



# CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

## BZA Application Form

BZA Number: 154869

### General Information

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

Special Permit: \_\_\_\_\_

Variance: X

Appeal: \_\_\_\_\_

PETITIONER: Dan Sterner & Elizabeth Clark Libert C/O Sam Kachmar Architects

PETITIONER'S ADDRESS: 43 Reservoir St., Cambridge, MA 02138

LOCATION OF PROPERTY: 43 Reservoir St., Cambridge, MA

TYPE OF OCCUPANCY: Residential

ZONING DISTRICT: Residence A-1 Zone

REASON FOR PETITION:

/New Structure/

### DESCRIPTION OF PETITIONER'S PROPOSAL:

To build an accessory structure located 5 feet from property line within the side yard setback to be used as an accessory apartment.

### 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).

Original  
Signature(s):

  
(Petitioner (s) / Owner)

SAMUEL KACHMAR  
(Print Name)

Address:

Tel. No.

E-Mail Address:

978-270-8441

sam@kachmardesign.com

357 HURON AVE, CAMBRIDGE MA, 02138

Date: 12/15/21

**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 Daniel Sterner and Elizabeth Clark Libert  
(OWNER)

Address: 43 Reservoir St Cambridge MA 02138

State that I/We own the property located at 43 Reservoir St, which is the subject of this zoning application.

The record title of this property is in the name of Daniel Sterner and Elizabeth Clark Libert, tenants by the entirety

\*Pursuant to a deed of duly recorded in the date 6/27/2016, Middlesex South County Registry of Deeds at Book 67511, Page 50; or

Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_

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

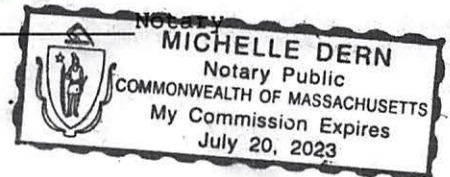
[Signature]  
SIGNATURE BY LAND OWNER OR  
AUTHORIZED TRUSTEE, OFFICER OR AGENT\*

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

Commonwealth of Massachusetts, County of Middlesex

The above-name Daniel Sterner & Elizabeth Libert personally appeared before me, this 30 of Nov, 2021, and made oath that the above statement is true.

My commission expires 7/20/2023 (Notary Seal).



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

1. The first step in the process of the...

2. The second step is to identify the...

3. The third step is to identify the...

4. The fourth step is to identify the...

5. The fifth step is to identify the...

6. The sixth step is to identify the...

7. The seventh step is to identify the...

8. The eighth step is to identify the...

9. The ninth step is to identify the...

10. The tenth step is to identify the...

11. The eleventh step is to identify the...

12. The twelfth step is to identify the...

13. The thirteenth step is to identify the...

14. The fourteenth step is to identify the...

15. The fifteenth step is to identify the...

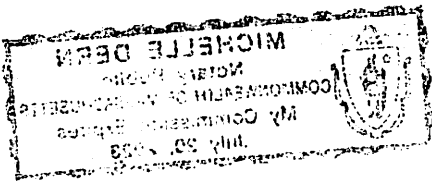
16. The sixteenth step is to identify the...

17. The seventeenth step is to identify the...

18. The eighteenth step is to identify the...

19. The nineteenth step is to identify the...

20. The twentieth step is to identify the...



## **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:
- A literal enforcement of the provision would force the applicant to cut down additional trees and reduce the urban canopy, as well and move the current carriage house closer to the main house.
- 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 Soil conditions create a condition that does not warrant a basement level at the carriage house
- 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 relief can be granted without substantial detriment to the public because the new structure is far enough and hardly seen from the public good
- 2)** Desirable relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons:
- Relief can be granted without nullifying the ordinance as this home was built well before zoning ordinances existed, and does not impinge on any abutting neighbors

**\*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:** Dan Sterner & Elizabeth Clark Libert  
**Location:** 43 Reservoir St., Cambridge, MA  
**Phone:** 978-270-8441

**Present Use/Occupancy:** Residential  
**Zone:** Residence A-1 Zone  
**Requested Use/Occupancy:** Residential

|                                                            |            | <u>Existing Conditions</u> | <u>Requested Conditions</u> | <u>Ordinance Requirements</u> |        |
|------------------------------------------------------------|------------|----------------------------|-----------------------------|-------------------------------|--------|
| <u>TOTAL GROSS FLOOR AREA:</u>                             |            | 5,487                      | 5,744                       | 13,110                        | (max.) |
| <u>LOT AREA:</u>                                           |            | 26220                      | 26220                       | 26220                         | (min.) |
| <u>RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup></u> |            | 0.20                       | 0.25                        | 0.50                          |        |
| <u>LOT AREA OF EACH DWELLING UNIT</u>                      |            | 26220                      | 26220                       | 26220                         |        |
| <u>SIZE OF LOT:</u>                                        | WIDTH      | 122.00                     | 122.00                      | 122.00                        |        |
|                                                            | DEPTH      | 225.15                     | 225.15                      | 225.15                        |        |
| <u>SETBACKS IN FEET:</u>                                   | FRONT      | 111.23'                    | 133.00'                     | 25.00'                        |        |
|                                                            | REAR       | 88.31'                     | 62.15'                      | 25.00'                        |        |
|                                                            | LEFT SIDE  | 87.00'                     | 72.00'                      | 15.00'                        |        |
|                                                            | RIGHT SIDE | 5.8'                       | 5.8'                        | 15.00'                        |        |
| <u>SIZE OF BUILDING:</u>                                   | HEIGHT     | 15.45'                     | 19.00'                      | 35.00'                        |        |
|                                                            | WIDTH      | 13.83'                     | 30.00'                      | 92.00'                        |        |
| <u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>             |            | 83%                        | 77%                         | 50%                           |        |
| <u>NO. OF DWELLING UNITS:</u>                              |            | 1                          | 1                           | 1                             |        |
| <u>NO. OF PARKING SPACES:</u>                              |            | 3                          | 3                           | n/a                           |        |
| <u>NO. OF LOADING AREAS:</u>                               |            | 0                          | 0                           | 0                             |        |
| <u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>               |            | 43.27'                     | 65.00'                      | 10'                           |        |

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.:

-there is a main house on the lot. Stucco construction with wood frame.

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'.

To whom it may concern:

My name is Jeffrey Libert, and I live at 11 Garden Terrace. My wife, Mardee, and I would like to state our support for our daughter and son-in-law, Elizabeth Libert and Dan Sterner, in their application for a variance / special permit for their home at 43 Reservoir Street.

We love having Dan and Elizabeth in the neighborhood because we get to frequently see them and our grandsons, Calvin (8) and George (6). They have put down roots in this community and have invested a lot of effort in personalizing their home while respecting its historic character.

Sincerely,  
Jeffrey Libert and Mardee Brown  
Cambridge residents since 2004

Maggie Currier  
207 Lakeview Ave  
Cambridge, MA 02138

January 24, 2022

RE: 43 Reservoir  
Case # 154869

To whom it may concern:

My name is Maggie Currier, and I live at 207 Lakeview Avenue. I would like to state my support for my friends, Dan Sterner and Elizabeth Libert, in their application for a variance / special permit for their home at 43 Reservoir Street. Dan and Elizabeth care deeply about their community and the historical nature of the neighborhood.

When Dan and Elizabeth undertook the first phase of their home project in 2016, they took great care to preserve the home's historical elements. They restored the original windows and doors and had custom wood storm windows produced for the home. They also removed the asphalt shingle roof and replaced it with a slate roof to recreate the home's original exterior appearance. In 2017 they won a Historical Preservation award for their efforts.

I have no doubt that Dan and Elizabeth will take great care to balance their personal needs with an aesthetic that will add to our community. As a result, I wholeheartedly support their efforts.

Sincerely,

A handwritten signature in black ink, appearing to read 'Maggie C.', with a stylized flourish at the end.

Maggie Currier  
207 Lakeview Avenue  
Cambridge resident since 1984



# 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: Ian Masters Date: 01-05-2022  
(Print)

Address: 43 Reservoir St.

Case No. BZA-154869

Hearing Date: 1/27/22

Thank you,  
Bza Members



43 Reservoir St



## Notice of Public Hearing

A petition has been presented to the Board of Zoning Appeals (BZA) on the following matter: If you wish to present your views to favor or in opposition to the petition, you are invited to attend the public hearing held virtually, or submit a written statement to the Board of Zoning Appeals, 833 Mass Avenue, Cambridge, MA 02139, or submit your comments to Maria Pacheco at [mpacheco@cambridge.gov](mailto:mpacheco@cambridge.gov). If you would like further information, you may call the zoning department at 847-6500 or visit our website at [www.cambridge.gov/zoning](http://www.cambridge.gov/zoning). For more information, please be advised that documents may be submitted, including requests to plan or amend a petition, by the petitioner or any interested party, by the BZA's website on or at the public hearing. Documents are submitted prior to 5:00 p.m. on the Monday before the public hearing. It is the policy of the BZA to only distribute what they will accept for review to plan or documents at the public hearing.

Members of the public can participate or view the meeting remotely using the Zoom Webinar link: <https://cambridge.zoom.us/j/83152655517>  
Or join by phone: Dial +1 978 436 2666 or +1 301 715 8592. Webinar ID: 831 526 55517  
VIRTUAL HEARING - THURSDAY - JANUARY 27, 2022 7PM

Please Note: If you are hearing, do not be disruptive. Members of the public are invited to the hearing to hear the case and to provide comments. Do not use the hearing for other purposes. Do not use the hearing for other purposes. Do not use the hearing for other purposes.

CASE NO: BZA-21-0065

LOCATION: 1840 TEASANT STREET  
CAMBRIDGE, MA

PETITIONER: MATTHEW J. RUSSELL & JENNIFER M. RUSSELL  
CO-CHAMPIONER: L. ADRIAN, INC.

ZONING DISTRICT: RESIDENCE C-1 ZONE

PETITION: Special District: To build a second floor addition over existing One Rose Kitchen and to replace primary windows.

NOTIFICATION: See 847, Sec. 8.31 (Table of Zoning Ordinance Amendments).  
See 847, Sec. 8.31 (Table of Zoning Ordinance Amendments).  
See 847, Sec. 8.31 (Table of Zoning Ordinance Amendments).  
See 847, Sec. 8.31 (Table of Zoning Ordinance Amendments).







# STERNER RESIDENCE

BZA SET  
12/10/21

DAN & ELIZABETH  
STERNER

43 RESERVOIR ST.  
CAMBRIDGE MA  
02138



ARCHITECT:

SKA INC.



© 2021 SAM KACHAMAR ARCHITECTS  
(p) 617-800-6223  
kachamardesign.com  
357 HURON AVE.  
CAMBRIDGE MA, 02138

CLIENT:

DAN AND ELIZABETH  
STERNER

LANDSCAPE ARCHITECT:

KERRY LEWIS  
 Kerry Lewis  
Landscape Architecture

GENERAL CONTRACTOR:

THE HARDER GROUP  
 THE  
HARDER  
GROUP

STRUCTURAL ENGINEER:

ROOME & GUARRACINO LLC



## PROJECT NARRATIVE:

THE STERNER PROJECT CONSISTS OF RENOVATING THE LOWER LEVEL, INTEGRATING A MUDROOM, A WORKOUT SPACE, A RECREATION ROOM, POWDER ROOM AND STORAGE SPACE. REBUILDING AN EXISTING CARRIAGE HOUSE INTO A NEW CARRIAGE HOUSE.

| BZA - SHEET LIST |                                        |             |
|------------------|----------------------------------------|-------------|
| Sheet Number     | Sheet Name                             | Designed by |
| BZA-000          | COVER                                  | SKA         |
| BZA-001          | EXISTING SITE AXON                     | Author      |
| BZA-002          | PROPOSED SITE AXON                     | Author      |
| BZA-003          | STREETSCAPE                            | Author      |
| BZA-004          | AREA PLANS                             | Author      |
| BZA-005          | SOLAR STUDY                            | Author      |
| BZA-006          | EXISTING SITE PLAN                     | Author      |
| BZA-007          | PROPOSED SITE PLAN                     | Author      |
| BZA-008          | PROPOSED - LANDSCAPE DESIGN            | Author      |
| BZA-100          | CARRIAGE HOUSE LOWER LEVEL PLAN        | Author      |
| BZA-101          | CARRIAGE HOUSE LEVEL 1 PLAN            | Author      |
| BZA-102          | CARRIAGE HOUSE ROOF PLAN               | Author      |
| BZA-200          | CARRIAGE HOUSE EAST ELEVATION          | Author      |
| BZA-201          | CARRIAGE HOUSE SOUTH ELEVATION (FRONT) | Author      |
| BZA-202          | CARRIAGE HOUSE WEST ELEVATION          | Author      |
| BZA-203          | CARRIAGE HOUSE NORTH ELEVATION         | Author      |
| BZA-300          | QR CODE                                | Author      |
| BZA-301          | SURVEY PLAN                            | Author      |
| BZA-302          | ADDITIONAL EXTERIOR PHOTOS             | Author      |
| BZA-303          | ADDITIONAL RENDERS                     | Author      |
| BZA-304          | ADDITIONAL RENDER                      | Author      |
| Grand total: 21  |                                        |             |





EXISTING SITE AXON



**SAM KACHMAR**  
ARCHITECTS © 2021 SAM KACHMAR ARCHITECTS  
(p)617-800-6223  
kachmar@skadesign.com  
357 HURON AVE.  
CAMBRIDGE MA, 02138

REGISTRATIONS:

STRUCTURAL ENGINEER:

**R&G** ROYCE & GUERIN L.L.C.  
STRUCTURAL ENGINEERS  
18 Grove Street, Somerville, MA 02144  
P: 617-626-1700 F: 617-626-1001

EXISTING SITE AXON

DAN & ELIZABETH STERNER

STERNER RESIDENCE

43 RESERVOIR ST. CAMBRIDGE  
MA 02138

|                |          |
|----------------|----------|
| Project Status | BZA SET  |
| Project number | 2017.05  |
| Date           | 12/10/21 |
| Drawn by       | Author   |
| Checked by     | Checker  |

**BZA-001**

Scale



PROPOSED SITE AXON



**SAM KACHMAR**  
ARCHITECTS  
© 2021 SAM KACHMAR ARCHITECTS  
(p)617-800-6223  
kachmar@skadesign.com  
357 HURON AVE.  
CAMBRIDGE MA, 02138

REGISTRATIONS:

STRUCTURAL ENGINEER:

**R&G** ROUNDELL & GUARACINO LLC  
STRUCTURAL ENGINEERS  
18 Grove Street, Somerville, MA 02144  
P: 617-676-1700 F: 617-676-1000

PROPOSED SITE AXON

DAN & ELIZABETH STERNER

STERNER RESIDENCE

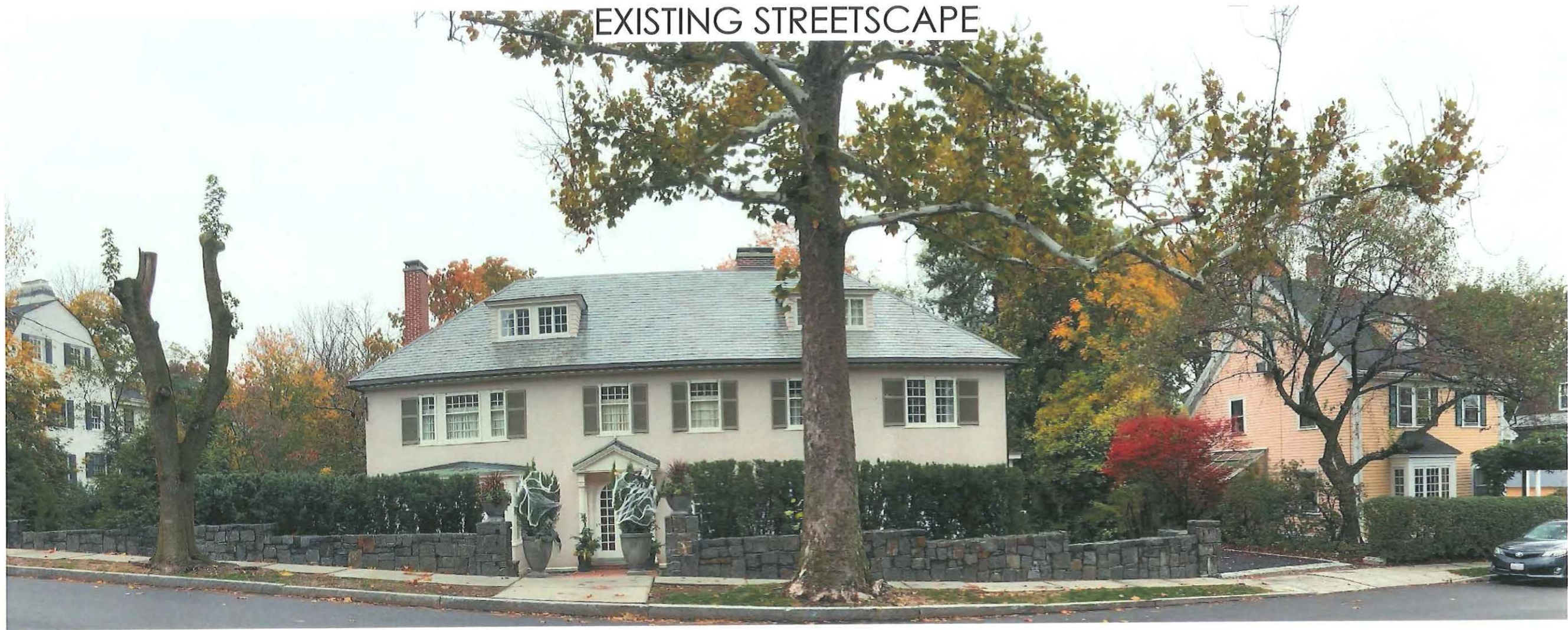
43 RESERVOIR ST. CAMBRIDGE  
MA 02138

|                |          |
|----------------|----------|
| Project Status | BZA SET  |
| Project number | 2017.05  |
| Date           | 12/10/21 |
| Drawn by       | Author   |
| Checked by     | Checker  |

BZA-002

Scale





EXISTING STREETScape



PROPOSED STREETScape



**SAM KACHMAR**  
ARCHITECTS © 2021 SAM KACHMAR ARCHITECTS  
(p)617-800-6223  
kachmar@design.com  
357 HURON AVE.  
CAMBRIDGE MA, 02138

REGISTRATIONS:

STRUCTURAL ENGINEER:

**R&G** Rooms & Giannacino LLC  
STRUCTURAL ENGINEERS  
18 Grove Street Somerville, MA 02144  
P: 617.626.1767 F: 781.340.1081

STREETSCAPE

DAN & ELIZABETH STERNER

STERNER RESIDENCE

43 RESERVOIR ST. CAMBRIDGE  
MA 02138

|                |          |
|----------------|----------|
| Project Status | BZA SET  |
| Project number | 2017.05  |
| Date           | 12/10/21 |
| Drawn by       | Author   |
| Checked by     | Checker  |

BZA-003

Scale



ZONING DISTRICT - A1

LOT AREA = 26,220 SF

2 1/2 STORY W/F AND  
STUCCO DWELLING

FAR CALCULATIONS

EXISTING FAR = 0.20  
PROPOSED FAR = 0.25  
REQUIRED FAR = 0.50

OPEN SPACE CALCULATIONS

EXISTING OPEN SPACE = 83%  
PROPOSED OPEN SPACE = 77%  
REQUIRED OPEN SPACE = 50%

| EXISTING GROSS BUILDING AREA |                           |         |
|------------------------------|---------------------------|---------|
| Level                        | Name                      | Area    |
| LOWER LEVEL                  | UNFINISHED CARRIAGE HOUSE | 294 SF  |
| LEVEL 1                      | COVERED PORCH             | 17 SF   |
| LEVEL 1                      | COVERED PORCH             | 27 SF   |
| LEVEL 1                      | FINISHED LIVING AREA      | 2039 SF |
| Level 2                      | FINISHED LIVING AREA      | 1877 SF |
| Level 3                      | FINISHED LIVING AREA      | 1227 SF |
|                              |                           | 5481 SF |

| PROPOSED GROSS BUILDING AREA |                      |         |          |
|------------------------------|----------------------|---------|----------|
| Level                        | Name                 | Area    | Comments |
| LOWER LEVEL                  | FINISHED GARAGE      | 788 SF  |          |
| LEVEL 1                      | COVERED PORCH        | 27 SF   |          |
| LEVEL 1                      | COVERED PORCH        | 17 SF   |          |
| LEVEL 1                      | FINISHED LIVING AREA | 2039 SF |          |
| LEVEL 1                      | LIVING AREA          | 546 SF  |          |
| Level 2                      | FINISHED LIVING AREA | 1877 SF |          |
| Level 3                      | FINISHED LIVING AREA | 1227 SF |          |
|                              |                      | 6521 SF |          |



**SAM KACHMAR**  
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(p)617-800-6223  
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357 HURON AVE.  
CAMBRIDGE MA, 02138

REGISTRATIONS:

STRUCTURAL ENGINEER:  
**R&G** Roome & Guaracino LLC  
STRUCTURAL ENGINEERS  
10 Grove Street, Somerville, MA 02144  
T: 617-426-1500 F: 617-988-1081

AREA PLANS

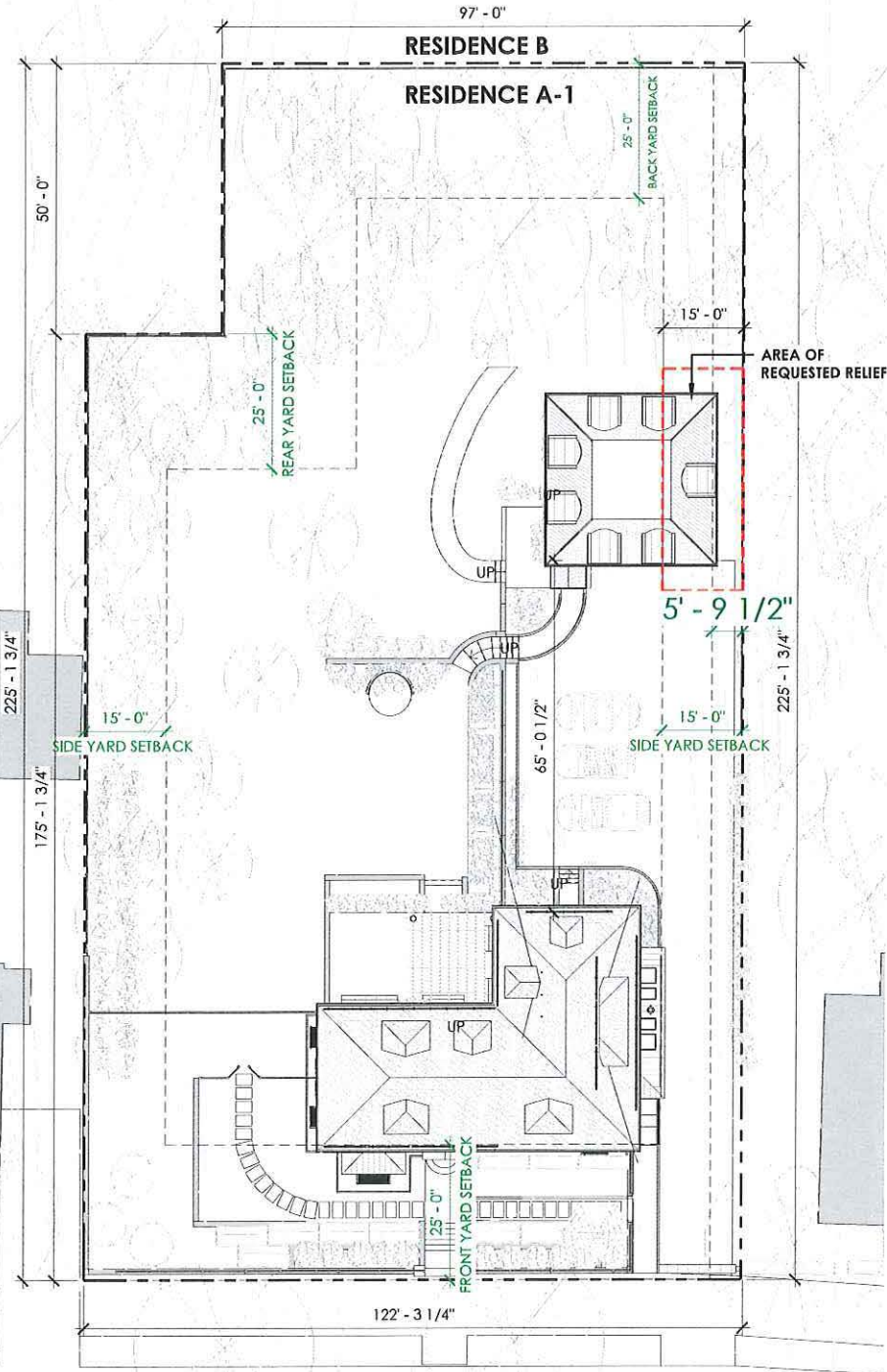
DAN & ELIZABETH STERNER

STERNER RESIDENCE

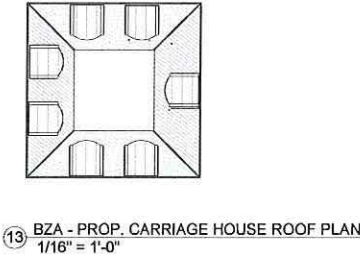
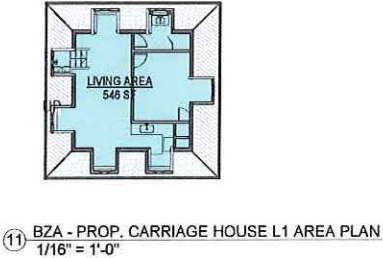
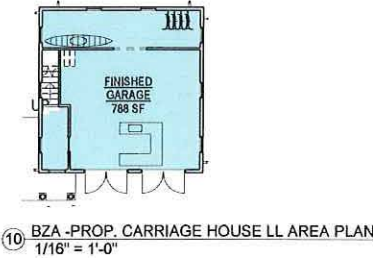
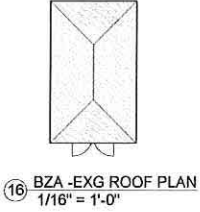
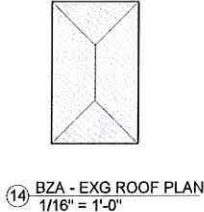
43 RESERVOIR ST. CAMBRIDGE  
MA 02138

|                |               |
|----------------|---------------|
| Project Status | BZA SET       |
| Project number | 2017.05       |
| Date           | 12/10/21      |
| Drawn by       | Author        |
| Checked by     | Checker       |
| BZA-004        |               |
| Scale          | 1/16" = 1'-0" |

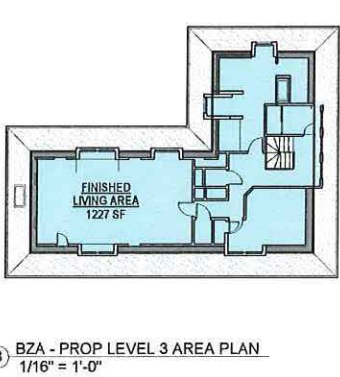
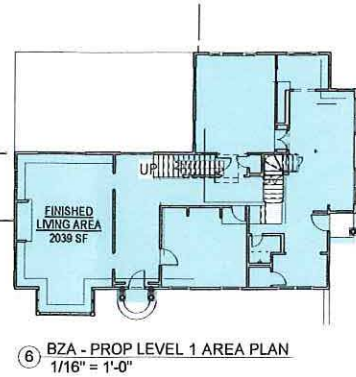
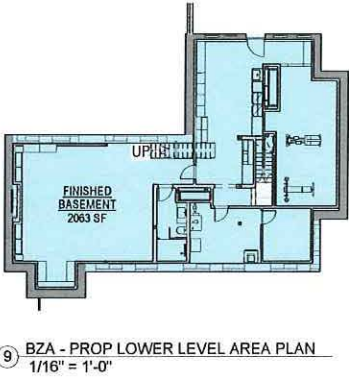
PROPOSED SITE PLAN - DESIGN OPTION A



AREA PLANS | CARRIAGE HOUSE



AREA PLANS | MAIN HOUSE

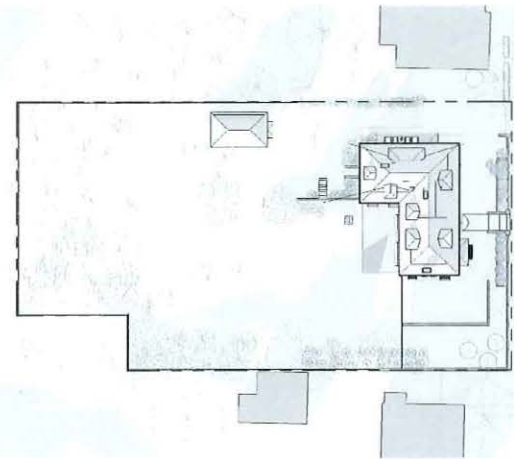


1 PROPOSED - PLOT PLAN  
1/16" = 1'-0"



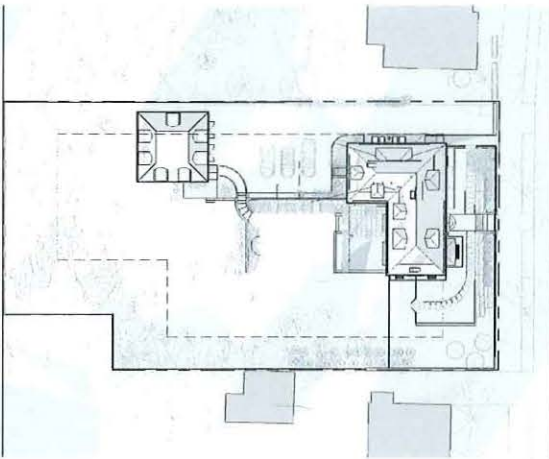
AFTERNOON - 3PM

WINTER SOLSTICE - EXISTING



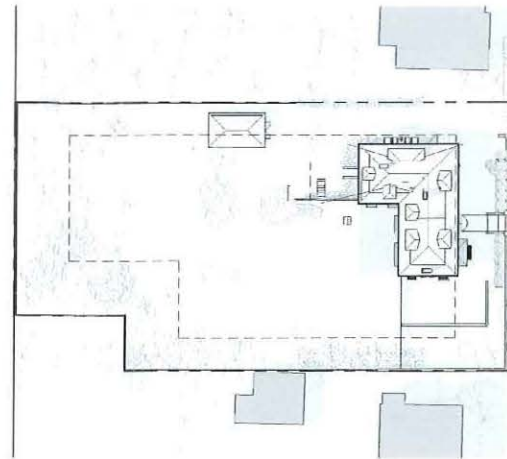
2 BZA - EXISTING SITE PLAN - WINTER 3PM  
1" = 40'-0"

WINTER SOLSTICE - PROPOSED



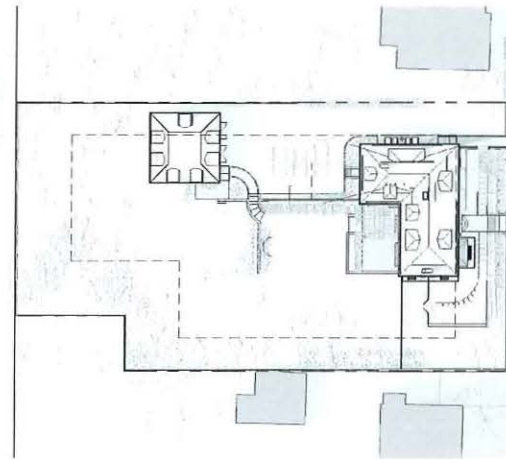
1 BZA - PROPOSED SITE PLAN - WINTER 3PM  
1" = 40'-0"

SUMMER SOLSTICE - EXISTING



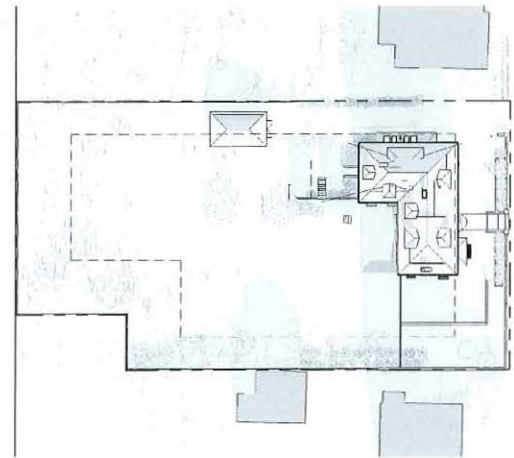
7 BZA - EXISTING SITE PLAN - SUMMER 3PM  
1" = 40'-0"

SUMMER SOLSTICE - PROPOSED

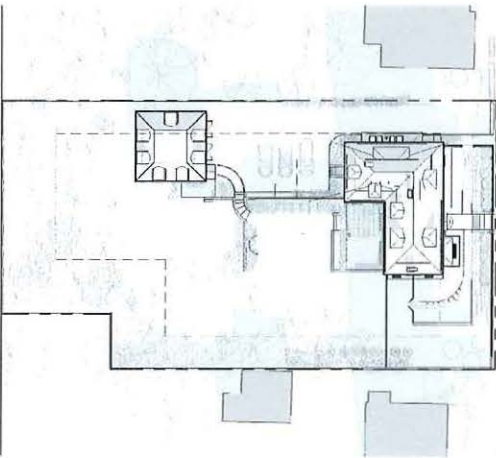


10 BZA - PROPOSED SITE PLAN - SUMMER 3PM  
1" = 40'-0"

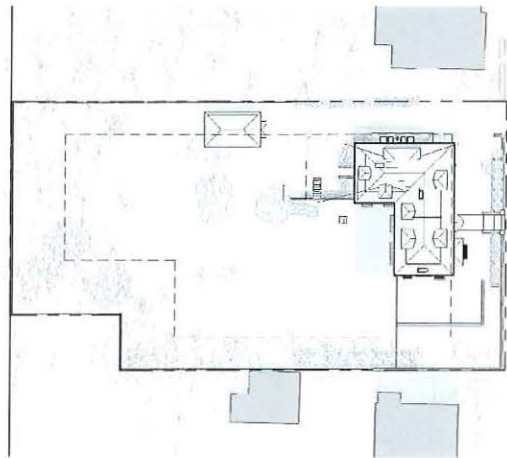
NOON - 12PM



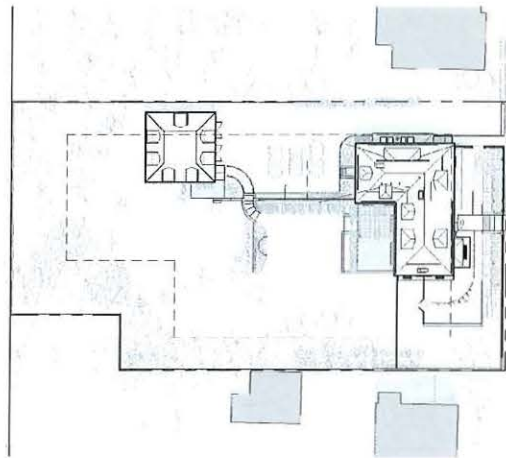
3 BZA - EXISTING SITE PLAN - WINTER 12PM  
1" = 40'-0"



6 BZA - PROPOSED SITE PLAN - WINTER 12PM  
1" = 40'-0"

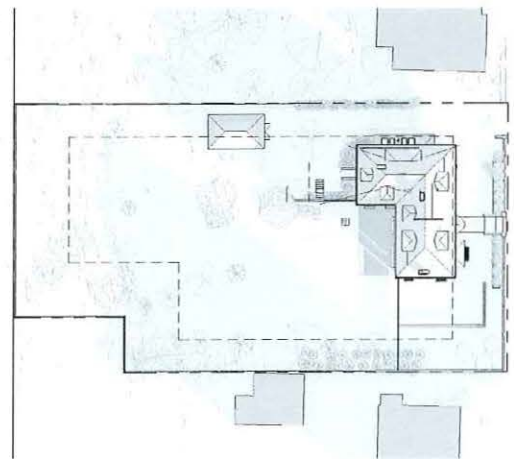


8 BZA - EXISTING SITE PLAN - SUMMER 12PM  
1" = 40'-0"

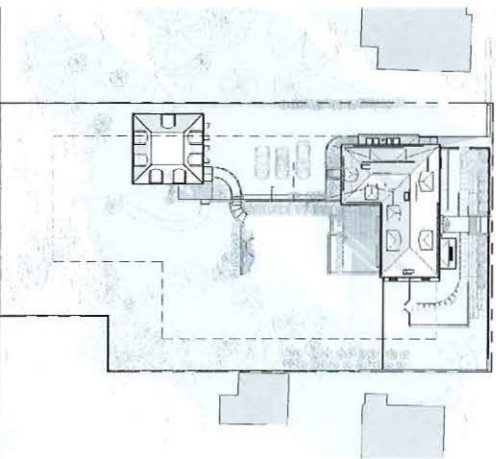


11 BZA - PROPOSED SITE PLAN - SUMMER 12 PM  
1" = 40'-0"

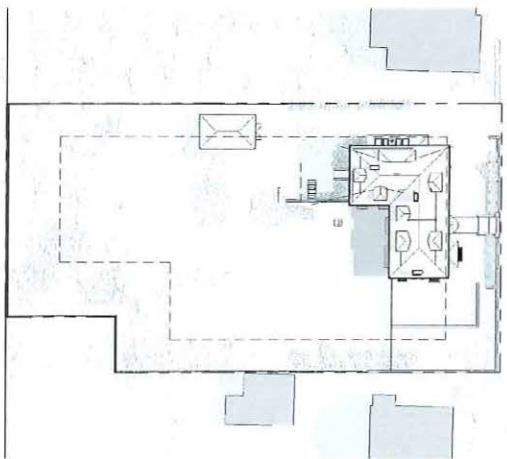
MORNING - 9AM



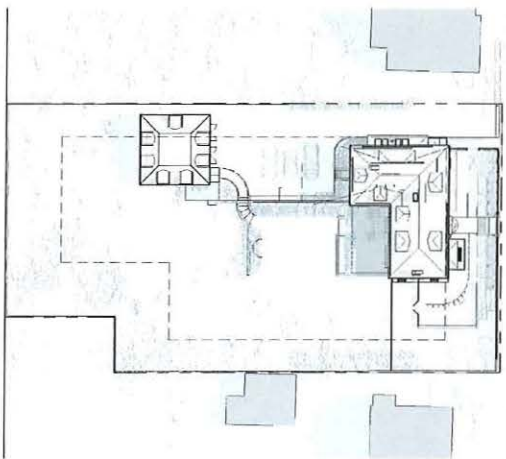
4 BZA - EXISTING SITE PLAN - WINTER 9AM  
1" = 40'-0"



5 BZA - PROPOSED SITE PLAN - WINTER 9AM  
1" = 40'-0"



9 BZA - EXISTING SITE PLAN - SUMMER 9AM  
1" = 40'-0"



12 BZA - PROPOSED SITE PLAN - SUMMER 9AM  
1" = 40'-0"



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SOLAR STUDY

DAN & ELIZABETH STERNER

STERNER RESIDENCE

43 RESERVOIR ST. CAMBRIDGE  
MA 02138

|                |          |
|----------------|----------|
| Project Status | BZA SET  |
| Project number | 2017.05  |
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| Checked by     | Checker  |

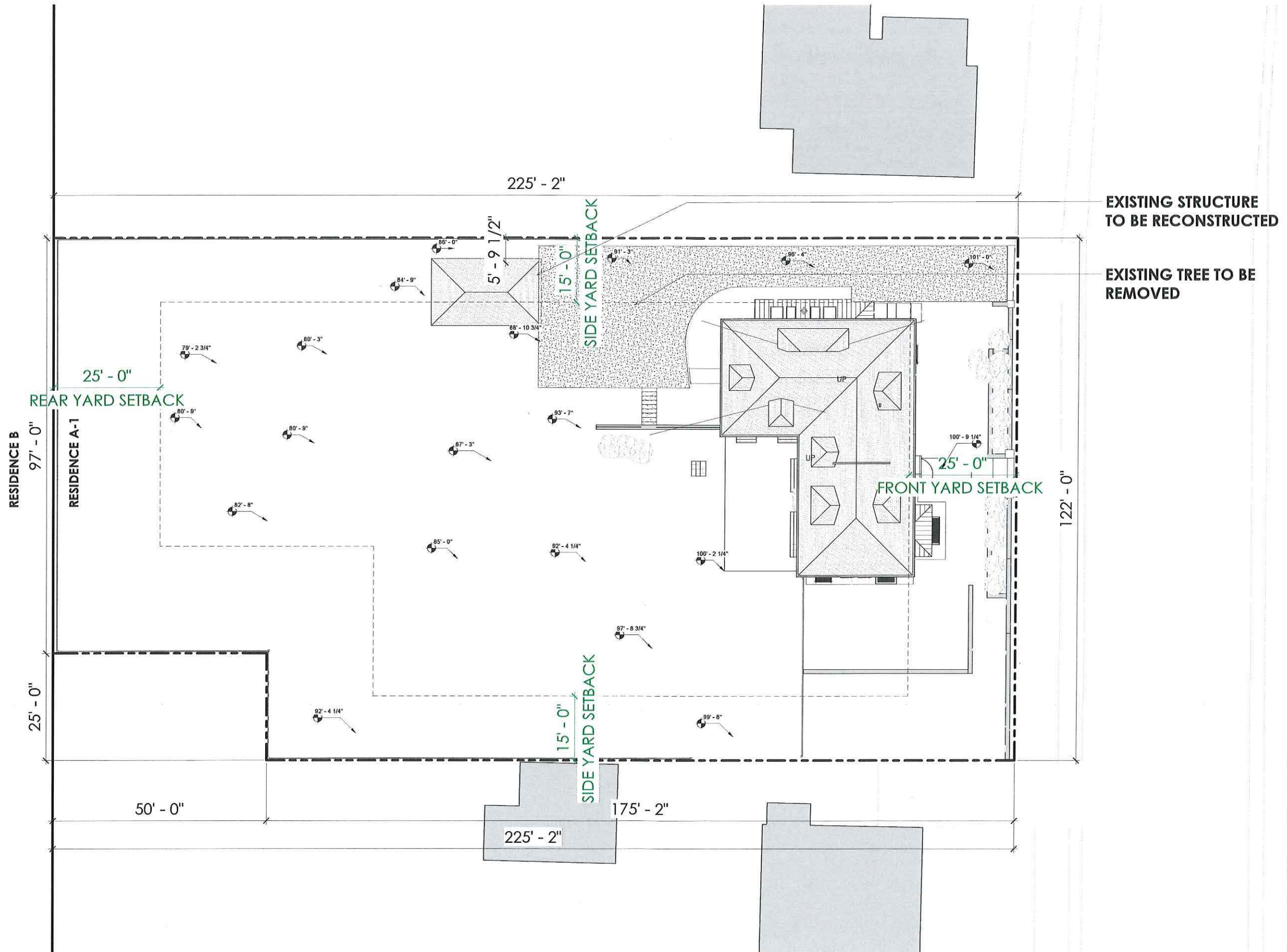
BZA-005

Scale 1" = 40'-0"

12/10/2021 9:18:08 AM



## EXISTING SITE PLAN



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## EXISTING SITE PLAN

DAN &amp; ELIZABETH STERNER

STERNER RESIDENCE

43 RESERVOIR ST. CAMBRIDGE  
MA 02138

|                |          |
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BZA-006

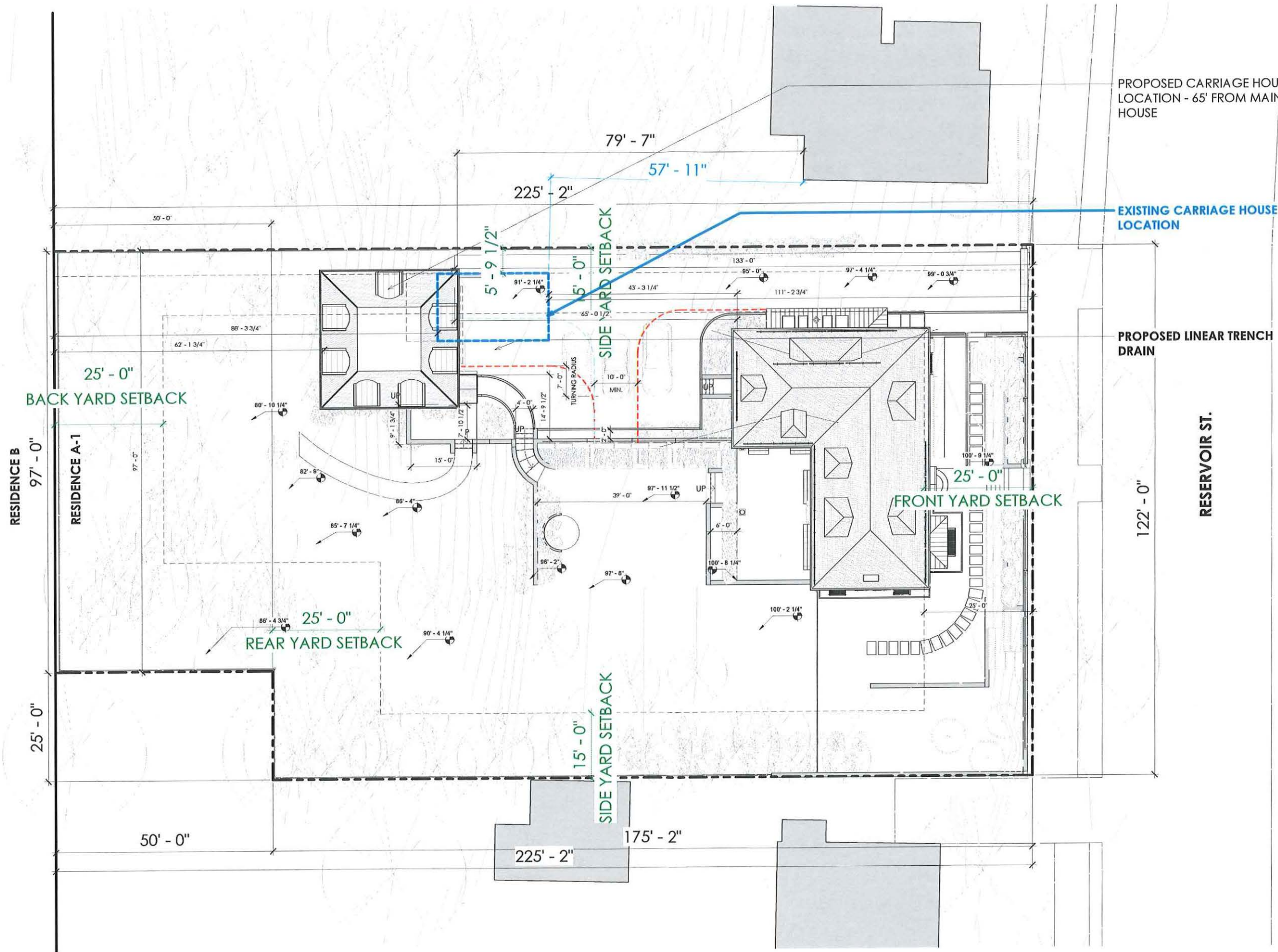
Scale  $3/32" = 1'-0"$

① BZA - EXISTING SITE PLAN  
3/32" = 1'-0"

12/10/2021 9:18:09 AM



PROPOSED SITE PLAN



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Cambridge, MA 02138  
P: 617.452.1500 F: 617.452.1501

PROPOSED SITE PLAN

DAN & ELIZABETH STERNER  
STERNER RESIDENCE  
43 RESERVOIR ST. CAMBRIDGE  
MA 02138

|                |               |
|----------------|---------------|
| Project Status | BZA SET       |
| Project number | 2017.05       |
| Date           | 12/10/21      |
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| Checked by     | Checker       |
| BZA-007        |               |
| Scale          | 3/32" = 1'-0" |





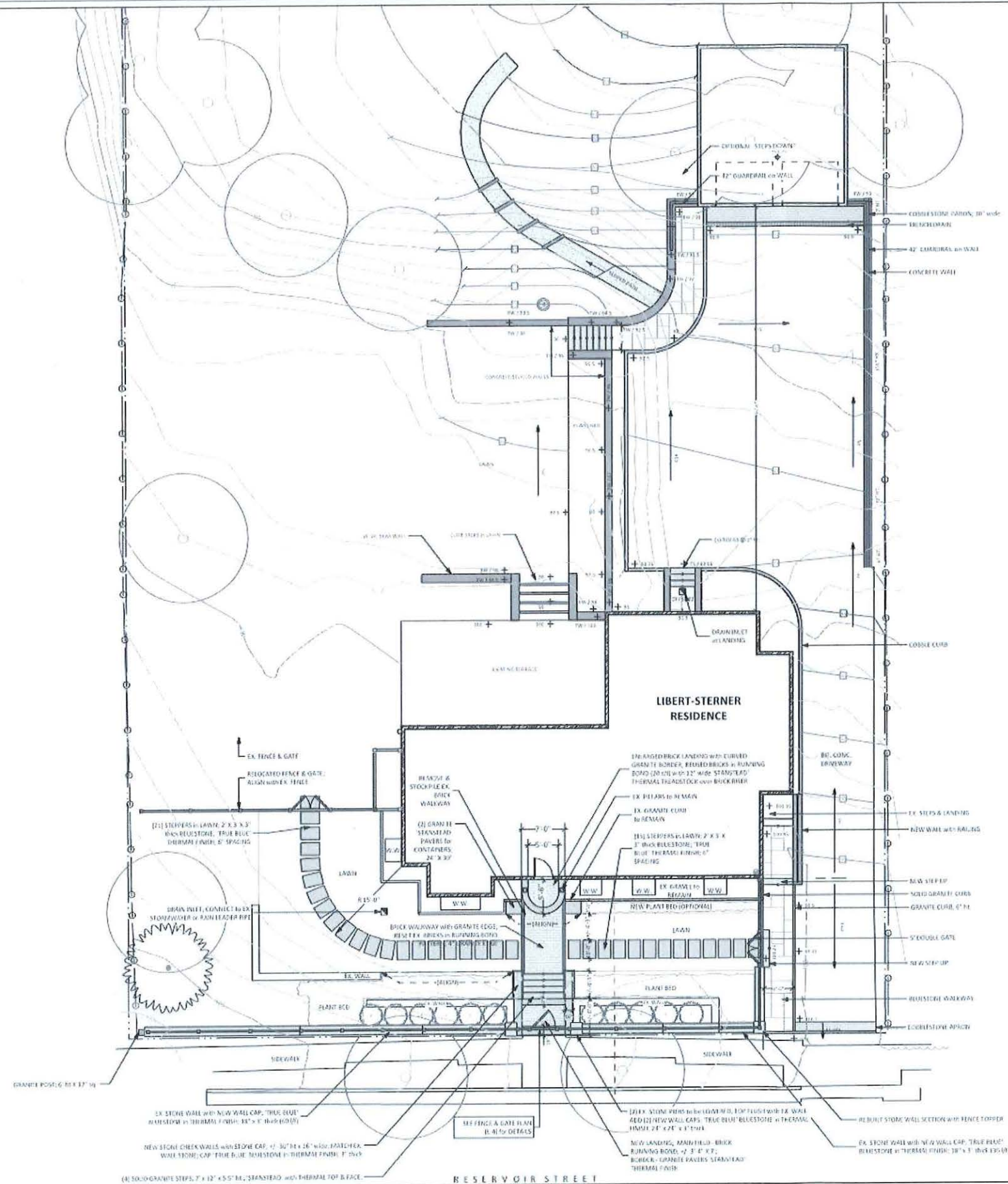
REGISTRATIONS:

STRUCTURAL ENGINEER:

PROPOSED - LANDSCAPE  
DESIGN

DAN & ELIZABETH STERNER  
STERNER RESIDENCE  
43 RESERVOIR ST. CAMBRIDGE  
MA 02138

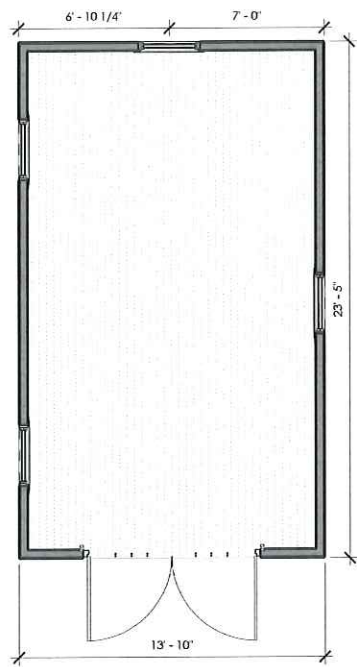
BZA-008



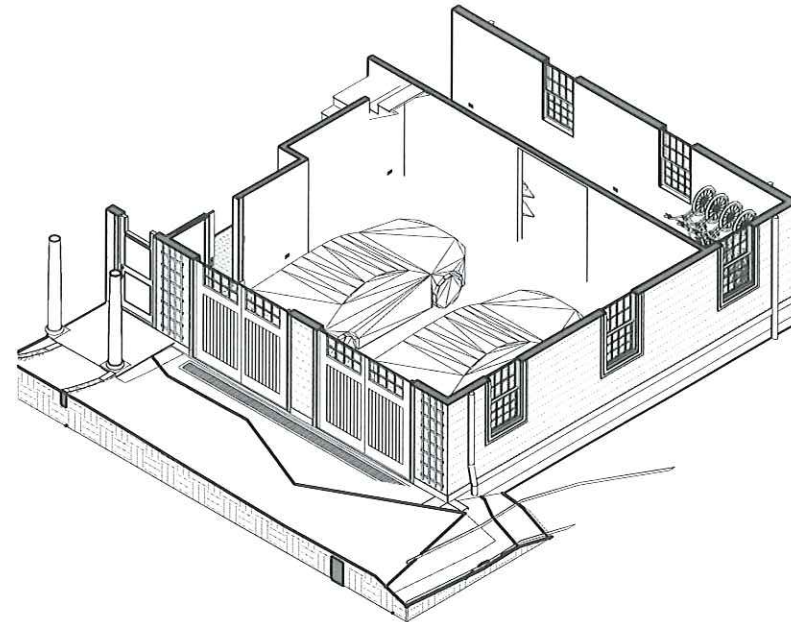
|                                                                                             |  |                                             |               |                                                                                                                                                     |  |
|---------------------------------------------------------------------------------------------|--|---------------------------------------------|---------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>LIBERT-STERNER RESIDENCE</b><br><b>41 RESERVOIR STREET</b><br><b>CAMBRIDGE, MA 02138</b> |  | E-Plan<br>Eplan@kerry.com<br>617.662.1104   |               | <b>KERRY LEWIS</b><br><b>LANDSCAPE</b><br><b>ARCHITECTURE</b>  |  |
|        |  | <b>LAYOUT &amp; MATERIALS PLAN - GARAGE</b> |               |                                                                                                                                                     |  |
| 01/27/2021<br>01/27/2021                                                                    |  | 10-28-2021                                  | 1'-0" = 1'-8" | 1'-0" = 1'-8"                                                                                                                                       |  |



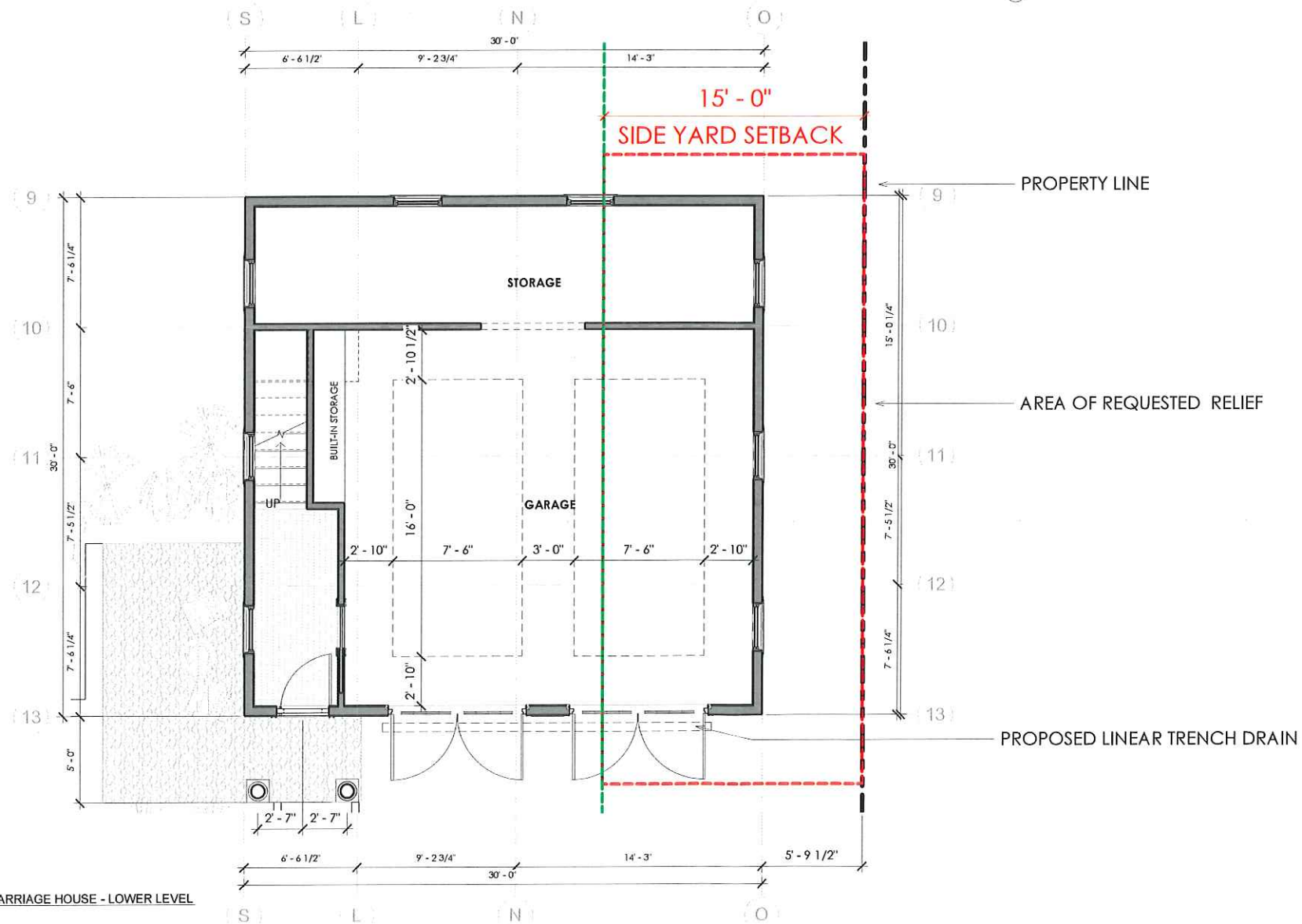
EXISTING



④ BZA - EXISTING CARRIAGE HOUSE - LOWER LEVEL  
1/4" = 1'-0"



③ BZA - PROPOSED CARRIAGE HOUSE AXON - LL



② BZA - PROPOSED CARRIAGE HOUSE - LOWER LEVEL  
1/4" = 1'-0"



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CARRIAGE HOUSE LOWER  
LEVEL PLAN

DAN & ELIZABETH STERNER

STERNER RESIDENCE

43 RESERVOIR ST. CAMBRIDGE  
MA 02138

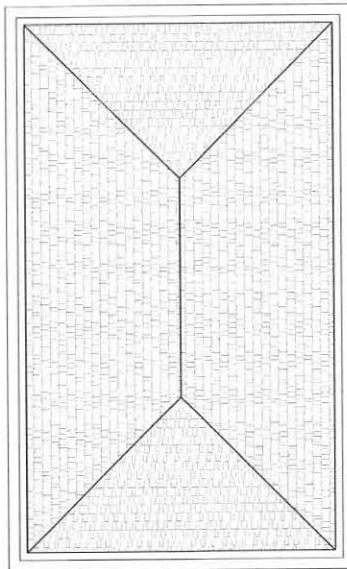
|                |          |
|----------------|----------|
| Project Status | BZA SET  |
| Project number | 2017.05  |
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| Checked by     | Checker  |

**BZA-100**

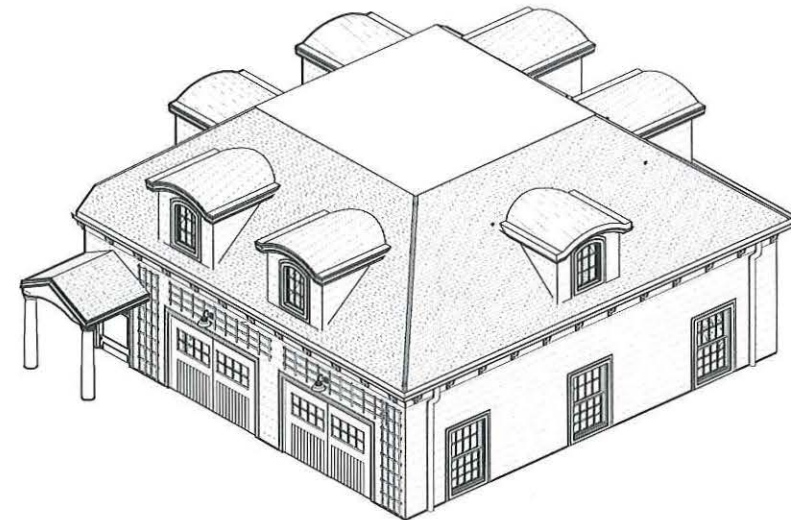
Scale 1/4" = 1'-0"



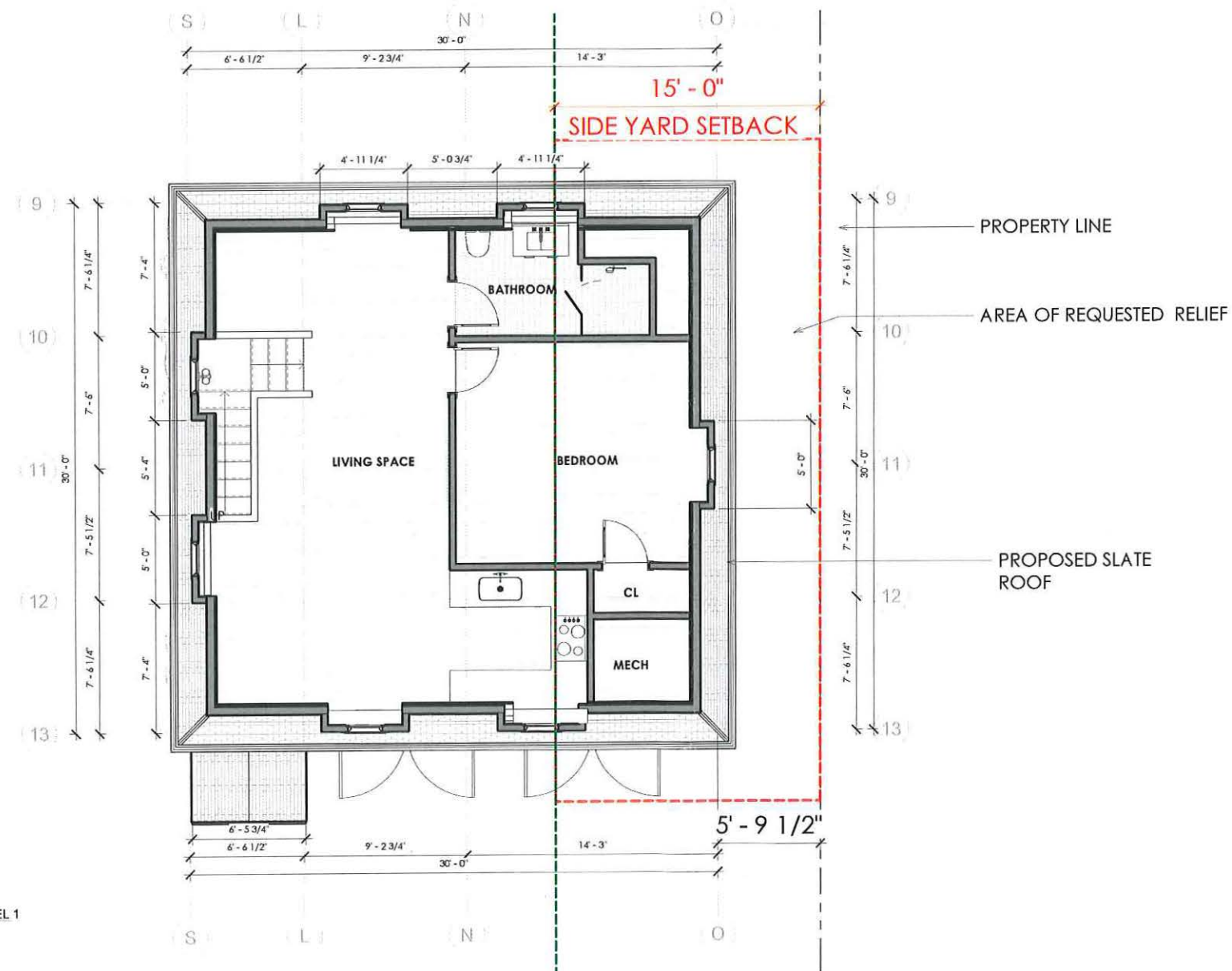
EXISTING



4 EXISTING CARRIAGE HOUSE - ROOF PLAN  
1/4" = 1'-0"



3 BZA - PROPOSED CARRIAGE HOUSE AXON - LEVEL 1



1 BZA - PROPOSED CARRIAGE HOUSE - LEVEL 1  
1/4" = 1'-0"



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CARRIAGE HOUSE LEVEL 1  
PLAN

DAN & ELIZABETH STERNER

STERNER RESIDENCE

43 RESERVOIR ST. CAMBRIDGE  
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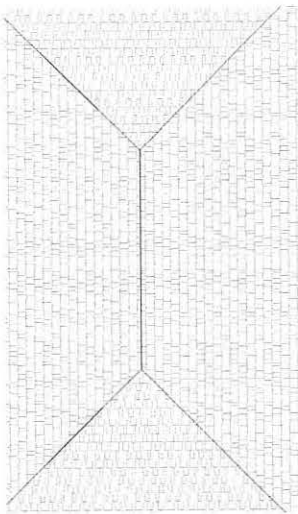
**BZA-101**

Scale 1/4" = 1'-0"

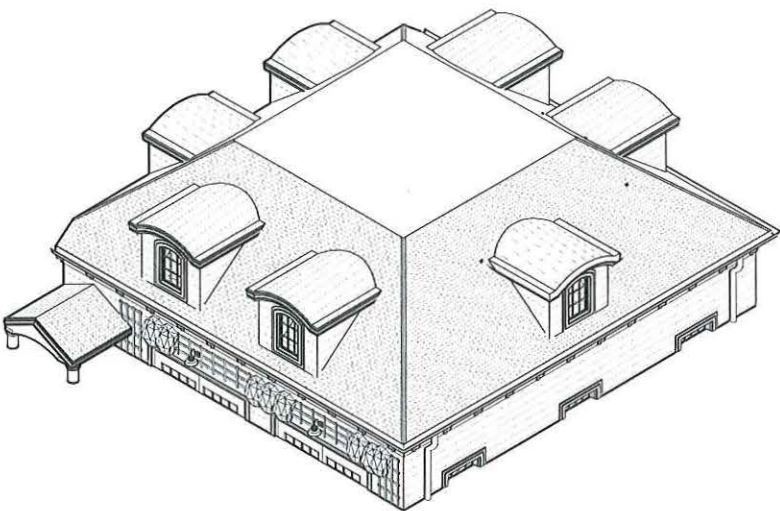
12/10/2021 9:15:14 AM



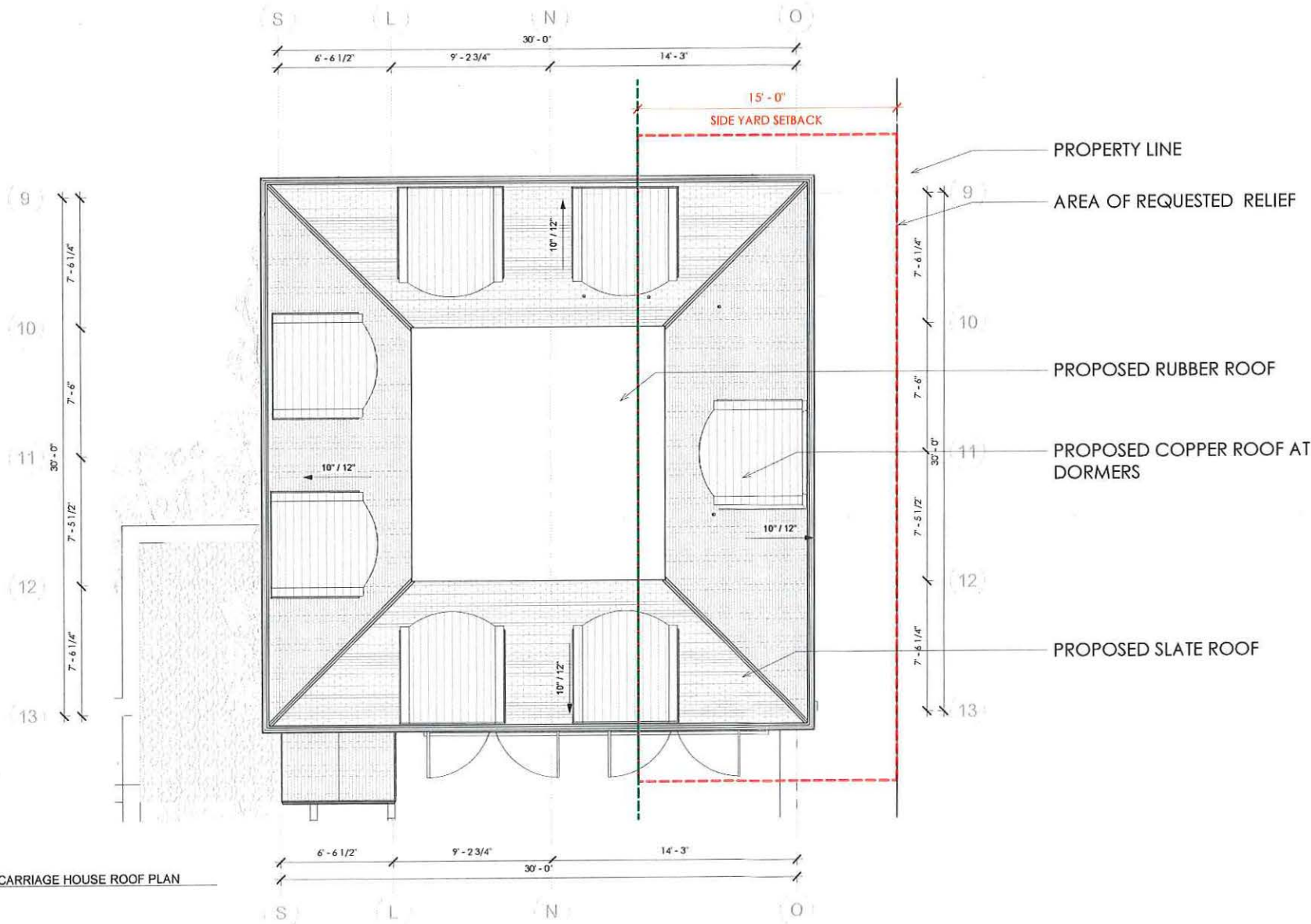
EXISTING



② BZA - EXISTING CARRIAGE HOUSE ROOF PLAN  
1/4" = 1'-0"



③ BZA - CARRIAGE HOUSE AXON - ROOF



① BZA - PROPOSED CARRIAGE HOUSE ROOF PLAN  
1/4" = 1'-0"



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CARRIAGE HOUSE ROOF  
PLAN

DAN & ELIZABETH STERNER

STERNER RESIDENCE

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MA 02138

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| Project number | 2017.05  |
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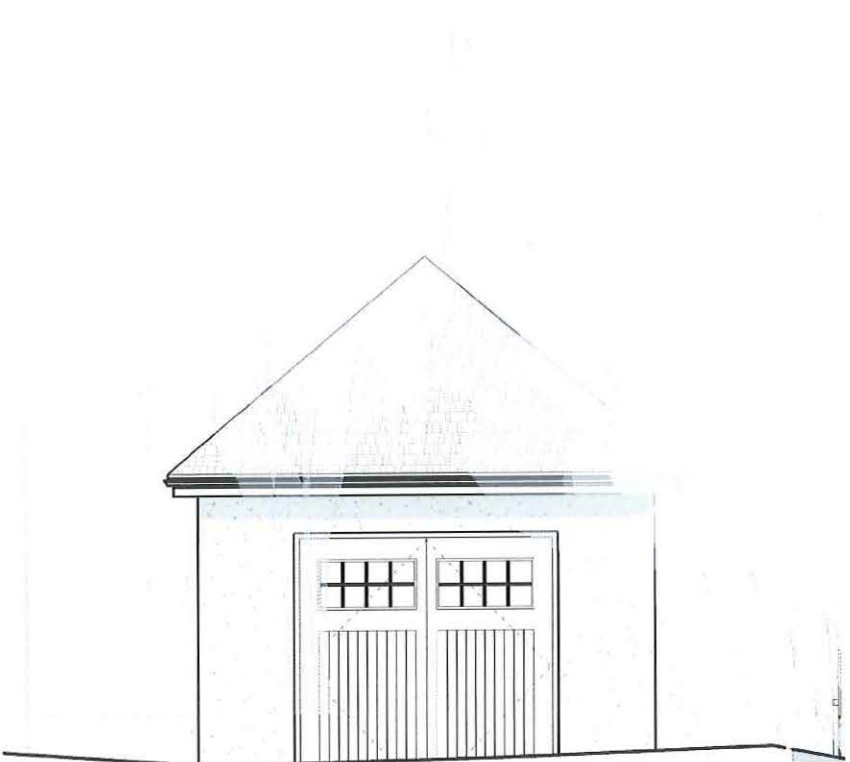
BZA-102

Scale 1/4" = 1'-0"

12/10/2021 9:18:18 AM

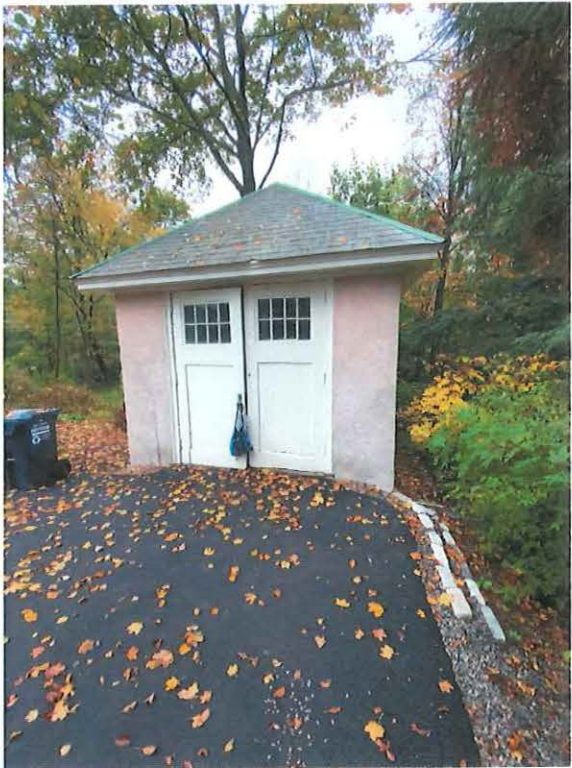


PROPOSED - EAST ELEVATION

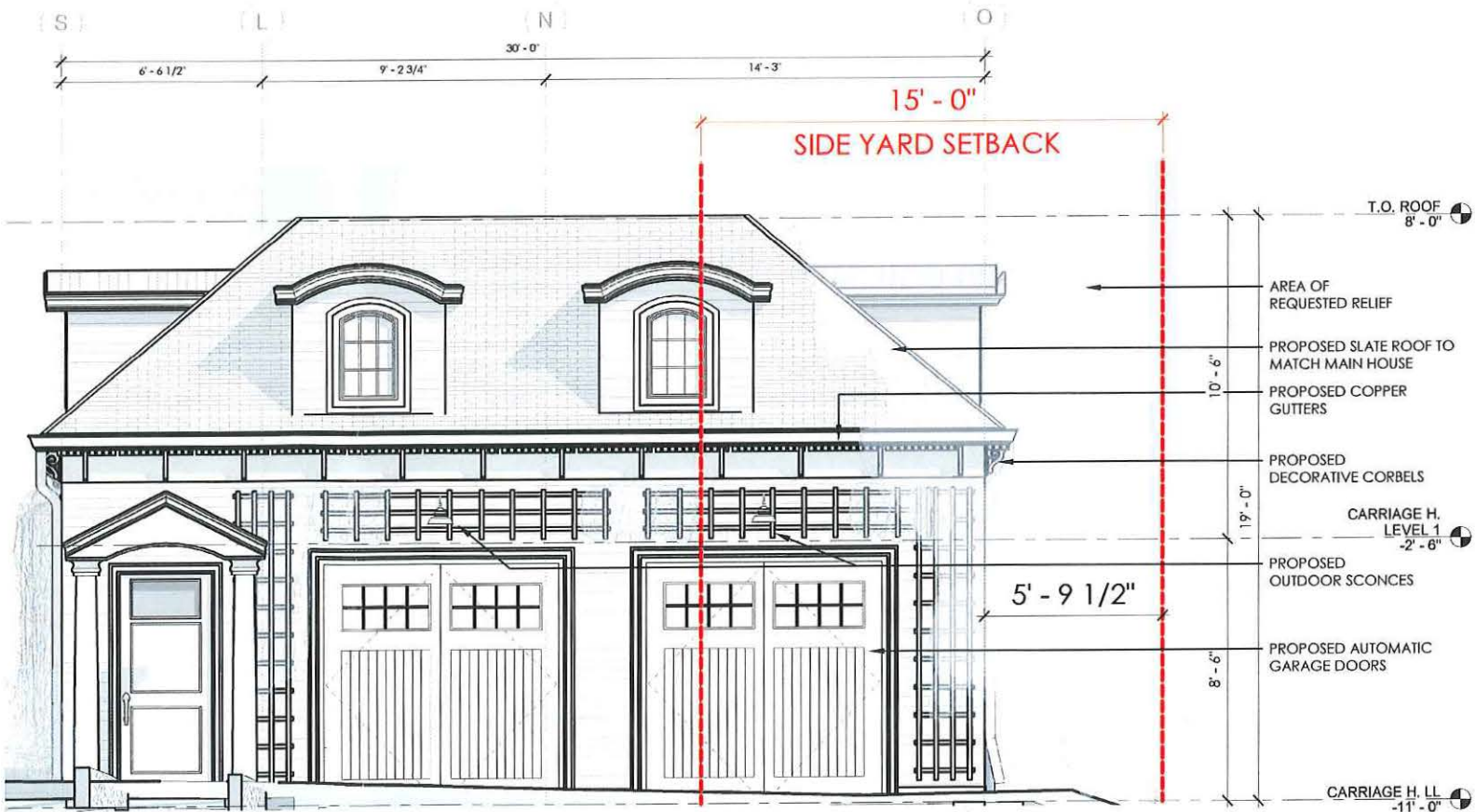


2 BZA - EXISTING CARRIAGE HOUSE EAST ELEVATION  
3/8" = 1'-0"

EXISTING PHOTO



PROPOSED RENDER



1 BZA - PROPOSED CARRIAGE HOUSE EAST ELEVATION  
3/8" = 1'-0"



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CARRIAGE HOUSE EAST  
ELEVATION

DAN & ELIZABETH STERNER  
STERNER RESIDENCE  
43 RESERVOIR ST. CAMBRIDGE  
MA 02138

Project Status BZA SET  
Project number 2017.05  
Date 12/10/21  
Drawn by Author  
Checked by Checker

**BZA-200**  
Scale 3/8" = 1'-0"

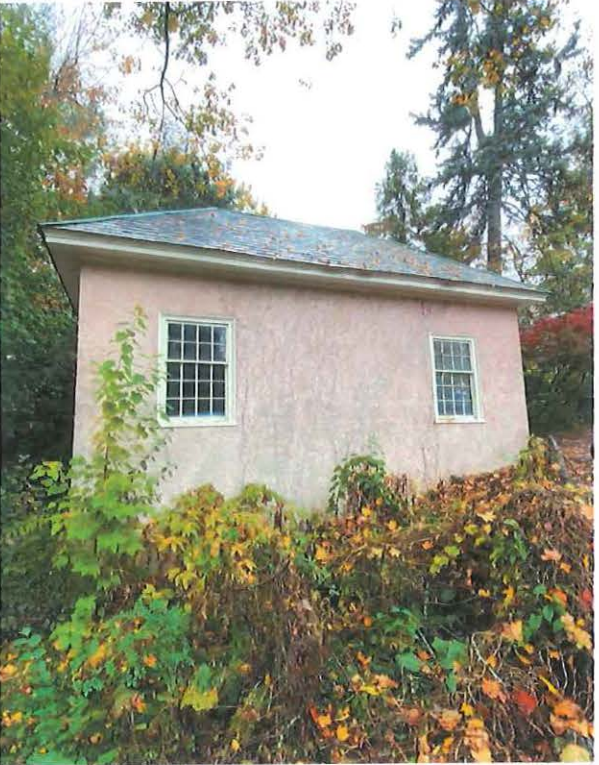


PROPOSED - SOUTH ELEVATION



2 BZA - EXISTING CARRIAGE HOUSE SOUTH ELEVATION  
3/8" = 1'-0"

EXISTING PHOTO



PROPOSED RENDER



1 BZA - PROPOSED CARRIAGE HOUSE SOUTH ELEVATION  
3/8" = 1'-0"



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CARRIAGE HOUSE SOUTH  
ELEVATION (FRONT)

DAN & ELIZABETH STERNER

STERNER RESIDENCE

43 RESERVOIR ST. CAMBRIDGE  
MA 02138

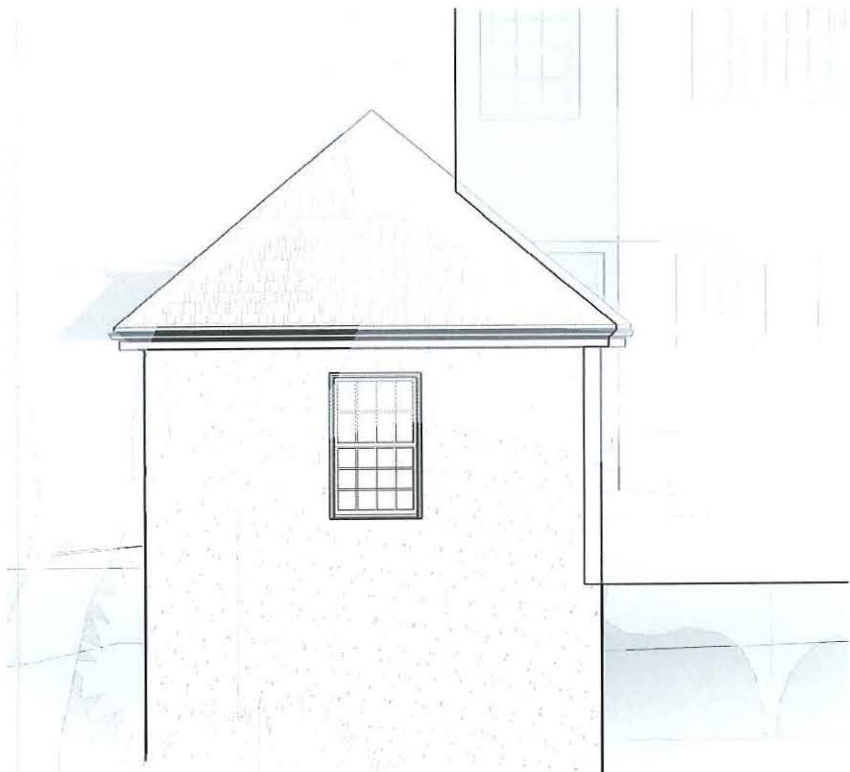
|                |          |
|----------------|----------|
| Project Status | BZA SET  |
| Project number | 2017.05  |
| Date           | 12/10/21 |
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| Checked by     | Checker  |

BZA-201

Scale 3/8" = 1'-0"



PROPOSED - WEST ELEVATION

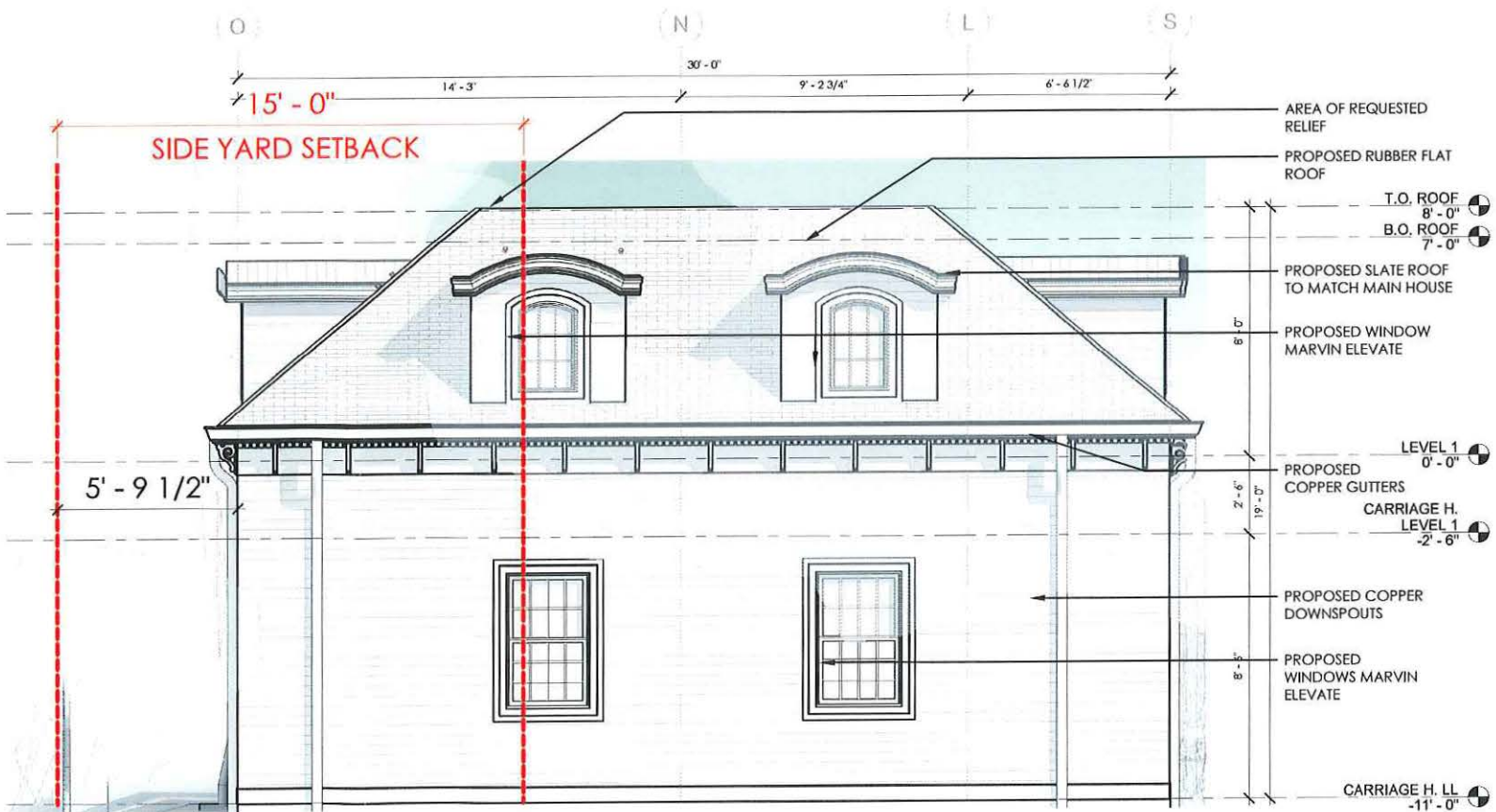


2 BZA - EXISTING CARRIAGE HOUSE WEST ELEVATION  
3/8" = 1'-0"

EXISTING PHOTO



PROPOSED RENDER



1 BZA - PROPOSED CARRIAGE HOUSE WEST ELEVATION  
3/8" = 1'-0"



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CARRIAGE HOUSE WEST  
ELEVATION

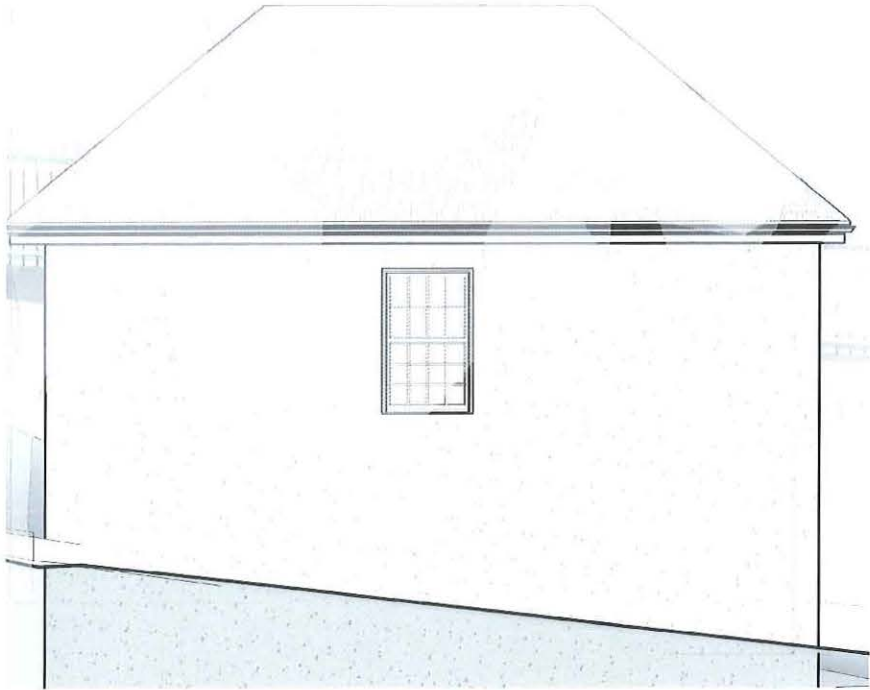
DAN & ELIZABETH STERNER  
STERNER RESIDENCE  
43 RESERVOIR ST. CAMBRIDGE  
MA 02138

Project Status BZA SET  
Project number 2017.05  
Date 12/10/21  
Drawn by Author  
Checked by Checker

**BZA-202**  
Scale 3/8" = 1'-0"



PROPOSED - NORTH ELEVATION



② BZA - EXISTING CARRIAGE HOUSE NORTH ELEVATION  
3/8" = 1'-0"

EXISTING PHOTO



PROPOSED RENDER



① BZA - PROPOSED CARRIAGE HOUSE NORTH ELEVATION  
3/8" = 1'-0"



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CARRIAGE HOUSE NORTH  
ELEVATION

DAN & ELIZABETH STERNER  
STERNER RESIDENCE  
43 RESERVOIR ST. CAMBRIDGE  
MA 02138

Project Status BZA SET  
Project number 2017.05  
Date 12/10/21  
Drawn by Author  
Checked by Checker

**BZA-203**  
Scale 3/8" = 1'-0"





REGISTRATIONS:

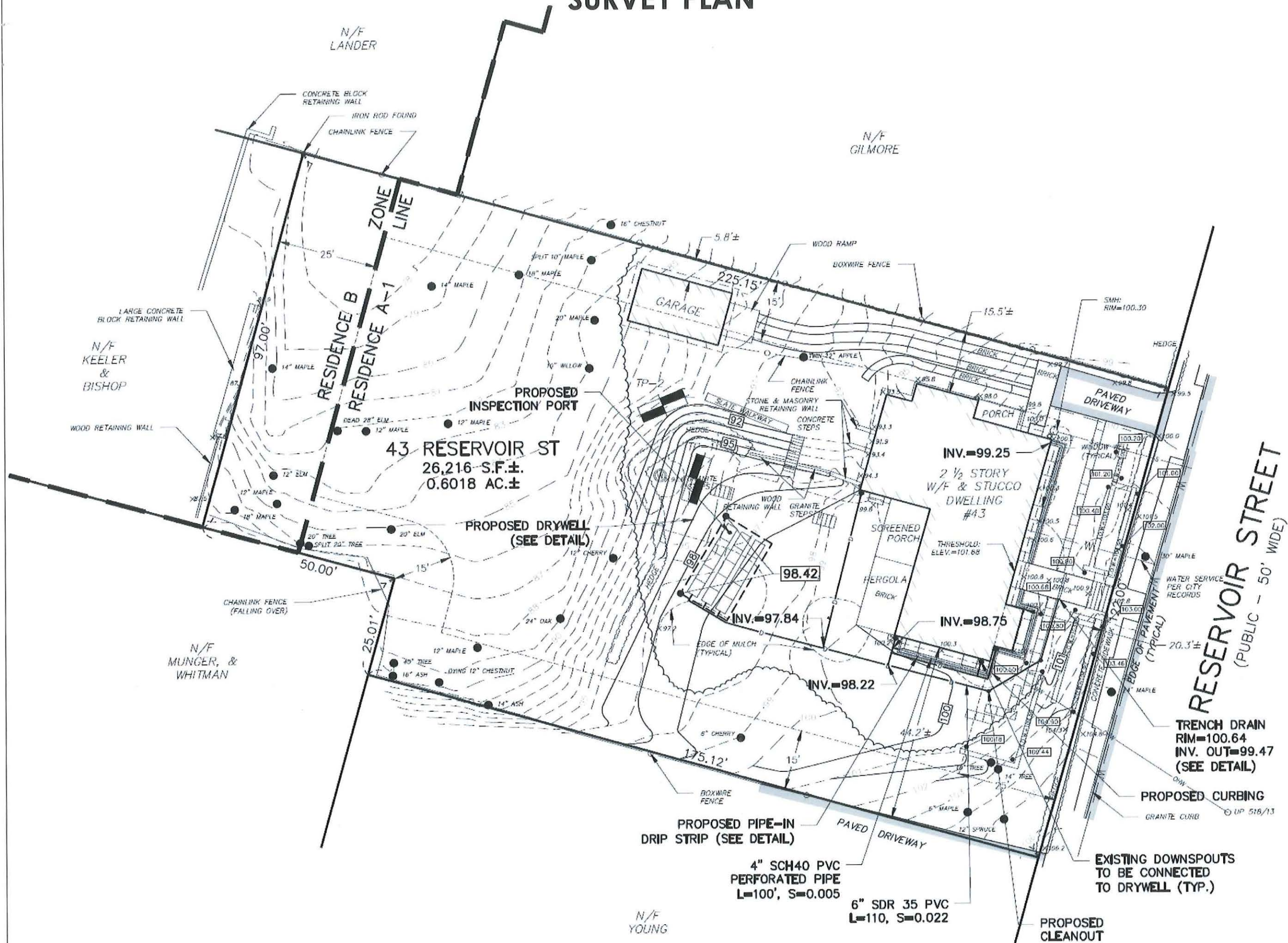
STRUCTURAL ENGINEER:

## SURVEY PLAN

DAN & ELIZABETH STERNER  
STERNER RESIDENCE  
43 RESERVOIR ST. CAMBRIDGE  
MA 02138

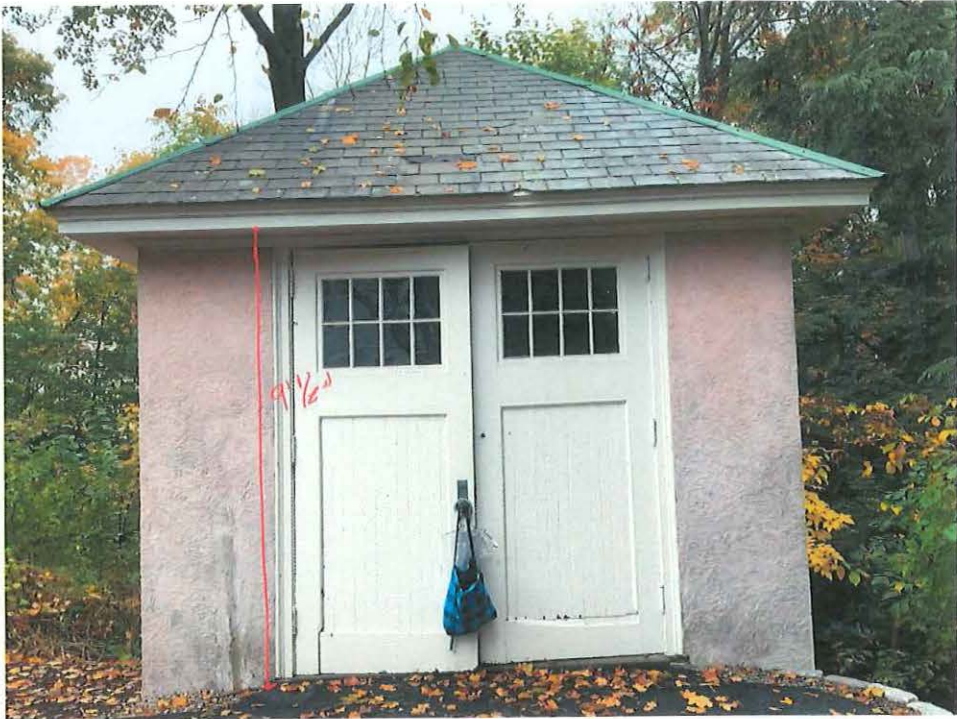
BZA-301

Scale





EXISTING PHOTOS



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ADDITIONAL EXTERIOR  
PHOTOS

DAN & ELIZABETH STERNER

STERNER RESIDENCE

43 RESERVOIR ST. CAMBRIDGE  
MA 02138

|                |          |
|----------------|----------|
| Project Status | BZA SET  |
| Project number | 2017.05  |
| Date           | 12/10/21 |
| Drawn by       | Author   |
| Checked by     | Checker  |

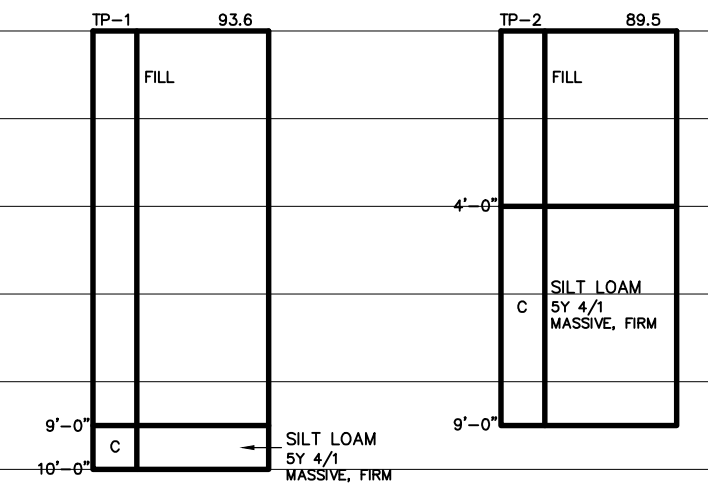
**BZA-302**

Scale



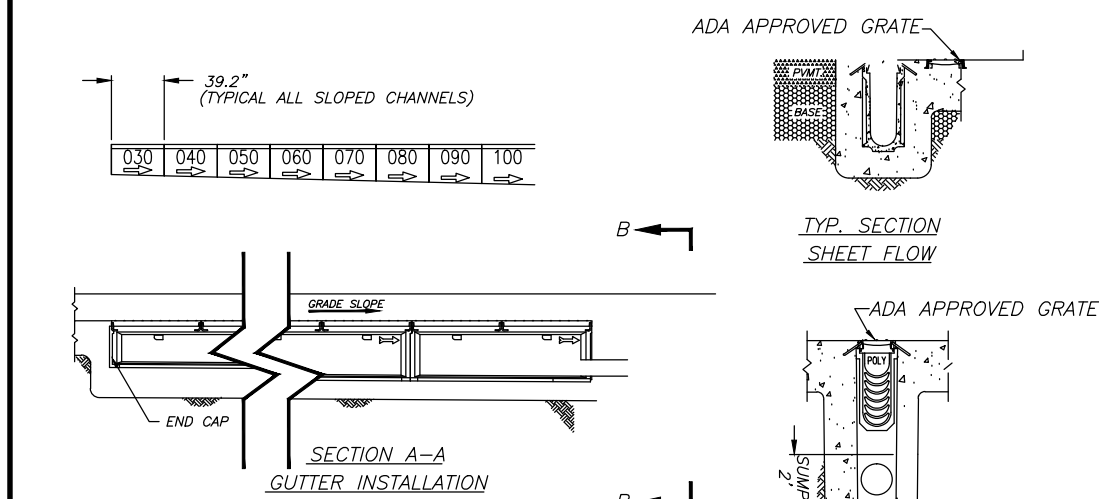
## TEST PIT DATA:

DATE OF TESTING: 4/27/17  
TEST BY: STAMSKI AND MCNARY, INC.  
CERT. SOIL EVAL.: MOLLY OBENDORF  
WITNESSED BY:



NO REFUSAL  
NO MOTTLED OBS. 0 1'-4"  
G.W. OBS. 0 3'-3" (90.35)  
E.S.H.W.T. 0 3'-3" (90.35)

NO REFUSAL  
NO MOTTLED OBS. 0 1'-4"  
G.W. OBS. 0 4'-0"  
E.S.H.W.T. 0 1'-4" (88.17)

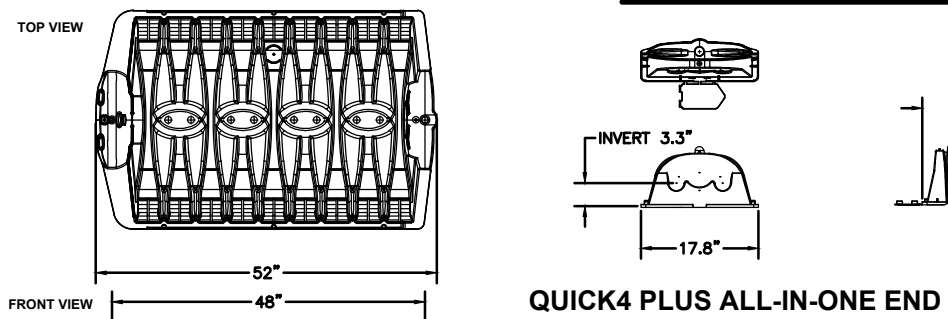


LINE DRAIN NOTES  
1. LINE DRAIN IS SUITABLE FOR APPLICATIONS FOR CONTROLLING SPREAD IN GUTTER FLOW CONDITIONS OR TO INTERCEPT SHEET FLOW. TYPICAL APPLICATION IS AT THE STREET CURB OR BARBER.  
2. THE FRAME AND GRATE IS SUITABLE FOR PEDESTRIAN AND VEHICLE TRAFFIC AND INTENDED FOR 10-25 LBS. LOADS.  
3. CONCRETE THICKNESS, TYPE, AND AMOUNT OF FINISH REQUIREMENTS TO BE SAME AS ADJACENT PAVEMENT OR GRATE. PERFORM STRUCTURAL ANALYSIS TO DETERMINE REQUIREMENTS FOR APPLICATION.  
4. TOP OF GRATE TO BE INSTALLED FLUSH TO 0.1" BELOW FINISHED GRADE. BEVEL CONCRETE TO TOP OF GRATE IF BELOW FINISHED GRADE.  
5. GRATE TO BE ADA APPROVED.

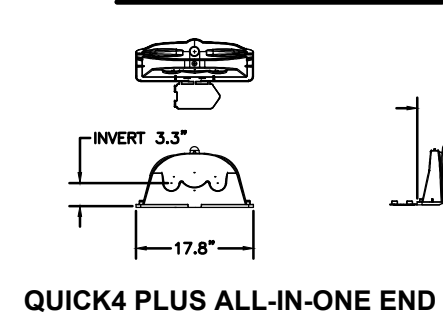
**INTERCEPTOR TRENCH DRAIN**  
NOT TO SCALE

## SOIL ABSORPTION SYSTEM:

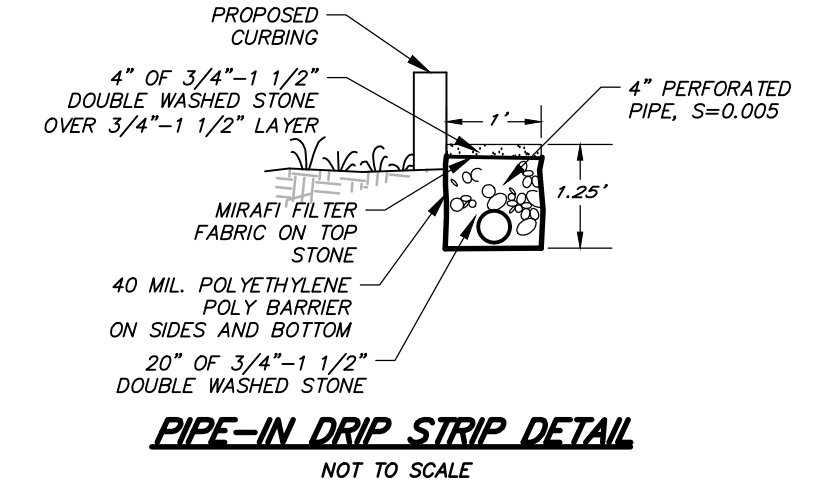
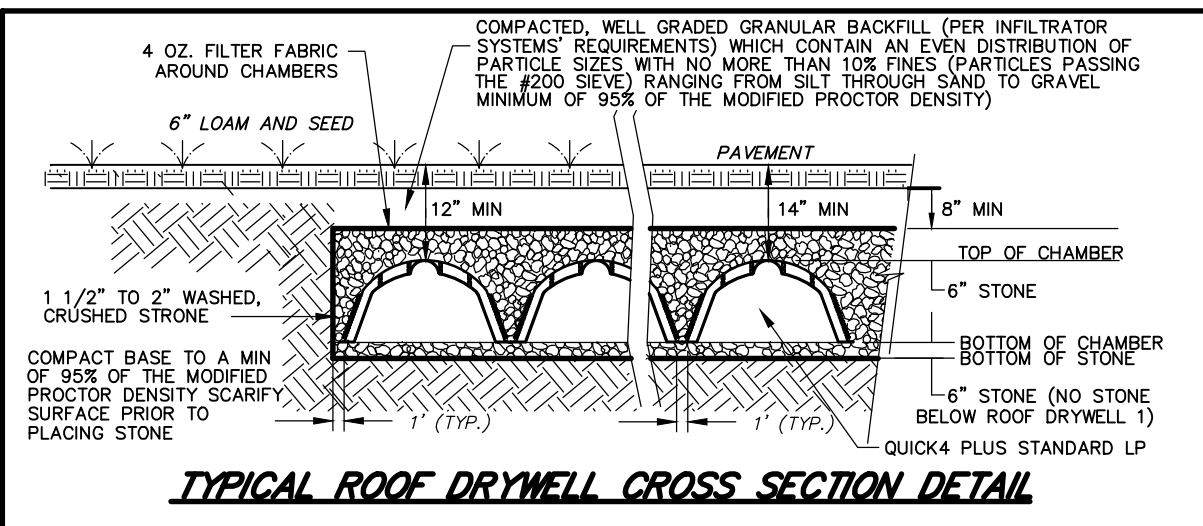
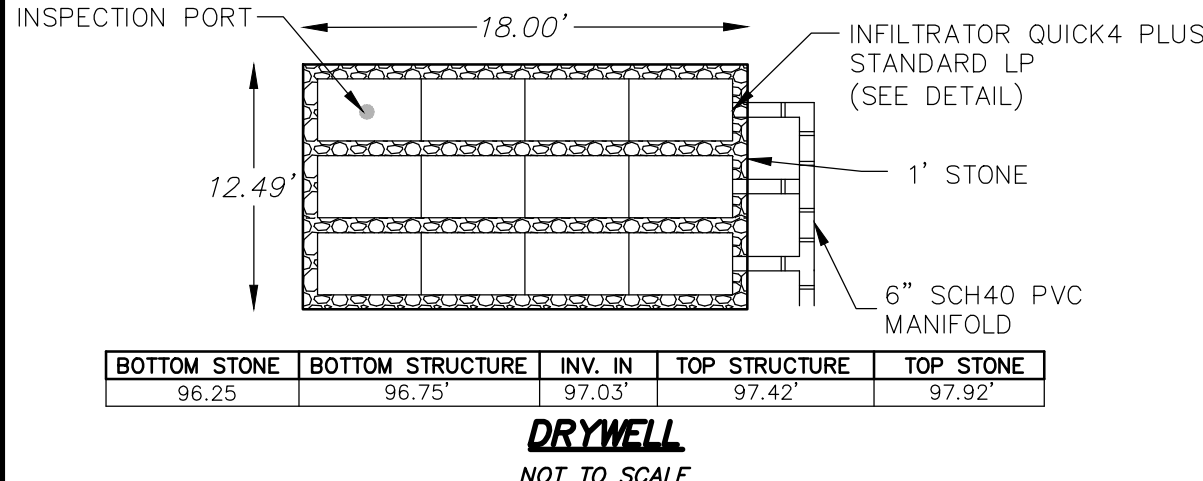
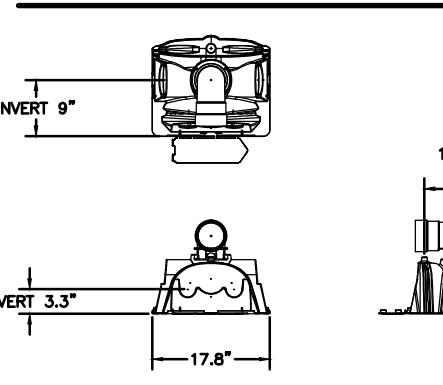
### QUICK4 PLUS STANDARD LOW PROFILE



### QUICK4 PLUS END CAP

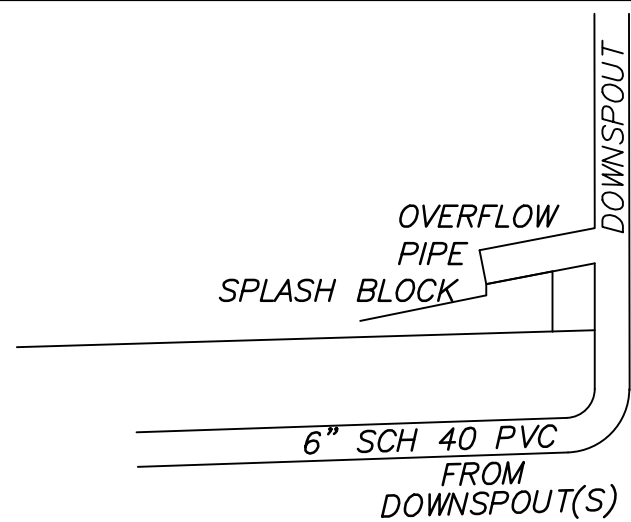


### QUICK4 PLUS ALL-IN-ONE END CAP

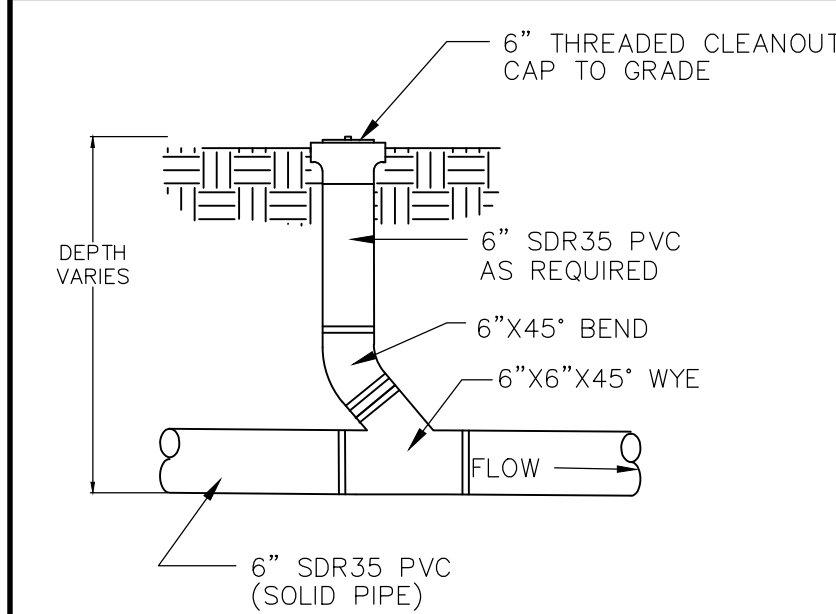


## LEGEND:

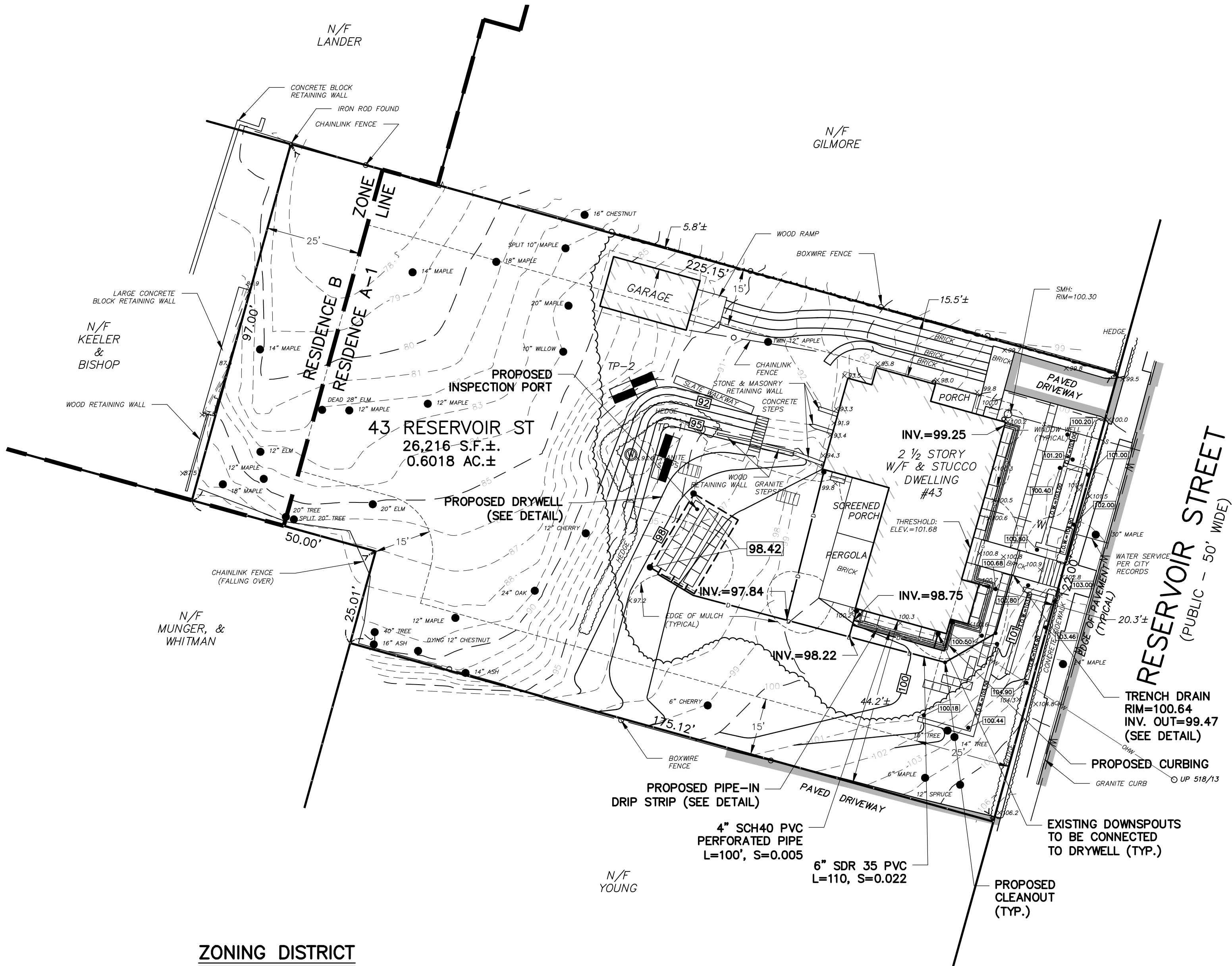
- N/F NOW OR FORMERLY
- CHW OVERHEAD WIRES
- TREE
- TREE LINE/EDGE OF LAWN
- UP UTILITY POLE
- GG+ GAS GATE
- G GAS SERVICE (BURIED)
- WG+ WATER GATE
- W WATER SERVICE (BURIED)
- DMH DRAIN MANHOLE
- D SUB-SURFACE DRAIN LINE
- EXISTING CONTOUR
- - - EXISTING CONTOUR
- ☆ LIGHTPOLE
- △ WETLAND FLAG
- 99X9 SPOT ELEVATION
- ○ ○ ○ STONE WALL
- EDGE OF PAVEMENT
- ⊗ WELL



**DOWNSPOUT DETAIL**  
NOT TO SCALE



**ROOF DRAIN CLEANOUT DETAIL**  
NOT TO SCALE



**PROGRESS PRINT**  
**DATE: 6/12/2017**

## UTILITY NOTE:

ALL UNDERGROUND UTILITIES SHOWN HERE WERE COMPILED ACCORDING TO AVAILABLE RECORD PLANS FROM VARIOUS UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE ONLY. ACTUAL LOCATIONS MUST BE DETERMINED IN THE FIELD BEFORE DESIGNING, EXCAVATING, BLASTING, INSTALLING, BACKFILLING, GRADING, PAVEMENT RESTORATION OR REPAIRING. ALL UTILITY COMPANIES, PUBLIC AND PRIVATE, MUST BE CONTACTED INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THIS PLAN. SEE CHAPTER 370, ACTS OF 1963 MASS. WE ASSUME NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACURATELY SHOWN. BEFORE PLANNING FUTURE CONNECTIONS THE APPROPRIATE PUBLIC UTILITY ENGINEERING DEPARTMENT MUST BE CONSULTED. DIG SAFE TELEPHONE No. 1-888-344-7233.

## RECORD OWNER

DANIEL STERNER  
ELIZABETH CLARK LIBERT  
43 RESERVOIR ST  
CAMBRIDGE, MA

## REFERENCE

MIDDLESEX REGISTRY OF DEEDS  
SOUTH DISTRICT  
DEED BOOK 63349 PAGE 336

## ZONING DISTRICT

RESIDENCE A-1  
RESIDENCE B

## DATUM

ELEVATIONS SHOWN ON THIS PLAN REFER TO AN ASSUMED BASE.

N  
PLAN 369 OF 2007

DRAINAGE PLAN  
IN  
CAMBRIDGE, MASSACHUSETTS

43 RESERVOIR STREET  
FOR SCALE: 1"=20'  
STERNER  
JUNE 12, 2017

STAMSKI AND MCNARY, INC.  
1000 MAIN STREET ACTON, MASSACHUSETTS  
(978) 263-8585  
ENGINEERING - PLANNING - SURVEYING

0 5 10 20 30 40 FT  
(5741 DRAINAGE.dwg) SM-5741







43 Reservoir St.

Petitioner

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

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

KACHMAR DESIGN  
C/O SAM KACHMAR, ARCHITECT  
357 HURON AVENUE  
CAMBRIDGE, MA 02138

237-34  
SIMONSEN, ERIK, JR.  
76 FAYERWEATHER ST., #2  
CAMBRIDGE, MA 02138

237-46  
WORKUM, FIFIELD, JR.  
70 FAYERWEATHER ST  
CAMBRIDGE, MA 02138

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

237-64  
CABOT, SUSAN T.  
74 FAYERWEATHER ST  
CAMBRIDGE, MA 02138

237-70  
HERRON, PATRICK M. III & LOIS RHO  
320 HURON AVE  
CAMBRIDGE, MA 02138

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

237-44  
SUTHERLAND, ANDREW V. &  
AMY M. SUTHERLAND  
62 FAYERWEATHER ST  
CAMBRIDGE, MA 02138

237-57  
KEELER, DAVID J. & GEORGIANNA M. BISHOP  
58 FAYERWEATHER ST.  
CAMBRIDGE, MA 02138-3355

237-75  
GILMORE, JOHN A. D. & ELIZABETH C. GILMORE  
47 RESERVOIR ST  
CAMBRIDGE, MA 02138-3335

237-76  
SWEENEY, TADHG & EDITH V. SWEENEY  
54 FAYERWEATHER ST  
CAMBRIDGE, MA 02138-3355

237-74  
RABB, JANE  
50 FAYERWEATHER ST  
CAMBRIDGE, MA 02138

237-49  
MURPHY, JANE C.  
51 RESERVOIR ST.  
CAMBRIDGE, MA 02138-3335

237-47  
TERHORST, CORNELIS & KAREN R. ROSENKRANTZ  
72 FAYERWEATHER ST.  
CAMBRIDGE, MA 02138-3355

237-63  
LANDER, LORI & ERIC LANDER  
74R FAYERWEATHER ST  
CAMBRIDGE, MA 02138

237-81  
ARONSON, ERIC & JENNIFER WINN ARONSON  
68 FAYERWEATHER ST  
CAMBRIDGE, MA 02138

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

237-34  
SIMONSEN, ERIK, JR., & KIMBERLY R. SIMONSEN  
76 FAYERWEATHER ST., UNIT #1  
CAMBRIDGE, MA 02138

237-50  
LOONEY, ANN M., MARY A. FINNEGAN &  
PAUL J. FINNEGAN  
53 RESERVOIR ST,  
CAMBRIDGE, MA 02138-3335

237-71  
DOWNES, BRIAN E. &  
DEBORAH BARRETT DOWNES  
316 HURON AVE., TWO  
CAMBRIDGE, MA 02138

237-71  
MCCABE, MICHAEL P. &  
MAUREEN DOWNES MCCABE  
316 HURON AVE., ONE  
CAMBRIDGE, MA 02138

237-33  
DO, YENA H. CHICO SAJOVIC  
324 HURON AVE  
CAMBRIDGE, MA 02138

237-73  
SEAPUIT LLC MV CONTRAIL LLC  
48 FAYERWEATHER ST  
CAMBRIDGE, MA 02138

237-34  
SIMONSEN, ERIK, JR. & KIMBERLY R. SIMONSEN  
76 FAYERWEATHER ST. #2  
CAMBRIDGE, MA 02138

237-15  
RODGERS, RONALD EUGENE  
JANE M. RODGERS, TRS  
29 RESERVOIR ST  
CAMBRIDGE, MA 02138

237-77  
SEGEL, ALEXANDRA EDWARD SARIS SEGEL  
56 FAYERWEATHER ST  
CAMBRIDGE, MA 02138

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



STERNER RESIDENCE

BZA SET  
01/24/22

DAN & ELIZABETH  
STERNER

43 RESERVOIR ST.  
CAMBRIDGE MA  
02138



ARCHITECT:  
  
SKA INC.



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(p)617-800-6223  
kachmardesign.com  
357 HURON AVE.  
CAMBRIDGE MA, 02138

CLIENT:  
  
DAN AND ELIZABETH  
STERNER

LANDSCAPE ARCHITECT:  
  
KERRY LEWIS  
 Kerry Lewis  
Landscape Architecture

GENERAL CONTRACTOR:

STRUCTURAL ENGINEER:  
  
ROOME & GUARRACINO LLC



| BZA - SHEET LIST |                                        |             |
|------------------|----------------------------------------|-------------|
| Sheet Number     | Sheet Name                             | Designed by |
| BZA-000          | COVER                                  | SKA         |
| BZA-001          | EXISTING SITE AXON                     | Author      |
| BZA-002          | PROPOSED SITE AXON                     | Author      |
| BZA-003          | STREETSCAPE                            | Author      |
| BZA-004          | AREA PLANS                             | Author      |
| BZA-005          | SOLAR STUDY                            | Author      |
| BZA-006          | EXISTING SITE PLAN                     | Author      |
| BZA-007          | PROPOSED SITE PLAN                     | Author      |
| BZA-008          | PROPOSED - LANDSCAPE DESIGN            | Author      |
| BZA-009          | PROPOSED - LANDSCAPE DESIGN            | Author      |
| BZA-100          | CARRIAGE HOUSE LOWER LEVEL PLAN        | Author      |
| BZA-101          | CARRIAGE HOUSE LEVEL 1 PLAN            | Author      |
| BZA-102          | CARRIAGE HOUSE ROOF PLAN               | Author      |
| BZA-200          | CARRIAGE HOUSE EAST ELEVATION          | Author      |
| BZA-201          | CARRIAGE HOUSE SOUTH ELEVATION (FRONT) | Author      |
| BZA-202          | CARRIAGE HOUSE WEST ELEVATION          | Author      |
| BZA-203          | CARRIAGE HOUSE NORTH ELEVATION         | Author      |
| BZA-300          | QR CODE                                | Author      |
| BZA-301          | SURVEY PLAN                            | Author      |
| BZA-302          | ADDITIONAL EXTERIOR PHOTOS             | Author      |
| BZA-303          | ADDITIONAL RENDERS                     | Author      |
| BZA-304          | ADDITIONAL RENDER                      | Author      |
| Grand total: 22  |                                        |             |

NO 3 V 52 MAY 1702  
INSPECTIONAL SERVICES  
CITY OF CAMBRIDGE





EXISTING SITE AXON



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REGISTRATIONS:

STRUCTURAL ENGINEER:



**Roome & Guarracino LLC**  
STRUCTURAL ENGINEERS  
48 Grove Street, Suite 200, MA 02111  
T: 617-626-1700 F: 617-510-1001

EXISTING SITE AXON

DAN & ELIZABETH STERNER

STERNER RESIDENCE

43 RESERVOIR ST. CAMBRIDGE  
MA 02138

|                |          |
|----------------|----------|
| Project Status | BZA SET  |
| Project number | 2017.05  |
| Date           | 01/24/22 |
| Drawn by       | Author   |
| Checked by     | Checker  |

**BZA-001**

Scale

1/24/2022 1:25:13 PM



PROPOSED SITE AXON



**SKA**

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40 Grove Street, Cambridge, MA 02140  
T: 617-426-1700 F: 617-426-1701

PROPOSED SITE AXON

DAN & ELIZABETH STERNER

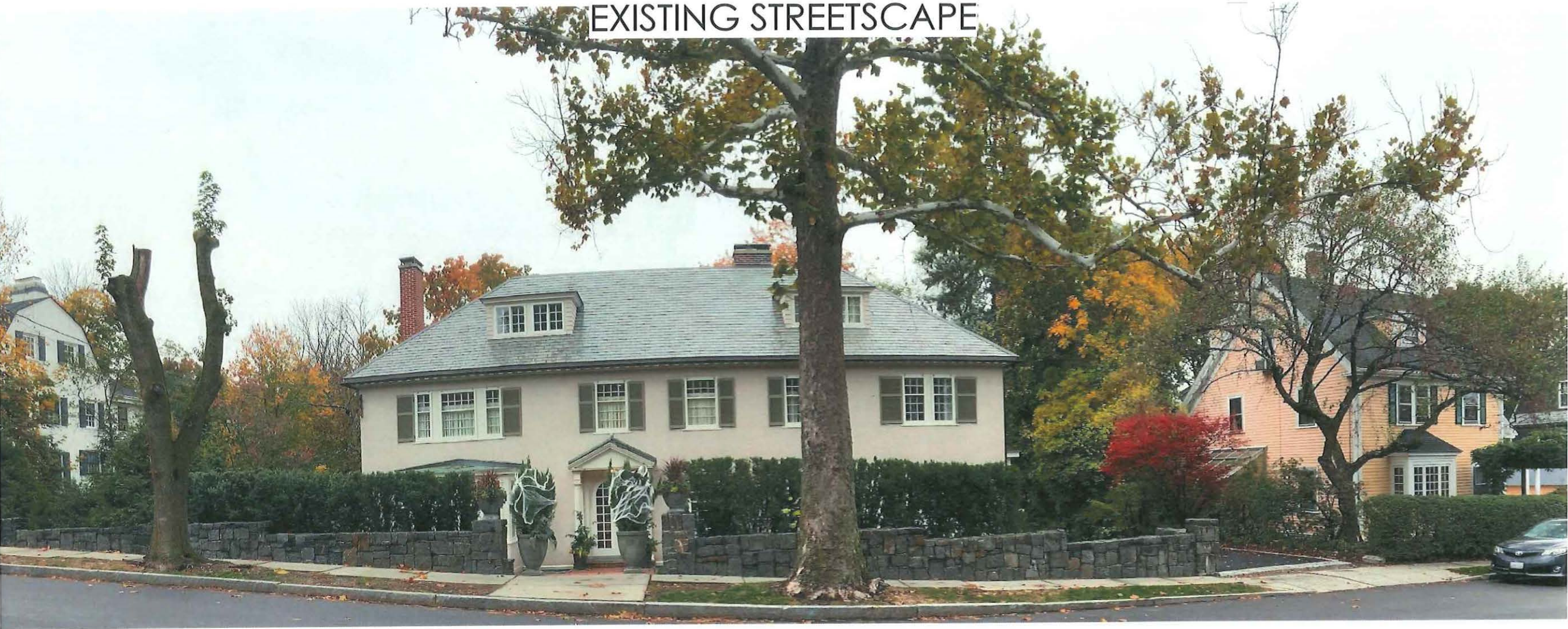
STERNER RESIDENCE

43 RESERVOIR ST. CAMBRIDGE  
MA 02138

|                |          |
|----------------|----------|
| Project Status | BZA SET  |
| Project number | 2017.05  |
| Date           | 01/24/22 |
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**BZA-002**  
Scale





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STREETSCAPE

DAN & ELIZABETH STERNER

STERNER RESIDENCE

43 RESERVOIR ST. CAMBRIDGE  
MA 02138

|                |          |
|----------------|----------|
| Project Status | BZA SET  |
| Project number | 2017.05  |
| Date           | 01/24/22 |
| Drawn by       | Author   |
| Checked by     | Checker  |

**BZA-003**

Scale



LOT AREA = 26,220 SF

2 1/2 STORY W/F AND  
STUCCO DWELLING

FAR CALCULATIONS

EXISTING FAR = 0.20  
PROPOSED FAR = 0.25  
REQUIRED FAR = 0.50

ZONING DISTRICT - A1

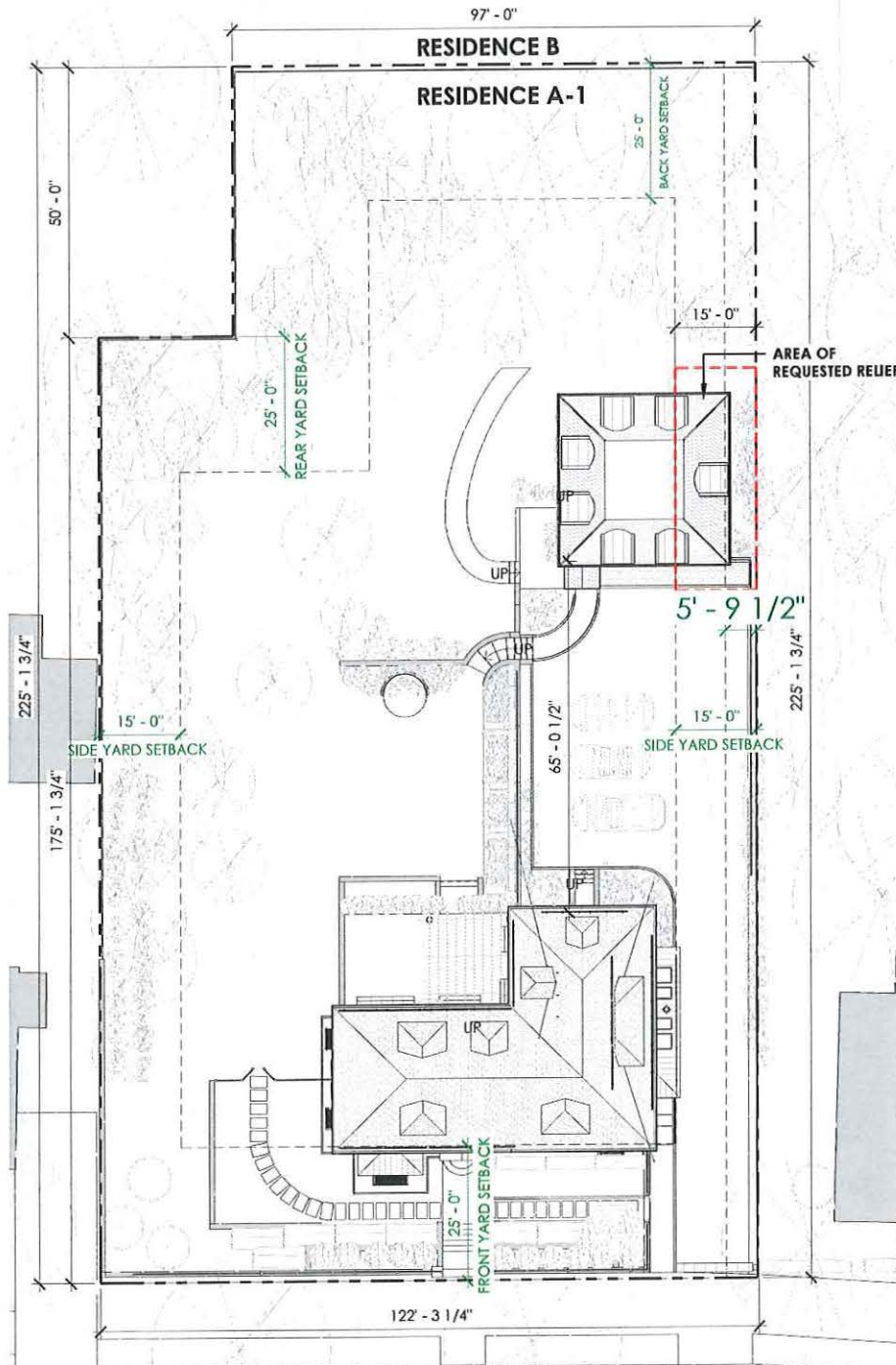
OPEN SPACE CALCULATIONS

EXISTING OPEN SPACE = 83%  
PROPOSED OPEN SPACE = 77%  
REQUIRED OPEN SPACE = 50%

| EXISTING GROSS BUILDING AREA |                           |         |
|------------------------------|---------------------------|---------|
| Level                        | Name                      | Area    |
| LOWER LEVEL                  | UNFINISHED CARRIAGE HOUSE | 294 SF  |
| LEVEL 1                      | COVERED PORCH             | 17 SF   |
| LEVEL 1                      | COVERED PORCH             | 27 SF   |
| LEVEL 1                      | FINISHED LIVING AREA      | 2039 SF |
| Level 2                      | FINISHED LIVING AREA      | 1877 SF |
| Level 3                      | FINISHED LIVING AREA      | 1227 SF |
|                              |                           | 5481 SF |

| PROPOSED GROSS BUILDING AREA |                      |         |          |
|------------------------------|----------------------|---------|----------|
| Level                        | Name                 | Area    | Comments |
| LOWER LEVEL                  | FINISHED GARAGE      | 788 SF  |          |
| LEVEL 1                      | COVERED PORCH        | 27 SF   |          |
| LEVEL 1                      | COVERED PORCH        | 17 SF   |          |
| LEVEL 1                      | FINISHED LIVING AREA | 2039 SF |          |
| LEVEL 1                      | LIVING AREA          | 546 SF  |          |
| Level 2                      | FINISHED LIVING AREA | 1877 SF |          |
| Level 3                      | FINISHED LIVING AREA | 1227 SF |          |
|                              |                      | 6521 SF |          |

PROPOSED SITE PLAN - DESIGN OPTION A

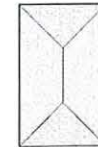


1 PROPOSED - PLOT PLAN  
1/16" = 1'-0"

AREA PLANS | CARRIAGE HOUSE



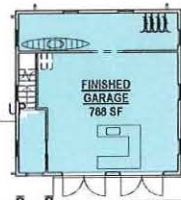
17 BZA - EXG LL AREA PLAN  
1/16" = 1'-0"



14 BZA - EXG ROOF PLAN  
1/16" = 1'-0"



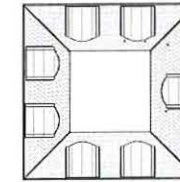
16 BZA - EXG ROOF PLAN  
1/16" = 1'-0"



10 BZA - PROP. CARRIAGE HOUSE LL AREA PLAN  
1/16" = 1'-0"

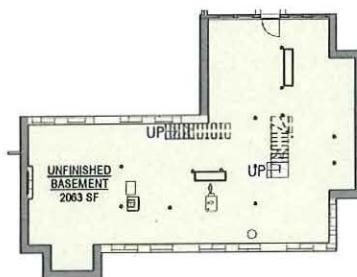


11 BZA - PROP. CARRIAGE HOUSE L1 AREA PLAN  
1/16" = 1'-0"

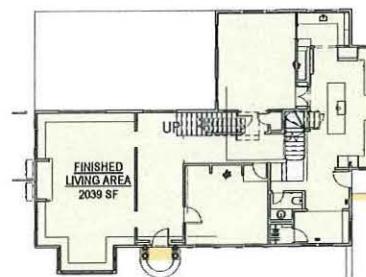


13 BZA - PROP. CARRIAGE HOUSE ROOF PLAN  
1/16" = 1'-0"

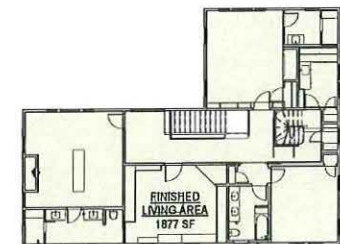
AREA PLANS | MAIN HOUSE



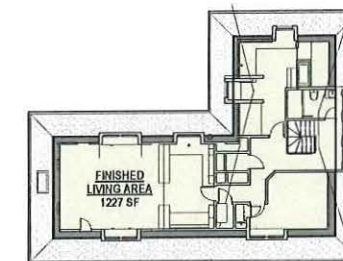
3 BZA - EXG LOWER LEVEL AREA PLAN  
1/16" = 1'-0"



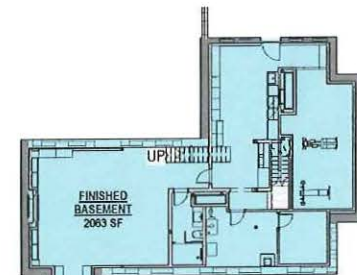
2 BZA - EXG LEVEL 1 AREA PLAN  
1/16" = 1'-0"



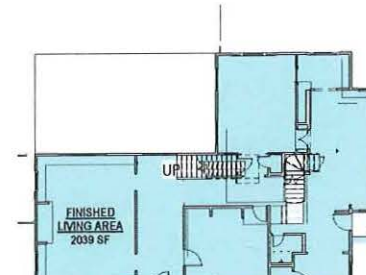
4 BZA - EXG LEVEL 2 AREA PLAN  
1/16" = 1'-0"



5 BZA - EXG LEVEL 3 AREA PLAN  
1/16" = 1'-0"



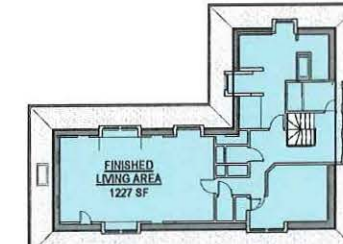
9 BZA - PROP LOWER LEVEL AREA PLAN  
1/16" = 1'-0"



6 BZA - PROP LEVEL 1 AREA PLAN  
1/16" = 1'-0"



7 BZA - PROP LEVEL 2 AREA PLAN  
1/16" = 1'-0"



8 BZA - PROP LEVEL 3 AREA PLAN  
1/16" = 1'-0"



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AREA PLANS

DAN & ELIZABETH STERNER

STERNER RESIDENCE

43 RESERVOIR ST. CAMBRIDGE  
MA 02138

Project Status BZA SET  
Project number 2017.05  
Date 01/24/22  
Drawn by Author  
Checked by Checker

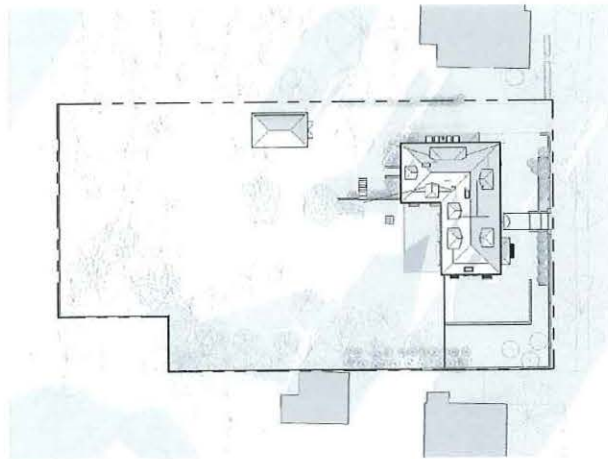
BZA-004

Scale 1/16" = 1'-0"



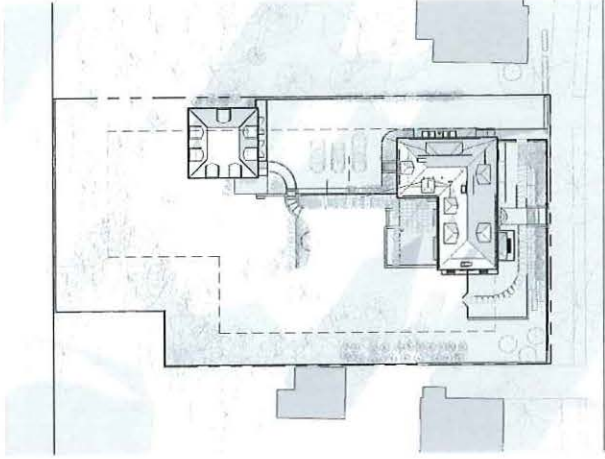
AFTERNOON - 3PM

WINTER SOLSTICE - EXISTING



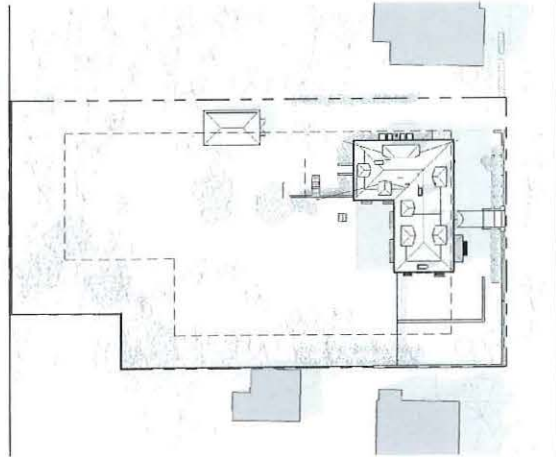
2 BZA - EXISTING SITE PLAN - WINTER 3PM  
1" = 40'-0"

WINTER SOLSTICE - PROPOSED



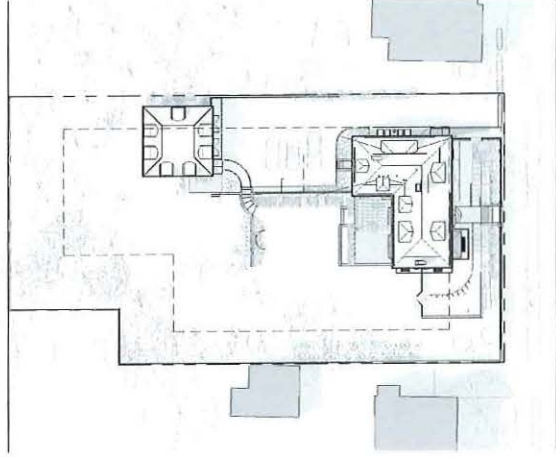
1 BZA - PROPOSED SITE PLAN - WINTER 3PM  
1" = 40'-0"

SUMMER SOLSTICE - EXISTING



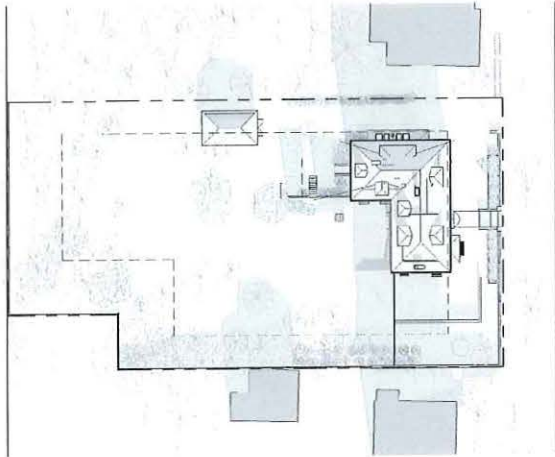
7 BZA - EXISTING SITE PLAN - SUMMER 3PM  
1" = 40'-0"

SUMMER SOLSTICE - PROPOSED

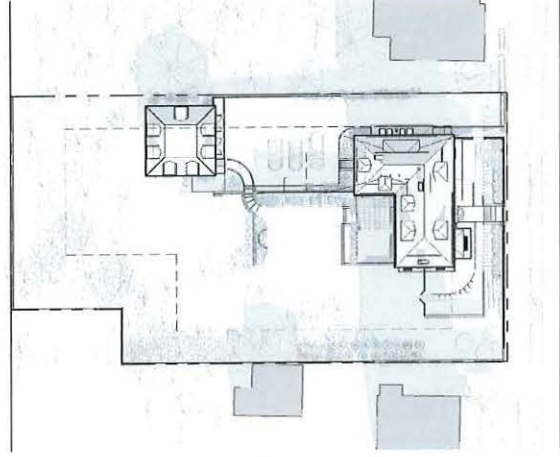


10 BZA - PROPOSED SITE PLAN - SUMMER 3PM  
1" = 40'-0"

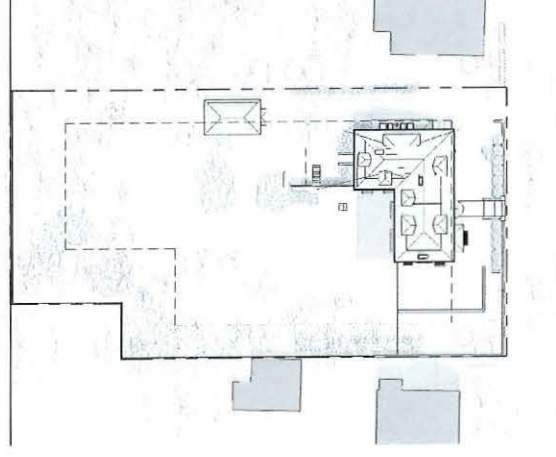
NOON - 12PM



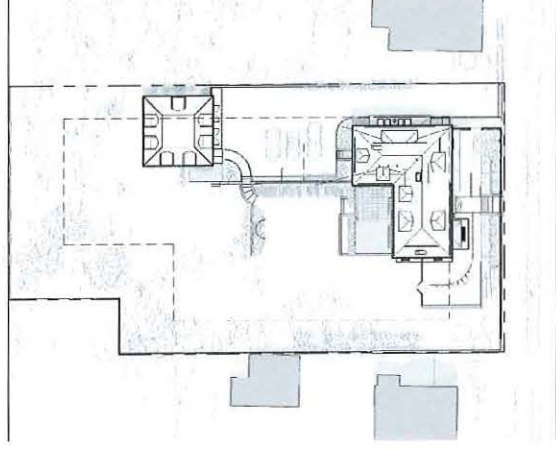
3 BZA - EXISTING SITE PLAN - WINTER 12PM  
1" = 40'-0"



6 BZA - PROPOSED SITE PLAN - WINTER 12PM  
1" = 40'-0"

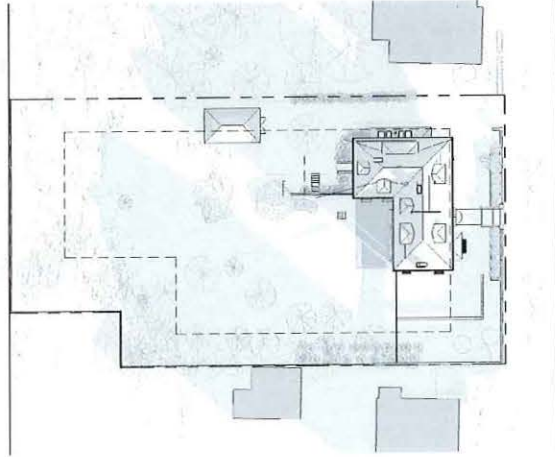


8 BZA - EXISTING SITE PLAN - SUMMER 12PM  
1" = 40'-0"

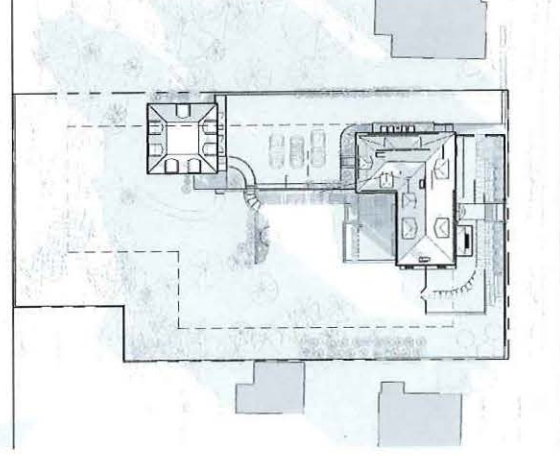


11 BZA - PROPOSED SITE PLAN - SUMMER 12 PM  
1" = 40'-0"

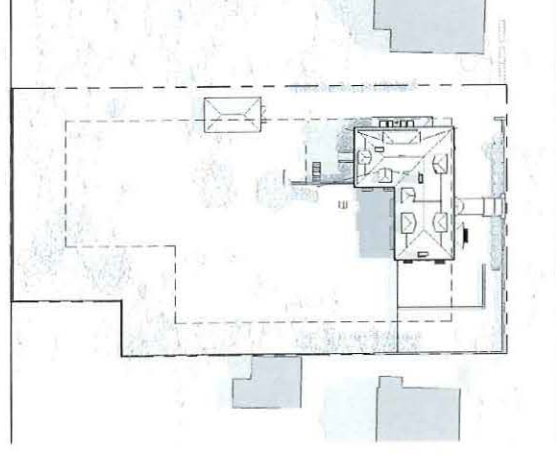
MORNING - 9AM



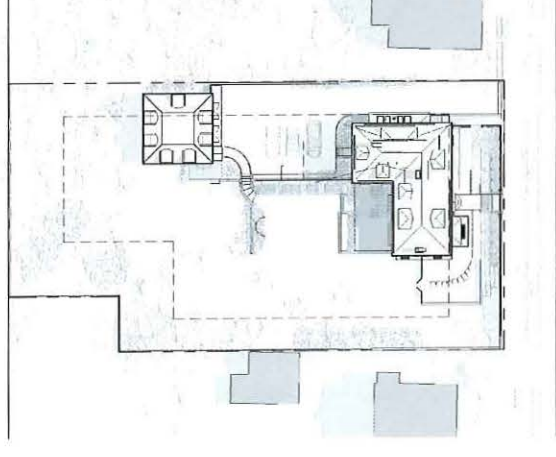
4 BZA - EXISTING SITE PLAN - WINTER 9AM  
1" = 40'-0"



5 BZA - PROPOSED SITE PLAN - WINTER 9AM  
1" = 40'-0"



9 BZA - EXISTING SITE PLAN - SUMMER 9AM  
1" = 40'-0"



12 BZA - PROPOSED SITE PLAN - SUMMER 9AM  
1" = 40'-0"



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R&G Roome & Gustafson LLC  
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48 Gearing Street Boston, MA 02114  
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SOLAR STUDY

DAN & ELIZABETH STERNER

STERNER RESIDENCE

43 RESERVOIR ST. CAMBRIDGE  
MA 02138

|                |          |
|----------------|----------|
| Project Status | BZA SET  |
| Project number | 2017.05  |
| Date           | 01/24/22 |
| Drawn by       | Author   |
| Checked by     | Checker  |

BZA-005  
Scale 1" = 40'-0"





**REGISTRATIONS:**

**STRUCTURAL ENGINEER:**

**R&G** Roome & Guarracino LLC  
STRUCTURAL ENGINEERS  
18 Grove Street Somerville, MA 02144  
T: 617-628-1702 F: 617-553-1041

EXISTING SITE PLAN

DAN &amp; ELIZABETH STERNER

STERNER RESIDENCE

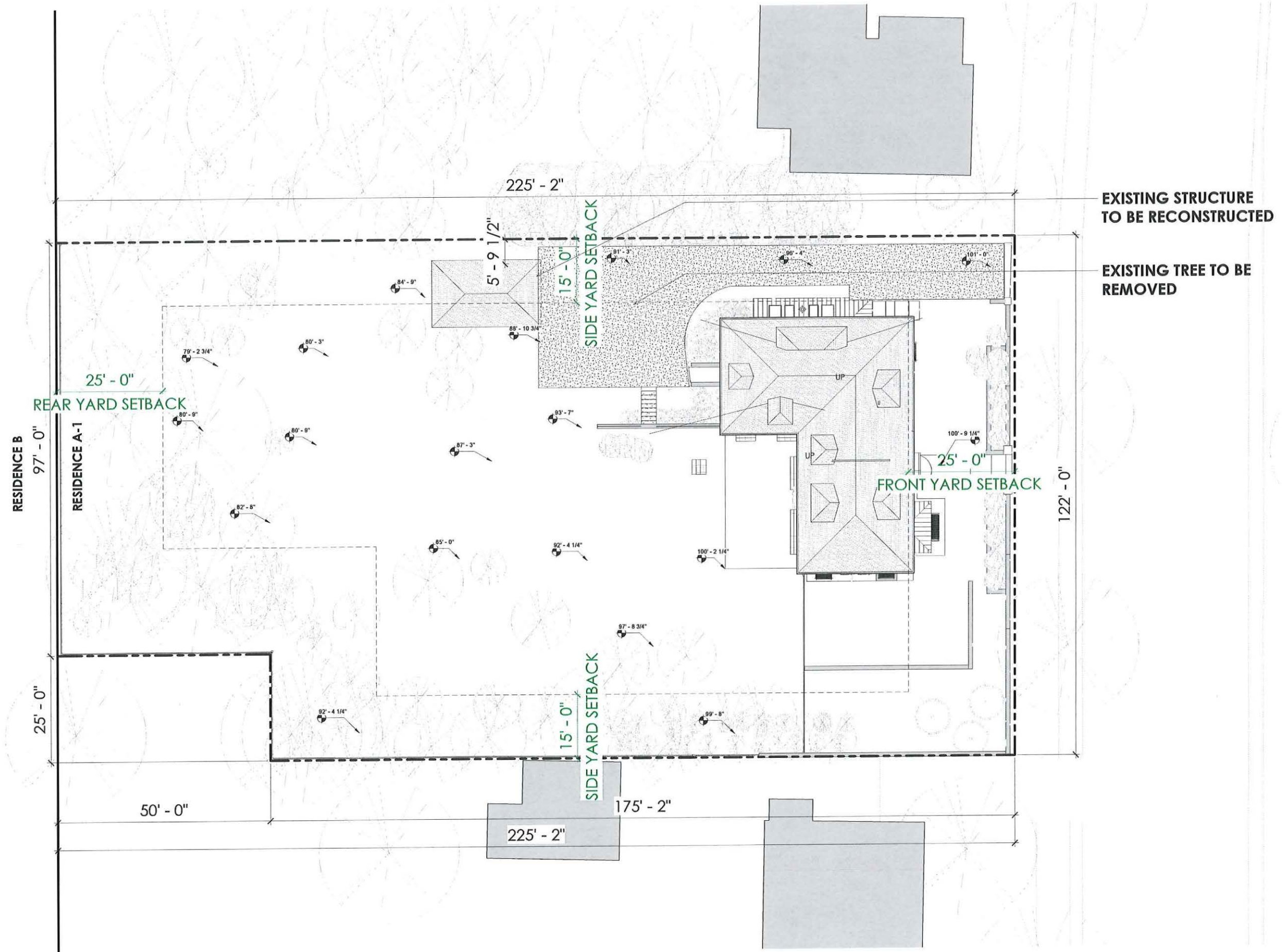
43 RESERVOIR ST. CAMBRIDGE  
MA 02138

|                |          |
|----------------|----------|
| Project Status | BZA SET  |
| Project number | 2017.05  |
| Date           | 01/24/22 |
| Drawn by       | Author   |
| Checked by     | Checker  |

BZA-006

Scale  $3/32" = 1'-0"$

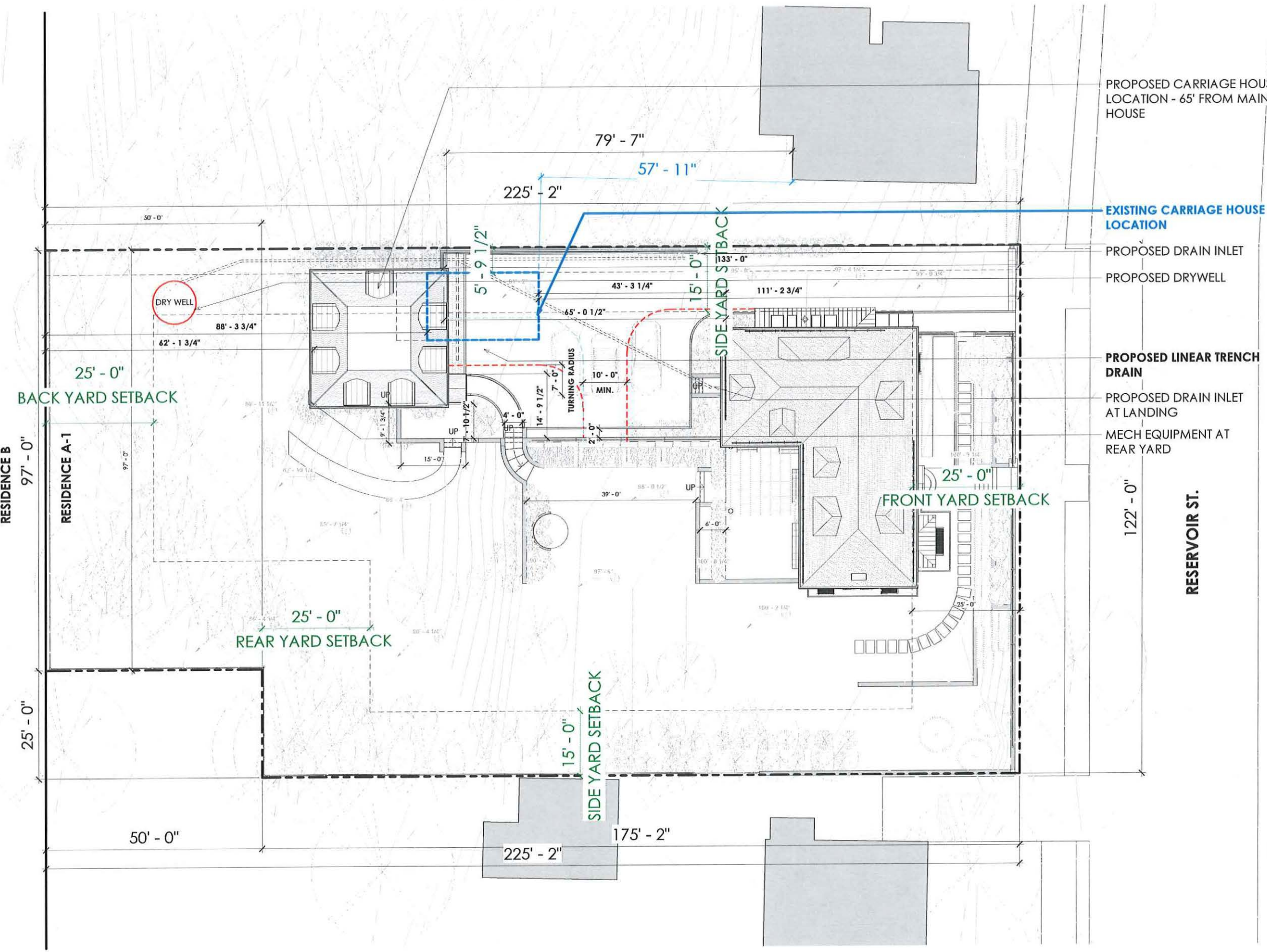
1/24/2022 1:25:45 PM



① BZA - EXISTING SITE PLAN  
3/32" = 1'-0"



PROPOSED SITE PLAN



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PROPOSED SITE PLAN

DAN & ELIZABETH STERNER  
STERNER RESIDENCE  
43 RESERVOIR ST. CAMBRIDGE  
MA 02138

|                |               |
|----------------|---------------|
| Project Status | BZA SET       |
| Project number | 2017.05       |
| Date           | 01/24/22      |
| Drawn by       | Author        |
| Checked by     | Checker       |
| <b>BZA-007</b> |               |
| Scale          | 3/32" = 1'-0" |



LANDSCAPE DESIGN | BY KERRY LEWIS  
GRADING PLAN



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18 GARDEN STREET, SUITE 200, CAMBRIDGE, MA 02140  
T: 617-424-1700 F: 617-353-4041

PROPOSED - LANDSCAPE  
DESIGN

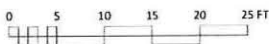
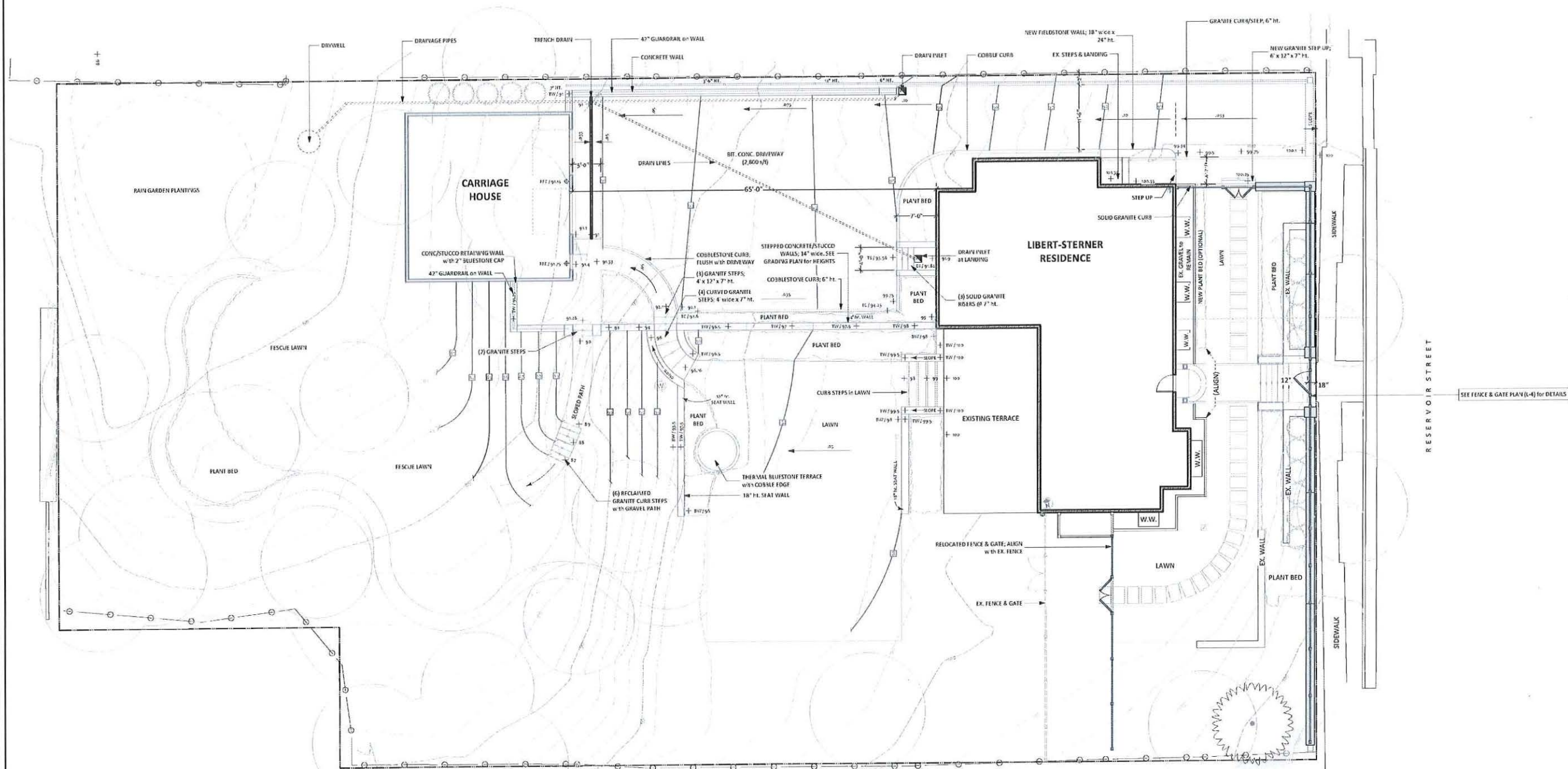
DAN & ELIZABETH STERNER

STERNER RESIDENCE

43 RESERVOIR ST. CAMBRIDGE  
MA 02138

Project Status BZA SET  
Project number 2017.05  
Date 01/24/22  
Drawn by Author  
Checked by Checker

BZA-008  
Scale



|                                                                        |              |                                          |              |
|------------------------------------------------------------------------|--------------|------------------------------------------|--------------|
| LIBERT-STERNER RESIDENCE<br>43 RESERVOIR STREET<br>CAMBRIDGE, MA 02138 |              | KERRY LEWIS<br>LANDSCAPE<br>ARCHITECTURE |              |
| DATE                                                                   | 1/3/2022     | SCALE                                    | 1'-0" = 1/8" |
| TITLE                                                                  | GRADING PLAN |                                          |              |
|                                                                        |              | FOR APPROVAL                             | L-1          |



LANDSCAPE DESIGN | BY KERRY LEWIS  
FULL LAYOUT PLAN



SKA

SAM KACHMAR  
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REGISTRATIONS:

STRUCTURAL ENGINEER:

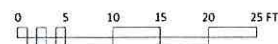
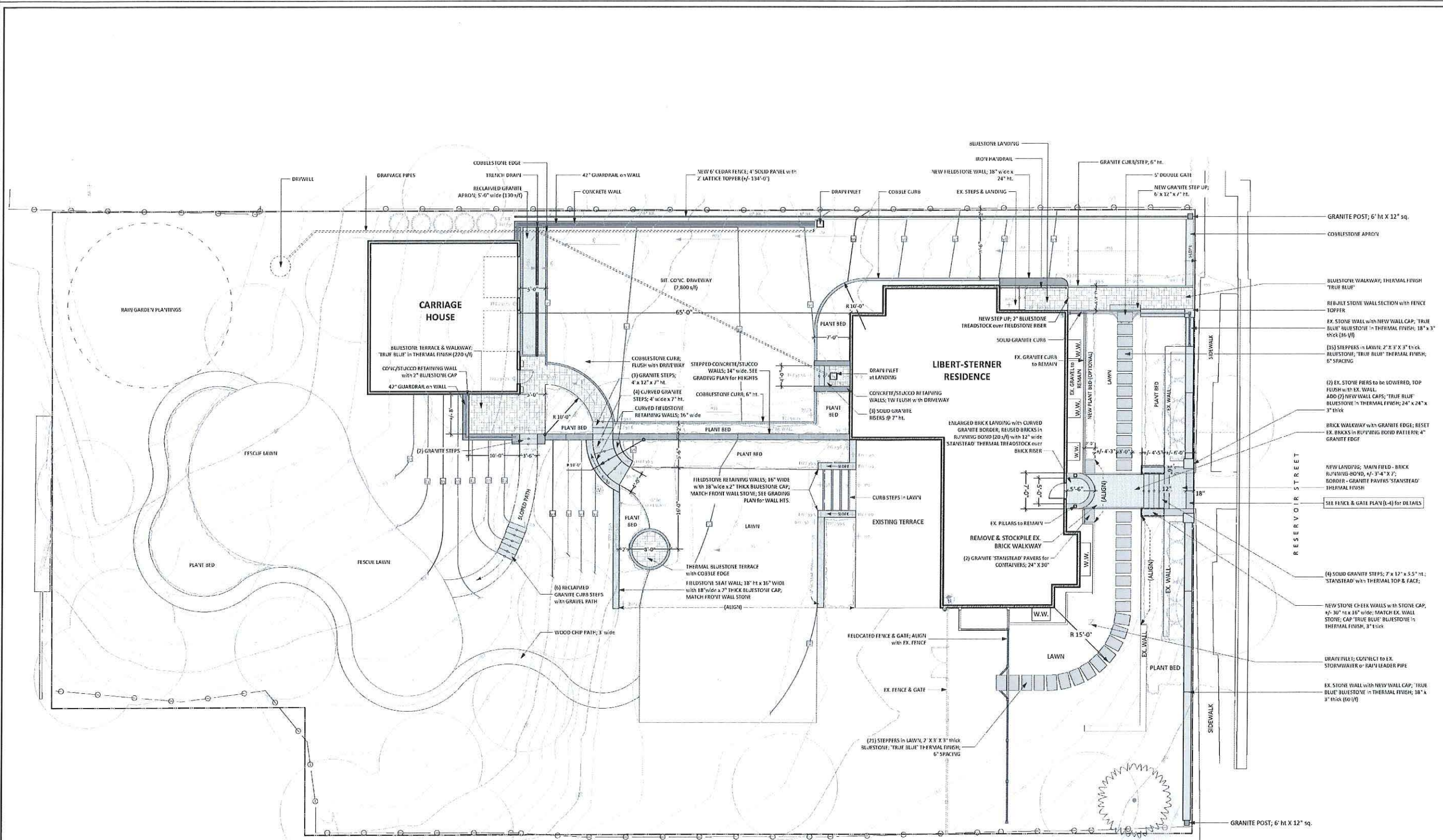
R&G Roome & Guaracino LLC  
STRUCTURAL ENGINEERS  
10 GARDEN STREET, SUITE 200, CAMBRIDGE, MA 02138  
T 617-426-1700 F 617-426-1041

PROPOSED - LANDSCAPE  
DESIGN

DAN & ELIZABETH STERNER

STERNER RESIDENCE

43 RESERVOIR ST. CAMBRIDGE  
MA 02138

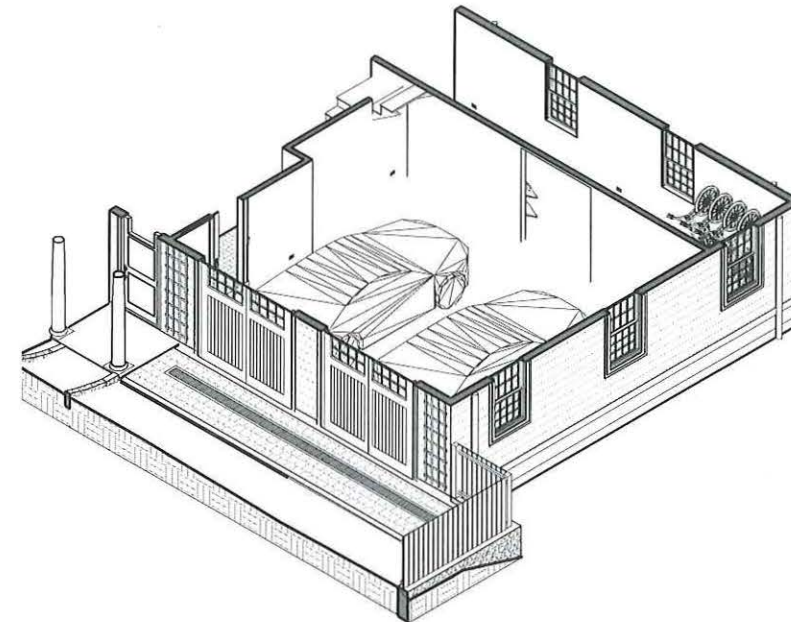


|                                                                        |                       |                                              |                                          |
|------------------------------------------------------------------------|-----------------------|----------------------------------------------|------------------------------------------|
| LIBERT-STERNER RESIDENCE<br>43 RESERVOIR STREET<br>CAMBRIDGE, MA 02138 |                       | Kerry Lewis<br>Kerry@kll.com<br>617-642-7448 | KERRY LEWIS<br>LANDSCAPE<br>ARCHITECTURE |
| DATE<br>1/3/2022                                                       | SCALE<br>1'-0" = 1/8" | TITLE<br>LAYOUT & MATERIALS PLAN - FULL      |                                          |
|                                                                        |                       | DRAWING NUMBER<br>L-1                        |                                          |

|                |          |
|----------------|----------|
| Project Status | BZA SET  |
| Project number | 2017.05  |
| Date           | 01/24/22 |
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| BZA-009        |          |
| Scale          |          |

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This floor plan shows a detached garage with a storage area. The overall dimensions are 30'-0" wide by 5'-9 1/2" deep. The plan includes a 15'-0" side yard setback, indicated by a red dashed line. The layout features a storage area at the rear, a central garage space, and a built-in storage area with stairs leading up. The setbacks are 6'-6 1/2" on the left, 9'-2 3/4" on the right, and 14'-3" on the front. The side yard setback is 15'-0".

**Dimensions:**

- Overall Width: 30'-0"
- Overall Depth: 5'-9 1/2"
- Left Setback: 6'-6 1/2"
- Right Setback: 9'-2 3/4"
- Front Setback: 14'-3"
- Side Yard Setback: 15'-0"

**Room Details:**

- Storage:** Located at the rear of the building.
- Built-in Storage:** Located on the left side, with stairs leading up.
- Garage:** The central area, measuring 16'-0" wide by 10'-10 1/2" deep.

**Other Features:**

- Stairs leading up from the built-in storage area.
- Two 2'-7" wide openings at the front.
- Two 2'-10" wide openings on the right side.
- Two 7'-6" wide openings on the left side.
- Two 3'-0" wide openings in the center.

③ BZA - PROPOSED CARRIAGE HOUSE AXON - LL



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CARRIAGE HOUSE LOWER  
LEVEL PLAN

DAN &amp; ELIZABETH STERNER

STERNER RESIDENCE

43 RESERVOIR ST. CAMBRIDGE  
MA 02138

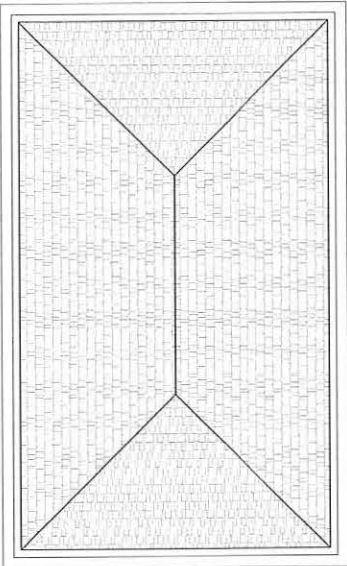
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| Project Status | BZA SET  |
| Project number | 2017.05  |
| Date           | 01/24/22 |
| Drawn by       | Author   |
| Checked by     | Checker  |

BZA-100

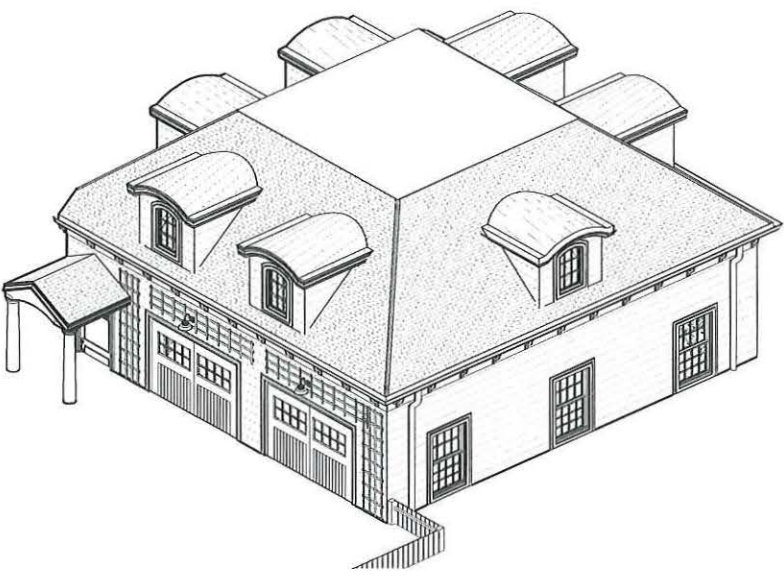
Scale  $1/4" = 1'-0"$



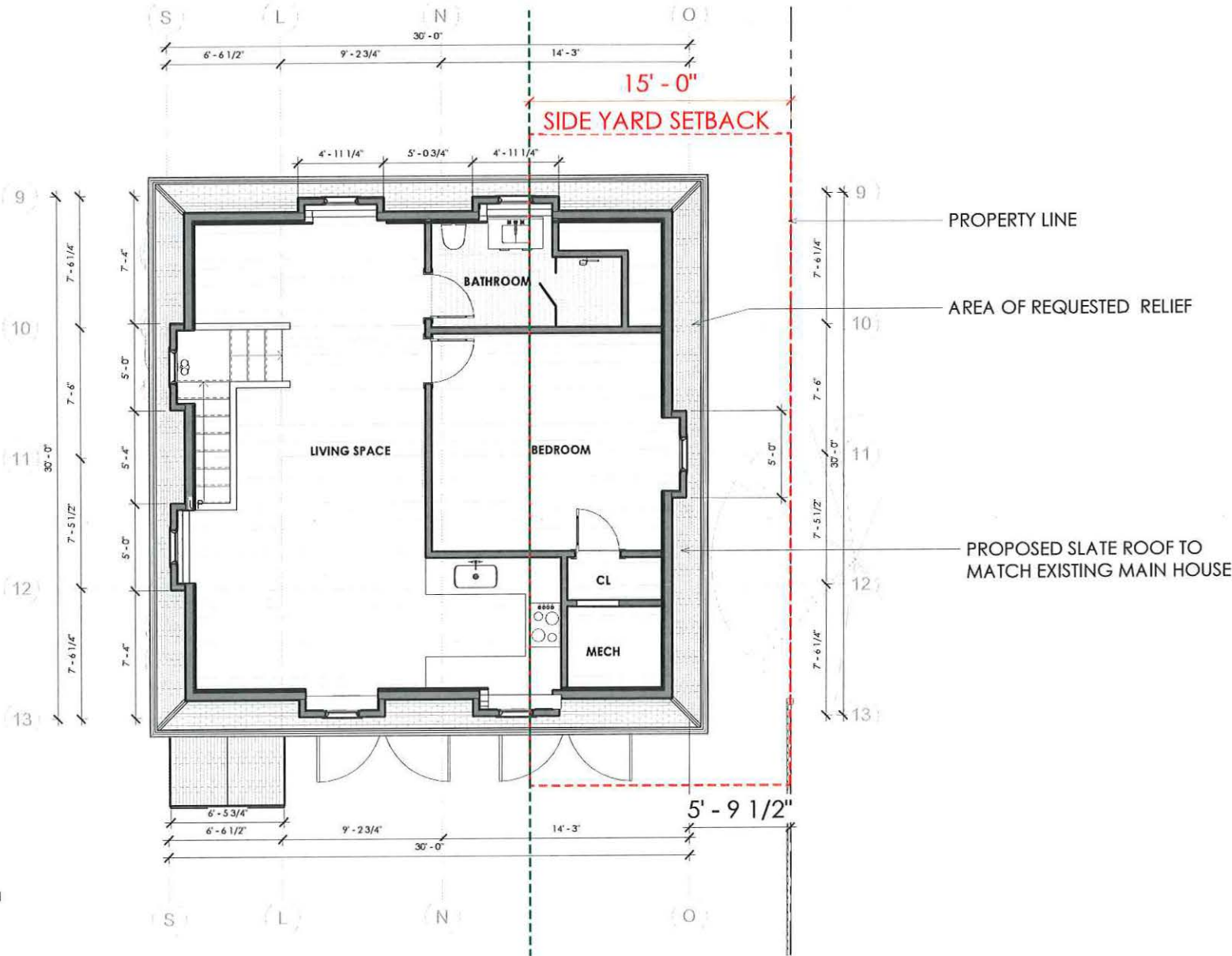
EXISTING



4 EXISTING CARRIAGE HOUSE - ROOF PLAN  
1/4" = 1'-0"



3 BZA - PROPOSED CARRIAGE HOUSE AXON - LEVEL 1



1 BZA - PROPOSED CARRIAGE HOUSE - LEVEL 1  
1/4" = 1'-0"



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CARRIAGE HOUSE LEVEL 1  
PLAN

DAN & ELIZABETH STERNER

STERNER RESIDENCE

43 RESERVOIR ST. CAMBRIDGE  
MA 02138

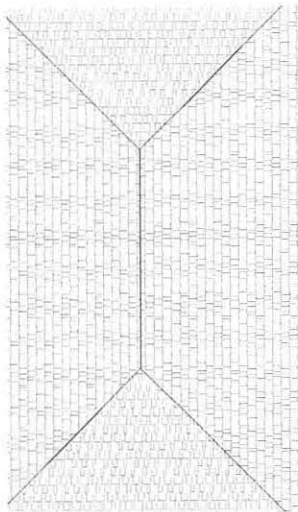
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| Project Status | BZA SET  |
| Project number | 2017.05  |
| Date           | 01/24/22 |
| Drawn by       | Author   |
| Checked by     | Checker  |

BZA-101

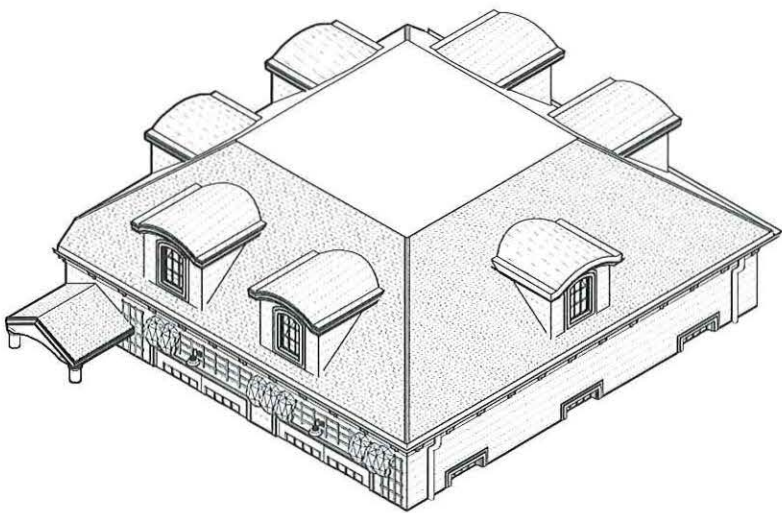
Scale 1/4" = 1'-0"



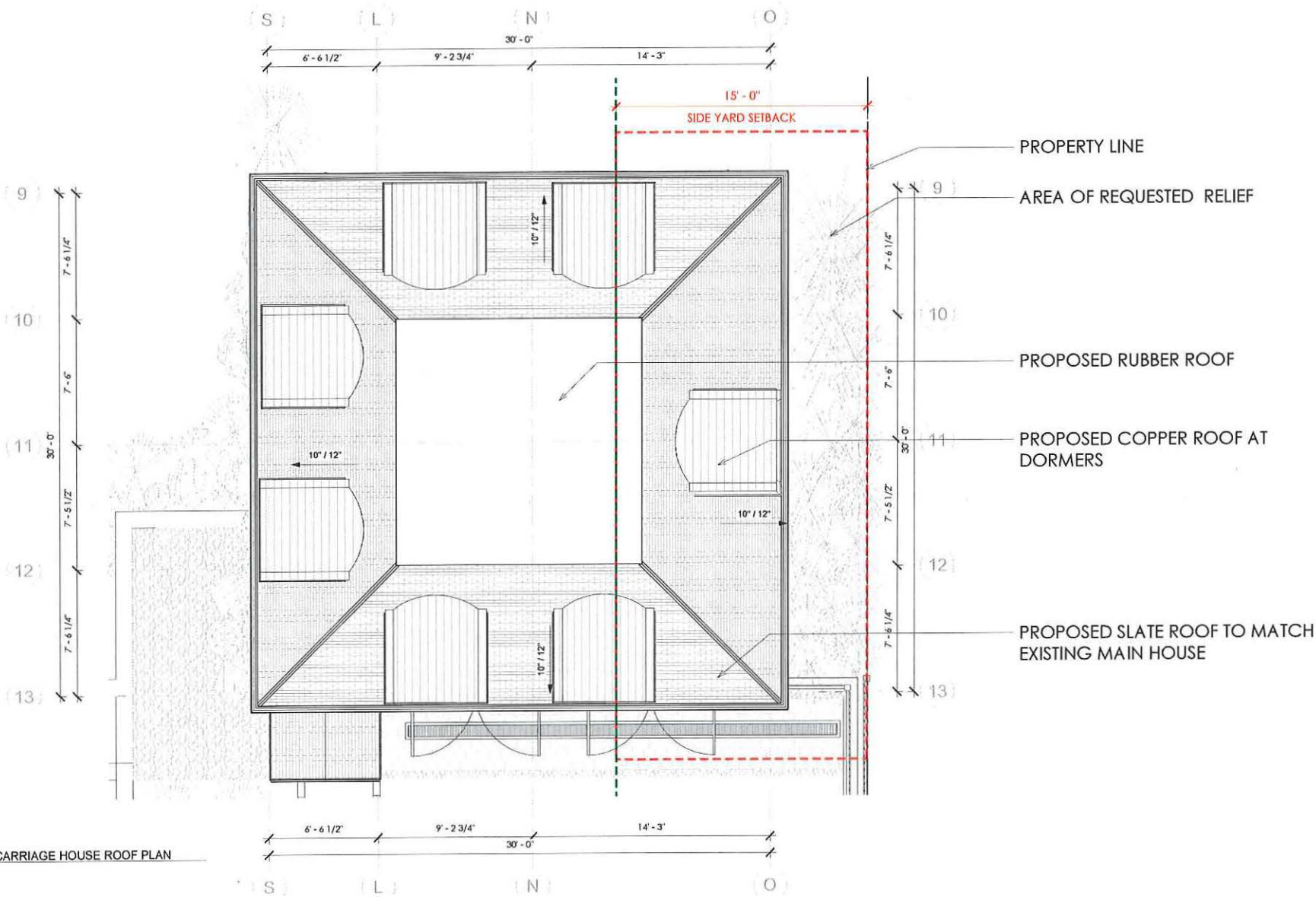
EXISTING



2 BZA - EXISTING CARRIAGE HOUSE ROOF PLAN  
1/4" = 1'-0"



3 BZA - CARRIAGE HOUSE AXON - ROOF



1 BZA - PROPOSED CARRIAGE HOUSE ROOF PLAN  
1/4" = 1'-0"



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CARRIAGE HOUSE ROOF  
PLAN

DAN & ELIZABETH STERNER

STERNER RESIDENCE

43 RESERVOIR ST. CAMBRIDGE  
MA 02138

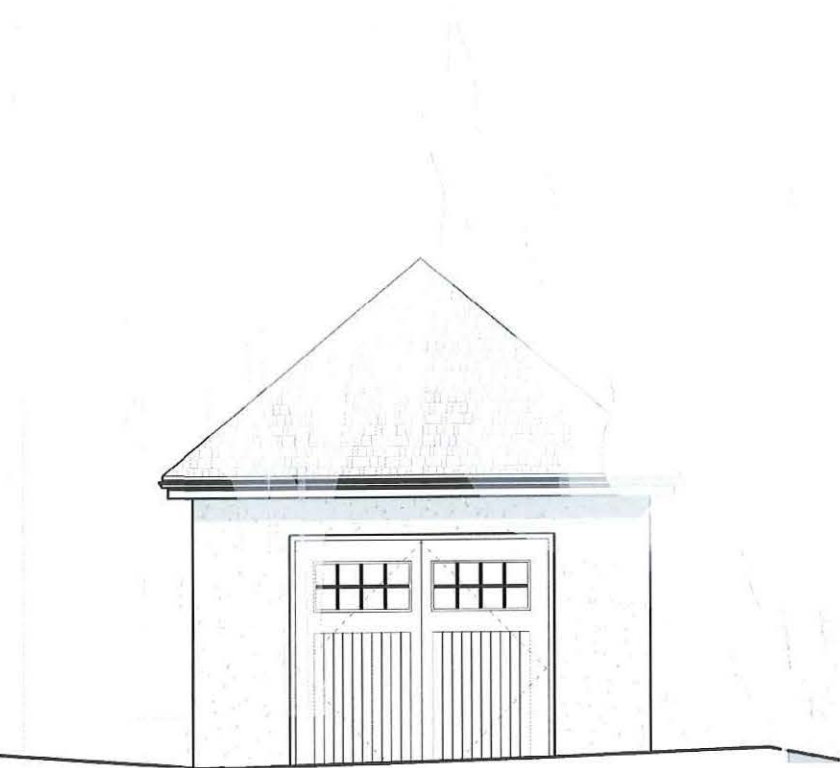
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| Project Status | BZA SET  |
| Project number | 2017.05  |
| Date           | 01/24/22 |
| Drawn by       | Author   |
| Checked by     | Checker  |

BZA-102

Scale 1/4" = 1'-0"

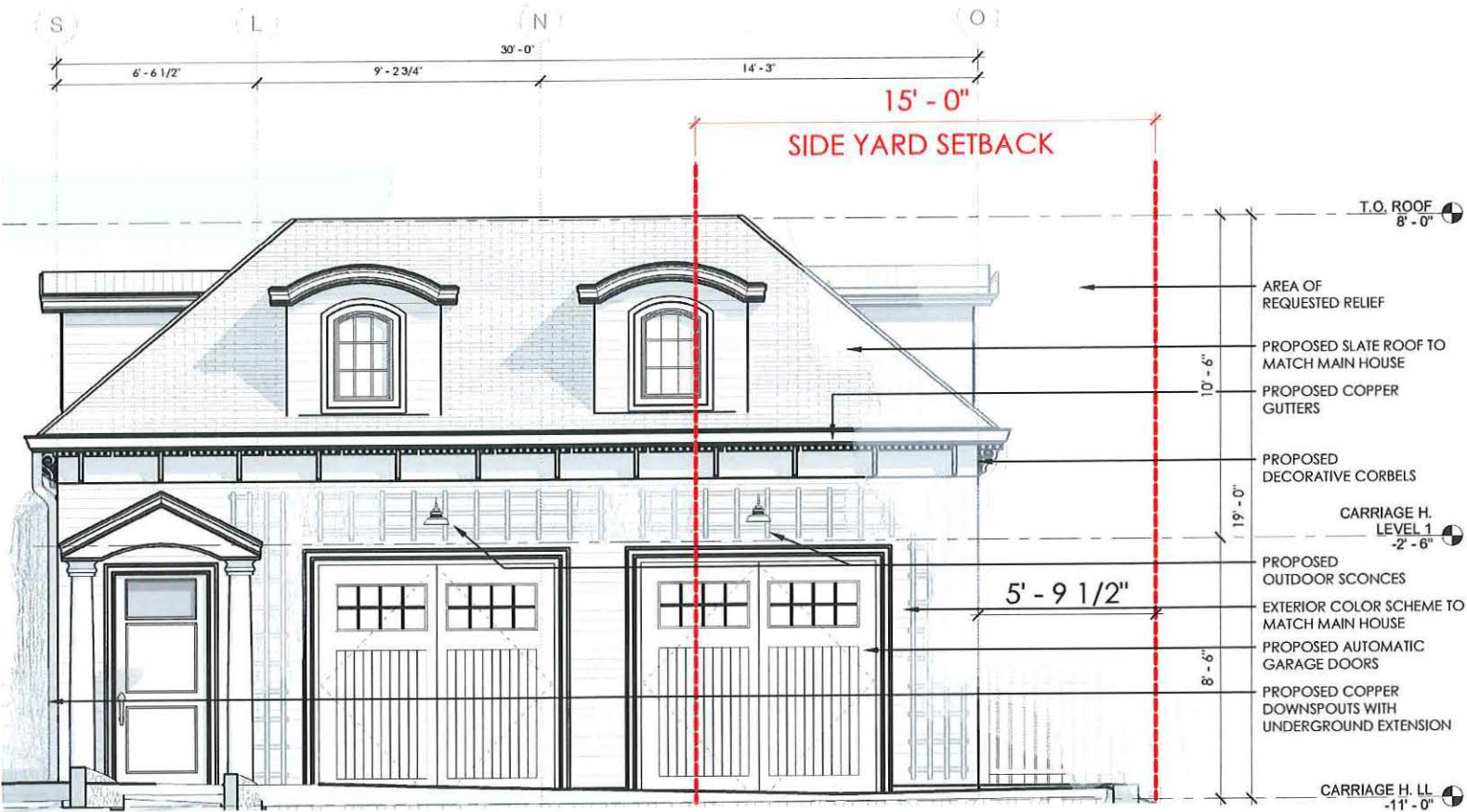
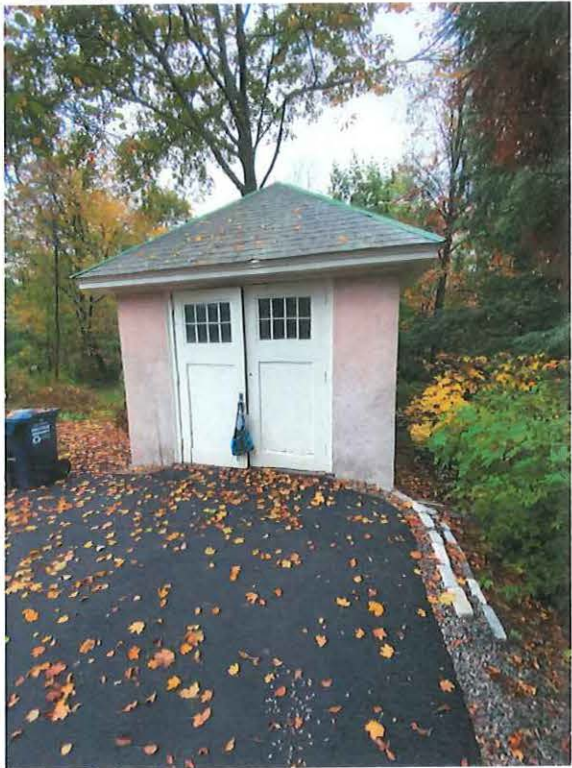


PROPOSED - EAST ELEVATION



2 BZA - EXISTING CARRIAGE HOUSE EAST ELEVATION  
3/8" = 1'-0"

EXISTING PHOTO



1 BZA - PROPOSED CARRIAGE HOUSE EAST ELEVATION  
3/8" = 1'-0"

PROPOSED RENDER



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CARRIAGE HOUSE EAST  
ELEVATION

DAN & ELIZABETH STERNER

STERNER RESIDENCE

43 RESERVOIR ST. CAMBRIDGE  
MA 02138

Project Status BZA SET  
Project number 2017.05  
Date 01/24/22  
Drawn by Author  
Checked by Checker

BZA-200

Scale 3/8" = 1'-0"

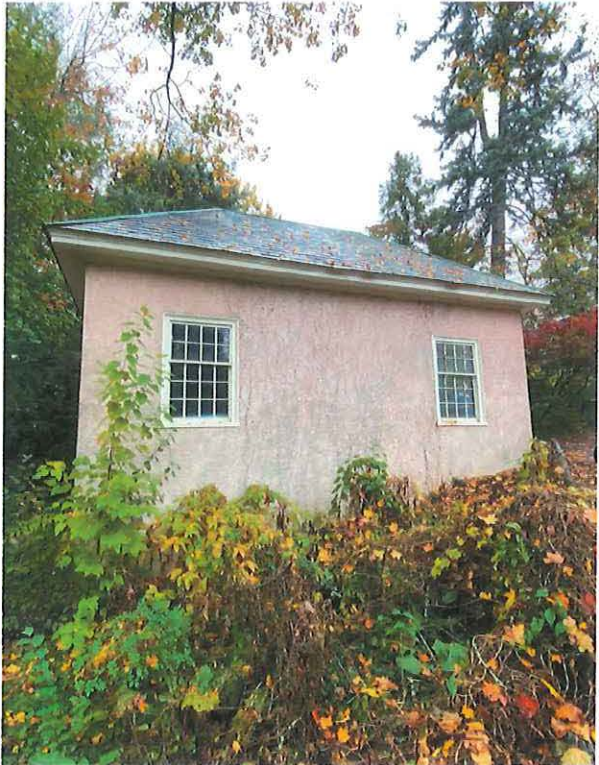


PROPOSED - SOUTH ELEVATION



2 BZA - EXISTING CARRIAGE HOUSE SOUTH ELEVATION  
3/8" = 1'-0"

EXISTING PHOTO



PROPOSED RENDER



1 BZA - PROPOSED CARRIAGE HOUSE SOUTH ELEVATION  
3/8" = 1'-0"



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CARRIAGE HOUSE SOUTH  
ELEVATION

DAN & ELIZABETH STERNER

STERNER RESIDENCE

43 RESERVOIR ST. CAMBRIDGE  
MA 02138

|                |          |
|----------------|----------|
| Project Status | BZA SET  |
| Project number | 2017.05  |
| Date           | 01/24/22 |
| Drawn by       | Author   |
| Checked by     | Checker  |

BZA-201

Scale 3/8" = 1'-0"

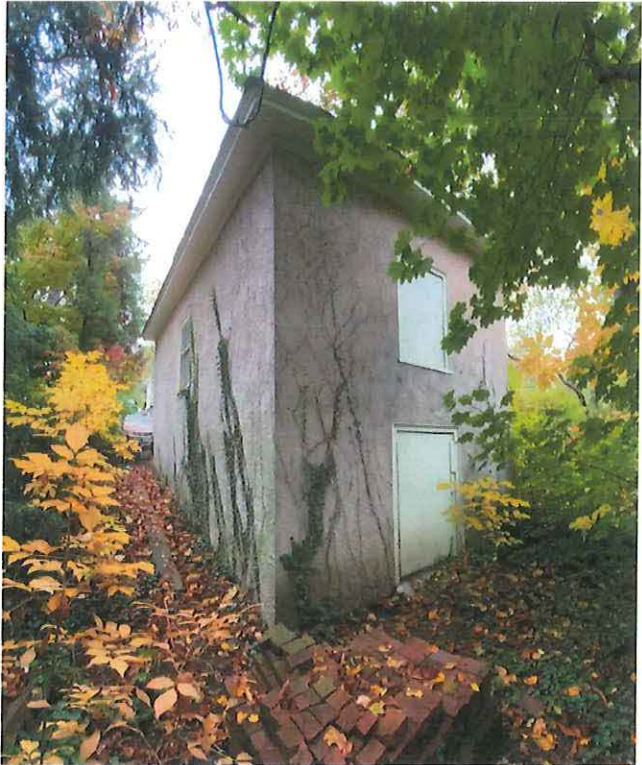


PROPOSED - WEST ELEVATION

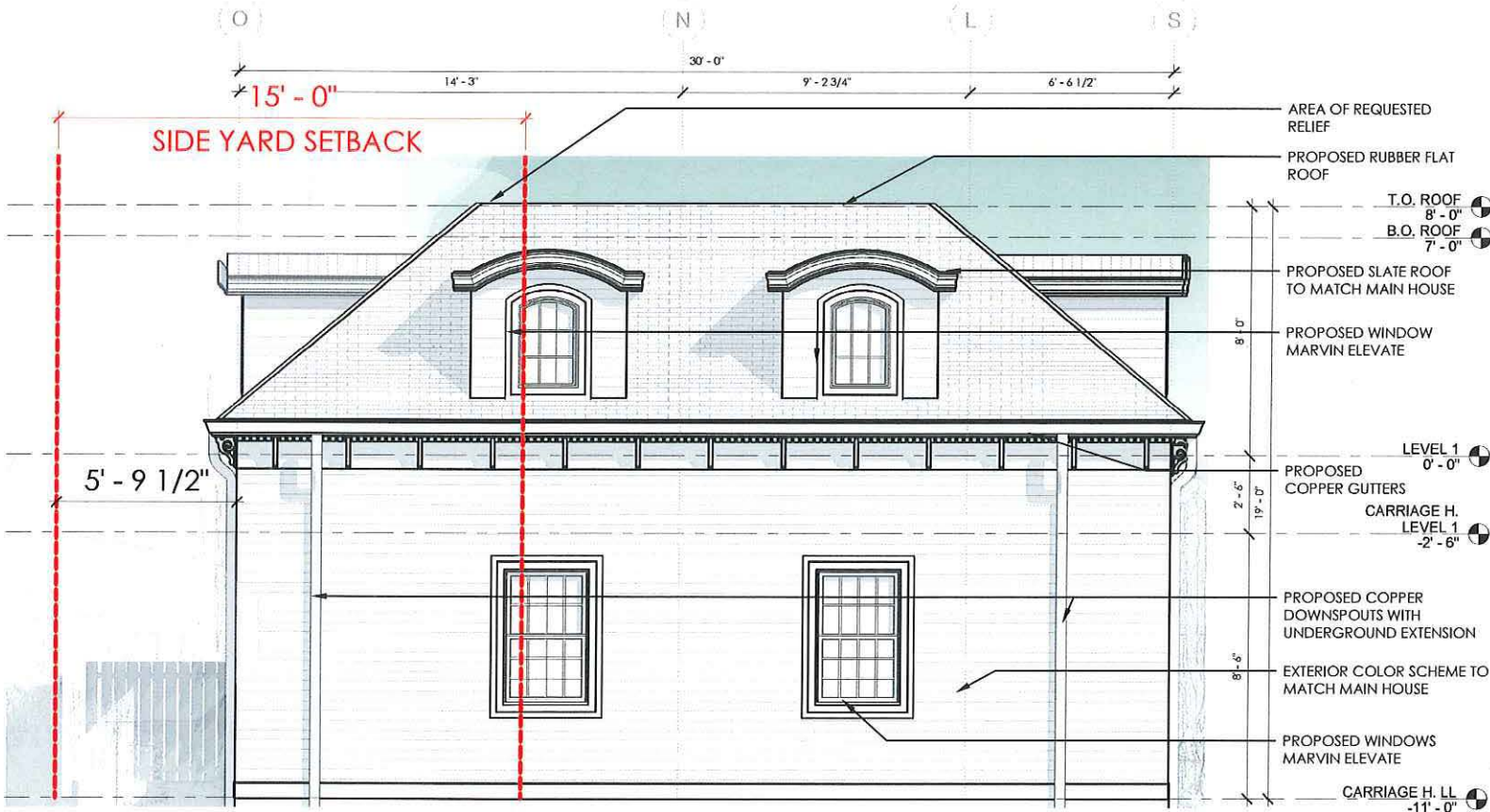


② BZA - EXISTING CARRIAGE HOUSE WEST ELEVATION  
3/8" = 1'-0"

EXISTING PHOTO



PROPOSED RENDER



① BZA - PROPOSED CARRIAGE HOUSE WEST ELEVATION  
3/8" = 1'-0"



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CARRIAGE HOUSE WEST  
ELEVATION

DAN & ELIZABETH STERNER

STERNER RESIDENCE

43 RESERVOIR ST. CAMBRIDGE  
MA 02138

|                |          |
|----------------|----------|
| Project Status | BZA SET  |
| Project number | 2017.05  |
| Date           | 01/24/22 |
| Drawn by       | Author   |
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BZA-202

Scale 3/8" = 1'-0"

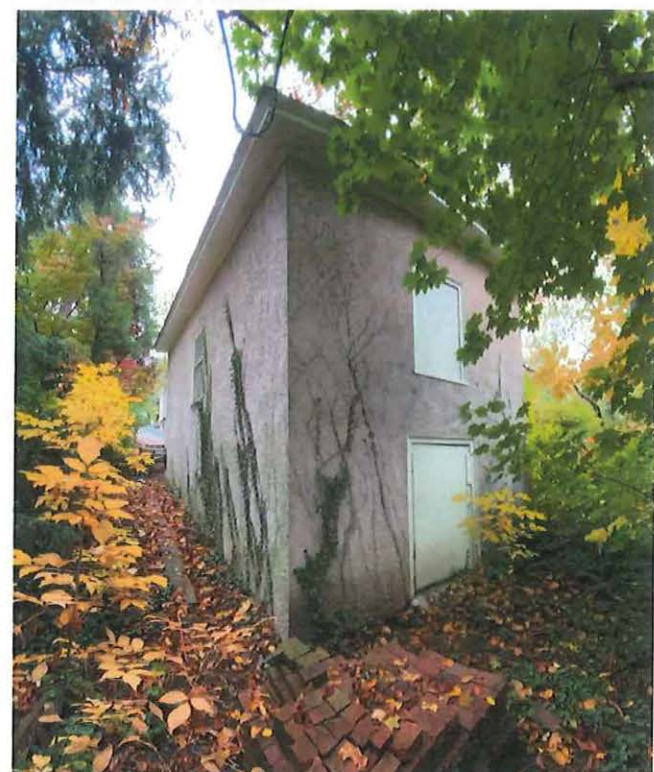


# PROPOSED - NORTH ELEVATION

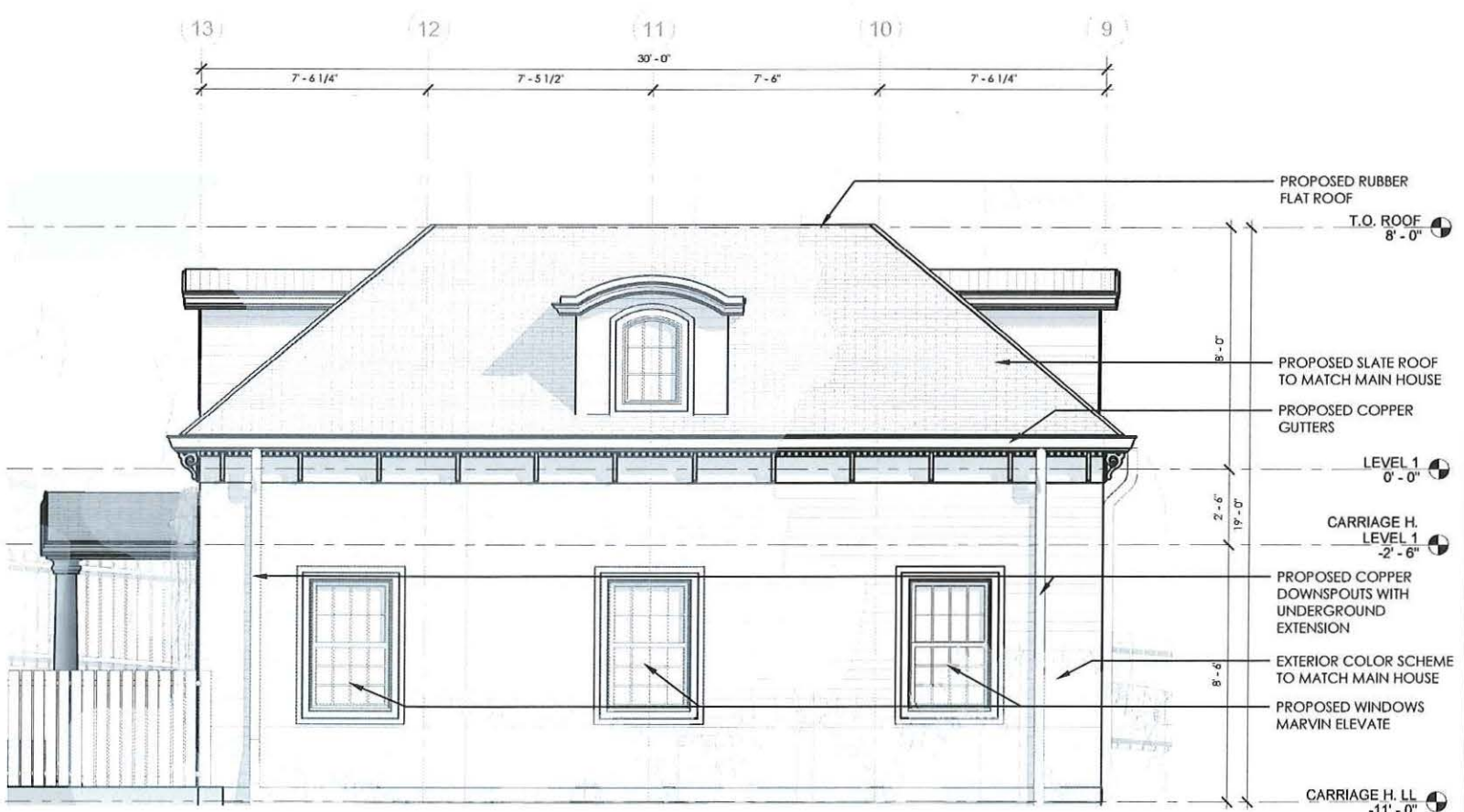


② BZA - EXISTING CARRIAGE HOUSE NORTH ELEVATION  
3/8" = 1'-0"

EXISTING PHOTO



PROPOSED RENDER



① BZA - PROPOSED CARRIAGE HOUSE NORTH ELEVATION  
3/8" = 1'-0"



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CARRIAGE HOUSE NORTH  
ELEVATION

DAN & ELIZABETH STERNER

STERNER RESIDENCE

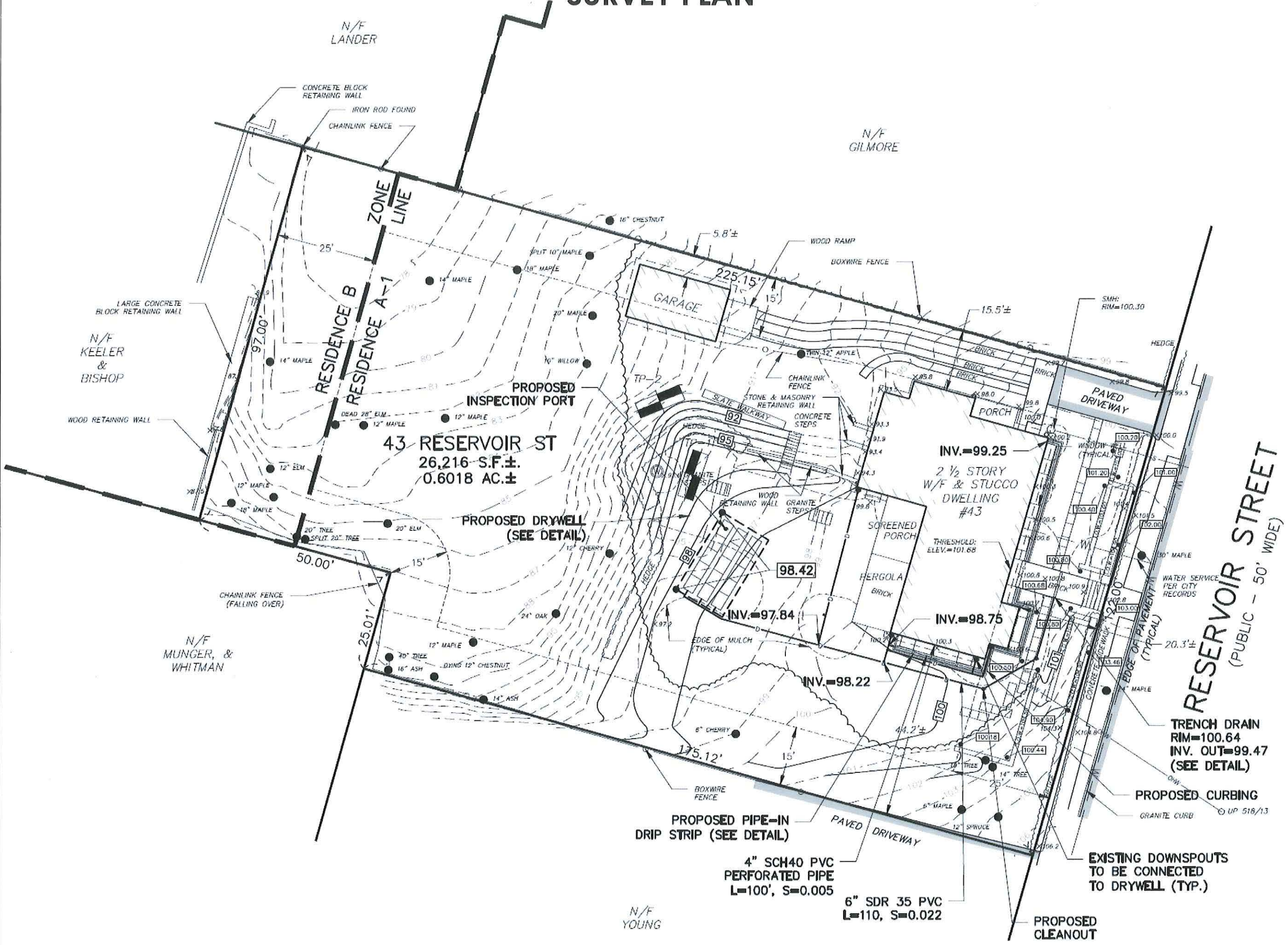
43 RESERVOIR ST. CAMBRIDGE  
MA 02138

|                |          |
|----------------|----------|
| Project Status | BZA SET  |
| Project number | 2017.05  |
| Date           | 01/24/22 |
| Drawn by       | Author   |
| Checked by     | Checker  |

**BZA-203**  
Scale 3/8" = 1'-0"



SURVEY PLAN



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SURVEY PLAN

DAN & ELIZABETH STERNER

STERNER RESIDENCE

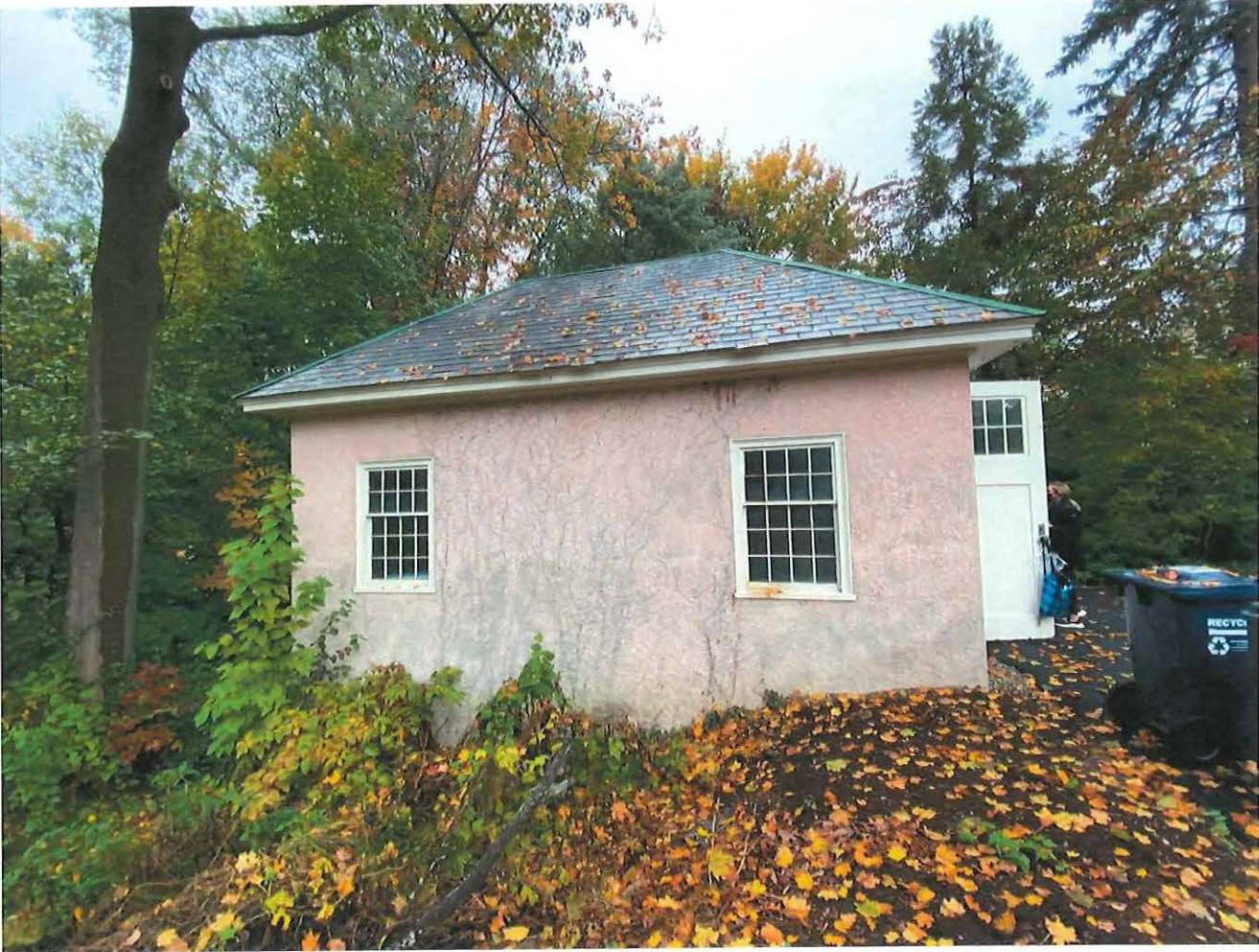
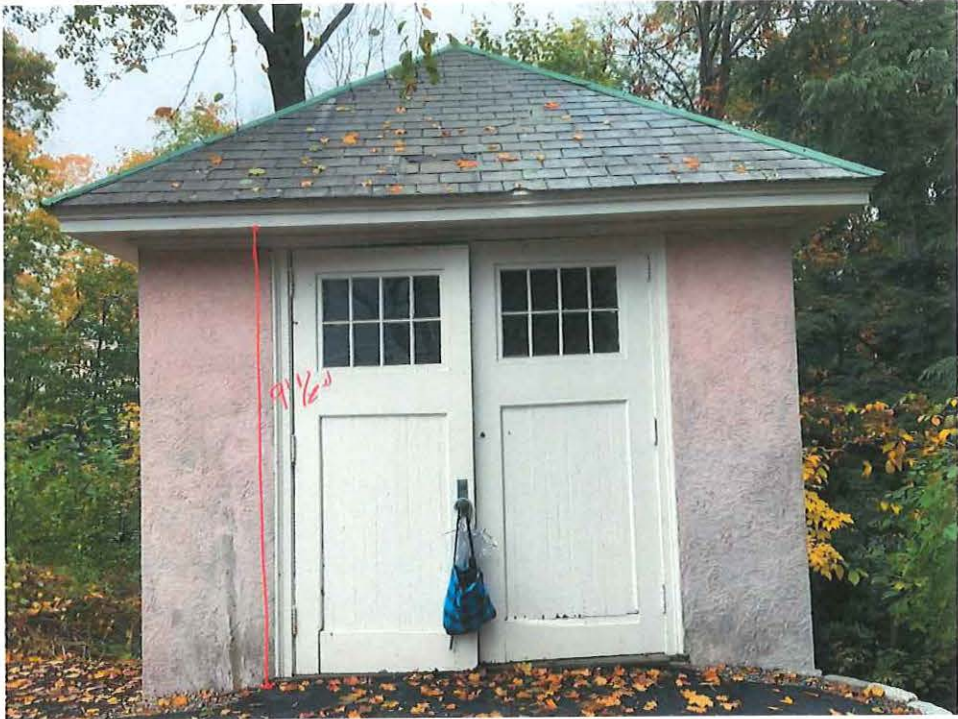
43 RESERVOIR ST. CAMBRIDGE  
MA 02138

|                |          |
|----------------|----------|
| Project Status | BZA SET  |
| Project number | 2017.05  |
| Date           | 01/24/22 |
| Drawn by       | Author   |
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| BZA-301        |          |
| Scale          |          |

1/24/2022 1:26:05 PM



EXISTING PHOTOS



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ADDITIONAL EXTERIOR  
PHOTOS

DAN & ELIZABETH STERNER

STERNER RESIDENCE

43 RESERVOIR ST. CAMBRIDGE  
MA 02138

|                |          |
|----------------|----------|
| Project Status | BZA SET  |
| Project number | 2017.05  |
| Date           | 01/24/22 |
| Drawn by       | Author   |
| Checked by     | Checker  |

**BZA-302**

Scale



**Pacheco, Maria**

---

**From:** Lauren Harder <laurenharder@gmail.com>  
**Sent:** Monday, January 24, 2022 11:42 AM  
**To:** Pacheco, Maria  
**Subject:** Support for BZA case number 154869

Hi Maria,

I am writing in support of BZA case number 154869 at 43 Reservoir Street. Elizabeth and Dan are my neighbors in Huron Village and I know them through their community support work. I think the scope and tastefulness of their planned project is very much in keeping with the architecture in the area as was their original project approved by the Historical Commission some years ago.

I hope the board will approve their variance.

Best,

Lauren Harder  
111 Grozier Road  
Cambridge, MA 02138



To whom it may concern:

My name is Todd Goulet, and I live at 20 Madison Street. I would like to state my support for Dan Sterner and Elizabeth Libert in their application for a variance / special permit for their home at 43 Reservoir Street.

Sincerely,  
Todd Goulet  
20 Madison Street  
Cambridge resident since 2010



To whom it may concern:

My name is Greg Porreca, and I live at 57 Reservoir Street, Unit 1. My wife, Jamie, and I would like to state our support for our neighbors, Dan Sterner and Elizabeth Libert, in their application for a variance / special permit for their home at 43 Reservoir Street. Elizabeth is a family photographer who we met almost ten years ago. She actually used to operate her photography studio out of a space on Huron Avenue next to what used to be Fresh Pond Market and is now Formaggio Kitchen. When Dan and Elizabeth moved to the neighborhood in 2016, our daughter, Emma, became friends with their two boys, Calvin and George, and we have made an annual tradition of trick-or-treating together each Halloween.

Dan and Elizabeth care deeply about the neighborhood and its history, and we expect their project to be a tasteful addition to their property.

Sincerely,  
Jamie and Greg Porreca  
57 Reservoir Street, Unit 1  
Cambridge residents since 2003



To whom it may concern:

My name is Dan Rasmussen, and I live at 8 Hubbard Park Road. My wife, Hilary, and I would like to express our support for our friends, Dan Sterner and Elizabeth Libert, in their application for a variance / special permit for their home at 43 Reservoir Street. We know Dan and Elizabeth well. They (and their two sons) are active participants in our community, and we see them often at the Cambridge Skating Club.

Since moving to the neighborhood in 2016, they have taken great care in renovating their home to respect its historical character both inside and out. In fact, they won a Preservation Award from the Cambridge Historical Commission in 2017. We have no doubt that they will bring the same level of care and thoughtfulness to their current project.

Sincerely,

Hilary and Dan Rasmussen

8 Hubbard Park Road

Cambridge residents since 2020