

# CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2022 MAR 10 PM 2:51

OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

## BZA Application Form

**BZA Number: 164908**

### General Information

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

Special Permit:   X                        Variance:                             Appeal:       

**PETITIONER:** Reservoir Hill Nominee Trust C/O James J. Rafferty

**PETITIONER'S ADDRESS:** 907 Massachusetts Avenue, Cambridge, MA 02139

**LOCATION OF PROPERTY:** 40 Reservoir St., Cambridge, MA

**TYPE OF OCCUPANCY:** single family

**ZONING DISTRICT:** Residence A-1/Residence A-2

**REASON FOR PETITION:**

/Additions/

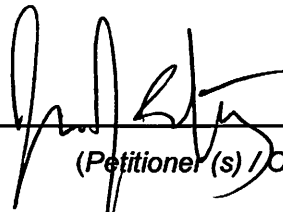
### **DESCRIPTION OF PETITIONER'S PROPOSAL:**

Petitioner seeks to construct conforming addition to existing nonconforming structure which will increase GFA by less than 25% of existing structure. Petitioner also seeks to excavate a basement stairwell that will impact the median grade and thus, increase the nonconforming height of the existing structure by approximately 6 inches.

### **SECTIONS OF ZONING ORDINANCE CITED:**

- Article: 5.000            Section: 5.31 (Table of Dimensional Requirements).
- Article: 8.000            Section: 8.22.2(c); 8.22.2(d) (Nonconforming Structure).
- Article: 10.000        Section: 10.40 (Special Permit).

Original  
Signature(s):

  
\_\_\_\_\_  
(Petitioner(s) / Owner)

James J. Rafferty, Attorney for Petitioner  
(Print Name)

Address: 907 Massachusetts Avenue, Suite 300  
Tel. No.        617.492.4100  
E-Mail Address: jrafferty@adamsrafferty.com

Date: March 7, 2022

**OWNERSHIP INFORMATION FOR BOARD OF ZONING APPEAL RECORD**

To be completed by OWNER, signed, and returned to Secretary of Board of Appeal

Nadaralan Chetty (Owner or Petitioner)

Address: c/o James J. Rafferty 907 Massachusetts Avenue Cambridge MA 02139

Location of Premises: 40 Reservoir Street

the record title standing in the name of Reservoir Hill Nominee Trust

whose address is 40 Reservoir Street Cambridge MA 02138  
(Street) (City or Town) (State & Zip Code)

by a deed duly recorded in the Middlesex South County Registry of Deeds in

Book 25402 Page 548 or \_\_\_\_\_ Registry

District of Land Court Certificate No. \_\_\_\_\_ Book \_\_\_\_\_ Page \_\_\_\_\_

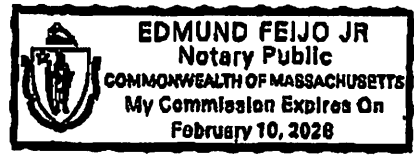
[Signature]  
(Witness)

On this 7 day of March, 2022, before me, the undersigned notary public, personally appeared NADARALAN CHETTY proved to me through satisfactory evidence of identification, which were MA LICENSE to be the person whose name is signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

[Signature]

Notary Public

My commission expires: \_\_\_\_\_



## **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 40 Reservoir St., 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:**

Section 8.22.2(d) allows for the increased height of the building since the existing height is nonconforming. The proposed conforming addition is less than a 25% increase in gfa and thus, allowed pursuant to Section 8.22.2(c) upon the issuance of a Special Permit.

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

The proposed addition will not alter traffic patterns.

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

The adjacent uses are all similarly sized single family dwellings.

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

The proposed building will be constructed in accordance with all the requirements of the State Building Code.

**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 intensity and use of this single family dwelling will not be materially altered as a result of the proposed addition. Moreover, the structure complies with the FAR and Open Space requirements for the Residence A-1 and A-2 Districts. As a result, there will not be any detrimental effect upon the neighborhood.

**\*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:** Reservoir Hill Nominee Trust  
**Location:** 40 Reservoir St., Cambridge, MA  
**Phone:** 617.492.4100

**Present Use/Occupancy:** single family  
**Zone:** Residence A-1/Residence A-2  
**Requested Use/Occupancy:** single family

		<b><u>Existing Conditions</u></b>	<b><u>Requested Conditions</u></b>	<b><u>Ordinance Requirements</u></b>	
<b><u>TOTAL GROSS FLOOR AREA:</u></b>		7,013	8,442	9,929	(max.)
<b><u>LOT AREA:</u></b>		19,858	no change	6,000/8,000	(min.)
<b><u>RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup></u></b>		.35	.43	.50	
<b><u>LOT AREA OF EACH DWELLING UNIT</u></b>		19,858	no change	4,500/6,000	
<b><u>SIZE OF LOT:</u></b>	WIDTH	79'9" (A-2)/113' 9" (A-1)	no change	65(A-2)/80(A-1)	
	DEPTH	N/A	N/A	N/A	
<b><u>SETBACKS IN FEET:</u></b>	FRONT	59.1 (A-2)	21.6 (A-2)	20(A-2)/25(A-1)	
	REAR	5.7	no change	25	
	LEFT SIDE	35.6 (A-2)	11.2 (A-2)	10 (A-2)	
	RIGHT SIDE	82.2(A-1)	no change	15' (A-1_	
<b><u>SIZE OF BUILDING:</u></b>	HEIGHT	35' 2"	35' 7"	35'	
	WIDTH	N/A	N/A	N/A	
<b><u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u></b>		.75	.51	.50	
<b><u>NO. OF DWELLING UNITS:</u></b>		1	no change	3	
<b><u>NO. OF PARKING SPACES:</u></b>		0	2	1	
<b><u>NO. OF LOADING AREAS:</u></b>		0	no change	N/A	
<b><u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u></b>		N/A	N/A	N/A	

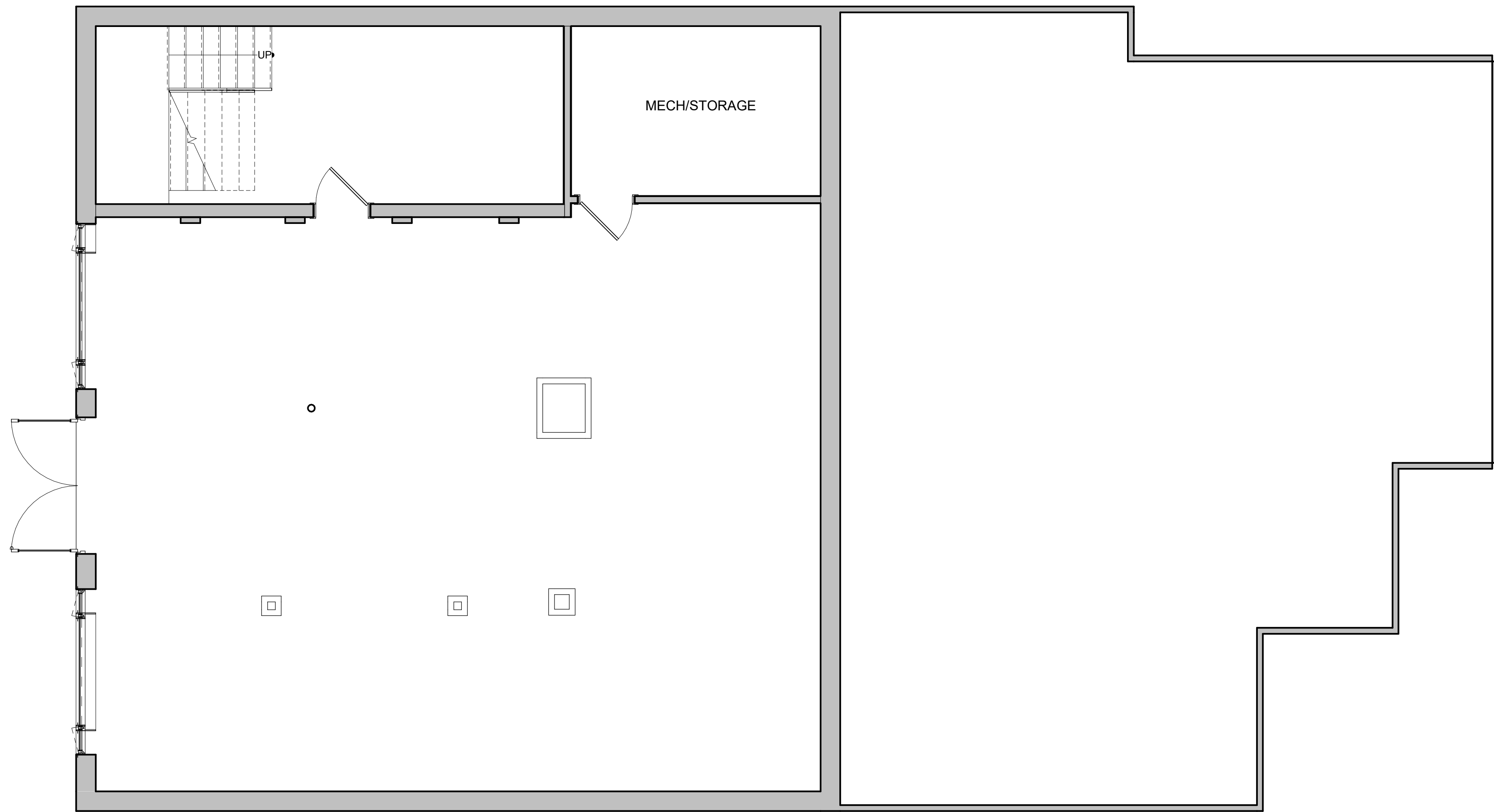
Describe where applicable, other occupancies on the same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g; wood frame, concrete, brick, steel, etc.:

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'.

8/30/2021 9:32:32 AM

AX201

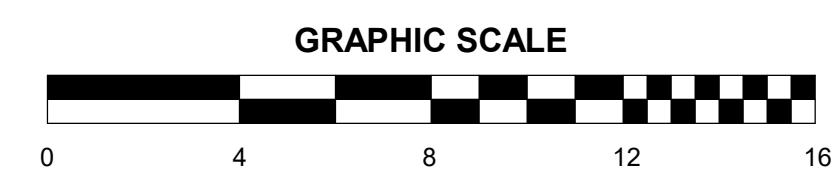


AX202

AX203

AX201

1 EXISTING BASEMENT  
 1/4" = 1'-0"



No.	Description	Date

client

title  
EXISTING FLOOR PLANS

project  
40 RESERVOIR STREET CAMBRIDGE, MA 02138

**BOYES-WATSON ARCHITECTS**  
 30 Bow St.  
 Somerville, MA 02143  
 architects@boyeswatson.com  
 phone: (617) 629-8200

job number 20360

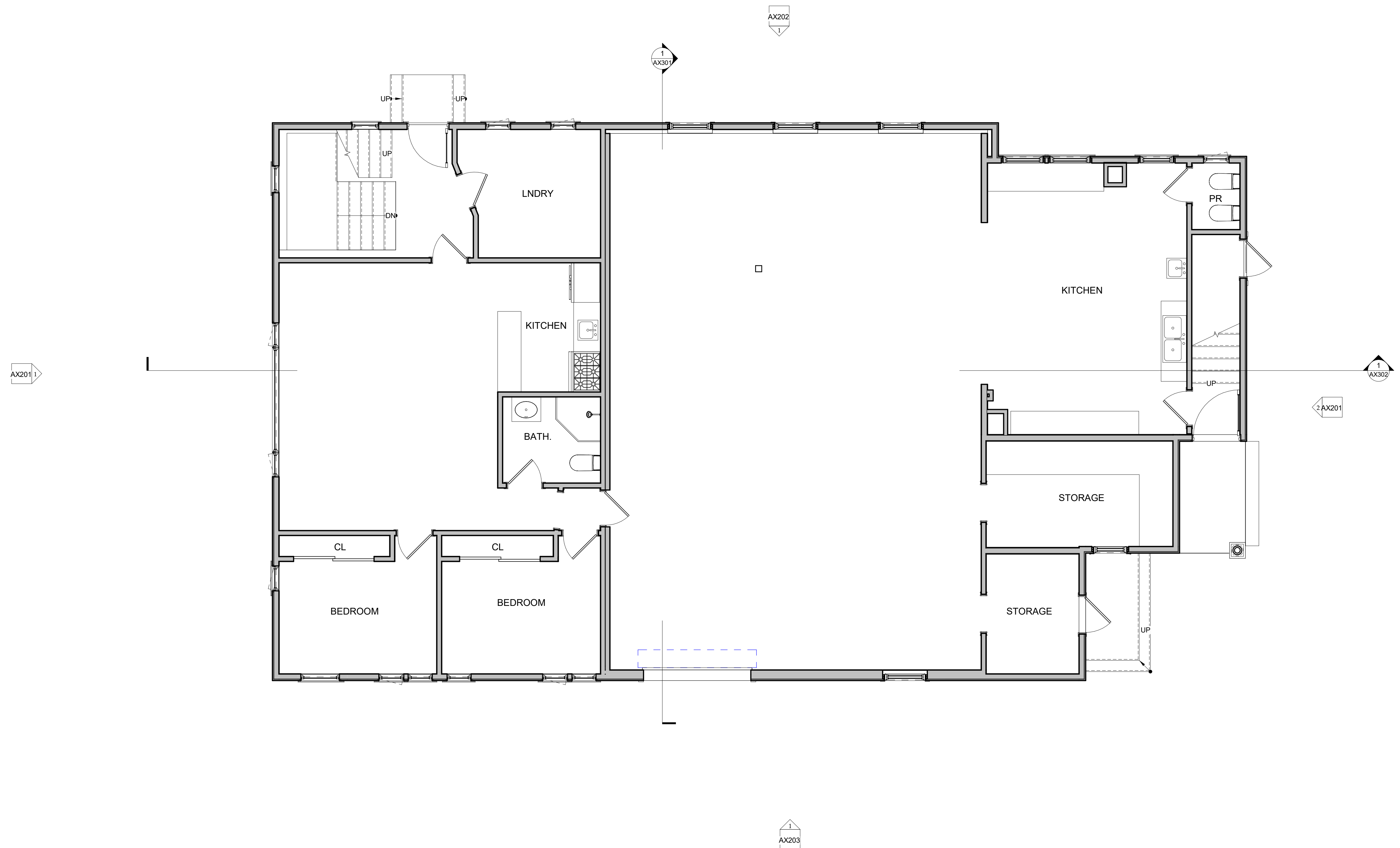
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date issued 08-30-21

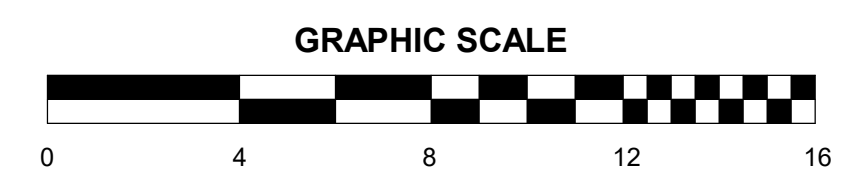
EXISTING CONDITIONS

Sheet no.  
AX101

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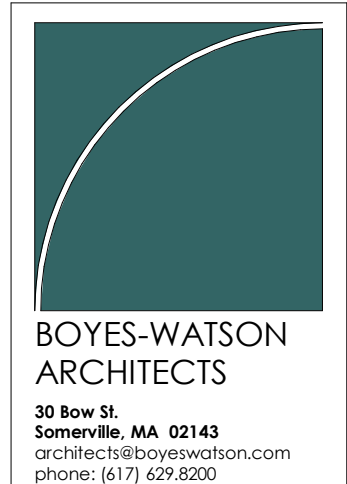
1 EXISTING 1ST FLOOR  
 1/4" = 1'-0"



No.	Description	Date

client

title **EXISTING FLOOR PLANS**  
 project **40 RESERVOIR STREET CAMBRIDGE, MA 02138**



job number 20360

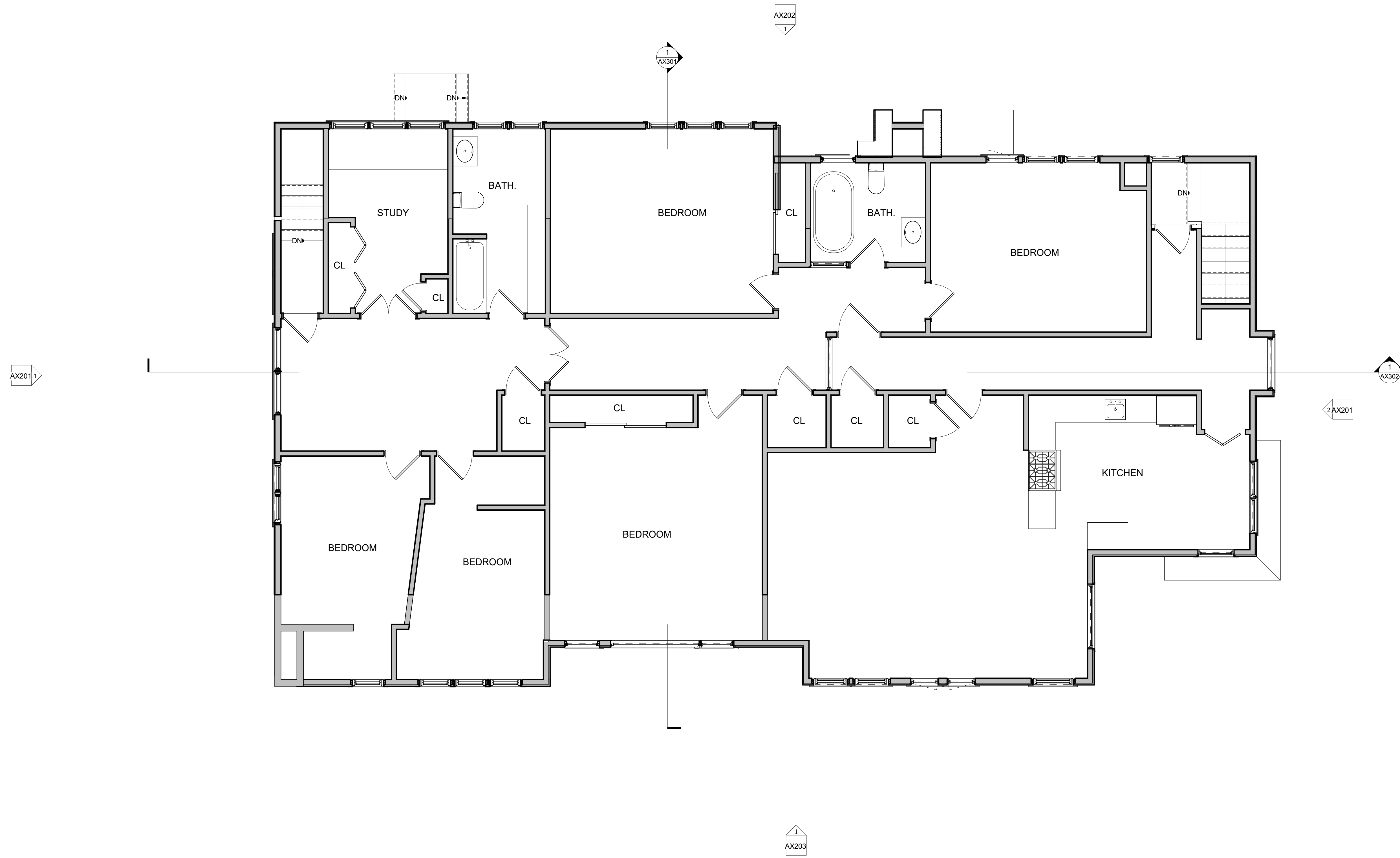
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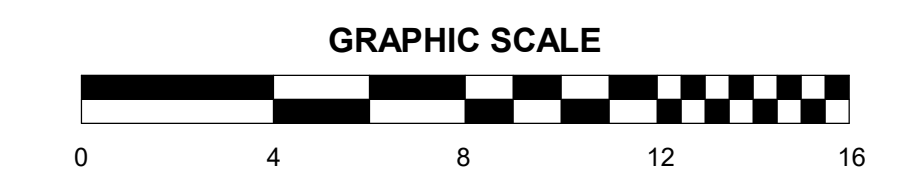
EXISTING CONDITIONS

Sheet no.  
**AX102**

8/30/2021 9:32:33 AM



1 EXISTING 2ND FLOOR  
 1/4" = 1'-0"



No.	Description	Date

client

title **EXISTING FLOOR PLANS**

project **40 RESERVOIR STREET CAMBRIDGE, MA 02138**

**BOYES-WATSON ARCHITECTS**  
 30 Bow St.  
 Somerville, MA 02143  
 architects@boyeswatson.com  
 phone: (617) 629-8200

job number 20360

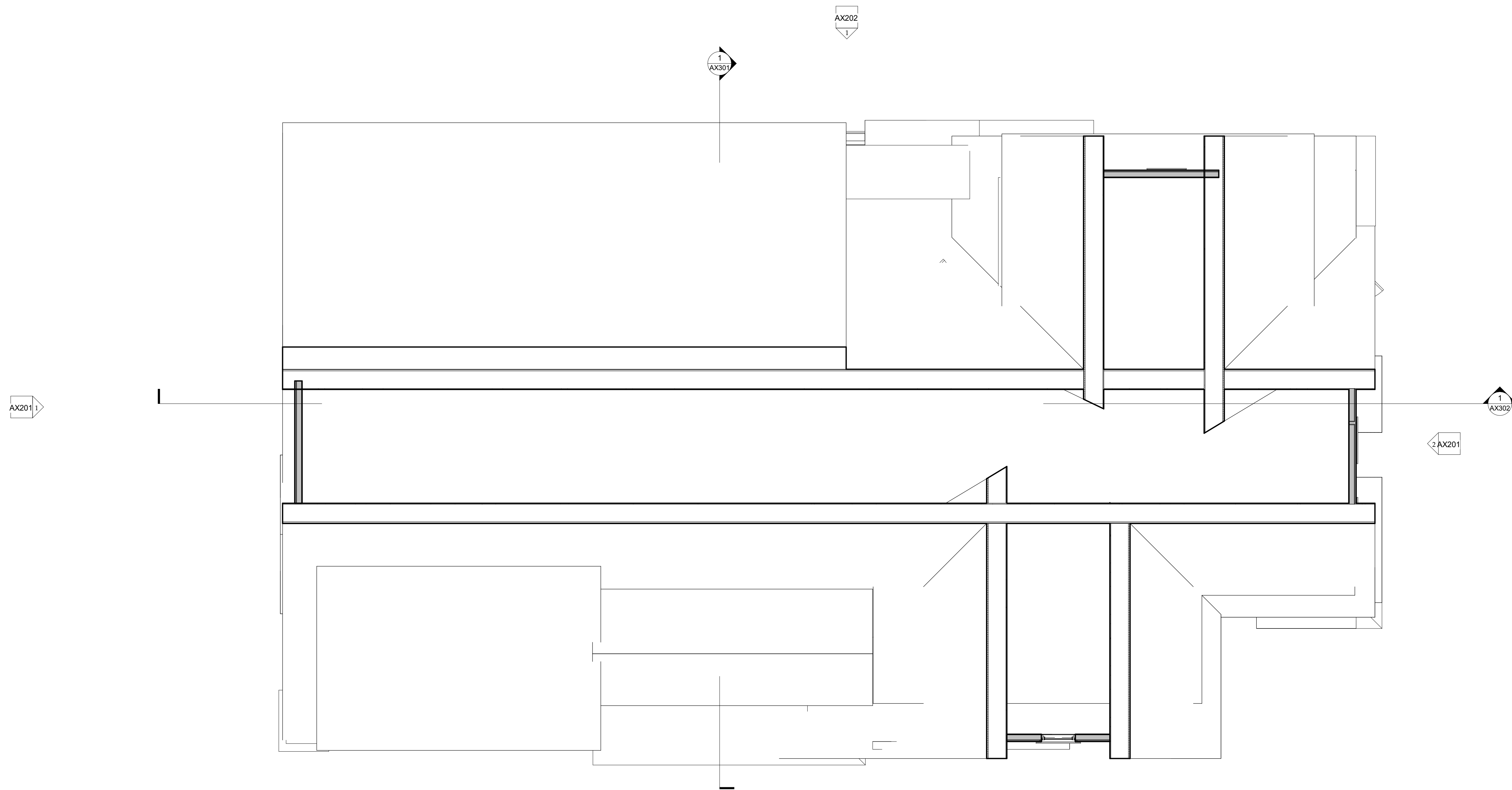
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date issued 08-30-21

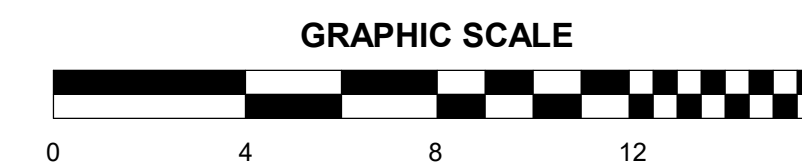
EXISTING CONDITIONS

Sheet no. **AX103**

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1 EXISTING 3RD FLOOR  
1/4" = 1'-0"



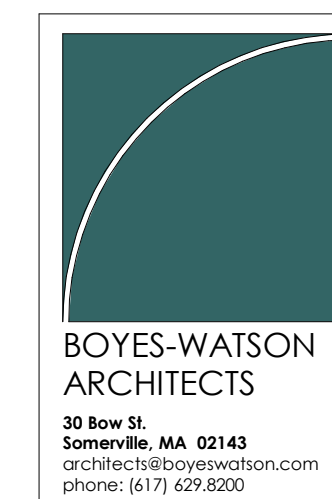
No.	Description	Date

client

project

title  
**EXISTING FLOOR PLANS**

project  
**40 RESERVOIR STREET CAMBRIDGE, MA 02138**



job number 20360

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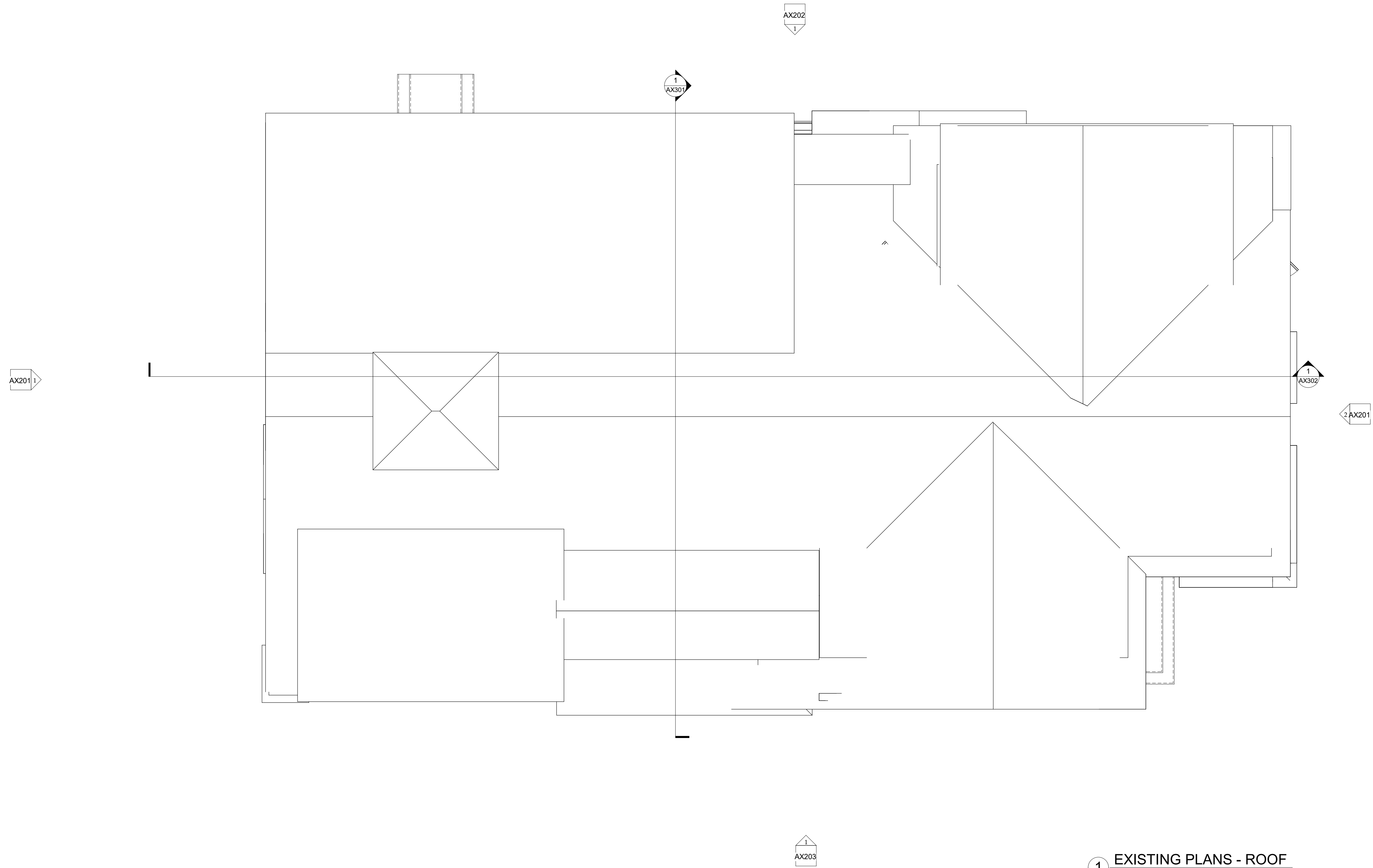
date issued 08-30-21

EXISTING CONDITIONS

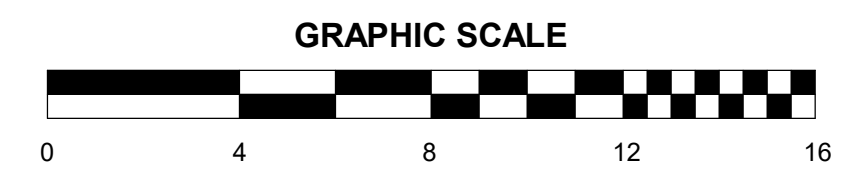
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1 EXISTING PLANS - ROOF  
1/4" = 1'-0"



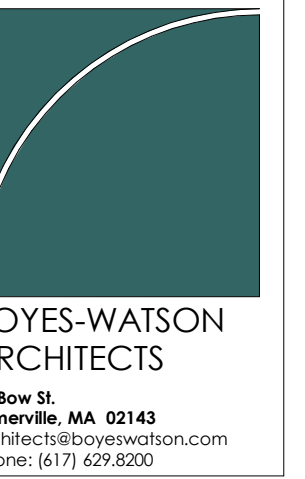
No.	Description	Date

client

project

title  
**EXISTING ROOF PLAN**

project  
**40 RESERVOIR STREET CAMBRIDGE, MA 02138**



job number 20360

scale 1/4" = 1'-0"

date issued 08-30-21

EXISTING CONDITIONS

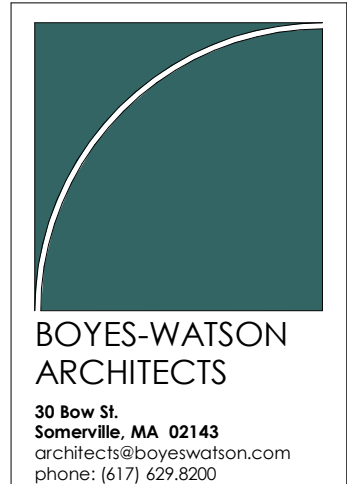
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**AX105**

No.	Description	Date

client

title

EXISTING ELEVATIONS  
 40 RESERVOIR STREET CAMBRIDGE, MA 02138  
 project



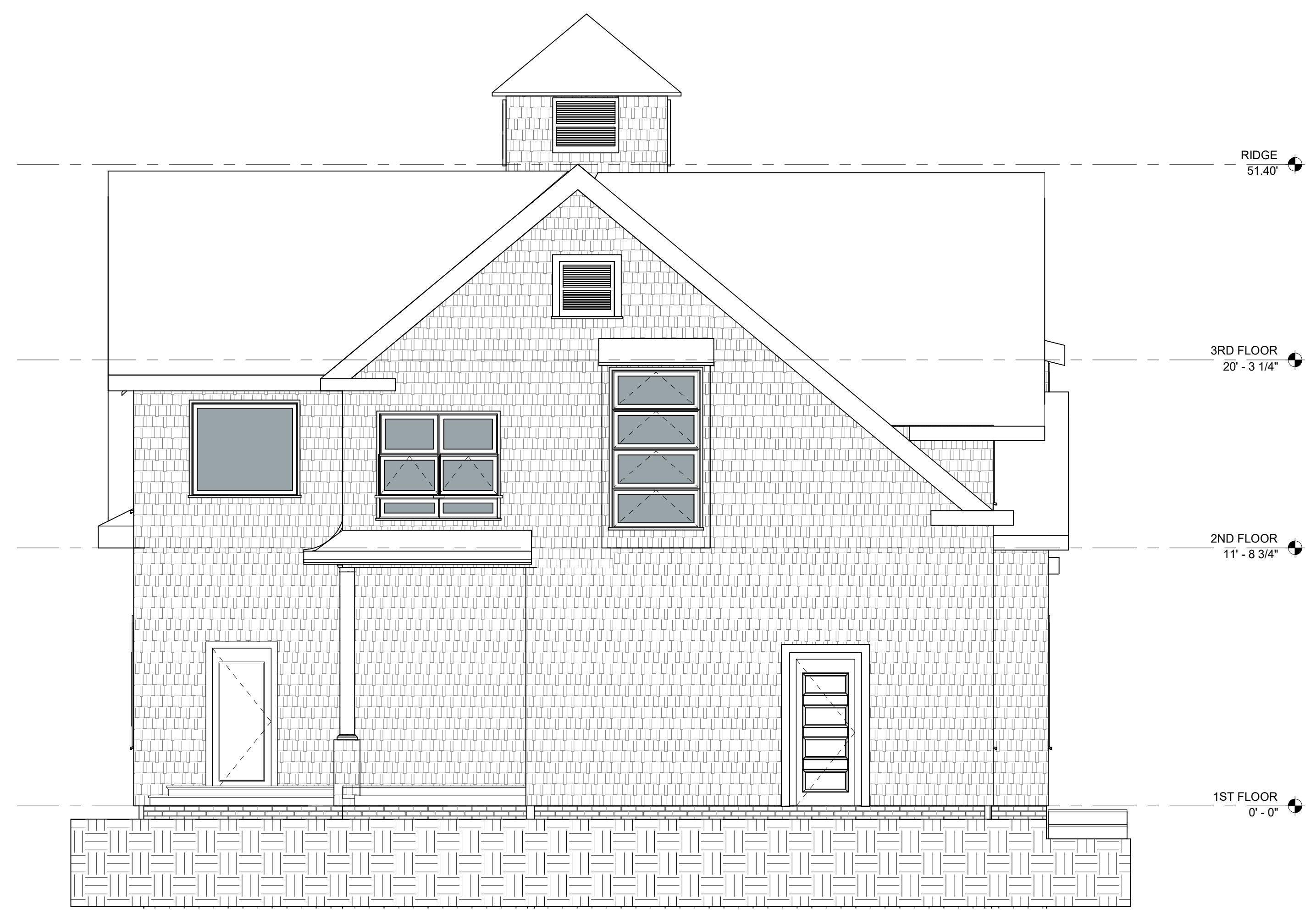
job number 20360

scale 1/4" = 1'-0"

date issued 08-30-21

EXISTING CONDITIONS

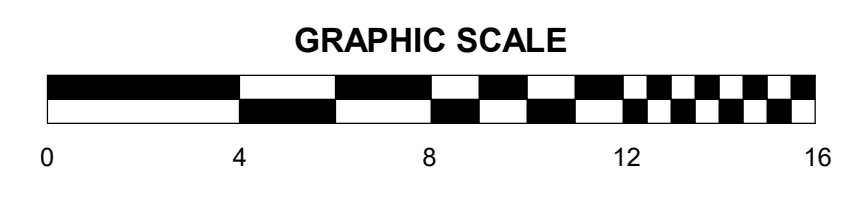
Sheet no.  
 AX201



② EXISTING ELEVATION - SOUTH  
 1/4" = 1'-0"



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

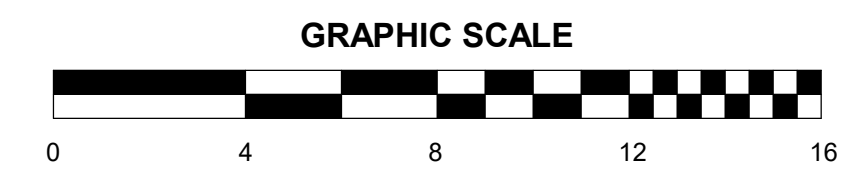


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8/30/2021 9:32:36 AM



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



No.	Description	Date

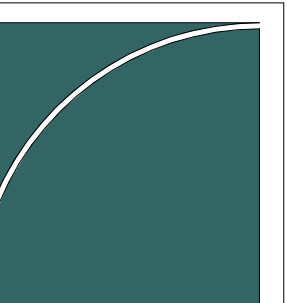
client

EXISTING ELEVATIONS

40 RESERVOIR STREET CAMBRIDGE, MA 02138

title

project



BOYES-WATSON  
ARCHITECTS  
30 Bow St.  
Somerville, MA 02143  
architects@boyeswatson.com  
phone: (617) 629-8200

job number 20360

scale 1/4" = 1'-0"

date issued 08-30-21

EXISTING  
CONDITIONS

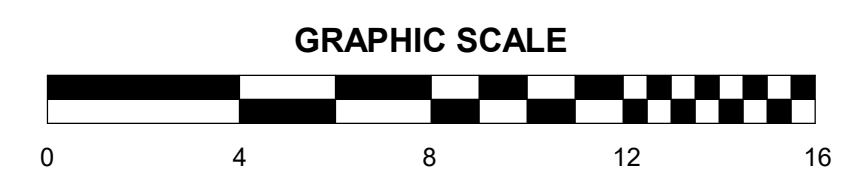
Sheet no.

AX202

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



No.	Description	Date

client

title  
**EXISTING ELEVATIONS**

project  
**40 RESERVOIR STREET CAMBRIDGE, MA 02138**

**BOYES-WATSON ARCHITECTS**  
30 Bow St  
Somerville, MA 02143  
architect@boyeswatson.com  
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job number 20360

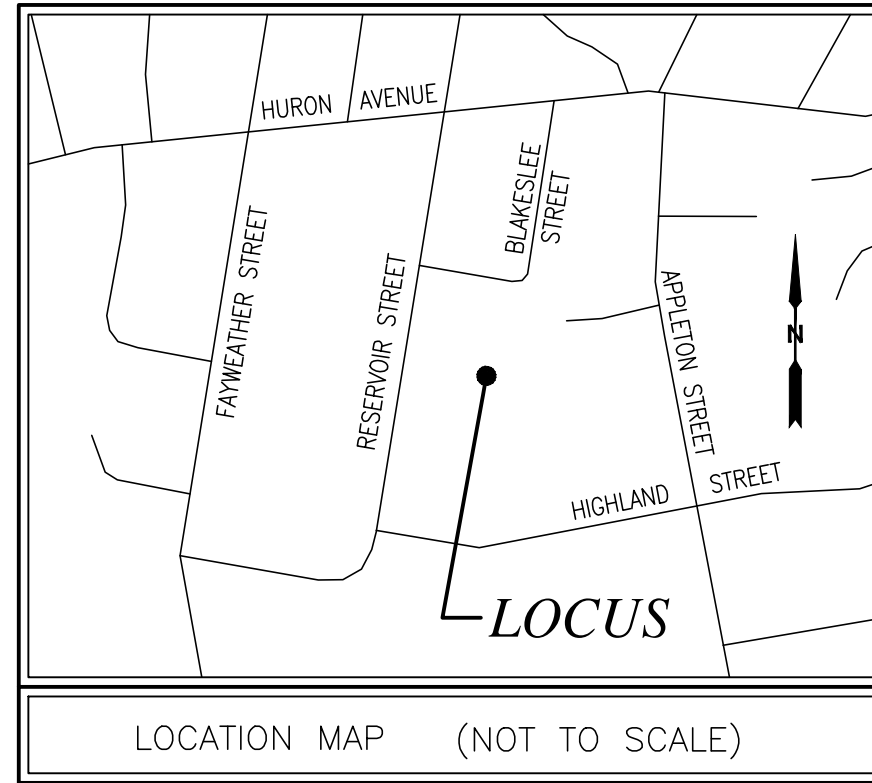
scale 1/4" = 1'-0"

date issued 08-30-21

EXISTING CONDITIONS

Sheet no.  
**AX203**





**RECORD OWNER:**  
 ASSESSORS MAP 232 LOT 125  
 40 RESERVOIR STREET  
 JULIA SIMMS HOLDERNESS & DARYOOSH VAKHSHOORI  
 10 ROGERS STREET #821  
 CAMBRIDGE, MA 02141  
 DEED BOOK 59885 PAGE 275

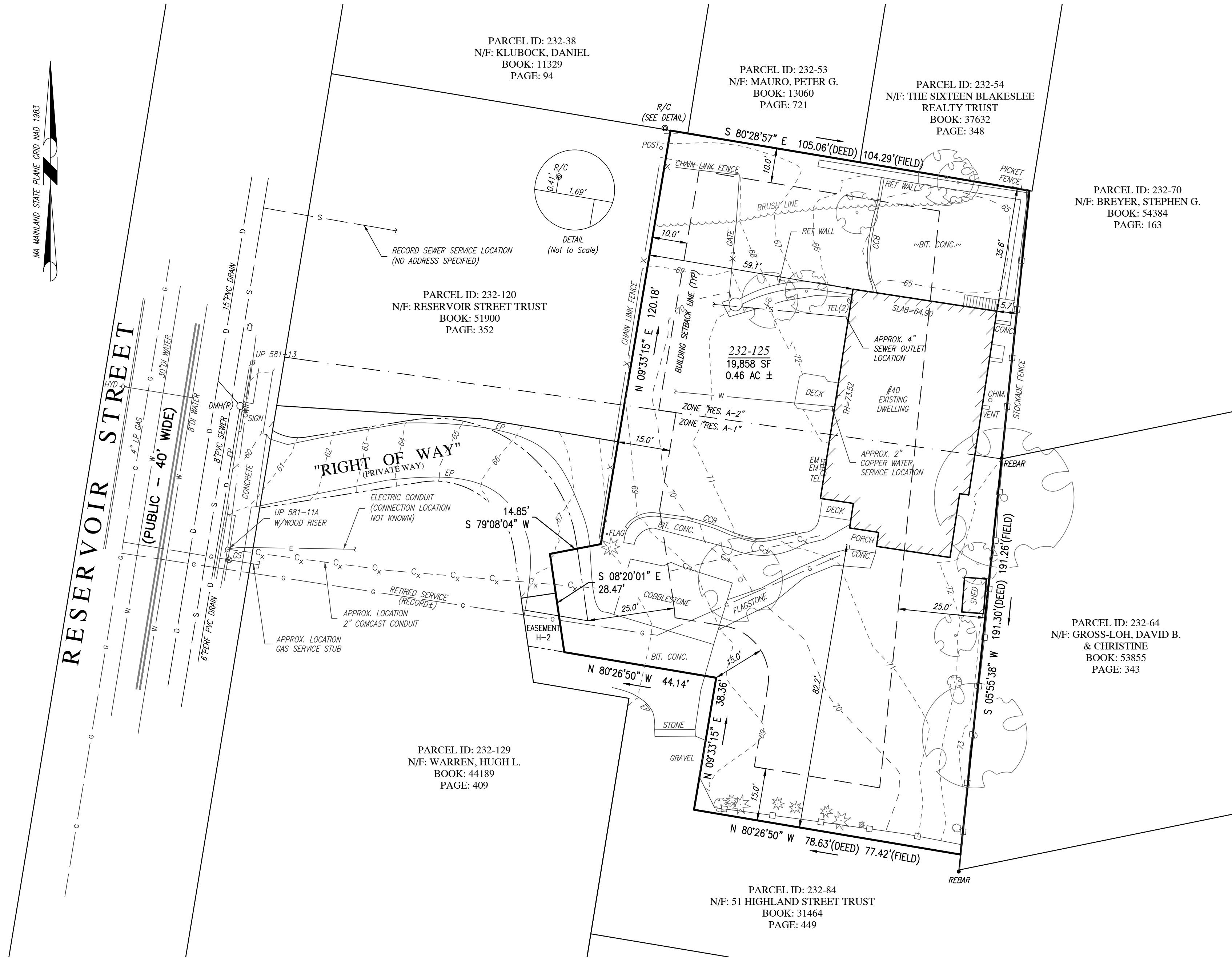
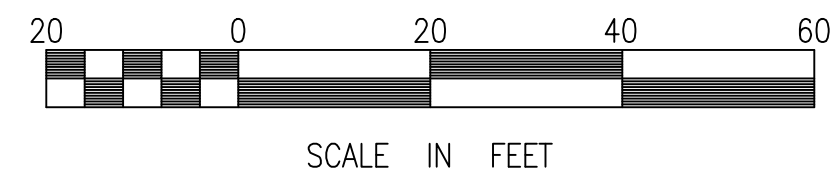
- NOTES:**
- PLAN REFERENCES:
    - PLAN 931 OF 2017
    - PLAN 569 OF 2007
    - PLAN 74 OF 2007
    - PLAN 240 OF 1968
    - PLAN 290 OF 1954
    - PLAN 1320 OF 1952
    - PLAN 231 OF 1950
    - PLAN BOOK 307, PAGE 39
    - PLAN BOOK 299, PAGE 32
    - PLAN ENTITLED "PLAN OF LAND IN CAMBRIDGE, MA, 89 APPLINGTON STREET, EXISTING CONDITIONS" PREPARED BY EVERETT M. BROOKS CO., DATED JANUARY 13, 2011
  - SUBJECT SITE IS IN THE RESIDENTIAL "A-1" & "A-2" ZONES AS DEPICTED ON THE CITY OF CAMBRIDGE ZONING MAP.
  - TOPOGRAPHIC AND DETAIL INFORMATION SHOWN HEREON IS BASED UPON AN ON THE GROUND SURVEY PERFORMED BY MERRILL ENGINEERS AND LAND SURVEYORS DURING AUGUST OF 2021
  - ALL ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
  - EXISTING UTILITIES, WHERE SHOWN, HAVE BEEN COMPILED BASED ON OBSERVED ABOVE GROUND EVIDENCE AND ARE TO BE CONSIDERED APPROXIMATE. MERRILL ENGINEERS AND LAND SURVEYORS DOES NOT GUARANTEE THE LOCATION OF UNDERGROUND UTILITIES OR THAT ALL EXISTING UTILITIES AND/OR SUBSURFACE STRUCTURES ARE SHOWN.

**FLOOD NOTE:**  
 BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE X OF THE FLOOD INSURANCE RATE MAP, AS SHOWN ON COMMUNITY MAP No. 25017C0419E, WHICH BEARS AN EFFECTIVE DATE OF JUNE 4, 2010, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

**ZONING REQUIREMENTS**

RESIDENCE "A-1" DISTRICT	
AREA	8,000 S.F.
FRONTAGE	20 FEET*
LOT WIDTH	80 FEET
BUILDING HEIGHT	35 FEET
MINIMUM YARDS:	
FRONT	25 FEET
SIDE	15 FEET
REAR	25 FEET
RESIDENCE "A-2" DISTRICT	
AREA	6,000 S.F.
FRONTAGE	20 FEET*
LOT WIDTH	65 FEET
BUILDING HEIGHT	35 FEET
MINIMUM YARDS:	
FRONT	20 FEET
SIDE	10 FEET
REAR	25 FEET

\* PER ZONING BY LAW 5.21.2: NO BUILDING SHALL BE ERECTED ON A LOT WHICH DOES NOT HAVE AT LEAST 20 FEET OF FRONTAGE ON A STREET

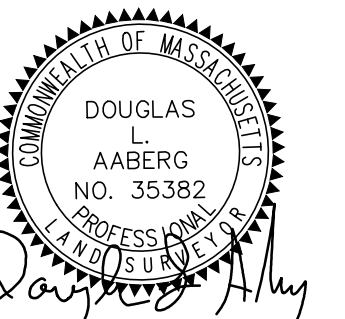


**LEGEND**

●	REBAR AND CAP	R/C
•	REBAR FOUND	REBAR
⊕	ELECTRIC METER	EM
○	FLAG POLE	FLAG
○	FENCE POST	POST
○	SHRUB	SHRUB
+	SIGN	SIGN
×	SLAB ELEVATION	SLAB
⊙	TELEPHONE BOX	TEL
+	THRESHOLD	TH
⊕	DECIDUOUS TREE	
⊕	CONIFEROUS TREE	
⊕	UTILITY POLE	UP
⊕	EDGE OF PAVEMENT	EP
⊕	CAPE COD BERM	CCB
— X —	CHAIN LINK FENCE	
— X —	PICKET FENCE	
— □ —	STOCKADE FENCE	
— · —	CONTOUR LINE	
— · —	OHW	
— Cx —	OVERHEAD WIRES	
— Cx —	COMCAST CABLE	
— D —	STORM DRAIN	
— G —	GAS PIPE	
— S —	SEWER MAIN	
— W —	WATER MAIN	

**REVISIONS**

NO.	DATE	DESCRIPTION
2	10/13/21	SETBACK LINES
1	9/13/21	RECORD UTILITIES



DRAWN BY: REG

DESIGNED BY: ---

CHECKED BY: DLA

**Merrill**  
 Engineers and Land Surveyors  
 427 COLUMBIA ROAD, HANOVER, MA 02339 / T: (781) 826-9200  
 26 UNION STREET, PLYMOUTH, MA 02360 / T: (508) 746-6060  
 WWW.MERRILLINC.COM

**EXISTING CONDITIONS PLAN**

40 RESERVOIR STREET  
 CAMBRIDGE, MASSACHUSETTS

OWNER/APPLICANT  
 JULIA SIMMS HOLDERNESS & DARYOOSH VAKHSHOORI  
 10 ROGERS STREET #821  
 CAMBRIDGE, MA 02141

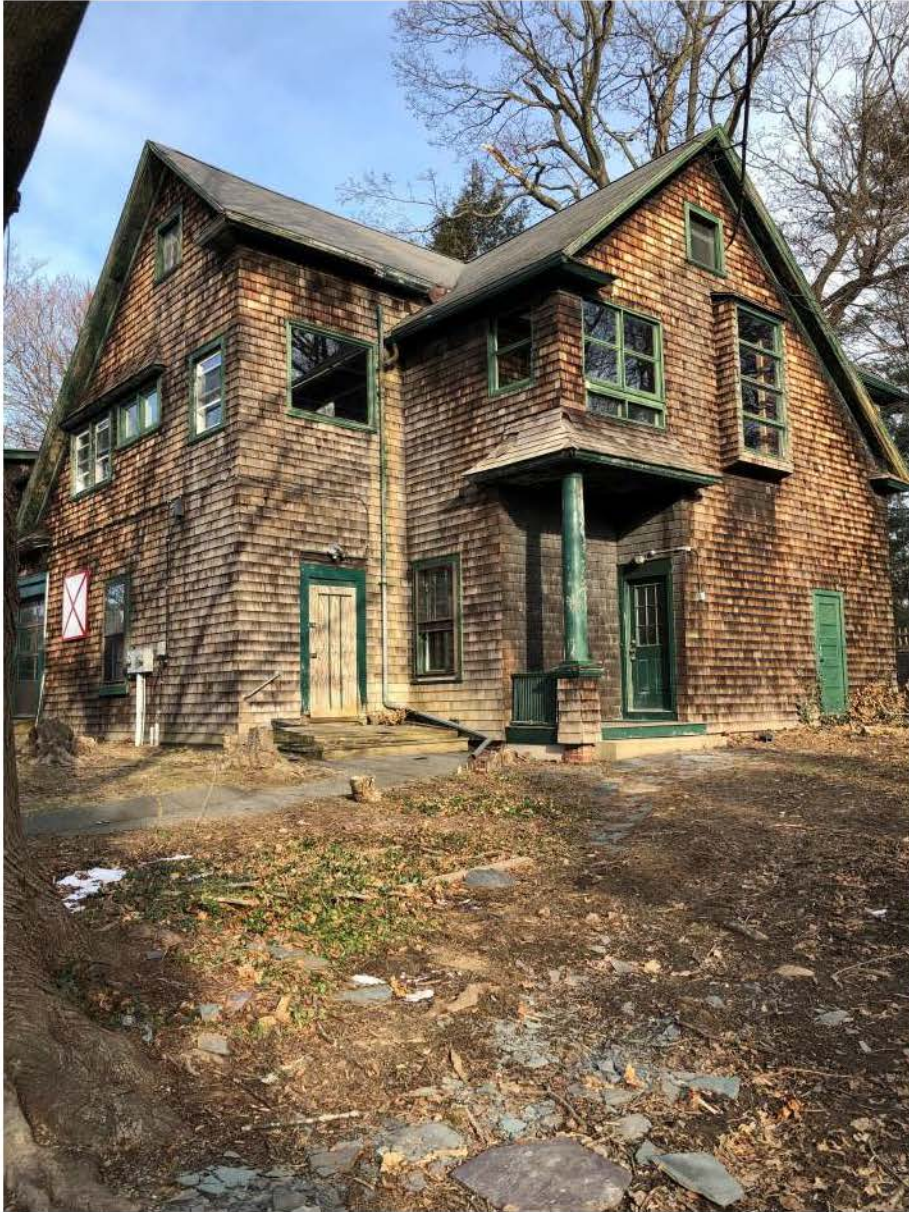
8/30/2021

SCALE: 1"=20'

JOB NO. 21-300

LATEST REVISION:





40 RESERVOIR ST.  
EXISTING CONDITIONS





40 RESERVOIR ST.  
EXISTING CONDITIONS



Chetty Residence  
**40 Reservoir St.**

**CambridgeSeven**

Architects and Planners  
 1050 Massachusetts Avenue  
 Cambridge, MA 02138  
 617 492-7000 Fax 492-7007

No.	Description	Date
1	ADDENDUM NO. 1	12.02.21
2	ADDENDUM NO. 2	01.04.22

Job #	2126.000
Project	40 Reservoir St.
Drawn By	KAL
Checked	PS/GJ
Date	15 FEBRUARY 2022
Scale	3/32" = 1'-0"

Drawing Title  
**SITE PLAN**

**A0.0**



**LEGEND**

	EXISTING STRUCTURE
	NEW ADDITION
	PROPERTY LINE

**AVERAGE EXISTING GRADE**  
 (grades based on survey point)

+2.38'
+2.68'
+2.78'
+3.27'
+2.19'
+0.77'
-0.82'
-1.47'
-4.23'
-4.30'
-4.30'
+2.77'
+3.40'
= -0.7 / 13 = -0.054'

**AVERAGE PROPOSED GRADE**  
 (grades based on survey point)

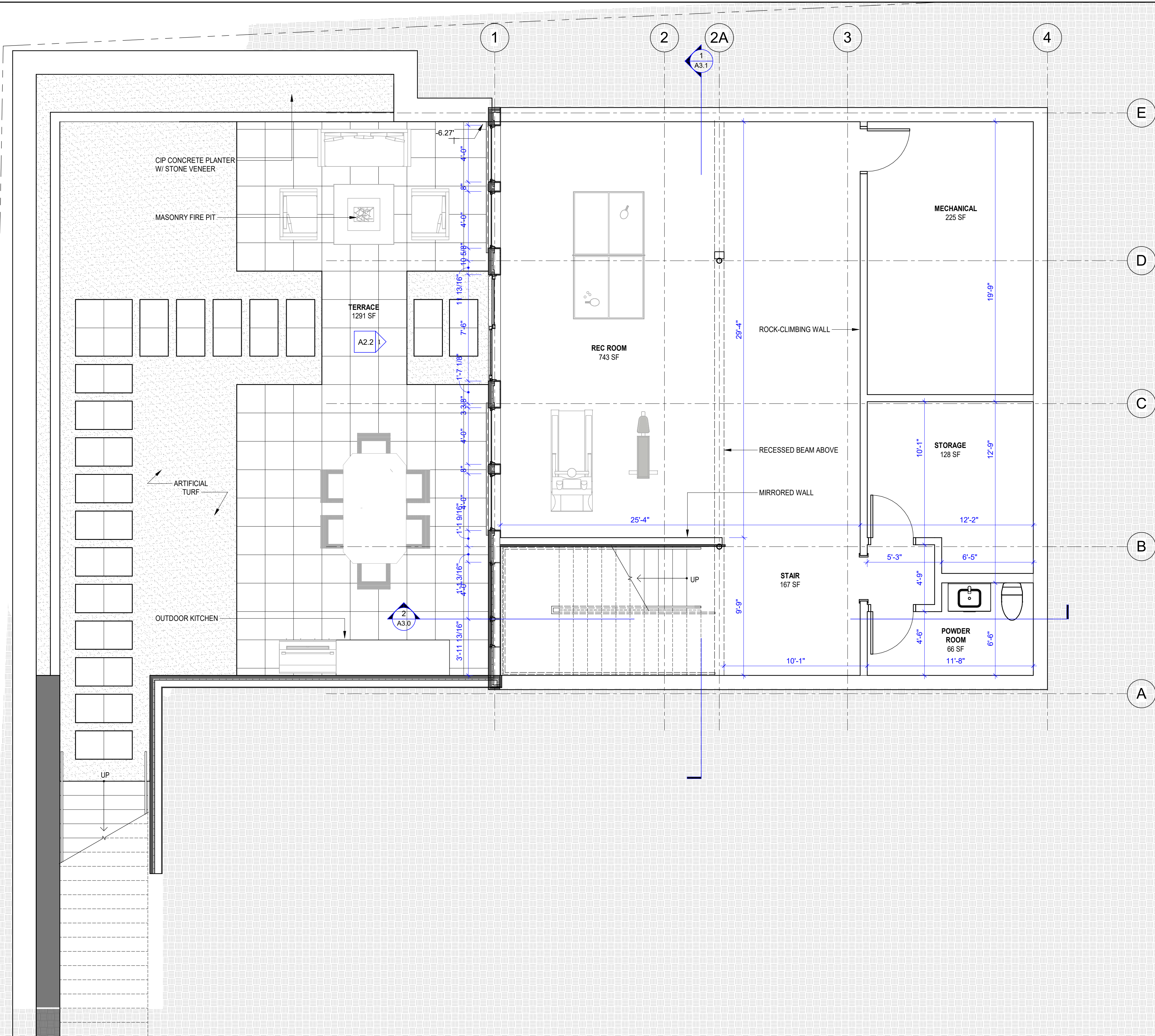
+2.38'
+2.68'
+2.78'
+3.27'
+2.19'
+0.77'
-0.82'
-1.47'
-6.23'
-6.30'
-6.30'
+2.77'
+3.40'
= -0.88' / 13 = -0.068'



Chetty Residence  
**40 Reservoir St.**

**CambridgeSeven**

Architects and Planners  
 1050 Massachusetts Avenue  
 Cambridge, MA 02138  
 617 492-7000 Fax 492-7007



No.	Description	Date
1	ADDENDUM NO. 1	12.02.21
2	ADDENDUM NO. 2	01.04.22

Job #	2126.000
Project	40 Reservoir St.
Drawn By	KAL Checked PS/GJ
Date	15 FEBRUARY 2022
Scale	1/4" = 1'-0"

Drawing Title  
**FLOOR PLAN - BASEMENT**

**A1.0**



Chetty Residence  
**40 Reservoir St.**

**CambridgeSeven**

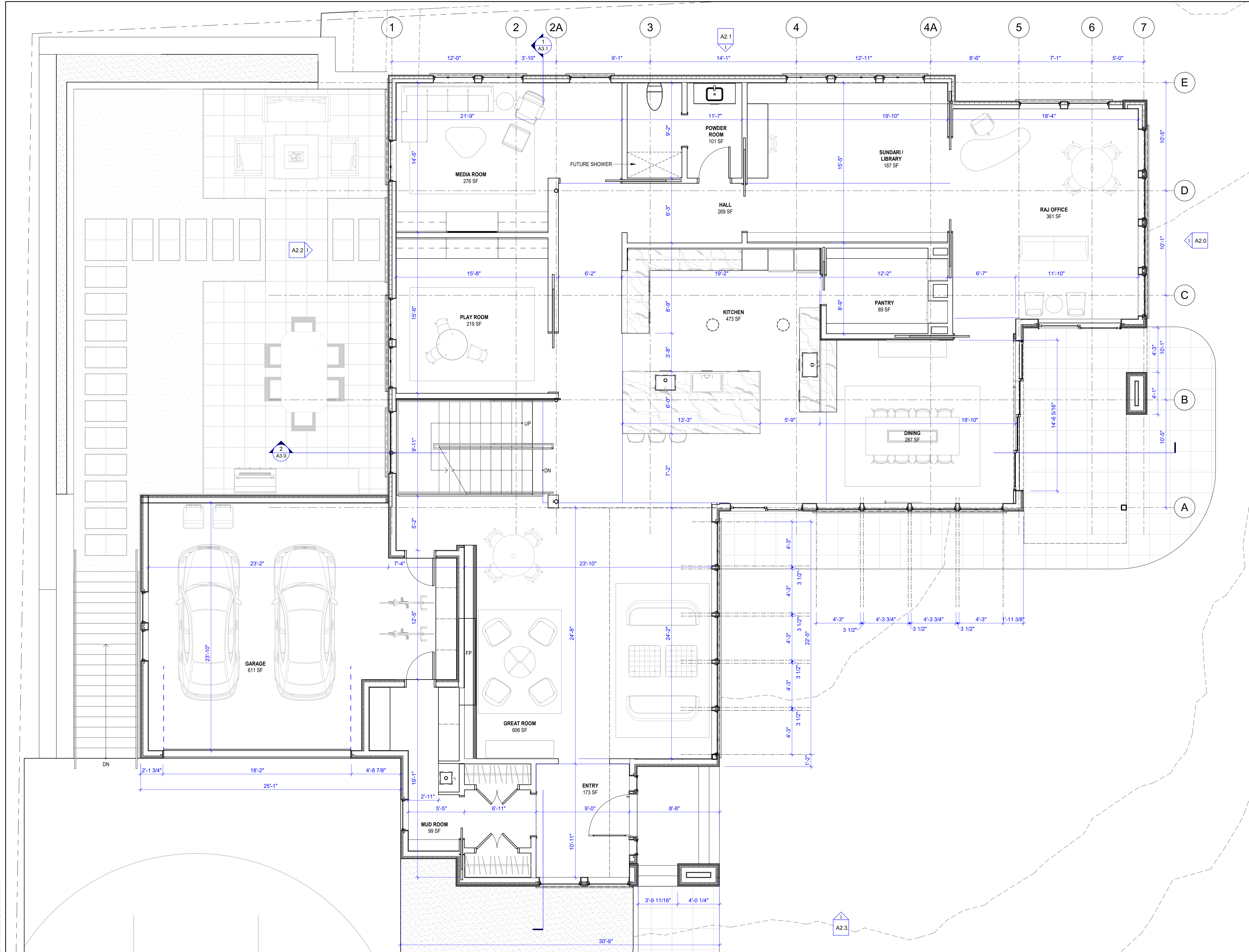
Architects and Planners  
 1050 Massachusetts Avenue  
 Cambridge, MA 02138  
 617 492-7000 Fax 492-7007

No.	Description	Date
1	ADDENDUM NO. 1	12.02.21
2	ADDENDUM NO. 2	01.04.22

Job #	2126.000
Project	40 Reservoir St.
Drawn By	KAL
Checked	PS/GJ
Date	15 FEBRUARY 2022
Scale	1/4" = 1'-0"

Drawing Title  
**FLOOR PLAN - LEVEL 1**

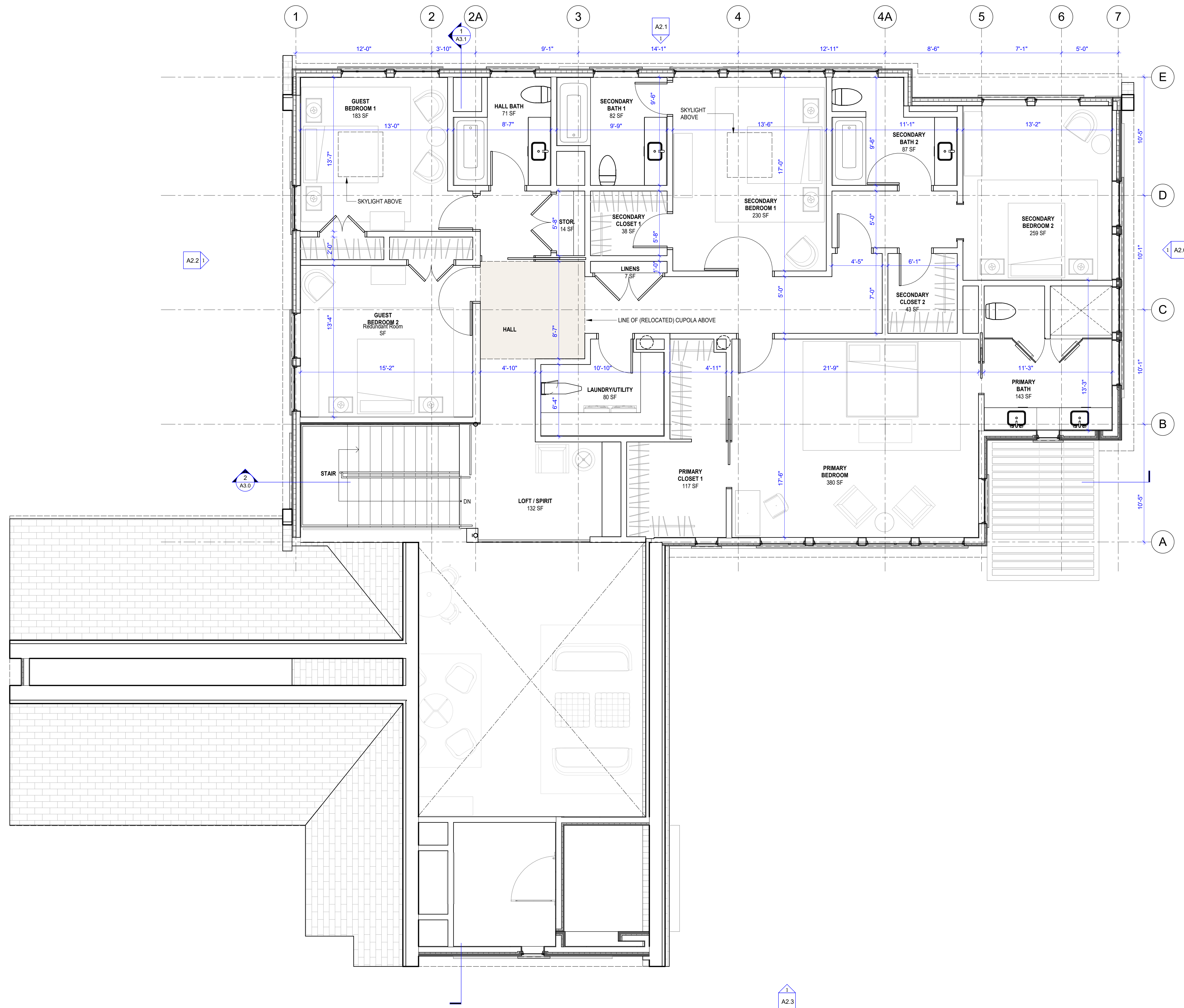
**A1.1**



Chetty Residence  
**40 Reservoir St.**

**CambridgeSeven**

Architects and Planners  
 1050 Massachusetts Avenue  
 Cambridge, MA 02138  
 617 492-7000 Fax 492-7007



No.	Description	Date
1	ADDENDUM NO. 1	12.02.21
2	ADDENDUM NO. 2	01.04.22

Job #	2126.000
Project	40 Reservoir St.
Drawn By	KAL Checked PS/GJ
Date	15 FEBRUARY 2022
Scale	1/4" = 1'-0"

Drawing Title  
**FLOOR PLAN - LEVEL 2**

**A1.2**



Chetty Residence  
**40 Reservoir St.**

**CambridgeSeven**

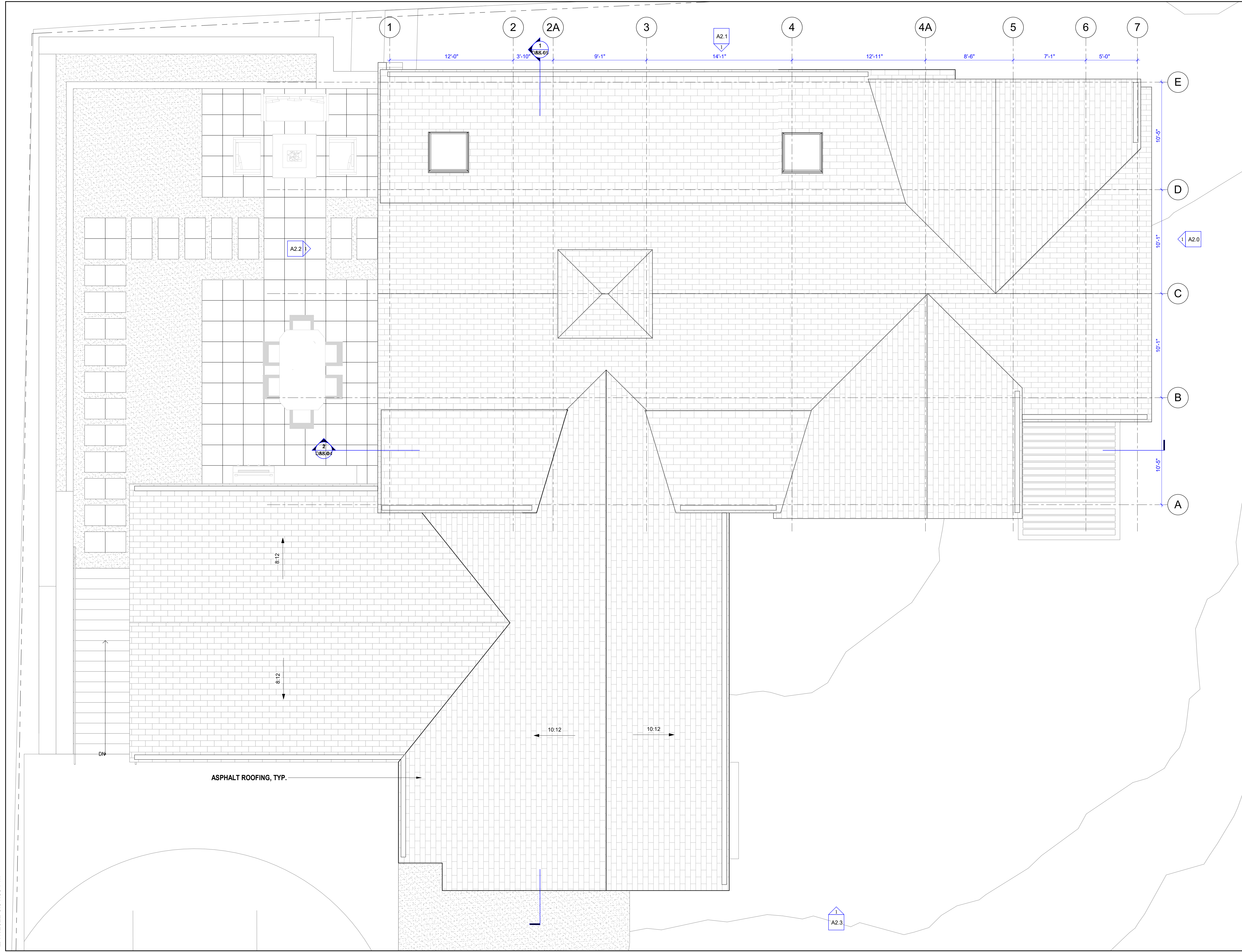
Architects and Planners  
 1050 Massachusetts Avenue  
 Cambridge, MA 02138  
 617 492-7000 Fax 492-7007

No.	Description	Date
1	ADDENDUM NO. 1	12.02.21
2	ADDENDUM NO. 2	01.04.22

Job #	2126.000
Project	40 Reservoir St.
Drawn By	KAL Checked PS/GJ
Date	15 FEBRUARY 2022
Scale	1/4" = 1'-0"

Drawing Title  
**ROOF PLAN**

**A1.3**



Chetty Residence  
**40 Reservoir St.**

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 1050 Massachusetts Avenue  
 Cambridge, MA 02138  
 617 492-7000 Fax 492-7007



No.	Description	Date
1	ADDENDUM NO. 2	01.04.22

Job #	2126.000
Project	40 Reservoir St.
Drawn By	KAL Checked PS/GJ
Date	15 FEBRUARY 2022
Scale	1/4" = 1'-0"

Drawing Title  
**SOUTH ELEVATION**

**A2.0**

Chetty Residence  
**40 Reservoir St.**

**CambridgeSeven**

Architects and Planners  
 1050 Massachusetts Avenue  
 Cambridge, MA 02138  
 617 492-7000 Fax 492-7007

- RELOCATED CUPOLA
- ASPHALT ROOFING
- WOOD SIDING
- ALUMINUM-CLAD WOOD WINDOW SYSTEM



No.	Description	Date
1	ADDENDUM NO. 1	12.02.21
2	ADDENDUM NO. 2	01.04.22

Job #	2126.000
Project	40 Reservoir St.
Drawn By	KAL Checked PS/GJ
Date	15 FEBRUARY 2022
Scale	1/4" = 1'-0"

Drawing Title  
**EAST ELEVATION**

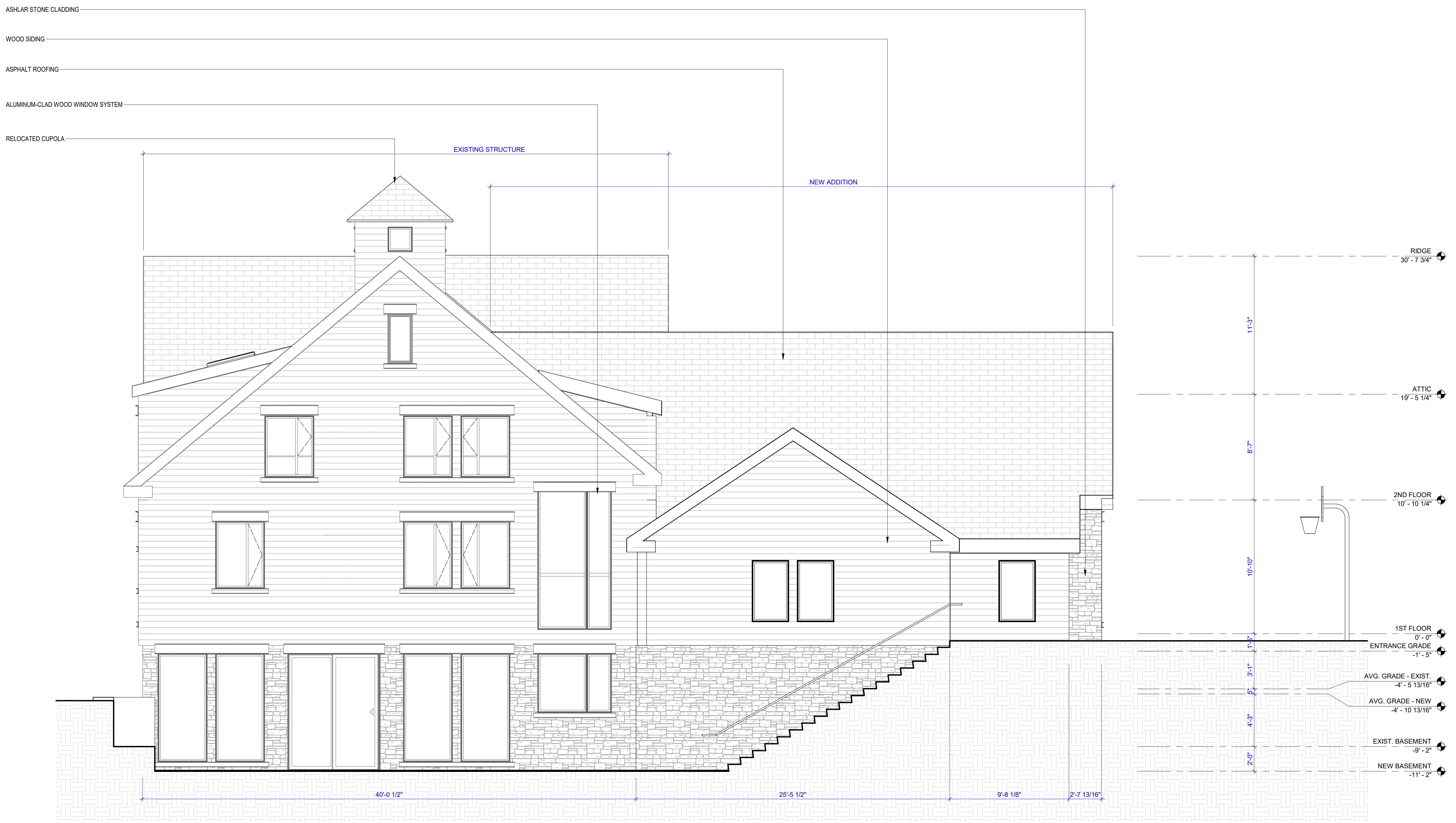
**A2.1**



Chetty Residence  
**40 Reservoir St.**

**CambridgeSeven**

Architects and Planners  
 1050 Massachusetts Avenue  
 Cambridge, MA 02138  
 617 492-7000 Fax 492-7007



No.	Description	Date
1	ADDENDUM NO. 1	12.02.21
2	ADDENDUM NO. 2	01.04.22

Job #	2126.000
Project	40 Reservoir St.
Drawn By	KAL Checked PS/GJ
Date	15 FEBRUARY 2022
Scale	1/4" = 1'-0"

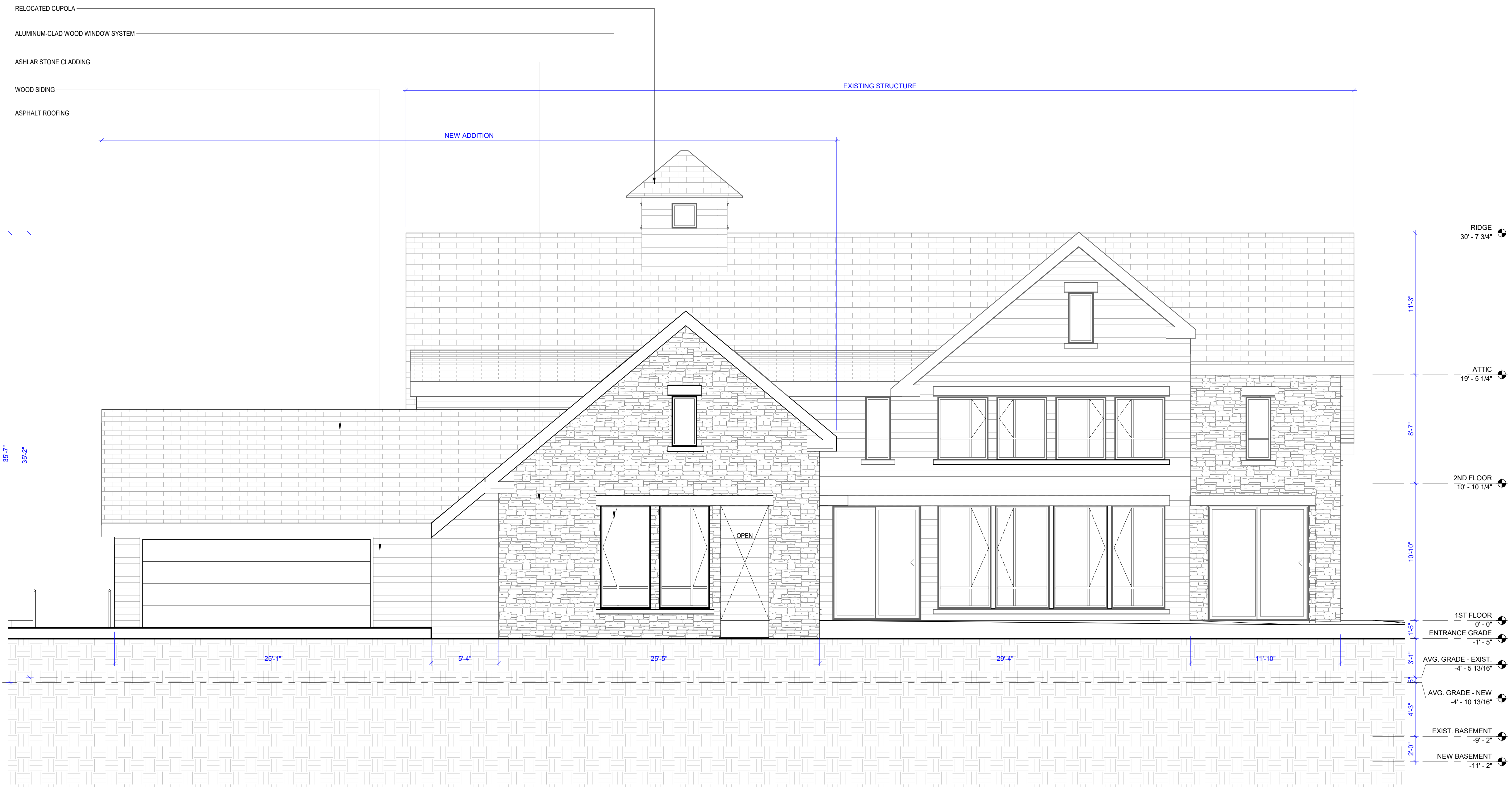
Drawing Title  
**NORTH ELEVATION**

**A2.2**

Chetty Residence  
**40 Reservoir St.**

**CambridgeSeven**

Architects and Planners  
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 Cambridge, MA 02138  
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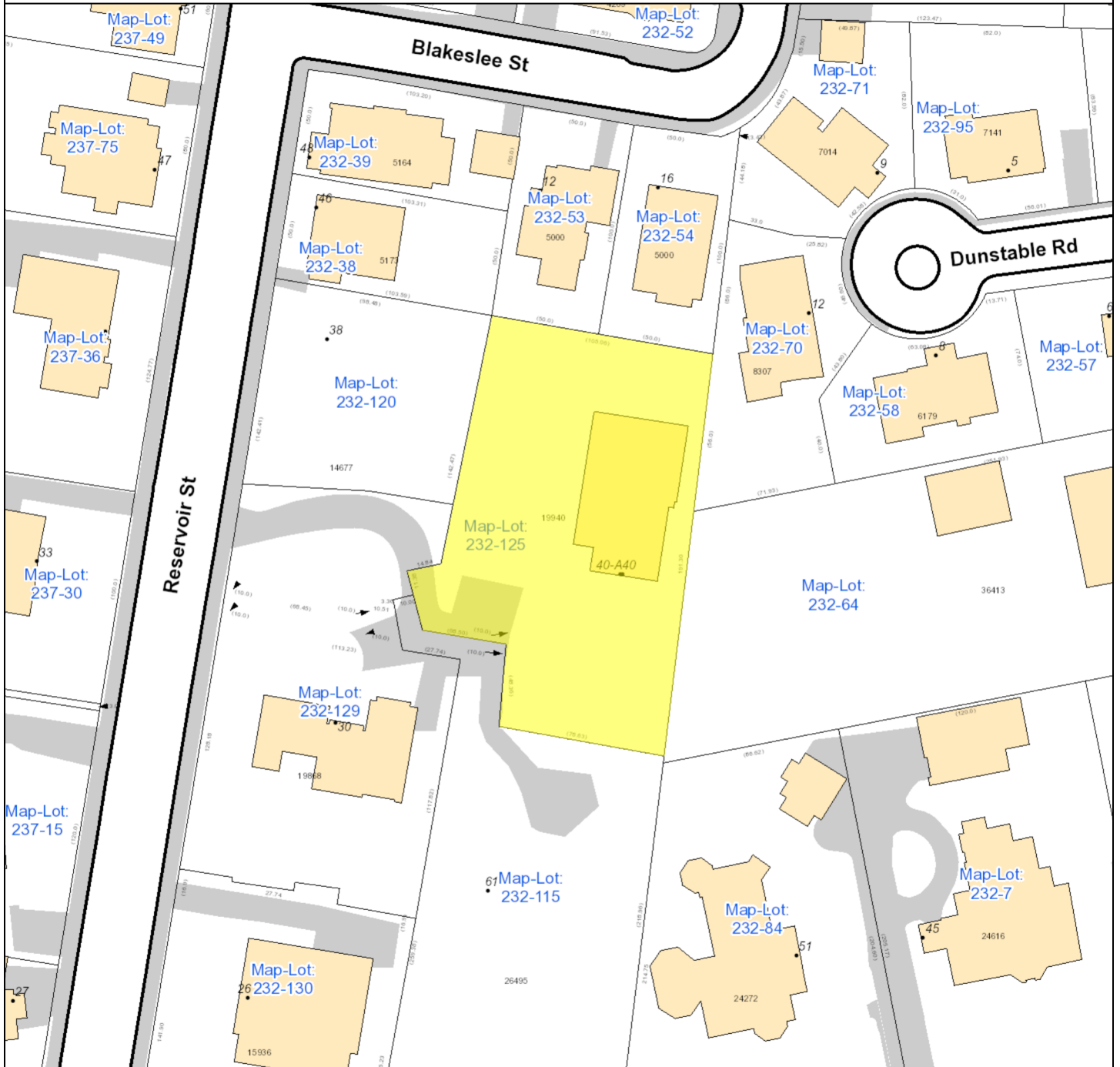
No.	Description	Date
1	ADDENDUM NO. 1	12.02.21
2	ADDENDUM NO. 2	01.04.22

Job #	2126.000
Project	40 Reservoir St.
Drawn By	KAL Checked PS/GJ
Date	15 FEBRUARY 2022
Scale	1/4" = 1'-0"

Drawing Title  
**WEST ELEVATION**

**A2.3**





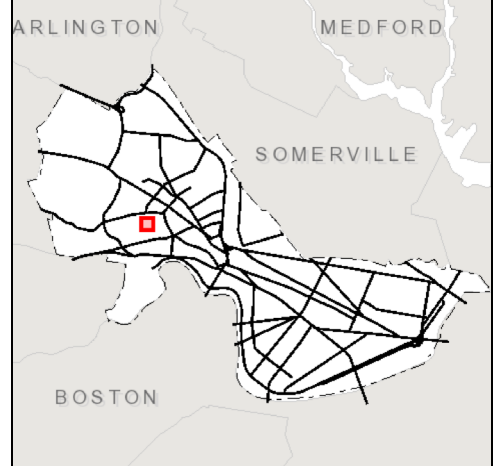
City of Cambridge  
Massachusetts

1" = 69 ft

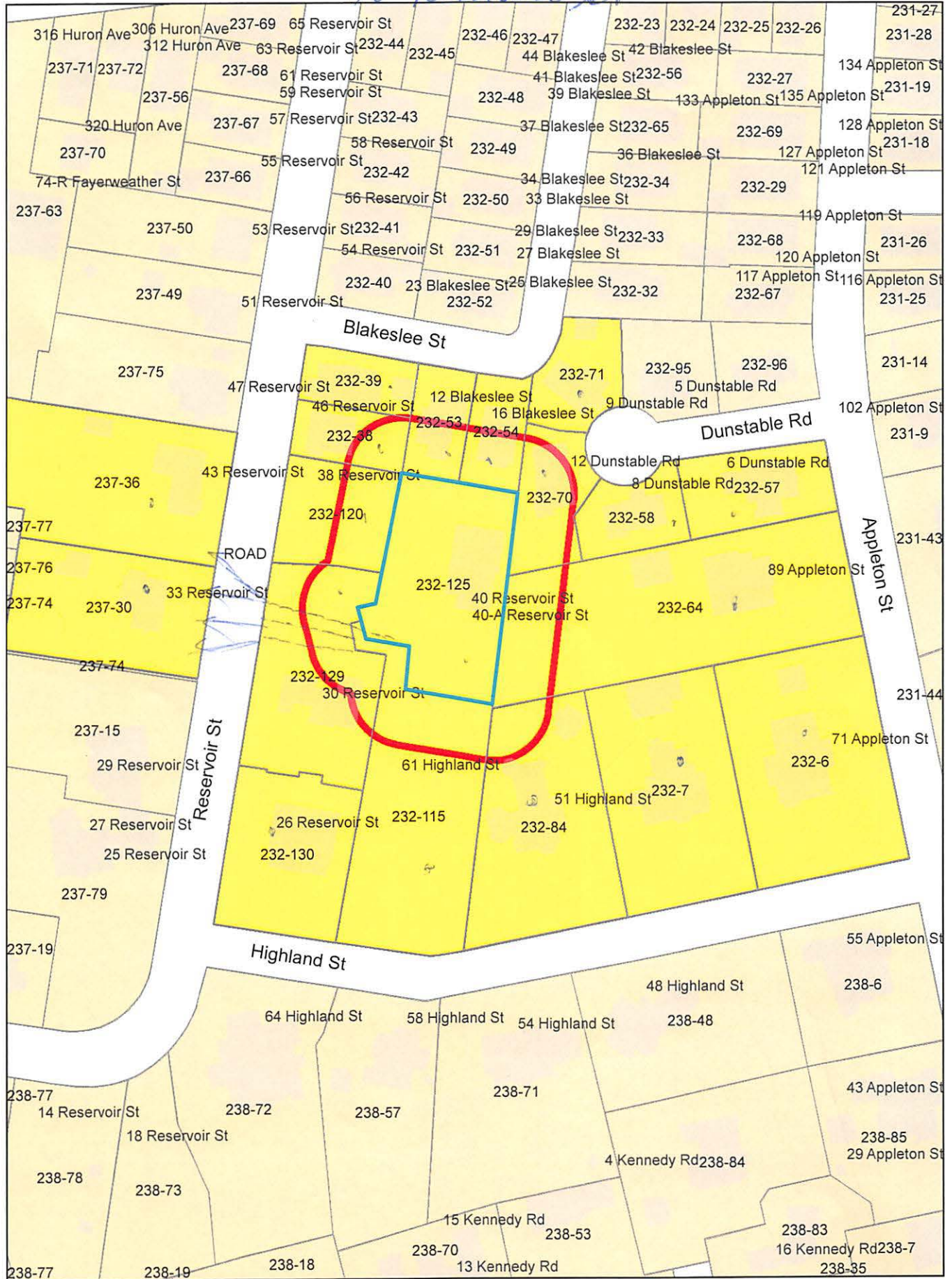
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[www.cambridgema.gov/gis](http://www.cambridgema.gov/gis)

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



40 Reservoir St





40 Reservoir St.

Petitioner  
JAMES J. RAFFERTY, ESQ.  
907 MASS AVENUE – SUITE 300  
CAMBRIDGE, MA 02139

232-7  
MULTI ELEMENTS, LLC  
45 HIGHLAND STREET  
CAMBRIDGE, MA 02138

232-6  
71 APPLETON LLC  
71 APPLETON ST  
CAMBRIDGE, MA 02138

232-54  
LEE, MEI HUA,  
TR. THE 16 BLAKESLEE STREET REALTY TR.  
309 HURON AVE  
CAMBRIDGE, MA 02138

232-57  
REEDER, ADAM L. & MIRIAM G. REEDER  
TRS. OF 4 DUNSTABLE ROAD REALTY TRUST  
4 DUNSTABLE RD  
CAMBRIDGE, MA 02138

232-71  
BRATTLE PROPERTIES LLC  
36 BAY STATE ROAD  
CAMBRIDGE, MA 02138

232-84  
BANNISH, ROBERT G.  
TR. 51 HIGHLAND ST. TR C/O ANNETTE  
NOWISZEWSKI TR.  
51 HIGHLAND STREET  
CAMBRIDGE, MA 02138

232-120  
KORB, JONATHAN  
TRUSTEE RESERVOIR STREET TRUST  
30 RESERVOIR ST  
CAMBRIDGE, MA 02138

232-129  
WARREN, HUGH L.  
30 RESERVOIR ST  
CAMBRIDGE, MA 02138

232-38  
KLUBOCK, DANIEL DOROTHY M KLUBOCK  
46 RESERVOIR ST  
CAMBRIDGE, MA 02138-3336

232-70  
RESIDENT  
12 DUNSTABLE RD  
CAMBRIDGE, MA 02138-3359

232-39  
STRAUSS, MONICA M.  
48 RESERVOIR ST  
CAMBRIDGE, MA 02138-3336

232-130  
BERK, SAMUEL & CARLOTTE N. BERK  
26 RESERVOIR ST  
CAMBRIDGE, MA 02138

232-58  
SARKISIAN, ELLEN  
10 DUNSTABLE RD  
CAMBRIDGE, MA 02138

232-64  
GROSS-LOH DAVID B  
89 APPLETON ST  
CAMBRIDGE, MA 02138

232-125  
MAHLOWITZ DAVID  
TRS RESERVOIR HILL NOMINEE TR  
40 RESERVOIR ST  
CAMBRIDGE, MA 02138

232-115  
NOWISZEWSKI, DANIEL &  
ANNETTE NOWISZEWSKI TRS  
51 HIGHLAND ST  
CAMBRIDGE, MA 02138

232-53  
MAURO, PETER G.  
12 BLAKESLEE  
CAMBRIDGE, MA 02138-3328

237-30  
HYMAN, STEVEN E  
TRS BARBARA E BIERER TRS  
33 RESERVOIR ST  
CAMBRIDGE, MA 02138

237-36  
STERNER, DANIEL & ELIZABETH CLARK LIBERT  
43 RESERVOIR ST  
CAMBRIDGE, MA 02138

**Pacheco, Maria**

164908

**From:** Hugh Warren <hugh.warren@comcast.net>  
**Sent:** Thursday, April 21, 2022 12:26 PM  
**To:** Pacheco, Maria  
**Cc:** Raj Chetty; James Rafferty; fconnelly@peabodyarnold.com; Andrea F  
**Subject:** Fwd: hearing placard

Dear Maria,

I would just like to lend my support to Raj and Sundari's proposed plan for their renovation of 40 Reservoir Street In Cambridge. The investment they are making will be good for for all the homes that border their property. Let me know if there is anything else I can do to help their project.

Best regards,

Hugh

Sent from my iPhone

Begin forwarded message:

**From:** Raj Chetty <chetty@fas.harvard.edu>  
**Date:** April 12, 2022 at 4:23:23 PM EDT  
**To:** Hugh Warren <hugh.warren@comcast.net>  
**Subject: Re: hearing placard**  
**Reply-To:** chetty@fas.harvard.edu

Hi Hugh --

The hearing is on Thursday, April 28 at 7pm. It will be conducted virtually via zoom. I can send a registration link the week of the hearing if you'd like to join.

Jim Rafferty notes that: "It would be very helpful if Hugh could either attend to voice his support or submit a letter to the Board in support of the application. Any letters should be addressed to:

Board of Zoning Appeal  
c/o Maria Pacheco  
831 Massachusetts Avenue  
Cambridge, MA 02139

And the letter can be sent via email to [mpacheco@cambridgema.gov](mailto:mpacheco@cambridgema.gov).

If you'd feel comfortable writing a letter, we'd be very grateful (also happy to draft something if that would save you some time).

Thanks again,

Raj



# 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: *Paul Cook* Date: 4/17/22  
(Print)

Address: 40 Reservoir St

Case No. BZA-164908

Hearing Date: 4/28/22

Thank you,  
Bza Members