



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139 **AUG 14 AM 11:48**

617-349-6100

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 275029

General Information

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

Special Permit: X Variance: Appeal:

PETITIONER: Robbie Harwood + Kit Haines C/O Kit Haines

PETITIONER'S ADDRESS: 101 Reed Street, Cambridge, MA 02140

LOCATION OF PROPERTY: 101 Reed St., Cambridge, MA

TYPE OF OCCUPANCY: Single Family

ZONING DISTRICT: Residence B Zone

REASON FOR PETITION:

/Dormer/

DESCRIPTION OF PETITIONER'S PROPOSAL:

Dormer was increased during construction in width from ridge of roof to gutter which resulted in added floor area ratio to a non-conforming structure.

SECTIONS OF ZONING ORDINANCE CITED:

- Article: 5.000 Section: 5.31 (Table of Dimensional Requirements).
- Article: 8.000 Section: 8.22.2.d (Non-Conforming Structure).
- Article: 10.000 Section: 10.40 (Special Permit).

Original
Signature(s):

(Petitioner (s) / Owner)

Kit (Kimberley) Haines

(Print Name)

Address: 101 Reed St, Cambridge, MA 02140
 Tel. No. 7816986558
 E-Mail Address: haineskit@gmail.com

Date: 2024-08-02

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: Robbie Harwood + Kit Haines
Location: 101 Reed St, Cambridge, MA
Phone: 7816986558

Present Use/Occupancy: Single Family
Zone: Residence B Zone
Requested Use/Occupancy: Single Family

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		2813	2830	1456	(max.)
<u>LOT AREA:</u>		2852	2852	5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		.986	.992	.5	
<u>LOT AREA OF EACH DWELLING UNIT</u>		2852	2852	2500	
<u>SIZE OF LOT:</u>	<u>WIDTH</u>	41	41	50	
	<u>DEPTH</u>	68.35 70.77	68.35 70.77	1	
<u>SETBACKS IN FEET:</u>	<u>FRONT</u>	7.4	7.4	15	
	<u>REAR</u>	25.7	25.7	25	
	<u>LEFT SIDE</u>	4.7	4.7	7.5	
	<u>RIGHT SIDE</u>	12.5	13.4	13.4	
<u>SIZE OF BUILDING:</u>	<u>HEIGHT</u>	28.66	28.66	35	
	<u>WIDTH</u>	35.25	35.25	30.35	
	<u>LENGTH</u>	21	21	20	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		1572	1572	1141	
<u>NO. OF DWELLING UNITS:</u>		1	1	1	
<u>NO. OF PARKING SPACES:</u>		2	2	0	
<u>NO. OF LOADING AREAS:</u>		0	0	0	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		0	0	0	

Describe where applicable, other occupancies on the same lot, the size of adjacent buildings on same lot, and type of

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 101 Reed 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:
This falls under 8.22.2 d because this structure's FAR was already non-conformant, and only FAR is in violation. All other dimensional requirements are being met.
- 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:
There is no exterior change to the alternative, which would be building an interior wall.
- 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:
There is no exterior change to the alternative, which would be building an interior wall.
- 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 is no exterior change to the alternative, which would be building an interior wall.
- 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:
There is no exterior change to the alternative, which would be building an interior wall.

***If you have any questions as to whether you can establish all of the applicable legal requirements, you should consult with an attorney.**

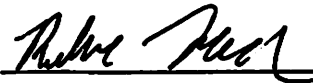
BZA APPLICATION FORM - OWNERSHIP INFORMATION

To be completed by OWNER, signed before a notary and returned to The Secretary of the Board of Zoning Appeals.

I, Robert G. Harwood, as Trustee of the Reed Stret Realty Trust, state that the 101 Reed Street Realty Trust own the property located at 101 Reed Street, Cambridge MA which is the subject of this zoning application.

The record title of this property is in the name of the 101 REED STREET REALTY TRUST.

*Pursuant to a Quitclaim Deed duly recorded on 6 September, 2022 at the Middlesex South County Registry of Deeds at Book 1593, Page 162.

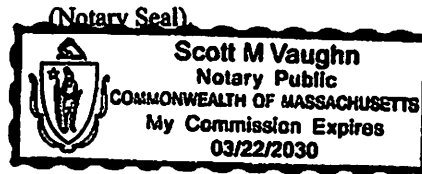


**SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT***

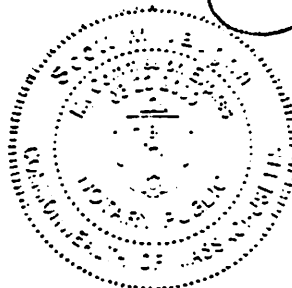
**Written evidence of Agent's standing to represent petitioner may be requested.*

Commonwealth of Massachusetts, County of Middlesex The above-named Robert G. Harwood personally appeared before me, 30th day of May, 2024, and made an oath that the above statement is true

Scott M. Vaughn, Esq., Notary My commission expires 03/22/2030



(ATTACHMENT B - PAGE 3)



RENOVATION TO
101 REED ST.
 CAMBRIDGE, MA 02140



DRAWING LIST

- ARCHITECTURAL
- G000 COVER SHEET
 - G001 GENERAL NOTES & CODE SUMMARY
 - G002 SCHEDULES & TYP. ASSEMBLIES
- D100 DEMOLITION FLOOR PLANS
- D101 DEMOLITION FLOOR PLANS
 - X200 EXISTING ELEVATIONS
- A100 PROPOSED FLOOR PLANS
- A101 PROPOSED FLOOR PLANS
 - A200 PROPOSED ELEVATIONS
- A300 BUILDING SECTIONS
- A500 EXTERIOR DETAILS
 - A501 EXTERIOR DETAILS
- STRUCTURAL
- S001 FOUNDATION
 - S002 FIRST FLOOR FRAMING
 - S003 SECOND FLOOR FRAMING

101 Reed Street
 Zoning Summary

Joy Street Design
 30-Apr-24

General Zoning Information	
Map/Lot #	191-28
Zoning District	Residence B
Zoning Sub-District	N/A
Zoning Overlay(s)	N/A
Zoning Map(s)	City of Cambridge Zoning Map (updated February 20, 2024)
Proposed Use	Single Family Residential
MHC Inventory No.	N/A

Notes

(a) Existing GFA taken from City of Cambridge, MA Property Database.

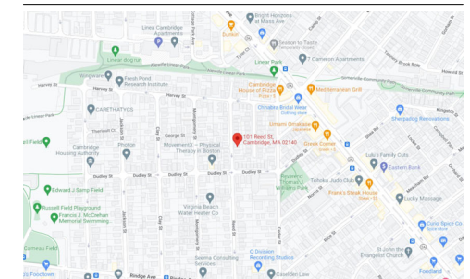
Zoning Criteria	Allowed/Required	Existing	Proposed
Lot Area	5,000sf min.	2,852sf	No change
Lot Width	50'	41'	No change
GFA		2,813sf (a)	2,830sf
FAR	0.5	0.986	0.992
Building Height	35'	28.66'	No change
Stories		2.5	No change
Front Yard Setback	15'	7.4'	13.9' (to dormer)
Side Yard Setback	7.5'	4.7'	7.5' (to dormer)
Rear Yard Setback	25'	25.7'	39.25' (to dormer)

OWNER:
KIT HAINES & ROBBIE HARWOOD
 101 REED ST, CAMBRIDGE, MA 02140
 781.698.6558
 KIT HAINES

ARCHITECT:
JOY STREET DESIGN INC.
 154 MAVERICK STREET, SUITE 201, EAST BOSTON, MA 02129
 617.372.7784
 TREA LARAJA & SHARON GENTGES

STRUCTURAL ENGINEER:
SPRUHAN ENGINEERING, P.C.
 80 JEWETT STREET, SUITE 1 NEWTON, MA 02458
 617.816.0722
 EDMOND SPRUHAN

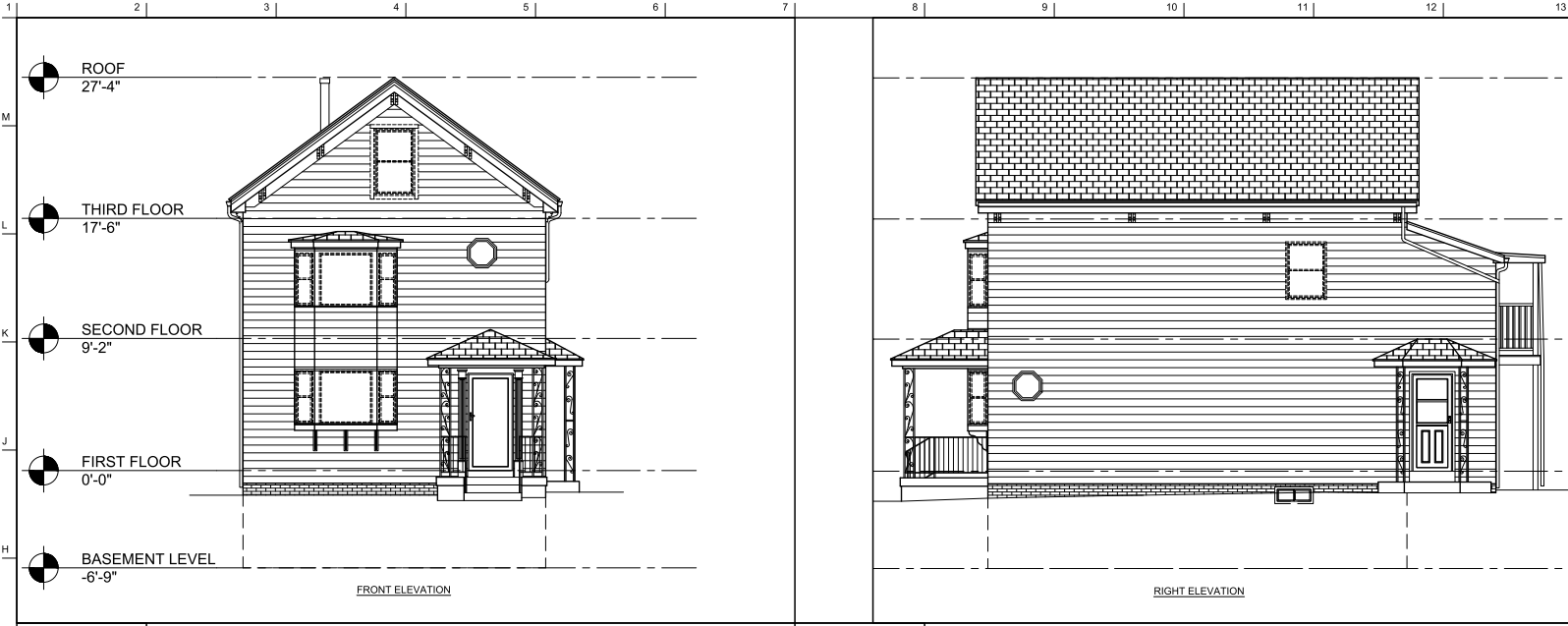
LOCATION MAP



ZONING VARIANCE SET
 APRIL 30, 2024

PROJECT NO.
 22020

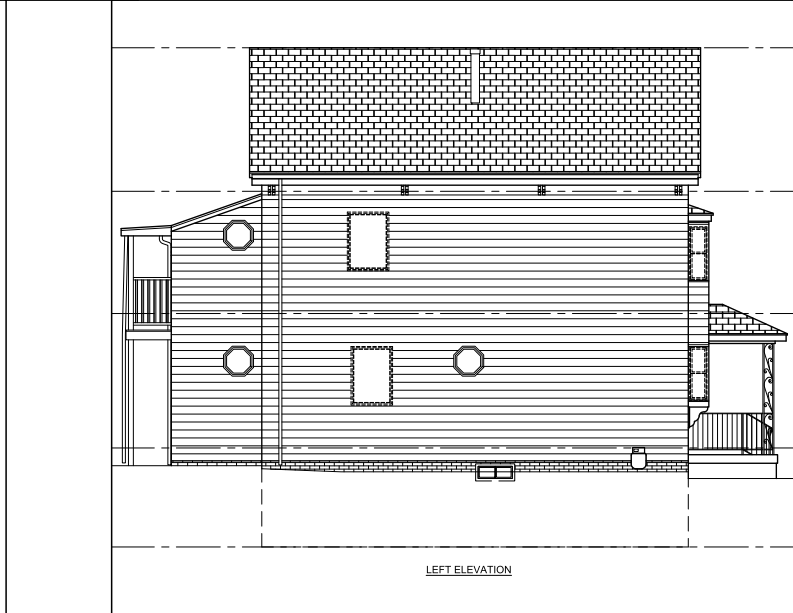
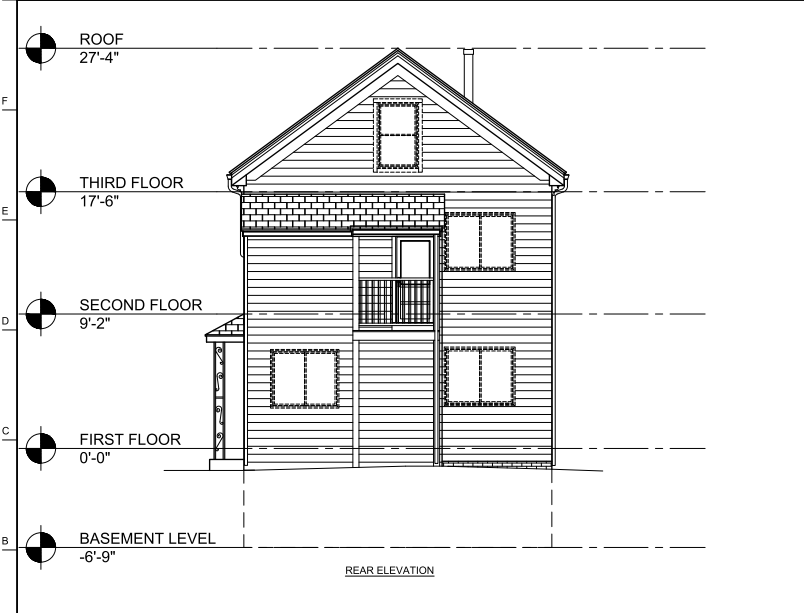




NOTES
DO NOT SCALE DRAWINGS.

G1 FRONT ELEVATION
1/4" = 1'-0"

G7 RIGHT ELEVATION
1/4" = 1'-0"



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

A7 LEFT ELEVATION
1/4" = 1'-0"

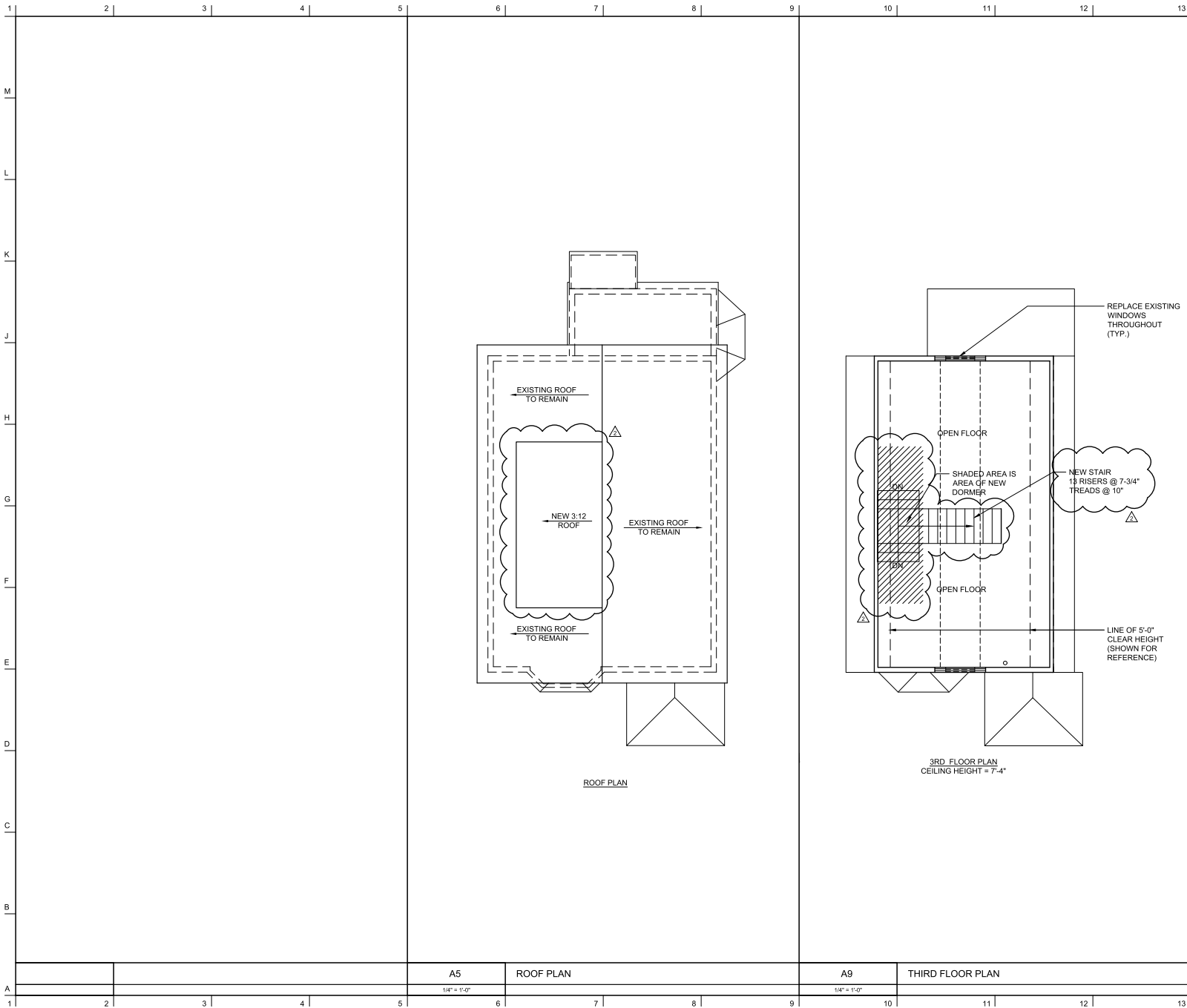
No.	REVISIONS/SUBMISSIONS	Date



Consultant

Project: RENOVATION TO
101 REED ST
CAMBRIDGE, MA 02140
Title: EXISTING CONDITIONS
ELEVATIONS

	Designed	Drawing No.
	Checked	<h1>X200</h1>
	Project No.	
	Date	
Scale	AS NOTED	
Drawn	04/30/2024	



NOTES
DO NOT SCALE DRAWINGS.

No.	REVISIONS/SUBMISSIONS	Date
2	REVISION 2	04/19/24
1	REVISION 1	04/04/23


Consultant	
Project: RENOVATION TO 101 REED ST CAMBRIDGE, MA 02140	
Title: FLOOR PLANS PROPOSED	



Designed	Drawing No.
Checked	
Project No.	
Date	
Scale	
Drawn	

Project: RENOVATION TO
101 REED ST
CAMBRIDGE, MA 02140

Title: FLOOR PLANS
PROPOSED

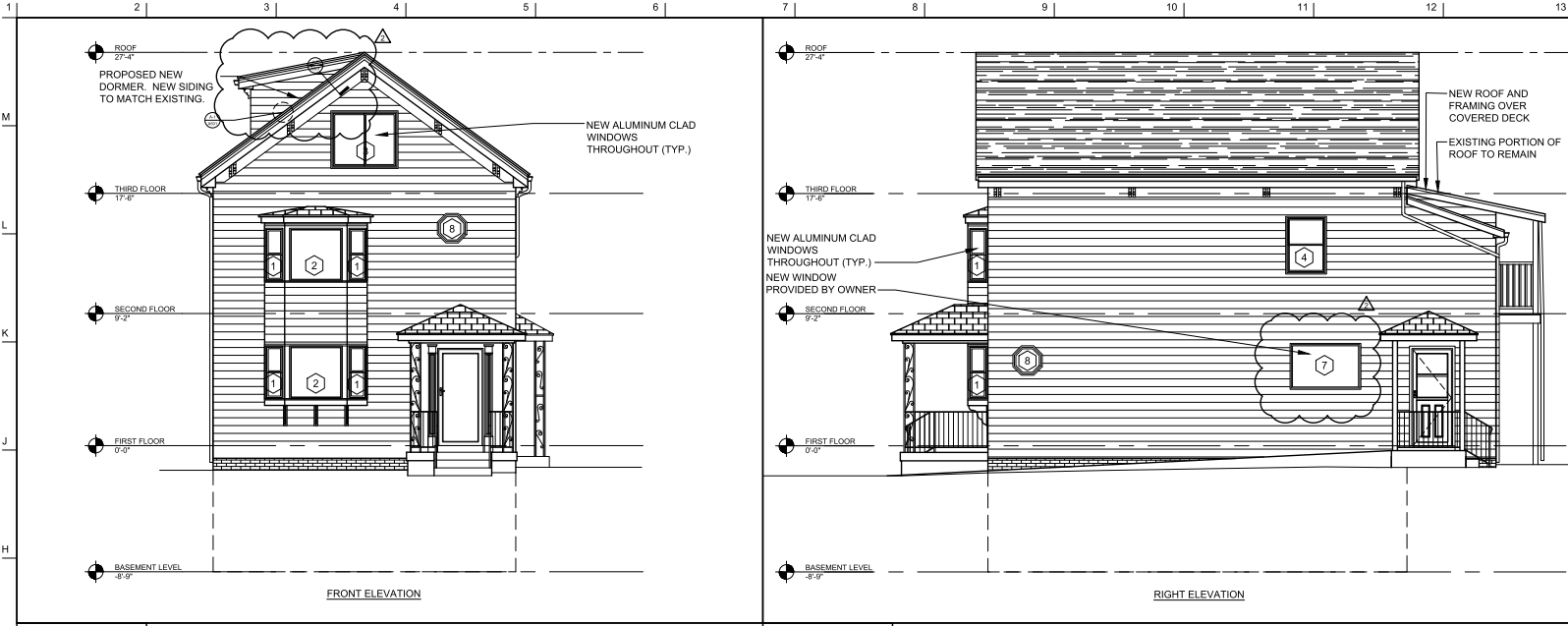


A101

A5 ROOF PLAN
1/4" = 1'-0"

A9 THIRD FLOOR PLAN
1/4" = 1'-0"

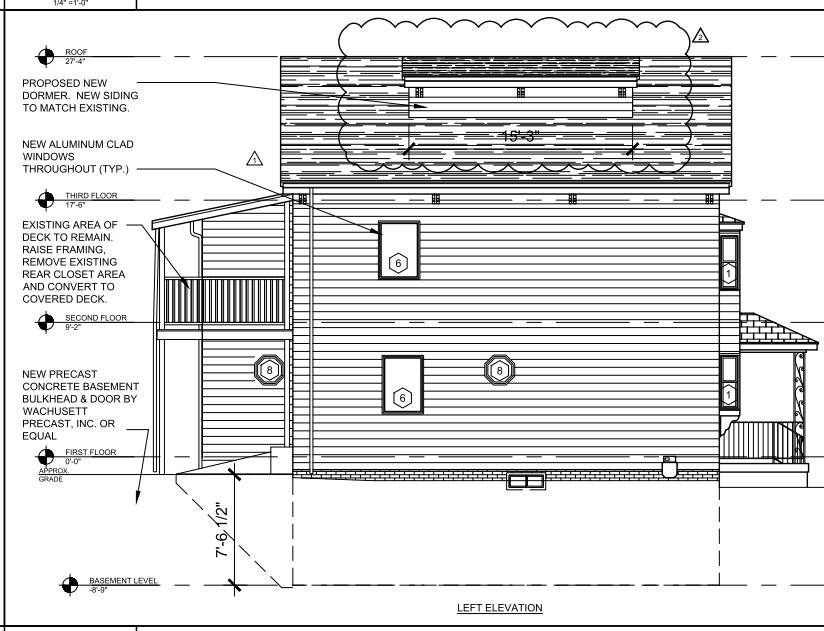
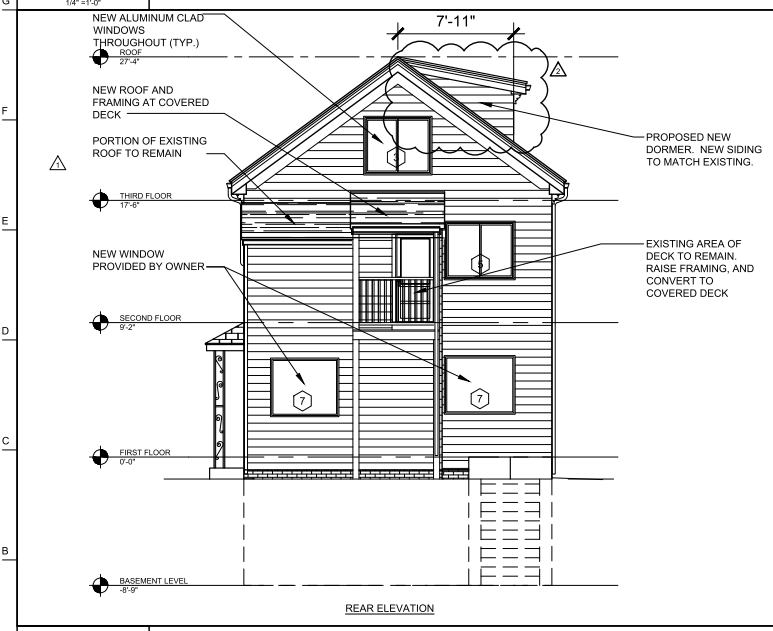
© Copyright 2024, Joy Street Design



NOTES
DO NOT SCALE DRAWINGS.

G1 FRONT ELEVATION

G6 RIGHT ELEVATION



A1 REAR ELEVATION

A6 LEFT ELEVATION

No.	REVISIONS/SUBMISSIONS	Date
2	REVISION 2	04/19/24
1	REVISION 1	04/04/23



Consultant

Project: RENOVATION TO
101 REED ST
CAMBRIDGE, MA 02140

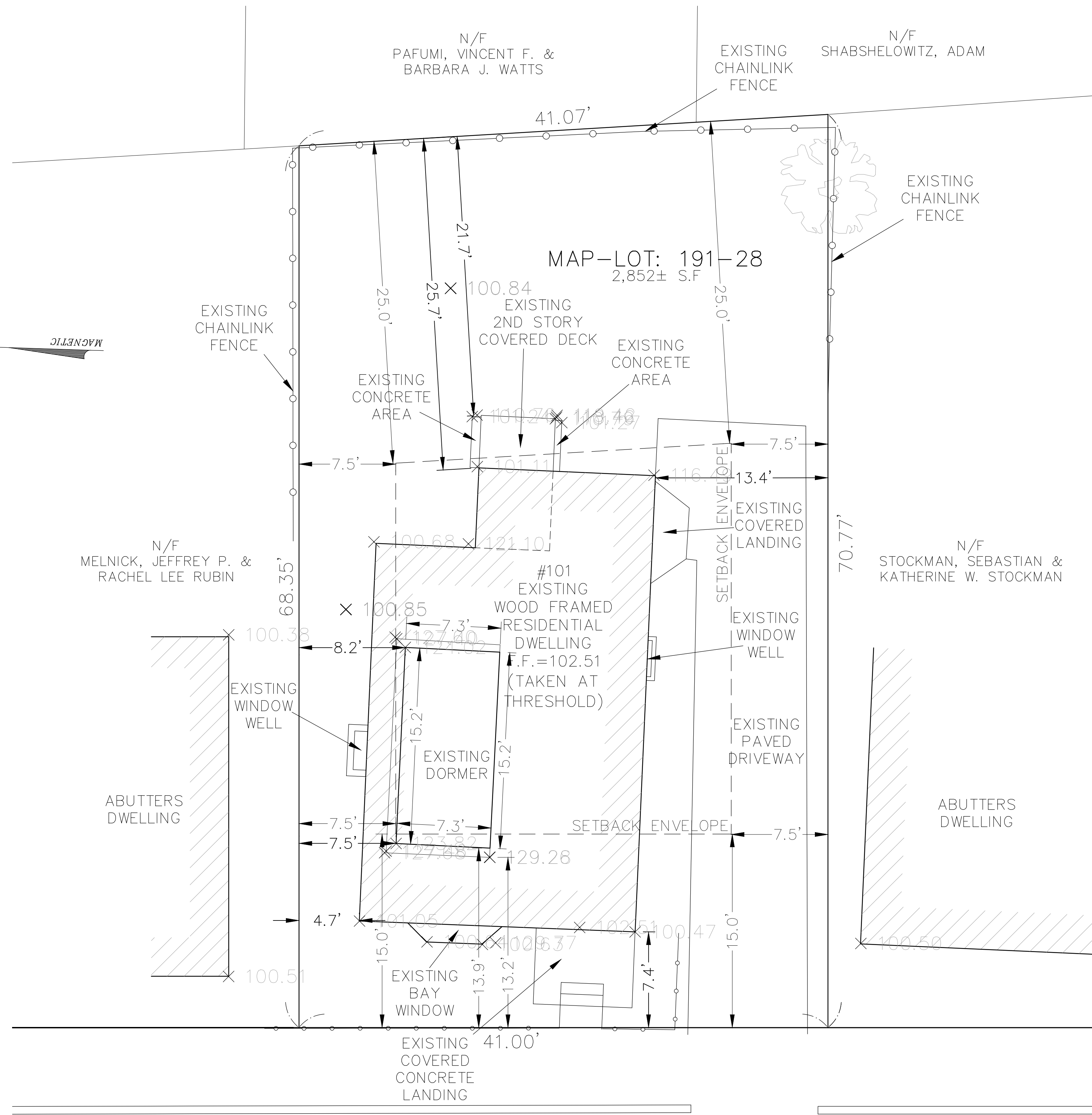
Title: ELEVATIONS
PROPOSED

	Design	Drawing No.
	Checked	
	Project No.	22020
	Date	AS NOTED

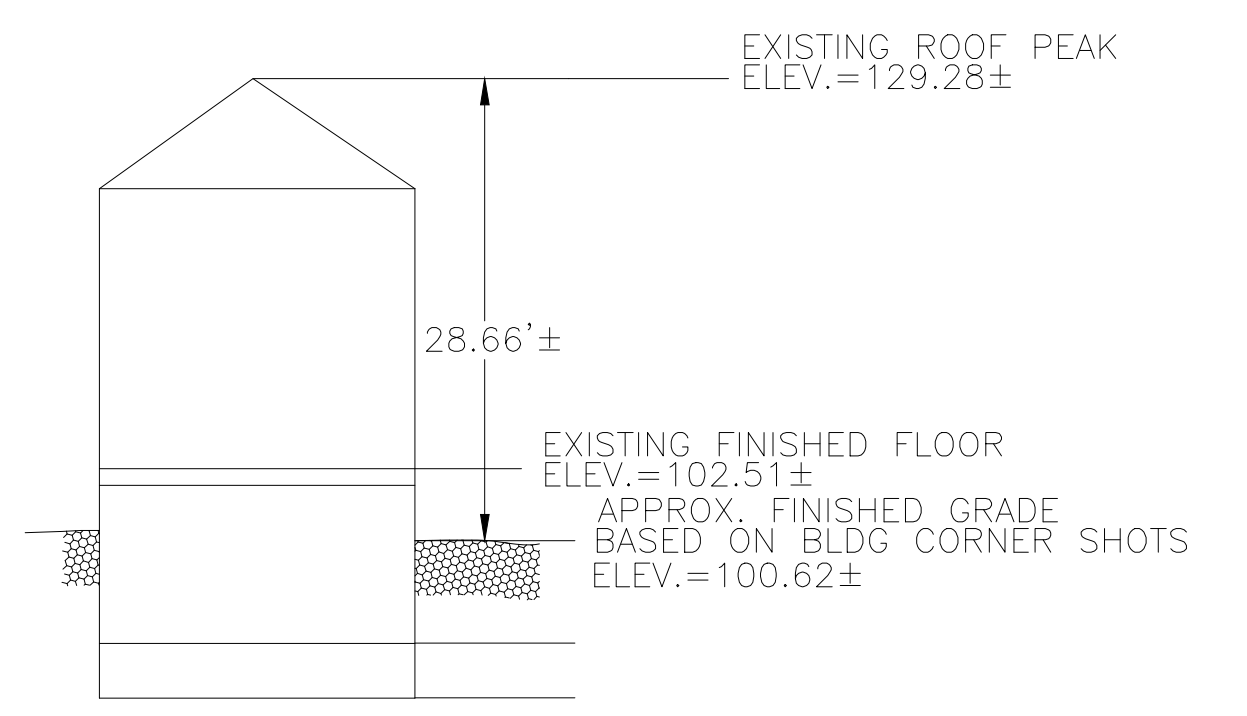
A200

Date: 04/30/2024

© Copyright 2024, Joy + Design

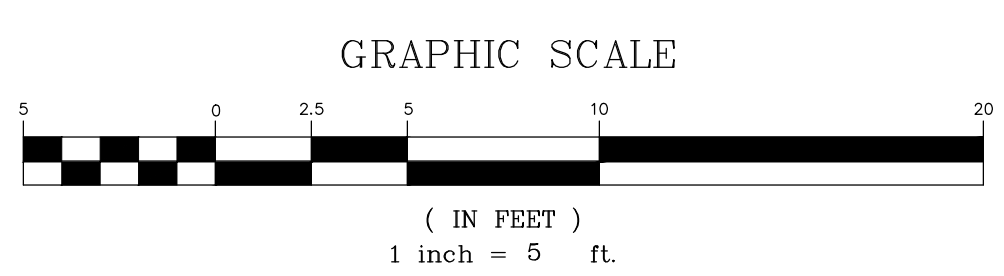


- NOTES:
1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 12/9/2023.
 2. DEED REFERENCE: BOOK 1593, PAGE 162
LAND COURT PLAN REFERENCE: BOOK 155, PAGE 169, LC PLAN 11871A
MIDDLESEX COUNTY SOUTH DISTRICT REGISTRY OF DEEDS
 3. THIS PLAN IS NOT INTENDED TO BE RECORDED.
 4. I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25017C0419E, IN COMMUNITY NUMBER: 250186, DATED 6/4/2010.
 5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
 6. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.
 7. NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS PETER NOLAN & ASSOCIATES LLC ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.
 8. THE ELEVATIONS SHOWN ARE BASED ON ASSUMED DATUM.



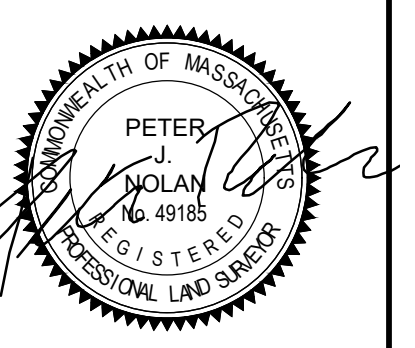
EXISTING PROFILE
NOT TO SCALE

REED STREET
(PUBLIC WAY-40' WIDE)



PETER NOLAN & ASSOCIATES LLC SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR, NOR FOR THE SAFETY OF PUBLIC OR CONTRACTORS' EMPLOYEES; OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORKING ACCORDANCE WITH THE CONTRACT DOCUMENTS.
THE EXTENT OF PETER NOLAN & ASSOCIATES LIABILITY FOR THIS PLAN IS LIMITED TO THE EXTENT OF ITS FEE, LESS THIRD PARTY COSTS.
COPYRIGHT (C) 2024 by PETER NOLAN & ASSOCIATES LLC
All Rights Reserved
NO PART OF THIS DOCUMENT MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC, MECHANICAL, PHOTOCOPYING, RECORDING OR OTHERWISE, WITHOUT THE PRIOR WRITTEN PERMISSION OF PETER NOLAN & ASSOCIATES LLC ANY MODIFICATIONS TO THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF PETER NOLAN & ASSOCIATES LLC SHALL RENDER IT INVALID AND UNUSABLE.

SCALE	1"=10'		
DATE	6/3/2024		
REV	DATE	REVISION	BY
SHEET	101 REED STREET CAMBRIDGE MASSACHUSETTS		
PLAN NO.	1 OF 1		
CLIENT:	CERTIFIED PLOT PLAN		
DRAWN BY	OS		
CHKD BY	P.J.N.		
APPD BY	P.J.N.		
PETER NOLAN & ASSOCIATES LLC LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS 80 JEWETT STREET, SUITE 2 NEWTON, MA 02458 PHONE: 857 891 7478/617 782 1533 FAX: 617 202 5691 EMAIL: pnolan@pnasurveyors.com			



SHEET NO.
1

101 Reed Street – Photographs



View from street – NW Corner



View from street – Shed Dormer @ North Façade



View from street – SW Corner at Driveway



View from rear yard – East Facade

101 Reed St.

Petitioner

190-195
GEER, LESLIE C.
106 REED ST
CAMBRIDGE, MA 02140-1741

190-137
STEININGER, ROBERT, J., II & CAROLYN M.
C/O CHASE HOME MORTGAGE CORP.
CUSTOMER SUPPORT SERVICES
P.O. BOX 31123
TAMPA, FL 33631-3123

191-28
HARWOOD ROBERT G & KIT HAINES
TR 101 REED STREET REALTY TRUST
101 REED ST
CAMBRIDGE, MA 02140

191-29
MELNICK, JEFFREY P. & RACHEL LEE RUBIN
107 REED ST
CAMBRIDGE, MA 02140-1706

191-30
DEKERMENDJIAN, RAFI &
ELISABETH DEKERMENDJIAN
109 REED ST
CAMBRIDGE, MA 02140-1706

191-20
DOWD, DEBRA, DANIEL J. DOWD
16 HARRINGTON RD
CAMBRIDGE, MA 02140

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

190-240
SARTORI, FRANK E.
110 REED ST
CAMBRIDGE, MA 02140

191-26
GEORGES, ROLAND JOSETTE GEORGES
TRS THE GEORGES REVOC TRUST
95 REED ST
CAMBRIDGE, MA 02140

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

190-136
ANDERSON, CAITLIN E. &
WILLIAM W. ERICKSON
102 REED ST
CAMBRIDGE, MA 02140-1740

191-21
WEIS, FAITH L LEO P SETTODUCATO TRS
18 HARRINGTON RD
CAMBRIDGE, MA 02140

191-22
PAFUMI, VINCENT F. & BARBARA J. WATTS
20 HARRINGTON RD.
CAMBRIDGE, MA 02140-1731

191-24
MURPHY, GAIL A &
DONNA FRASER A LIFE ESTATE
24 HARRINGTON RD
CAMBRIDGE, MA 02140