



CITY OF CAMBRIDGE  
MASSACHUSETTS  
BOARD OF ZONING APPEAL  
831 MASSACHUSETTS AVENUE  
CAMBRIDGE, MA 02139  
617 349-6100

BZA APPLICATION FORM

Plan No: BZA-017224-2019

GENERAL INFORMATION

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

Special Permit :    √    Variance :    √    Appeal :           

PETITIONER : 62 Reed Street, LLC - C/O James J. Rafferty, Esq.

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

LOCATION OF PROPERTY : 62 Reed St Cambridge, MA 02140

TYPE OF OCCUPANCY : \_\_\_\_\_ ZONING DISTRICT : Residence B Zone

REASON FOR PETITION :  
Additions

**DESCRIPTION OF PETITIONER'S PROPOSAL :**

Petitioner seeks to convert existing three family dwelling to a two family dwelling and to relocate structure approximately 3' to the left and to replace the rear corners of the building with a new, two story addition.

Petitioner also seeks a special permit to allow for the installation of windows on a nonconforming wall.

**SECTIONS OF ZONING ORDINANCE CITED :**

Article <u>5.000</u>	Section <u>5.31 (Table of Dimensional Requirements).</u>
Article <u>8.000</u>	Section <u>8.22.3 (Non-Conforming Structure).</u>
Article <u>8.000</u>	Section <u>8.22.2.C (Non-Conforming Structure).</u>
Article <u>10.000</u>	Section <u>10.30 (Variance).</u>

Original Signature(s) :

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

James J. Rafferty, Esq.

\_\_\_\_\_  
(Print Name)

Address : 907 Massachusetts Avenue, Suite 300

Cambridge, MA 02139

Tel. No. : (617) 492-4100

E-Mail Address : jrafferty@adamsrafferty.com

Date : December 5, 2019

**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 provisions of this Ordinance would prevent the petitioner from adjusting the location of the building on the lot to allow for an expansion of the very narrow corridor running between the structure and the neighboring residence immediately to the right.

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

The hardship is directly related to the location of the structure on the lot and it's age and condition.

**C) *DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:***

**1)** Substantial detriment to the public good for the following reasons:

There will be no detriment to the public good as a result of this application. Conversely, the neighboring residents of 64 Reed Street will benefit from the additional light and area that will be achieved by the relocation of 60-62 Reed Street.

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

The renovated structure will result in the conversion of a nonconforming use (three family dwelling) to a conforming use (two family).

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

**BZA APPLICATION FORM**

**SUPPORTING STATEMENT FOR A SPECIAL PERMIT**

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

Granting the Special Permit requested for 62 Reed St Cambridge, MA (location) would not be a detriment to the public interest because:

- A)** Requirements of the Ordinance can or will be met for the following reasons:  
Article 8.22.2.C permits the creation of windows on non-conforming walls when, as in this case, there are no further violations of the dimensional requirements of Article 5.000.
- B)** Traffic generated or patterns of access or egress would not cause congestion hazard, or substantial change in established neighborhood character for the following reasons:  
There will not be any change in traffic patterns as a result of adding windows.
- C)** The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would not be adversely affected by the nature of the proposed use for the following reasons:  
Adjacent uses will not be affected since the use of the property as a residence will not be changed.
- D)** Nuisance or hazard would not be created to the detriment of the health, safety and/or welfare of the occupant of the proposed use or the citizens of the City for the following reasons:  
Adding windows will benefit the health, safety, and welfare of the occupants of this dwelling.
- E)** For other reasons, the proposed use would not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this ordinance for the following reasons:  
The proposed windows will not change the use of the property and are consistent with the residential uses in the district.

**BZA APPLICATION FORM**

**DIMENSIONAL INFORMATION**

**APPLICANT:** James Rafferty, Esq.                      **PRESENT USE/OCCUPANCY:** three family  
**LOCATION:** 62 Reed St Cambridge, MA                      **ZONE:** Residence B Zone  
**PHONE:** \_\_\_\_\_ **REQUESTED USE/OCCUPANCY:** two family

	<b><u>EXISTING</u></b> <b><u>CONDITIONS</u></b>	<b><u>REQUESTED</u></b> <b><u>CONDITIONS</u></b>	<b><u>ORDINANCE</u></b> <b><u>REQUIREMENTS</u></b> <sup>1</sup>	
<b><u>TOTAL GROSS FLOOR AREA:</u></b>	<u>3,066 sf</u>	<u>3,451 sf</u>	<u>3,018 sf</u>	(max.)
<b><u>LOT AREA:</u></b>	<u>6,480 sf</u>	<u>no change</u>	<u>5,000 sf</u>	(min.)
<b><u>RATIO OF GROSS FLOOR AREA</u></b> <b><u>TO LOT AREA:</u> <sup>2</sup></b>	<u>.47</u>	<u>.53</u>	<u>.50</u>	(max.)
<b><u>LOT AREA FOR EACH DWELLING UNIT:</u></b>	<u>2,160 sf</u>	<u>3,239 sf</u>	<u>2,500 sf</u>	(min.)
<b><u>SIZE OF LOT:</u></b>				
<b>WIDTH</b>	<u>54'</u>	<u>no change</u>	<u>50'</u>	(min.)
<b>DEPTH</b>	<u>120'</u>	<u>no change</u>	<u>N/A</u>	
<b><u>SETBACKS IN FEET:</u></b>				
<b>FRONT</b>	<u>7.4'</u>	<u>no change</u>	<u>15'</u>	(min.)
<b>REAR</b>	<u>67.7'</u>	<u>63.4'</u>	<u>30'</u>	(min.)
<b>LEFT SIDE</b>	<u>13.4'</u>	<u>10.4'</u>	<u>7.5' (sum 20)</u>	(min.)
<b>RIGHT SIDE</b>	<u>.1'/.3'</u>	<u>3.1/3.4'</u>	<u>7.5' (sum 20)</u>	(min.)
<b><u>SIZE OF BLDG.:</u></b>				
<b>HEIGHT</b>	<u>24' 5.5"</u>	<u>23' 11"</u>	<u>35'</u>	(max.)
<b>LENGTH</b>	<u>44' 10.5"</u>	<u>49' 2"</u>	<u>N/A</u>	
<b>WIDTH</b>	<u>40'9"</u>	<u>no change</u>	<u>N/A</u>	
<b><u>RATIO OF USABLE OPEN SPACE</u></b> <b><u>TO LOT AREA:</u></b>	<u>36.9%</u>	<u>42%</u>	<u>40%</u>	(min.)
<b><u>NO. OF DWELLING UNITS:</u></b>	<u>3</u>	<u>2</u>	<u>2</u>	(max.)
<b><u>NO. OF PARKING SPACES:</u></b>	<u>3</u>	<u>2</u>	<u>2</u>	(min./max)
<b><u>NO. OF LOADING AREAS:</u></b>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	(min.)
<b><u>DISTANCE TO NEAREST BLDG.</u></b> <b><u>ON SAME LOT:</u></b>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	(min.)

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

1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.





# City of Cambridge

2019 DEC 19 PM 12:40

MASSACHUSETTS

BOARD OF ZONING APPEAL

OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

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

## Board of Zoning Appeal Waiver Form

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

RE: Case # BZA-017724-2019

Address: 62 Reed St

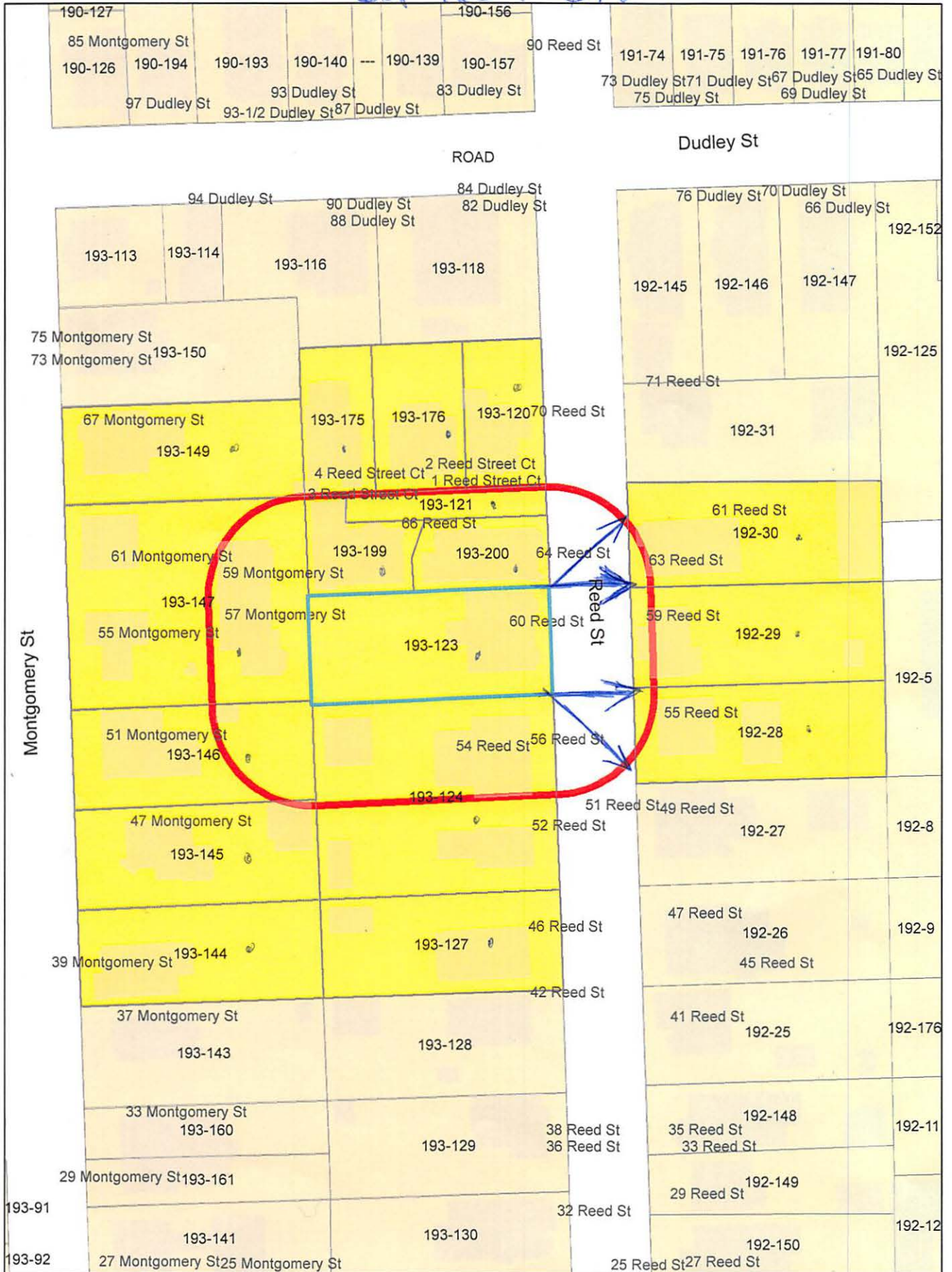
Owner,  Petitioner, or  Representative: James J. Raskerty, Esq.  
(Print Name)

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: 12/11/19

James J. Raskerty  
Signature

62 Reed St.



62 Reed St.

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

192-30  
MARX, STEPHEN & MICHELE FURST  
61-63 REED ST., #63  
CAMBRIDGE, MA 02140

192-29  
PENA-MORA, FENIOSKY &  
MINOSCA V. ALCANTARA  
2828 BROADWAY, APT. #10-D  
NEW YORK, NY 10025

193-121  
CITY OF CAMBRIDGE  
C/O NANCY GLOWA  
CITY SOLICITOR

193-121  
CAMBRIDGE CITY OF PWD  
147 HAMPSHIRE ST  
CAMBRIDGE, MA 02139

193-121  
CITY OF CAMBRIDGE  
C/O LOUIS DePASQUALE  
CITY MANAGER

193-127  
BORDEN, RONALD K. & MICHELLE BORDEN  
46 REED ST  
CAMBRIDGE, MA 02140

193-149  
DAMSKY, BENJAMIN P. & LAUREN E. DAMSKY  
67 MONTGOMERY ST  
CAMBRIDGE, MA 02140-2434

193-175  
HO, DIANE SHAN-YUAN &  
JENNIFER YANG HSIA, & BOBBY HSIA  
3 REED STREET COURT  
CAMBRIDGE, MA 02140

193-175  
WALTERS, BONNIE J. A LIFE ESTATE  
3-4 REED STREET CT., #2  
CAMBRIDGE, MA 02140

193-147  
GONZALO, JOSE-ANGEL & CARMEN TEJERIZO  
55 MONTGOMERY ST., UNIT #59  
CAMBRIDGE, MA 02140

193-199  
SILVAN, JUDITH L.  
66 REED ST., CT# 1  
CAMBRIDGE, MA 02140

193-123  
MALONEY, CLAIRE M,  
TR. THE MARIE CLAIRE MALONEY LIV TRS  
1258 MAYHEW TPKE  
BRIDGEWATER, NH 03222-5110

193-147  
WACHMAN, JOEL & LESLIE SHELMAN TRS OF  
JOEL WACHMAN & LESLIE SHELMAN LIVING TR  
55 MONTGOMERY ST  
CAMBRIDGE, MA 02140

193-147  
POULAIN, LAURENT & MARY RUSSELL  
57 MONTGOMERY ST  
CAMBRIDGE, MA 02140

193-175  
NUDELMAN, JUDITH E.  
3-4 REED ST CT. UNIT#3  
CAMBRIDGE, MA 02140

193-199  
MULVIHILL, KATHERINE & ANDREW R. MARX  
66 REED ST. CT., UNIT# 3  
CAMBRIDGE, MA 02140

193-200  
AUSTIN, MICHAEL WILLIAM &  
ANA CECILIA REALPE QUINTERO  
64 REED ST., #1  
CAMBRIDGE, MA 02139

193-200  
PUTNAM, SARAH  
130 PUTNAM ST  
WATERTOWN, MA 02472

192-30  
GETTO, JACOB N.  
61-63 REED ST UNIT #61  
CAMBRIDGE, MA 02140

193-147  
METZSCH, JULIA VON & SIMAO RAMOS  
55-61 MONTGOMERY ST., #61  
CAMBRIDGE, MA 02140

193-200  
ORTIZ, RAQUEL  
64 REED  
CAMBRIDGE, MA 02140

193-144  
YOUNGBEAR, KATHY M.  
39 MONTGOMERY STREET, UNIT #2  
CAMBRIDGE, MA 02140

193-176  
MURPHY, THOMAS C. &  
JACQUELINE P. MURPHY  
1-2 REED STREET CT 1  
CAMBRIDGE, MA 02139

193-144  
WOODWARD, DANIEL & SARAH TAVARES  
39 MONTGOMERY ST., #1  
CAMBRIDGE, MA 02140

193-144  
WONG, MARGARET  
39 MONTGOMERY ST. UNIT#3  
CAMBRIDGE, MA 02140

193-176  
MURPHY, THOMAS & JACQUELINE MURPHY  
2 REED STREET CT., #2  
CAMBRIDGE, MA 02140

193-146  
BOWKER, KELLY E. & BENJAMIN HOWARD, JR  
51 MONTGOMERY ST  
CAMBRIDGE, MA 02140

193-146  
KNOWLTON, TERRANCE & AGELA KNOWLTON  
51 MONTGOMERY ST. UNIT 3  
CAMBRIDGE, MA 02140

193-146  
ANTONOGLU, PANAGIOTA  
51 MONTGOMERY ST. UNIT 2  
CAMBRIDGE, MA 02140



*62 Reed St.*

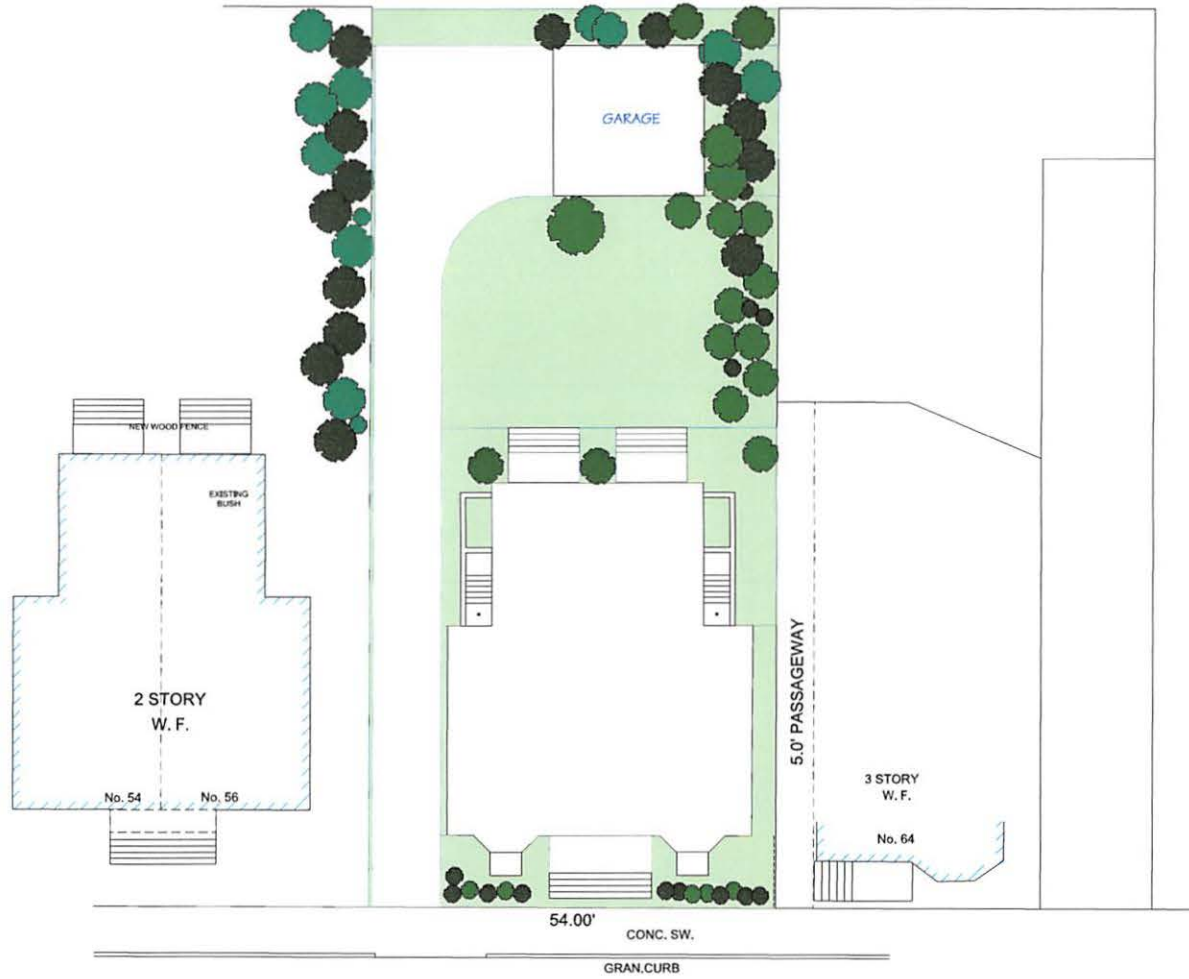
193-199  
EHRlich, HED ORENSTEN NAOMI  
66 REED ST UNIT #2  
CAMBRIDGE, MA 02140

192-28  
ND HARDING LLC  
264 SALEM ST  
MEDFORD, MA 02155

193-120  
FERRARO, MARY LOUISE,  
TRS THE MARY LOUISE FERRARO TRUST  
70 REED ST  
CAMBRIDGE, MA 02140

193-124  
54-56 REED STREET LLC  
1770 MASSACHUSETTS AVE., #263  
CAMBRIDGE, MA 02140

193-145  
ARENA, ROBIN W.  
47 MONTGOMERY ST  
CAMBRIDGE, MA 02140



REED STREET

62 REED STREET

NO. DATE REVISION/NOTE

NO.	DATE	REVISION/NOTE

Consultant Name  
Consultant Address

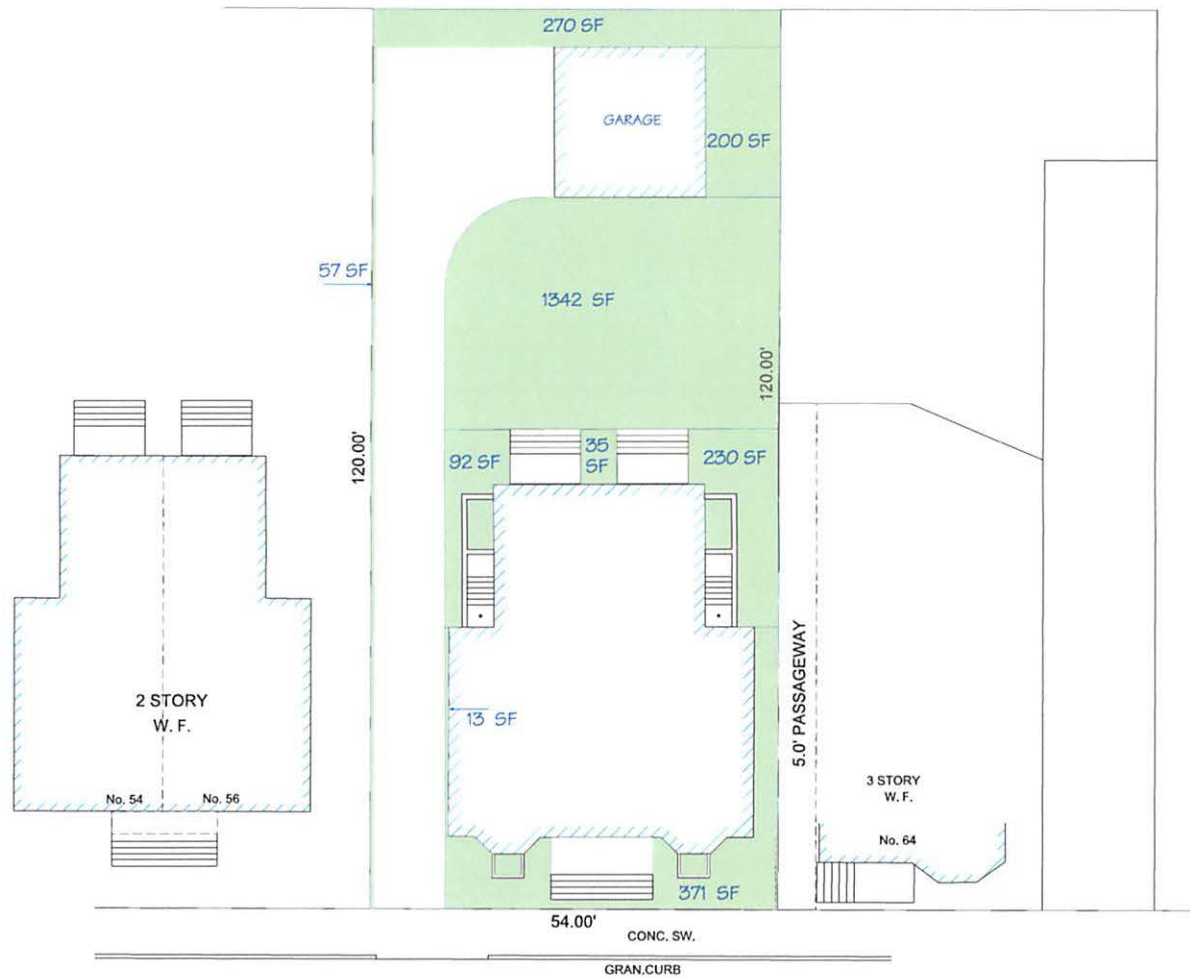
PROJECT ARCHITECT: NANCY DINGMAN  
DATE: 10/25/19  
PROJECT NO.: 1904

NO. DATE ISSUE NOTE

NO.	DATE	ISSUE NOTE
1	11-4-19	REVISIONS

SITE PLAN  
LANDSCAPE

L-1



2754 SF OPEN SPACE - 2592 REQUIRED  
1342 GREATER THAN 15' - 1296 REQUIRED

**PROPOSED SITE PLAN**

62 REED STREET

NO.	DATE	REVISIONS

Consultant Name  
Consultant Address

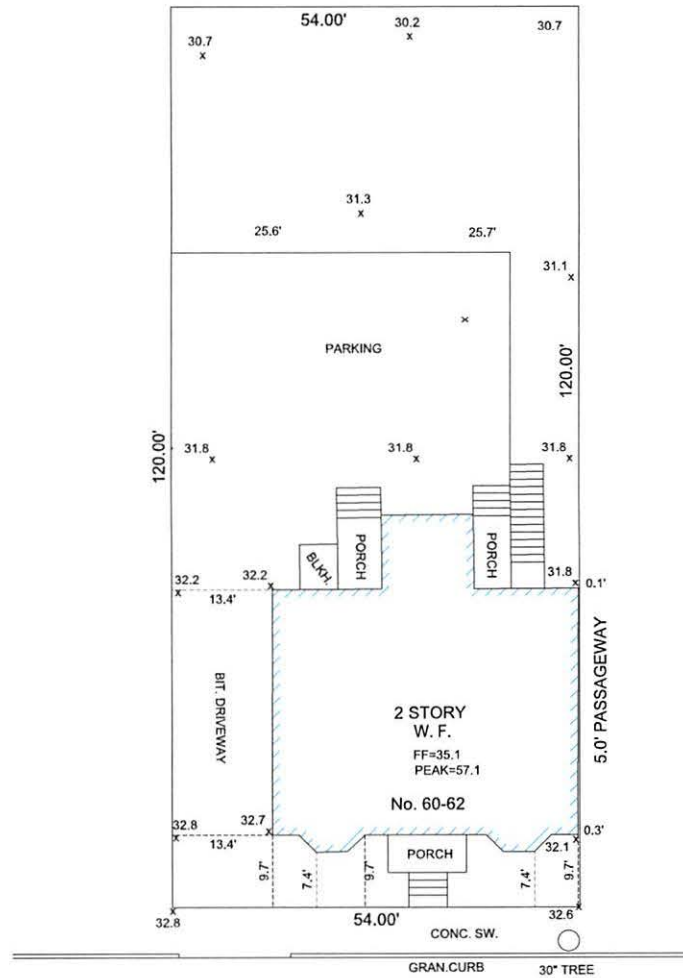
DATE	PROJECT	ISSUE
10/25/19		1904

NO.	DATE	ISSUE NOTE
1	10-31-19	OPEN SPACE
2	11-4-19	REVISIONS

SITE PLAN  
OPEN SPACE

**L-2**

AREA = 6480 SQ. FT.



EXISTING SITE PLAN

62 REED STREET

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REVISION	NO.	DATE	REVISIONS

---

CONSULTANT	Consultant Name
	Consultant Address

---

DESIGN ENGINEER	DESIGNED BY
NANCY DINGMAN	Drawn By
DATE	PROJECT ADDRESS
10/25/19	1904

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NO.	DATE	ISSUE NOTE
1	10-25-19	OPEN SPACE
2	11-4-19	REVISIONS

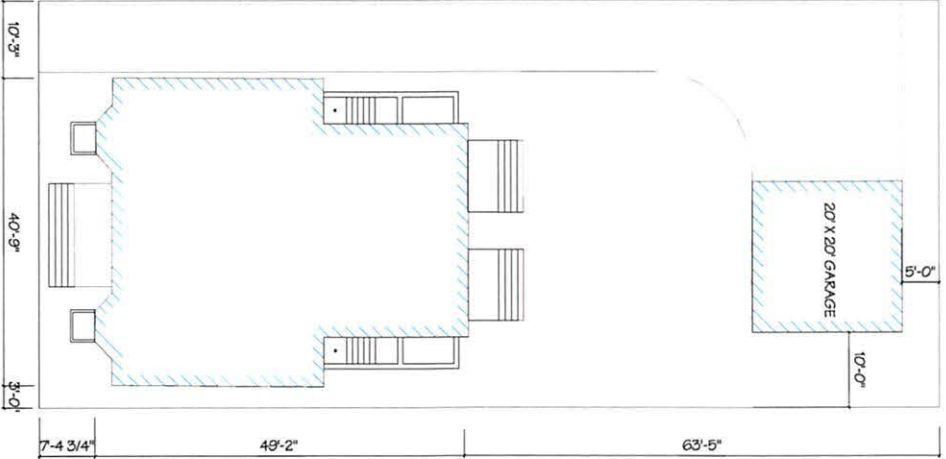
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SITE PLAN  
DIMENSIONED

L-3

DINGMAN ALLISON ARCHITECTS

1950 MASSACHUSETTS AVE  
 CAMBRIDGE, MA 02140  
 TEL: 617-452-2100  
 FAX: 617-466-1053

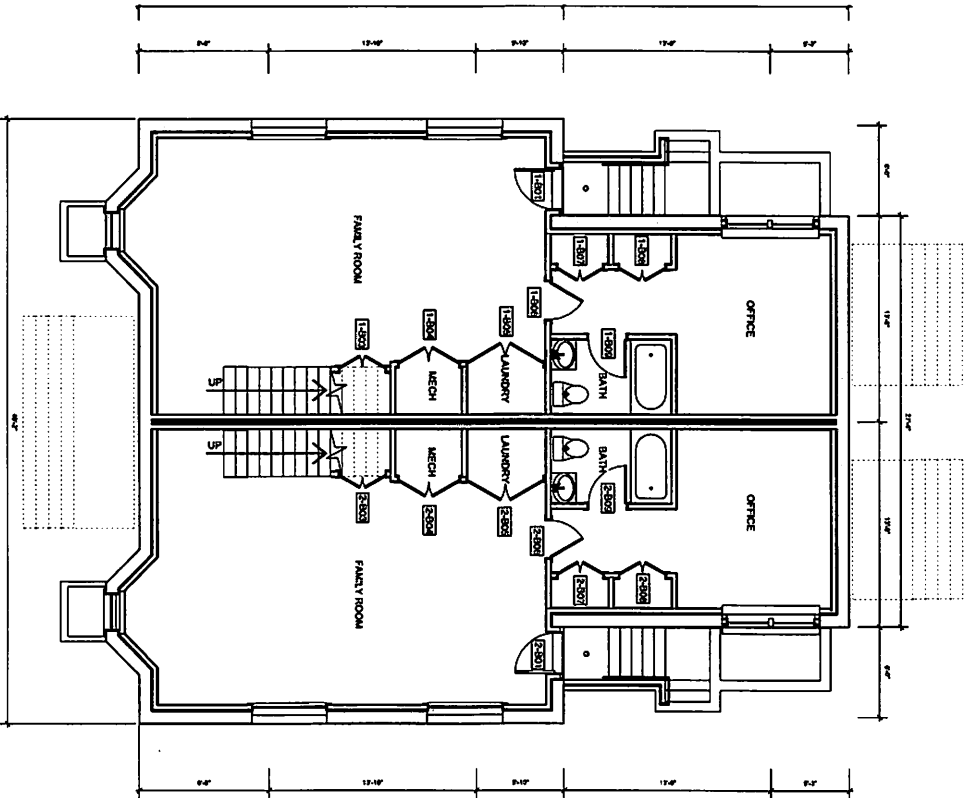


PROPOSED SITE PLAN

62 REED STREET					
SITE PLAN DIMENSIONED					
L-4					

DINGMAN ALLISON ARCHITECTS

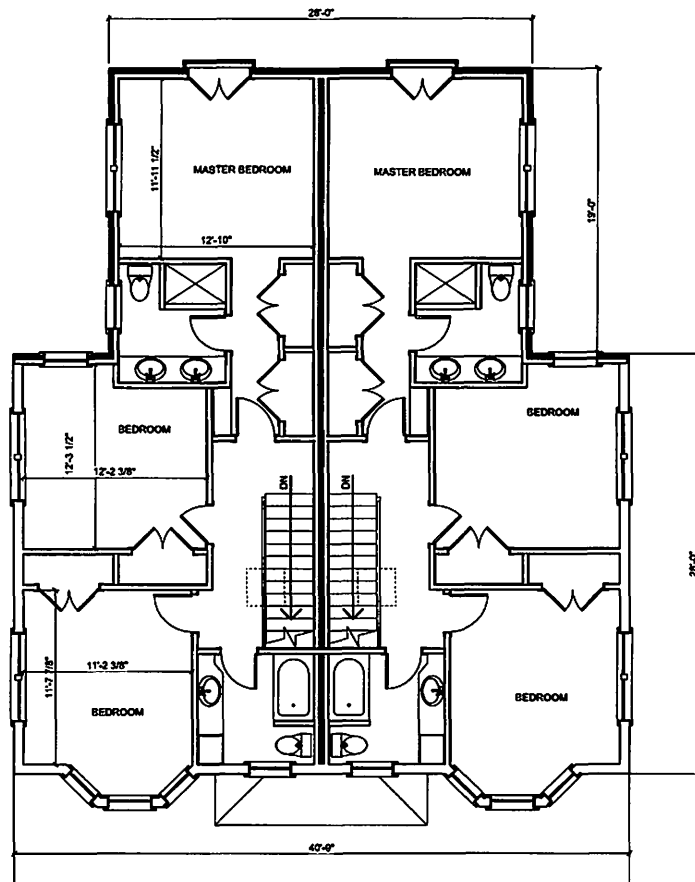
1930 MASSACHUSETTS AVE  
 CAMBRIDGE, MA 02140  
 TEL 617-489-1100  
 FAX 617-489-1055



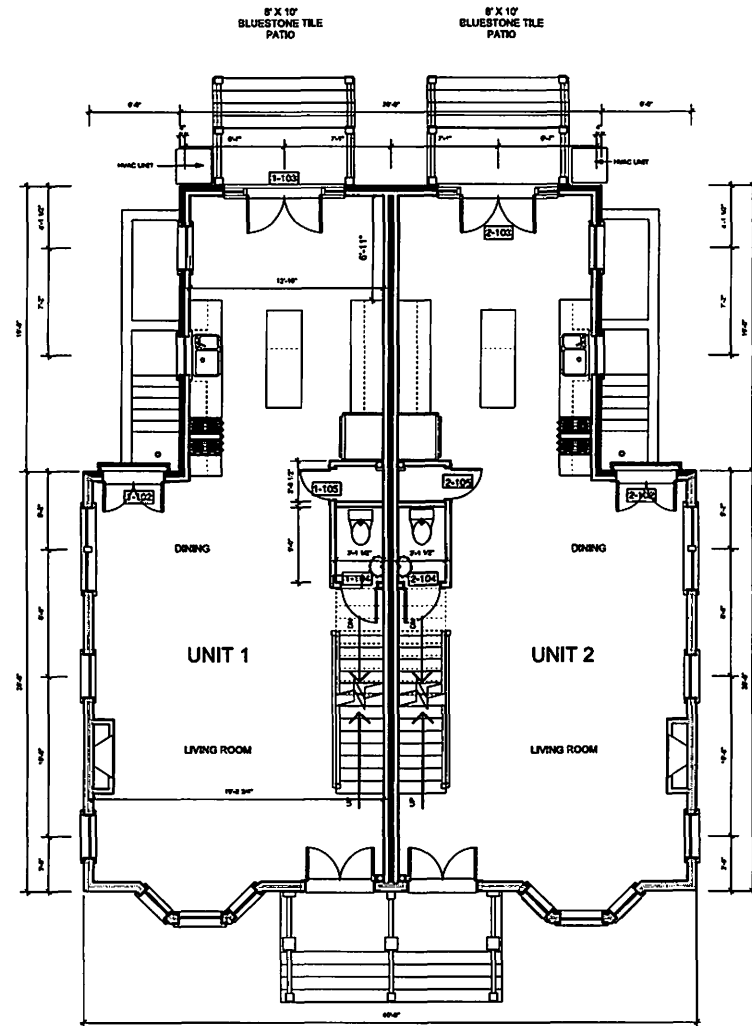
BASEMENT PLAN  
 1/8" = 1'-0"

62 REED STREET	
PROJECT INFORMATION	
NO.	DATE
1	10/25/13
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BASEMENT PLAN  
 A1-0



○ SECOND FLOOR PLAN  
1/4" = 1'-0"



○ FIRST FLOOR PLAN  
1/4" = 1'-0"

62 REED STREET

REVISION

CONSULTANT NAME  
CONSULTANT ADDRESS

DESIGNED BY  
DRAWN BY  
DATE  
SCALE

NO. DATE ISSUE NOTE

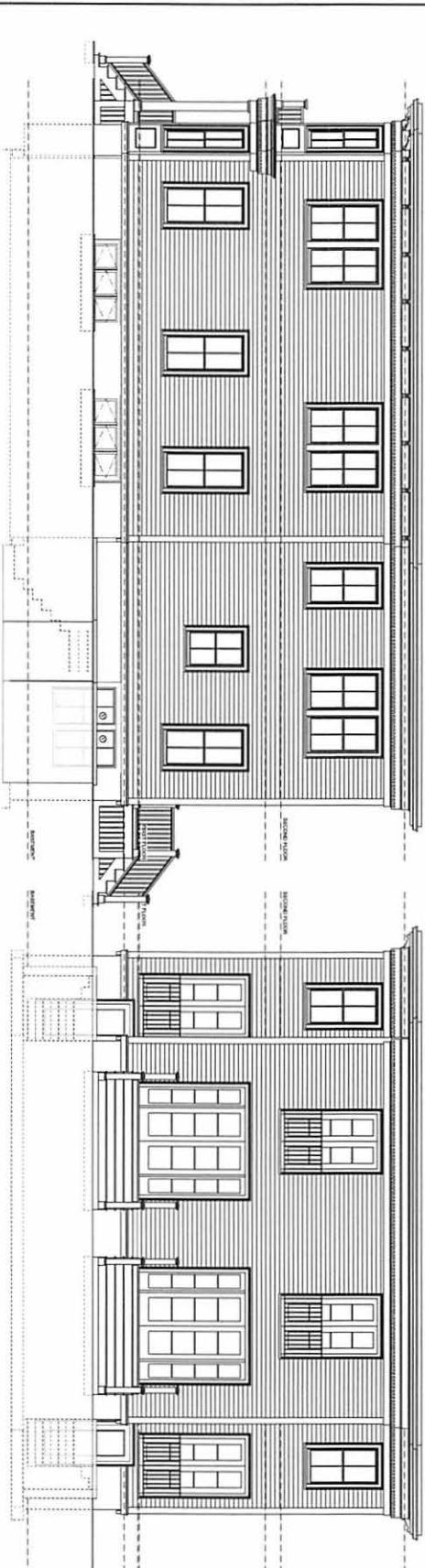
FIRST FLOOR PLAN  
SECOND FLOOR PLAN

A1-1

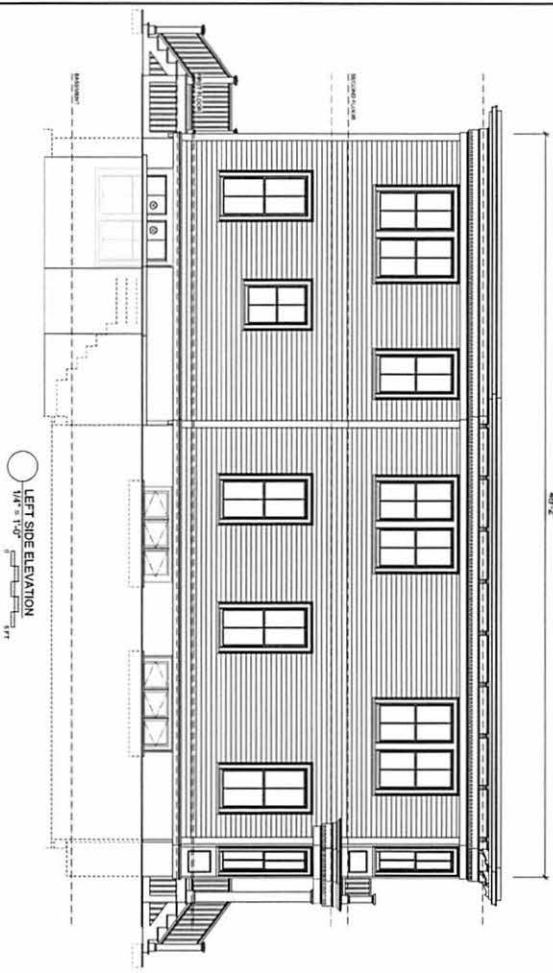
**DINGMAN ALLISON ARCHITECTS**

1950 MASSACHUSETTS AVE  
 CAMBRIDGE, MA 02140  
 TEL: 617-452-8200  
 FAX: 617-488-1055

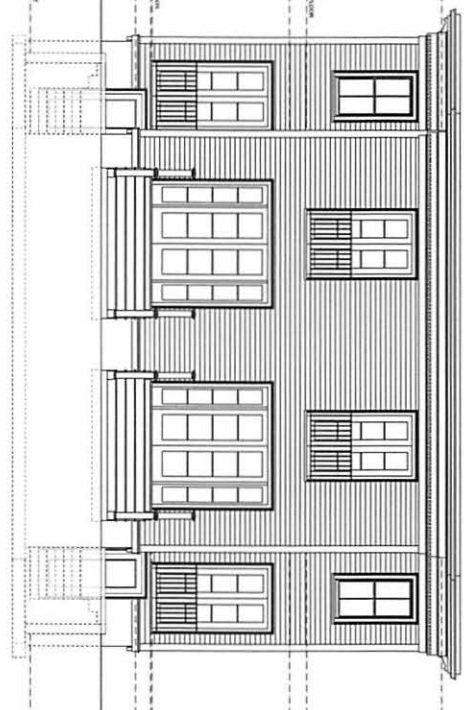
62 REED STREET



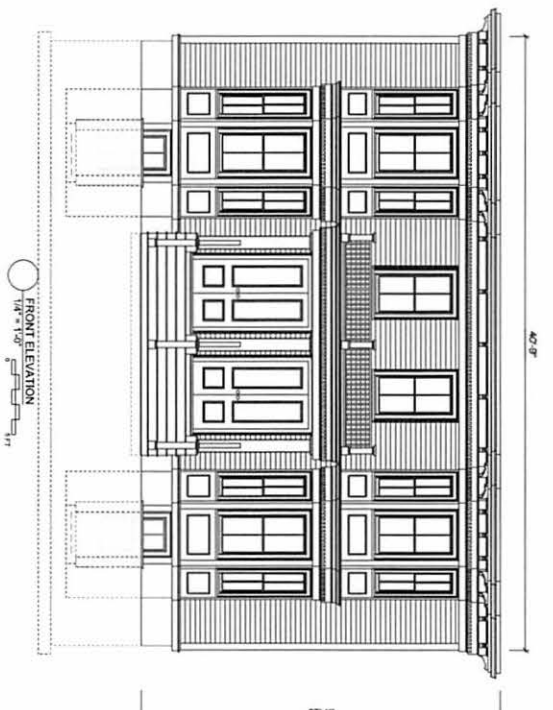
RIGHT SIDE ELEVATION  
 1/4" = 1'-0"



LEFT SIDE ELEVATION  
 1/4" = 1'-0"



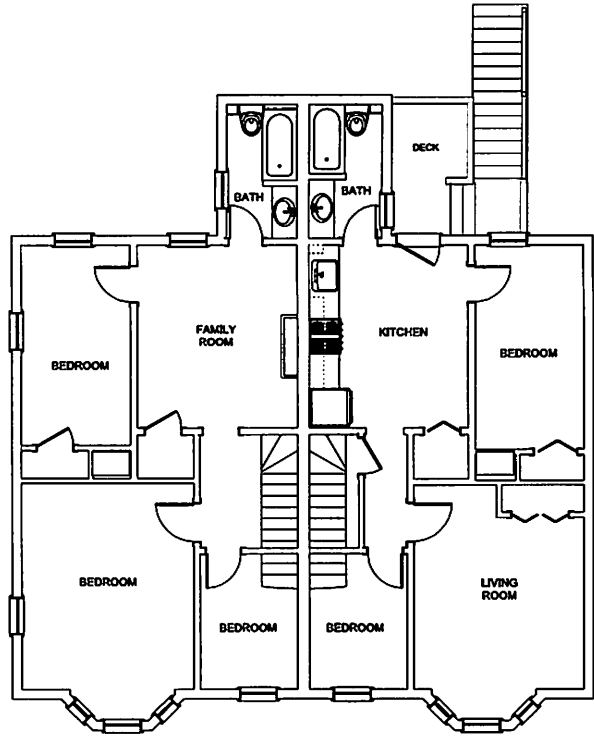
REAR ELEVATION  
 1/4" = 1'-0"



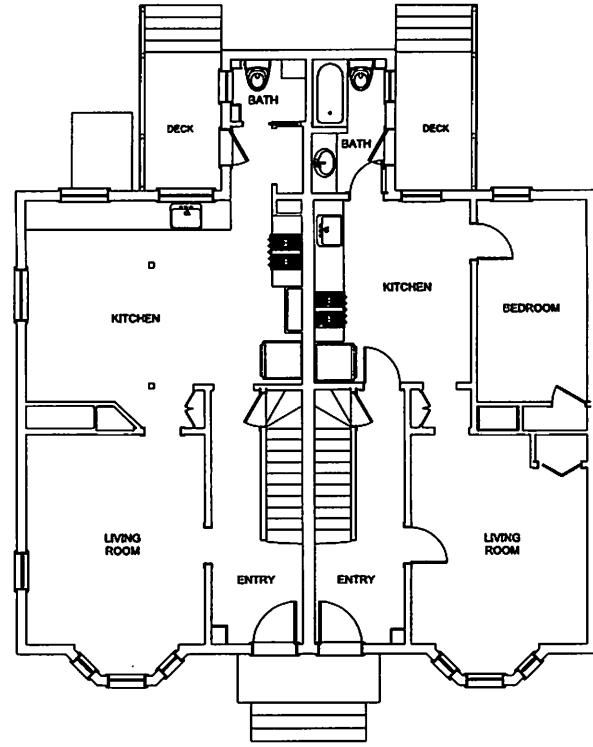
FRONT ELEVATION  
 1/4" = 1'-0"

62 REED STREET	
PROJECT INFORMATION	
NO. DATE	ISSUE NOTE
ELEVATIONS	
A2-2	





SECOND FLOOR PLAN EXISTING  
1/4" = 1'-0" 16 FT



FIRST FLOOR PLAN EXISTING  
1/4" = 1'-0" 16 FT

62 REED STREET

NO.	DATE	ISSUE NOTES

Consultant Name  
Consultant Address

PREPARED BY  
REVIEWED BY  
DATE

NO.	DATE	ISSUE NOTE

EXISTING FLOOR PLANS

EX-1

DINGMAN ALLISON ARCHITECTS

180 MASSACHUSETTS AVE  
 DORCHESTER MA 01910  
 TEL: 617-465-1095  
 FAX: 617-465-1095

62 REED STREET

NO. DATE	DESCRIPTION

PROJECT NO.	
DATE	

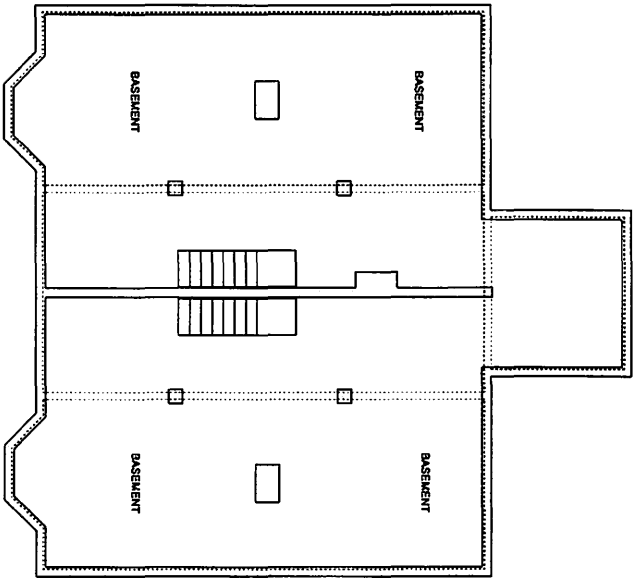
CONTRACT NO.	
DATE	

PROJECT OWNER	
DATE	

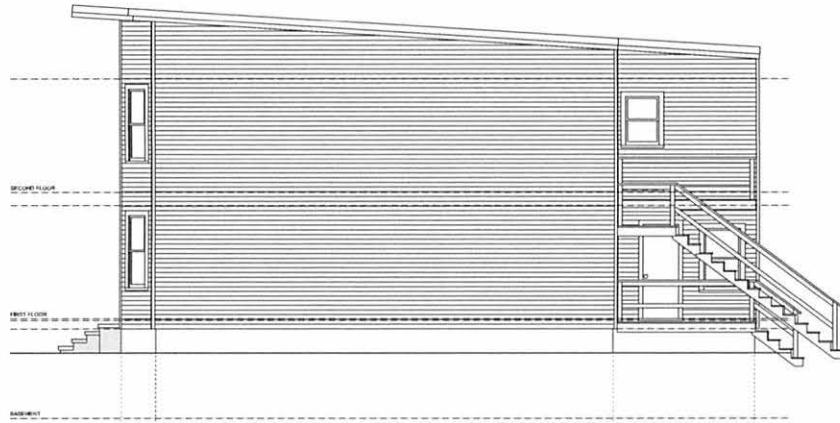
NO.	DATE	DESCRIPTION


EXISTING BASEMENT PLAN

EX-B



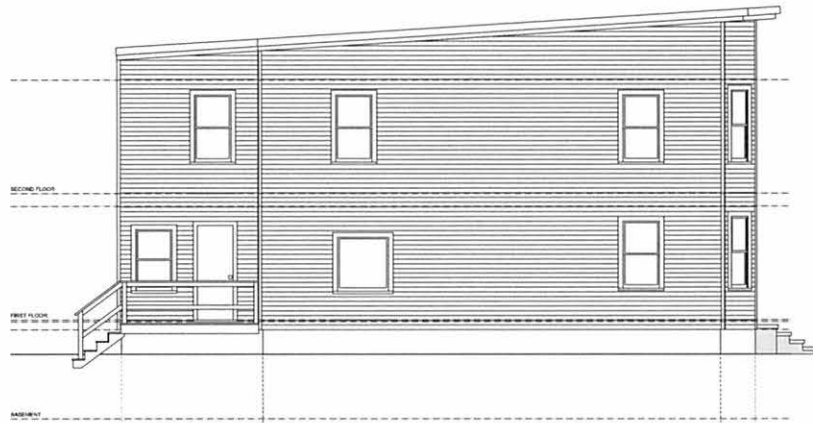
BASEMENT PLAN EXISTING  
 1/17/11



RIGHT SIDE ELEVATION EXISTING  
1/4" = 1'-0" 0 5 10 FT



REAR ELEVATION EXISTING  
1/4" = 1'-0" 0 5 10 FT



LEFT SIDE ELEVATION EXISTING  
1/4" = 1'-0" 0 5 10 FT



FRONT ELEVATION EXISTING  
1/4" = 1'-0" 0 5 10 FT

62 REED STREET

NO. DATE REVISION NOTES

NO.	DATE	REVISION NOTES


CONSULTANT  
Consultant Name  
Consultant Address

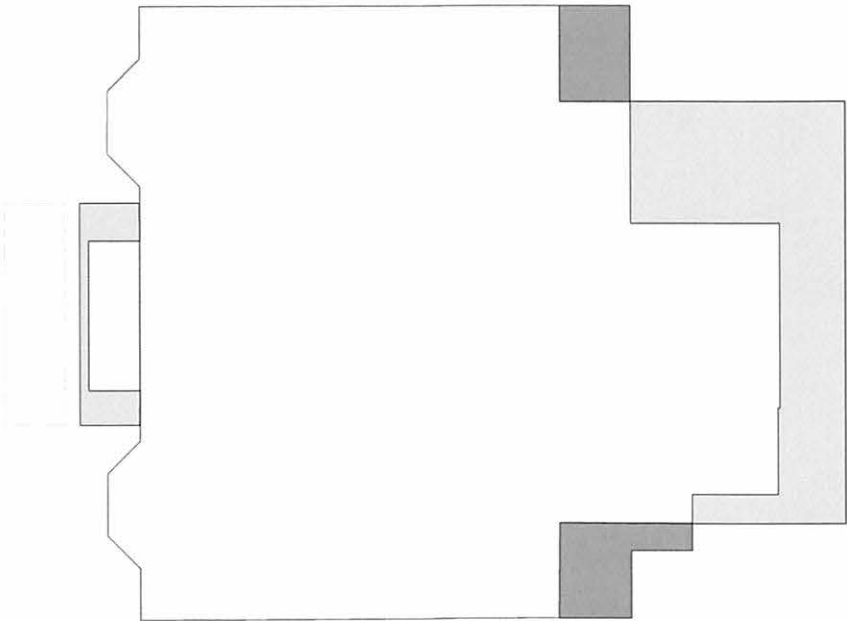
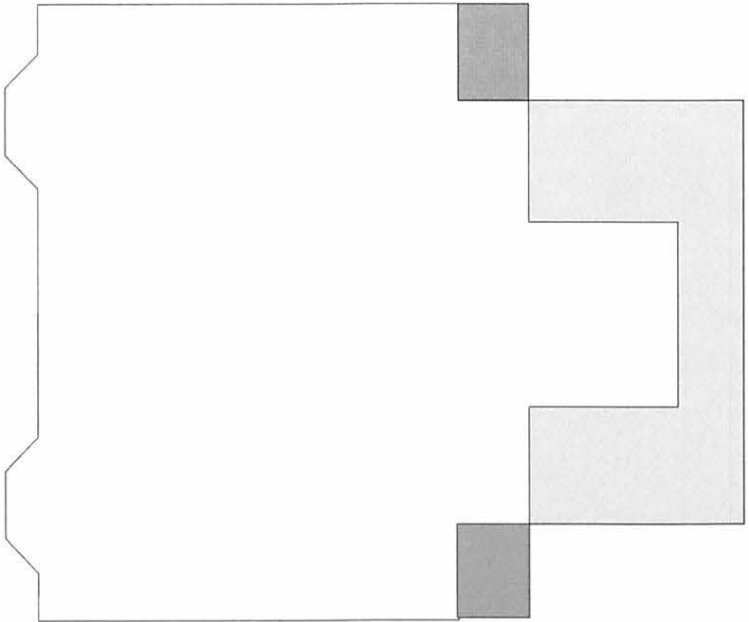
PROJECT NO.  
PROJECT NAME  
DATE

NO. DATE ISSUE NOTE

NO.	DATE	ISSUE NOTE

EXISTING  
FRONT ELEVATION  
LEFT SIDE ELEVATION

EX -2



62 REED STREET

NO. DATE ISSUE NOTE

Consultant Name  
Consultant Address

Drawn By  
Checked By  
Date

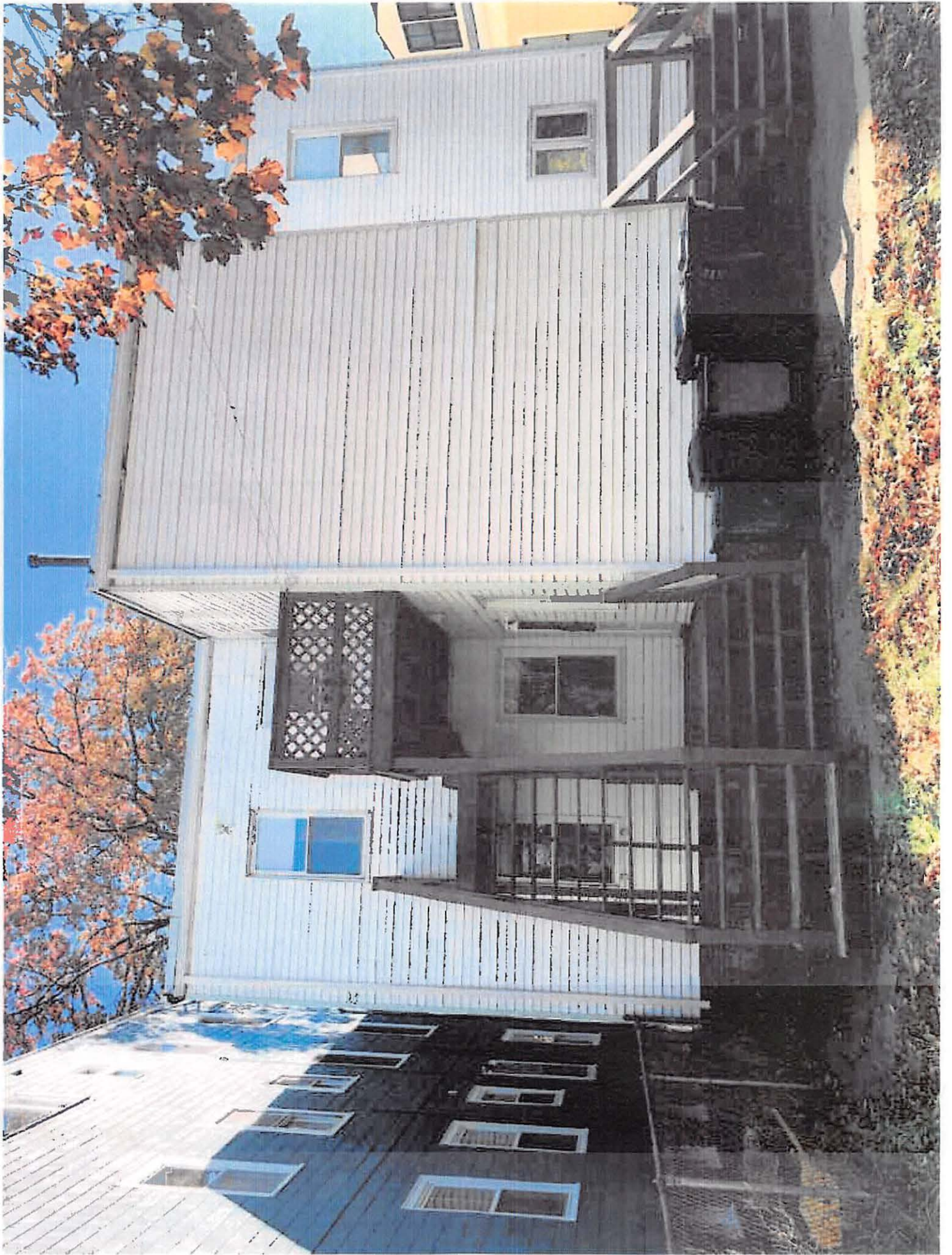
No. Date Issue Note

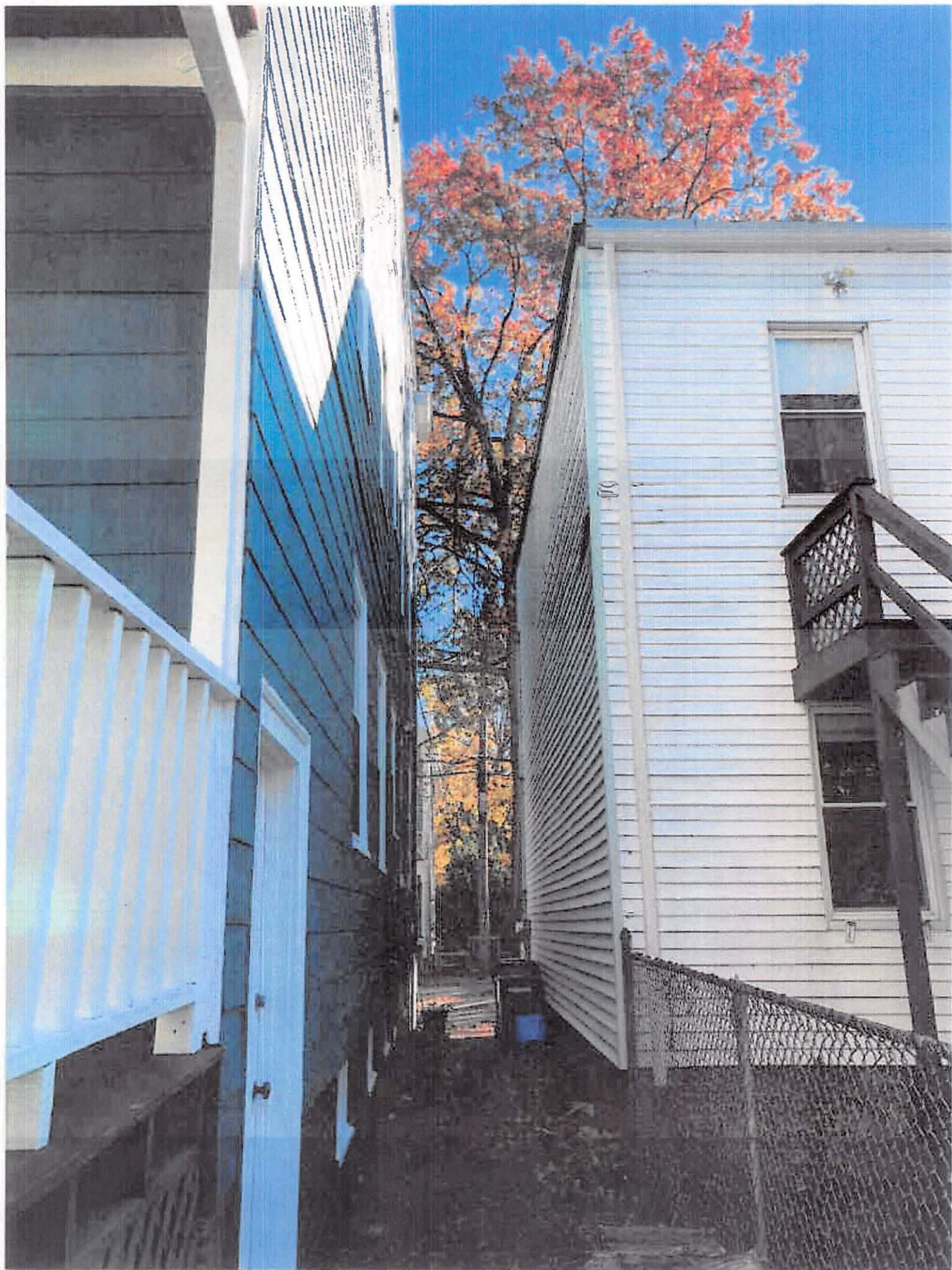
FIRST FLOOR PLAN  
SECOND FLOOR PLAN

A1-1

62 Reed St.











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

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

62 Reed Street, LLC

(Owner or Petitioner)

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

Location of Premises: 60-62 Reed Street

the record title standing in the name of 62 Reed Street, LLC

whose address is 60-62 Reed Street, Cambridge MA

(Street)

(City or Town)

(State & Zip Code)

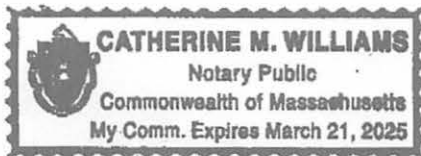
by a deed duly recorded in the Middlesex South County Registry of Deeds in

Book 73720 Page 498 or \_\_\_\_\_ Registry

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

Joseph Glenmullen  
(Owner)

On this 17<sup>th</sup> day of January, 2020 before me, the undersigned notary public, personally appeared Joseph Glenmullen proved to me through satisfactory evidence of identification, which were personally known, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.



Catherine Williams  
Notary Public

My commission expires: 3/21/25