



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2021 JUN 28 PM 3:23
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 127988

General Information

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

Special Permit: _____ Variance: X Appeal: _____

PETITIONER: Thomas A. Culotta and Mary Custic C/O Sarah Like Rhatigan, Esq.

PETITIONER'S ADDRESS: Trilog Law LLC, 12 Marshall Street, Boston, MA 02108

LOCATION OF PROPERTY: 26 Bellis Cir , Unit 26 , Cambridge, MA

TYPE OF OCCUPANCY: Multi-family residential **ZONING DISTRICT:** Residence B Zone

REASON FOR PETITION:

/Additions/

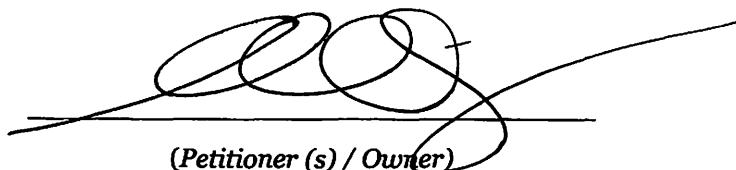
DESCRIPTION OF PETITIONER'S PROPOSAL:

Construct addition to the single-family structure that will increase Gross Floor Area for this pre-existing non-conforming structure and encroach into the rear yard setback requiring variance relief.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000 Section: 5.31 (Table of Dimensional Requirements).
Article: 8.000 Section: 8.22.3 (Non-Conforming Structure).
Article: 10.000 Section: 10.30 (Variance)

Original
Signature(s):


(Petitioner (s) / Owner)

**Sarah Like Rhatigan, Esq., Attorney for Petitioners,
Thomas Culotta and Mary Custic**

Address: Trilog Law LLC, 12 Marshall Street, Boston, MA 02108

Tel. No. 617-543-7009
E-Mail Address: sarah@trilogylaw.com

Date: 6/25/21

SUPPORTING STATEMENT FOR A VARIANCE

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 Petitioner seeks relief from Article 5, Section 5.3 Dimensional Standards and specifically seeks relief on account of the increase in Gross Floor Area to allow for the construction of a two-story rear addition (containing 622 square feet of GFA) that will result in a modest increase in the Floor Area Ratio (FAR) to 0.43, which exceeds the allowable FAR for the District, as well as the location of the addition extending 4.85 ft. into the rear setback.

Constructed in 2005, the property is one of four, single-family style, condominium units located on a large (18,185 SF), irregularly shaped, lot. The condominium documents establish certain exclusive use parking areas and exclusive use yard areas. See Excerpts of the Master Deed for the Bellis Circle Condominium, 24, 25, 26, 27 Bellis Circle, Cambridge, Massachusetts, 02140, enclosed herewith.

Petitioners are the first unit owners to own this condominium unit constructed in 2005. At the time of their purchase, they had expected to be able to use the 701 SF basement level of the home for living and storage purposes. Water infiltration issues, however, have made the basement unsuitable for everyday use. With the need to provide a replacement for the basement living area and needs for an additional bedroom for their aging parents to move into, options for an expansion of this home are constrained. The inability to renovate and expand their home will cause financial and other hardship, requiring the petitioners whose family has resided here for 16 years, to move under very difficult market conditions in Cambridge.

- 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 by not affecting generally the zoning district in which it is located for the following reasons:

The hardships described herein are owing to the following unique circumstances:

Soil conditions/topography: The property is located in an area with wet conditions, such that the basement of the structure is sometimes infiltrated by water, despite being served by a sump pump.

The topography is such that the land drops off steeply at the rear, suggesting the yard was filled prior to construction. As a result, the basement level, which was sold to the petitioners as usable space, is limited in how it can be used for daily living.

Shape and size of the lot: The property is one unit of four single-family structures, located on a large (18,185 SF) lot in a Residential B district subject to FAR limitations under Section 5.31, footnote (j), limiting FAR for those portions of the lot that exceed 5,000 SF to 0.35, such that even a modest increase of 622 SF on an 18,185 SF lot and a FAR of 0.43 results in a violation of the maximum FAR for the lot. In addition, due to the lot exceeding 100 feet in depth, it is subject to the additional rear yard calculations under footnote (c) of Section 5.31). Although the unit is sited behind another unit and therefore does not have the benefit of a large front yard, it is penalized by the required additional rear yard setback under footnote (c), and thus even a modest addition to the rear of the structure results in a violation of the rear yard setback. Were it not for this penalty, the conditions requested here of a 25.9 foot rear setback would be a conforming condition. Additionally, the oddly, irregular, rear lot line requires that the rear addition be constructed at an angle so as to minimize intrusion into the rear setback.

Shape and configuration of structures on the lot: The petitioners have no other options of where to site an expansion or addition. They cannot build up. The existing structure is two stories and only

18.4 feet in height. However, an expansion to add a third floor is not an option due to structural loads, as well as the fact that any additional height would result in a zoning violation because it would increase the minimum required distance between buildings on the lot. They cannot build further to the left, front, or to the right of the structure, due to the setbacks, other structures, or the configuration of exclusive use parking areas, exclusive use yard areas established in the condominium documents.

C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:

- 1) Desirable relief may be granted without substantial detriment to the public good for the following reasons:

The requested relief may be granted without detriment to the public good because the addition will be conforming as to the left side yard setback and only minimally intruding into the rear setback which abuts a deep culvert, wooded tree area, and Danehy Park beyond. Construction will be attractive and in keeping with the aesthetic and high quality of residential development in the neighborhood. The location is tucked behind the existing building.

There will be no impacts to the District in terms of street congestion or parking on account of the relief requested herein. In allowing this zoning relief, the Board will allow for the Petitioner to vastly improve the egress conditions for the front building, and allow for the preservation of open space on the property.

- 2) Desirable relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons:

Consistent with the stated intent and purpose of the ordinance, as detailed in Section 1.30 of Article 1.000 Preamble of the Zoning ordinance as well as M.G.L Ch. 40A Zoning Section 10 Variances, the proposed project will:

Create quality housing with valued open space for the benefit of the Petitioner, abutters, and successor owners.

Not result in use or activity not otherwise permitted in the ordinance.

Not result in negative impacts listed in Section 1.3 regarding traffic, population density, blight, and pollution.

***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:** Thomas A. Culotta and Mary Cusic**Present Use/Occupancy:** Multi-family residential**Location:** Trilogy Law LLC, 12 Marshall Street**Zone:** Residence B Zone**Phone:** 617-543-7009**Requested Use/Occupancy:** Multi-family residential

	<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>	7,255 SF	7,877 SF	7,115 SF	(max.)
<u>LOT AREA:</u>	18,185 SF	18,185 SF	5,000 SF	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>	0.40	0.43	0.39 (0.50, 0.35 over 5,000 SF)	
<u>LOT AREA OF EACH DWELLING UNIT</u>	4,546 SF	4,546 SF	2,500 SF	
<u>SIZE OF LOT:</u>				
WIDTH	163 SF	163 SF	50 SF	
DEPTH	123 FT	123 FT	n/a	
<u>SETBACKS IN FEET:</u>				
FRONT	50.3 FT (to structure)	50.3 (to structure)	15 FT	
REAR	31.3 FT	25.9 FT	30.75 FT	
LEFT SIDE	14.1 FT	7.5 FT	7.5 FT/Sum 20 FT	
RIGHT SIDE	103.6 FT	103.6 FT	7.5 FT/Sum 20 FT	
<u>SIZE OF BUILDING:</u>				
HEIGHT	18.4 FT	18.4 FT	35.0 FT	
WIDTH	32.6 FT	36.6 FT	n/a	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	0.52	0.48	0.40	
<u>NO. OF DWELLING UNITS:</u>	4	4	4	
<u>NO. OF PARKING SPACES:</u>	8	8	4 (min.)	
<u>NO. OF LOADING AREAS:</u>	0	0	0	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>	No change	No change	H+L/6	

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.

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

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 Thomas Culotta / Mary Cusic
(OWNER)

Address: 26 Bellis Circle, Cambridge, MA

State that I/We own the property located at 26 Bellis Circle, which is the subject of this zoning application.

The record title of this property is in the name of _____
Thomas A. Culotta and Mary Cusic

*Pursuant to a deed of duly recorded in the date 10/13/2005, Middlesex South County Registry of Deeds at Book 46275, Page 237; or Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

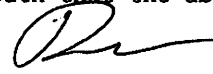


SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

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

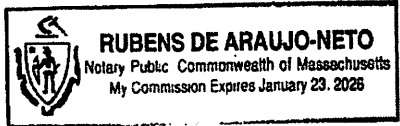
Commonwealth of Massachusetts, County of Middlesex

The above-name Thomas Culotta personally appeared before me, this 3rd of March, 2021, and made oath that the above statement is true.



Notary

My commission expires 01/23/26 (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 - OWNERSHIP INFORMATION

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I/We Thomas Culotta / Mary Cusic
(OWNER)

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Book _____ Page _____

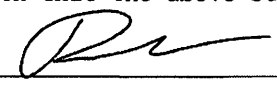


SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT*

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

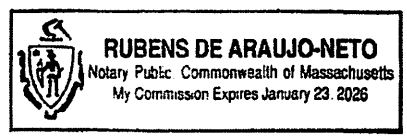
Commonwealth of Massachusetts, County of Middlesex

The above-name Mary Cusic personally appeared before me, this 30th of March, 2021, and made oath that the above statement is true.

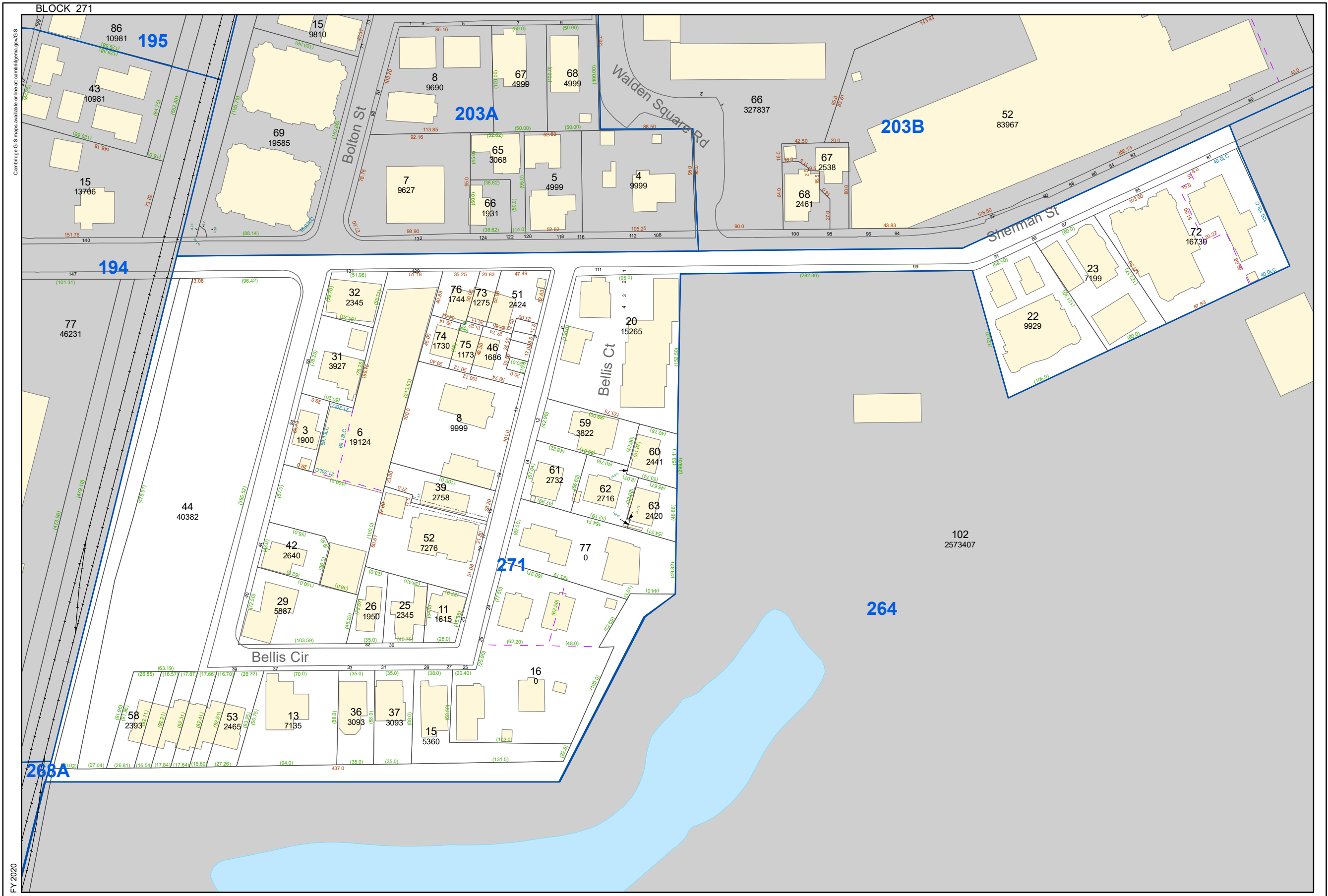


Notary

My commission expires 01/23/26 (Notary Seal).



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



FY 2020

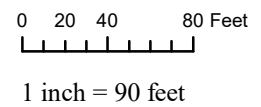


**City of Cambridge
Assessing Department**
795 Massachusetts Ave.
Cambridge, MA 02139

- Buildings
- Lot Line
- Block Line
- City Boundary
- Water
- Sub-Parcel Line
- Easement
- Railway

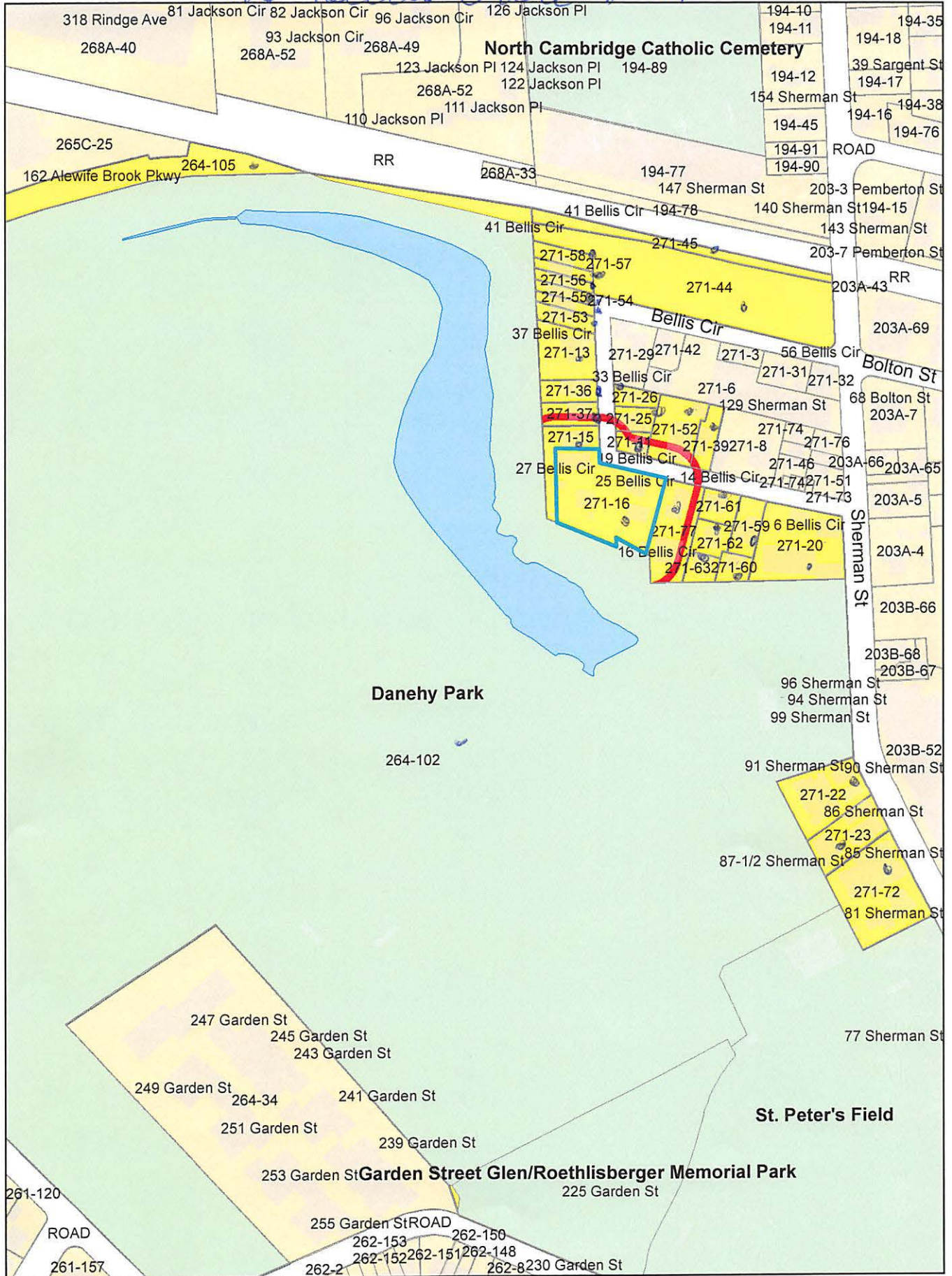
10 Lot Number 100 Parcel size in Sq. Ft.
 271 Block Number 44.0LC Land Court Dimension
 10 Street Number 65.0 Survey Dimensions
 (125.0) Deed Dimension

DISCLAIMER:
 All Real Property shown on this map was compiled from existing Assessor's Tax Maps dated 1990 to 2019 and maintained by the City Assessor's Office and the Department of Public Works. Subsequent maintenance has been completed using the City of Cambridge Geographic Information System (GIS). Parcels have not been created from survey, and map is suitable for assessing purposes only.
 The City of Cambridge assumes no legal responsibility for information shown on this map.



Parcel Block Map
271

26 Bellis Circle #26



26 Bellis Circle #26

193

Retention

271-11
MORIARTY, PATRICIA M.
23 BELLIS CIR
CAMBRIDGE, MA 02140

271-20
KIM, JENNIFER Y. & LAWRENCE K. KIM
1 BELLIS CT. UNIT A
CAMBRIDGE, MA 02140

TRILOGY LAW LLC
C/O SARAH L. RHATIGAN, ESQ.
12 MARSHALL STREET
BOSTON, MA 02108

271-20
KERAMARIS, JOHN & NICHOLAS KERAMARIS
111 SHERMAN ST., #F
CAMBRIDGE, MA 02140

271-23
LIEB, LAWRENCE B.
87 SHERMAN ST., #87-2
CAMBRIDGE, MA 02138

264-102
CAMBRIDGE CITY OF PWD
147 HAMPSHIRE ST
CAMBRIDGE, MA 02139

271-23
CALLAGHAN, ACHESON H.
87 1/2 SHERMAN ST - UNIT #87 1/2-2
CAMBRIDGE, MA 02138

271-39
HARRIS, EUGENE N. & ESTHER K. HARRIS
15 BELLIS CIR
CAMBRIDGE, MA 02140

271-56
MUELLER, FREDERICK W.
39D BELLIS CIR
CAMBRIDGE, MA 02140

271-57
RUDD, CHRISTOPHER E.
4026 AVENUE DE VENDOME
MONTREAL, QC _

271-62
THOMAS, BARBARA & TIMOTHY WALL
14B BELLIS CIRCLE
CAMBRIDGE, MA 02140

271-63
TITCOMB, TIMOTHY PAUL AND KITT SCHAFFER
14 C JOHN F. BELLIS CIR
CAMBRIDGE, MA 02140

271-72
BARRICELLI, LAURA C.
85 SHERMAN ST., UNIT #85/2
CAMBRIDGE, MA 02138

271-72
NIXON, JEANNE M. K.
85 SHERMAN ST, #3
CAMBRIDGE, MA 02140

271-72
KELLY, CAROL
85 SHERMAN ST., UNIT #85/8
CAMBRIDGE, MA 02138

271-15
WYMAN, DUDLEY & NICOLE A. BARNA
29 BELLIS CIR
CAMBRIDGE, MA 02140

271-22
TAI, JEANNE
91 SHERMAN ST., UNIT #4
CAMBRIDGE, MA 02140

271-23
GARLAND, HAZEL I.
87-89 SHERMAN ST., #87/1
CAMBRIDGE, MA 02140

271-23
PALLOTTA, CHRISTOPHER F.
87 SHERMAN ST., #87-3
CAMBRIDGE, MA 02138

271-37
WILTON, LISA JAYNE
31 J. F. BELLIS CIR.
CAMBRIDGE, MA 02140-3207

271-54
HUA, HAIYAN & YUHUA LI
39B BELLIS CIR.
CAMBRIDGE, MA 02140

271-58
OLKEN, DEBORAH
39 JOHN F. BELLIS CIRCLE
CAMBRIDGE, MA 02140

271-22
LI, XIANJING
91 SHERMAN ST., #2
CAMBRIDGE, MA 02140

271-22
HARRISON, THOMAS F. &
MARY SUSAN HARRISON
91 SHERMAN ST., UNIT #6
CAMBRIDGE, MA 02140

271-23
LANGE, NANCY J., TRUSTEE OF REVOCABLE
LIVING TRUST NANCY J. LANGE
87 SHERMAN ST., UNIT #87 1/2-1
CAMBRIDGE, MA 02138

271-26
LADD, MARIBETH & BARRY MURPHY
32 BELLIS CIRCLE
CAMBRIDGE, MA 02140

271-52
VISE, DAVID
19 BELLIS CIR
CAMBRIDGE, MA 02140

271-53
GIRALDI, WILLIAM M. & KATIE GIRALDI
39A BELLIS CIR
CAMBRIDGE, MA 02140

271-13
BERRY, ROGER S. & SONIA PEREZ VILLANUEVA
35 BELLIS CIR
CAMBRIDGE, MA 02140

271-20
ROWLANDS, DAVID JOHN &
MARIANNA PAPASPYRIDONOS
2 BELLIS COURT
CAMBRIDGE, MA 02140

271-20
SUN, GERALD & TING FENG
111 SHERMAN STREET UNIT C
CAMBRIDGE, MA 02138

271-20
WEITZMAN, CATHERINE EZELL AND
ARTHUR J. WEITZMAN
4 JOHN F. BELLIS CT
CAMBRIDGE, MA 02140

271-22
HACKEL, JENNIFER M. & RICHARD E. HACKEL
91 SHERMAN ST., #7
CAMBRIDGE, MA 02140

271-23
LUCAS, JUAN CESAR SANCHEZ & EVA MARIA
FERRERAS RODRIGUEZ
87-89 SHERMAN ST UNIT #89
CAMBRIDGE, MA 02138

271-44
CAMBRIDGE MONTESSORI SCHOOL. INC
161 GARDEN ST
CAMBRIDGE, MA 02138

271-45
MASSACHUSETTS BAY TRANSPORTATION
AUTHORITY
10 PARK PLAZA
BOSTON, MA 02116

271-60
KING, CAROLYN B.
14 D BELLIS CIRCLE
CAMBRIDGE, MA 02138

271-72
BORDONE, ROBERT C.
81 SHERMAN ST., #81-1
CAMBRIDGE, MA 02140

271-72
WHELAN, DAVID & CATHERINE BOHN
81 SHERMAN ST., UNIT #2
CAMBRIDGE, MA 02140

271-72
TWEED, AMANDA J.
85 SHERMAN ST 85/4
CAMBRIDGE, MA 02140

271-72
ORMOND, CATHERINE,
TR. OF THE CATHERINE ORMOND LIV TR
85 SHERMAN ST., #5
CAMBRIDGE, MA 02138

271-72
SONG, KYUNG I.
85 SHERMAN ST., UNIT #9
CAMBRIDGE, MA 02140

271-72
BYRNE, SUSAN A. & ROBERT M. WESTLAKE
16 CRANBERRY RD
KEENE, NH 03431

271-16
CHILDS, KATHRYN L. & STUART A. KANE
24 BELLIS CIRCLE UNIT #24
CAMBRIDGE, MA 02140

271-16
KERR, ADAM FORBES & LEAH KERR
27 BELLIS CIR
CAMBRIDGE, MA 02140

271-16
CULOTTA, THOMAS A. & MARY CUSTIC
26 BELLIS CIR
CAMBRIDGE, MA 02140

264-105-102
CITY OF CAMBRIDGE
C/O NANCY GLOWA
CITY SOLICITOR

264-105-102
CITY OF CAMBRIDGE
C/O LOUIS DEPASQUALE
CITY MANAGER

271-77
WU, SHUO & KUN HU
18 BELLIS CIR
CAMBRIDGE, MA 02140

271-22
DRAZEN, BRADFORD,
TRS THE CREESE CAMBRIDGE TRUST
91 SHERMAN ST UNIT 5
CAMBRIDGE, MA 02140

271-72
HITT, JAMIE RUTH
85 SHERMAN ST 85-7
CAMBRIDGE, MA 02140

271-72
ZEA NICOLAS VARGAS
85 SHERMAN ST UNIT 11
CAMBRIDGE, MA 02140

271-55
GARCIA, GARRETT & SAMANTHA LIVINGSTON
39C BELLIS CIR
CAMBRIDGE, MA 02140

271-22
KELLEY, BRITTA E. & KATHLEEN M. RIESING
91 SHERMAN ST #1
CAMBRIDGE, MA 02140

271-22
RIGEL CAPITAL LLC
1175 W BITTERS RD, STE 2203 78216
SAN ANTONIO, TX 78229

271-72
JUNG ERIC HOONEE
85 SHERMAN STREET - UNIT 85-1
CAMBRIDGE, MA 02140

271-77
BIAL ERICA
16 BELLIS CIR - UNIT 16
CAMBRIDGE, MA 02140

271-36
SIEGELL, MICHAEL LAKSHMI MUDUNURI
33 BELLIS CIR
CAMBRIDGE, MA 02140

271-22
WANG, RUWEI & JEREMY P. MCNEES
91 SHERMAN ST UNIT 3
CAMBRIDGE, MA 02140

271-59
MAHMOODABADI,
SINA ZAREI HANIEH AKBARIROMANI
12 BELLIS CIRCLE
CAMBRIDGE, MA 02140

26 Bellis Circle #26

343

271-61
BHARGAVA, ANKUR & AVANTI TILAK
14A BELLIS CIRCLE
CAMBRIDGE, MA 02140

271-25
TOFIAS, LEVI J. ROSEMARY PARK
30 BELLIS CIR
CAMBRIDGE, MA 02140

271-20
GILL, RICHARD J. & SUZAN E. WOLPOW
111 SHERMAN ST UNIT E
CAMBRIDGE, MA 02140

271-16
BROWN, DAVID D. & LIBBY MCDONALD
25 BELLIS CIRCLE. UNIT#25
CAMBRIDGE, MA 02140

Michael Siegell, Ph.D.
33 Bellis Circle
Cambridge, MA 02140
Michaelsiegell@yahoo.com
Tel: 617 864-3997

To: Cambridge Zoning Board, et al
Re: 26 Bellis Circle Variance Request
April 8, 2021

Greetings,

I am writing to register our unequivocal and enthusiastic support for the building addition requested by Tom Culotta and Mary Custic, who have long resided at 26 Bellis Circle. We have been neighbors for many years and they have explained quite clearly to the neighborhood about their ideas for their project. We are in full support of their ideas. Their plan seems thoughtful, carefully conceived and completely in tune with the character and nature of our little street and our neighborhood.

We hope you agree with our support for this project and we fully expect that this modest proposal will not only enhance their home but will also enhance our neighborhood as a whole.

Please feel free to contact me with any questions regarding this project.

Michael Siegell, President
Bellis Circle Neighborhood Association

Letter of Opposition

August 11, 2021

Dear Cambridge Board of Zoning Appeal,

We are writing this letter to express our strongest opposition to Variance Application BZA-127988 at 26 Bellis Circle #26.

My name is Kun (Kate) Hu. My husband Shuo (Steven) Wu and I reside at 18 Bellis Cir #18, which is a direct abutter to the petitioners. We have been living here since 2015. The proposed addition of 622 SF is not a modest change. It increases the existing structure square footage by 42% and reduces setbacks to our property by 7 feet. The addition obstructs our views to Danehy Park, blocks sunshine to our yard, dining room, and master bedroom during the day, and intrudes on the privacy of our house. This proposal negatively impacts our quality of lives, and reduces property values of neighboring units. Please see attached photos for illustration.

Putting personal feelings aside, we are strongly opposing this variance application because it also lacks legal merits with the following reasons:

A) Hardship

- The statute and the court have been very clear that personal circumstances should not be considered. Although we sympathize with the petitioners, adding additional bedrooms for parents to move in is not a valid reason for hardship.
- As a direct abutter with even lower land grade, there were no issues of water infiltration in our house since we moved here almost 6 years ago. The petitioners' basement is visibly dry and there is no sign of water damage from outside. We strongly dispute the petitioners' claim of water infiltration issues, and suspect that it was caused by lack of maintenance and repair. The proposed expansion does not resolve the water infiltration issue at all. The petitioners should instead make best efforts to repair the real problem for themselves and future owners.
- The petitioners purchased the new construction unit in 2005. They have been living in the house for 16 years. The house is worth well over \$1.5 million in today's booming housing market. Enforcing the ordinance does not cause any substantial hardship to the petitioners.

B) Unique Conditions

- Soil conditions/topography: The wet condition for the property is not unique to the petitioners. Many other houses along Bellis Circle, including but not limited to 16 Bellis, 14C Bellis, and 14D Bellis, do have lower grades with closer distance to the nearby park, thus wetter conditions. These houses do not have any water infiltration problems and did

not seek variances to build additional structures. The claimed hardship of basement water infiltration problem is clearly not due to unique soil conditions or topography.

- Shape and size of the lot: The water infiltration hardship described above is not related to the shape and size of the lot. The proposal to increase 622 SF is a clear violation of the FAR requirement for the Residential B District. FAR calculation does not include basement spaces with less than 7 feet of ceiling height. Any issue with basement living conditions should not be compensated with additional FAR on the first or second floor.

C) Substantial Detriment

- 1) Detriment to the public good: The proposed addition does not benefit abutters in any way. The addition is visible from the outside street and it is damaging the aesthetics of this well-established residential neighborhood. Construction in this tight space is extremely disruptive due to additional traffic, noise and pollution. Many neighbors on Bellis Circle are skeptical about the project, some are outright opposing it. The proposal is causing substantial detriment to the public good, with benefits only to the petitioners themselves.
- 2) Nullifying or Derogating from the intent of the ordinance: If the board accepts the disputed basement water infiltration issue as a hardship, it sets the wrong precedent to the public. In the future, any property owner with slightest wet basement condition could use it as an excuse to apply for additional FAR in a variance application. This is clearly nullifying from the intent of the ordinance.

According to the Cambridge Zoning Ordinance 10.30, a variance shall only be granted where all of the above three points are satisfied. Clearly, the petitioners did not satisfy any of the points. We believe the true motivation behind the petition is for personal and financial gain. The variance application is for personal reasons affecting only the current household, and it has nothing to do with hardship related to unique soil, land or structure conditions. This is a deeply flawed petition that should be rejected resoundingly. As a direct abutter with standing, we reserve full legal rights to challenge the variance in court.

Thanks a lot for your time reading the letter.

Sincerely,



Kun Kate Hu
Shuo Steven Wu

18 Bellis Circle #18
Cambridge, MA 02140

Current Satellite View



After their 2-story expansion plan





Current view taken from our home:



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.
(617) 349-6100

BZA

POSTING NOTICE – PICK UP SHEET

The undersigned picked up the notice board for the Board of Zoning Appeals Hearing.

Name: Gemma Culotta Date: 7/29/21
(Print)

Address: 26 Bellis Circle # 26

Case No. BZA-127958

Hearing Date: 8/19/21

Thank you,
Bza Members

CITY OF CAMBRIDGE
INSPECTIONAL SERVICES

2021 AUG 16 P 4: 50

August 16, 2021

VIA EMAIL

Board of Zoning Appeal
City of Cambridge
831 Massachusetts Avenue
Cambridge, MA 02139

Attn: Maria Pacheco, Zoning Administrator

Re: Board of Zoning Appeal Case No. BZA-127988-2021—Application for Variance
for 26 Bellis Circle, Cambridge, MA

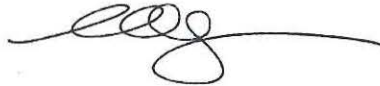
Dear Ms. Pacheco:

Enclosed here for filing are additional materials in support of the variance application for 26 Bellis Circle, including:

- 1) Proposed landscaping plan; and
- 2) Rendering (showing addition from rear/Danehy Park).

Thank you for your assistance.

Sincerely,



Sarah Like Rhatigan, Esq.

Enclosures

CC (via email): Mr. Thomas Culotta
Ms. Mary Custic
Mr. Grady Ragsdale





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Culotta Residence

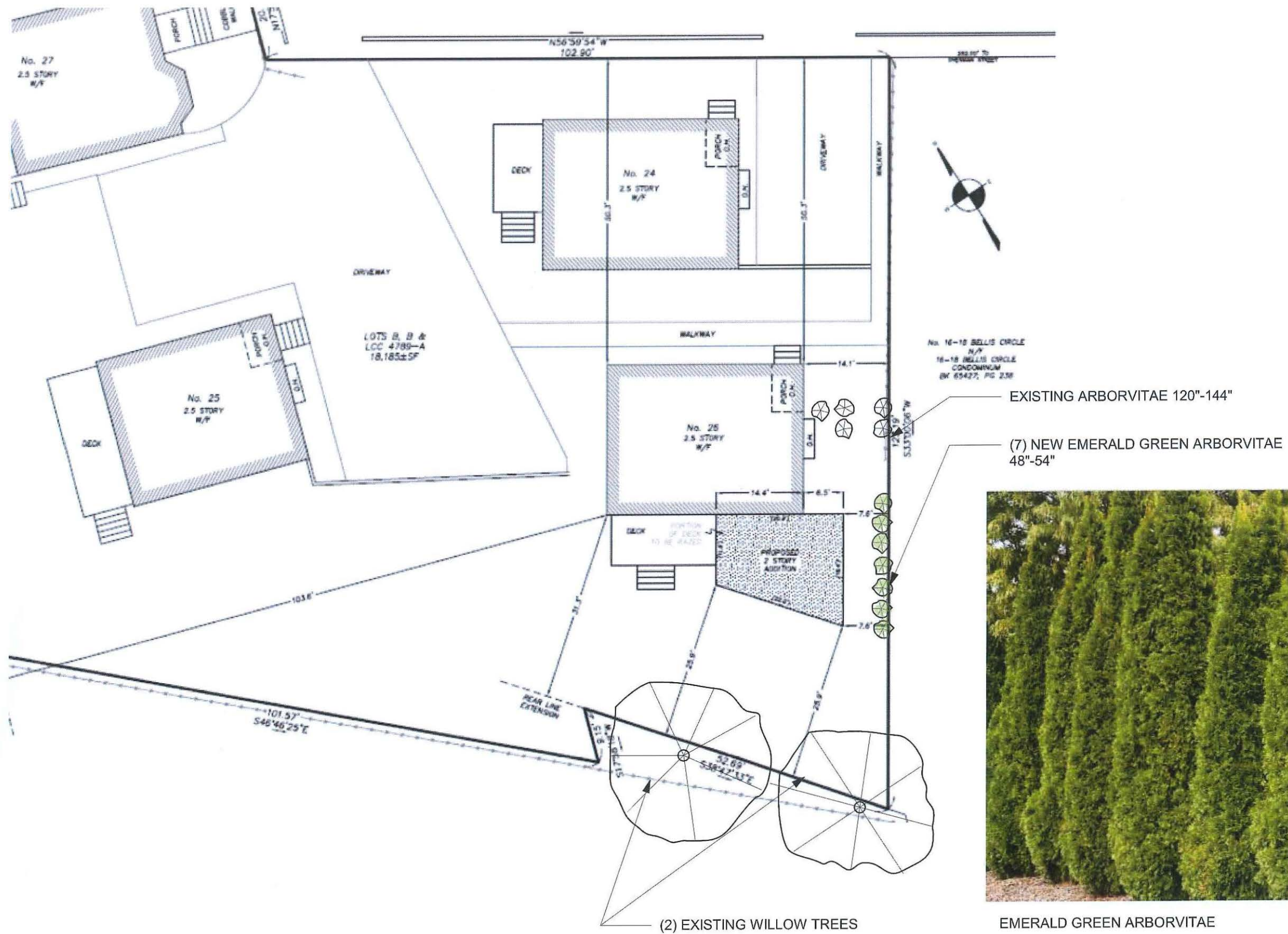
26 Bellis Circle
Cambridge, MA 02140

Proposed
Landscape

Tom Culotta & Mary Cusic

Date
08/16/2021
Scale

L1.2



EMERALD GREEN ARBORVITAE

(2) EXISTING WILLOW TREES

Pacheco, Maria

From: Barbara Thomas <barbarathomas2000@yahoo.com>
Sent: Tuesday, August 17, 2021 4:33 PM
To: Pacheco, Maria
Cc: Timothy Wall
Subject: Case No. BZA-127988 - August 19, 2021 at 6:15 pm
Attachments: Case-No-BZA-127988- August192021.pdf

Dear Ms. Pacheco,

My husband, Timothy Wall and I are long time residents of Bellis Circle. We've lived at 14B Bellis Circle for 21 years. We wish to express our concerns about this proposed new construction to 26 Bellis Circle. Of paramount concern is flooding as a direct result of loss of groundwater absorption with each new addition to these condo properties.

Please see attached pdf for detailed descriptions and images.

Respectfully,
Barbara Thomas and Timothy Wall
14B Bellis Circle
Cambridge, MA 02140
617-460-3752 (Barbara Thomas)
617-460-3751 (Timothy Wall)

We've lived here for 21 years and have seen a reduction in groundwater absorption. Flooding/high-water has been more frequent since the development of the adjacent condos (5-6 separate buildings with associated parking, decks, etc.). We have a shed sunk slightly below grade (to accommodate neighbors' view) but above the water table tested at the time, which now frequently fills with water.

The several properties at the edge of the park are already very soggy, and the area has had confirmed tests for West Nile disease.

We need assurances that some sort of drainage system/ large pump is put in place. What sort of civil engineering studies have been done about this flood zone?

The driveway of the condos abutting our property has already seen flooding even though there is a large pump in place. Water has nowhere to go.

The proposed development removes entirely our view on the park.

Respectfully,
Barbara Thomas & Timothy Wall
14B Bellis Circle
Cambridge, MA 02140
617-460-3752 (Barbara Thomas)
617-460-3751 (Timothy Wall)

Please see attached images:



Please note that
condo properties
have paved driveway
that is at a lower
inclination than 14B
property. There is
also an underground
sump pump in use.



14B Bellis Circle backyard in dry weather

Our backyard (14B Bellis Circle after heavy rains since construction of condos)



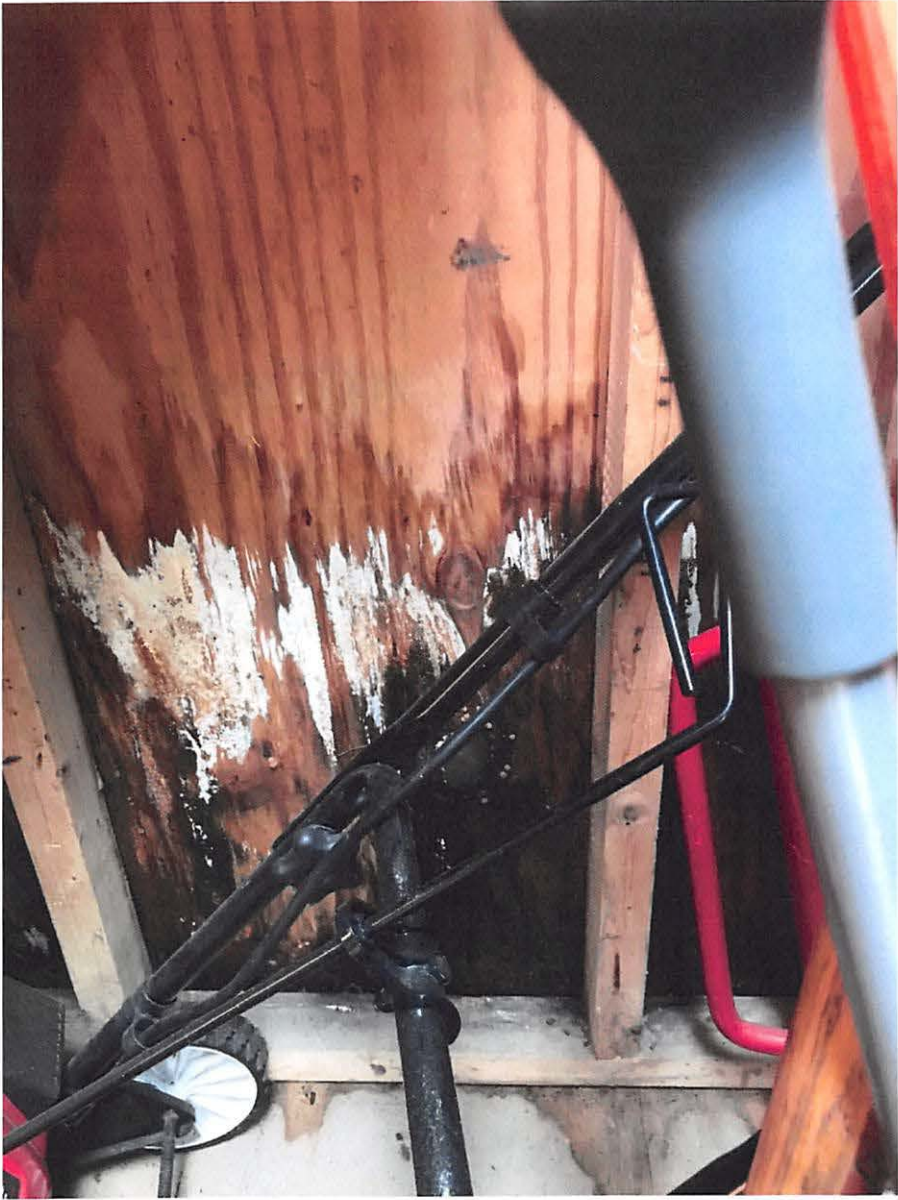


Stairwell to 14B Bellis Circle shed in dry conditions



Ponding of water in stairwell to shed since construction of condos

Water damage in interior of shed since construction of condos.





Current view



Current proposal



Addition flipped E-W

Letter of Opposition #2

September 20, 2021

Dear Cambridge Board of Zoning Appeal,

We are writing this letter to continuously express our strongest opposition to Variance Application BZA-127988 at 26 Bellis Circle #26. We previously wrote a letter of opposition dated on August 11, 2021.

The petitioners took a continuance during the first public hearing on August 19, 2021. Since that date, the petitioners have not reached out to us. There were no efforts made to discuss or address our concerns. We are still strongly opposing this variance. We believe this is a deeply flawed petition that does not have any legal merits. As a direct abutter with standing, we reserve full legal rights to challenge the variance in court.

Sincerely,

A handwritten signature in black ink, appearing to be a stylized combination of the names Kun Kate Hu and Shuo Steven Wu.

Kun Kate Hu
Shuo Steven Wu

18 Bellis Circle #18
Cambridge, MA 02140



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.
(617) 349-6100

2021 AUG 20 AM 10:05

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

Board of Zoning Appeal Waiver Form

The Board of Zoning Appeal
831 Mass Avenue
Cambridge, MA 02139

RE: Case # BZA-127988

Address: 26 Bellis Circle # 26

Owner, Petitioner, or Representative: Sarah L. Khatigan, Esq.
(Print Name)

hereby waives the required time limits for holding a public hearing as required by Section 9 or Section 15 of the Zoning Act of the Commonwealth of Massachusetts, Massachusetts General Laws, Chapter 40A. The Owner, Petitioner, or Representative further hereby waives the Petitioner's and/or Owner's right to a Decision by the Board of Zoning Appeal on the above referenced case within the time period as required by Section 9 or Section 15 of the Zoning Act of the Commonwealth of Massachusetts, Massachusetts General Laws, Chapter 40A, and/or Section 6409 of the federal Middle Class Tax Relief and Job Creation Act of 2012, codified as 47 U.S.C. §1455(a), or any other relevant state or federal regulation or law, until January 15, 2022.

Date: August 20, 2021

Signature

* * * * *

(6:15 p.m.)

Sitting Members: Brendan Sullivan, Jim Monteverde, Laura
Wernick, Matina Williams and Jason
Marshall

BRENDAN SULLIVAN: It being 6:15, I'll call the
next case #127988 -- 26 Bellis Circle, #26.

SARAH RHATIGAN: Good evening Mr. Chairman. This
is Sarah Rhatigan from Trilogy Law. Thank you very much,
members of the Board for hearing this case. I'm here with
my clients, Tom Culotta -- can you wave, Tom? And Mary
Custic and our architect, Grady Ragsdale, is here as well.

Thanks very much for hearing us this evening.

BRENDAN SULLIVAN: Sarah, let me preface the
discussion and making note that if this case or any case
that's on our agenda tonight is to be continued for whatever
reason, that the earliest we would be able to hear it with
the current Board will be in January? One of the members
have a conflict going forward from tonight until the end of
December.

So if you want to be -- if should it be continued
and you want to be heard by the same five members, then it

1 would have to be continued till January.

2 Or, it can be continued, but you would have to be
3 heard by only four members. I'm sure you understand that
4 then you would need a unanimous four votes, four out of
5 four. So I mention that to you for you to consider that.

6 That being said, there is substantial objection to
7 the proposal by two of the neighbors. You're aware of that?

8 SARAH RHATIGAN: Yes, sir. May I ask your
9 indulgence for a two-minute break just to have a --

10 BRENDAN SULLIVAN: Sure, sure.

11 SARAH RHATIGAN: -- have a quick call with our
12 clients and just so I can explain what you just described,
13 and we can discuss our options, and we'll be right back to
14 you?

15 BRENDAN SULLIVAN: Yeah, sure. Yep, that's fine.

16 SARAH RHATIGAN: Okay, great. Thank you very
17 much. I'm just going to put myself on mute and turn my
18 camera off, and we'll be right back to you.

19 [Pause]

20 SARAH RHATIGAN: Thanks for your patience, I
21 really appreciate it. One thing I should have asked
22 previously and I did not ask, if we were to request a

1 continuance for two weeks until your next hearing, do you
2 then have a panel of Board members who would not have that
3 scheduling issue? So that if the case were continued, they
4 would have to continue until January to get the same five
5 members available?

6 BRENDAN SULLIVAN: Yes.

7 SARAH RHATIGAN: That is correct?

8 BRENDAN SULLIVAN: Yes.

9 SARAH RHATIGAN: So?

10 BRENDAN SULLIVAN: Yes.

11 SARAH RHATIGAN: So we would like to request a
12 continuance for two weeks.

13 BRENDAN SULLIVAN: Okay.

14 SARAH RHATIGAN: Until the September 2 hearing.

15 BRENDAN SULLIVAN: The earliest, Sarah, would be
16 09/23/21. We're full for the second.

17 SARAH RHATIGAN: Okay. Let me just check. Grady,
18 does 09/23 work for you? Yes? Tom and Mary? Sorry, I
19 can't -- that's a thumbs up for Mary. Okay, yes. Thank
20 you. Okay, yes. Thank you. September 23 would work for
21 our team.

22 BRENDAN SULLIVAN: Let me make a motion, then, to

1 continue this matter as per the petitioner's request to
2 September 23, 2021 at 6:00. [Continuing it at 6:00?] 6:00,
3 on the condition that the petitioner sign a waiver of
4 statutory requirement for a hearing and a decision to be
5 rendered thereof.

6 That the posting sign should be changed to reflect
7 the new date, September 23, and the time of 6:00 p.m., and
8 that should there be any changes to the original submittals,
9 that they be in the file on the Monday at 5:00 prior to the
10 September 23 hearing.

11 Any other conditions by members of the Board?

12 [Pause]

13 BRENDAN SULLIVAN: No. One thing, Sarah, now that
14 you are going to continue it, I did look at the solar study,
15 and I'm not sure if I fully understood it and the effect.
16 And I'm just wondering if perhaps you may resubmit the same
17 one, if you could not maybe do a more enhanced one -- solar
18 study on the effect on the adjoining properties.

19 SARAH RHATIGAN: Thank you. We'll take a look at
20 that.

21 BRENDAN SULLIVAN: I'm glad one was submitted, but
22 I think we could do a little bit more enhanced solar study

1 on it.

2 SARAH RHATIGAN: Okay. Thank you for the
3 feedback.

4 BRENDAN SULLIVAN: All right. So then on the --
5 and of course obviously outreach to -- and you can get
6 copies of the letters if you haven't already had them from
7 abutters who have some concerns about the project. On the
8 motion, then, to continue this matter until September 23,
9 Jim?

10 JIM MONTEVERDE: Jim Monteverde yes.

11 BRENDAN SULLIVAN: Matina?

12 MATINA WILLIAMS: Matina Williams yes.

13 BRENDAN SULLIVAN: Laura?

14 LAURA WERNICK: Laura Wernick yes.

15 BRENDAN SULLIVAN: Jason?

16 JASON MARSHALL: Jason Marshall yes.

17 BRENDAN SULLIVAN: And the Chair votes yes also.

18 [All vote YES]

19 The matter is continued until September 23. See
20 you then.

21 SARAH RHATIGAN: Thank you.

22 BRENDAN SULLIVAN: We have five minutes before the

1 next case.

2 SARAH RHATIGAN: Mr. Chairman, point of order, may
3 I just ask a quick question?

4 BRENDAN SULLIVAN: Yeah. Yep.

5 SARAH RHATIGAN: You mentioned at the top of the
6 hour that the case at 6:45 has a continuance. I'm the
7 attorney on that matter, and is there a need for me to stay
8 on the call to be here for that discussion, or --

9 BRENDAN SULLIVAN: You don't have to be, Sarah.

10 SARAH RHATIGAN: Okay.

11 BRENDAN SULLIVAN: I'll just announce that we have
12 a letter in the file anyhow. So that will be sufficient.

13 SARAH RHATIGAN: We do? Okay, great. Thanks so
14 much.

15 BRENDAN SULLIVAN: The only thing is, you can call
16 in tomorrow as far as a continuance what date. So --

17 SARAH RHATIGAN: Okay, sure. We did request a
18 date, and it's pretty far in the future. I spoke to Ms.
19 Pacheco, so if there are any issues, I'll --

20 BRENDAN SULLIVAN: I haven't seen the letter, but
21 if that's in the letter, then we'll -- we can accommodate?
22 Okay. We'll accommodate then.

1 SARAH RHATIGAN: Okay, great. Thank you so much.

2 Have a great evening. Thanks.

3 BRENDAN SULLIVAN: Okay, you too.

4 SARAH RHATIGAN: Bye-bye.

5 BRENDAN SULLIVAN: To the Board members, this may
6 be a little bit of a stop/start tonight, but we will get
7 through it, so.

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ZONING + SQUARE FOOTAGE ANALYSIS

GROSS FLOOR AREA PER FLOOR: UNIT 26

<u>EXISTING</u>		<u>PROPOSED</u>	
BASEMENT -	701 SF	BASEMENT -	701 SF
FIRST FLOOR -	728 SF	FIRST FLOOR -	1039 SF
SECOND FLOOR -	<u>760 SF</u>	SECOND FLOOR -	<u>1071 SF</u>
TOTAL * -	1488 SF	TOTAL * -	2110 SF

* DOES NOT INCLUDE BASEMENT

Date: 10/20/2020 Rev 06/07/2021
Project: 26 Bellis Circle, Cambridge MA 02140

Parcel ID: 271-16-26
 Property Type: Condominium
 Classification Code: 102
 Zoning: B
 Map: 271-16-26
 Lot Size (per assessor's database): 18,185 sf
 Living Area (per assessor's database): 1,488 sf
 Gross building Area (for FAR): 1,488 sf
 Year Built: 2005
 Referenced Zoning Article: City of Cambridge Zoning Code

Zone B	Required	Existing Conditions	Proposed Conditions
Minimum Lot Size (sq ft)	5,000	18,185	no change
Minimum Lot Area for Each D.U. (sq ft)	2,500	4,395	no change
Minimum Lot Width (ft)	50	NA	no change
Floor Area Ratio Maximum	.50 / 1 st 5,000 sf : .35 remainder (2,500 + 4,614 = 7,114 sf)	.50 / .36 (2,500 + 4,755 = 7,255)*	.50 / .41 (2,500 + 5,377 = 7,877)*
Building Height Maximum (ft)	35	18.4	no change
Minimum Ratio of Private Open Space to Lot Area	40%	51.6%	48.3%
Front Yard minimum Depth (ft)	15	50.3	no change
Side Yard Minimum Width (ft)	7.5' (sum of 20)	14.1	7.5
Rear Yard Minimum depth (ft) See (c) below	25 + 5.75 = 30.75	31.3	25.9

*Does not includes basements

(c) In no case may a building be nearer the rear lot line than twenty (20) feet in Residence C-2, C-2B, C-2A, C-3, C-3A, C-3B districts. In Residence C and C-1 districts, no building may be nearer the rear lot line than twenty (20) feet plus one additional foot of rear yard for each four feet that the depth of the lot exceeds 100 feet, up to a maximum of thirty (30) feet. In Residence A-1, A-2, and B districts, no building may be nearer the rear lot line than twenty-five (25) feet plus one additional foot of rear yard for each four feet that the depth of the lot exceeds one hundred (100) feet, up to a maximum of thirty-five (35) feet. For purposes of this Footnote C, the lot depth shall be that distance measured along a line perpendicular to the front lot line and extending to that point on the rear lot line most distant from the front lot line.

(j) Applicable to the first five thousand (5,000) square feet of lot area. For those portions of any lot exceeding five thousand (5,000) square feet, the applicable Maximum Ratio of Floor Area to Lot Area shall be 0.35 for all permitted residential uses and the Minimum Lot Area for Each Dwelling Unit shall be four thousand (4,000) square feet. However, for any lot in existence as of June 30, 1995 that is subsequently subdivided into two or more lots, the total amount of gross area and number of units on the subdivided lots, in total, shall at no time exceed that permitted by this footnote (j) on the lot before the subdivision occurred. Unless otherwise permitted by special permit from the Board of Zoning Appeal, the gross floor area and dwelling units permitted on each subdivided lot shall be in the same ratio as that lot's area is to the area of the unsubdivided lot. Nothing in this footnote (j) shall prohibit the subdivision of a Townhouse Development conforming at the time of its construction, as permitted in [Section 11.10](#).



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Culotta Residence

26 Bellis Circle
 Cambridge, MA 02140

Zoning Notes

Tom Culotta & Mary Custic

Date
 06/07/2021
 Scale

L1.0

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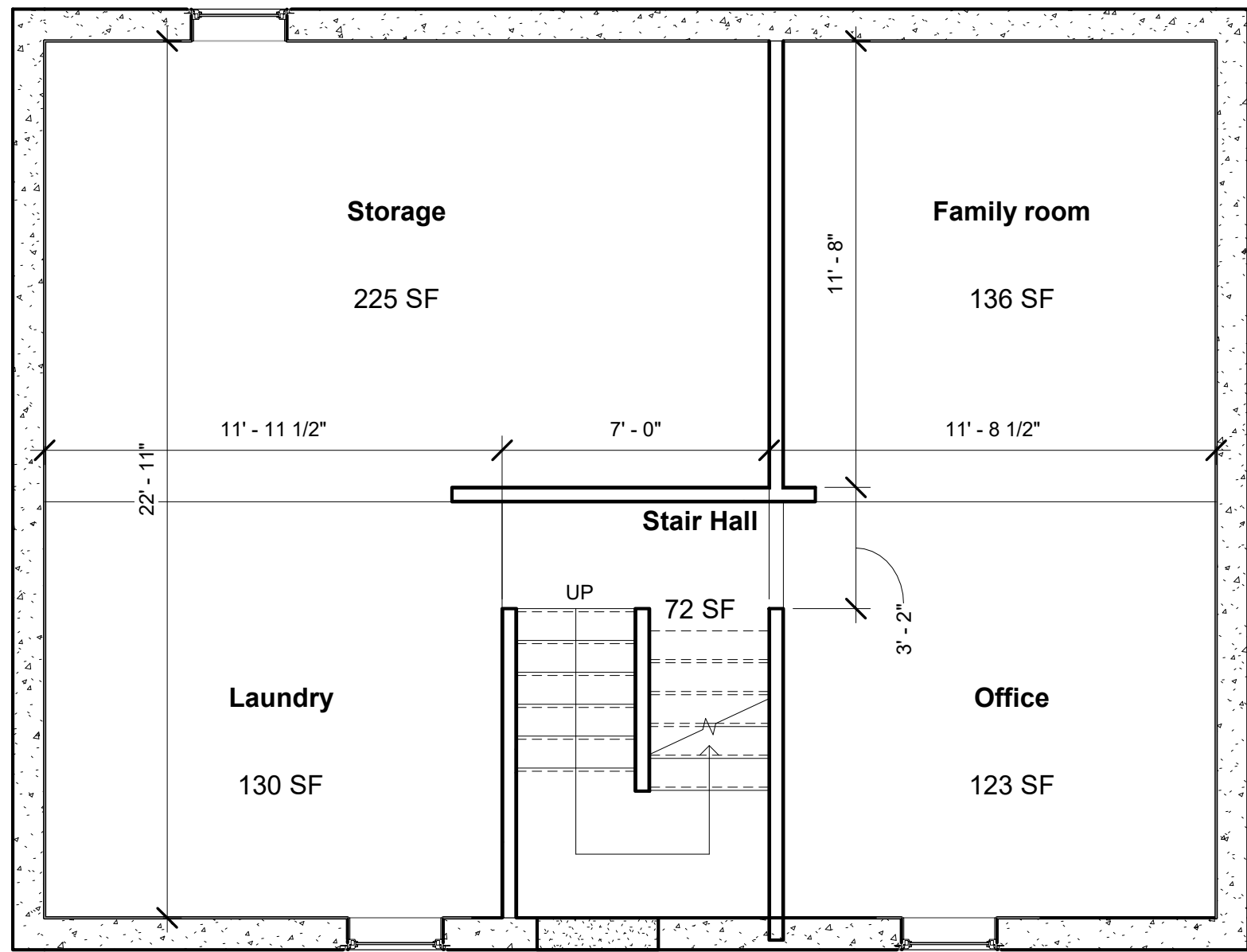
Culotta Residence

26 Bellis Circle
Cambridge, MA 02140

Existing Plans

Tom Culotta & Mary Cusic
Date
05/17/2021
Scale
1/4" = 1'-0"

A0.B



① 0 Basement Existing
1/4" = 1'-0"

Culotta Residence

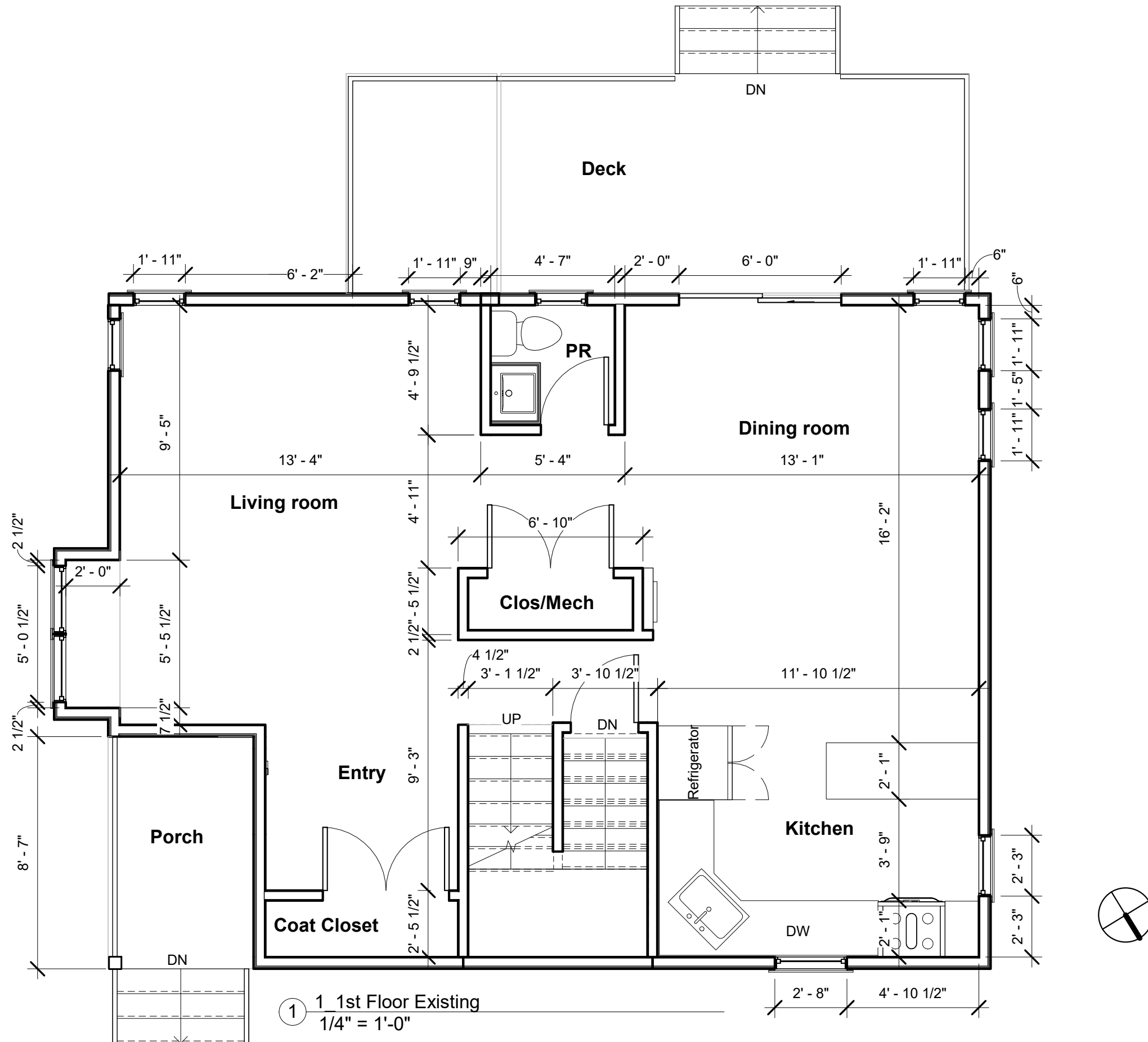
26 Bellis Circle
Cambridge, MA 02140

Existing Plans

Tom Culotta & Mary Cusic

Date
05/17/2021
Scale
1/4" = 1'-0"

A0.1



Culotta Residence

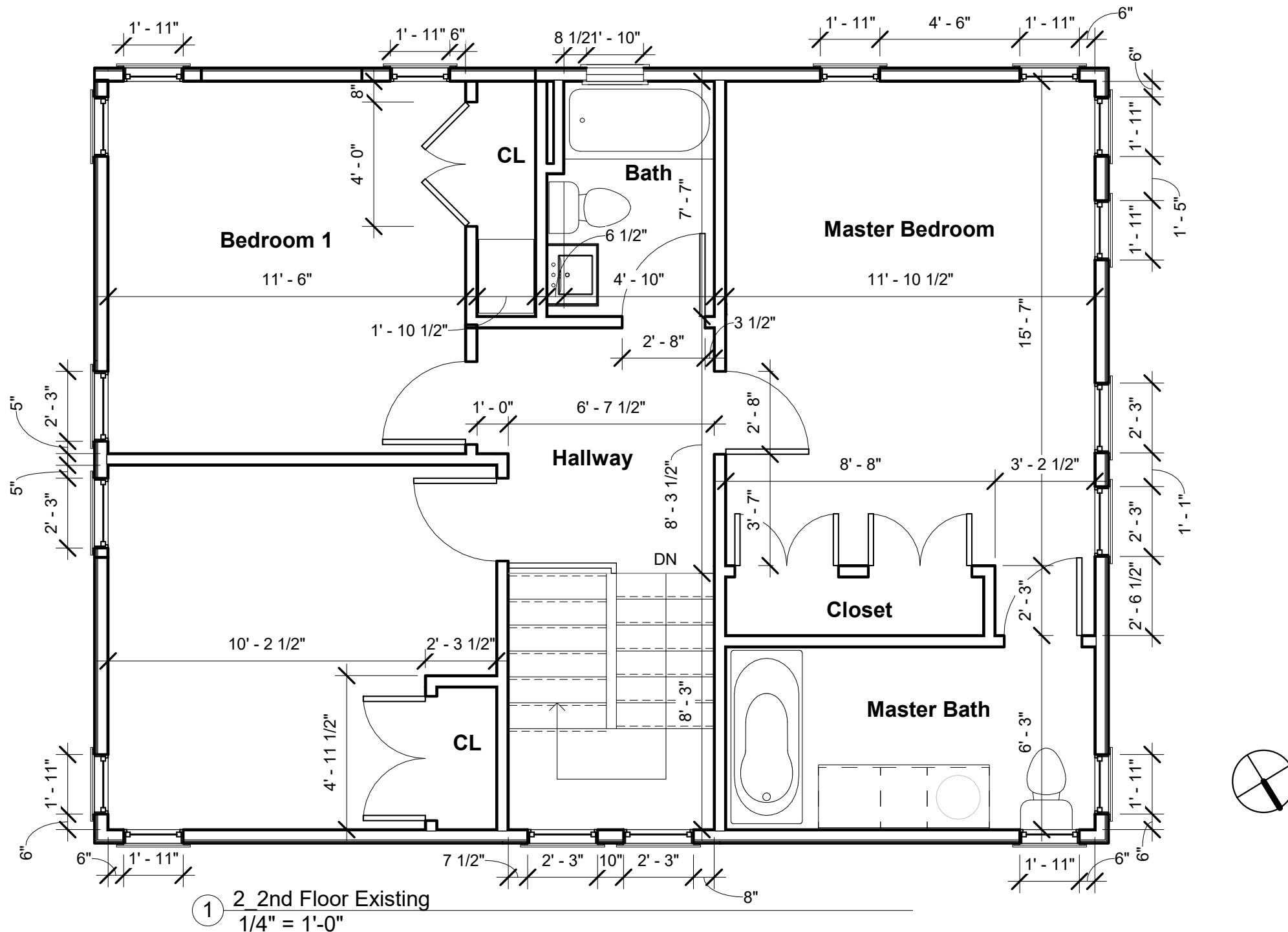
26 Bellis Circle
Cambridge, MA 02140

Existing Plans

Tom Culotta & Mary Cusic

Date
05/17/2021
Scale
1/4" = 1'-0"

A0.2



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Culotta Residence

26 Bellis Circle
Cambridge, MA 02140

Exterior Elevations

Tom Culotta & Mary Cusic
Date
05/17/2021
Scale
3/16" = 1'-0"

A0.4



① 0 Front
3/16" = 1'-0"



② 0 Left
3/16" = 1'-0"

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Culotta Residence

26 Bellis Circle
Cambridge, MA 02140

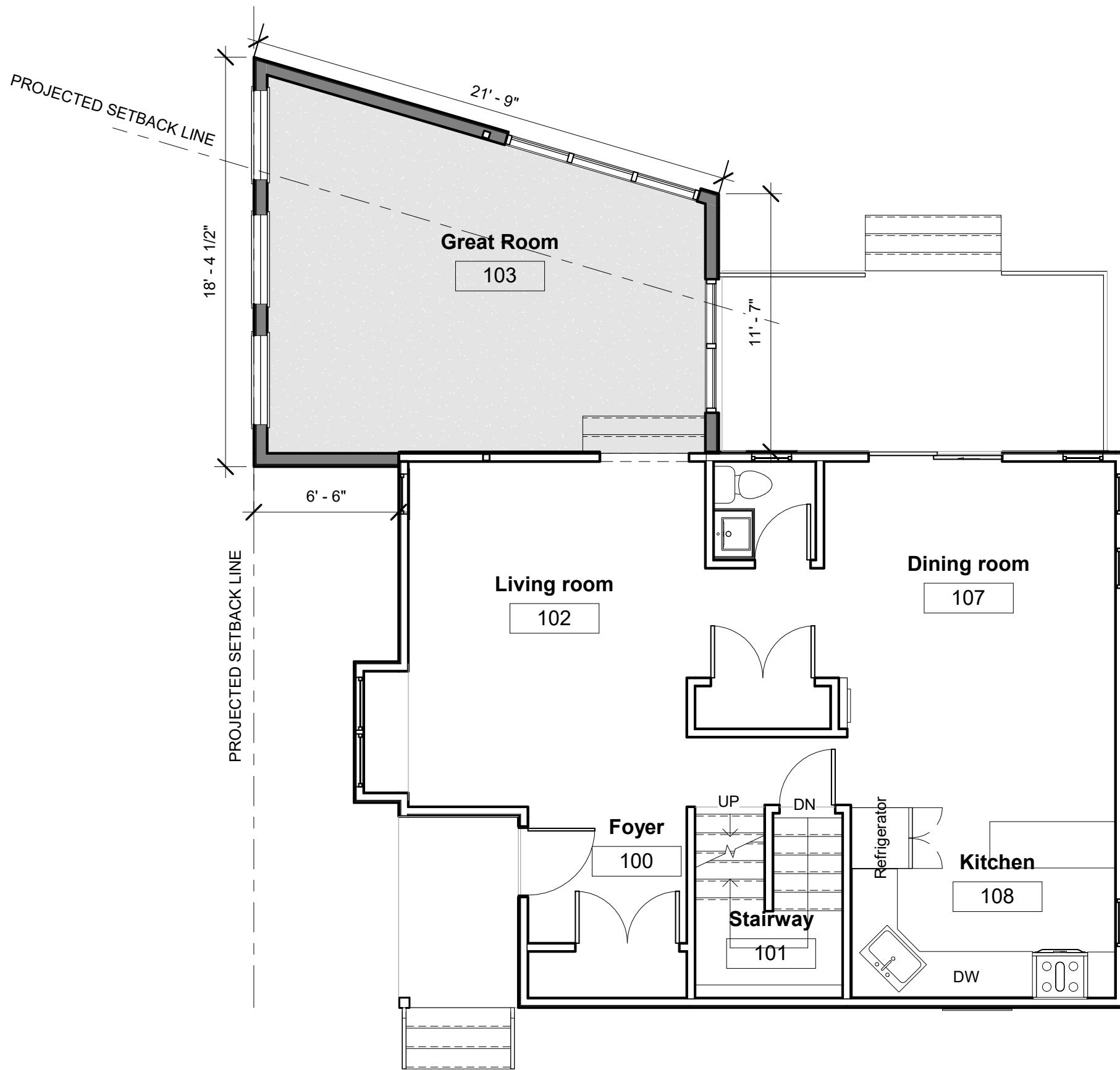
Exterior Elevations

Tom Culotta & Mary Cusic

Date
05/17/2021
Scale
3/16" = 1'-0"

A0.5





1 1a 1st Floor Full
3/16" = 1'-0"

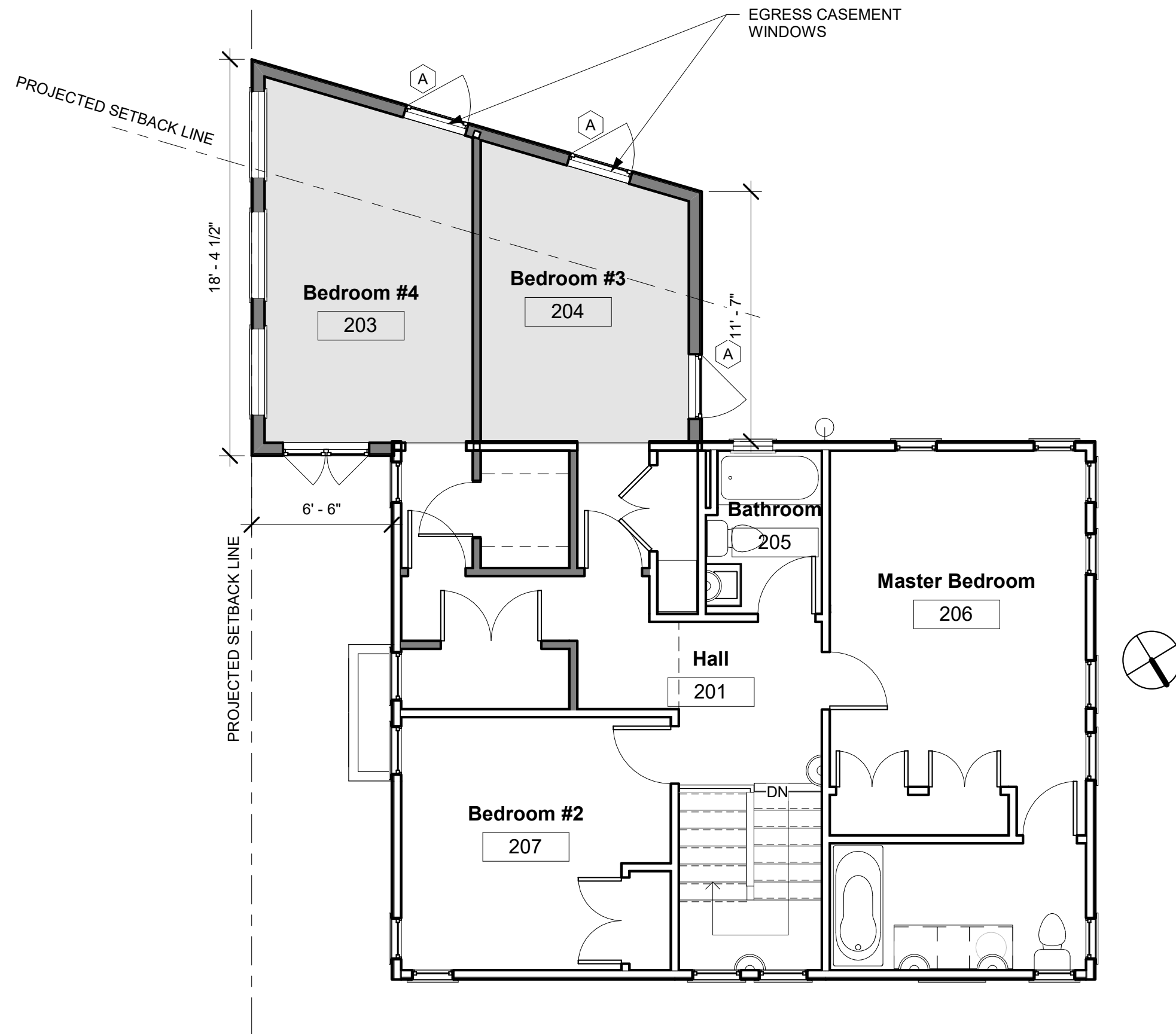
Culotta Residence

26 Bellis Circle
Cambridge, MA 02140

Proposed First Floor Plan

Tom Culotta & Mary Cusic
Date
06/07/2021
Scale
3/16" = 1'-0"

A2.01



1 2a 2nd Floor Full
3/16" = 1'-0"



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Culotta Residence

26 Bellis Circle
 Cambridge, MA 02140

Proposed
 Second Floor
 Plan

Tom Culotta & Mary Cusic

Date
 06/07/2021
 Scale
 3/16" = 1'-0"

A2.02

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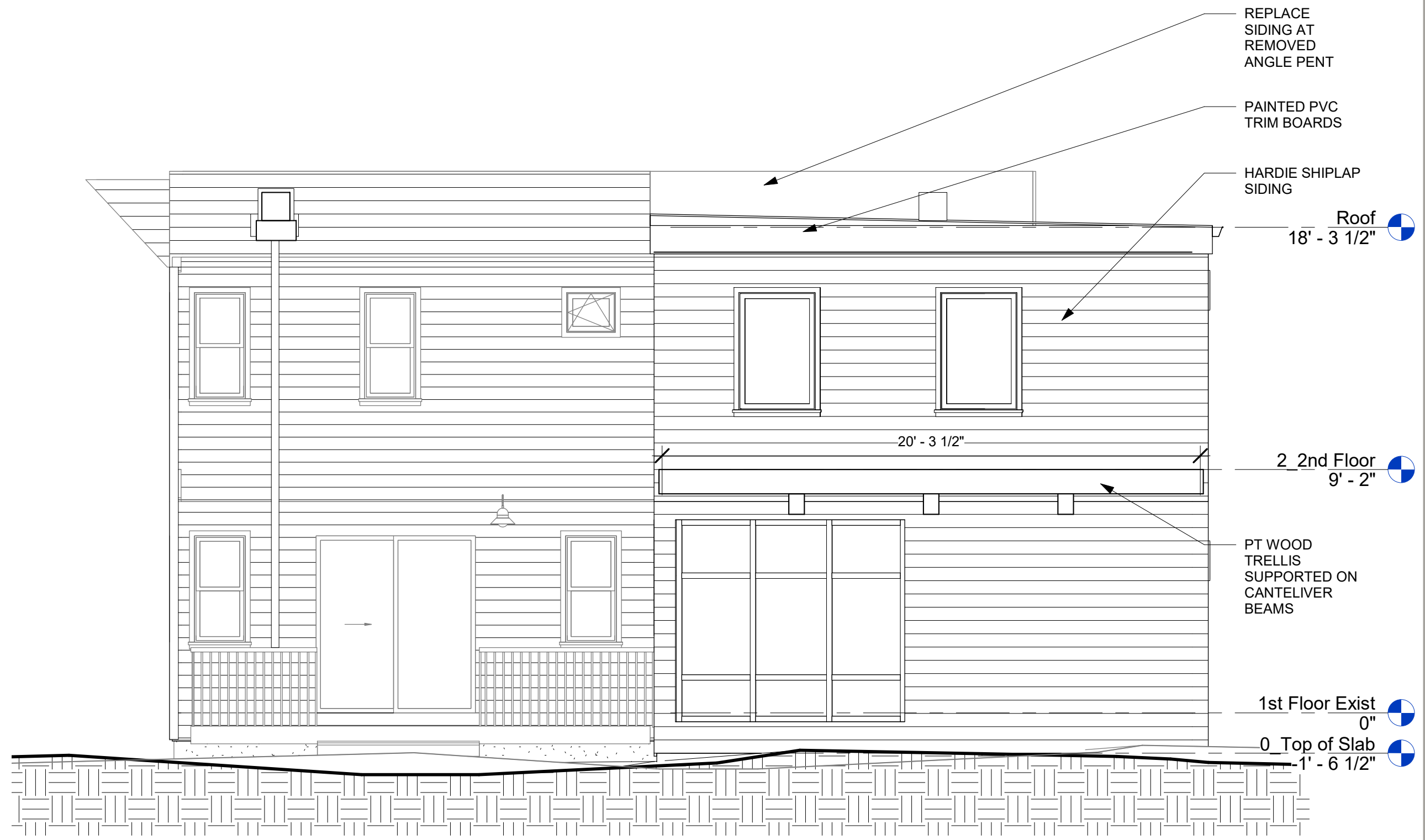
Culotta Residence

26 Bellis Circle
Cambridge, MA 02140

Proposed Building Elevations

Tom Culotta & Mary Custic
Date
05/17/2021
Scale
1/4" = 1'-0"

A3.1



① Proposed Rear Elevation
1/4" = 1'-0"

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Culotta Residence

26 Bellis Circle
Cambridge, MA 02140

**Proposed
Building
Elevations**

Tom Culotta & Mary Custic

Date
05/17/2021
Scale
1/4" = 1'-0"

A3.2



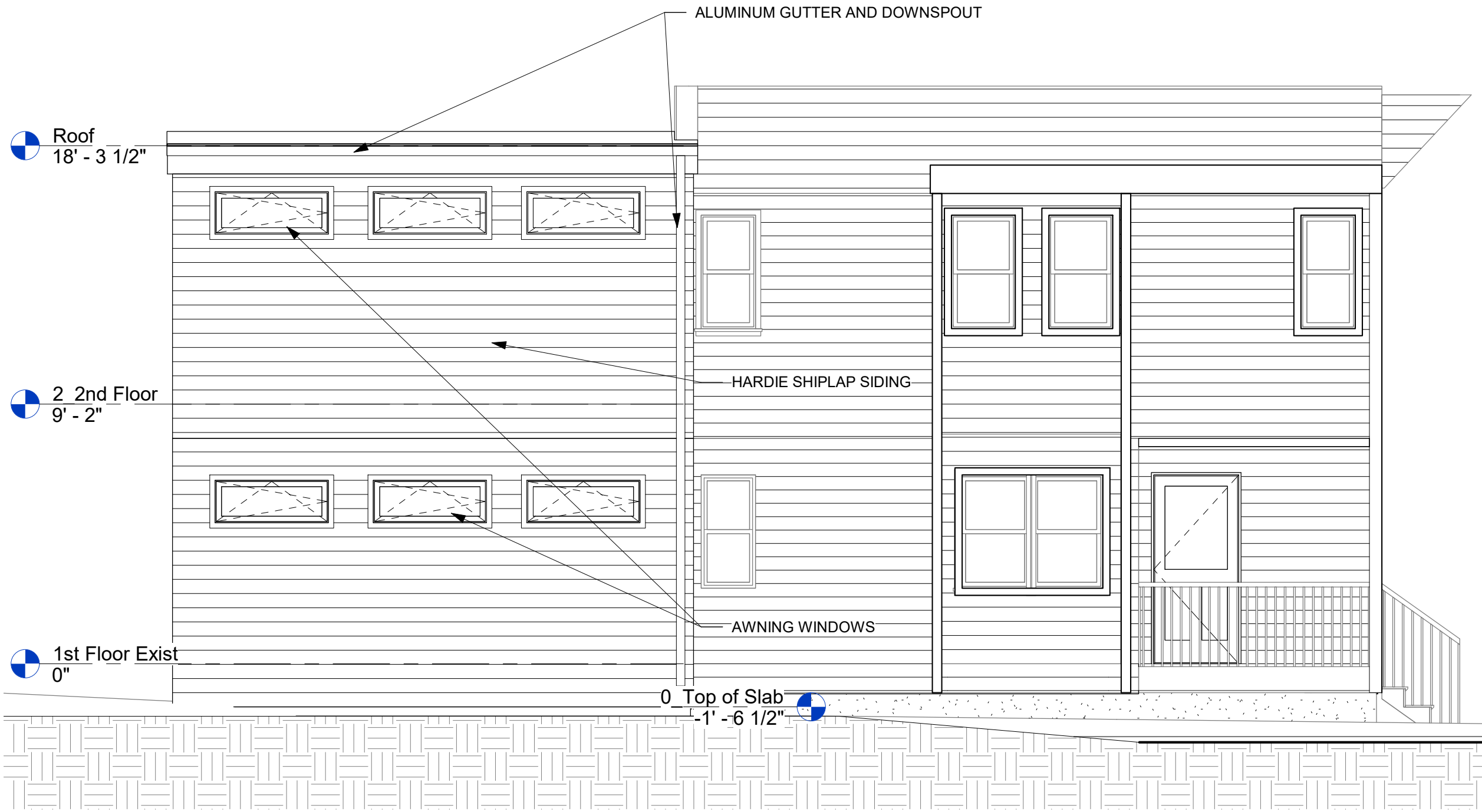
① Proposed Right Elevation
1/4" = 1'-0"

Culotta Residence
26 Bellis Circle
Cambridge, MA 02140

**Proposed
Building
Elevations**

Tom Culotta & Mary Custic
Date
05/17/2021
Scale
1/4" = 1'-0"

A3.3



① Proposed Left Elevation
1/4" = 1'-0"

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Culotta Residence

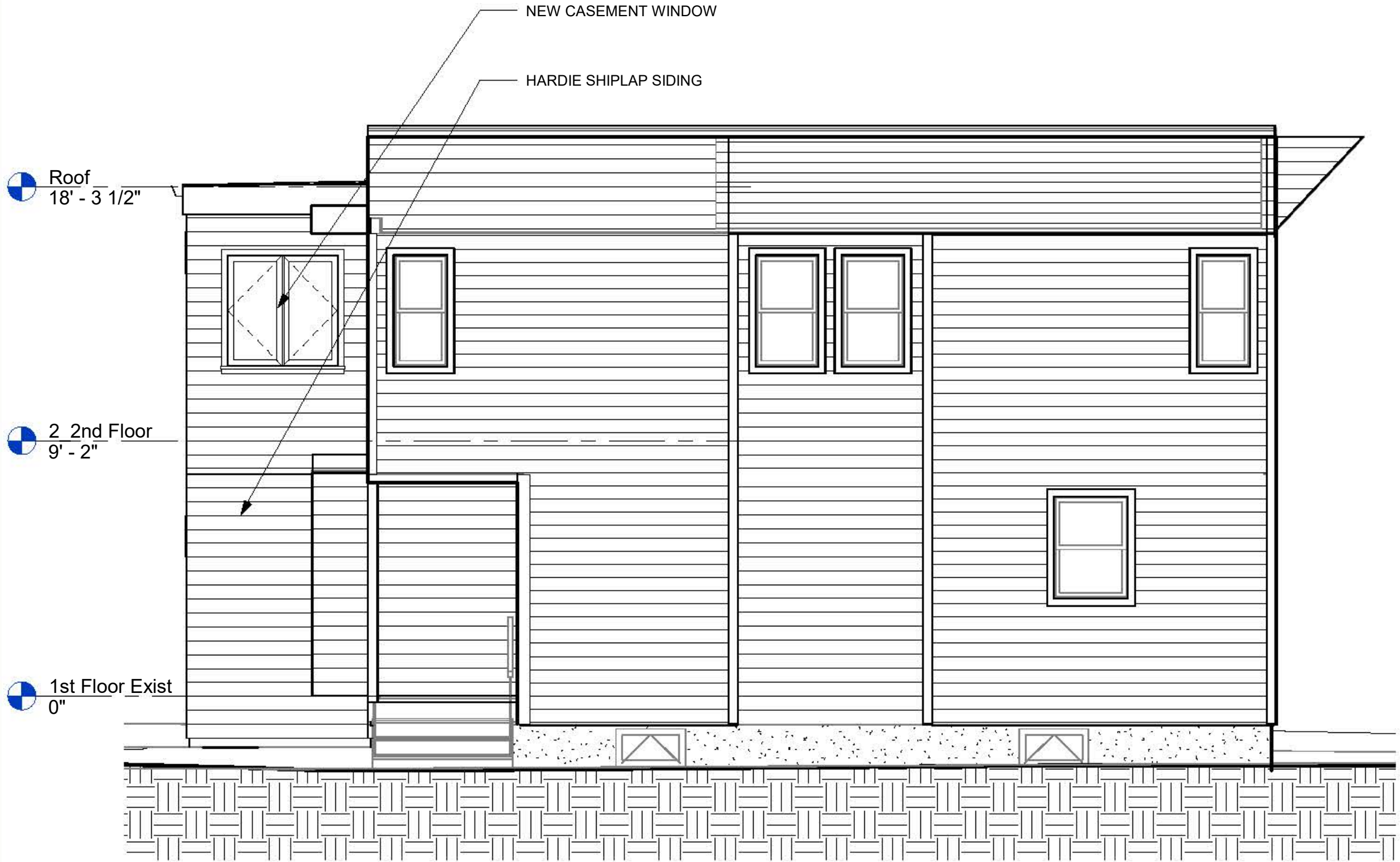
26 Bellis Circle
Cambridge, MA 02140

Proposed
Building
Elevations

Tom Culotta & Mary Custic

Date
05/17/2021
Scale
1/4" = 1'-0"

A3.4



② Proposed Front Elevation
1/4" = 1'-0"

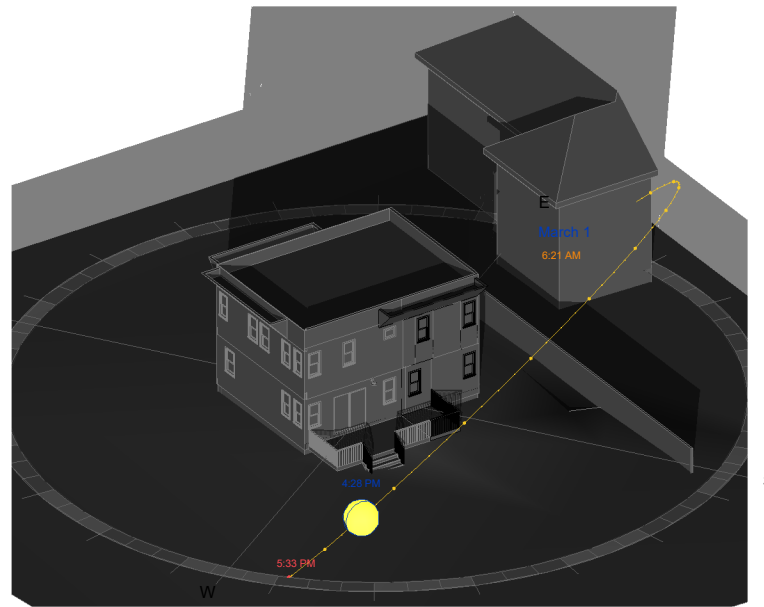
Culotta Residence

26 Bellis Circle
Cambridge, MA 02140

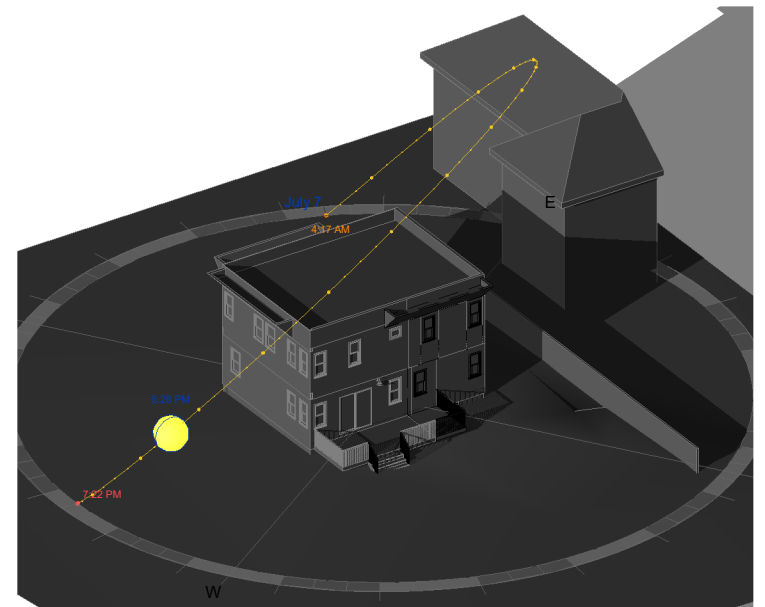
Solar Studies

Tom Culotta & Mary Cusic
Date
05/17/2021
Scale

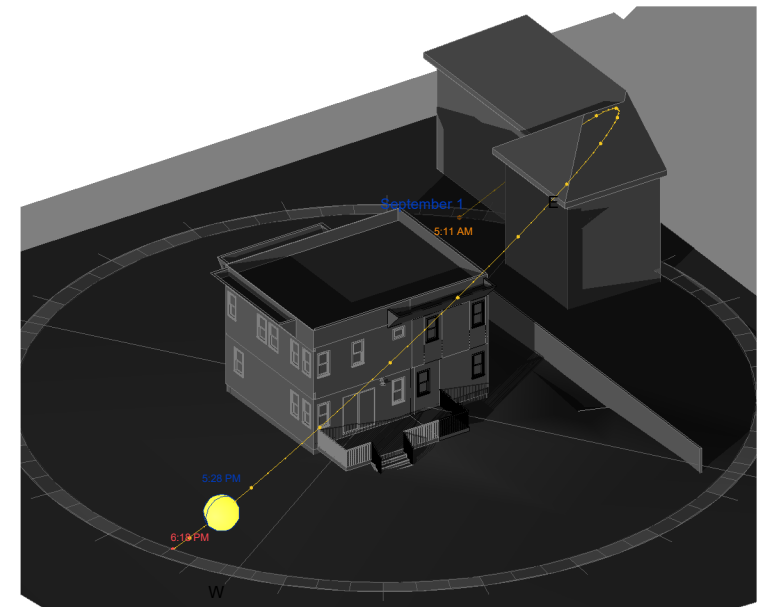
A5.3



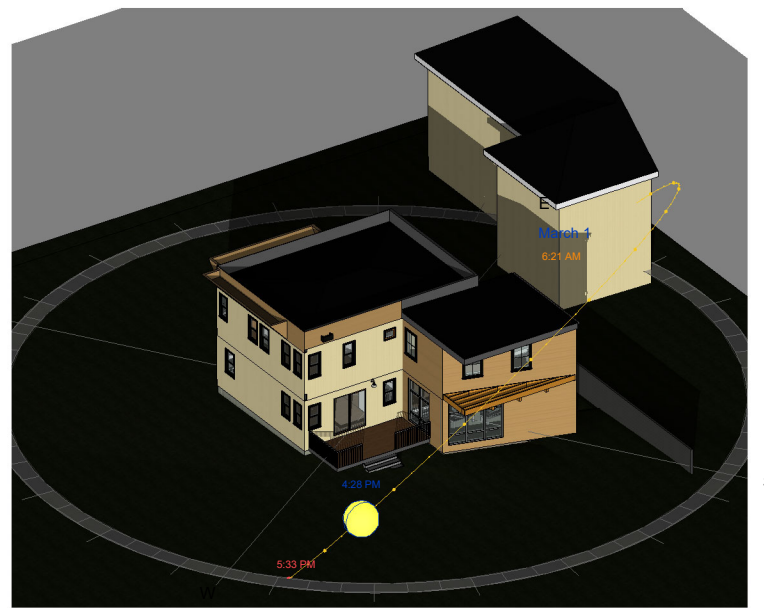
④ Solar Path 1 pre



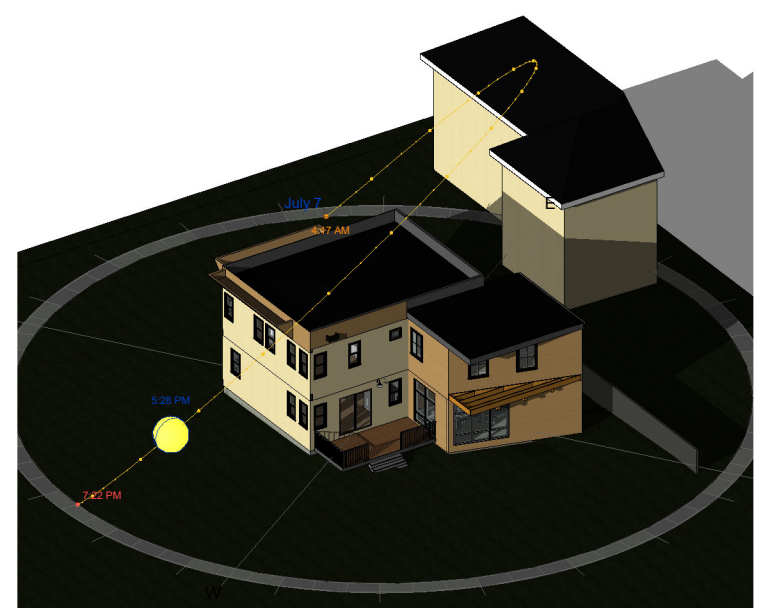
⑤ Solar Path 2 pre



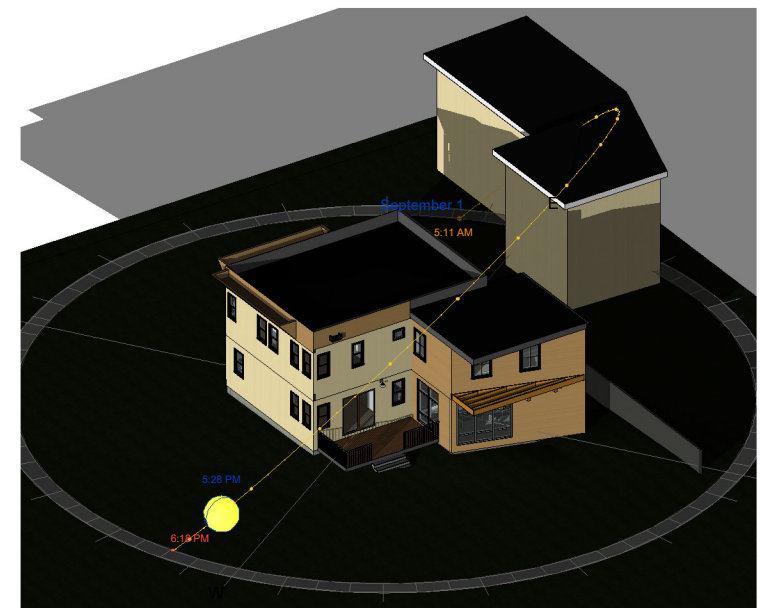
⑥ Solar Path 3 pre



① Solar Path 1



② Solar Path 2



③ Solar Path 3

September 20, 2021

VIA EMAIL

Board of Zoning Appeal
City of Cambridge
831 Massachusetts Avenue
Cambridge, MA 02139

Attn: Maria Pacheco, Zoning Administrator

Re: Board of Zoning Appeal Case No. BZA-127988-2021—Application for Variance for 26 Bellis Circle, Cambridge, MA

Dear Members of the Board and Ms. Pacheco:

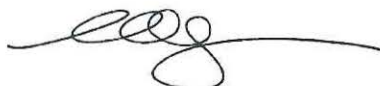
Enclosed here for filing are revised materials in connection with the variance application for 26 Bellis Circle, including:

- 1) Revised architectural plans;
- 2) Revised site plan; and
- 3) Revised dimensional table.

These materials reflect a redesigned addition, reduced in size (560 square feet), sited further from the left lot line (8.5 ft setback), and angled to reduce visual impacts to abutters. Additional shadow studies have been provided for the Board's consideration.

Thank you for your assistance.

Sincerely,



Sarah Like Rhatigan, Esq.

Enclosures

CC (via email): Mr. Thomas Culotta
Ms. Mary Custic
Mr. Grady Ragsdale

2021 SEP 20 P 3:39
CITY OF CAMBRIDGE
INSPECTIONAL SERVICES

BZA Application Form

DIMENSIONAL INFORMATION

CITY OF CAMBRIDGE
INSPECTIONAL SERVICES

Applicant: Thomas A. Culotta and Mary Cusic
Location: Trilogy Law LLC, 12 Marshall Street
Phone: 617-543-7009

Present Use/Occupancy: Multi-family residential
Zone: Residence B Zone
Requested Use/Occupancy: Multi-family residential

2021 SEP 20 P 3:39

	<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>	7,255 SF	7,815 SF	7,115 SF	(max.)
<u>LOT AREA:</u>	18,185 SF	18,185 SF	5,000 SF	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>	0.40	0.43	0.39 (0.50, 0.35 over 5,000 SF)	
<u>LOT AREA OF EACH DWELLING UNIT</u>	4,546 SF	4,546 SF	2,500 SF	
<u>SIZE OF LOT:</u>				
WIDTH	163 SF	163 SF	50 SF	
DEPTH	123 FT	123 FT	n/a	
<u>SETBACKS IN FEET:</u>				
FRONT	50.3 FT (to structure)	50.3 (to structure)	15 FT	
REAR	31.3 FT	[25.9?] FT	30.75 FT	
LEFT SIDE	14.1 FT	8.5 FT	7.5 FT/Sum 20 FT	
RIGHT SIDE	103.6 FT	103.6 FT	7.5 FT/Sum 20 FT	
<u>SIZE OF BUILDING:</u>				
HEIGHT	18.4 FT	18.4 FT	35.0 FT	
WIDTH	32.6 FT	35.6 FT	n/a	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	0.52	0.48	0.40	
<u>NO. OF DWELLING UNITS:</u>	4	4	4	
<u>NO. OF PARKING SPACES:</u>	8	8	4 (min.)	
<u>NO. OF LOADING AREAS:</u>	0	0	0	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>	No change	No change	H+L/6	

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.

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'.

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND BETWEEN THE DATES MARCH 7, 2006 - FEBRUARY 9, 2021 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:
 THOMAS A. CILOTTA
 26 BELLIS CIRCLE
 CAMBRIDGE, MA 02140

REFERENCES:
 OWNER OF RECORD:
 BELLIS CIRCLE CONDOMINIUM

DEED: BK 46247; PG 103
 PLAN: No. 1381 OF 2005
 No. 369 OF 2015

PLAN OF LAND

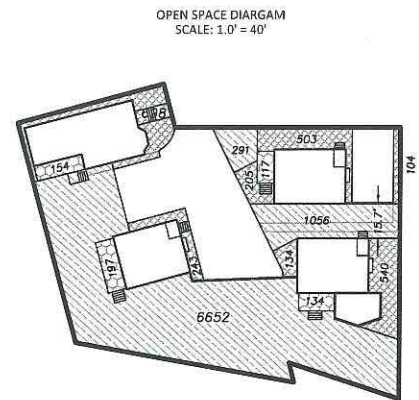
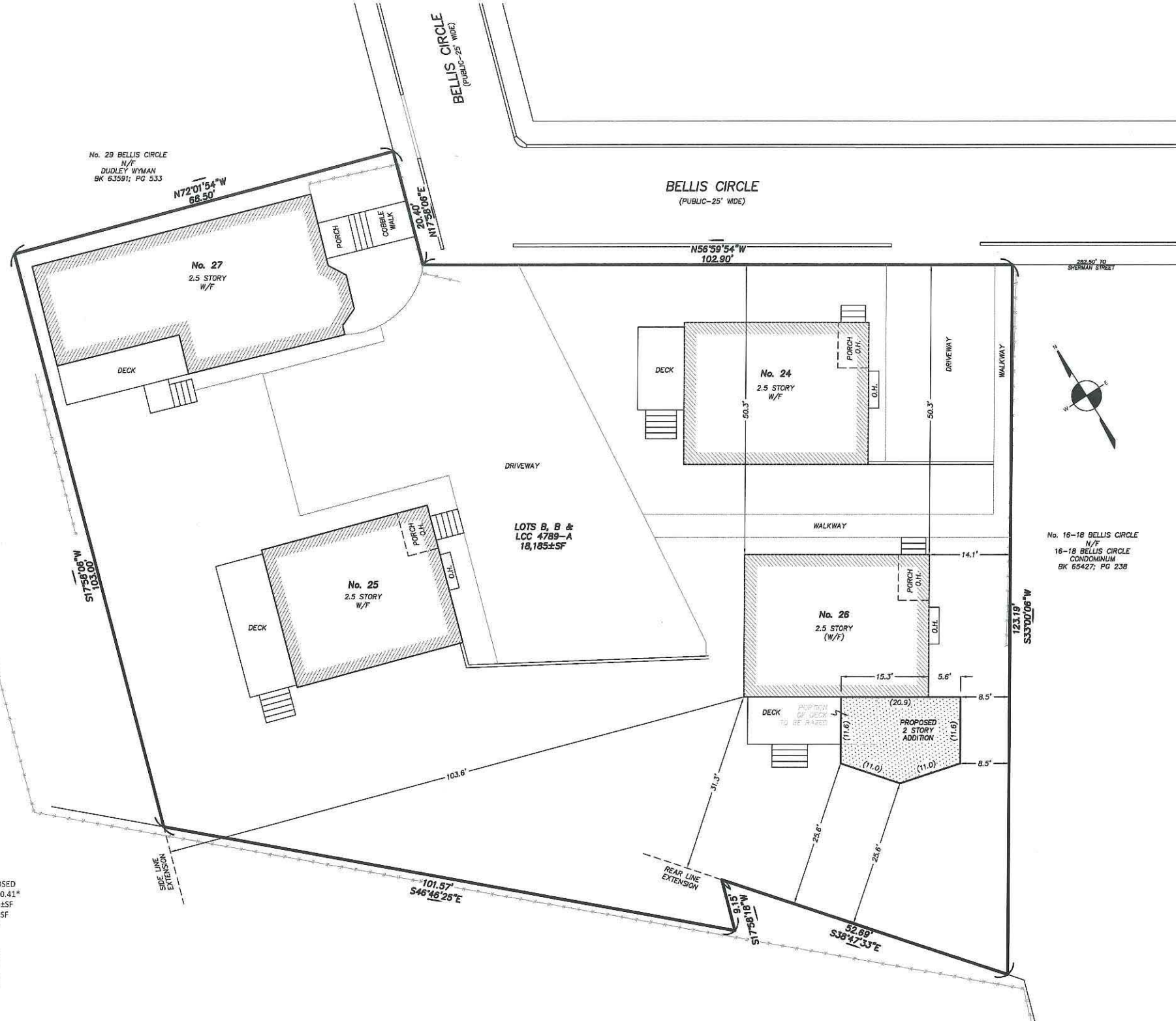
LOCATED AT
 24, 25, 26, & 27 BELLIS CIRCLE
 CAMBRIDGE, MA

DATE: SEPTEMBER 20, 2021 SCALE: 1.0 INCH = 10.0 FEET



CITY OF CAMBRIDGE
 INSPECTORIAL SERVICES

2021 SEP 20 P 3:39



OPEN SPACE AREAS	
TOTAL LOT AREA:	18,185±SF
REQUIRED (40%):	7,274±SF
USABLE OPEN SPACE COMPLIANT (15' X 15')	
291±SF	
1,056±SF	
6,652±SF	
TOTAL:	7,999±SF
NON-USABLE OPEN SPACE NON-COMPLIANT	
698±SF	
243±SF	
205±SF	
503±SF	
104±SF	
134±SF	
540±SF	
TOTAL:	2,427±SF
DECK OPEN SPACE	
154±SF	
197±SF	
117±SF	
134±SF	
602±SF	
TOTAL:	602±SF
TOTAL GROSS OPEN SPACE	11,028±SF

ZONING: RESIDENCE B

	REQUIRED	EXISTING	PROPOSED
FAR	(MAX.) 0.5 + 0.35	0.50 + 0.36	0.50 + 0.41*
LOT SIZE	(MIN.) 5,000 SF	18,185±SF	18,185±SF
LOT AREA, DW/U	(MIN.) 2,500 SF	4,395±SF	4,395±SF
LOT WIDTH	(MIN.) 50'	160.3'	160.3'
FRONT SETBACK	(MIN.) 15'	50.3'	50.3'
SIDE SETBACK 1	(MIN.) 7.5'	14.1'	8.5'
SIDE SETBACK 2	(MIN.) 7.5'	103.6'	103.6'
REAR SETBACK	(MIN.) 25' + 5.75'	31.3'	25.6''
HEIGHT, FEET	(MAX.) 35'	18.4'±	18.4'±
PVT. OP. SPACE	(MIN.) 40%	50.8%	44.0%

* = NON-CONFORMING

NOTE:
 LOT WIDTH, BUILDING SETBACKS SHOWN APPLY TO DWELLING AT #26 AS SHOWN HEREON.

FIELD:	DRM
DRAFT:	DRM, NPP
CHECK:	GCC
DATE:	09/20/21
JOB #	04-00197

ZONING + SQUARE FOOTAGE ANALYSIS

GROSS FLOOR AREA PER FLOOR: UNIT 26

<u>EXISTING</u>		<u>PROPOSED</u>	
BASEMENT -	701 SF	BASEMENT -	701 SF
FIRST FLOOR -	728 SF	FIRST FLOOR -	1008 SF
SECOND FLOOR -	<u>760 SF</u>	SECOND FLOOR -	<u>1040 SF</u>
TOTAL *-	1488 SF	TOTAL *-	2048 SF

* DOES NOT INCLUDE BASEMENT

Date: 10/20/2020 Rev 06/07/2021 Rev2 09/19/2021
Project: 26 Bellis Circle, Cambridge MA 02140

Parcel ID: 271-16-26
Property Type: Condominium
Classification Code: 102
Zoning: B
Map: 271-16-26
Lot Size (per assessor's database): 18,185 sf
Living Area (per assessor's database): 1,488 sf
Gross building Area (for FAR): 1,488 sf
Year Built: 2005
Referenced Zoning Article: City of Cambridge Zoning Code

Zone B	Required	Existing Conditions	Proposed Conditions
Minimum Lot Size (sq ft)	5,000	18,185	no change
Minimum Lot Area for Each D.U. (sq ft)	2,500	4,395	no change
Minimum Lot Width (ft)	50	NA	no change
Floor Area Ratio Maximum	.50 / 1 st 5,000 sf : .35 remainder (2,500 + 4,614 = 7,114 sf)	.50 / .36 (2,500 + 4,755 = 7,255)*	.50 / .41 (2,500 + 5,315 = 7,815)*
Building Height Maximum (ft)	35	18.4	no change
Minimum Ratio of Private Open Space to Lot Area	40%	50.0%	44.0%
Front Yard minimum Depth (ft)	15	50.3	no change
Side Yard Minimum Width (ft)	7.5' (sum of 20)	14.1	8.5
Rear Yard Minimum depth (ft) See (c) below	25 + 5.75 = 30.75	31.3	26.0

*Does not includes basements

(c) In no case may a building be nearer the rear lot line than twenty (20) feet in Residence C-2, C-2B, C-2A, C-3, C-3A, C-3B districts. In Residence C and C-1 districts, no building may be nearer the rear lot line than twenty (20) feet plus one additional foot of rear yard for each four feet that the depth of the lot exceeds 100 feet, up to a maximum of thirty (30) feet. In Residence A-1, A-2, and B districts, no building may be nearer the rear lot line than twenty-five (25) feet plus one additional foot of rear yard for each four feet that the depth of the lot exceeds one hundred (100) feet, up to a maximum of thirty-five (35) feet. For purposes of this Footnote C, the lot depth shall be that distance measured along a line perpendicular to the front lot line and extending to that point on the rear lot line most distant from the front lot line.

(j) Applicable to the first five thousand (5,000) square feet of lot area. For those portions of any lot exceeding five thousand (5,000) square feet, the applicable Maximum Ratio of Floor Area to Lot Area shall be 0.35 for all permitted residential uses and the Minimum Lot Area for Each Dwelling Unit shall be four thousand (4,000) square feet. However, for any lot in existence as of June 30, 1995 that is subsequently subdivided into two or more lots, the total amount of gross area and number of units on the subdivided lots, in total, shall at no time exceed that permitted by this footnote (j) on the lot before the subdivision occurred. Unless otherwise permitted by special permit from the Board of Zoning Appeal, the gross floor area and dwelling units permitted on each subdivided lot shall be in the same ratio as that lot's area is to the area of the unsubdivided lot. Nothing in this footnote (j) shall prohibit the subdivision of a Townhouse Development conforming at the time of its construction, as permitted in Section 11.10.

These Documents are recorded on or can be transmitted as electronic media and are therefore subject to undetectable alteration or erasure, intentionally or unintentionally, due in part to transmission, conversion, media degradation, software error or human alteration. Accordingly, New England Design + Construction shall not be held liable for any claims, losses, damages or costs arising out of any such alteration or unauthorized use or modification of these Documents.

Culotta Residence

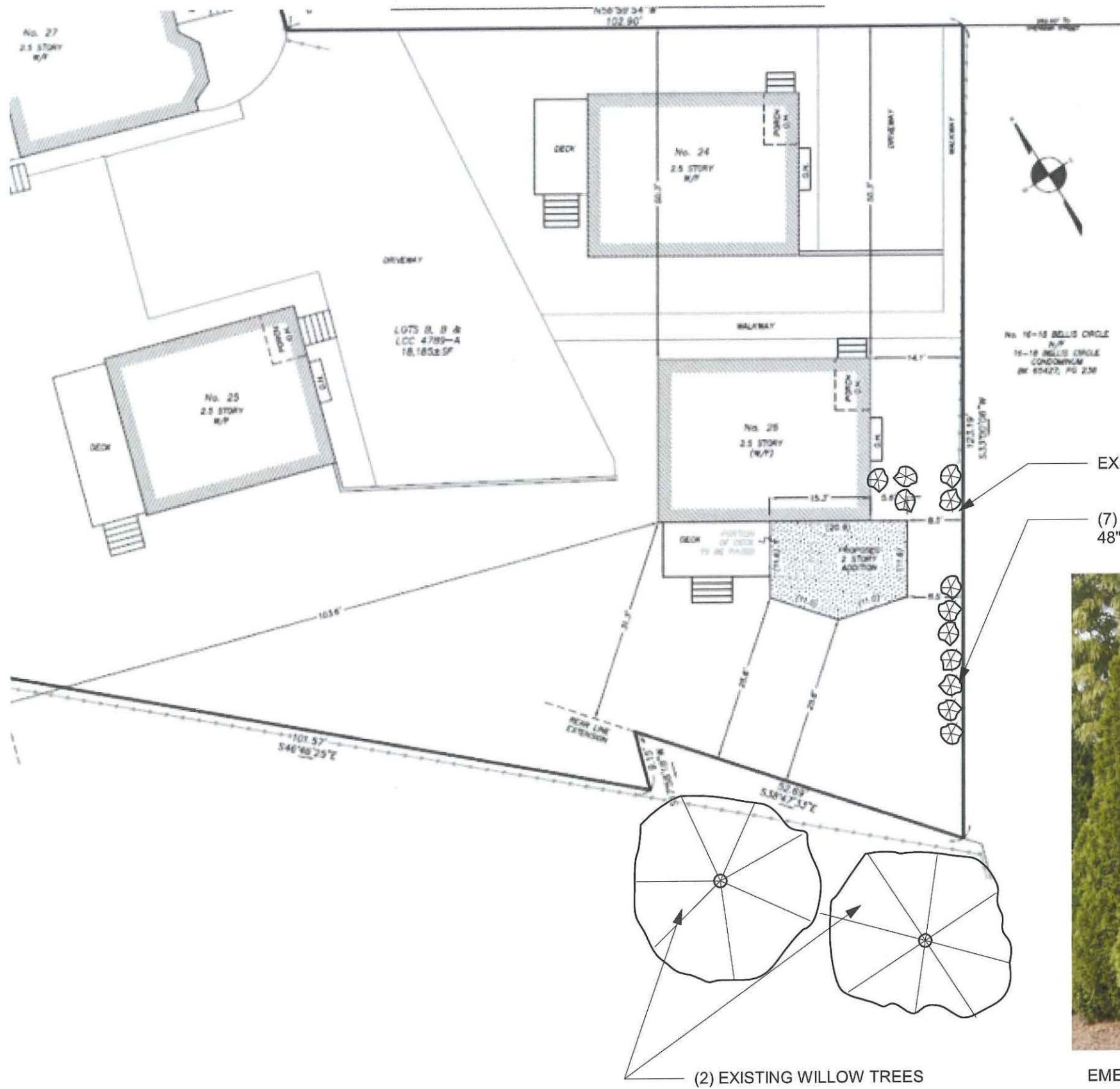
26 Bellis Circle
Cambridge, MA 02140

Proposed Landscape

Tom Culotta & Mary Cusic

Date
09/19/2021
Scale

L1.2



EMERALD GREEN ARBORVITAE

(2) EXISTING WILLOW TREES

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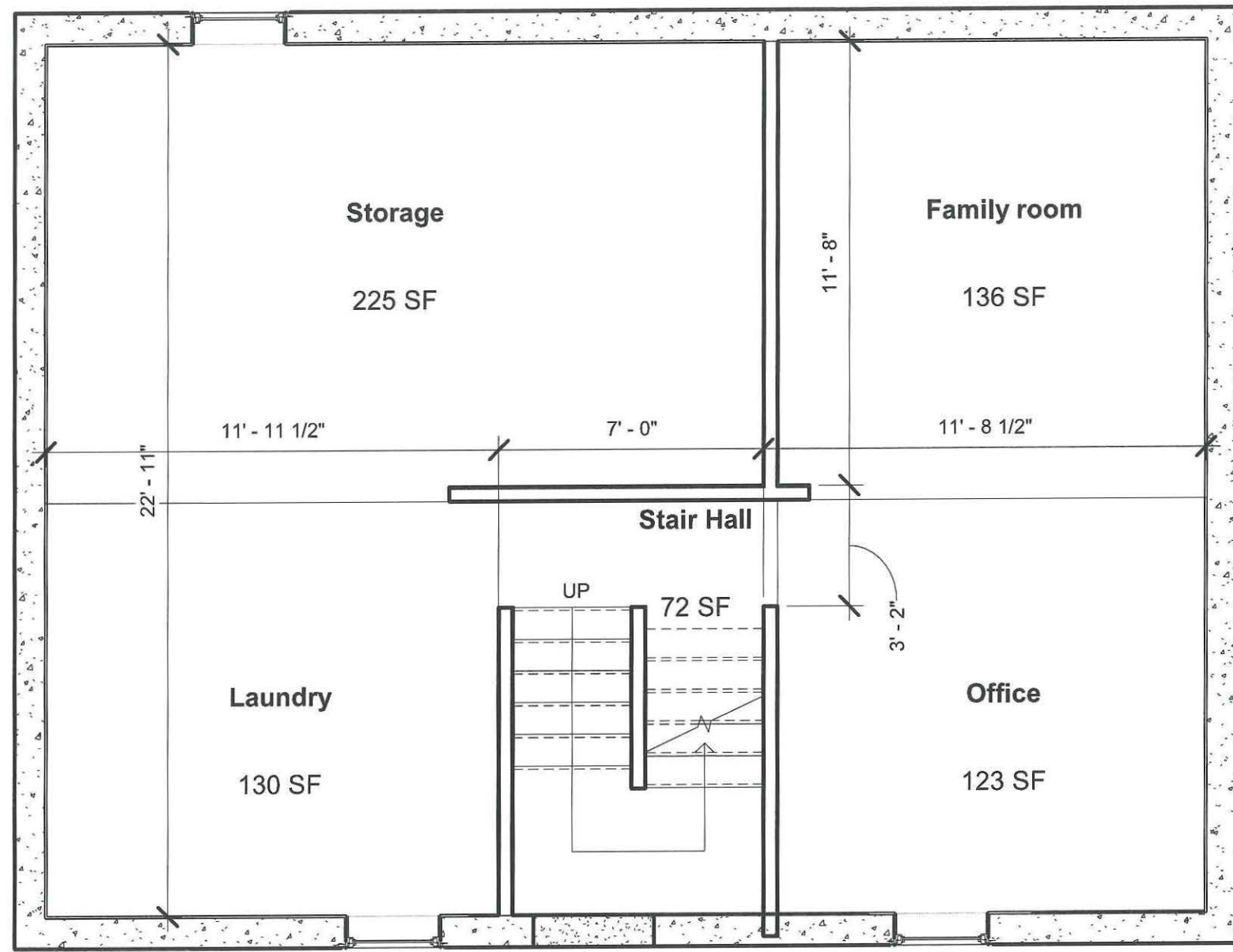
Culotta Residence
26 Bellis Circle
Cambridge, MA 02140

Existing Plans

Tom Culotta & Mary Custic

Date
05/17/2021
Scale
1/4" = 1'-0"

A0.B



① 0. Basement Existing
1/4" = 1'-0"

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Culotta Residence

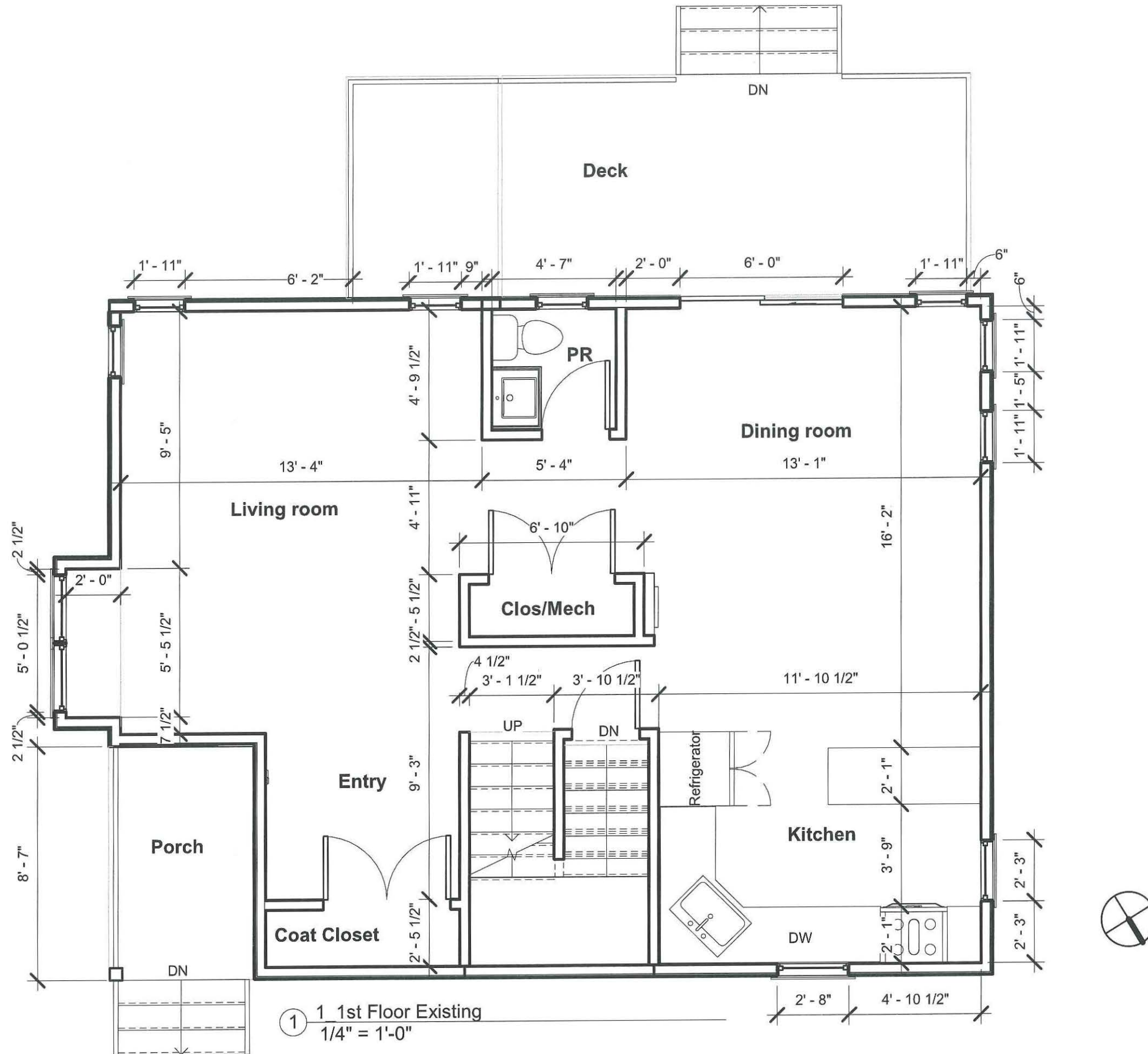
26 Bellis Circle
Cambridge, MA 02140

Existing Plans

Tom Culotta & Mary Cusic

Date
05/17/2021
Scale
1/4" = 1'-0"

A0.1



① 1 1st Floor Existing
1/4" = 1'-0"

Culotta Residence

26 Bellis Circle
Cambridge, MA 02140

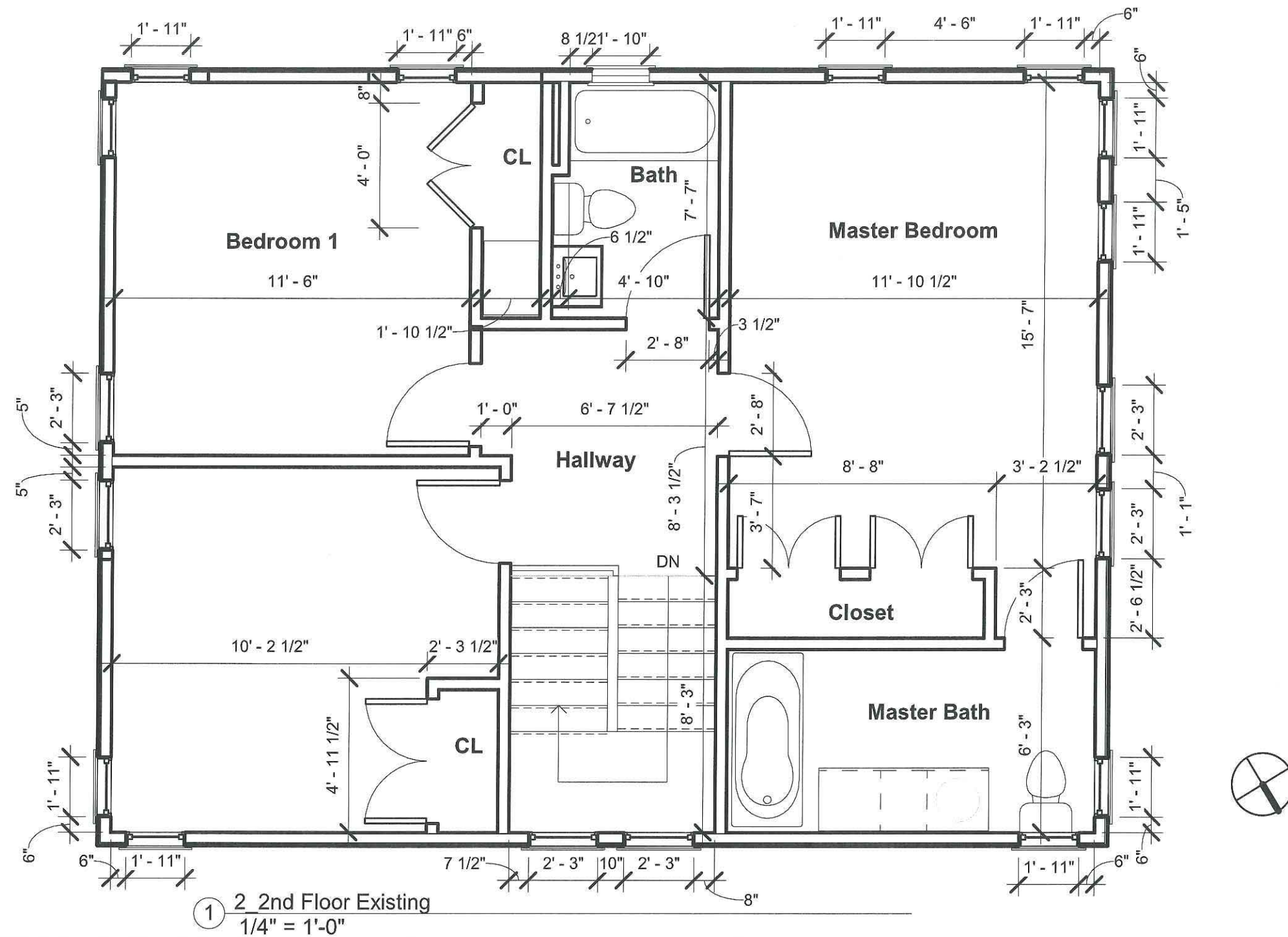
Existing Plans

Tom Culotta & Mary Cusic

Date
05/17/2021

Scale
1/4" = 1'-0"

A0.2



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Culotta Residence

26 Bellis Circle
Cambridge, MA 02140

Exterior Elevations

Tom Culotta & Mary Custic

Date
05/17/2021

Scale
3/16" = 1'-0"

A0.4



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Culotta Residence

26 Bellis Circle
Cambridge, MA 02140

Exterior Elevations

Tom Culotta & Mary Custic

Date
05/17/2021

Scale
3/16" = 1'-0"

A0.5



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Culotta Residence

26 Bellis Circle
Cambridge, MA 02140

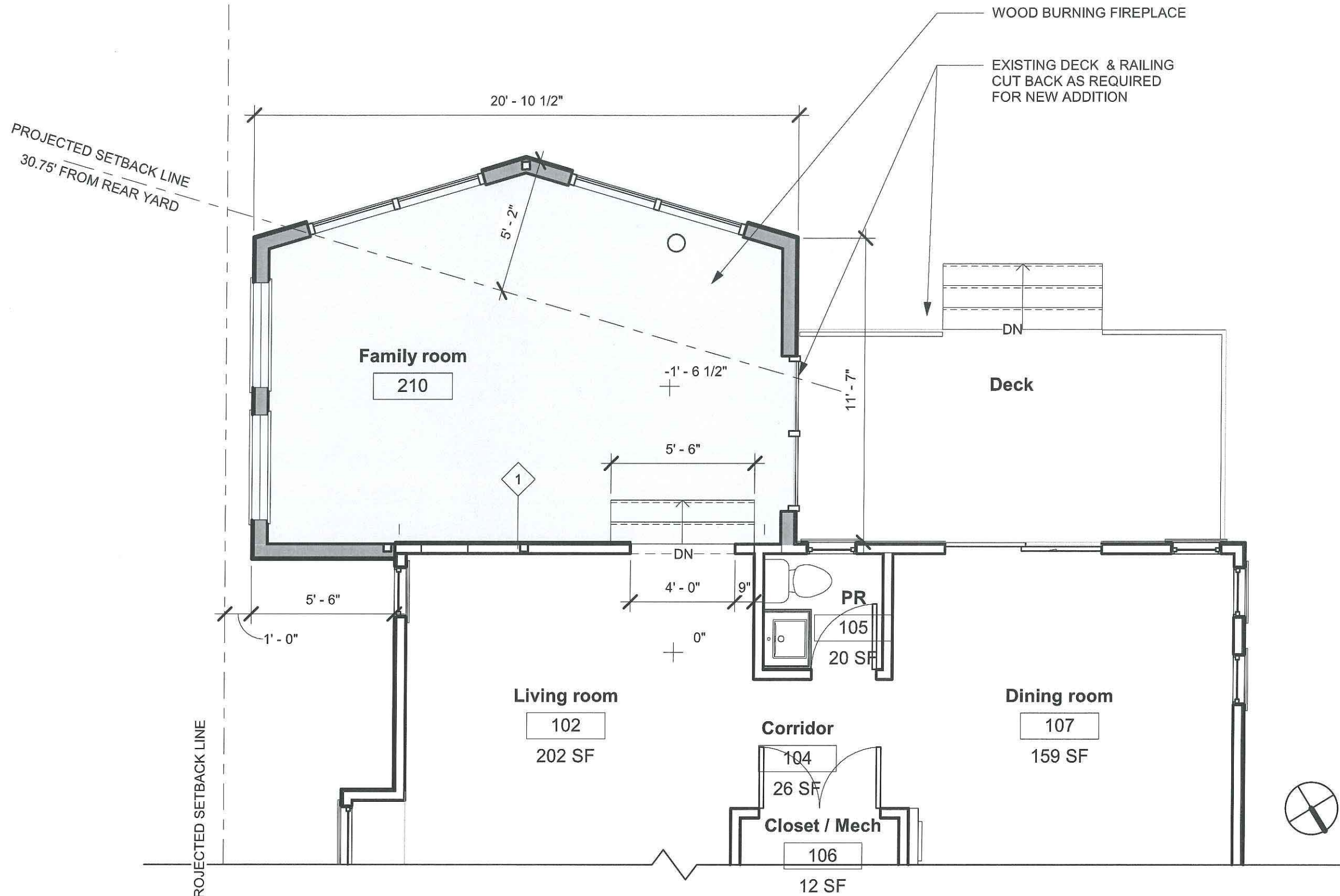
Proposed Floor Plan

Tom Culotta & Mary Custic

Date
09/19/2021

Scale
1/4" = 1'-0"

A2.1



1 1st Floor
1/4" = 1'-0"

Culotta Residence

26 Bellis Circle
Cambridge, MA 02140

Proposed Floor Plan

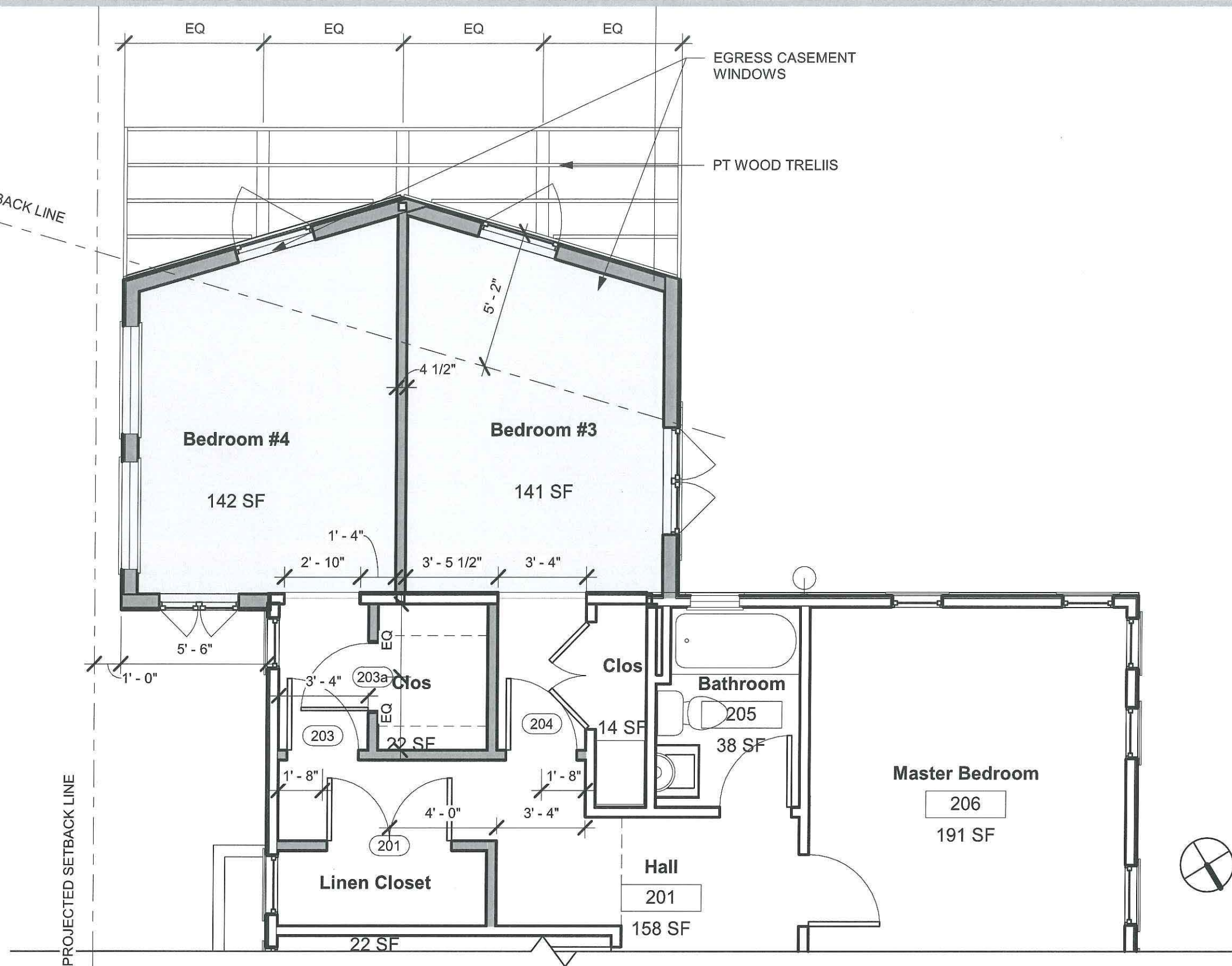
Tom Culotta & Mary Custic

Date
09/19/2021

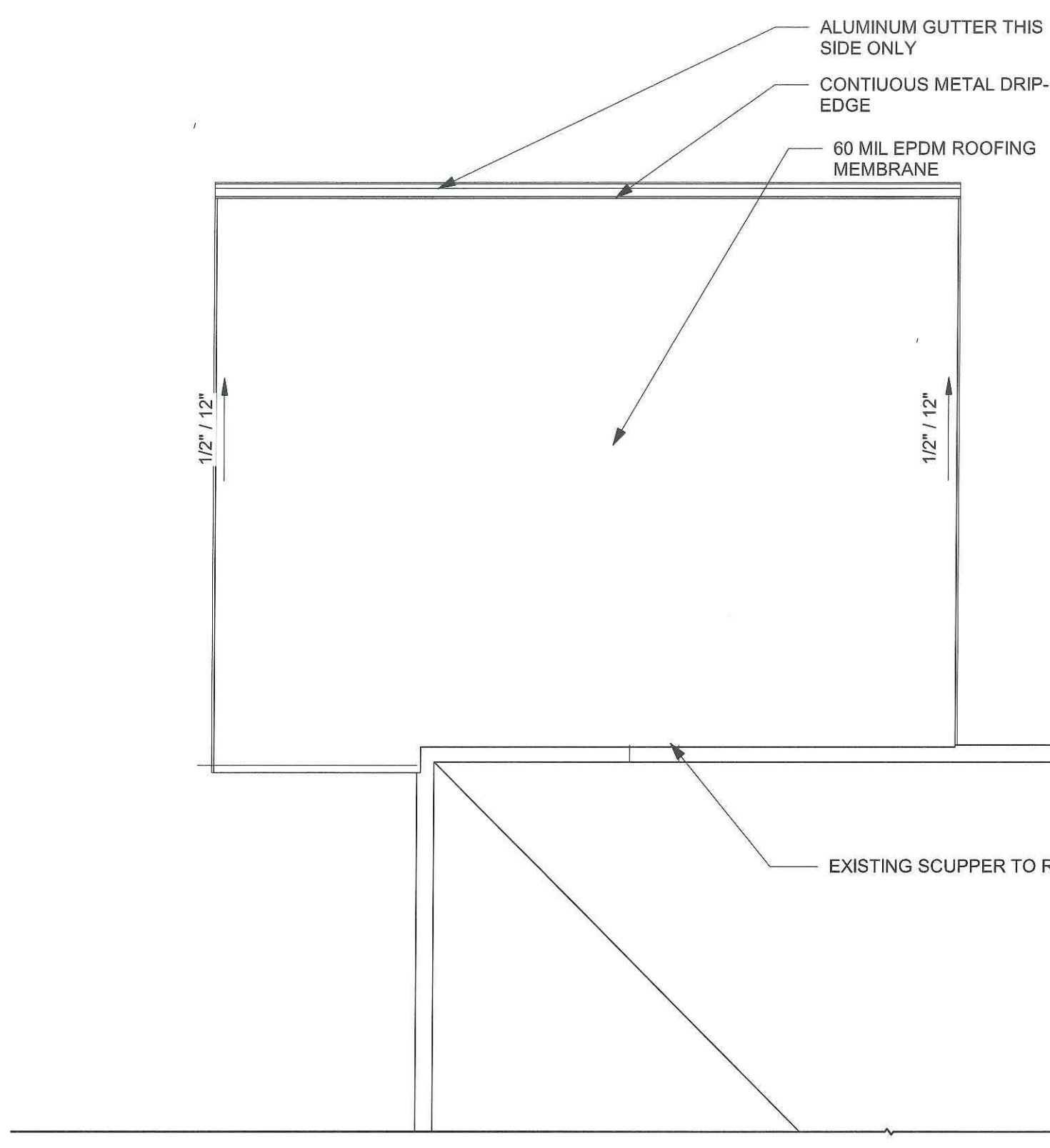
Scale
1/4" = 1'-0"

A2.2

PROJECTED SETBACK LINE



① 2 2nd Floor
1/4" = 1'-0"



GENERAL ROOF CONSTRUCTION NOTES

1. GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION. CONFLICTS ARE TO BE BROUGHT TO THE ATTENTION OF NEDC PRIOR TO START OF CONSTRUCTION.
2. SEE DEMOLITION PLANS FOR GENERAL NOTES AND LEGEND
3. NEW DOWNSPOUT TO BE CONNECTED TO SURFACE DRAINAGE SYSTEM
4. EPDM ROOF SLOPES TO BE 1/4" PER FOOT MINIMUM CREATED WITH POLYISOCYANURATE TAPERED INSULATION.
5. SEE MECHANICAL/PLUMBING DRAWINGS FOR ANY EQUIPMENT PLACEMENT. EQUIPMENT SHOWN IS FOR COORDINATION ONLY.
6. PV, MECHANICAL, AND PLUMBING TO PROVIDE ALL THEIR OWN PENETRATION SLEEVES UNLESS OTHERWISE NOTED.

① 3 Roof
1/4" = 1'-0"



CUSTOM RESIDENTIAL DESIGN | BUILD
 NEW ENGLAND DESIGN + CONSTRUCTION
 103 TERRACE STREET
 BOSTON, MA 02120
 617.708.0676
 WWW.NEDESIGNBUILD.COM
 HIC# 167855

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Culotta Residence

26 Bellis Circle
 Cambridge, MA 02140

Roof Plan

Tom Culotta & Mary Custic
 Date
 09/19/2021
 Scale
 1/4" = 1'-0"

A2.3

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Culotta Residence

26 Bellis Circle
Cambridge, MA 02140

**Proposed
Building
Elevations**

Tom Culotta & Mary Cusic

Date
09/19/2021

Scale
1/4" = 1'-0"

A3.1



① Proposed Rear Elevation
1/4" = 1'-0"

Culotta Residence

26 Bellis Circle
Cambridge, MA 02140

**Proposed
Building
Elevations**

Tom Culotta & Mary Custic

Date
09/19/2021

Scale
1/4" = 1'-0"

A3.2



① Proposed Right Elevation
1/4" = 1'-0"

Culotta Residence

26 Bellis Circle
Cambridge, MA 02140

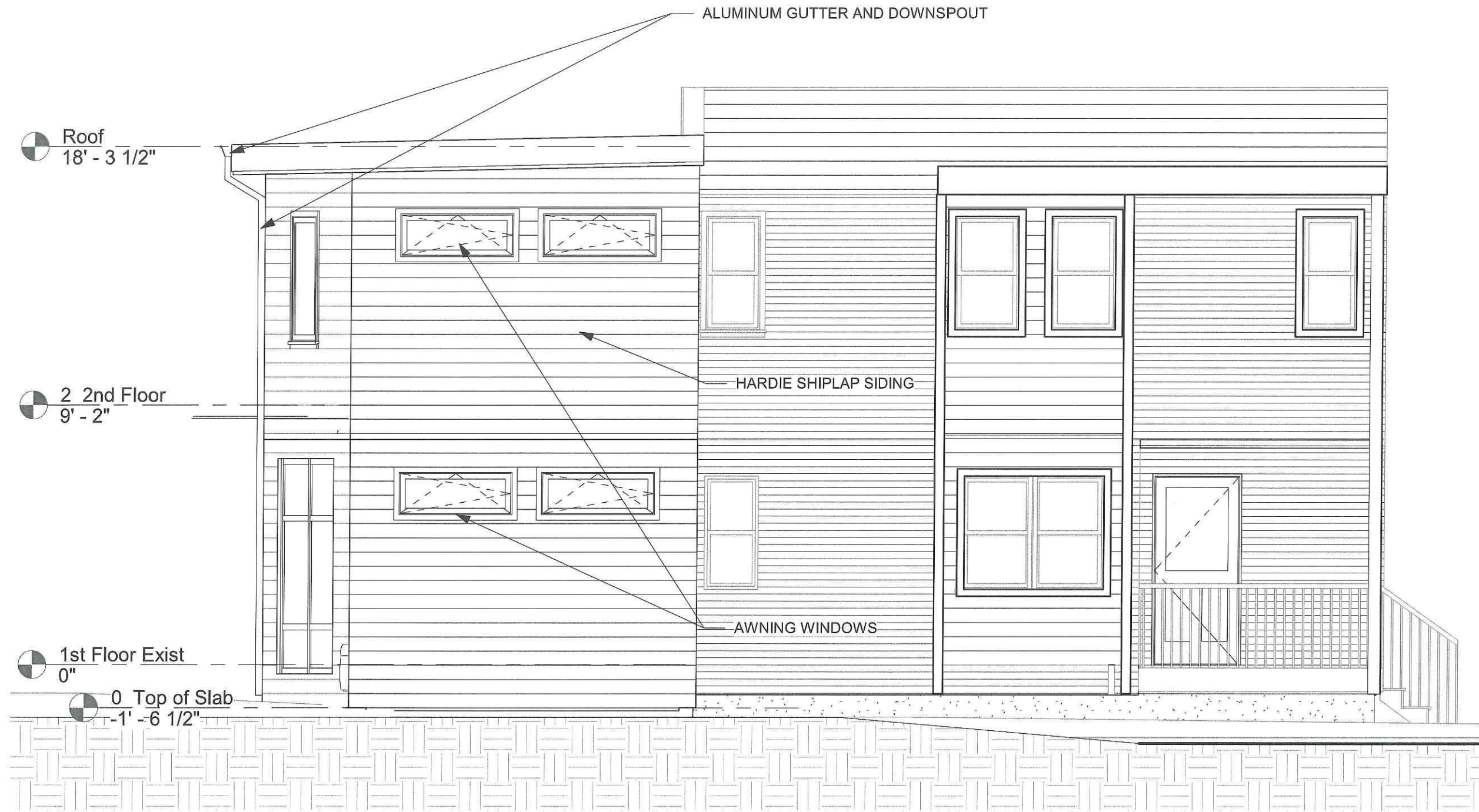
**Proposed
Building
Elevations**

Tom Culotta & Mary Custic

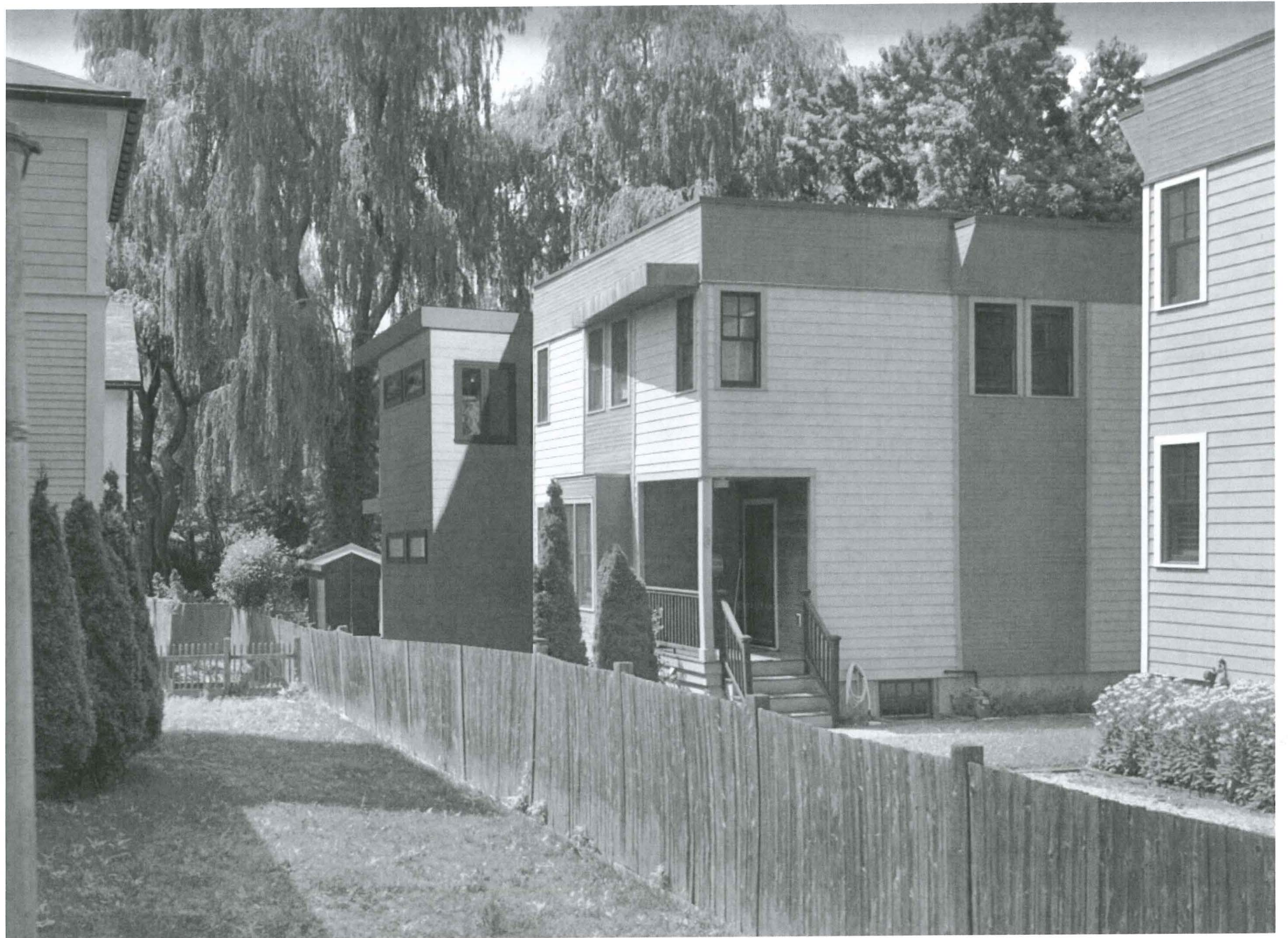
Date
09/19/2021

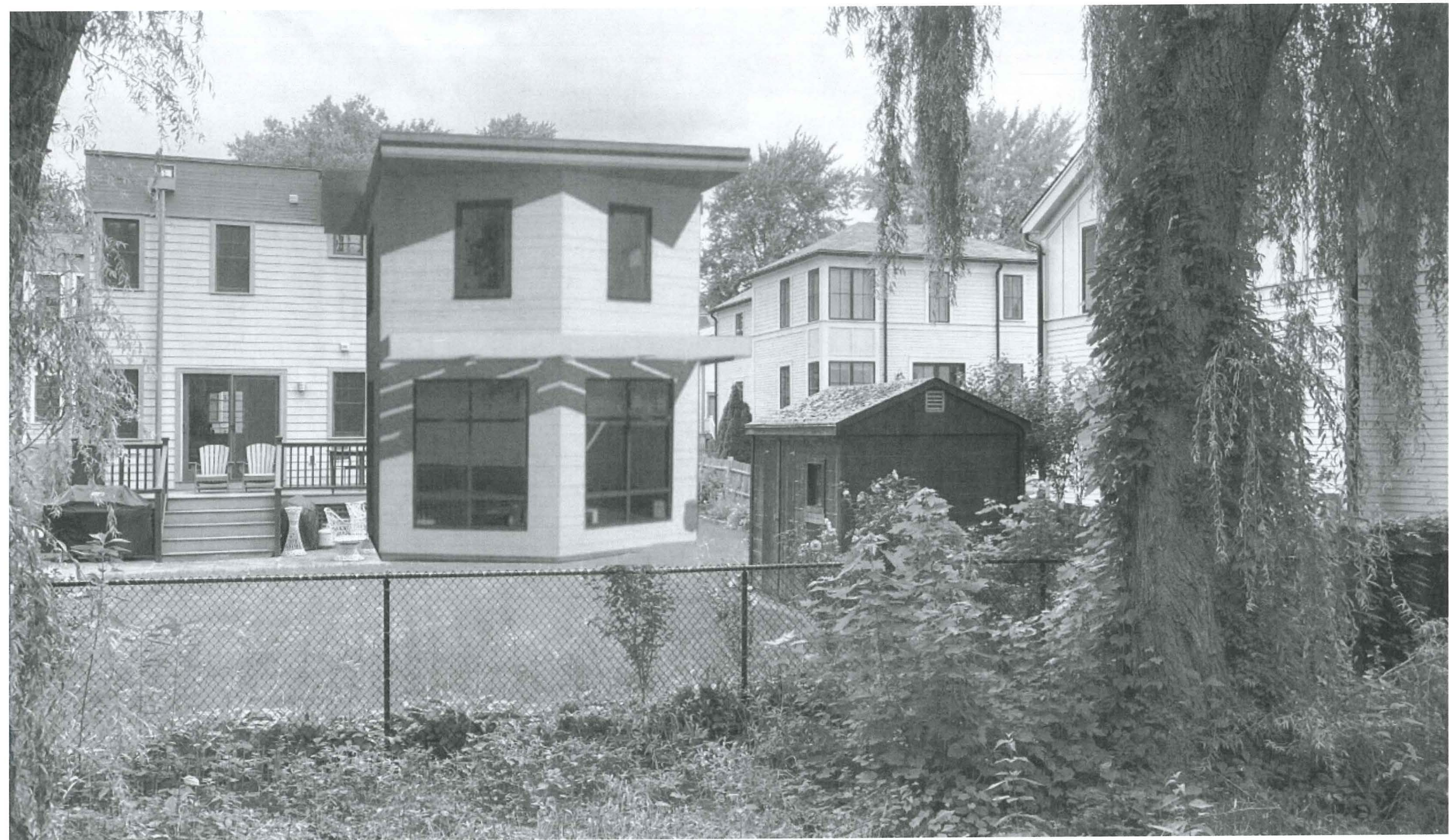
Scale
1/4" = 1'-0"

A3.3



① Proposed Left Elevation
1/4" = 1'-0"







SHADOWS AT 6:00 PM 8/6/2021



AFTERNOON



MORNING

Culotta Residence

26 Bellis Circle
Cambridge, MA 02140

**Solar Studies
Images**

Tom Culotta & Mary Cusic

Date
09/19/2021

Scale

SS1.0

Culotta Residence

26 Bellis Circle
Cambridge, MA 02140

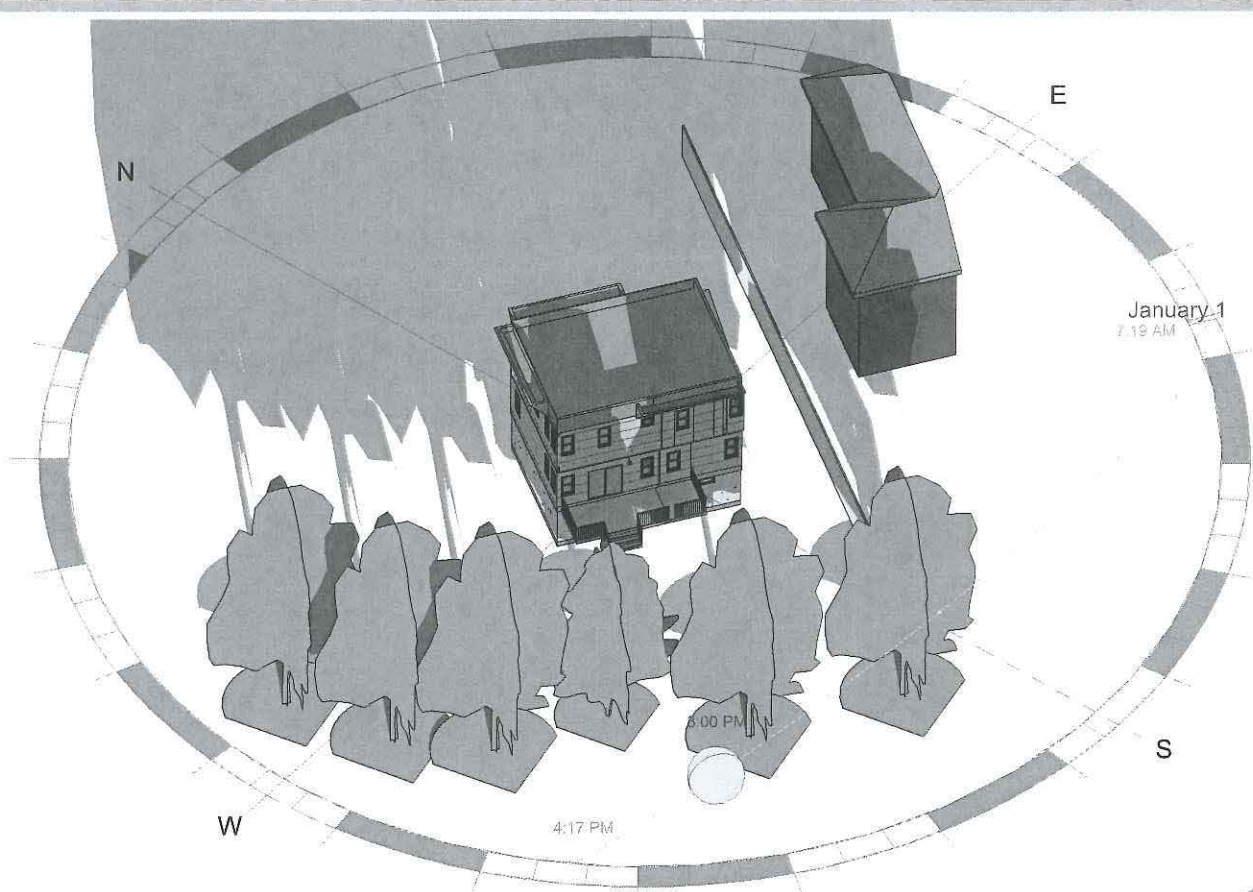
**Solar Study
Existing**

Tom Culotta & Mary Custic

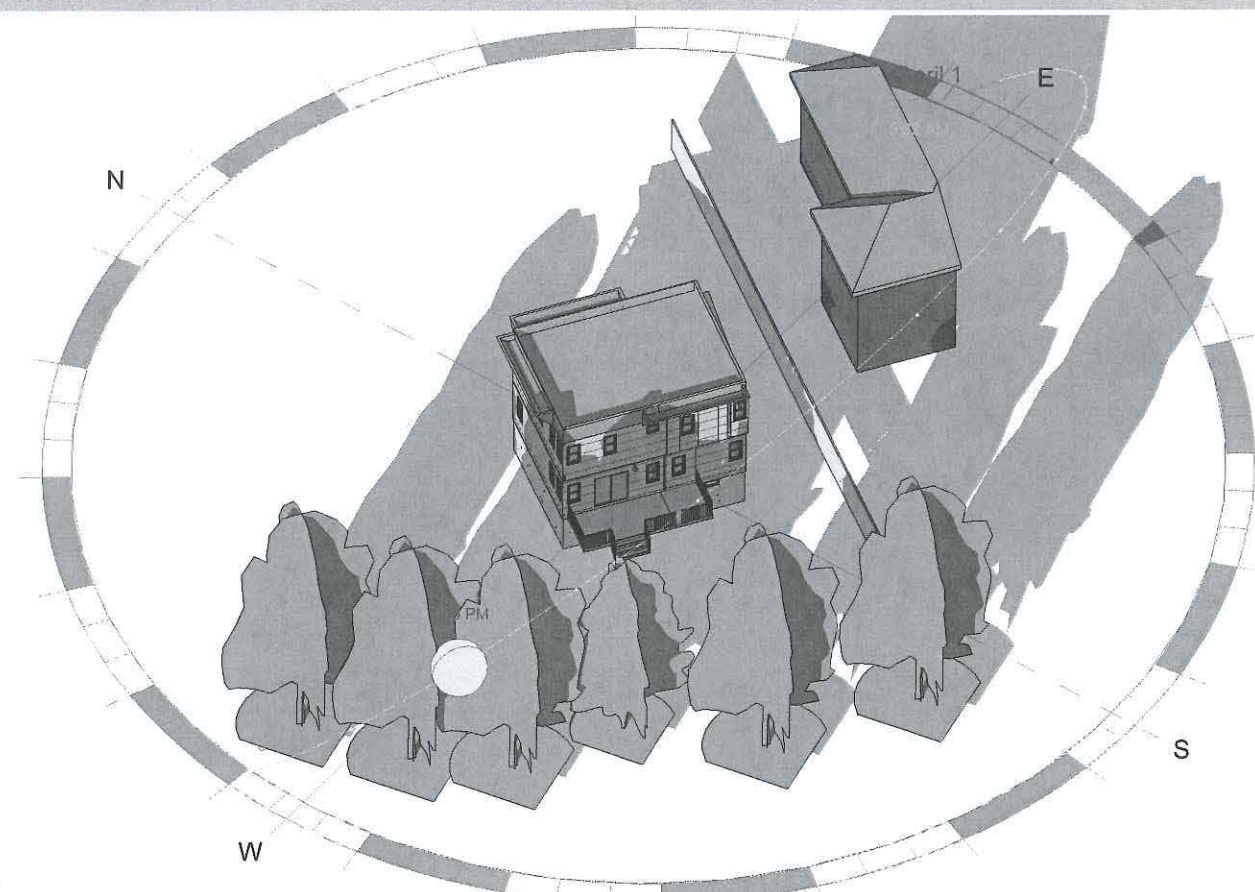
Date
09/19/2021

Scale

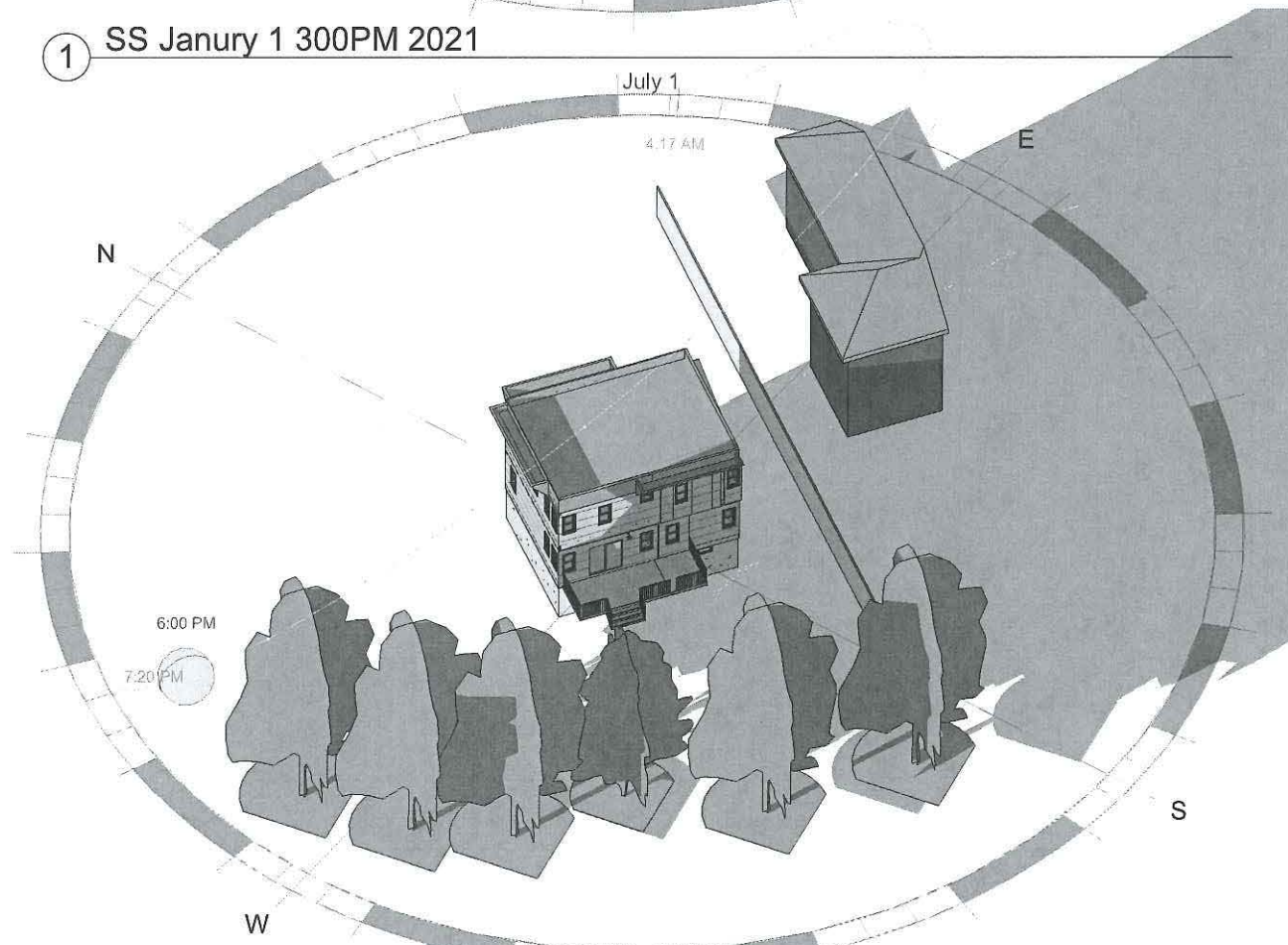
SS1.1



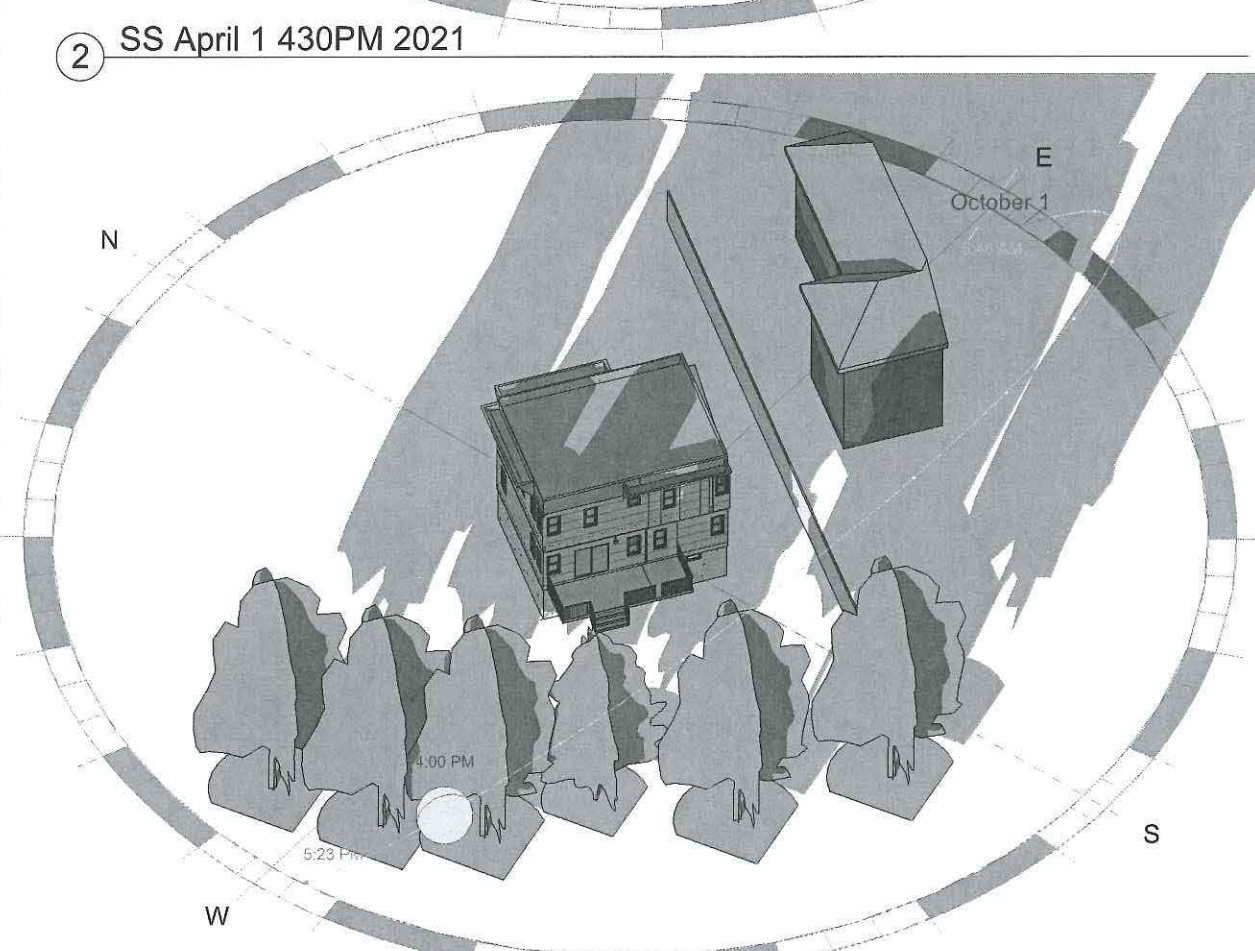
① SS Janury 1 300PM 2021



② SS April 1 430PM 2021



③ SS July 1 600PM 2021



④ SS October 1 400PM 2021

Culotta Residence

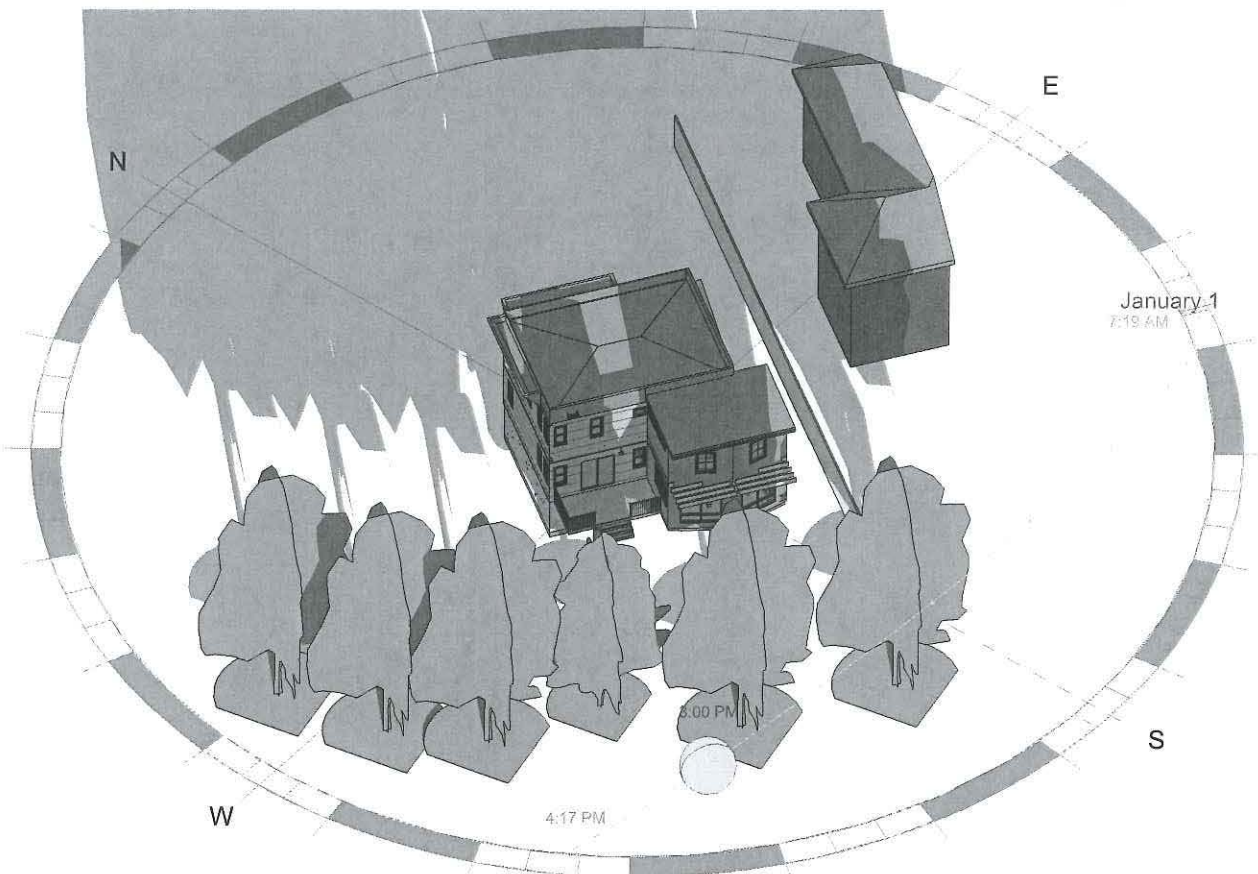
26 Bellis Circle
Cambridge, MA 02140

**Solar Studies
Proposed**

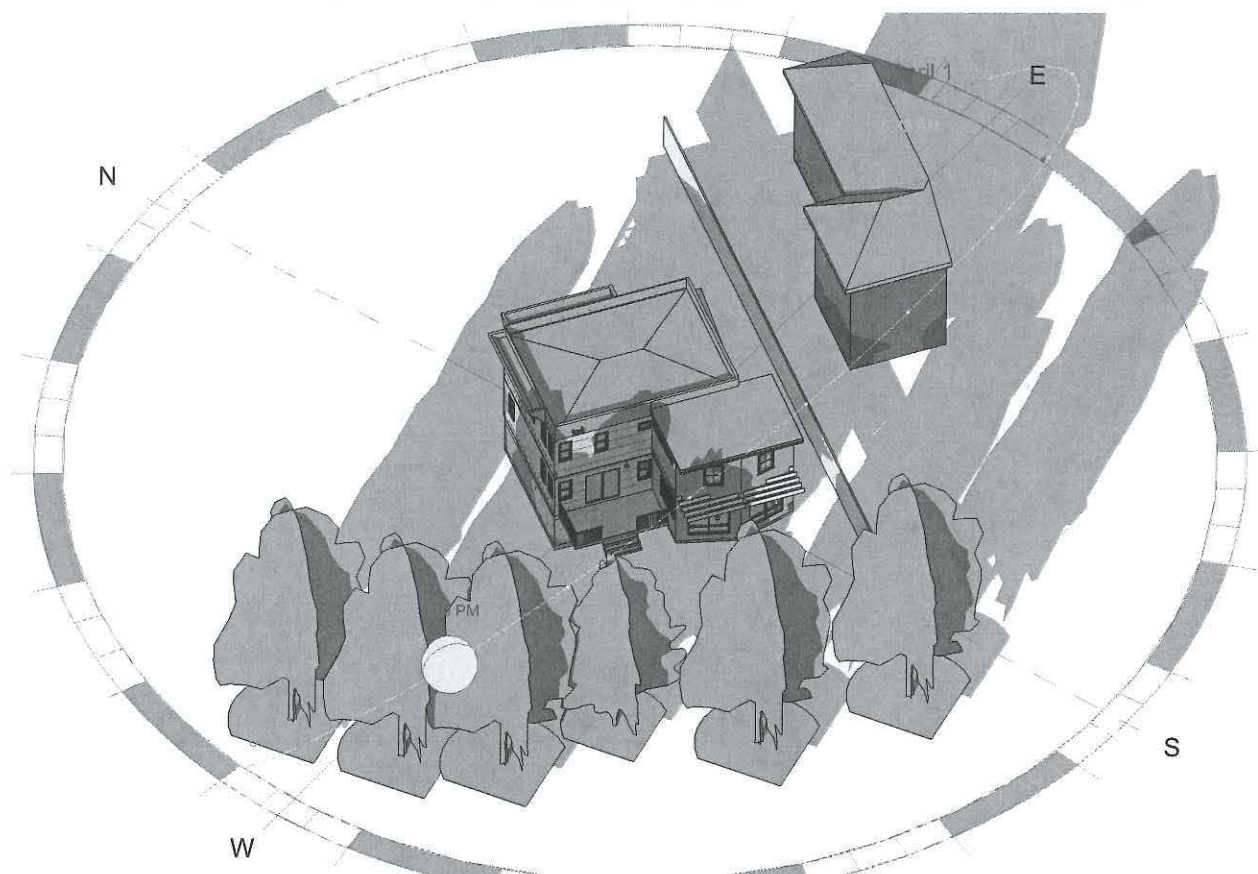
Tom Culotta & Mary Custic

Date
09/19/2021
Scale

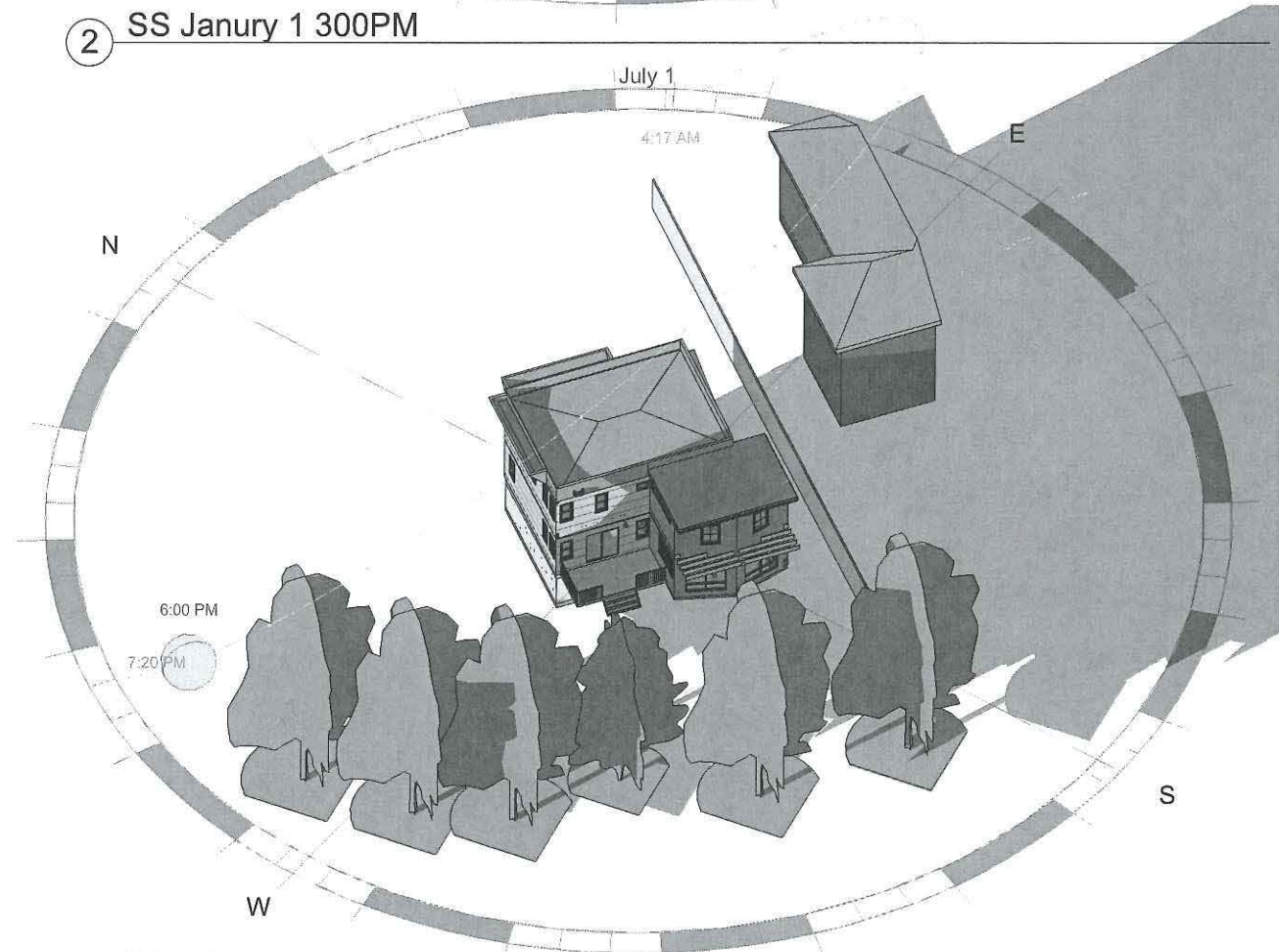
SS1.2



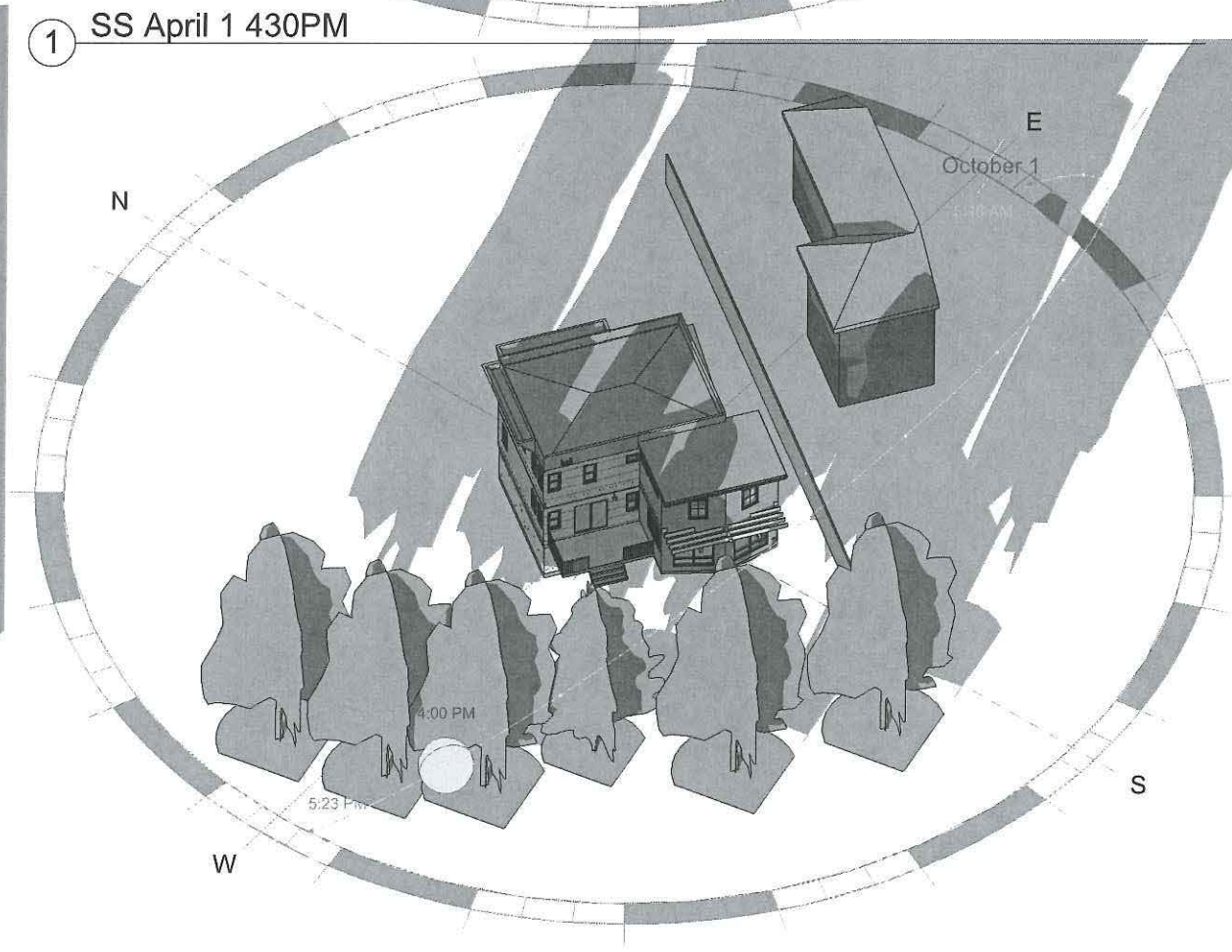
② SS January 1 300PM



① SS April 1 430PM



③ SS July 1 600PM



④ SS October 1 400PM

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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:
 THOMAS A. CULOTTA
 26 BELLIS CIRCLE
 CAMBRIDGE, MA 02140

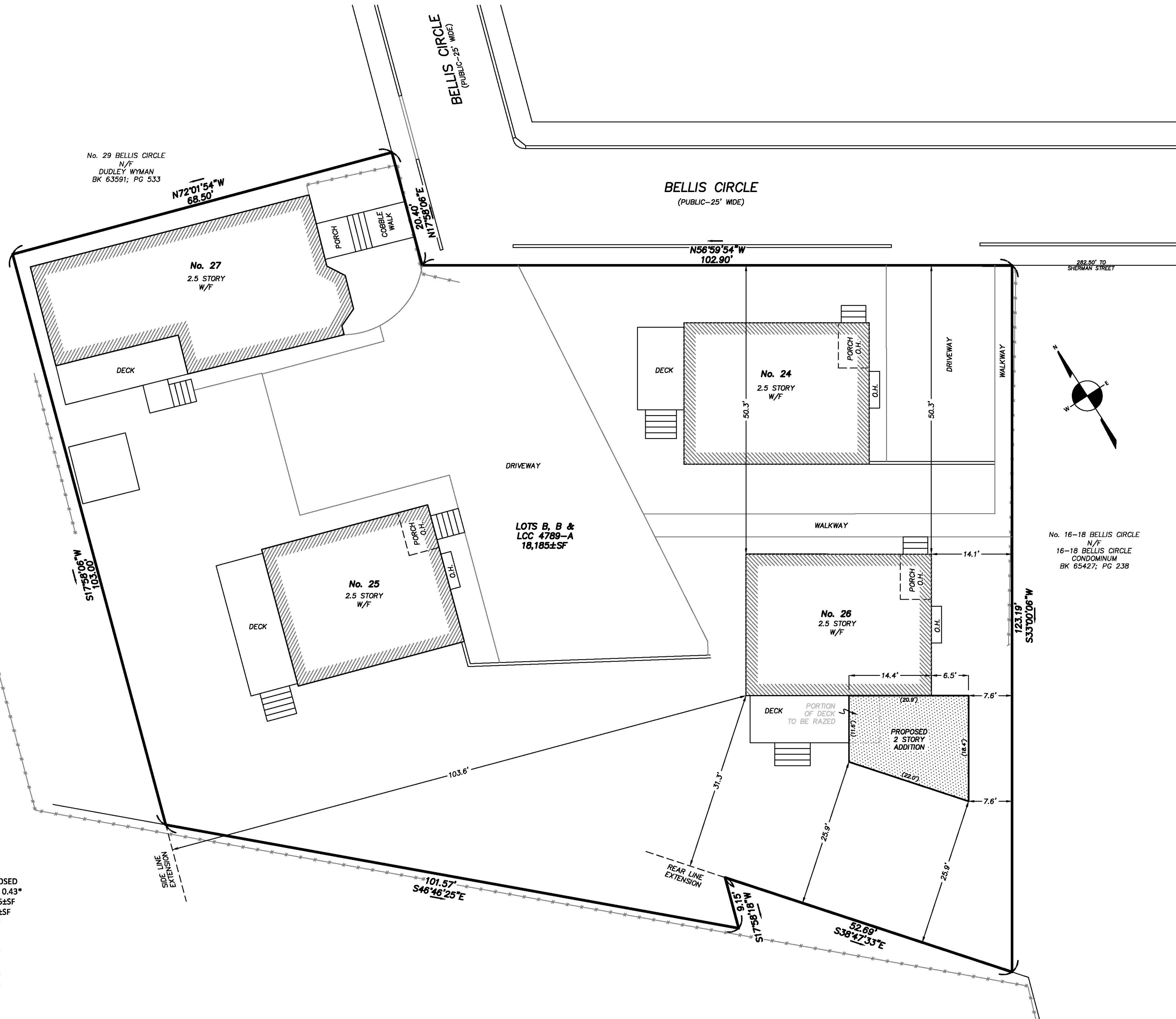
REFERENCES:
 OWNER OF RECORD:
 BELLIS CIRCLE CONDOMINIUM

DEED: BK 46247; PG 103
 PLAN: No. 1381 OF 2005
 No. 369 OF 2015

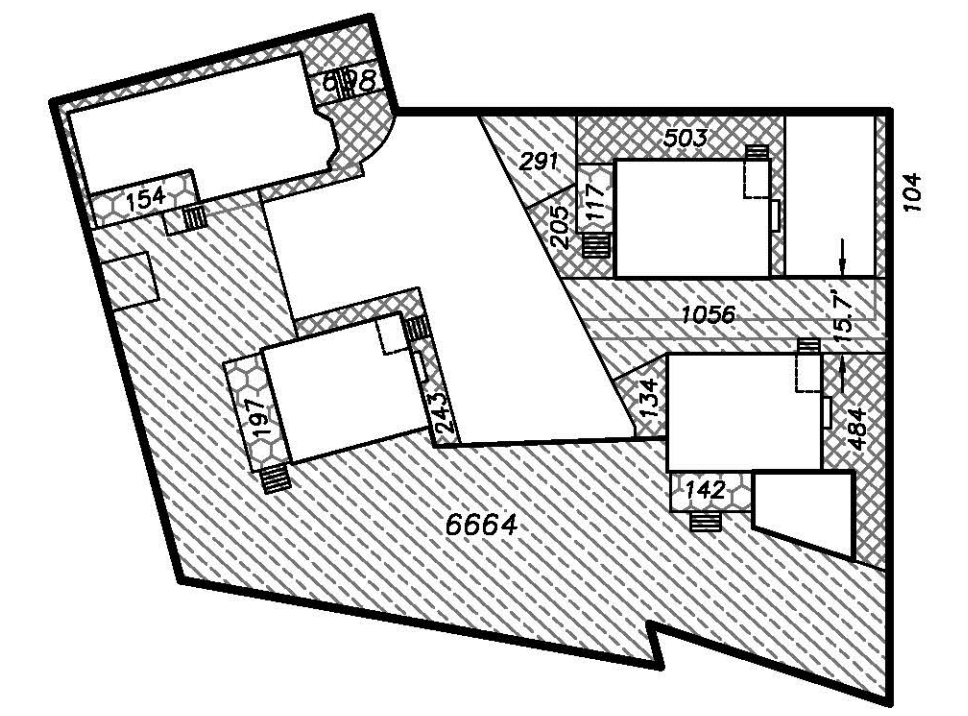
PLAN OF LAND

LOCATED AT
 24, 25, 26, & 27 BELLIS CIRCLE
 CAMBRIDGE, MA

DATE: FEBRUARY 12, 2021 SCALE: 1.0 INCH = 10.0 FEET



OPEN SPACE DIAGRAM
 SCALE: 1.0' = 40'



OPEN SPACE AREAS	
TOTAL LOT AREA:	18,185±SF
REQUIRED (40%):	7,274±SF
USABLE OPEN SPACE COMPLIANT (15' X 15')	
291±SF	
1,056±SF	
6,664±SF	
TOTAL:	8,011±SF
NON-USABLE OPEN SPACE NON-COMPLIANT	
698±SF	
243±SF	
205±SF	
503±SF	
104±SF	
134±SF	
484±SF	
TOTAL:	2,371±SF
DECK OPEN SPACE	
154±SF	
197±SF	
117±SF	
142±SF	
TOTAL:	610±SF
TOTAL GROSS OPEN SPACE	10,992±SF

No. 16-18 BELLIS CIRCLE
 N/F
 16-18 BELLIS CIRCLE
 CONDOMINIUM
 BK 65427; PG 238

ZONING:		DISTRICT: RESIDENCE B			
		REQUIRED	EXISTING	PROPOSED	
FAR	(MAX.)	0.5 + 0.35	0.50 + 0.38	0.50 + 0.43*	
LOT SIZE	(MIN.)	5,000 SF	18,185±SF	18,185±SF	
LOT AREA, DW/U	(MIN.)	2,500 SF	4,395±SF	4,395±SF	
LOT WIDTH	(MIN.)	50'	160.3'	160.3'	
FRONT SETBACK	(MIN.)	15'	50.3'	50.3'	
SIDE SETBACK 1	(MIN.)	7.5'	14.1'	7.6'	
SIDE SETBACK 2	(MIN.)	7.5'	103.6'	103.6'	
REAR SETBACK	(MIN.)	25' + 5.75'	31.3'	25.9**	
HEIGHT, FEET	(MAX.)	35'	18.4±	18.4±	
PVT. OP. SPACE	(MIN.)	40%	50.8%	44.0%	

* = NON-CONFORMING
 NOTE:
 LOT WIDTH, BUILDING SETBACKS SHOWN APPLY TO DWELLING AT #26 AS SHOWN HEREON.

FIELD:	DRM
DRAFT:	DRM, NPP
CHECK:	GCC
DATE:	05/07/21
JOB #	04-00197

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND BETWEEN THE DATES MARCH 7, 2006 - FEBRUARY 9, 2021 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:
 THOMAS A. CULOTTA
 26 BELLIS CIRCLE
 CAMBRIDGE, MA 02140

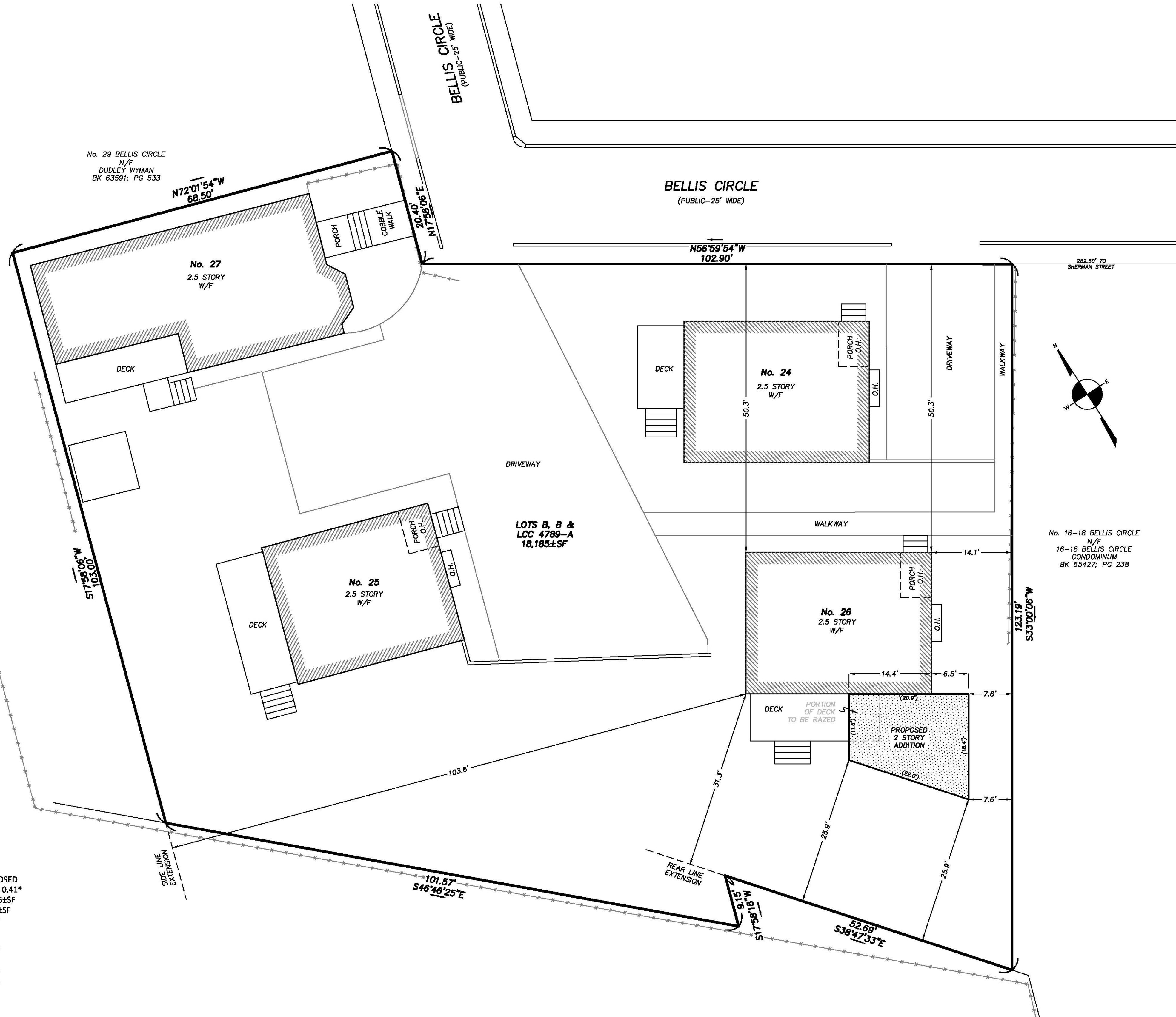
REFERENCES:
 OWNER OF RECORD:
 BELLIS CIRCLE CONDOMINIUM

DEED: BK 46247; PG 103
 PLAN: No. 1381 OF 2005
 No. 369 OF 2015

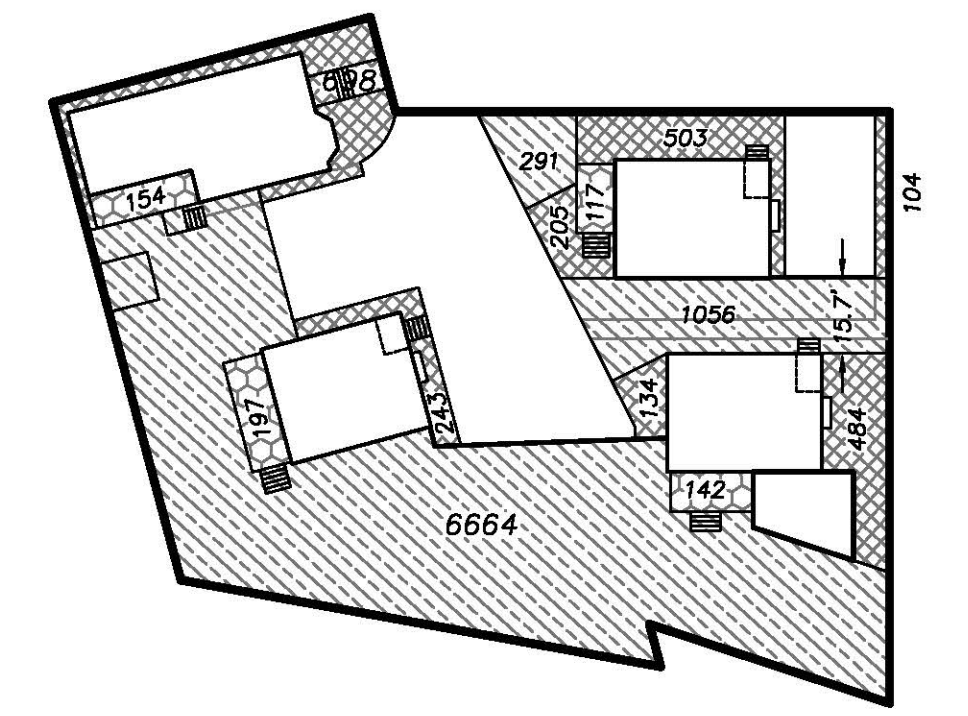
PLAN OF LAND

LOCATED AT
 24, 25, 26, & 27 BELLIS CIRCLE
 CAMBRIDGE, MA

DATE: FEBRUARY 12, 2021 SCALE: 1.0 INCH = 10.0 FEET



OPEN SPACE DIAGRAM
 SCALE: 1.0' = 40'



OPEN SPACE AREAS

TOTAL LOT AREA:	18,185±SF
REQUIRED (40%):	7,274±SF
USABLE OPEN SPACE COMPLIANT (15' X 15')	
291±SF	
1,056±SF	
6,664±SF	
TOTAL:	8,011±SF
NON-USABLE OPEN SPACE NON-COMPLIANT	
698±SF	
243±SF	
205±SF	
503±SF	
104±SF	
134±SF	
484±SF	
TOTAL:	2,371±SF
DECK OPEN SPACE	
154±SF	
197±SF	
117±SF	
142±SF	
TOTAL:	610±SF
TOTAL GROSS OPEN SPACE	10,992±SF

No. 16-18 BELLIS CIRCLE
 N/F
 16-18 BELLIS CIRCLE
 CONDOMINIUM
 BK 65427; PG 238

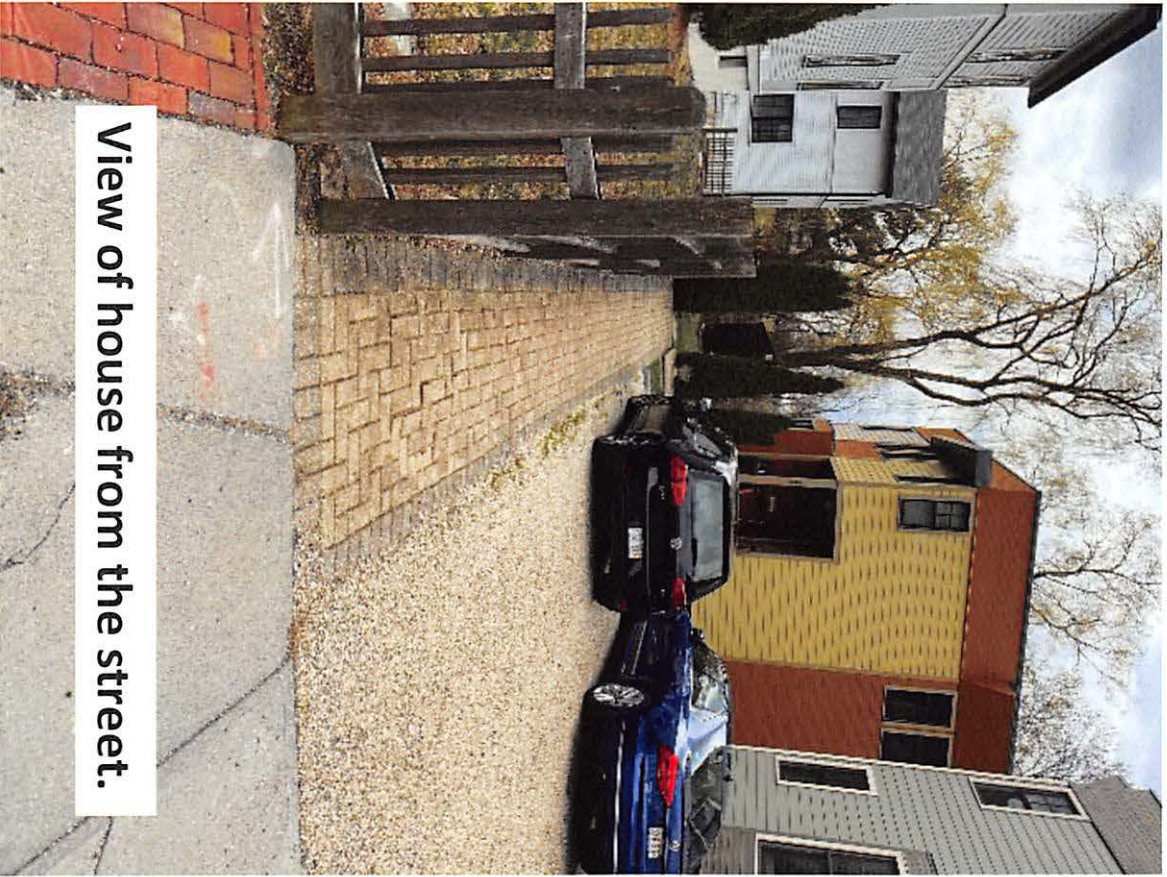
ZONING:		REQUIRED	EXISTING	PROPOSED
DISTRICT:	RESIDENCE B			
FAR	(MAX.)	0.5 + 0.35	0.50 + 0.36	0.50 + 0.41*
LOT SIZE	(MIN.)	5,000 SF	18,185±SF	18,185±SF
LOT AREA, DW/U	(MIN.)	2,500 SF	4,395±SF	4,395±SF
LOT WIDTH	(MIN.)	50'	160.3'	160.3'
FRONT SETBACK	(MIN.)	15'	50.3'	50.3'
SIDE SETBACK 1	(MIN.)	7.5'	14.1'	7.6'
SIDE SETBACK 2	(MIN.)	7.5'	103.6'	103.6'
REAR SETBACK	(MIN.)	25' + 5.75'	31.3'	25.9'
HEIGHT, FEET	(MAX.)	35'	18.4'±	18.4'±
PVT. OP. SPACE	(MIN.)	40%	50.8%	44.0%

* = NON-COMFORMING
 NOTE:
 LOT WIDTH, BUILDING SETBACKS SHOWN APPLY TO DWELLING AT #26 AS SHOWN HEREON.

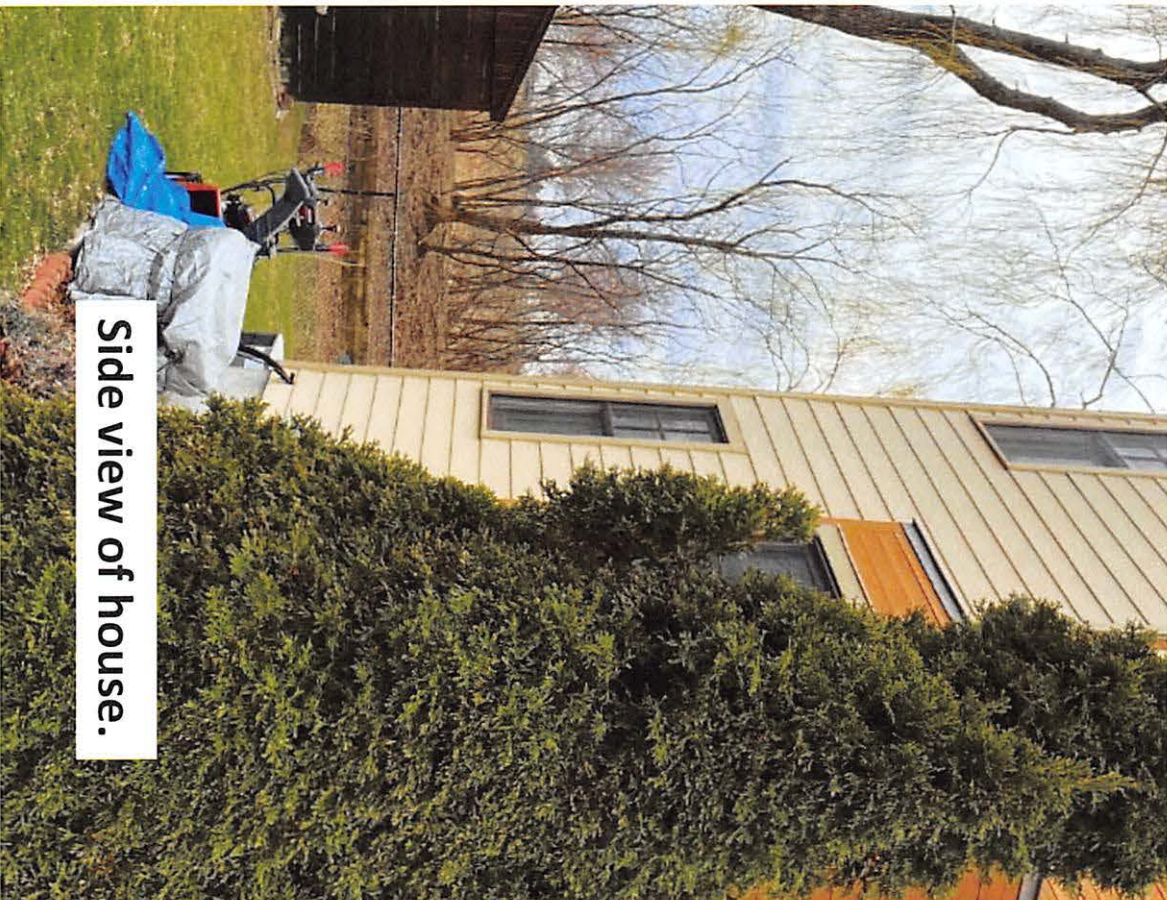
FIELD:	DRM
DRAFT:	DRM, NPP
CHECK:	GCC
DATE:	05/07/21
JOB #	04-00197

Images of 26 Bellis Circle, Cambridge MA

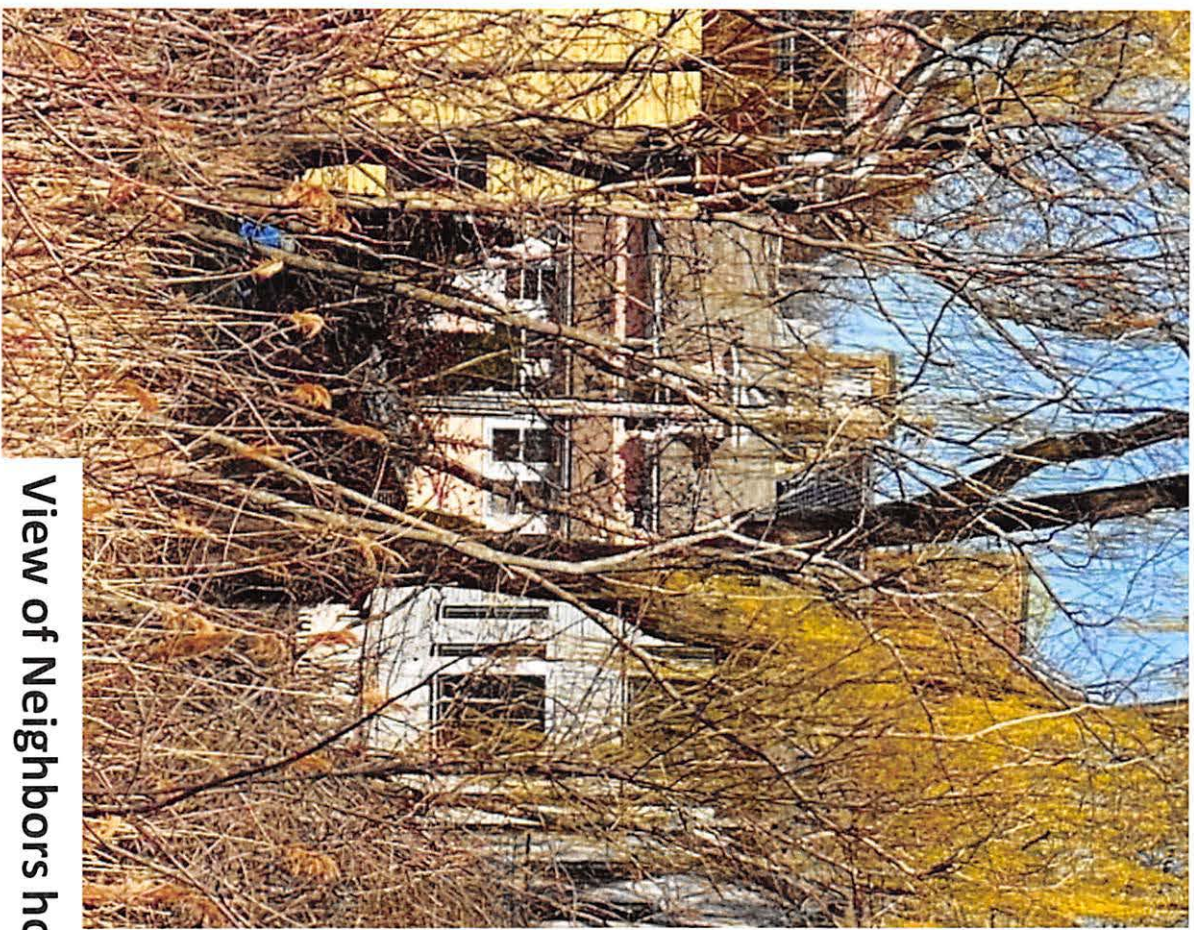
Tom Culotta / Mary Custic



View of house from the street.



Side view of house.



View of Neighbors houses from Danehy Park



**View of Neighbors
houses from Danehy
Park.**

**Neighbors windows
are highlighted in
yellow.**



**Image from Inside
18 Bellis Cir.**

Source: Redfin

[https://www.redfin.com/MA/
Cambridge/18-Bellis-Cir-
02140/unit-
2/home/79090068](https://www.redfin.com/MA/Cambridge/18-Bellis-Cir-02140/unit-2/home/79090068)





Back, South view



Side, West view



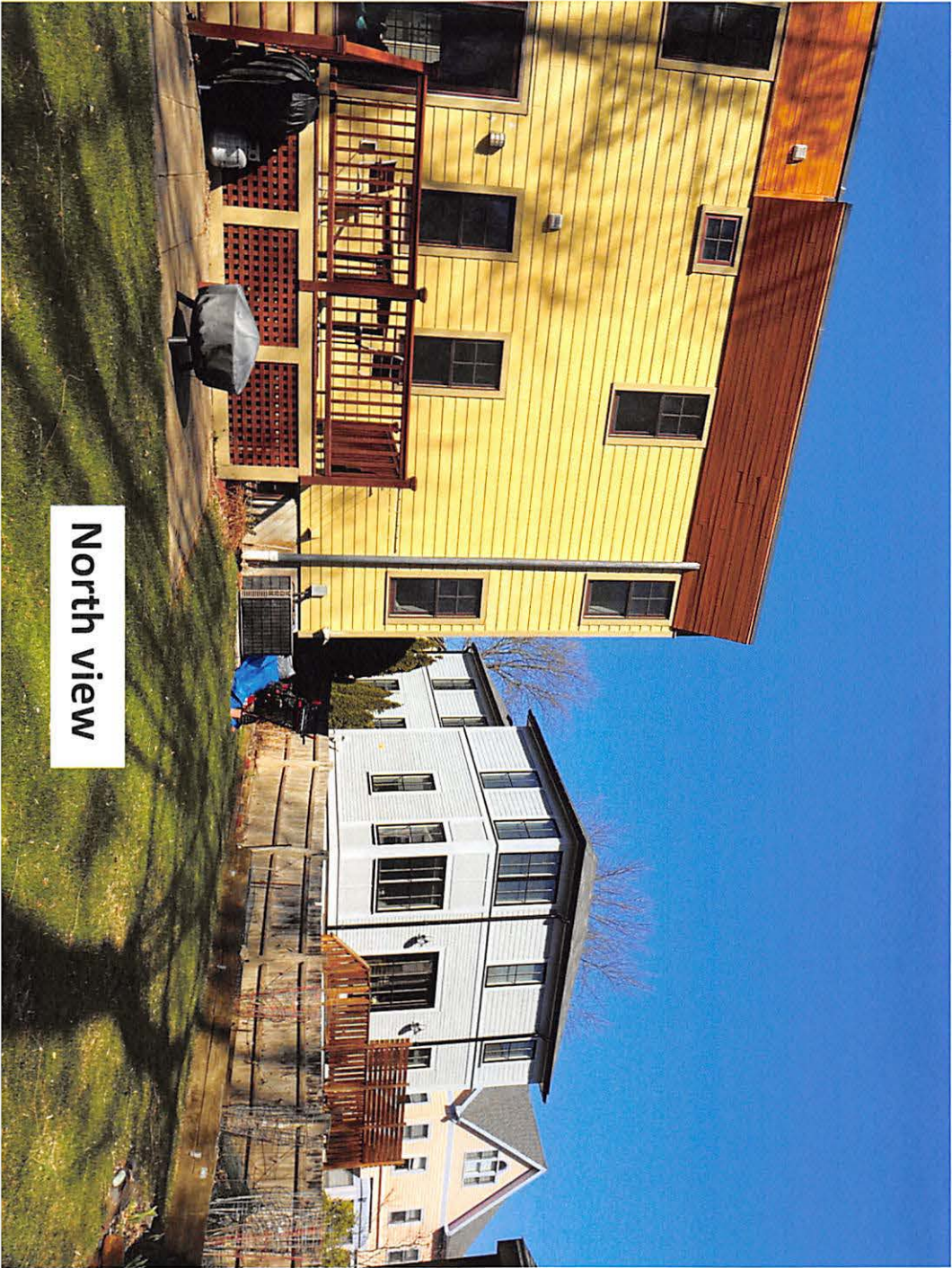
Side, West view



Back, South view



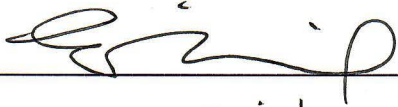
Side, East view



North view



I am a neighbor of Tom Culotta and Mary Cusic. I have reviewed their plans for an addition and I would like to state that I am not opposed to the backyard addition at 26 Bellis Circle, in fact, I support their efforts fully and without reservation.

Signed:  _____

Name: Erica Bial

Address: 16 Bellis Circle 02140

Date: 5 April 2021

I am a neighbor of Tom Culotta and Mary Cusic. I have reviewed their plans for an addition and I would like to state that I am not opposed to the backyard addition at 26 Bellis Circle.

Signed:  _____

Name: Dudley Wyman

Address: 29 Bellis Cir. Cambridge MA

Date: 4/3/2021

I am a neighbor of Tom Culotta and Mary Custic. I have reviewed their plans for an addition and I would like to state that I am not opposed to the backyard addition at 26 Bellis Circle.

Signed: 

Name: Adam Keur

Address: 27 Bellis Circle

Date: Cambridge, MA 02140

I am a neighbor of Tom Culotta and Mary Cusic. I have reviewed their plans for an addition and I would like to state that I am not opposed to the backyard addition at 26 Bellis Circle.

Signed: EMM

Name: Elizabeth McDonald

Address: 25 Bellis Circle Cambridge, Ma. 02140

Date: April 5, 2021

I am a neighbor of Tom Culotta and Mary Custic. I have reviewed their plans for an addition and I would like to state that I am not opposed to the backyard addition at 26 Bellis Circle.

Signed: Kay Childs

Name: Kathryn Childs

Address: 24 Bellis Cir., Cambridge, MA 02140

Date: 617-470-5451

To Whom It May Concern:

This letter confirms that the Owners of 24-25-26-27 Bellis Circle (Bellis Circle Condominium) have approved the proposed renovations to 26 Bellis Circle.

This covers the construction directed by owners Thomas Culotta and Mary Cusic between Spring 2021 and Spring 2022.

Sincerely,

Owners:

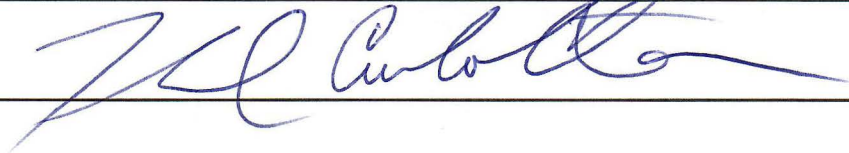
24 Bellis Circle

Print Name: Kathryn L. Childs

Signature: 

⁶
25 Bellis Circle

Print Name: Thomas A. Culotta

Signature: 

⁵
26 Bellis Circle

Print Name: Elizabeth McDonald

Signature: 

27 Bellis Circle

Print Name: Adam Kerr

Signature: 



Bk: 46247 Pg: 103 Doc: MD
Page: 1 of 13 10/07/2005 01:44 PM

BB-13

(13)

MASTER DEED

**BELLIS CIRCLE CONDOMINIUM
24, 25, 26, 27 Bellis Circle
CAMBRIDGE, MASSACHUSETTS 02140**

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Plan# 1381 of 2005
24, 25, 26, 27 Bellis Circle, Cambridge

**CONDOMINIUM MASTER DEED
BELLIS CIRCLE CONDOMINIUM
Bellis Circle
CAMBRIDGE, MASSACHUSETTS 02139**

(a) Creation of Condominium.

Tangent Builders, Inc. hereinafter called the "Declarant", being the sole owner of the land with the buildings thereon known as and numbered 24-25-26-27 Bellis Circle, Cambridge, Middlesex County, Massachusetts, described on Exhibit "A" which is attached hereto and hereby incorporated herein by this reference and made a part hereof, does hereby, by duly executing and recording this Master Deed, submit said land, together with the building and improvements erected thereon, and all easements, rights and appurtenances belonging thereto, hereinafter called the "Subject Property", to the provisions of Massachusetts General Laws, Chapter 183A ("Condominiums"), and does hereby state it proposes to create, and does hereby create, a condominium with respect to the Subject Property, to be governed by and subject to the provisions of said Chapter 183A.

(b) Description of Land.

The premises which constitute the Condominium consists of the land described on Exhibit "A" which is attached hereto and is hereby incorporated herein by this reference and made a part hereof, together with the building and improvements thereon. Declarant hereby expressly reserve to themselves and their successors-in-title and their nominees, for a period ending one (1) year next after the date on which this Master Deed is recorded, the easement, license, right and privilege to pass and re-pass by vehicle and on foot in, upon, over and to the common areas and facilities of the Condominium for all purposes, including but not limited to transportation of construction materials in order to complete work (if any) on the Condominium, provided that in the exercise of the rights reserved by the Declarant in this paragraph, the Declarant will not unreasonably affect the use and enjoyment of the common areas and facilities. Nothing in this paragraph shall be deemed to create any rights in the general public.

(c) Description of Building.

The buildings on said land are described on Exhibit "B" which is attached hereto and is hereby incorporated herein by this reference and made a part hereof. Said buildings are hereinafter called the "Buildings."

(d) Description of Units.

- I. The unit designation of each unit, and statement of its location, approximate area, number of rooms, and immediate common area to which it has access, and its proportionate interest in the common areas and facilities of the Condominium are as set forth on Exhibit "C" which is attached hereto and is hereby incorporated herein by

this reference and made a part hereof. The boundaries of each of the units with respect to the floors, ceilings, walls, doors and windows thereof, are as follows:

- a. Roof: The plane of the lower surface of the finish ceiling facing each unit.
- b. Interior walls: NA
- c. Exterior walls, doors and window: As to walls, the plane of the interior surface of the finish wall surface facing each unit, as to doors, exterior surface thereof; as to windows, the exterior surface of the glass and the window frames.

Because each Unit is a free standing self contained Unit, each Unit shall have an exclusive easement to all the common areas consisting of the roof and exterior of said unit including any of the structure not included within the unit. Each Unit owner shall be solely responsible for the maintenance and repair of its own unit all inclusive, exterior surface inward, plus decks.

- II. Parking- Each Unit shall have exclusive use of two parking spaces. The exclusive parking spaces for Units 25,26, and 27 are located within each said Unit's exclusive area as delineated in the site plan by Boston Survey, Inc. recorded with the Master Deed. The six exclusive parking spaces for those three Units are accessed through a common area driveway, the two exclusive parking spaces for Unit 24 are located within said Unit's exclusive area and are accessed through it's exclusive use driveway. The maintenance and repair for the two parking spaces for Unit 24 shall be the sole responsibility of said Unit. The maintenance and repair of the parking spaces for the remaining three units shall be shared equally between said three units.
- III. Exterior Decks- All decks are considered an exclusive easment of the Unit they are attached to and the maintenance and repair of same is the sole responsibility of said unit. The provisions of this subsection shall not be modified or amended without the prior written consent of the Unit Owners being obtained in each instance.
- IV. Heating and Cooling Systems-Each unit contains its own mechanical area which contains a gas fired forced hot water heating system with baseboard and an air-handling unit to provide cooling to that unit. Each unit is served by a compressor, which supplies refrigeration to the air-handling unit contained in the mechanical area . All of said compressors, and certain piping, wiring and equipment appurtenant to said compressors and air handling units are located within each unit and are not common areas and facilities. Said heating and air-handling units, compressors and piping, wiring and equipment appurtenant thereto are hereinafter called the "HVAC Equipment." All HVAC Equipment (including the aforementioned compressors thereto), located within or without the units, is appurtenant to the unit which it serves, and the entire cost of maintenance, gas fuel, electric fuel, operation, repair, maintenance, and replacement of such HVAC Equipment shall be the sole responsibility of the individual unit owner of the unit served by said HVAC Equipment, regardless of the fact that said compressors and said piping, wiring and equipment are located (as aforesaid) outside of the unit. Each unit owner shall have an

exclusive easement to use, maintain, operate, repair and replace all HVAC Equipment serving his unit and located in the common areas and facilities.

(e) Description of Common Areas and Facilities and the Proportionate Interest of Each Unit Therein.

The common areas and facilities of the Condominium consists of the gravel driveway accessing the six exclusive use parking spaces for Units 25, 26, and 27, plus a narrow rectangle abutting the southern border of the two exclusive use parking spaces for Unit 26 and one exclusive use parking space for Unit 27 all as delineated on site Plan previously referenced and recorded herewith. cription of Building”) of this Master Deed, other than the units described on Exhibit “C” hereto, Without limiting the foregoing language in this paragraph (e), the common areas and facilities of the Condominium include:

- (i) the land described in paragraph (b) (“Description of Land”) of this Master Deed, hereof;
- (ii) exterior lighting devices and wires and poles serving the same ;
- (iii) all other items situated on the subject property and listed as common areas in Massachusetts General Laws, Chapter 183A

(f) Plans.

A set of the floor plans with deck and site plan of the buildings showing the layout, location, unit numbers and dimensions of the units, and bearing the verified statement of a Registered Architect certifying that the plans fully and accurately depict the layout, location, unit number and dimensions of the units as built, all pursuant to Massachusetts General Laws, Chapter 183A, have been recorded simultaneously with the recording of this Master Deed. Said set of plans, herein sometimes called the “Master Plans” is hereby incorporated herein by this reference and made a part hereof. The Master Plans, consisting of five (5) sheets, are further described as follows:

1. Bellis Circle Condominium, Floor plan 24 Bellis Circle, Cambridge, MA and certified by Registered Architect Alex Svirsky on ~~September~~ ^{July 15}, 2005.
2. Bellis Circle Condominium, Floor plan 25 Bellis Circle, Cambridge, MA and certified by Registered Architect Alex Svirsky on ~~September~~ ^{July 15}, 2005.
3. Bellis Circle Condominium, Floor plan 26 Bellis Circle, Cambridge, MA and certified by Registered Architect Alex Svirsky on ~~September~~ ^{July 15}, 2005.
4. Bellis Circle Condominium, Floor plan 27 Bellis Circle, Cambridge, MA and certified by Registered Architect Alex Svirsky on ~~September~~ ^{July 15}, 2005.
5. Condominium Site Plan located at 24,25,26,27 Bellis Circle, Cambridge, MA prepared by Boston Survey, Inc. and certified by Registered Engineer George Collins on
, 2005.

(g) Use of Units.

- (i) The building and each of the units are intended only for residential purposes by not more than one family unit nor more than two (2) unrelated persons per bedroom; provided, however, that any of the units may also be used as an office or artist's studio but only accessory to such residential use and only if and to the extent such accessory office and/or artist's studio use is permitted by applicable zoning laws; and
- (ii) No unit shall be used or maintained in a manner inconsistent with the By-Laws of the Condominium Trust and the rules and regulations from time to time adopted pursuant thereto; and
- (iii) The architectural integrity of the building shall be preserved without modification which shall include and ensure, inter alia, that the roof and various cosmetics are the same color and texture, and to that end, without limiting the generality of the foregoing, no exterior change, addition, structure, projection, decoration or other feature shall be erected or placed upon or attached to or exhibited through a window of the building, and no painting or other decorating shall be done on any exterior part or surface of the building, unless the same shall have been approved by the Condominium Trustees in accordance with the provisions of the Condominium Trust and shall conform to the conditions set forth in said Condominium Trust.
- (iv) Notwithstanding the foregoing, until the Declarant or their successors-in-title or their nominees have sold and conveyed all of the units, the Declarant and their successors-in-title or their nominees, may use one or more units for a sales office or model.

(h) Amendment of Master Deed.

- (i) This Master Deed may be amended by an instrument in writing (i) signed and acknowledged in proper form for recording by the owners of units entitled to not less than seventy-five (75%) percent of the undivided interests in the common areas and facilities and (ii) signed and acknowledged in proper form for recording by not less than fifty-one (51%) percent (except in cases where a higher percentage is required by Section 33 of the By-Laws of the Condominium Trust) of the holders of first mortgages on the units (based upon one vote for each mortgage owned) but only if such amendment would materially affect the rights of any mortgagee, and (iii) signed and acknowledged in proper form for recording by a majority of the Trustees of the Condominium Trust, and (iv) duly recorded in the Middlesex County Registry of Deeds, provided, however, that:
- (ii) The date on which any such instrument amending this Master Deed is first signed by a unit owner, or mortgagee, or Trustee of the Condominium Trust, shall be indicated thereon as the date of such instrument, and no such instrument shall be of any force or effect unless and until the same has been recorded in the Middlesex County Registry of Deeds within six (6) months after such date; and
- (iii) Pursuant to the provisions of Chapter 87 of the Acts of 1987, the percentage of the undivided interest of each unit owner in the common areas and facilities shall not be altered without the consent of all unit owners whose percentage of the undivided interest is affected, expressed in an amended Master Deed duly recorded; and

- (iv) No instrument of amendment which alters the dimensions of any unit shall be of any force or effect unless the same has been signed and acknowledged in proper form for recording by the owner or owners and mortgagee or mortgagees of the units so altered; and
- (v) No instrument of amendment which alters the rights of the Declarant, or the rights of the Unit Owners with respect to certain rights of the Unit Owners set forth herein elsewhere, shall be of any force or effect unless the same has been signed and acknowledged in proper form for recording by, respectively, the Declarant, so long as the Declarant owns any unit in the Condominium, or the Unit Owners, respectively; and
- (vi) No instrument of amendment which alters this Master Deed in any manner contrary to or inconsistent with the provisions of Massachusetts General Laws, Chapter 183A, shall be of any force or effect.
- (vii) Notwithstanding any other provisions of this Section (h), no amendment of this Master Deed shall be made if such amendment would be in contravention of the provisions of Section 33 of the By-Laws of the Condominium Trust.
- (viii) Notwithstanding anything to the contrary herein, so long as the Declarant owns any unit in the Condominium, the Declarant shall have the right, at any time and from time to time, to amend this Master Deed without the consent of any other Unit Owners or any of the Trustees of the Condominium Trust, to meet the requirements of any governmental or quasi-governmental body or agency, or the requirements of any insurance company or insurance underwriting office or organization, or the requirements of Federal National Mortgage Association, Federal Home Loan Mortgage Corporation, the secondary mortgage market, or any lender, or to correct typographical or clerical errors, or to cure any ambiguity, inconsistency or formal defect or omission.

(i) Condominium Unit Owners' Association.

The name of the Trust which has been formed and through which the unit owners will manage and regulate the Condominium hereby established is the Bellis Circle Condominium Trust under Declaration of Trust of even date, to be recorded herewith. Said Declaration of Trust establishes that all unit owners in the Condominium hereby established shall be beneficiaries of said Trust and that the beneficial interest of each unit owner in said Trust shall be the same percentage interest as his percentage of undivided interest in the common areas and facilities as established by this Master Deed. The mailing address of said Trust is Bellis Circle, Cambridge, Massachusetts, 02139.

The names and addresses of the initial Trustees of said Trust and their term of office are as follows: Michael Ciccone , 622 High Street, Walpole, MA 02052 and Gary Stevens, 10 Bayfield Road, Wayland, MA, Trustees of Bellis Circle Condominium Trust, Cambridge, Massachusetts .

Term: As set forth in Section III of the Declaration of Trust of Bellis Circle Condominium Trust.

The Trustees have enacted By-Laws pursuant to Massachusetts General Laws, Chapter 183A, which are set forth in the Declaration of Trust of said Trust which is recorded herewith.

(j) Name of Condominium.

The Condominium hereby established shall be known as the "Bellis Circle Condominium."

(k) Encroachments.

If any portion of the common areas and facilities now encroaches upon any unit, or if any unit now encroaches upon any other unit or upon any portion of the common areas and facilities, or if any such encroachment or encroachments shall occur at any time or from time to time hereafter as the result of: (1) settling of the building, or (2) condemnation or eminent domain proceedings, or (3) alteration or repair of the common areas and facilities or any part thereof done pursuant to the provisions of this Master Deed as the same may be from time to time amended, or the provisions of the Declaration of Trust of the Condominium Trust as the same may be from time to time amended, or (4) repair or restoration of the building or any unit therein after damage by fire or other casualty, then and in any of the foregoing events, a valid easement shall exist for such encroachment and for the maintenance of same for so long as the building stands.

(l) All Units Subject to Master Deed, Unit Deed, and By-Laws and Rules and Regulations of the Condominium Trust.

All present and future owners, tenants, visitors, servants and occupants of units shall be subject to, and shall comply with, the provisions of this Master Deed as the same may be from time to time amended, the Unit Deed, the Condominium Trust and the By-Laws, and the Rules and Regulations of the Condominium Trust as the same may be from time to time amended and the rights, easements, agreements and restrictions of record and all matters set forth on Exhibit "A" hereto insofar as the same now are, or are in the future, in force and applicable. The acceptance of a deed or conveyance or the entering into a lease or into occupancy of any unit, shall constitute an agreement that the provisions of this Master Deed as the same may be from time to time amended, and the said rights, easements, agreements and restrictions, and all matters set forth on Exhibit A hereto, and the Unit Deed, and the Condominium Trust and the By-Laws and rules and regulations thereto, as the same may be from time to time amended, are accepted and ratified by such owner, tenant, visitor, servant or occupant, and all of such provisions shall be deemed and taken to be covenants running with the land and shall bind any person having at any time any interest or estate in such unit as though such provisions were recited or stipulated at length in each and every deed or conveyance or lease or occupancy agreement hereof.

(m) Federal Home Loan Mortgage Corporation; Federal National Mortgage Association.

Reference is hereby made to Section 33 of the By-Laws of the Condominium Trust which is hereby incorporated herein by this reference and made a part hereof.

(n) Invalidity.

The invalidity of any provision of this Master Deed shall not be deemed to impair or affect in any manner the validity, enforceability or effect of the remainder of this Master Deed, and, in such event, all of the provisions of this Master Deed shall continue in full force and effect as if such invalid provision had never been included herein.

(o) Waiver.

No provision contained in this Master Deed shall be deemed to have been abrogated or waived by reason of any failure to enforce the same, irrespective of the number of violations or breaches which may occur.

(p) Captions.

The captions herein are inserted only as a matter of convenience and for reference, and in no way define, limit or describe the scope of this Master Deed or the intent of any provisions hereof.

(q) Conflicts.

This Master Deed is set forth to comply with the requirements of Chapter 183A of the General Laws of the Commonwealth of Massachusetts. In case any of the provisions stated above conflict with the provisions of said statute, the provisions of said statute shall control.

(r) Liability.

Notwithstanding anything to the contrary herein, and notwithstanding any custom or usage to the contrary, it is expressly understood and agreed that only the real estate which constitutes the Bellis Circle Condominium shall be bound by the provisions of this Master Deed. The Declarant, and any of them, shall never be personally or individually bound or liable to anyone whomsoever with respect to any of the provisions of this Master Deed beyond the Declarant's interest in the real estate which constitutes the Bellis Circle Condominium.

EXECUTED as an instrument under seal at Cambridge, Middlesex County, Massachusetts this

6th day of October, 2005.

Gary Stevens, Treasurer
Gary Stevens, Treasurer
Tangent Builders, Inc.

Michael Ciccone, Pres.
Michael Ciccone, President
Tangent Builders, Inc.

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS.

On this 6th day of October 2005, before me, the undersigned notary public, personally appeared Gary Stevens and Michael Ciccone, known to me personally to be the persons whose names are signed on the preceding or attached document, and acknowledged that they signed it voluntarily for its stated purpose ON BEHALF OF TANGENT BUILDERS, INC.

Michael R. Levin
Michael R. Levin – Notary Public
My commission expires: 7/23/2010

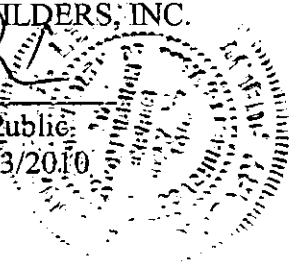


EXHIBIT A

Incorporated by reference into and made a part of the Master Deed of the Bellis Circle Condominium, Bellis Circle, Cambridge, Middlesex County, Massachusetts.

The premises which constitute the Condominium consists of the following described land in Cambridge, Middlesex County, Massachusetts, together with the building thereon, bounded and described as follows:

PARCEL ONE

The land in said Cambridge on Bellis Circle formerly known as Bolton Street, being shown as Lot B on a plan entitled, "Plan of Sub-division of Land in Cambridge, Massachusetts, July 26, 1954, Edward F. Carney, Surveyor," as recorded on July 29, 1954. Beginning at the Northeasterly corner of said lot at other land of these grantees, turning and running NORTHWESTERLY Sixty-two and 50/100 feet to a point at land of Colby, turning and running SOUTHWESTERLY Forty-eight feet to a point at land now or formerly of the City of Cambridge, thence turning and running along said land Fifty-two and 69/100 feet in a SOUTHEASTERLY direction to a point at corner of Lot A on said, turning and running NORTHEASTERLY Sixty-two and 82/100 feet to the point of beginning.

Containing according to said plan Three Thousand and twenty-one feet more or less.

For title reference see Middlesex South Registry of Deeds, Book 42654, Page 82.

PARCEL TWO

That certain parcel of land situate in Cambridge in the County of Middlesex and said Commonwealth described as follows:

NORTHEASTERLY by Bolton Street, seventy-seven feet;
SOUTHEASTERLY by land now or formerly of Rose Bro., sixty and 37/100 feet;
SOUTHWESTERLY by land now or formerly of Catherine F. Vocell, sixty and 79/100 feet; and
WESTERLY by land now or formerly of Mary E. Colby, sixty-two and 51/100.

All of said boundaries are determined by the Court to be located as shown on said plan, as approved by the Court, filed in the Land Registration Office, a copy of a portion of which is filed in the Registry of Deeds for the South Registry District of Middlesex County in Registration Book, 34,

Page 217, with Certificate 5208, (Plan No. 4789A)

For title reference see Middlesex South Registered Land Division, Certificate of Title No. 230694 and "Notice of Voluntary Withdrawal of Land from the Registration System recorded herewith."

PARCEL THREE

A certain parcel of land with the buildings thereon, situated in Cambridge, Middlesex County, Massachusetts, numbered 27 Bellis Circle, formerly Bolton Street, being shown as Lot "B" on a plan entitled "Plan of Premises at West Cambridge Station Belonging to Heirs of William J. Bellis, W.A. Mason & Son Surveyors, Cambridgeport November 7, 1911" recorded with Middlesex South District Deeds at the End of Book 3651, being bounded and described as follows:

- NORTHEASTERLY by Bellis Circle, twenty-five and 90/100 (25.90) feet;
- SOUTHEASTERLY by land now or formerly of Whan and land now or formerly of Nelligan, one hundred twenty (120) feet;
- SOUTHWESTELY by land now or formerly of New England Brick Co., one hundred three (103) feet;
- NORTHWESTERLY by Lot A on said plan, one hundred three (103) feet;
- NORTHERLY by Lot A on said plan, sixty-eight and 50/100 (68.50) feet; and
- SOUTHEASTERLY again by Bellis Circle, twenty and 40/100 (20.40) feet

Containing 11,100 square feet of land according to said plan.

For title reference see Middlesex South Registry of Deeds, Book 42642, Page 591.

EXHIBIT B

Incorporated by reference into and made a part of the Master Deed of Bellis Circle Condominium, Bellis Circle, Cambridge, Middlesex County, Massachusetts.

There are four unattached buildings on the land which are described on Exhibit A to this Master Deed.

Unit 24 is a two (2) story building, plus basement. The unit is constructed principally of wood with concrete foundation. The floor joists and roof joists are wood. The roof is flat with a membrane surface.

Unit 25 is a three (3) story building, plus basement. The unit is constructed principally of wood with concrete foundation. The floor joists and roof joists are wood. The roof is flat with a membrane surface.

Unit 26 is a two (2) story building, plus basement. The unit is constructed principally of wood with concrete foundation. The floor joists and roof joists are wood. The roof is flat with a membrane surface.

Unit 27 is a two and one half (2 ½) story building, plus basement. The unit is constructed principally of wood with concrete foundation. The floor joists and roof joists are wood. The roof is asphalt shingles.

The four buildings are completely separate self contained single family units.

Reference is made to the site plan recorded herewith by Boston Survey, Inc. referencing areas of exclusive use for each of the four units, said plan also indicates all common areas and two parking spaces delineated for each numbered unit, in addition to two walkways for the exclusive use of Unit 26.

EXHIBIT C

Incorporated by reference into and made a part of the Master Deed of Bellis Circle Condominium, Bellis Circle, Cambridge, Middlesex County, Massachusetts.

The unit designation of each unit, and statement of its location, approximate area, number of rooms, and immediate common area to which it has access, and its proportionate interest in the common areas and facilities of the condominium, are as follows:

Key: BR=Bedroom; K=Kitchen; LR=Living Room; B=Bathroom; D=Dining Room.

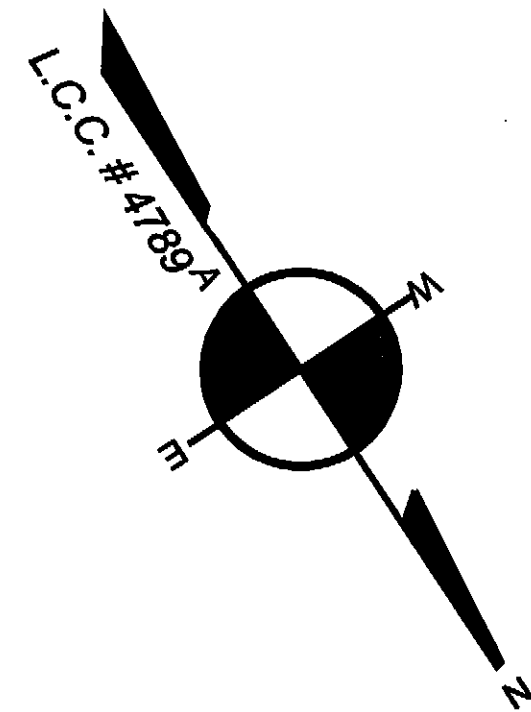
UNIT DESIGNATION	STATEMENT OF UNIT LOCATION	APPROX. AREA OF UNIT IN S.F.	NUMBER AND DESIGNATION OF ROOMS	IMMEDIATE COMMON AREA TO WHICH UNIT HAS ACCESS	PROPORTIONATE INTEREST OF UNIT IN COMMON AREA AND FACILITIES
24	Free Standing Self Contained Unit	1,647 sq. ft.	6-3BR,LR, K,D 2 1/2B	Exclusive Common Area Surrounding Unit	20.75%
25	Free Standing Self Contained Unit	2,003 sq. ft.	7-4BR,LR, K,D 3 1/2B	Exclusive Common Area Surrounding Unit	25.24%
26	Free Standing Self Contained Unit	1,645 sq. ft.	6-3BR,LR, K,D 2 1/2B	Exclusive Common Area Surrounding Unit	20.73%
27	Free Standing Self Contained Unit	2,641 sq. ft.	8-4BR,LR, K,D, S 4B	Exclusive Common Area Surrounding Unit	33.28%


Lynn C. Brown
Attest. Middlesex S. Register

Middlesex Registry of Deeds,
Southern District
Cambridge, Massachusetts
Plan No. 1381 of 2004
Rec'd 10-7-04
at 11:55 AM

Attest
George C. Collins
Register

REGISTRY OF DEEDS USE ONLY



I HEREBY CERTIFY THAT THE PROPERTY IS NOT LOCATED IN AN ESTABLISHED FLOOD HAZARD AREA AS DEFINED BY THE DEPT. OF HOUSING AND URBAN DEVELOPMENT.

I FURTHER CERTIFY THAT THE BUILDING SHOWN CONFORMED TO THE ZONING LAWS OF THE CITY OF CAMBRIDGE WHEN CONSTRUCTED.

I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ARE LINES DIVIDING EXISTING OWNERSHIP AND THE LINES OF STREETS AND WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR THE DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

I HEREBY CERTIFY THAT THIS PLAN FULLY AND ACCURATELY DEPICTS THE LOCATION AND DIMENSIONS OF THE BUILDINGS AS BUILT AND FULLY LISTS THE UNITS CONTAINED THEREIN.

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

George C. Collins
GEORGE C. COLLINS P.L.S.

10-06-05
DATE

No. 18 BELLIS CIRCLE

N/F
LUCIA C. LEONARDI & PATRICIA A. CAFARO
BOOK 21505 ; PAGE 113

CONCRETE SIDEWALK


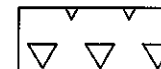
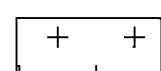
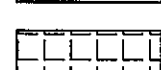
GRANITE CURB

BELLIS (25' WIDE) CIRCLE

GRANITE CURB

CONCRETE SIDEWALK

EXCLUSIVE USE AREAS

-  UNIT 24
-  UNIT 25
-  UNIT 26
-  UNIT 27

DATE: APRIL 13, 2004

REVISION DATE

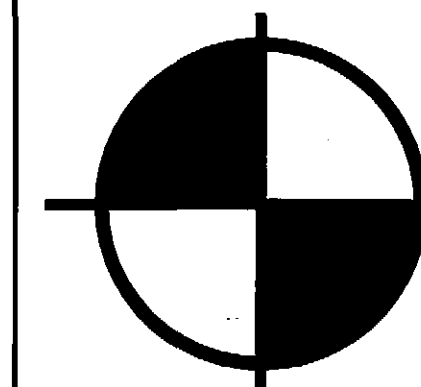
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BK 42642 PG 591
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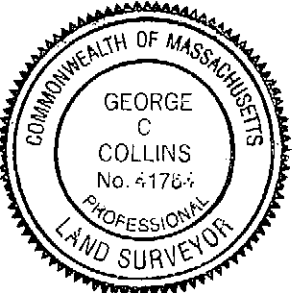
PLAN IN BOOK 8297 ; PAGE 320
PLAN IN BOOK 3651 ; PAGE END

**CONDOMINIUM SITE PLAN FOR THE
"BELLIS CIRCLE CONDOMINIUM"**
LOCATED AT
24, 25, 26 & 27 BELLIS CIRCLE
CAMBRIDGE, MA.

PREPARED FOR:
DUNCAN MACARTHUR
52 ABERDEEN AVENUE
CAMBRIDGE, MA. 02138



BOSTON SURVEY, INC.
UNIT C-4 SHIPWAYS PLACE
CHARLESTOWN, MA. 02129
(617) 242-1313



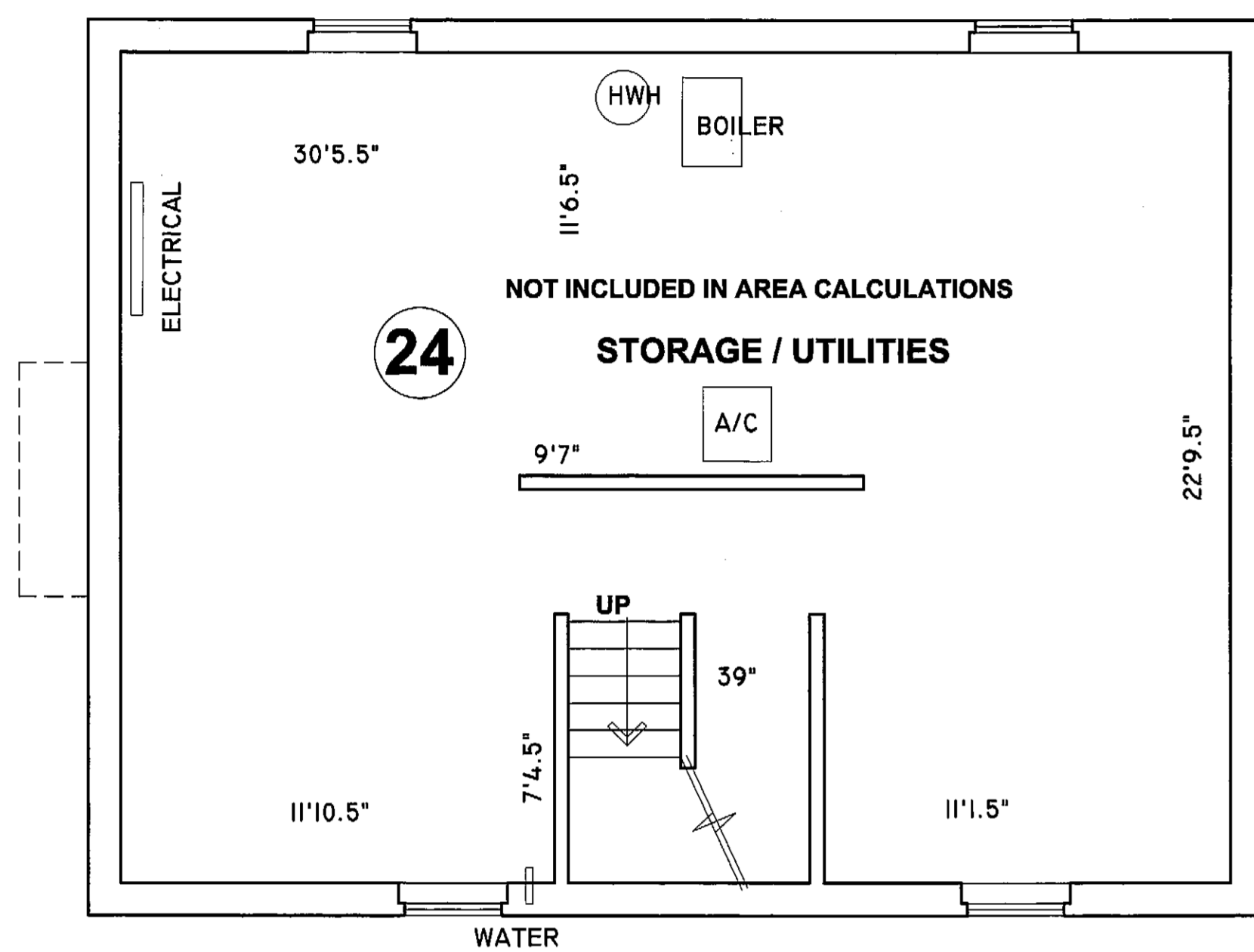
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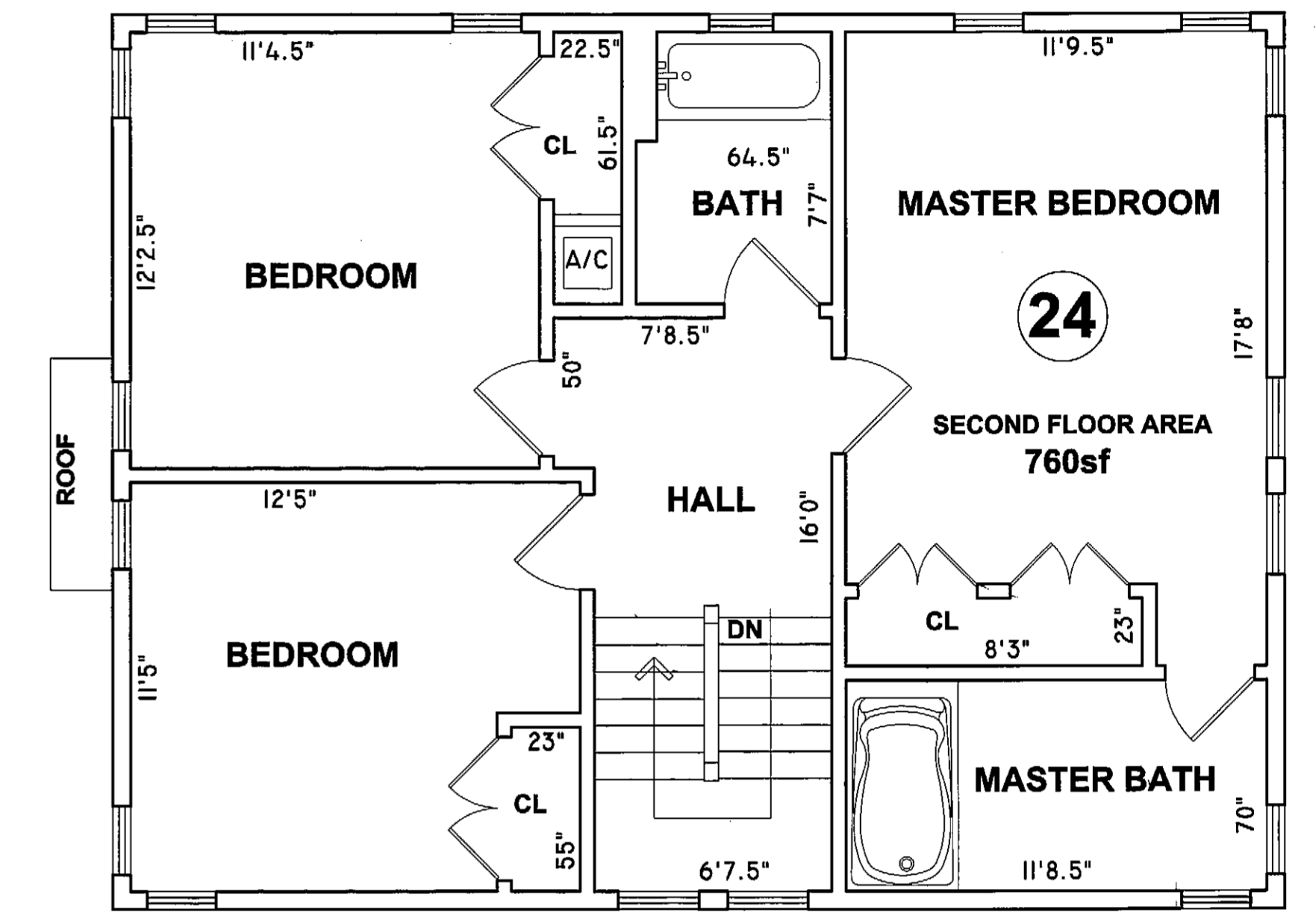
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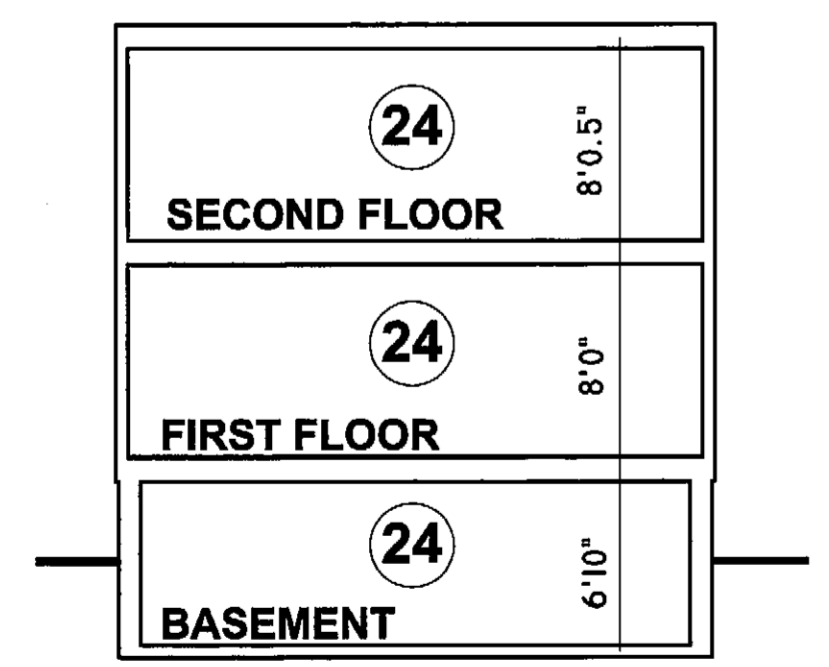
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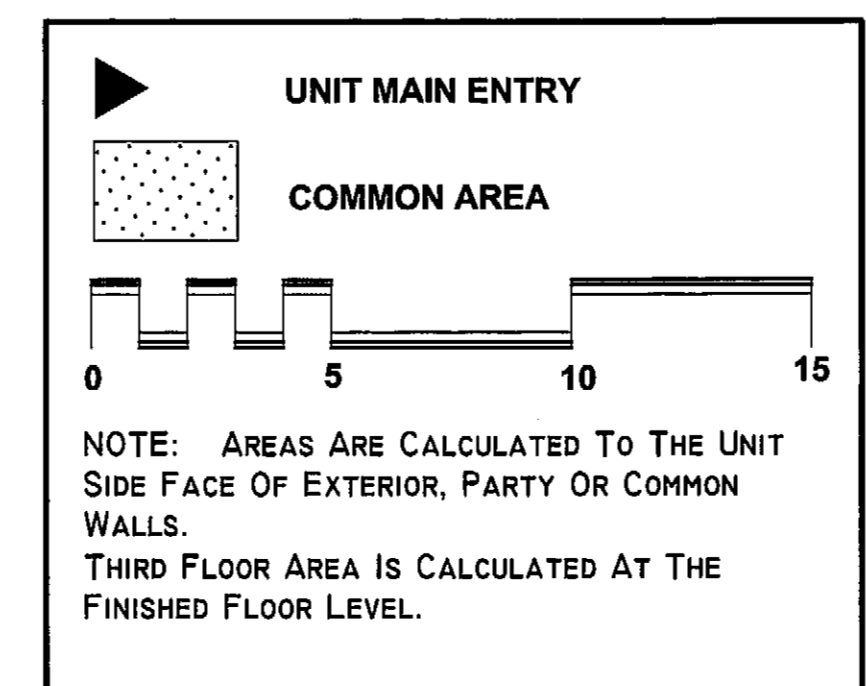
FIRST FLOOR PLAN



SECOND FLOOR PLAN



DIAGRAMMATIC SECTION



BELLIS CIRCLE CONDOMINIUM
24-25-26-27 Bellis Circle, Cambridge, MA

I HEREBY CERTIFY THAT THIS PLAN(S) HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS, AND THAT THIS PLAN(S) FULLY AND ACCURATELY DEPICTS THE LAYOUT, LOCATION, UNIT NUMBER, UNIT MAIN ENTRY, DIMENSIONS AND THE APPROXIMATE UNIT AREA OF THE UNITS AS BUILT. THE BUILDING HAS NO NAME.

DATE: 15 July, 2005 *Alex A. Svirsky*
 ALEX A. SVIRSKY, R.A.
 No 8418 BROOKLINE, MA
 REGISTERED ARCHITECT
 COMMONWEALTH OF MASSACHUSETTS

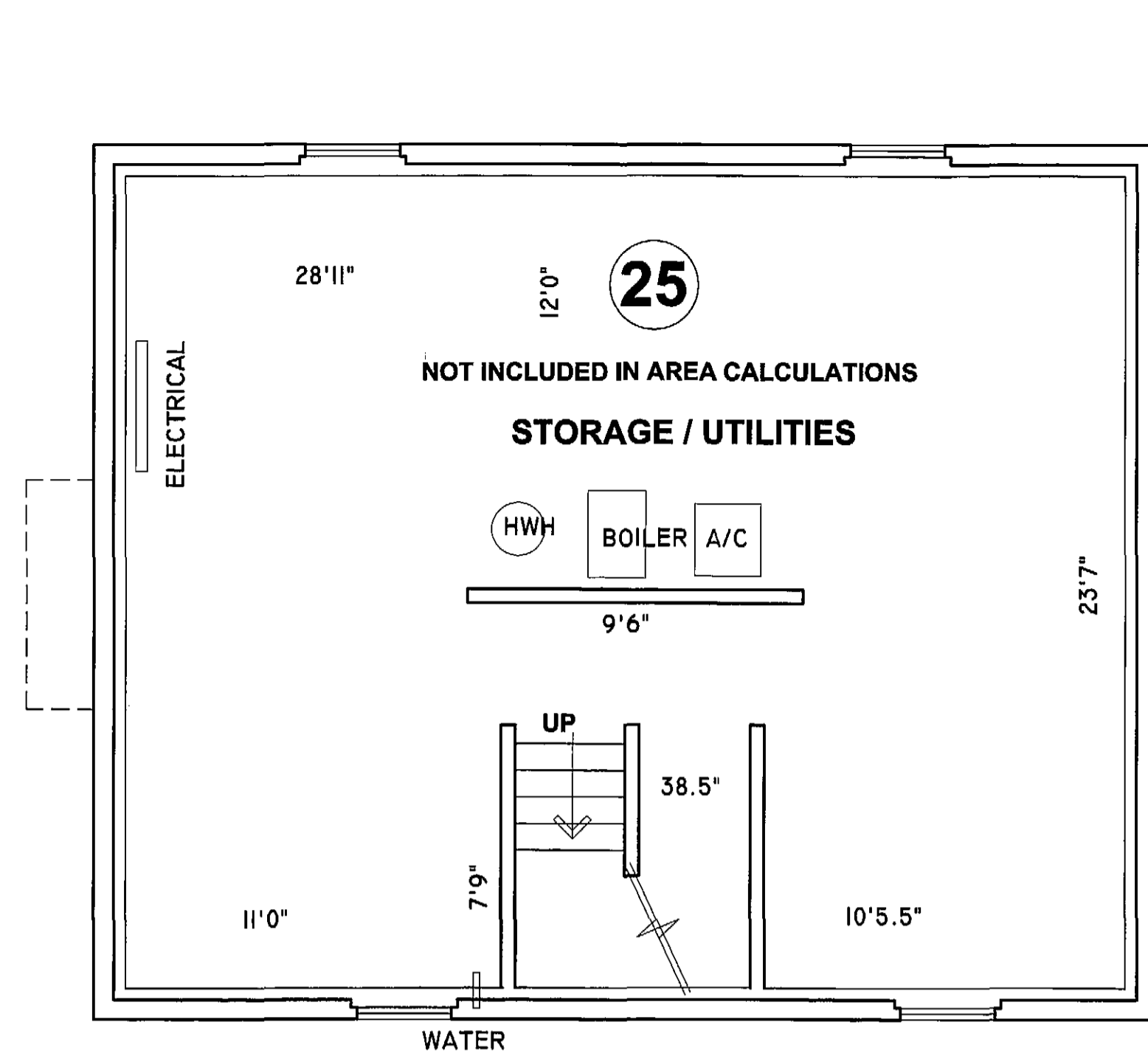
FOR REGISTRY USE

PLAN NO. 1381 OF 2005
 SHEET 2 OF 5

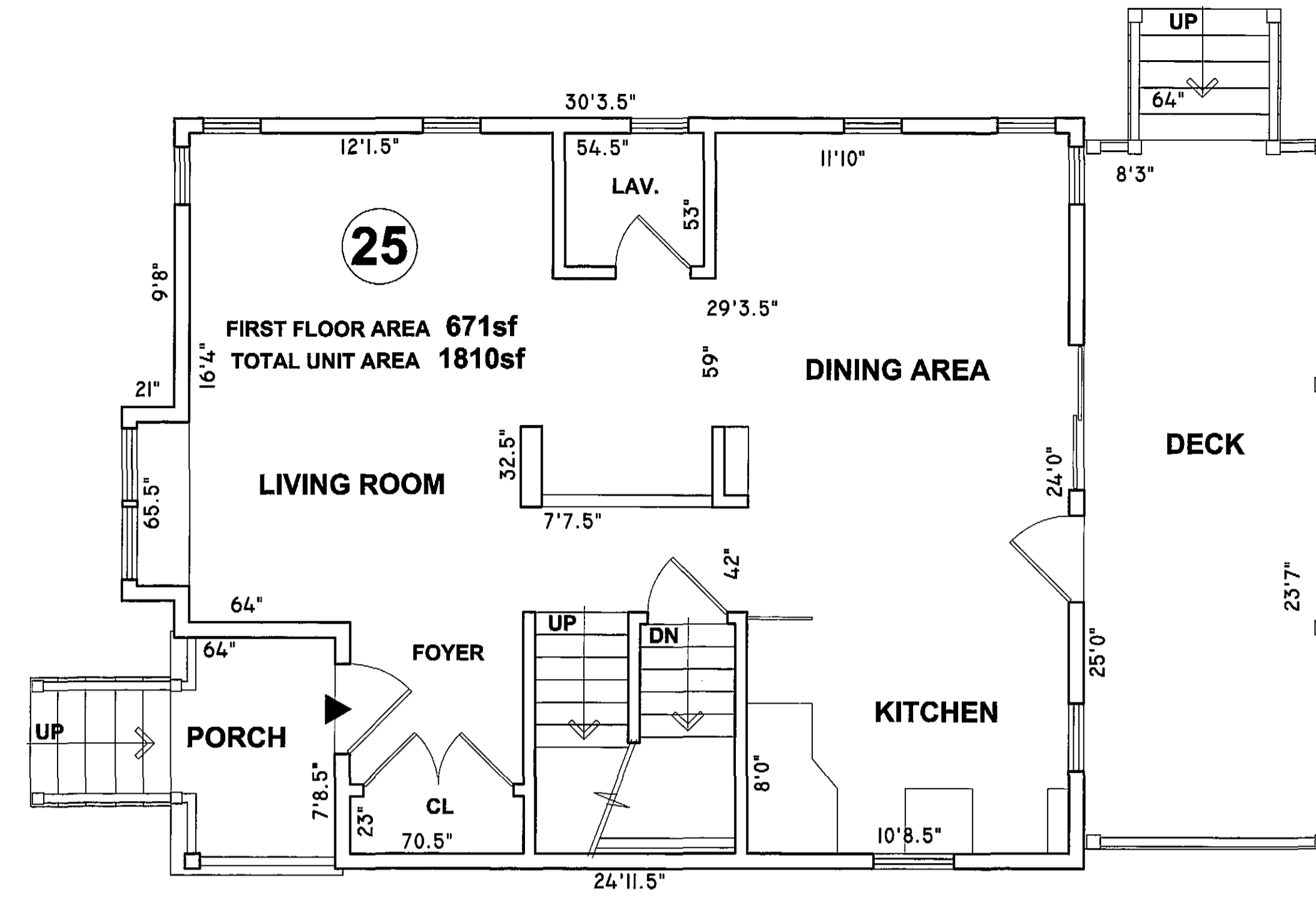
architex team, inc.
 ARCHITECTURE DESIGN PLANNING
 61 Gardner Road, Brookline, MA 02445
 Tel. (617) 277-7617 Fax. (617) 277-8621

DATE:
 13 JUL, 05 M
 5 AUG, 05 P
 29 SEP, 05 P2
 5 OCT, 05 F

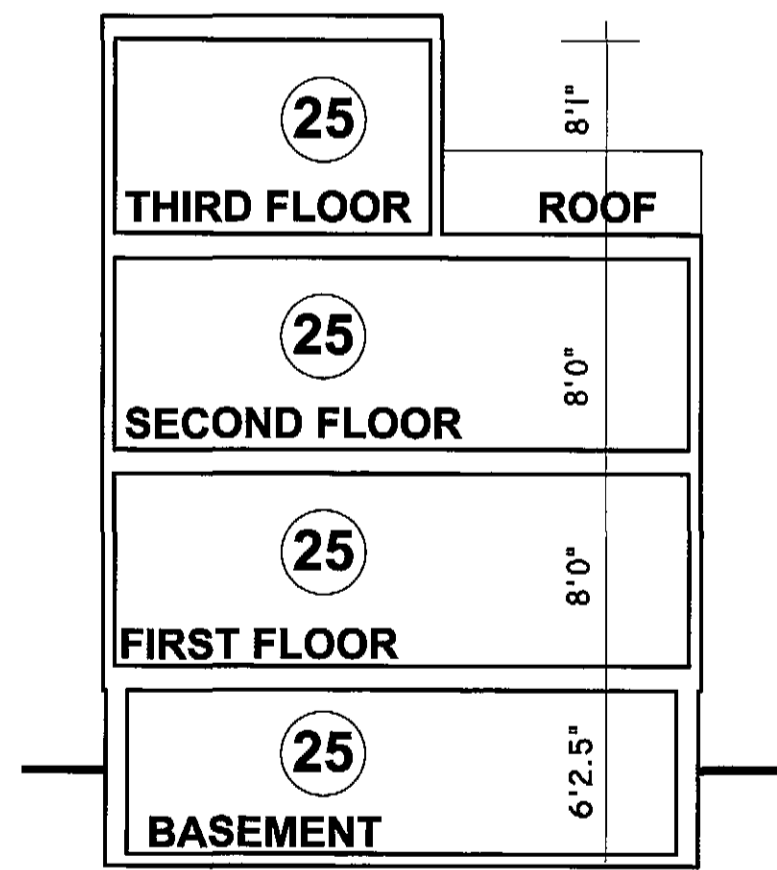
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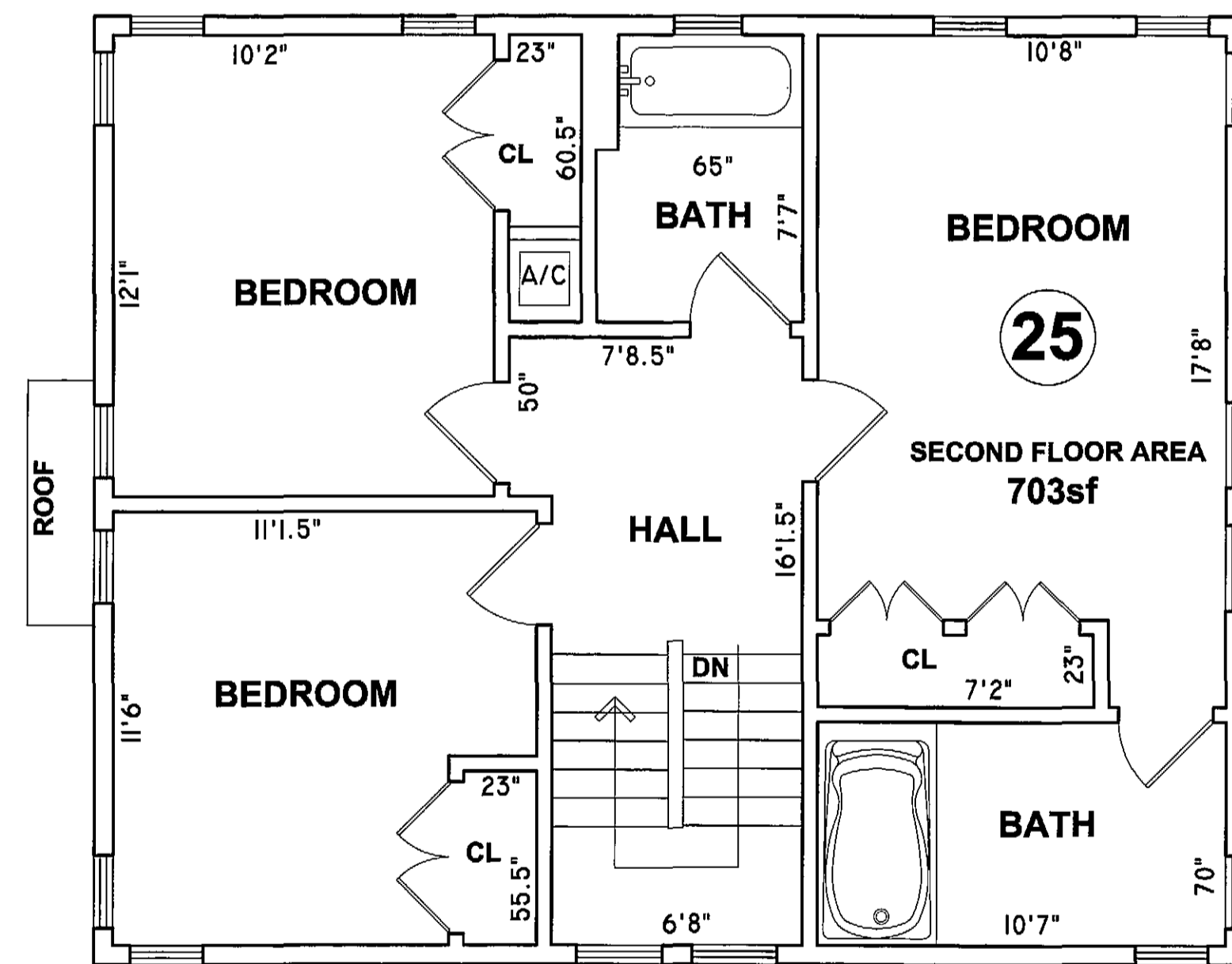
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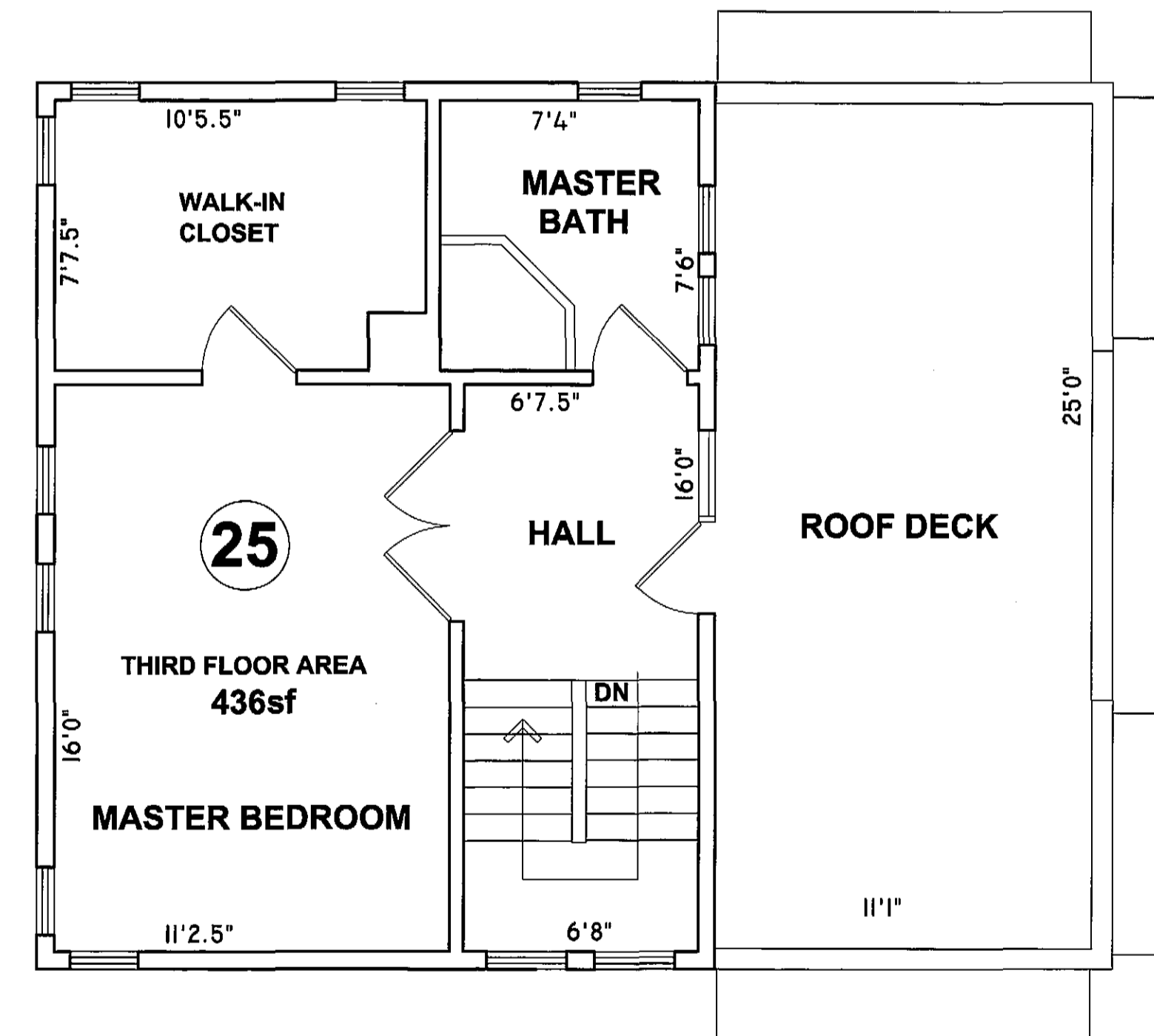
FIRST FLOOR PLAN



DIAGRAMMATIC SECTION



SECOND FLOOR PLAN



THIRD FLOOR PLAN

UNIT MAIN ENTRY

COMMON AREA

NOTE: AREAS ARE CALCULATED TO THE UNIT SIDE FACE OF EXTERIOR, PARTY OR COMMON WALLS.
 THIRD FLOOR AREA IS CALCULATED AT THE FINISHED FLOOR LEVEL.

BELLIS CIRCLE CONDOMINIUM
24-25-26-27 Bellis Circle, Cambridge, MA

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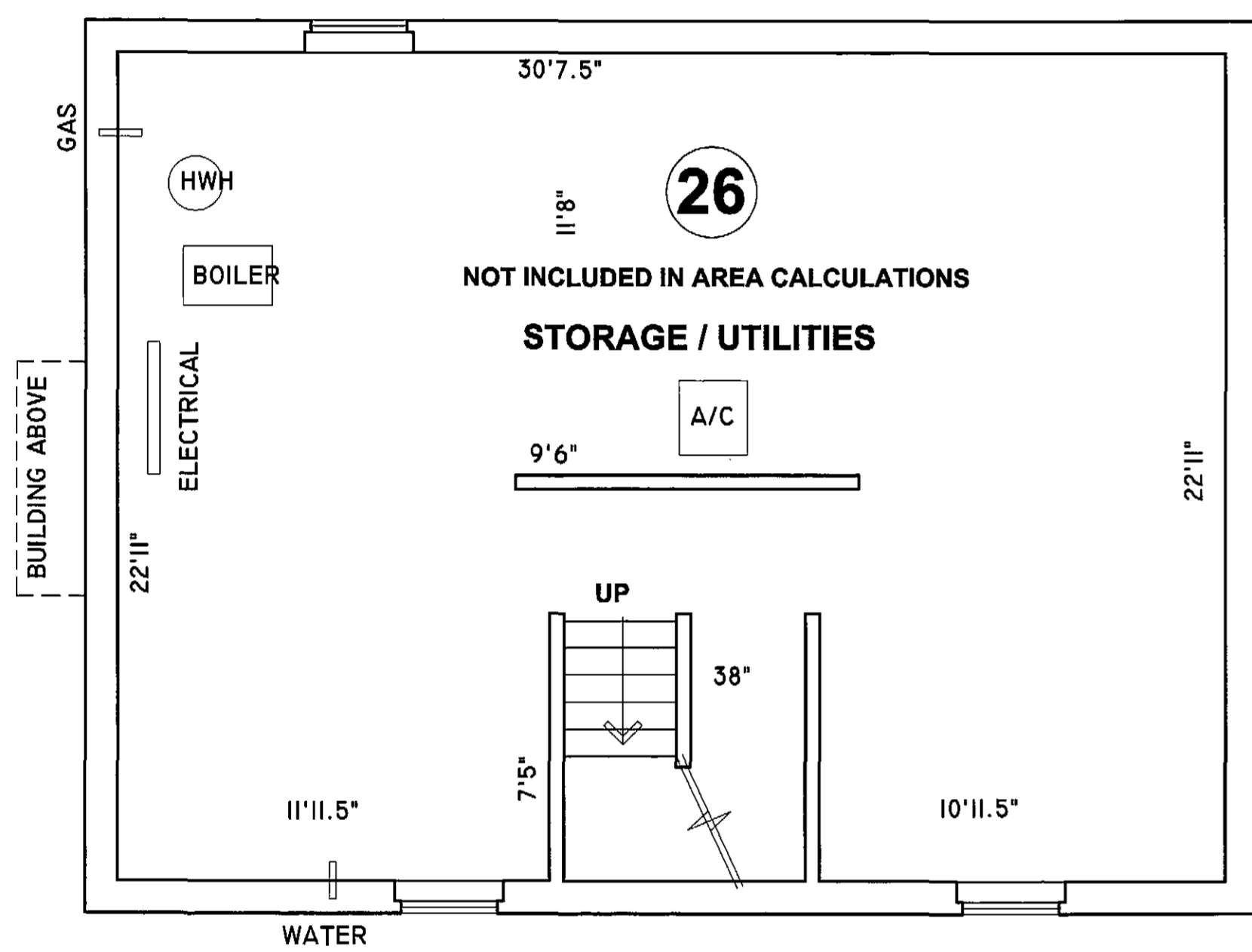
DATE: 15 July, 2005
 ALEX A. SVIRSKY, R.A.

PLAN NO. 1381 OF 2005
 SHEET 3 OF 5

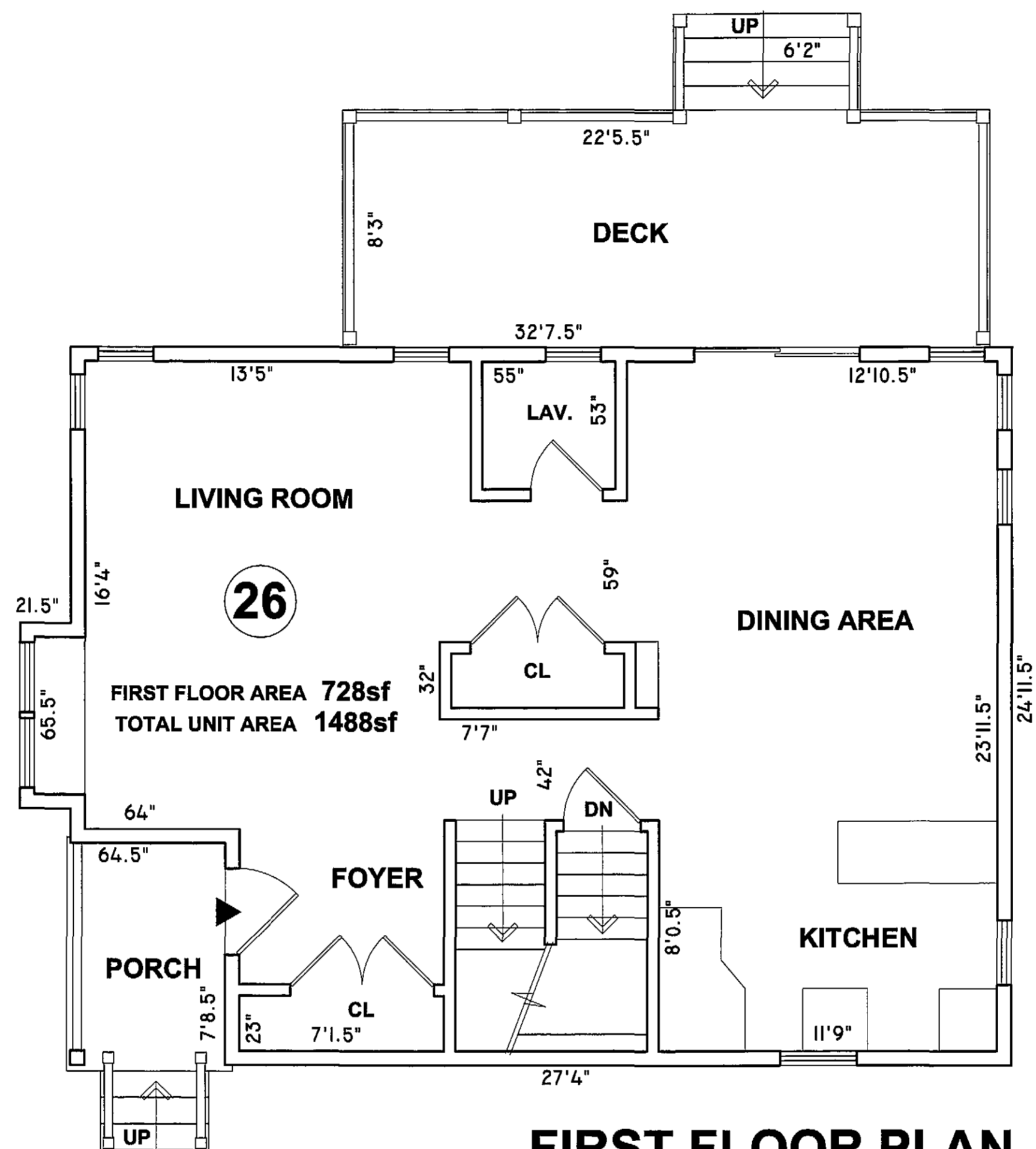
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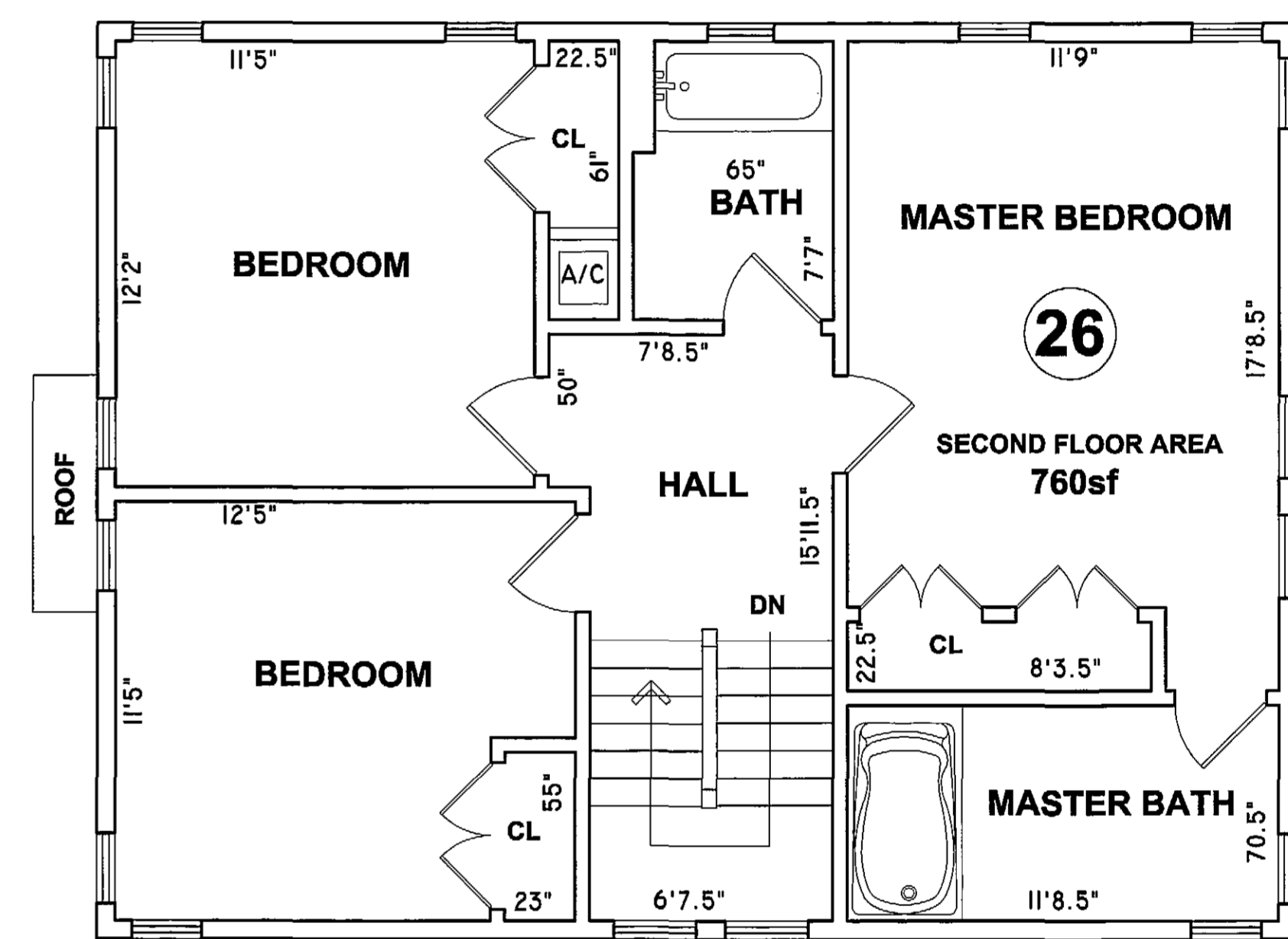
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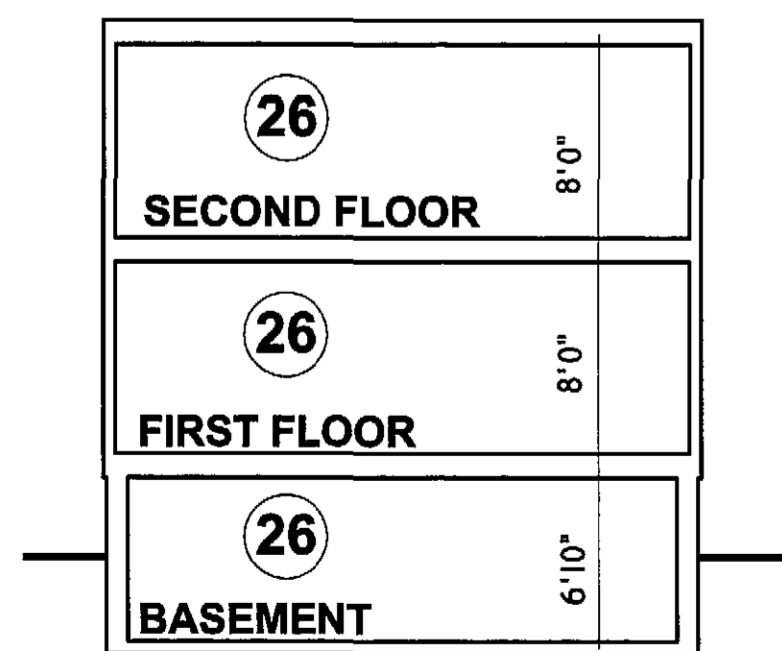
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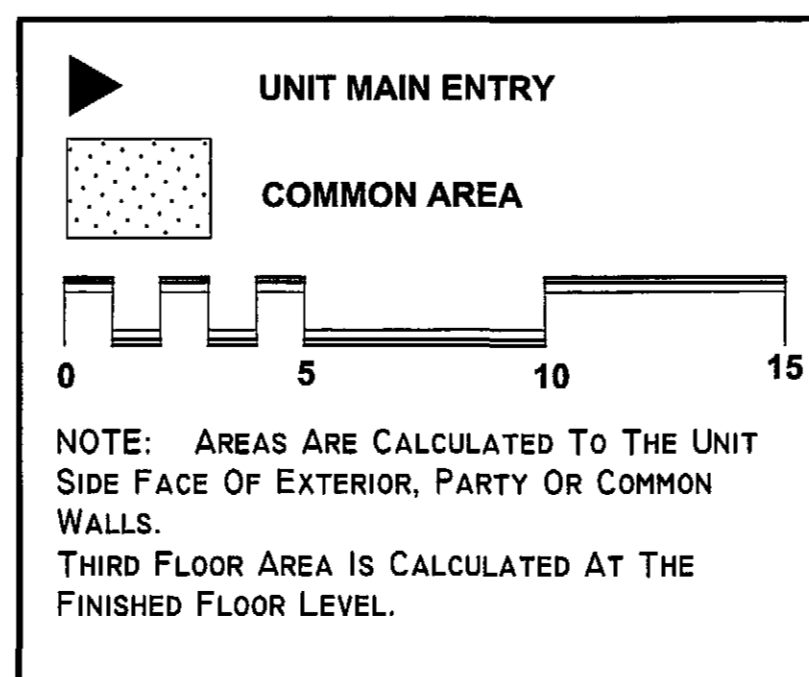
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SECOND FLOOR PLAN



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DATE: 15 JUL, 2005
ALEX A. SVIRSKI, R.A.



FOR REGISTRY USE

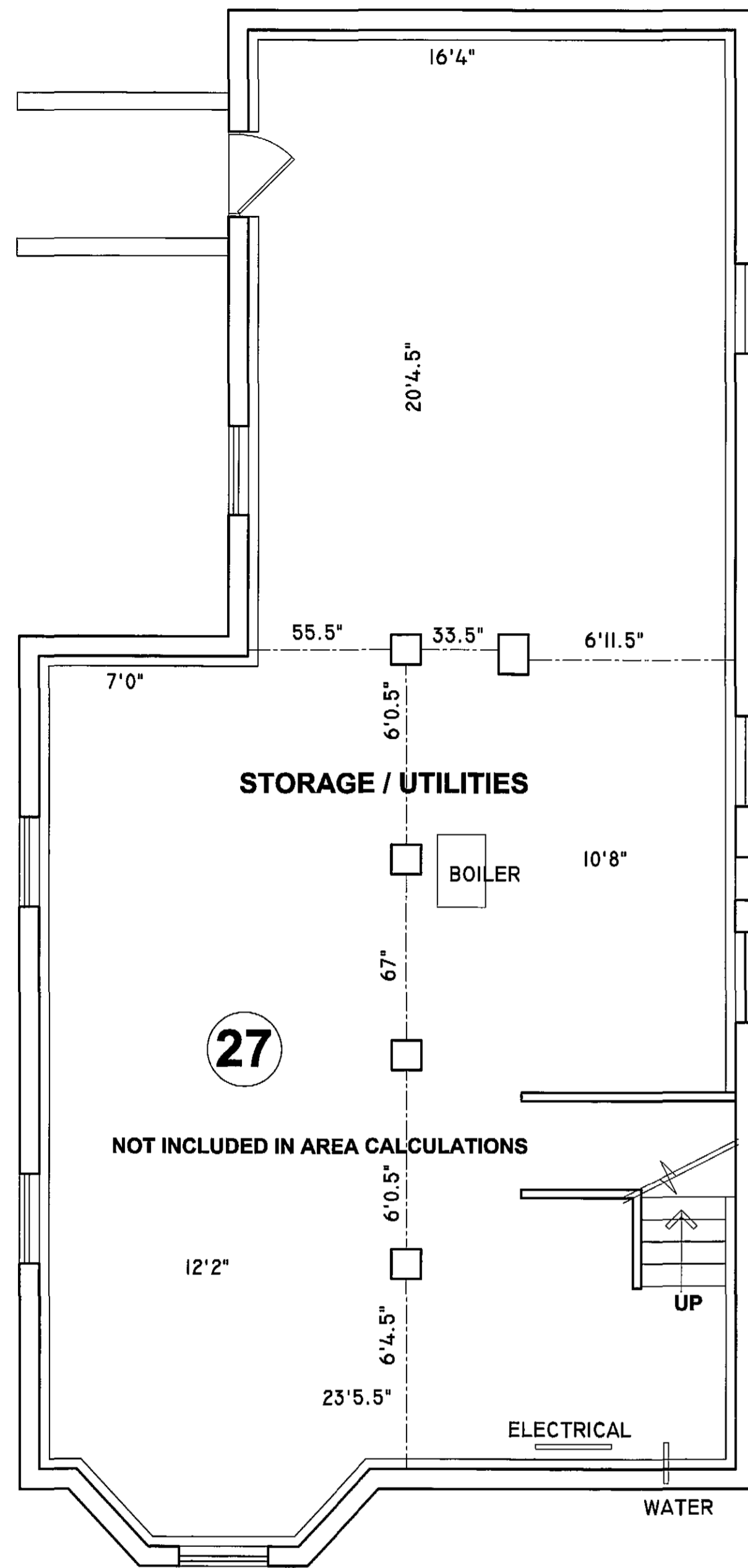
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SHEET 4 of 5

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Tel. (617) 277-7617 Fax. (617) 277-8621

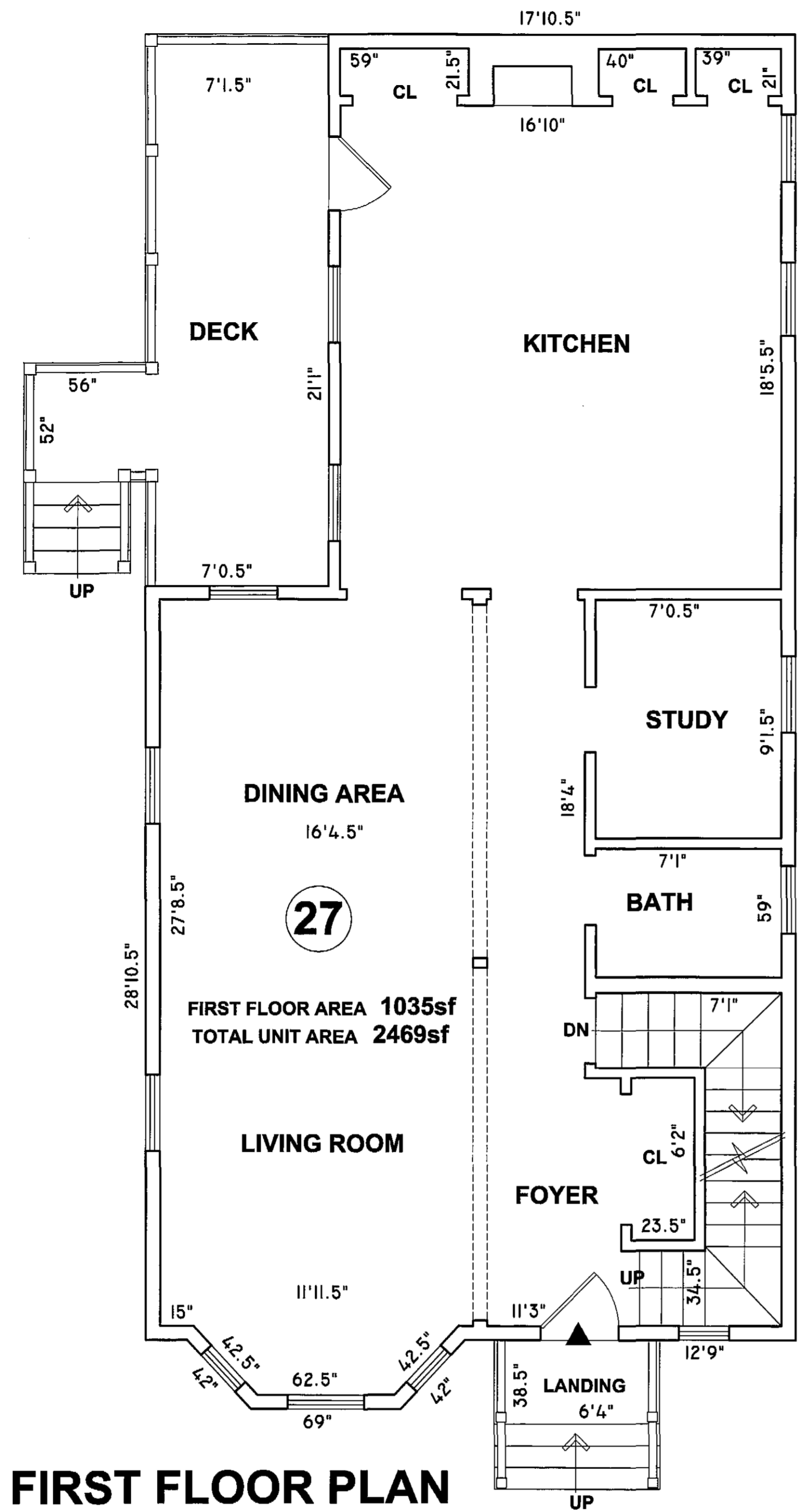
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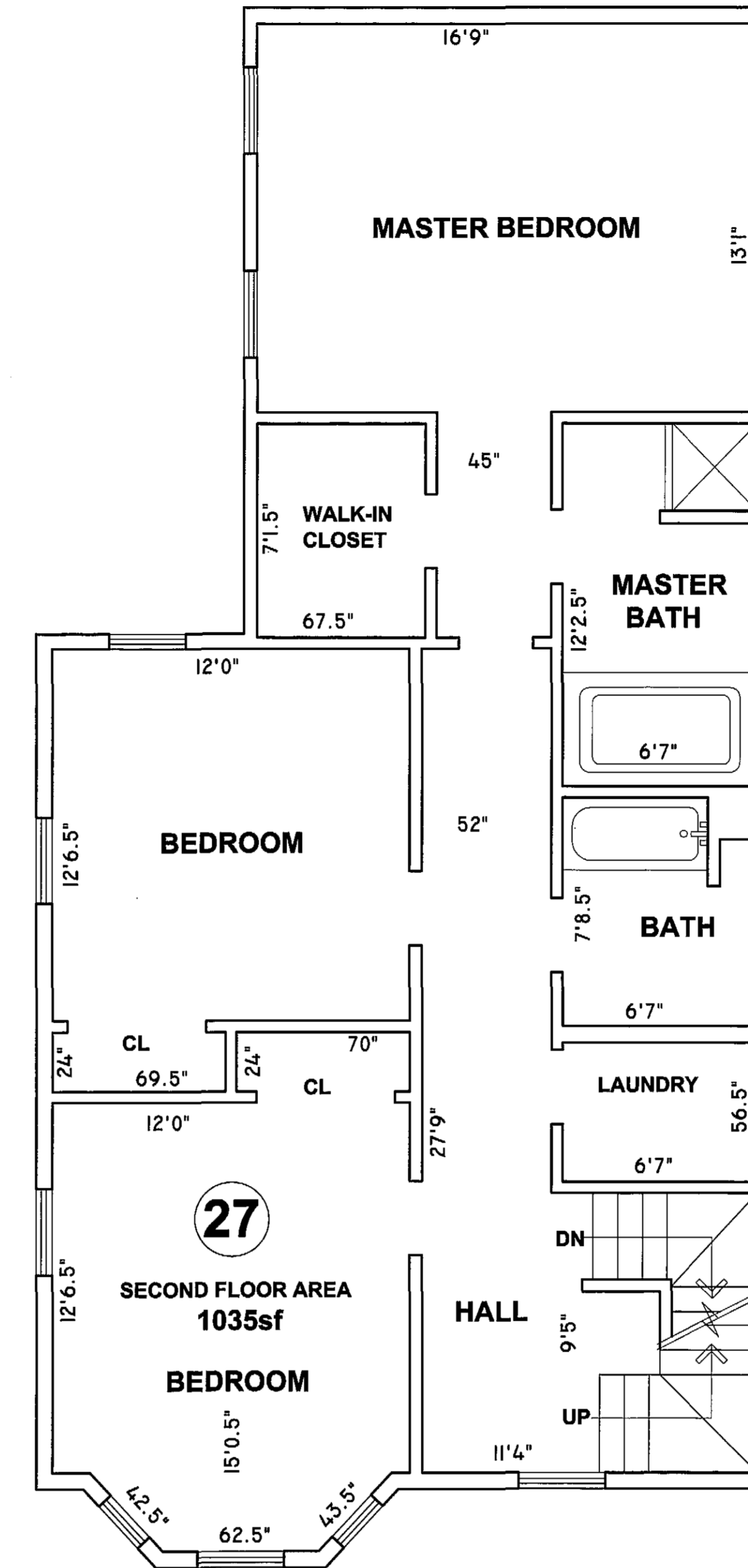
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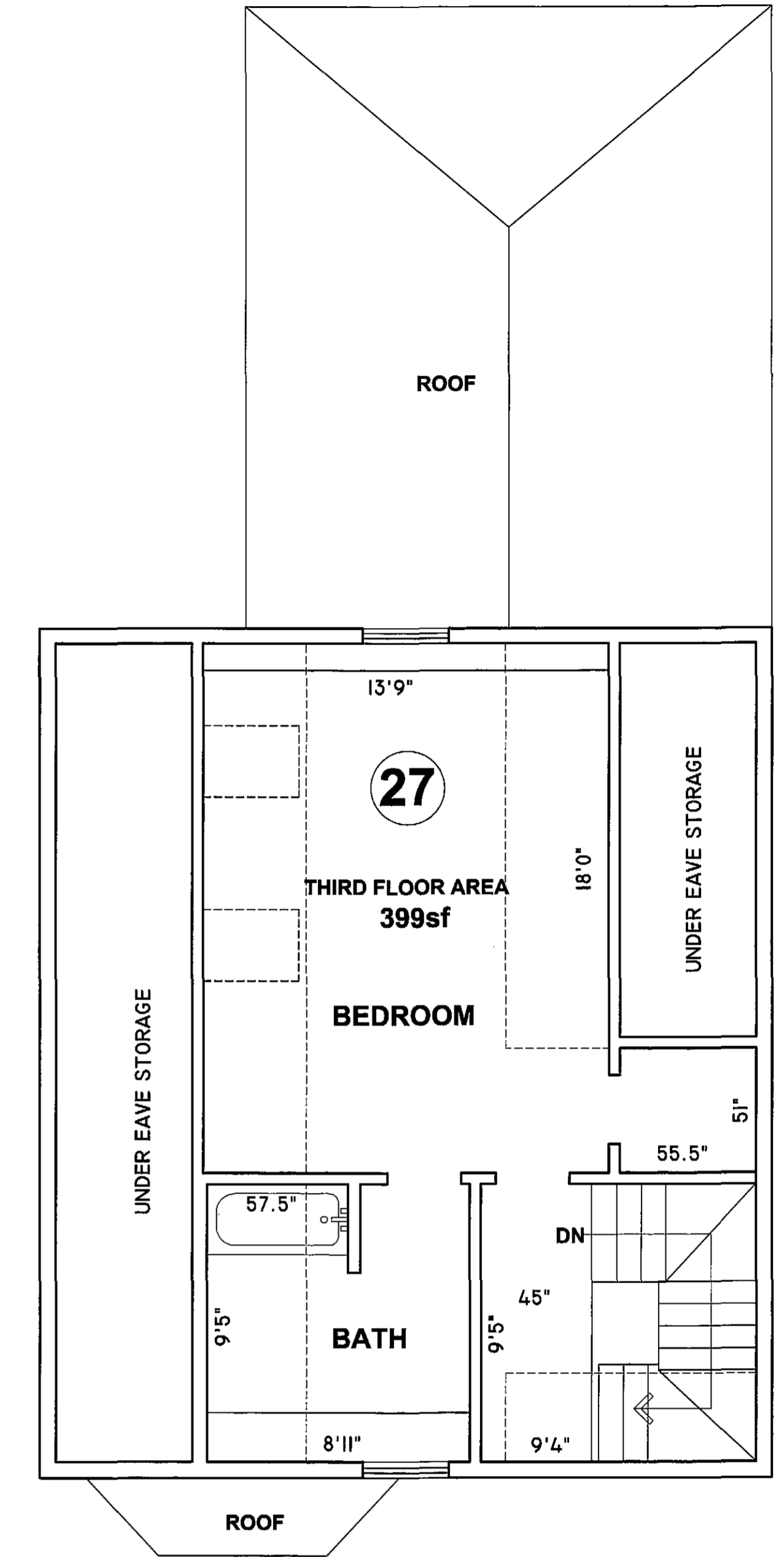
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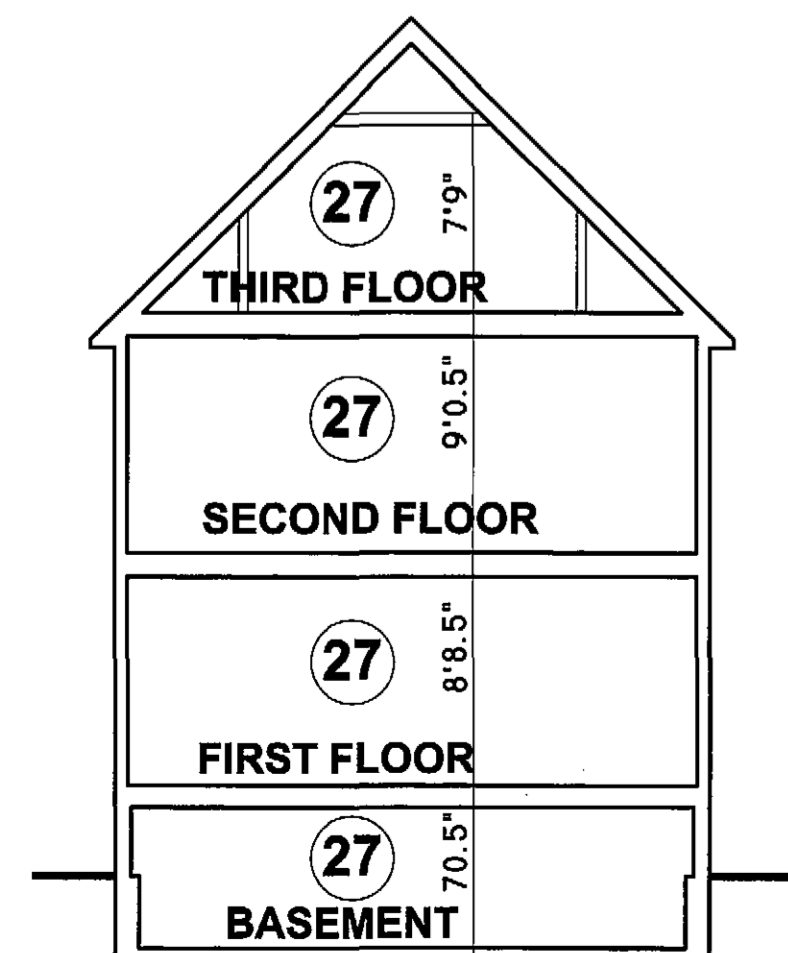
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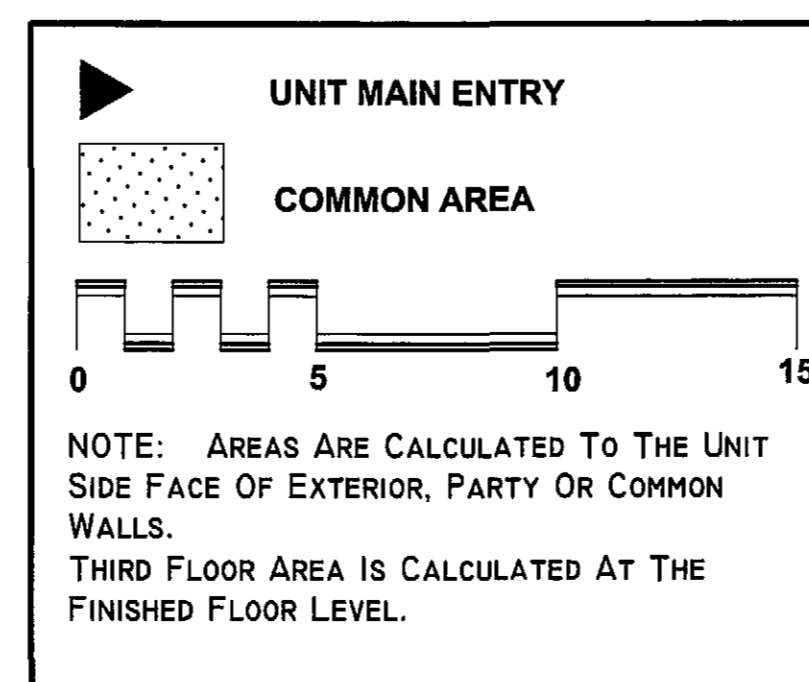
SECOND FLOOR PLAN



THIRD FLOOR PLAN



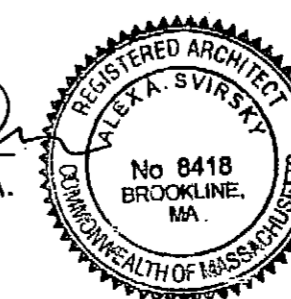
DIAGRAMMATIC SECTION



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ALEX A. SVIRSKY, R.A.



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SHEET 5 OF 5
DATE: 13 JUL, 05 M
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