



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2024 OCT 11 AM 9:31

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 1139118

General Information

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

Special Permit:

Variance: X

Appeal:

PETITIONER: Thomas A. Culotta and Mary Cusic C/O Thomas Culotta

PETITIONER'S ADDRESS: 26 Bellis Circle, Cambridge, MA 02140

LOCATION OF PROPERTY: 26 Bellis Cir, Cambridge, MA

TYPE OF OCCUPANCY: Single-family residence

ZONING DISTRICT: Residence B Zone

REASON FOR PETITION:

DESCRIPTION OF PETITIONER'S PROPOSAL:

Alterations to the window configuration on the south wall of a non-conforming structure that was previously approved by the BZA Case No. 218034.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000	Section: 5.31 (Table of Dimensional Requirements).
Article: 8.000	Section: 8.22.3 (Non-Conforming Structure).
Article: 10.000	Section: 10.30 (Variance).

Original
Signature(s):

(Petitioner (s) / Owner)

Thomas A. Culotta / Mary Cusic
(Print Name)

Address:

26 Bellis Cir

Tel. No.

6174179112

E-Mail Address:

tculotta@yahoo.com

Date: 10/11/24

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: Thomas A. Culotta and Mary Cusic
Location: 26 Bellis Cir., Cambridge, MA
Phone: 6174179112

Present Use/Occupancy: Single-family residence
Zone: Residence B Zone
Requested Use/Occupancy: Single-family residence

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		7,255 sq. ft.	7,731 sq. ft.	7,114 sq. ft.	(max.)
<u>LOT AREA:</u>		18,185 sq. ft.	N/A	5,000 sq. ft.	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		0.5 + 0.36	0.5 + 0.397	0.5 + 0.35	
<u>LOT AREA OF EACH DWELLING UNIT</u>		4,395 sq. ft. +/-	4,395 sq. ft. +/-	2,500 sq. ft.	
<u>SIZE OF LOT:</u>	<u>WIDTH</u>	163 ft. +/-	N/A	50 ft.	
	<u>DEPTH</u>	123 ft.	N/A	N/A	
<u>SETBACKS IN FEET:</u>	<u>FRONT</u>	50.3 ft.	50.3 ft.	15 ft.	
	<u>REAR</u>	31.3 ft.	22.3 ft. *Or 29.7 ft. to chain-link fence along rear boundary	30.75 ft.	
	<u>LEFT SIDE</u>	14.1 ft.	12.1 ft.	7.5 ft.	
	<u>RIGHT SIDE</u>	103.6 ft.	103.6 ft.	7.5 ft.	
<u>SIZE OF BUILDING:</u>	<u>HEIGHT</u>	18.4 ft. +/-	18.4 ft. +/-	35 ft.	
	<u>WIDTH</u>	N/A	N/A	N/A	
	<u>LENGTH</u>	N/A	N/A	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		0.50	0.44	0.40	
<u>NO. OF DWELLING UNITS:</u>		4	4	4	
<u>NO. OF PARKING SPACES:</u>		8	8	4 min.	
<u>NO. OF LOADING AREAS:</u>		N/A	N/A	N/A	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		>9.5 ft.	>9.5 ft.	>9.5 ft.	

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

N/A

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 - OWNERSHIP INFORMATION

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

I/We Thomas A. Culotta and Mary Cusic
(OWNER)

Address: 26 Bellis Circle #26

State that I/We own the property located at 26 Bellis Circle #26, which is the subject of this zoning application.

The record title of this property is in the name of Thomas A. Culotta and Mary Cusic, husband and wife, as tenants by the entirety

*Pursuant to a deed of duly recorded in the date 10/12/2005, Middlesex South County Registry of Deeds at Book 46275, Page 237; or Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____

[Handwritten Signature]
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT*

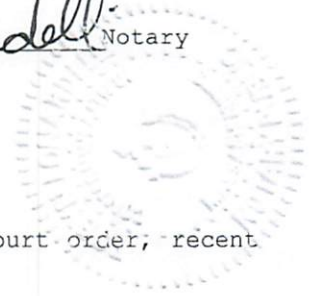
*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Middlesex

The above name Thomas A. Culotta and Mary Cusic personally appeared before me, this 10th of April, 2023, and made oath that the above statement is true.

[Handwritten Signature]
Notary

My commission expires February 9, 2029 (Notary Seal).



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

ROBYN LONARDELLI
Notary Public
Commonwealth of Massachusetts
My Commission Expires
February 9, 2029



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:
- Full compliance with the minimum 30.75-foot rear setback severely restricts the Petitioner's placement of the addition to their home, even with a mere 238-square-foot footprint as previously proposed and approved under BZA case number **218034**. Aesthetics aside, locating the addition at the front of the home would be too near the 24 Bellis Circle residence; its placement along the westerly side of the home would encroach upon a driveway shared with 25 and 27 Bellis Circle; and its placement along the easterly side of the home, as originally approved by the BZA, case number **127988** was troublesome to neighbors at 18 Bellis Circle, prompting them to file an appeal with the Land Court.
- In addition, the current reconfiguration of windows on the south-facing wall, which remains non-conforming under the rear setback, is necessary due to functional and aesthetic considerations. Specifically, the original conceptual design did not account for the chimney that passes through the bedroom, conflicting with the originally proposed window layout. As a result, minor window reconfigurations are required to maintain functionality and visual balance while keeping the same number of windows as previously approved.
- 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:
- Locating the addition almost entirely at the rear of the home would be possible, without zoning relief, if not for the unusual shape of the property in relation to the placement of the residence (and others) thereupon. The rear of the Petitioners' home is not parallel to the property's rear boundary; rather, the sharp angle of the boundary yields a setback of only 31.3 feet at the southwesterly corner of the existing home, such that virtually any meaningful addition can occur only with a variance from the Zoning Bylaw's setback requirement.
- This same hardship affects the proposed minor reconfiguration of windows on the south-facing wall, as the non-conforming nature of the rear setback restricts alternative window placement options. The revised window layout is necessary to address both functional and aesthetic concerns while keeping the overall number of windows the same as previously approved.
- C) ***DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:***
- 1) Substantial detriment to the public good for the following reasons:
- The BZA issued a special permit for the Petitioners' addition in early 2022 under case number **127988**, based in part on a finding of "no... adverse effect[s]" on adjacent uses of property. The within proposal is not substantially different from that previously approved; it more-or-less rotates the orientation of the approved addition but does not alter its footprint or overall size. The redesign, which was ultimately approved under case number **218034**, resolved the appeal filed by the neighbors at 18 Bellis Circle by providing greater separation from their residence.
- The proposed minor window reconfigurations on the south-facing non-conforming wall maintain the same number of windows and do not alter the footprint or size of the previously approved addition. Therefore, the current proposal also presents no substantial detriment to the public good, as it similarly has no adverse effects on adjacent properties.
- 2) Relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons:
- Again, in its early-2022 special permit number **127988**, the BZA concluded that the Petitioners' earlier proposal "would not... derogate from the intent and purpose of the Ordinance." While the redesign encroaches upon the minimum rear setback, requiring a variance that was granted under case number **218034**, it still maintains a 29.7-foot setback from the chain-link fence separating 26 Bellis Circle from Danehy Park.
- Similarly, the proposed minor reconfiguration of the windows on the south-facing non-conforming wall does not further encroach upon the existing rear setback. The requested relief is consistent with the previously granted variance and continues to balance functionality and aesthetics without altering the overall impact of the structure. Therefore, it does not nullify or substantially derogate from the intent and purpose of the Ordinance.
- * **If You have any questions as to whether you can establish all of the applicable legal requirements, you should consult with your own attorney.**

TOM CULOTTA
26 BELLIS CIRCLE
CAMBRIDGE, MA 02140

DESIGN FIRM



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PROJECT INFORMATION

848 - 26 BELLIS CIRCLE

26 BELLIS CIRCLE
CAMBRIDGE, MA 02140

FOR CONSTRUCTION

8/5/2024 3:39:21 PM

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ISSUE CHART

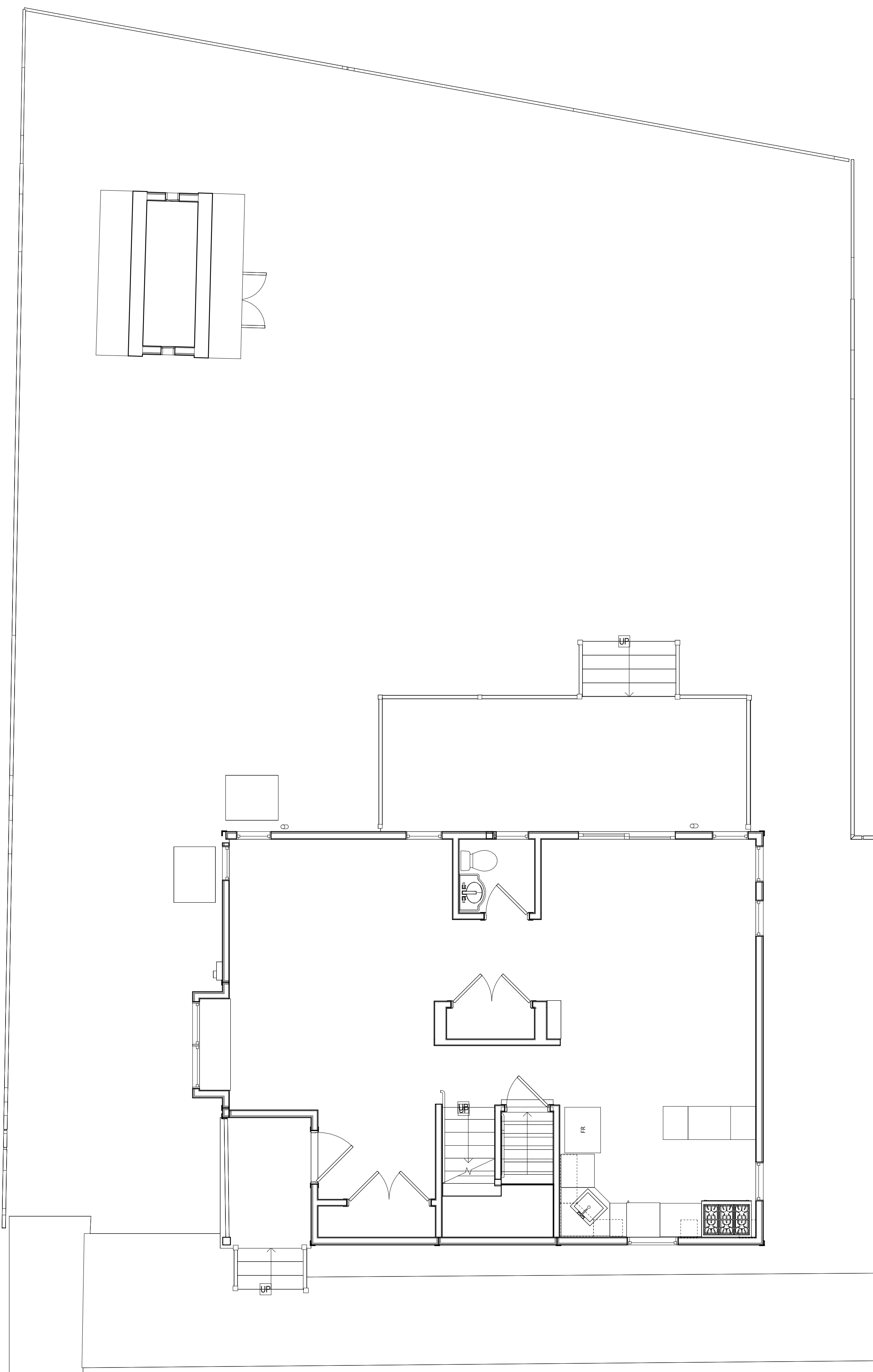
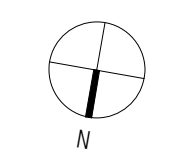
3	ISSUED FOR CONSTRUCTION	08/05/2024
2	ISSUED FOR PERMIT	05/24/2024
1	ISSUED FOR PRICING	04/18/2024

N	ISSUE	DATE
	PROJECT NUMBER	848
	Checker	CHECKED
	Approver	APPROVED
	SCALE	1/4" = 1'-0"
	SHEET NAME	

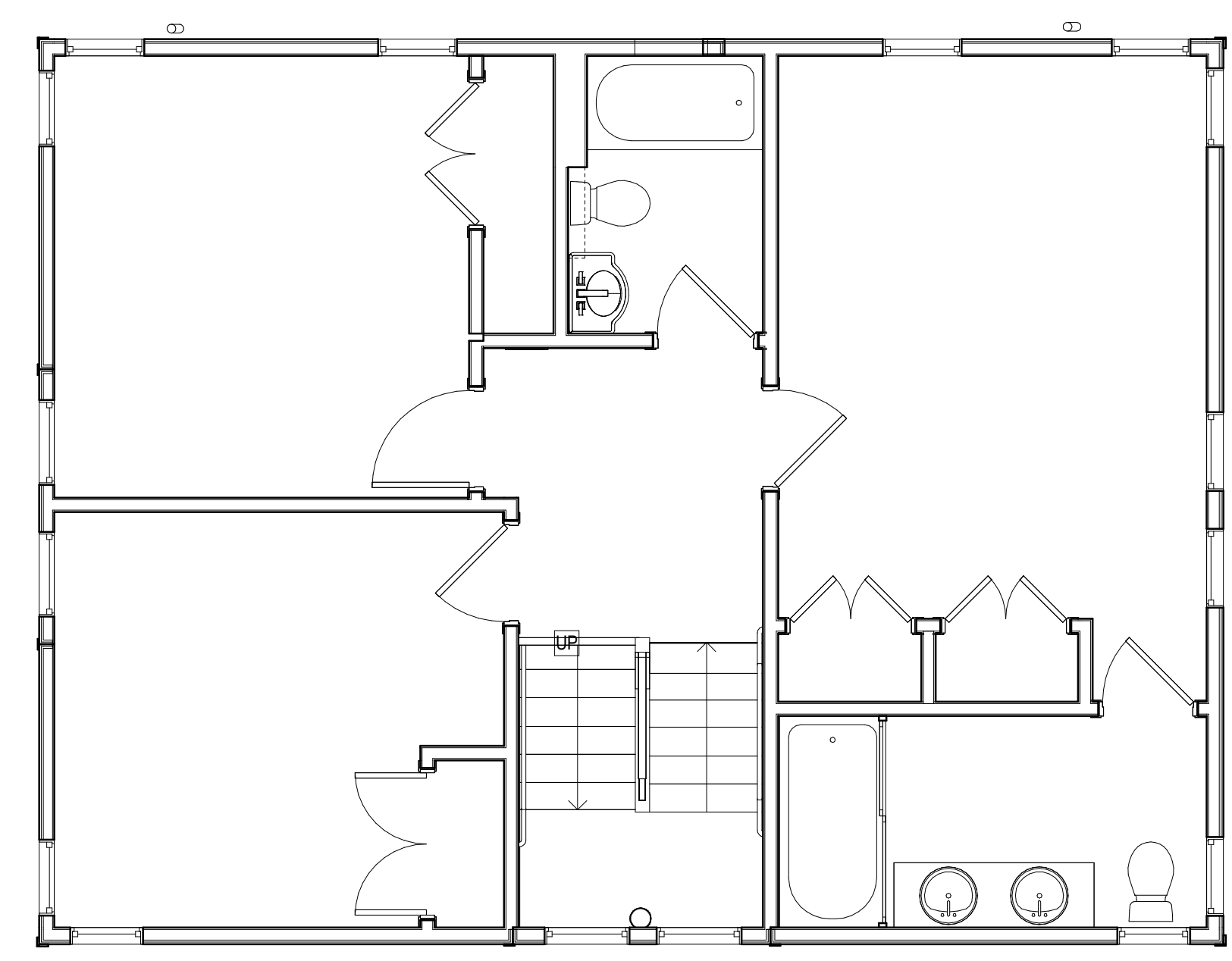
EXISTING FIRST AND SECOND FLOOR PLAN

SHEET NUMBER

EX 1.01



1 Floor 01 Existing Plan
EX 1.01/ 1/4" = 1'-0"



2 Floor 02 Existing Plan
EX 1.01/ 1/4" = 1'-0"

TOM CULOTTA
26 BELLIS CIRCLE
CAMBRIDGE, MA 02140

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PROJECT INFORMATION
848 - 26 BELLIS CIRCLE

26 BELLIS CIRCLE
CAMBRIDGE, MA 02140

FOR CONSTRUCTION

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	Approver	APPROVED
	As indicated	SCALE
		SHEET NAME

FIRST AND
SECOND FLOOR
PLAN

SHEET NUMBER

A 1.01

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CONSTRUCTION LEGEND

SYMBOL	DEFINITION
	EXISTING DOOR TO REMAIN
	EXISTING GLAZED PARTITION TO REMAIN
	EXISTING GLAZED PARTITION TO REMAIN
	NEW GLAZED PARTITION
	NEW GLAZED PARTITION
	NEW DOOR AND FRAME
	NEW FIRE EXTINGUISHER
	NIC - NOT IN CONTRACT HATCH

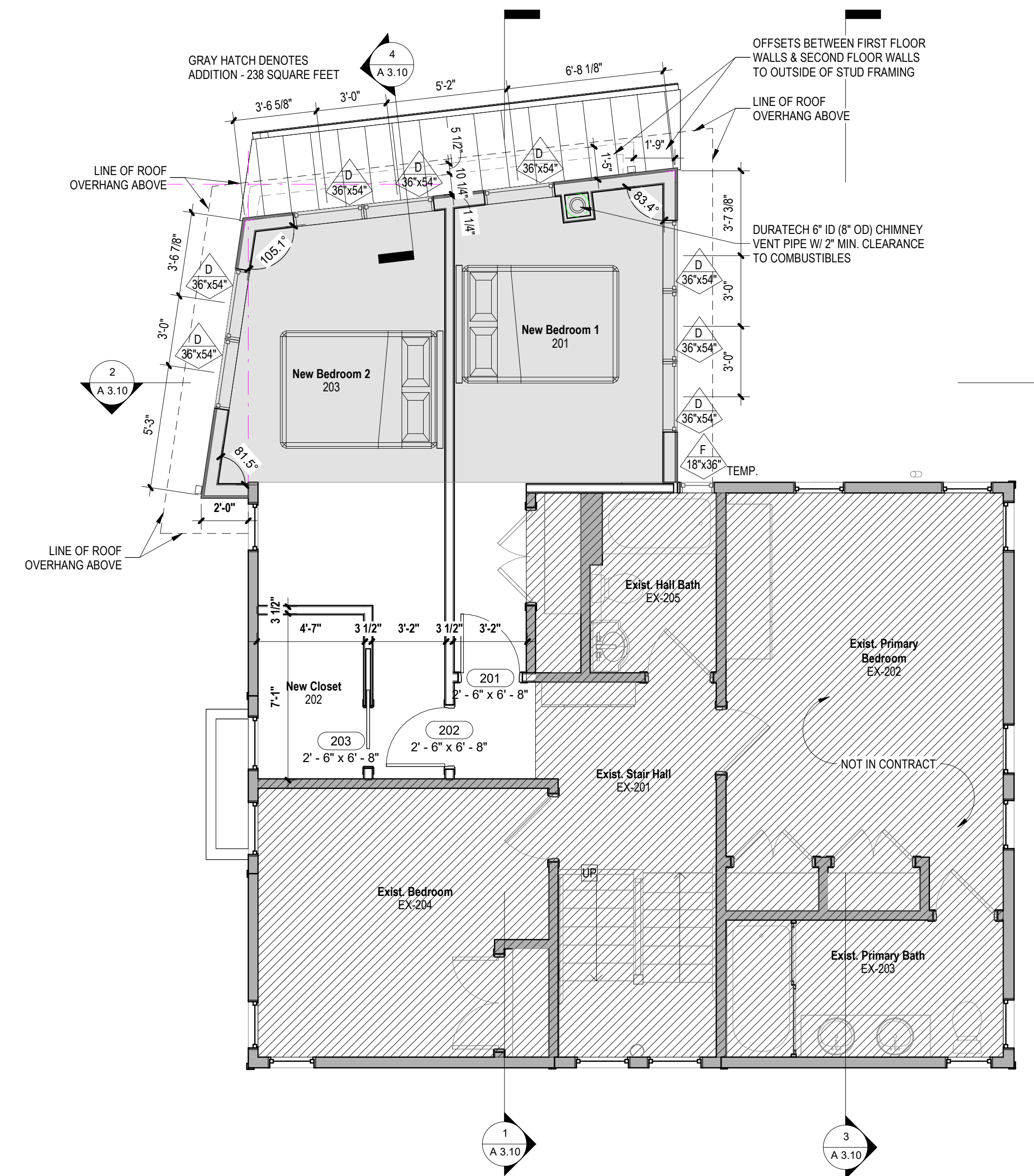
GENERAL NOTES - CONSTRUCTION

- SEE INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION ON WALL FINISH MATERIALS AND TYPICAL MOUNTING HEIGHTS REQUIRED.
- SEE GENERAL CONSTRUCTION NOTES ON SHEET 0001.
- SEE REFLECTED CEILING PLANS FOR CEILING FINISH MATERIALS.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AFTER DEMOLITION IS COMPLETED.
- ALL LOCATIONS WHERE INTERIOR WALLS MEET EXISTING WALLS WITH NEW GWB FINISH SURFACES SHALL ALIGN AT ADJACENT EDGES UNLESS OTHERWISE NOTED.
- EXISTING WALLS SHOWN WITH ADDITIONAL LINES GRAPHICALLY REPRESENT NEW FINISHES AND SHOULD NOT BE SCALED OR DIMENSIONED FROM. PARTITIONS SHOULD BE BUILT AND FINISHED ACCORDING TO PARTITION AND FINISH SCHEDULE.
- COORDINATE AREA-WAY DRAINS AND FLOOR DRAINS WITH PLUMBING DRAWINGS.
- PROVIDE BLOCKING FOR GRAB BARS, PLUMBING FIXTURES, MILL WORK AT ALL REQUIRE LOCATIONS.
- ALL DIMENSIONS INDICATED WITH A ± REPRESENT FIELD MEASUREMENTS TO BE PROVIDED TO ARCHITECT AND VERIFIED BY CONTRACTOR.
- SEE DOOR SCHEDULE FOR ALL DOOR SIZES, DOOR INFO AND DETAILS.
- ALL GLASS WITHIN 18" A.F.F. AND/OR WITHIN 4'-0" OF A DOOR SWING SHALL BE TEMPERED SAFETY GLASS.
- ALL EXISTING WALLS TO BE PATCHED WHERE EXISTING WALLS WERE REMOVED.
- PROVIDE LEVELING COMPOUND OVER ALL EXISTING CONCRETE FLOOR AREAS TO RECEIVE NEW FLOOR COVERING. NO FLOORING TRANSITIONS ARE TO EXCEED 1/2" IN HEIGHT.
- PROVIDE IN-WALL BLOCKING AS REQUIRED.
- PROVIDE IN-WALL BLOCKING FOR ALL FUTURE BUILT-IN CASEWORK WHERE INDICATED.
- PATCH EXISTING GWB AT ALL LOCATIONS WHERE A PARTITION HAS BEEN REMOVED.
- AT ALL AREAS OF MEP/FP EQUIPMENT REMOVED FROM WALLS, CONTRACTOR TO PATCH / REPAIR HOLES IN FINISH FROM REMOVED FASTENERS. BLEND PATCHING TO MATCH EXISTING FINISH TO REMAIN.
- SEAL AIR TIGHT ANY PENETRATIONS MADE THROUGH AIR & VAPOR BARRIERS.
- PAINT ALL (N) AND (E) GWB & PLASTER FINISHES IN WORK AREA UNLESS NOTED.
- INTERIOR DIMENSIONS ARE INDICATED TO FINISH WALL (CMU OR GYPSUM BOARD) MATERIALS, U.N.O.
- MEP/FP ELEMENTS SHOWN ARE SCHEMATIC AND ARE PROVIDED FOR REFERENCE ONLY. REFER TO MEP/FP DRAWINGS & SPECIFICATIONS FOR MORE INFORMATION.
- EXTERIOR MASONRY DIMENSIONS ARE INDICATED TO CENTERLINE OF JOINTS.
- WINDOW DIMENSIONS ARE TO CENTER LINE OF OPENING. DIMENSIONS ARE NOMINAL. SEE CURTAIN WALL, DOOR & WINDOW SCHEDULE AND DETAILS FOR ACTUAL OPENING DIMENSION REQUIRED.
- PROVIDE LEVELING COMPOUND AS REQ. FOR PROPER TILE INSTALLATION TO ACHIEVE SMOOTH LEVEL FLUSH FINISH.
- ALL MATERIAL INSTALLATION TO BE LEVEL & PLUMB.
- SEE A130 SERIES FOR ALL FINISHES.

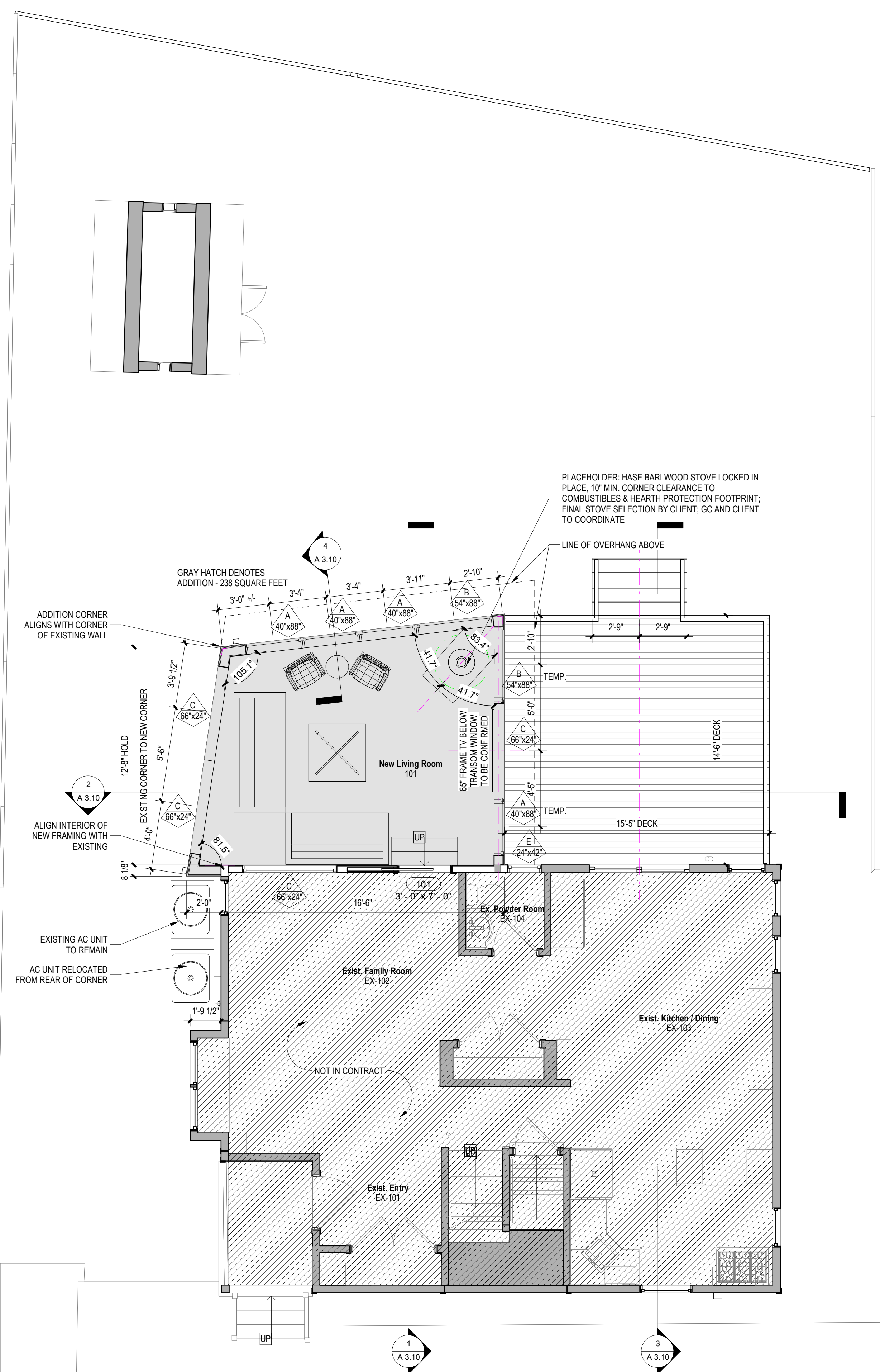
WINDOW SCHEDULE						
Type	Count	Manufacturer	Description	Width	Height	Comments
A	4	MARVIN - MODERN	CASEMENT	40"	88"	(1) Tempered glazing
B	2	MARVIN - MODERN	PICTURE	54"	88"	(1) Tempered glazing
C	4	MARVIN - MODERN	AWNING	66"	24"	
D	8	MARVIN - MODERN	CASEMENT	36"	54"	
E	1	JELD-WEN - PREMIUM VINYL	CASEMENT	23 1/2"	41 1/2"	Match Existing, VIF
F	1	JELD-WEN - PREMIUM VINYL	CASEMENT	17 1/2"	35 1/2"	Tempered glazing - Match Existing, VIF

NOTE: MAX U-VALUE OF 0.30 FOR NEW FENESTRATION

DOOR SCHEDULE					
Mark	Function	Width	Height	Thickness	Comments
101	SINGLE POCKET	3'-0"	7'-0"	1 3/8"	GLASS DOOR LEAF, COORDINATE SPEC WITH OWNER
201	SINGLE HINGED	2'-6"	6'-8"	1 3/8"	LEAF DETAILS TO MATCH EXISTING, V.I.F.
202	SINGLE HINGED	2'-6"	6'-8"	1 3/8"	LEAF DETAILS TO MATCH EXISTING, V.I.F.
203	SINGLE POCKET	2'-6"	6'-8"	1 3/8"	LEAF DETAILS TO MATCH EXISTING, V.I.F.



2 Floor 02_Floor Plan
A 1.01 1/4" = 1'-0"



1 Floor 01_Floor Plan
A 1.01 1/4" = 1'-0"

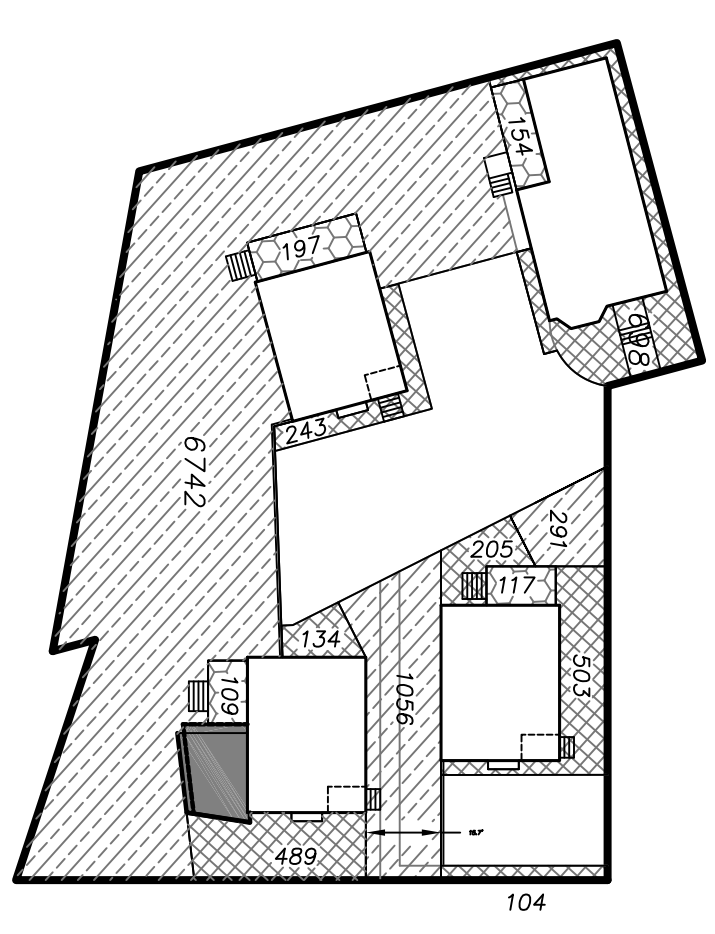
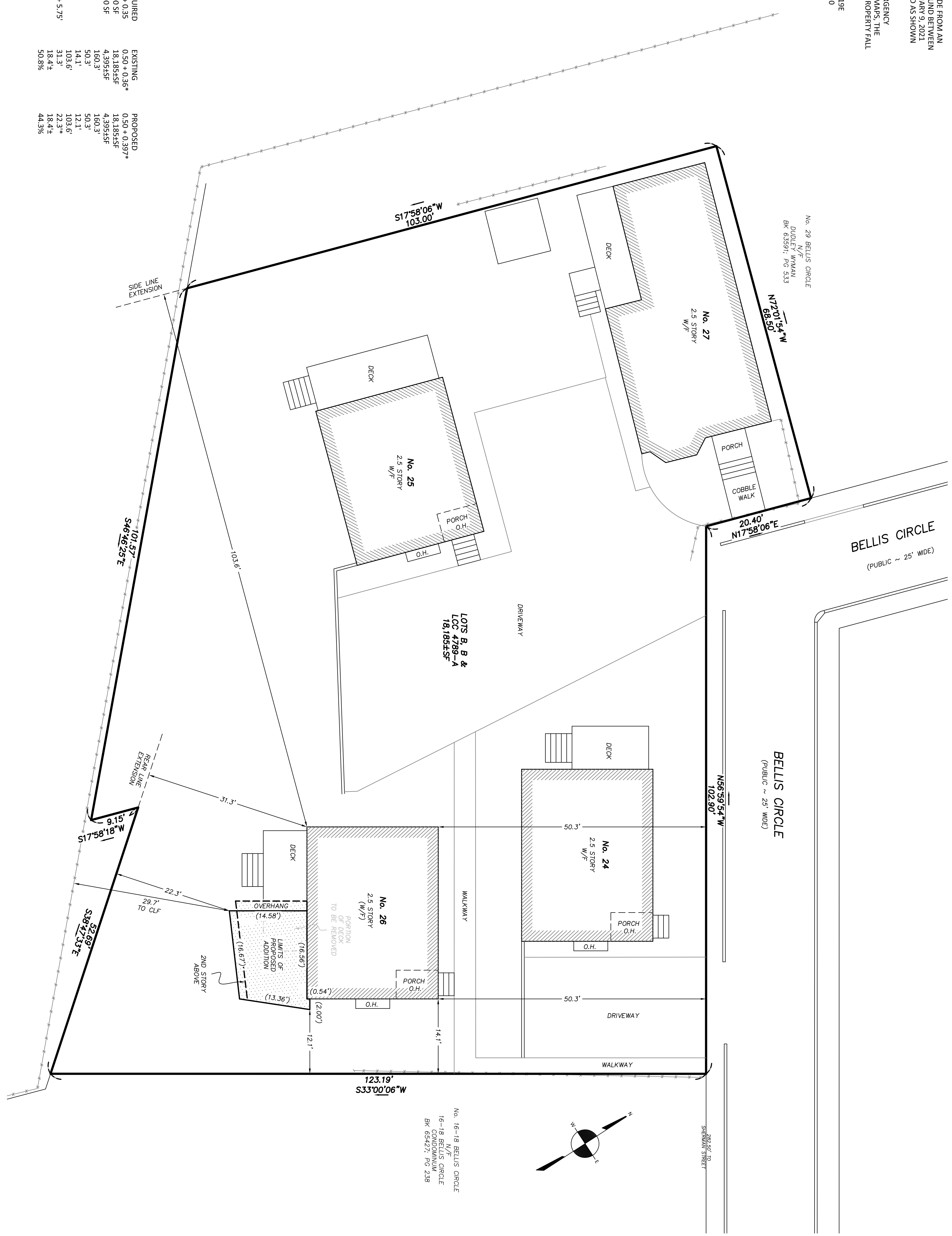
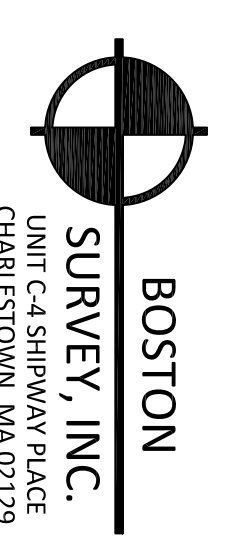
PREPARED FOR:
 THOMAS A. COLIOTTA
 28 BELLS CIRCLE
 CAMBRIDGE, MA 02140

REFERENCES:
 OWNER OF RECORD:
 BELLS CIRCLE CONDOMINIUM
 DEED: BK 46247, PG 103
 PLAN: No. 1381 OF 2005
 No. 369 OF 2015

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND BETWEEN THE DATES MARCH 7, 2008 - FEBRUARY 9, 2021 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.
 ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS
 ZONE: X
 COMMUNITY PANEL: 250170449E
 EFFECTIVE DATE: 06/04/2010

PLAN OF LAND
 LOCATED AT
24, 25, 26, & 27 BELLS CIRCLE
 CAMBRIDGE, MA

DATE: FEBRUARY 9, 2023 SCALE: 1.0 INCH = 10.0 FEET



OPEN SPACE AREAS	
TOTAL LOT AREA:	18,183.53SF
REQUIRED (40%):	7,274.43SF
USABLE OPEN SPACE COMPLIANT (15' X 15')	291.45SF
TOTAL:	1,056.65SF
NON-USABLE OPEN SPACE NON-COMPLIANT	6,089.91SF
TOTAL:	2,376.83SF
DECK OPEN SPACE	154.55SF
TOTAL:	1,173.55SF
TOTAL GROSS OPEN SPACE	2773.55SF
TOTAL:	10,742.55SF

ZONING: RESIDENCE B
 DISTRICT: RESIDENCE B

	REQUIRED	EXISTING	PROPOSED
FAR	0.5 + 0.35	0.50 + 0.36*	0.50 + 0.37*
LOT SIZE	(MIN) 5,000 SF	18,183.53SF	18,183.53SF
LOT AREA, DW/U	(MIN) 2,500 SF	4,395.55SF	4,395.55SF
LOT WIDTH	(MIN) 50'	160.3'	160.3'
FRONT SETBACK	(MIN) 15'	50.3'	50.3'
SIDE SETBACK 1	(MIN) 7.5'	14.1'	12.1'
SIDE SETBACK 2	(MIN) 7.5'	103.6'	103.6'
REAR SETBACK	(MIN) 25' + 5.75'	31.3'	22.3' + 18.4'
HEIGHT, FEET	(MAX) 35'	18.4'	18.4'
PVT. OP. SPACE	(MIN) 40%	50.8%	44.3%

* = NON-CONFORMING
 NOTE:
 LOT WIDTH, BUILDING SETBACKS SHOWN APPLY TO DWELLING AT #26 AS SHOWN HEREON.

FIELD:	DRM
DRAFT:	DRM, NRP
CHECK:	GCC
DATE:	02/09/23
JOB #	04-00197

TOM CULOTTA
26 BELLIS CIRCLE
CAMBRIDGE, MA 02140

DESIGN FIRM



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PROJECT INFORMATION

848 - 26 BELLIS CIRCLE

26 BELLIS CIRCLE
CAMBRIDGE, MA 02140

FOR CONSTRUCTION

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	848	
	Checker	CHECKED
	Approver	APPROVED
	1/4" = 1'-0"	SCALE
		SHEET NAME

EXISTING ELEVATIONS

SHEET NUMBER

EX 3.00

8/5/2024 3:39:23 PM



TOM CULOTTA
26 BELLIS CIRCLE
CAMBRIDGE, MA 02140

DESIGN FIRM



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PROJECT INFORMATION

848 - 26 BELLIS CIRCLE

26 BELLIS CIRCLE
CAMBRIDGE, MA 02140

FOR CONSTRUCTION

8/5/2024 3:39:29 PM

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	SCALE	1/4" = 1'-0"
	SHEET NAME	

EXTERIOR ELEVATIONS

SHEET NUMBER

A 3.00

8/5/2024 3:39:29 PM



2 East Elevation
A 3.00 1/4" = 1'-0"



1 North Elevation
A 3.00 1/4" = 1'-0"



4 West Elevation
A 3.00 1/4" = 1'-0"



3 South Elevation
A 3.00 1/4" = 1'-0"



6 East Elevation at Angle
A 3.00 1/4" = 1'-0"



5 South Elevation at Angle
A 3.00 1/4" = 1'-0"

View from the House – Facing South toward the Wetlands of Danehy Park
The window reconfigurations on the south wall overlook this view.



Front of House – Looking South



Back of House – Looking North



10/8/24

To Whom it may Concern,

This letter confirms that the owners of 24-25-27 Bellis Circle Condominium have approved and support the proposed changes to the window configuration listed below of 26 Bellis Circle, in addition to the applications submitted or soon-to-be submitted by Thomas Culotta and Mary Cusic to the BZA in the fall of 2024 for a special permit to complete these improvements.

Owners:

24 Bellis Circle

Print Name: Katrina Childs

Signature: Katrina Childs

Date: 10/8/24

25 Bellis Circle

Print Name: Rudley Wyman

Signature: Rudley Wyman

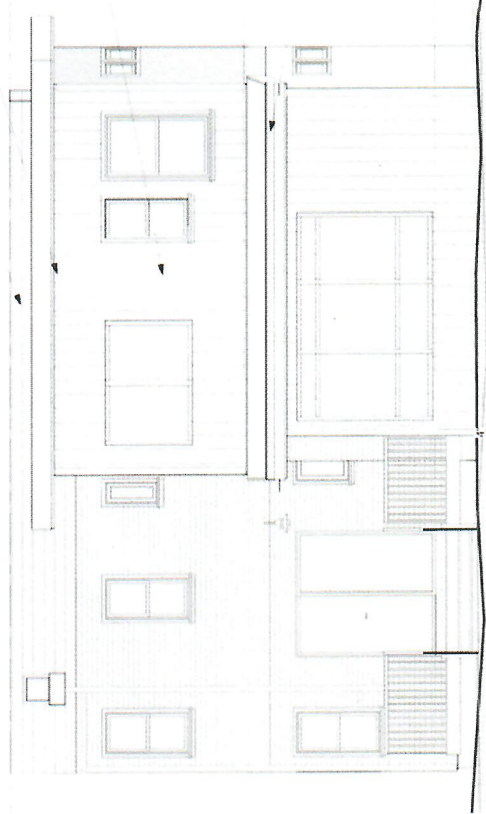
Date: 10/9/2024

27 Bellis Circle

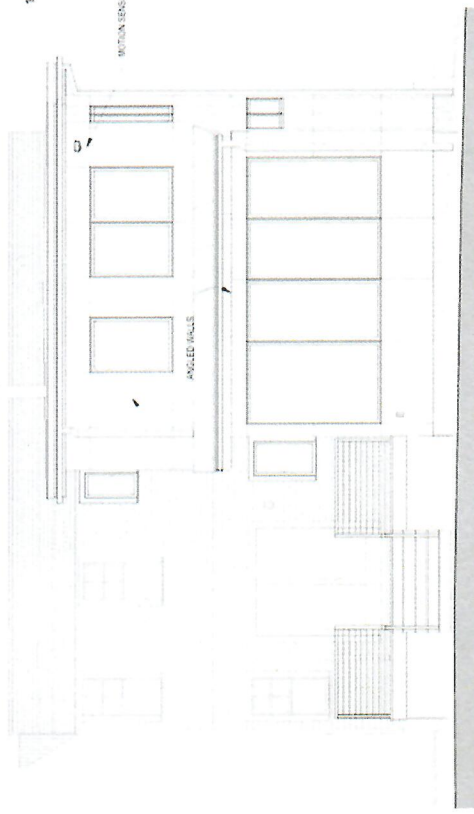
Print Name: Adam Kerr

Signature: Adam Kerr

Date: 10/9/24



Conceptual Plan approved by BZA



Final Architectural Plan

Side-by-Side Comparison: Conceptual Design vs. Final Architectural Design

Demonstrating Minimal Changes for Functionality and Aesthetic Balance, with the Same Number of Windows (7) Maintained in Both Designs

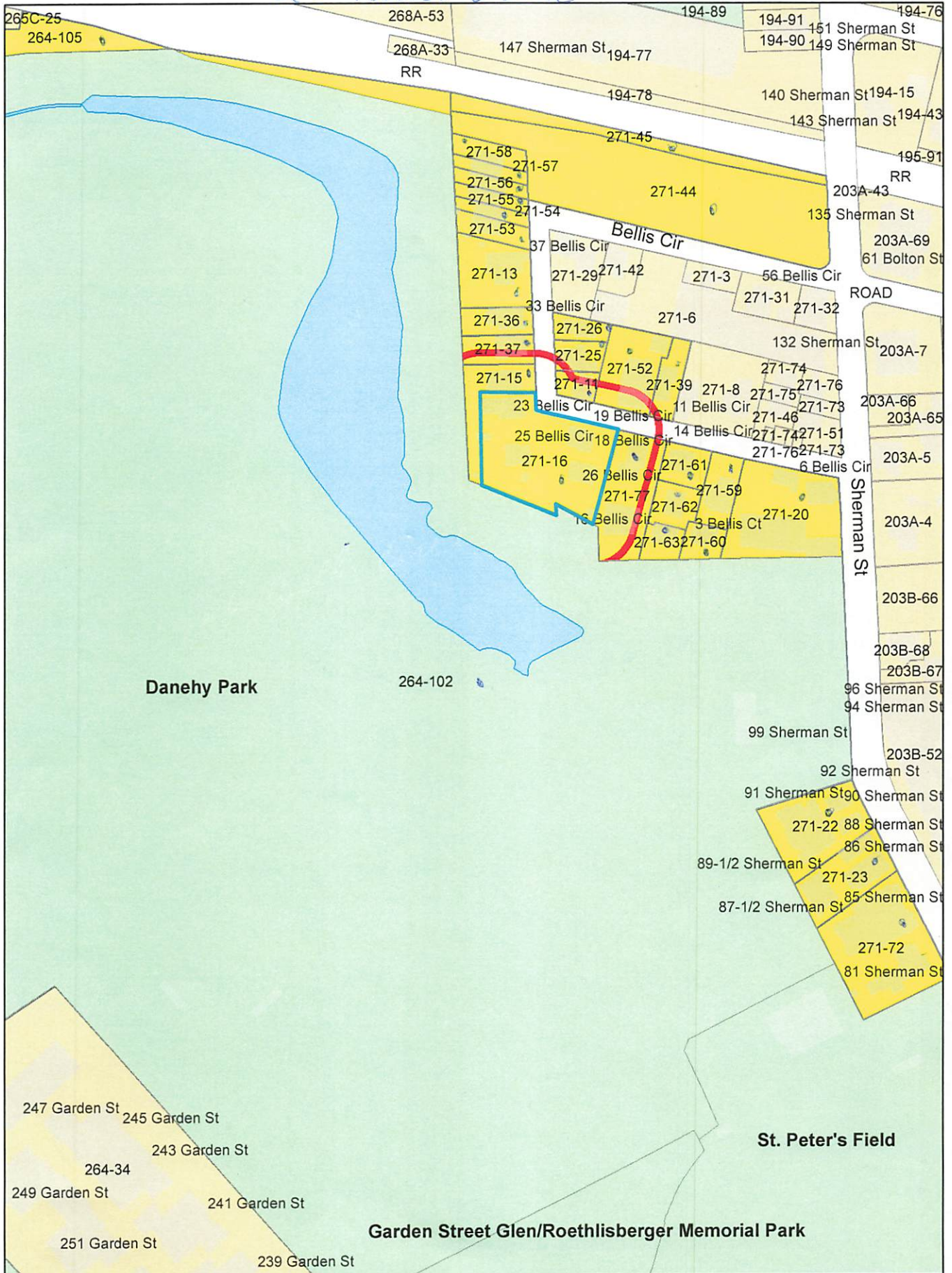


Conceptual Design Approved by BZA



Final Architectural Plan

26 Bellis Circle #1139118



271-11
MORIARTY, PATRICIA M.
23 BELLIS CIR
CAMBRIDGE, MA 02140

271-20
KIM, JENNIFER Y. & LAWRENCE K. KIM
1 BELLIS CT. UNIT A
CAMBRIDGE, MA 02140

271-16
CULOTTA, THOMAS A. & MARY CUSTIC
26 BELLIS CIR
CAMBRIDGE, MA 02140

271-20
KERAMARIS, JOHN & NICHOLAS KERAMARIS
111 SHERMAN ST UNIT F
CAMBRIDGE, MA 02140

271-23
LIEB, LAWRENCE B.
87 SHERMAN ST UNIT 87-2
CAMBRIDGE, MA 02138

271-39
HARRIS, EUGENE N. & ESTHER K. HARRIS
4393 STONY RUN
THE VILLAGES, FL 32163

271-56
MUELLER, FREDERICK W.
39D BELLIS CIR
CAMBRIDGE, MA 02140

271-57
RUDD, CHRISTOPHER E.
4026 AVENUE DE VENDOME
MONTREAL, QC _

271-62
THOMAS, BARBARA & TIMOTHY WALL
14B BELLIS CIRCLE
CAMBRIDGE, MA 02140

271-72
KELLY, CAROL
85 SHERMAN ST UNIT 85/8
CAMBRIDGE, MA 02138

271-13
BERRY, ROGER S. &
SONIA PEREZ VILLANUEVA
35 BELLIS CIR
CAMBRIDGE, MA 02140

271-20
ROWLANDS, DAVID JOHN &
MARIANNA PAPASPYRIDONOS
2 BELLIS COURT
CAMBRIDGE, MA 02140

271-20
SUN, GERALD & TING FENG
111 SHERMAN STREET UNIT C
CAMBRIDGE, MA 02138

271-23
LUCAS, JUAN CESAR SANCHEZ & EVA MARIA
FERRERAS RODRIGUEZ
87-89 SHERMAN ST UNIT 89
CAMBRIDGE, MA 02138

271-45
MASSACHUSETTS BAY TRANSPORTATION
AUTHORITY
10 PARK PLAZA
BOSTON, MA 02116

271-60
KING, CAROLYN B.
14 D BELLIS CIRCLE
CAMBRIDGE, MA 02138

271-72
WHELAN, DAVID & CATHERINE BOHN
81 SHERMAN ST UNIT 2
CAMBRIDGE, MA 02140

271-72
TWEED, AMANDA J.
85 SHERMAN ST 85/4
CAMBRIDGE, MA 02140

271-72
SONG, KYUNG I.
85 SHERMAN ST UNIT 9
CAMBRIDGE, MA 02140

271-22
LI, XIANJING
91 SHERMAN ST UNIT 2
CAMBRIDGE, MA 02140

271-23
LANGE, NANCY J.,
TR. OF REV. LIVING TR NANCY J. LANGE
87 SHERMAN ST - UNIT 87 1/2-1
CAMBRIDGE, MA 02138

271-26
LADD, MARIBETH & BARRY MURPHY
32 BELLIS CIRCLE
CAMBRIDGE, MA 02140

271-52
VISE, DAVID
19 BELLIS CIR
CAMBRIDGE, MA 02140

271-53
GIRALDI, WILLIAM M. & KATIE GIRALDI
39A BELLIS CIR
CAMBRIDGE, MA 02140

271-20
GILL, RICHARD J. & SUZAN E. WOLPOW
111 SHERMAN ST UNIT E
CAMBRIDGE, MA 02140

271-15
WYMAN, DUDLEY & NICOLE A. BARNA
29 BELLIS CIR
CAMBRIDGE, MA 02140

271-23
GARLAND, HAZEL I.
87-89 SHERMAN ST UNIT 87/1
CAMBRIDGE, MA 02140

271-23
PALLOTTA, CHRISTOPHER F.
87 SHERMAN ST UNIT 87-3
CAMBRIDGE, MA 02138

271-37
WILTON, LISA JAYNE
31 J. F. BELLIS CIR.
CAMBRIDGE, MA 02140-3207

271-54
HUA, HAIYAN & YUHUA LI
39B BELLIS CIR.
CAMBRIDGE, MA 02140

271-58
OLKEN, DEBORAH
39 JOHN F. BELLIS CIRCLE
CAMBRIDGE, MA 02140

271-72
BORDONE, ROBERT C TRS THE ROBERT C
BORDONE REVOCABLE TR
81 SHERMAN ST - UNIT 81-1
CAMBRIDGE, MA 02140

271-72
BARRICELLI, LAURA C
TRS THE LAURA C BARRICELLI LIVING TR
85 SHERMAN ST - UNIT 2
CAMBRIDGE, MA 02140

271-22
KELLEY, BRITTA E. & KATHLEEN M. RIESING
91 SHERMAN ST UNIT 1
CAMBRIDGE, MA 02140

271-25
TOFIAS, LEVI J. ROSEMARY PARK
30 BELLIS CIR
CAMBRIDGE, MA 02140

271-55
GARCIA, GARRETT & SAMANTHA LIVINGSTON
39C BELLIS CIR
CAMBRIDGE, MA 02140

271-22
RIGEL CAPITAL LLC
1175 W BITTERS RD, STE 2204
SAN ANTONIO, TX 78216

271-72
ZEA NICOLAS VARGAS
85 SHERMAN ST UNIT 11
CAMBRIDGE, MA 02140

271-72
JUNG ERIC HOONEE
85 SHERMAN STREET - UNIT 85-1
CAMBRIDGE, MA 02140

271-77
BIAL ERICA
16 BELLIS CIR - UNIT 16
CAMBRIDGE, MA 02140

271-61
BHARGAVA, ANKUR & AVANTI TILAK
14A BELLIS CIRCLE
CAMBRIDGE, MA 02140

271-36
SIEGELL, MICHAEL LAKSHMI MUDUNURI
33 BELLIS CIR
CAMBRIDGE, MA 02140

271-22
WANG, RUWEI & JEREMY P. MCNEES
91 SHERMAN ST UNIT 3
CAMBRIDGE, MA 02140

271-22
DRAZEN, BRADFORD,
TRS THE CREESE CAMBRIDGE TRUST
91 SHERMAN ST UNIT 5
CAMBRIDGE, MA 02140

271-59
MAHMOODABADI, SINA ZAREI
HANIEH AKBARIROMANI
12 BELLIS CIRCLE
CAMBRIDGE, MA 02140

271-72
VARY GYORGY & ANITA KOVACS
85 SHERMAN ST
CAMBRIDGE, MA 02140

271-16
WYMAN, DUDLEY & NICOLE BARNA
25 BELLIS CT - UNIT 25
CAMBRIDGE, MA 02318

271-23
POIRIER, JOSEPH A ELIZABETH A POIRIER
299 LEXINGTON ST
WOBBURN, MA 01801

271-22
JAYARAM, HARIHARAN GEETA ATHALYE TRS
91 SHERMAN ST - UNIT 6
CAMBRIDGE, MA 02140

271-22
KUCAB, BRADLEY & FARZANEH NEKUI
91 SHERMAN ST - UNIT 7
CAMBRIDGE, MA 02140

271-63
NEWMAN, JACOB ELIEZER TUTTLE ELIZABETH
RUTH TUTTLE NEWMAN
14C BELLIS CIR
CAMBRIDGE, MA 02140

271-72
TEMPEL, LORRAINE & MICHAEL TEMPEL
85 SHERMAN ST - UNIT 5
CAMBRIDGE, MA 02141

271-16
KERR, LEAH A & ADAM F.
TRS THE LEAH KERR 2005 TR
27 BELLIS CIR
CAMBRIDGE, MA 02140

271-16
KANE, STUART A & KATHRYN L CHILDS
TRS 24 BELLIS CIR - UNIT 24
CAMBRIDGE, MA 02140

271-22
TAI JEANNE CHING
TRS JEANNE CHING TAI TRUST
91 SHERMAN ST - UNIT 4
CAMBRIDGE, MA 02140

271-72
NIXON, JEANNE M K
TRS THE JEANNE M K NIXON TR
85 SHERMAN ST - UNIT 3
CAMBRIDGE, MA 02140

271-20
WEITZMAN, CATHERINE E. TRS THE
CATHERINE E. WEITZMAN REVOCABLE TR
4 BELLIS CT
CAMBRIDGE, MA 02140

271-72
MAKARANKA MIKALAI
85 SHERMAN ST APT 10
CAMBRIDGE, MA 02140

271-77
YERRAMILI, REVATHI
18 BELLIS CIR
CAMBRIDGE, MA 02140

264-102
CAMBRIDGE CITY OF PWD
147 HAMPSHIRE ST
CAMBRIDGE, MA 02139

26 Bellis Circle

343

264-102-105 / 271-44
CITY OF CAMBRIDGE
C/O YI-AN HUANG
CITY MANAGER

264-102-105 / 271-44
CITY OF CAMBRIDGE
C/O MEGAN BAYER
CITY SOLICITOR

10/25/24

To Whom it may Concern,

This letter confirms that the owners of 16 and 18 Bellis Circle have approved and support the proposed changes to the window configuration listed below of 26 Bellis Circle, in addition to the applications submitted or soon-to-be submitted by Thomas Culotta and Mary Cusic to the BZA in the fall of 2024 for a variance permit to complete these improvements.

Owners:

16 Bellis Circle

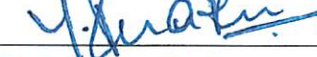
Print Name: Erica Bial

Signature: 

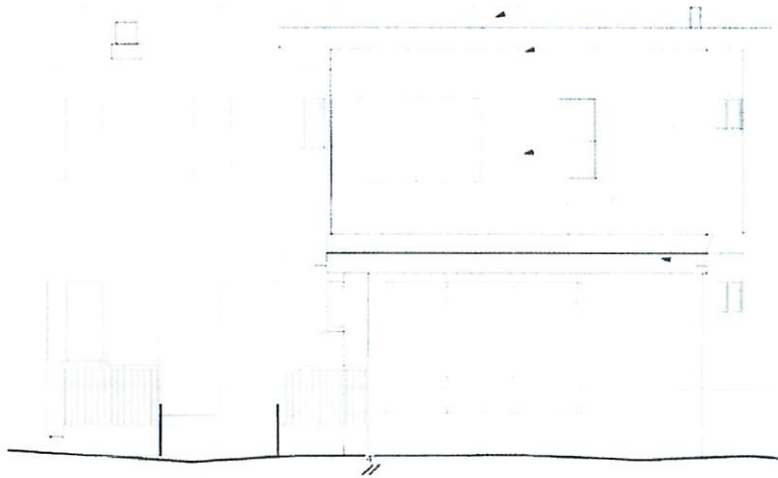
Date: 10/28/2024

18 Bellis Circle

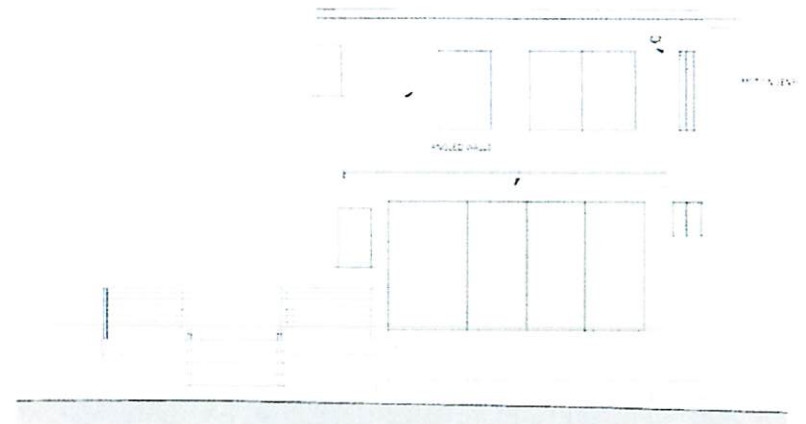
Print Name: REVATHI YERRAMILLI

Signature: 

Date: 10-28-2024



Conceptual Plan approved by BZA



Final Architectural Plan



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: Thomas Colotta Date: 10/17/24
(Print)

Address: 26 Bellis Circle

Case No. BZA-1139118

Hearing Date: 11/7/24

Thank you,
Bza Members