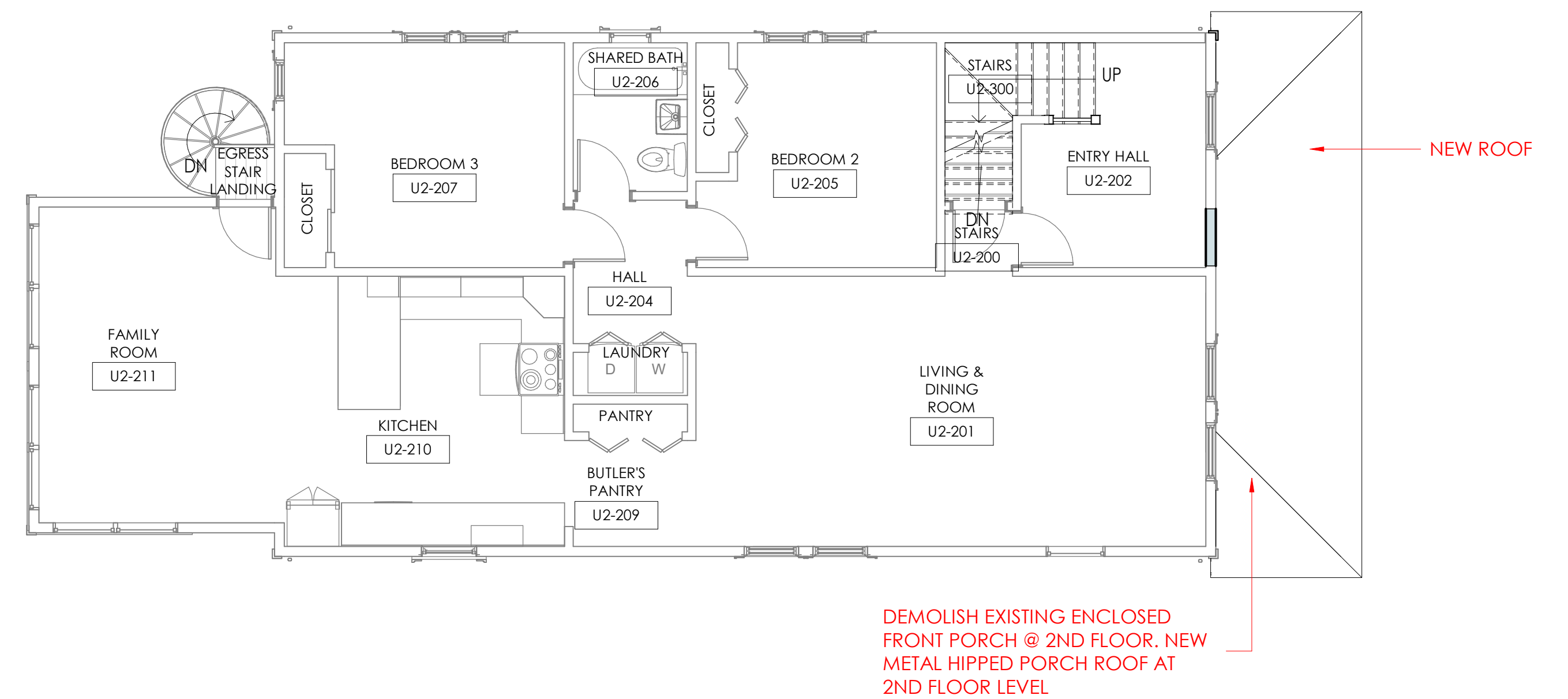
### THIRD FLOOR PLAN - PROPOSED (BZA)

3/16" = 1'-0"



### SECOND FLOOR PLAN - EXISTING (BZA)

3/16" = 1'-0"



### SECOND FLOOR PLAN - PROPOSED (BZA)

3/16" = 1'-0"

EXISTING & PROPOSED 2ND & 3RD FLOOR PLANS  
BZA SUBMISSION

19-21 FOUNTAIN TERRACE, CAMBRIDGE,  
MA



Date  
05.22.23

Drawing no.  
BZA101



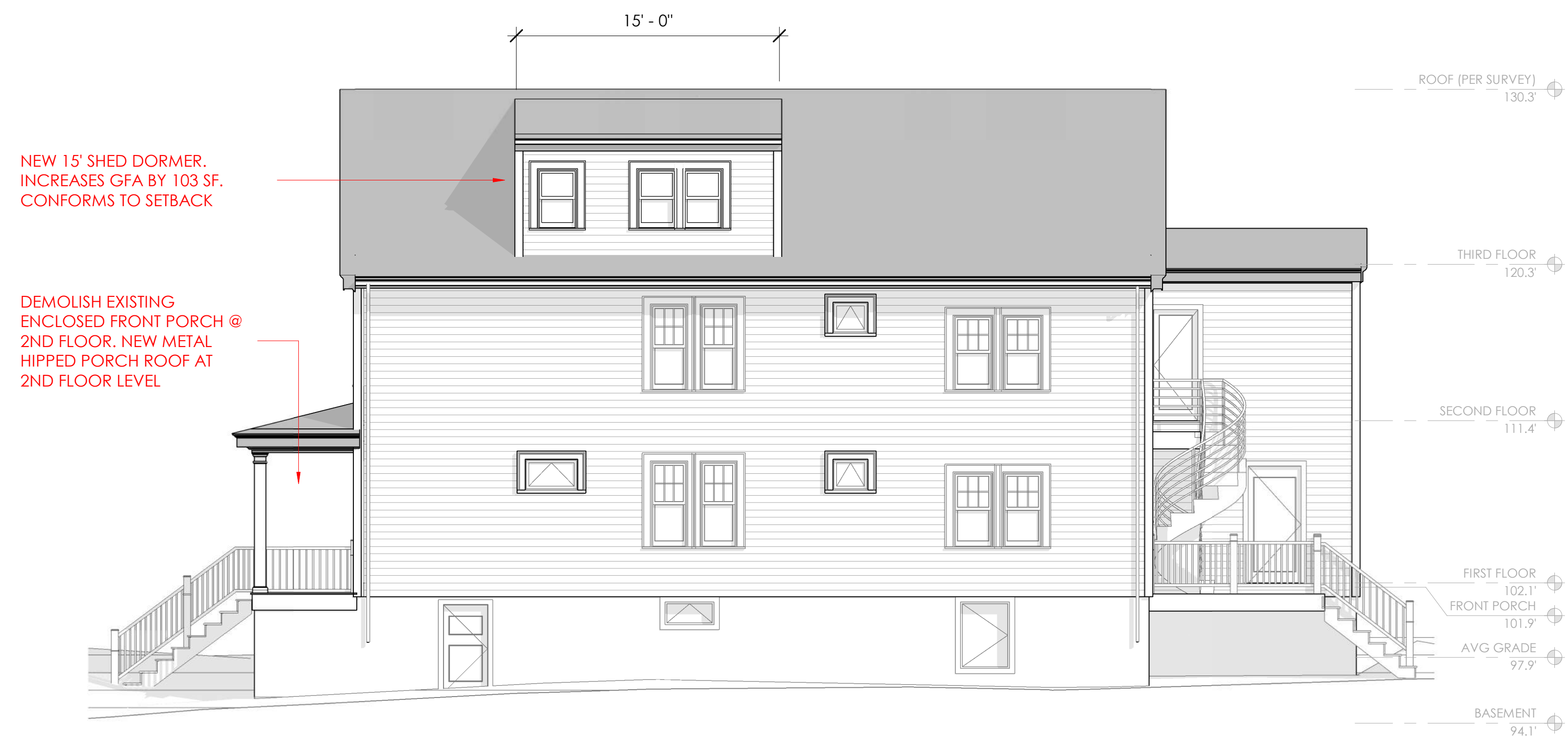
**EXISTING EAST ELEVATION - DRIVEWAY SIDE (BZA)**

3/16" = 1'-0"



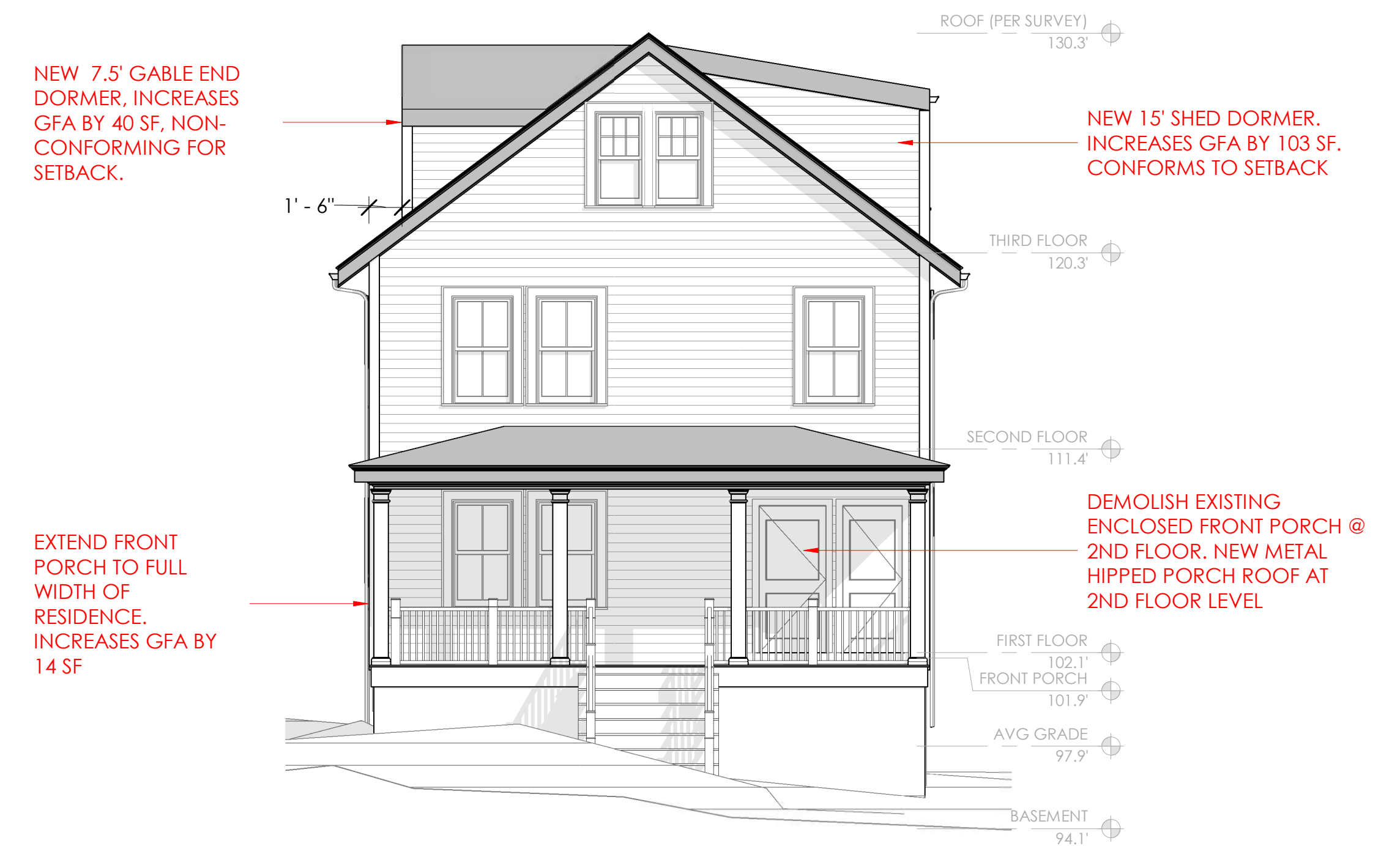
**EXISTING SOUTH ELEVATION - FRONT (BZA)**

3/16" = 1'-0"



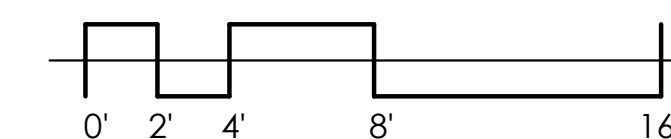
**PROPOSED EAST ELEVATION - DRIVEWAY SIDE (BZA)**

3/16" = 1'-0"



**PROPOSED SOUTH ELEVATION - FRONT (BZA)**

3/16" = 1'-0"



EXISTING & PROPOSED BUILDING ELEVATIONS  
BZA SUBMISSION

19-21 FOUNTAIN TERRACE, CAMBRIDGE,  
MA

**KBA**  
KELLY BOUCHER ARCHITECTURE  
kelly@kbaarchitect.com  
phone: (617) 827-3027

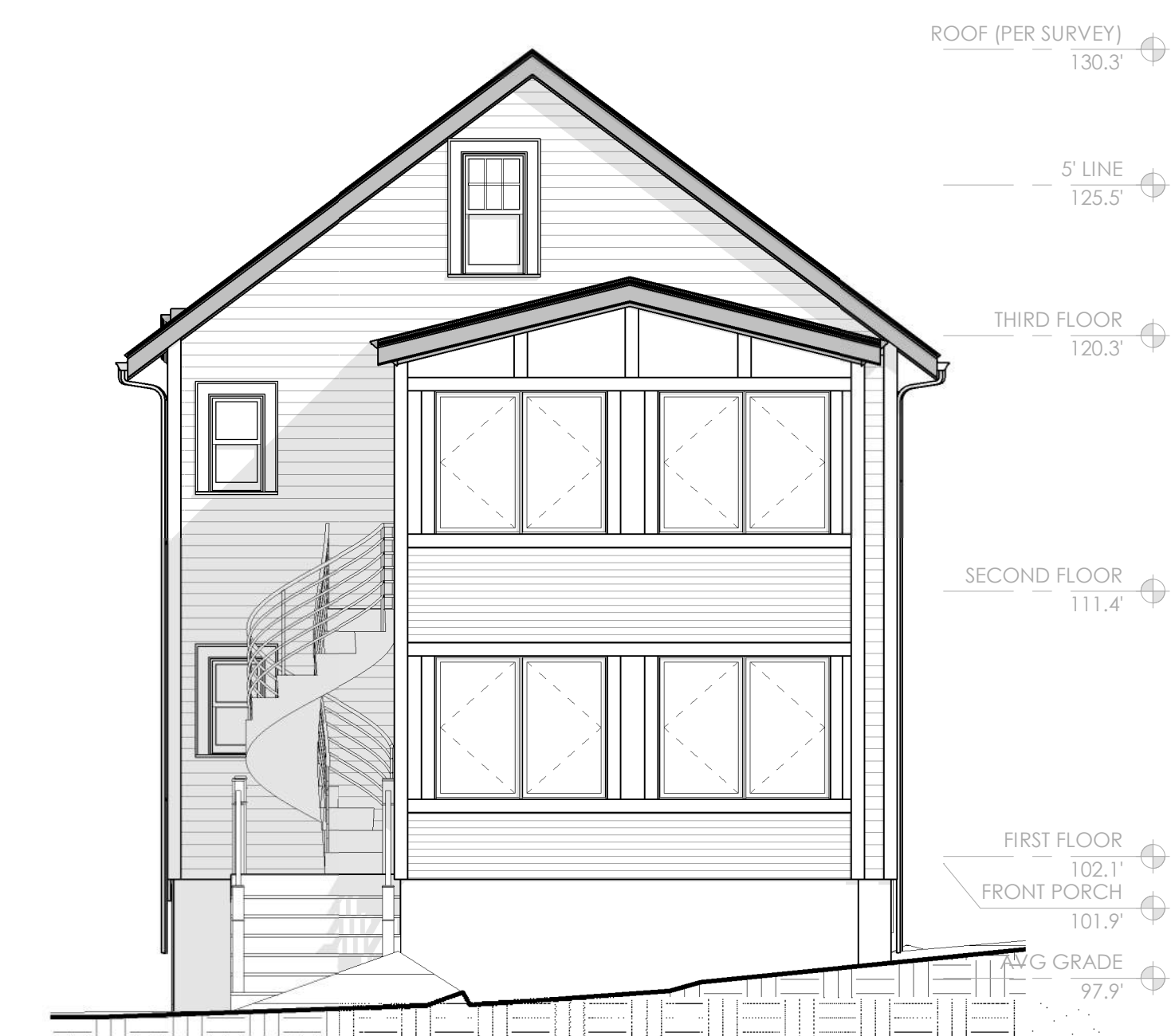
Date: 05.22.23  
Drawing no.: BZA200





**EXISTING WEST ELEVATION - LEFT SIDE (BZA)**

3/16" = 1'-0"



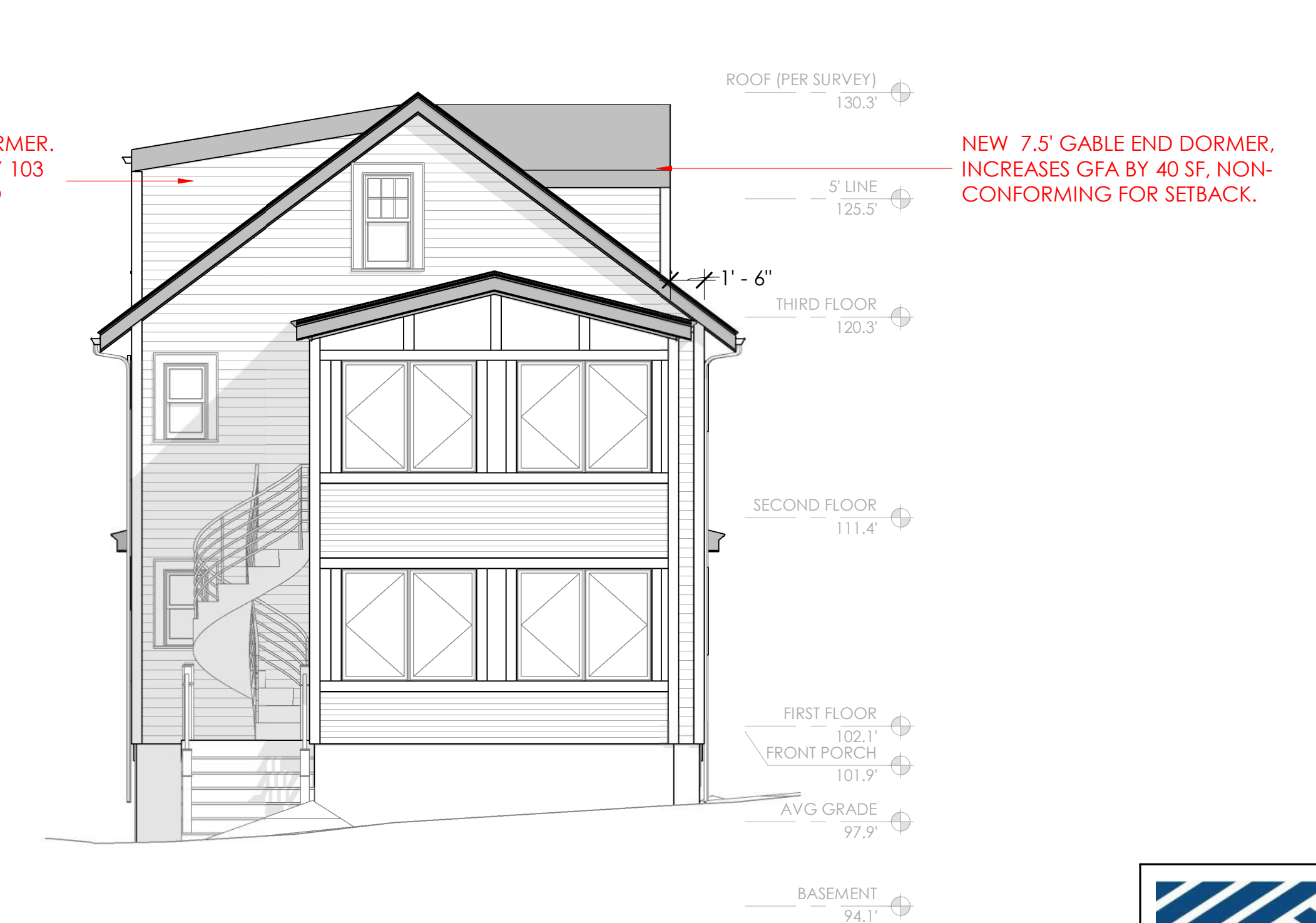
**EXISTING NORTH ELEVATION - REAR (BZA)**

3/16" = 1'-0"



**PROPOSED WEST ELEVATION - LEFT SIDE (BZA)**

3/16" = 1'-0"



**PROPOSED NORTH ELEVATION - REAR (BZA)**

3/16" = 1'-0"

EXISTING & PROPOSED BUILDING ELEVATIONS  
BZA SUBMISSION

19-21 FOUNTAIN TERRACE, CAMBRIDGE,  
MA

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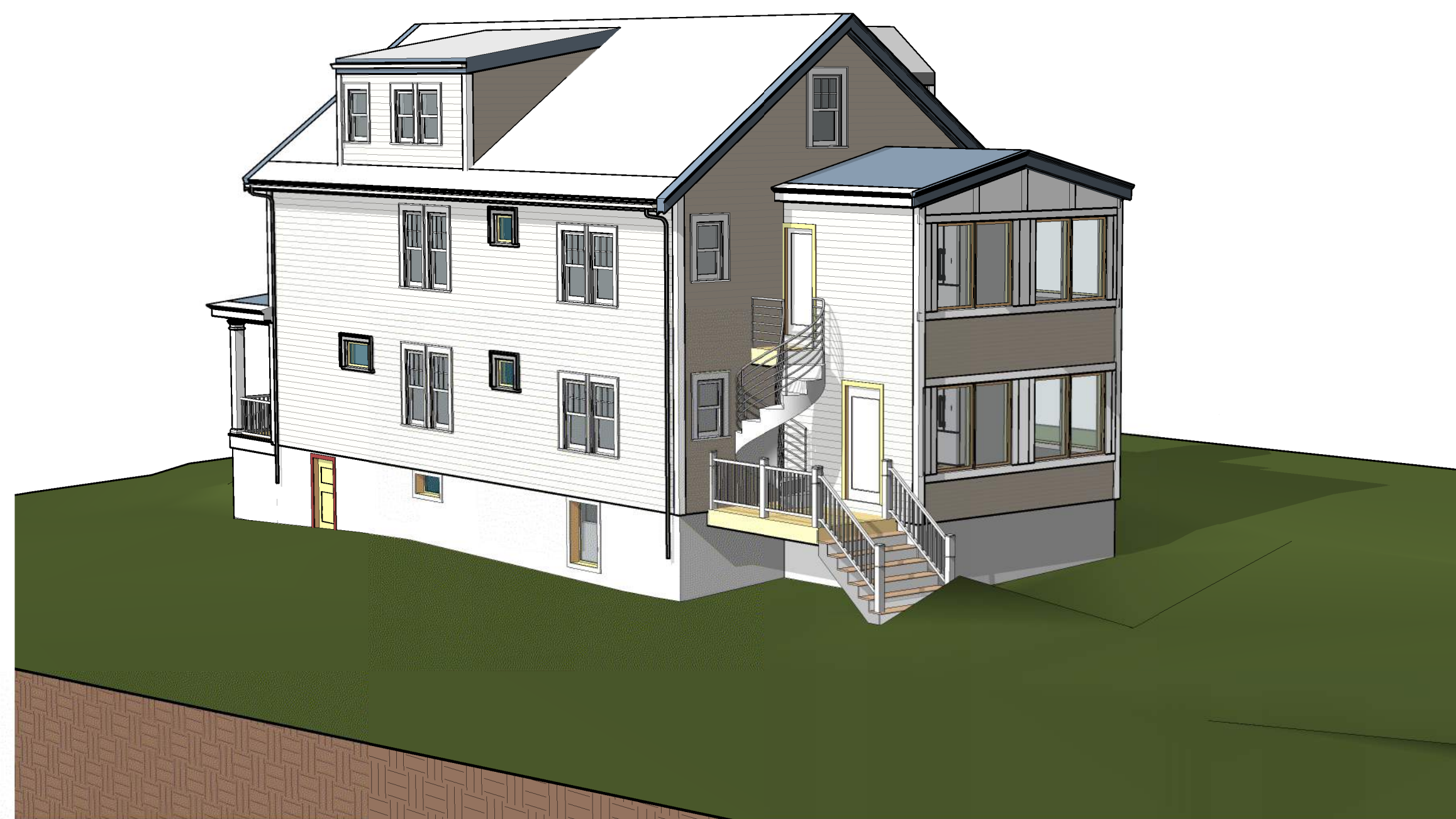
Date: 05.22.23  
Drawing no.: BZA201



**EXISTING REAR PERSPECTIVE (BZA)**



**EXISTING FRONT PERSPECTIVE (BZA)**




**PROPOSED REAR PERSPECTIVE (BZA)**



**PROPOSED FRONT PERSPECTIVE (BZA)**

EXISTING & PROPOSED 3D VIEWS  
BZA SUBMISSION

19-21 FOUNTAIN TERRACE, CAMBRIDGE,  
MA



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phone: (617) 827-3027

Date  
05.22.23

Drawing no.  
BZA300



EXISTING VIEW OF FRONT & RIGHT ELEVATIONS FROM FOUNTAIN TERRACE



EXISTING VIEW OF FRONT & LEFT ELEVATIONS FROM FOUNTAIN TERRACE




EXISTING VIEW OF REAR & RIGHT ELEVATIONS FROM REAR YARD



EXISTING VIEW OF REAR & LEFT ELEVATIONS FROM REAR YARD

EXISTING PHOTOS  
BZA SUBMISSION

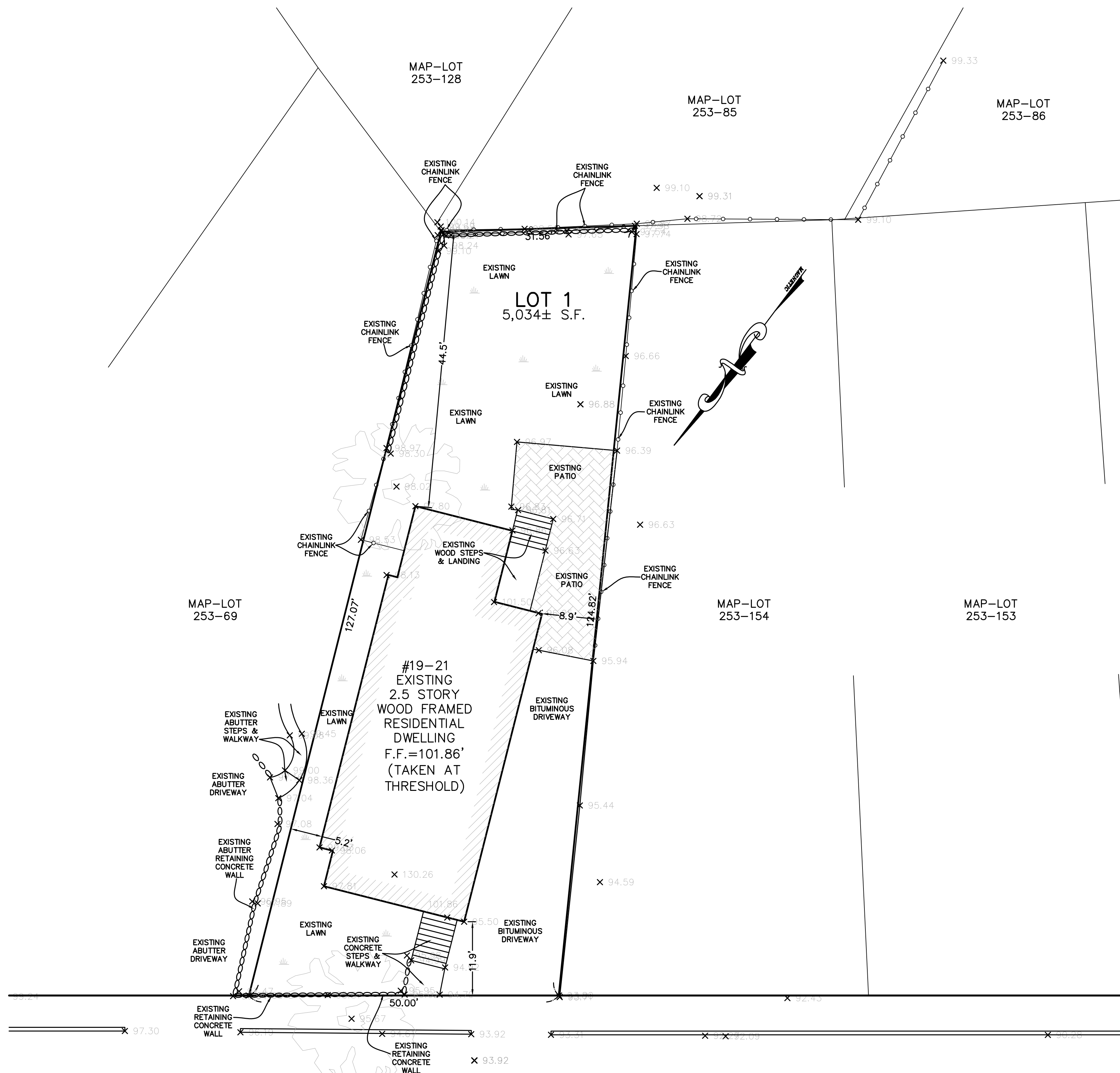
19-21 FOUNTAIN TERRACE, CAMBRIDGE,  
MA



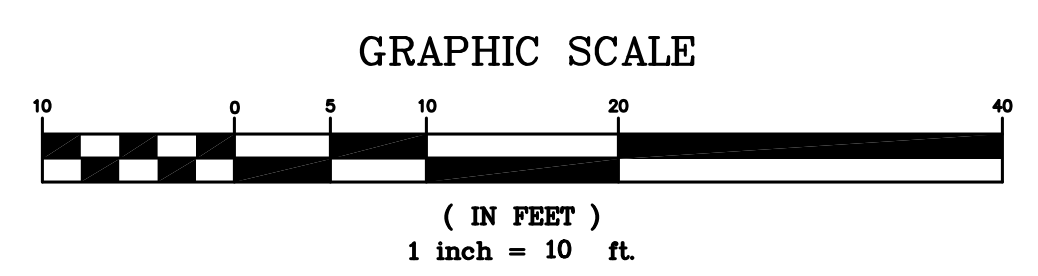
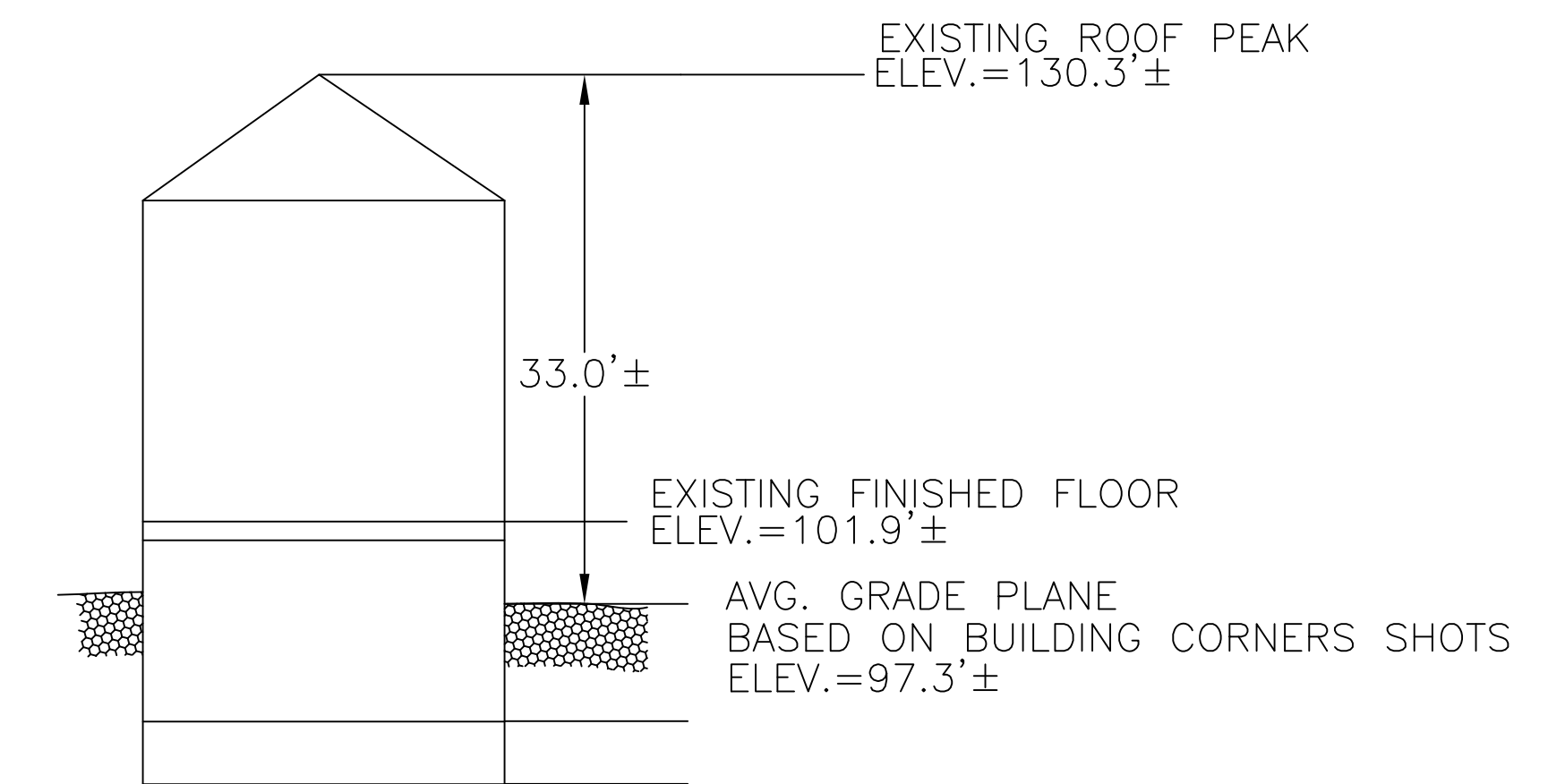
**K B A**  
 KELLY BOUCHER ARCHITECTURE  
 kelly@kbaarchitect.com  
 phone: (617) 827-3027

Date 05.22.23  
 Drawing no. BZA400

EXISTING LEGEND	
—SS—	SEWER LINE
⊙	SEWER MANHOLE
—W—	WATER LINE
—G—	GAS LINE
⊕	UTILITY POLE
⊕	GAS VALVE
—E—	OVERHEAD ELECTRIC SERVICE
⊕	WATER VALVE
□	CATCH BASIN
—○—	FENCE
—205—	CONTOUR LINE (MJR)
—195—	CONTOUR LINE (MNR)
X	SPOT GRADE
⊙	DRAIN MANHOLE
⊕	HYDRANT
⊕	TREE



- NOTES:
1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 06/03/2021
  2. DEED REFERENCE: BOOK 77766 PAGE 349  
PLAN REFERENCE: BOOK 389 PLAN 44,  
MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS.
  3. THIS PLAN IS NOT INTENDED TO BE RECORDED.
  4. I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25017C0419E, PANEL NUMBER 0419E, COMMUNITY NUMBER: 250186, DATED JUNE 4, 2010.
  5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAN NO SUCH EASEMENTS EXIST.
  6. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.
  7. NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS PETER NOLAN & ASSOCIATES LLC ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.
  8. ZONING DISTRICT = RESIDENCE B



FOUNTAIN TERRACE  
(PUBLIC WAY—VARIABLE WIDTH)

SCALE	1"=10'			
DATE	06/09/2021	REV	DATE	REVISION
SHEET	1			BY
PLAN NO.	19-21 FOUNTAIN TERRACE CAMBRIDGE MASSACHUSETTS			
CLIENT:	PLOT PLAN OF LAND			
DRAWN BY				
CHKD BY	PETER NOLAN & ASSOCIATES LLC LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS			
APPD BY	697 CAMBRIDGE STREET, SUITE 103 BRIGHTON MA 02135 PHONE: 857 891 7478/617 782 1533 FAX: 617 202 5691 EMAIL: pnolan@pnasurveyors.com			
				SHEET NO. <b>1</b>

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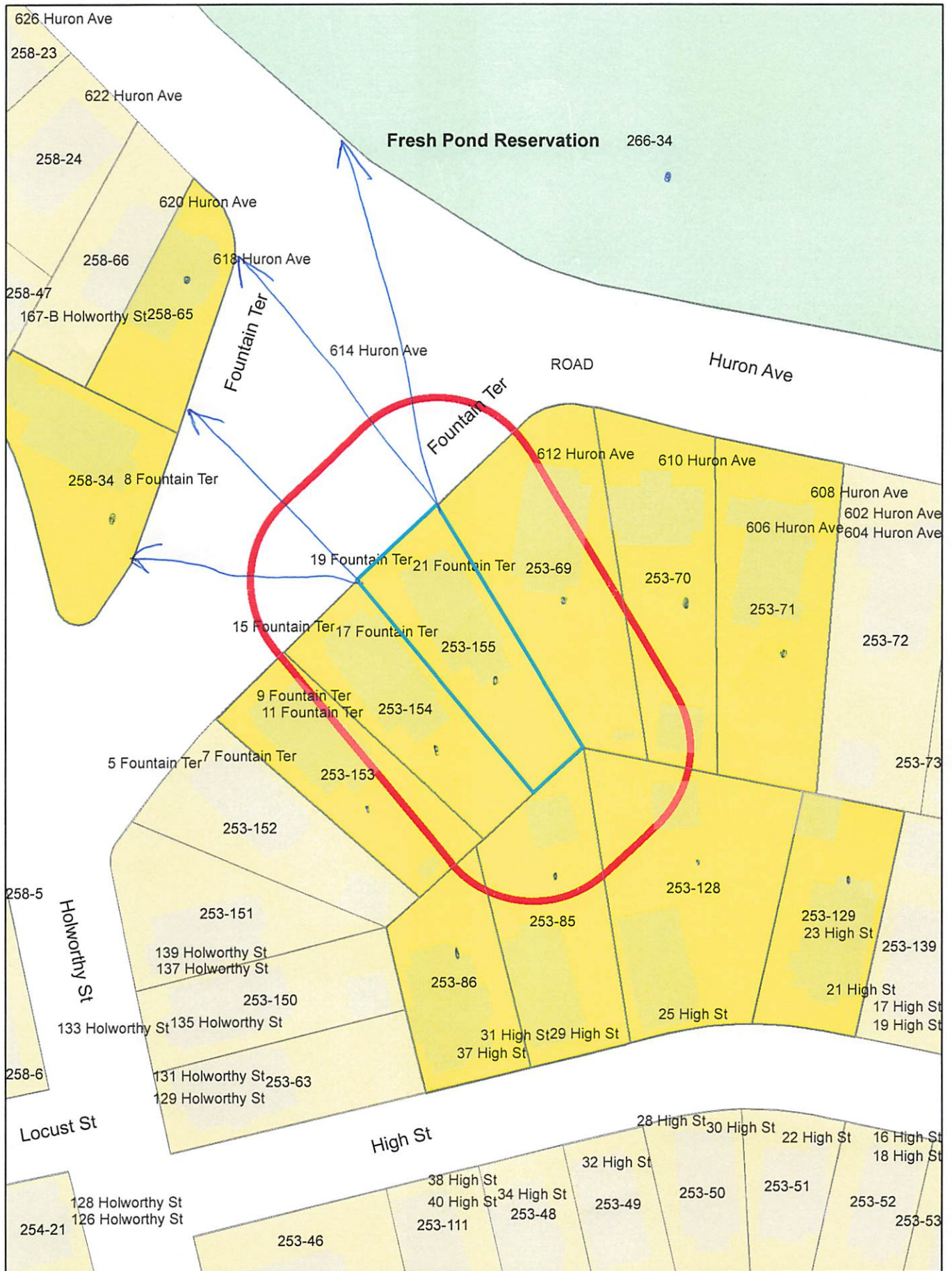
02A-223517 19-21 Fountain Terr #2











19-21 Fountain Ten #2

Petitioner

253-154  
COSTIGAN, ANNMARIE F.  
15 FOUNTAIN TERR  
CAMBRIDGE, MA 02138-4501

258-34  
CIARLONE, FRANCESCO & MARIA G. CIARLONE  
8 FOUNTAIN TERR  
CAMBRIDGE, MA 02138-4502

JAN EGLESON  
139 LARCH ROAD  
CAMBRIDGE, MA 02138

253-71  
WEILER, PETER & KATHLEEN WEILER  
606 HURON AVE 606  
CAMBRIDGE, MA 02138

253-128  
GEORGE, MEGAN R. &  
STEPHEN J. GEORGE TRUSTEES  
25 HIGH ST  
CAMBRIDGE, MA 02138

KELLY BOUCHER, ARCHITECT  
54 HARVARD STREET  
BROOKLINE, MA 02445

253-129  
MONTGOMERY, JOSHUA DREW WILLIAMS &  
SRIGOWRI VIJAYAKUMAR  
21-23 HIGH ST UNIT #21  
CAMBRIDGE, MA 02138

253-85  
BARANDES, JACOB & SHELLEY BARANDES  
29-31 HIGH ST., #29  
CAMBRIDGE, MA 02138

253-69  
MAGAVI, SANJAY & ZEYNEB MAGAVI  
612 HURON AVE., #2  
CAMBRIDGE, MA 02138

253-86  
RUSHKIN, ILIA & NATALIYA YUFA  
37 HIGH ST., #2  
CAMBRIDGE, MA 02138

253-86  
GOMES, ANN & RAYMOND GOMES  
37 HIGH ST., UNIT #3  
CAMBRIDGE, MA 02138

253-69  
AIDRUS, MOATASSIM  
612 HURON AVE UNIT 1  
CAMBRIDGE, MA 02138

258-65  
FALLON PAUL E  
TRS PAUL ERIC FALLON 2020 TR  
618 HURON AVE  
CAMBRIDGE, MA 02138

253-86  
PASIPANODYA SIMBARASHE D REBECCA ANN  
BOWLER PASIPANODYA  
37 HIGH ST - UNIT 1  
CAMBRIDGE, MA 02138

253-155  
EGLESON, CAITLIN & SARA ENGEL  
21 FOUNTAIN TER  
CAMBRIDGE, MA 02138

253-71  
ROOSEVELT, MAURA A & JAMES ROOSEVELT JR  
11 MEADOW WAY  
CAMBRIDGE, MA 02138

253-153  
AMEER MOUSTAFA  
9-11 FOUNTAIN TER  
CAMBRIDGE, MA 02141

253-155  
EGLESON, SHANNON  
19 FOUNTAIN TER  
CAMBRIDGE, MA 02138

253-129  
BUTLER PHYLLIS M.  
TRS PHYLLIS M BUTLER TR  
23 HIGH ST  
CAMBRIDGE, MA 02138

253-85  
CARRUTH-SESIA, ANASTASIA ALDO M SESIA TRS  
31 HIGH ST - UNIT 31  
CAMBRIDGE, MA 02138

253-70  
ROGERS, CHARLES P.,  
TRUSTEE THE 610 HURON AVE. IRREV. TRUST  
14 LAWRENCE LN  
ARLINGTON, MA 02474

266-34  
CAMBRIDGE CITY OF WATER DEPT  
250 FRESH POND PKWY  
CAMBRIDGE, MA 02138

266-34  
CITY OF CAMBRIDGE  
C/O NANCY GLOWA  
CITY SOLICITOR

266-34  
CITY OF CAMBRIDGE  
C/O YI-AN HUANG  
CITY MANAGER