

BZA APPLICATION FORM

GENERAL INFORMATION

BZA-190731

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

Special Permit: X

Variance: _____

Appeal: _____

PETITIONER: JENNA LARSON + JACOB SMIGIEL

PETITIONER'S ADDRESS: 78 EVERY ST.

LOCATION OF PROPERTY: 78 EVERY ST

TYPE OF OCCUPANCY: SINGLE FAM ZONING DISTRICT: RES C-1

REASON FOR PETITION:

_____ Additions _____ New Structure
_____ Change in Use/Occupancy _____ Parking
_____ Conversion to Addi'l Dwelling Unit's _____ Sign
X Dormer _____ Subdivision
_____ Other: _____

DESCRIPTION OF PETITIONER'S PROPOSAL:

RECONFIGURE EXISTING ROOF + GABLE END TO
CREATE ADDITIONAL LIVING SPACE. CONSTRUCT
NEW WINDOWS, SUN TUNNELS + SKYLIGHTS IN
EXISTING NONCONFORMING ELEVATIONS.

SECTIONS OF ZONING ORDINANCE CITED:

Article 5 Section 5.31 TABLE OF DIV. REQ.
Article 8 Section 8.22.2d + 8.22.2c NON-CONFORMING
Article 10 Section 10.4 SPECIAL PERMIT

Applicants for a **Variance** must complete Pages 1-5

Applicants for a **Special Permit** must complete Pages 1-4 and 6

Applicants for an **Appeal** to the BZA of a Zoning determination by the Inspectional Services Department must attach a statement concerning the reasons for the appeal

Original Signature(s):

Jacob Smigiel
(Petitioner(s)/Owner)

Jacob Smigiel
(Print Name)

Address:

78 EVERY ST
CAMBRIDGE, MA 02138

Tel. No.:

339-788-0392

E-Mail Address:

js21j123@gmail.com

Date:

8.18.22

The undersigned hereby certifies the truth of the following information:

Special Permit: ☒ Validated: _____

NAME OF PETITIONER: JOHN J. HARRIS

ADDRESS: 1000 1st St. N.E.

LOCATION OF PROPERTY: 1000 1st St. N.E.

TYPE OF OCCUPANCY: RENTAL

REASON FOR PETITION: RENTAL

Additional Information: _____

Change of Ownership: _____

Consent to Abandonment: _____

Other: ☒

STATE OF ALABAMA, COUNTY OF MOBILE, City of Mobile, Alabama, do hereby certify that the above named property is owned by the undersigned and is being offered for sale to the public at a public sale to be held on the 1st day of January, 1961, at 10:00 A.M. at the Court House in the City of Mobile, Alabama.

Witness my hand and the seal of the Court in the City of Mobile, Alabama, this 1st day of January, 1961.

Notary Public for the State of Alabama

Original Signature(s): _____

Notary Public for the State of Alabama

Notary Public for the State of Alabama

Notary Public for the State of Alabama

Notary Public for the State of Alabama

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 Jacob Smigiel (OWNER)

Address: 78 Elery St, Cambridge, MA 02138

State that I/We own the property located at 78 ELERY ST., which is the subject of this zoning application.

The record title of this property is in the name of JENNA LARSON + SMIGIEL

*Pursuant to a deed of duly recorded in the date 6.6.86, Middlesex South County Registry of Deeds at Book 17072, Page 281; or

Middlesex Registry District of Land Court, Certificate No. _____

Book _____ Page _____.

Jacob Smigiel
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 JACOB SMIGIEL personally appeared before me, this 16 of AUG, 2022, and made oath that the above statement is true.

My commission expires _____ (Notary Seal).
Notary

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

U. S. NATIONAL BUREAU OF INVESTIGATION

on numerous times under a number of calls. SHEET of telephone as of
although failed to do so and to maintain all

..... *Joseph J. ...*

[illegible]

THE UNIVERSITY OF CHICAGO

1. SEARCHING FOR GOOD WORK.

[illegible]

100-443887-100

to be used in the following manner: "I have been thinking about you for a long time."

Figure 1. The effect of the *Staphylococcus aureus* strain on the growth of *Salmonella enterica* serovar Enteritidis. The growth of *Salmonella enterica* serovar Enteritidis was determined in the presence of *Staphylococcus aureus* strains. The growth of *Salmonella enterica* serovar Enteritidis was determined in the presence of *Staphylococcus aureus* strains. The growth of *Salmonella enterica* serovar Enteritidis was determined in the presence of *Staphylococcus aureus* strains.



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 78 Ellery 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:
- the relief is minor in nature and does not increase any existing nonconformities
- 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:
- traffic will be unaffected by the proposed project
- C)** The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would not be adversely affected by the nature of the proposed use for the following reasons:
- the proposed fenestration changes and roof reconfiguration are minor in nature and will not create any adverse affects on adjacent uses
- D)** Nuisance or hazard would not be created to the detriment of the health, safety, and/or welfare of the occupant of the proposed use or the citizens of the City for the following reasons:
- the existing use, single family residence, will remain unchanged and no hazard or nuisance is created by continuing the exsiting use.
- 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 changes are consistent with other residential structures in the neighborhood and will not adversely impare the integrity of the neighborhood. It has been reviewed and approved by the MCNCD as an appropriate renovation of the historic carraige house.

***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: Jenna Larson & Jacob Smigiel
Location: 78 Ellery St., Cambridge, MA
Phone: 339-788-0392

Present Use/Occupancy: Single Family
Zone: Residence C-1 Zone
Requested Use/Occupancy: Single Family

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		2972	3126	4131	(max.)
<u>LOT AREA:</u>		5508	5508	5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		0.53	0.56	0.75	
<u>LOT AREA OF EACH DWELLING UNIT</u>		5508	5508	1500	
<u>SIZE OF LOT:</u>	<u>WIDTH</u>	85'	85'	50'	
	<u>DEPTH</u>	150'	150'	n/a	
<u>SETBACKS IN FEET:</u>	<u>FRONT</u>	21'	21'	10.0'	
	<u>REAR</u>	1.5'	unchanged	20'	
	<u>LEFT SIDE</u>	6.3'	unchanged	14.7'	
	<u>RIGHT SIDE</u>	0.4'	unchanged	14.7'	
<u>SIZE OF BUILDING:</u>	<u>HEIGHT</u>	25.3'	unchanged	35'	
	<u>WIDTH</u>	25.5'	unchanged	n/a	
	<u>LENGTH</u>	78.1'	unchanged	n/a	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		39%	unchanged	30%	
<u>NO. OF DWELLING UNITS:</u>		1	unchanged	3.6	
<u>NO. OF PARKING SPACES:</u>		2	unchanged	1	
<u>NO. OF LOADING AREAS:</u>		n/a	n/a	n/a	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		n/a	n/a	n/a	

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

none

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'.

PROJECT SUMMARY

ZONING SUMMARY

THIS IS AN EXISTING RESIDENTIAL SINGLE FAMILY STRUCTURE LOCATED IN A RES C-1 ZONE.

THE HOUSE IS EXISTING NONCONFORMING FOR BUIDLING SETBACKS.

- THE PROPOSED MODIFICATIONS INCLUDE
- RAISING EXISTING LEFT SIDE RIDGE TO ALIGN WITH RIGHT SIDE, NO INCREASE IN OVERALL BUIDLING HEIGHT AND A SMALL INCREASE IN CONFORMING GFA
 - CHANGES TO EXTERIOR FENESTRAITON WITHIN SETBACKS (FRONT)
 - CONSTRUCT SKYLIGHTS WITHIN SETBACKS (SIDE + REAR)
 - CONVERT EXISTING GARAGE SPACE TO FITNESS ROOM, SMALL INCREASE IN CONFORMING GFA

HISTORIC / OVERLAY DISTRICT SUMMARY

THIS PROJECT IS LOCATED WITHIN THE MID-CAMBRIDGE NEIGHBORHOOD CONSERVATION DISTRICT. APPLIED FOR A CERTIFICATE OF APPROPRIATENESS FROM THE MCNCD - MAY 2022 HEARING DATE CASE NUMBER: TBD

BUILDING USE AND OCCUPANCY

GENERAL BUILDING/PROJECT DESCRIPTION:

RENOVATION AND RECONSTRUCTION OF A SINGLE FAMILY RESIDENTIAL WOOD FRAME STRUCTURE. PROPERTY HAS AN EXISTING ATTACHED GARAGE

THE PROJECT IS NONCONFORMING TO CURRENT ZONING REGULATIONS AND WILL REQUIRE A SPECIAL PERMIT FROM THE BZA FOR CHANGES PROPOSED WITHIIN SETBACKS.

OCCUPANCY GROUP:
PER IBC 310.5 RESIDENTIAL - GROUP **R-3** ONE AND TWO FAMILY

CONSTRUCTION TYPE:
PER IBC TABLE 6.1 CONSTRUCTION TYPE **V-B**
WOOD FRAME STRUCTURE, RATED BEARING WALLS REQ.

FIRE PROTECTION SYSTEMS:
THE BUILDING WILL BE EQUIPPED WITH A LOCAL TYPE SMOKE AND CARBON MONOXIDE DETECTION SYSTEM. ALARM AND SPRINKLER SYSTEMS ARE NOT REQUIRED.

APPLICABLE CODES - 1-2 FAMILY RESIDENTIAL

BUILDING CODES
MASSACHUSETTS STATE BUILDING CODE, 780 CMR
9TH EDITION AMENDMENTS
INTERNATIONAL RESIDENTIAL CODE 2015 IRC
INTERNATIONAL EXISTING BLDG CODE 2015 IEBC

FIRE PREVENTION CODES
INTERNATIONAL FIRE CODE 2015 IFC, 527 CMR

ACCESSIBILITY
MA ARCHITECTURAL ACCESS BOARD 521 CMR

M-E-P CODES
MASSACHUSETTS ELECTRICAL CODE 527 CMR 12.00
INTERNATIONAL ELECTRICAL CODE 2015 IEC
INTERNATIONAL MECHANICAL CODE 2015 IMC
UNIFORM STATE PLUMBING CODE 2015 IPC, 248 CMR

ENERGY CODE
INTERNATIONAL ENERGY CONSERV. 2015 IECC
WITH MASSACHUSETTS AMENDMENTS 780 CMR CH. 11

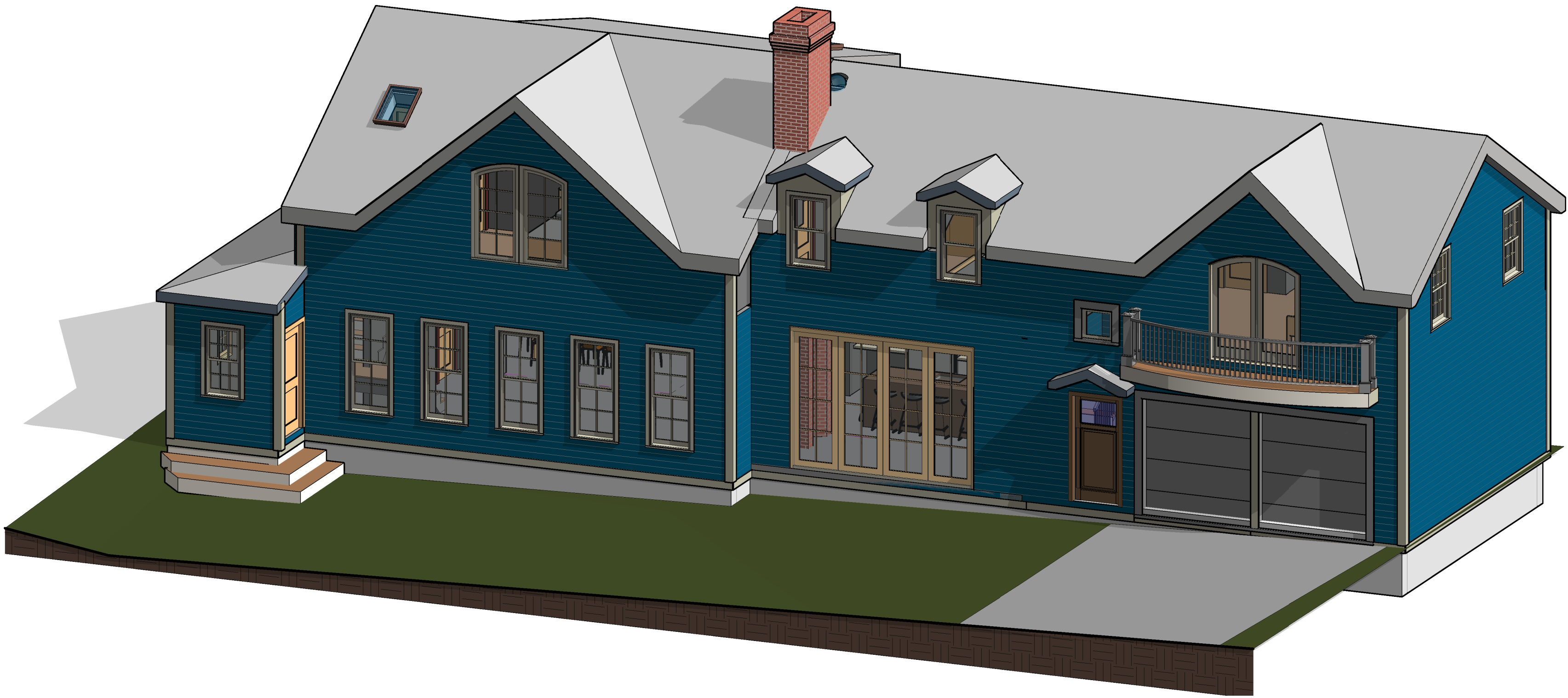


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COVER SHEET

BZA SUBMISSION SET

78 ELLERY STREET, CAMBRIDGE MA



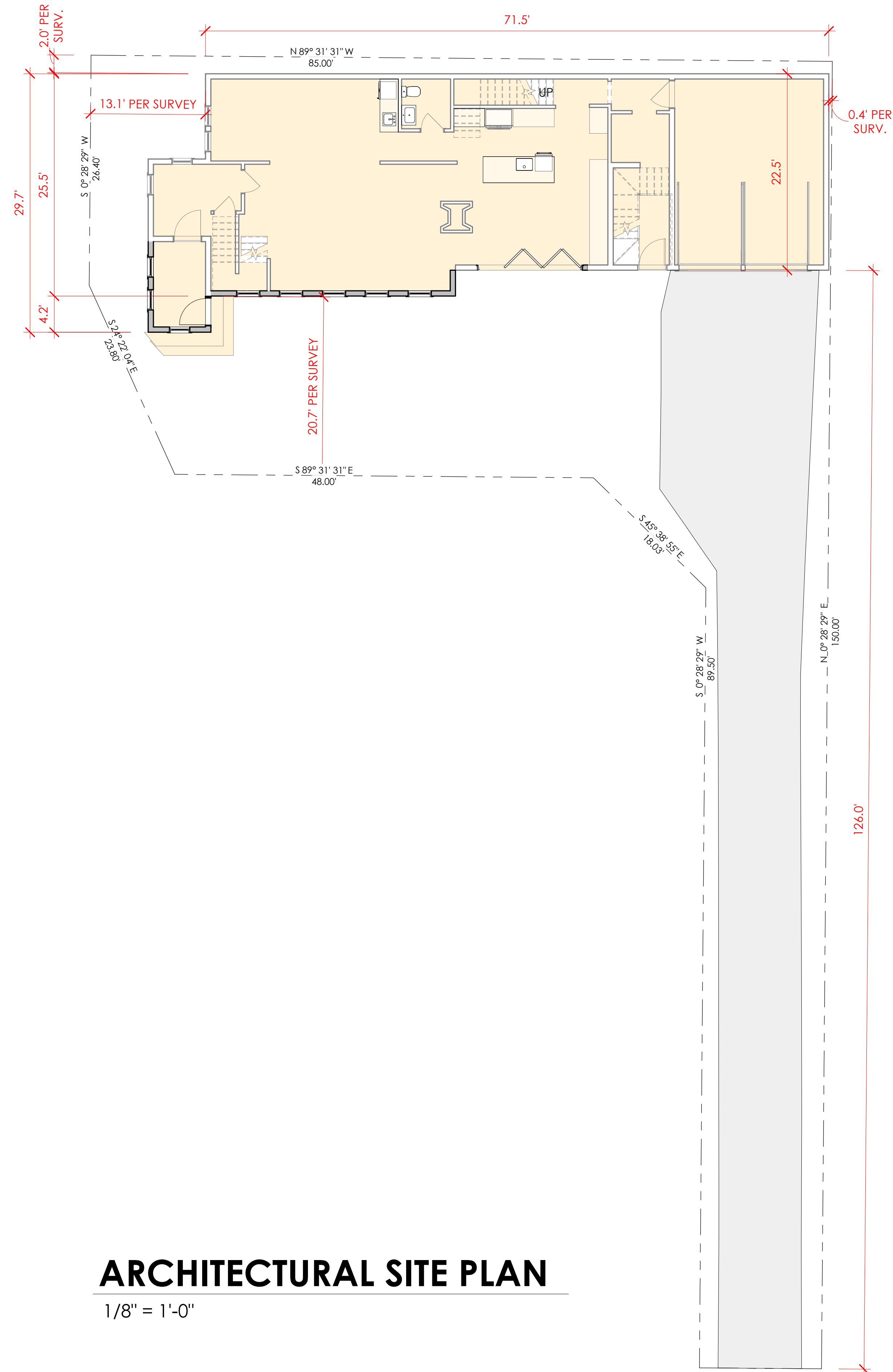
Date 08.18.22

Drawing no. A000


$$1/8'' = 1'-0''$$

78 ELLERY STREET, CAMBRIDGE MA



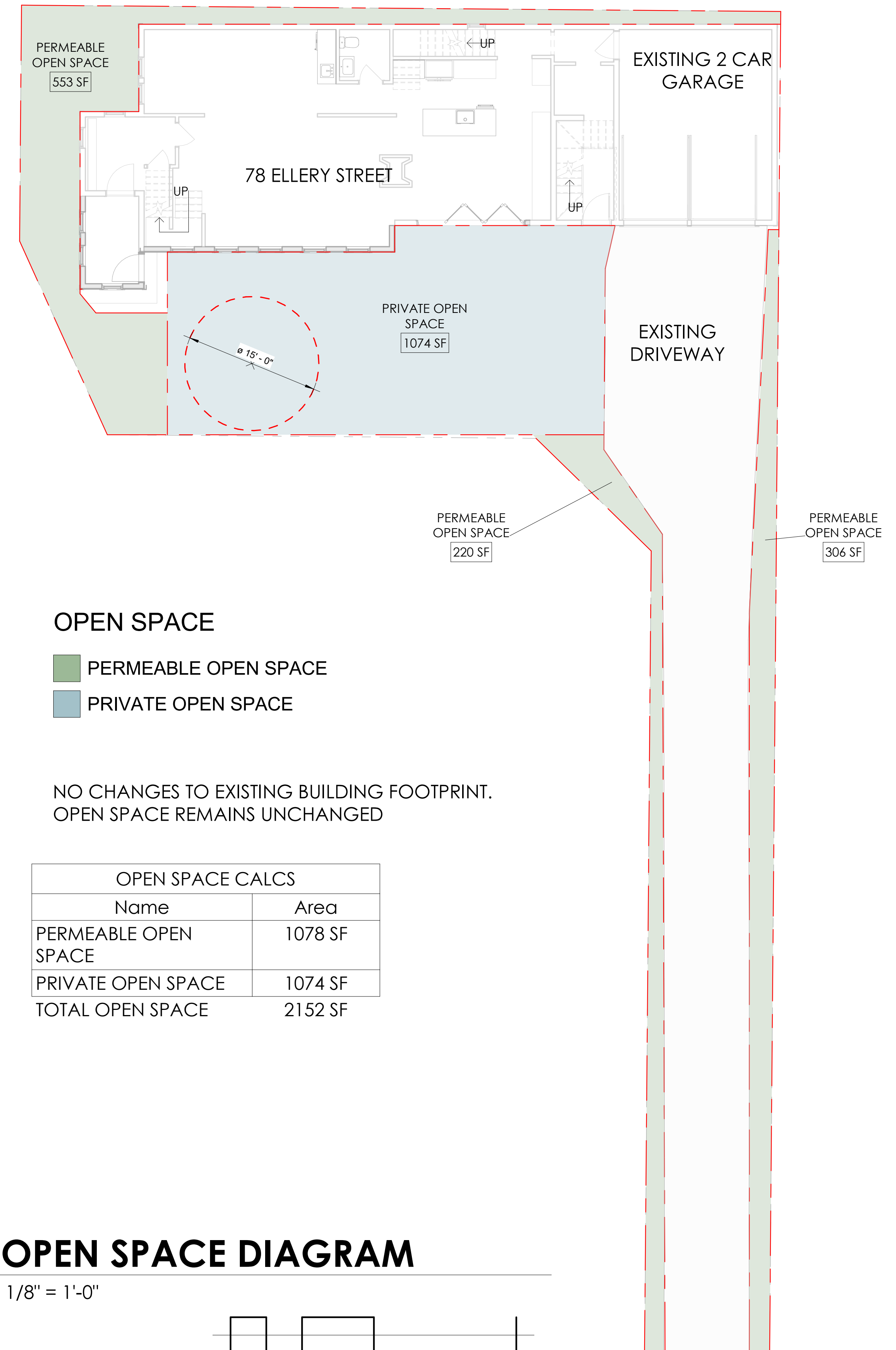


ARCHITECTURAL SITE PLAN

1/8" = 1'-0"

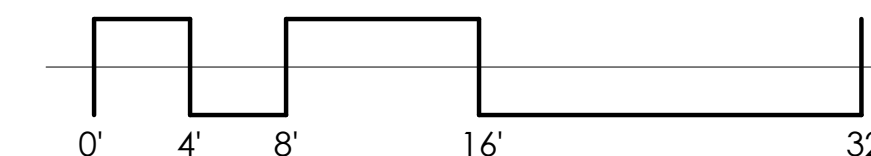
OPEN SPACE DIAG & ARCH SITE PLAN

BZA SUBMISSION SET



OPEN SPACE DIAGRAM

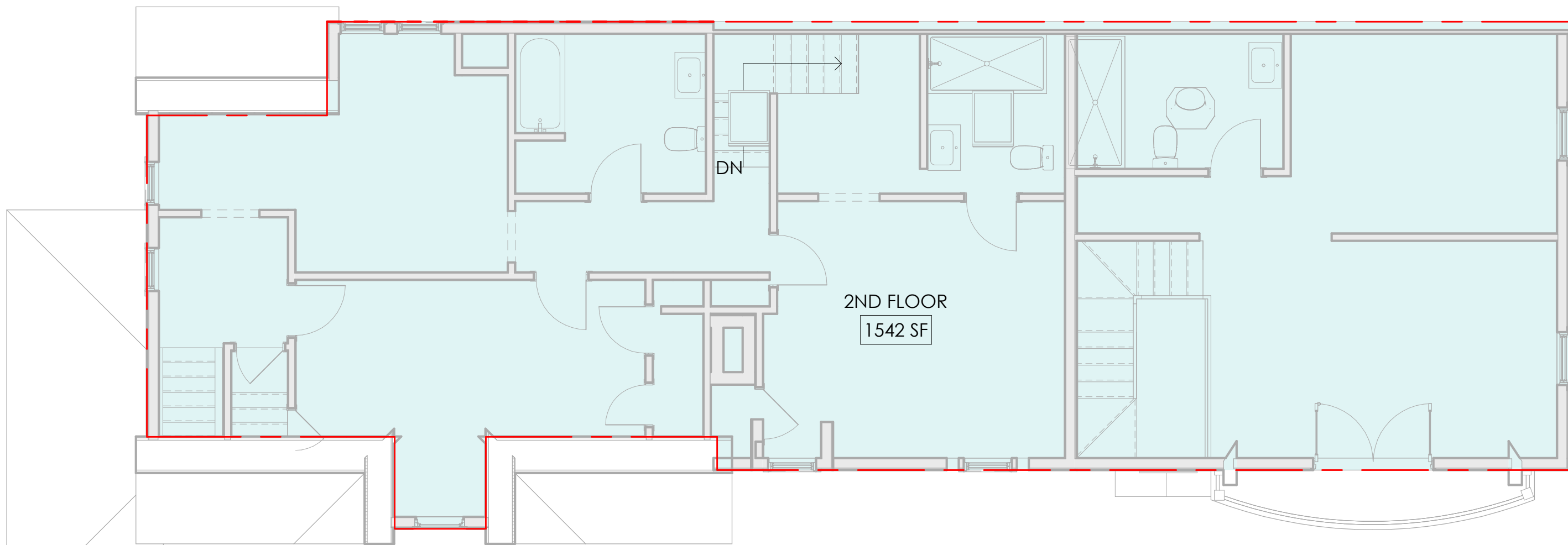
1/8" = 1'-0"



78 ELLERY STREET, CAMBRIDGE MA

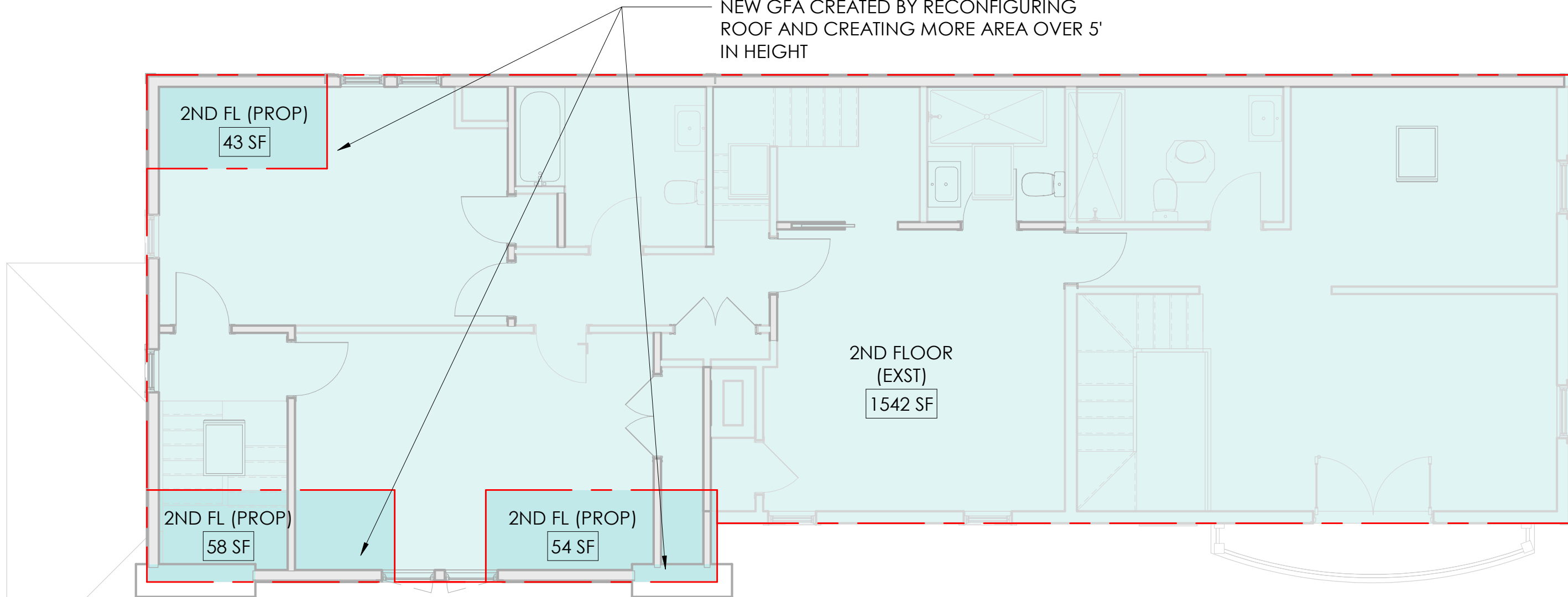


Date	08.18.22
Drawing no.	A002



EXISTING 2ND FL GFA DIAG

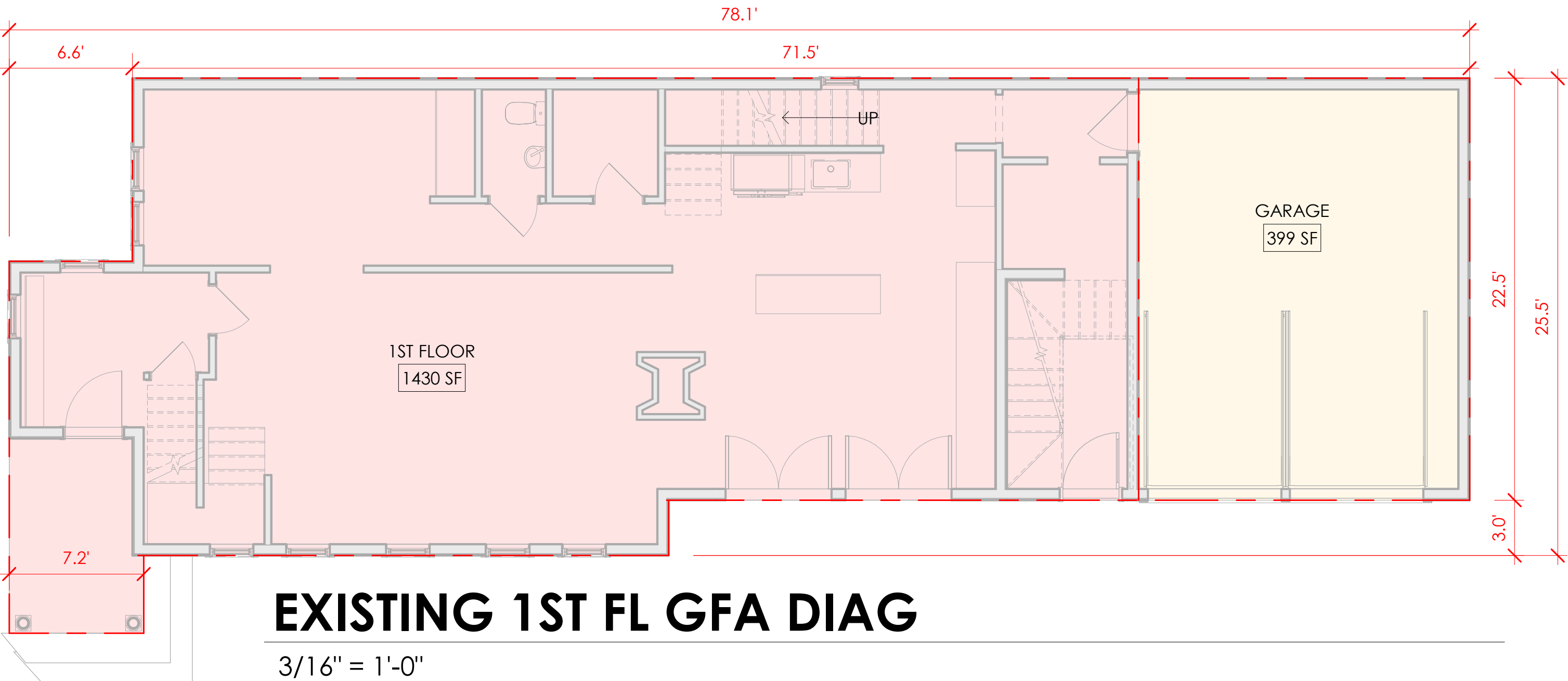
3/16" = 1'-0"



PROPOSED 2ND FL GFA DIAG

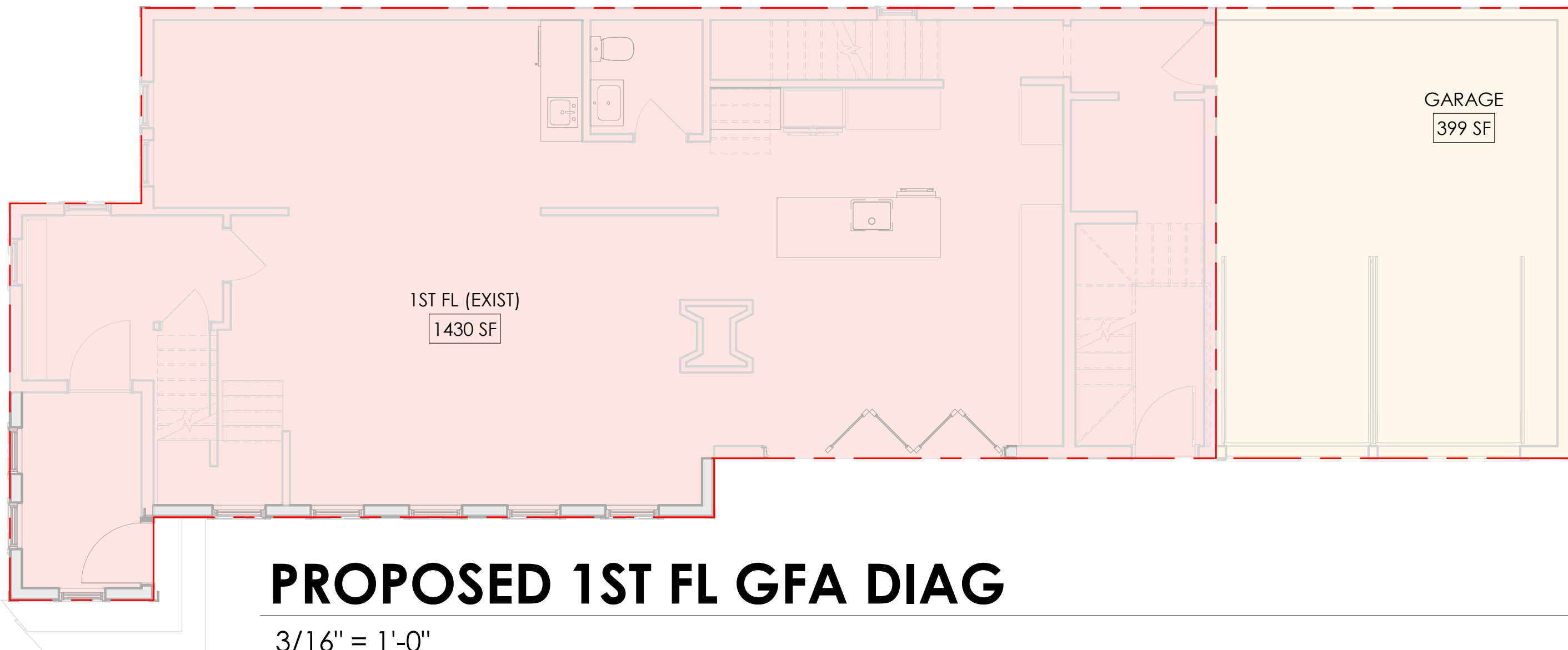
3/16" = 1'-0"

TOTAL EXISTING GFA:	2972 SF
PROPOSED NEW GFA:	+154 SF
TOTAL PROPOSED GFA:	3126 SF



EXISTING 1ST FL GFA DIAG

3/16" = 1'-0"



PROPOSED 1ST FL GFA DIAG

3/16" = 1'-0"

DIMENSIONAL FORM

LOCATION: , CAMBRIDGE MA
ZONE: RES C-1
PRESENT USE/OCCUPANCY: TWO FAMILY
REQUESTED OCCUPANCY: UNCHANGED

	EXISTING	PROPOSED	ORDINANCE	
LOT SIZE:	5508	Unchanged	5000	Complies
GROSS FLOOR AREA				
EXIST. BUILDING	2972	0	4131	Complies
NEW CONSTRUCTION		154	N/A	
TOTAL GFA		3126		Complies
FLOOR AREA RATIO	.53	.56	.75	Complies
LOT AREA PER DWELLING UNIT	5508	Unchanged	1,500	Complies
NO. OF D.U.	1	Unchanged	3.6	Complies
SIZE OF LOT:				
WIDTH	85'	Unchanged	50'	Complies
LENGTH	150'	Unchanged	N/A	Complies
BUILDING - SIZE:				
BUILDING HEIGHT	25.3'	Unchanged	35'	Complies
BUILDING LENGTH	78.1'	Unchanged	N/A	Complies
BUILDING WIDTH	25.5	Unchanged	N/A	Complies
BUILDING - SETBACKS:				
FRONT	SEE SURVEY	Unchanged	17.2' (H+L/6)	Non-Conforming
REAR	1.5	Unchanged	20'	Non-Conforming
LEFT SIDE	6.3	Unchanged	14.7' (H+L/7)	Non-Conforming
RIGHT SIDE	0.4	Unchanged	14.7' (H+L/7)	Non-Conforming
DISTANCE BETWEEN STRUCTURES	N/A	Unchanged	10'	
TOTAL OPEN SPACE	(2154) 39%	Unchanged	975 SF	Complies
PERCENTAGE LOT AREA		Unchanged	30%	
PRIVATE OPEN SPACE	(1074) 19%	Unchanged	15%	Complies
PERMEABLE OPEN SPACE	(1078) 19%	Unchanged	15%	Complies
NO. OF PARKING SPACES:	2	2	1	Complies

EXISTING GROSS FLOOR AREA		
NAME	AREA	ZONING
1ST FLOOR	1430 SF	GFA
2ND FLOOR	1542 SF	GFA
GFA	2972 SF	
GARAGE	399 SF	NON-GFA
NON-GFA	399 SF	
TOTAL SF	3371 SF	

PROPOSED GROSS FLOOR AREA		
NAME	AREA	ZONING
2ND FLOOR (EXST)	1542 SF	GFA
1ST FL (EXIST)	1430 SF	GFA
EXISTING	2972 SF	
2ND FL (PROP)	43 SF	GFA
2ND FL (PROP)	58 SF	GFA
2ND FL (PROP)	54 SF	GFA
NEW	154 SF	
GARAGE	399 SF	NON-GFA
NON-GFA	399 SF	
TOTAL SF	3525 SF	

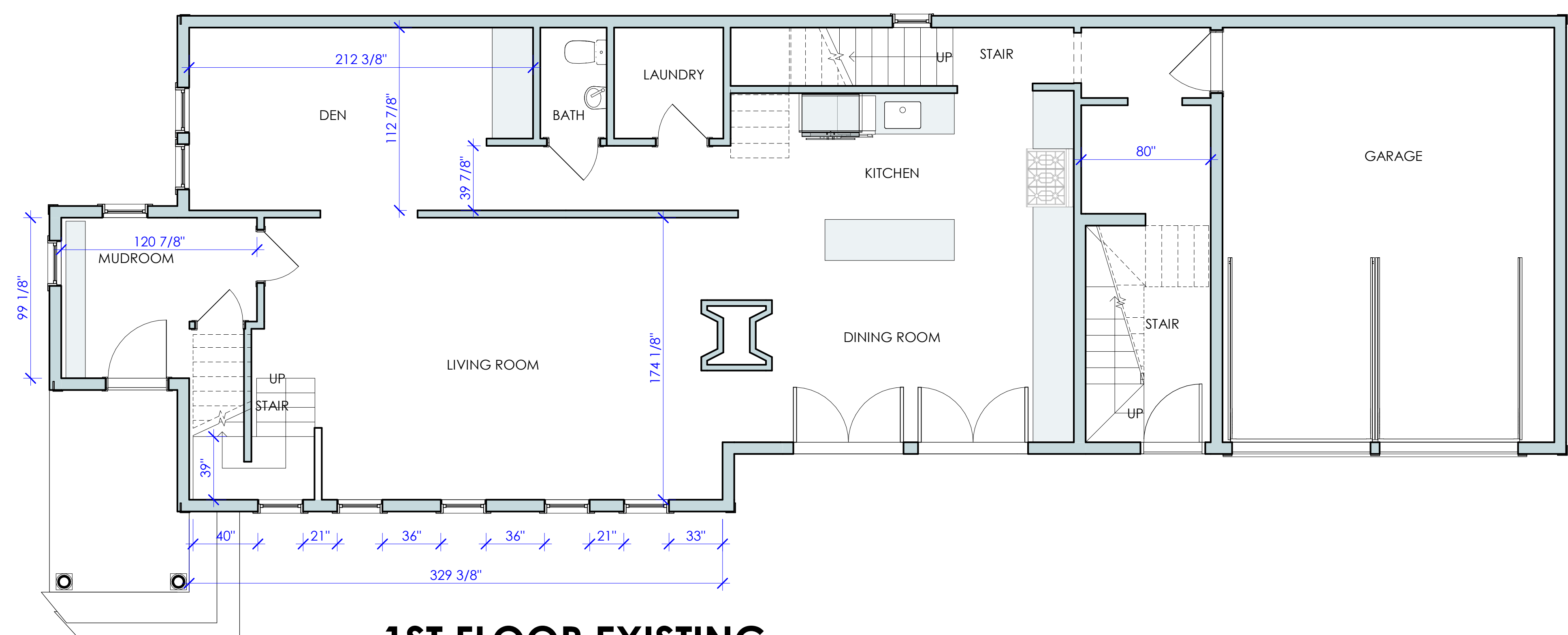
GFA AREA DIAGRAMS

BZA SUBMISSION SET

78 ELLERY STREET, CAMBRIDGE MA

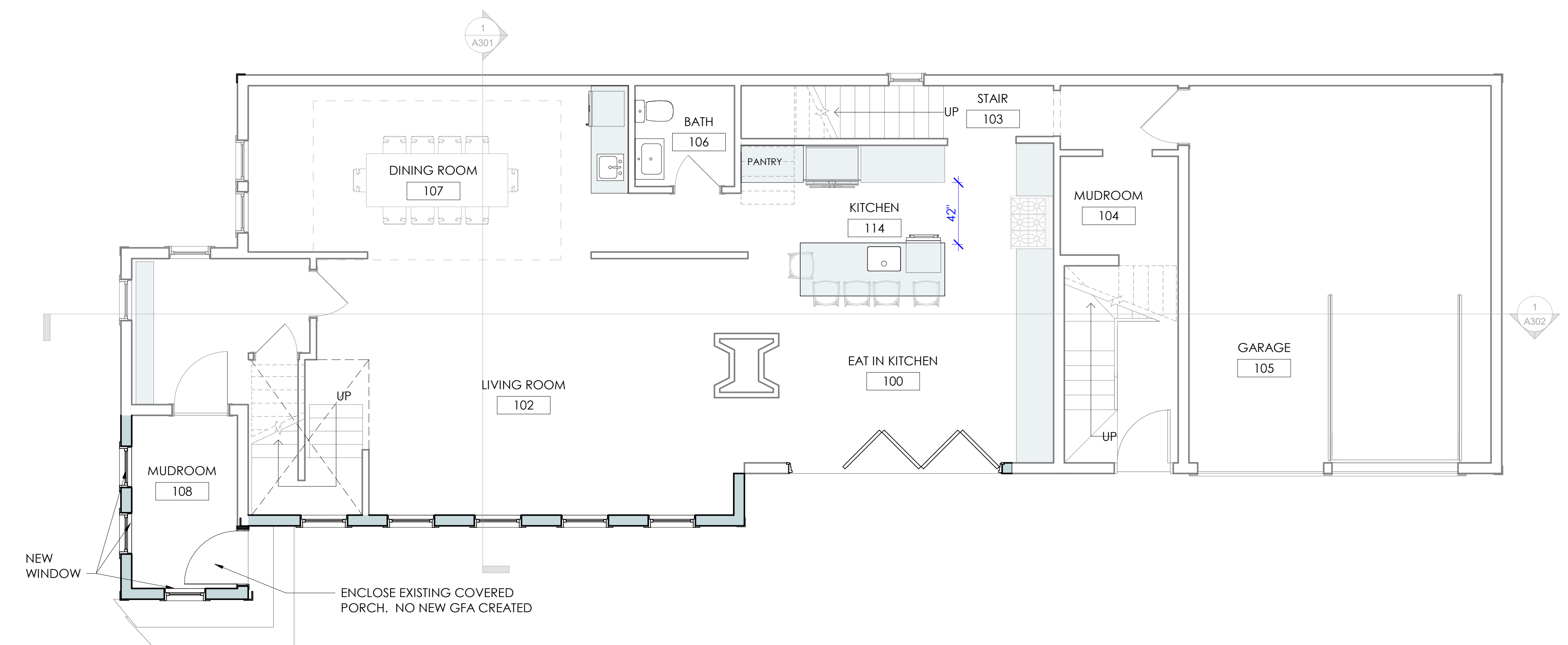


Date	08.18.22
Drawing no.	A010



1ST FLOOR EXISTING

1/4" = 1'-0"

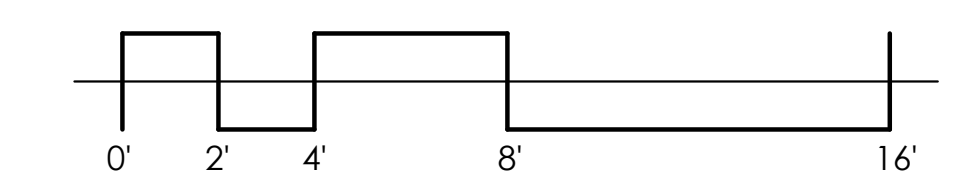


1ST FLOOR PROPOSED

1/4" = 1'-0"

FLOOR PLAN KEY

- INDICATES EXISTING WALL TO REMAIN
- INDICATES EXISTING WALL TO BE REMOVED
- INDICATES NEW WALL, SEE WALL TYPES FOR CONSTRUCTION INFORMATION
- INDICATES NEW 1 HOUR FIRE RATED WALL, SEE WALL TYPES FOR CONSTRUCTION INFORMATION



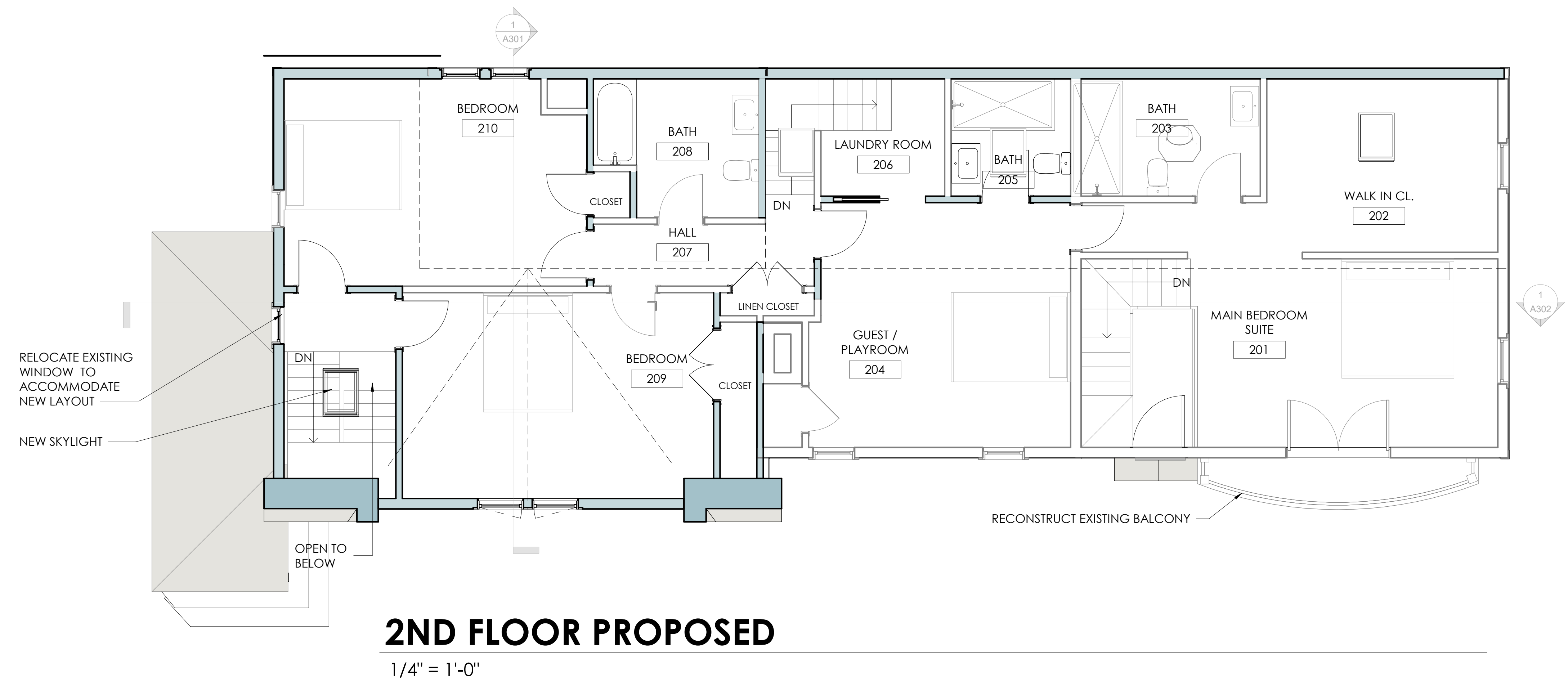
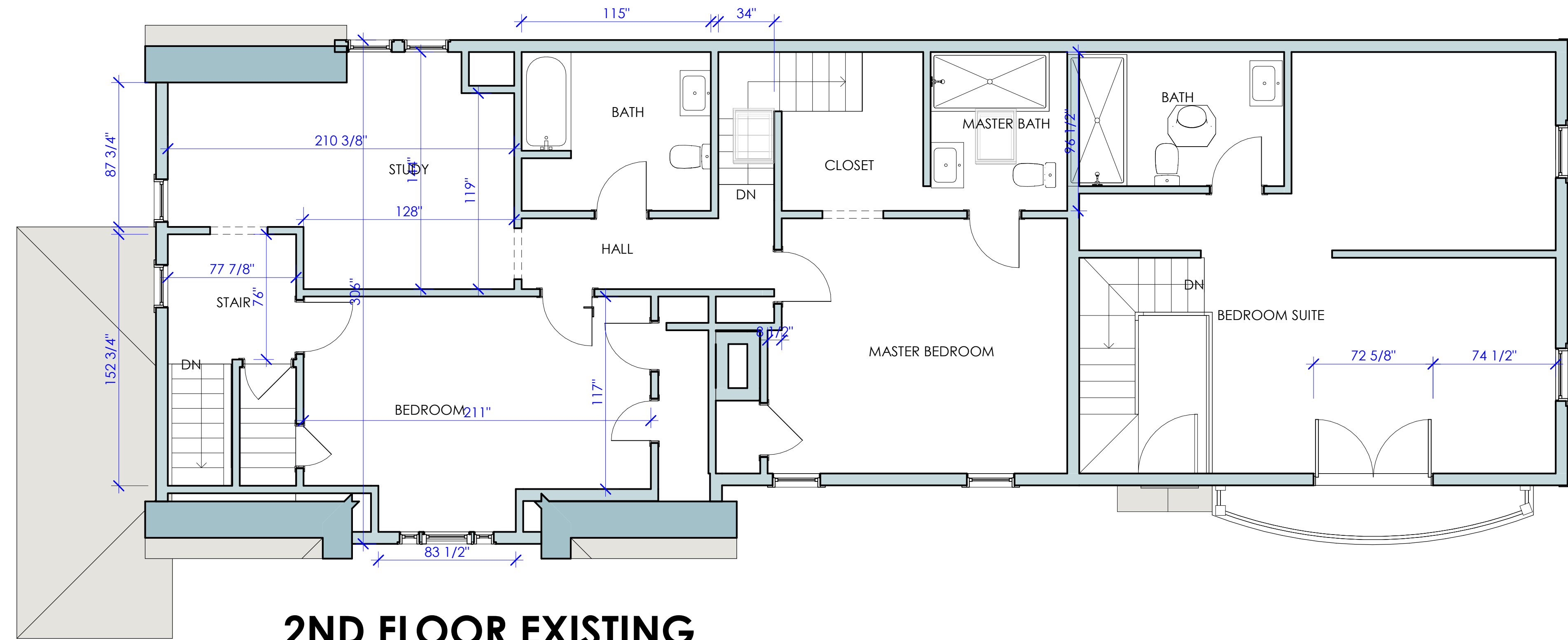
EXISTING AND PROPOSED FIRST FLOOR PLANS

BZA SUBMISSION SET

78 ELLERY STREET, CAMBRIDGE MA

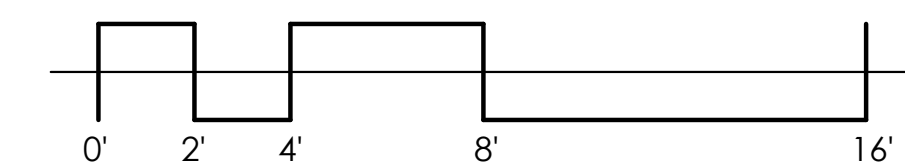


Date	08.18.22
Drawing no.	A101



FLOOR PLAN KEY

- INDICATES EXISTING WALL TO REMAIN
- INDICATES EXISTING WALL TO BE REMOVED
- INDICATES NEW WALL, SEE WALL TYPES FOR CONSTRUCTION INFORMATION
- INDICATES NEW 1 HOUR FIRE RATED WALL, SEE WALL TYPES FOR CONSTRUCTION INFORMATION



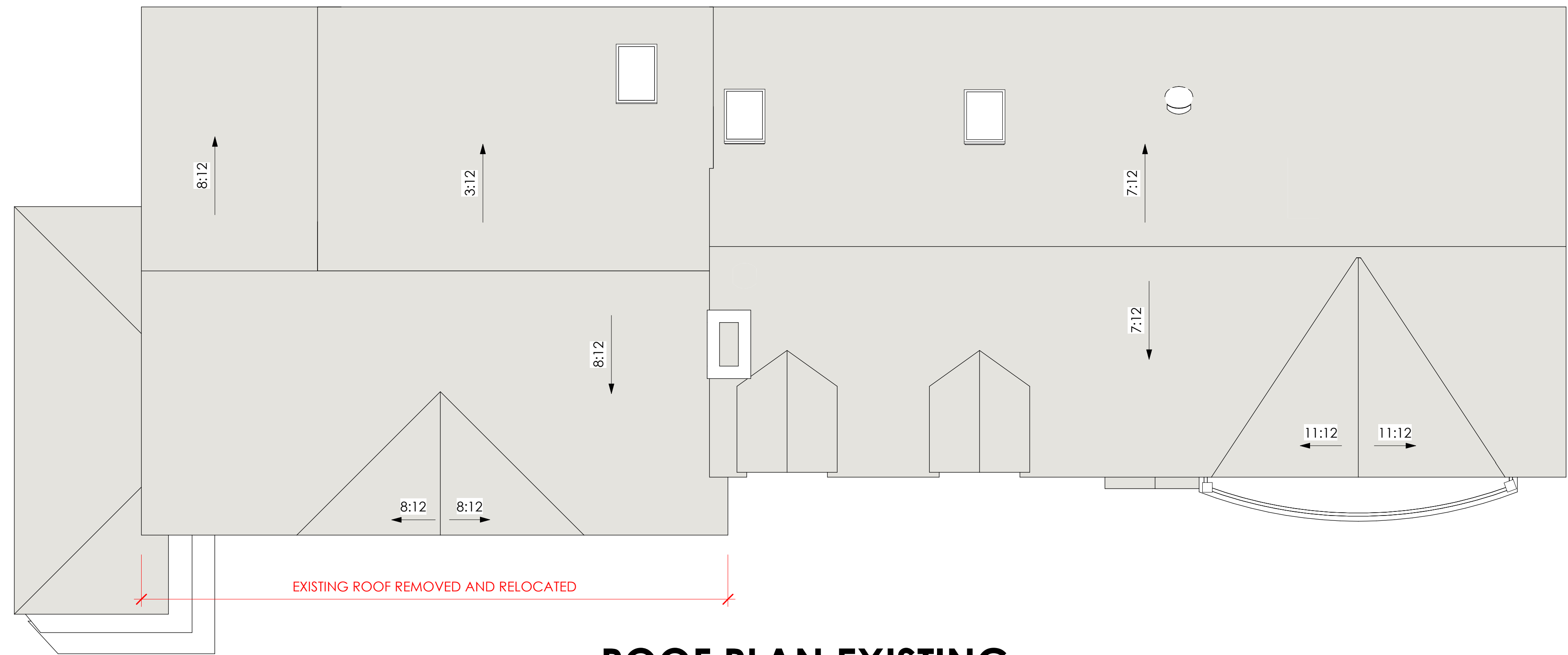
EXISTING AND PROPOSED SECOND FLOOR PLANS

BZA SUBMISSION SET

78 ELLERY STREET, CAMBRIDGE MA

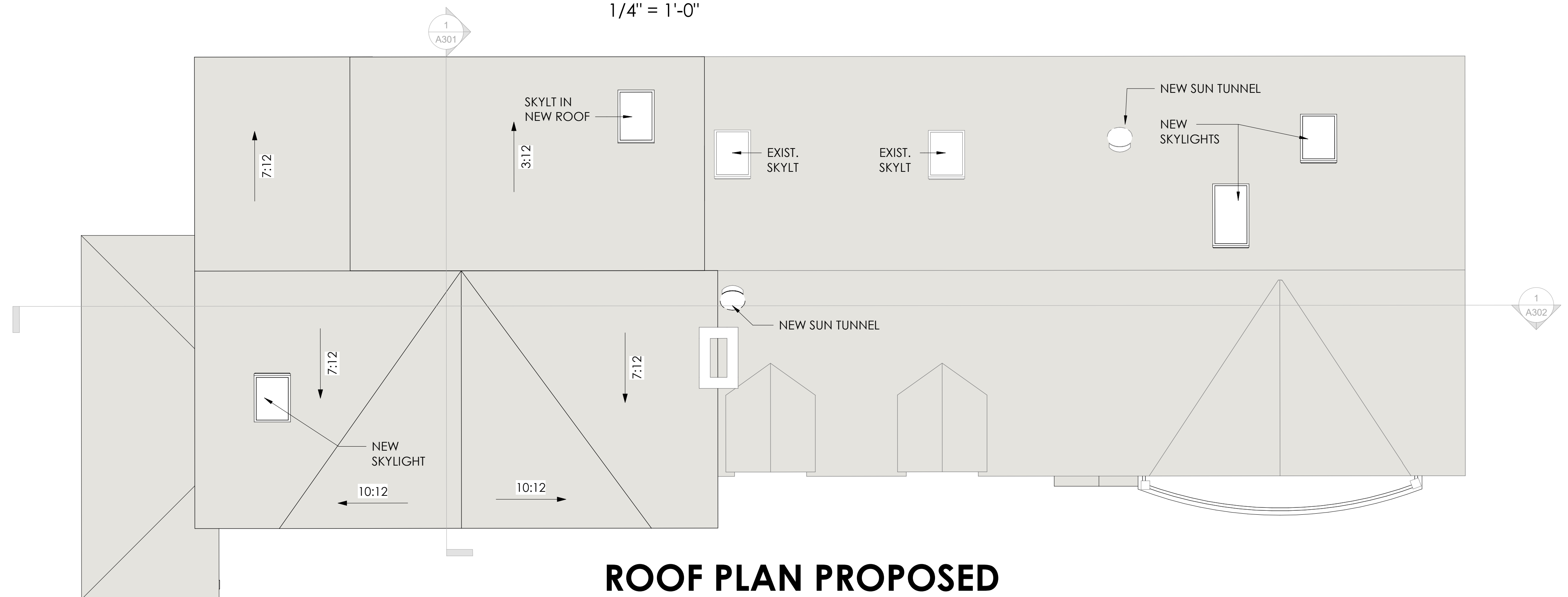


Date	08.18.22
Drawing no.	A102



ROOF PLAN EXISTING

1/4" = 1'-0"



ROOF PLAN PROPOSED

1/4" = 1'-0"

FLOOR PLAN KEY

- INDICATES EXISTING WALL TO REMAIN
- INDICATES EXISTING WALL TO BE REMOVED
- INDICATES NEW WALL. SEE WALL TYPES FOR CONSTRUCTION INFORMATION
- INDICATES NEW 1 HOUR FIRE RATED WALL, SEE WALL TYPES FOR CONSTRUCTION INFORMATION

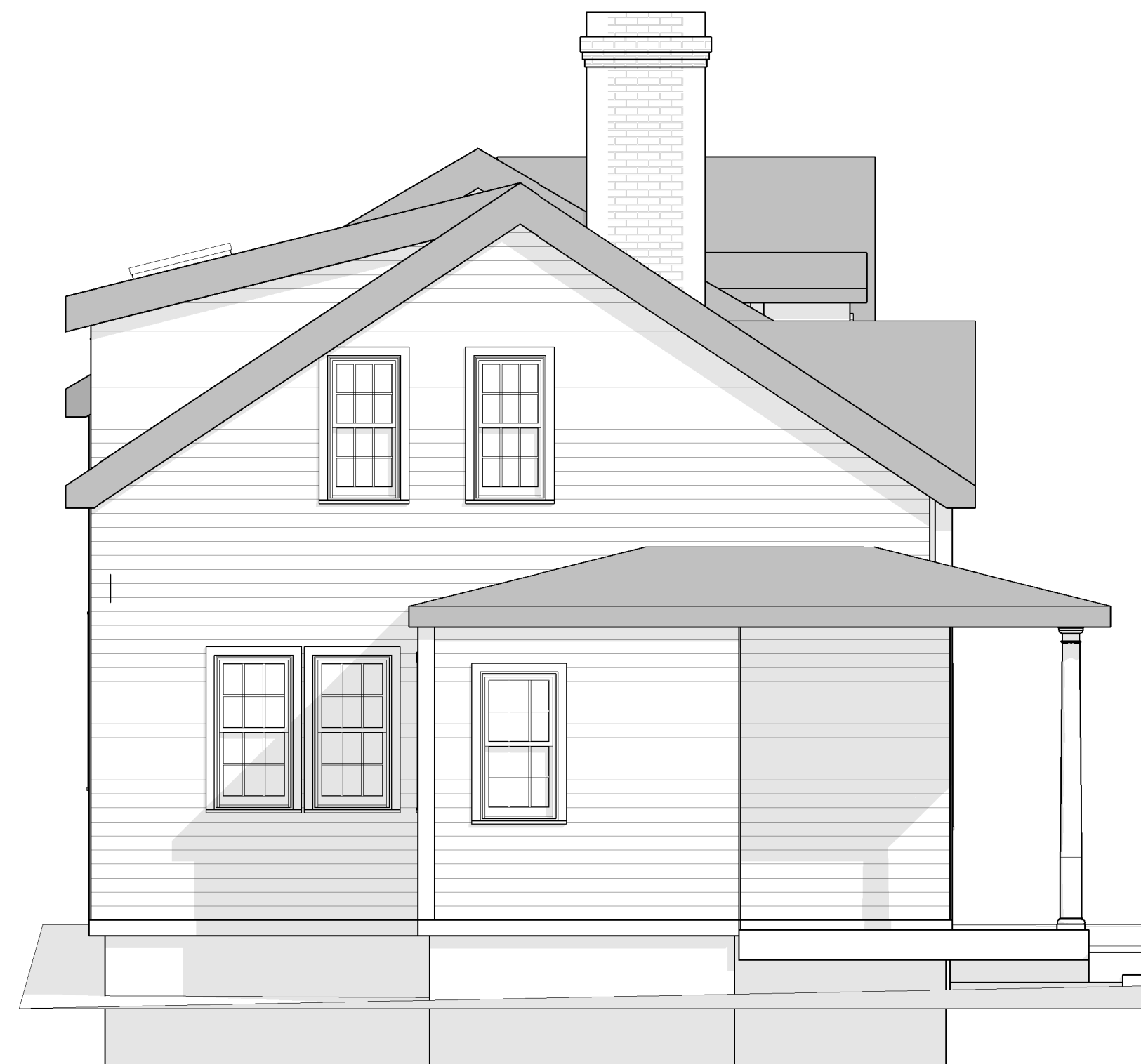
EXISTING AND PROPOSED ROOF FLOOR PLANS
BZA SUBMISSION SET

78 ELLERY STREET, CAMBRIDGE MA



Date
08.18.22

Drawing no.
A103



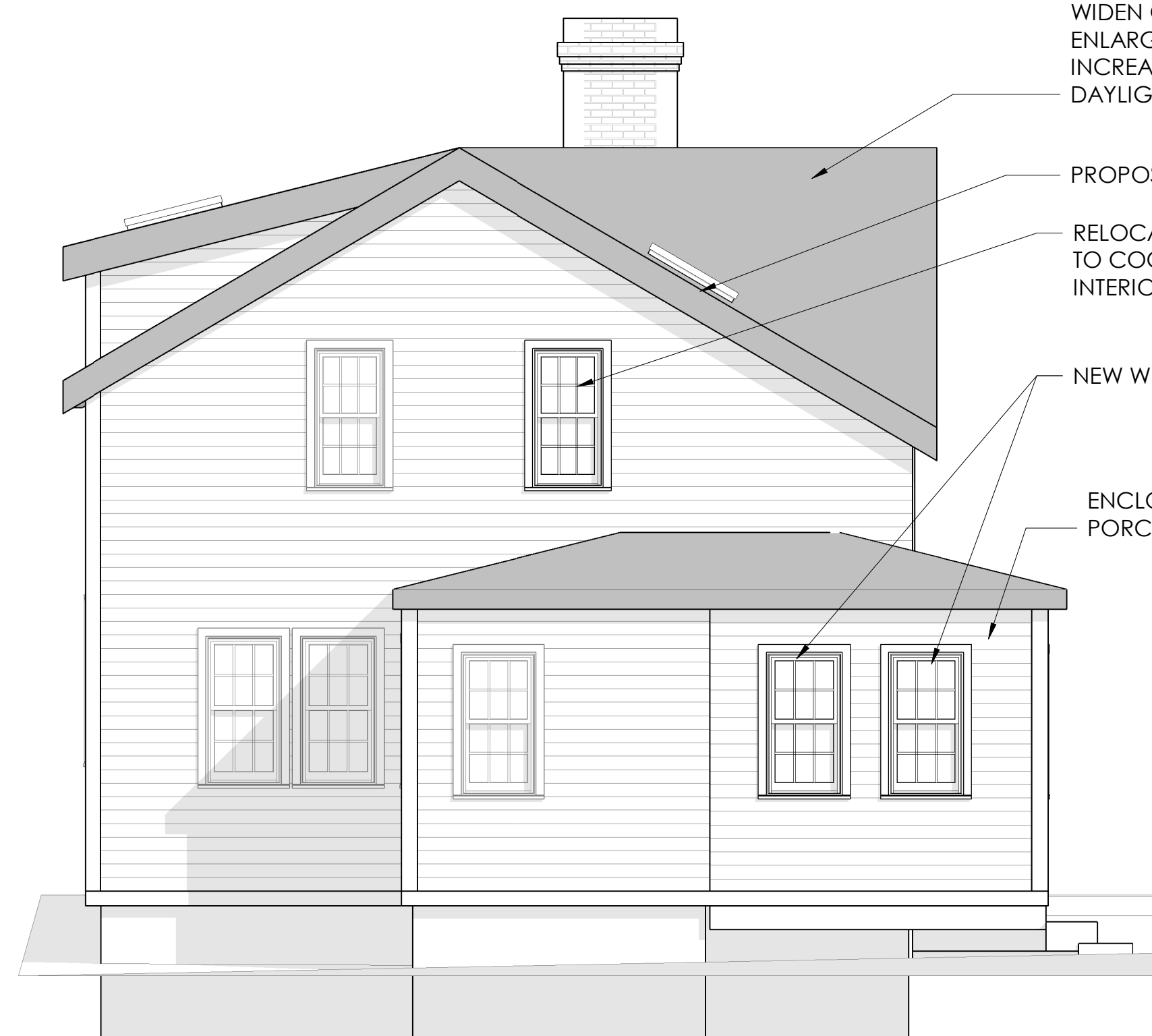
EXISTING LEFT SIDE ELEVATION

1/4" = 1'-0"



EXISTING FRONT ELEVATION

1/4" = 1'-0"



PROPOSED LEFT SIDE ELEVATION

1/4" = 1'-0"



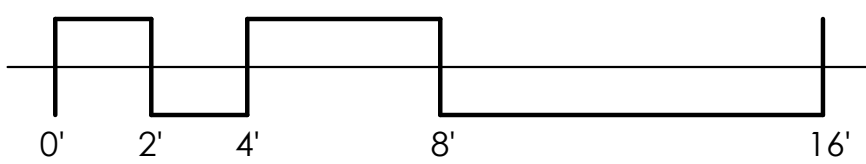
PROPOSED FRONT ELEVATION

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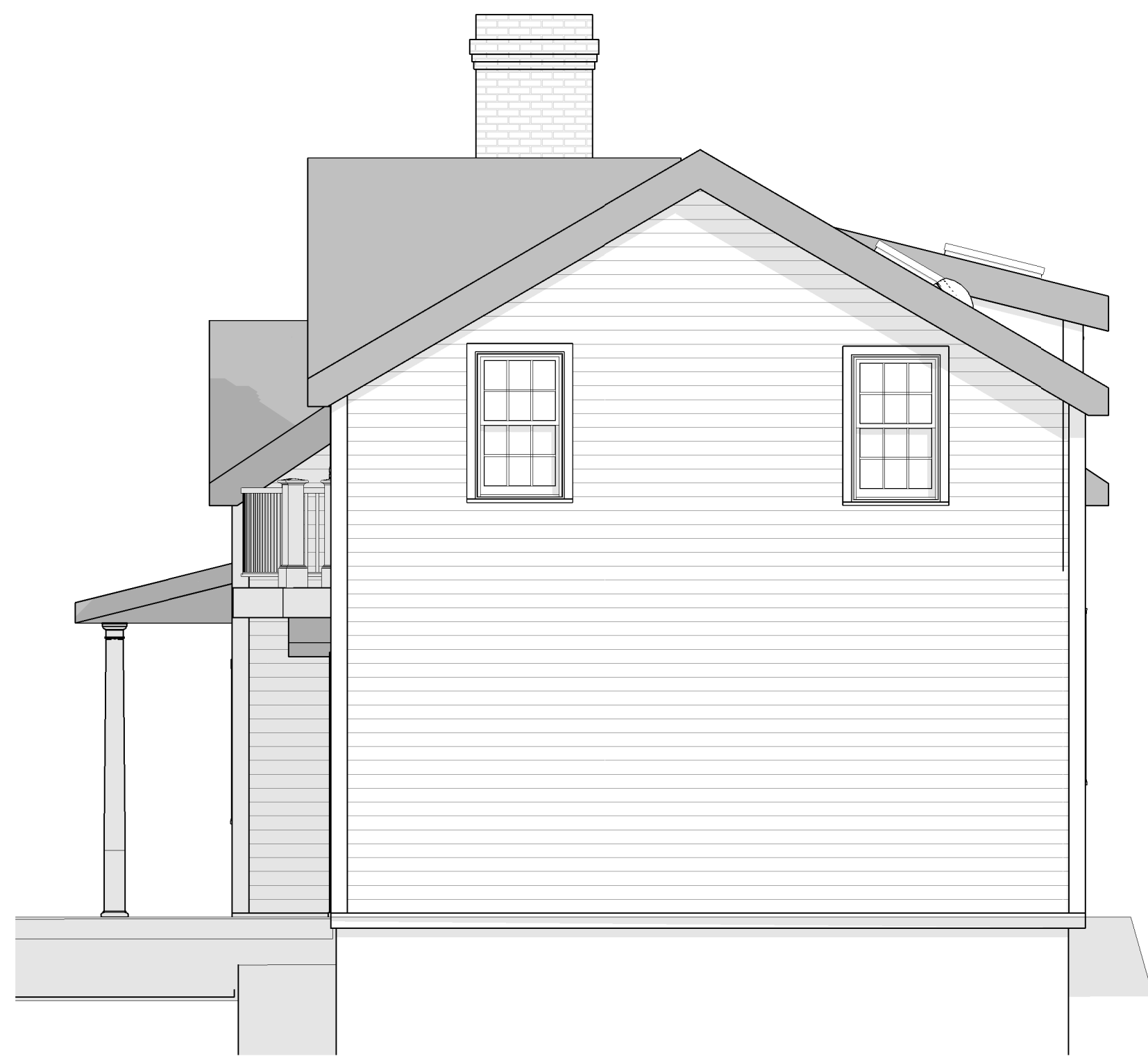
EXISTING AND PROPOSED ELEVATIONS

BZA SUBMISSION SET

78 ELLERY STREET, CAMBRIDGE MA

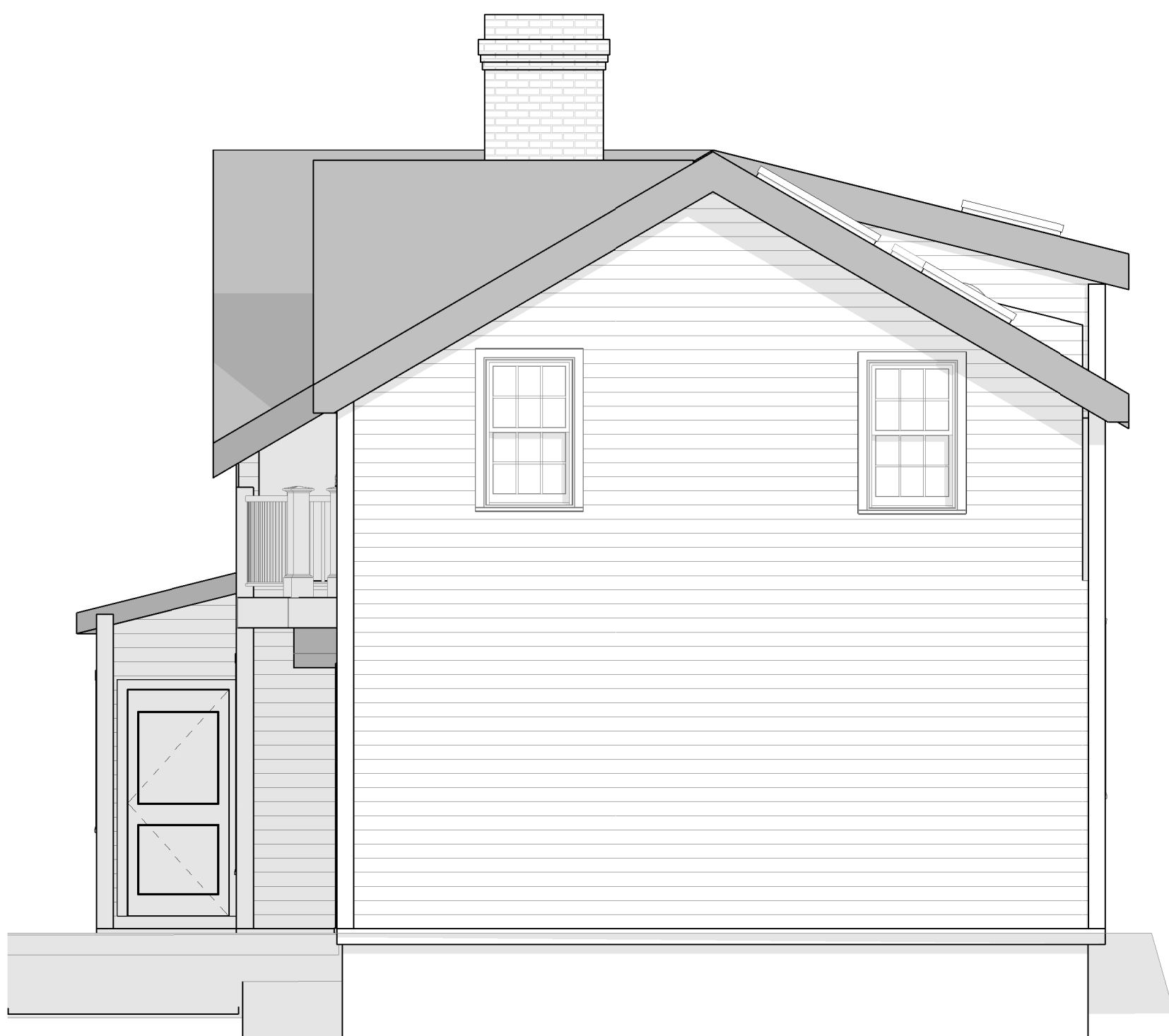


Date	08.18.22
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EXISTING RIGHT SIDE ELEVATION

1/4" = 1'-0"



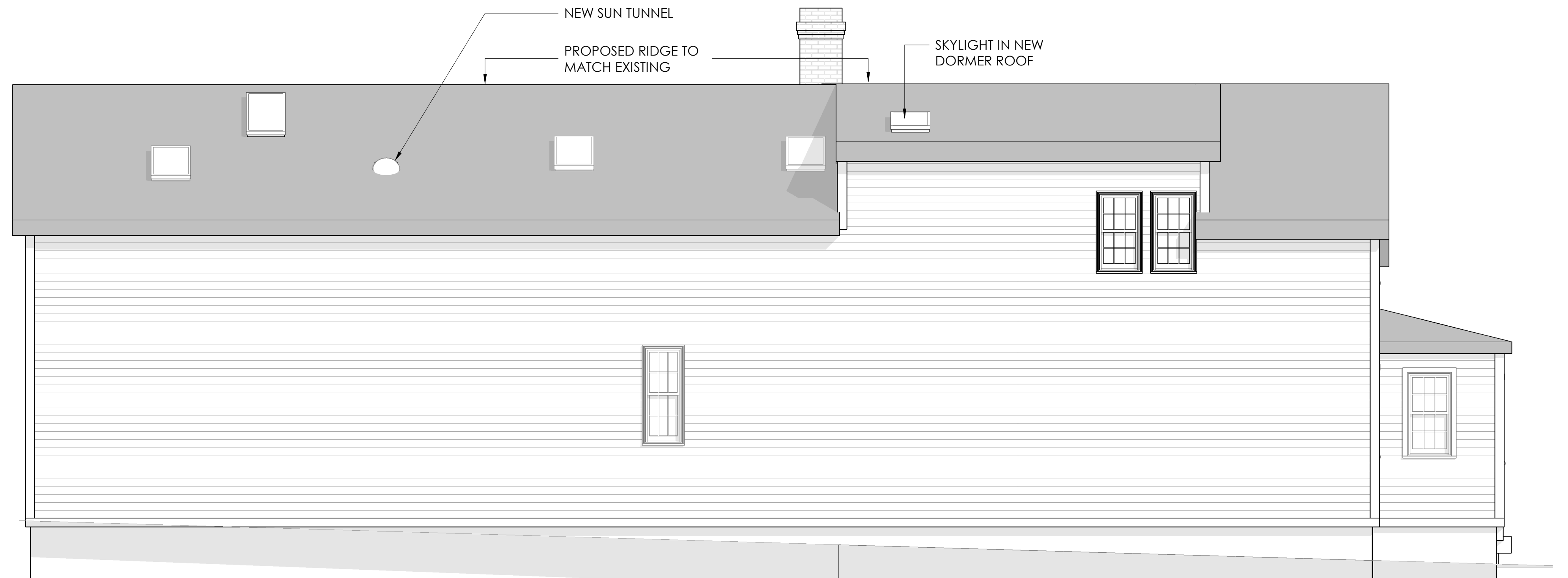
PROPOSED RIGHT SIDE ELEVATION

1/4" = 1'-0"



EXISTING REAR ELEVATION

1/4" = 1'-0"



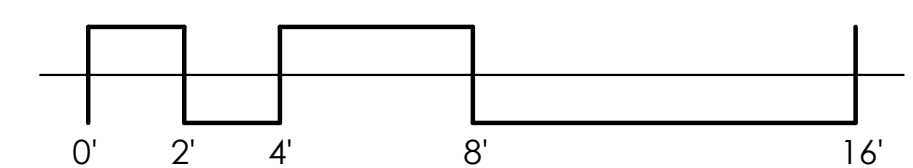
PROPOSED REAR ELEVATION

1/4" = 1'-0"

EXISTING AND PROPOSED ELEVATIONS

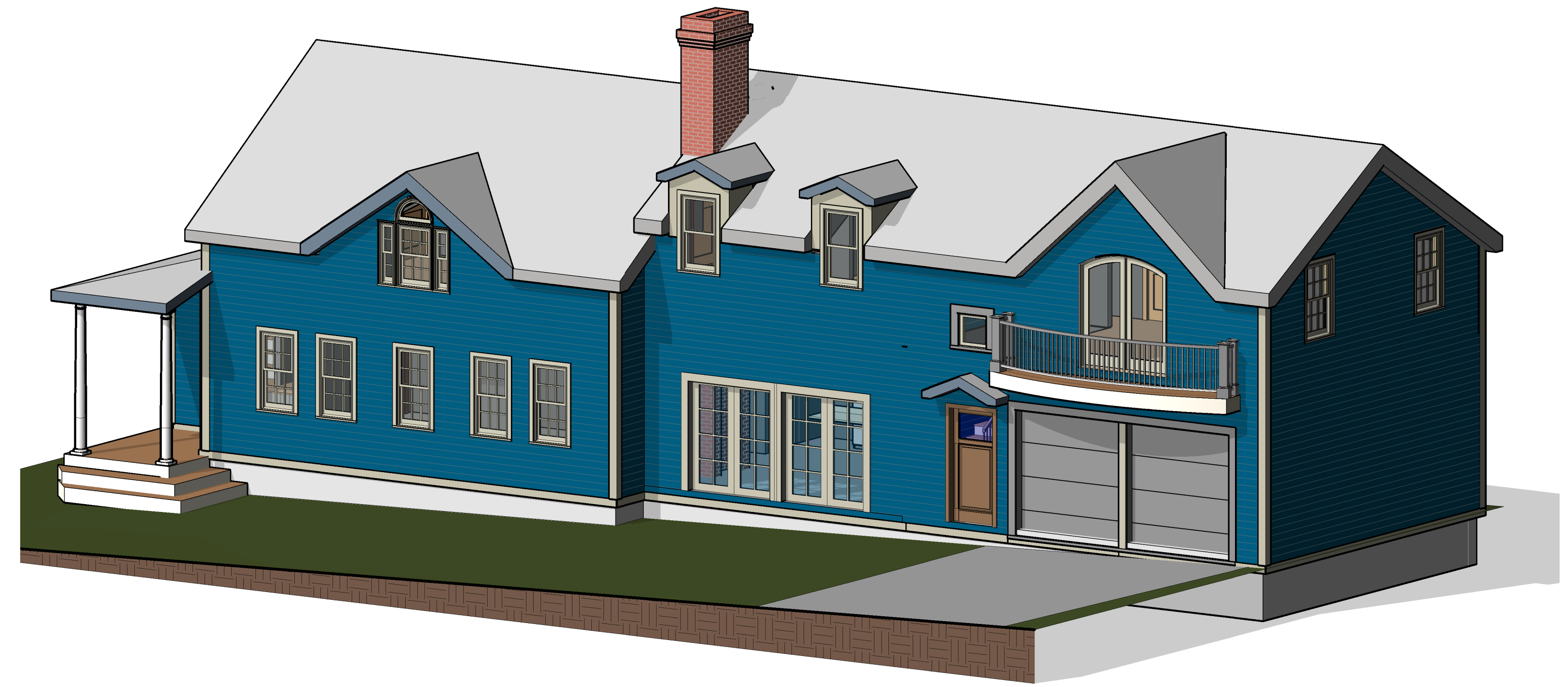
BZA SUBMISSION SET

78 ELLERY STREET, CAMBRIDGE MA

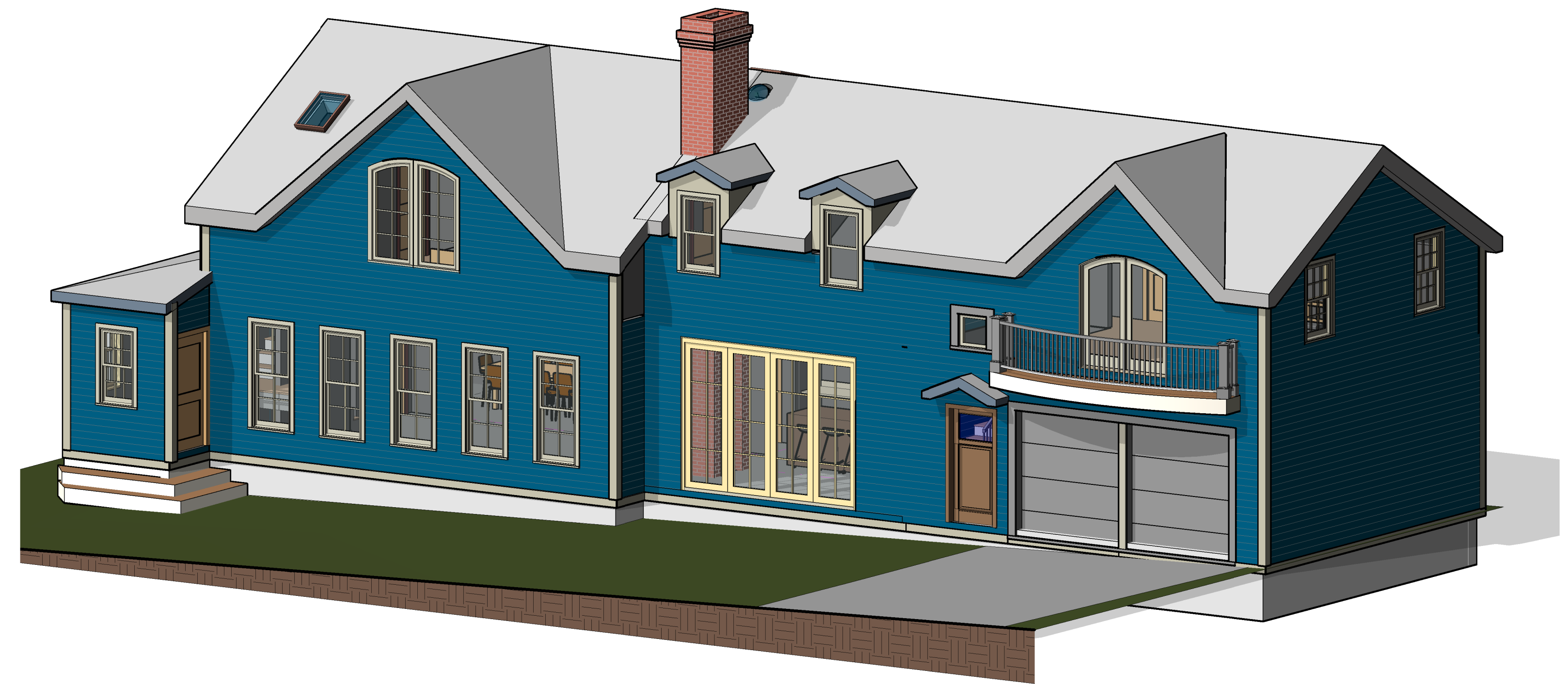


Date 08.18.22

Drawing no. A202



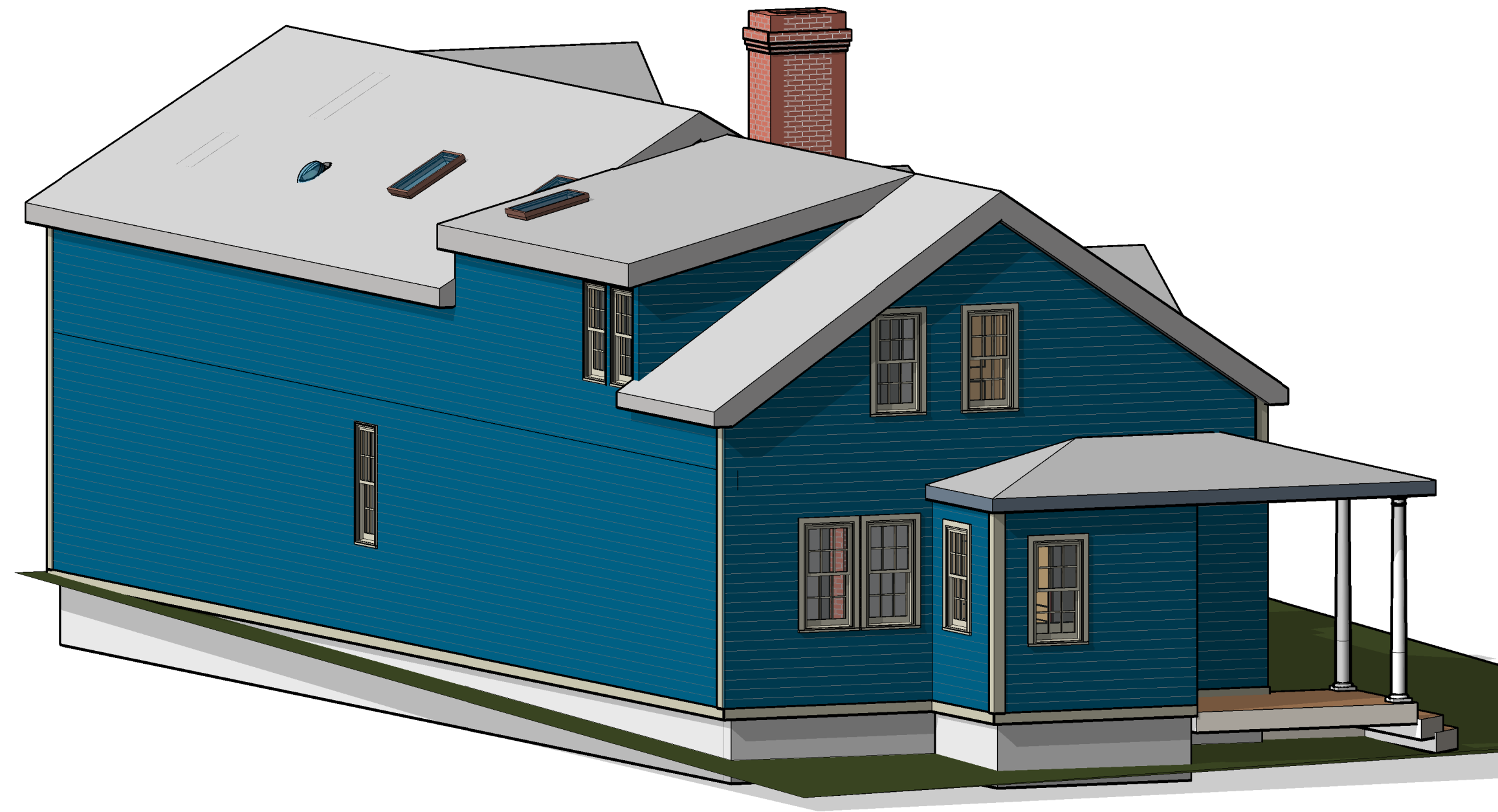
EXISTING 3D VIEW 01



PROPOSED 3D VIEW 01

3D VIEWS & PHOTOS
BZA SUBMISSION SET

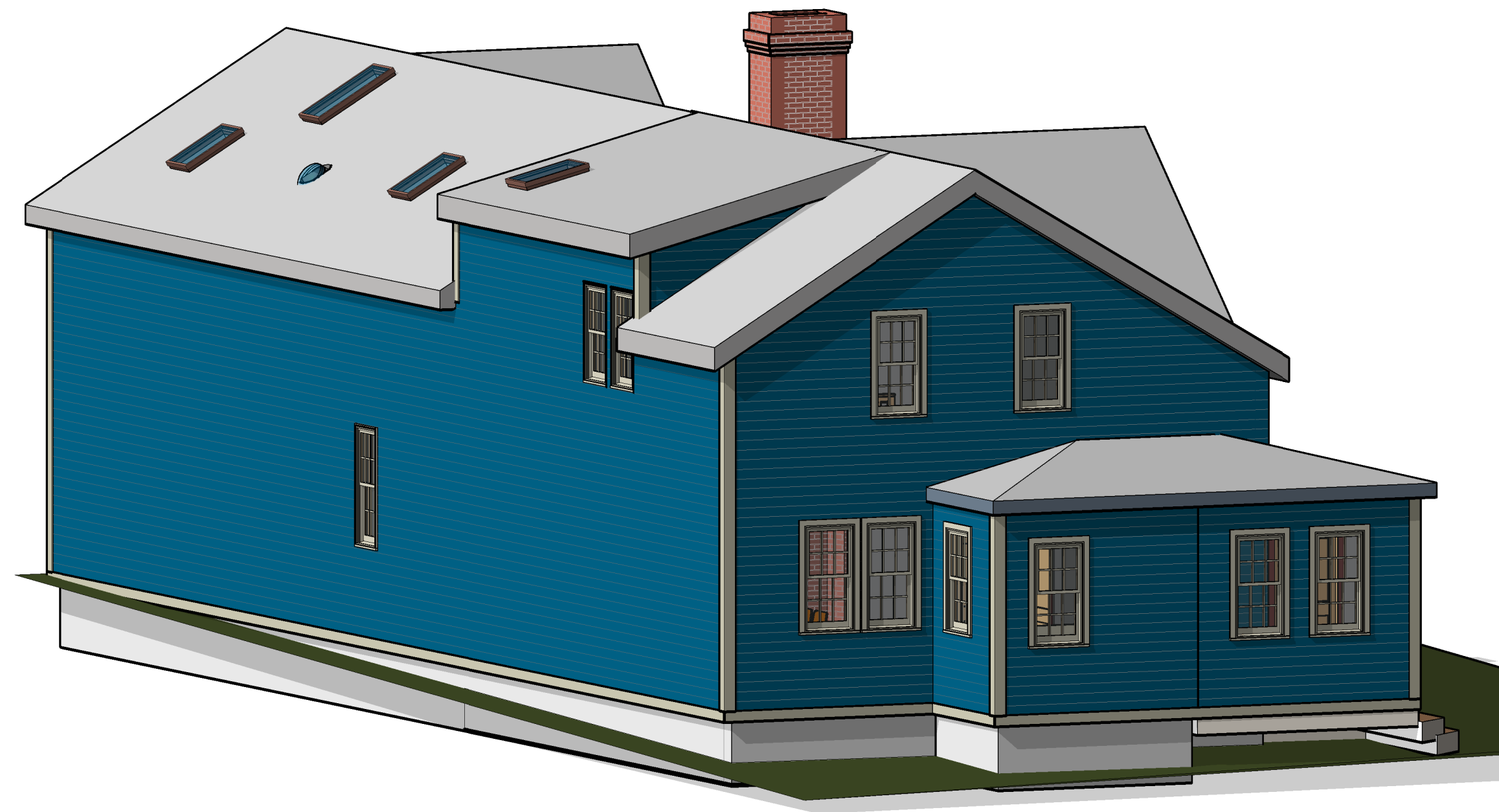
78 ELLERY STREET, CAMBRIDGE MA



EXISTING 3D VIEW 03



EXISTING 3D VIEW 02



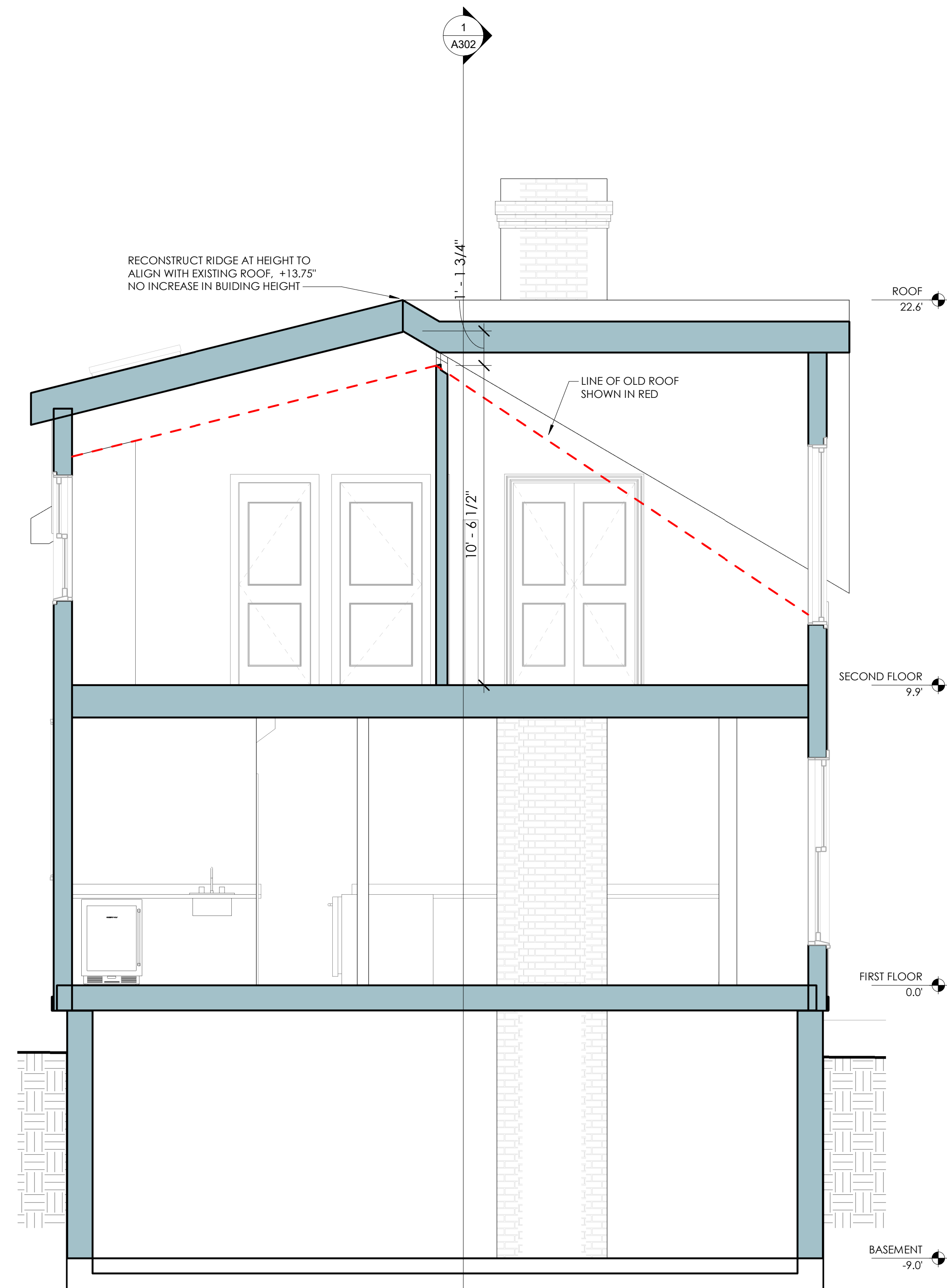
PROPOSED 3D VIEW 03



PROPOSED 3D VIEW 02

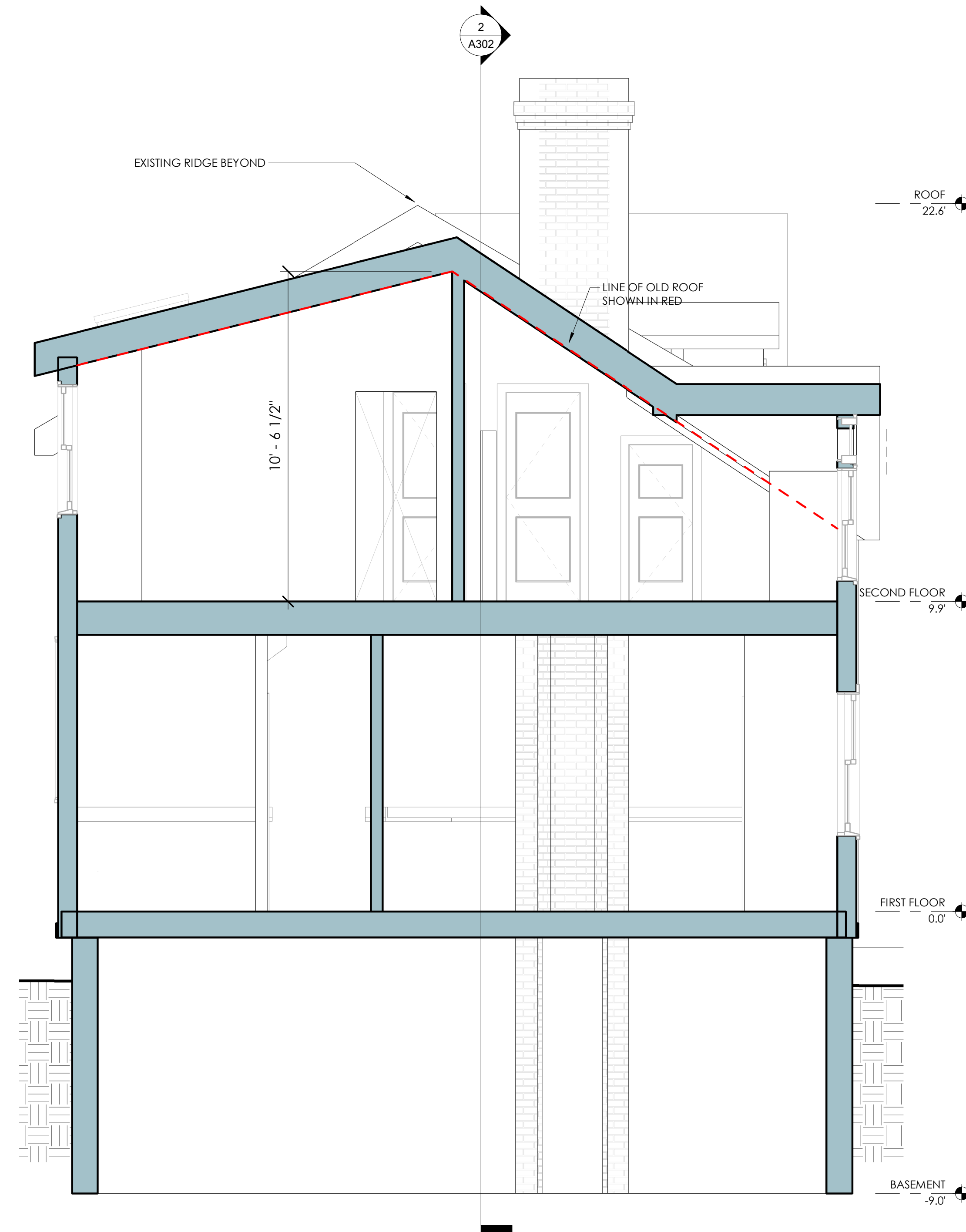
3D VIEWS
BZA SUBMISSION SET

78 ELLERY STREET, CAMBRIDGE MA



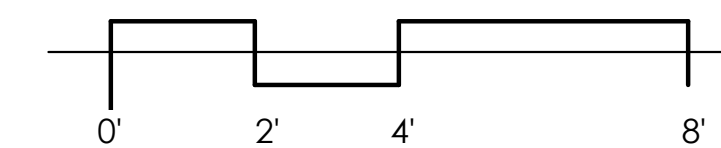
CROSS SECTION - PROPOSED

3/8" = 1'-0"



CROSS SECTION - EXISTING

3/8" = 1'-0"



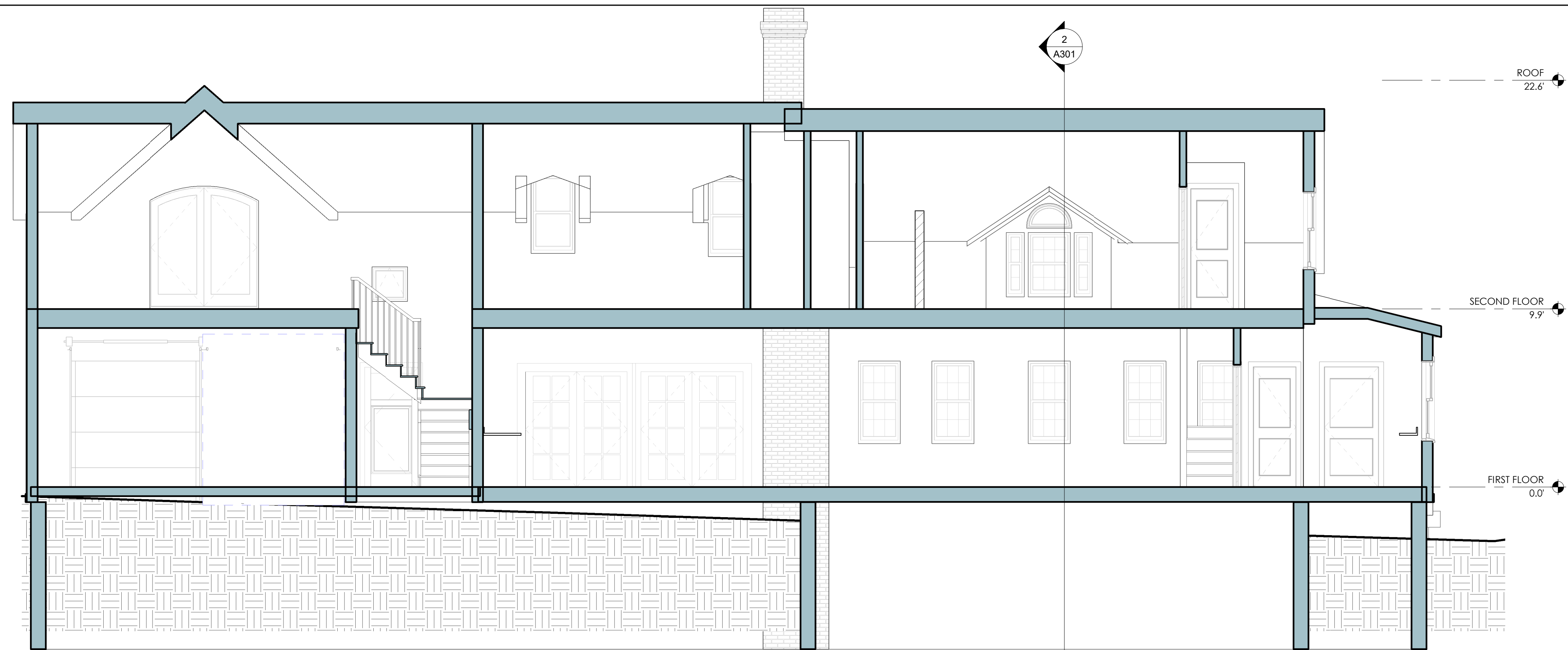
BUILDING SECTIONS
BZA SUBMISSION SET

78 ELLERY STREET, CAMBRIDGE MA



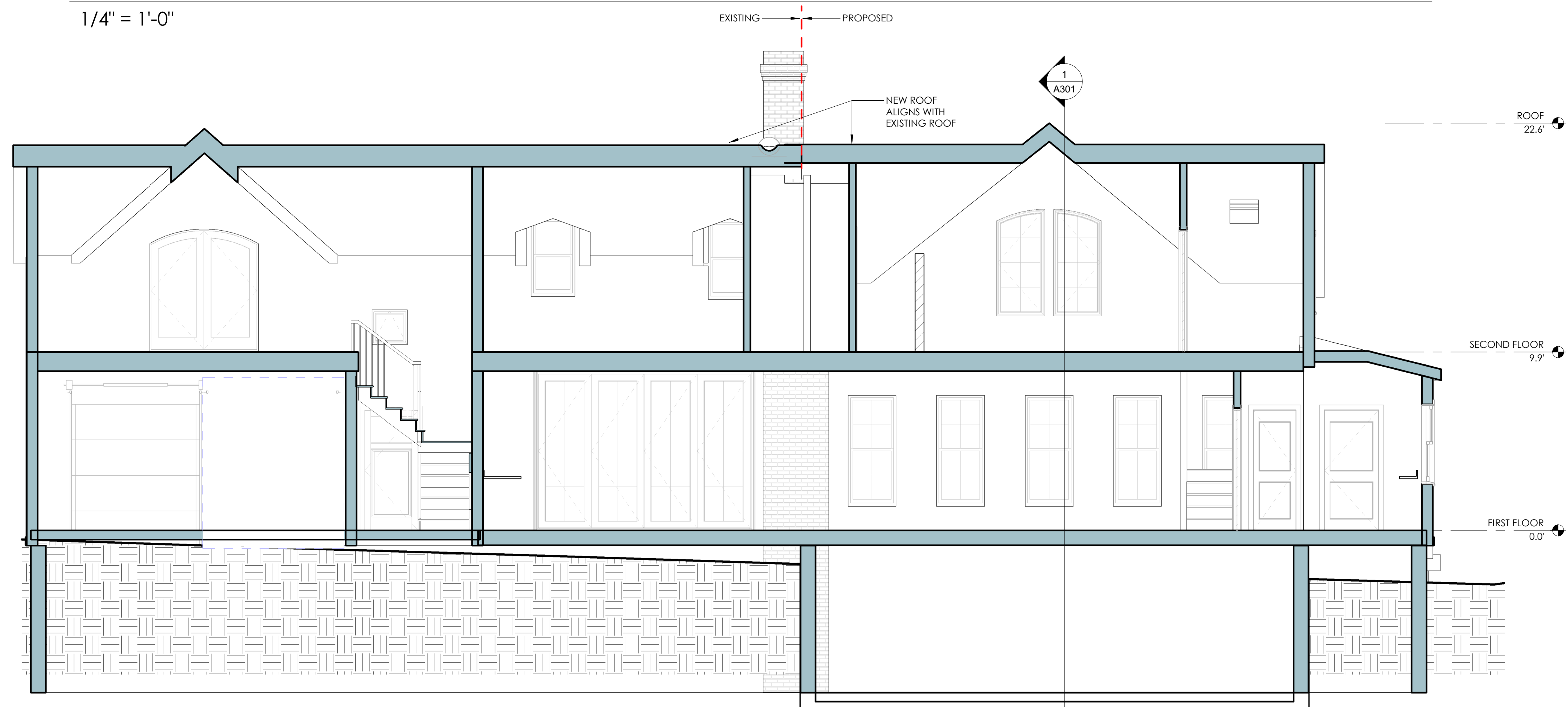
Date
08.18.22

Drawing no.
A301



LONG BUILDING SECTION - EXISTING

1/4" = 1'-0"



LONG BUILDING SECTION - PROPOSED

1/4" = 1'-0"

BUILDING SECTIONS
BZA SUBMISSION SET

78 ELLERY STREET, CAMBRIDGE MA



Date
08.18.22

Drawing no.
A302

78 Ellery St.







Mid Cambridge Neighborhood Conservation District Commission

831 Massachusetts Avenue, Cambridge, Massachusetts 02139
Telephone: 617 349 4683 Fax: 617 349 3116 TTY: 617 349 6112
E-mail: histncds@cambridgema.gov
URL: <http://www.cambridgema.gov/Historic/midcambridgehome.html>

Tony Hsiao, *Chair*, Lestra Litchfield, *Vice Chair*
Monika Pauli, Charles Redmon, *Members*
Margaret McMahon, *Alternate*

CERTIFICATE OF APPROPRIATENESS

PROPERTY: **78 Ellery Street**

OWNER: **Jenna Larson & Jason Smigiel**
78 Ellery Street
Cambridge, MA 02138

The Mid Cambridge Neighborhood Conservation District Commission hereby certifies, pursuant to Title 2, Chapter 2.78, Article III, Section 2.78.140-270 of the Code of the City of Cambridge and the City Council order establishing the Commission, that the construction described below is not incongruous to the historic aspects or architectural character of the building or district:

Reconfigure roof and alter fenestration.

The plans and specifications that were submitted with the application, titled "78 Ellery Street, MCNDC Submission," by Kelly Boucher Architecture, dated April 11, 2022, are incorporated into this certificate, which is non binding on the applicant.

This certificate is granted upon the condition that the work authorized is commenced within six months after the date of issuance. If the work authorized by this certificate is not commenced within six months after the date of issuance, or if such work is suspended in significant part for a period of one year after the time the work is commenced, this certificate shall expire and be of no further effect; provided that, for cause, one or more extensions not exceeding ninety days each may be allowed in writing by the Chairman.

Case Number: **MC 6439**

Date of Certificate: **May 10, 2022**

Attest: A true and correct copy of decision filed with the office of the City Clerk and the Mid Cambridge Neighborhood Conservation District Commission on May 10, 2022.

By Tony Hsiao/aac, Chair

Twenty days have elapsed since the filing of this decision.

No appeal has been filed _____. Appeal has been filed _____.

Date _____, City Clerk

The map displays a residential area with the following features:

- Streets:** Ellery St, Dana St, Broadway, Ellery Sq, and Broadway.
- Landmarks:** Cambridge Rindge & Latin School and Joan Lorentz Park.
- Property Lots:** Numerous lots are labeled with numbers, including 139-1, 139-2, 139-5, 139-8, 139-9, 139-22, 139-23, 139-25, 139-26, 139-28, 139-29, 139-30, 139-31, 139-32, 139-33, 139-34, 139-35, 139-36, 139-37, 139-38, 139-39, 139-40, 139-41, 139-43, 139-44, 139-45, 139-196, 139-195, 139-85, 139-86, 139-88, 139-95, 139-96, 139-197, 139-200, 139-201, 139-69, 139-70, 139-118, 139-119, 139-142, 139-141, 139-125, 139-126, 139-127, 139-128, 139-129, 139-130, 139-131, 139-132, 139-133, 139-134, 139-135, 139-136, 139-137, 139-138, 139-139, 139-140, 139-141, 139-142, 139-143, 139-144, 139-145, 139-146, 139-147, 139-148, 139-149, 139-150, 139-151, 139-152, 139-153, 139-154, 139-155, 139-156, 139-157, 139-158, 139-159, 139-160, 139-161, 139-162, 139-163, 139-164, 139-165, 139-166, 139-167, 139-168, 139-169, 139-170, 139-171, 139-172, 139-173, 139-174, 139-175, 139-176, 139-177, 139-178, 139-179, 139-180, 139-181, 139-182, 139-183, 139-184, 139-185, 139-186, 139-187, 139-188, 139-189, 139-190, 139-191, 139-192, 139-193, 139-194, 139-195, 139-196, 139-197, 139-198, 139-199, 139-200, 139-201, 139-202, 139-203, 139-204, 139-205, 139-206, 139-207, 139-208, 139-209, 139-210, 139-211, 139-212, 139-213, 139-214, 139-215, 139-216, 139-217, 139-218, 139-219, 139-220, 139-221, 139-222, 139-223, 139-224, 139-225, 139-226, 139-227, 139-228, 139-229, 139-230, 139-231, 139-232, 139-233, 139-234, 139-235, 139-236, 139-237, 139-238, 139-239, 139-240, 139-241, 139-242, 139-243, 139-244, 139-245, 139-246, 139-247, 139-248, 139-249, 139-250, 139-251, 139-252, 139-253, 139-254, 139-255, 139-256, 139-257, 139-258, 139-259, 139-260, 139-261, 139-262, 139-263, 139-264, 139-265, 139-266, 139-267, 139-268, 139-269, 139-270, 139-271, 139-272, 139-273, 139-274, 139-275, 139-276, 139-277, 139-278, 139-279, 139-280, 139-281, 139-282, 139-283, 139-284, 139-285, 139-286, 139-287, 139-288, 139-289, 139-290, 139-291, 139-292, 139-293, 139-294, 139-295, 139-296, 139-297, 139-298, 139-299, 139-300, 139-301, 139-302, 139-303, 139-304, 139-305, 139-306, 139-307, 139-308, 139-309, 139-310, 139-311, 139-312, 139-313, 139-314, 139-315, 139-316, 139-317, 139-318, 139-319, 139-320, 139-321, 139-322, 139-323, 139-324, 139-325, 139-326, 139-327, 139-328, 139-329, 139-330, 139-331, 139-332, 139-333, 139-334, 139-335, 139-336, 139-337, 139-338, 139-339, 139-340, 139-341, 139-342, 139-343, 139-344, 139-345, 139-346, 139-347, 139-348, 139-349, 139-350, 139-351, 139-352, 139-353, 139-354, 139-355, 139-356, 139-357, 139-358, 139-359, 139-360, 139-361, 139-362, 139-363, 139-364, 139-365, 139-366, 139-367, 139-368, 139-369, 139-370, 139-371, 139-372, 139-373, 139-374, 139-375, 139-376, 139-377, 139-378, 139-379, 139-380, 139-381, 139-382, 139-383, 139-384, 139-385, 139-386, 139-387, 139-388, 139-389, 139-390, 139-391, 139-392, 139-393, 139-394, 139-395, 139-396, 139-397, 139-398, 139-399, 139-400, 139-401, 139-402, 139-403, 139-404, 139-405, 139-406, 139-407, 139-408, 139-409, 139-410, 139-411, 139-412, 139-413, 139-414, 139-415, 139-416, 139-417, 139-418, 139-419, 139-420, 139-421, 139-422, 139-423, 139-424, 139-425, 139-426, 139-427, 139-428, 139-429, 139-430, 139-431, 139-432, 139-433, 139-434, 139-435, 139-436, 139-437, 139-438, 139-439, 139-440, 139-441, 139-442, 139-443, 139-444, 139-445, 139-446, 139-447, 139-448, 139-449, 139-450, 139-451, 139-452, 139-453, 139-454, 139-455, 139-456, 139-457, 139-458, 139-459, 139-460, 139-461, 139-462, 139-463, 139-464, 139-465, 139-466, 139-467, 139-468, 139-469, 139-470, 139-471, 139-472, 139-473, 139-474, 139-475, 139-476, 139-477, 139-478, 139-479, 139-480, 139-481, 139-482, 139-483, 139-484, 139-485, 139-486, 139-487, 139-488, 139-489, 139-490, 139-491, 139-492, 139-493, 139-494, 139-495, 139-496, 139-497, 139-498, 139-499, 139-500, 139-501, 139-502, 139-503, 139-504, 139-505, 139-506, 139-507, 139-508, 139-509, 139-510, 139-511, 139-512, 139-513, 139-514, 139-515, 139-516, 139-517, 139-518, 139-519, 139-520, 139-521, 139-522, 1

78 Ellery St.

Petitioner

138-2
CAMBRIDGE CITY OF
159 THORNDIKE ST
CAMBRIDGE, MA 02141

138-2
CITY OF CAMBRIDGE
C/O NANCY GLOWA
CITY SOLICITOR

139-195
LARSON JENNA SMIGIEL JASON
78 ELLERY ST
CAMBRIDGE, MA 02138

138-2
CITY OF CAMBRIDGE
CITY MANAGER

139-39
DEVANEY, JOHN G.
10 POND VIEW DRIVE
NANTUCKET, MA 02554

KELLY BOUCHER, ARCHITECT
561 LEXINGTON STREET
WALTHAM, MA 02452

139-5
84-86 ELLERY STREET LLC
11 MAURIELLO DR
STONEHAM, MA 02180

139-34
PETERS, GEOFFREY
411 BROADWAY
CAMBRIDGE, MA 02138

139-35
YOUSEF-MARTINEK, DIANA O. &
SEBASTIAN MARTINEK
413 BROADWAY
CAMBRIDGE, MA 02138

139-25
65 DANA STREET, LLC
63 SHORE RD UNIT #31
WINCHESTER, MA 01890

139-37
CRAWFORD, CUBIED & ZELTE CRAWFORD
PO BOX 1277
SAN MATEO, CA 94401

139-38
KARNIK RAHUL & SHALINI UNNIKRISHNAN
419 BROADWAY
CAMBRIDGE, MA 02139

139-40
MELLGARD, BJORN & YING JIN
423 BROADWAY
CAMBRIDGE, MA 02138

139-92
GUARDINO, GERALDINE A. AS
TRUSTEE OF THE GURADINO REVOC TRUST
61 DANA ST 2
CAMBRIDGE, MA 02138

139-196
84-86 ELLERY STREET LLC
11 MAURIELLO DR
STONEHAM, MA 02180

139-88
DIONNE, RICHARD D. & ELIZABETH A. DIONNE
88 ELLERY STREET
CAMBRIDGE, MA 02138

139-91
ZARB, KRISTA A.
59 DANA ST
CAMBRIDGE, MA 02139

139-1
ASALEY, EDWARD
TRUSTEE OF ASALEY REALTY TRUST.
C/O BARBARA PETRELLA
27 STEARNS AVE
MEDFORD, MA 02155

139-26
MEDJOL, LLC.
C/O NCP MANAGEMENT CO.
P.O. BOX 590179
NEWTON CENTRE, MA 02459

139-28
HOLLAND, PHILIP G. & SIOBHAN C. MCMAHON
57 DANA ST
CAMBRIDGE, MA 02138-4310

139-36
PERKINS, RUFUS M.
TRUSTEE THE RUFUS M. PERKINS TRUST
415 BROADWAY
CAMBRIDGE, MA 02138-4278

139-92
KIM NAM WOOK IM HYEJIN
61 DANA ST - UNIT 3
CAMBRIDGE, MA 02138

139-92
RICHMAN ANDREW WHEATLEY THALIA
36 HUBBARD AVE
CAMBRIDGE, MA 02140

139-2
CULLEN ZOE B FLYNN JAMES P
74 ELLERY ST
CAMBRIDGE, MA 02138

139-85
BERNSTEIN, SUSAN A.
82 ELLERY ST
CAMBRIDGE, MA 02138

139-85
KANAAN, AMMAR Y. JACOBS VELELLA & KERR
ATTN: ALBERTO VELELLA
388 HILLSIDE AVENUE.
NEEDHAM, MA 02494

139-33
CONNOR, RUIKO K.
409 BROADWAY
CAMBRIDGE, MA 02139

139-92
GOLD, HANNAH &
MERAV GOLD NURIT LISSOVSKY
7 SHADY HILL SQ
CAMBRIDGE, MA 02138

139-29
AVANT, DEBORAH J., CHARLOTTE M,
ROSLYN, RAYMOND AVANT
CITY OF CAMBRIDGE TAX TITLE
55 DANA STREET
CAMBRIDGE, MA 02138-4310

139-30
ROTHSTEIN, NATHAN CAROLINE G. GAMMILL
53 DANA ST
CAMBRIDGE, MA 02138

78 Ellery St.

139-41

MAGNUSSON, JOAN R. & JAMES T. MERCHANT,
TRS. OF THE MERCHANT FAMILY TRUST
167 GLENWOOD STREET
MALDEN, MA 02148

139-31

GILMORE, MARVIN E. & MARVIN D. GILMORE
TRUSTEE OF THE GILMORE REALTY TRUST
26 MOUNT VERNON ST
CAMBRIDGE, MA 02140

Notes:

1. The Data Accumulation And Boundary Survey Depicted Hereon Were Obtained By A Field Survey Using Conventional Survey Methods On June 14, 2022 By Chess Engineering, LLC. A Leica TS16 Total Station Was Used Having A Minimal Accuracy Of 5" And 2 PPM. All Features And Objects Shown Are Existing As Of The Date Of The Survey Unless Otherwise Depicted As Proposed.

2. The Purpose Of This Plan Is For Obtaining Local Approval For The Existing Or Proposed Use Depicted On This Plan Only.

3. This Plan Does Not Show Any Unrecorded Or Unwritten Easements Which May Or May Not Exist. A Reasonable And Diligent Attempt Has Been Made To Observe Any Apparent, Visible Uses Of The Land; However, This Does Not Constitute A Guarantee That No Such Easements Exist.

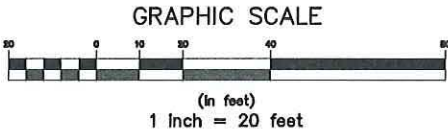
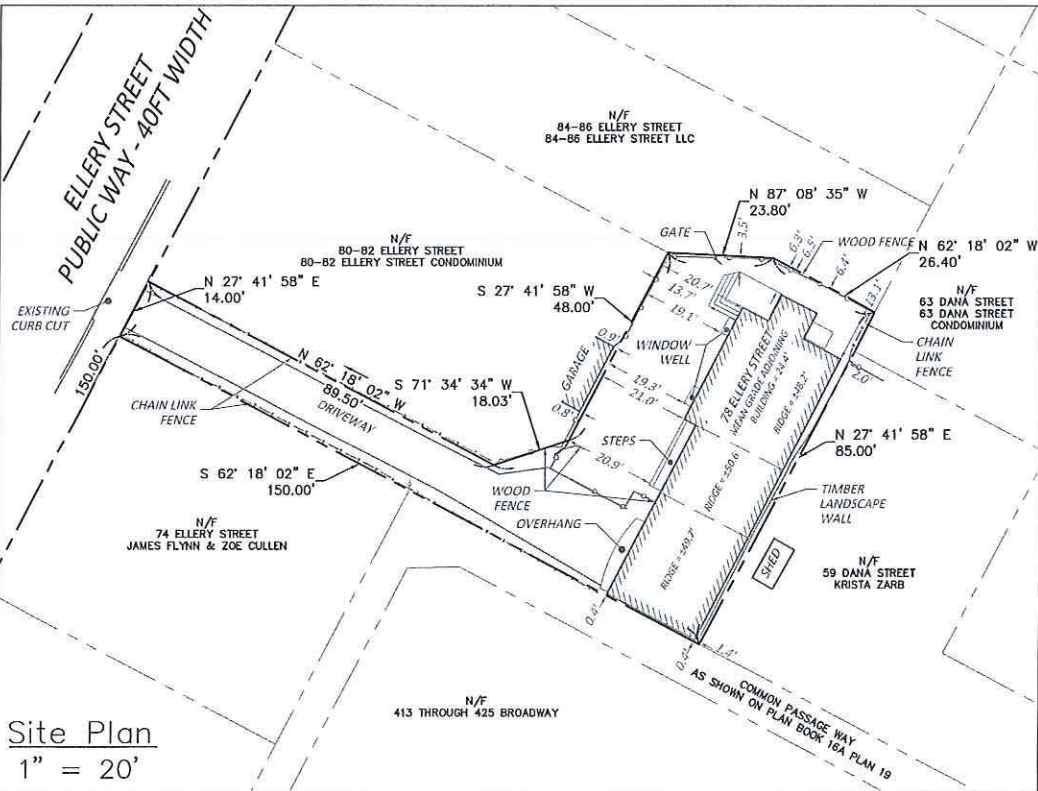
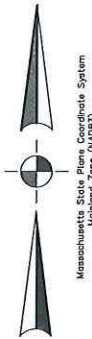
4. The Basis Of Bearings, Azimuths, And The North Arrow Shown Hereon Is The Massachusetts State Plane Coordinate System, Mainland Zone. A Leica GS-14 GNSS Receiver Was Utilized At A Starting Position USN2961212.8818 USE761818.9961 With A Scale Factor = 0.9999724

5. Plans Or Information Referenced Are Pertinent Surveys Of Record Describing The Subject Premises And Any Abutting Premises. These References Are Not An Exclusive List Of All Plans Researched.

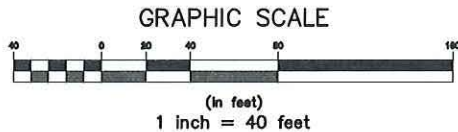
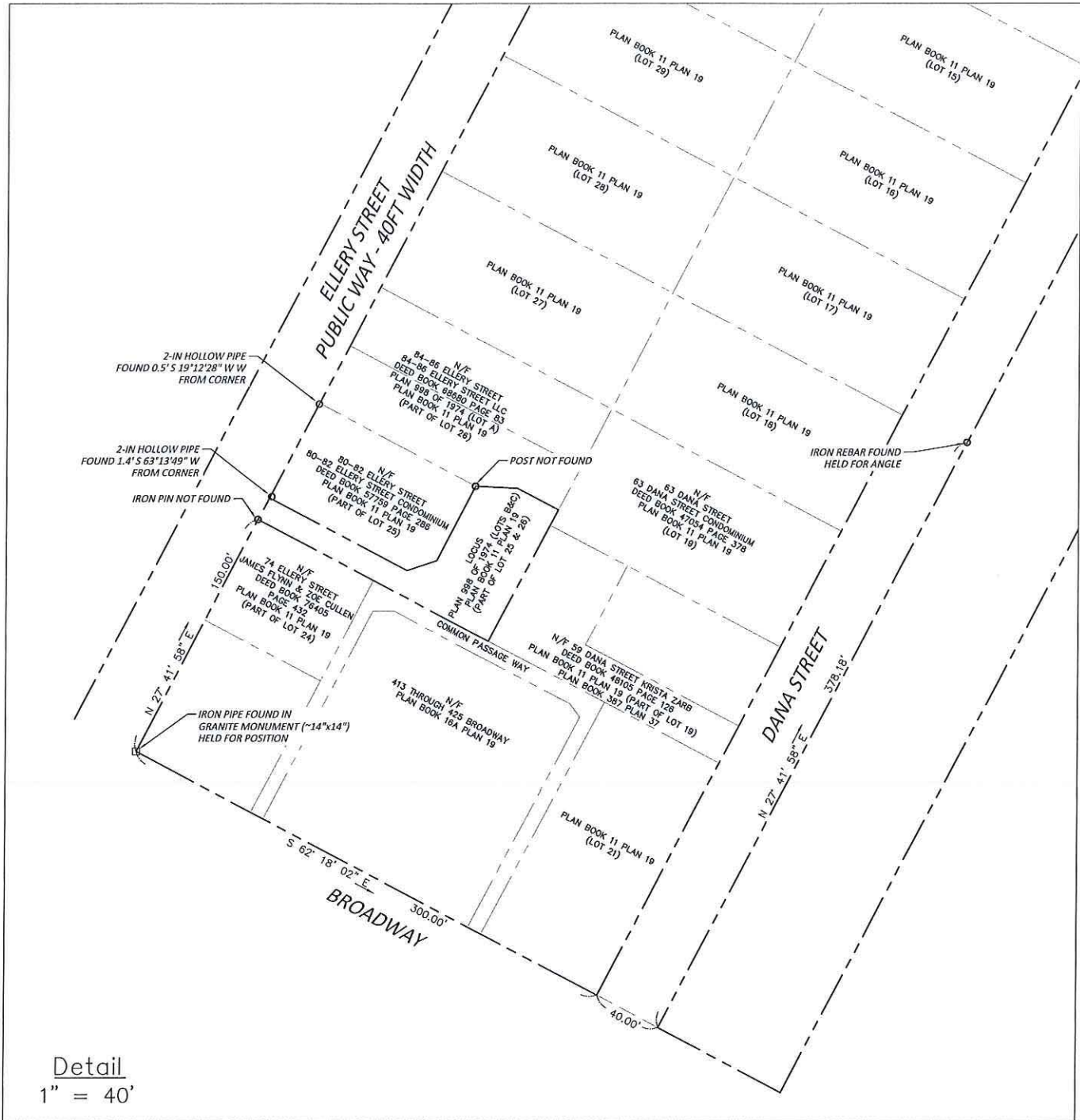
6. This Plan Shall Not Be Used For Construction. Construction Layout Of Buildings, Location Of Site Improvements And Boundary Location Shall Be Performed By A Professional Land Surveyor. Location Of Features Or Boundaries Derived By Scaling This Plan May Not Be Accurate.

7. This Plan: A) Shall Not Be Recorded, B) Does Not Imply Or Otherwise Certify Any Form Of Ownership, And C) Shall Not Be Used To Determine The Location Of Any Features (Fences, Driveways, etc) Relative To Any Feature Or Boundary Unless Explicitly Dimensioned On This Plan.

8. Scale of Drawing Intended For A 24"x36" Print Only.



The Location Of All Underground Utilities Shown Are Approximate And Are Based Upon A Field Survey And Compilation Of Plans Of Record. Chess Engineering, LLC Does Not Warranty The Location Of All Utilities Depicted. Only Record Information Provided By The Respective Utility Owner And Independently Verified By Chess Engineering, LLC Is Shown Hereon. The Contractor, Engineer, Or Architect Prior To Commencement Of Construction Or Design, Shall Verify The Location Of All Utilities And Contact Dig Safe At 1-888-344-7233.



References:

Middlesex South Registry Of Deeds

1. Plan 998 Of 1974
2. Plan Book 11 Plan 19
3. Plan 733 Of 2011
4. Plan Book 16A Plan 19
5. Plan Book 387 Plan 37
6. End Of Book 4801
7. Plan 733 Of 2011
8. LC32810A&B

City Of Cambridge Department Of Public Works

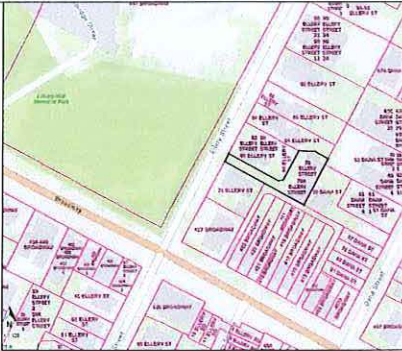
1. Plan Titled "Plan Of Land In Cambridge, Mass Belonging To Luta Cassedy" Dated August 10, 1938
2. Plan Titled "Plan Of Premises In Cambridgeport Belonging To Heach Hughes" Dated May 26, 1909
3. Plan Titled "Subdivision Land In Cambridge, Mass Belonging To City Of Cambridge" Dated Dec 6, 1957 Plan #7804
4. Plan Titled "Plan Of Concord Street Or Broadway" Dated 1847 Plan #STR-01-15
5. Plan Titled "Plan Of A Part Of Dana Street Between Broadway & Cambridge Sts." Dated August 1864 Plan #STR-04-17
6. Plan Titled "Plan & Profile Of Part Of Ellery Street" Dated March 1869 Plan #STR-04-45

I Declare That This Survey And Plan Were Prepared In Accordance With The Procedural And Technical Standards For The Practice Of Land Surveying In The Commonwealth Of Massachusetts.



Paul Campbell

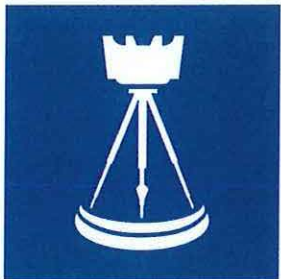
Paul Campbell, PLS #52781 Date: 7/25/2022



Locus

Owner Of Record:

Jenna Larson & Jason Smigiel
78A Ellery Street
Cambridge, Massachusetts 02138
Deed Book 75366, Page 597
PID: 139-195
Plan: 998 Of 1974
(Lots B & C)
Area Measured: ±5,481.25 S.F.



CHESS
ENGINEERING

PO Box 9480
Lowell, MA 01853
Phone (617) 982-3250
www.chessengineeringne.com

Record & Certified Plot Plan

Prepared For
Jenna Larson

78A Ellery Street
Cambridge, MA 02138
(Middlesex County)

No.	Revision	Date	App.
1	As Noted	July 13, 2022	