CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2021 DEC 17 AM 10:55
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

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: 357 HURON AVE, CAMBRIDGE MA, 02138
Tel. No. 978-270-8441
E-Mail Address: sam@kachmardesign.com

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 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

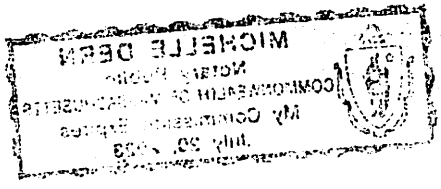
The above-name Daniel Sterner & Elizabeth Libert personally appeared before me, this 30 of Nov, 2021, and made oath that the above statement is true.

Notary

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

MICHELLE DERN
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
July 20, 2023

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



BZA Application Form

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 aditional trees and reduce the urban canopy, as well and move the current carraige 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 carraige 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 nullifyinf 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

		Existing Conditions		Requested Conditions		Ordinance Requirements	
TOTAL GROSS FLOOR AREA:		5,487		5,744		13,110	(max.)
LOT AREA:		26220		26220		26220	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: [2]		0.20		0.25		0.50	
LOT AREA OF EACH DWELLING UNIT		26220		26220		26220	
SIZE OF LOT:	WIDTH	122.00		122.00		122.00	
	DEPTH	225.15		225.15		225.15	
SETBACKS IN FEET:	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'	
SIZE OF BUILDING:	HEIGHT	15.45'		19.00'		35.00'	
	WIDTH	13.83'		30.00'		92.00'	
RATIO OF USABLE OPEN SPACE TO LOT AREA:		83%		77%		50%	
NO. OF DWELLING UNITS:		1		1		1	
NO. OF PARKING SPACES:		3		3		n/a	
NO. OF LOADING AREAS:		0		0		0	
DISTANCE TO NEAREST BLDG. ON SAME LOT		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,

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)

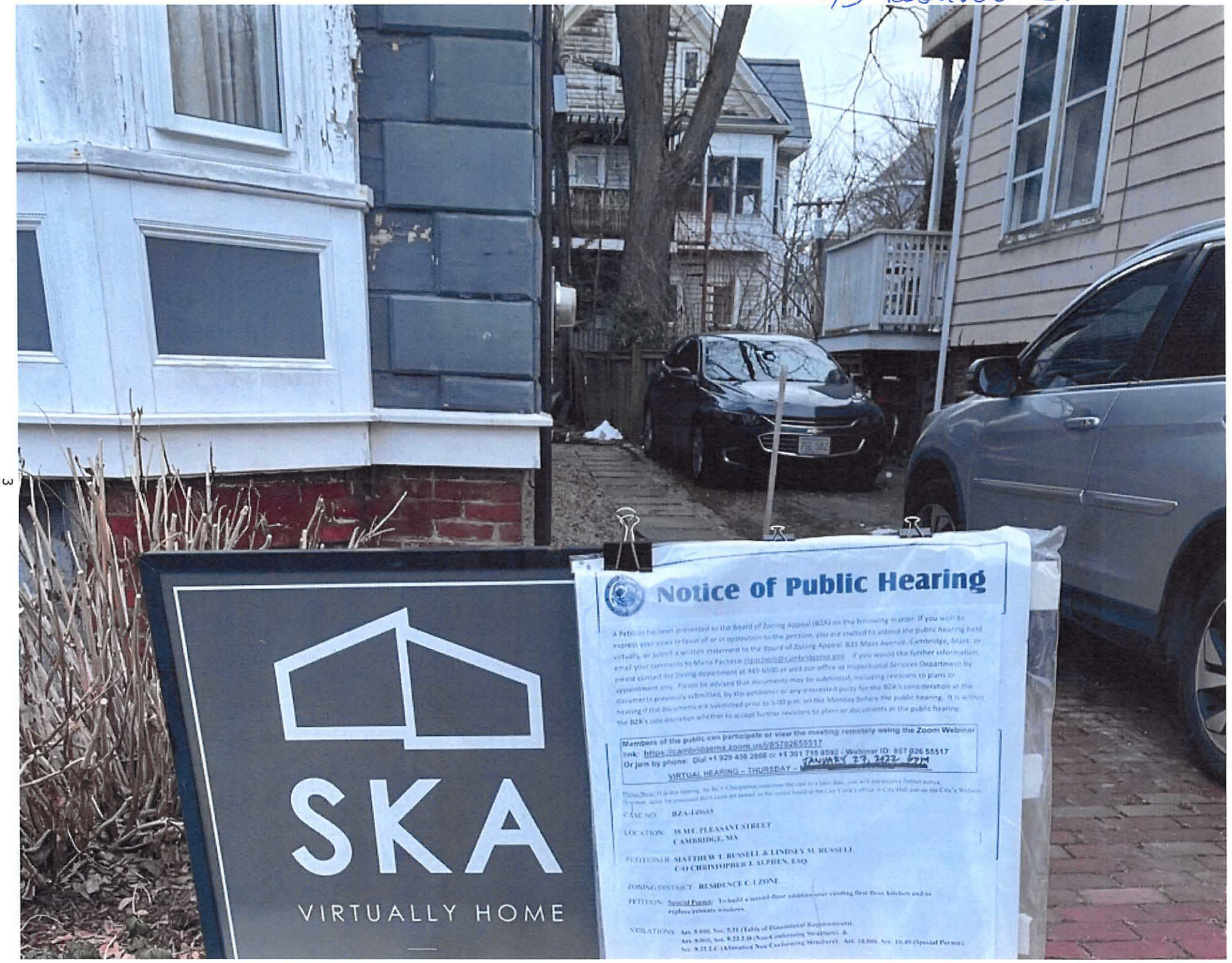
Address: 43 Reservoir St.

Case No. BZA-154869

Hearing Date: 1/27/22

Thank you,
Bza Members

43 Reservoir St




Notice of Public Hearing

1 * * * * *

2 (8:39 p.m.)

3 Sitting Members: Constantine Alexander, Brendan Sullivan,

4 Jim Monteverde, Laura Wernick and Jason

5 Marshall

6 BRENDAN SULLIVAN: Okay. Who's presenting it?

7 Sam?

8 SAM KACHMAR: Mr. Chairman, my name is Sam

9 Kachmar. I'm from SKA. I'll be presenting the case. I'm

10 here with our clients, Dan and Elizabeth Sterner.

11 BRENDAN SULLIVAN: Okay. It's yours.

12 SAM KACHMAR: Okay. I'd like to let Dan and

13 Elizabeth introduce themselves, and then I'll run us through

14 the drawings.

15 BRENDAN SULLIVAN: Sorry, yep.

16 DANIEL STERNER: Hey, everyone. We're -- I'm Dan

17 Sterner. This is my wife, Elizabeth Libert. We're the

18 owners of 43 Reservoir Street. Elizabeth has been a

19 Cambridge resident off and on since 2007. I've lived here

20 since 2011. We purchased this house in 2016, and we've been

21 kind of slowly renovating it, trying to be sensitive to the

22 historical nature of the neighborhood.

1 And we're proposing to put a garage in the side
2 yard setback, and that's the project before you this
3 evening. And I'm going to turn it over to Sam Kachmar to
4 speak about the project.
5 SAM KACHMAR: Thanks, Dan. Olivia, could you
6 bring up the drawings? Thank you very much. My name is Sam
7 Kachmar. I'm a Principal here at SKA. I'm here with Mike
8 Fields, Axel Ramirez and Steven Hoheb from our studio
9 representing Dan and Elizabeth. Thank you, Members of the
10 Board, for your time. We'll take you through our request.
11 Here on the first slide, on the left you can see
12 the photograph of the existing conditions of the house.
13 Then on the right you can see a render of the main
14 house with the proposed carriage house pushed further down
15 and back into the site.
16 Next slide, please?
17 On this slide, you can see an existing axonometric
18 of Reservoir Street, with the carriage house set in the
19 driveway.
20 Next slide, please?
21 And on this sheet, you can see the proposed
22 carriage house to replace the existing carriage house, set

1 further into the property and moving further back from the
2 adjacent properties on Reservoir Street, and keeping it on
3 the same plane as the existing nonconforming carriage house.
4 Next slide, please?
5 On this sheet, you can see the existing
6 streetscape photo on the top, and the proposed streetscape
7 render on the bottom -- not really much changed from the
8 front from the street side.
9 Next slide, please?
10 And on this sheet, you can see the existing zoning
11 calculations for the property. The existing FAR for the
12 house is 0.2. We're raising it to 0.25, approximately half
13 of the allowable FAR of 0.5 in the A-1 District.
14 The existing open space on this lot is 83 percent,
15 and we're reducing the open space to 77 percent, still well
16 above the 50 percent requirement in the A-1 District.
17 Next slide, please?
18 On this sheet, you can see our shadow studies for
19 the property. By pushing the carriage house further back
20 into the property, we move the shadows cast into the
21 neighbors' property further into their back yard, bringing
22 additional light into the immediate back yard.

1 Next slide, please?
2 On this slide, you can see the significant site
3 plan for the house.
4 Next slide, please?
5 And on this slide, you can see the proposed site
6 plan. The existing carriage house is outlined in blue. And
7 the proposed carriage house, in the same plane, showing how
8 we're pushing the structure further back into the property
9 in the yard.
10 The site plan also shows the proposed location for
11 a dry well and French drains to improve the site drainage on
12 the property.
13 Next slide, please?
14 Here you can see the grading plan from the
15 landscape architect.
16 Next slide, please?
17 On this slide, you can see the landscape layout
18 from the landscape architect. Please note there are a
19 couple of trees missing from the left-hand side of the
20 landscape plan that were agreed upon with neighbors on
21 Monday afternoon, after these drawings had been submitted to
22 the City.

1 They have since been added to the landscape plan.
2 Next slide, please?
3 On the upper left-hand side of this sheet, you can
4 see the existing carriage house plan. And in the center,
5 you can see a rendering of the proposed carriage house. And
6 in the center bottom, you can see the plan of the proposed
7 carriage house with the green line representing the side
8 yard setback and the red line representing the property
9 line.
10 Next slide, please?
11 And on this slide, you can see on the upper left
12 the roof plan on the existing carriage house. And in the
13 center, you can see the rendering of the proposed carriage
14 house.
15 And in the bottom, you can see the upper level of
16 the proposed carriage house, with the green line showing the
17 side yard setback and the red line showing the property line
18 where we're seeking relief.
19 Next slide, please?
20 On this sheet you can see the existing carriage
21 house roof plan on the left, and an axon of the proposed
22 carriage house in the center, and the roof plan on the

1 carriage house on the bottom center. We tried to keep the
2 roofline of the proposed carriage house low by utilizing a
3 hip roof and dormers, so not to make it too tall to the
4 neighbors.
5 Next slide, please?
6 On this slide, you can see the existing east
7 elevation in the upper left, an existing photo of the
8 carriage house in the upper right. On the lower left you
9 can see a proposed rendering of the carriage house. On the
10 lower right you can see the proposed elevation, with the
11 side yard setback on the property line highlighted in red.
12 Next slide, please?
13 On this slide, you can see the south elevation in
14 the upper left. On the upper right, you can see the
15 existing photo. On the lower left you can see the proposed
16 render of the carriage house. On the lower right, you can
17 see the proposed elevation.
18 Next slide, please?
19 On this slide, you can see the existing west
20 elevation in the upper left, the existing photo on the upper
21 right. On the lower left you can see the proposed render,
22 and on the lower right you can see the proposed elevation at

1 the side yard setback and the property line highlighted in
2 the middle.
3 Next slide, please?
4 On this slide you can see the existing north
5 elevation in the upper left, and the existing photo in the
6 upper right. Lower left you can see the proposed rendering,
7 and on the lower right you can see the proposed elevation.
8 Next slide, please?
9 Here you can see the existing site survey.
10 Next slide, please?
11 And on this slide, you can see the existing photos
12 of the carriage house. We should have six letters of
13 support in the file from surrounding neighbors, including
14 direct abutters.
15 We reviewed the existing carriage house with the
16 Historical Commission and it was approved to be demolished
17 without a hearing.
18 Thank you for your time and I'd be glad to hear
19 the insights of the Board.
20 BRENDAN SULLIVAN: One of the I guess questions --
21 I'll open this up to discussion is why the accessory
22 apartment?

1 SAM KACHMAR: To be able to have my client's
2 parents for extended visits.
3 BRENDAN SULLIVAN: I mean, I guess my question is,
4 is that an accessory apartment with parking, or is it a
5 structure for parking with an accessory apartment above?
6 And why the need for an accessory apartment?
7 SAM KACHMAR: The need for an accessory apartment
8 comes from the client's parents visiting for extended
9 periods of time. And so this would allow for separate
10 spaces for our clients to be able to have their parents
11 visit their grandchildren in the area.
12 CONSTANTINE ALEXANDER: How big would the
13 accessory apartment be?
14 SAM KACHMAR: I believe it's 700 square feet.
15 It's under the 900 allowable by the accessory dwelling unit.
16 CONSTANTINE ALEXANDER: So that's the other
17 question I was getting at.
18 SAM KACHMAR: Yeah.
19 CONSTANTINE ALEXANDER: Perfect.
20 SAM KACHMAR: It's an accessory dwelling unit, and
21 it meets all the -- we reviewed those elements with Ranjit.
22 BRENDAN SULLIVAN: Section 4.22,

1 "Accessory Apartments" --
2 SAM KACHMAR: Mm-hm.
3 BRENDAN SULLIVAN: -- and the purpose of this
4 section, "Accessory Apartments" is to allow for the creation
5 of accessory apartments in all districts. Many large
6 existing single- or two-family dwellings or other accessory
7 buildings on their lots are underutilized.
8 SAM KACHMAR: Yep.
9 BRENDAN SULLIVAN: Alterations of these buildings
10 to provide one additional dwelling unit on the lot would be
11 prohibited in most cases, due to the existing floor area
12 ratio and/or lot area per dwelling unit requirement, Section
13 5.31.
14 So I guess the purpose of the accessory apartment
15 is to basically allow greater flexibility in the use of
16 space in existing large houses, and/or existing carriage
17 houses that, you know, dot the landscape around the city and
18 that no longer have carriages, aren't suitable to really
19 park a car in because of their structure.
20 And so we have occasionally granted relief to
21 convert those existing buildings into an accessory
22 apartment.

1 Obviously, you're losing that protection here by a
2 very small structure, and once that structure comes down,
3 then obviously you have to comply with all of the prevalent
4 zoning ordinances.
5 SAM KACHMAR: Right. And that's why we we're
6 seeking a variance instead of a special permit.
7 BRENDAN SULLIVAN: Right. And then it's a very
8 large lot. And I guess the other question is is why can't
9 you build it to conform to the side yard setback?
10 SAM KACHMAR: Right. Well, we could, quite
11 heavily. The reason to try to pursue it as a variance is
12 that the driveway initially runs along the side of the
13 property line.
14 And if we move the structure within zoning
15 compliance, we create more impermeable space, we create more
16 driveway essentially. We get a longer driveway. We take
17 down more of the tree canopy within the property.
18 So the goal of keeping the carriage house, you
19 know, kind of in within where the existing one is is to
20 allow to make that as a reduced impact as possible, as well
21 as to sort of push it slightly downhill so as to not impede
22 on neighbors in the area, whom we have met with multiple

1 times, both in person and over the phone.
2 BRENDAN SULLIVAN: Yeah. I'm not convinced that
3 an as-of-right solution isn't warranted. But anyhow, that's
4 -- I understand, obviously.
5 SAM KACHMAR: Yeah.
6 BRENDAN SULLIVAN: On that existing structure,
7 that is very, very challenging. In fact, it drops off
8 dramatically, and really would qualify for wetlands at most
9 of the season.
10 But anyhow.
11 SAM KACHMAR: We looked at a few different options
12 where we either expanded the existing carriage house and
13 pursued that as a special permit -- you know, where it's an
14 existing nonconformity in a side yard setback. But, you
15 know, we're well below the allowable FAR, and we could
16 extend that.
17 But that didn't seem like that was going to be as
18 beneficial to the overall project. So that was where we
19 looked at the possibility of rebuilding it new by pushing it
20 a little bit further down the site.
21 CONSTANTINE ALEXANDER: I have a question.
22 Section 4.22.21, which Brendan has already cited --

1 SAM KACHMAR: Mm-hm.
2 CONSTANTINE ALEXANDER: That's for the conditions
3 -- yeah, the conditions for the construction of a building
4 that's going to have -- or it's for a building that's going
5 to have an accessory apartment?
6 SAM KACHMAR: Mm-hm.
7 CONSTANTINE ALEXANDER: The first condition is
8 that the building containing the accessory apartment has
9 been in existence since, on or before February 1, 2019.
10 SAM KACHMAR: Mm-hm.
11 CONSTANTINE ALEXANDER: You've been in existence
12 since that, on or before. So I don't know how you meet that
13 requirement/satisfy that requirement?
14 SAM KACHMAR: Well, I think if we were pursuing
15 that direction, that would fall under a special permit. And
16 that's why we're seeking a variance for building a new
17 structure within the side yard setback.
18 CONSTANTINE ALEXANDER: I'm sorry, you are. I
19 thought it was a special permit.
20 SAM KACHMAR: No, it's not a special permit.
21 We're seeking a variance.
22 CONSTANTINE ALEXANDER: Accessory apartment?

1 SAM KACHMAR: Yeah. Right -- as a variance,
2 whereas normally if we were doing it within the existing
3 structure, we'd be seeking a special permit for that.
4 CONSTANTINE ALEXANDER: And what's the -- and how
5 do you satisfy the requirements for a variance, as far as
6 the accessory apartment?
7 SAM KACHMAR: Right. And so due to the nature of
8 the slope of the grade on that property, to try to move a
9 structure inboard within the zoning setbacks would require a
10 lot of grading. And it would create more, like, water
11 issues for some of the other neighbors.
12 So our goal is to keep the amount of impermeable
13 space that we'd be adding on there, and as limited as
14 possible and increase the overall drainage of the site by
15 adding dry wells in there.
16 If we moved it, then we have to just add more
17 driveway. And that just seemed like not the greatest good
18 for the property overall. The more sort of permeable space
19 we can keep on that property, the sort of better the
20 property operates for the city as a whole, in our opinion.
21 CONSTANTINE ALEXANDER: Of course, if we allow
22 this to happen, this accessory apartment could be a B&B.

1 SAM KACHMAR: Could be what? I'm sorry, sir.
2 CONSTANTINE ALEXANDER: It could be used as a --
3 JIM MONTEVERDE: Airbnb. An Airbnb.
4 SAM KACHMAR: Certainly. That would be a risk it
5 could be used as an Airbnb. I do not believe that's our
6 client's intent, and I will certainly allow them to speak to
7 that, but.
8 CONSTANTINE ALEXANDER: Okay.
9 DANIEL STERNER: Not our intent.
10 BRENDAN SULLIVAN: Jason, any comments at this
11 time?
12 JASON MARSHALL: Sorry. Always a delay coming off
13 camera. I appreciate the presentation. You know, SKA it
14 was really helpful to actually see the different renditions.
15 And we've actually come to in other cases I appreciated the
16 SKA work that you've done.
17 I -- in reviewing the case beforehand, and even
18 now, given the discussion, I am wrestling still with the
19 legal standards for a variance. And I got to be a little
20 stickler about it, because the state statute requires us to
21 press this issue. And maybe you can help me out. I am
22 struggling with what the substantial hardship is here.

1 And in reading the application, I think it cited
2 too if the relief is not granted, then it would force you to
3 cut down a tree and hug the carriage house closer to the
4 property.
5 And that's -- you sort of lose me there. I don't
6 understand how that creates a substantial hardship. You
7 know, it seems like, you know, you still can make beneficial
8 use of your property without the specific design. And to me
9 that goes more to the size of what you're looking to do than
10 it being a hardship.
11 So maybe there's another way to characterize it,
12 but as the application stands now, I'm struggling to be able
13 to check that box under the statute.
14 SAM KACHMAR: I think the way we look at it is
15 where the hardship falls is that by paving more area on the
16 site, which -- you know, we could do by right*-, it's
17 certainly well below the open space calculations. It's a
18 good-sized lot and has a fair amount of grass and trees on
19 it, to make a long story short.
20 If we make more impermeable area, we then create
21 more runoff down reservoir hill towards Huron Ave. And by
22 doing that, we create a substantial detriment to the rest of

1 the neighborhood. And I guess the hardship in our opinion
2 was more towards the neighborhood than specifically towards
3 our clients.
4 So what we are trying to take into consideration
5 is sure, we could move the carriage house over within the
6 zoning setbacks, but by doing that, we create a lot more
7 driveway space, because then we have to create a three-
8 point-turn, and then we have to build it back out, and
9 everything, as opposed to being able to come straight down
10 the driveway and drive right into the garage.
11 And so our hope and our thought was given the
12 Cambridge Tree Ordinance has given the hope to sort of
13 protect allowed permeable space, that that's something we
14 could pursue with this project.
15 JASON MARSHALL: Yeah, and I think that's where I
16 got caught up. Maybe it was the phraseology of forcing you
17 to cut down a tree, even if you're going to -- you know, the
18 ordinance. Of course you wouldn't be forced to do that, you
19 could choose not to pursue the project at all. So maybe
20 that --
21 SAM KACHMAR: Sure.
22 JASON MARSHALL: -- maybe that's what tripped me

1 up. I'm trying to -- I'm trying to understand better not
2 only how it would be a hardship obviously to the current
3 occupants, but anyone who would live there.
4 And maybe it falls more into, you know, impeding
5 the ability to, you know, replace a structure that's in need
6 of rehabilitation, you know, and make better use. So that -
7 - just to the extent we get to a vote, I think there would
8 need to be some other rationale for that than what is
9 currently in the record is what I'm saying.
10 SAM KACHMAR: Completely understood.
11 BRENDAN SULLIVAN: Jim Monteverde, any comments at
12 this time?
13 JIM MONTEVERDE: Yeah, I have the same issue with
14 the request, relative to the property line. I'm looking at
15 the survey, which I'm assuming is an existing survey.
16 That's the BZA sheet 301. And am I correct that with the
17 new garage -- this is the current garage, correct? This is
18 the single vehicle.
19 SAM KACHMAR: Yeah, it's the current one. Right.
20 Yep.
21 JIM MONTEVERDE: And in the new garage position,
22 don't you wipe out the three trees that are behind and

1 beside the 10-inch maple, 20-inch maple, 10-inch willow?
2 Don't those trees come out just to make the new double car
3 garage?
4 SAM KACHMAR: The 10-inch tree and the 20-inch
5 maple would come out. And in the plan, you can see where
6 we're planting out the rest of that site, with a lot of
7 other arbor vitaes, other maples to replace that and
8 increase the actual tree area.
9 JIM MONTEVERDE: Yep. I appreciate it. So I
10 think the position of it, just the fact you're pushing the
11 garage back further, is what will take the trees out. If
12 you do step away from the property line, I would certainly
13 be willing to support it.
14 And as far as the paving, you could certainly do
15 that in impervious paving. I'm looking at the survey again
16 -- calls it a brick paver. The photograph looks like it's
17 now a bituminous paver. You could certainly introduce some
18 type of impervious paver if you were worried about the
19 amount of, you know, cover that you have on ground surface,
20 hard surface.
21 SAM KACHMAR: Right. So -- yeah, currently it's
22 asphalt. And, you know, right now you come down and you go

1 straight into the garage. So if we slide it down towards
2 where it says, like, "proposed inspection port" --
3 JIM MONTEVERDE: Yep.
4 SAM KACHMAR: Then you almost enter the garage
5 from where on that garage element the arrow points up. So
6 that would make that sort of turn coming around into there
7 would add -- you know, a fair amount impervious area.
8 Not that we don't have the ability to do that on
9 the lot; it just seemed like not really the right direction
10 or the right thing to do if we can keep it a straight shot
11 on the driveway.
12 JIM MONTEVERDE: Yeah. That's my concern is just
13 --
14 SAM KACHMAR: Yeah, understood.
15 JIM MONTEVERDE: With aiding the variance. That's
16 all. I wouldn't -- I would be much -- I would be in favor
17 of everything else if you could get it from the -- get the
18 required setback.
19 SAM KACHMAR: Yeah.
20 JIM MONTEVERDE: Setback I have an issue.
21 SAM KACHMAR: Yeah. I understand that. We looked
22 at those it and pursuing, like, a special permit and

1 extending the garage. But it seemed like given the
2 condition of the structure that it was better to try to
3 build new from start.
4 JIM MONTEVERDE: Thank you.
5 SAM KACHMAR: Thank you.
6 BRENDAN SULLIVAN: Laura? Laura, any comments at
7 this time?
8 LAURA WERNICK: I guess I had the same kind of
9 concern as Jim and Jason both mentioned, and I understand
10 the hardship -- the kind of discussion about the hardship on
11 the neighbors, but if you built a smaller, you know, a one-
12 car garage, a smaller garage you'd be doing less impervious
13 pavement.
14 So it just feels a little bit incongruous, you're
15 building a much larger structure and then saying, "Oh, well,
16 we don't want to shift it away because it's going to create
17 more impervious surface." So I would certainly like to --
18 SAM KACHMAR: Sorry, go ahead.
19 LAURA WERNICK: I'm sorry?
20 SAM KACHMAR: Just that part of this locating of
21 the structure also came from some conversations with
22 neighbors. Over where it says, "Residence B and Residence

1 A-1," there's a neighbor pretty close to that lot line on
2 the back side.
3 And they didn't -- you know, obviously don't
4 really want a structure kind of plopped in the back in their
5 back yard in there. And that was, you know, part of the
6 siting or part of the -- you know, there's an existing
7 garage here now, what if we just slide that back or kind of
8 keep it tucked over here on the side?
9 BRENDAN SULLIVAN: Well, if you're looking at what
10 is there now, I can only imagine what is proposed. The
11 garage, the proposed garage is going to be used by the main
12 house or the carriage house or both? Or --
13 SAM KACHMAR: It could be used by both, providing
14 both one parking space for the accessory unit, as well as a
15 parking space for the main house.
16 BRENDAN SULLIVAN: All right. Laura, have you
17 coupled?
18 LAURA WERNICK: I'm finished, thank you.
19 BRENDAN SULLIVAN: Okay. Let me open it to public
20 comment. Any member of the public who wishes to speak
21 should now click the button that says, "Participants," and
22 then click the button that says, "Raise hand."

1 If you are calling in by phone, you can raise your
2 hand by pressing *9 and unmute or mute by pressing *6, and
3 you have up to three minutes to speak.
4 [Pause]
5 There appears to be nobody calling in. There are
6 some -- a number of letters in support. John Gilmore, who
7 lives at 47 Reservoir Street has reviewed the plan, and he
8 has no problem.
9 He did note that the architect -- the landscape
10 architect has met with him and Mrs. Gilmore on several
11 occasions to discuss the plans. They have kindly agreed to
12 mitigate the effects of the changes on our property through
13 fencing and planting of trees and shrub. There is a
14 correspondence from Maggie Currier, 207 Lakeview Avenue.
15 There is a correspondence from Greg and Jamie
16 Porreca on 57 Reservoir, Unit 1; Hilary and Dan Rasmussen on
17 8 Hubbard Park Road; Jeffrey Libert and Mardee Brown, who
18 live at 11 Garden Terrace. They are in favor. Todd Goulet,
19 20 Madison Street in favor. Lauren Carter (phonetic) on 111
20 Village Road in favor.
21 Sum and substance of the correspondence; I will
22 close the public comment at this time.

1 So you're asking for a variance, and basically the
2 only violation is the side yard setback, is that correct?
3 SAM KACHMAR: That is correct. We're well below
4 the allowable FAR. We're -- you know, well below the, or
5 well above the open space requirements in there. The only
6 thing is the side yard setback.
7 BRENDAN SULLIVAN: And as far as the accessory
8 apartment, you can put that in there as-of-right?
9 SAM KACHMAR: That is correct, sir.
10 BRENDAN SULLIVAN: A little bit of a hard time
11 connecting the dots on that one, because you're not putting
12 it into an existing structure, because the existing
13 structure is coming down; you're creating a new structure.
14 So the only request that you're asking for is for a side
15 yard setback?
16 SAM KACHMAR: We're asking for the side yard
17 setback, and I believe in the application it says, "to be
18 used as an accessory dwelling unit?
19 BRENDAN SULLIVAN: And you're asking for relief
20 from Section 55.31 and Article 8, which is --
21 SAM KACHMAR: .22.
22 BRENDAN SULLIVAN: -- 8.223.

1 SAM KACHMAR: Correct, sir. I don't know how that
2 gets you to the -- how does that get you to the accessory
3 apartments?
4 BRENDAN SULLIVAN: The accessory apartment would
5 be allowable by a special permit if we were converting
6 garage, but because we're seeking a variance for the new
7 structure, that's part of what we're seeking as a variance.
8 Sorry if I'm misunderstanding.
9 JASON MARSHALL: Yeah. I mean, I think you'd have
10 to come back to get the special permit or to seek the
11 special permit. That's how I'm reading it. I mean, you
12 could seek the variance tonight, but I think you'd have to -
13 -
14 SAM KACHMAR: Could I -- we spoke with the
15 Building Commissioner about this. Because originally, we
16 had applied for both a special permit and a variance.
17 And we got on the phone with Maria and Ranjit, and
18 he said just to apply for a variance for this, because a
19 variance would cover all of those things.
20 And so that was why we -- we actually amended it
21 from a special permit and a variance to just a variance
22 application, per Maria and Ranjit telling us to just amend

1 that that way. And I believe Ranjit's on this call, if he
2 wants to speak to that.
3 BRENDAN SULLIVAN: Because they'd have a higher
4 standard?
5 SAM KACHMAR: Correct, yep.
6 BRENDAN SULLIVAN: I don't know. I just --
7 discussion by the Board? Comments? Some direction?
8 JIM MONTEVERDE: Vote?
9 BRENDAN SULLIVAN: Jim, your thoughts again on if
10 I can go back to you?
11 JIM MONTEVERDE: Yeah, I'm unfortunately not in
12 favor.
13 BRENDAN SULLIVAN: Can't hear you.
14 JIM MONTEVERDE: I don't find the --
15 BRENDAN SULLIVAN: Jim, you have to turn up the
16 volume.
17 JIM MONTEVERDE: Oh, sorry. No, I just have to
18 bring down my headphone, my microphone. I'm not --
19 requested for the side yard setback. I don't see the
20 hardship in locating it the required distance away. I think
21 I can deal with the impervious or pervious pavers to deal
22 with the -- you know, ground being able to absorb some

1 water. So I'm not favoring it.
2 BRENDAN SULLIVAN: Okay.
3 DANIEL STERNER: Could I speak to that for a
4 second? I'm sorry if I'm speaking out of turn here. I'm
5 Dan, the owner. So -- and I don't know if this qualifies,
6 I'm not an expert here, as a hardship and I guess we're
7 looking for a hardship that's particular to my lot, rather
8 than to any of my neighbors.
9 And, you know, I wish they were here this evening.
10 You can see it right here on the survey where it says,
11 "Keeler and Bishop." So they're the home that's kind of
12 right there. We're going to be looking at the lovely
13 carriage house if I move it into the middle of my property.
14 So, you know, prior to me buying this house, there
15 was a woman here, Suzanne Deutsch, who lived here since 1948.
16 And she lived here from 1948 until she passed, I think, in
17 2014. We bought the house in 2016.
18 And then we had this big meeting. When I moved
19 in, I went to all the neighbors. They wanted me to take
20 down a dead tree that was on the kind of the south side of
21 the property, but they all told me how they viewed what they
22 called -- they called this, "the hollow." My big -- I call

1 it, "the jungle." My big forest in my back yard.
2 And it's -- and they all kind of view it as this,
3 like, you know, it's my property, right? But they view it
4 as this, like, neighborhood amenity. It's been there. It's
5 this big open space.
6 And we tried to be sensitive to that in locating
7 this structure, which is why we tried to tuck it along the
8 property line as best we could, rather than putting it at
9 the right middle of an open space that we have, let all my
10 neighbors enjoy.
11 And then my neighbors to the other side, John
12 Gilmore, you read his letter. We spent a lot of time with
13 them and his wife, Elizabeth, is a really avid gardener.
14 And she's taken to calling my new driveway, "The helipad."
15 And so I don't really want to have to increase
16 the size of the helipad any further, because I think that's
17 going to upset her more.
18 So I don't know if that qualifies as a hardship.
19 And I apologize if it doesn't. That was a lot of the thrust
20 here was to try to kind of --
21 ELIZABETH LIBERT: Work with our neighbors.
22 DANIEL STERNER: To -- yeah, to be kind of

respectful of these people that we've developed a relationship with over the last five years. I get that I have space to do more or less whatever I want on my property.

We were trying to solve for a lot of problems here, and a lot of different opinions. But we landed on something where, you know, John supported us.

You know, I was hoping that David Keeler and Georgie Bishop would show up this evening. But I know that I have their support. They want me to solve some drainage issues in the back and plant some plants.

So that really is the genesis of kind of why we're asking for the relief to locate the structure. Thank you.

BRENDAN SULLIVAN: Okay. Thank you. Jim, I'm sorry, have you compared your thoughts or --

JIM MONTEVERDE: No. I'm still where I was.

BRENDAN SULLIVAN: Okay. Laura? What are your conclusions?

LAURA WERNICK: Well, I appreciate Dan's last comment there. I think that's very -- to my mind that's very important. I'm put off by the size and the scale of the project, I guess. And that's influencing me. It seems

1 that all the talk of trying to hide it away and minimize
2 impervious surface while you're trying to build a
3 significant new structure on your site is kind of trying to
4 have it both ways.
5 So I'm conflicted here, but I guess I'm ready to
6 support the project as it's proposed.
7 BRENDAN SULLIVAN: Okay. Jason, your big thoughts
8 before we take it to a vote?
9 JASON MARSHALL: I can't promise big thoughts, but
10 I do, Dan, appreciate the additional background. And I
11 think that you and your team have appreciated this in good
12 faith, and tried to resolve issues that have arisen.
13 I mean, the discussion tonight, it raises a couple
14 questions about the substantial hardship is still a
15 question. I think it needs to be thought through or refined
16 a little bit.
17 It does seem to still go to the inability to fit
18 the accessory structure elsewhere on the lot. Has to do --
19 it seems at least at this point maybe because of size rather
20 than something relating to the shape, you know, of the lot.
21 And then the question that came up earlier was
22 around the accessory apartment. So, you know, I don't think

1 I'm prepared to support it. You know, you may want to
2 pursue a continuance to run some of those issues down --
3 that's your choice.
4 But I don't think based on what's in the record
5 that I would vote to support, if it came to that -- you
6 know, subject to the motion that the Chair would put
7 forward.
8 BRENDAN SULLIVAN: Okay. All right, I have not
9 chimed in. I guess the -- my thought is that what is
10 probably driving this, obviously, is that the existing
11 structure is a detriment and of no value whatsoever. So we
12 need to replace it with something. And yes, it would be
13 nice to have a place to park your cars.
14 So potentially one parking area, one parking spot
15 doesn't do it, we should do two. Well, if we're going to do
16 that, then we need more than potentially a parking garage.
17 And so let's do a grander building.
18 To me, this is really building a house on that
19 site. And that's where it became an accessory apartment,
20 and then it just sort of think grew from there.
21 That then gets part of a master landscape plan.
22 And so the landscape architect gets involved. And again,

1 the wonderful plan. And very accomplished, but I think then
2 it became a very nice back yard, side yard, and that's what
3 sort of drove it…
4 Except for the fact that let's kick this as far to
5 the side yard as we can, because then what it does is it
6 impedes or takes away from our usable open space, and that
7 the area facing the garage to the right of it -- if we were
8 to maintain that 15-foot required setback, would almost
9 become useless space, and render itself to leaves in the
10 fall and vegetation during the rest of the year and so on
11 and so forth.
12 So I think that is -- and yes, I'm not speaking
13 for you, Sam, but I think that's maybe what drove all of
14 this. And that if we were to kick it to the side, as close
15 as we could possibly get, which is what, five feet, is that
16 what you're proposing?
17 SAM KACHMAR: It's 5'9" away from the property
18 line, and that's what we're proposing to keep it -- within
19 the same line, and possibly --
20 BRENDAN SULLIVAN: The streetscape, it makes for
21 an easier entryway egress, and then it allows us also to
22 park the cars, obviously, behind the house, which they may

1 be there most of the time, and occasionally this weekend,
2 you know, you may park a car in the garage or something like
3 that. So.
4 I think the structure itself is excessive. I
5 think it's -- and especially when you're asking for relief
6 and the hardship. I just haven't reconciled the hardship
7 fact, other than that what is proposed before us -- even
8 though I think it's excessive -- I think works for the site,
9 works for accessibility to the structure, which is a direct
10 shot in off of Reservoir Street, and then allows for
11 additional parking of vehicles behind the house.
12 Where does that leave me? I'm still troubled by
13 the size of the structure. But --
14 JASON MARSHALL: The size of the structure is 20 x
15 30, I believe?
16 BRENDAN SULLIVAN: Sorry?
17 SAM KACHMAR: I believe it's 20 feet x 30 feet on
18 the structure for the garage.
19 BRENDAN SULLIVAN: Yeah, and again I go back to my
20 original comment, is --
21 SAM KACHMAR: Sure.
22 BRENDAN SULLIVAN: Is it a garage with an

1 accessory apartment, or is it really meant to have an
2 accessory apartment with a garage underneath?
3 SAM KACHMAR: Mm-hm.
4 BRENDAN SULLIVAN: And you can say, well they go
5 hand in hand.
6 SAM KACHMAR: Yeah.
7 BRENDAN SULLIVAN: You know? I don't know in that
8 neighborhood, you know, how many other -- now, I know that
9 there are garages in that neighborhood, but are they of this
10 size, and do they have an accessory apartment to it? I dare
11 say that they don't.
12 So I think that this here would be somewhat
13 different and somewhat unique in the neighborhood.
14 SAM KACHMAR: If I may respectfully disagree on
15 that one, only in the sense that there are some carriage
16 houses and structures within the neighborhood that I would
17 say dwarf what we have proposed in there. And, you know,
18 there's a wide variety of them.
19 But I would say that there is many two-car garages
20 with a floor above them, you know, tucked throughout. You
21 know, and some of them have sold off in separate properties.
22 Like the one down on Worthington just around the corner on

1 Lakeview, you know --
2 BRENDAN SULLIVAN: They didn't ask for relief on
3 the zoning.
4 SAM KACHMAR: No, no, no, you're correct. I'm
5 sorry. I'm not meaning to be argumentative; I'm only saying
6 I think there are a fair amount of garages of that size.
7 BRENDAN SULLIVAN: Okay.
8 SAM KACHMAR: I hope that's --
9 BRENDAN SULLIVAN: All right. Shall I make it to
10 a vote? There's an option. I can make a motion to grant,
11 or you can continue this, rethink it, and then come back.
12 SAM KACHMAR: Can I ask a question, Mr. Chairman?
13 BRENDAN SULLIVAN: Yes.
14 SAM KACHMAR: If we tried to renovate the existing
15 structure as a special permit and kept part of the existing
16 structure and then built the remainder of the new garage
17 with that, would that change the dynamic of the request and
18 push us into special permit territory, as opposed to a
19 variance?
20 BRENDAN SULLIVAN: Well, I'd have to see it.
21 SAM KACHMAR: Of course, of course. I wouldn't
22 mean at this hearing. I just mean, like, where --

1 BRENDAN SULLIVAN: It's a different standard.
2 SAM KACHMAR: Exactly. Right. It is the non-
3 detriment to the neighborhood, as opposed to the hardship,
4 of course.
5 BRENDAN SULLIVAN: I mean, you could visit that
6 scenario.
7 SAM KACHMAR: Would it be okay if I just ask my
8 client real quickly the question? Of course, we're not in
9 person, so I'll just do it live here, if it's okay?
10 BRENDAN SULLIVAN: Well, did you want to talk to
11 Dan or Elizabeth?
12 SAM KACHMAR: Yep. I have no problem doing it in
13 public. Dan, essentially if we take a vote and it gets
14 voted down, we're dead in the water for two years on the
15 project.
16 DANIEL STERNER: We'd like to continue. And we're
17 going to reduce the size of the project, like what we want
18 anyway. I don't know if we're talking about this accessory
19 unit, that we don't want, Sam.
20 So, and then we're just going to reapply with the
21 garage and we'll have this conversation all over again.
22 Let's just move on and continue. Thank you.

1 SAM KACHMAR: Okay. Mr. Chairman, I think we'd
2 like to seek a continuance, if that would be okay.
3 BRENDAN SULLIVAN: All right. The date? The
4 earliest date would be March 24.
5 CONSTANTINE ALEXANDER: We have four cases that
6 night, right? Don't we have three --
7 OLIVIA RATAY: That one's April 14.
8 CONSTANTINE ALEXANDER: Oh, I'm sorry. You're
9 right, you're right.
10 BRENDAN SULLIVAN: So March 24?
11 DANIEL STERNER: March 24, yes, works.
12 BRENDAN SULLIVAN: Jim, are you available on March
13 24? I'm going to ask the same question of Laura and Jason?
14 JIM MONTEVERDE: Yes, I am.
15 BRENDAN SULLIVAN: Laura?
16 LAURA WERNICK: I'm wondering if we can't push it
17 to the fourteenth, just so that it's the same night as the
18 other one? I'm not sure. I've got a lot of balls up in the
19 air during the end of March, the beginning of April.
20 So I just would prefer to kind of keep them
21 together, if possible, on the fourteenth of April.
22 BRENDAN SULLIVAN: Um--

1 LAURA WERNICK: I think that was the date we had
2 proposed for the earlier continuance.
3 SAM KACHMAR: The twenty-fourth was one of them,
4 and then April was another.
5 BRENDAN SULLIVAN: I'm sorry?
6 OLIVIA RATAY: We've got April 28, but it can't be
7 the fourteenth.
8 SAM KACHMAR: Okay.
9 BRENDAN SULLIVAN: Not April 14, but it could be
10 April 28, Laura.
11 SAM KACHMAR: Prefer March 24, if possible.
12 BRENDAN SULLIVAN: I'm sorry. Wait a minute.
13 Laura, are you available -- I'm sorry -- on the twenty-
14 fourth of March?
15 LAURA WERNICK: I'm just not sure at this point.
16 I've got some travel plans that have not been pinned down
17 yet.
18 BRENDAN SULLIVAN: Okay. So then we're into
19 April. April 28?
20 LAURA WERNICK: I think that's better for me.
21 JASON MARSHALL: Is the fourteenth available,
22 where we have the other continued case? Is that, or is it

1 booked after that?
2 OLIVIA RATAY: Well yeah, that's free -- 35
3 Webster.
4 BRENDAN SULLIVAN: Yeah. Well, it's sort of a --
5 it's a tight schedule on the fourteenth.
6 CONSTANTINE ALEXANDER: We have already four cases
7 on that night.
8 BRENDAN SULLIVAN: Four continued cases.
9 CONSTANTINE ALEXANDER: Four continued cases,
10 that's right.
11 SAM KACHMAR: We'll be quick.
12 BRENDAN SULLIVAN: Yep.
13 SAM KACHMAR: We will be as efficient as we can.
14 BRENDAN SULLIVAN: I'm sorry?
15 SAM KACHMAR: I said if you squeeze us in, we'll
16 be very efficient with your time, if possible. Promise.
17 LAURA WERNICK: Well, that's what they all said.
18 SAM KACHMAR: We present pretty quickly and
19 efficiently, I try to. We can be quicker if you guys want
20 us to. We try to show everything as well.
21 BRENDAN SULLIVAN: I don't know. Let me -- Laura,
22 you're still checking, is that correct? So you're --

1 LAURA WERNICK: No, I can do the fourteenth, I'm
2 just uncertain of the March 24. I'm just uncertain. And it
3 looks like be another couple weeks before I get that pinned
4 down, so.
5 SAM KACHMAR: Can we tentatively do March 24?
6 BRENDAN SULLIVAN: No, the fourteenth is booked.
7 LAURA WERNICK: You can tentatively do the twenty-
8 fourth, and if I'm not there, then you would just have four.
9 BRENDAN SULLIVAN: You have the option, then, to
10 go with four members if Laura's not here on the twenty-
11 fourth, Sam.
12 SAM KACHMAR: I do not imagine you guys are going
13 to vote, you know, the same way on another -- yeah, I mean I
14 think that's --
15 BRENDAN SULLIVAN: But you would need four
16 affirmative votes.
17 SAM KACHMAR: Yeah. I don't think it's going to
18 be a contested case. You know, in some ways it's more about
19 the legality and how we frame this hardship or the special
20 permit for that.
21 BRENDAN SULLIVAN: All right. So shall we
22 continue this until the fourteenth?

1 SAM KACHMAR: Twenty-fourth.
2 BRENDAN SULLIVAN: The twenty-fourth?
3 SAM KACHMAR: Yes.
4 BRENDAN SULLIVAN: Now, now this is for this
5 particular case.
6 SAM KACHMAR: Yes.
7 BRENDAN SULLIVAN: If you decide to go to the
8 special permit, it's going to be a new case.
9 SAM KACHMAR: Mm-hm. We did initially apply for a
10 special permit and a variance, and it was amended to become
11 a variance. So could we maybe talk to maria and Ranjit and
12 see if we could amend it back to a variance and special
13 permit?
14 BRENDAN SULLIVAN: But it's going to require a new
15 publication. It's going to be --
16 SAM KACHMAR: Yeah, of course.
17 BRENDAN SULLIVAN: -- readvertised, I think.
18 CONSTANTINE ALEXANDER: Since the date has been
19 advertised --
20 SAM KACHMAR: Yep.
21 CONSTANTINE ALEXANDER: -- of the parent case, we
22 can't change the nature of the relief.

1 SAM KACHMAR: Of course. I'll talk to Maria and
2 Ranjit and see what the right procedure is to do that, if we
3 go that route.
4 BRENDAN SULLIVAN: Or the alternative is to talk
5 to Ranjit and Maria tomorrow and if you wanted to file for a
6 -- well, again, I don't know how fast you can put those
7 documents together.
8 SAM KACHMAR: Very quickly.
9 BRENDAN SULLIVAN: Quickly?
10 SAM KACHMAR: Yep.
11 BRENDAN SULLIVAN: Why don't we mark this up,
12 then, for March 24 as a continued case.
13 SAM KACHMAR: Okay.
14 BRENDAN SULLIVAN: And then see how this evolves,
15 or the special permit case evolves. And if the special
16 permit has to be a new case and refiling, and it's not ready
17 on March 24, we can continue this matter if you wish to the
18 special permit case, which keeps the case alive. Does that
19 sound okay?
20 SAM KACHMAR: Sounds very reasonable, Mr.
21 Chairman.
22 BRENDAN SULLIVAN: Let me make a motion, then, to

1 continue Case #154869, March 24, 2025 (sic) on the condition
2 that the petitioner sign a waiver to the statutory
3 requirement for a decision to be rendered on this case and
4 filing.
5 That such waiver shall be in the file -- signed
6 and in the file by a week from Monday.
7 That any new plans be in the file by 5:00 p.m. on
8 the Monday prior to March 24.
9 That the signed -- the posting sign be changed to
10 reflect the new date of March 24 and the new time of 6:00
11 p.m.
12 On the motion to continue this matter until March
13 24, 6:00 p.m., Mr. Alexander?
14 CONSTANTINE ALEXANDER: I vote in favor.
15 BRENDAN SULLIVAN: Jim Monteverde?
16 JIM MONTEVERDE: [Jim Monteverde] I vote in favor.
17 BRENDAN SULLIVAN: Laura?
18 LAURA WERNICK: I vote in favor.
19 BRENDAN SULLIVAN: And Jason? Name and address
20 Jason Marshall yes in favor of the continuance.
21 BRENDAN SULLIVAN: Brendan Sullivan votes in
22 favor.

1 [All vote YES]

2 BRENDAN SULLIVAN: The matter is five affirmative

3 votes -- the matter is continued until March 24 at 6:00 p.m.

4 Thank you.

5 SAM KACHMAR: Thank you, Mr. Chairman.

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Pacheco, Maria

From: john gilmore <jadgilmore@gmail.com>
Sent: Thursday, January 27, 2022 9:58 AM
To: Pacheco, Maria
Cc: Dan Sterner
Subject: BZA-154869/ 43 Reservoir St/ Variance petition

We write in reference to the Variance Application filed by Daniel Sterner and Elizabeth Libert ("Petitioners")(BZA-154869) who reside at 43 Reservoir St., which Application is scheduled for hearing at 7:30 PM on January 29, 2022.

We live at 47 Reservoir St., the adjacent property to the north. We write to state that we do not oppose the granting of the variance. Petitioners and their architect and landscape architect have met with us on several occasions to discuss the plans with us.
and Petitioners have kindly agreed to mitigate the effects of the changes on our property through fencing and the planting of trees and shrubs.

John and Elizabeth Gilmore
47 Reservoir St.

City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

2022 JAN 28 AM 10: 40

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

Board of Zoning Appeal Waiver Form

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

RE: Case # BZA-154869.

Address: 43 Reservoir Street.

□ Owner, □ Petitioner, or ☒ Representative: Samuel Kaehnar, Arch.
(Print Name)

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

Date: 1/28/22

Signature

STERNER RESIDENCE

BZA SET
12/10/21

DAN & ELIZABETH
STERNER

43 RESERVOIR ST.
CAMBRIDGE MA
02138

ARCHITECT:

SKA INC.

SKA

(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:

THE HARDER GROUP

THE HARDER GROUP

STRUCTURAL ENGINEER:

ROOME & GUARRACINO LLC

R&G

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 CARRAIGE 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

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kachmardesign.com
357 HURON AVE.
CAMBRIDGE MA, 02138

REGISTRATIONS:

STRUCTURAL ENGINEER:

Roome & Guarracino LLC
STRUCTURAL ENGINEERS
18 Green Street Somerville, MA 02144
T 617-628-1500 F 781-945-0991

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
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BZA-001

Scale

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PROPOSED SITE AXON

SKA

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

REGISTRATIONS:

STRUCTURAL ENGINEER:

R&G Roome & Guarracino LLC STRUCTURAL ENGINEERS

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
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Checked by	Checker

BZA-002

Scale

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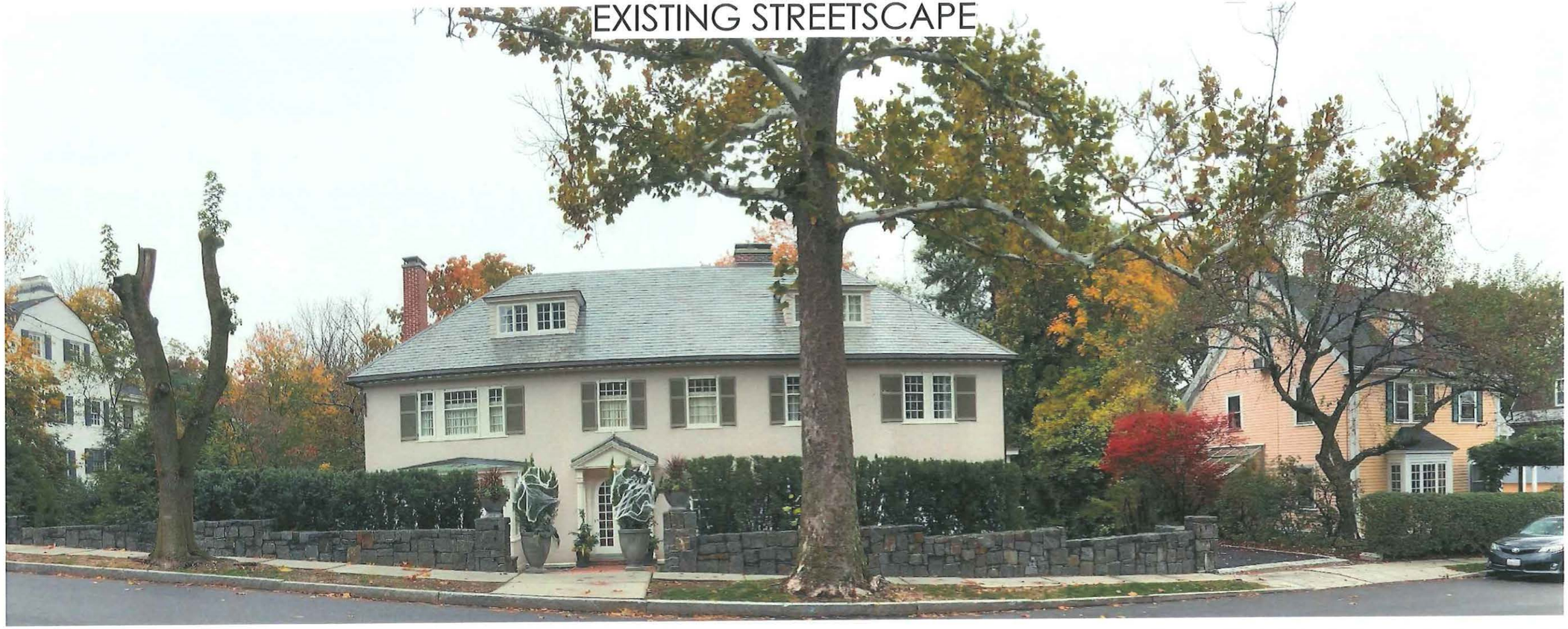

SKA

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357 HURON AVE.
CAMBRIDGE MA, 02138

REGISTRATIONS:

STRUCTURAL ENGINEER:

R&G Roome & Guarracino LLC STRUCTURAL ENGINEERS 18 Green Street Somerville, MA 02144 P: 617-628-1505 F: 781-343-1091

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

12/10/2021 9:17:31 AM

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%

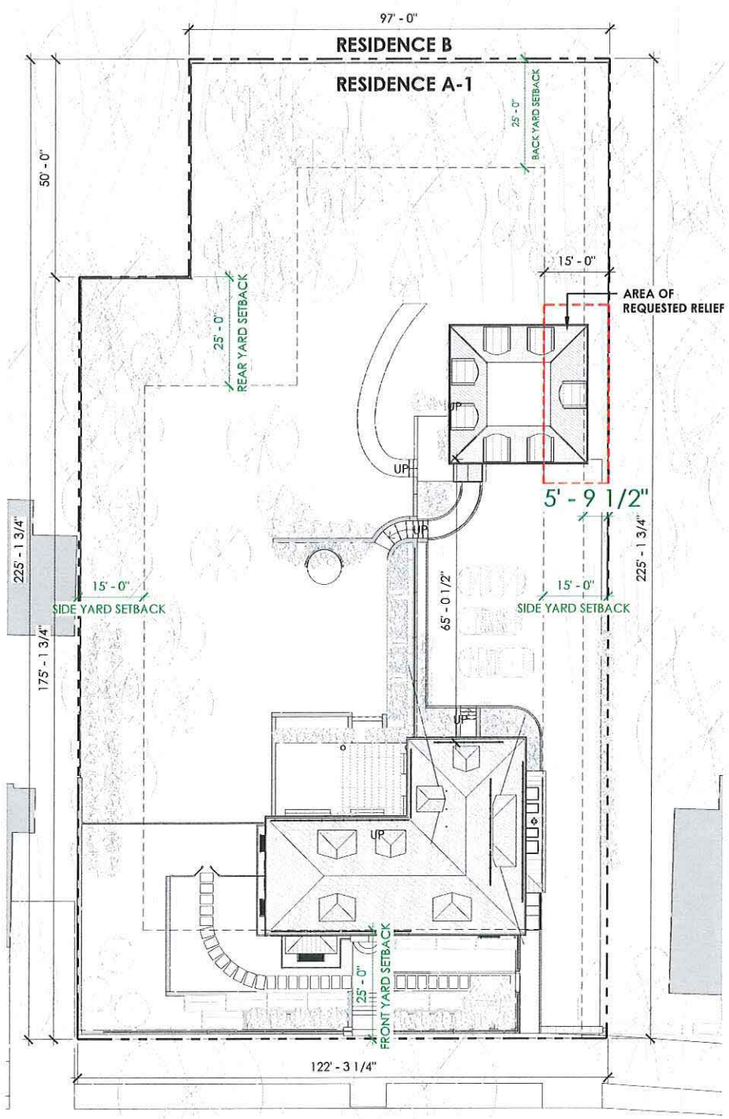
EXISTING GROSS BUILDING AREA

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	

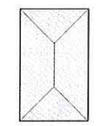
PROPOSED SITE PLAN - DESIGN OPTION A



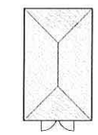
1 PROPOSED - PLOT PLAN
1/16" = 1'-0"

AREA PLANS | *CARRIAGE HOUSE*

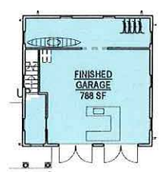
17 BZA- EXG LL AREA PLAN
1/16" = 1'-0"



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

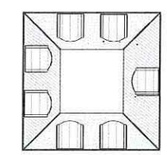


16 BZA -EXG ROOF PLAN
1/16" = 1'-0"



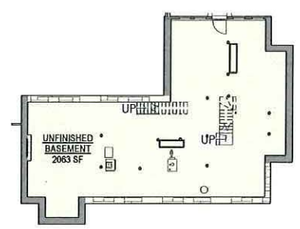
10 BZA -PROP. CARRIAGE HOUSE LL AREA PLAN
1/16" = 1'-0"

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

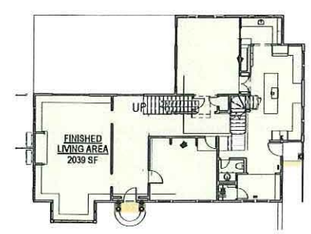


13 BZA - PROP. CARRIAGE HOUSE ROOF PLAN
1/16" = 1'-0"

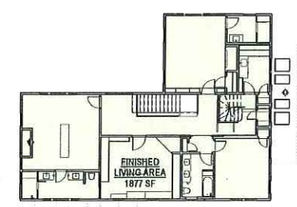
AREA PLANS | *MAIN HOUSE*



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
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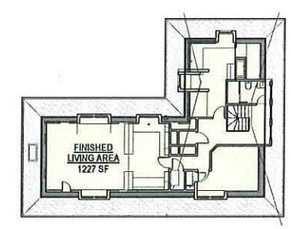
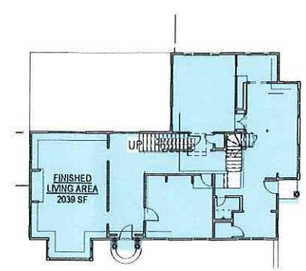
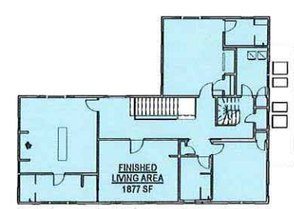


5 BZA - EXG LEVEL 3 AREA PLAN
1/16" = 1'-0"

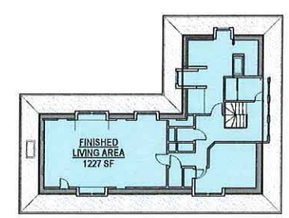
9 BZA - PROP LOWER LEVEL AREA PLAN
1/16" = 1'-0"



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"

SAM KACHMAR ARCHITECTS

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CAMBRIDGE MA, 02138

REGISTRATIONS:

STRUCTURAL ENGINEER:

Roome & Guarracino LLC STRUCTURAL ENGINEERS

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"

12/10/2021 9:17:43 AM

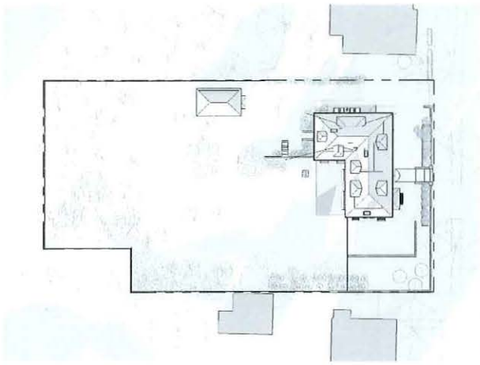
WINTER SOLSTICE - EXISTING

WINTER SOLSTICE - PROPOSED

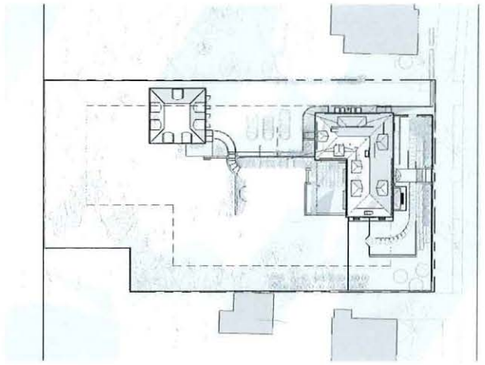
SUMMER SOLSTICE - EXISTING

SUMMER SOLSTICE - PROPOSED

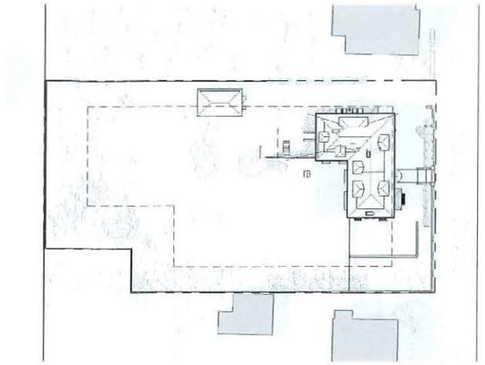
AFTERNOON - 3PM



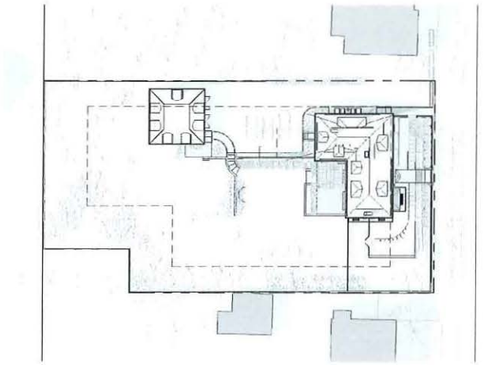
② BZA - EXISITNG SITE PLAN - WINTER 3PM
1" = 40'-0"



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

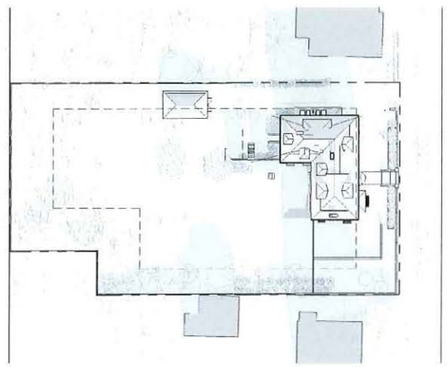


⑦ BZA - EXISTING SITE PLAN - SUMMER 3PM
1" = 40'-0"

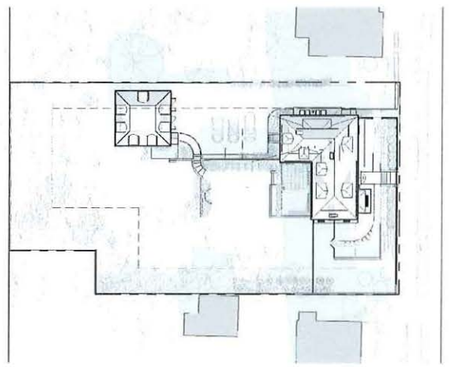


⑩ BZA - PROPOSED SITE PLAN - SUMMER 3PM
1" = 40'-0"

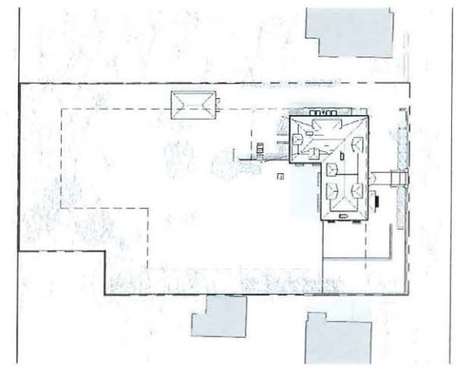
NOON - 12PM



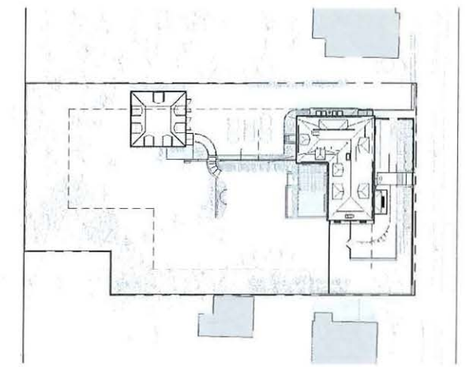
③ BZA - EXISTING SITE PLAN - WINTER 12PM
1" = 40'-0"



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

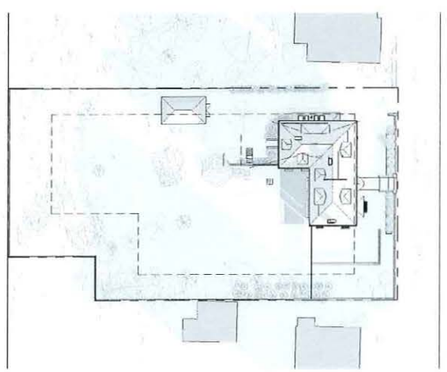


⑧ BZA - EXISTING SITE PLAN - SUMMER 12PM
1" = 40'-0"

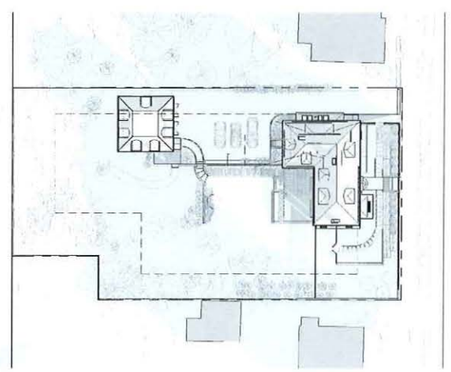


⑪ BZA - PROPOSED SITE PLAN - SUMMER 12 PM
1" = 40'-0"

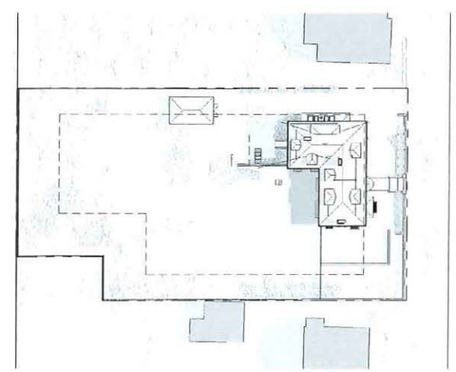
MORNING - 9AM



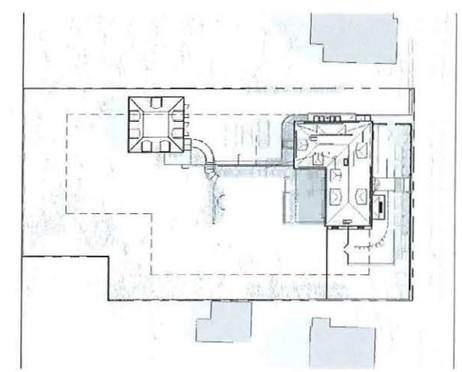
④ BZA - EXISTING SITE PLAN - WINTER 9AM
1" = 40'-0"



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"

SKA

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CAMBRIDGE MA, 02138

REGISTRATIONS:

STRUCTURAL ENGINEER:

R&G Rocone & Guarracino LLC
STRUCTURAL ENGINEERS
19 Grove Street Somerville, MA 02144
P 617-628-1700 F 781-540-1104

SOLAR STUDY

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
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BZA-005

Scale	1" = 40'-0"

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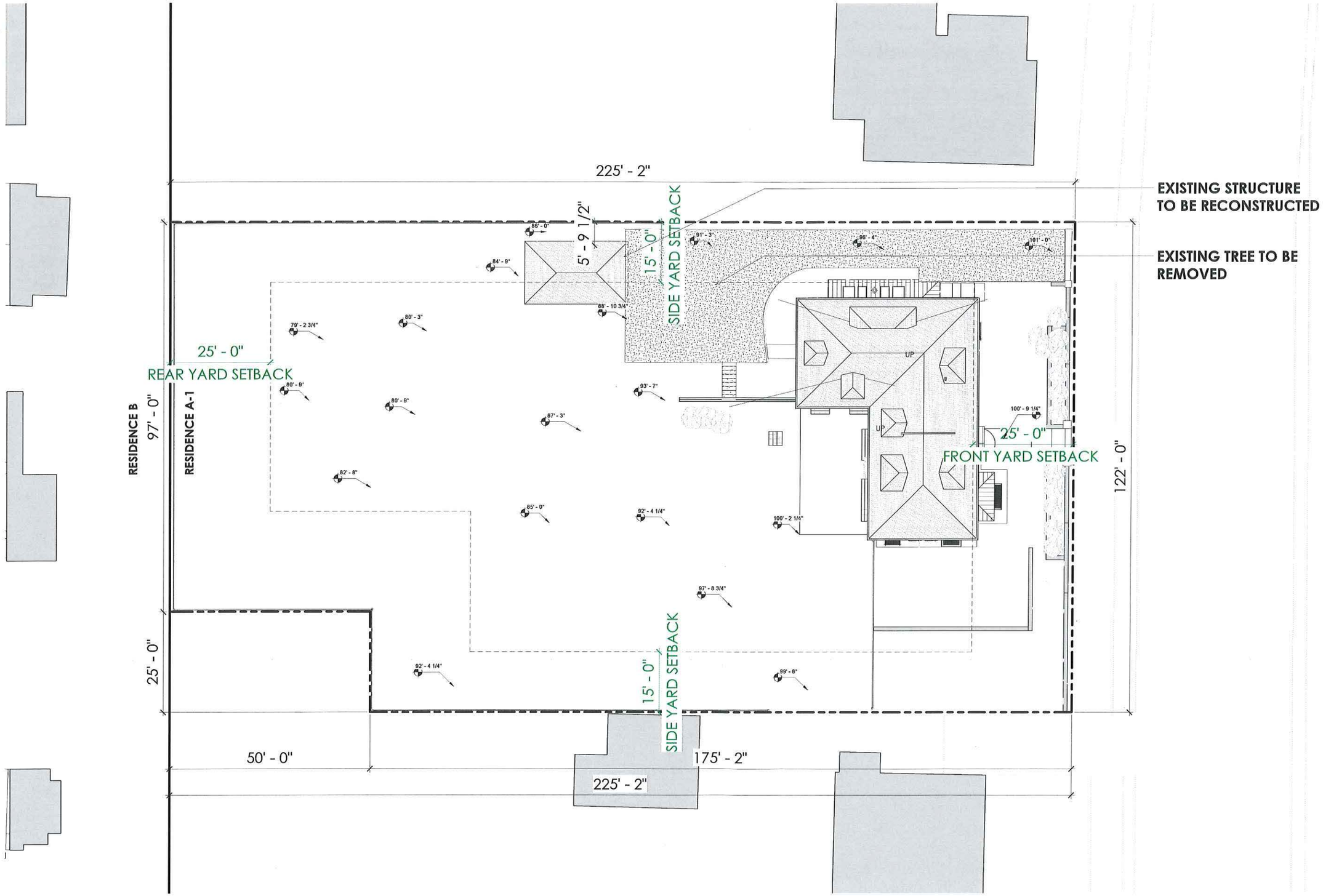
EXISTING SITE PLAN



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

SKA

SAM KACHMAR ARCHITECTS

(p)617-800-6223
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CAMBRIDGE MA, 02138

REGISTRATIONS:

STRUCTURAL ENGINEER:

R&G Rosone & Guarracino LLC
STRUCTURAL ENGINEERS
18 Grove Street Somerville, MA 02144
T 617-628-1700 F 781-540-1101

EXISTING SITE PLAN

DAN & ELIZABETH STERNER

STERNER RESIDENCE

43 RESERVOIR ST. CAMBRIDGE
MA 02138

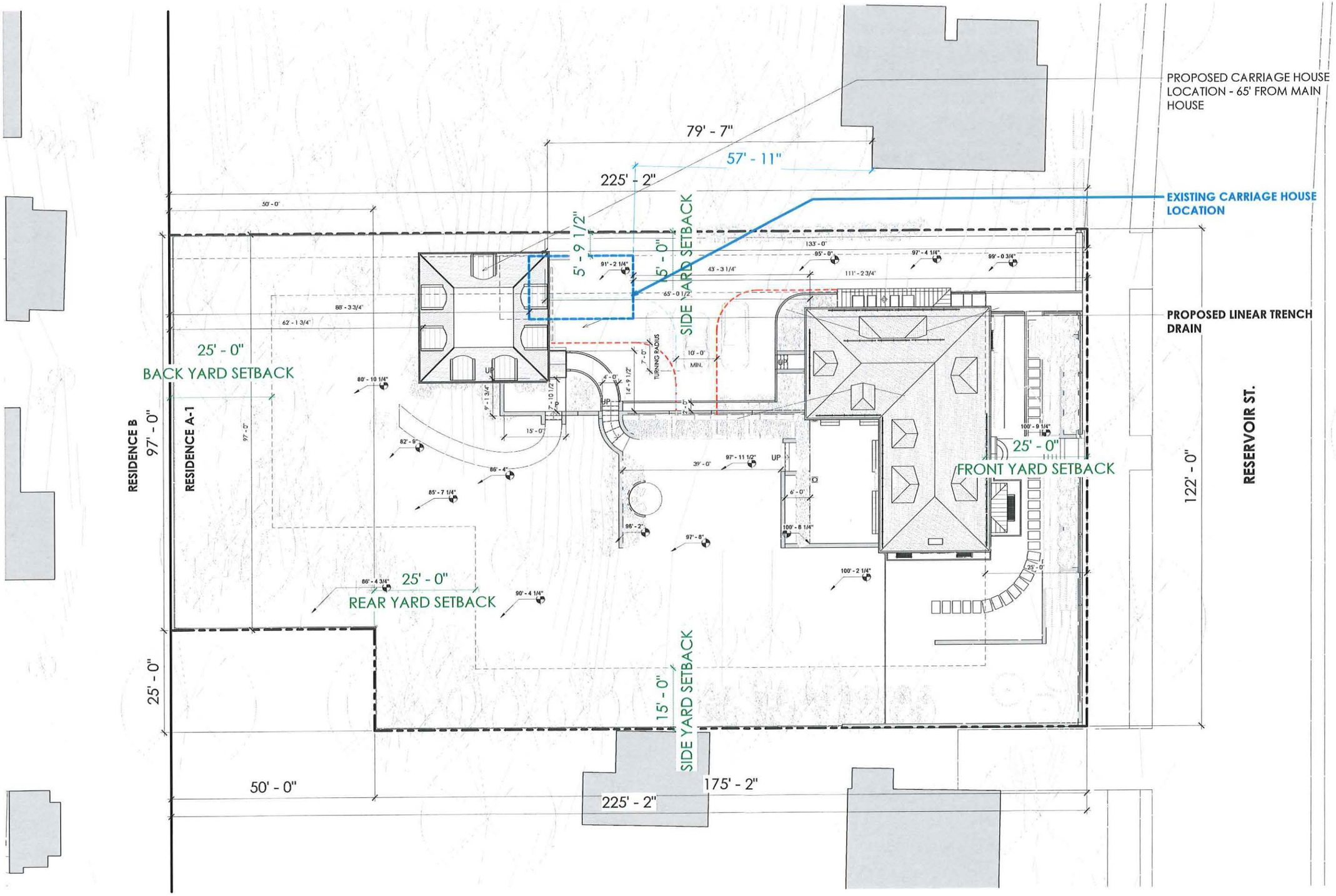
Project Status	BZA SET
Project number	2017.05
Date	12/10/21
Drawn by	Author
Checked by	Checker

BZA-006

Scale 3/32" = 1'-0"

12/10/2021 9:18:09 AM

PROPOSED SITE PLAN



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

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REGISTRATIONS:

STRUCTURAL ENGINEER:

R&G Roome & Guarracino LLC STRUCTURAL ENGINEERS 19 Grove Street Brookline, MA 02146 T: 617-624-1500 F: 781-843-1993

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
Drawn by	Author
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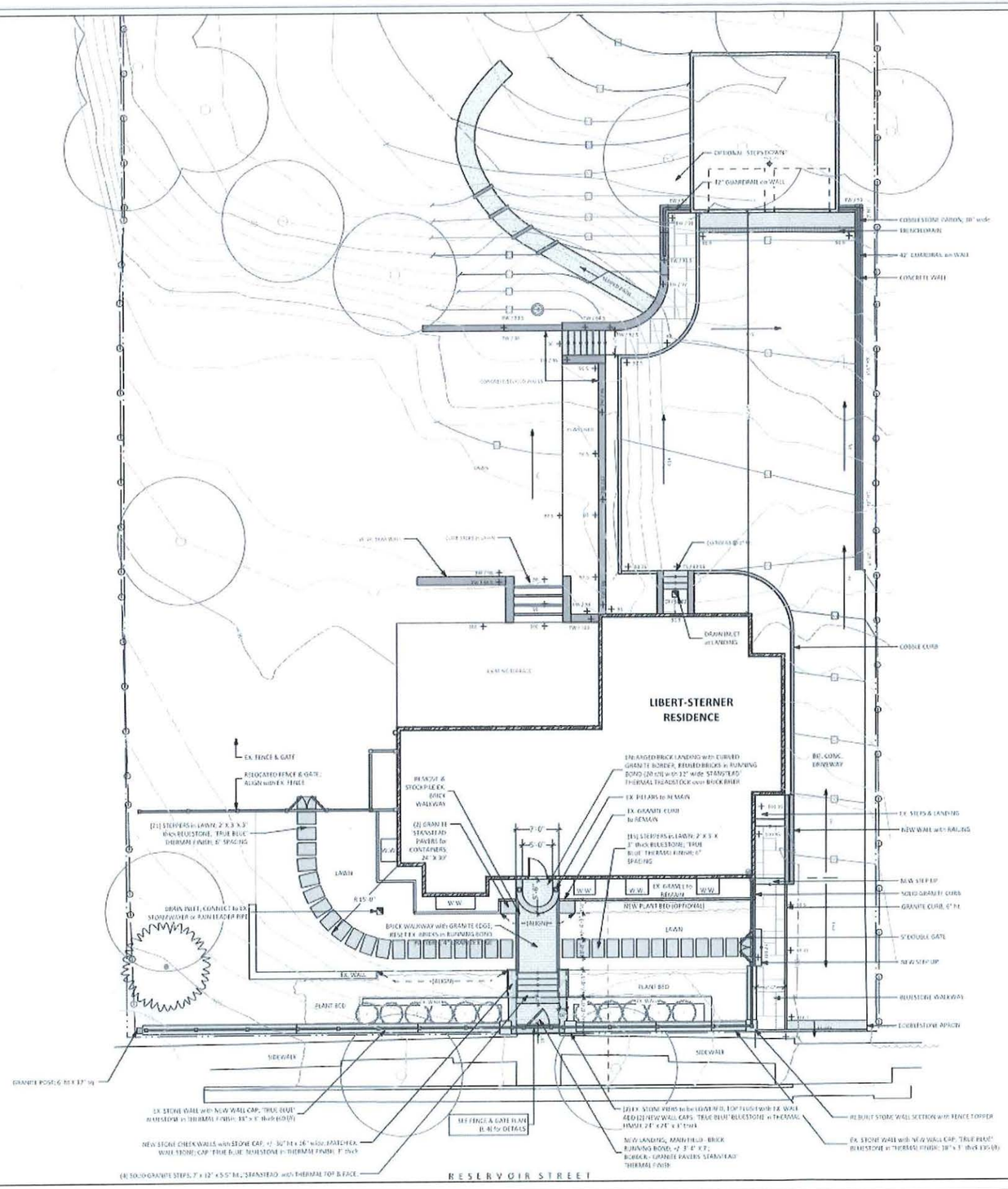
BZA-007

Scale	3/32" = 1'-0"

12/10/2021 9:18:11 AM

LANDSCAPE DESIGN | BY KERRY LEWIS

LAYOUT & MATERIAL PLAN - GARAGE



LIBERT-STERNER RESIDENCE 43 RESERVOIR STREET CAMBRIDGE, MA 02138		KERRY LEWIS LANDSCAPE ARCHITECTURE	
		LAYOUT & MATERIALS PLAN - GARAGE	
		10-29-2021	1'0" = 1'8"	L-1

SKA

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kachmardesign.com
357 HURON AVE.
CAMBRIDGE MA, 02138

REGISTRATIONS:

STRUCTURAL ENGINEER:

R&G Roome & Guarracino LLC STRUCTURAL ENGINEERS

PROPOSED - LANDSCAPE DESIGN

DAN & ELIZABETH STERNER

STERNER RESIDENCE

43 RESERVOIR ST. CAMBRIDGE MA 02138

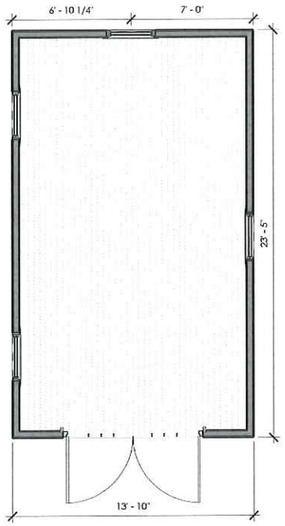
Project Status	BZA SET
Project number	2017.05
Date	12/10/21
Drawn by	Author
Checked by	Checker

BZA-008

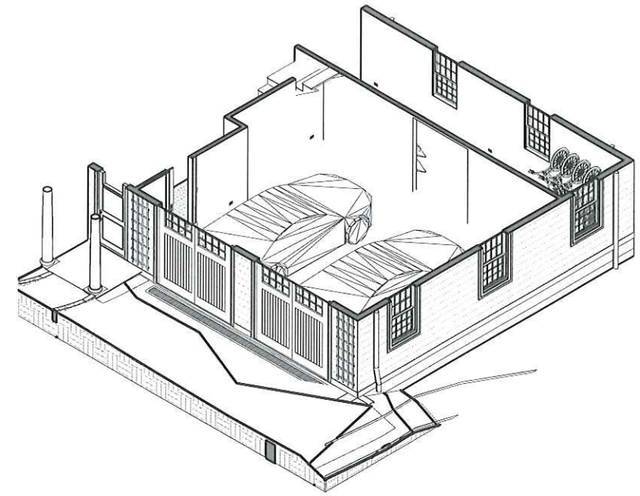
Scale

12/10/2021 9:18:11 AM

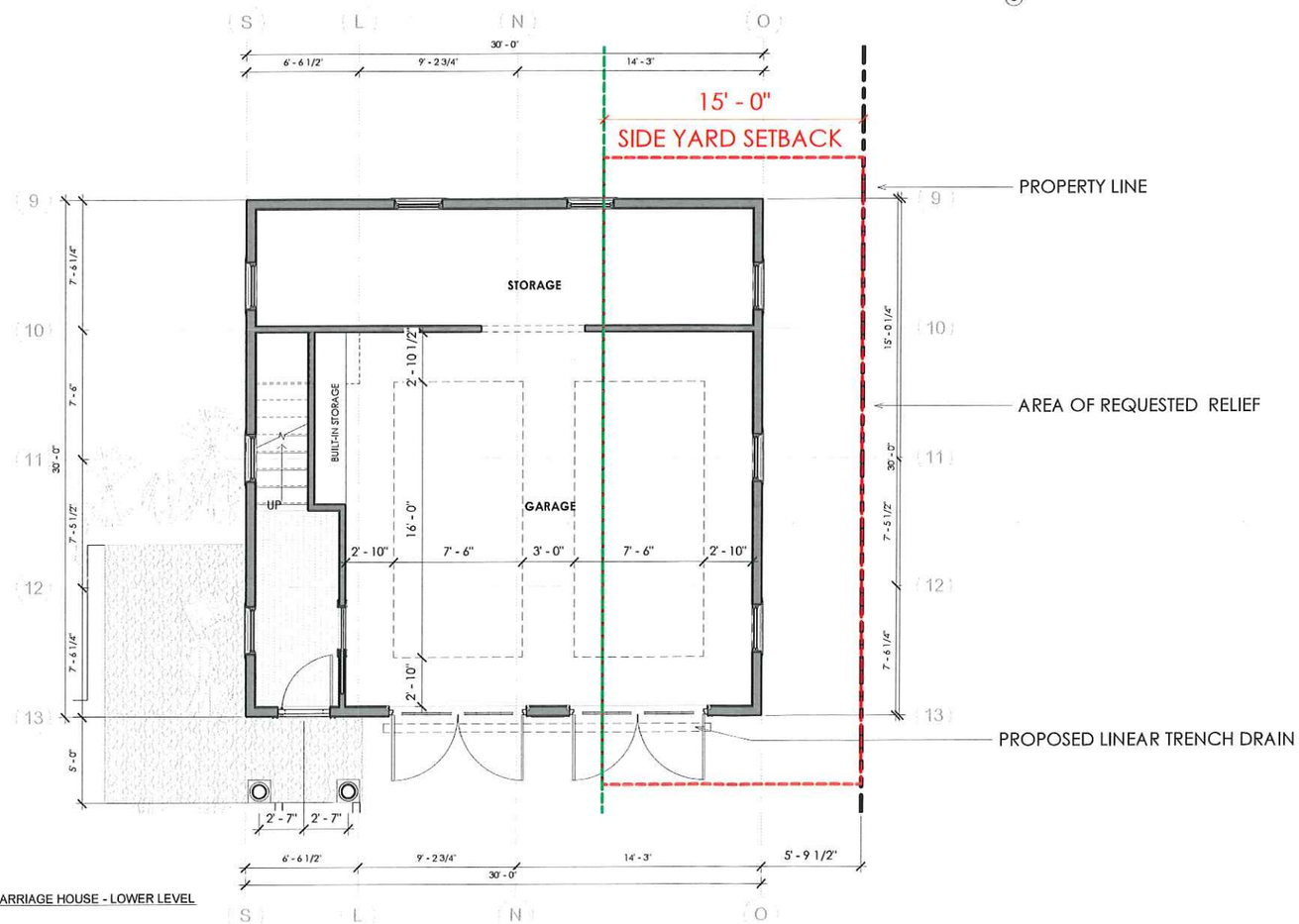
EXISTING



4 BZA - EXISITNG 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"

SKA

SAM KACHMAR ARCHITECTS

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

REGISTRATIONS:

STRUCTURAL ENGINEER:

R&G Roome & Guarracino LLC
STRUCTURAL ENGINEERS
18 Garden Street Somerville, MA 02111
T 617-628-1703 T 781-843-1081

CARRIAGE HOUSE LOWER LEVEL PLAN

DAN & ELIZABETH STERNER

STERNER RESIDENCE

43 RESERVOIR ST. CAMBRIDGE MA 02138

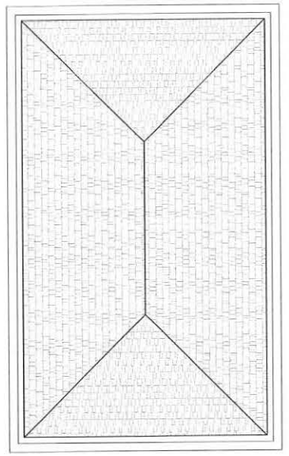
Project Status	BZA SET
Project number	2017.05
Date	12/10/21
Drawn by	Author
Checked by	Checker

BZA-100

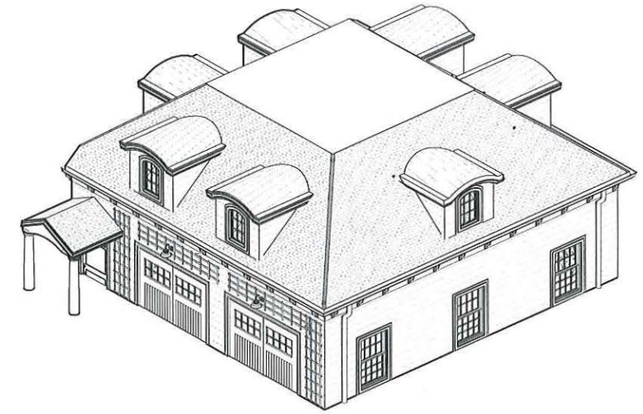
Scale	1/4" = 1'-0"

12/10/2021 9:18:12 AM

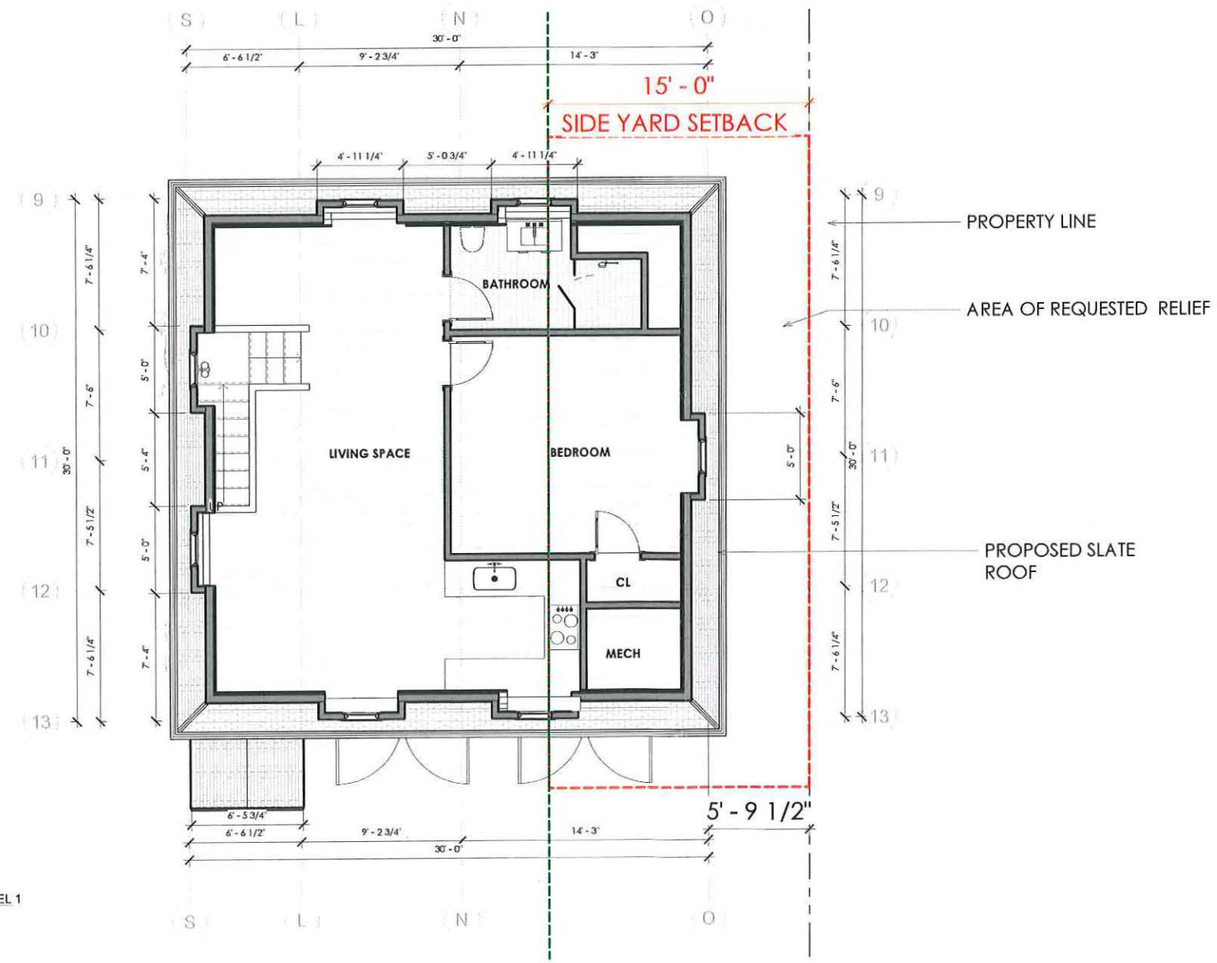
EXISTING



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"

SKA

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CAMBRIDGE MA, 02138

REGISTRATIONS:

STRUCTURAL ENGINEER:

R&G Roome & Guarracino LLC STRUCTURAL ENGINEERS

CARRIAGE HOUSE LEVEL 1 PLAN

DAN & ELIZABETH STERNER

STERNER RESIDENCE

43 RESERVOIR ST. CAMBRIDGE MA 02138

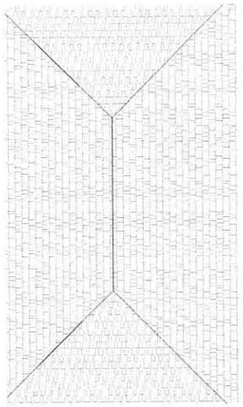
Project Status	BZA SET
Project number	2017.05
Date	12/10/21
Drawn by	Author
Checked by	Checker

BZA-101

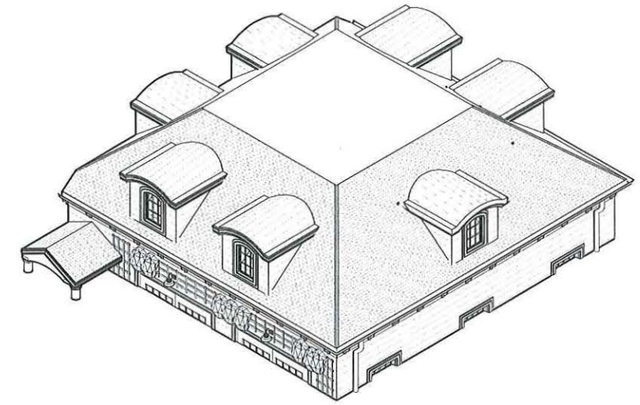
Scale 1/4" = 1'-0"

12/10/2021 9:18:14 AM

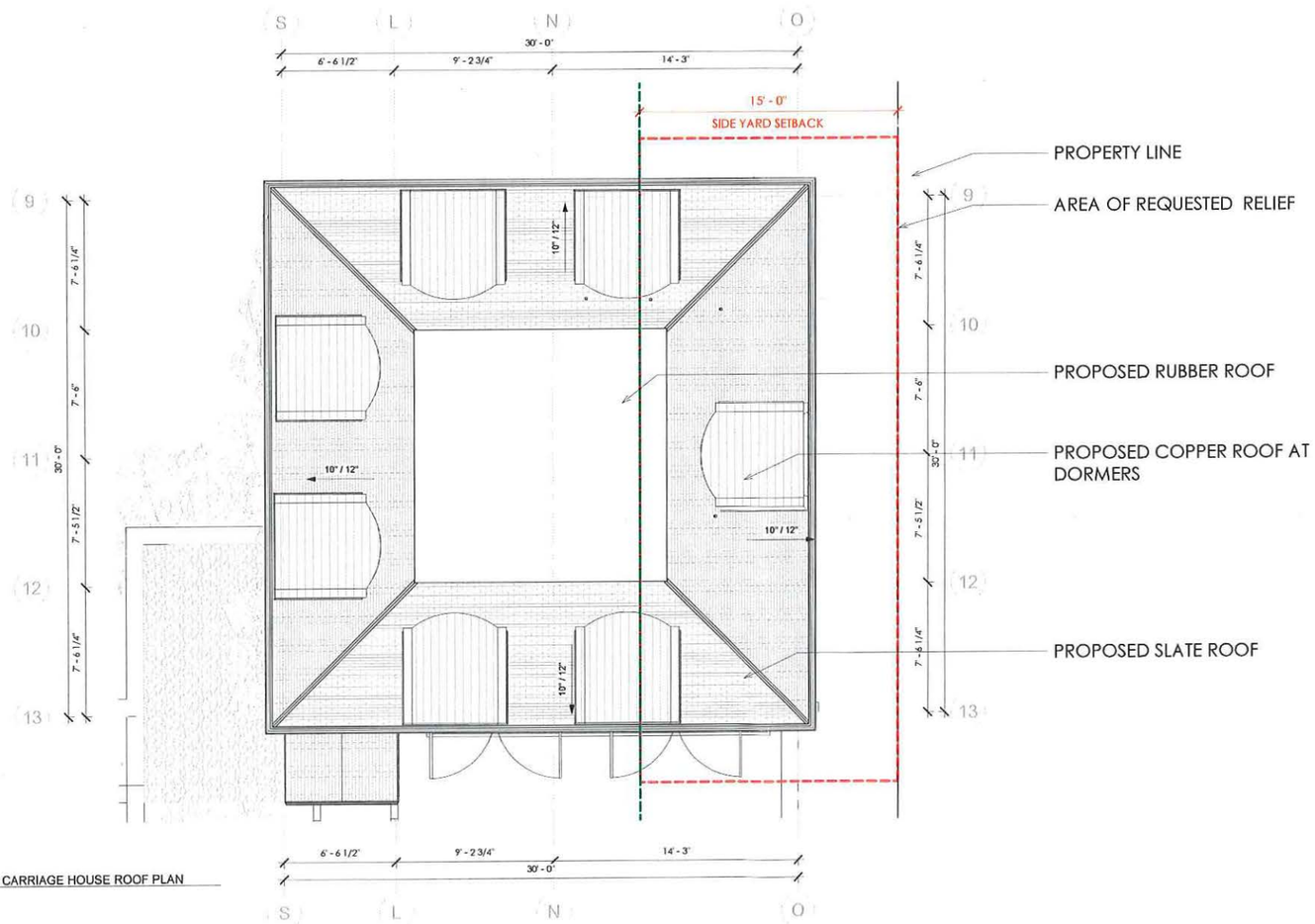
EXISTING



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"

SKA

SAM KACHMAR ARCHITECTS

(p)617-800-6223
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CAMBRIDGE MA, 02138

REGISTRATIONS:

STRUCTURAL ENGINEER:

R&G Roome & Guarracino LLC STRUCTURAL ENGINEERS

CARRIAGE HOUSE ROOF PLAN

DAN & ELIZABETH STERNER

STERNER RESIDENCE

43 RESERVOIR ST. CAMBRIDGE MA 02138

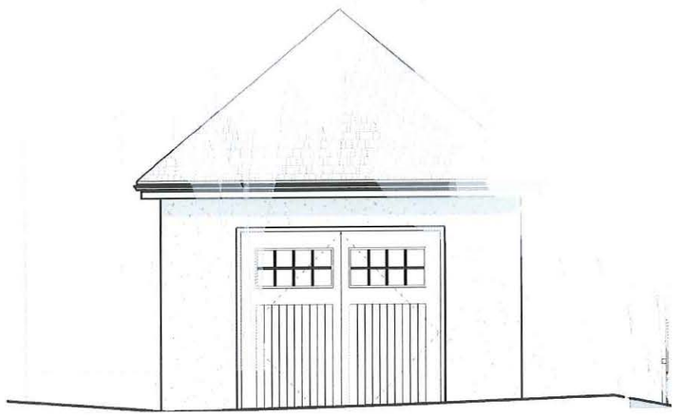
Project Status	BZA SET
Project number	2017.05
Date	12/10/21
Drawn by	Author
Checked by	Checker

BZA-102

Scale	1/4" = 1'-0"

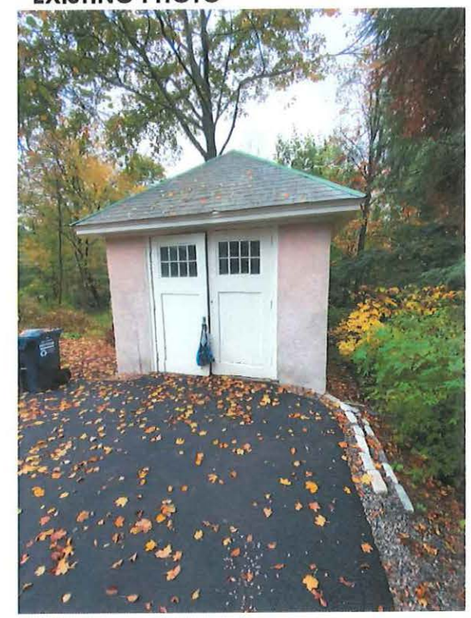
12/10/2021 9:18:18 AM

PROPOSED - EAST ELEVATION

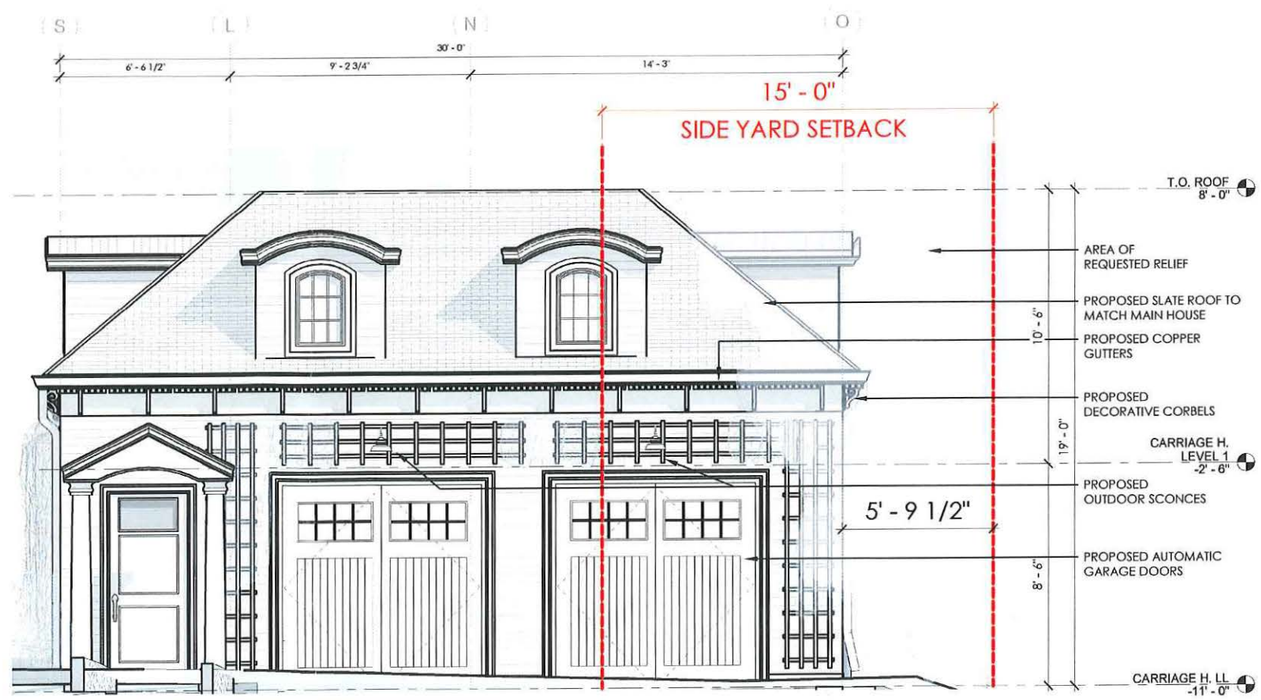


② BZA - EXISTING CARRIAGE HOUSE EAST ELEVATION
3/8" = 1'-0"

EXISTING PHOTO



PROPOSED RENDER



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

SKA

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357 HURON AVE.
CAMBRIDGE MA, 02138

REGISTRATIONS:

STRUCTURAL ENGINEER:

R&G Roome & Guarracino LLC STRUCTURAL ENGINEERS

CARRIAGE HOUSE EAST ELEVATION

DAN & ELIZABETH STERNER

STERNER RESIDENCE

43 RESERVOIR ST. CAMBRIDGE MA 02138

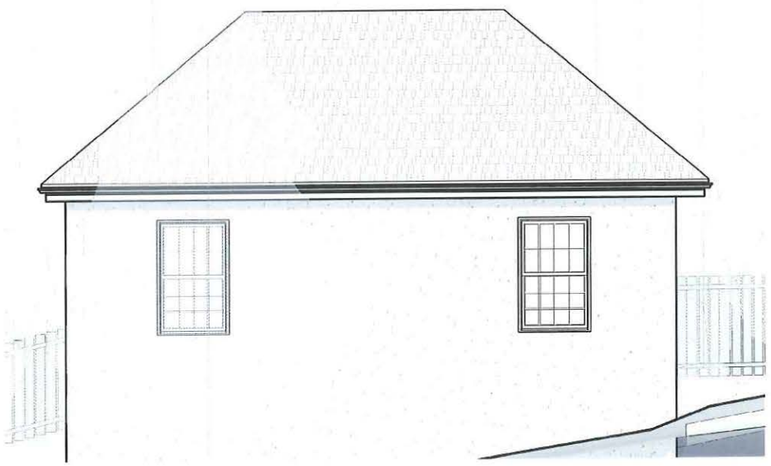
Project Status	BZA SET
Project number	2017.05
Date	12/10/21
Drawn by	Author
Checked by	Checker

BZA-200

Scale 3/8" = 1'-0"

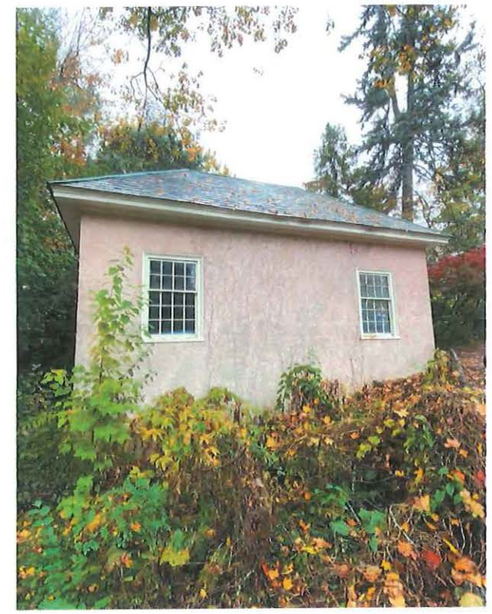
12/10/2021 9:18:21 AM

PROPOSED - SOUTH ELEVATION



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

EXISTING PHOTO



PROPOSED RENDER

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

SKA

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357 HURON AVE.
CAMBRIDGE MA, 02138

REGISTRATIONS:

STRUCTURAL ENGINEER:

R&G Roome & Guarracino LLC STRUCTURAL ENGINEERS 18 Grove Street Somerville, MA 02144 T 617-628-1700 F 781-583-1091

CARRIAGE HOUSE SOUTH ELEVATION (FRONT)

DAN & ELIZABETH STERNER

STERNER RESIDENCE

43 RESERVOIR ST. CAMBRIDGE MA 02138

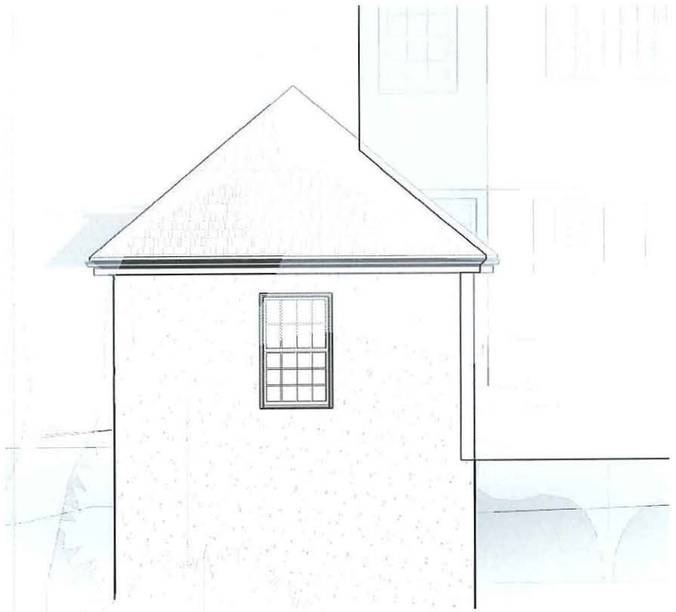
Project Status	BZA SET
Project number	2017.05
Date	12/10/21
Drawn by	Author
Checked by	Checker

BZA-201

Scale 3/8" = 1'-0"

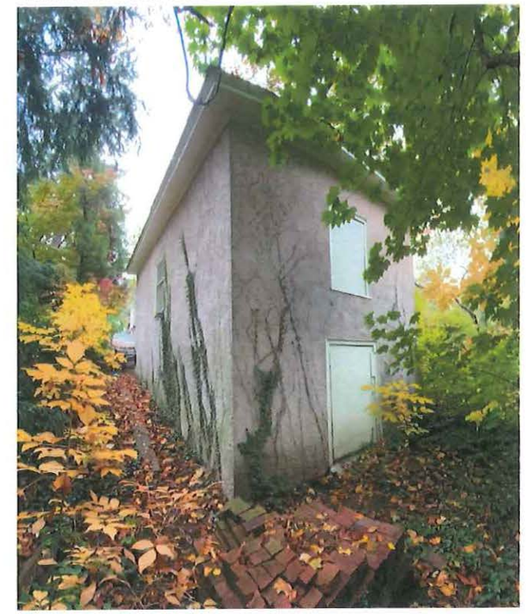
12/10/2021 9:18:26 AM

PROPOSED - WEST ELEVATION

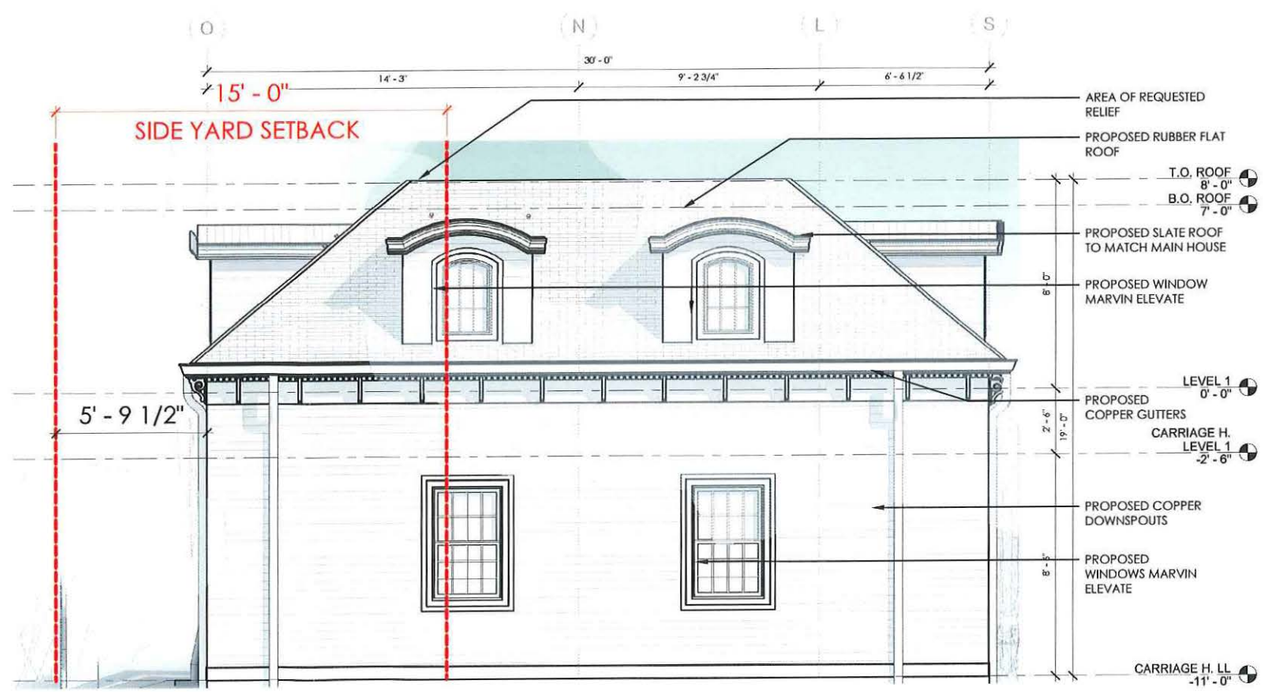


② BZA - EXISTING CARRIAGE HOUSE WEST ELEVATION
3/8" = 1'-0"

EXISTING PHOTO



PROPOSED RENDER



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

SKA

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357 HURON AVE.
CAMBRIDGE MA, 02138

REGISTRATIONS:

STRUCTURAL ENGINEER:

R&G Roome & Guarracino LLC STRUCTURAL ENGINEERS 18 Green Street Roslyn Rd. MA 02141 P 617-626-1300 F 781-343-1181

CARRIAGE HOUSE WEST ELEVATION

DAN & ELIZABETH STERNER

STERNER RESIDENCE

43 RESERVOIR ST. CAMBRIDGE MA 02138

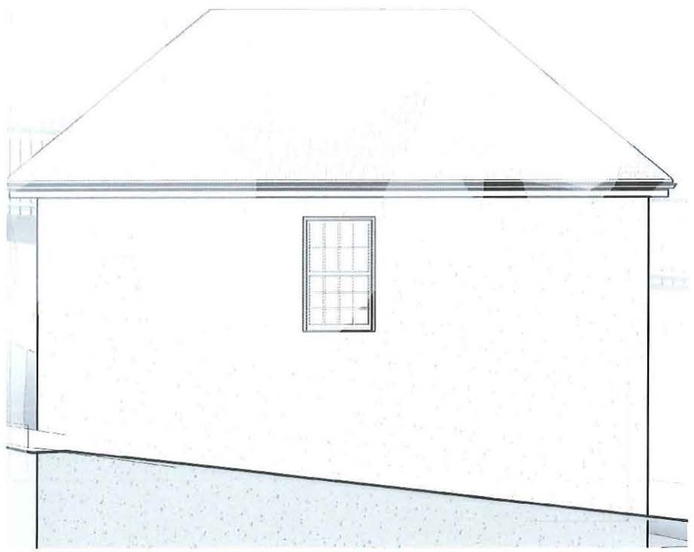
Project Status	BZA SET
Project number	2017.05
Date	12/10/21
Drawn by	Author
Checked by	Checker

BZA-202

Scale 3/8" = 1'-0"

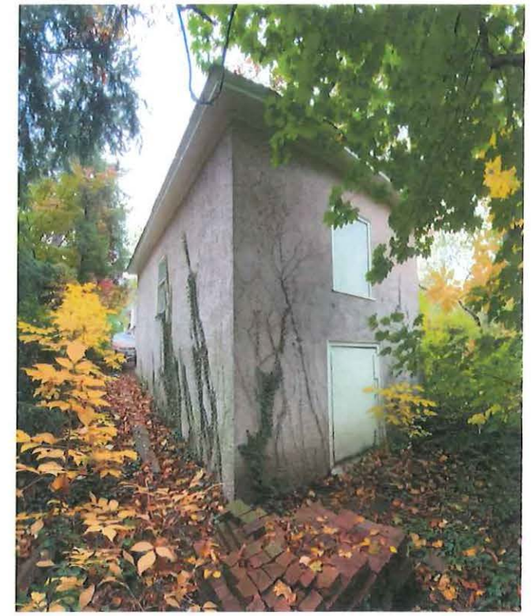
12/10/2021 9:18:31 AM

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"

SKA

SAM KACHMAR ARCHITECTS

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

REGISTRATIONS:

STRUCTURAL ENGINEER:

R&G Roome & Guarnaccino LLC STRUCTURAL ENGINEERS 10 Grove Street Somerville, MA 02144 T 617.628.1500 F 781.581.1001

CARRIAGE HOUSE NORTH ELEVATION

DAN & ELIZABETH STERNER

STERNER RESIDENCE

43 RESERVOIR ST. CAMBRIDGE MA 02138

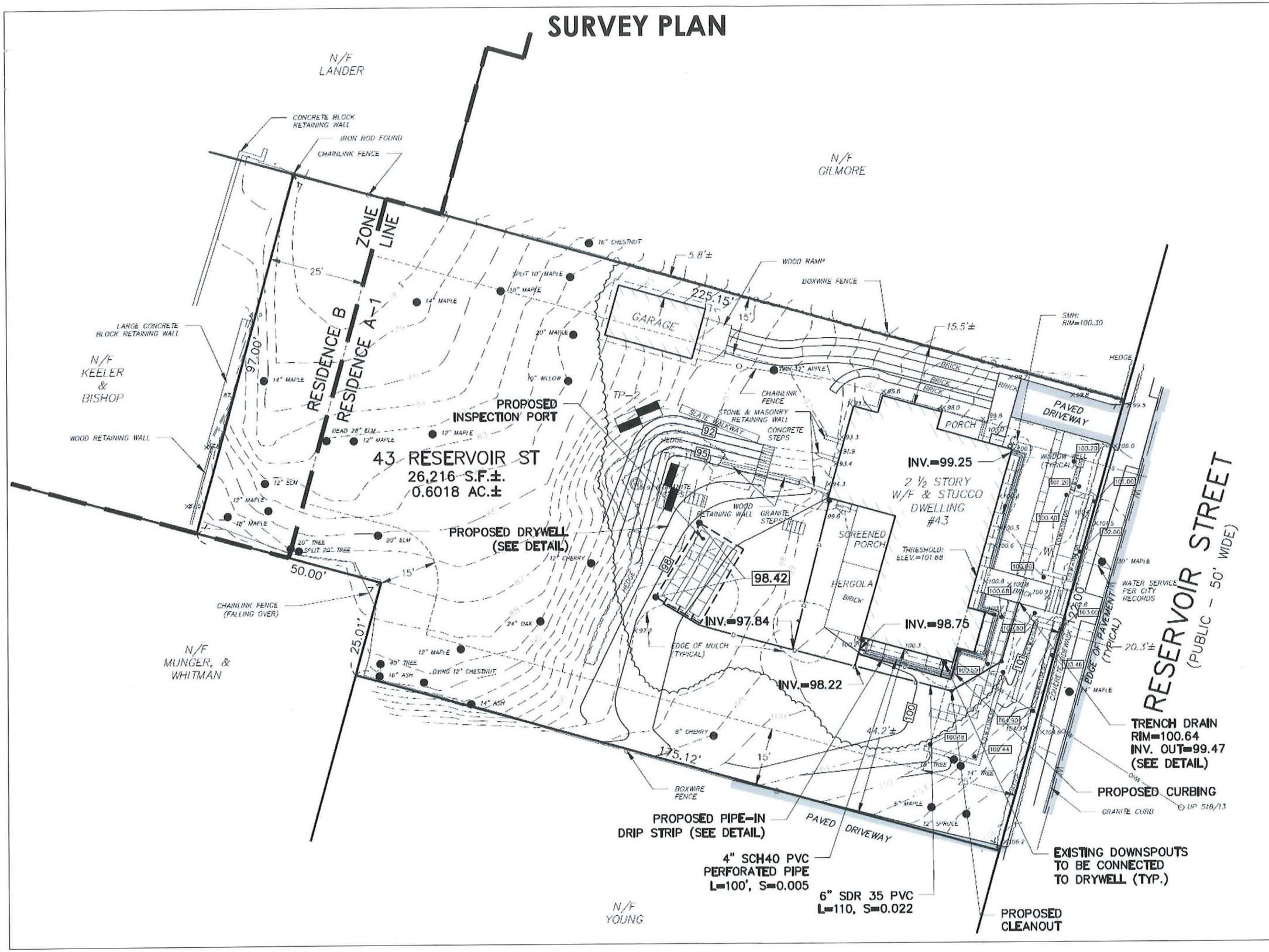
Project Status	BZA SET
Project number	2017.05
Date	12/10/21
Drawn by	Author
Checked by	Checker

BZA-203

Scale 3/8" = 1'-0"

12/10/2021 9:18:36 AM

SURVEY PLAN



SKA

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

REGISTRATIONS:

STRUCTURAL ENGINEER:

R&G Roome & Guarracino LLC STRUCTURAL ENGINEERS

SURVEY PLAN

DAN & ELIZABETH STERNER

STERNER RESIDENCE

43 RESERVOIR ST. CAMBRIDGE MA 02138

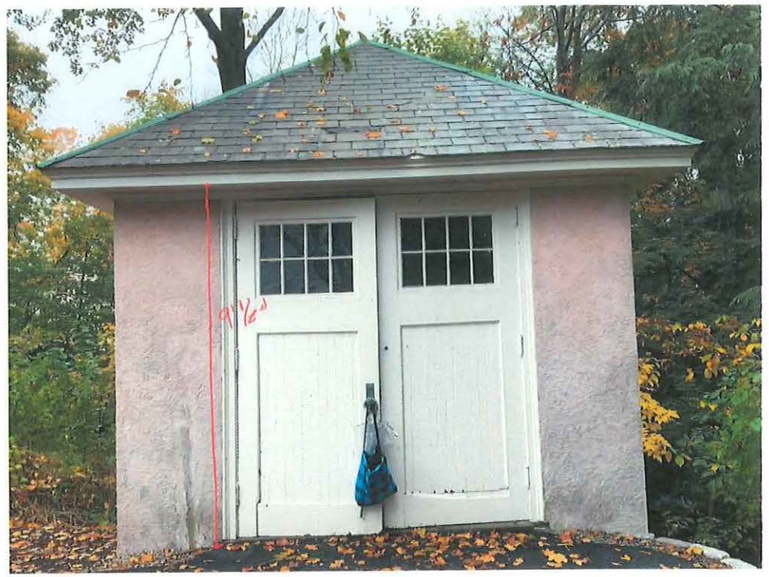
Project Status	BZA SET
Project number	2017.05
Date	12/10/21
Drawn by	Author
Checked by	Checker

BZA-301

Scale

12/10/2021 9:18:37 AM

EXISTING PHOTOS



SKA

SAM KACHMAR ARCHITECTS

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

REGISTRATIONS:

STRUCTURAL ENGINEER:

R&G Roome & Guarnaccino LLC STRUCTURAL ENGINEERS 18 Green Street Somerville, MA 02144 T 617 628 1705 T 781 393 1091

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

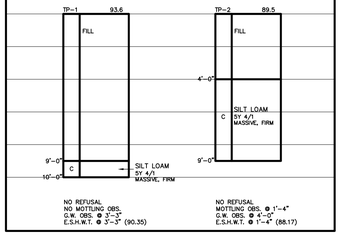
BZA-302

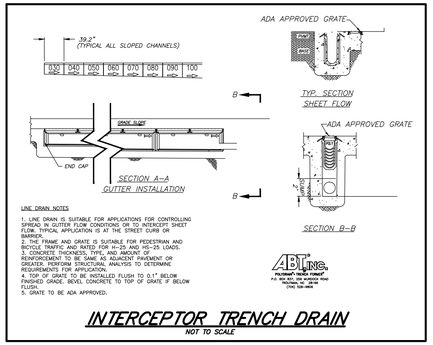
Scale

12/10/2021 9:18:38 AM

TEST PIT DATA:

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

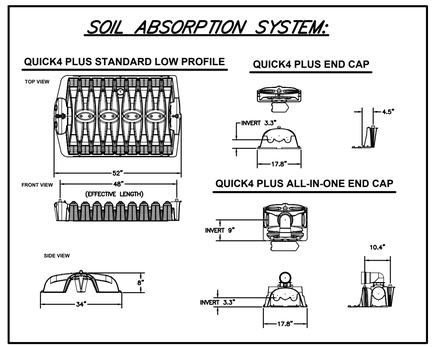


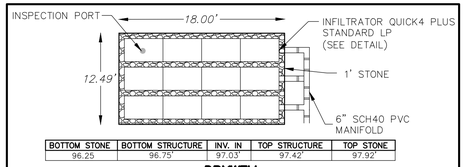


INTERCEPTOR TRENCH DRAIN

NOT TO SCALE

SOIL ABSORPTION SYSTEM:

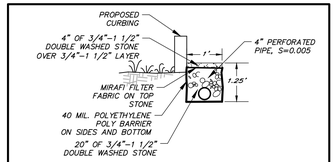




BOTTOM STONE	BOTTOM STRUCTURE	INV. IN	TOP STRUCTURE	TOP STONE
96.25	96.75'	97.03'	97.42'	97.92'

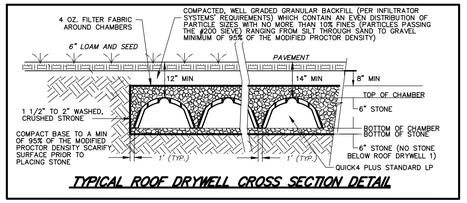
DRYWELL

NOT TO SCALE



PIPE-IN DRIP STRIP DETAIL

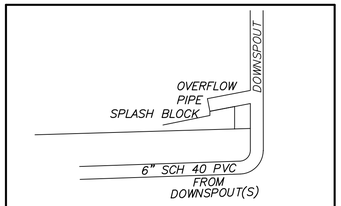
NOT TO SCALE



TYPICAL ROOF DRYWELL CROSS SECTION DETAIL

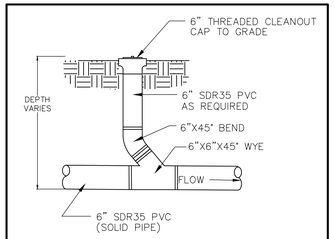
LEGEND:

N/F	NOW OR FORMERLY
—OHW—	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
---99---	EXISTING CONTOUR
--95--	EXISTING CONTOUR
☼	LIGHTPOLE
△	WETLAND FLAG
99X9	SPOT ELEVATION
○○○○○	STONE WALL
═══	EDGE OF PAVEMENT
Ⓦ	WELL



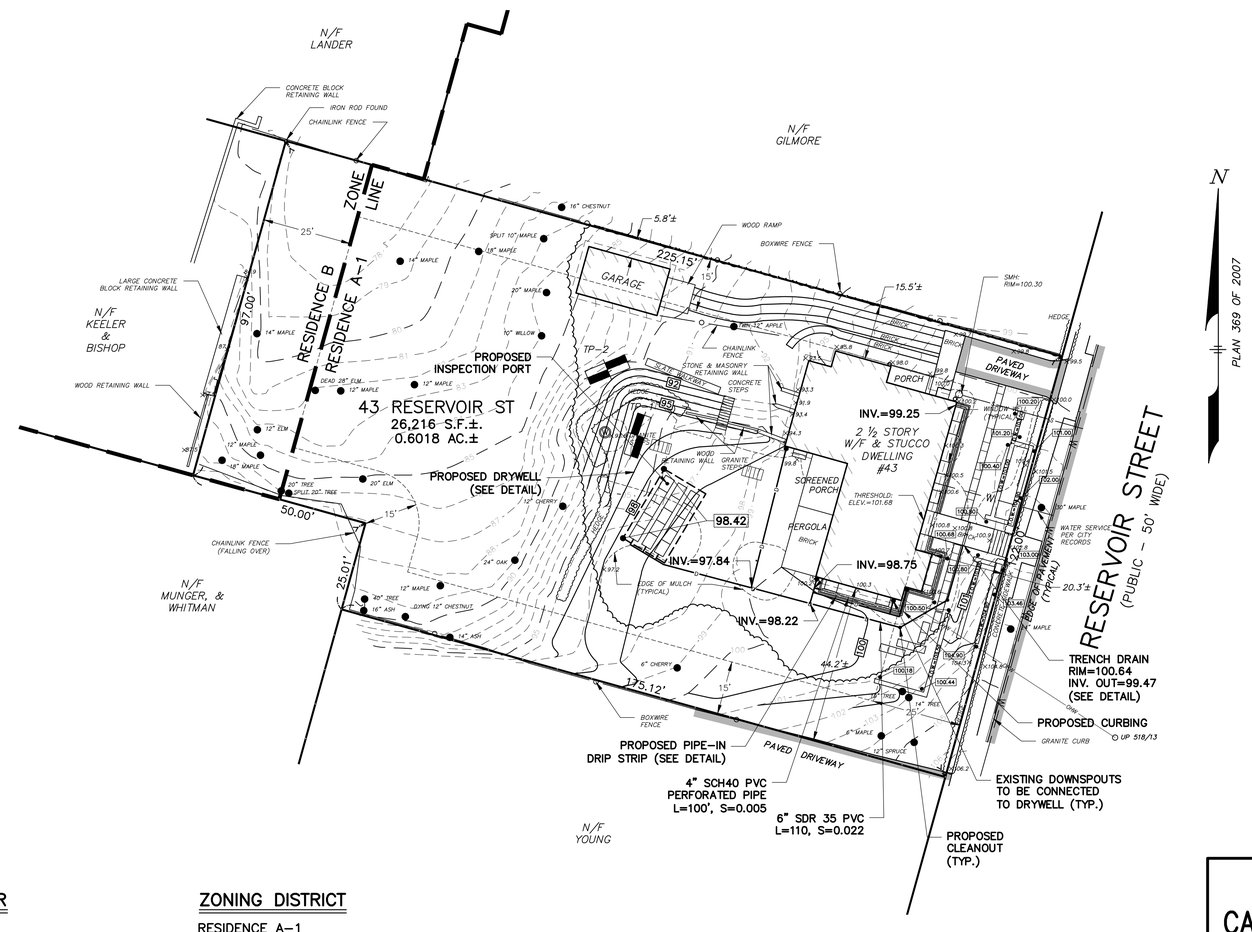
DOWNSPOUT DETAIL

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 INACCURATELY 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.

DRAINAGE PLAN
IN
CAMBRIDGE, MASSACHUSETTS

43 RESERVOIR STREET

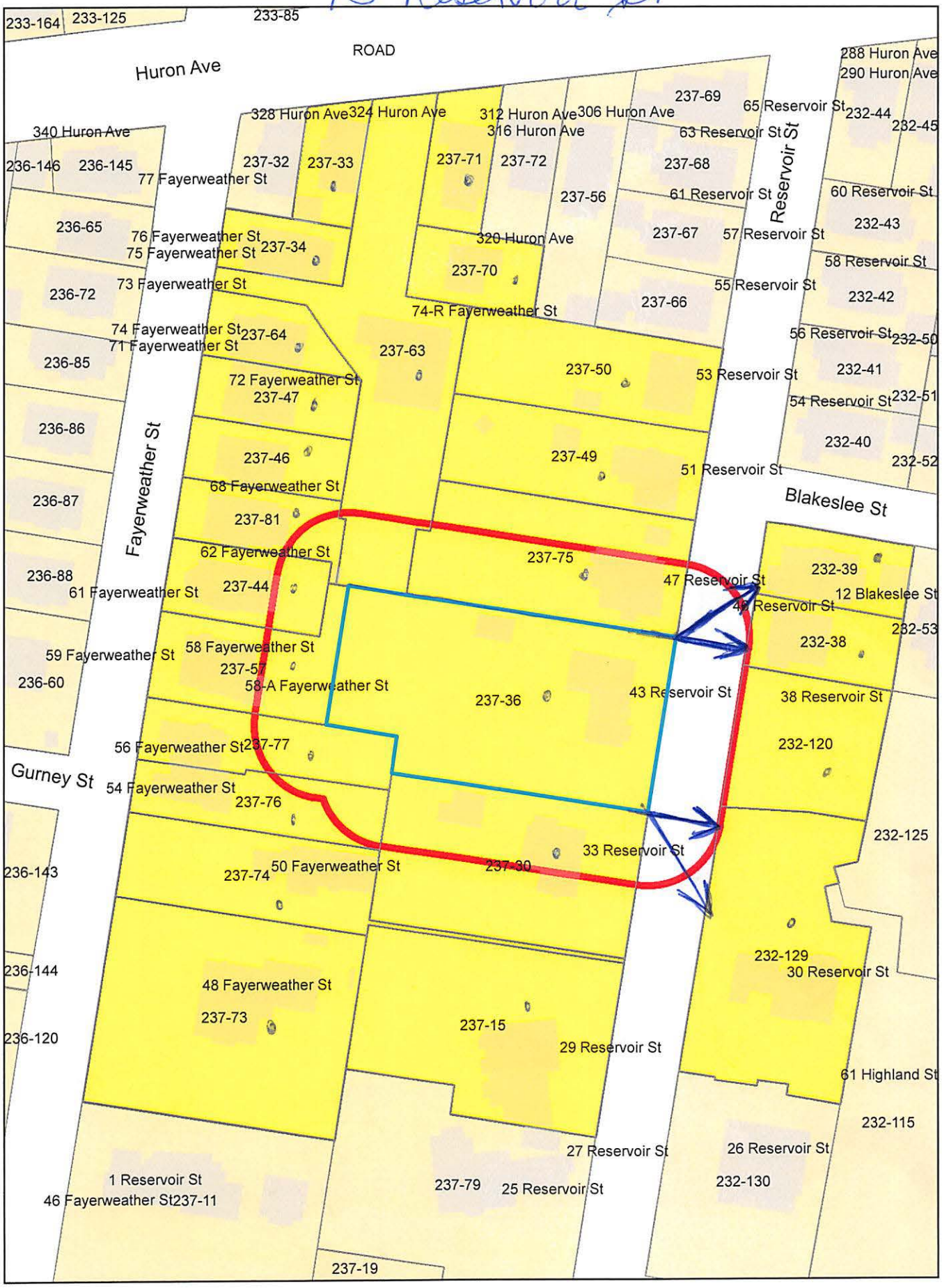
FOR STERNER
SCALE: 1"=20' JUNE 12, 2017

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.



43 Reservoir St.

Petitioner

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

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

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.

SKA

(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

R&G

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 CARRAIGE 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-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

EXISTING SITE AXON

SKA

SAM KACHMAR ARCHITECTS

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REGISTRATIONS:

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STRUCTURAL ENGINEERS
18 Grove Street Somerville, MA 02144
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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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STRUCTURAL ENGINEERS
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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
Drawn by	Author
Checked by	Checker

BZA-002

Scale

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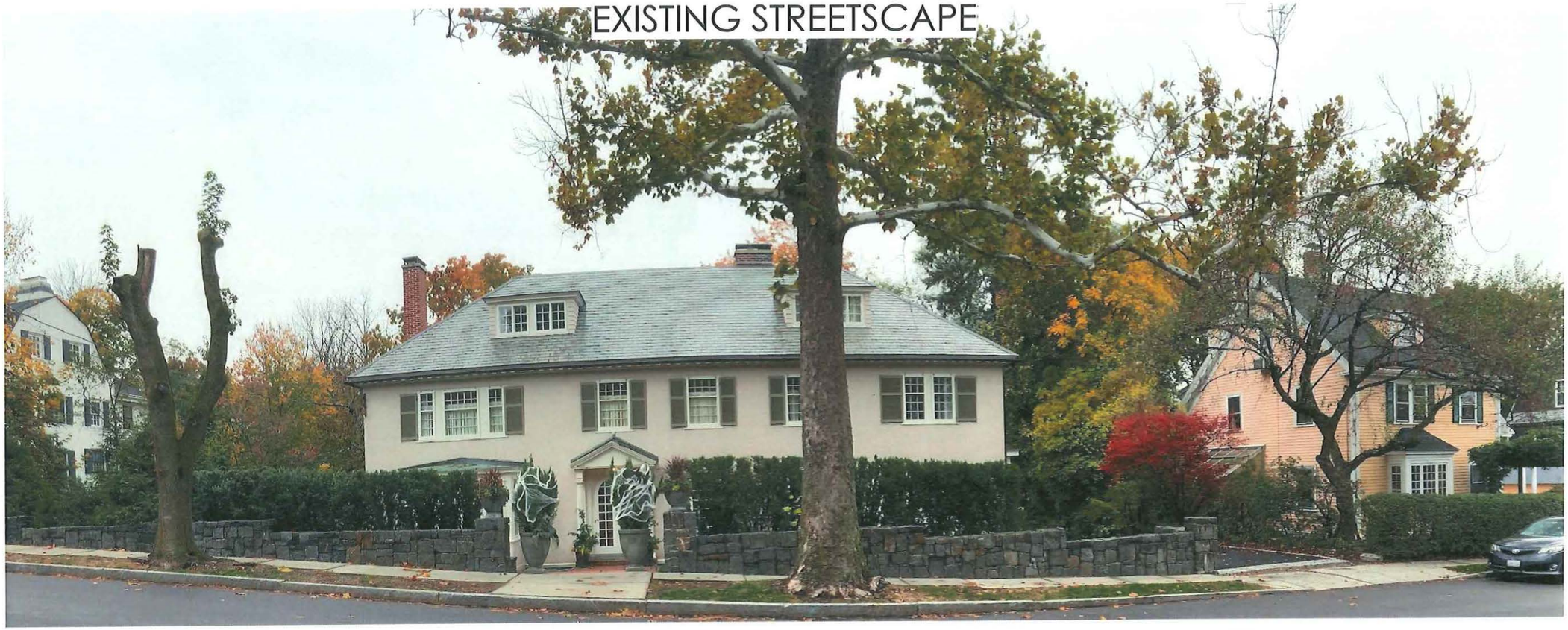

SKA

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CAMBRIDGE MA, 02138

REGISTRATIONS:

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STRUCTURAL ENGINEERS
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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

1/24/2022 1:25:13 PM

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%

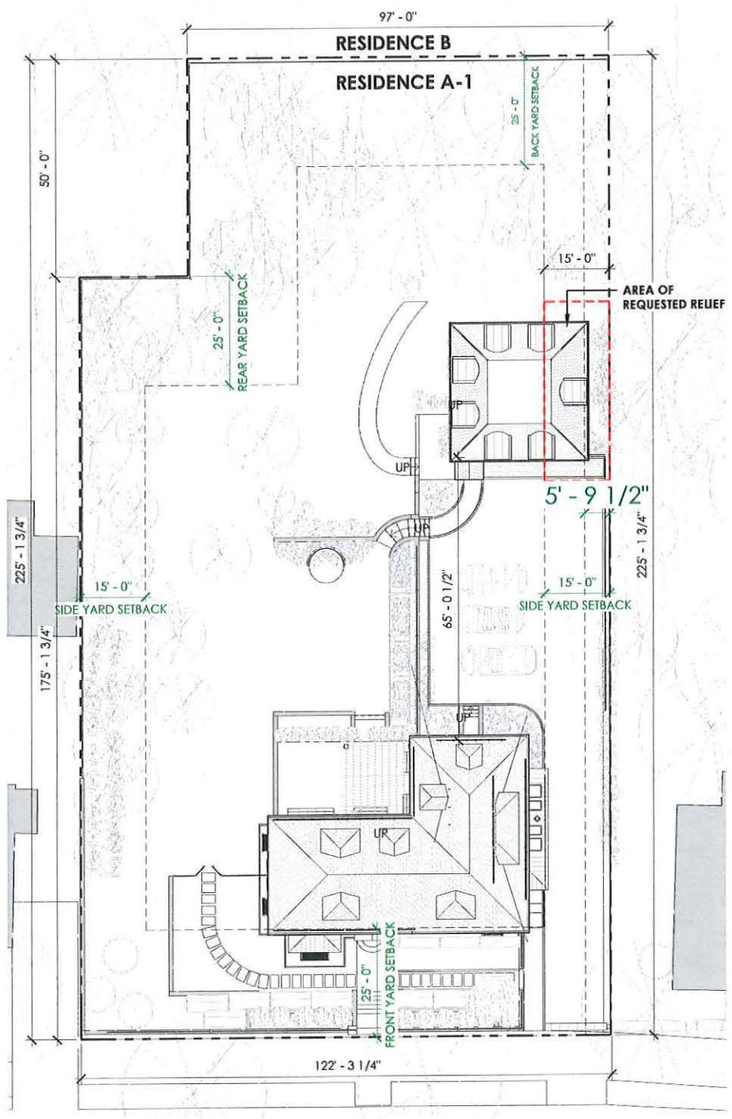
EXISTING GROSS BUILDING AREA

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	

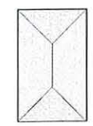
PROPOSED SITE PLAN - DESIGN OPTION A



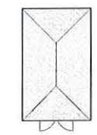
1 PROPOSED - PLOT PLAN
1/16" = 1'-0"

AREA PLANS | *CARRIAGE HOUSE*

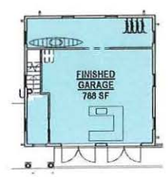
17 BZA- EXG LL AREA PLAN
1/16" = 1'-0"



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

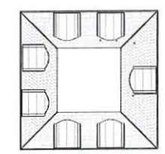


16 BZA -EXG ROOF PLAN
1/16" = 1'-0"



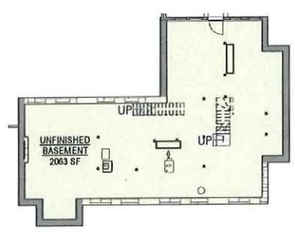
10 BZA -PROP. CARRIAGE HOUSE LL AREA PLAN
1/16" = 1'-0"

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

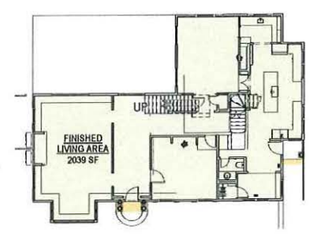


13 BZA - PROP. CARRIAGE HOUSE ROOF PLAN
1/16" = 1'-0"

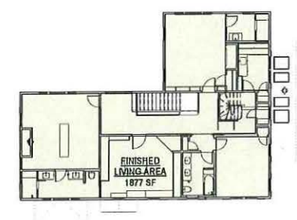
AREA PLANS | *MAIN HOUSE*



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



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



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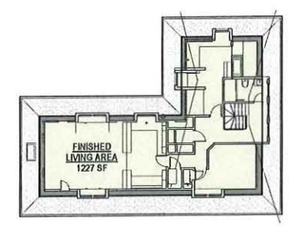
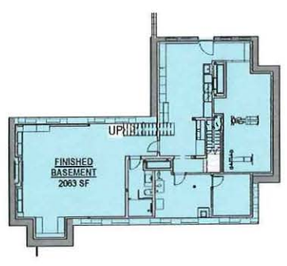
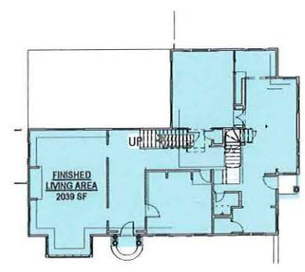


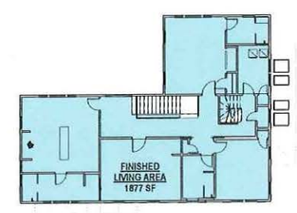
5 BZA - EXG LEVEL 3 AREA PLAN
1/16" = 1'-0"



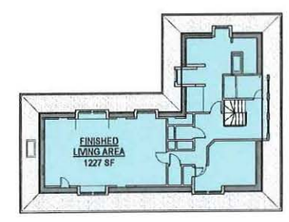
9 BZA - PROP LOWER LEVEL AREA PLAN
1/16" = 1'-0"



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"

SKA
SAM KACHMAR ARCHITECTS

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CAMBRIDGE MA, 02138

REGISTRATIONS:

STRUCTURAL ENGINEER:

R&G Roome & Guarracino LLC STRUCTURAL ENGINEERS 14 Green Street Somerville, MA 02144 T: 617-626-1700 F: 781-553-3041

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"

1/24/2022 1:25:18 PM

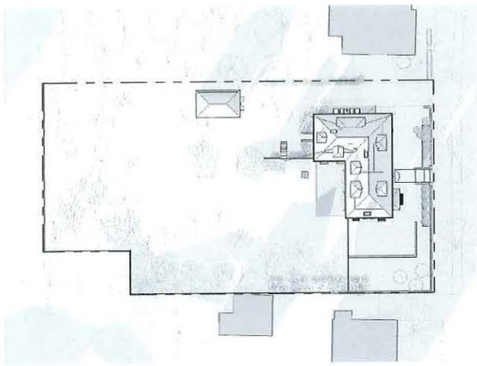
WINTER SOLSTICE - EXISTING

WINTER SOLSTICE - PROPOSED

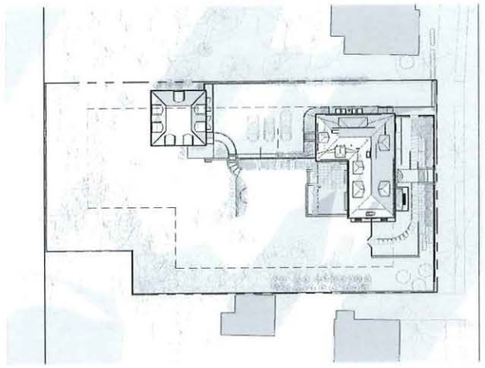
SUMMER SOLSTICE - EXISTING

SUMMER SOLSTICE - PROPOSED

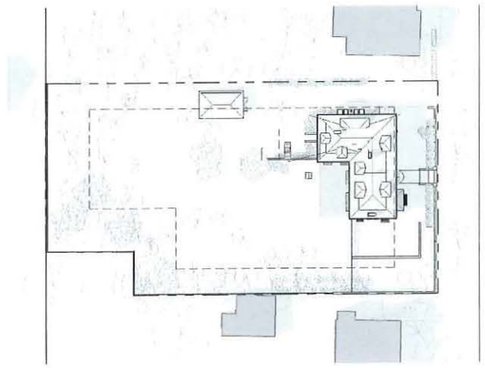
AFTERNOON - 3PM



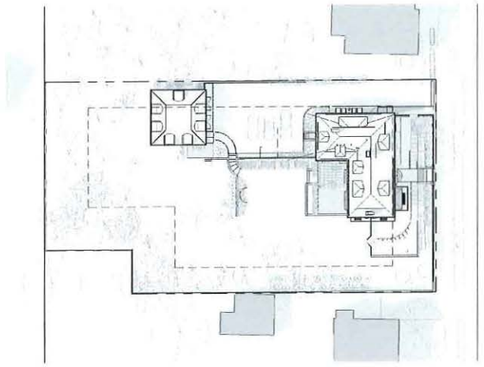
2 BZA - EXISITNG SITE PLAN - WINTER 3PM
1" = 40'-0"



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

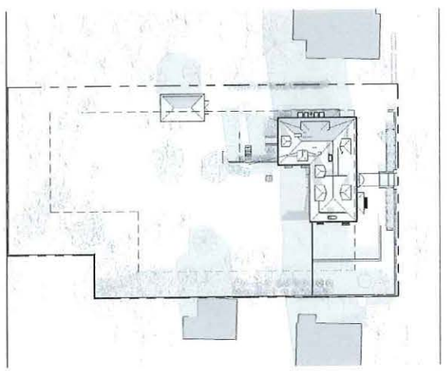


7 BZA - EXISTING SITE PLAN - SUMMER 3PM
1" = 40'-0"

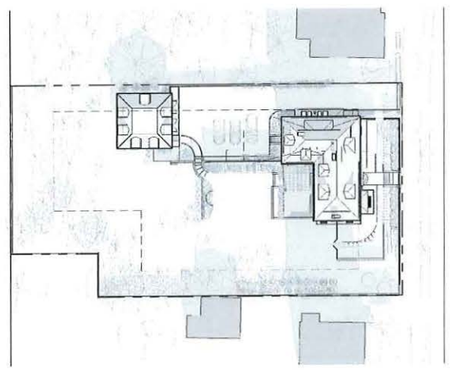


10 BZA - PROPOSED SITE PLAN - SUMMER 3PM
1" = 40'-0"

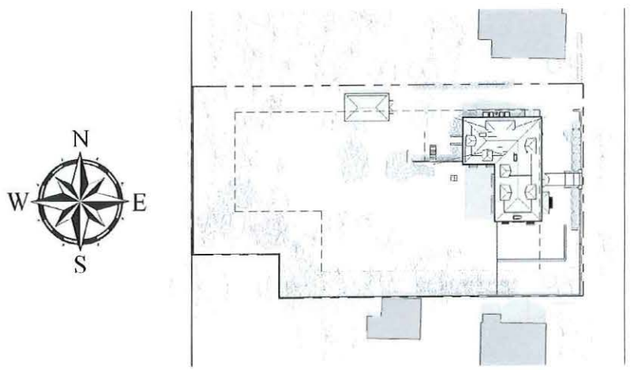
NOON - 12PM



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



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



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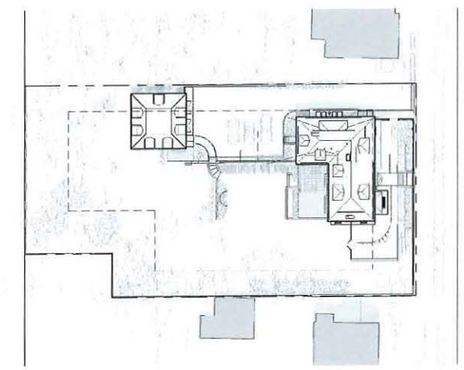

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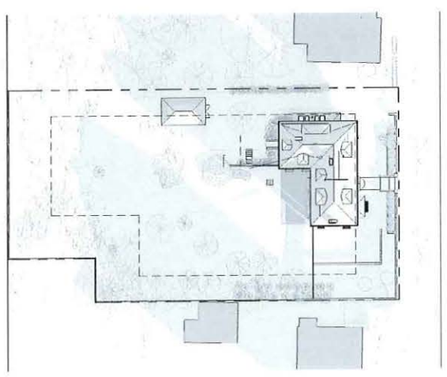
1" = 40'-0"

MORNING - 9AM



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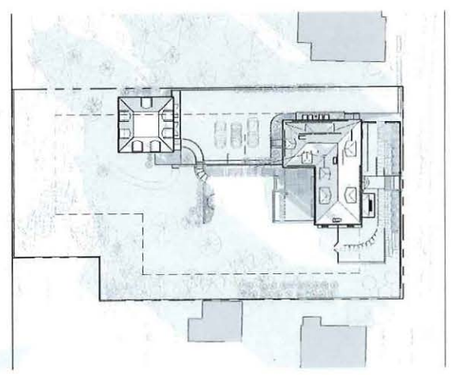
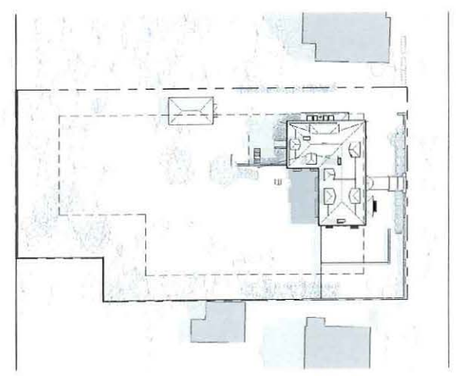
1" = 40'-0"



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



9 BZA - EXISTING SITE PLAN - SUMMER 9AM
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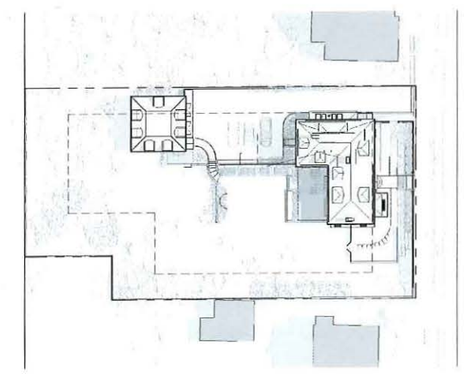

12 BZA - PROPOSED SITE PLAN - SUMMER 9AM
1" = 40'-0"

SKA

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SOLAR STUDY

DAN & ELIZABETH STERNER

STERNER RESIDENCE

43 RESERVOIR ST. CAMBRIDGE
MA 02138

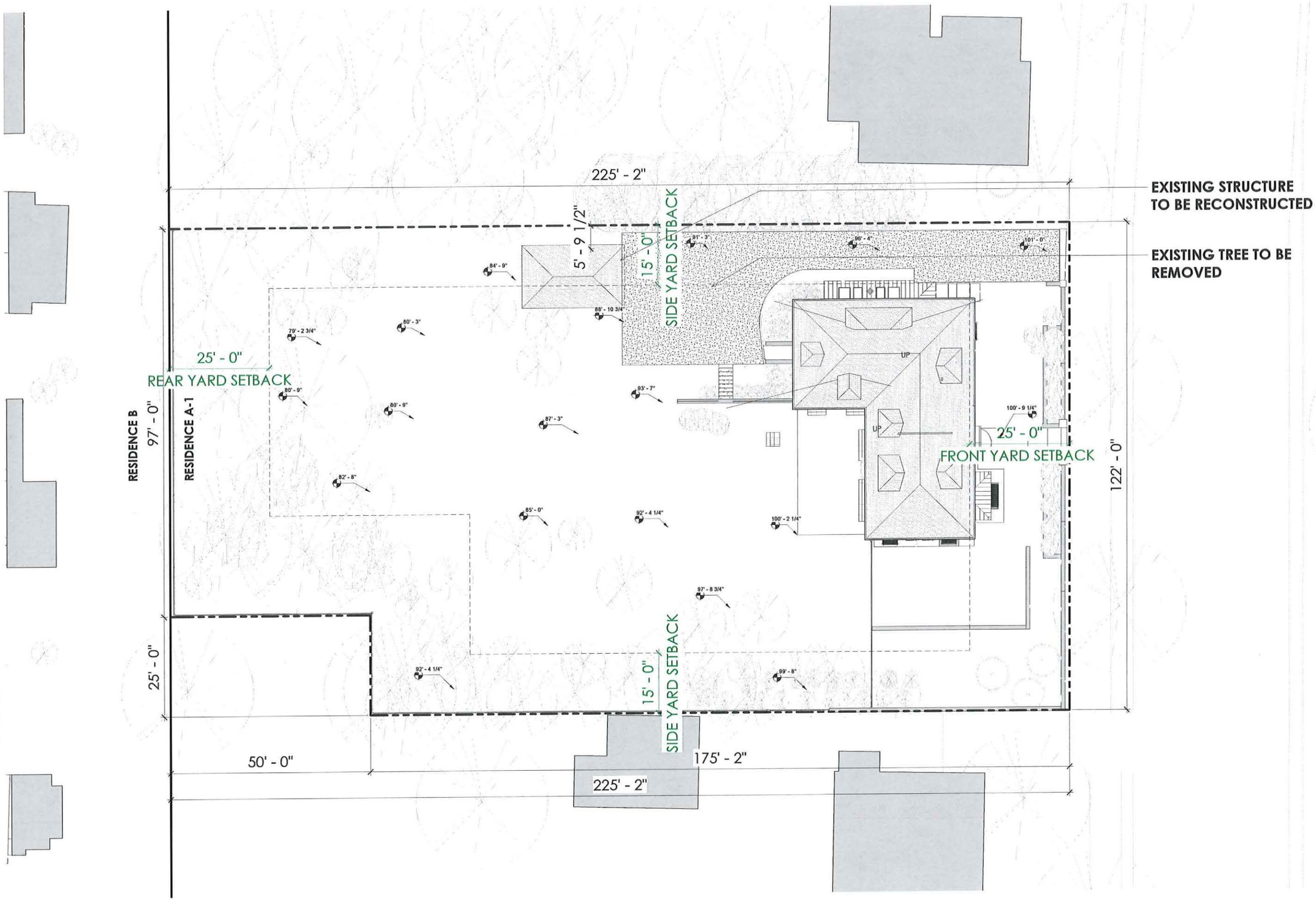
Project Status	BZA SET
Project number	2017.05
Date	01/24/22
Drawn by	Author
Checked by	Checker

BZA-005

Scale	1" = 40'-0"

1/24/2022 1:25:44 PM

EXISTING SITE PLAN



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

SKA

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EXISTING SITE PLAN

DAN & ELIZABETH STERNER

STERNER RESIDENCE

43 RESERVOIR ST. CAMBRIDGE
MA 02138

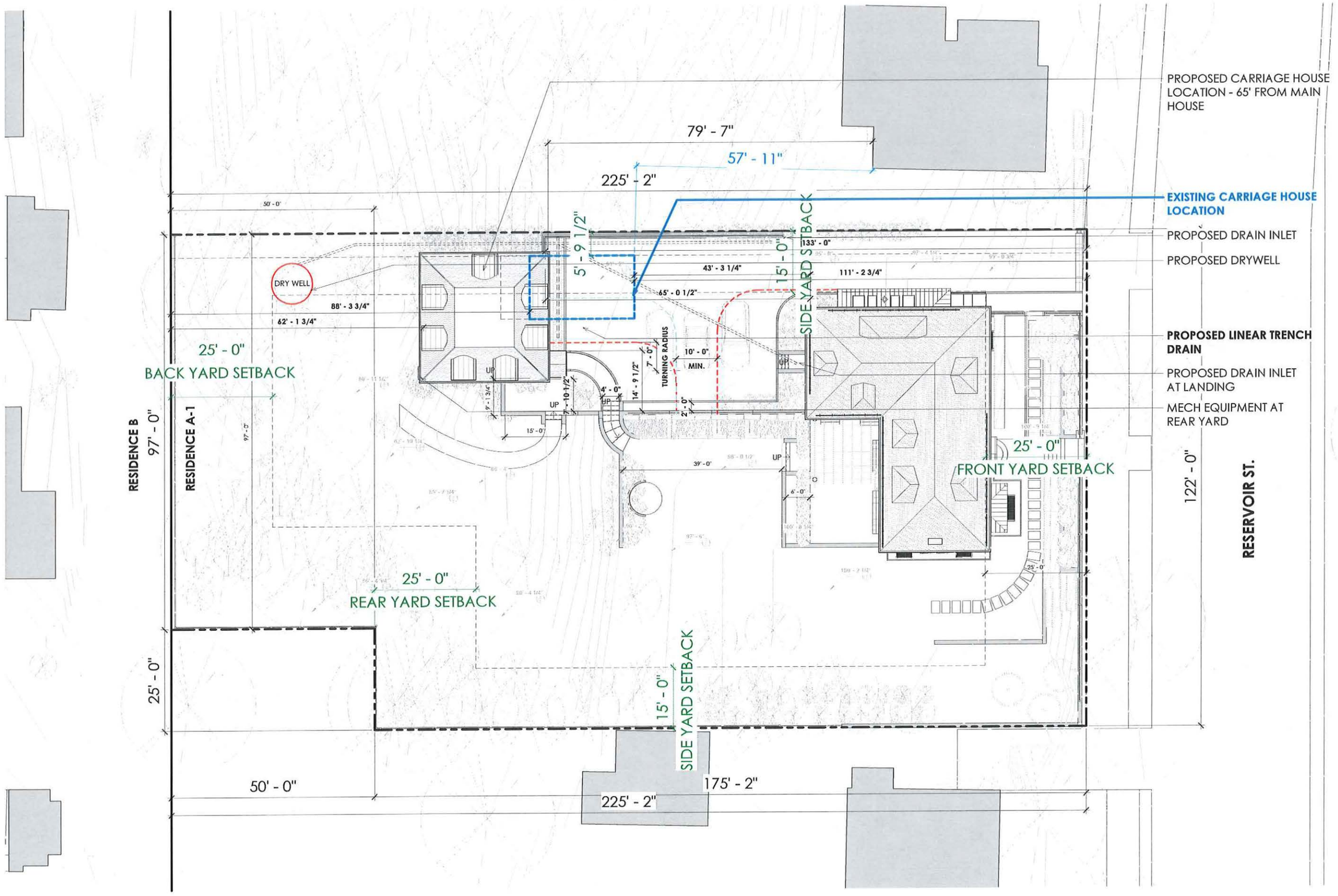
Project Status	BZA SET
Project number	2017.05
Date	01/24/22
Drawn by	Author
Checked by	Checker

BZA-006

Scale 3/32" = 1'-0"

1/24/2022 1:25:45 PM

PROPOSED SITE PLAN



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

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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

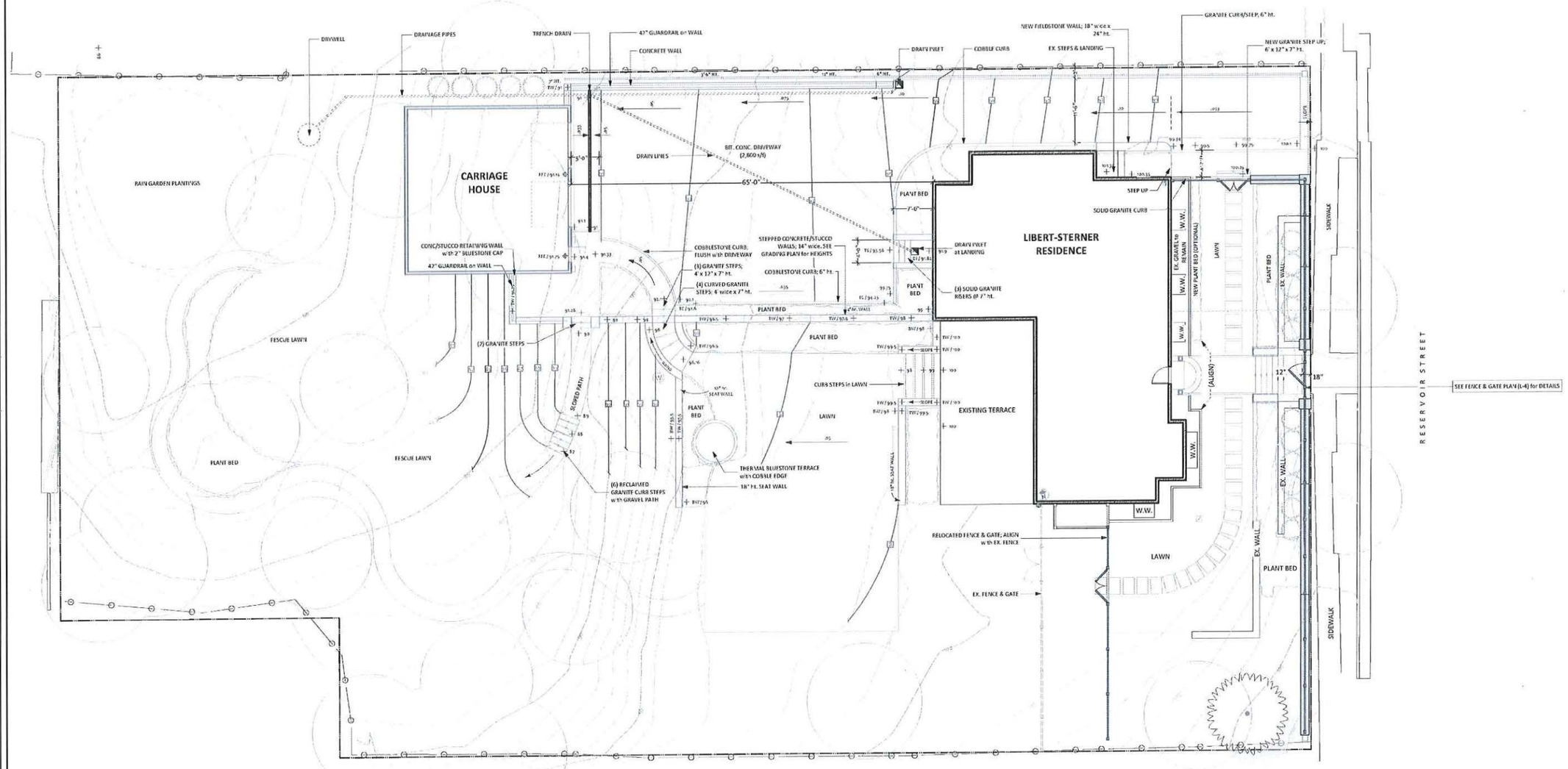
BZA-007

Scale 3/32" = 1'-0"

1/24/2022 1:25:45 PM

LANDSCAPE DESIGN | BY KERRY LEWIS

GRADING PLAN



LIBERT-STERNER RESIDENCE 43 RESERVOIR STREET CAMBRIDGE, MA 02138	kerry@klla.com 617-645-7448	KERRY LEWIS LANDSCAPE ARCHITECTURE
REVISIONS 1/24/2022	TITLE GRADING PLAN	
	DATE 1/3/2022	SCALE 1'-0" = 1/8"
	DRAWING NUMBER L-1	

SAM KACHMAR ARCHITECTS

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

REGISTRATIONS:

STRUCTURAL ENGINEER:

Roome & Guarracino LLC
STRUCTURAL ENGINEERS
18 Central Street Kennedy, MA 02141
T 617-628-1703 F 781-553-8041

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

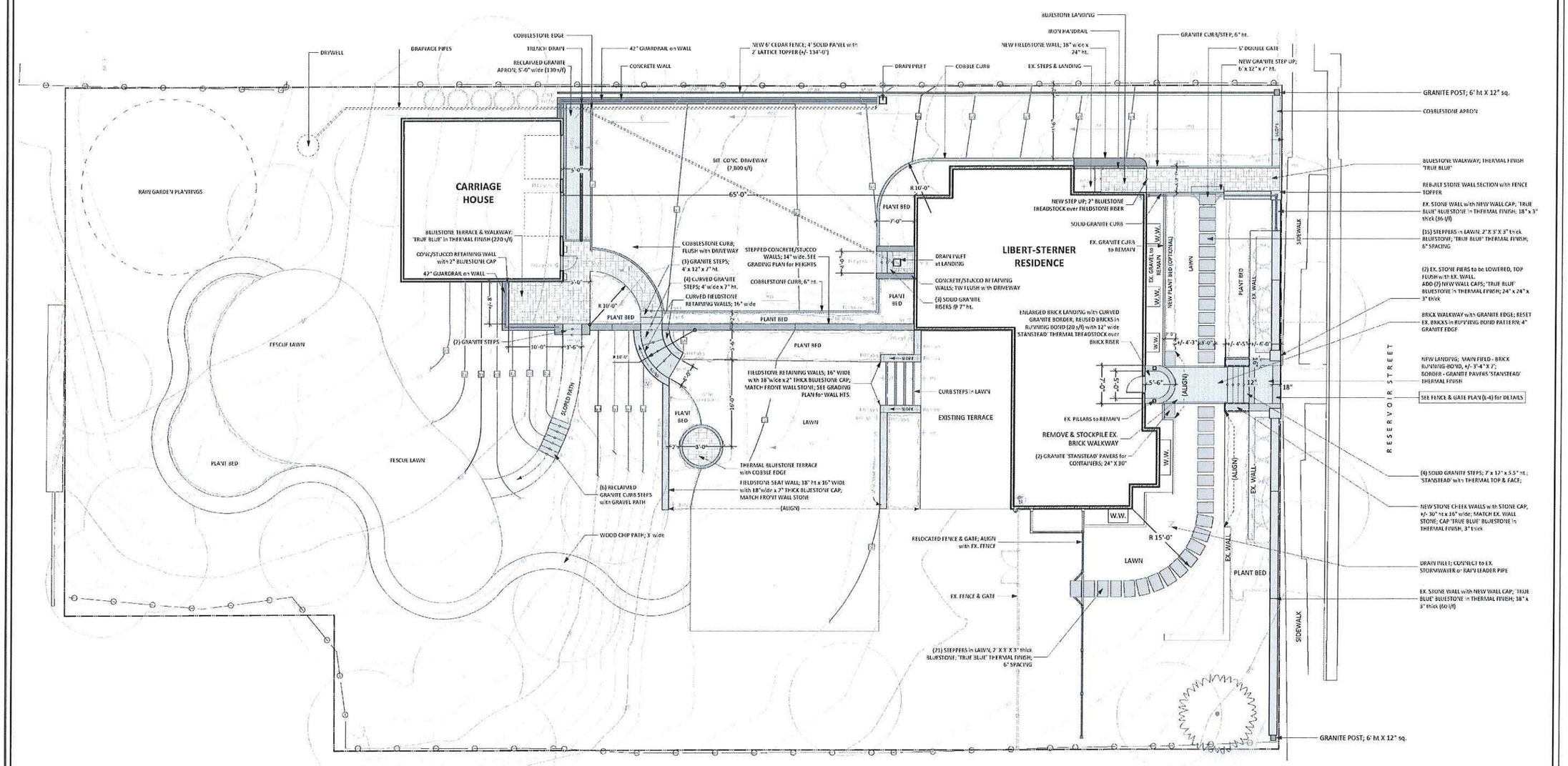
BZA-008

Scale

1/24/2022 1:25:48 PM

LANDSCAPE DESIGN | BY KERRY LEWIS

FULL LAYOUT PLAN



LIBERT-STERNER RESIDENCE 43 RESERVOIR STREET CAMBRIDGE, MA 02138	kla.com kerry@kla.com 617-642-7448	KERRY LEWIS LANDSCAPE ARCHITECTURE
REVISIONS 1/12/2022	TITLE LAYOUT & MATERIALS PLAN - FULL	
	DATE 1/3/2022	SCALE 1'-0" = 1/8"
		DRAWING NUMBER L-1

SAM KACHMAR ARCHITECTS

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REGISTRATIONS:

STRUCTURAL ENGINEER:

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STRUCTURAL ENGINEERS
10 Grove Street Somerville, MA 02144
T 617-628-1700 F 781-583-0161

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-009

Scale

1/24/2022 1:25:47 PM

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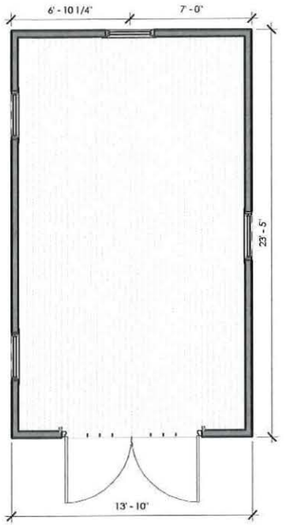
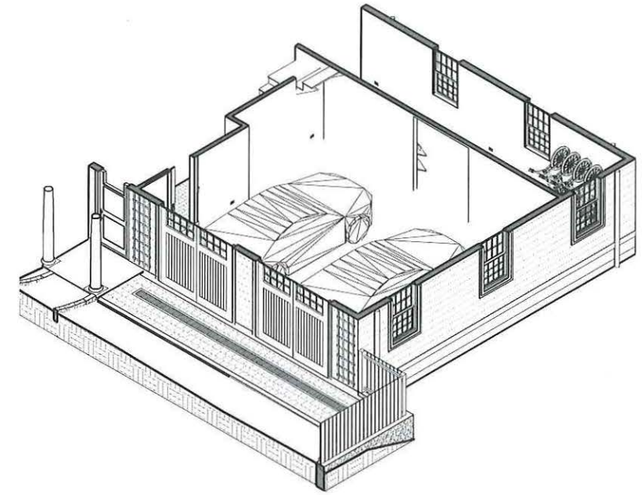
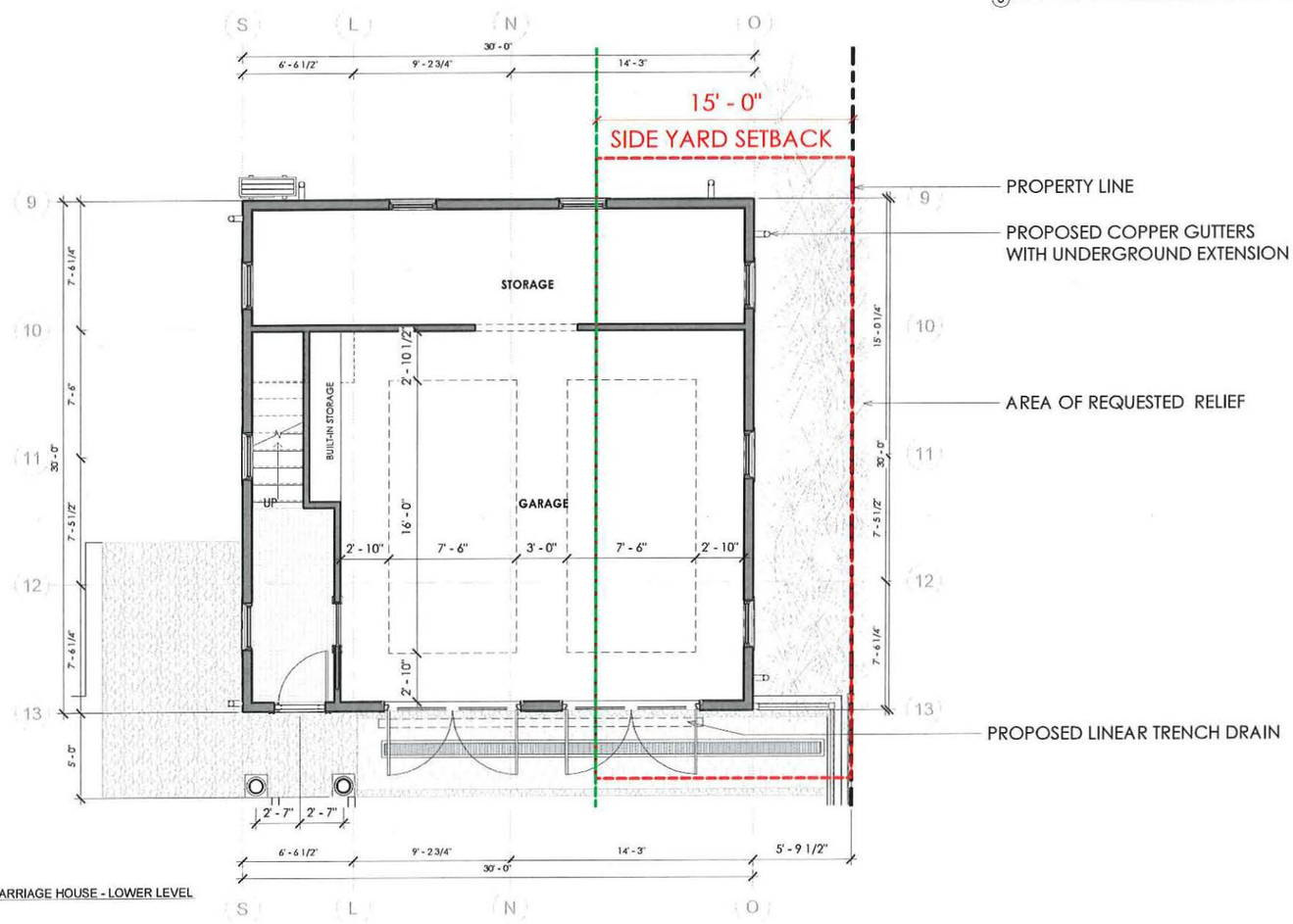


④ BZA - EXISITNG CARRIAGE HOUSE - LOWER LEVEL
1/4" = 1'-0"



③ BZA - PROPOSED CARRIAGE HOUSE AXON - LL



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

SKA

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STRUCTURAL ENGINEER:

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STRUCTURAL ENGINEERS
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T 617-628-4700 F 781-533-1981

CARRIAGE HOUSE LOWER LEVEL PLAN

DAN & ELIZABETH STERNER

STERNER RESIDENCE

43 RESERVOIR ST. CAMBRIDGE MA 02138

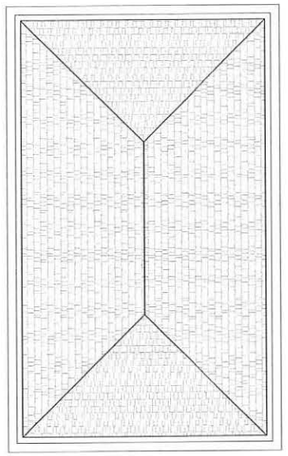
Project Status	BZA SET
Project number	2017.05
Date	01/24/22
Drawn by	Author
Checked by	Checker

BZA-100

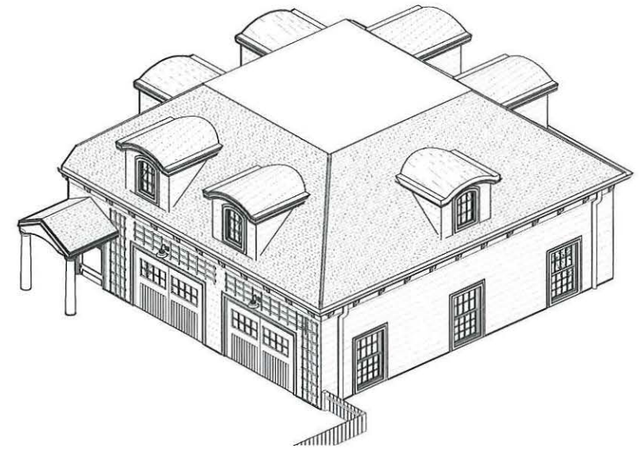
Scale	1/4" = 1'-0"

1/24/2022 1:25:48 PM

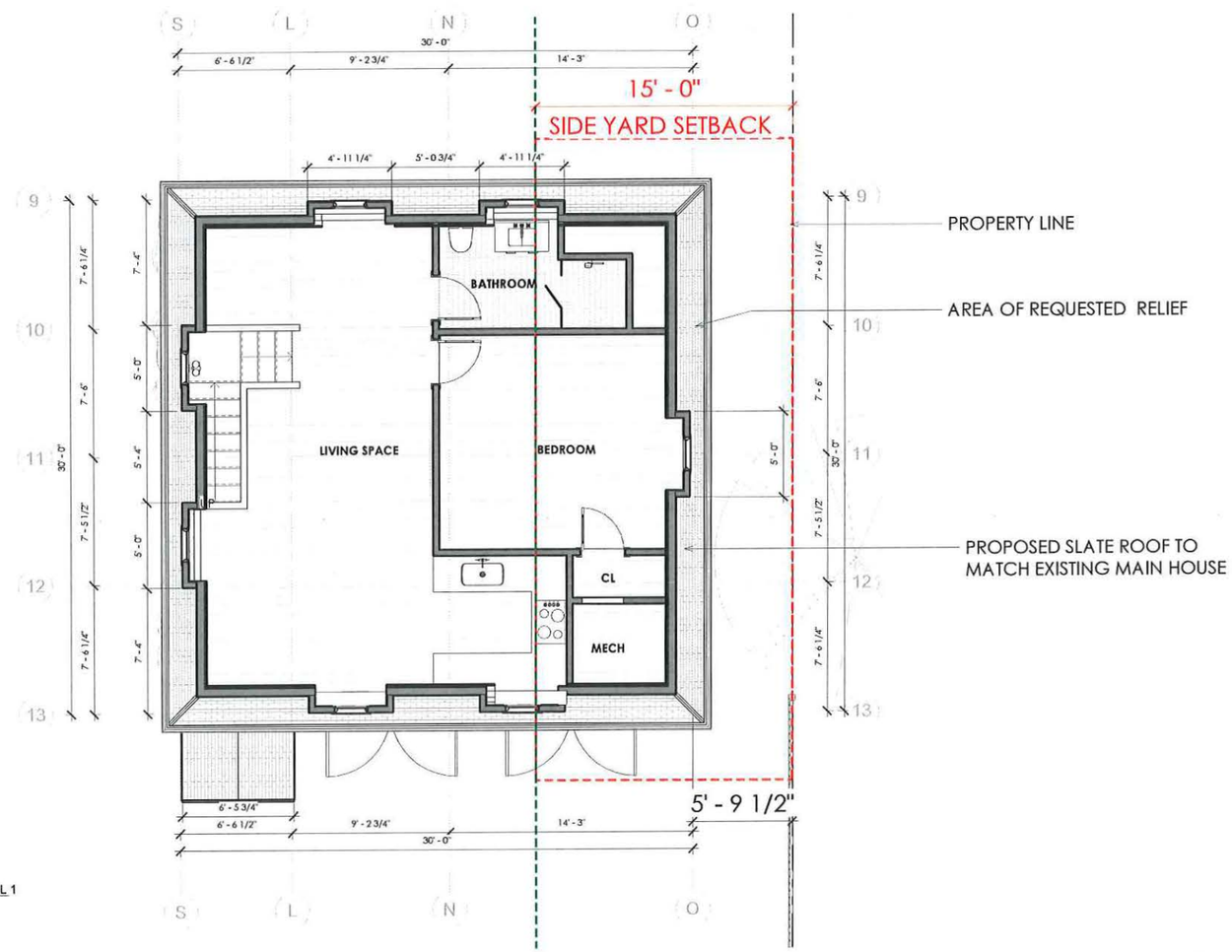
EXISTING



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"

SKA

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REGISTRATIONS:

STRUCTURAL ENGINEER:

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STRUCTURAL ENGINEERS
44 Grove Street Somerville, MA 02144
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CARRIAGE HOUSE LEVEL 1 PLAN

DAN & ELIZABETH STERNER

STERNER RESIDENCE

43 RESERVOIR ST. CAMBRIDGE MA 02138

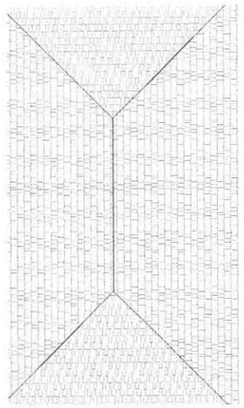
Project Status	BZA SET
Project number	2017.05
Date	01/24/22
Drawn by	Author
Checked by	Checker

BZA-101

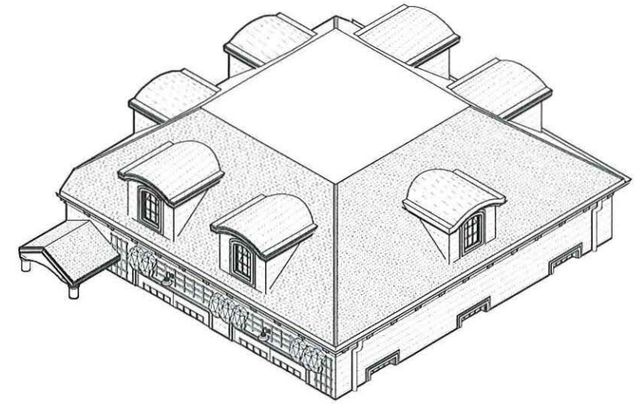
Scale 1/4" = 1'-0"

1/24/2022 1:25:48 PM

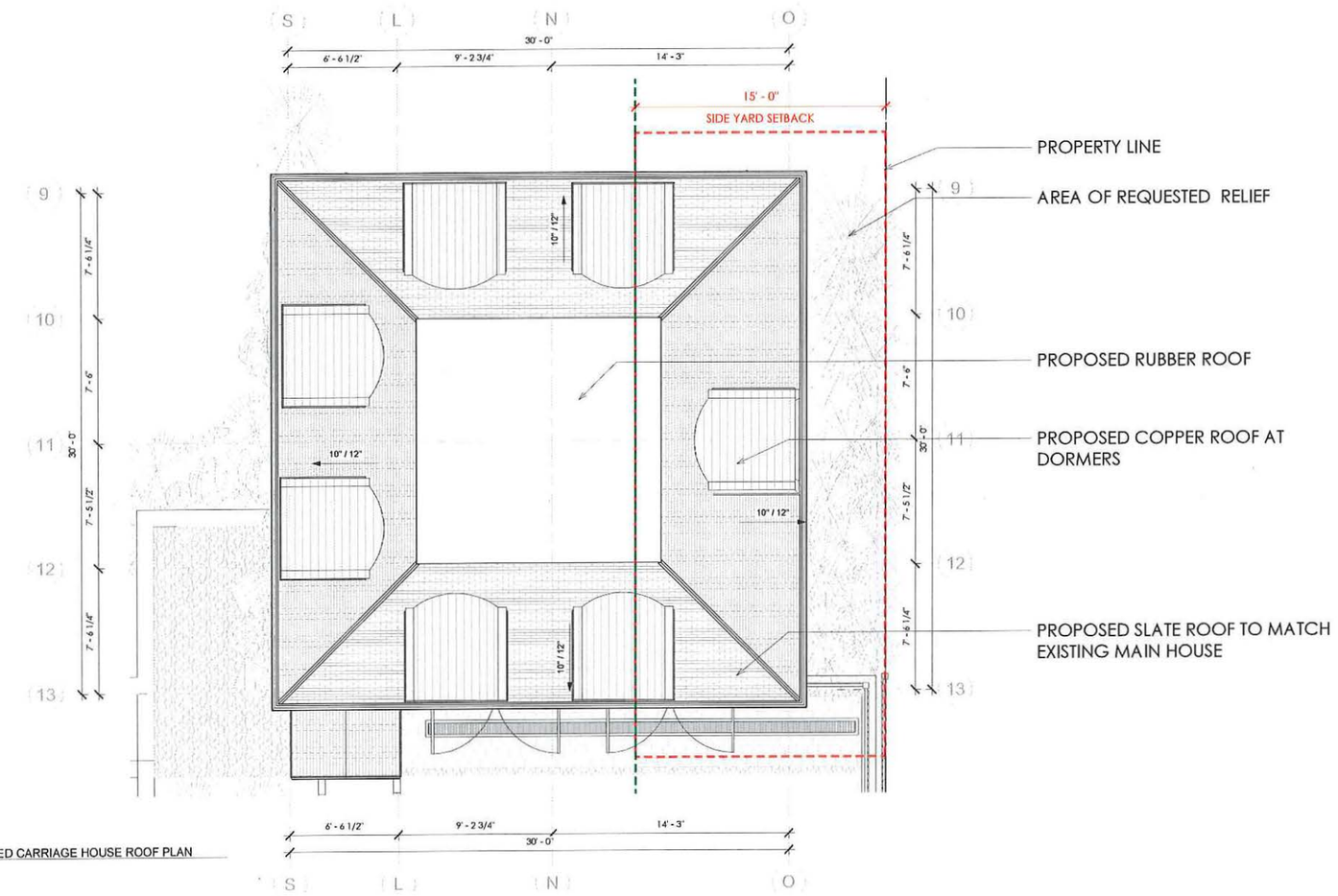
EXISTING



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"

SKA

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STRUCTURAL ENGINEER:

R&G Roome & Guarnaccino LLC STRUCTURAL ENGINEERS 44 Grove Street Somerville, MA 02144 T 617-628-1702 F 781-337-1081

CARRIAGE HOUSE ROOF PLAN

DAN & ELIZABETH STERNER

STERNER RESIDENCE

43 RESERVOIR ST. CAMBRIDGE MA 02138

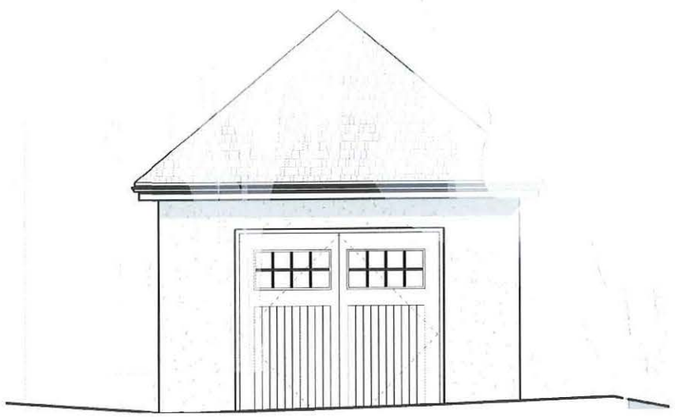
Project Status	BZA SET
Project number	2017.05
Date	01/24/22
Drawn by	Author
Checked by	Checker

BZA-102

Scale	1/4" = 1'-0"

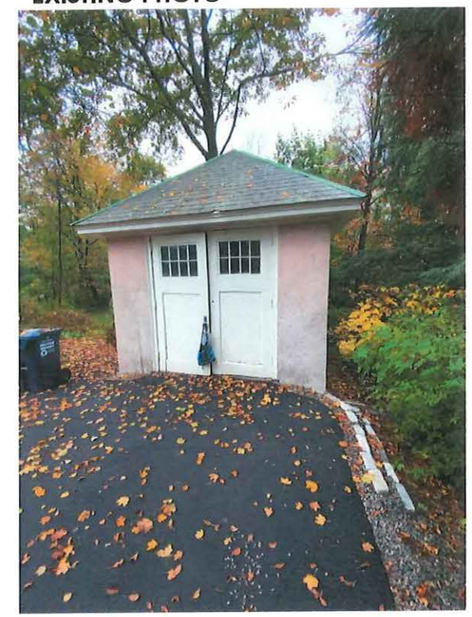
1/24/2022 1:25:50 PM

PROPOSED - EAST ELEVATION

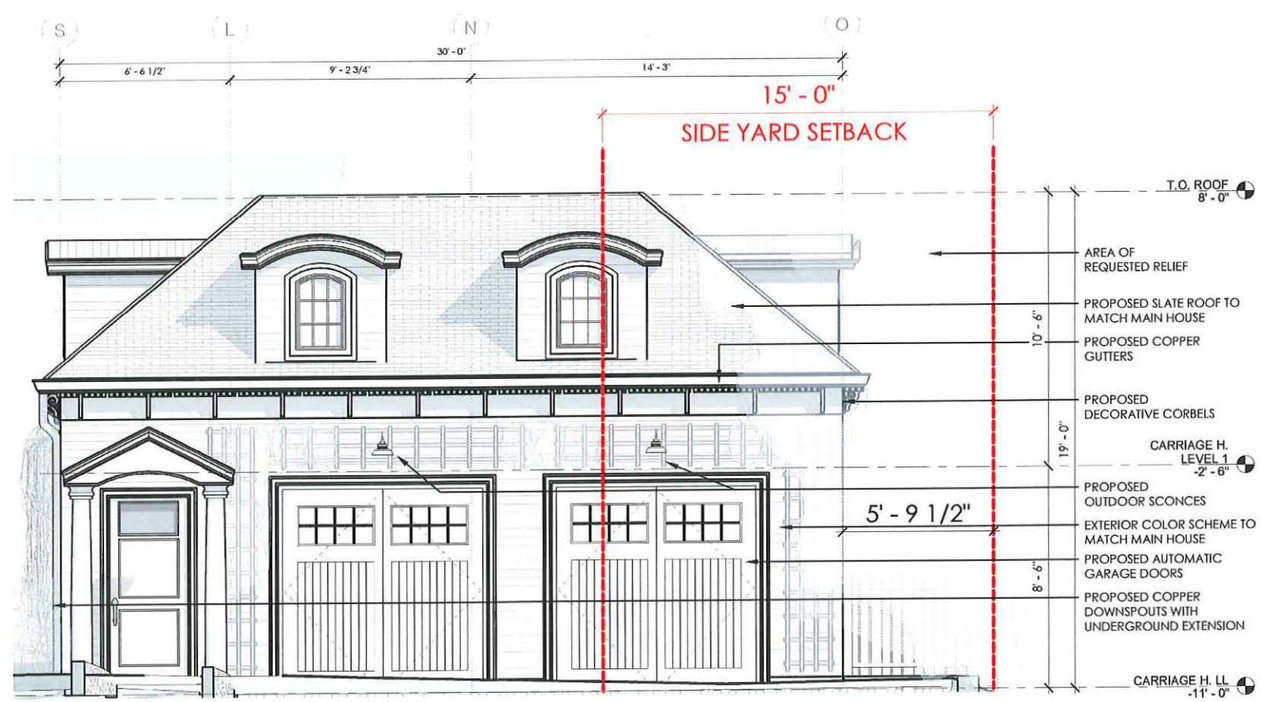


② BZA - EXISTING CARRIAGE HOUSE EAST ELEVATION
3/8" = 1'-0"

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	01/24/22
Drawn by	Author
Checked by	Checker

BZA-200

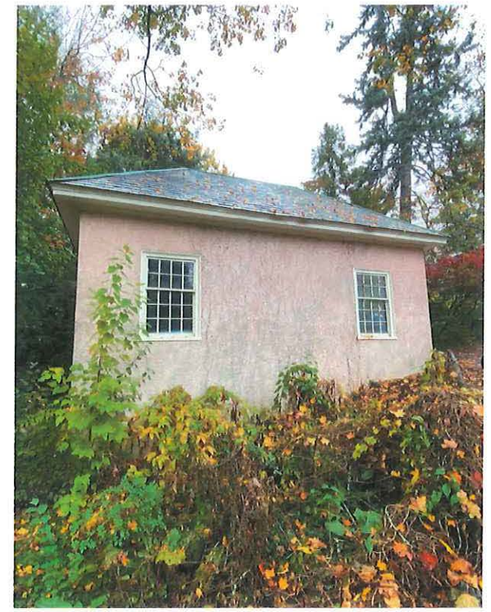
Scale 3/8" = 1'-0"

1/24/2022 1:25:55 PM

PROPOSED - SOUTH ELEVATION

② BZA - EXISITNG 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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REGISTRATIONS:

STRUCTURAL ENGINEER:

R&G Roome & Guarracino LLC STRUCTURAL ENGINEERS

CARRIAGE HOUSE SOUTH ELEVATION

DAN & ELIZABETH STERNER

STERNER RESIDENCE

43 RESERVOIR ST. CAMBRIDGE MA 02138

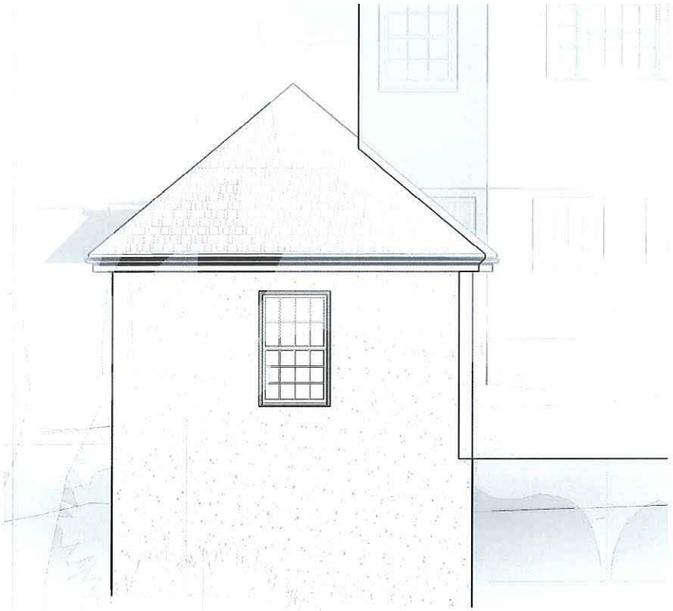
Project Status	BZA SET
Project number	2017.05
Date	01/24/22
Drawn by	Author
Checked by	Checker

BZA-201

Scale 3/8" = 1'-0"

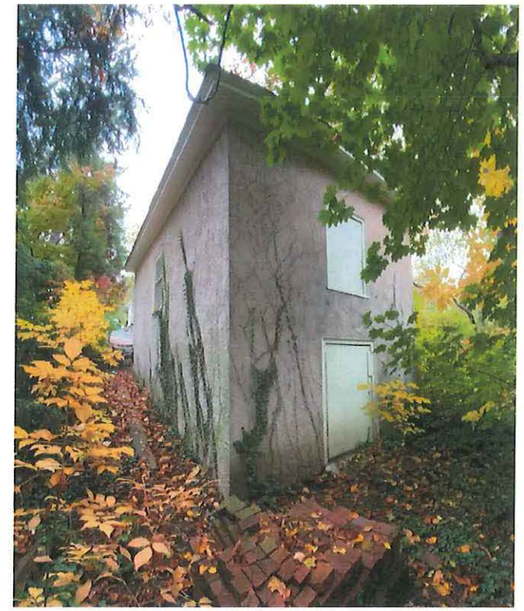
1/24/2022 1:25:59 PM

PROPOSED - WEST ELEVATION

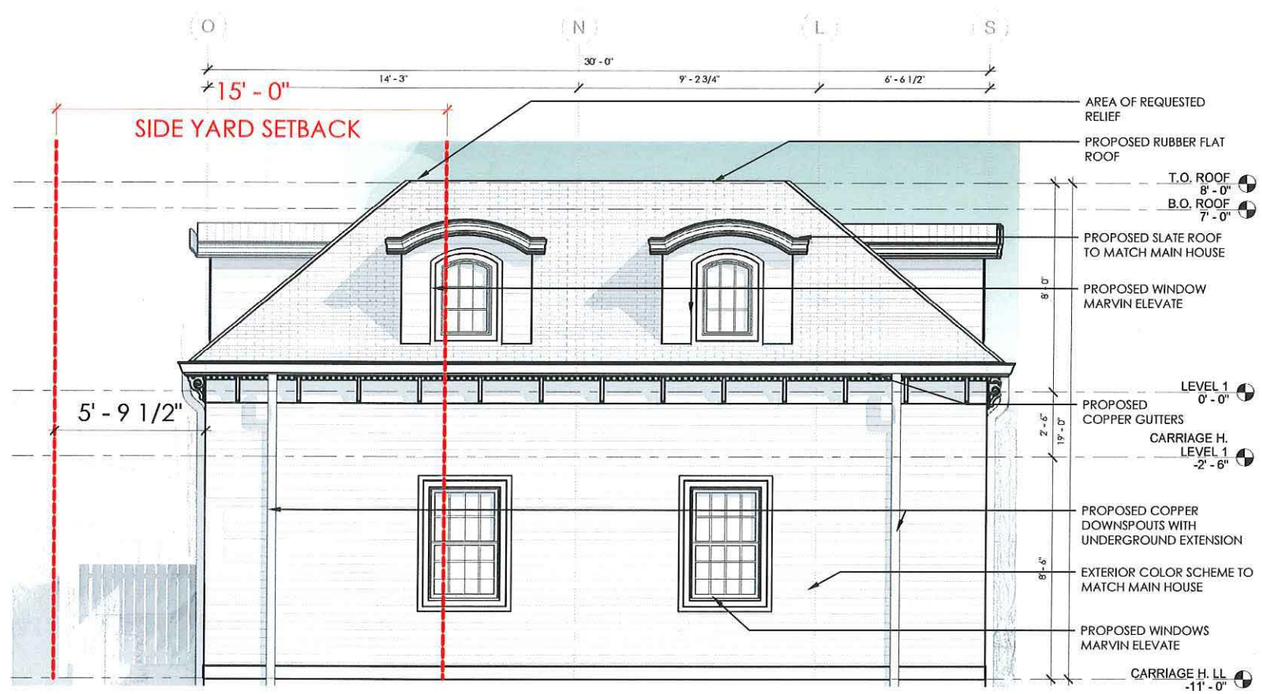


② BZA - EXISTING CARRIAGE HOUSE WEST ELEVATION
3/8" = 1'-0"

EXISTING PHOTO



PROPOSED RENDER



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

SKA

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CAMBRIDGE MA, 02138

REGISTRATIONS:

STRUCTURAL ENGINEER:

R&G Roome & Guarracino LLC STRUCTURAL ENGINEERS 18 Grove Street Somerville, MA 02144 T 617-628-1703 F 781-333-1041

CARRIAGE HOUSE WEST ELEVATION

DAN & ELIZABETH STERNER

STERNER RESIDENCE

43 RESERVOIR ST. CAMBRIDGE MA 02138

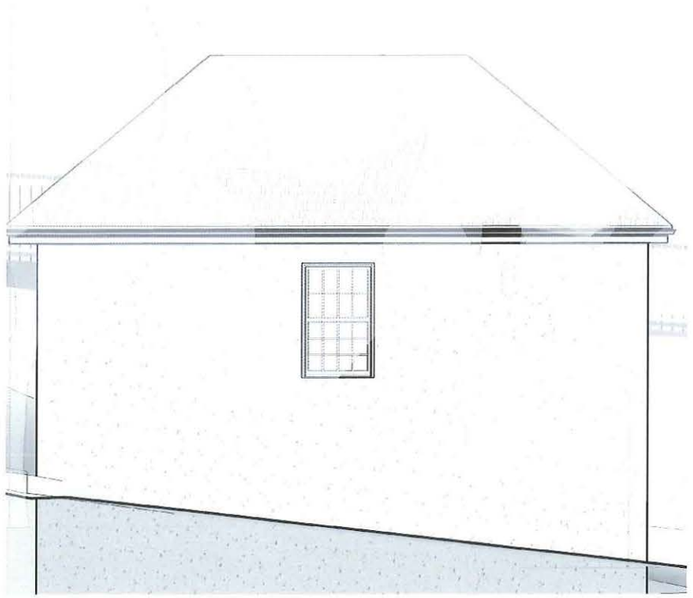
Project Status	BZA SET
Project number	2017.05
Date	01/24/22
Drawn by	Author
Checked by	Checker

BZA-202

Scale 3/8" = 1'-0"

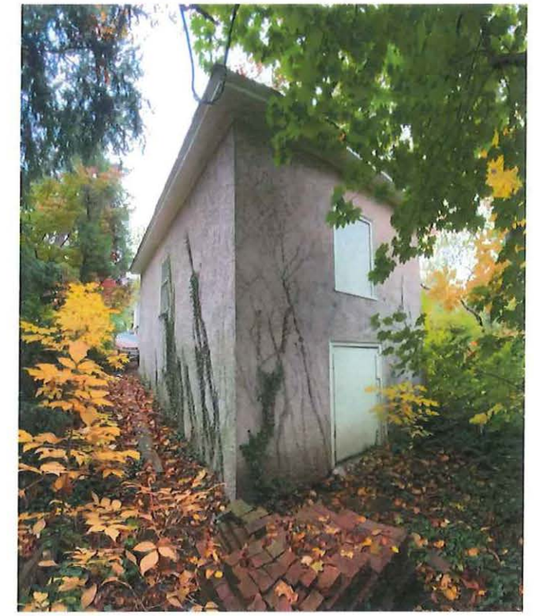
1/24/2022 1:26:04 PM

PROPOSED - NORTH ELEVATION

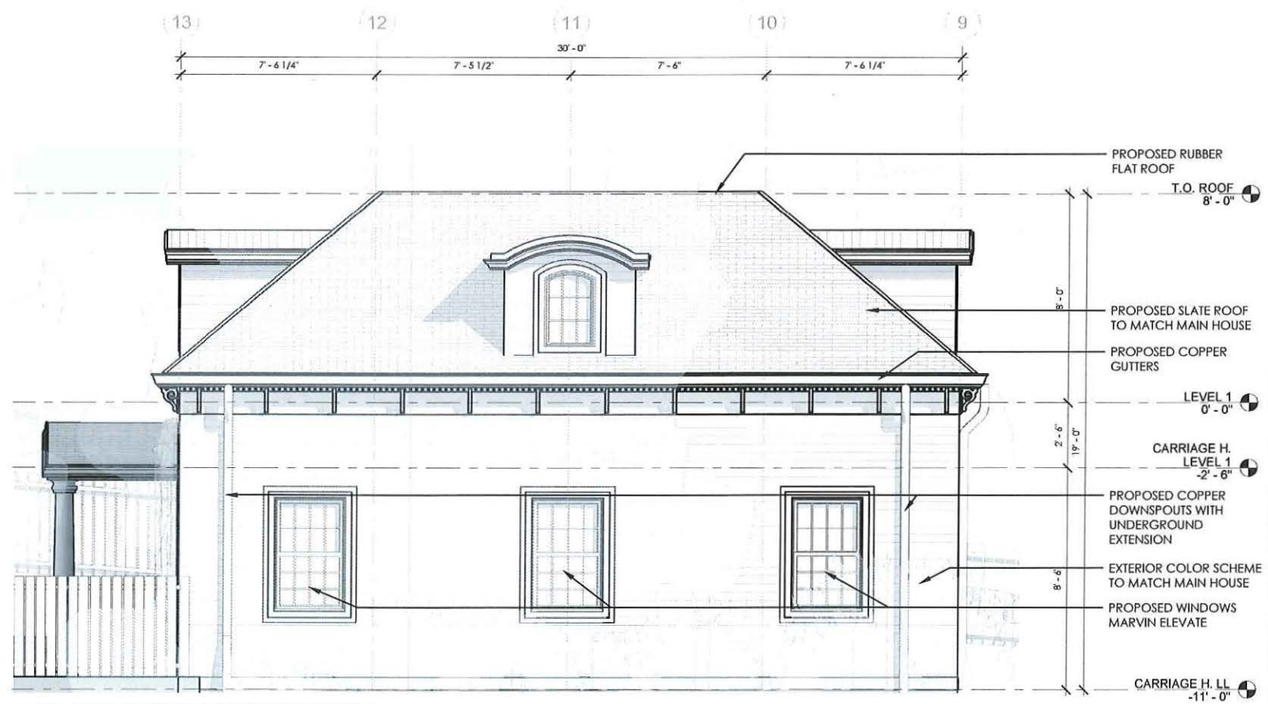


② BZA - EXISTING CARRIAGE HOUSE NORTH ELEVATION
3/8" = 1'-0"

EXISTING PHOTO



PROPOSED RENDER



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

SAM KACHMAR ARCHITECTS

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REGISTRATIONS:

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STRUCTURAL ENGINEERS
48 Grove Street Somerville, MA 02144
T 617-628-4702 F 781-383-1041

CARRIAGE HOUSE NORTH ELEVATION

DAN & ELIZABETH STERNER

STERNER RESIDENCE

43 RESERVOIR ST. CAMBRIDGE MA 02138

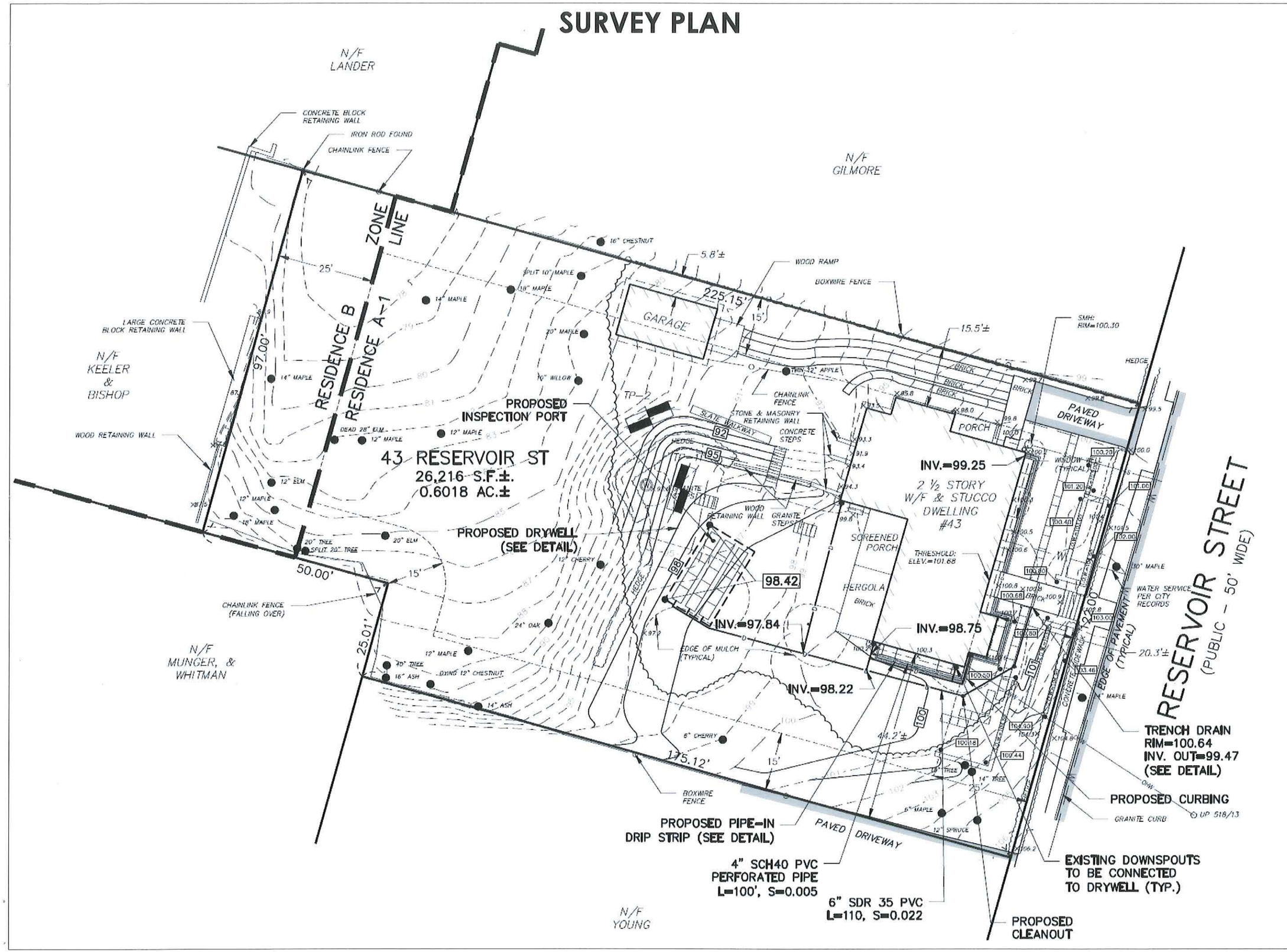
Project Status	BZA SET
Project number	2017.05
Date	01/24/22
Drawn by	Author
Checked by	Checker

BZA-203

Scale	3/8" = 1'-0"

1/24/2022 1:26:59 PM

SURVEY PLAN



SKA

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CAMBRIDGE MA, 02138

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STRUCTURAL ENGINEER:

R&G Roome & Guarracino LLC STRUCTURAL ENGINEERS 48 Grove Street Somerville, MA 02144 T: 617-628-1703 F: 781-985-1041

SURVEY PLAN

DAN & ELIZABETH STERNER

STERNER RESIDENCE

43 RESERVOIR ST. CAMBRIDGE MA 02138

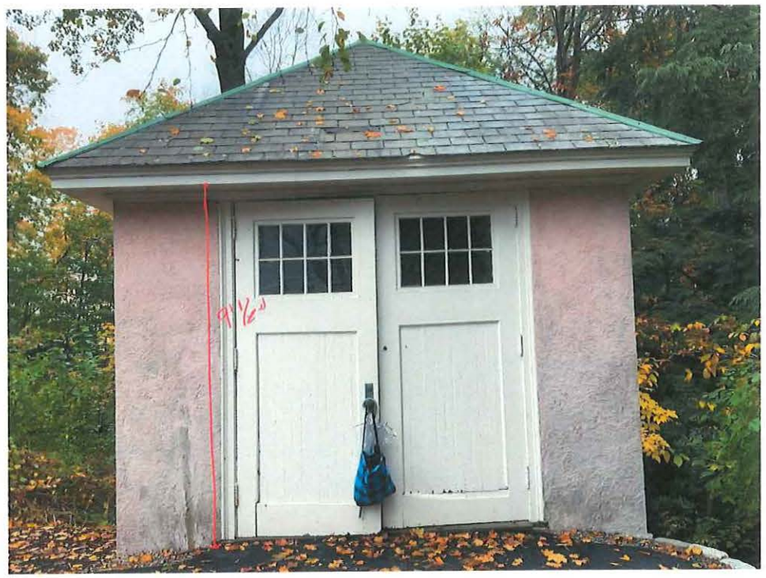
Project Status	BZA SET
Project number	2017.05
Date	01/24/22
Drawn by	Author
Checked by	Checker

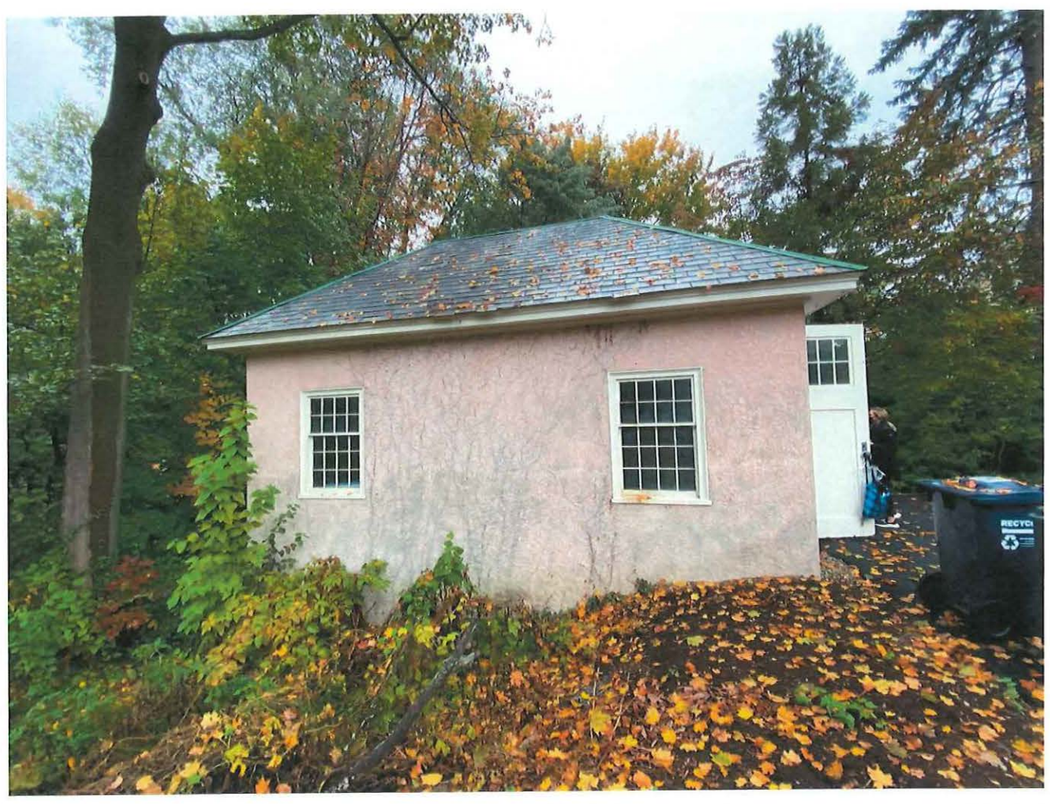
BZA-301

Scale

1/24/2022 1:26:05 PM

EXISTING PHOTOS





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CAMBRIDGE MA, 02138

REGISTRATIONS:

STRUCTURAL ENGINEER:

Roome & Guarracino LLC
STRUCTURAL ENGINEERS
18 Grove Street Somerville, MA 02144
T 617-628-4703 F 781-583-1061

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

1/24/2022 1:26:09 PM

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

STERNER RESIDENCE

BZA SET
03/16/22

DAN & ELIZABETH
STERNER

43 RESERVOIR ST.
CAMBRIDGE MA
02138

ARCHITECT:

SKA INC.

SKA

(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

R&G

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 CARRAIGE HOUSE.

BZA - SHEET LIST

Sheet Number	Sheet Name	Designed by
BZA-000	COVER	SKA
BZA-001	SITE AXONS	Author
BZA-002	AREA PLANS	Author
BZA-003	SOLAR STUDY	Author
BZA-004	SITE PLANS	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	Author
BZA-202	CARRIAGE HOUSE WEST ELEVATION	Author
BZA-203	CARRIAGE HOUSE NORTH ELEVATION	Author
BZA-204	SECTIONS	Author
BZA-300	QR CODE	Author
BZA-301	SURVEY PLAN	Author
BZA-302	ADDITIONAL EXISTING PHOTOS	Author
BZA-303	ADDITIONAL EXISTING PHOTOS	Author

Grand total: 17

EXISTING SITE AXON

PROPOSED SITE AXON

SKA

SAM KACHMAR
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357 HURON AVE.
CAMBRIDGE MA,

REGISTRATIONS:

STRUCTURAL ENGINEER:

R&G Roome & Guarracino LLC STRUCTURAL ENGINEERS 58 Grove Street Somerville, MA 02144 T 617-628-1705 F 781-393-1161

SITE AXONS

DAN & ELIZABETH STERNER

STERNER RESIDENCE

43 RESERVOIR ST. CAMBRIDGE
MA 02138

Project Status	BZA SET
Project number	2017.05
Date	03/16/22
Drawn by	Author
Checked by	Checker

BZA-001

Scale

3/16/2022 4:37:55 PM

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 = 0.256

REQUIRED FAR = 0.50

OPEN SPACE CALCULATIONS

EXISTING OPEN SPACE = 83%

PROPOSED OPEN SPACE = 89%

REQUIRED OPEN SPACE =50%

MAIN HOUSE TOTAL SF

EXISTING GROSS BUILDING AREA		
Level	Name	Area
LOWER LEVEL	UNFINISHED BASEMENT	2063 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
		7250 SF

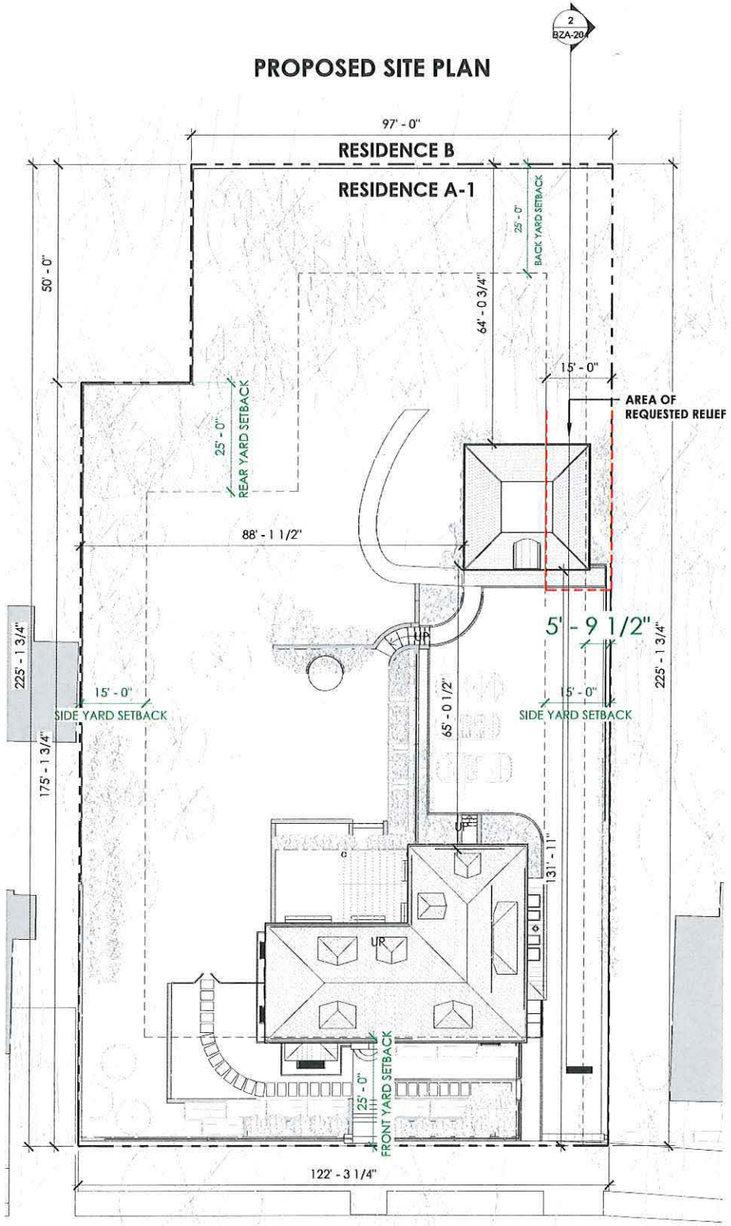
PROPOSED GROSS BUILDING AREA		
Level	Name	Area
LOWER LEVEL	FINISHED BASEMENT	2063 SF
LEVEL 1	COVERED PORCH	27 SF
LEVEL 1	COVERED PORCH	17 SF
LEVEL 1	FINISHED LIVING AREA	2039 SF
LEVEL 2	FINISHED LIVING AREA	1877 SF
LEVEL 3	FINISHED LIVING AREA	1227 SF
		7250 SF

CARRIAGE HOUSE TOTAL SF

EXISTING GROSS BUILDING AREA 2		
Level	Name	Area
LOWER LEVEL	UNFINISHED CARRIAGE HOUSE	324 SF
		324 SF

PROPOSED GROSS BUILDING AREA 2		
Level	Name	Area
LOWER LEVEL	GARAGE	729 SF
LEVEL 1	STORAGE	340 SF
		1069 SF

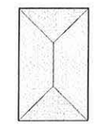
PROPOSED SITE PLAN



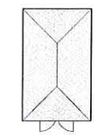
1 PROPOSED - PLOT PLAN
1/16" = 1'-0"

AREA PLANS | *CARRIAGE HOUSE*

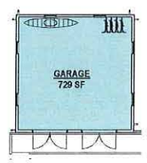
17 BZA- EXG LL AREA PLAN
1/16" = 1'-0"



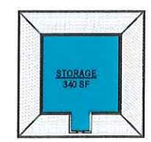
14 BZA - EXG ROOF PLAN
1/16" = 1'-0"



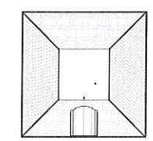
16 BZA -EXG ROOF PLAN
1/16" = 1'-0"



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

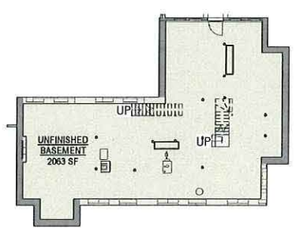


11 BZA - PROP. CARRIAGE HOUSE L1 AREA PLAN
1/16" = 1'-0"

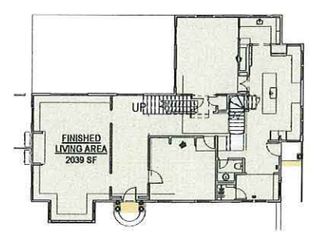


13 BZA - PROP. CARRIAGE HOUSE ROOF PLAN
1/16" = 1'-0"

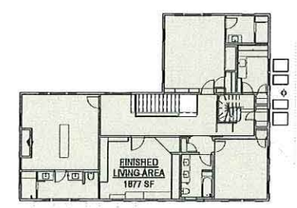
AREA PLANS | *MAIN HOUSE*



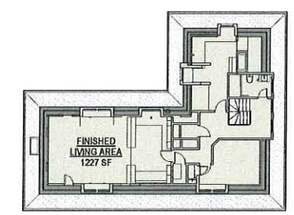
3 BZA - EXG LOWER LEVEL AREA PLAN
1/16" = 1'-0"



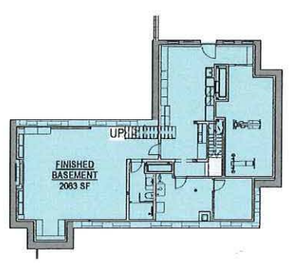
2 BZA - EXG LEVEL 1 AREA PLAN
1/16" = 1'-0"



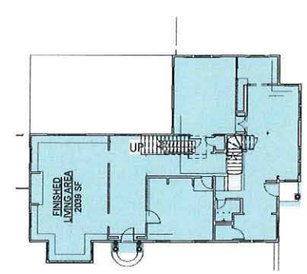
4 BZA - EXG LEVEL 2 AREA PLAN
1/16" = 1'-0"



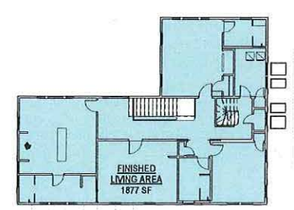
5 BZA - EXG LEVEL 3 AREA PLAN
1/16" = 1'-0"



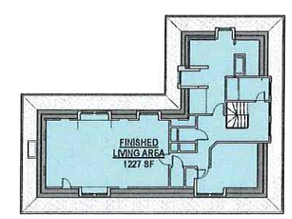
9 BZA - PROP LOWER LEVEL AREA PLAN
1/16" = 1'-0"



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

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Project Status	BZA SET
Project number	2017.05
Date	03/16/22
Drawn by	Author
Checked by	Checker

BZA-002

Scale	1/16" = 1'-0"

3/16/2022 4:37:59 PM

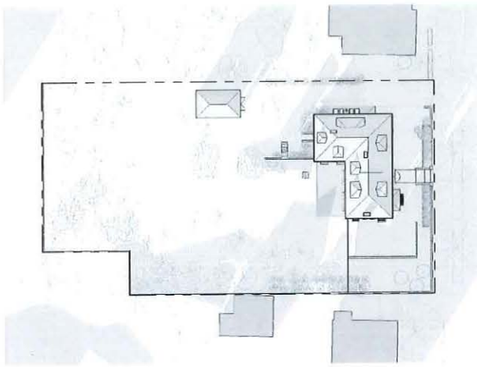
WINTER SOLSTICE - EXISTING

WINTER SOLSTICE - PROPOSED

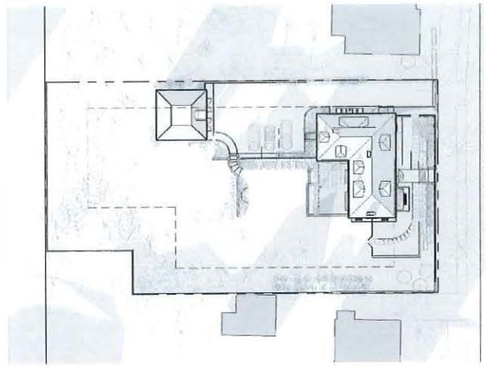
SUMMER SOLSTICE - EXISTING

SUMMER SOLSTICE - PROPOSED

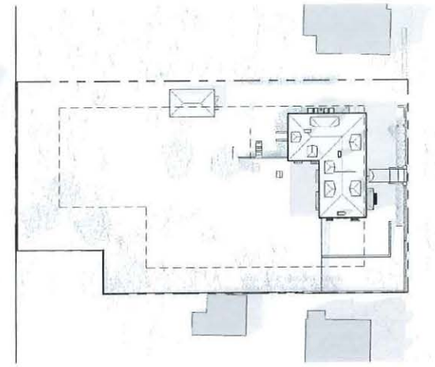
AFTERNOON - 3PM



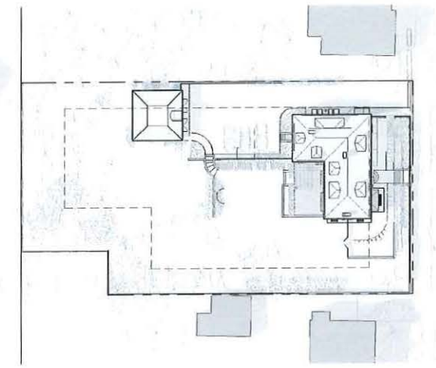
(2) BZA - EXISITNG SITE PLAN - WINTER 3PM
1" = 40'-0"



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

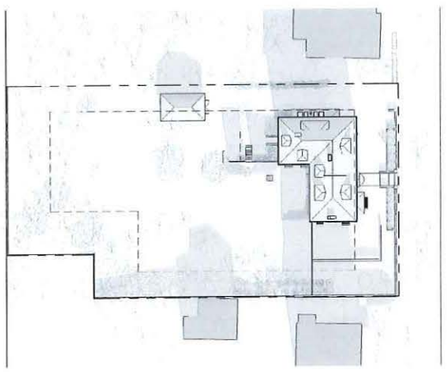


(7) BZA - EXISTING SITE PLAN - SUMMER 3PM
1" = 40'-0"

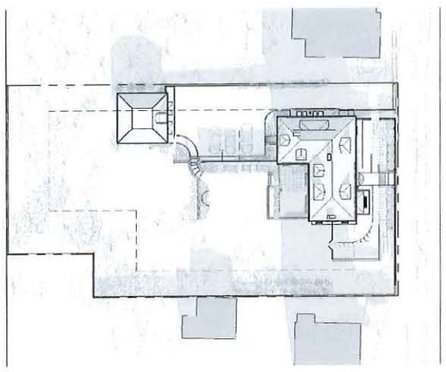


(10) BZA - PROPOSED SITE PLAN - SUMMER 3PM
1" = 40'-0"

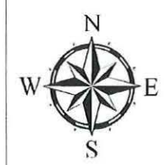
NOON - 12PM

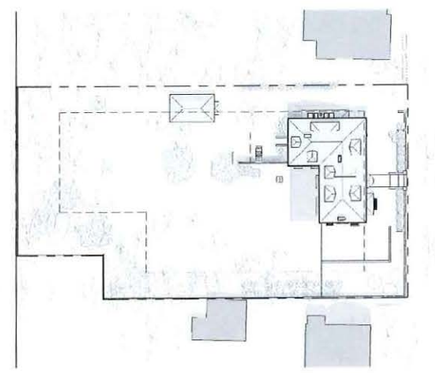


(3) BZA - EXISTING SITE PLAN - WINTER 12PM
1" = 40'-0"

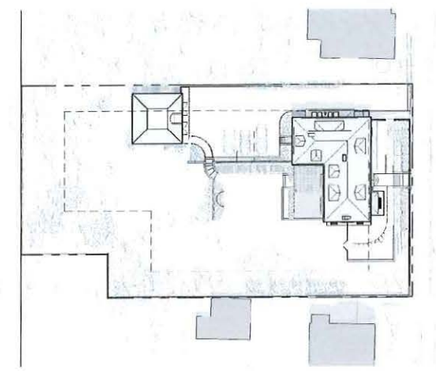


(6) BZA - PROPOSED SITE PLAN - WINTER 12PM
1" = 40'-0"



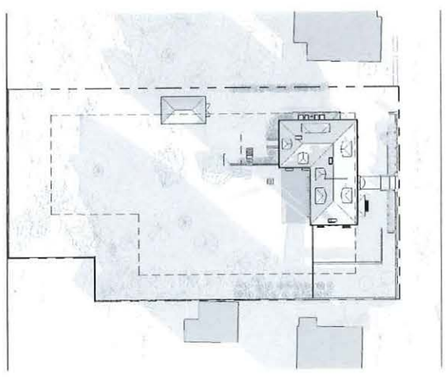


(8) BZA - EXISTING SITE PLAN - SUMMER 12PM
1" = 40'-0"

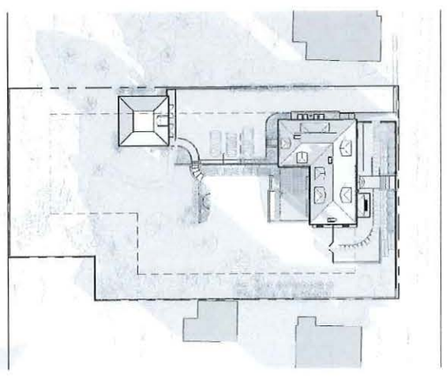


(11) BZA - PROPOSED SITE PLAN - SUMMER 12 PM
1" = 40'-0"

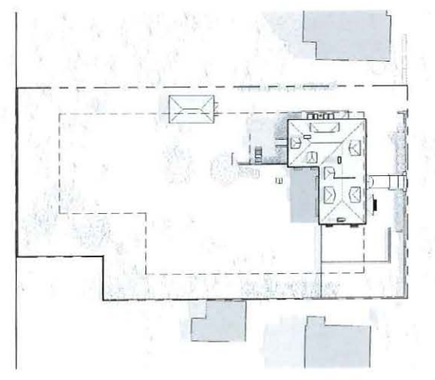
MORNING - 9AM



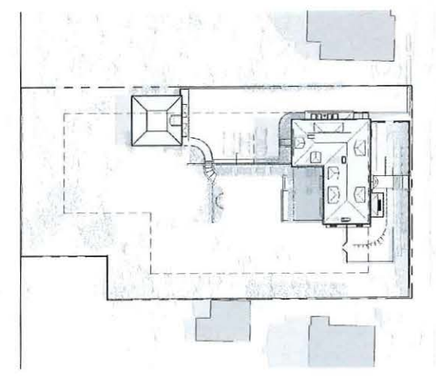
(4) BZA - EXISTING SITE PLAN - WINTER 9AM
1" = 40'-0"



(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

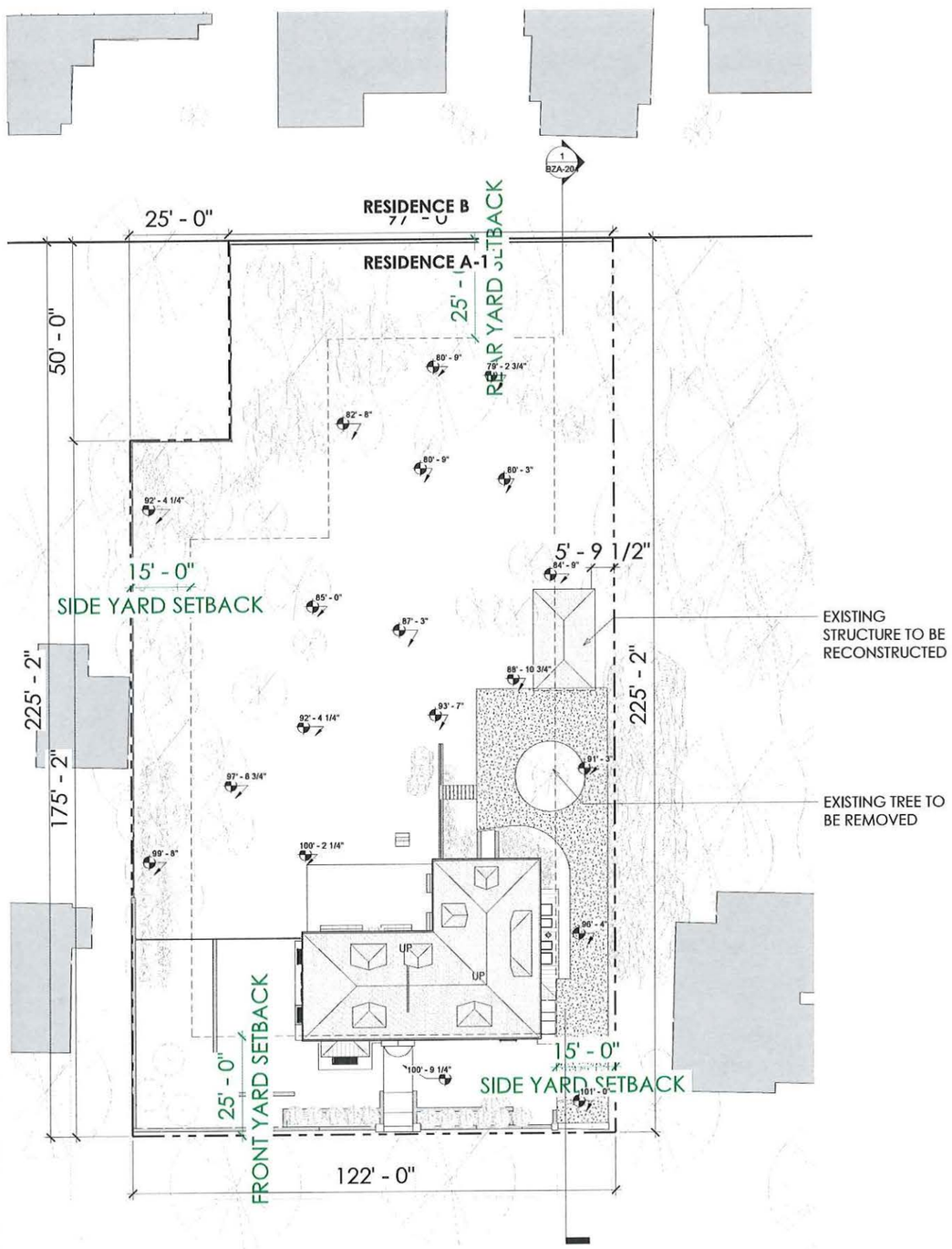
Project Status	BZA SET
Project number	2017.05
Date	03/16/22
Drawn by	Author
Checked by	Checker

BZA-003

Scale	1" = 40'-0"

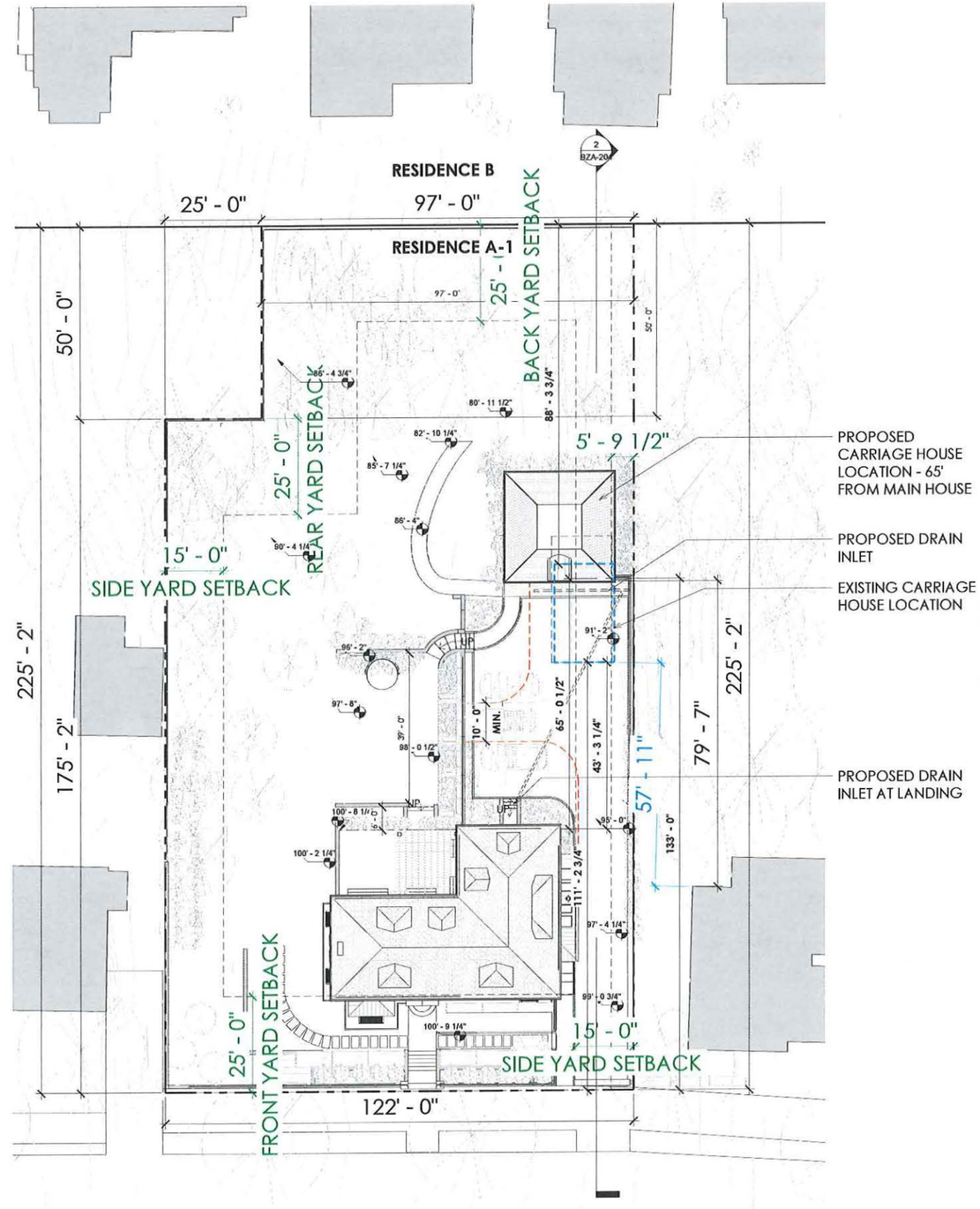
3/16/2022 4:38:24 PM

EXISTING SITE PLAN



② BZA - EXISTING SITE PLAN
1/16" = 1'-0"

PROPOSED SITE PLAN



① BZA - PROPOSED SITE PLAN
1/16" = 1'-0"

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SITE PLANS

DAN & ELIZABETH STERNER

STERNER RESIDENCE

43 RESERVOIR ST. CAMBRIDGE
MA 02138

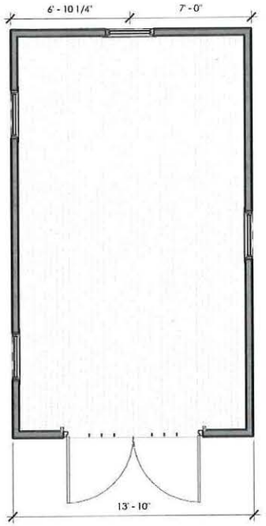
Project Status	BZA SET
Project number	2017.05
Date	03/16/22
Drawn by	Author
Checked by	Checker

BZA-004

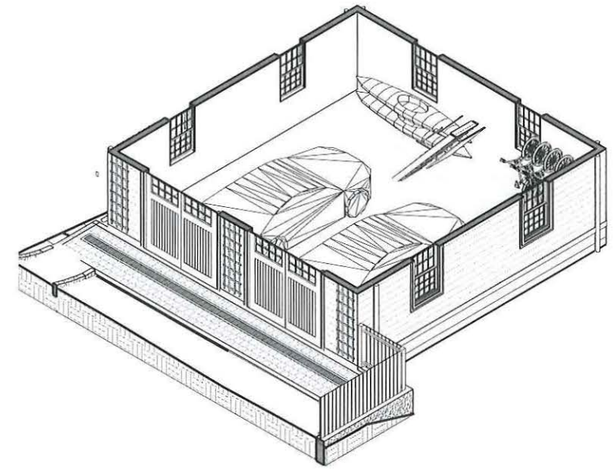
Scale 1/16" = 1'-0"

3/16/2022 4:38:26 PM

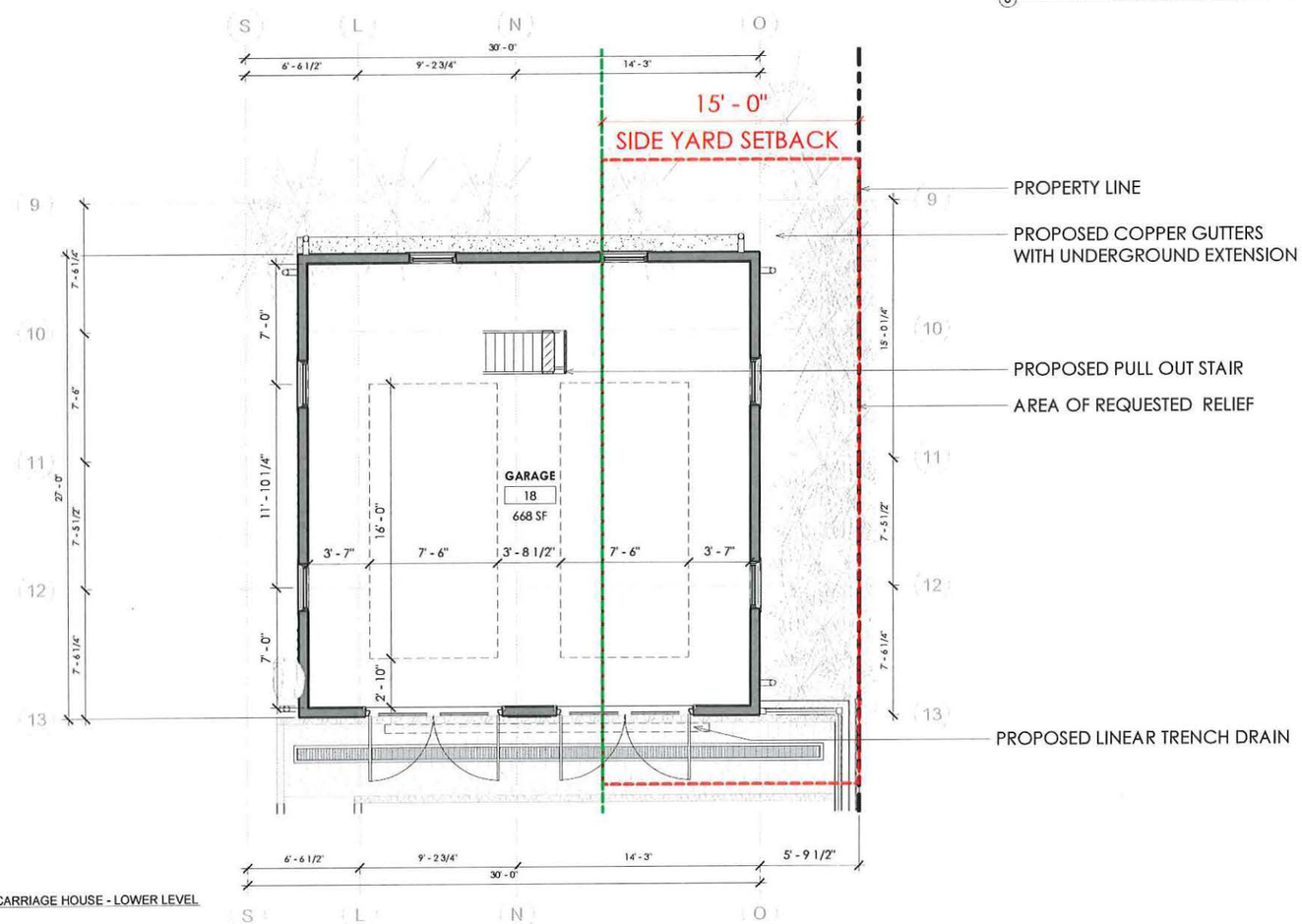
EXISTING



4 BZA - EXISITNG 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

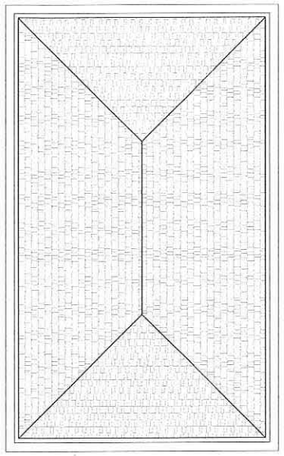
Project Status	BZA SET
Project number	2017.05
Date	03/16/22
Drawn by	Author
Checked by	Checker

BZA-100

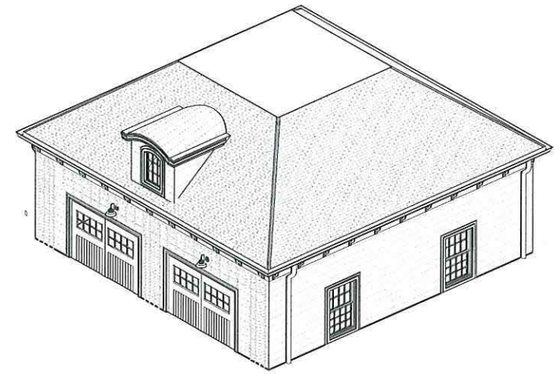
Scale 1/4" = 1'-0"

3/16/2022 4:38:27 PM

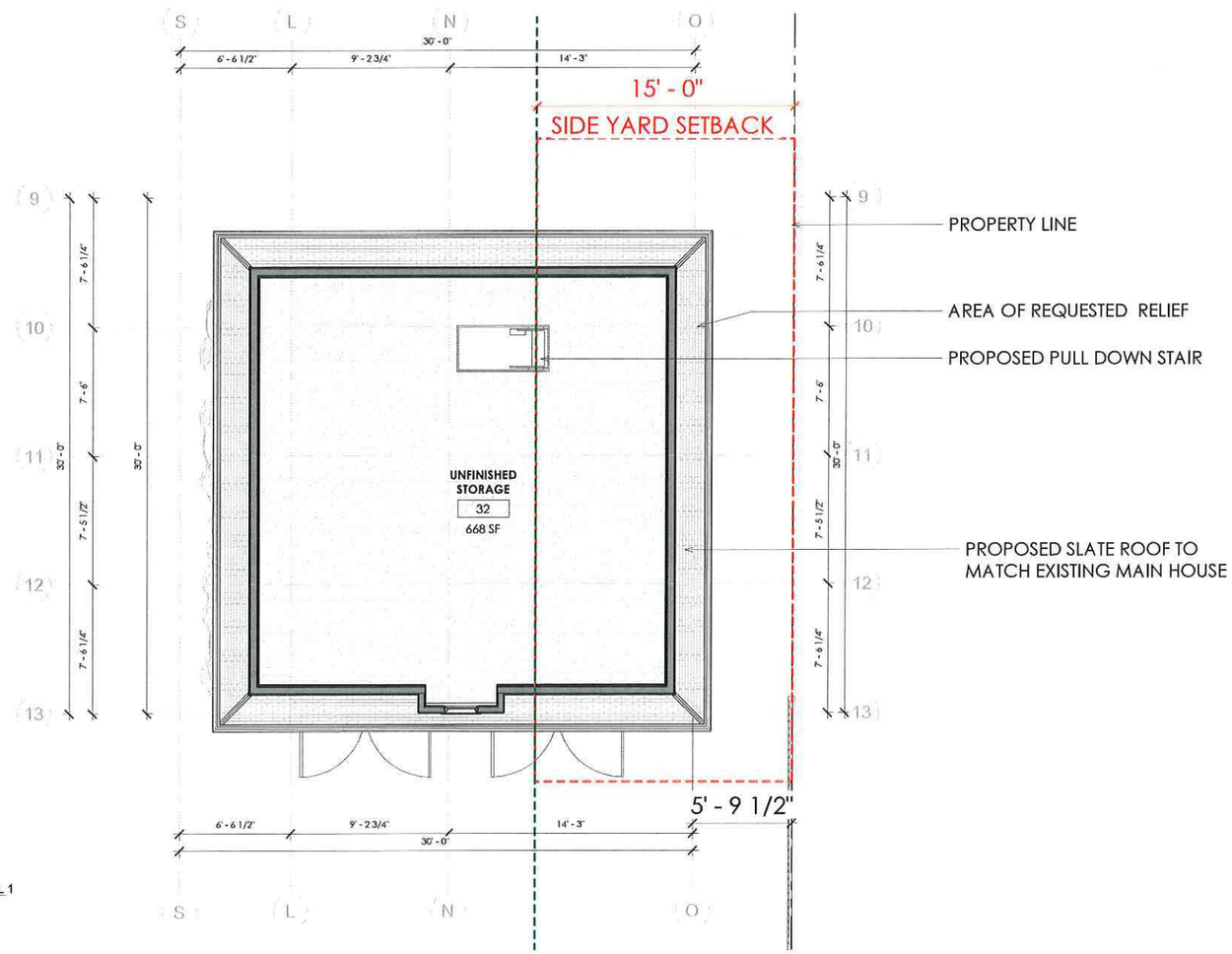
EXISTING



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

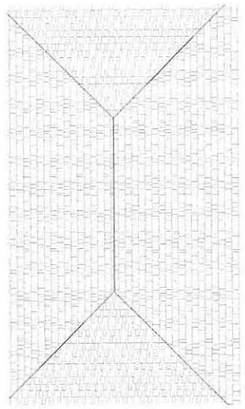
Project Status	BZA SET
Project number	2017.05
Date	03/16/22
Drawn by	Author
Checked by	Checker

BZA-101

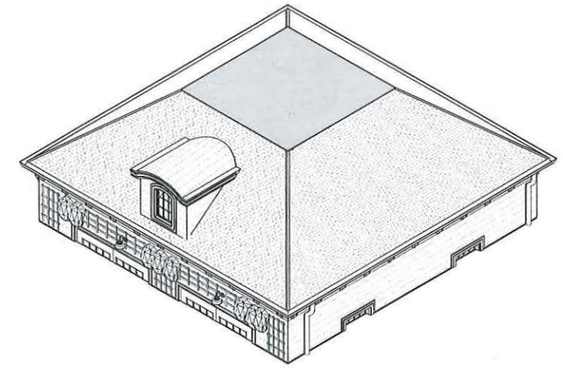
Scale 1/4" = 1'-0"

3/15/2022 4:38:28 PM

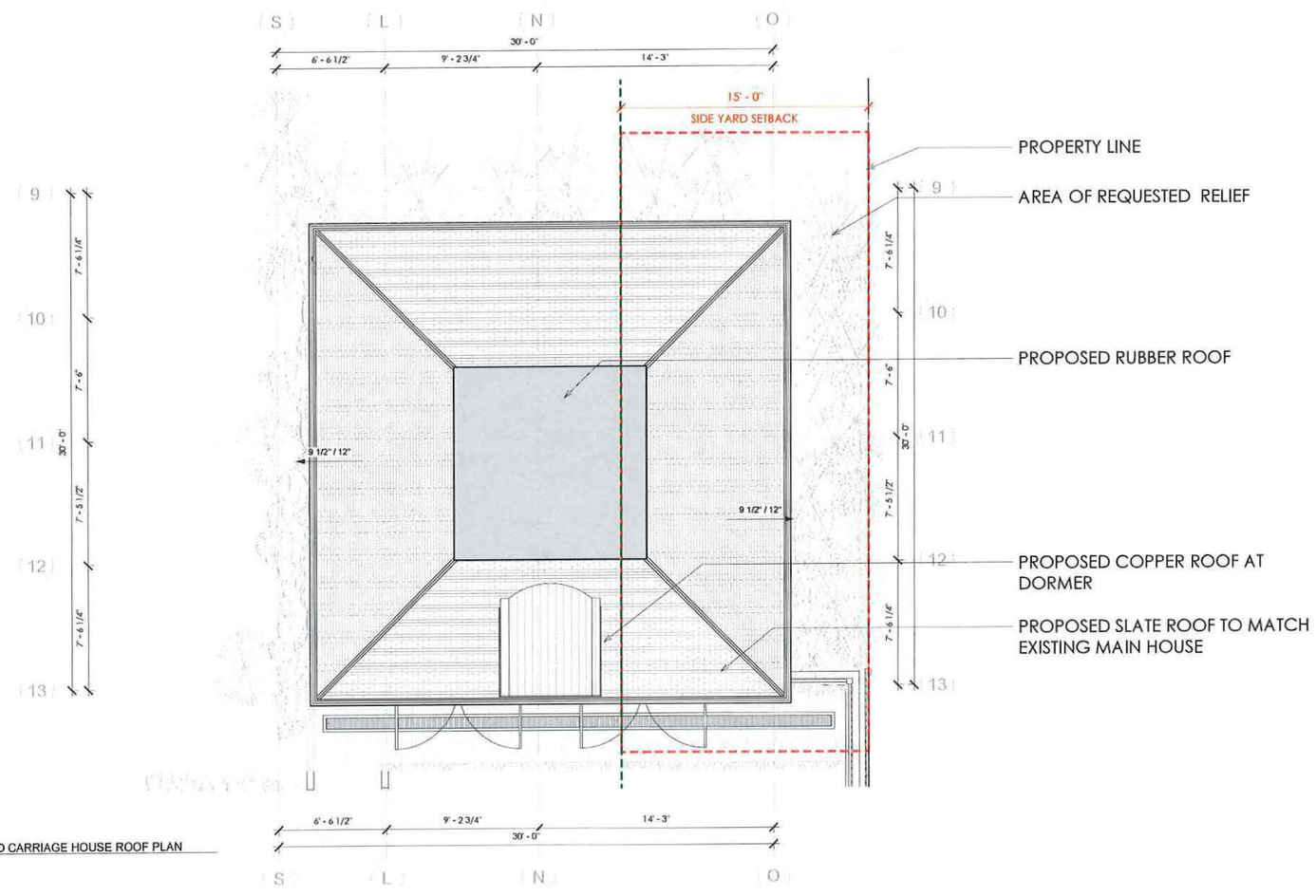
EXISTING



(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

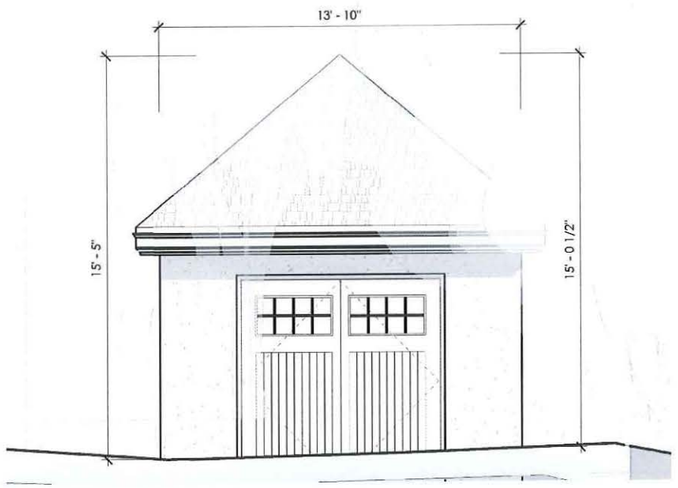
Project Status	BZA SET
Project number	2017.05
Date	03/16/22
Drawn by	Author
Checked by	Checker

BZA-102

Scale 1/4" = 1'-0"

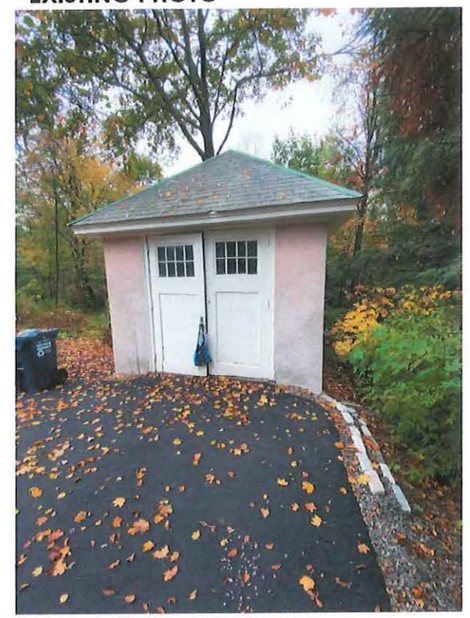
3/16/2022 4:38:29 PM

PROPOSED - EAST ELEVATION

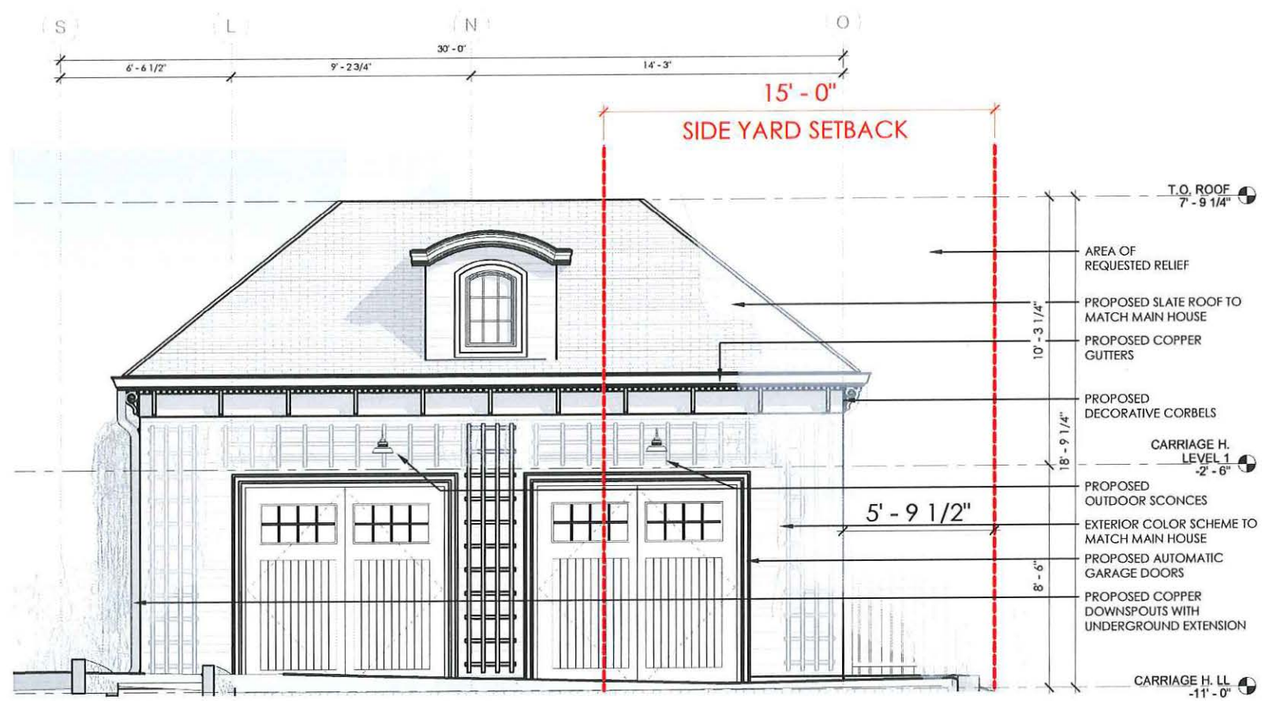


② BZA - EXISTING CARRIAGE HOUSE EAST ELEVATION
3/8" = 1'-0"

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

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Date	03/16/22
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BZA-200

Scale 3/8" = 1'-0"

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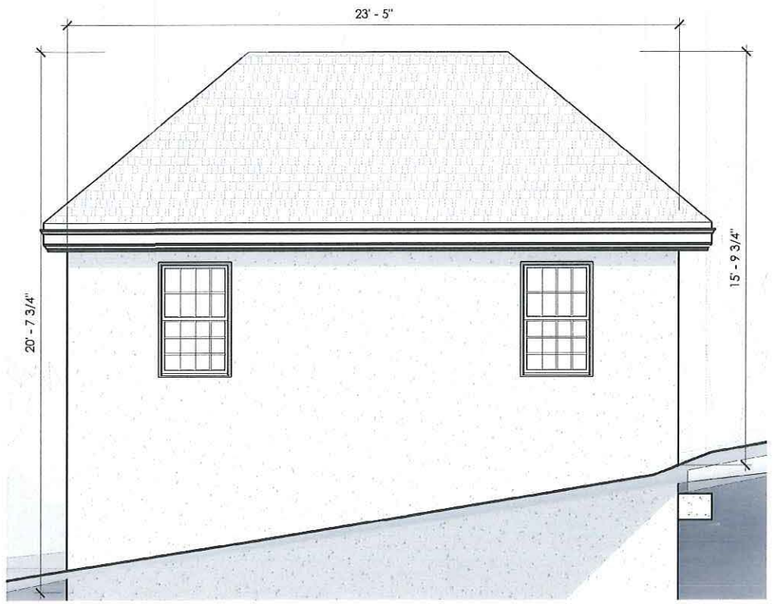
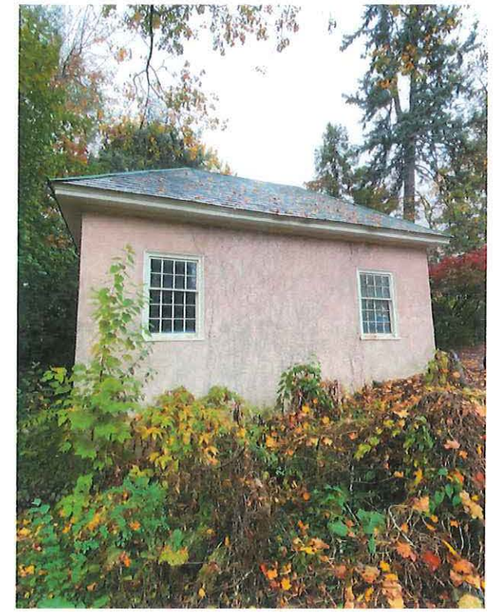
PROPOSED - SOUTH ELEVATION

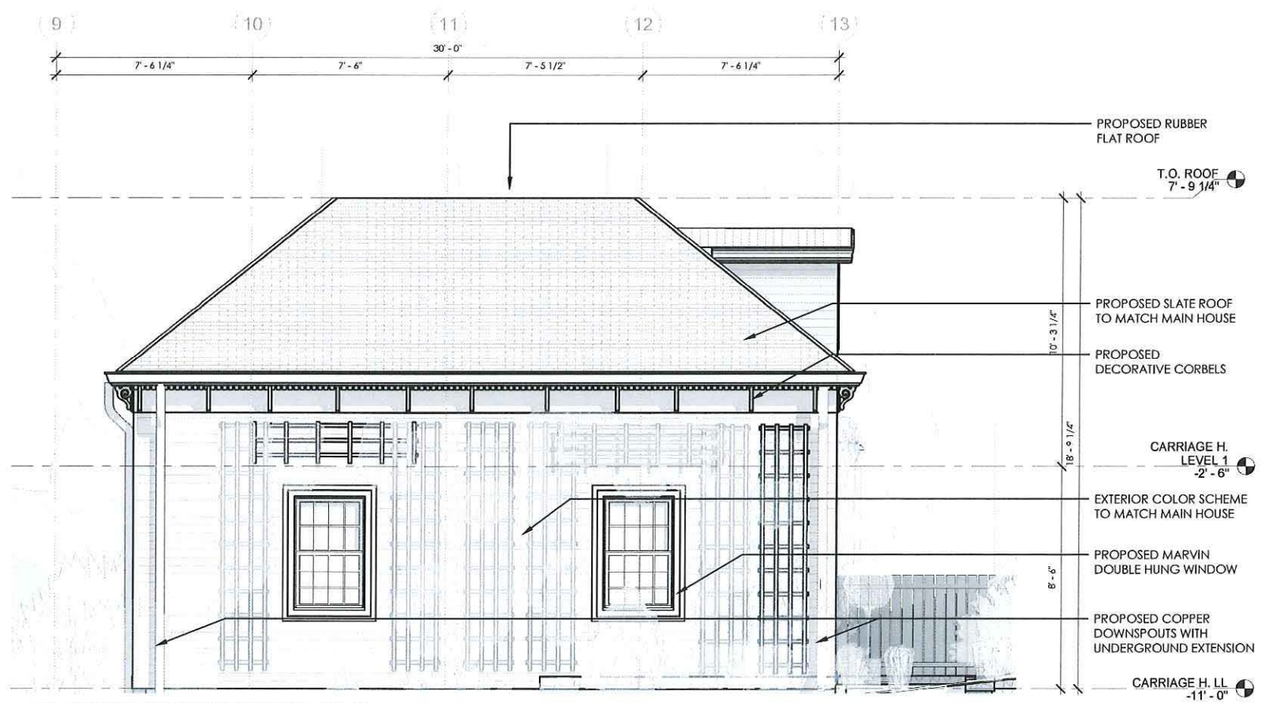


② BZA - EXISITNG CARRIAGE HOUSE SOUTH ELEVATION
3/8" = 1'-0"

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
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Scale 3/8" = 1'-0"

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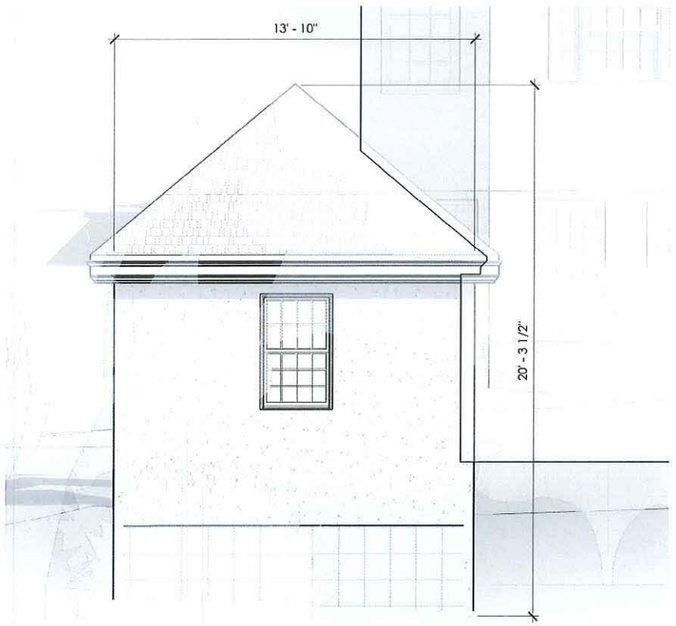
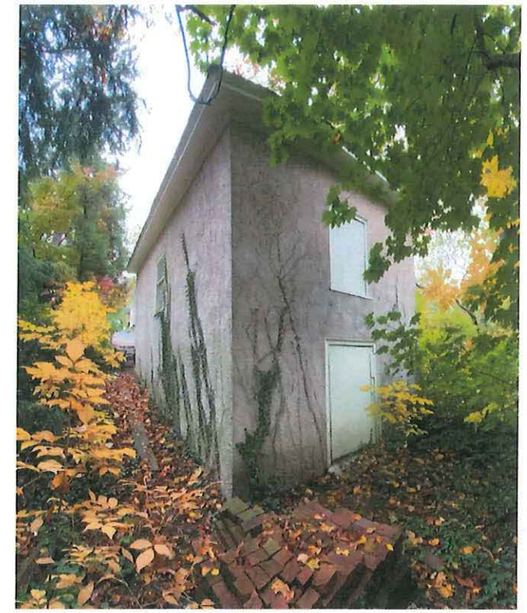
PROPOSED - WEST ELEVATION

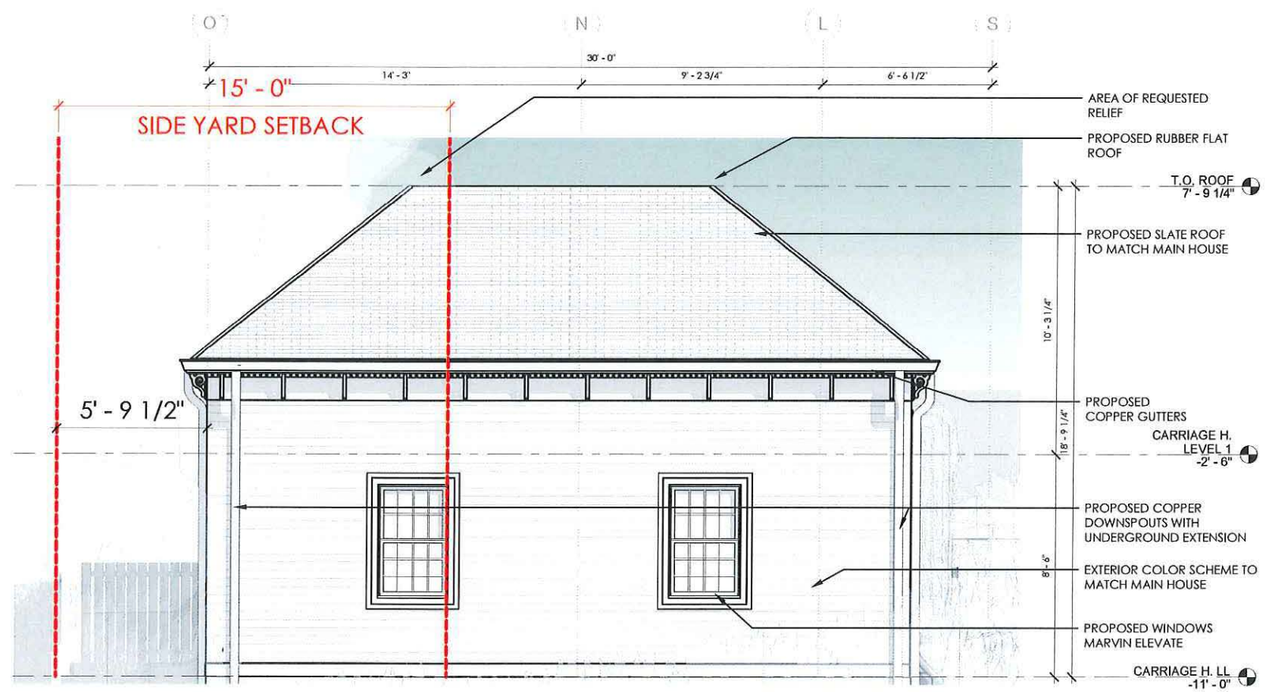


2 BZA - EXISTING CARRIAGE HOUSE WEST ELEVATION
3/8" = 1'-0"

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
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Scale 3/8" = 1'-0"

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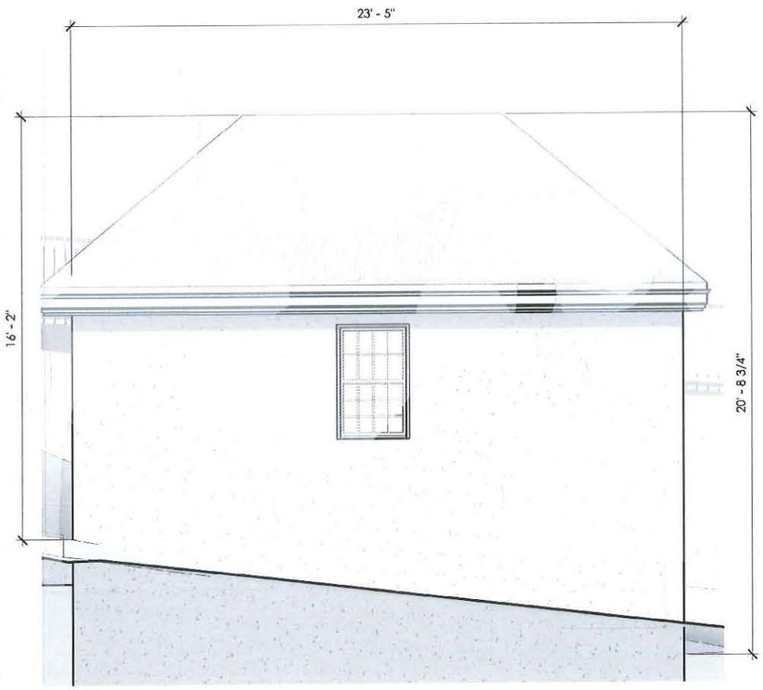
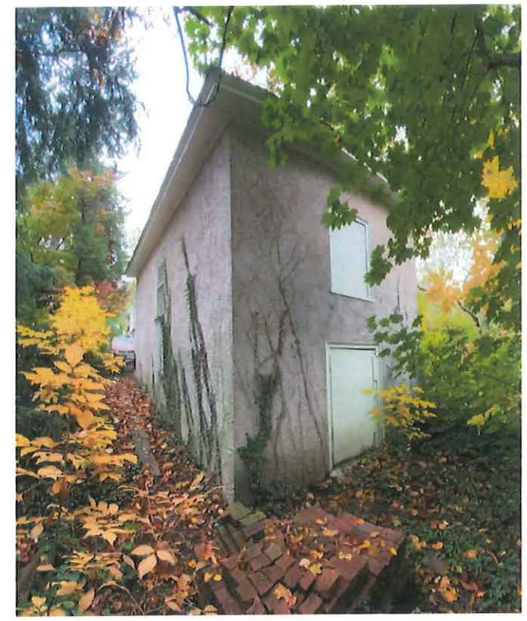
PROPOSED - NORTH ELEVATION

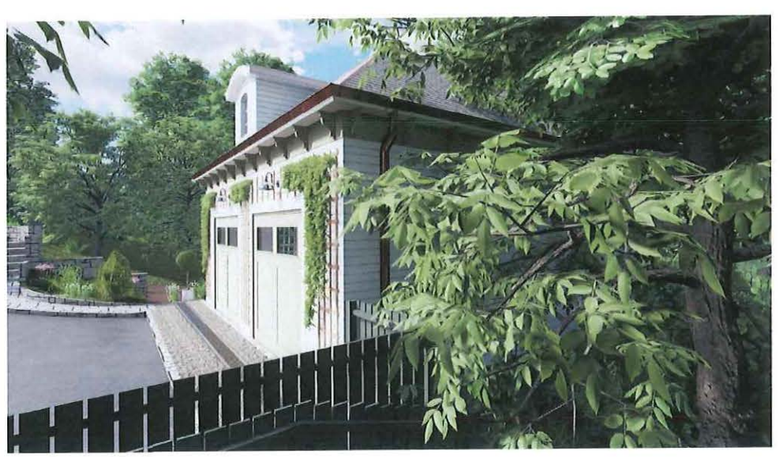


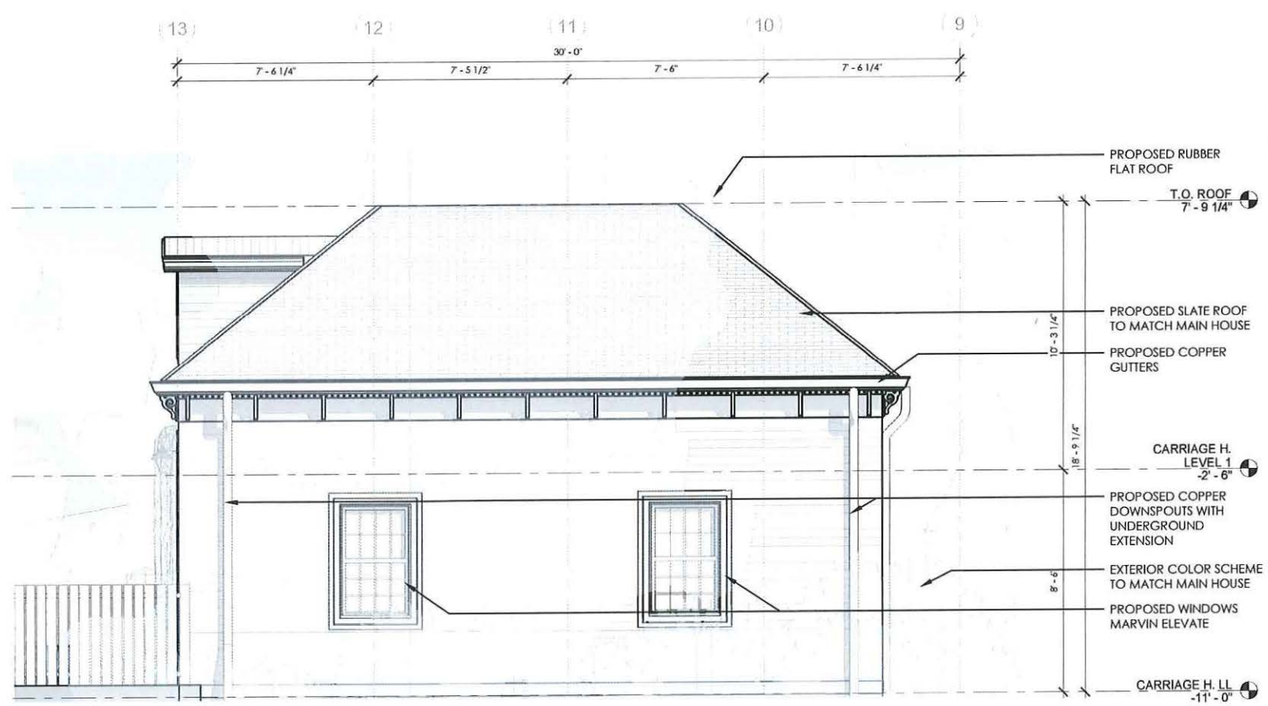
② BZA - EXISTING CARRIAGE HOUSE NORTH ELEVATION
3/8" = 1'-0"

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

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Scale 3/8" = 1'-0"

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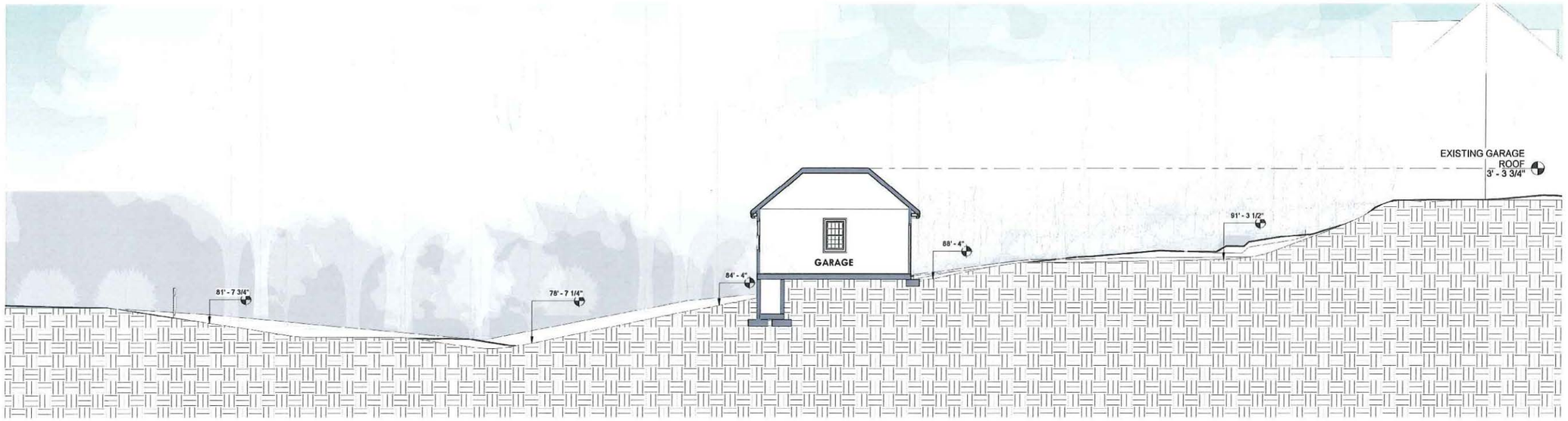
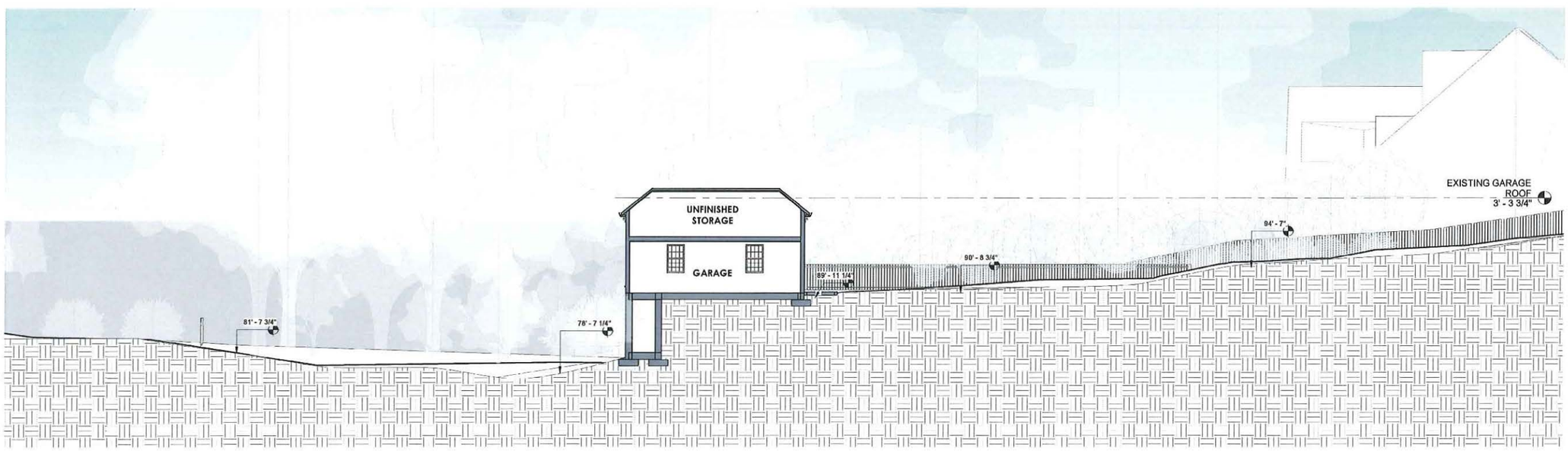
EXISTING - SECTION



1 EXISTING CARRIAGE HOUSE - SECTION A
1/8" = 1'-0"

PROPOSED - SECTION



2 PROPOSED CARRIAGE HOUSE - SECTION A
1/8" = 1'-0"

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SECTIONS

DAN & ELIZABETH STERNER

STERNER RESIDENCE

43 RESERVOIR ST. CAMBRIDGE
MA 02138

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Scale	1/8" = 1'-0"

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END OF PRESENTATION

43 RESERVOIR EXTERIOR VIDEO RENDER

SUPPLEMENTARY SHEETS FOR REFERENCE BELOW

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DAN & ELIZABETH STERNER

STERNER RESIDENCE

43 RESERVOIR ST. CAMBRIDGE
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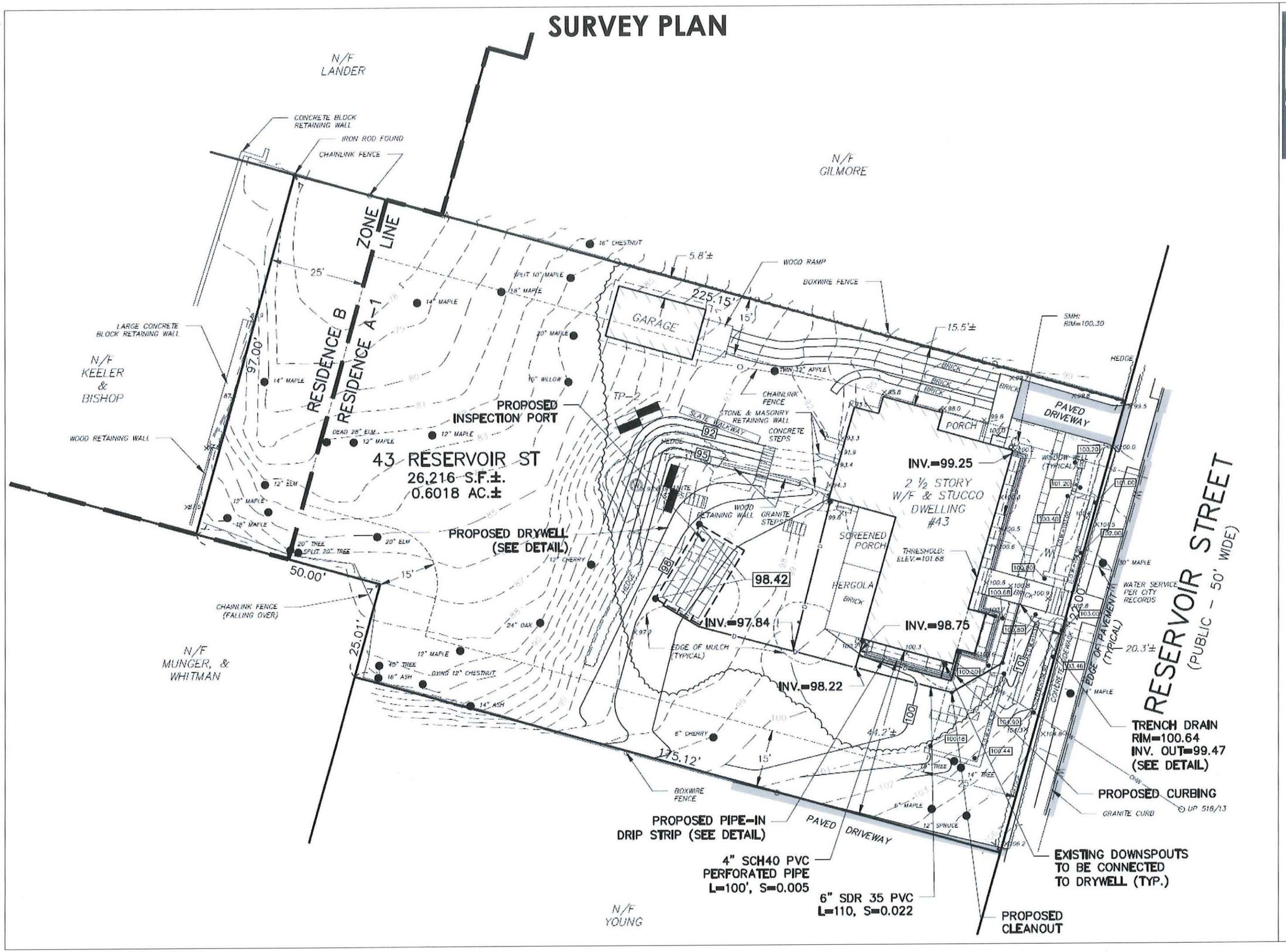
SURVEY PLAN



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SURVEY PLAN

DAN & ELIZABETH STERNER

STERNER RESIDENCE

43 RESERVOIR ST. CAMBRIDGE MA 02138

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Scale

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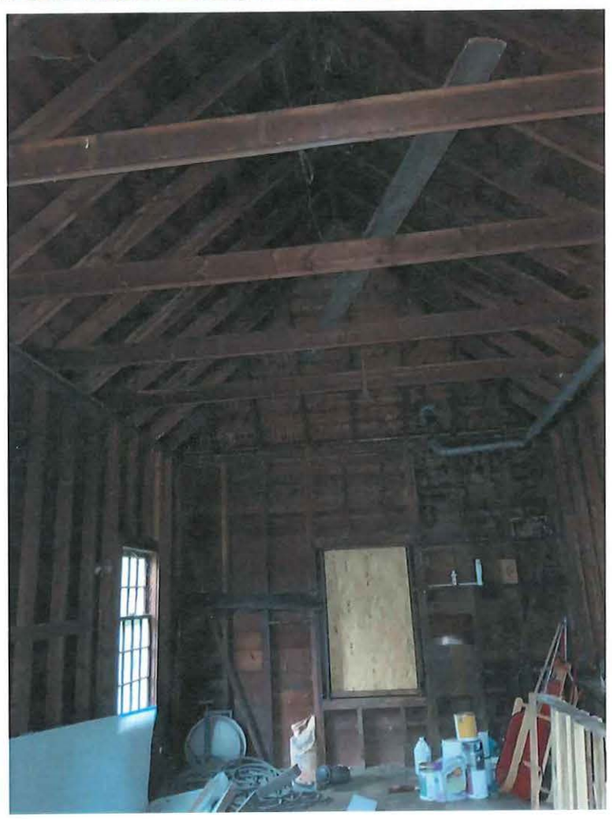
EXISTING PHOTOS



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ADDITIONAL EXISTING PHOTOS

DAN & ELIZABETH STERNER

STERNER RESIDENCE

43 RESERVOIR ST. CAMBRIDGE MA 02138

Project Status	BZA SET
Project number	2017.05
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BZA-302

Scale

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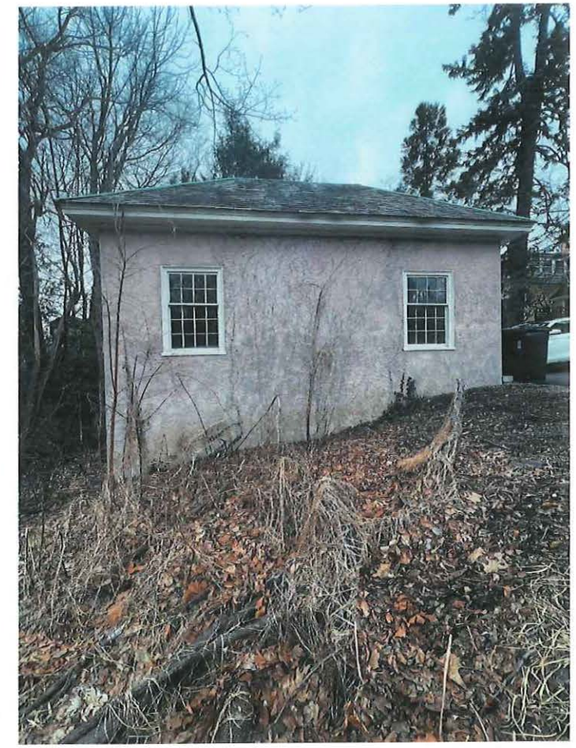
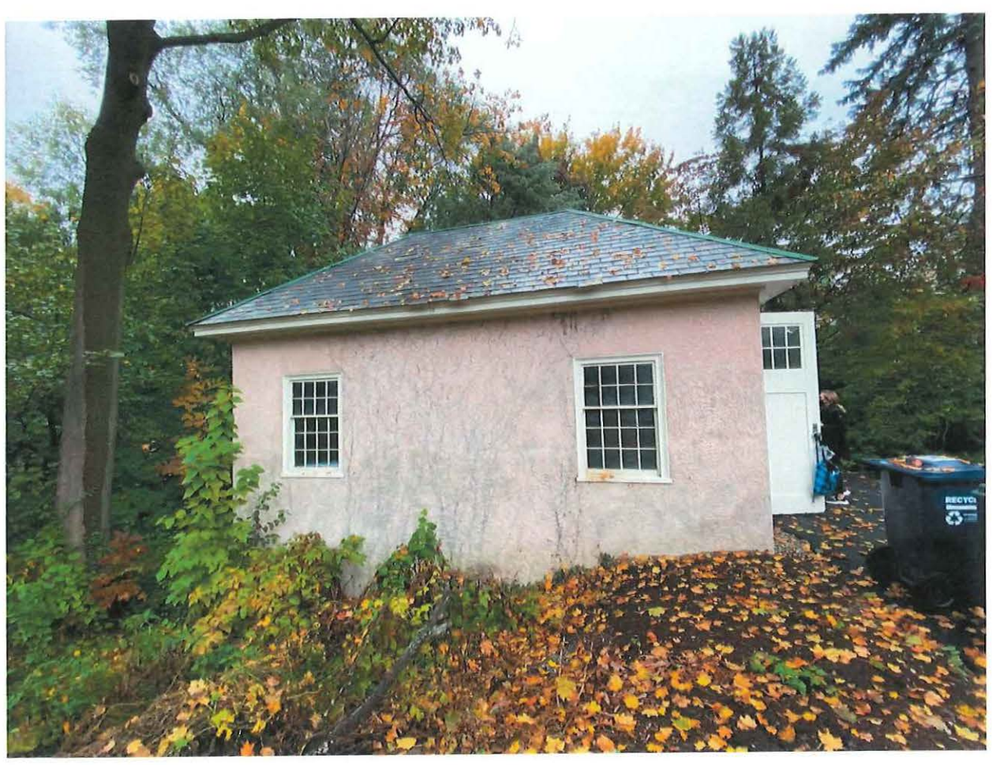
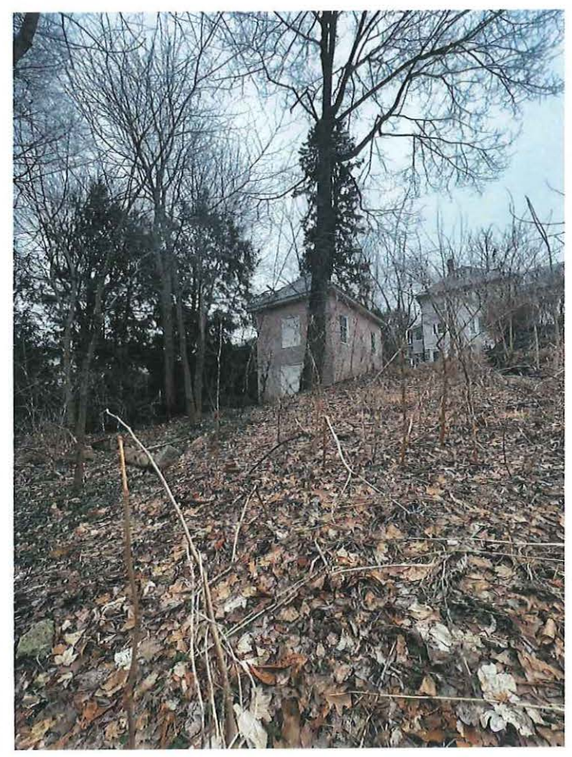
EXISTING PHOTOS







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ADDITIONAL EXISTING PHOTOS

DAN & ELIZABETH STERNER

STERNER RESIDENCE

43 RESERVOIR ST. CAMBRIDGE MA 02138

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