



# CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2023 APR 13 PM 1:54  
OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

## BZA Application Form

**BZA Number: 218034**

### General Information

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

Special Permit:   X                        Variance:   X                        Appeal:       

**PETITIONER:** Thomas A. Culotta and Mary Custic C/O Adam J. Costa, Esq.

**PETITIONER'S ADDRESS:** Mead, Talisman & Costa, LLC, Newburyport, MA 01950

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

**TYPE OF OCCUPANCY:** Single-family residence                      **ZONING DISTRICT:** Residence B Zone

**REASON FOR PETITION:**

/Additions/

**DESCRIPTION OF PETITIONER'S PROPOSAL:**

To add a new nonconformity, namely an encroachment up the 30.75-foot minimum rear setback.

Amendment to construct an addition to a pre-existing, dimensionally nonconforming detached single-family structure, increasing gross floor area/floor area ratio.

**SECTIONS OF ZONING ORDINANCE CITED:**

Article: 5.000                      Section: 5.31 (Table of Dimensional Requirements).  
Article: 8.000                      Section: 8.22.2.c and 8.22.3 (Non-Conforming Structure).  
Article: 10.000                      Section: 10.30 (Variance). & 10.40 (Special Permit).

Original  
Signature(s):

*Thomas A. Culotta / Mary Custic*  
(Petitioner (s) / Owner)

Thomas Culotta / MARY CUSTIC  
(Print Name)

Address: \_\_\_\_\_  
Tel. No.                      978.463.7700  
E-Mail Address:            adam@mtclawyers.com

Date: 4/13/23

**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 A. Culotta and Mary Cusic  
*(OWNER)*

Address: 26 Bellis Circle #26

State that I/We own the property located at 26 Bellis Circle #26, 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, husband and wife, as tenants by the entirety

\*Pursuant to a deed of duly recorded in the date 10/12/2005, Middlesex South County Registry of Deeds at Book 46275, Page 237; or Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_  
Book \_\_\_\_\_ Page \_\_\_\_\_

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

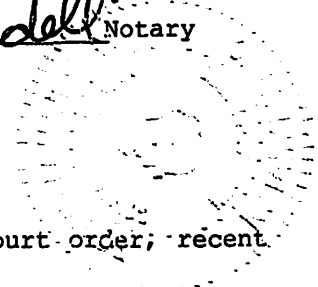
**\*Written evidence of Agent's standing to represent petitioner may be requested.**

-----  
Commonwealth of Massachusetts, County of Middlesex

The above name Thomas A. Culotta and Mary Cusic personally appeared before me, this 10th of April, 2023, and made oath that the above statement is true.

*[Handwritten Signature]*  
Notary

My commission expires February 9, 2029 (Notary Seal).



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

## **BZA Application Form**

### **SUPPORTING STATEMENT FOR A 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:

Full compliance with the minimum 30.75-foot rear setback severely restricts the Petitioners' placement of the addition to their home, even with a mere 238-square-foot footprint as is now proposed. Aesthetics aside, locating the addition at the front of the home would be too near the 24 Bellis Circle residence; its placement along the westerly side of the home would encroach upon a driveway shared with 25 and 27 Bellis Circle; and its placement along the easterly side of the home, as originally approved by the BZA, was troublesome to neighbors at 18 Bellis Circle, prompting them to file an appeal with the Land Court.

- B)** The hardship is owing to the following circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located for the following reasons:

Locating their addition almost entirely at the rear of the home would be possible, without zoning relief, if not for the unusual shape of the property in relation to the placement of the residence (and others) thereupon. The rear of the Petitioners' home is not parallel to the property's rear boundary; rather, the sharp angle of the boundary yields a setback of only 31.3 feet at the southwesterly corner of the existing home, such that virtually any meaningful addition can occur only with a variance from the Zoning Bylaw's setback requirement.

- 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 BZA issued a special permit for the Petitioners' addition in early-2022, based in-part on a finding of "no... adverse effect[s]" on adjacent uses of property. The within proposal is not substantially different from that previously approved; it more-or-less rotates the orientation of the approved addition, but does not alter its footprint or overall size. The redesign, if now approved, will also resolve the appeal filed by the neighbors at 18 Bellis Circle; the new proposal offers greater separation from their residence.

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

Again, in its early-2022 special permit, the BZA concluded the the Petitioners' earlier proposal "would not... derogate from the intent and purpose of the Ordinance." And while the redesign now encroaches upon the minimum rear setback, thereby requiring a variance, it still maintains a 29.7-foot setback from the chain-link fence separating 26 Bellis Circle from Danehy Park.

**\*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**

### **SUPPORTING STATEMENT FOR A SPECIAL PERMIT**

**Please describe in complete detail how you meet each of the following criteria referring to the property and proposed changes or uses which are requested in your application. Attach sheets with additional information for special permits which have additional criteria, e.g.; fast food permits, comprehensive permits, etc., which must be met.**

**Granting the Special Permit requested for 26 Bellis Cir., Unit 26, Cambridge, MA (location) would not be a detriment to the public interest because:**

**A) Requirements of the Ordinance can or will be met for the following reasons:**

Except for a variance from minimum rear setback as is requested herewith, the Petitioners' proposal is generally compliant with the Zoning Ordinance. No change in the residential use is proposed; the addition to their home is modest in both footprint and overall size; and the neighbors to whom the addition will be most visible, i.e. at 18 Bellis Circle, support the redesign now before the BZA.

**B) Traffic generated or patterns of access or egress would not cause congestion hazard, or substantial change in established neighborhood character for the following reasons:**

Because the use of the 26 Bellis Circle property is not changing, no impact to traffic volume or circulation will occur. There will also be no change - and certainly no substantial change - to neighborhood character. The proposed addition is residential, as is the neighborhood. The size of residence, even with the addition, will be equal to or even less than that of other residences in the immediate area.

**C) The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would not be adversely affected by the nature of the proposed use for the following reasons:**

The Petitioners did not believe that their original design would adversely affect adjacent uses; but the owners-of-record of the 18 Bellis Circle disagreed, and appealed the special permit issued by the BZA in early-2022. The redesign is the consequence of that litigation; is supported by the aforementioned neighbors; and would resolve the lawsuit against the Petitioners and the BZA.

**D) Nuisance or hazard would not be created to the detriment of the health, safety, and/or welfare of the occupant of the proposed use or the citizens of the City for the following reasons:**

The construction of a 476-square-foot addition to the Petitioners' home, i.e. with a footprint of only 238 square feet, will generate no nuisance or hazard to the public health, safety or welfare.

**E) For other reasons, the proposed use would not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this ordinance for the following reasons:**

The residential use of the proposed addition will be consistent with the purpose and intent of the Residence B zoning district.

**\*If you have any questions as to whether you can establish all of the applicable legal requirements, you should consult with an attorney.**

## BZA Application Form

### DIMENSIONAL INFORMATION

**Applicant:** Thomas A. Culotta and Mary Cusic  
**Location:** 26 Bellis Cir., Unit 26., Cambridge, MA  
**Phone:** 978.463.7700

**Present Use/Occupancy:** Single-family residence  
**Zone:** Residence B Zone  
**Requested Use/Occupancy:** Single-family residence

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>
<u>TOTAL GROSS FLOOR AREA:</u>		7,255 sq. ft.	7,731 sq. ft.	7,114 sq. ft. (max.)
<u>LOT AREA:</u>		18,185 sq. ft.	N/A	5,000 sq. ft. (min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup></u>		0.5 + 0.36	0.5 + 0.397	0.5 + 0.35
<u>LOT AREA OF EACH DWELLING UNIT</u>		4,395 sq. ft. +/-	4,395 sq. ft. +/-	2,500 sq. ft.
<u>SIZE OF LOT:</u>	WIDTH	163 ft. +/-	N/A	50 ft.
	DEPTH	123 ft.	N/A	N/A
<u>SETBACKS IN FEET:</u>	FRONT	50.3 ft.	50.3 ft.	15 ft.
	REAR	31.3 ft.	22.3 ft. *Or 29.7 ft. to chain-link fence along rear boundary	30.75 ft.
	LEFT SIDE	14.1 ft.	12.1 ft.	7.5 ft.
	RIGHT SIDE	103.6 ft.	103.6 ft.	7.5 ft.
<u>SIZE OF BUILDING:</u>	HEIGHT	18.4 ft. +/-	18.4 ft. +/-	35 ft.
	WIDTH	N/A	N/A	N/A
	LENGTH	N/A	N/A	N/A
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		0.50	0.44	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>		N/A	N/A	N/A
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		>9.5 ft.	>9.5 ft.	>9.5 ft. +/-

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.:

N/A

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'.

26 Bellis Circle #26











Mead, Talerman & Costa, LLC  
Attorneys at Law

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30 Green Street  
Newburyport, MA 01950  
Phone 978.463.7700  
Fax 978.463.7747  
  
www.mtclawyers.com

By Hand

April 5, 2023

Constantine Alexander, Chairman  
Board of Zoning Appeal  
City of Cambridge  
831 Massachusetts Avenue  
Cambridge, Massachusetts 02139

RE: Special Permit and Variance Applications  
26 Bellis Circle #26

Dear Mr. Chairman and Members of the Board:

Reference is made to the above-captioned matter. In that connection, I represent Thomas A. Culotta and Mary Custic, husband and wife, as the owners-of-record of the 26 Bellis Circle property cited above and as recipients of a special permit from the Board of Zoning Appeal (BZA) dated April 21, 2022. Said special permit authorized the construction of a two-story, 476-square-foot addition to the Petitioners' single-family residence, i.e. with a footprint of 238 square feet. The addition was somewhat awkwardly shaped due to the Petitioners' efforts to avoid encroachments into the minimum side- and rear-yard setbacks applicable in the Residence B zoning district. Notably, the rear boundary of the property is not only angled vis-à-vis the Petitioners' residence, but also includes a "jog" in the vicinity of the residence which causes the 30.75-foot minimum rear setback to broadcast well into, and consume much of, the Petitioners' backyard.

Following the BZA's unanimous issuance of the above special permit, the Petitioners' neighbors at 18 Bellis Circle filed an appeal thereof naming both the Petitioners and the BZA as Defendants. Even though the addition as approved would satisfy the applicable minimum side setback nearest the neighbors' property and residence, they expressed in their appeal certain concerns with and about its proximity to them and its anticipated interference with their view(s) of nearby Danehy Park. Efforts began almost immediately to resolve these objections without protracted litigation. The neighbors expressed to the Petitioners that they did not object to the concept of an addition to the home, but that they did object to its location and configuration. After lengthy discussions and back-and-forth negotiations, the Petitioners and their neighbors achieved a settlement contingent upon amending the aforementioned special permit and seeking additional relief from the BZA, i.e. a variance, for relocation of the addition.

Now submitted herewith are the Petitioners' modified plans for their addition. Importantly, and by agreement with the neighbors, the footprint of the Petitioners' redesigned addition is the same as what the BZA previously approved (as is the overall square footage of the addition); but the addition will now be oriented and shaped somewhat differently. Sheet Z-1.01 of the design plans prepared by NEDC Design +

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*Millis Office*

730 Main Street, Suite 1F  
Millis, MA 02054  
Phone/Fax 508.376.8400

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*New Bedford Office*

227 Union Street, Suite 606  
New Bedford, MA 02740

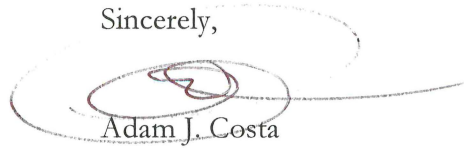
Construction, entitled “Project Boundaries,” shows the original “Outline of Addition Approved by Cambridge BZA” as well as the redesigned “Proposed Limit of New Addition.” The actual boundaries of the proposed new addition, as well as the interior layout thereof, are similarly shown on Sheet A-1.20 of the same plans, entitled “Proposed Schematic Floor Plans.”

To implement these new plans for the Petitioners’ addition, the **special permit** issued by the BZA in early-2022 must be **amended**. The BZA’s prior decision had made the requisite findings, among others, that “traffic generated or patterns of access or egress... would not cause congestion, hazard, or substantial change in neighborhood character”; that “continued operation of or development of adjacent uses would not be adversely affected by the proposed use”; that “there would not be any nuisance or hazard created to the detriment of health, safety and/or welfare”; that “the proposed use would not impair the integrity of the district or adjoining district”; that “there would be no change in use”; and that “the proposed alteration would not be substantially more detrimental than the existing nonconforming structure to the neighborhood.” The Petitioners contend that the reorientation of their addition, without changing its size or footprint, does not and should not alter these findings. Further support for amendment of the special permit is supplied within the attached “BZA Application Form,” specifically on Page 6 thereof.

Also required for the redesigned addition to the Petitioners’ home is a **variance** from the 30.75-foot minimum rear setback requirement. As shown on the aforementioned design plans, as well as on the new site “Plan of Land” prepared by Boston Survey, Inc., the Petitioners’ proposed addition – at its closest point – will be situated approximately 21.3 feet from the rear boundary of the property. Notably, the angle of the back wall of the addition and the angle of the boundary itself diverge, running northeasterly and southeasterly, respectively, meaning that other portions of the addition encroach upon the rear-yard setback to a lesser degree. Additionally, the “jog” in the property’s rear boundary, referenced above, is located not-so-conveniently nearest the addition. Measuring the rear-yard setback from the “CLF,” or chain-link fence, on the City’s adjacent property, i.e. Danehy Park, which runs along the boundary in a linear fashion without accommodating the aforesaid “jog,” yields a distance of 29 feet at the addition’s closest point, a lesser deviation from the 30.75-foot minimum setback. It is thus the awkward shape of the lot in relation to the placement of the existing house that justifies issuance of a variance. See Bobrowski, Handbook of Massachusetts Land Use and Planning Law § 8.03[A][4] (5th ed. 2022) (“Mass. Gen. L. ch. 40A, § 10 also refers to ‘circumstances related to... structures, but not affecting generally the zoning district in which it is located’ (emphasis added)). Further support for grant of the variance is supplied within the attached “BZA Application Form,” specifically on Page 5 thereof.

I thank you for your consideration of the above. I look forward to attending the public hearing on the Petitioners’ application; and addressing Board members’ questions and concerns, if any.

Sincerely,

A handwritten signature in black ink, appearing to read "Adam J. Costa", is written over a large, light-colored circular scribble. The signature is written in a cursive style with a long horizontal tail extending to the right.

Adam J. Costa

AJC/fhs

Enclosures

cc: Clients (w/ encl., via e-mail only)

4/1/2023

To Whom it may Concern:

This letter confirms that the owners of 24-25-27 Bellis Circle Condominium have approved and support the proposed addition to and associated renovations of 26 Bellis Circle, including the applications submitted or soon-to-be submitted by Thomas Culotta and Mary Custic to the BZA in the spring of 2023 for a special permit amendment and variance to complete these improvements.

Owners:

**24 Bellis Circle**

Print Name: Kathryn L. Childs

Signature: Kay Childs

Date: 4-2-23

**25 Bellis Circle**

Print Name: Dudley Wymann

Signature: [Signature]

Date: 4/2/23

**27 Bellis Circle**

Print Name: Leah Kerr

Signature: Leah Kerr

Date: 4-2-23



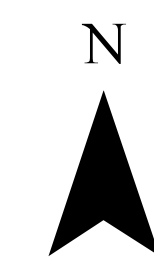
City of Cambridge  
Assessing Department

795 Massachusetts Ave.  
Cambridge, MA 02139

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

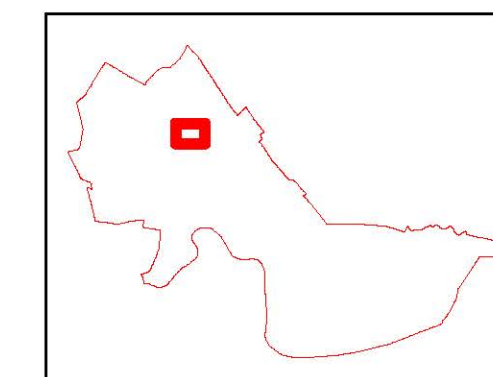
10 Lot Number      100 Parcel size in Sq. Ft.  
 271 Block Number      44.0LC Land Court Dimension  
 10 Cam Street Number      65.0 Survey Dimensions  
 (125.0) Deed Dimension

DISCLAIMER:  
 All Real Property shown on this map was compiled from existing Assessor's Tax Maps dated 1920 to 2022 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.



0 20 40 80 Feet

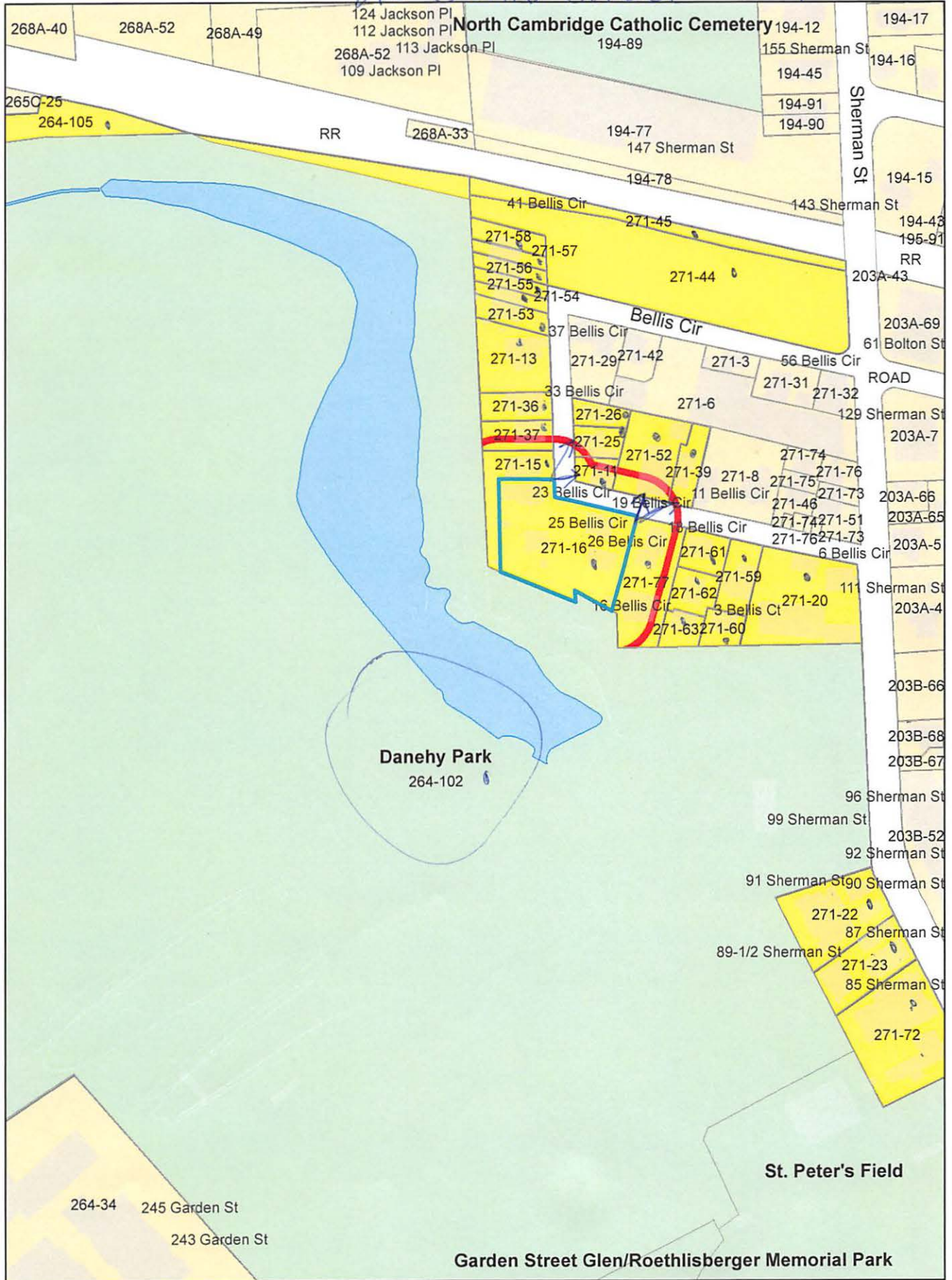
1:610



Parcel Block Map

**271**

26 Bellis Circle #26



26 Bellis Circle # 26

193  
Petitioner

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

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

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

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

ESQ.  
MEAD, TALERMAN & COSTA, LLC  
C/O ADAM J. COSTA, ESQ.  
30 GREEN STREET  
NEWBURYPORT, MA 01950

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

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

271-72  
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,  
TRUSTEE 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

271-22  
LI, XIANJING  
91 SHERMAN ST #2  
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

271-11  
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

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

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

271-15  
WYMAN, DUDLEY & NICOLE A. BARNA  
29 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

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

1271-37  
WILTON, LISA JAYNE  
31 J. F. BELLIS CIR.  
CAMBRIDGE, MA 02140-3207

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

271-22  
JAYARAM, HARIHARAN GEETA ATHALYE TRS  
91 SHERMAN ST - UNIT 6  
CAMBRIDGE, MA 02140

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

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

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

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

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

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

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

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

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

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

271-16  
KERR, LEAH A & ADAM F.  
TRS THE LEAH KERR 2005 TR  
27 BELLIS CIR  
CAMBRIDGE, MA 02140

271-72  
VARY GYORGY & ANITA KOVACS  
85 SHERMAN ST  
CAMBRIDGE, MA 02140

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

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

271-16  
KANE, STUART A & KATHRYN L CHILDS TRS  
24 BELLIS CIR - UNIT 24  
CAMBRIDGE, MA 02140

271-72  
MAKARANKA MIKALAI  
85 SHERMAN ST APT 10  
CAMBRIDGE, MA 02140

271-16  
WYMAN, DUDLEY & NICOLE BARNA  
25 BELLIS CT - UNIT 25  
CAMBRIDGE, MA 02318

271-23  
POIRIER, JOSEPH A ELIZABETH A POIRIER  
299 LEXINGTON ST - UNIT 16  
WOBBURN, MA 01801

271-22  
TAI JEANNE CHING  
TRS JEANNE CHING TAI TRUST  
91 SHERMAN ST - UNIT 4  
CAMBRIDGE, MA 02140



26 Belles Circle # 26

343

271-22

KUCAB, BRADLEY & FARZANEH NEKUI  
91 SHERMAN ST - UNIT 7  
CAMBRIDGE, MA 02140

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

264-102

CAMBRIDGE CITY OF PWD  
147 HAMPSHIRE ST  
CAMBRIDGE, MA 02139

264-105-102

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



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Culotta Residence  
26 Bellia Circle  
Cambridge, MA 02140

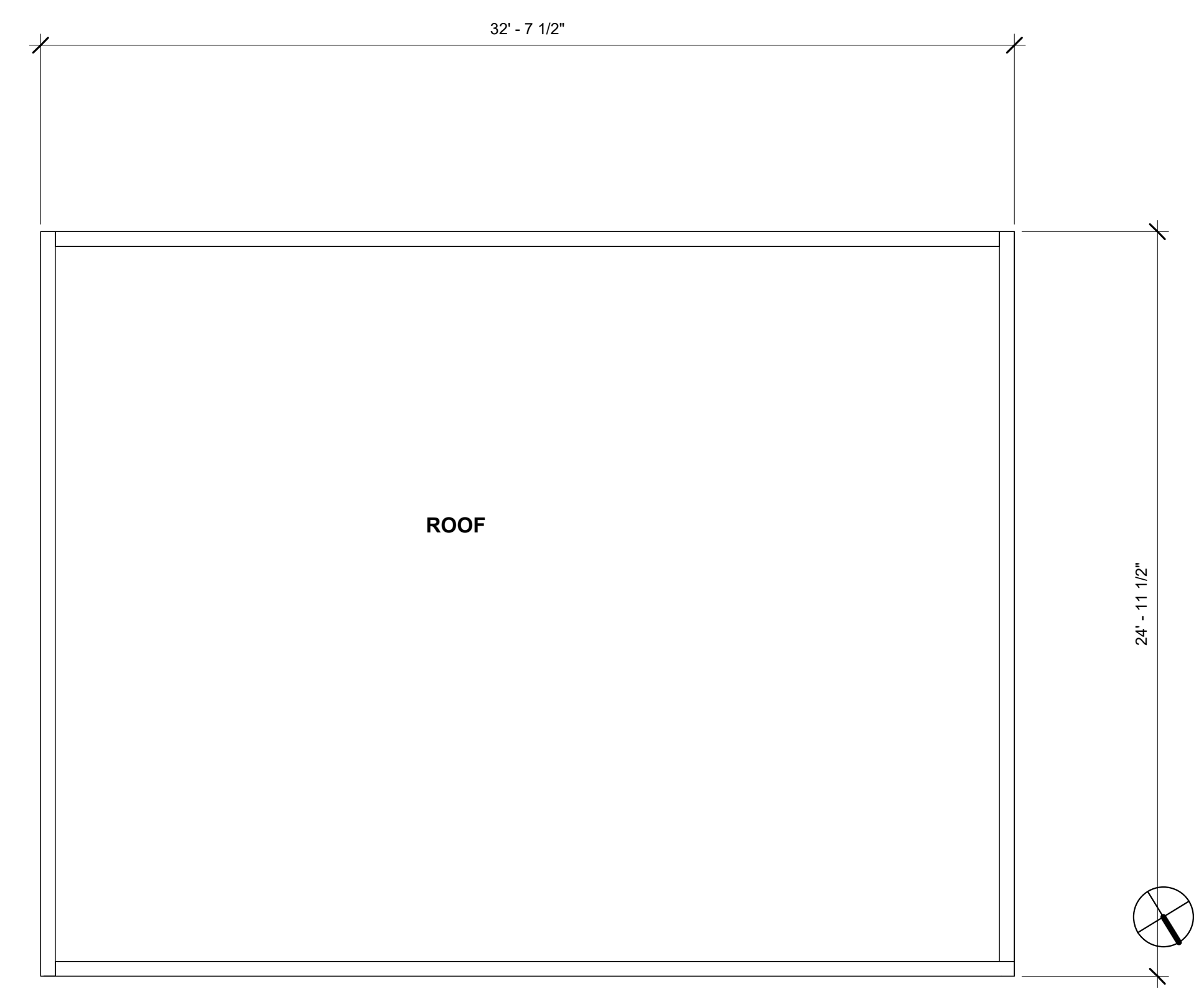
Locus Plan

No.	Date	Revision/Issue

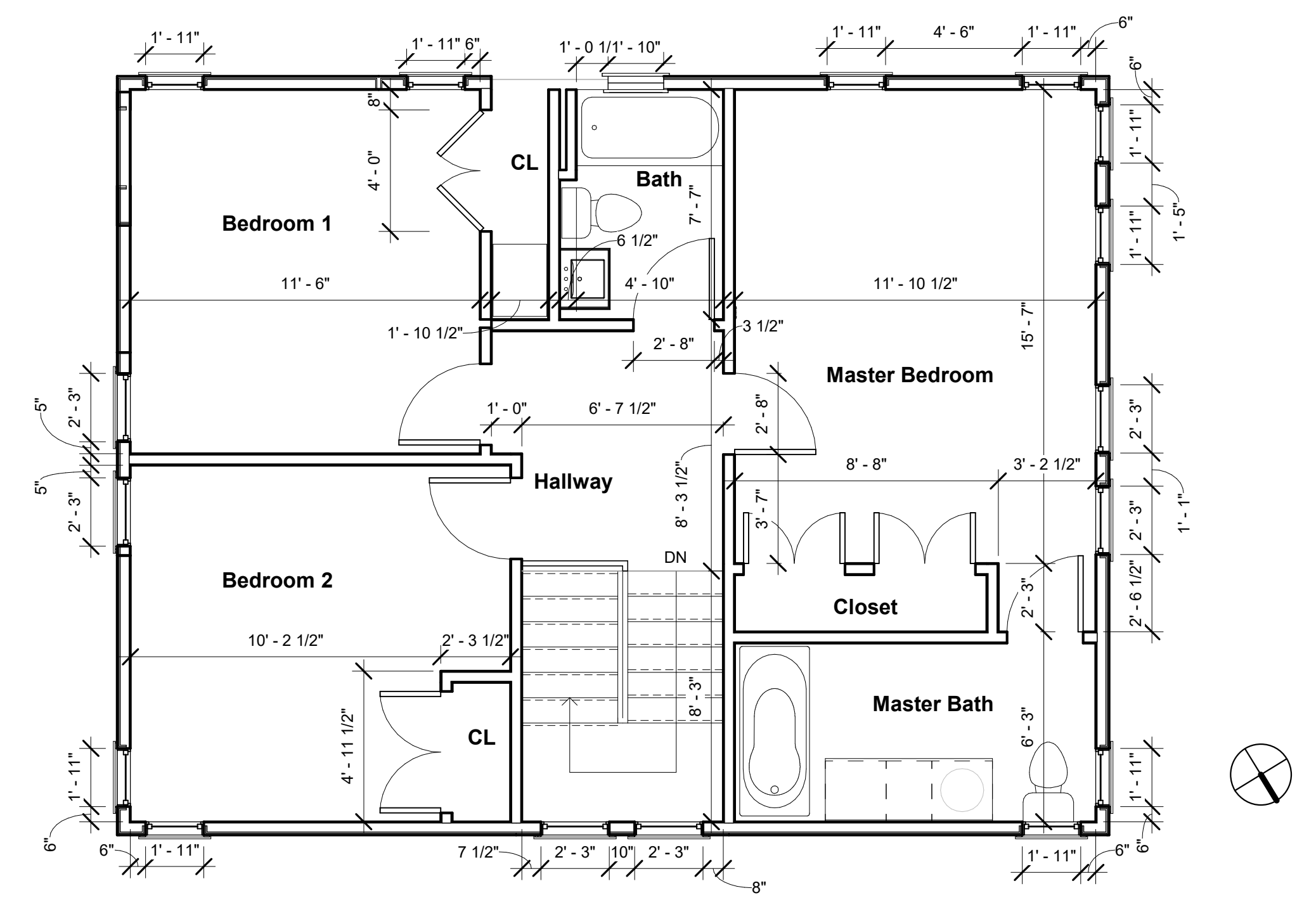
Date  
02/03/2023  
Scale  
1/4" = 1'-0"  
NEDC Job No.  
20.001

Existing Floor Plans

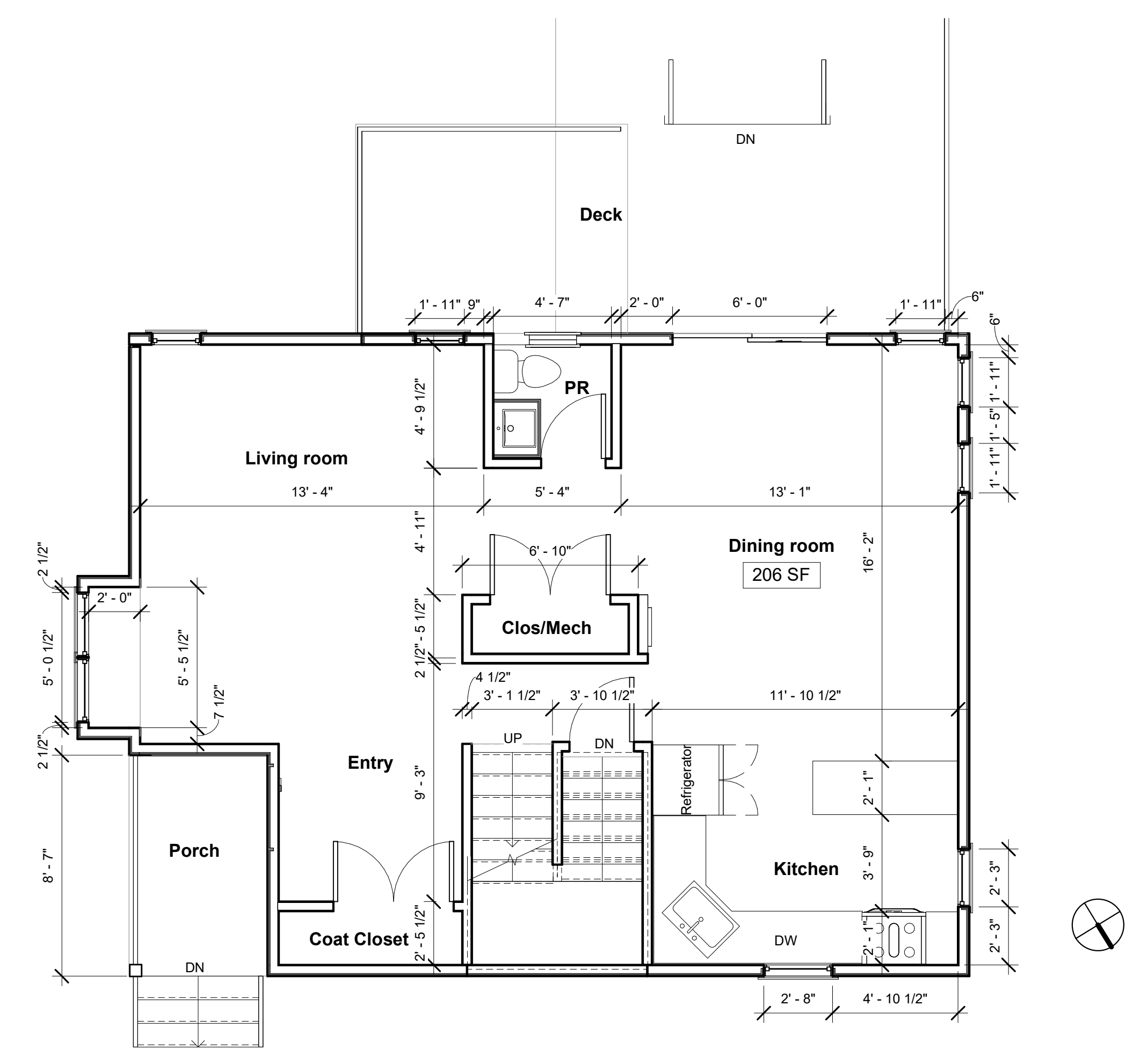
R-1.00



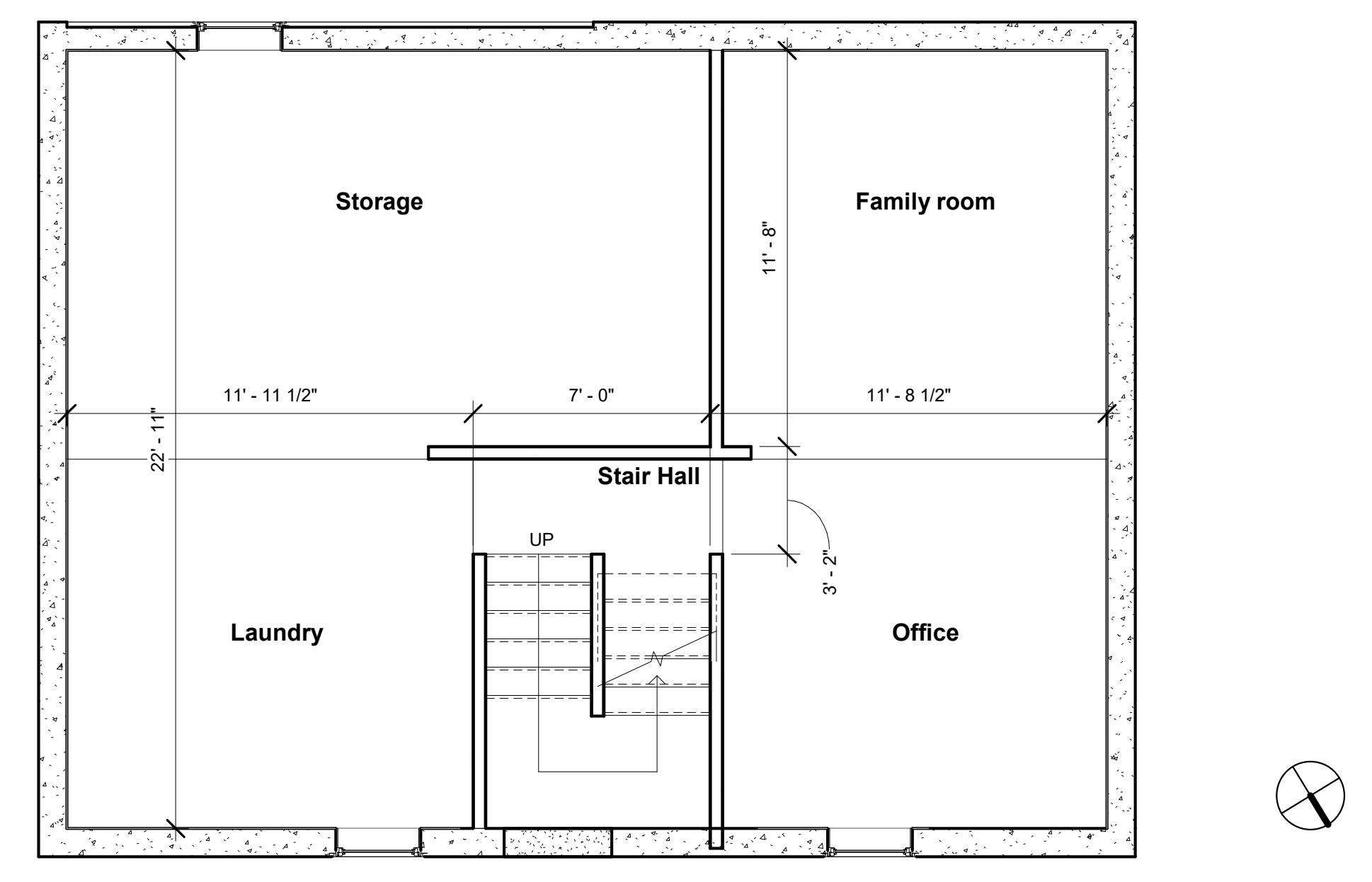
④ 3 Roof Existing  
1/4" = 1'-0"



③ 2\_2nd Floor Existing  
1/4" = 1'-0"



② 1\_1st Floor Existing  
1/4" = 1'-0"



① 0\_Basement Existing  
1/4" = 1'-0"

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26 Bellia Circle  
Cambridge, MA 02140

Locus Plan

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20.001

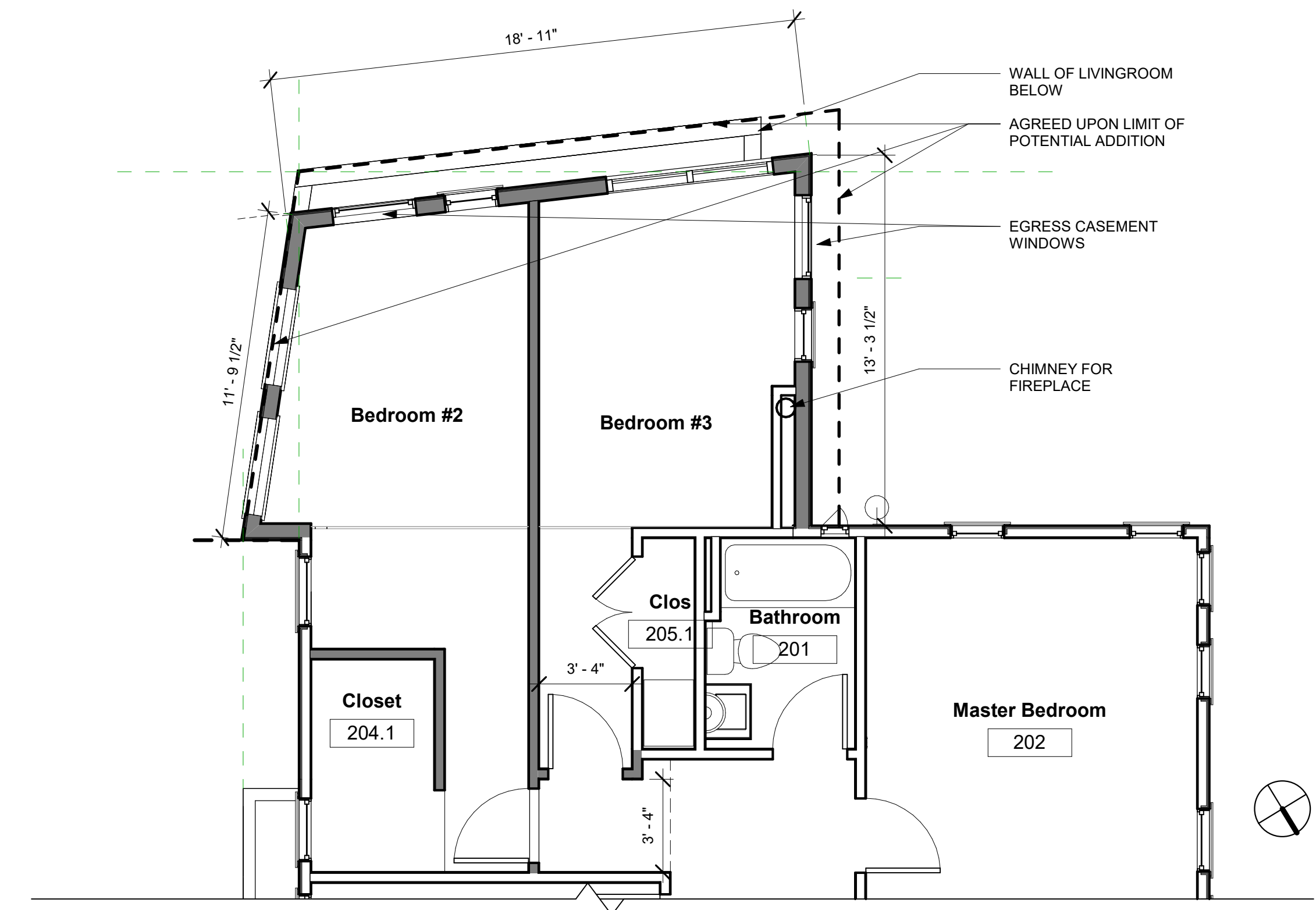
Proposed Schematic  
Floor Plans

A-1.20

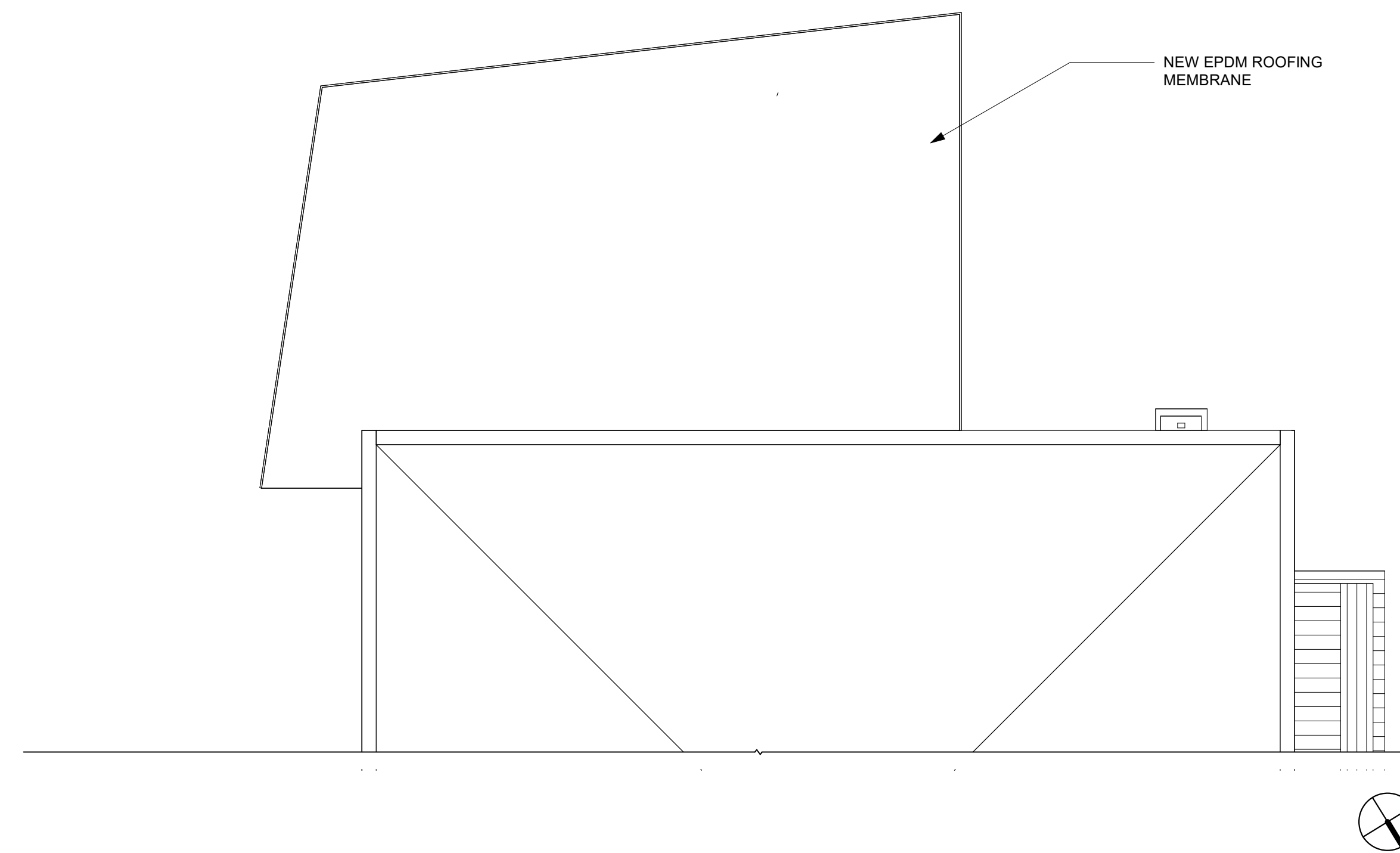


4 Perspective #1

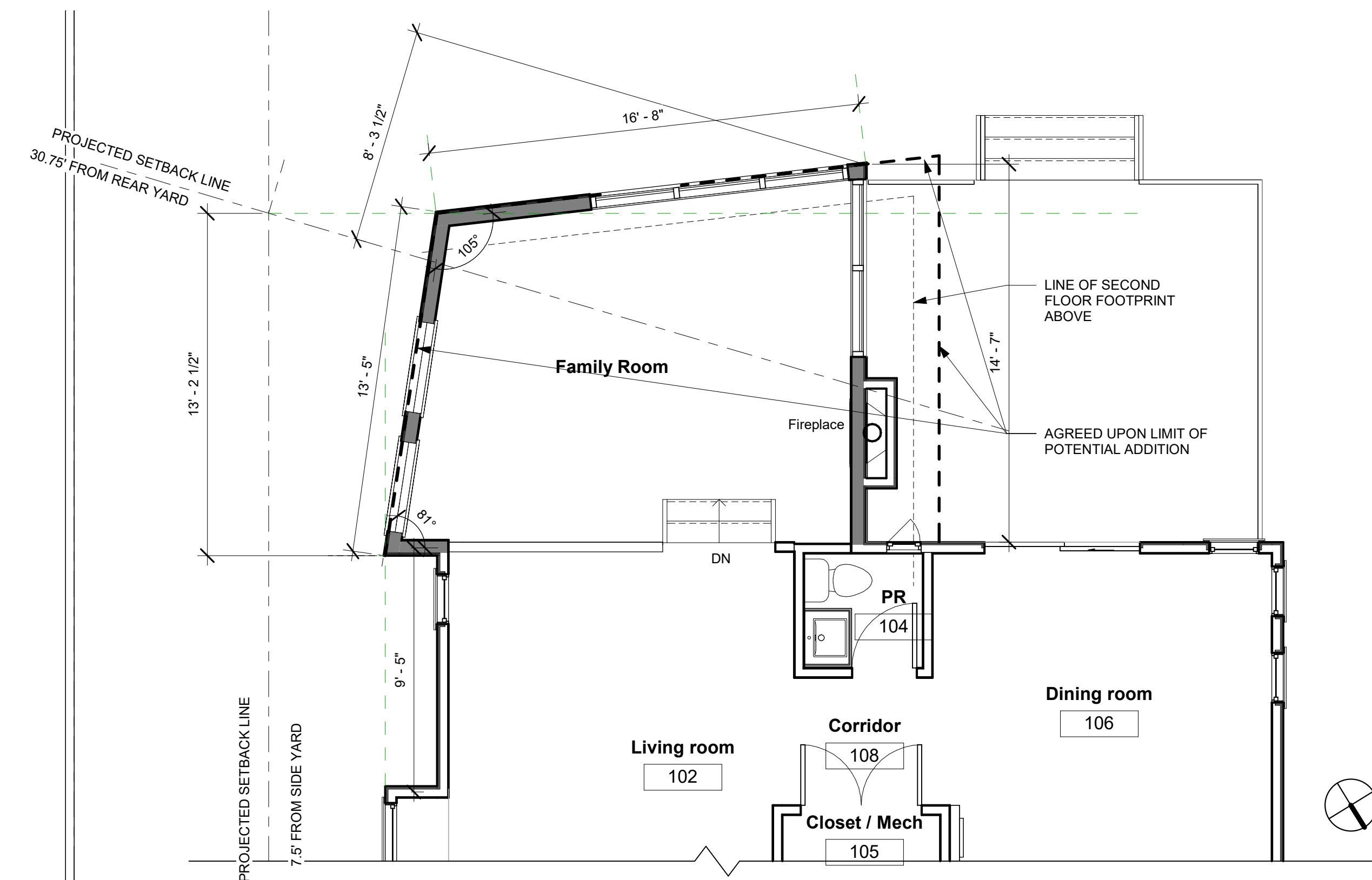
THE MATERIALS AND FINISHES SHOWN ON THE ELEVATIONS AND RENDERINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY; THE OWNER RESERVES THE RIGHT TO SUBSTITUTE THE SAME IN ITS SOLE DISCRETION.



2 2nd Floor 238 SF ADDITION ON THE SECOND FLOOR  
1/4" = 1'-0"



3 Roof 1/4" = 1'-0"



1 1st Floor 238 SF ADDITION ON THE FIRST FLOOR  
1/4" = 1'-0"

Document

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Culotta Residence  
26 Belle Circle  
Cambridge, MA 02140

Locus Plan

No.	Date	Revision/Issue

Date  
02/03/2023  
Scale  
1/4" = 1'-0"  
NEDC Job No.  
20.001

Proposed Exterior Elevations

A-2.20



④ Perspective #2

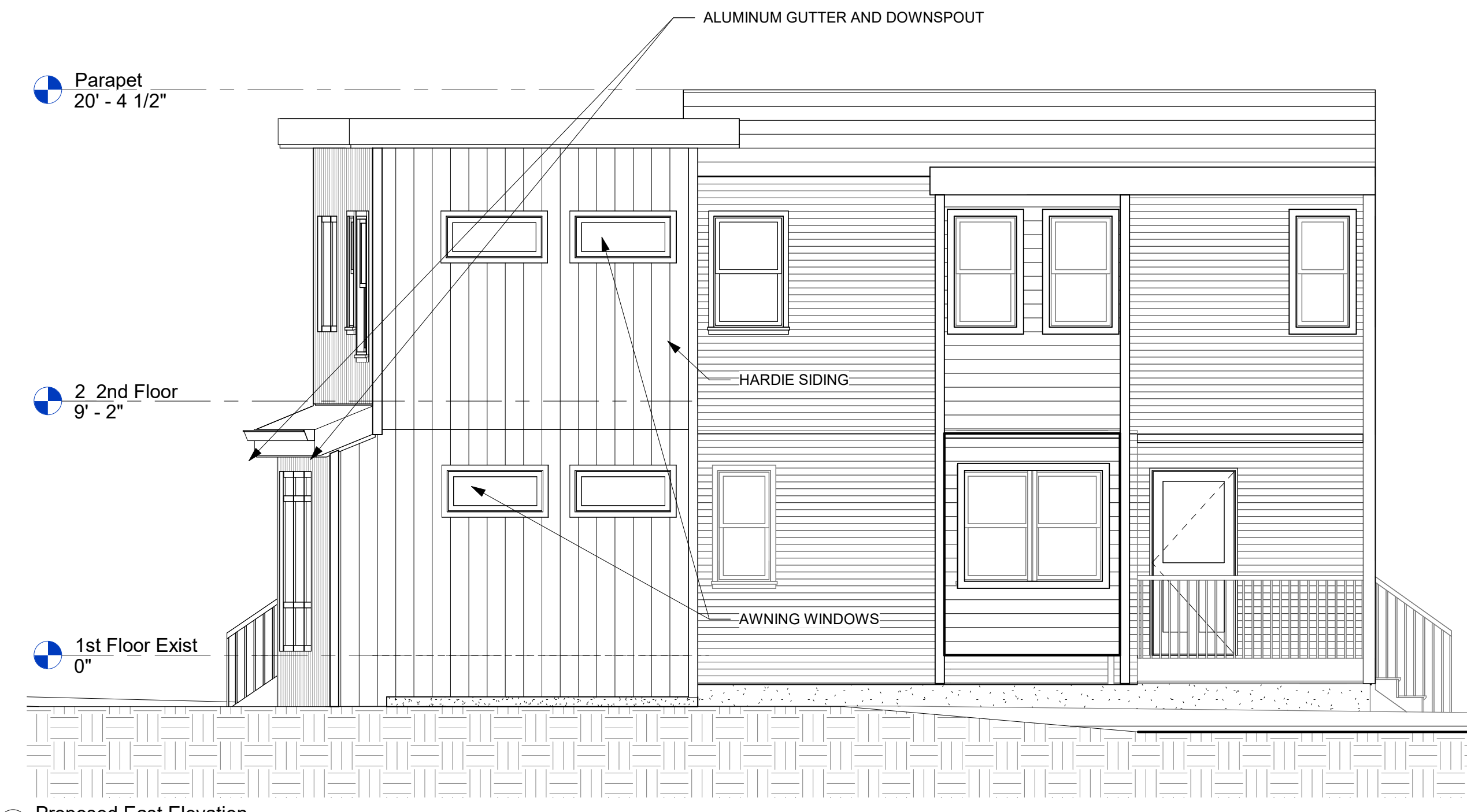
THE MATERIALS AND FINISHES SHOWN ON THE ELEVATIONS AND RENDERINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY; THE OWNER RESERVES THE RIGHT TO SUBSTITUTE THE SAME IN ITS SOLE DISCRETION.



③ Proposed West Elevation  
1/4" = 1'-0"



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



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

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Culotta Residence

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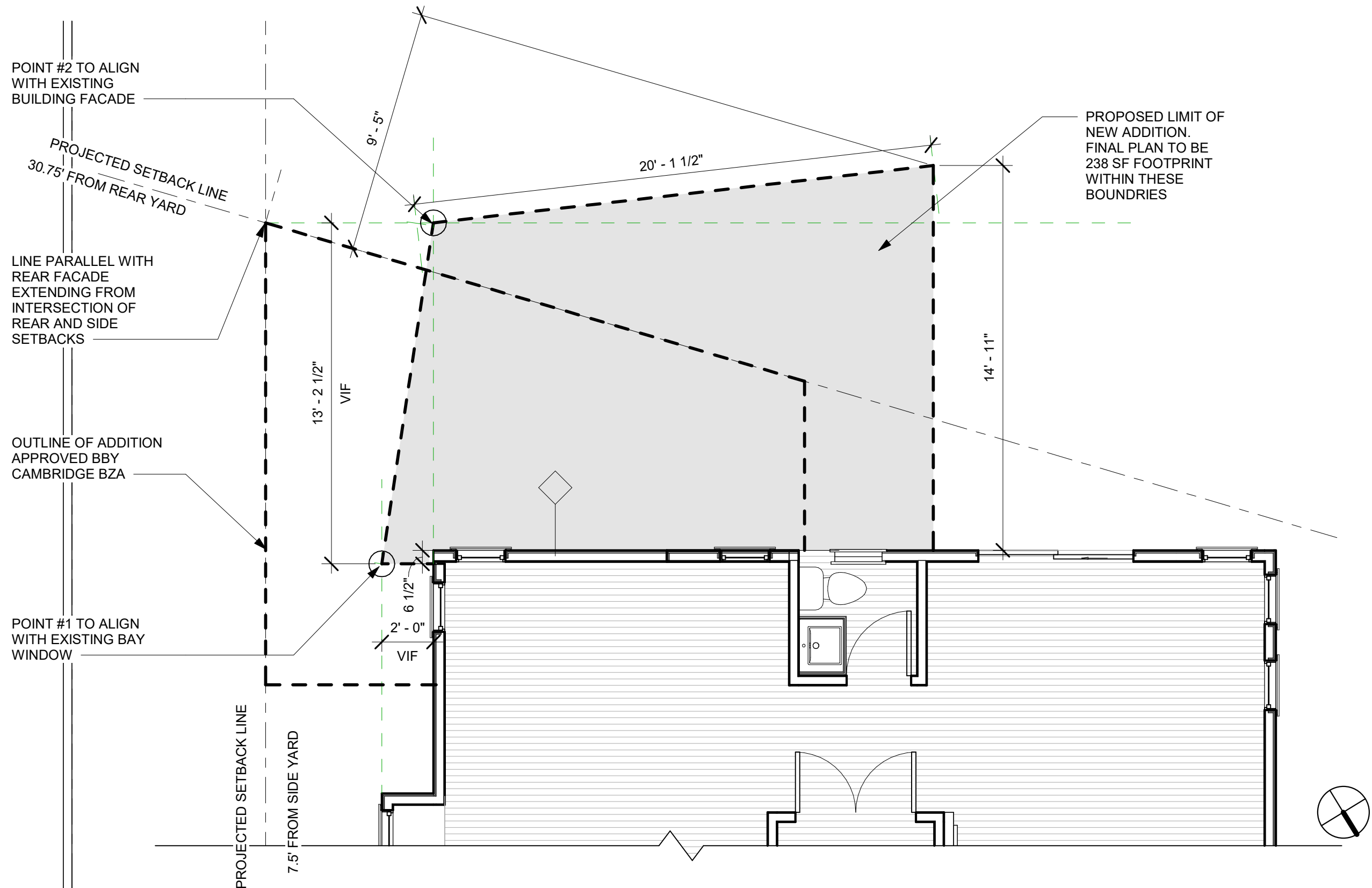
Project  
Boundaries

20.001

Date  
02/03/2023

Scale  
1/4" = 1'-0"

**Z-1.01**



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





26











