



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

BZA APPLICATION FORM

Plan No: BZA-017040-2018

GENERAL INFORMATION

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

Special Permit: _____ Variance: ✓ Appeal: _____

PETITIONER: FLH Architects - C/O Fulton Harley

PETITIONER'S ADDRESS: 15 High Street Cambridge, Ma 01890

LOCATION OF PROPERTY: 99 Reed St Cambridge, MA 02140

TYPE OF OCCUPANCY: single family ZONING DISTRICT: Residence B Zone

REASON FOR PETITION:

Additions

DESCRIPTION OF PETITIONER'S PROPOSAL:

We are seeking a variance to build a modest 2-story addition and a covered entry porch.

SECTIONS OF ZONING ORDINANCE CITED:

Article 5.000 Section 5.31 (Table of Dimensional Requirements).

Original Signature(s):

K Stockman / Sebastian Stock
(Petitioner(s) / Owner)

Katherine Stockman / Sebastian Stockman
(Print Name)

Address: 99 Reed Street
Cambridge MA 02140

Tel. No.: 978.505.7345

E-Mail Address: sebastian.stockman@gmail.com

Date: 11/14/2018

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 Sebastian and Katherine Stockman

(OWNER)

Address: 99 Reed Street, Cambridge Ma, 02140


State that I/We own the property located at 99 Reed Street, Cambridge Ma, 02140,
which is the subject of this zoning application.

The record title of this property is in the name of Sebastian and Katherine Stockman

*Pursuant to a deed of duly recorded in the date 6-20-2014, Middlesex South
County Registry of Deeds at Book 63782, Page 487; 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 Sebastian Stockman personally appeared before me,
this 20 of Oct, 2018, and made oath that the above statement is true.

 Notary

My commission expires April 24, 2020 (Notary Seal)



ADRIENNE BAILEY
Notary Public
Commonwealth of Massachusetts
My Commission Expires
April 24, 2020

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

THE BOARD OF DIRECTORS OF THE

AMERICAN RED CROSS

MEETING OF THE BOARD

HELD AT THE HOTEL

[Handwritten signature]

THE BOARD OF DIRECTORS OF THE
AMERICAN RED CROSS
MEETING OF THE BOARD
HELD AT THE HOTEL

BZA APPLICATION FORM

SUPPORTING STATEMENT FOR A VARIANCE

EACH OF THE FOLLOWING REQUIREMENTS FOR A VARIANCE MUST BE ESTABLISHED AND SET FORTH IN COMPLETE DETAIL BY THE APPLICANT IN ACCORDANCE WITH MGL 40A, SECTION 10:

- A)** A Literal enforcement of the provisions of this Ordinance would involve a substantial hardship, financial or otherwise, to the petitioner or appellant for the following reasons:

A literal enforcement of the zoning provisions (Section 5, Table 5.1) would prevent a successful expansion of the existing house. The house sits 2.4 ft from the North property line. The proposed addition continues this line of the house, ending with a 4.1 ft setback. This line of development allows a few significant improvements:

1. proposed spaces better address existing spaces,
2. a code compliant basement stair with access to the exterior,
3. improved entry and egress at the front door,
4. and replaces existing unfunctional 8'x8' bedroom with new 12'x16' bedroom, closet and bath.

- 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 size, or more specifically, the narrowness of the existing lot and the location of the existing house. The width of the proposed addition matches to width of the existing house, continuing the existing development pattern. The proposed FAR of .75 is well within the neighborhood averages. The new covered entry porch entry and egress while improving the existing Reed St. elevation.

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

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

The width of the proposed addition matches to width of the existing house, continuing the existing development pattern. The proposed FAR of .75 is well within the neighborhood averages. The new covered entry porch entry and egress while improving the existing Reed St. elevation. For these reasons, the proposed addition will not be a detriment to the public good.

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

This variance deals with a unique set of existing circumstances. The proposed addition continues the existing pattern of development and fits with the existing community building fabric. For the reasons outlined in this application, we respectfully request that the Board grant our application for a variance.

*** 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: fulton harley **PRESENT USE/OCCUPANCY:** residential
LOCATION: 99 Reed St Cambridge, MA 02140 **ZONE:** Residence B Zone
PHONE: _____ **REQUESTED USE/OCCUPANCY:** residential

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>	<u>1541</u>	<u>2432</u>	<u>1630</u>	(max.)
<u>LOT AREA:</u>	<u>3259</u>	<u>3259</u>	<u>5000</u>	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²	<u>.47</u>	<u>.75</u>	<u>.5</u>	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	<u>3259</u>	<u>3259</u>	<u>3259</u>	(min.)
<u>SIZE OF LOT:</u> <u>WIDTH</u>	<u>39</u>	<u>39</u>	<u>50</u>	(min.)
<u>DEPTH</u>	<u>70.77</u>	<u>70.77</u>	<u>na</u>	
<u>SETBACKS IN FEET:</u> <u>FRONT</u>	<u>4.3'</u>	<u>1.6'</u>	<u>15'</u>	(min.)
<u>REAR</u>	<u>24.3'</u>	<u>22.3'</u>	<u>25'</u>	(min.)
<u>LEFT SIDE</u>	<u>2.4'</u>	<u>2.4'</u>	<u>7.5''</u>	(min.)
<u>RIGHT SIDE</u>	<u>14.3'</u>	<u>14.3</u>	<u>12.5'</u>	(min.)
<u>SIZE OF BLDG.:</u> <u>HEIGHT</u>	<u>28.6'</u>	<u>28.6</u>	<u>35</u>	(max.)
<u>LENGTH</u>	<u>34.8</u>	<u>45.6</u>	<u>30.8</u>	
<u>WIDTH</u>	<u>24</u>	<u>24</u>	<u>19</u>	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	<u>53.9</u>	<u>50.3</u>	<u>40</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>2</u>	<u>2</u>	<u>2</u>	(min./max)
<u>NO. OF LOADING AREAS:</u>	<u>na</u>	<u>na</u>	<u>na</u>	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>	<u>na</u>	<u>na</u>	<u>na</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.

There are no other occupancies on the same lot.

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



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

2018 NOV 15 AM 11:50
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA APPLICATION FORM

Plan No: BZA-017040-2018

GENERAL INFORMATION

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

Special Permit: _____ Variance: ✓ Appeal: _____

PETITIONER: FLH Architects - C/O Fulton Harley

PETITIONER'S ADDRESS: 15 High Street Cambridge, Ma 01890

LOCATION OF PROPERTY: 99 Reed St Cambridge, MA 02140

TYPE OF OCCUPANCY: single family ZONING DISTRICT: Residence B Zone

REASON FOR PETITION:

Additions

DESCRIPTION OF PETITIONER'S PROPOSAL:

We are seeking a variance to build a modest 2-story addition and a covered entry porch.

SECTIONS OF ZONING ORDINANCE CITED:

Article 5.000 Section 5.31 (Table of Dimensional Requirements).

Original Signature(s):

K Stockman / Sebastian Stockman
(Petitioner(s) / Owner)
Katherine Stockman
99 Reed Street / Sebastian Stockman
(Print Name)

Address: 99 Reed Street

Cambridge MA 02140

Tel. No.: 978 505 7345

E-Mail Address: sebastian.stockman@gmail.com

Date: 11/14/2018

02-11-56

01-000000

Journal of Management Education 36(7)

11

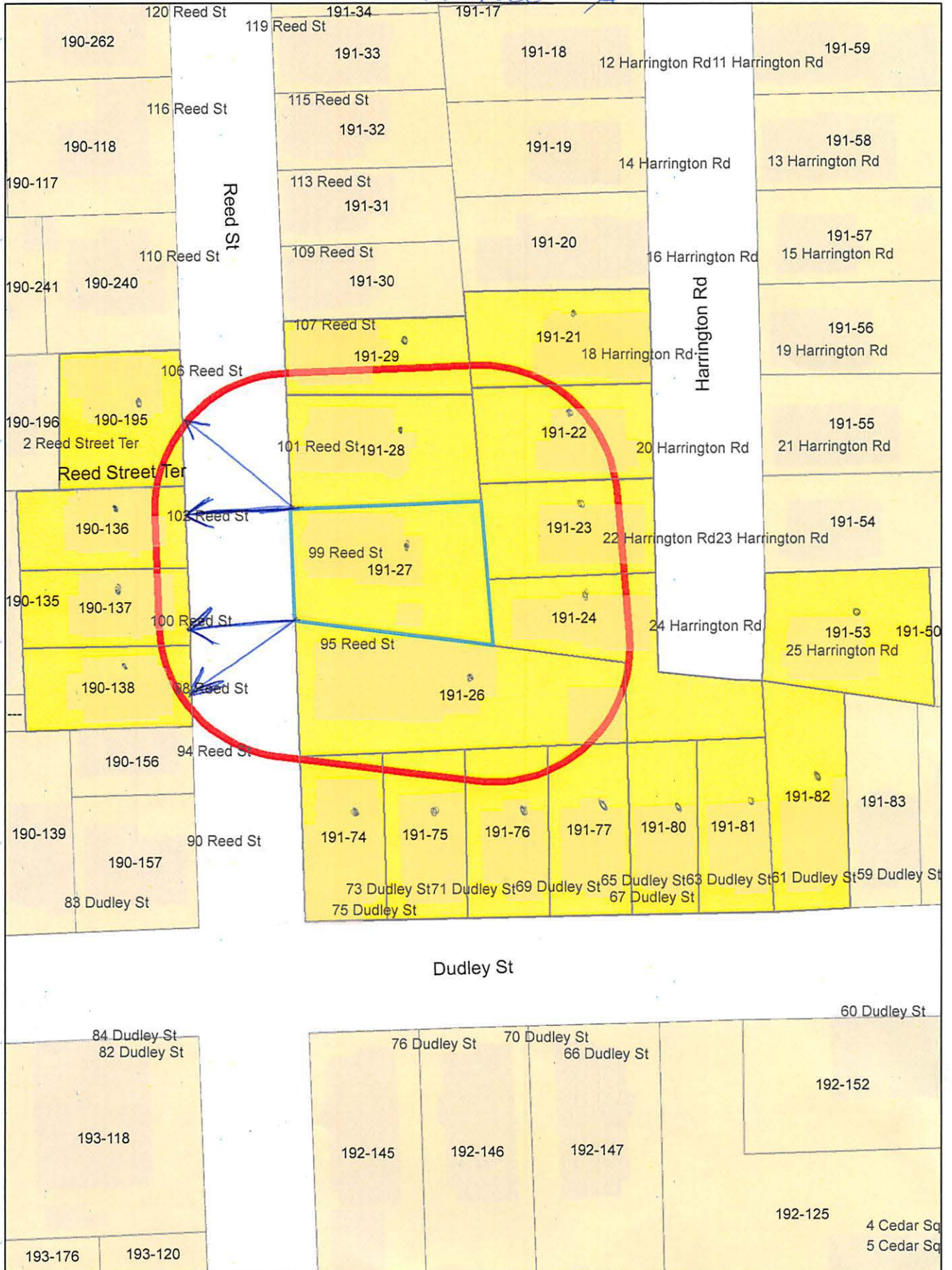
1000

0960
B

reversed.

67-2141

99 Reed St.



99 Reed St.

Petitioner

190-136
ANDERSON, CAITLIN E. & WILLIAM W. ERICKSON
102 REED ST
CAMBRIDGE, MA 02140

190-137
STEININGER, ROBERT, J., II & CAROLYN M.
C/O CHASE HOME MORTGAGE CORP.
CUSTOMER SUPPORT SERVICES
P.O. BOX 31123
TAMPA, FL 33631

FLH ARCHITECTS
C/O FULTON HARLEY
15 HIGH STREET
WINCHESTER, MA 01890

190-195
GEER, LESLIE C.
106 REED ST
CAMBRIDGE, MA 02140

191-21
JOHNSON, KENT S. & GILE BEYE TRUSTEE
18 HARRINGTON RD
CAMBRIDGE, MA 02140

191-22
PAFUMI, VINCENT F. & BARBARA J. WATTS
20 HARRINGTON RD.
CAMBRIDGE, MA 02140

191-23
SHABSHELOWITZ, ADAM
22 HARRINGTON RD
CAMBRIDGE, MA 02140

191-24
MURPHY, GAIL A. & DONNA FRASER
24 HARRINGTON ROAD
CAMBRIDGE, MA 02140

191-26
GEORGES, ROLAND & JOSETTE GEORGES
95 REED STREET
CAMBRIDGE, MA 02140

191-27
STOCKMAN, SEBASTIAN &
KATHERINE W. STOCKMAN
99 REED ST
CAMBRIDGE, MA 02140

191-28
BOLDUC, NORMA L. A LIFE ESTATE
101 REED ST
CAMBRIDGE, MA 02140

191-29
MELNICK, JEFFREY P. & RACHEL LEE RUBIN
107 REED ST
CAMBRIDGE, MA 02140

191-53
GRACE, WALTER J. JR. &
MARY GRACE A LIFE ESTATE
25 HARRINGTON RD
CAMBRIDGE, MA 02140

191-74
BAIN, JOSEPH F. & VERONIQUE A. BAIN
32 HENDERSON ST.
ARLINGTON, MA 02474

191-75
FITCH, JOHN L. & ANTOINETTE M FITCH
71 DUDLEY ST
CAMBRIDGE, MA 02140

191-76
DEERY, CHRISTOPHER P. & MARGARET E. DEERY
69 DUDLEY ST
CAMBRIDGE, MA 02140

191-77
CASHDAN, JESSICA & FRANCOIS BERELOWITCH
67 DUDLEY ST
CAMBRIDGE, MA 02140

191-80
QUINCY, DONALD A. & JANE E. QUINCY
65 DUDLEY ST
CAMBRIDGE, MA 02140

191-81
SKOW, BRADFORD A. & DEANNA P. SKOW
63 DUDLEY ST
CAMBRIDGE, MA 02140

191-82
BOND, MARGARET A.
61 DUDLEY ST
CAMBRIDGE, MA 02140

190-138
CALDERONE, ANTOINETTE
98 REED ST
CAMBRIDGE, MA 02140

BASEMENT:
HOME OFFICE, HALF BATH AND BASEMENT STAIR.

1ST FLOOR:
NEW COVERED ENTRY PORCH, DINING SPACE, CLOSET
AND SMALL LANDING.

2ND FLOOR:
REPLACE EXISTING SMALL BEDROOM WITH MASTER
BEDROOM, BATH AND CLOSET.

PROJECT DESCRIPTION

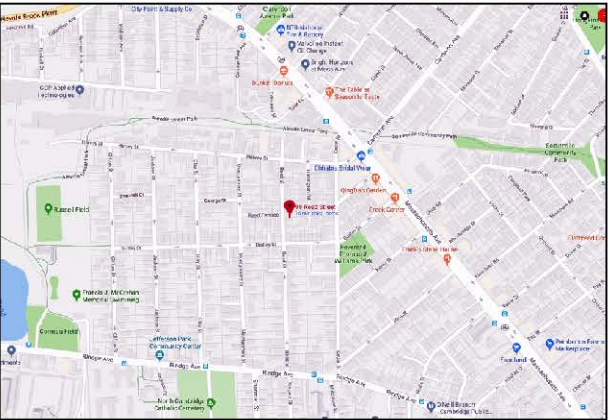
LEVEL	EXISTING	PROPOSED	TOTAL
BASEMENT	0	308	308
1ST FLOOR	688	306	994
2ND FLOOR	604	277	881
ATTIC	249	0	249
TOTAL	1541	891	2432

AREA TOTALS (SQFT)

- PROPOSED
- A0 PROJECT NOTES
 - A1 BASEMENT PLAN
 - A2 1ST FLOOR PLAN
 - A3 2ND FLOOR PLAN
 - A4 ATTIC PLAN
 - A5 ELEVATIONS
 - A6 ELEVATIONS
 - A7 ELEVATIONS

- EXISTING CONDITIONS
- EX1 FLOOR PLANS
 - EX2 ELEVATIONS

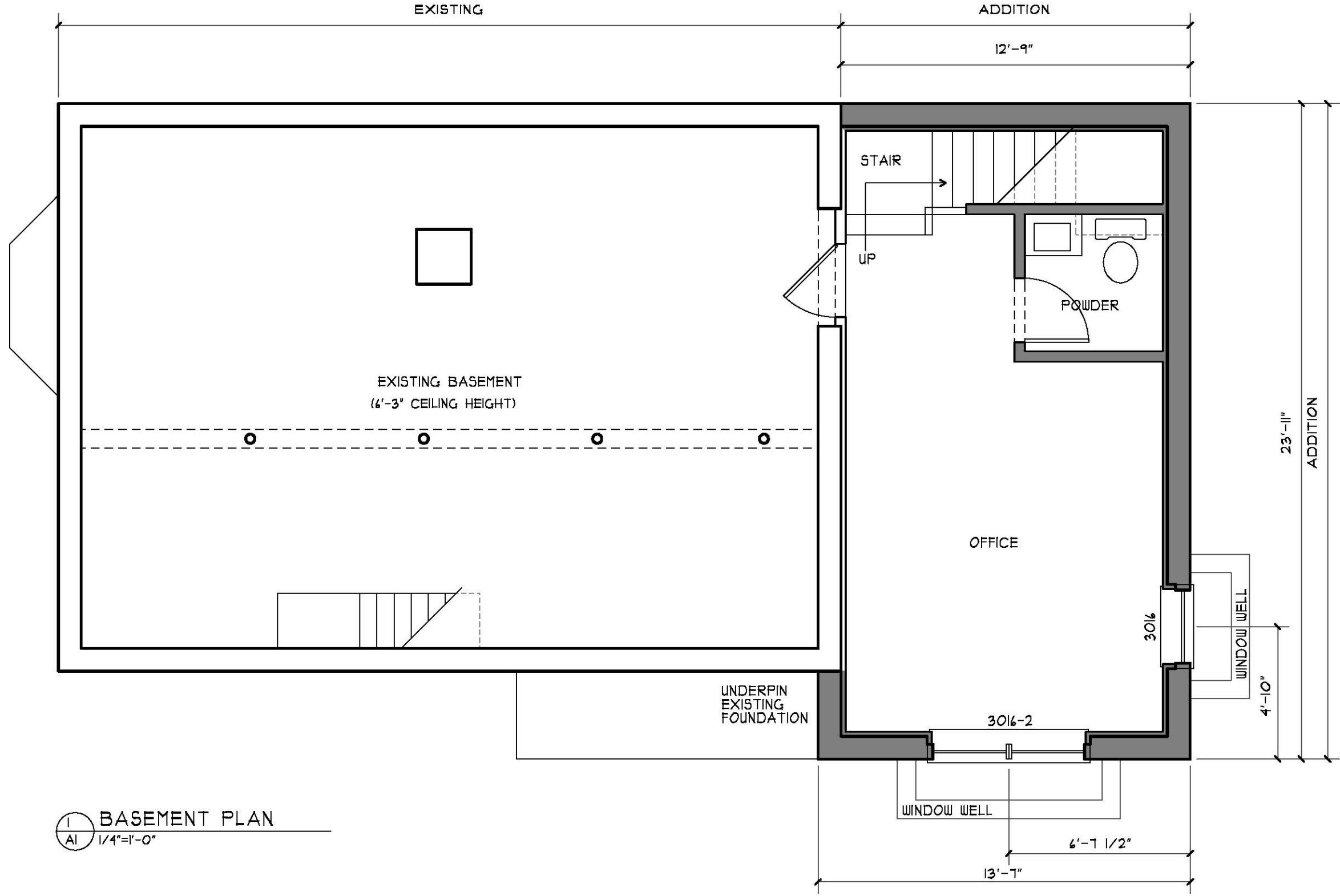
SHEET INDEX



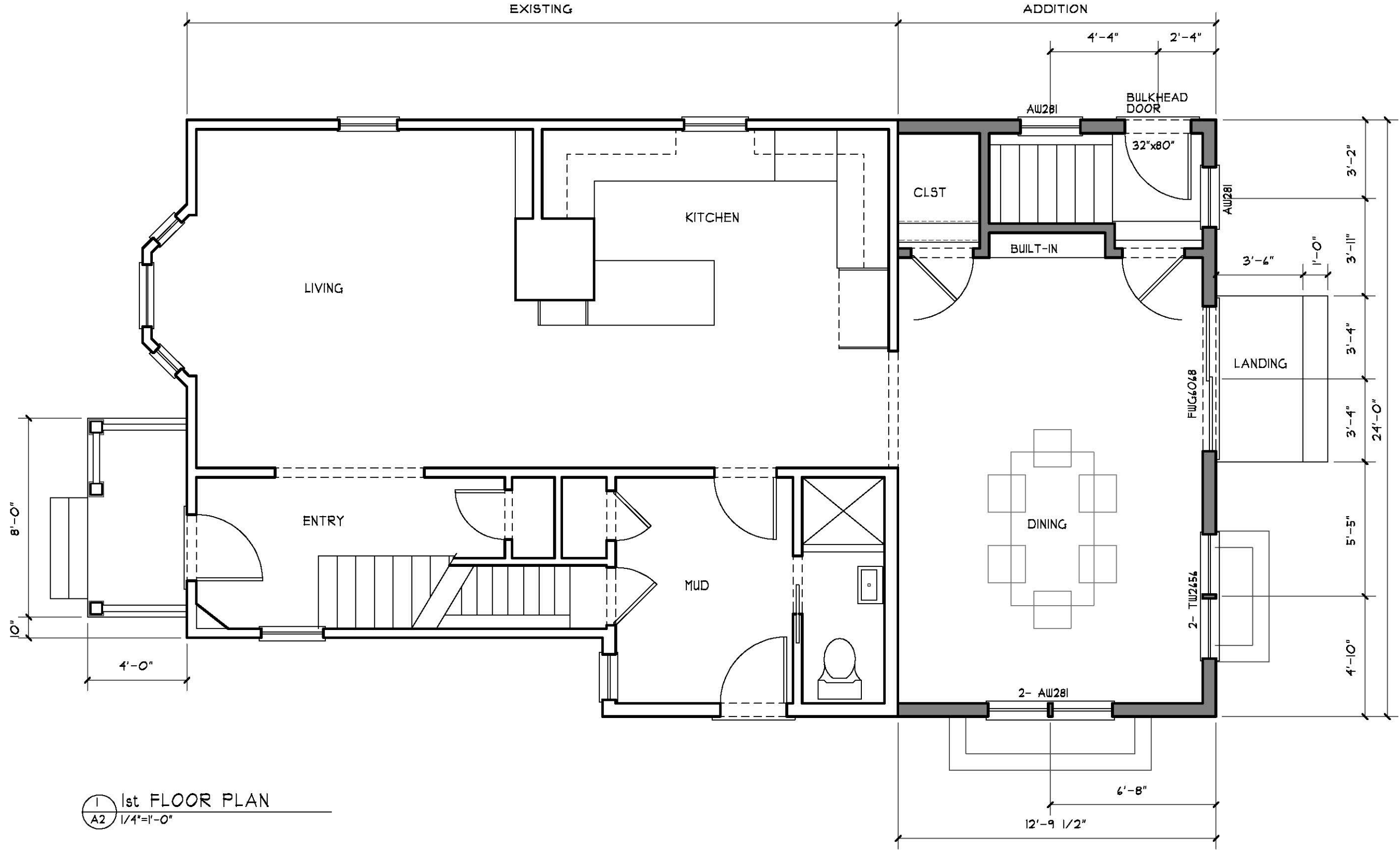
LOCUS

- CEDAR CLAPBOARDS
- ARCHITECTURAL SHINGLES
- ADNERSEN 400 SERIES WINDOWS WITH GBGs
- CEDAR BRACKETS
- PVC TRIM AND DECKING

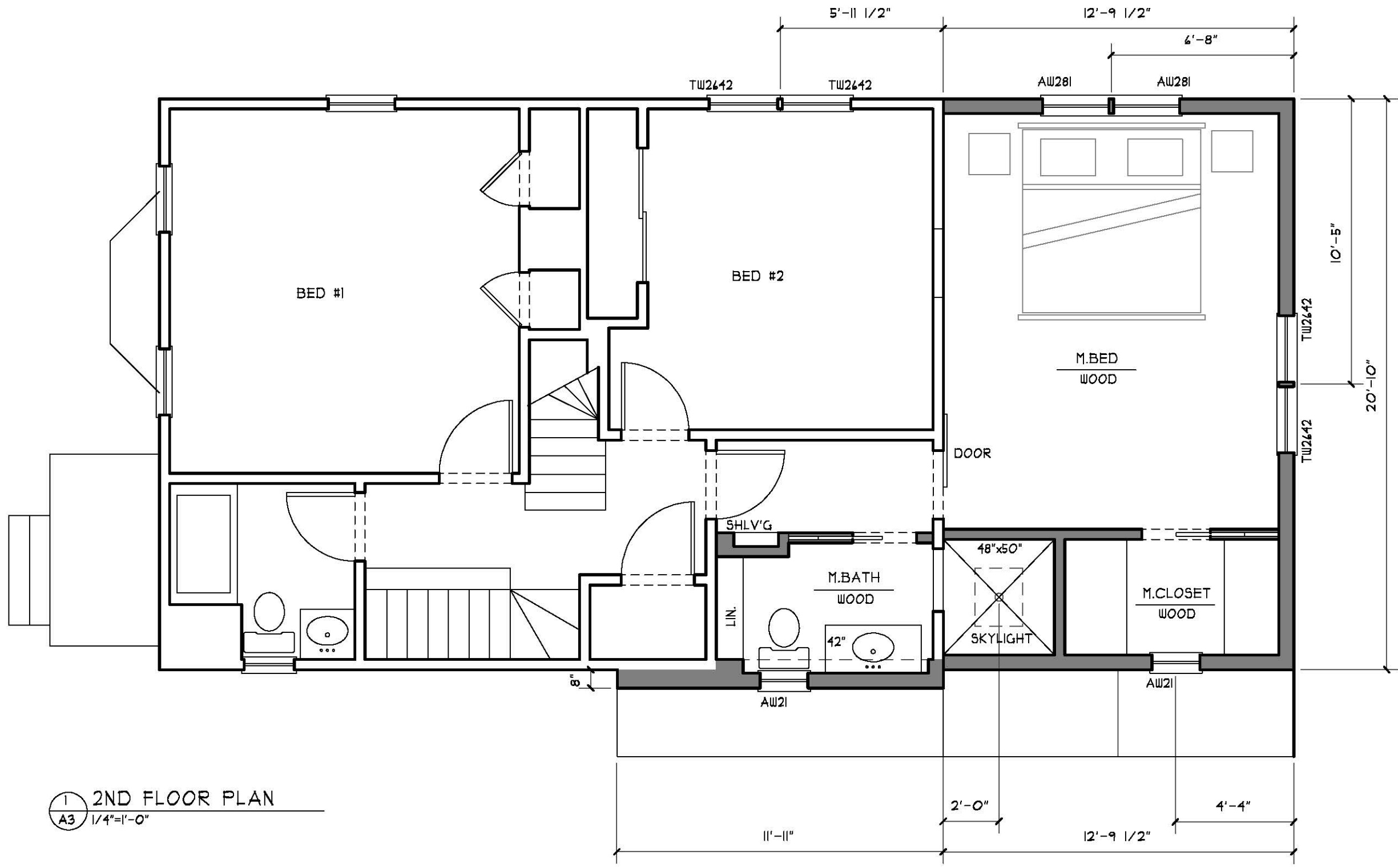
MATERIALS



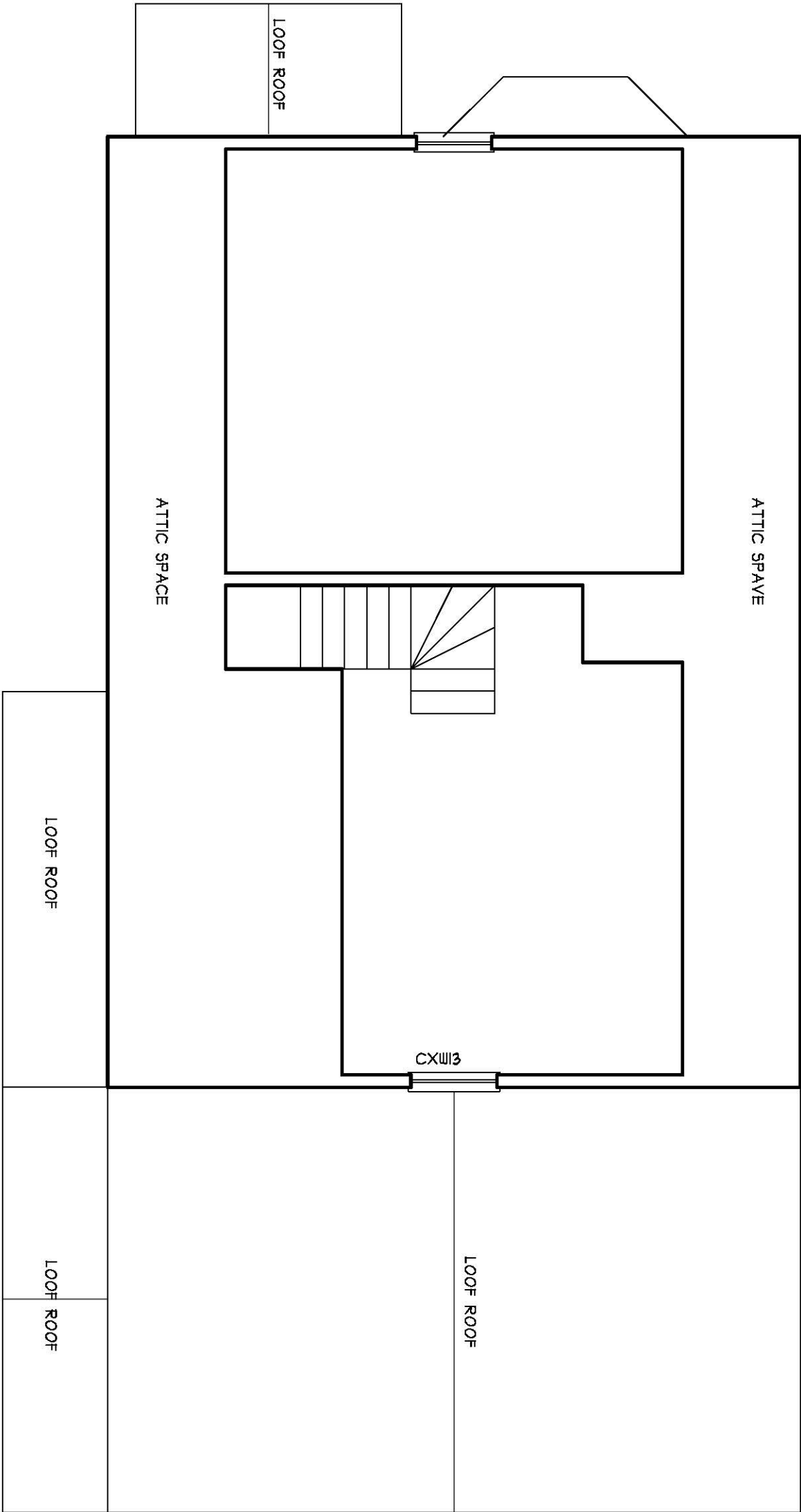
BASEMENT PLAN
1/4"=1'-0"



1 1st FLOOR PLAN
A2 1/4"=1'-0"



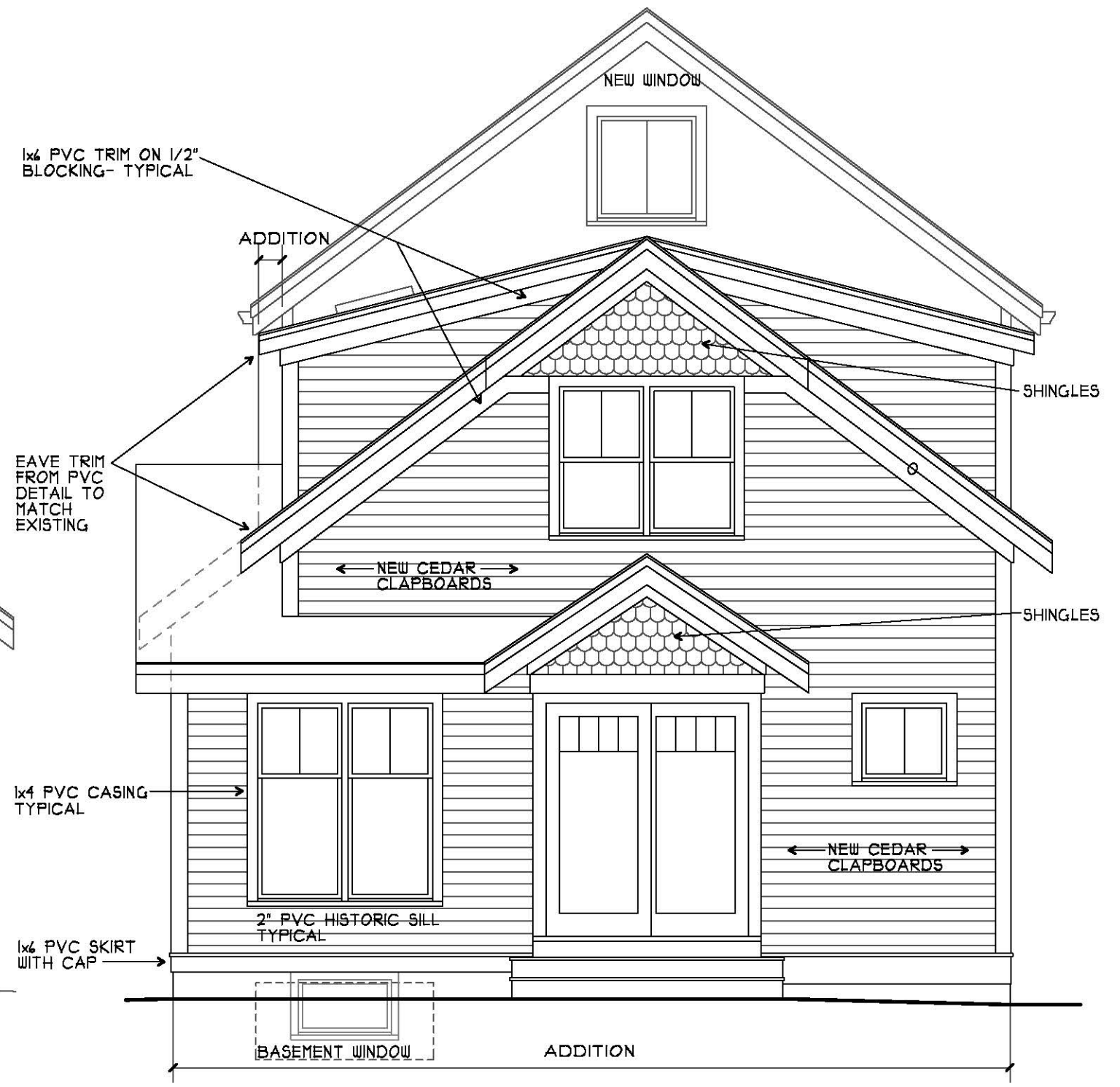
1 2ND FLOOR PLAN
A3 1/4"=1'-0"



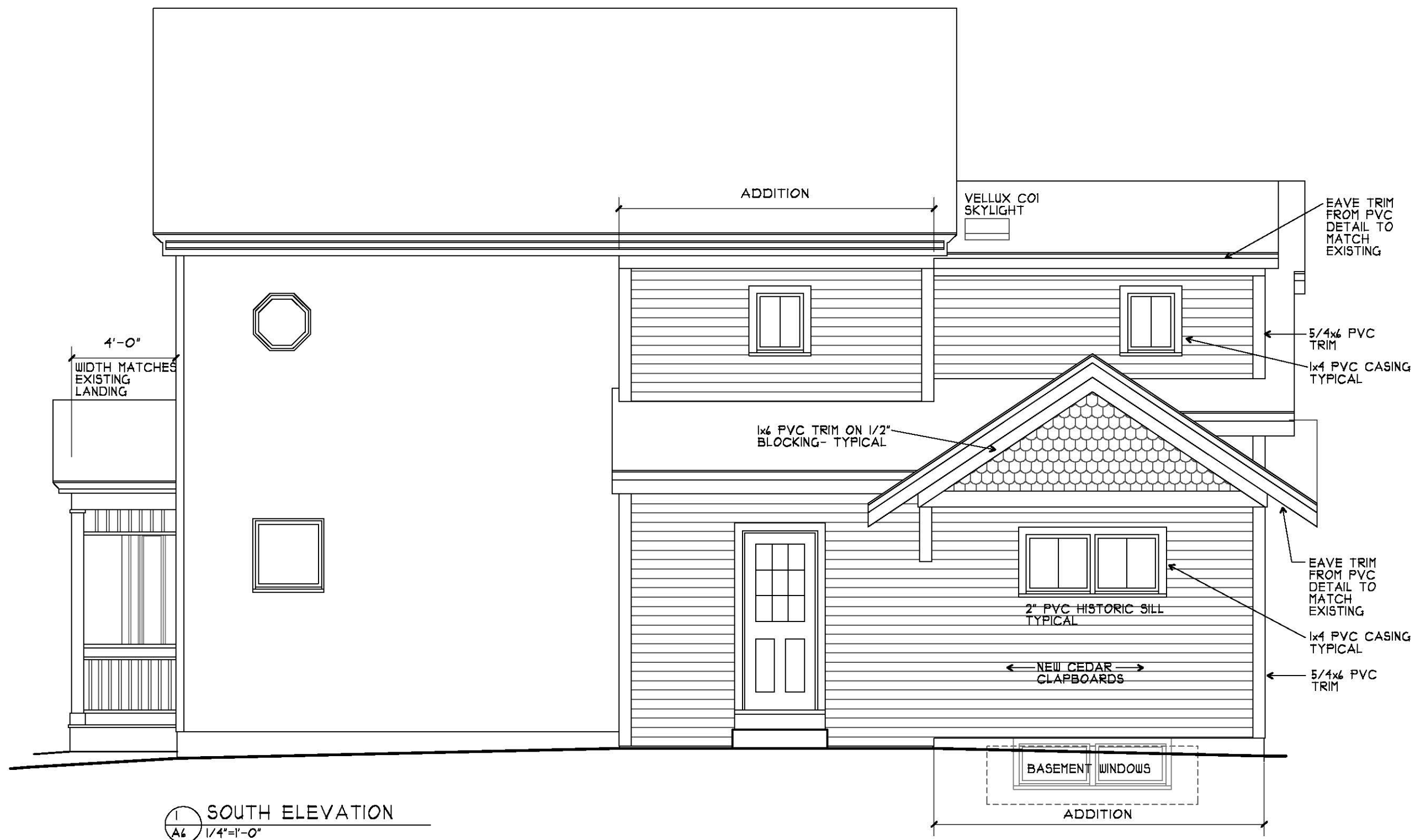
1 ATTIC PLAN
A4 1/4"=1'-0"



2 WEST ELEVATION
A5 1/4"=1'-0"



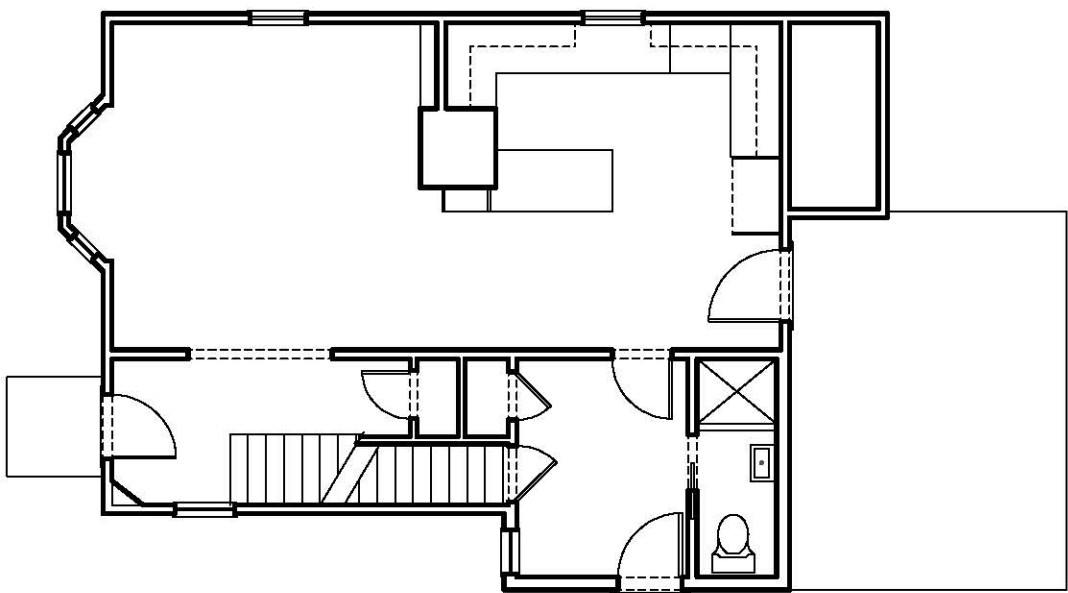
1 EAST ELEVATION
A5 1/4"=1'-0"



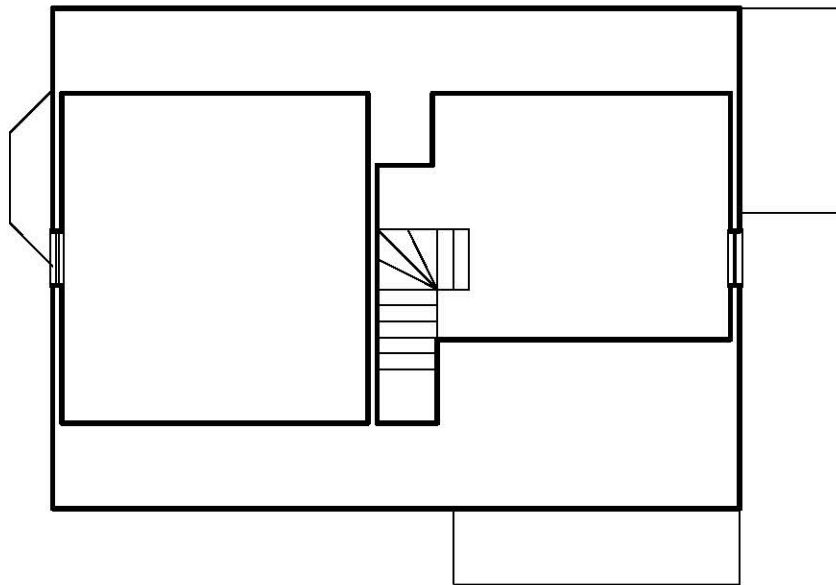
SOUTH ELEVATION
 A6 1/4"=1'-0"



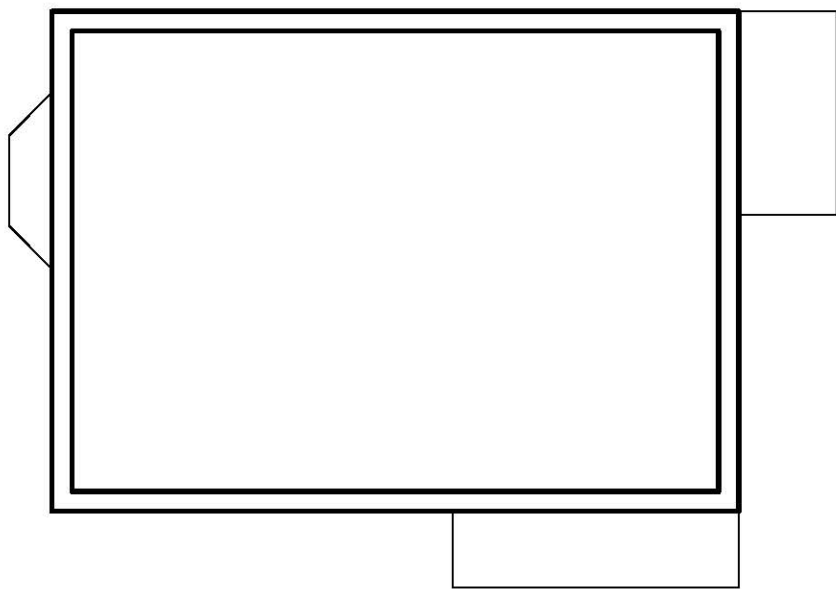
1 NORTH ELEVATION
A1 1/4"=1'-0"



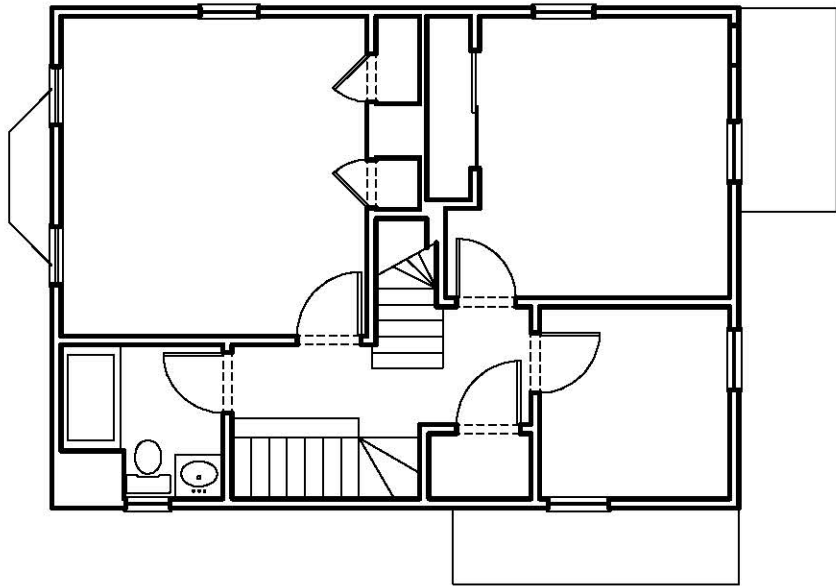
2 1st FLOOR PLAN
EXI 1/8"=1'-0"



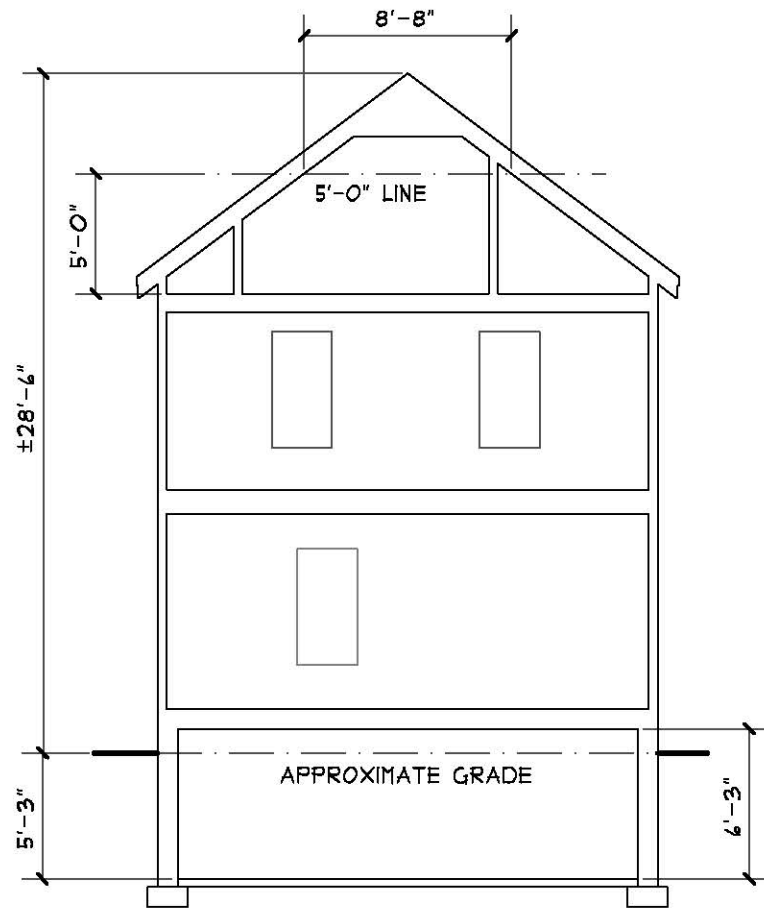
4 ATTIC PLAN
EXI 1/8"=1'-0"



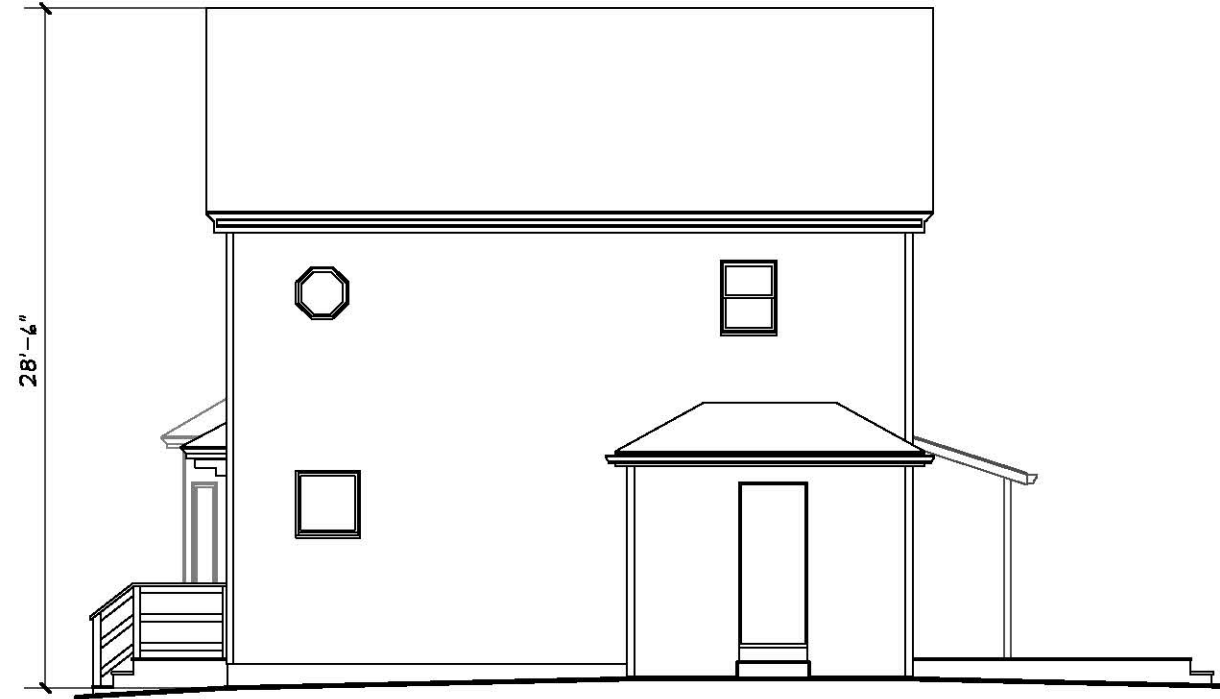
1 BASEMENT PLAN
EXI 1/8"=1'-0"



3 2ND FLOOR PLAN
EXI 1/8"=1'-0"



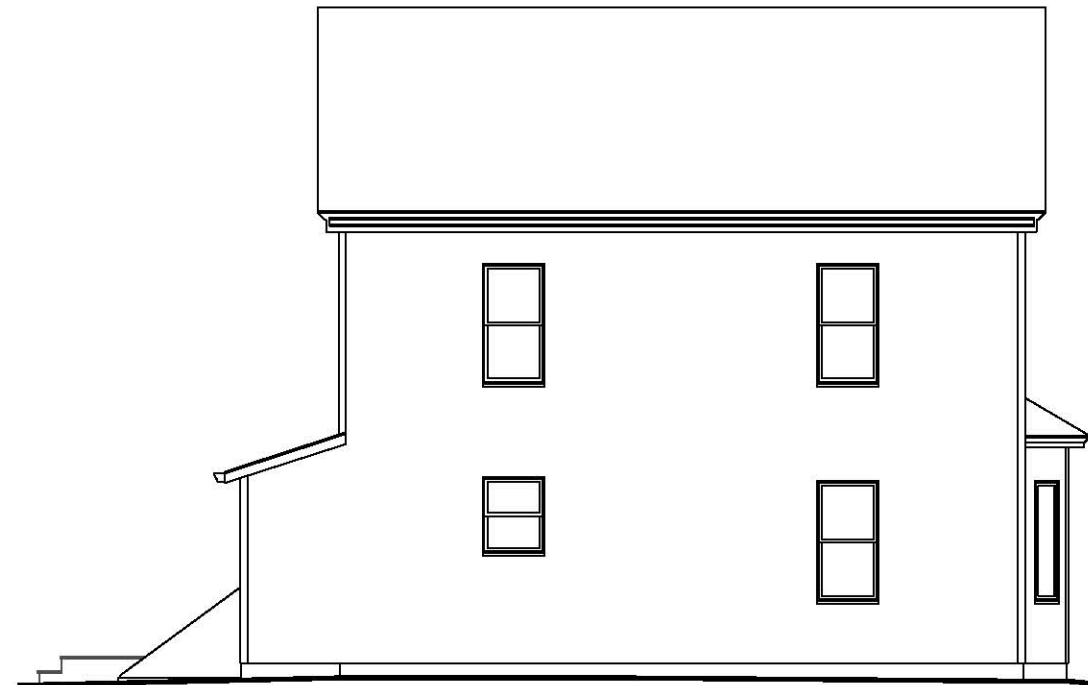
5 EXISTING SECTION
EX2 1/8"=1'-0"



2 SOUTH ELEVATION
EX2 1/8"=1'-0"



1 WEST ELEVATION
EX2 1/8"=1'-0"



4 NORTH ELEVATION
EX2 1/8"=1'-0"



3 EAST ELEVATION
EX2 1/8"=1'-0"

CURRENTLY ZONED: RESIDENCE B

FRONT	REQUIRED	EXISTING	PROPOSED
SIDE	15'	4.3'	1.6'
REAR	7'-6" (SUM 20)	2.4' (SUM 16.7)	2.4' (SUM 16.7)
MIN. RATIO OF OPEN SPACE TO LOT AREA	25'	24.3'	22.3'
	40%	53.9%	50.3%

CURRENT OWNER: SEBASTIAN & KATHERINE STOCKMAN

TITLE REFERENCE: BOOK 63782 PAGE 487

PLAN REFERENCE: PLAN No 2226 OF 1951
PLAN BOOK 71 PLAN 6

THIS PLAN WAS PREPARED WITHOUT A FULL TITLE EXAMINATION AND IS NOT A CERTIFICATION TO THE TITLE OF THE LANDS SHOWN. THE OWNERSHIP OF ABUTTING PROPERTIES IS ACCORDING TO ASSESSORS RECORDS. THIS PLAN MAY OR MAY NOT SHOW ALL ENCUMBRANCES WHETHER EXPRESSED, IMPLIED OR PRESCRIPTIVE.

SURVEYOR'S CERTIFICATION:

TO: SEBASTIAN STOCKMAN

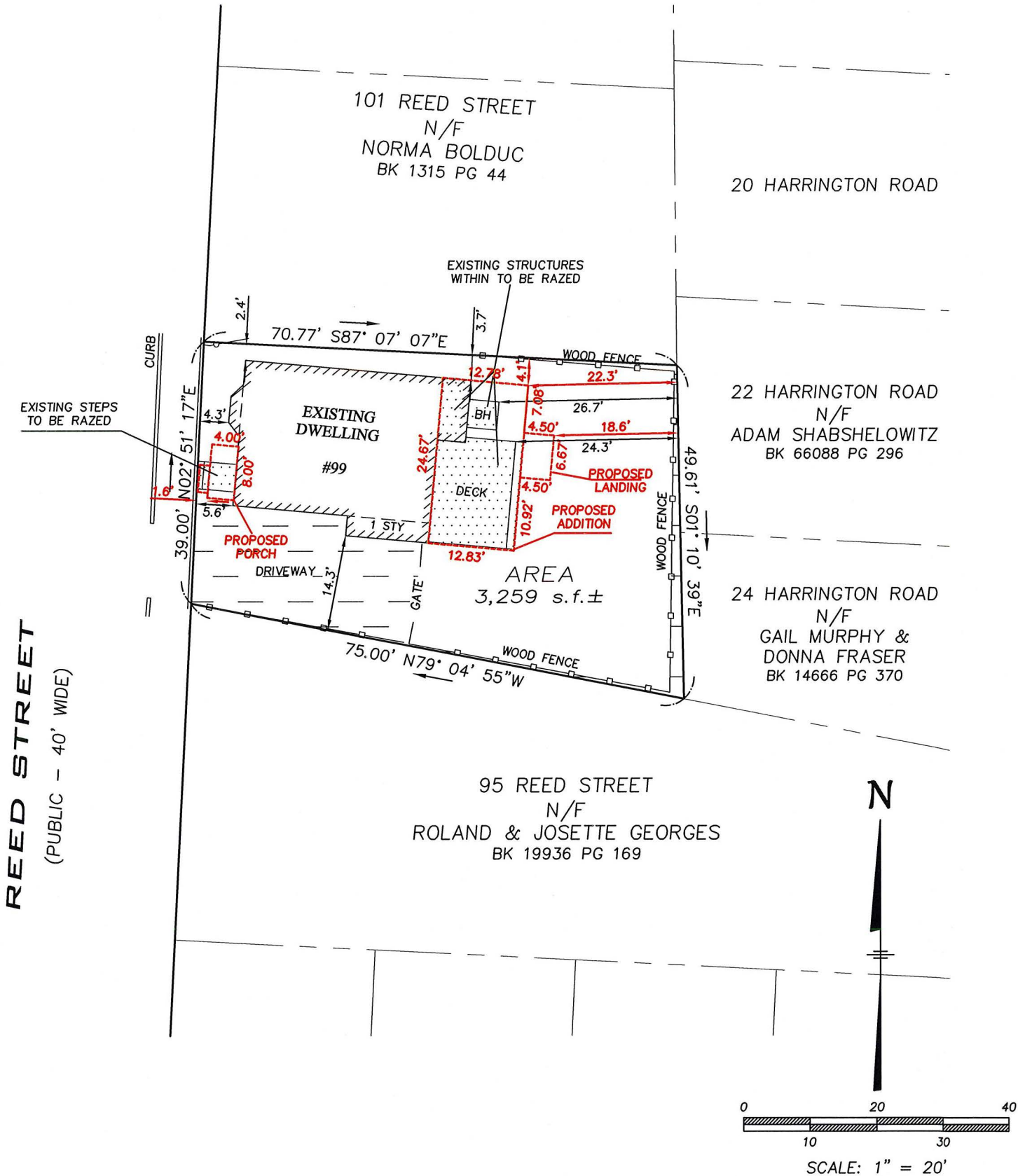
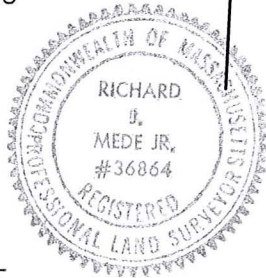
I CERTIFY THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE GENERALLY ACCEPTABLE PRACTICES OF LAND SURVEYORS IN THE COMMONWEALTH OF MASSACHUSETTS FOR A PLAN AND SURVEY OF THIS TYPE. THIS CERTIFICATION IS MADE ONLY TO THE ABOVE NAMED INDIVIDUAL(S) AND IS NULL AND VOID UPON ANY FURTHER CONVEYANCE OF THIS PLAN.

THE FIELD WORK WAS COMPLETED ON: DECEMBER 15, 2017
DATE OF PLAN: AUGUST 17, 2018


RICHARD J. MEDE, JR. P.L.S.

08/17/2018

DATE:



PLOT PLAN
OF LAND
99 REED STREET
CAMBRIDGE, MA.
(MIDDLESEX COUNTY)

PREPARED BY:



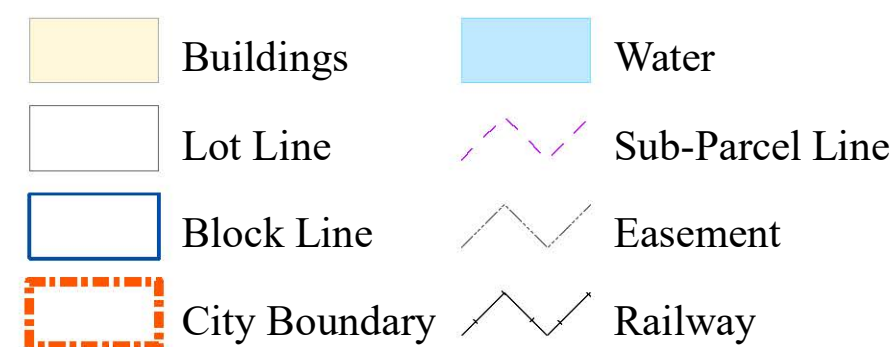
ANGELO B. VENEZIANO ASSOCIATES
15 HALL STREET, MEDFORD, MA 02155
781-396-4466 fax 781-396-8052

PREPARED FOR:
SEBASTIAN STOCKMAN

DRAWN	CHECKED	FILE No.
KKG/GRA	RJM	19936



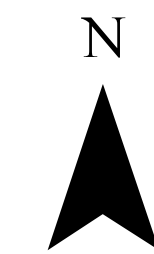
795 Massachusetts Ave.
Cambridge, MA 02139



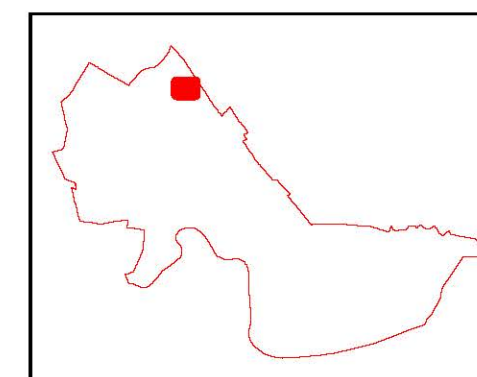
10	Lot Number	100	Parcel size in Sq. Ft.
191	Block Number	44.0	LC Land Court Dimension
10 Cam	Street Number	65.0	Survey Dimensions
(125.0)	Deed Dimension		

DISCLAIMER:
All Real Property shown on this map was compiled from existing Assessor's Tax Maps dated 1920 to 2017 and maintained by the City Assessor's Office and the Department of Public Works. Subsequent maintenance has been completed using City of Cambridge Geographic Information System (GIS). Parcels have not been created from survey, and map is suitable for assessing purposes only.

The City of Cambridge assumes no legal responsibility for information shown on this map.



0 15 30 60 Feet
1 inch = 32 feet



Parcel Block Map


191

To: Cambridge Planning Board and Board of Zoning Appeals

Re: 99 Reed Street

We are writing to express our support for our neighbors, Sebastian and Katherine Stockman in their plans to expand their house at 99 Reed St. They shared their expansion plans with us, including architectural drawings, and we support their application for a special permit.

Jeffrey Melnick of 107 Reed St



Signature

10-31-18

Date

CC:

Board of Zoning Appeals
Inspectional Services
831 Massachusetts Avenue
Cambridge, MA 02139

To: Cambridge Planning Board and Board of Zoning Appeals

Re: 99 Reed Street

We are writing to express our support for our neighbors, Sebastian and Katherine Stockman in their plans to expand their house at 99 Reed St. They shared their expansion plans with us, including architectural drawings, and we support their application for a special permit.

114 Reed St. of Cambridge, MA



Signature LESLIE DITRANI

10/31/2018

Date

CC:
Board of Zoning Appeals
Inspectional Services
831 Massachusetts Avenue
Cambridge, MA 02139

To: Cambridge Planning Board and Board of Zoning Appeals

Re: 99 Reed Street

We are writing to express our support for our neighbors, Sebastian and Katherine Stockman in their plans to expand their house at 99 Reed St. They shared their expansion plans with us, including architectural drawings, and we support their application for a special permit.

Rachel Rubin of 107 Reed St.



Signature

10/31/18

Date

CC:

Board of Zoning Appeals
Inspectional Services
831 Massachusetts Avenue
Cambridge, MA 02139

To: Cambridge Planning Board and Board of Zoning Appeals

Re: 99 Reed Street

We are writing to express our support for our neighbors, Sebastian and Katherine Stockman in their plans to expand their house at 99 Reed St. They shared their expansion plans with us, including architectural drawings, and we support their application for a special permit.

8 of Reed Street Terrace



Signature

10/31/18

Date

CC:

Board of Zoning Appeals
Inspectional Services
831 Massachusetts Avenue
Cambridge, MA 02139

To: Cambridge Planning Board and Board of Zoning Appeals

Re: 99 Reed Street

We are writing to express our support for our neighbors, Sebastian and Katherine Stockman in their plans to expand their house at 99 Reed St. They shared their expansion plans with us, including architectural drawings, and we support their application for a special permit.

Alice Curtis of 114 Reed St.



Signature

10/31/2018

Date

CC:
Board of Zoning Appeals
Inspectional Services
831 Massachusetts Avenue
Cambridge, MA 02139

To: Cambridge Planning Board and Board of Zoning Appeals

Re: 99 Reed Street

We are writing to express our support for our neighbors, Sebastian and Katherine Stockman in their plans to expand their house at 99 Reed St. They shared their expansion plans with us, including architectural drawings, and we support their application for a special permit.

Sam Jensen of 95 Reed St.


Signature

10/31/18
Date

CC:
Board of Zoning Appeals
Inspectional Services
831 Massachusetts Avenue
Cambridge, MA 02139

To: Cambridge Planning Board and Board of Zoning Appeals

Re: 99 Reed Street

We are writing to express our support for our neighbors, Sebastian and Katherine Stockman in their plans to expand their house at 99 Reed St. They shared their expansion plans with us, including architectural drawings, and we support their application for a special permit.

102 of Reed St

W. W. Erickson

Signature William W. Erickson

10/31/18

Date

CC:

Board of Zoning Appeals
Inspectional Services
831 Massachusetts Avenue
Cambridge, MA 02139

October 31, 2018

Re: Variance application for 99 Reed Street

Project narrative:

The residence at 99 Reed Street is a single family residence, built around 1873. The lot is located in the Residence B district sited on a 3259 square foot parcel. Sebastian and Katherine purchased the home in June 2014 and have been steadily improving it with thoughtful renovations. When they purchased the home, there was a sunroom (approximately 16'x10') in the location of the current deck. See photos labeled "Before - After". This sunroom was built without a permit and structurally unsound. For safety, the sunroom was removed and replaced with a deck during the initial renovations. The proposed addition will replace the existing deck / former sunroom. Sebastian and Katie are raising their children in Cambridge and are committed members of the community. They hope to expand their home to better meet the needs of their family so that they can remain in Cambridge.

Proposed project goals:

- Expand the existing partially roofed entry to provide better cover entering and exiting the home. The existing roof projects about 18" from the house, while the new roof will cover the landing. The new porch will match the existing 1.6 ft front yard setback.
- Add a dining room and storage closet, because the current dining and living spaces share a single room.
- Provide a new code compliant basement stair to facilitate basement access and replace the existing bulkhead.
- Create a finished home office / family space and half bath in the basement.
- Replace the existing unfunctional (8'x8') bedroom with the new modestly sized master bedroom, closet and bath.

The new entry porch combines with the existing bay window to provide both cover and a more layered and detailed front elevation. The rear addition steps down vertically from the main house and is designed to look like a story and a half with dormers. The addition uses small high windows on the sides that face the neighbors. The larger glazed openings face the back yard, improving the relationship of the family and outdoor spaces and providing more natural light and ventilation. The addition will meet or exceed the MA State building and energy code requirements.

Materials:

- Cedar clapboards
- Andersen 400 series windows with GBG
- PVC trim and decking
- Architectural shingles
- Cedar brackets

The exterior of the addition will be clad in new painted cedar clapboards which are consistent with a house of this period. The long term goal is to remove the vinyl siding on the existing house and replace with cedar clapboards. The proposed addition is designed to improve the existing structure and benefit the established neighborhood streetscape.

Zoning review:

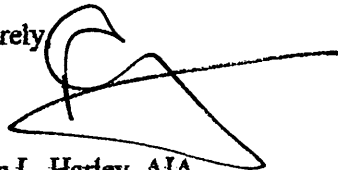
We are seeking relief from section 5, Table 5.1.

- Table 5.1 maximum FAR. The existing residence has a FAR of .47 and the proposed residence will have a FAR of .75.
- Table 5.1 minimum front yard. The existing non-confirming residence has a front yard of 4.3 ft. The proposed work will have a 1.6 ft setback to covered porch.
- Table 5.1 minimum side yard. The existing non-confirming residence has a side yard of 2.5 ft (sum 16.7 ft). The proposed work will maintain this setback.
- Table 5.1 minimum rear yard. The existing non-confirming residence has a rear yard of 24.3 ft. The proposed work will have a 22.3 ft setback.

Conclusion:

For these reasons, we believe that the addition / renovation will benefit both the home at 99 Reed Street and neighborhood and we respectfully request that the Board grant our application for variance.

Sincerely

A handwritten signature in black ink, appearing to read 'Fulton L. Harley', with a stylized, sweeping flourish extending to the right.

Fulton L. Harley, AIA

TIN ARCHITECTS

99 Reed St.

FRONT FROM REED STREET



REAR



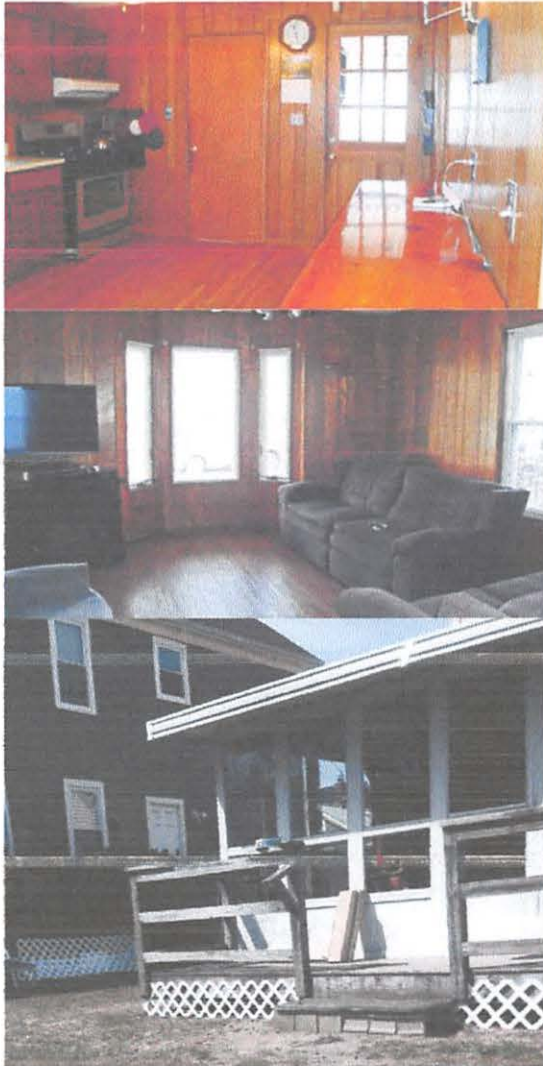
NORTH SIDE



SOUTH SIDE



Before



Sunroom (since demolished)

After



After (rear deck)

99 Reed Street | Variance Application | Neighborhood FAR Calculations

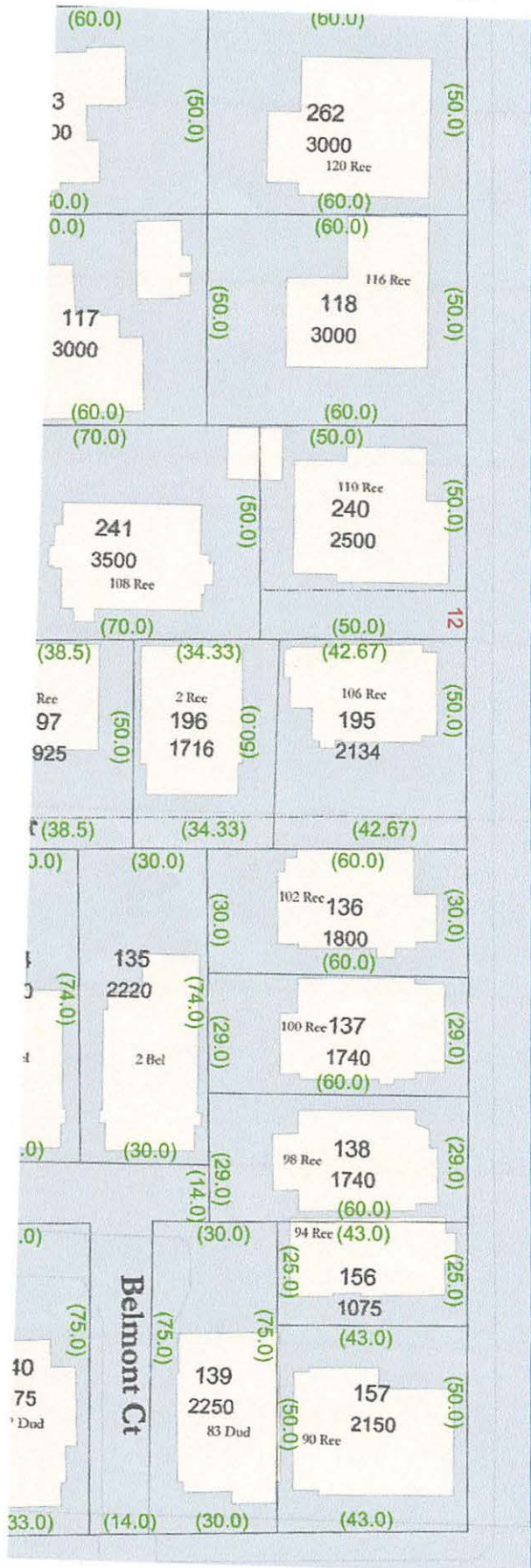
#	Street	Building*	Land	FAR	Notes**
106	Reed	983	2,134	0.46	added covered porch (80 sqft)
116	Reed	1,560	2,999	0.52	
101	Reed	1,697	2,868	0.59	added covered porches (129 sqft)
109	Reed	1,098	1,828	0.60	added covered porches (78 sqft)
102	Reed	1,099	1,799	0.61	added covered porch (35 sqft)
107	Reed	1,150	1,872	0.61	
120	Reed	1,863	2,999	0.62	added covered porches (55 sqft)
113	Reed	1,131	1,793	0.63	added covered porches (119 sqft)
119	Reed	1,131	1,793	0.63	added covered porches (119 sqft)
100	Reed	1,190	1,739	0.68	
95	Reed	3,529	5,016	0.70	added garage (400 sqft)
98	Reed	1,226	1,739	0.71	added enclosed porch (122 sqft)
110	Reed	1,784	2,499	0.71	added covered porches (204 sqft)
115	Reed	1,335	1,736	0.77	added covered porch (18 sqft)
90	Reed	1,710	2,150	0.80	
94	Reed	1,029	1,074	0.96	
73_75	Dudley	2,453	1,890	1.30	added covered porch (224 sqft)
Averages		1,528	2,231	0.68	
Medians		1,226	1,872	0.65	
99	Reed	2,124	3,259	0.65	proposed - without finished basement
99	Reed	2,432	3,259	0.75	proposed - includes finished basement

Totals taken from Cambridge Property Daatabase.

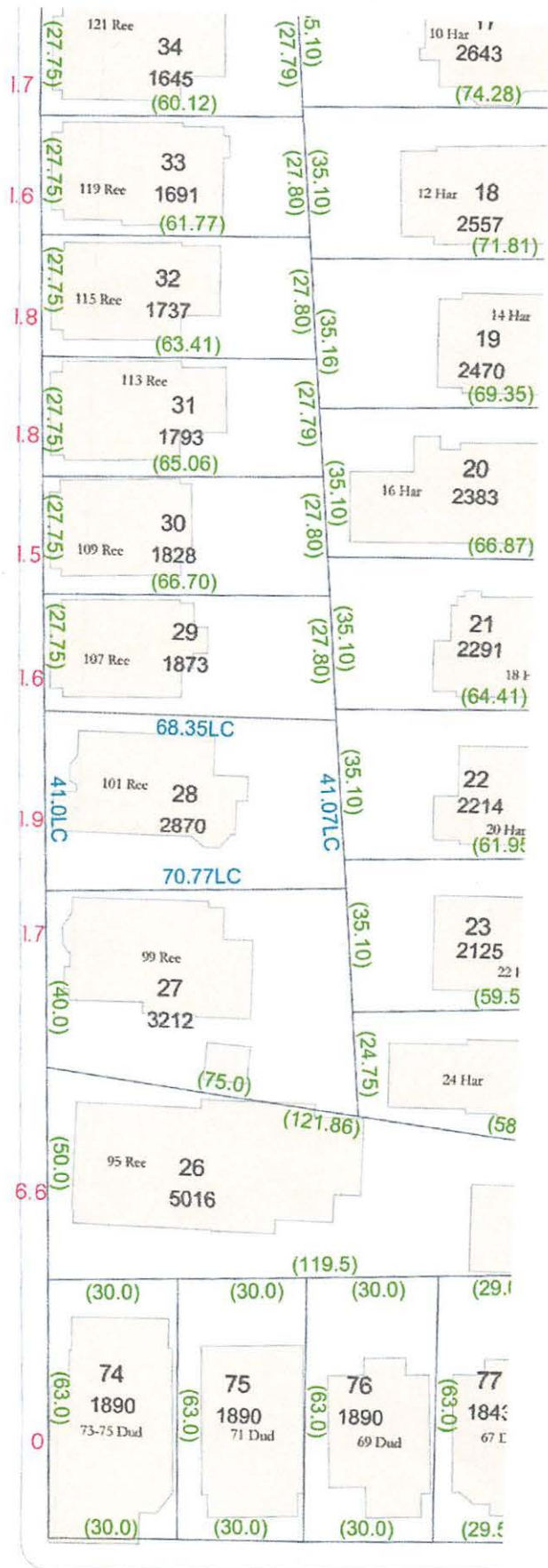
**"Living area" used for building sqft totals.

**No basement areas included, except for 99 Reed Street.

99 Reed Street | Variance Application | Sidewalk to building study



Reed St



DIMENSIONS (FEET) ARE FROM INSIDE OF SIDEWALK TO NEAREST POINT ON STRUCTURE

Context photos



Relationship of structures to the sidewalk