



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2021 FEB 23 AM 11:40
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 109125

General Information

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

Special Permit: _____

Variance: X

Appeal: _____

PETITIONER: Judith Silvan

PETITIONER'S ADDRESS: 66 Reed St, Cambridge, MA 02140

LOCATION OF PROPERTY: 66 Reed St, Unit 1, Cambridge, MA

TYPE OF OCCUPANCY: Residential

ZONING DISTRICT: Residence B Zone

REASON FOR PETITION:


DESCRIPTION OF PETITIONER'S PROPOSAL:

In-fill an open area to create gross floor area on the first floor.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000 Section: 5.31 (Table of Dimensional Requirements).

Original
Signature(s):



(Petitioner (s) / Owner)

JUDITH L SILVAN

(Print Name)

Address:

Tel. No. 6177770703

E-Mail Address: cambridgecraftsman@gmail.com

Date: 2/23/2021

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 Judith Silvan
(OWNER)

Address: 66 Reed St Ct #1, Cambridge, MA 02140

State that I/We own the property located at Judy Silvan MASS.
which is the subject of this zoning application.

The record title of this property is in the name of Judith Silvan

*Pursuant to a deed of duly recorded in the date _____, Middlesex South County Registry of Deeds at Book _____, Page _____; or Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

Judith Silvan

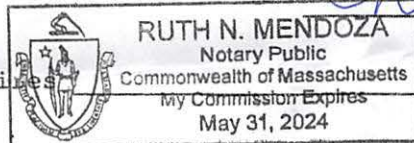
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT*

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

Commonwealth of Massachusetts, County of Middlesex

The above-name Judith L. Silvan personally appeared before me, this 18 of February, 2021, and made oath that the above statement is true.

Ruth N. Mendoza
Notary



My commission expires _____ (Notary Seal).

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



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U.S. DEPARTMENT OF AGRICULTURE
WASHINGTON, D.C.
MAY 21 1934



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:

I am filling in a 3' wide unused space in the stairwell next to the staircase so that I am able to create a work space for my psycho-therapy practice from home. My son and his partner are now living here without employment due to COVID and additional workspace is needed to allow more privacy for my clients. It was also impossible to open or service the window above the open space because of the gap from the staircase.

- 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 building is pre-existing non-conforming and the additional sq feet by the infill will change the appearance of the building.

- 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:

Since the addition is within the footprint of the building there is no detriment to 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:

***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: Judith Silvan

Present Use/Occupancy: Residential

Location: 66 Reed St

Zone: Residence B Zone

Phone: 6177770703

Requested Use/Occupancy: Residential

	<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>	1173	1197	336 SF	(max.)
<u>LOT AREA:</u>	2200	NA	NA	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>	NA	NA	NA	
<u>LOT AREA OF EACH DWELLING UNIT</u>	NA	NA	NA	
<u>SIZE OF LOT:</u> WIDTH	NA	NA	NA	
DEPTH	NA	NA	NA	
<u>SETBACKS IN FEET:</u> FRONT	Na	Na	Na	
REAR	Na	Na	Na	
LEFT SIDE	Na	Na	Na	
RIGHT SIDE	Na	Na	Na	
<u>SIZE OF BUILDING:</u> HEIGHT	Na	Na	Na	
WIDTH	Na	Na	Na	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	Na	Na	Na	
<u>NO. OF DWELLING UNITS:</u>	Na	Na	Na	
<u>NO. OF PARKING SPACES:</u>	Na	Na	Na	
<u>NO. OF LOADING AREAS:</u>	Na	Na	Na	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>	Na	Na	Na	

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.

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'.

BZA Application Form



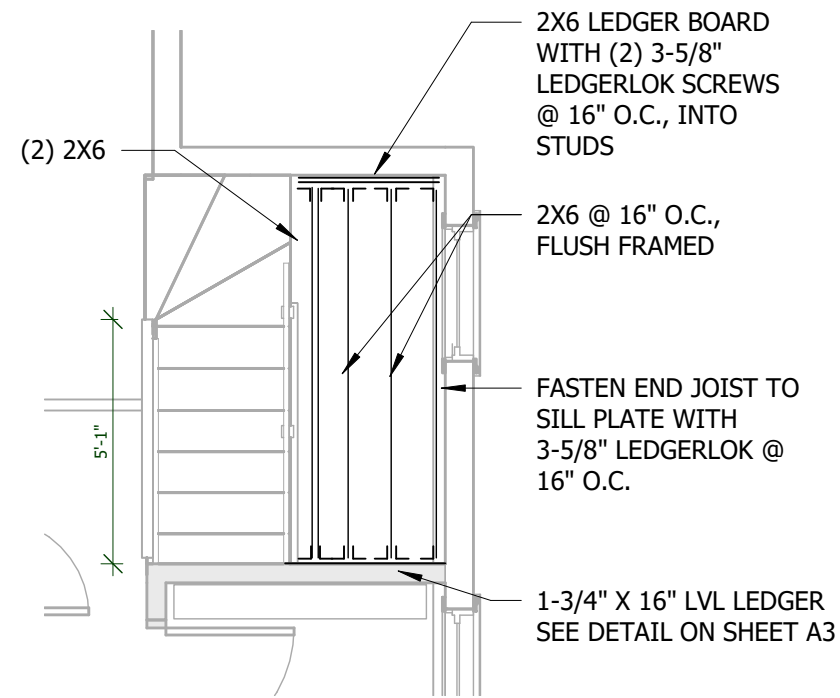
IMG 1: REMOVE EXISTING GUARDRAIL AND REINSTALL AT CATWALK



IMG 2: TYPICAL TRANSOM DETAIL

NOTES:

1. NEW DOORS, TRANSOM, AND CASING TO MATCH EXISTING DETAIL. SEE IMAGE ABOVE FOR REFERENCE.
2. NEW DOORS AT BATHROOM AND BEDROOM SHALL BE 2-PANEL PAINTED MDF; PROVIDE CUT SHEET FOR ARCHITECT & OWNER'S APPROVAL.
3. INSTALL DRAW CURTAIN AT NEW BEDROOM TRANSOM, TO BE FURNISHED BY OWNER.
4. INCLUDE PAINT & STAIN FINISHES ON NEW SHEETROCK AND WOODWORK IN SCOPE OF WORK.



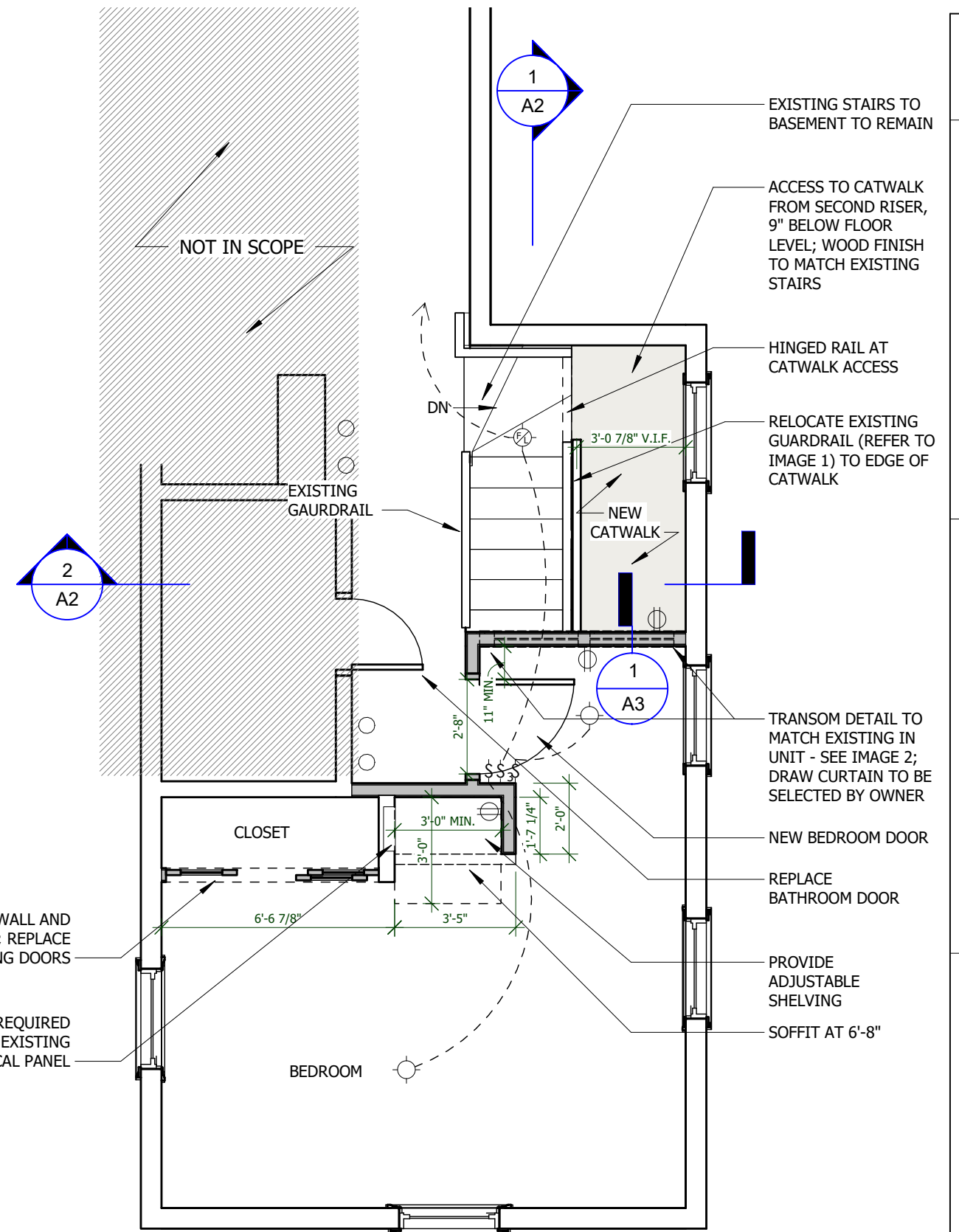
2 CATWALK FRAMING
1/4" = 1'-0"

DRAWING LEGEND

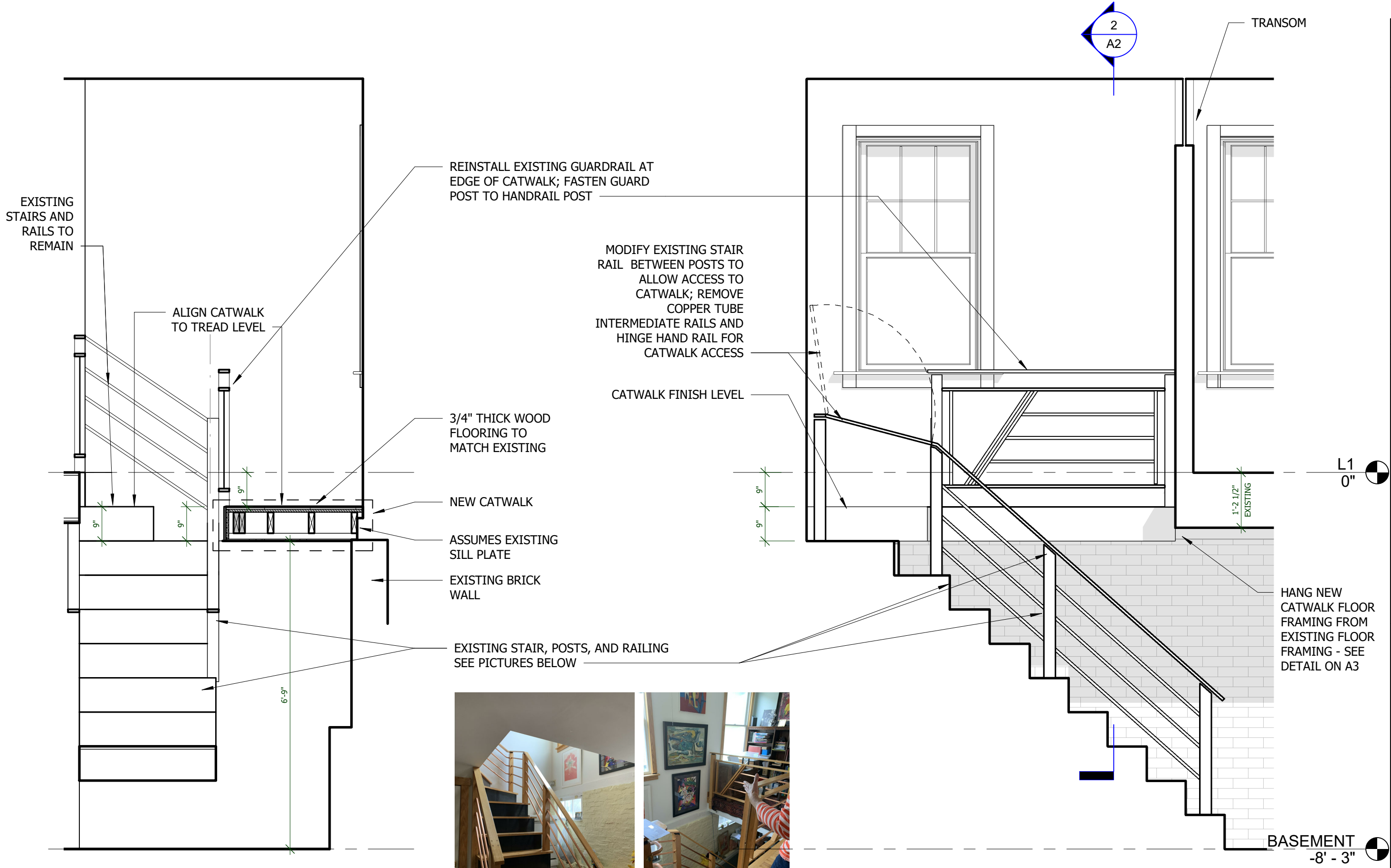
- EXISTING WALL
- NEW WALL
- DEMOLITION

ELECTRICAL LEGEND

- DUPLEX OUTLET
- CEILING MOUNTED LIGHT FIXTURE
- CEILING FAN / LIGHT
- LIGHT SWITCH
- THREE-WAY SWITCH



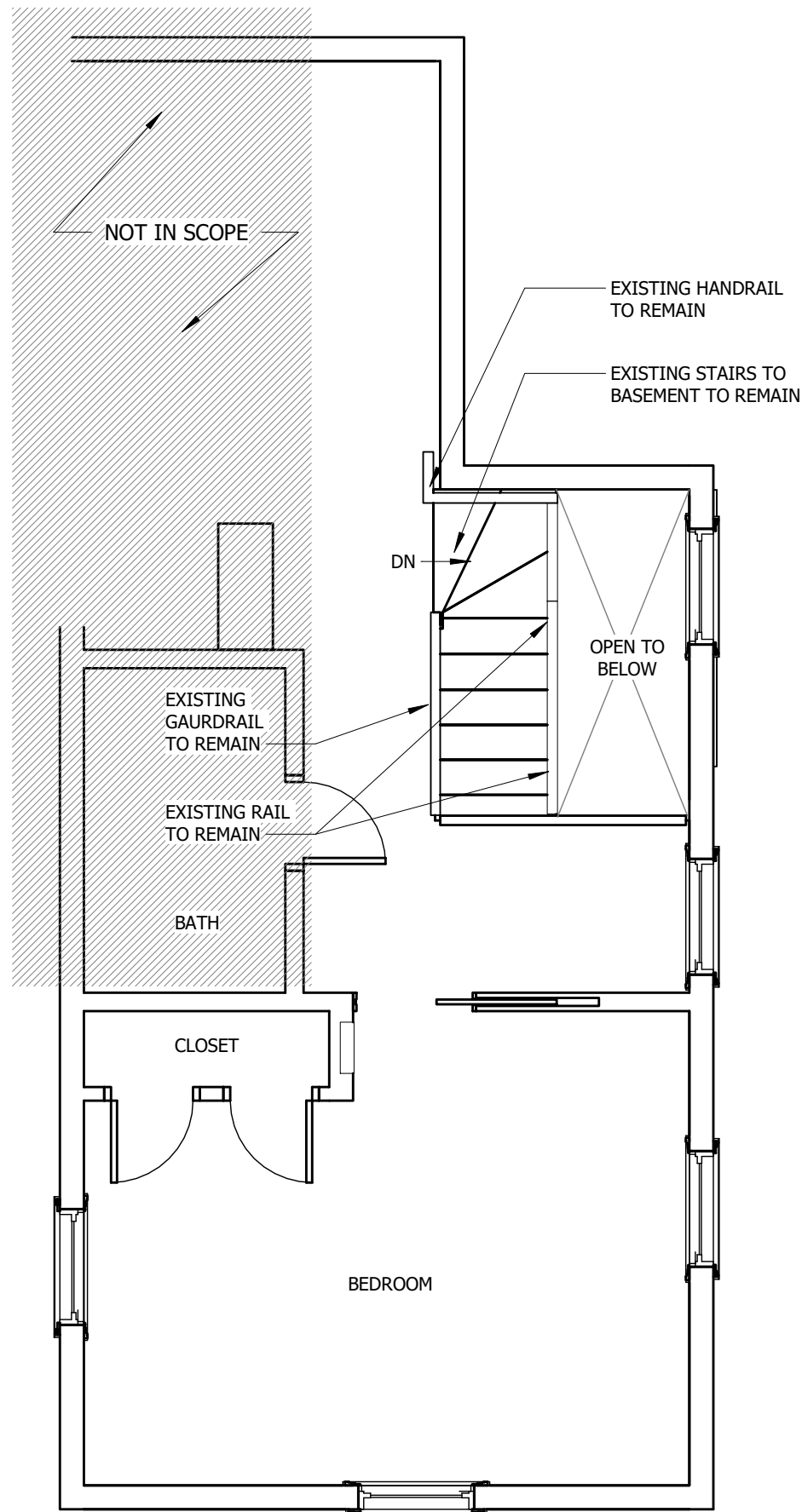
1 PARTIAL FLOOR PLAN
1/4" = 1'-0"



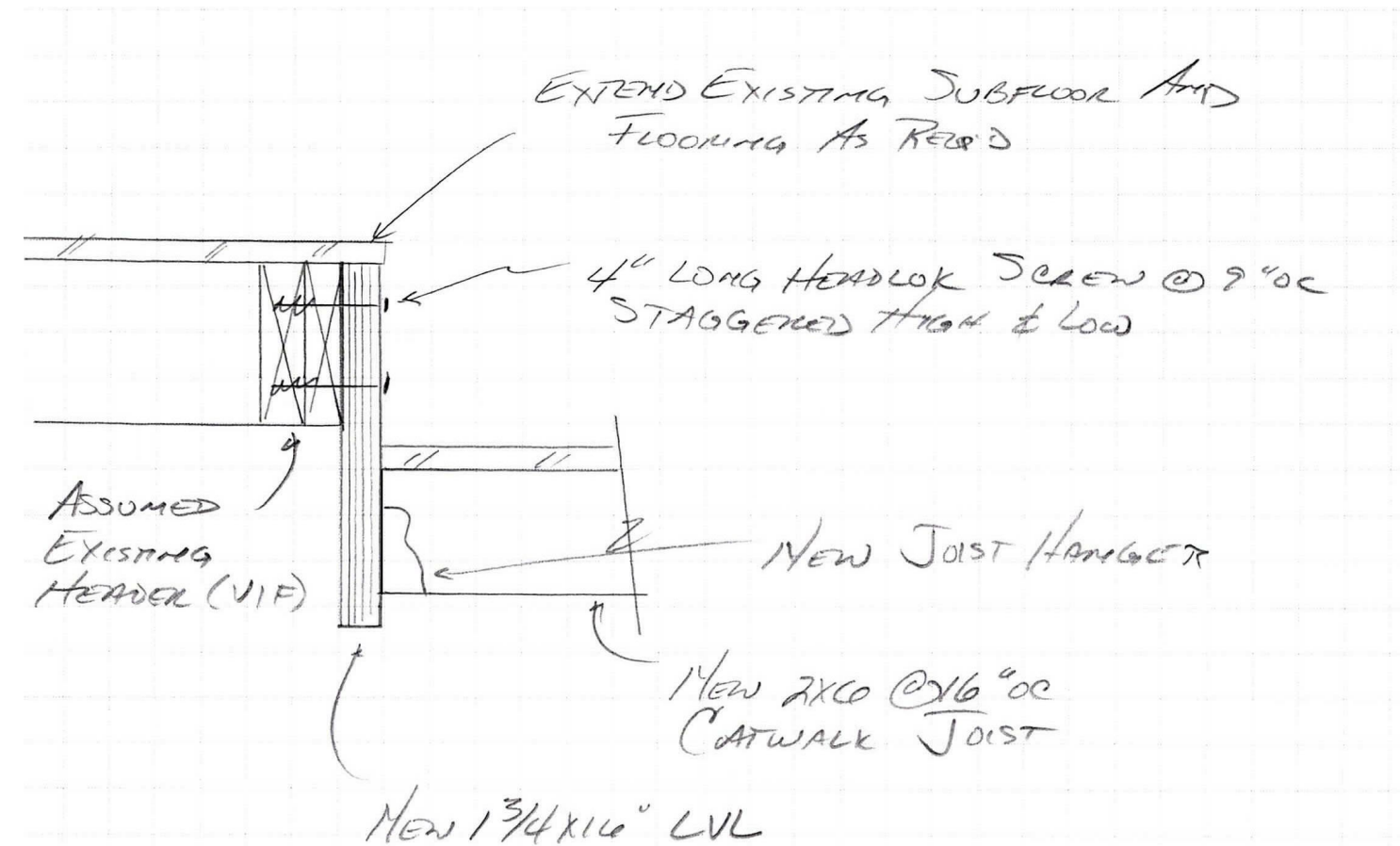
2 CROSS SECTION
1/2" = 1'-0"

1 SECTION 1; GUARDRAIL & HANDRAIL STUDY
1/2" = 1'-0"

RA
ROYER ARCHITECTS www.royerarchitects.com 617-547-4477
SILVAN RESIDENCE 66 Reed St. Cambridge, MA
PERMIT DRAWINGS Issue Date: 12/11/2020
A2 OF 3



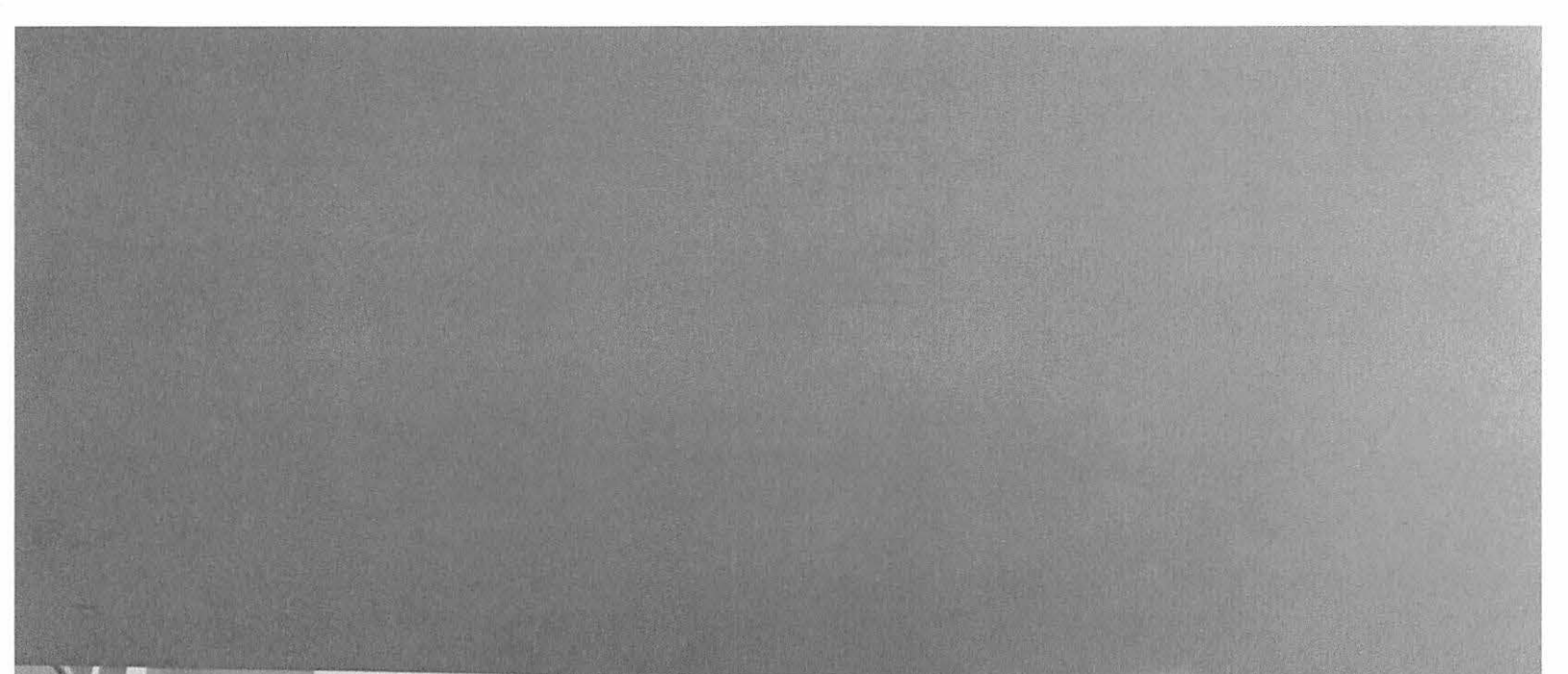
2 EXISTING PARTIAL PLAN
1/4" = 1'-0"



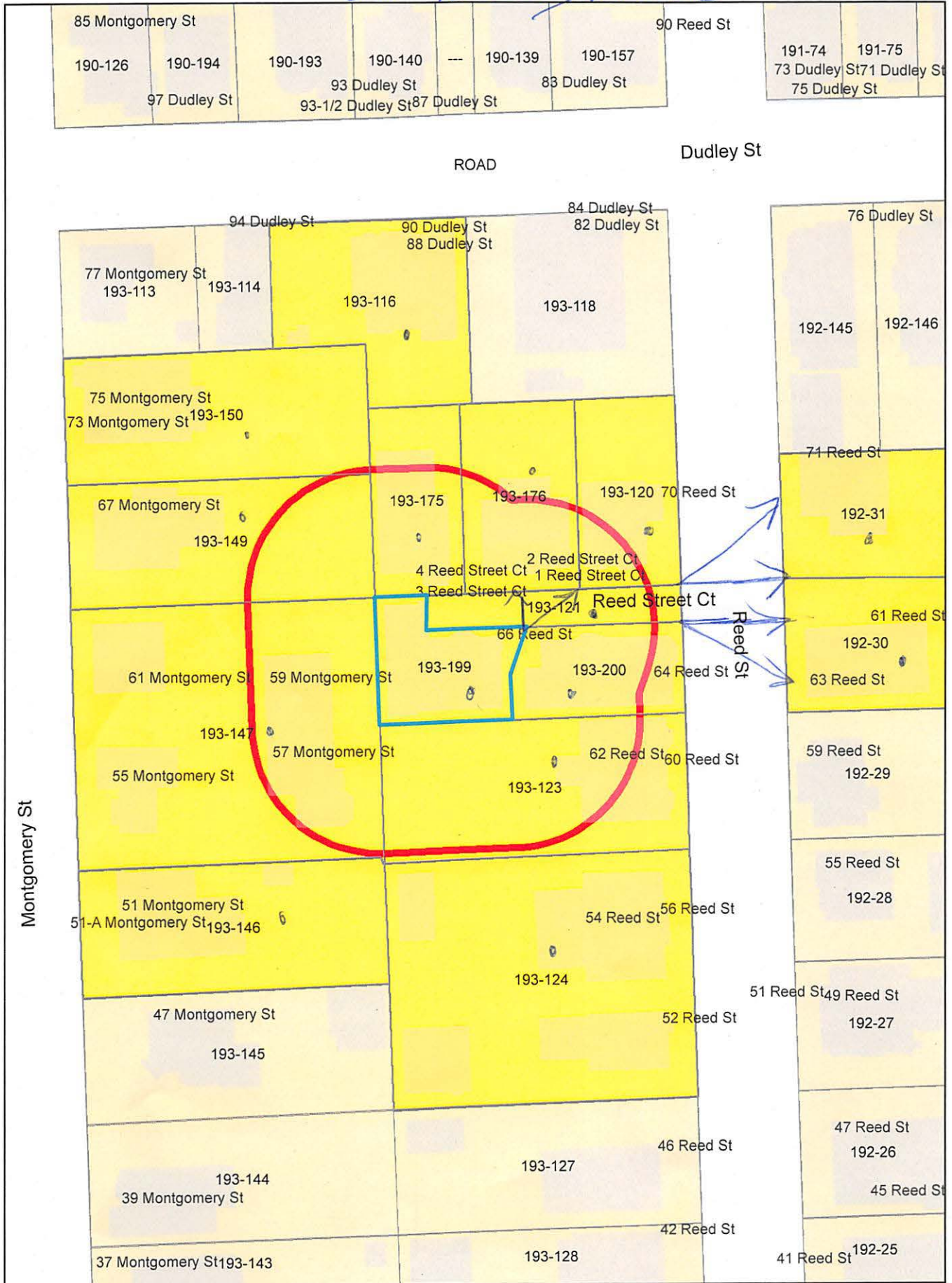
1 Structural Detail
1 1/2" = 1'-0"

NOTE: FIELD VERIFY EXISTING FLOOR FRAMING AFTER DEMOLITION AND CONFIRM CONNECTION DETAIL WITH ARCHITECT.





66 Reed Street



66 Reed St.

Petitioner

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

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

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

193-116
YOUSIK, MARCIA A.,
TRS THE MARCIA YOUSIK REV TRUST
88-90 DUDLEY ST., #90
CAMBRIDGE, MA 02140

193-116
DANILIU, MICHAEL & REENE DANILIU
88-90 DUDLEY ST., UNIT #88B
CAMBRIDGE, MA 02139

192-31
MAGID, CAROLYN H.
71 REED ST., UNIT #2
CAMBRIDGE, MA 02140

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

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

193-150
ZAMMUTO, WALTER & GERALDINE ZAMMUTO
73 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

193-199
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

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

193-116
HIRSH, DENA & KATHERINE COLLINGS
88-90 DUDLEY ST., #88A
CAMBRIDGE, MA 02140

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

192-31
KLEBENOV, JOHNA M.
71 REED ST. UNIT#1
CAMBRIDGE, MA 02140

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

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

193-147
BANKS YANCEY
55-61 MONTGOMERY ST -UNIT 61
CAMBRIDGE, MA 02140

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

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

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

193-123
62 REED STREET, LLC
1770 MASSACHUSETTS AVENUE, #263
CAMBRIDGE, MA 02140

66 Reed St.

193-21
CITY OF CAMBRIDGE
C/O LOUIS DEPASQUALE
CITY MANAGER

193-21
CITY OF CAMBRIDGE
C/O NANCY GLOWA
CITY SOLICITOR

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

**66 Reed Street Court Condo Trust
66 Reed Street Court
Cambridge, MA 02140**

As the co-trustees at 66 Reed Street Court we approve of a carpentry project Judy Silvan is doing within her condo, apartment 1. Her contractor is Kevin Richard, owner of Cambridge Craftsman. The architectural plans were drafted by Rachelle Ain, formerly of Royer Architects. The contracting team will create a wooden catwalk under the back window to give Judy access to the window given that there is an empty area around it at the back of the stairwell; because it is inaccessible, she can neither open it, nor clean it.

They will also be moving a wall in the bedroom to bring the empty alcove outside the bedroom into the bedroom for a private work area during Covid.

Signed and dated:

Hed Ehrlich _____

Naomi Orensten _____

Katherine Mullvihill _____

Andrew Marx _____