

BZA APPLICATION FORM

GENERAL INFORMATION

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

Special Permit: X Variance: X Appeal:

PETITIONER: CAMPBELL ELLSWORTH

PETITIONER'S ADDRESS: 267 NORFOLK STREET, CAMBRIDGE, MA - 02139

LOCATION OF PROPERTY: 54 RESERVOIR STREET, CAMBRIDGE, MA - 02138

TYPE OF OCCUPANCY: 2 FAMILY ZONING DISTRICT: B

REASON FOR PETITION:

- | | |
|---|------------------------|
| <u> </u> Additions | <u> </u> New Structure |
| <u> </u> Change in Use/Occupancy | <u> </u> Parking |
| <u> </u> Conversion to Addi'l Dwelling Unit's | <u> </u> Sign |
| <u> </u> Dormer | <u> </u> Subdivision |
| <u> X </u> Other: <u> Rebuild burned structure </u> | |

DESCRIPTION OF PETITIONER'S PROPOSAL:

Rebuild structure that burned in April 2017

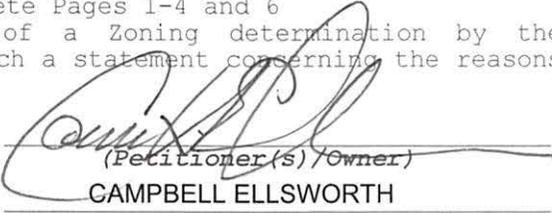
Petitioner requests Special Permit relief to add/alter windows within a required setback.

Petitioner requests Variance relief to add a modest covering over the rear entryway.

SECTIONS OF ZONING ORDINANCE CITED:

- Article 8 Section 8.23 (Non conforming Structures) destroyed by fire
- Article 10 Section 10.30 (Variances) 10.40 (Special Permit)
- Article 5 Section 5.31 Dimension requirements for Residential Districts

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): 
(Petitioner(s)/Owner)
 CAMPBELL ELLSWORTH
(Print Name)

Address: 267 NORFOLK STREET,
 CAMBRIDGE, MA - 02139

Tel. No.: 617.799.4462

E-Mail Address: campbell@ellsworth-associates.com

Date: 12/20/2017

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.

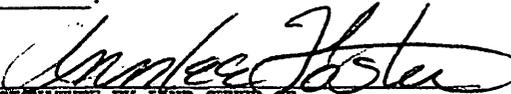
I/We ANNLEE FOSTER, Trustee of the Annlee Foster Revocable Trust of January 10,2013
(OWNER)

Address: 54 RESERVOIR ST, CAMBRIDGE, MA - 02138

State that I/We own the property located at 54 RESERVOIR ST, CAMBRIDGE, MA -02138 which is the subject of this zoning application.

The record title of this property is in the name of ANNLEE FOSTER

*Pursuant to a deed of duly recorded in the date 01-14-2013, Middlesex South County Registry of Deeds at Book 60958, Page 304; or Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____


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

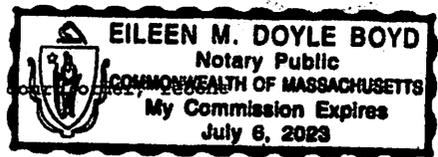
*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Middlesex

The above-name Annlee Foster personally appeared before me, this 4th of December 2021, and made oath that the above statement is true.

 Notary
My commission expires July 6, 2023 (Notary Seal).

• If ownership is not shown in recorded deed, e.g. if by deed, or inheritance, please include documentation.



BZA APPLICATION FORM
SUPPORTING STATEMENT FOR A SPECIAL PERMIT
Address: 54 Reservoir Street, Cambridge, MA

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 54 Reservoir Street would not be a detriment to the public interest because:

Project Summary:

Project Summary:

The pre-existing, non-conforming, 2 family structure at 54 Reservoir Street was severely damaged by fire on 4/18/17. Most of the wood structure was destroyed, and was determined by the insurance company to be removed. Due to issues of water and mold, the owner has chosen to remove the existing foundation and rebuild the entire structure in its exact location and with the same internal GFA. The window configuration on the entire house will change. Because the long, left side of the house (north) is within the required setback, these changes will require a **Special Permit**. And the Owner wishes to create a new stair configuration on the rear of the house, and would prefer a covered access for these stairs, as this will effectively be the main entry because of its proximity to the garage. Building a covered entry creates approximately 34SF additional GFA, which will require a **Variance**.

There is currently a building permit application in place for the reconstruction of the previously existing structure, which encloses pre-existing GFA covered porches.

This BZA application assumes that this building permit application will be granted, and the new configuration, with a full height 3rd floor (built only in the previous GFA space) will be granted.

The Appellant and Owner of 54 Reservoir Street wishes to obtain one Special Permit, as follows:

1. **Special permit:** Modification of window openings within a required setback.

A) Requirements of the Ordinance can or will be met for the following reasons:

- Due to the total fire damage of the existing structure, the rebuilding of the structure with a modified internal layout is appropriate. This requires a Special Permit for the reorganization of the openings on the side of the structure that is non-conforming to the required setback (left side). This modification meets the requirements of the Ordinance.

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:

This work will not affect patterns of access or egress or cause any additional congestion.

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 modifications do not affect the use or future development of any 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:

There will be no creation of any nuisance or hazard.

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 modifications will not impair the integrity of the district or adjoining district, or derogate from the intent and purpose of the Ordinance.

**BZA APPLICATION FORM
SUPPORTING STATEMENT FOR A VARIANCE
ADDRESS: 54 Reservoir Street, Cambridge, MA**

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 pre-existing, non-conforming, 2 family structure at 54 Reservoir Street was severely damaged by fire on 4/18/17. Most of the wood structure was destroyed, and was determined by the insurance company to be removed. Due to issues of water and mold, the owner has chosen to remove the existing foundation and rebuild the entire structure in its exact location and with the same internal GFA.

The Variance sought is to provide a modest covering on the rear entries which, due to the location of the garage, is the Occupants' main entry. Building a covered entry creates approximately 34SF additional GFA, which will require a Variance.

A literal enforcement of the provisions of this Ordinance would not allow this modest increase in square footage.

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 owing to the fact that the location of the parking necessitates using the rear of the structure as the primary entry for the Occupants. The modest square footage addition does not affect the zoning district in which it is located.

C. DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:

1. Substantial detriment to the public good for the following reasons:

Granting relief will not be a detriment to the public good. The proposed modification is on the back of the house, and is only minimally visible.

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

The granting of relief will neither nullify nor derogate from the intent or purpose of the Ordinance. Generally, the Zoning Ordinance, in Article 1.30 PURPOSE, defines its purpose, among many things, **“to conserve the value of land and building, including the conservation of natural resources...”** The Owner has suffered significant loss of time, money and life energy since the April, 2017 fire that consumed her home. She is committed to a similarly organized 2 family structure, thus rebuilding the neighborhood fabric that existed before. In both a general and specific sense, the proposal neither nullifies nor derogates from the intent of purpose of the Ordinance.

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: CAMPBELL ELLSWORTH FOR OWNER PRESENT USE/OCCUPANCY: 2- FAMILY

LOCATION: 54 RESERVOIR ST, CAMBRIDGE, MA -02138 ZONE: B

PHONE: 617.799.4462 REQUESTED USE/OCCUPANCY: 2- FAMILY

	<u>EXISTING</u> <u>CONDITIONS</u>	<u>REQUESTED</u> <u>CONDITIONS</u>	<u>ORDINANCE</u> <u>REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>	<u>4327.82</u>	<u>4361.80</u>	<u>2287.50</u>	(max.)
<u>LOT AREA:</u>	<u>4575</u>		<u>5000</u>	(min.)
<u>RATIO OF GROSS FLOOR AREA</u> <u>TO LOT AREA:</u> ²	<u>0.946</u>	<u>0.953</u>	<u>0.50</u>	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	<u>2287.5</u>	<u>2287.5</u>	<u>2500</u>	(min.)
<u>SIZE OF LOT:</u>				
WIDTH	<u>50'</u>		<u>50'</u>	(min.)
DEPTH				
<u>Setbacks in</u> <u>Feet:</u>				
FRONT	<u>15.1'</u>	<u>15.1'</u>	<u>15'</u>	(min.)
REAR	<u>21.4'</u>	<u>21.4'</u>	<u>25'</u>	(min.)
LEFT SIDE	<u>4.4'</u>	<u>4.4'</u>	<u>7.5'</u>	(min.)
RIGHT SIDE	<u>7.5'</u>	<u>7.5'</u>	<u>7.5'</u>	(min.)
<u>SIZE OF BLDG.:</u>				
HEIGHT	<u>33.5'</u>	<u>33.5'</u>	<u>35'</u>	(max.)
LENGTH				
WIDTH				
<u>RATIO OF USABLE OPEN SPACE</u> <u>TO LOT AREA:</u> ³	<u>0.32</u>	<u>0.32</u>	<u>0.40</u>	(min.)
<u>NO. OF DWELLING UNITS:</u>	<u>2</u>	<u>2</u>	<u>2</u>	(max.)
<u>NO. OF PARKING SPACES:</u>	<u>2</u>	<u>2</u>	<u>2</u>	(min./max)
<u>NO. OF LOADING AREAS:</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	(min.)
<u>DISTANCE TO NEAREST BLDG.</u> <u>ON SAME LOT:</u>	<u>2.3'</u>	<u>2.3'</u>	<u>10'</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'.

BZA APPLICATION FORM

GENERAL INFORMATION

The undersigned hereby petitions the Board of Zoning Appeal for the following: AM 11:02

Special Permit: X Variance: X Appeal: _____
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

PETITIONER: CAMPBELL ELLSWORTH

PETITIONER'S ADDRESS: 267 NORFOLK STREET, CAMBRIDGE, MA - 02139

LOCATION OF PROPERTY: 54 RESERVOIR STREET, CAMBRIDGE, MA - 02138

TYPE OF OCCUPANCY: 2 FAMILY ZONING DISTRICT: B

REASON FOR PETITION:

- | | |
|--|--|
| <input type="checkbox"/> Additions | <input type="checkbox"/> New Structure |
| <input type="checkbox"/> Change in Use/Occupancy | <input type="checkbox"/> Parking |
| <input type="checkbox"/> Conversion to Addi'l Dwelling Unit's | <input type="checkbox"/> Sign |
| <input type="checkbox"/> Dormer | <input type="checkbox"/> Subdivision |
| <input checked="" type="checkbox"/> Other: <u> Rebuild burned structure </u> | |

DESCRIPTION OF PETITIONER'S PROPOSAL:

Rebuild structure that burned in April 2017

Petitioner requests Special Permit relief to add/alter windows within a required setback.

Petitioner requests Variance relief to add a modest covering over the rear entryway.

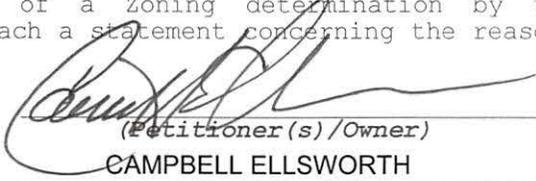
SECTIONS OF ZONING ORDINANCE CITED:

Article 8 Section 8.23 (Non conforming Structures) destroyed by fire

Article 10 Section 10.30 (Variances) 10.40 (Special Permit)

Article 5 Section 5.31 Dimension requirements for Residential Districts

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): 
(Petitioner(s)/Owner)
 CAMPBELL ELLSWORTH
(Print Name)

Address: 267 NORFOLK STREET,
 CAMBRIDGE, MA - 02139

Tel. No.: 617.799.4462

E-Mail Address: campbell@ellsworth-associates.com

Date: 12/20/2017



CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2nd Floor, Cambridge, Massachusetts 02139
Telephone: 617 349 4683 TTY: 617 349 6112
E-mail: histcomm@cambridgema.gov URL: http://www.cambridgema.gov/Historic

Bruce A. Irving, *Chair*; Susannah Barton Tobin, *Vice Chair*; Charles M. Sullivan, *Executive Director*
William G. Barry, Jr., Robert G. Crocker, Joseph V. Ferrara, Chandra Harrington, Jo M. Solet, *Members*
Gavin W. Kleespies, Paula A. Paris, Kyle Sheffield, *Alternates*

Jurisdiction Advice

To the Owner of Property at 54 Reservoir Street

The above-referenced property is subject to the jurisdiction of the Cambridge Historical Commission (CHC) by reason of the status referenced below:

- Old Cambridge Historic District
- Fort Washington Historic District
(M.G.L. Ch. 40C, City Code §2.78.050)
- Avon Hill Neighborhood Conservation District
- Half Crown – Marsh Neighborhood Conservation District
- Harvard Square Conservation District
- Mid Cambridge Neighborhood Conservation District
- Designated Landmark
- Property is being studied for designation: _____
(City Code, Ch. 2.78., Article III, and various City Council Orders)
- Preservation Restriction or Easement (as recorded)
- Structure is fifty years or more old and therefore subject to CHC review of any application for a demolition permit, if one is required by ISD. (City Code, Ch. 2.78, Article II). See the back of this page for definition of demolition.
No CHC hearing required for this fire-damaged building. Demo permit approved.
- No jurisdiction: not a designated historic property and the structure is less than fifty years old.
- No local jurisdiction, but the property is listed on the National Register of Historic Places; CHC staff is available for consultation, upon request.
Staff comments: _____

The Board of Zoning Appeal advises applicants to complete Historical Commission or Neighborhood Conservation District Commission reviews before appearing before the Board.

If a line indicating possible jurisdiction is checked, the owner needs to consult with the staff of the Historical Commission to determine whether a hearing will be required.

CHC staff initials SLB

Date January 9, 2018

Received by Uploaded to Energov

Date January 9, 2018

Relationship to project BZA 15308-2017

cc: Applicant
Inspectional Services Commissioner

Demolition Delay Ordinance and Application Information

The Demolition Delay Ordinance (Chapter 2.78, Article II of the Cambridge Municipal Code) was adopted by the City Council in 1979 to afford public review of demolition permit applications for potentially significant buildings. When the Historical Commission determines that a building is significant and should be preserved, demolition will be delayed for up to six months so that solutions can be sought to preserve the building indefinitely. The Ordinance covers all buildings over 50 years old, city-wide. The Historical Commission archives provide dates of construction for all properties in the City.

Demolition is defined in the ordinance as "the act of pulling down, destroying, removing or razing a building or commencing the work of total or substantial destruction with the intent of completing the same." The Inspectional Services Commissioner has provided further guidelines to outline what actions require a demolition permit. **In addition to complete demolition of a building, the following actions may require a demolition permit,**

- **removal of a roof,**
- **removal of one side of a building,**
- **gutting of a building's interior to the point where exterior features (windows, etc.) are impacted, and**
- **removal of more than 25% of a structure.**

Please contact the building inspector or a staff member of the Historical Commission if you have questions about whether a demolition permit is required for a particular project.

Demolition permit applications can be obtained from the Inspectional Services Department. The completed application should be submitted to the Historical Commission, where the staff will review the application. If the Executive Director of the Historical Commission makes an initial determination that the building is significant, a public hearing will be scheduled with Historical Commission. If the staff makes an initial determination that the building is not significant, the application is released for further review by the Building Commissioner.

More information about the demolition permit application procedures is available on the Historical Commission's web site or by calling or dropping by the Historical Commission office.

July 2003

Cambridge Historical Commission
831 Massachusetts Ave., 2nd Fl.
Cambridge, MA 02139
Ph: 617/349-4683 or TTY: 617/349-6112
<http://www.cambridgema.gov/Historic>



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:

Carroll J. Swartz
(Print)

Date:

1/12/18

Address:

54 Reservoir St.

Case No.

BZA-015308-2017

Hearing Date:

2/1/18

Thank you,
Bza Members

54 Reservoir Street Cambridge, MA

DRAWING LIST:

ARCHITECTURAL

T1.1 - Title Sheet

Survey - Plan of Land

Z1.1 - Existing G.F.A. Analysis

Z1.2 - Proposed G.F.A. Analysis

EX1.1 - Existing Conditions - Plans

EX1.2 - Existing Conditions - Plans

EX1.3 - Existing Conditions - Plans

EX3.1 - Existing Conditions - Elevations

A1.1 - Proposed Floor Plans

A1.2 - Proposed Floor Plans

A1.3 - Proposed Floor Plans

A3.1 - Proposed Elevations

A3.2 - Proposed Elevations

LOCUS MAP:

54 Reservoir Street



Project Summary

As per Cambridge Zoning Ordinance, Article 8.23:

"If a nonconforming structure or use shall have been destroyed or damaged by fire, explosion or other catastrophe (except one that has been determined by the City to have been caused intentionally by or on behalf of the owner), such structure may be rebuilt or restored and used again as previously."

The pre-existing, non-conforming, 2 family structure at 54 Reservoir Street was severely damaged by fire on 4/18/17. Most of the wood structure was destroyed, and was determined by the insurance company to be removed. Due to issues of water and mold, the owner has chosen to remove the existing foundation and rebuild the entire structure in its exact location and with the same internal GFA.

The window configuration on the entire house will change. Because the long, left side of the house (north) is within the required setback, these changes will require a Special Permit. And the Owner wishes to create a new stair configuration on the rear of the house, and would prefer a covered access for these stairs, as this will effectively be the main entry because of its proximity to the garage. Building a covered entry creates approximately 34SF additional GFA, which will require a Variance.

There is currently a building permit application in place for the reconstruction of the previously existing structure, which encloses pre-existing GFA covered porches. This BZA application assumes that this building permit application will be granted, and the new configuration, with a full height 3rd floor (built only in the previous GFA space) will be granted.

PROJECT NAME:
54 Reservoir Street

PROJECT ADDRESS:
54 Reservoir Street
Cambridge, MA

CLIENT:
54 Reservoir Street



ARCHITECT:

**ELLSWORTH
ASSOCIATES, Inc.**

267 NORFOLK STREET
CAMBRIDGE, MA 02139
PH. 617-492-0709
FAX. 617-714-5900

CONSULTANTS:

COPYRIGHT 2014
THESE DRAWINGS ARE NOW AND
DO REMAIN THE SOLE PROPERTY
OF ELLSWORTH ASSOCIATES INC.
USE OF THESE PLANS OR ANY
FORM OF REPRODUCTION OF THIS
DESIGN IN WHOLE OR IN PART
WITHOUT EXPRESS WRITTEN
CONSENT IS PROHIBITED.

REGISTRATION:



DATE: 10/05/2017

DRAWN BY: I.P.

CHECKED BY: C.E.

SCALE: 1/8" = 1'-0"

FILE: Reservoir Street

REVISIONS:

No.	Description	Date
1		
2		
3		
4		
5		
6		

Title
Sheet

T1.1

PROJECT NAME:
54 Reservoir Street

PROJECT ADDRESS:
54 Reservoir Street
Cambridge, MA

CLIENT:
54 Reservoir Street

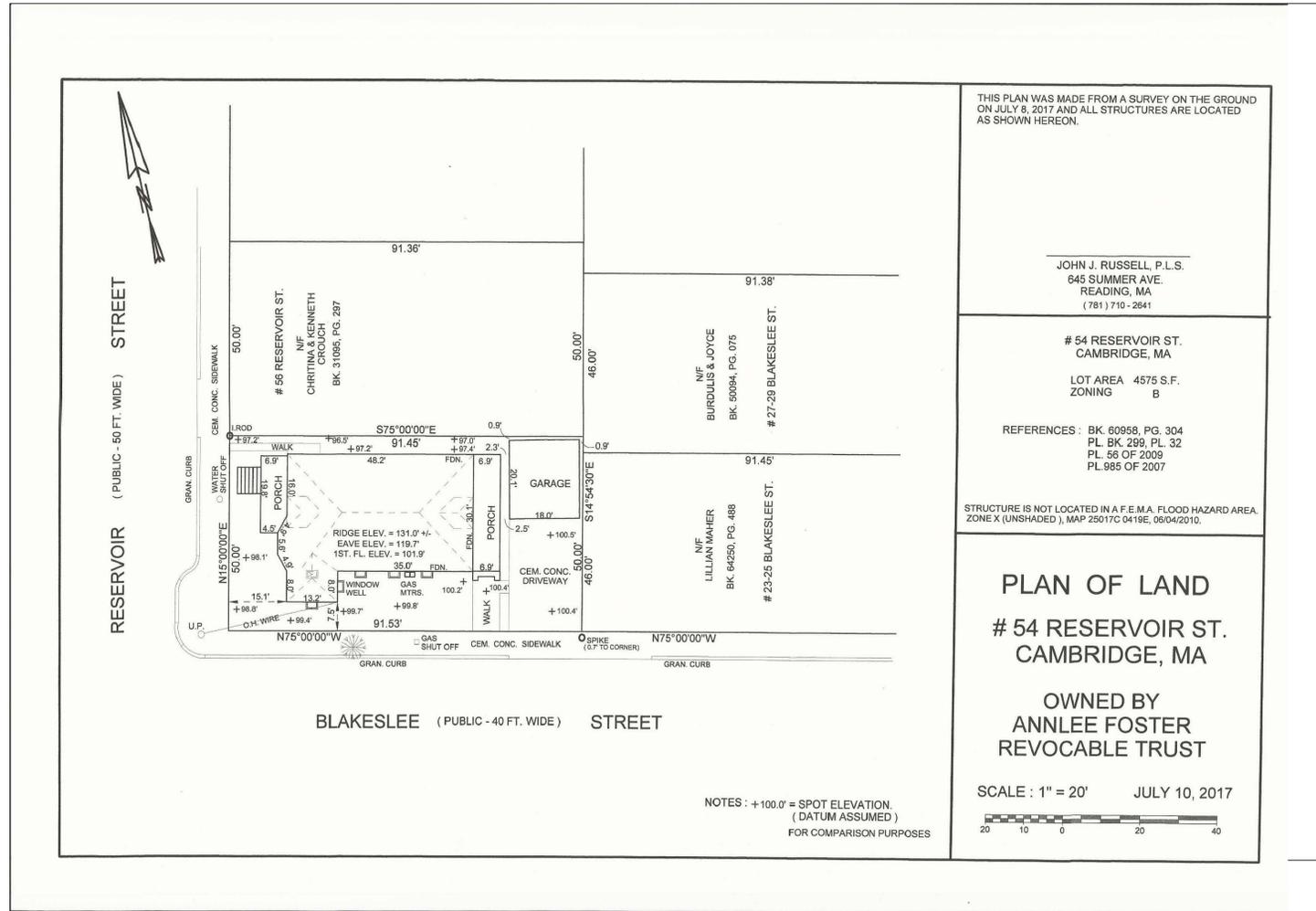


ARCHITECT:
ELLSWORTH ASSOCIATES, Inc.

267 NORFOLK STREET
CAMBRIDGE, MA 02139

PH. 617-492-0709
FAX. 617-714-5900

CONSULTANTS:



COPYRIGHT 2014
THESE DRAWINGS ARE NOW AND DO REMAIN THE SOLE PROPERTY OF ELLSWORTH ASSOCIATES INC. USE OF THESE PLANS OR ANY FORM OF REPRODUCTION OF THIS DESIGN IN WHOLE OR IN PART WITHOUT EXPRESS WRITTEN CONSENT IS PROHIBITED.

REGISTRATION:

DATE: 07/10/2017
DRAWN BY: I.P.
CHECKED BY: C.E.
SCALE: 1/8" = 1'-0"
FILE: Reservoir Street

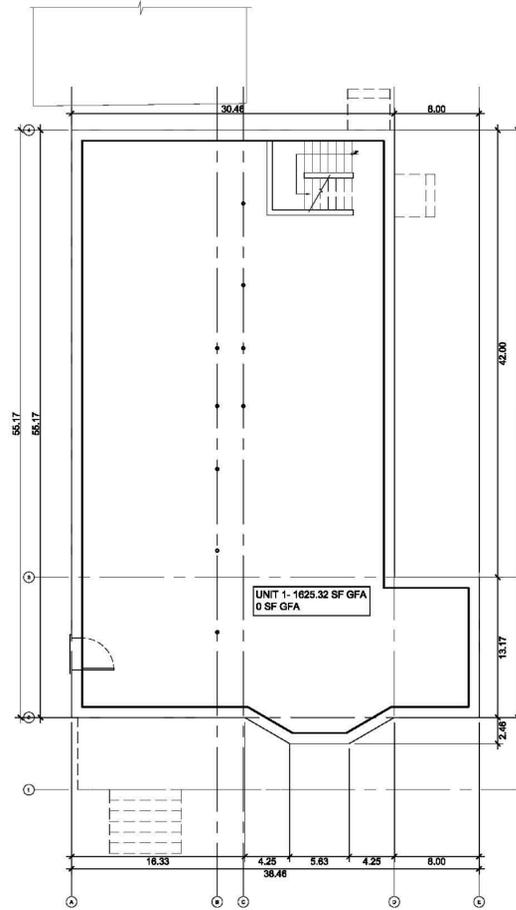
REVISIONS:

No.	Description	Date
1		
2		
3		
4		
5		
6		

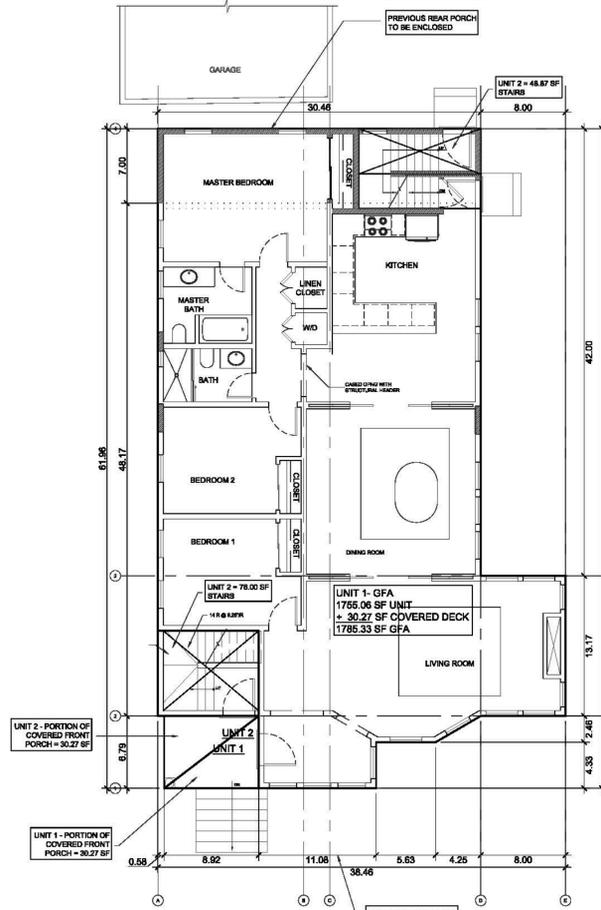
Surveyor's Site Plan

Survey

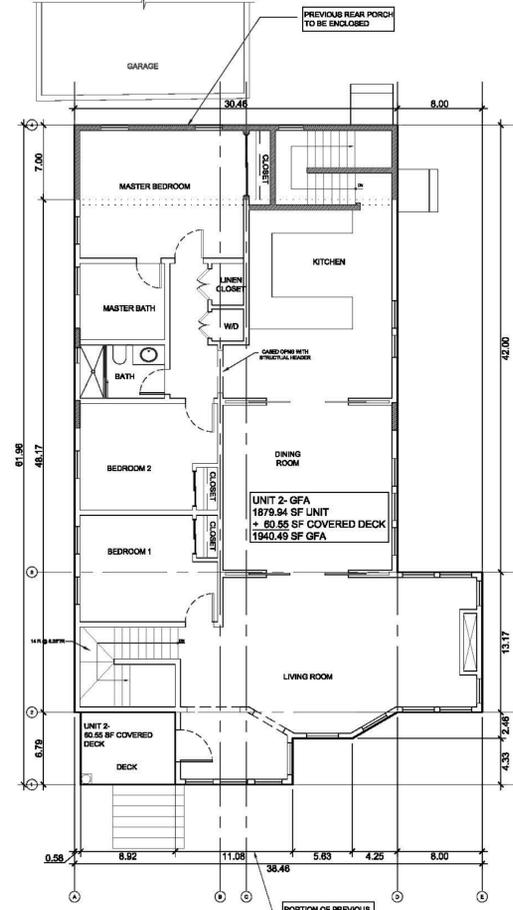
PROPOSED RECONSTRUCTED BUILDING



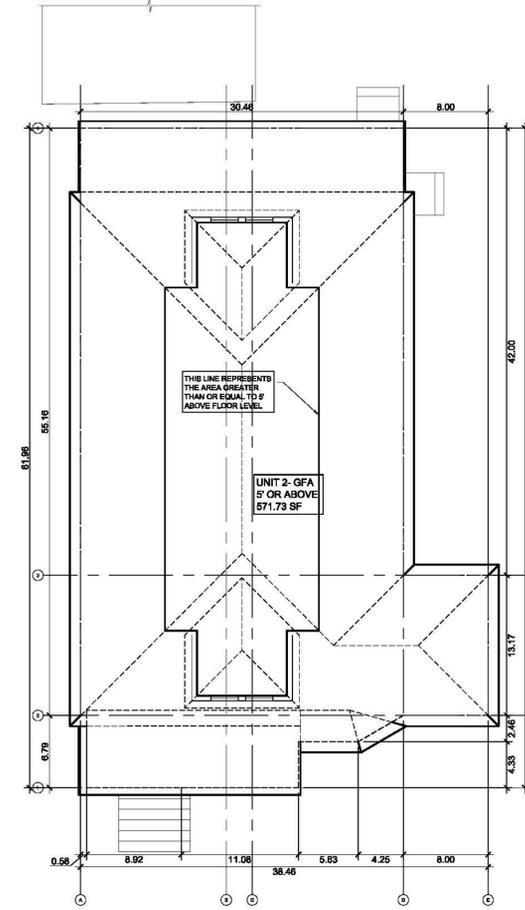
① **BASEMENT PLAN - 0 SF G.F.A.**
scale: 1/8" - 1'0"



② **FIRST FLOOR - 1785.33 SF G.F.A.**
scale: 1/8" - 1'0"



③ **SECOND FLOOR - 1940.49 SF G.F.A.**
scale: 1/8" - 1'0"



④ **THIRD FLOOR/ ATTIC - 571.73 SF G.F.A.**
scale: 1/8" - 1'0"

G.F.A. CALCULATIONS

54 RESERVOIR ST G.F.A ANALYSIS	
LOT SIZE	4,575.00
ZONE	B
F.A.R. (ALLOWABLE)	0.5
ALLOWABLE G.F.A	2,287.50
EXISTING G.F.A.	4,327.82
PROPOSED G.F.A	4,327.82
TOTAL PROPOSED F.A.R	0.946

54 RESERVOIR ST GFA ANALYSIS							
	UNIT 1			UNIT 2			
	UNIT	COVERED DECK	SUB TOTAL	UNIT 2	COVERED DECK	STAIRS NOT INC. IN MAIN UNIT FLOOR	SUB TOTAL
3/ ATTIC >= 5'	-	-	-	571.73	-	-	571.73
2	-	-	-	1,879.94	60.55	-	1,940.49
1	1,755.06	30.27	1,785.33	-	30.27	124.87	30.27
	SUB TOTAL UNIT 1			SUB TOTAL UNIT 2			2,542.49
	TOTAL G.F.A., UNIT 1 + UNIT 2						4,327.82

PROJECT NAME:
54 Reservoir Street

PROJECT ADDRESS:
54 Reservoir Street
Cambridge, MA

CLIENT:
54 Reservoir Street



ARCHITECT:
ELLSWORTH ASSOCIATES, Inc.

267 NORFOLK STREET
CAMBRIDGE, MA 02139
PH. 617-492-0709
FAX. 617-714-5900

CONSULTANTS:



COPYRIGHT 2014
THESE DRAWINGS ARE NOW AND DO REMAIN THE SOLE PROPERTY OF ELLSWORTH ASSOCIATES INC. USE OF THESE PLANS OR ANY FORM OF REPRODUCTION OF THIS DESIGN IN WHOLE OR IN PART WITHOUT EXPRESS WRITTEN CONSENT IS PROHIBITED.

REGISTRATION:



DATE: 10/05/2017

DRAWN BY: I.P.

CHECKED BY: C.E.

SCALE: 1/4" = 1'-0"

FILE: Reservoir Street

REVISIONS:

No.	Description	Date
1		
2		
3		
4		
5		
6		

Existing
G.F.A. Analysis

Z1.1

PROPOSED RECONSTRUCTED BUILDING

PROJECT NAME:
54 Reservoir Street

PROJECT ADDRESS:
54 Reservoir Street
Cambridge, MA

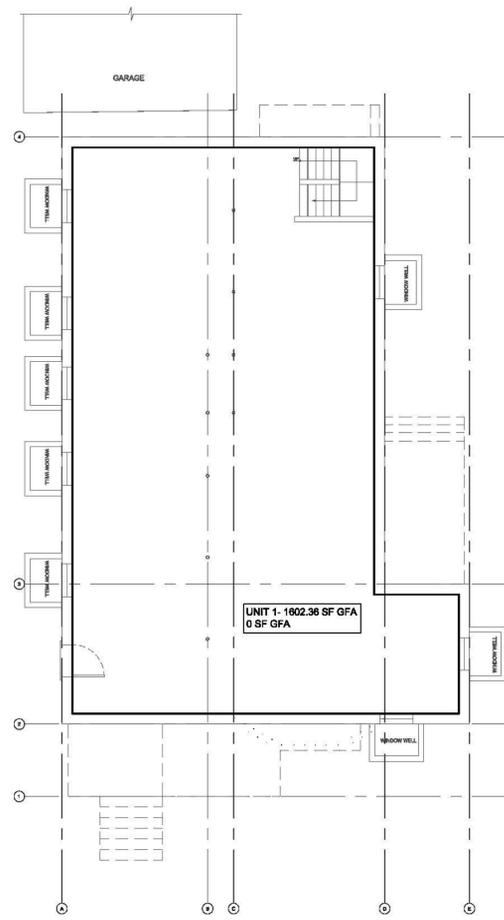
CLIENT:
54 Reservoir Street



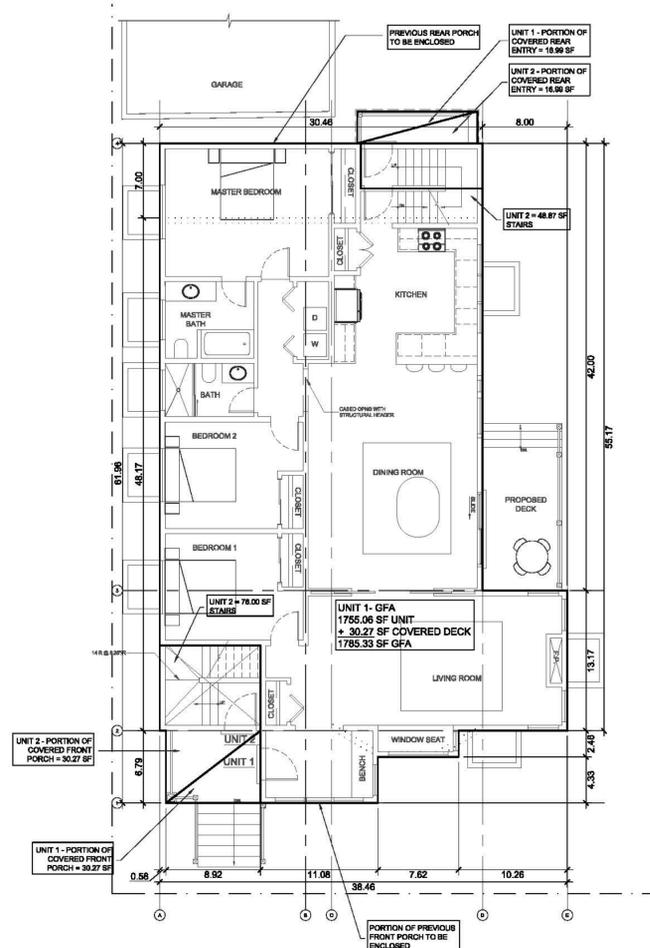
ARCHITECT:
ELLSWORTH ASSOCIATES, Inc.

267 NORFOLK STREET
CAMBRIDGE, MA 02139
PH. 617-492-0709
FAX. 617-714-5900

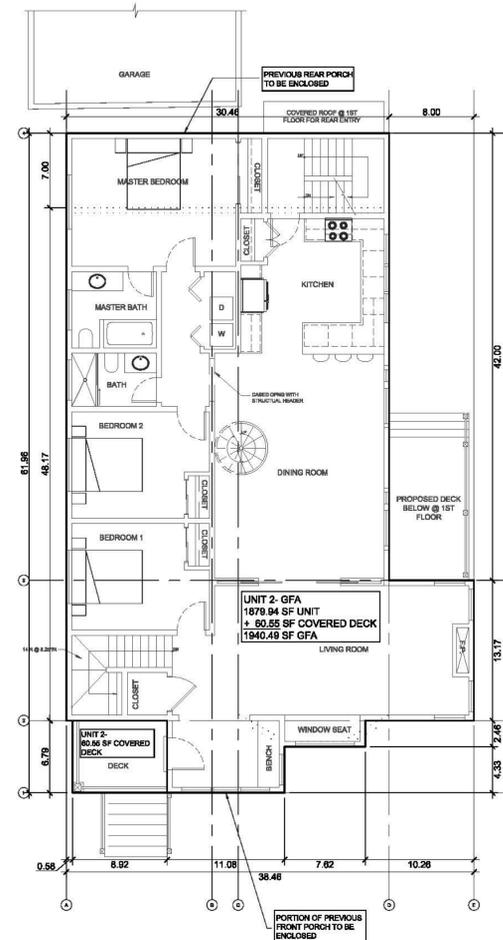
CONSULTANTS:



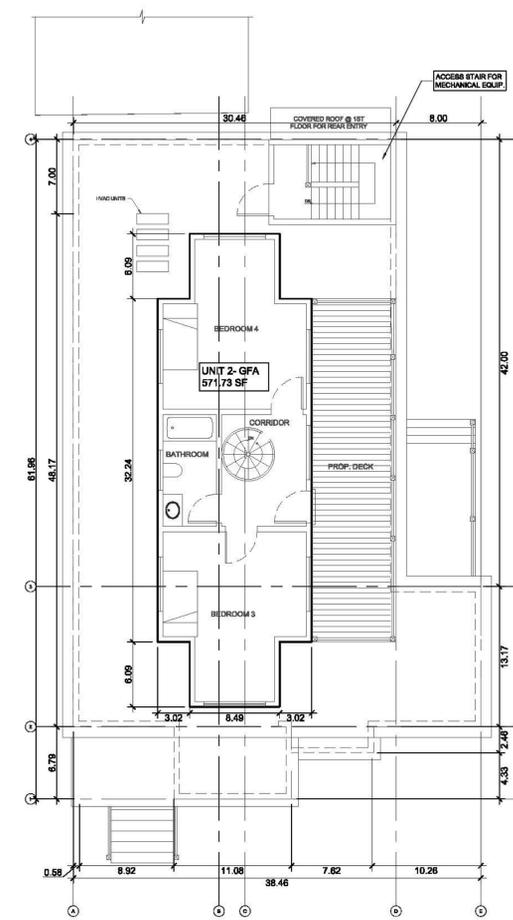
① **BASEMENT PLAN - 0 SF G.F.A.**
scale: 1/8" - 1'0"



② **FIRST FLOOR - 1802.32 SF G.F.A.**
scale: 1/8" - 1'0"



③ **SECOND FLOOR - 1940.49 SF G.F.A.**
scale: 1/8" - 1'0"



④ **THIRD FLOOR/ ATTIC - 571.73 SF G.F.A.**
scale: 1/8" - 1'0"

G.F.A. CALCULATIONS

54 RESERVOIR ST G.F.A ANALYSIS	
LOT SIZE	4,575.00
ZONE	B
F.A.R. (ALLOWABLE)	0.5
ALLOWABLE G.F.A	2,287.50
EXISTING G.F.A.	4,361.80
PROPOSED G.F.A	4,361.80
TOTAL PROPOSED F.A.R	0.953

54 RESERVOIR ST GFA ANALYSIS							
		UNIT 1			UNIT 2		
	UNIT	COVERED DECK (FRONT & REAR)	SUB TOTAL	UNIT 2	COVERED DECK (FRONT & REAR)	STAIRS NOT INC. IN MAIN UNIT FLOOR	SUB TOTAL
3/ ATTIC >= 5'	-	-	-	571.73	-	-	571.73
	2	-	-	1,879.94	60.55	-	1,940.49
	1	1,755.06	47.26	-	47.26	124.87	47.26
	SUB TOTAL UNIT 1		1,802.32	SUB TOTAL UNIT 2			2,559.48
	TOTAL G.F.A., UNIT 1 + UNIT 2						4,361.80

COPYRIGHT 2014
THESE DRAWINGS ARE NOW AND DO REMAIN THE SOLE PROPERTY OF ELLSWORTH ASSOCIATES INC. USE OF THESE PLANS OR ANY FORM OF REPRODUCTION OF THIS DESIGN IN WHOLE OR IN PART WITHOUT EXPRESS WRITTEN CONSENT IS PROHIBITED.

REGISTRATION:



DATE: 12/06/2017

DRAWN BY: I.P.

CHECKED BY: C.E.

SCALE: 1/4" = 1'-0"

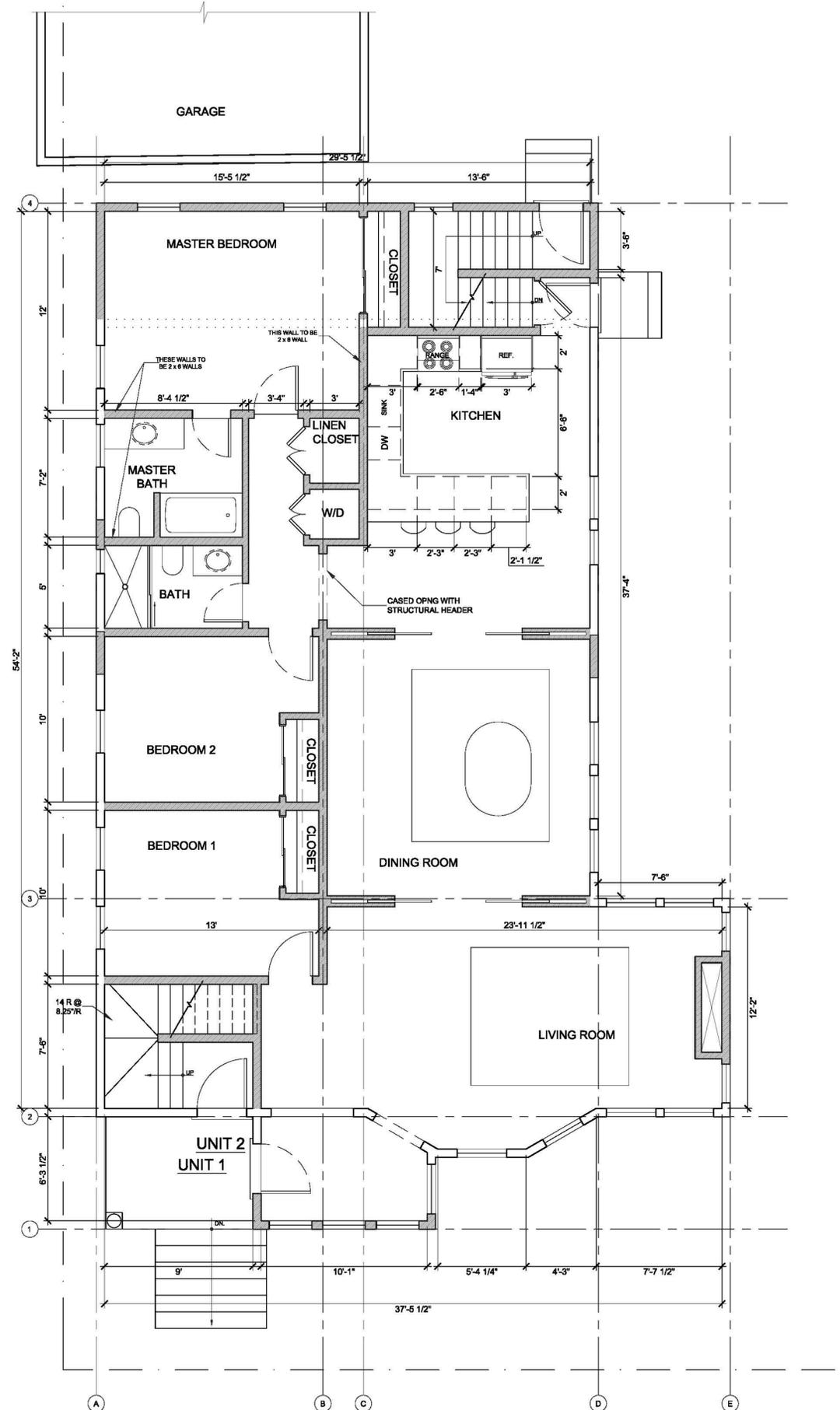
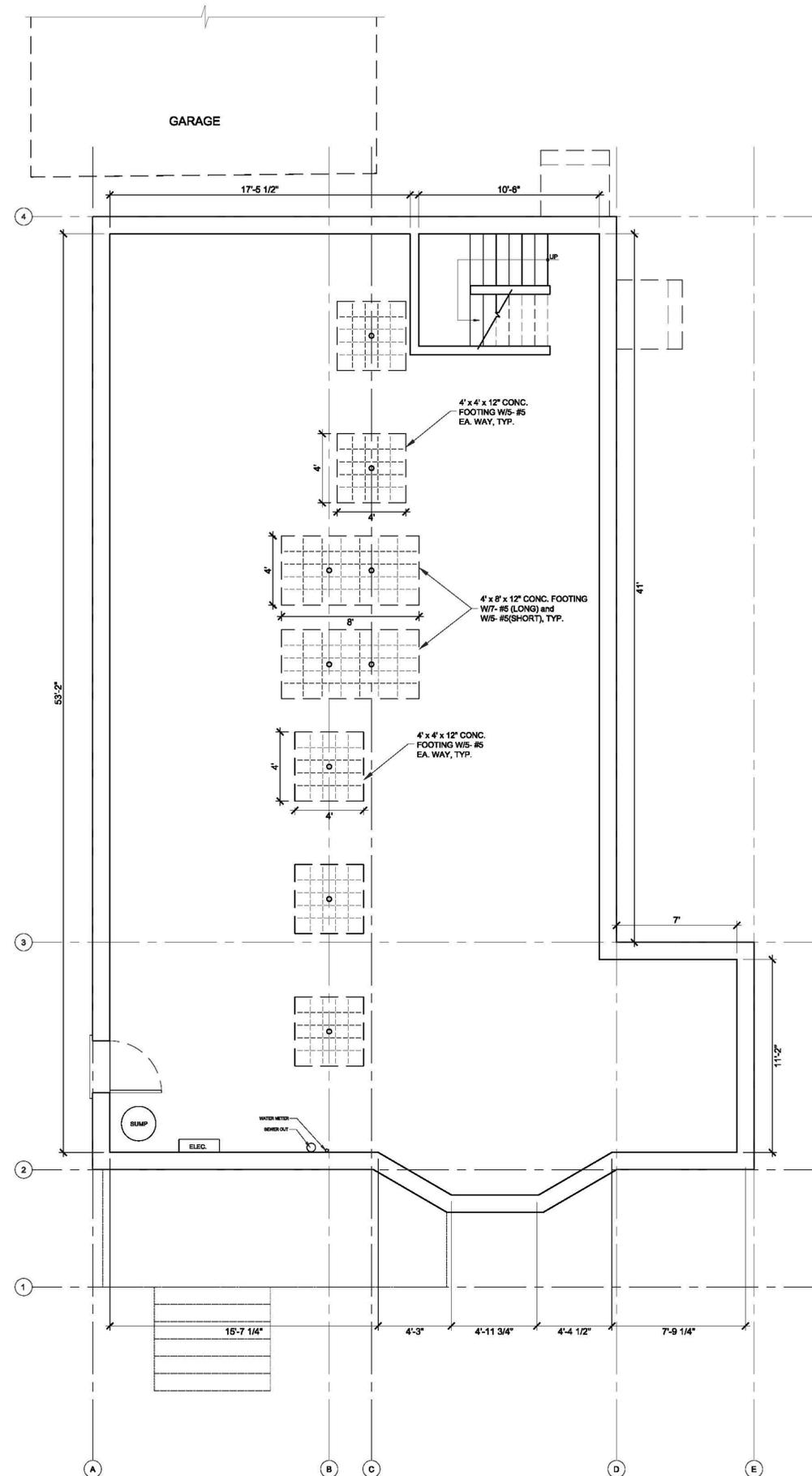
FILE: Reservoir Street

REVISIONS:

No.	Description	Date
1		
2		
3		
4		
5		
6		

Proposed
G.F.A. Analysis

Z1.2



PROJECT NAME:
54 Reservoir Street

PROJECT ADDRESS:
54 Reservoir Street
Cambridge, MA

CLIENT:
54 Reservoir Street



ARCHITECT:
ELLSWORTH ASSOCIATES, Inc.

267 NORFOLK STREET
CAMBRIDGE, MA 02139
PH. 617-492-0709
FAX. 617-714-5900

CONSULTANTS:



COPYRIGHT 2014
THESE DRAWINGS ARE NOW AND DO REMAIN THE SOLE PROPERTY OF ELLSWORTH ASSOCIATES INC. USE OF THESE PLANS OR ANY FORM OF REPRODUCTION OF THIS DESIGN IN WHOLE OR IN PART WITHOUT EXPRESS WRITTEN CONSENT IS PROHIBITED.

REGISTRATION:



DATE: 11/28/2017

DRAWN BY: I.P.

CHECKED BY: C.E.

SCALE: 1/4" = 1'-0"

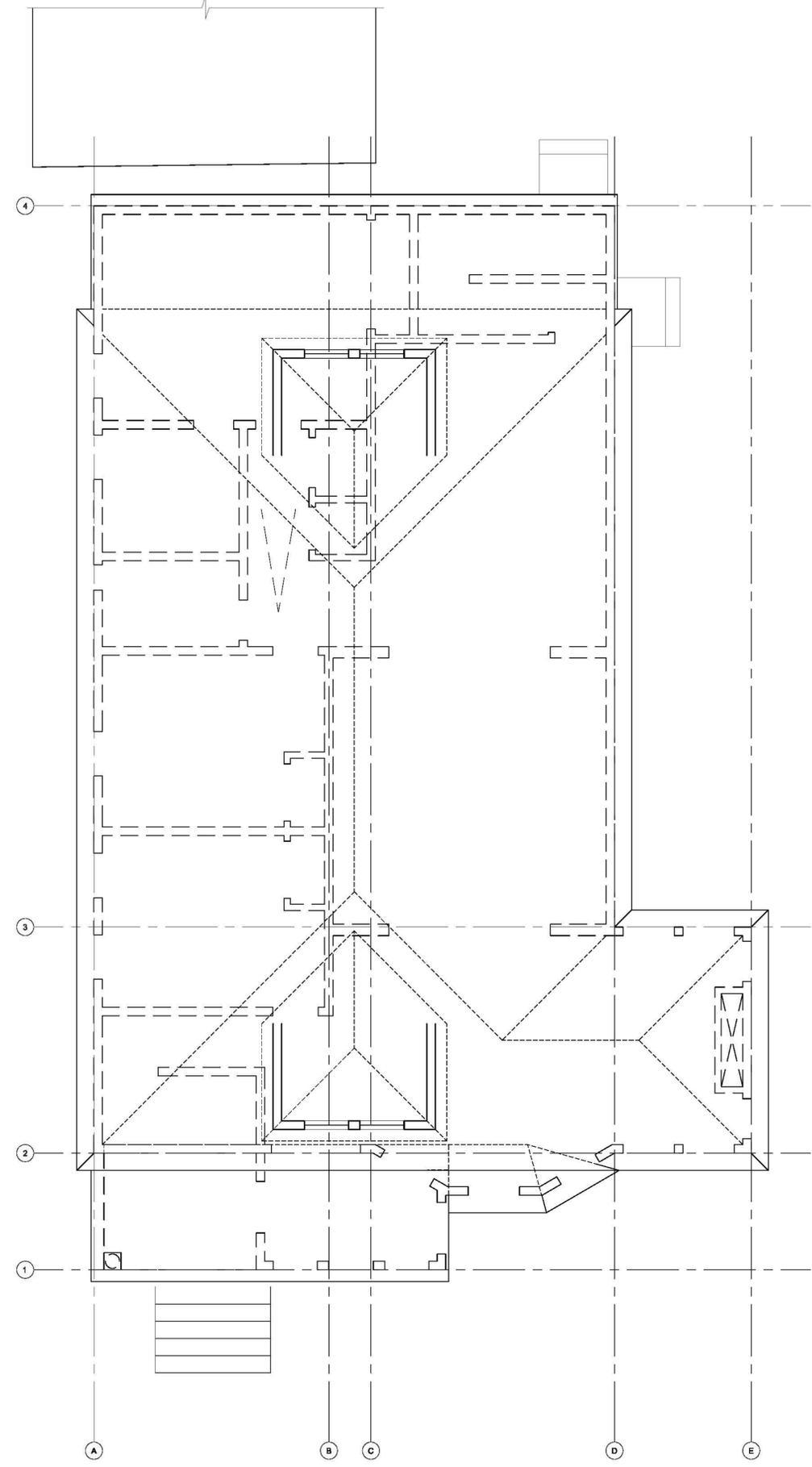
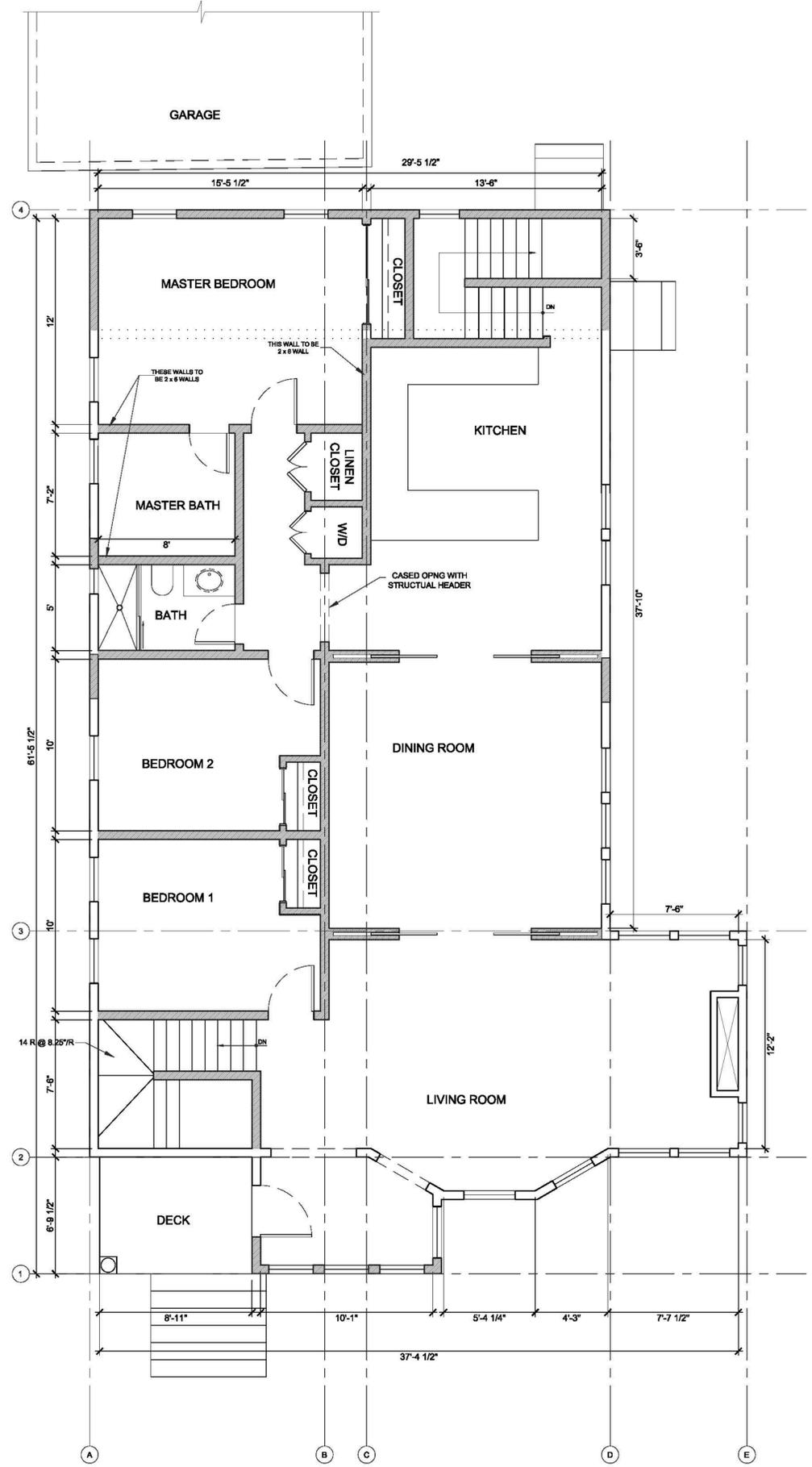
FILE: Reservoir Street

REVISIONS:

No.	Description	Date
1		
2		
3		
4		
5		
6		

Existing Conditions

EX1.1



PROJECT NAME:
54 Reservoir Street

PROJECT ADDRESS:
54 Reservoir Street
Cambridge, MA

CLIENT:
54 Reservoir Street



ARCHITECT:
ELLSWORTH ASSOCIATES, Inc.

267 NORFOLK STREET
CAMBRIDGE, MA 02139
PH. 617-492-0709
FAX. 617-714-5900

CONSULTANTS:



COPYRIGHT 2014
THESE DRAWINGS ARE NOW AND DO REMAIN THE SOLE PROPERTY OF ELLSWORTH ASSOCIATES INC. USE OF THESE PLANS OR ANY FORM OF REPRODUCTION OF THIS DESIGN IN WHOLE OR IN PART WITHOUT EXPRESS WRITTEN CONSENT IS PROHIBITED.

REGISTRATION:



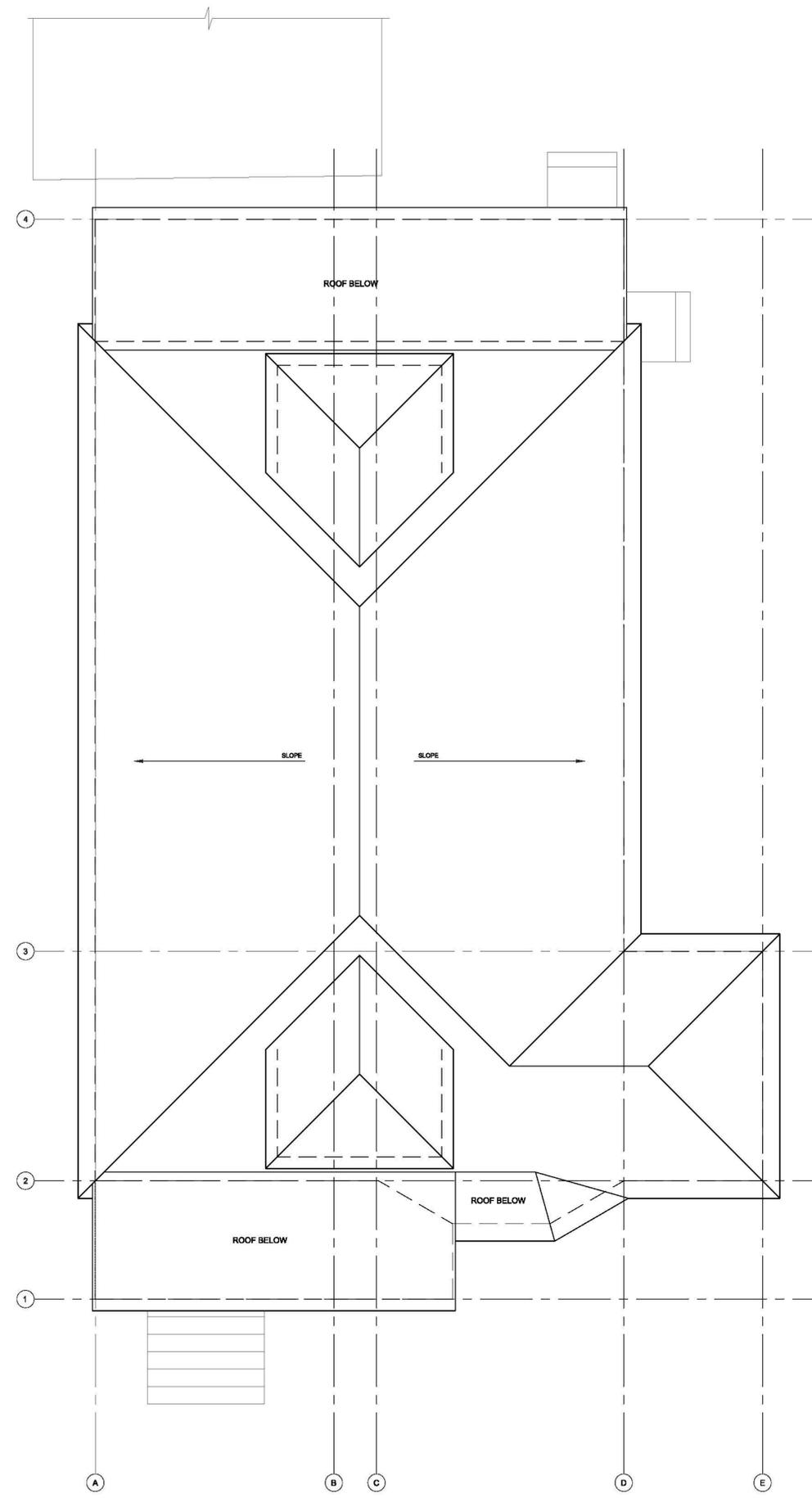
DATE: 11/28/2017
DRAWN BY: I.P.
CHECKED BY: C.E.
SCALE: 1/4" = 1'-0"
FILE: Reservoir Street

REVISIONS:

No.	Description	Date
1		
2		
3		
4		
5		
6		

Existing Conditions

EX1.2



PROJECT NAME:
54 Reservoir Street

PROJECT ADDRESS:
54 Reservoir Street
Cambridge, MA

CLIENT:
54 Reservoir Street



ARCHITECT:
ELLSWORTH ASSOCIATES, Inc.

267 NORFOLK STREET
CAMBRIDGE, MA 02139
PH. 617-492-0709
FAX. 617-714-5900

CONSULTANTS:



COPYRIGHT 2014
THESE DRAWINGS ARE NOW AND DO REMAIN THE SOLE PROPERTY OF ELLSWORTH ASSOCIATES INC. USE OF THESE PLANS OR ANY FORM OF REPRODUCTION OF THIS DESIGN IN WHOLE OR IN PART WITHOUT EXPRESS WRITTEN CONSENT IS PROHIBITED.

REGISTRATION:



DATE: 11/28/2017
DRAWN BY: I.P.
CHECKED BY: C.E.
SCALE: 1/4" = 1'-0"
FILE: Reservoir Street

REVISIONS:

No.	Description	Date
1		
2		
3		
4		
5		
6		

Existing Conditions

EX1.3

5 ROOF PLAN
SCALE: 1/4" = 1'-0"

PROJECT NAME:
54 Reservoir Street

PROJECT ADDRESS:
54 Reservoir Street
Cambridge, MA

CLIENT:
54 Reservoir Street



ARCHITECT:
ELLSWORTH ASSOCIATES, Inc.

267 NORFOLK STREET
CAMBRIDGE, MA 02139
PH. 617-492-0709
FAX. 617-714-5900

CONSULTANTS:



1 WEST ELEVATION
SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



3 EAST ELEVATION
SCALE: 1/4" = 1'-0"



4 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

COPYRIGHT 2014
THESE DRAWINGS ARE NOW AND DO REMAIN THE SOLE PROPERTY OF ELLSWORTH ASSOCIATES INC. USE OF THESE PLANS OR ANY FORM OF REPRODUCTION OF THIS DESIGN IN WHOLE OR IN PART WITHOUT EXPRESS WRITTEN CONSENT IS PROHIBITED.

REGISTRATION:



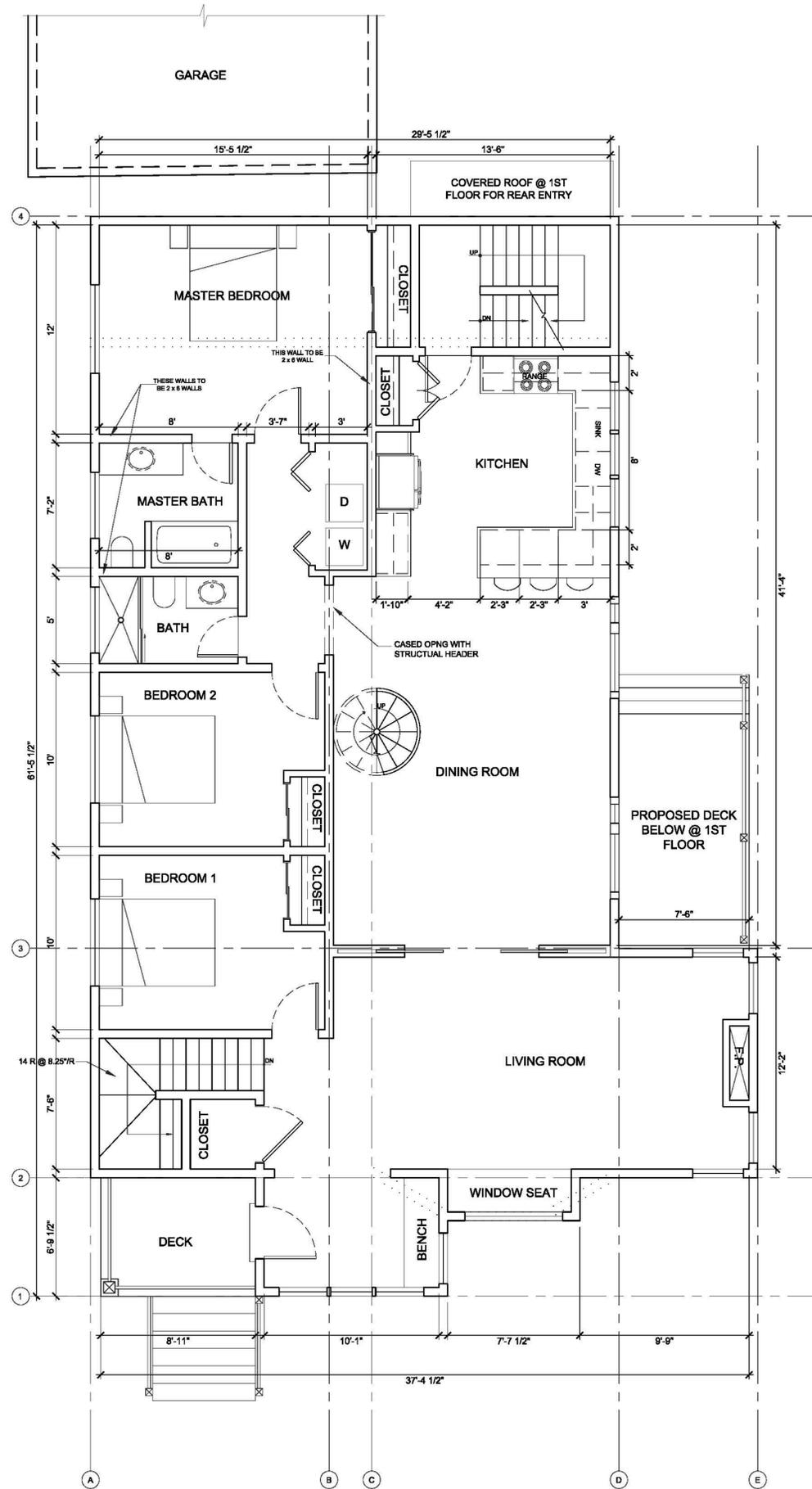
DATE: 10/05/2017
DRAWN BY: I.P.
CHECKED BY: C.E.
SCALE: 1/4" = 1'-0"
FILE: Reservoir Street

REVISIONS:

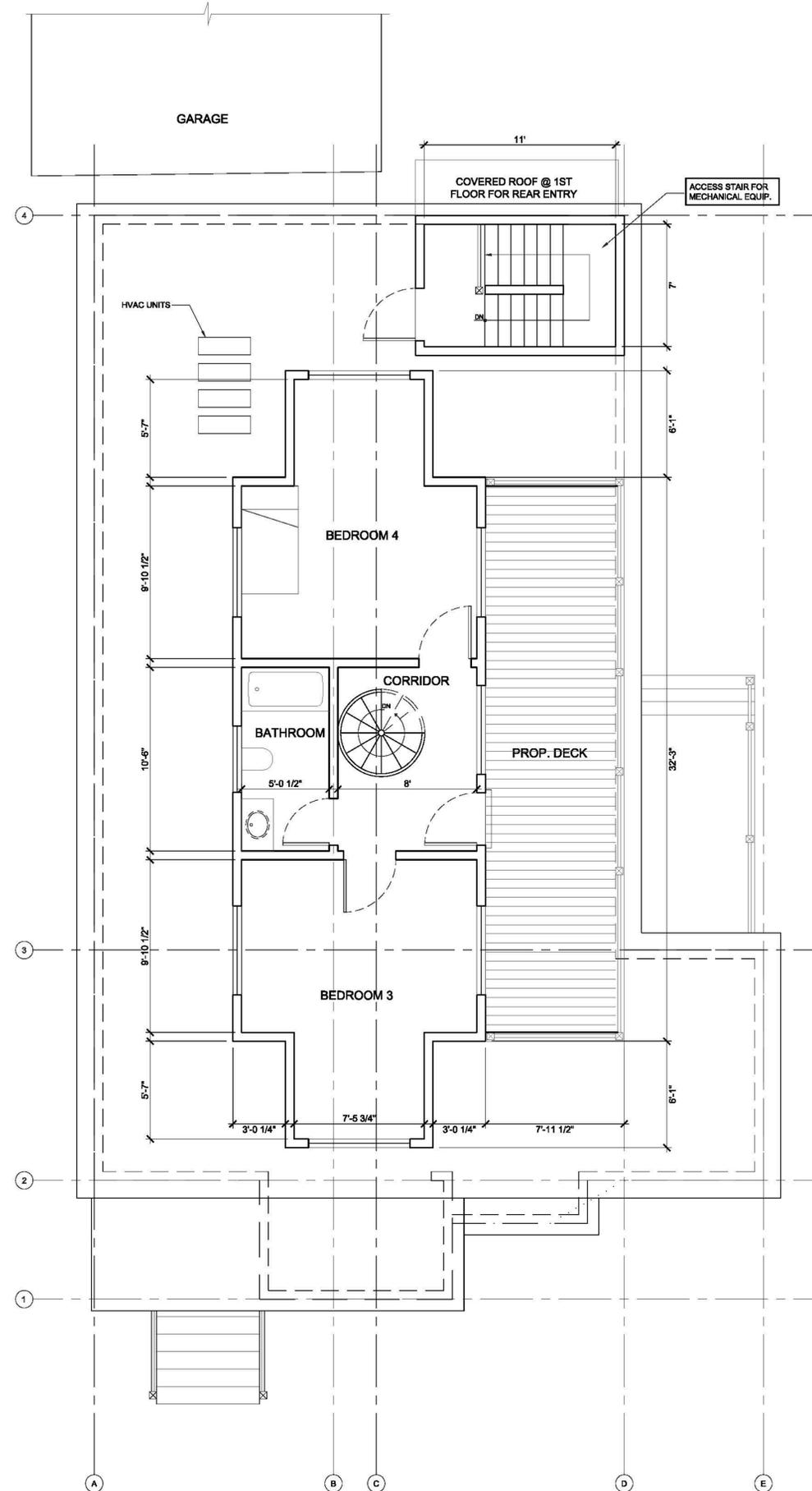
No.	Description	Date
1		
2		
3		
4		
5		
6		

Existing Conditions

EX3.1



3 SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"



4 THIRD FLOOR PLAN/ ATTIC
 SCALE: 1/4" = 1'-0"

PROJECT NAME:
54 Reservoir Street

PROJECT ADDRESS:
54 Reservoir Street
Cambridge, MA

CLIENT:
54 Reservoir Street



ARCHITECT:
ELLSWORTH ASSOCIATES, Inc.

267 NORFOLK STREET
CAMBRIDGE, MA 02139
PH. 617-492-0709
FAX. 617-714-5900

CONSULTANTS:



COPYRIGHT 2014
 THESE DRAWINGS ARE NOW AND DO REMAIN THE SOLE PROPERTY OF ELLSWORTH ASSOCIATES INC. USE OF THESE PLANS OR ANY FORM OF REPRODUCTION OF THIS DESIGN IN WHOLE OR IN PART WITHOUT EXPRESS WRITTEN CONSENT IS PROHIBITED.

REGISTRATION:



DATE: 12/06/2017

DRAWN BY: I.P.

CHECKED BY: C.E.

SCALE: 1/4" = 1'-0"

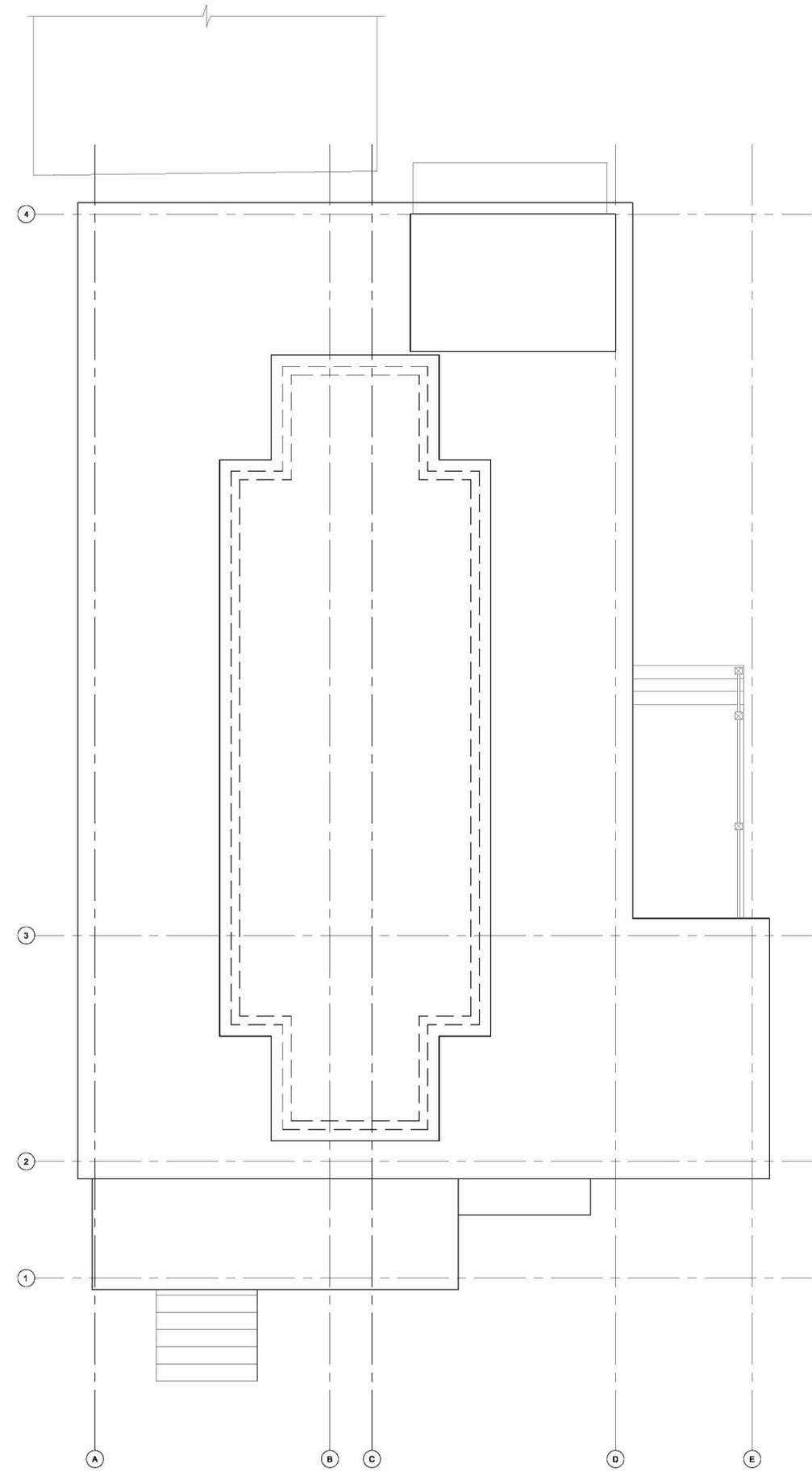
FILE: Reservoir Street

REVISIONS:

No.	Description	Date
1		
2		
3		
4		
5		
6		

Proposed Plans

A1.2



PROJECT NAME:
54 Reservoir Street

PROJECT ADDRESS:
**54 Reservoir Street
 Cambridge, MA**

CLIENT:
54 Reservoir Street



ARCHITECT:
**ELLSWORTH
 ASSOCIATES, Inc.**

267 NORFOLK STREET
 CAMBRIDGE, MA 02139
 PH. 617-492-0709
 FAX. 617-714-5900

CONSULTANTS:



COPYRIGHT 2014
 THESE DRAWINGS ARE NOW AND
 DO REMAIN THE SOLE PROPERTY
 OF ELLSWORTH ASSOCIATES INC.
 USE OF THESE PLANS OR ANY
 FORM OF REPRODUCTION OF THIS
 DESIGN IN WHOLE OR IN PART
 WITHOUT EXPRESS WRITTEN
 CONSENT IS PROHIBITED.

REGISTRATION:



DATE: 12/06/2017
 DRAWN BY: I.P.
 CHECKED BY: C.E.
 SCALE: 1/4" = 1'-0"
 FILE: Reservoir Street

REVISIONS:

No.	Description	Date
1		
2		
3		
4		
5		
6		

Proposed Plans

A1.3

5 ROOF PLAN
 SCALE: 1/4" = 1'-0"

PROJECT NAME:
54 Reservoir Street

PROJECT ADDRESS:
54 Reservoir Street
Cambridge, MA

CLIENT:
54 Reservoir Street



ARCHITECT:
ELLSWORTH ASSOCIATES, Inc.

267 NORFOLK STREET
CAMBRIDGE, MA 02139
PH. 617-492-0709
FAX. 617-714-5900

CONSULTANTS:

COPYRIGHT 2014
THESE DRAWINGS ARE NOW AND DO REMAIN THE SOLE PROPERTY OF ELLSWORTH ASSOCIATES INC. USE OF THESE PLANS OR ANY FORM OF REPRODUCTION OF THIS DESIGN IN WHOLE OR IN PART WITHOUT EXPRESS WRITTEN CONSENT IS PROHIBITED.

REGISTRATION:



DATE: 12/06/2017
DRAWN BY: I.P.
CHECKED BY: C.E.
SCALE: 1/4" = 1'-0"
FILE: Reservoir Street

REVISIONS:

No.	Description	Date
1		
2		
3		
4		
5		
6		

Proposed Elevations

A3.1



① WEST ELEVATION
SCALE: 1/4" = 1'-0"

② SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

PROJECT NAME:
54 Reservoir Street

PROJECT ADDRESS:
54 Reservoir Street
Cambridge, MA

CLIENT:
54 Reservoir Street



ARCHITECT:
ELLSWORTH ASSOCIATES, Inc.

267 NORFOLK STREET
CAMBRIDGE, MA 02139
PH. 617-492-0709
FAX. 617-714-5900

CONSULTANTS:



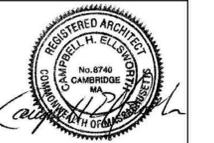
3 EAST ELEVATION
SCALE: 1/4" = 1'-0"



4 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

COPYRIGHT 2014
THESE DRAWINGS ARE NOW AND DO REMAIN THE SOLE PROPERTY OF ELLSWORTH ASSOCIATES INC. USE OF THESE PLANS OR ANY FORM OF REPRODUCTION OF THIS DESIGN IN WHOLE OR IN PART WITHOUT EXPRESS WRITTEN CONSENT IS PROHIBITED.

REGISTRATION:

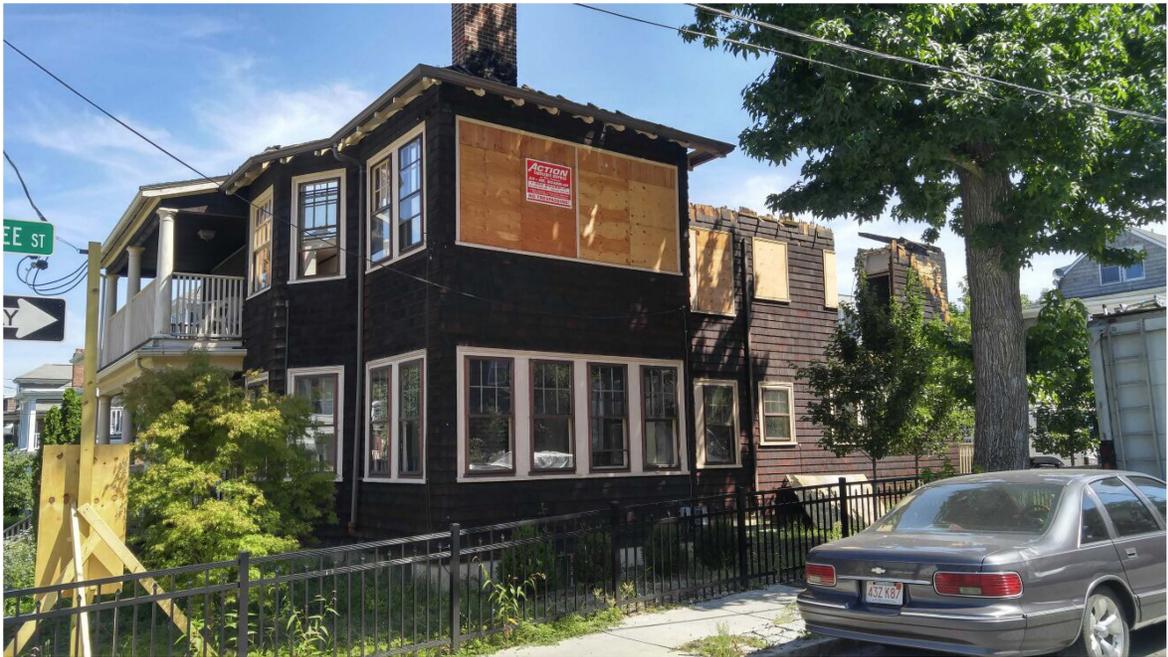


DATE: 12/06/2017
DRAWN BY: I.P.
CHECKED BY: C.E.
SCALE: 1/4" = 1'-0"
FILE: Reservoir Street

REVISIONS:

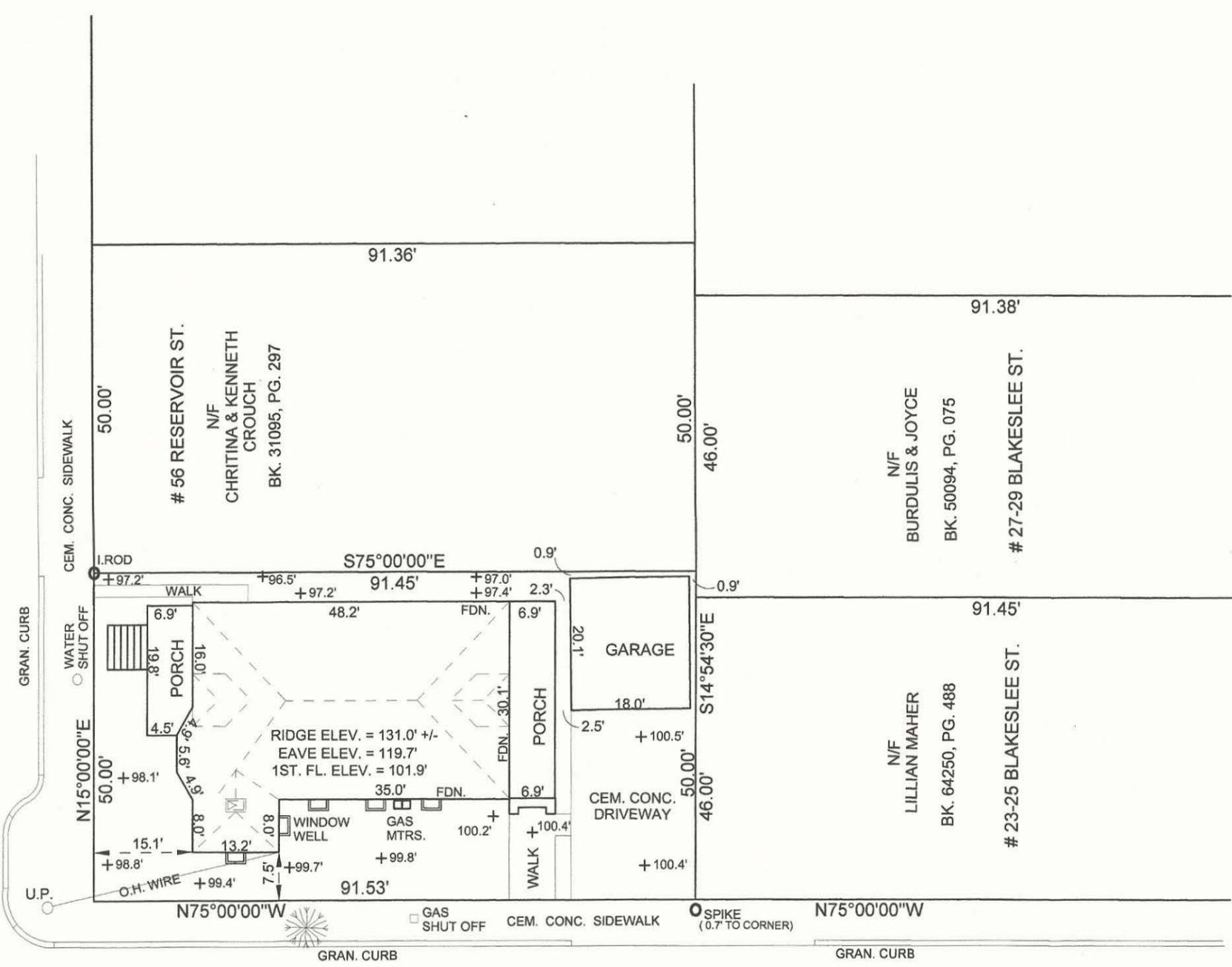
No.	Description	Date
1		
2		
3		
4		
5		
6		

Proposed Elevations



54 RESERVOIR STREET

RESERVOIR (PUBLIC - 50 FT. WIDE) STREET



BLAKESLEE (PUBLIC - 40 FT. WIDE) STREET

THIS PLAN WAS MADE FROM A SURVEY ON THE GROUND ON JULY 8, 2017 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

JOHN J. RUSSELL, P.L.S.
645 SUMMER AVE.
READING, MA
(781) 710-2641

54 RESERVOIR ST.
CAMBRIDGE, MA

LOT AREA 4575 S.F.
ZONING B

REFERENCES : BK. 60958, PG. 304
PL. BK. 299, PL. 32
PL. 56 OF 2009
PL. 985 OF 2007

STRUCTURE IS NOT LOCATED IN A F.E.M.A. FLOOD HAZARD AREA. ZONE X (UNSHADED), MAP 25017C 0419E, 06/04/2010.

PLAN OF LAND

54 RESERVOIR ST. CAMBRIDGE, MA

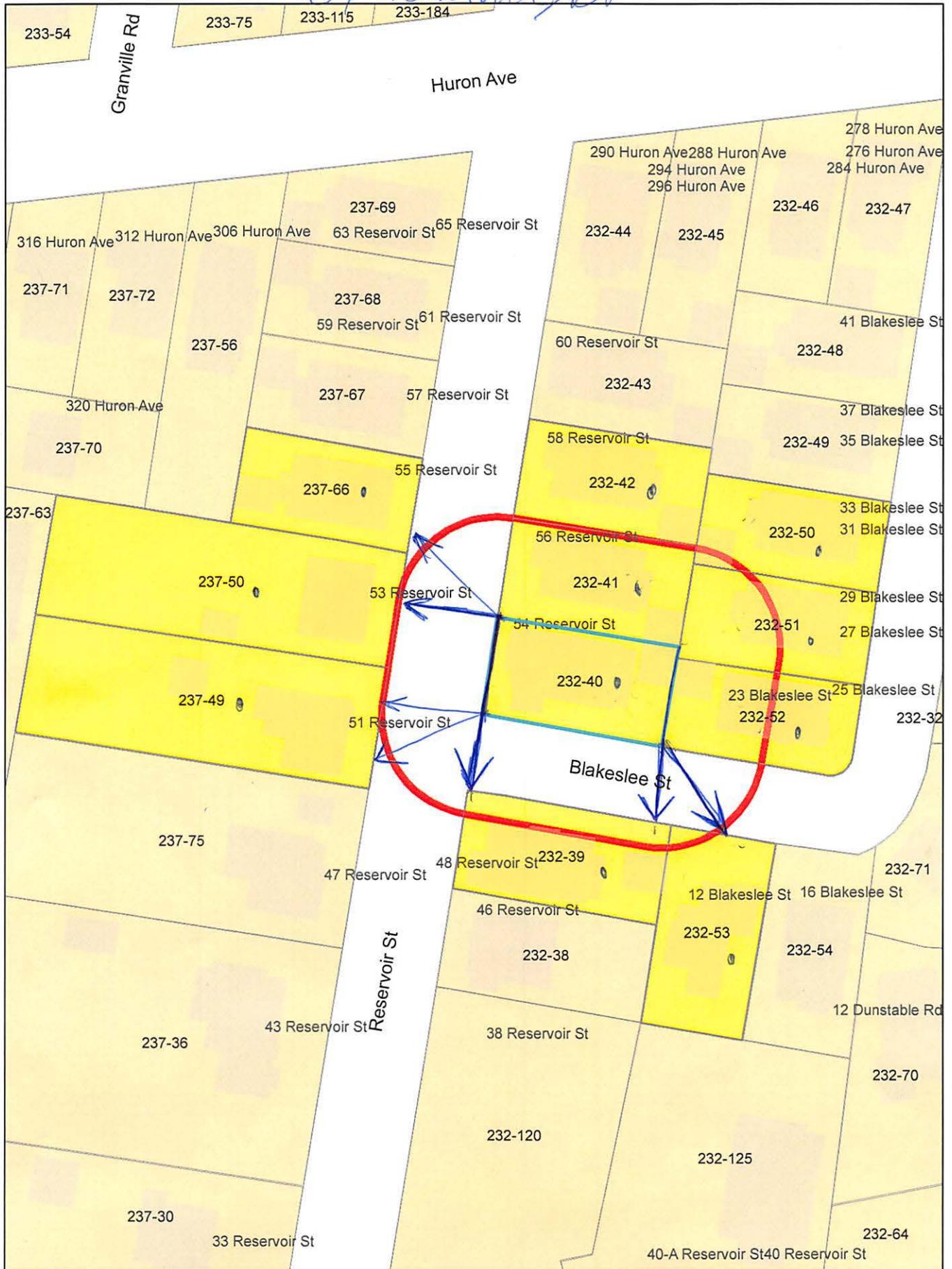
OWNED BY ANILEE FOSTER REVOCABLE TRUST

SCALE : 1" = 20' JULY 10, 2017



NOTES : +100.0' = SPOT ELEVATION.
(DATUM ASSUMED)
FOR COMPARISON PURPOSES

54 Reservoir St.



54 Reservoir St.

Petitioner

232-39
STRAUSS, MONICA M.
48 RESERVOIR ST
CAMBRIDGE, MA 02138

232-40
FOSTER, ANNLEE,
TR. THE ANNLEE FOSTER REV. TRUST
54 RESERVOIR ST
CAMBRIDGE, MA 02138

CAMPBELL ELLSWORTH
267 NORFOLK STREET
CAMBRIDGE, MA 02139

232-42
MARSZALEK, JOAN
58 RESERVOIR ST
CAMBRIDGE, MA 02138

232-50
GASBARRO, MICHELLE
22 COTTAGE PLACE
MITON, MA 02186

232-52
MAHER, LILLIAN A LIFE ESTATE
25 BLAKESLEE ST
CAMBRIDGE, MA 02138

232-53
MAURO, PETER G.
12 BLAKESLEE
CAMBRIDGE, MA 02138

237-49
MURPHY, JANE C.
51 RESERVOIR ST.
CAMBRIDGE, MA 02138

237-50
LOONEY, ANN M., MARY A. FINNEGAN &
PAUL J. FINNEGAN
53 RESERVOIR ST,
CAMBRIDGE, MA 02138

237-66
GEVALT, DEBORAH H.
55 RESERVOIR ST
CAMBRIDGE, MA 02138

232-51
BURDULIS, MARGARET M. &
JEROME J. BURDULIS TRUSTEES
27-29 BLAKESLEE ST., #27
CAMBRIDGE, MA 02138

232-51
JOYCE, THEODORE F. &
MARY MCLAUGHLIN-JOYCE
27-29 BLAKESLEE ST., #29
CAMBRIDGE, MA 02138

232-41
CROUCH, CHRISTINA C. & KENNETH W. CROUCH
56 RESERVOIR STREET
CAMBRIDGE, MA 02138