



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

BZA APPLICATION FORM

Plan No: BZA-017185-2019

GENERAL INFORMATION

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

Special Permit : \_\_\_\_\_ Variance : ✓ Appeal : \_\_\_\_\_

PETITIONER : Sarah J. Kelly

PETITIONER'S ADDRESS : 87 Washington Avenue Cambridge, MA 02140

LOCATION OF PROPERTY : 87 Washington Ave Cambridge, MA 02140

TYPE OF OCCUPANCY : Residential ZONING DISTRICT : Residence A-2 Zone

REASON FOR PETITION :

Additions

**DESCRIPTION OF PETITIONER'S PROPOSAL :**

The Petitioner seeks a minor variance from the rear yard setback requirements in order to enable construction of an addition to a small single family residential building and a deck at the rear of the building.

**SECTIONS OF ZONING ORDINANCE CITED :**

Article 5.000 Section 5.31 (Table of Dimensional Requirements).

Article 10.000 Section 10.30 (Variance).

Original Signature(s) :

*Sarah J. Kelly*  
*by Michael W. Wiggins*  
*duly authorized*

(Petitioner(s) / Owner)

*Michael W. Wiggins*  
Michael W. Wiggins Attorney

(Print Name)

Address : One Liberty Square Ste 1210  
Boston, MA 02109

Tel. No. : 617 880 6313

E-Mail Address : mww@westonpatrick.com

Date :

September 19, 2019

**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 Sarah J. Kelly  
(OWNER)

Address: 87 Washington Avenue Cambridge MA 02140

State that I/We own the property located at 87 Washington Avenue,  
which is the subject of this zoning application.

The record title of this property is in the name of Sarah J. Kelly

\*Pursuant to a deed of duly recorded in the date Aug. 5, 2011, Middlesex South  
County Registry of Deeds at Book 57258, Page 344; or  
Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_  
Book \_\_\_\_\_ Page \_\_\_\_\_

*Sarah J. Kelly*  
*Michael W. Wiggins Attorney*  
\_\_\_\_\_  
SIGNATURE BY LAND OWNER OR  
AUTHORIZED TRUSTEE, OFFICER OR AGENT\*

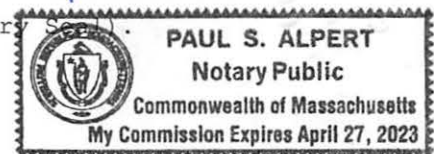
*\*Written evidence of Agent's standing to represent petitioner may be requested.*

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Commonwealth of Massachusetts, County of Suffolk

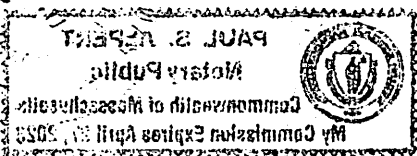
The above-name Michael W. Wiggins personally appeared before me,  
this 19th of September 2019, and made oath that the above statement is true.

*[Signature]*  
\_\_\_\_\_  
Notary

My commission expires April 27, 2023 (Notary Seal)



- If ownership is not shown in recorded deed, e.g. ~~it~~ 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:

The layout and configuration of the existing structure makes for inadequate living conditions for a small family. A modest expansion and reconfiguration of the structure is required to make the structure habitable.

- 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:

Configuration and layout of the cramped structure is distinct from other buildings in the neighborhood and causes a hardship that is not shared by owners of abutting lots

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

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

With the small addition that is proposed the floor area ratio will remain well below the maximum allowed in the district. The slight variance from the rear yard setback will not cause any undue overcrowding of the lot, nor interfere with the use or enjoyment of any other abutting lots, nor will it have any adverse impact on views from the public street inasmuch as the lot is well set back, behind other lots on the street.

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

The dimensional relief sought is very slight and will simply afford to the owner a more manageable space in which to live. With the addition in place the building as improved will remain far below the height and FAR limitations in the district.

- \* 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****DIMENSIONAL INFORMATION**

**APPLICANT:** Weston Patrick, P.A.      **PRESENT USE/OCCUPANCY:** Single Family  
**LOCATION:** 87 Washington Ave Cambridge, MA 02140      **ZONE:** Residence A-2 Zone  
**PHONE:** \_\_\_\_\_      **REQUESTED USE/OCCUPANCY:** Single Family

		<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> <sup>1</sup>	
<u>TOTAL GROSS FLOOR AREA:</u>		<u>1,231</u>	<u>2,099</u>	<u>2,888</u>	(max.)
<u>LOT AREA:</u>		<u>5,777</u>	<u>5,777</u>	<u>6,000</u>	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup></u>		<u>.21</u>	<u>.36</u>	<u>.50</u>	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>		<u>5,777</u>	<u>5,777</u>	<u>4,500</u>	(min.)
<u>SIZE OF LOT:</u>	<u>WIDTH</u>	<u>96.86</u>	<u>96.86</u>	<u>65</u>	(min.)
	<u>DEPTH</u>	<u>125</u>	<u>125</u>	<u>none</u>	
<u>SETBACKS IN FEET:</u>	<u>FRONT</u>	<u>80.9</u>	<u>80.9</u>	<u>20</u>	(min.)
	<u>REAR</u>	<u>21.8</u>	<u>21.8</u>	<u>25</u>	(min.)
	<u>LEFT SIDE</u>	<u>29.2</u>	<u>29.2</u>	<u>10 /25</u>	(min.)
	<u>RIGHT SIDE</u>	<u>42.3</u>	<u>18</u>	<u>10/25</u>	(min.)
<u>SIZE OF BLDG.:</u>	<u>HEIGHT</u>	<u>28' 9"</u>	<u>28' 9"</u>	<u>35</u>	(max.)
	<u>LENGTH</u>	<u>28'6"</u>	<u>50'9"</u>	<u>N/A</u>	
	<u>WIDTH</u>	<u>20'6"</u>	<u>20'6"</u>	<u>N/A</u>	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		<u>26</u>	<u>33</u>	<u>50</u>	(min.)
<u>NO. OF DWELLING UNITS:</u>		<u>1</u>	<u>1</u>	<u>1</u>	(max.)
<u>NO. OF PARKING SPACES:</u>		<u>1</u>	<u>1</u>	<u>1</u>	(min./max)
<u>NO. OF LOADING AREAS:</u>		<u>0</u>	<u>0</u>	<u>0</u>	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>		<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.

No other occupancies

Construction to be 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'.



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617 349-6100

2019 SEP 23 PM 3:41  
OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

BZA APPLICATION FORM

Plan No: BZA-017185-2019

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Michael W. Wiggins Attorney

(Print Name)

Address : One Liberty Square Ste 1210  
Boston, MA 02109

Tel. No. : 617 880 6313

E-Mail Address : mww@westonpatrick.com

Date :

September 19, 2019





87 Washington Ave

Petitioner

210-65  
KELLY, SARAH J.  
87 WASHINGTON AVE  
CAMBRIDGE, MA 02140

210-64  
HANNA, DOUGLAS M.  
89 WASHINGTON AVE  
CAMBRIDGE, MA 02140

MICHAEL W. WIGGINS, ATTORNEY  
ONE LIBERTY SQUARE - SUITE 1210  
BOSTON, MA 02109

210-62  
HOFFMANN, INGE SCHNEIER  
91 WASHINGTON AVE-REAR  
CAMBRIDGE, MA 02140

210-58  
ISAACSON, JOHN M. & CONSUELO ISAACSON  
81 WASHINGTON AVE #MH  
CAMBRIDGE, MA 02140

210-58  
KOECHNER, DIRK W. & SUSAN KOECHNER  
83 WASHINGTON AVE  
CAMBRIDGE, MA 02139

210-57  
HOFF, EDWARD J. & KATHLEEN M. O'CONNELL  
TRUSTEE OF 75 WASHINGTON AVE TRUST  
17 HILLSIDE AVE  
CAMBRIDGE, MA 02140

210-42  
SCANNEL, DENNIS J. JR. & JANE N. KAMENSKY  
107 WASHINGTON AVE  
CAMBRIDGE, MA 02140

210-41  
BROICH ALEXANDER H. & BARBARA THIMM  
144 UPLAND RD  
CAMBRIDGE, MA 02140

210-34  
DAHL, OPHELIA & LISA FRANTZIS  
92 WASHINGTON AVE  
CAMBRIDGE, MA 02140

210-33  
PRITCHARD, DAVID E. & ANDRA PRITCHARD  
88 WASHINGTON AV  
CAMBRIDGE, MA 02140

210-33  
BOROFSKY, RICHARD & ANTRA KALNINS  
86 WASHINTON AV  
CAMBRIDGE, MA 02140

210-21  
BOGHOSSIAN, DAVID M. &  
ELIZABETH D. BARTLE  
45 BELLEVUE AVE  
CAMBRIDGE, MA 02139

210-20  
REED, JOHN S. & SUE WELSH REED  
48 BELLEVUE AVE  
CAMBRIDGE, MA 02140

210-17  
CAMBRIDGE NURSERY SCHOOL INC  
6 HILLSIDE PL  
CAMBRIDGE, MA 02140

210-52  
BYRNE, ALEXANDER &  
CAROLE KENNEDY HOOVEN  
1-3 HILLSIDE PL., #3  
CAMBRIDGE, MA 02138

210-52  
AKAR, ABDALLAH  
1 HILLSIDE PL  
CAMBRIDGE, MA 02140

210-6  
VONWENTZEL, CONSTANTIN & SHOMA ADITYA  
101 WASHINGTON AVE  
CAMBRIDGE, MA 02140

210-63  
FISHER, MATTHEW  
85 WASHINGTON AVE  
CAMBRIDGE, MA 02140





## Avon Hill Neighborhood Conservation District Commission

831 Massachusetts Avenue, 2<sup>nd</sup> Fl., Cambridge, Massachusetts 02139  
Telephone: 617 349 4683 TTY: 617 349 6112 [histncds@cambridgema.gov](mailto:histncds@cambridgema.gov)  
<http://www.cambridgema.gov/historic/districtshistoricproperties/avonhillncd>

Constantin von Wentzel, *Chair*; Mark Golberg, *Vice Chair*  
Levin Campbell, Robert Crocker, Heli Meltsner, *Members*  
Art Bardige, Theresa Hamacher, *Alternates*

### CERTIFICATE OF APPROPRIATENESS

PROPERTY: **87 Washington Avenue**

OWNER: **Ms. Sarah Kelly and Mr. John Brent Reynolds  
87 Washington Avenue  
Cambridge, MA 02140**

The Avon Hill 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 alteration described below is not incongruous to the historic aspects or architectural character of the building or district and is minimally visible from the public way:

**The construction of a new 2-story addition on the north side of the structure with rear deck and parking space.**

**Approval was granted with the following condition:**

- **That CHC staff review exterior materials, doors, windows, and paving.**

**Work is to be carried out as indicated on the drawings by Noury-Ello Architects, Boston, MA, titled "The Kelly-Reynolds Residence," dated September 3, 2019.**

The plans referenced above are incorporated into this certificate, which is binding on the applicant, and all improvements shall be carried out as described herein.

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 Chair.

Case Number: **AH-649**

Date of Certificate: **September 23, 2019**

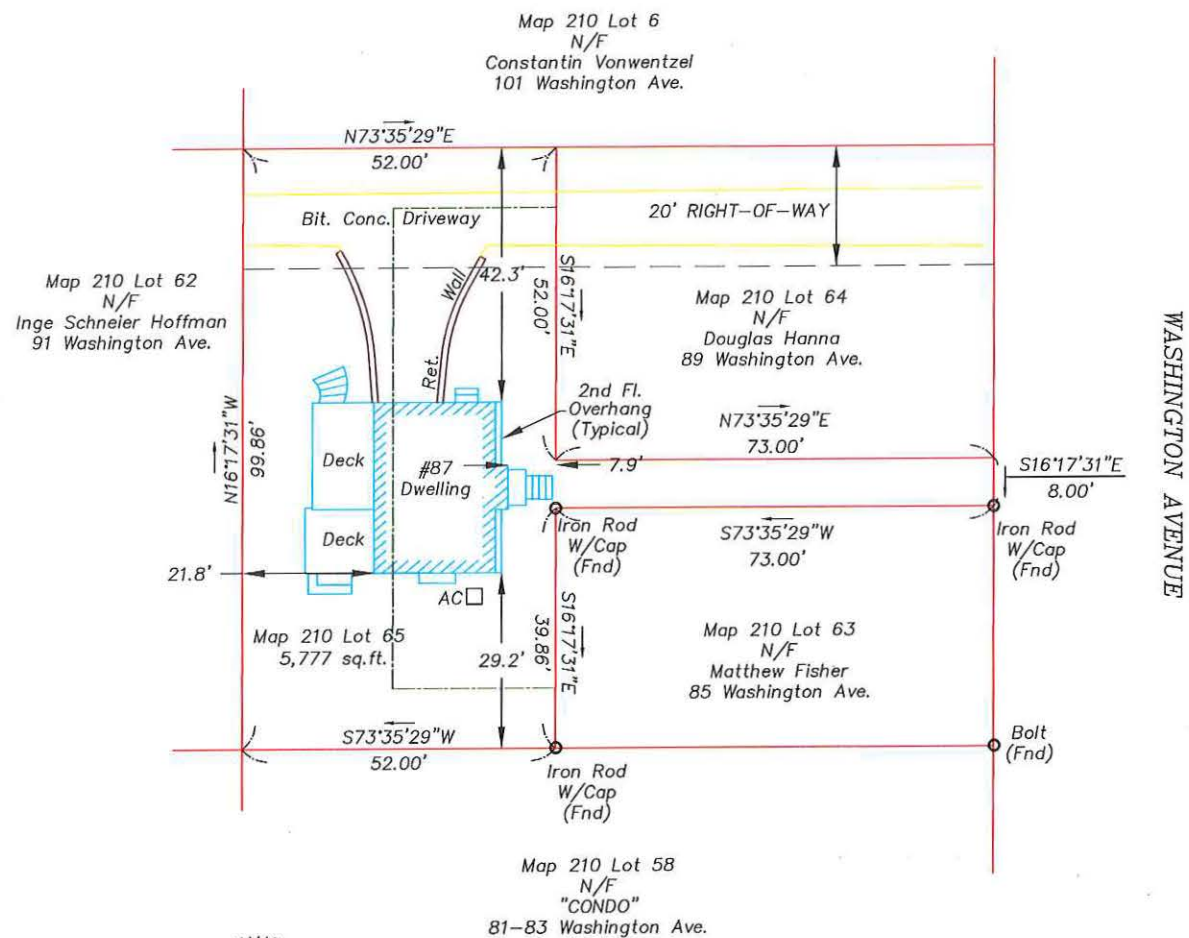
Attest: A true and correct copy of decision filed with the office of the City Clerk and the Avon Hill Neighborhood Conservation District Commission on September 23, 2019.

By \_\_\_\_cvw/aac\_\_\_\_\_, Chair.

Twenty days have elapsed since the filing of this decision.

No appeal has been filed\_\_\_\_\_. Appeal has been filed\_\_\_\_\_.

Date\_\_\_\_\_, City Clerk.



ZONING DISTRICT - A-2

SETBACKS:  
FRONT - 20'  
SIDE - 10' (SUM OF 25')  
REAR - 25'

FAR - 1178 / 5777 = 0.20

PLOT PLAN  
87 WASHINGTON AVENUE  
CAMBRIDGE, MASSACHUSETTS

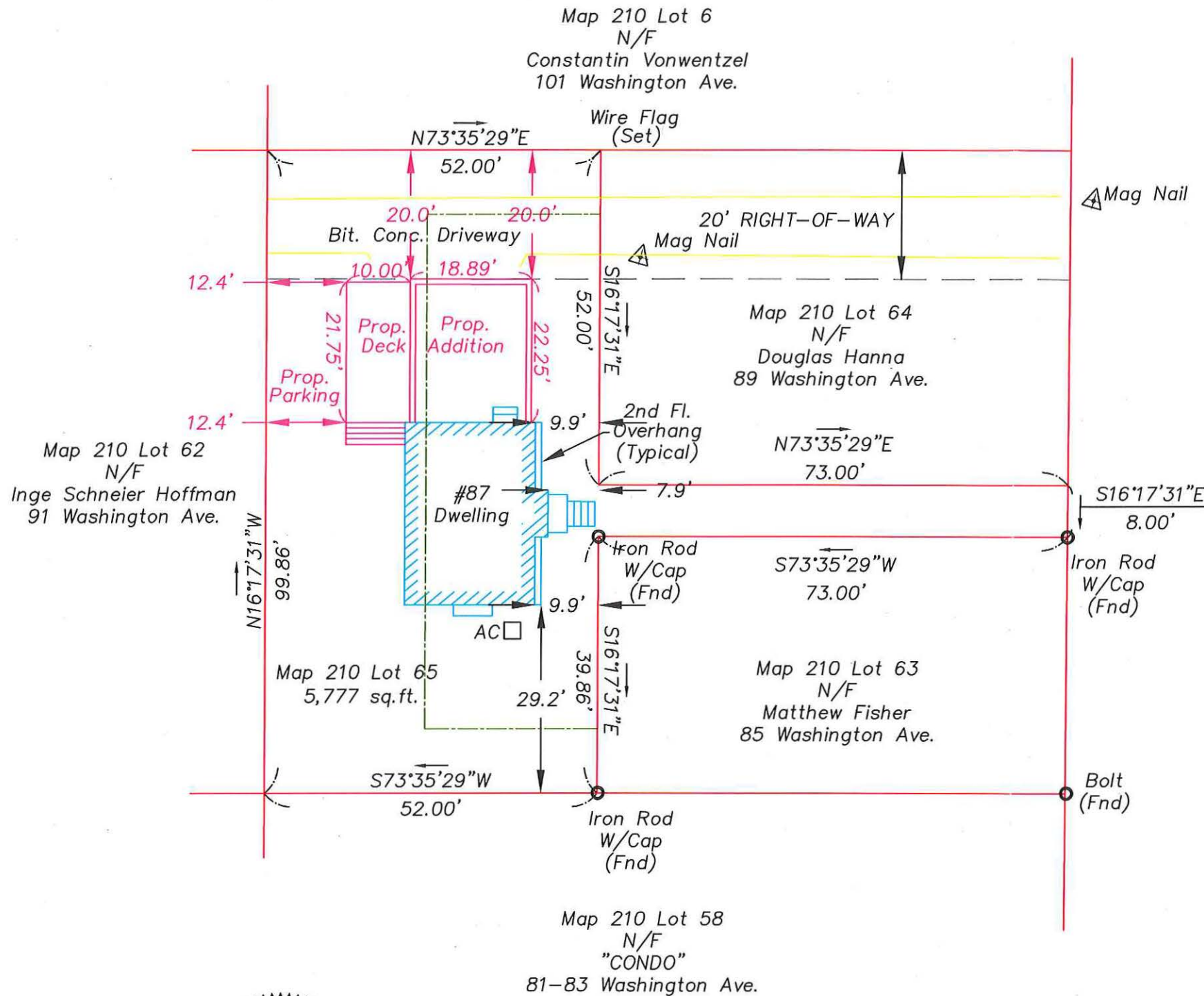
Prepared By  
LeBlanc Survey Associates, Inc.  
161 Holten Street  
Danvers, MA 01923  
(978) 774-6012

March 12, 2019 Scale: 1"=20'

HOR. SCALE IN FEET



- REFERENCES:
- 1) Deed Book 57258 Page 344
  - 2) Plan #83 of 1941
  - 3) Land Court Plan #9900B-1



ZONING DISTRICT - A-2

SETBACKS:  
FRONT - 20'  
SIDE - 10' (SUM OF 25')  
REAR - 25'

FAR - 1178 / 5777 = 0.20

**PROPOSED PLOT PLAN  
87 WASHINGTON AVENUE  
CAMBRIDGE, MASSACHUSETTS**

Prepared By  
LeBlanc Survey Associates, Inc.  
161 Holten Street  
Danvers, MA 01923  
(978) 774-6012

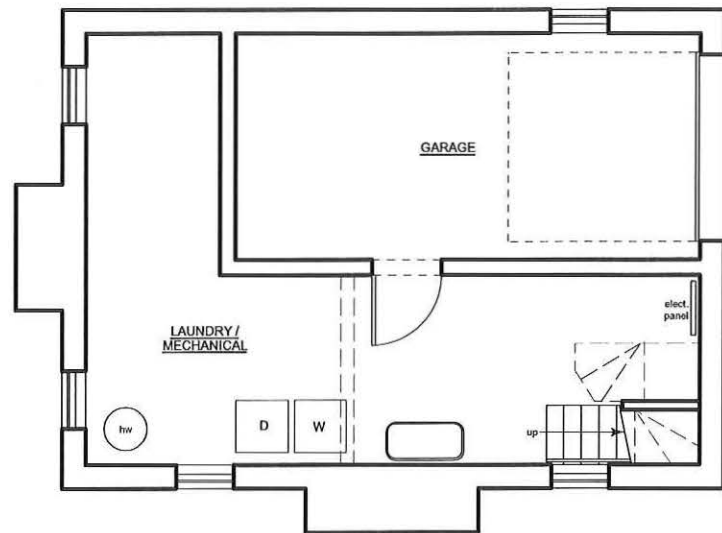
July 17, 2019 Scale: 1"=20'

HOR. SCALE IN FEET

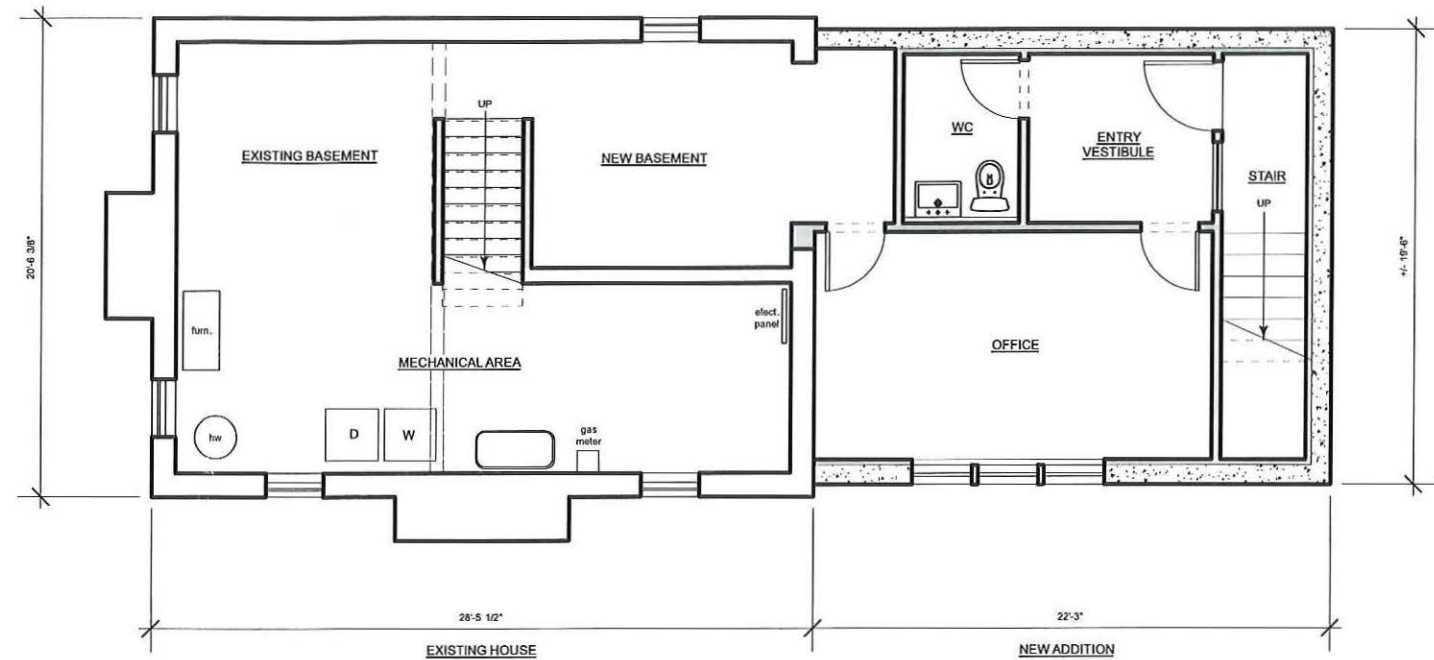


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- 1) Deed Book 57258 Page 344
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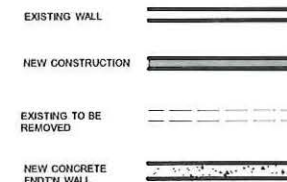




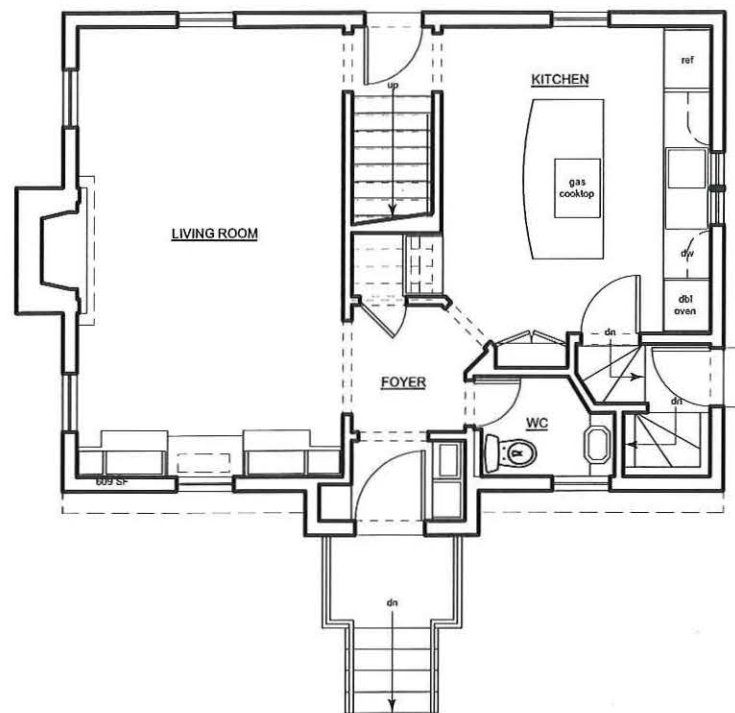
BASEMENT PLAN -existing  
Scale: 1/8" = 1'-0"



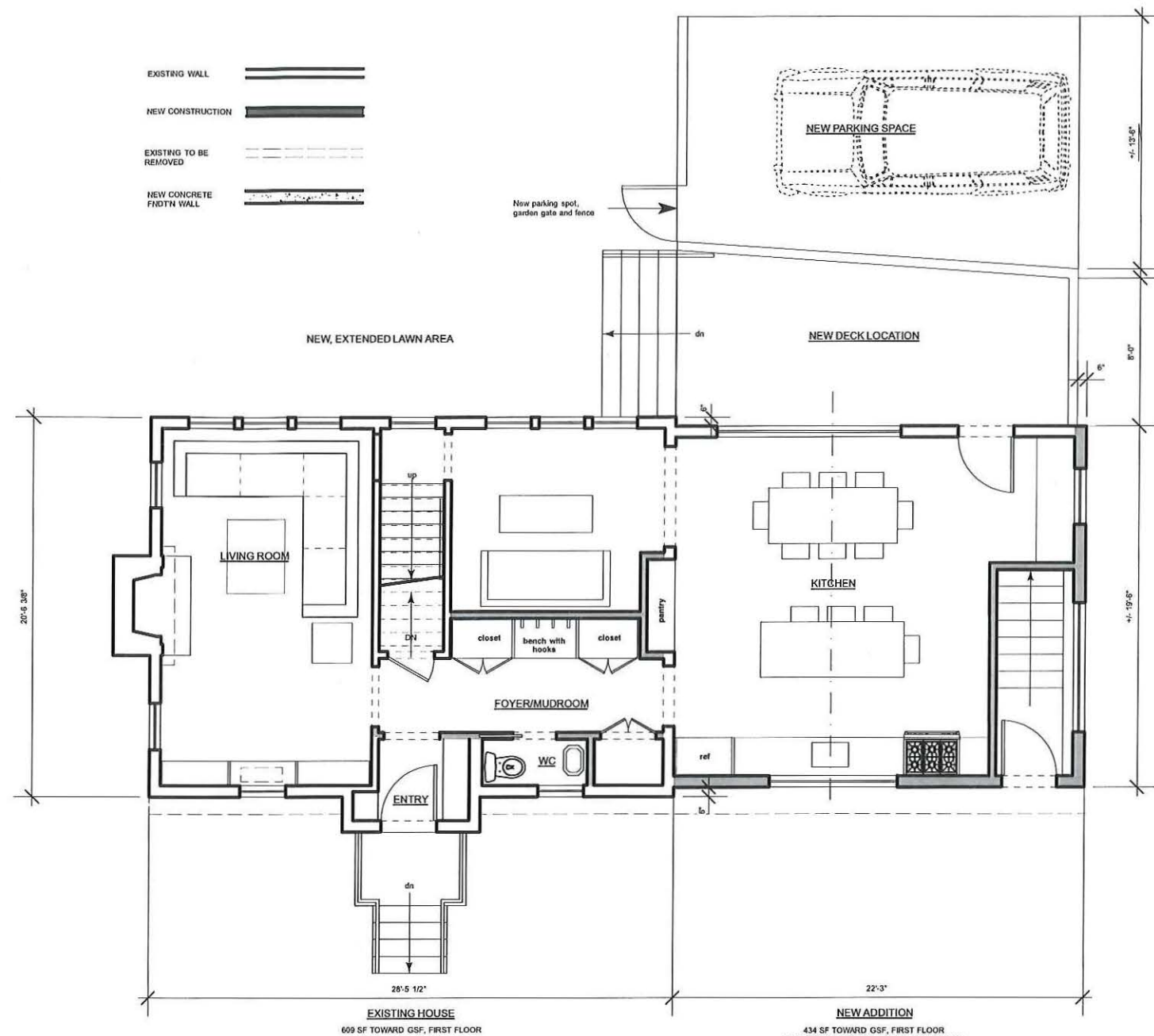
BASEMENT PLAN - proposed  
Scale: 1/8" = 1'-0"



A1.0	DATE:	ISSUED FOR:	SHEET TITLE:	87 WASHINGTON AVE, CAMBRIDGE, MA 02140  THE KELLY-REYNOLDS RESIDENCE	NOURY-ELLO ARCHITECTS 46 Waltham Street, Suite 4A Boston, MA 02118 tel 617.529.1326 fax 617.422.0981
	09.03.2019	CONSERVATION APPLICATION	BASEMENT FLOOR PLANS: EXISTING AND PROPOSED		

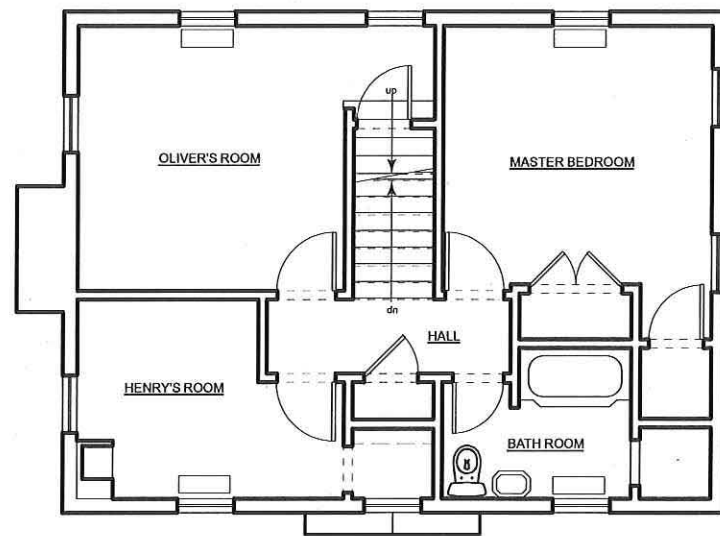


**FIRST FLOOR PLAN - existing**  
Scale: 1/8" = 1'-0"

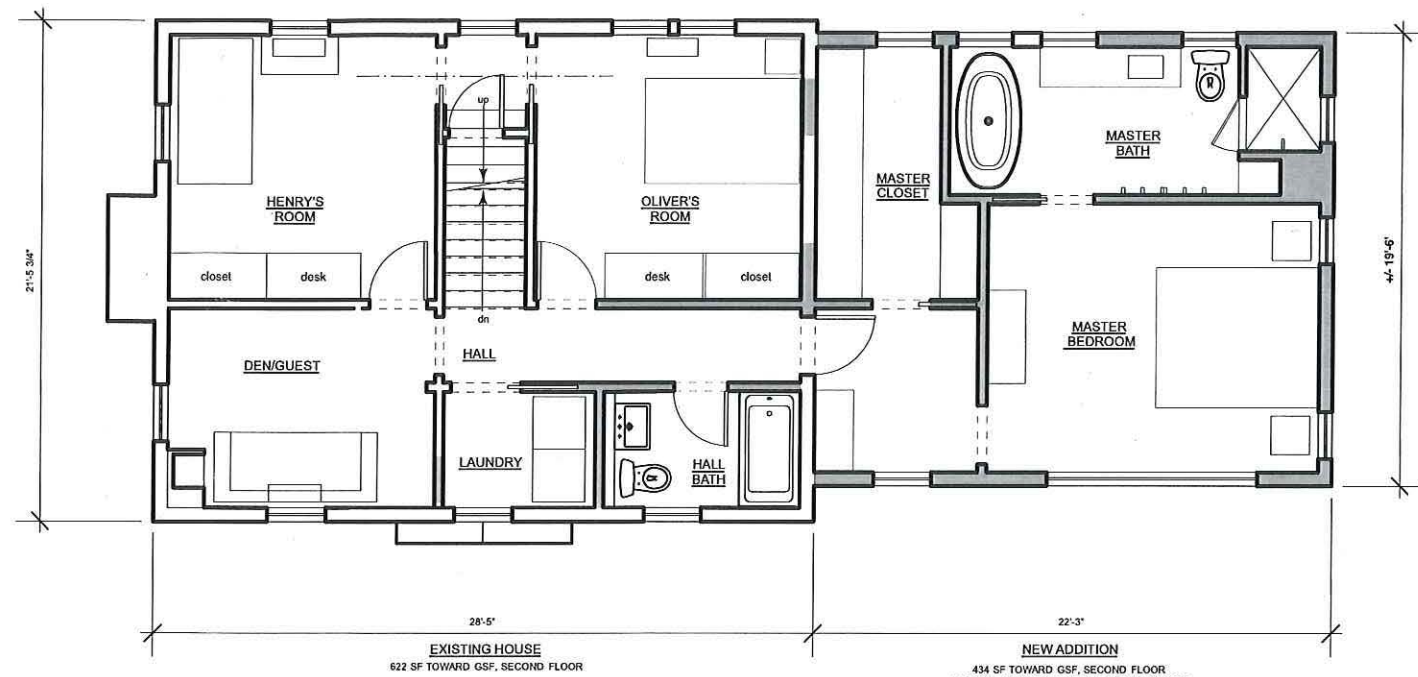


**FIRST FLOOR PLAN - proposed**  
Scale: 1/8" = 1'-0"

<b>A1.1</b>	DATE:	ISSUED FOR:	SHEET TITLE:	87 WASHINGTON AVE, CAMBRIDGE, MA 02140  <b>THE KELLY-REYNOLDS RESIDENCE</b>	<b>NOURY-ELLO ARCHITECTS</b> 46 Wallham Street, Suite 4A Boston, MA 02118 tel 617.529.1326 fax 617.422.0981
	09.03.2019	CONSERVATION APPLICATION	FIRST FLOOR PLANS: EXISTING AND PROPOSED		



○ SECOND FLOOR PLAN - existing  
Scale: 1/8" = 1'-0"



○ SECOND FLOOR PLAN - proposed  
Scale: 1/8" = 1'-0"

A1.2	DATE:	ISSUED FOR:	SHEET TITLE:	87 WASHINGTON AVE, CAMBRIDGE, MA 02140  <b>THE KELLY-REYNOLDS RESIDENCE</b>	<b>NOURY-ELLO ARCHITECTS</b> 46 Waltham Street, Suite 4A Boston, MA 02118 tel 617.529.1326 fax 617.422.0981
	09.03.2019	CONSERVATION APPLICATION	SECOND FLOOR PLANS: EXISTING AND PROPOSED		

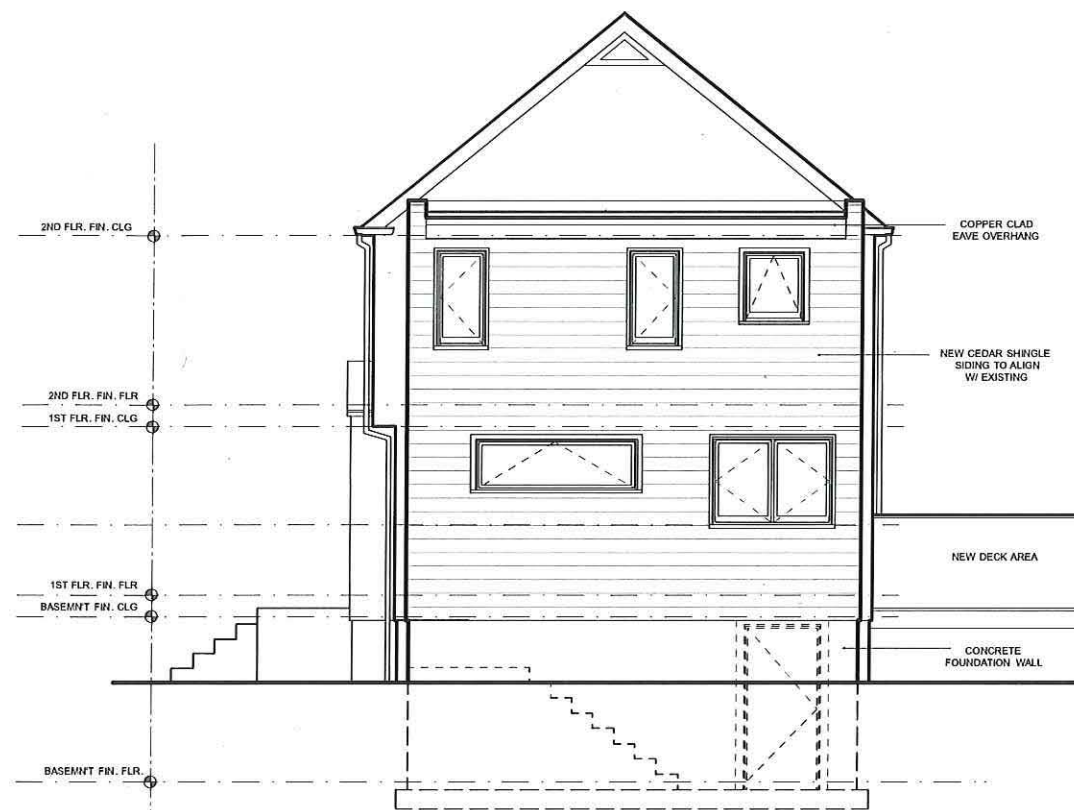


<b>A2.0</b>	DATE:	ISSUED FOR:	SHEET TITLE:	87 WASHINGTON AVE, CAMBRIDGE, MA 02140  <b>THE KELLY-REYNOLDS RESIDENCE</b>	NOURY-ELLO ARCHITECTS 46 Waltham Street, Suite 4A Boston, MA 02118 tel 617.529.1326 fax 617.422.0981
	09.03.2019	CONSERVATION APPLICATION	EXTERIOR ELEVATIONS: EXISTING AND PROPOSED		



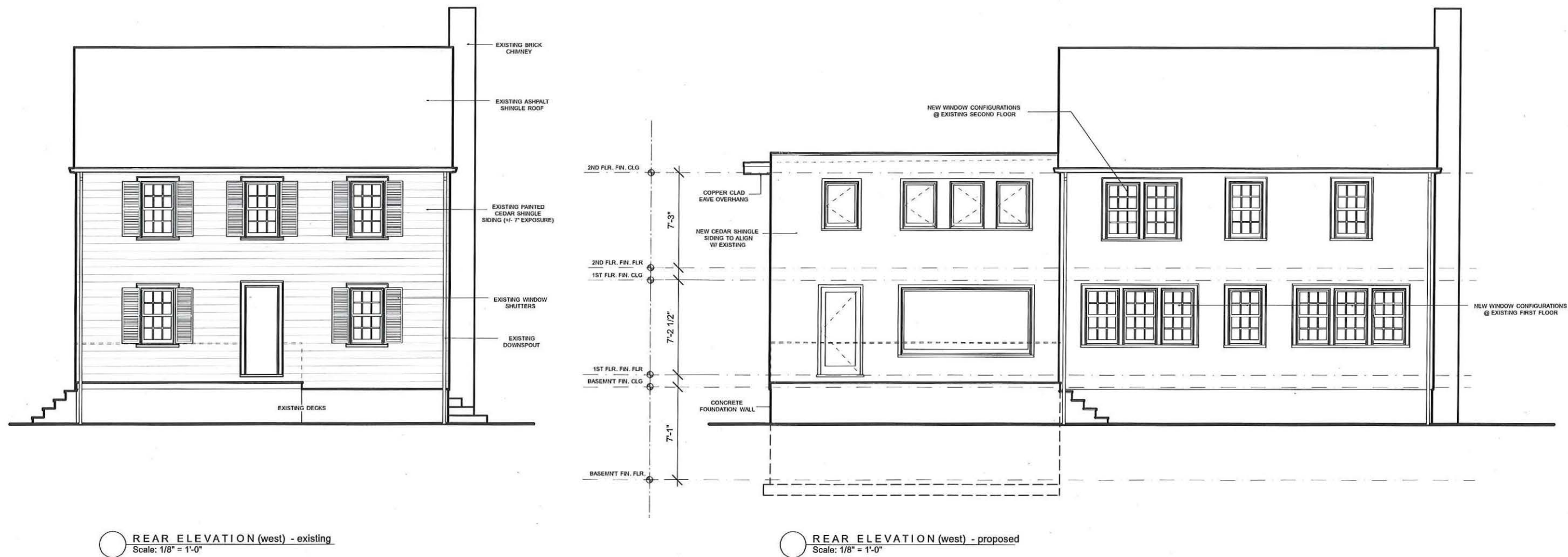


○ SIDE ELEVATION (north) - existing  
Scale: 1/8" = 1'-0"

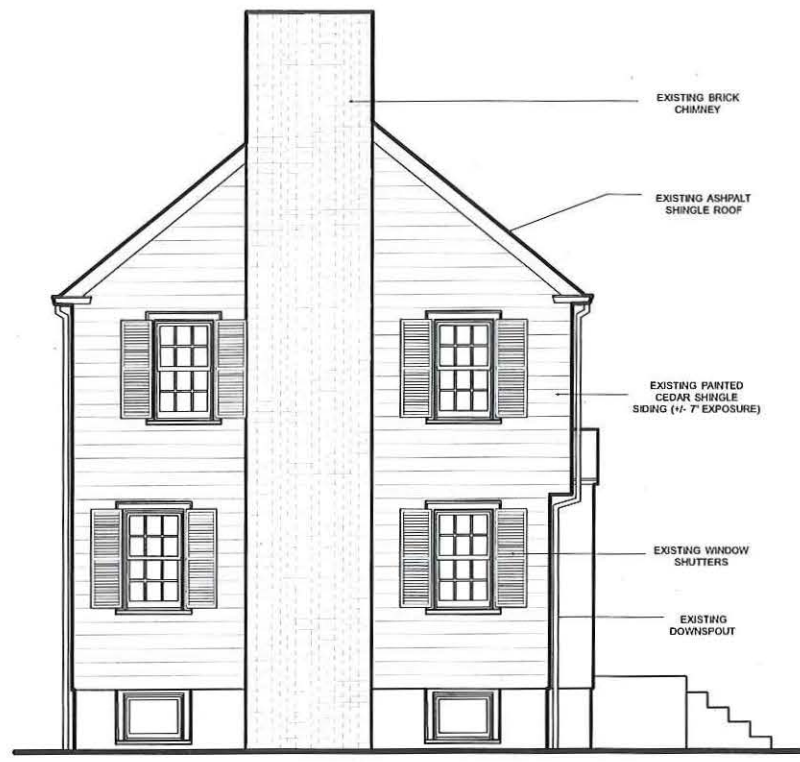


○ SIDE ELEVATION (north) - proposed  
Scale: 1/8" = 1'-0"

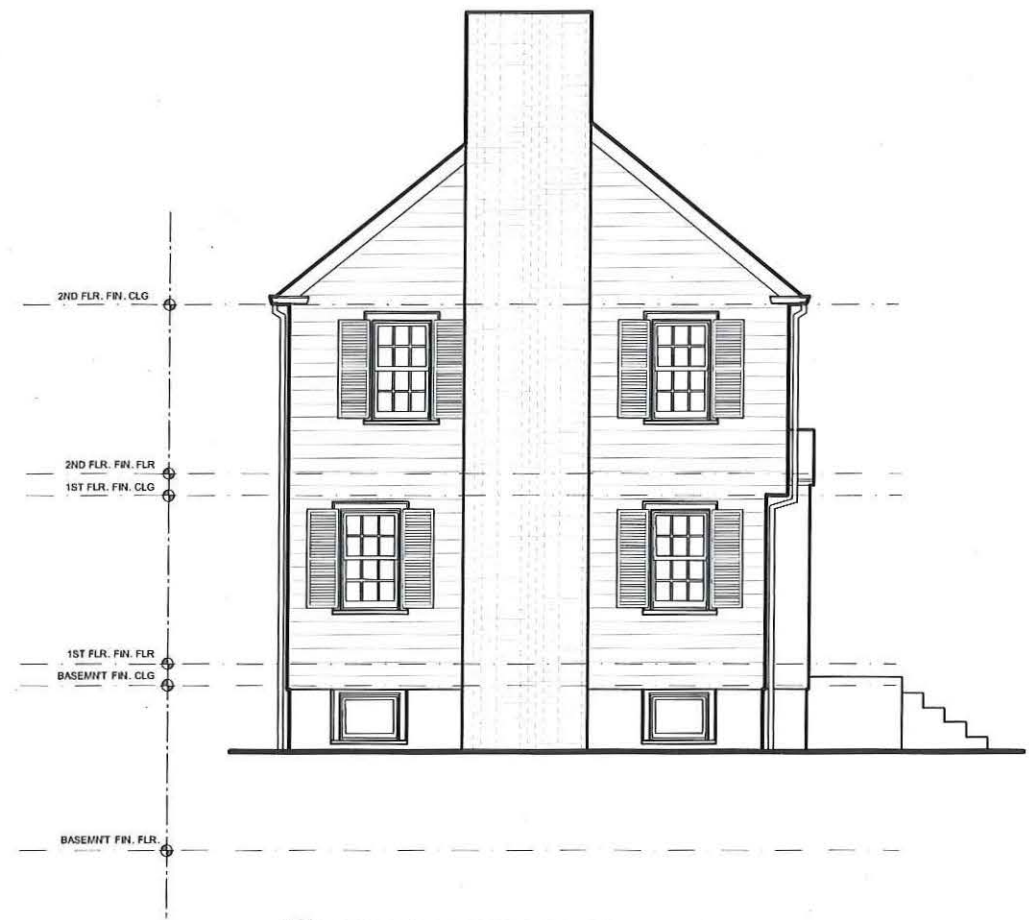
<b>A2.1</b>	DATE:	ISSUED FOR:	SHEET TITLE:	87 WASHINGTON AVE, CAMBRIDGE, MA 02140  <b>THE KELLY-REYNOLDS RESIDENCE</b>	<b>NOURY-ELLO ARCHITECTS</b> 46 Waltham Street, Suite 4A Boston, MA 02118 tel 617.529.1326 fax 617.422.0981
	09.03.2019	CONSERVATION APPLICATION	EXTERIOR ELEVATIONS: EXISTING AND PROPOSED		



<b>A2.2</b>	DATE:	ISSUED FOR:	SHEET TITLE:	87 WASHINGTON AVE, CAMBRIDGE, MA 02140  <b>THE KELLY-REYNOLDS RESIDENCE</b>	<b>NOURY-ELLO ARCHITECTS</b> 46 Waltham Street, Suite 4A Boston, MA 02118 tel 617.529.1326 fax 617.422.0981
	09.03.2019	CONSERVATION APPLICATION	EXTERIOR ELEVATIONS: EXISTING AND PROPOSED		




**SIDE ELEVATION (south) - existing**  
 Scale: 1/8" = 1'-0"



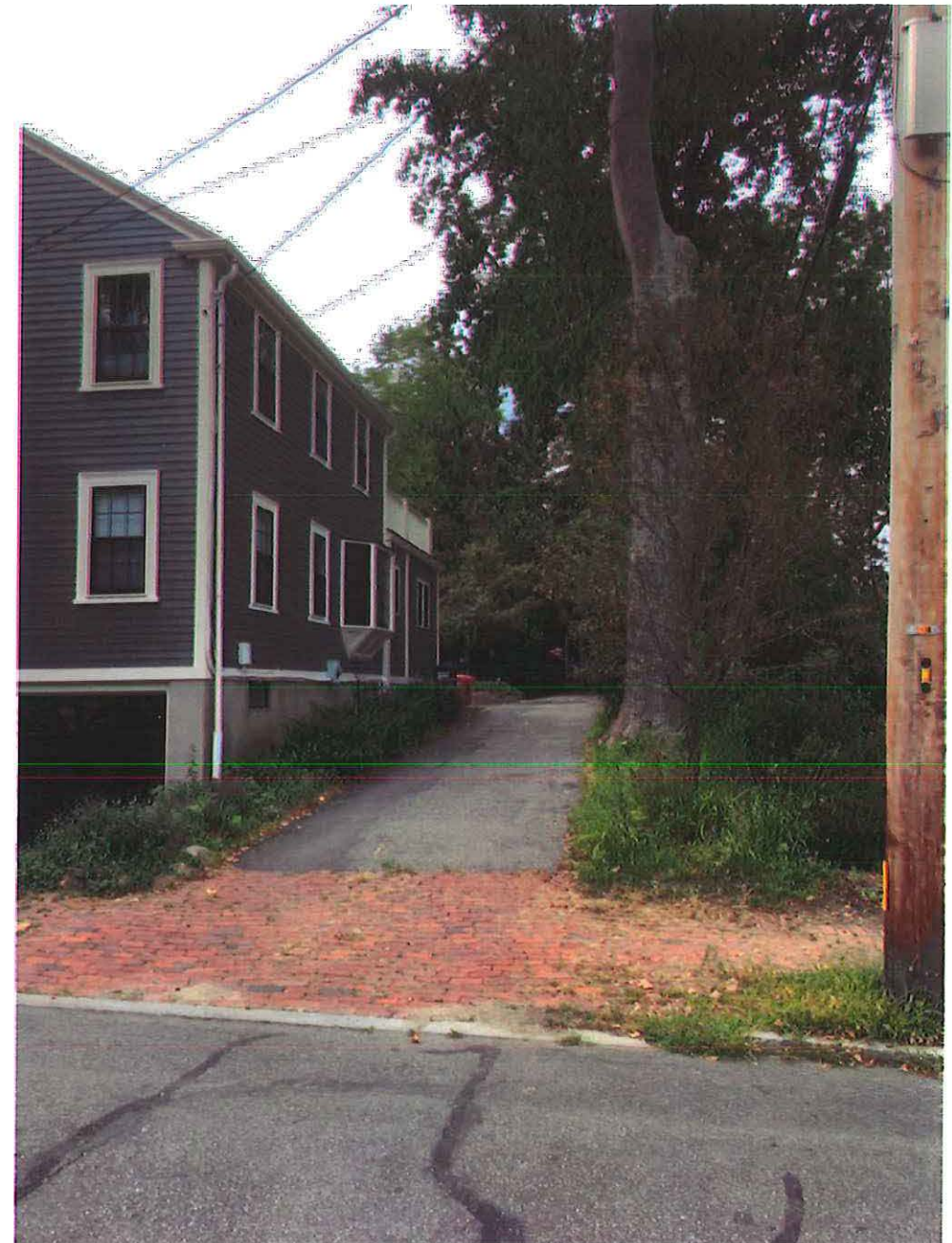

**SIDE ELEVATION (south) - proposed**  
 Scale: 1/8" = 1'-0"

<b>A2.3</b>	DATE:	ISSUED FOR:	SHEET TITLE:	87 WASHINGTON AVE, CAMBRIDGE, MA 02140  <b>THE KELLY-REYNOLDS RESIDENCE</b>	<b>NOURY-ELLO ARCHITECTS</b> 46 Waltham Street, Suite 4A Boston, MA 02118 tel 617.529.1326 fax 617.422.0981
	09.03.2019	CONSERVATION APPLICATION	EXTERIOR ELEVATIONS: EXISTING AND PROPOSED		





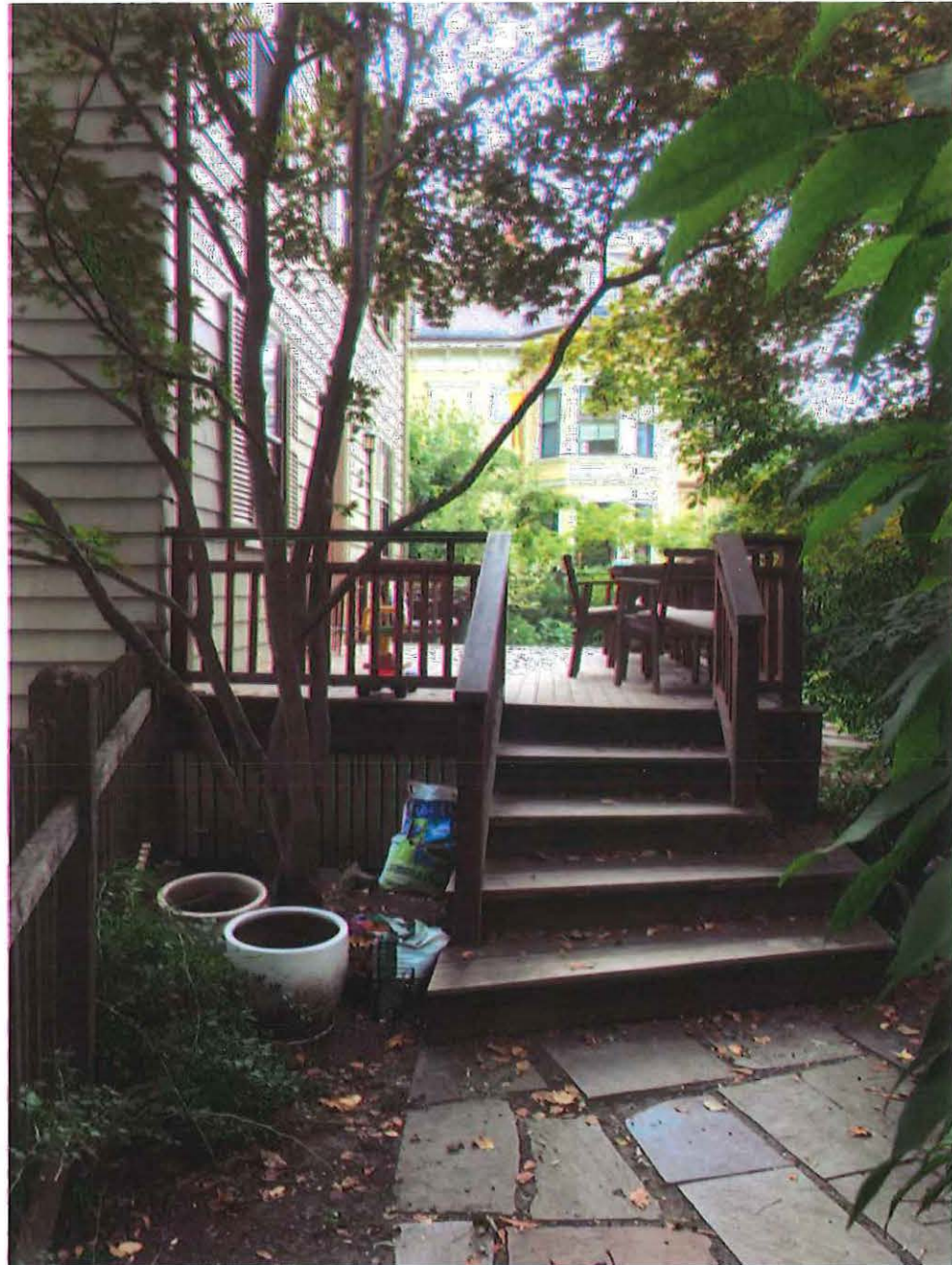
VIEW FROM WASHINGTON AVE (MIDDLE BUILDING IN BACKGROUND)



VIEW OF RIGHT-OF-WAY DRIVE FROM WASHINGTON AVE

<b>P1</b>	DATE:	ISSUED FOR:	SHEET TITLE:	87 WASHINGTON AVE, CAMBRIDGE, MA 02140  <b>THE KELLY-REYNOLDS RESIDENCE</b>	<b>NOURY-ELLO ARCHITECTS</b> 46 Wallham Street, Suite 4A Boston, MA 02118 tel 617.529.1326 fax 617.422.0981
	09.03.2019	CONSERVATION APPLICATION	EXISTING CONDITIONS PHOTOGRAPHS		





NORTHWEST CORNER VIEW FROM EXISTING DECK ENTRY



WEST ELEVATION VIEW FROM REAR YARD

<b>P4</b>	DATE:	ISSUED FOR:	SHEET TITLE:	87 WASHINGTON AVE, CAMBRIDGE, MA 02140  <b>THE KELLY-REYNOLDS RESIDENCE</b>	<b>NOURY-ELLO ARCHITECTS</b> 46 Waltham Street, Suite 4A Boston, MA 02118 tel 617.529.1326 fax 617.422.0981
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NORTHEAST CORNER VIEW FROM RIGHT-OF-WAY DRIVE



NORTH ELEVATION VIEW FROM RIGHT-OF-WAY DRIVE

<b>P2</b>	DATE:	ISSUED FOR:	SHEET TITLE:	87 WASHINGTON AVE, CAMBRIDGE, MA 02140  <b>THE KELLY-REYNOLDS RESIDENCE</b>	<b>NOURY-ELLO ARCHITECTS</b> 46 Wallham Street, Suite 4A Boston, MA 02118 tel 617.529.1326 fax 617.422.0981
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NORTHWEST CORNER VIEW FROM RIGHT-OF-WAY DRIVE



NORTHWEST CORNER VIEW FROM RIGHT-OF-WAY DRIVE

<b>P3</b>	DATE:	ISSUED FOR:	SHEET TITLE:	87 WASHINGTON AVE, CAMBRIDGE, MA 02140  <b>THE KELLY-REYNOLDS RESIDENCE</b>	<b>NOURY-ELLO ARCHITECTS</b> 46 Wallham Street, Suite 4A Boston, MA 02118 tel 617.529.1326 fax 617.422.0981
	09.03.2019	CONSERVATION APPLICATION	EXISTING CONDITIONS PHOTOGRAPHS		





SOUTHWEST CORNER VIEW FROM SIDE YARD



SOUTH ELEVATION VIEW FROM SIDE YARD

<b>P5</b>	DATE:	ISSUED FOR:	SHEET TITLE:	87 WASHINGTON AVE, CAMBRIDGE, MA 02140  <b>THE KELLY-REYNOLDS RESIDENCE</b>	<b>NOURY-ELLO ARCHITECTS</b> 46 Waltham Street, Suite 4A Boston, MA 02118 tel 617.529.1326 fax 617.422.0981
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