



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

BZA Application Form

BZA Number: 272791

General Information

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

Special Permit: X

Variance:

Appeal:

2024 MAY 29 PM 2:16
OFFICE OF THE CITY CLERK
CITY OF CAMBRIDGE, MASSACHUSETTS

PETITIONER: BERRY, ROGER S. & SONIA PEREZ VILLANUEVA C/O Levi Tofias, Lightbox Architecture, 30 Bellis Circle Cambridge MA 02140

PETITIONER'S ADDRESS: 37 Bellis Circle, Cambridge, MA 02140

LOCATION OF PROPERTY: 37 Bellis Cir, Cambridge, MA

TYPE OF OCCUPANCY: Single-family

ZONING DISTRICT: Residence B Zone

REASON FOR PETITION:

/Additions/

DESCRIPTION OF PETITIONER'S PROPOSAL:

The house is existing non-conforming because the front right corner is within the right side setback. The scope of the Proposed Renovations are an Addition to the 3rd floor and minor renovations to the 1st floor mudroom. The proposed 3rd floor Addition is conforming to setbacks and GFA, but the addition adds over 10% of the existing Gross Floor Area(GFA) and volume. 1st floor renovations include relocation of windows in the right yard setback.

SECTIONS OF ZONING ORDINANCE CITED:

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

Original
Signature(s):

Levi Tofias
(Petitioner)(s) / Owner

LEVI TOFIAS
(Print Name)

Address:
Tel. No.

30 BELLIS CIRCLE CAMBRIDGE
857-207-5105, 508-335-4923

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 BERRY, ROGER S. & SONIA PEREZ VILLANUEVA
(OWNER)

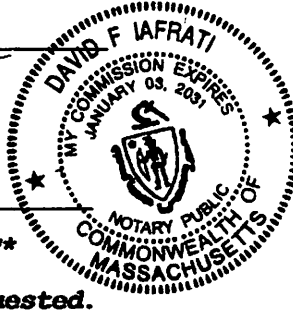
Address: 35-37 BELLIS CIRCLE, CAMBRIDGE

State that I/We own the property located at 35-37 BELLIS CIRCLE, which is the subject of this zoning application.

The record title of this property is in the name of BERRY, ROGER S. & SONIA PEREZ VILLANUEVA

*Pursuant to a deed of duly recorded in the date 11/09/12, Middlesex South County Registry of Deeds at Book 60456, Page 335; 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 Sonia Perez Villanueva personally appeared before me, this 24 of May, 2024, and made oath that the above statement is true.

 Notary

My commission expires 01/03/2031 (Notary Seal).

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

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 37 Bellis Cir , 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:

The addition is on top of the existing footprint and conforming, but it is larger than 10% of existing volume and area of a non-conforming structure. Also, the windows being relocated are in the side yard setback.

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:

The changes will not affect traffic.

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 changes are minor in nature and won't affect 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:

The changes are minor in nature and won't create 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:

There is no change to use.

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

Date: _____

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: BERRY, ROGER S. & SONIA PEREZ VILLANUEVA
Location: 37 Bellis Cir., Cambridge, MA
Phone: 857-207-5105, 508-335-4923

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>		2737	3204	3275	(max.)
<u>LOT AREA:</u>		7216	7216	5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		0.39	0.45	0.45	
<u>LOT AREA OF EACH DWELLING UNIT</u>		7216	7216	2500	
<u>SIZE OF LOT:</u>	WIDTH	70	70	50	
	DEPTH	88	88	-	
<u>SETBACKS IN FEET:</u>	FRONT	2	2	10	
	REAR	35.6	35.6	25	
	LEFT SIDE	3.6	3.6	7.5	
	RIGHT SIDE	30.2	30.2	12.5	
<u>SIZE OF BUILDING:</u>	HEIGHT	30.68	34.84	35	
	WIDTH	51.6	51.6	N/A	
	LENGTH	38	38	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		.53	.53	.4	
<u>NO. OF DWELLING UNITS:</u>		1	1	2	
<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 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'.



EXISTING AERIAL VIEW



EXISTING PHOTOGRAPH

37 BELLIS CIRCLE - BZA SUBMISSION

05/16/24

PROJECT NARRATIVE:

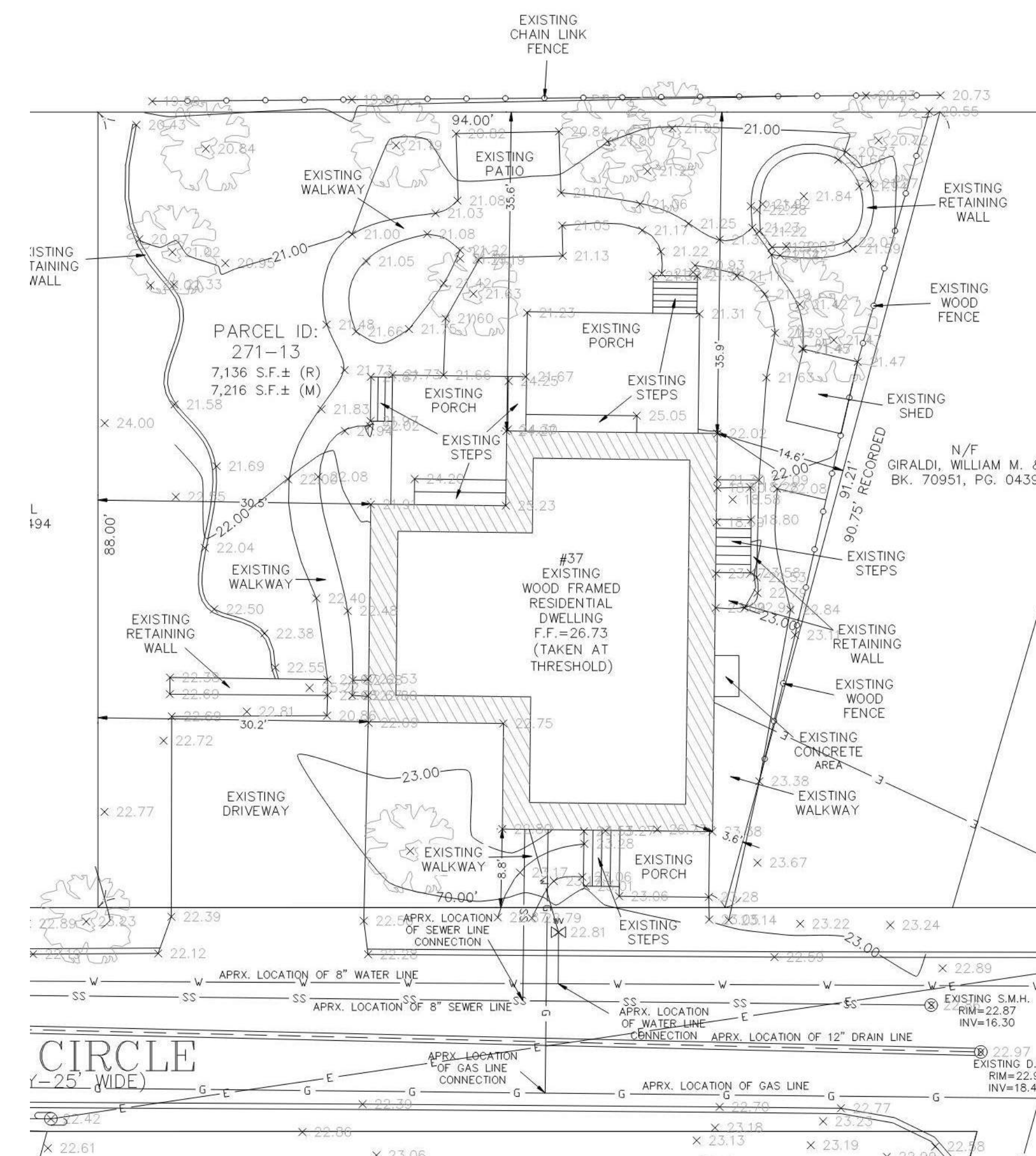
37 Bellis Circle is a Single-family house that abuts Danehy Park. The house is existing non-conforming because the front right corner is within the right side setback. The scope of the Proposed Renovations are an Addition to the 3rd floor and minor renovations to the 1st floor mudroom.

The proposed 3rd floor Addition is conforming to setbacks and GFA, but the addition adds over 10% of the existing Gross Floor Area(GFA) and volume

The proposed relocation of the windows in the setback is on the front right side on the 1st floor. The mudroom storage is being improved and moving the window would bring more light in.

Relief is requested because:

- **Proposed 3rd floor addition adds more than 10% of existing GFA and volume.**
- **1st floor relocation of windows in the right yard setback.**



EXISTING PLOT PLAN OF 37 BELLIS CIRCLE (FOR REFERENCE ONLY)



EXISTING LEFT SIDE



EXISTING FRONT OF HOUSE



EXISTING REAR OF HOUSE



EXISTING RIGHT SIDE OF HOUSE



EXISTING LEFT SIDE



PROPOSED LEFT SIDE



EXISTING RIGHT SIDE



PROPOSED RIGHT SIDE



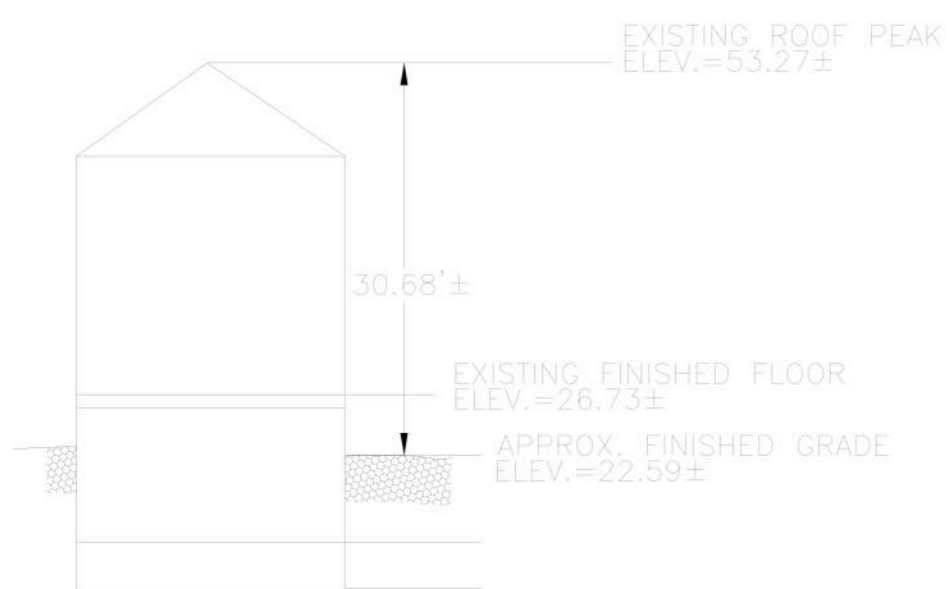
EXISTING REAR
(VIEW FROM DANEHY)



PROPOSED REAR OF HOUSE

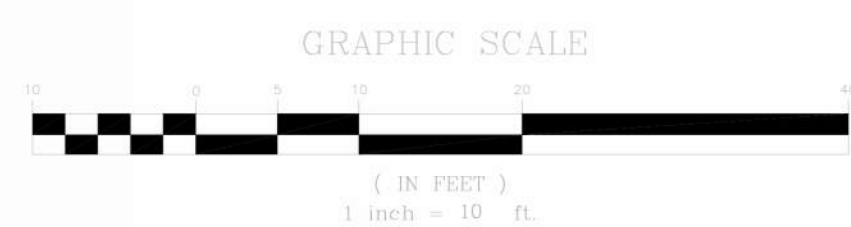
NOTES:

1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 7/18/2022.
2. DEED REFERENCE: BOOK 60456, PAGE 335
 PLAN REFERENCE 1: PLAN 369 OF 2015
 PLAN REFERENCE 2: PLAN 239 OF 1945
 PLAN REFERENCE 3: PLAN 844 OF 1988
 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 2501Z0419E, 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 A CITY OF CAMBRIDGE DATUM.



EXISTING PROFILE
NOT TO SCALE

LEGEND	
[Symbol]	BOUNDARY
[Symbol]	IRON PIP/PUR
[Symbol]	WOOD POST
[Symbol]	TREE
[Symbol]	TREE STUMP
[Symbol]	SHRUBS/FLOWERS
[Symbol]	SIGN
[Symbol]	BOLLARD
[Symbol]	SEWER MANHOLE
[Symbol]	DRAIN MANHOLE
[Symbol]	CATCH BASIN
[Symbol]	WATER MANHOLE
[Symbol]	WATER VALVE
[Symbol]	HYDRANT
[Symbol]	GAS VALVE
[Symbol]	ELECTRIC MANHOLE
[Symbol]	ELECTRIC MANHOLE
[Symbol]	UTILITY POLE
[Symbol]	LIGHT POLE
[Symbol]	MANHOLE
[Symbol]	SPOT GRADE
[Symbol]	TOP OF WALL
[Symbol]	BOTTOM OF WALL
[Symbol]	EXISTING BUILDING
[Symbol]	RETAINING WALL
[Symbol]	STONE WALL
[Symbol]	FENCE
[Symbol]	TREE LINE
[Symbol]	SEWER LINE
[Symbol]	DRAIN LINE
[Symbol]	WATER LINE
[Symbol]	GAS LINE
[Symbol]	UNDERGROUND ELECTRIC LINE
[Symbol]	OVERHEAD WIRE
[Symbol]	CONTOUR LINE (MFL)
[Symbol]	CONTOUR LINE (MHL)

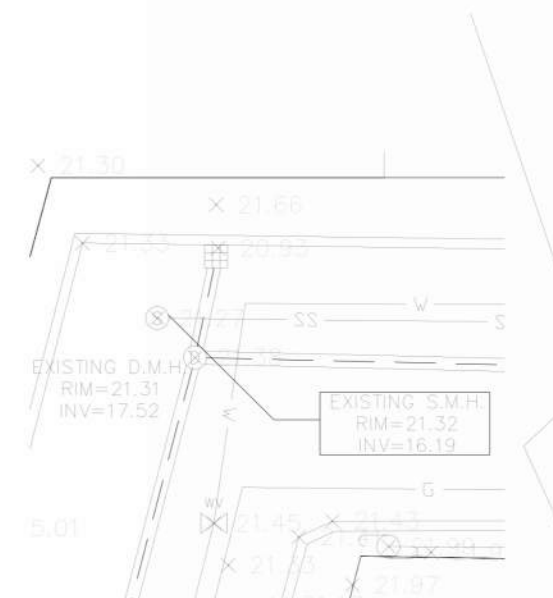


FLOOD ELEVATION (CAMBRIDGE FLOODVIEWER 2022)
CAMBRIDGE CITY BASE (FT-CBB) DATUM

Address: 37 Bellis Cir

Ground Elevation Min:	19.9 ft-CBB
Ground Elevation Max:	23.7 ft-CBB
2070 - 1% - SLR/SS	N/A
2070 - 1% - Precip	22.8
2070 - 10% - SLR/SS	N/A
2070 - 10% - Precip	N/A
2030 - 1% - Precip	22.8
2030 - 10% - Precip	N/A
Present Day - 1% - Precip	22.7
Present Day - 10% - Precip	N/A
FEMA 500-Year	N/A
FEMA 100-Year	N/A
1% - LTFE	22.8
10% - LTFE	N/A

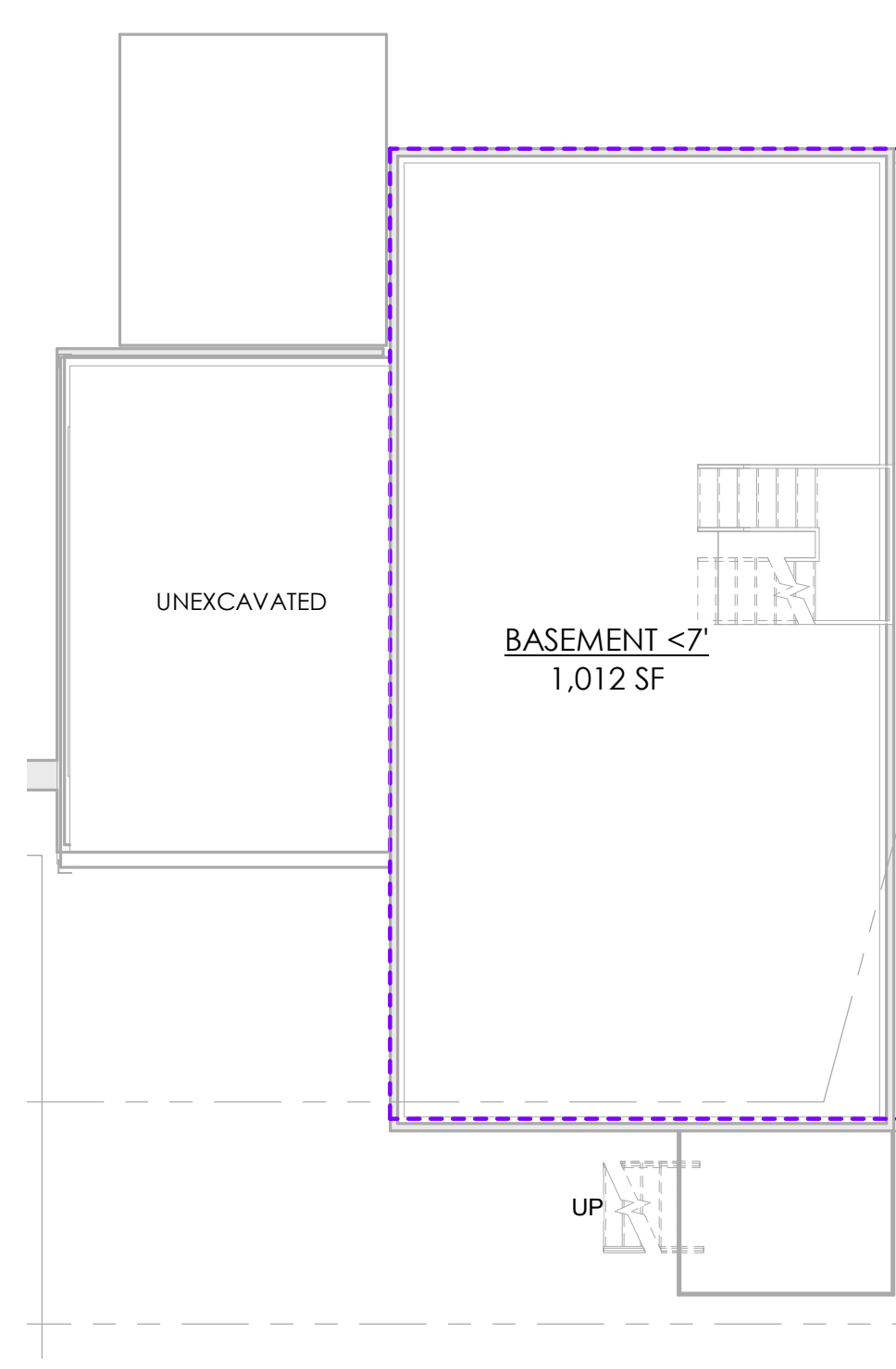
Selected Map-Lot: 271-13
Selected Address: 37 Bellis Cir



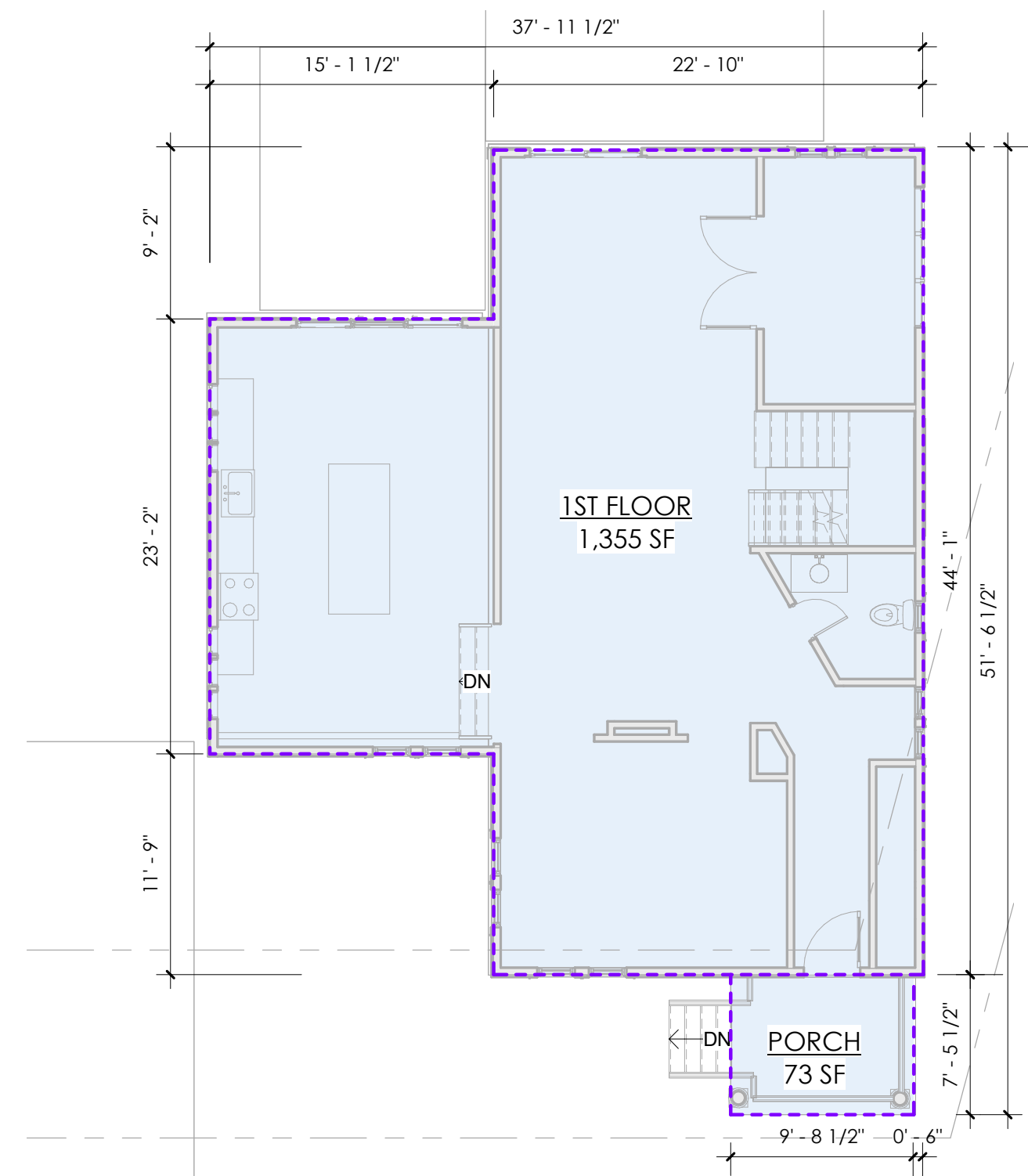
SCALE 1"=10'				
DATE 8/28/2022	REV	DATE	REVISION	BY
SHEET 1	37 BELLIS CIRCLE CAMBRIDGE MASSACHUSETTS			
PLAN NO. 1 OF 1	EXISTING CONDITION PLAN OF LAND			
CLIENT:	SHEET NO. 1			
DRAWN BY B.O.K.				
CHKD BY P.N.				
APPD BY P.N.				
	PETER NOLAN & ASSOCIATES LLC LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS 80 JEWETT STREET, NEWTON, MA, SUITE 1 PHONE: 857 891 7478 EMAIL: pnolan@pnasurveyors.com			

PETER NOLAN & ASSOCIATES LLC SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION DEFECTS, WHETHER OR NOT CAUSED BY NEGLIGENCE, UNLESS THE CONTRACTOR HAS BEEN ADVISED OF THE DEFECTS BY THE CONTRACTOR OR HAS BEEN ADVISED OF THE DEFECTS BY THE CONTRACTOR AND THE CONTRACTOR HAS NOT CORRECTED THE DEFECTS OR HAS NOT ADVISED THE CONTRACTOR OF THE DEFECTS.
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 NO PART OF THIS DOCUMENT MAY BE REPRODUCED, STORED IN A RETRIEVABLE 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 AND ASSOCIATES. THIS DOCUMENT REMAINS THE PROPERTY OF PETER NOLAN & ASSOCIATES LLC UNTIL REVOKED BY WRITTEN NOTICE.

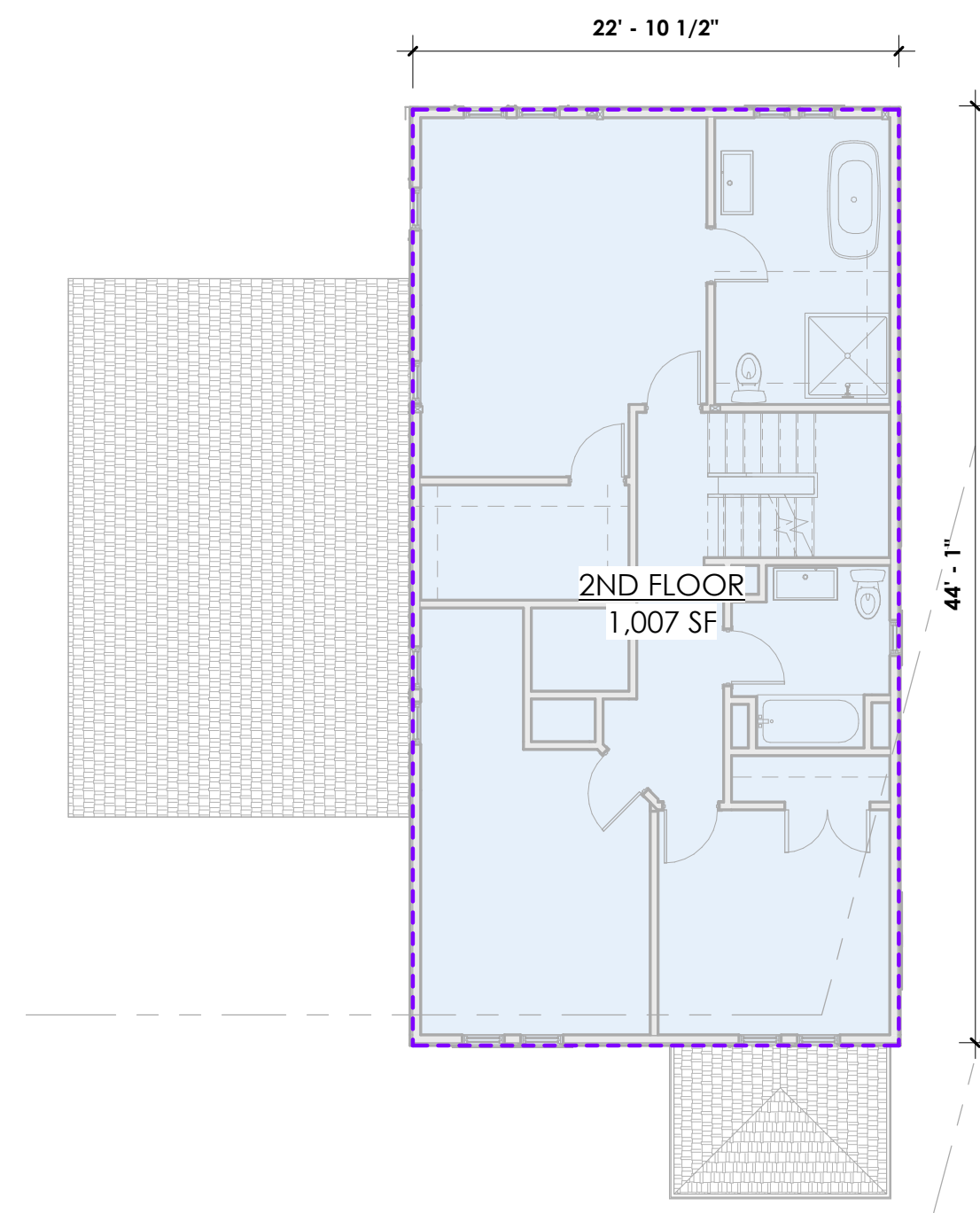
FOR REFERENCE ONLY



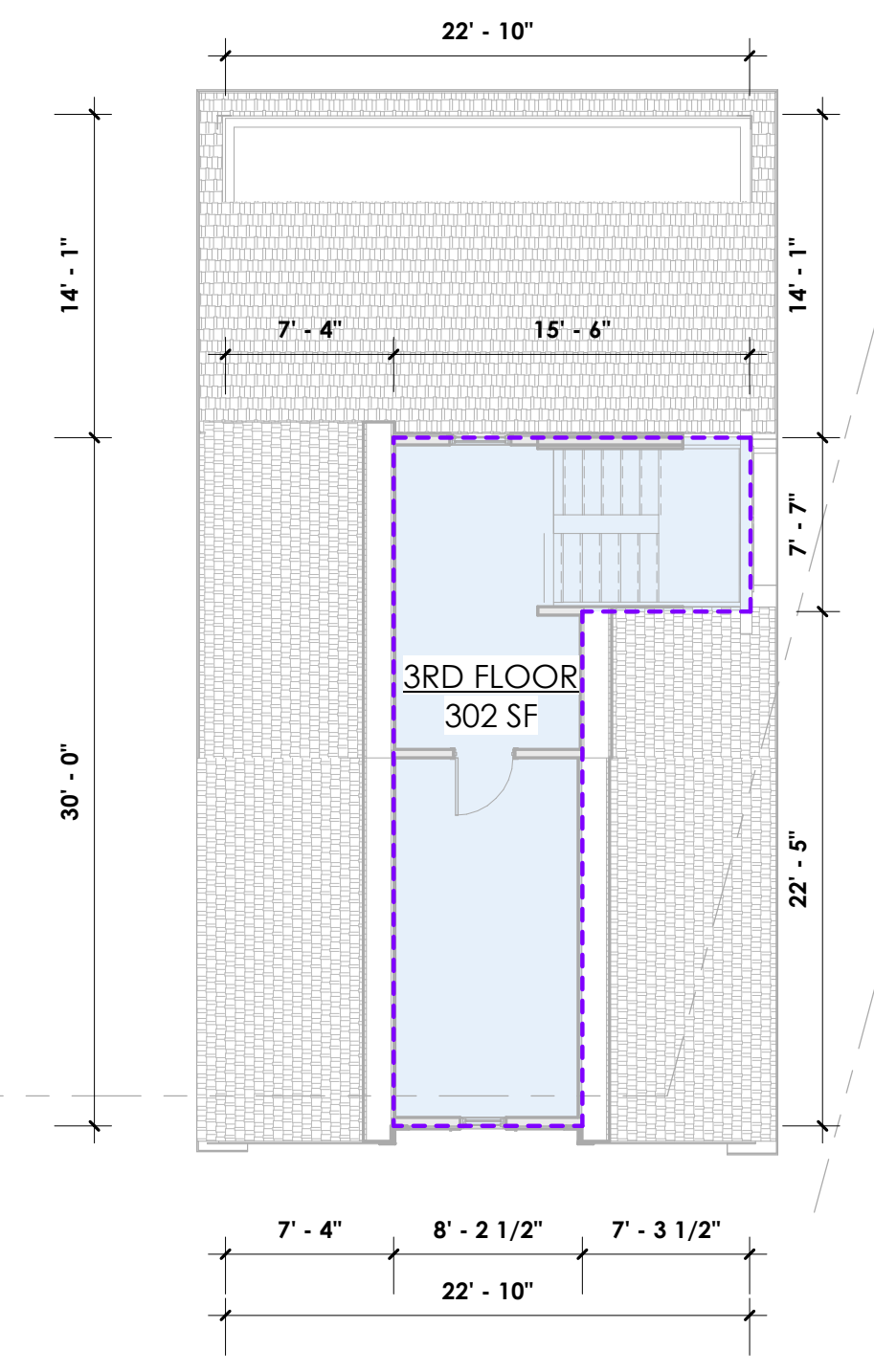
1 EXISTING BASEMENT
1/8" = 1'-0"



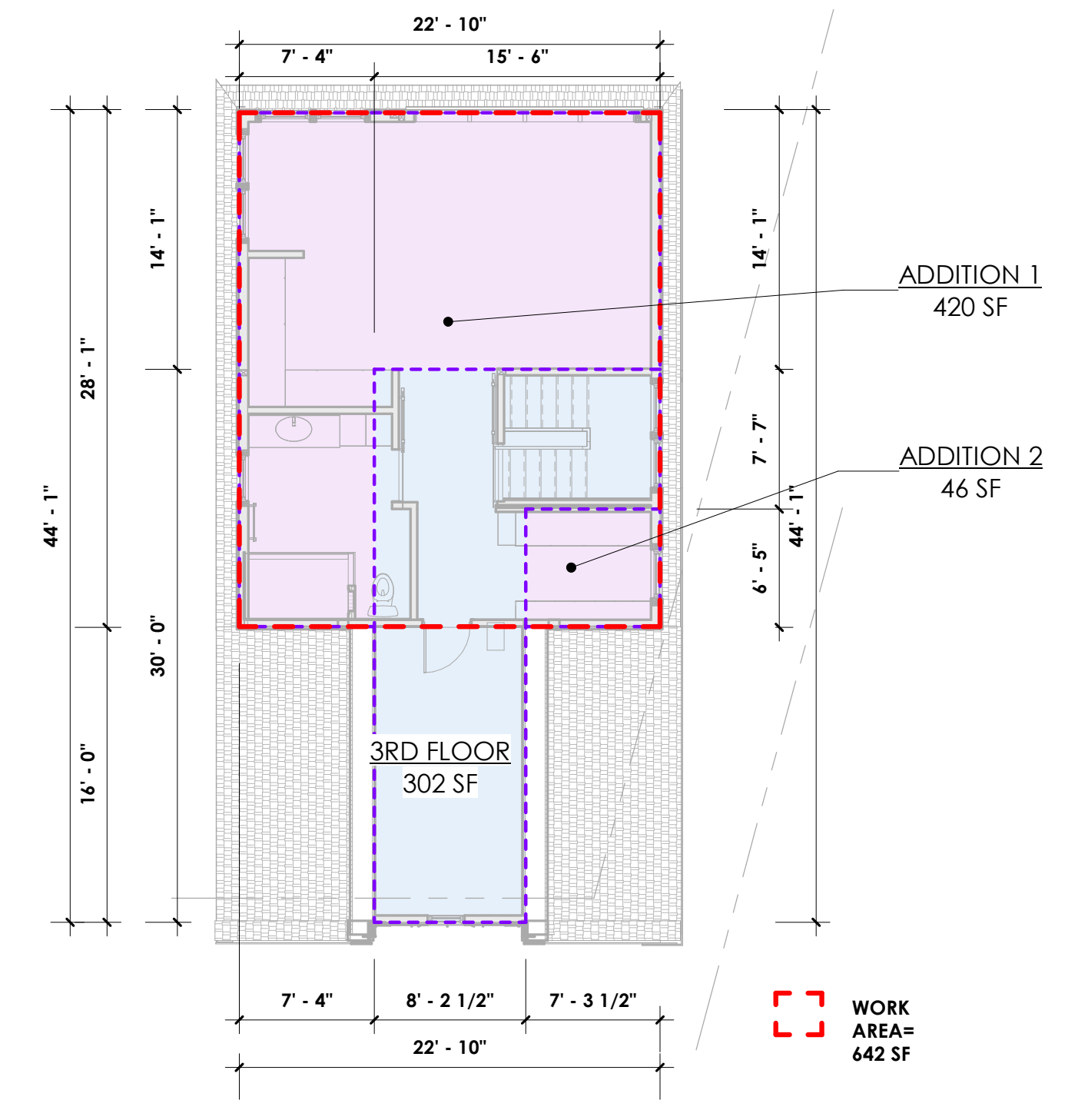
2 EXISTING 1ST FLOOR
1/8" = 1'-0"



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



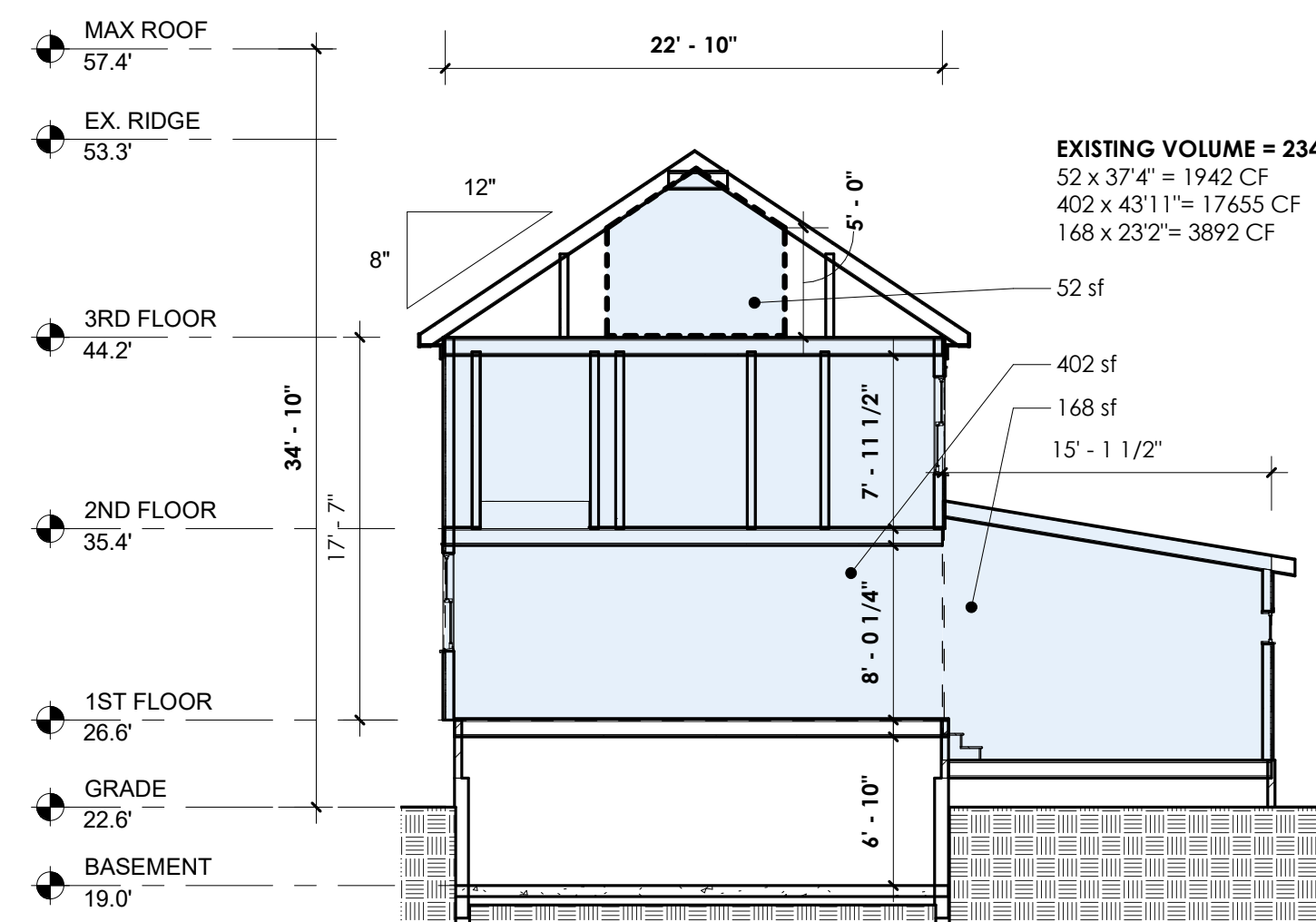
4A EXISTING 3RD FLOOR
1/8" = 1'-0"



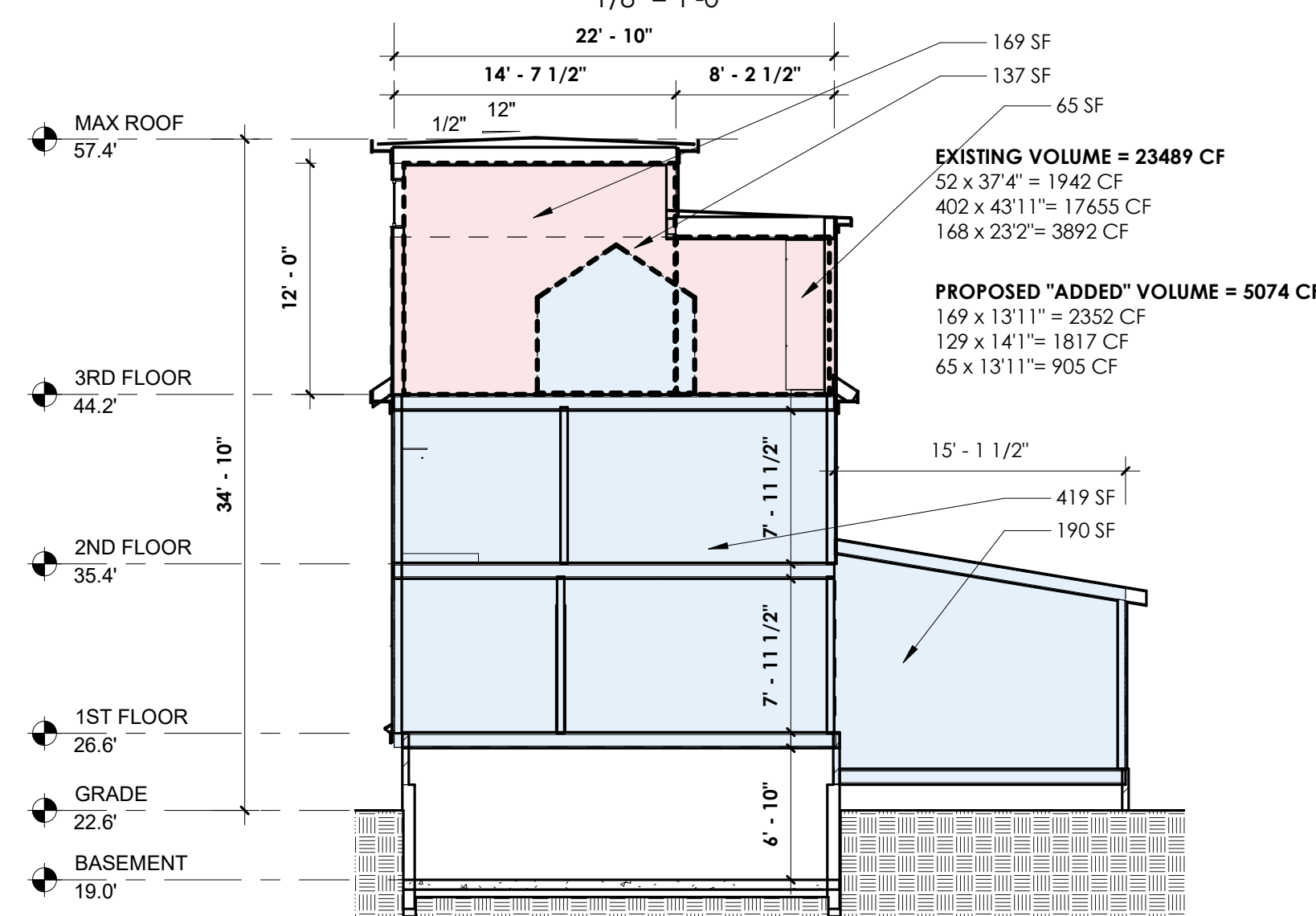
5 PROPOSED 3RD FLOOR
1/8" = 1'-0"



6 Proposed Zoning Site Plan
1/8" = 1'-0"



7 ZONING - CROSS-SECTION AT EXISTING ROOF
1/8" = 1'-0"



8 ZONING - CROSS-SECTION AT PROPOSED
1/8" = 1'-0"

DIMENSIONAL FORM
37 BELLS CIRCLE

ORDINANCE	EXISTING	PROPOSED
USE:	1-FAMILY	UNCHANGED
DISTRICT:	RES B	UNCHANGED
LOT SIZE:	5,000 SF	UNCHANGED
FRONTAGE:	50'(MIN.)	UNCHANGED
GFA:	3,275 SF	3,204 SF
FAR:	0.45	0.45
LOT AREA/DWELLING UNIT:	2,500; 4,000	7,216
DWELLING UNITS:	2	1
BUILDING FRONT SETBACK:	15' (MIN.)	1.2'
BUILDING LEFT SIDE SETBACK:	7.5' MIN. SUM OF 20'	30.2'
BUILDING RIGHT SIDE SETBACK:	7.5' MIN. SUM OF 20'	3.5'
BUILDING REAR SETBACK:	25'(35' MAX.)	35.6'
HEIGHT:	35' MAX.	30'-3"
PRIVATE OPEN SPACE:	20% MIN.	53%
PERMEABLE OPEN SPACE:	40%	65%
PARKING SPACES:	0	2

EXISTING GFA

1ST FLOOR	1,355 SF
PORCH	73 SF
2ND FLOOR	1,007 SF
3RD FLOOR	302 SF
EXISTING GFA	2,737 SF

NEW GFA

ADDITION 1	420 SF
ADDITION 2	46 SF
NEW GFA	467 SF
TOTAL PROPOSED GFA:	3,203 SF

Allowable GFA:
7,216 = Lot Area
5,000 x .5 = 2,500
2,216 x .35 = 775
Allowable GFA: 3,275

Lot Area/D.U.:
5,000/2500 = 2
2,216/4000 = 0
Allowable DU: 2

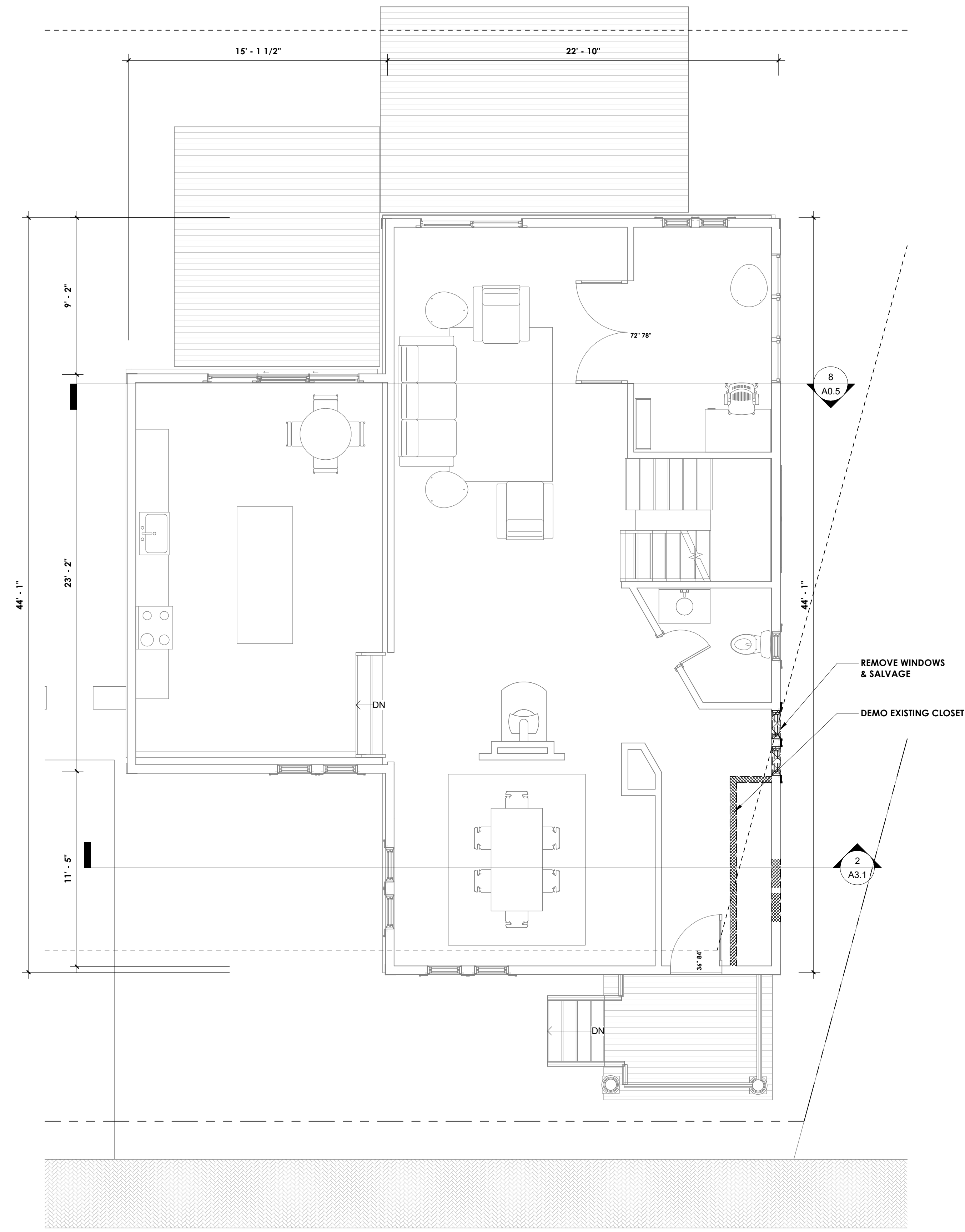
Area Calculations:
NEW GFA/EXISTING GFA = 467/2737 = 17.0%

RELIEF REQUESTED FOR ADDITION >10% AREA

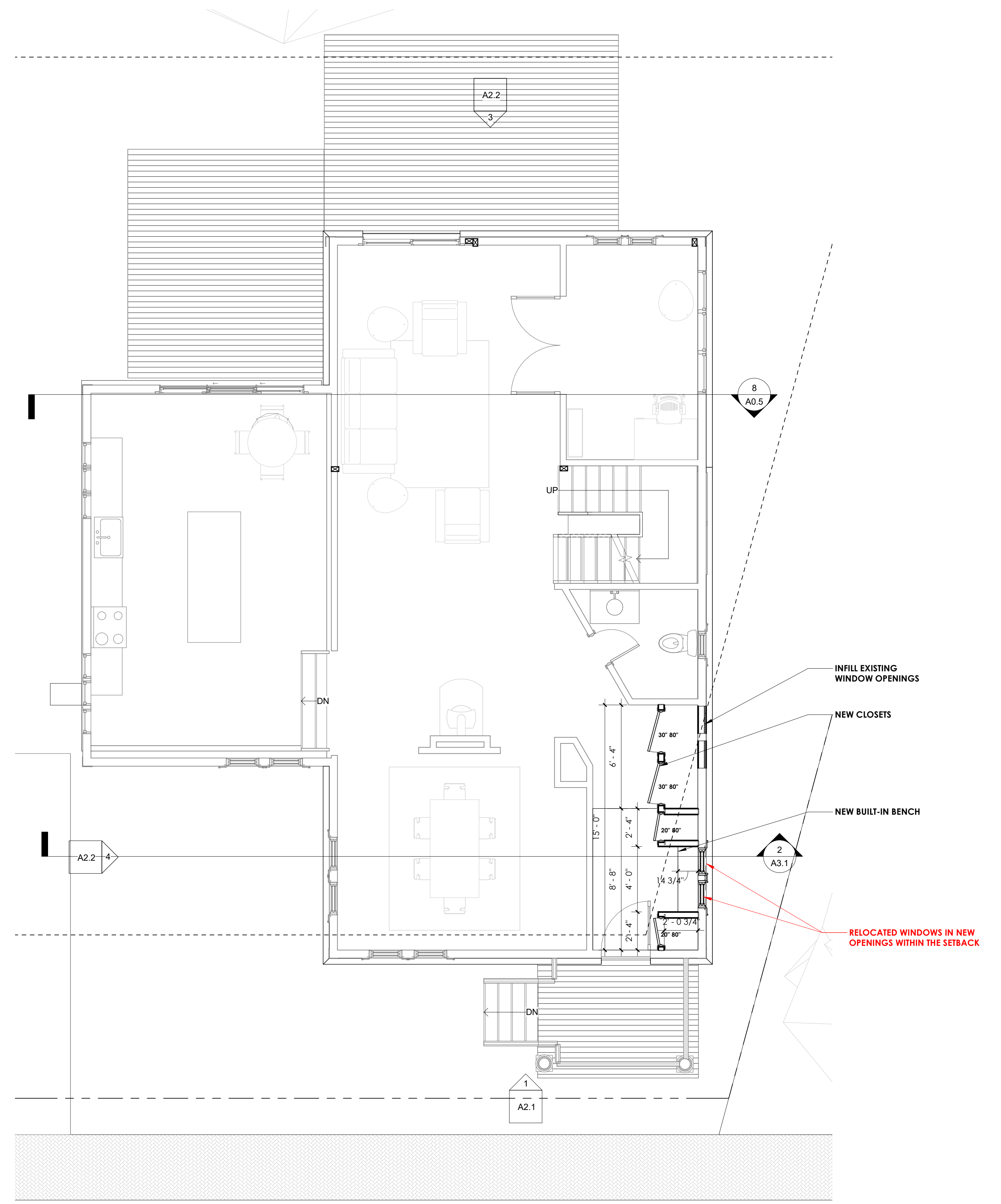
Volume Calculations:
NEW VOLUME/EXISTING VOLUME = 5074/23849 = 21.3%

RELIEF REQUESTED FOR VOLUME >10% AREA

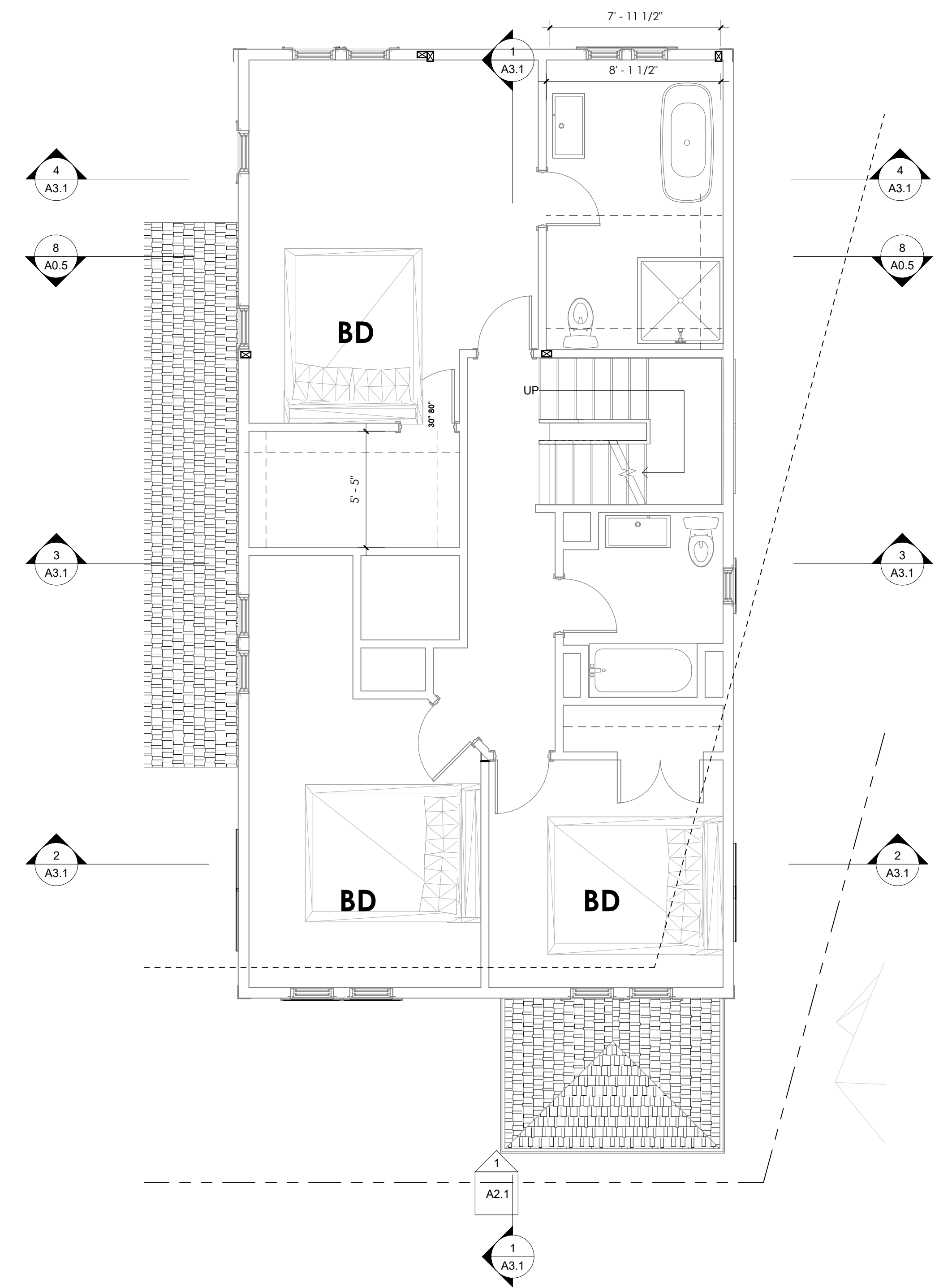
Open Space:
7,216 = Lot Area
3,846/7,216 = 53% Private Open Space
4,737/7,216 = 65% Permeable Open Space



1 EXISTING 1ST FLOOR
1/4" = 1'-0"

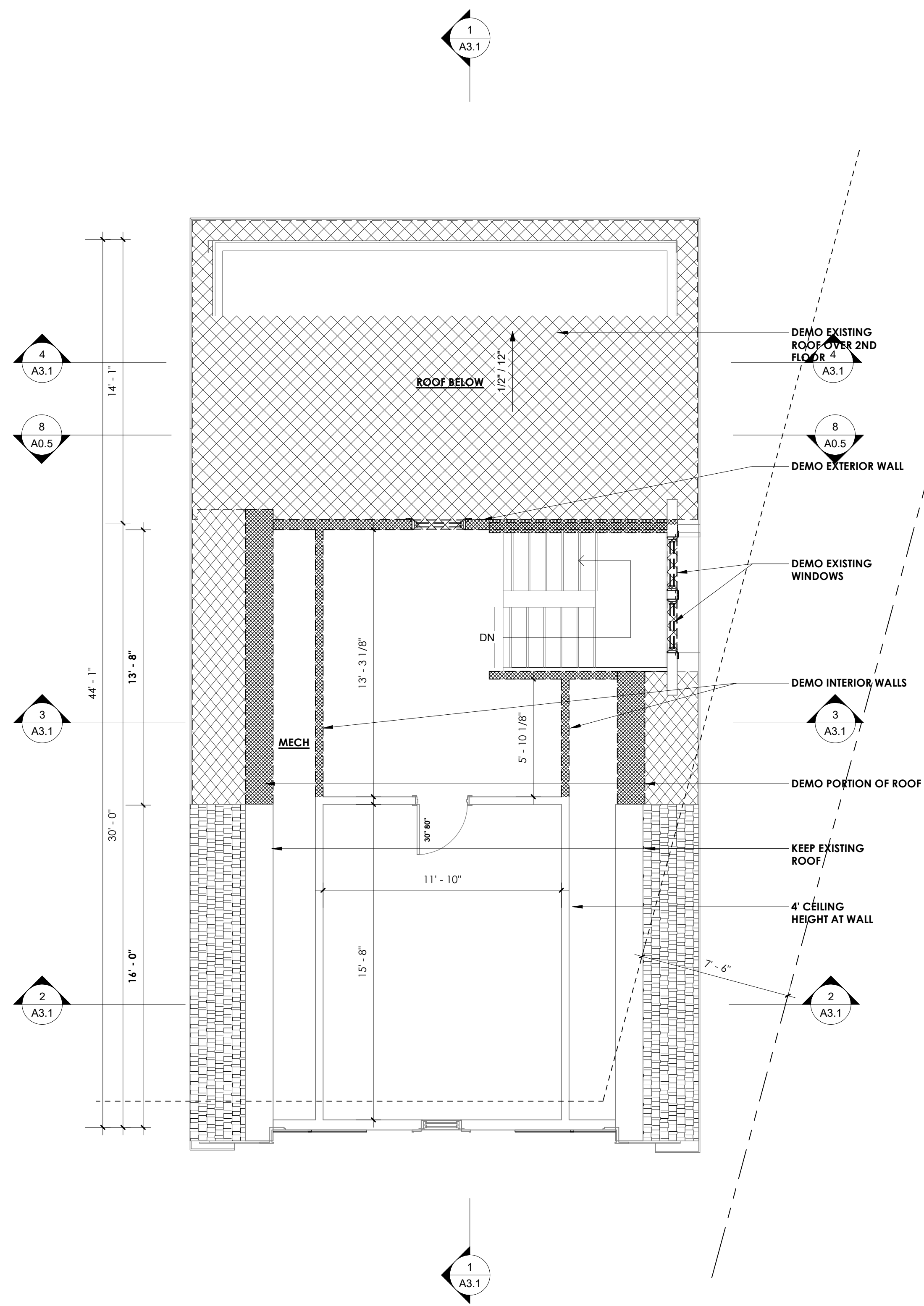


2 PROPOSED 1ST FLOOR
1/4" = 1'-0"

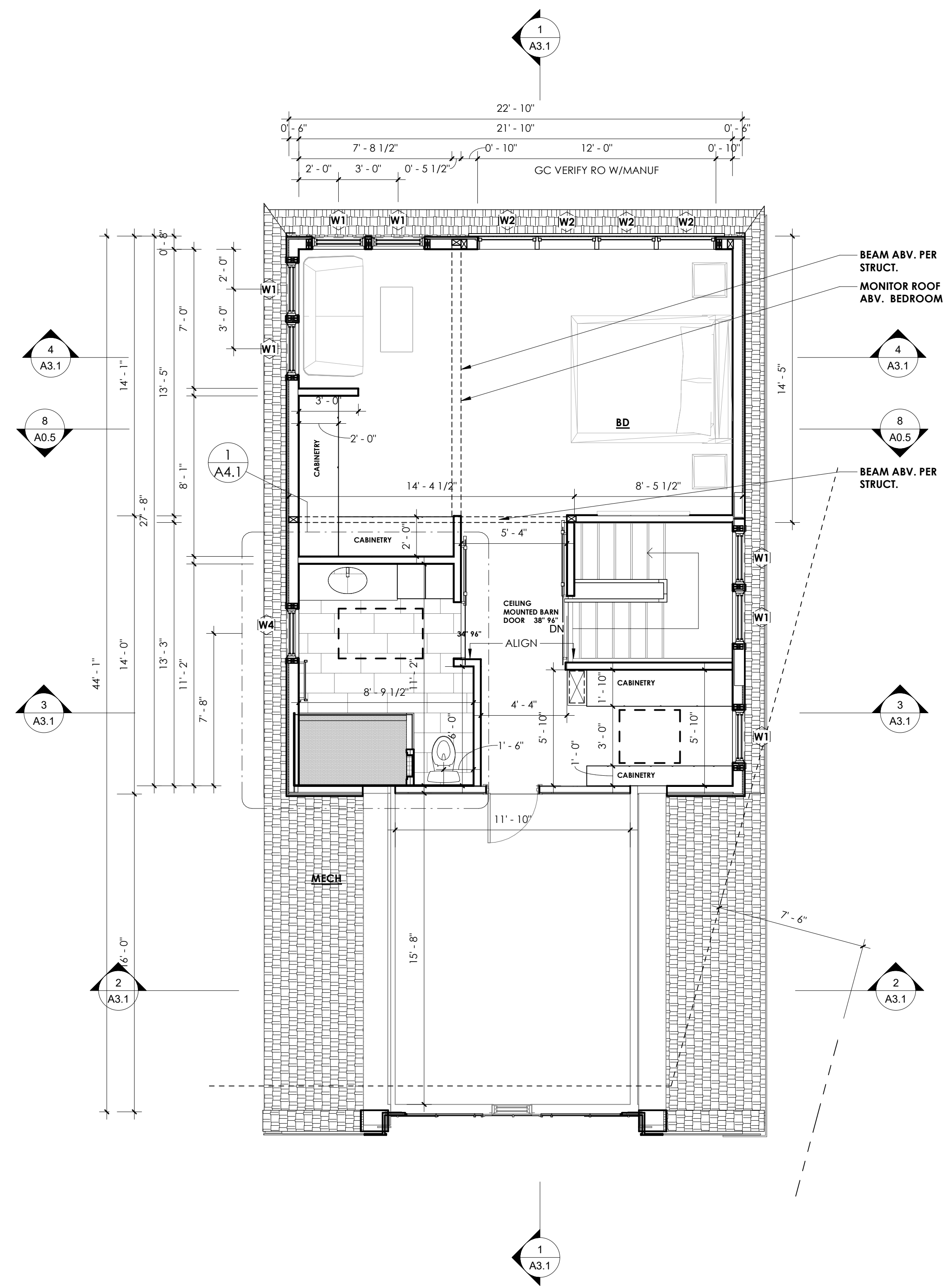


NOTE: NO WORK PROPOSED ON 2ND FLOOR

1 EXISTING/PROPOSED 2ND FLOOR
1/4" = 1'-0"



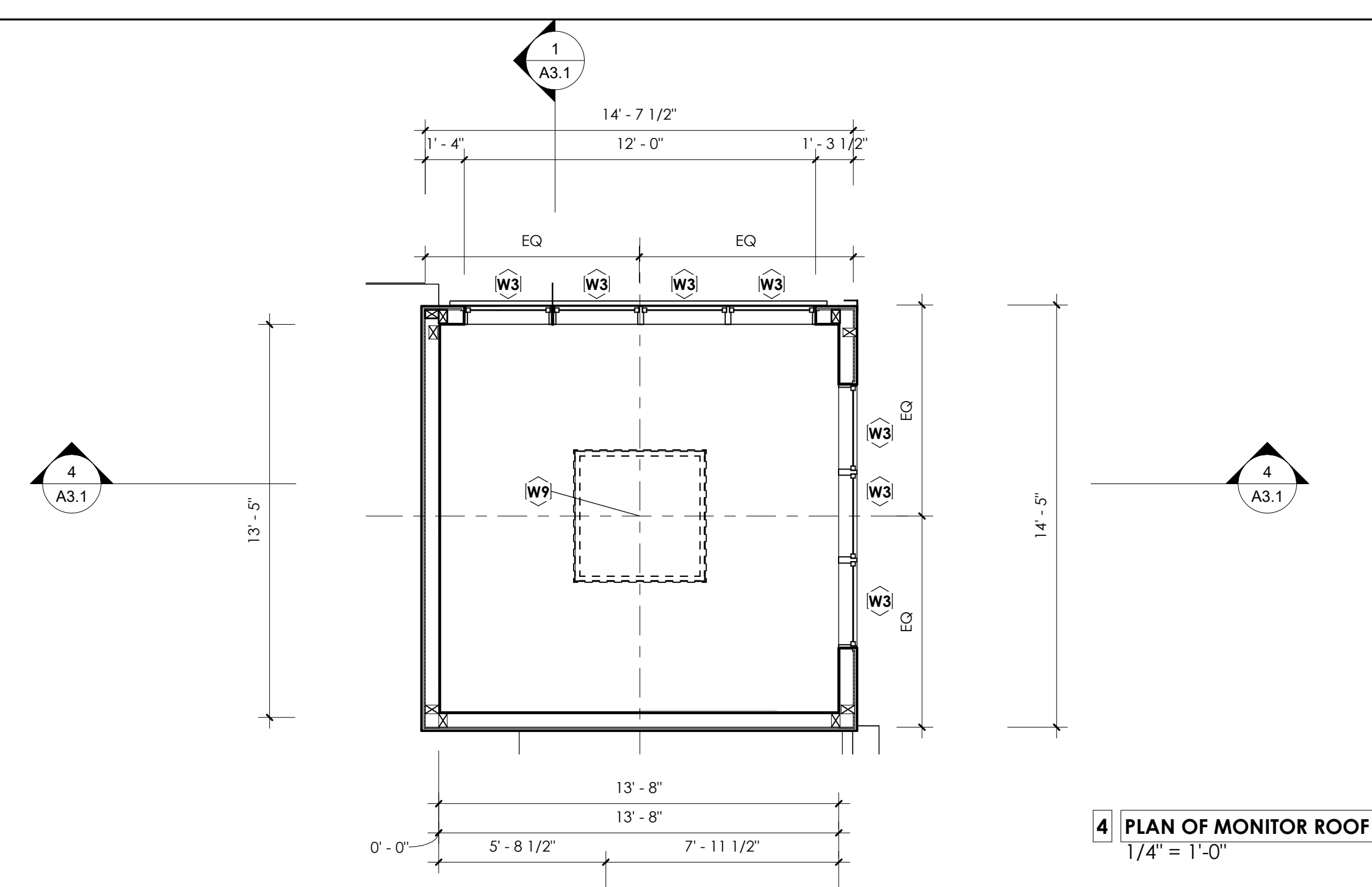
1 EXISTING 3RD FLOOR
1/4" = 1'-0"



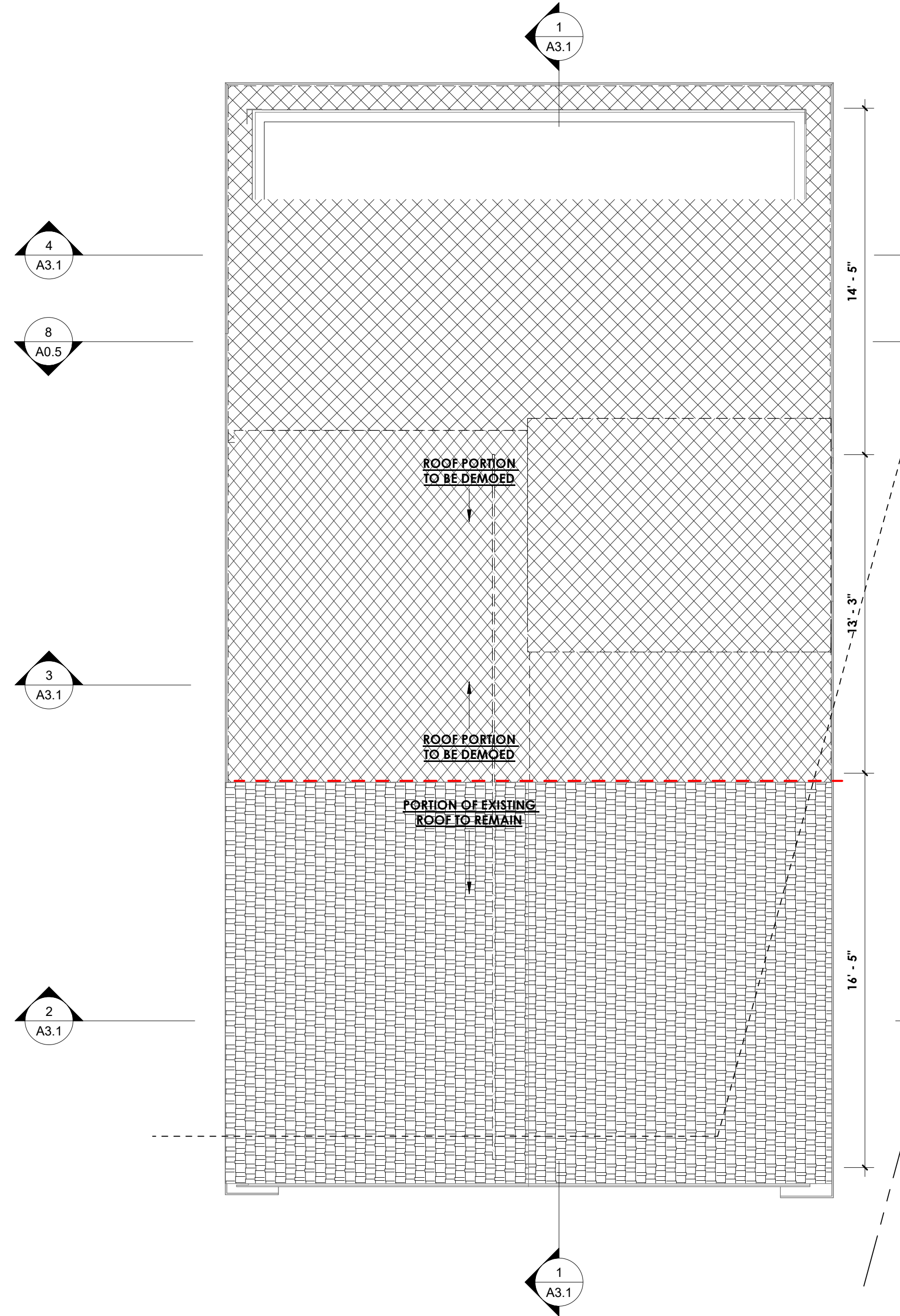
2 PROPOSED 3RD FLOOR
1/4" = 1'-0"

WINDOW SCHEDULE					
Window Desc.	Type Mark	Width	Height	Count	Notes
CLAD DOUBLE-HUNG	W1	2' - 8"	4' - 10"	7	Match 2nd floor window size
SLIDING DOORS	W2	3' - 0"	6' - 8"	4	12' R.O. 6' OPERABLE
CLAD FIXED	W3	3' - 0"	2' - 6"	7	WINDOWS OVER SLIDING DOORS
CLAD DOUBLE-HUNG	W4	2' - 6"	4' - 10"	1	
EXISTING WINDOWS	W5	1' - 8"	4' - 6"	2	Relocate Existing Windows
FIXED OR OPERABLE SKYLIGHT	W8	2' - 6 1/2"	3' - 6 1/2"	2	
FIXED OR OPERABLE SKYLIGHT	W9	4' - 6 1/2"	4' - 6 1/2"	1	

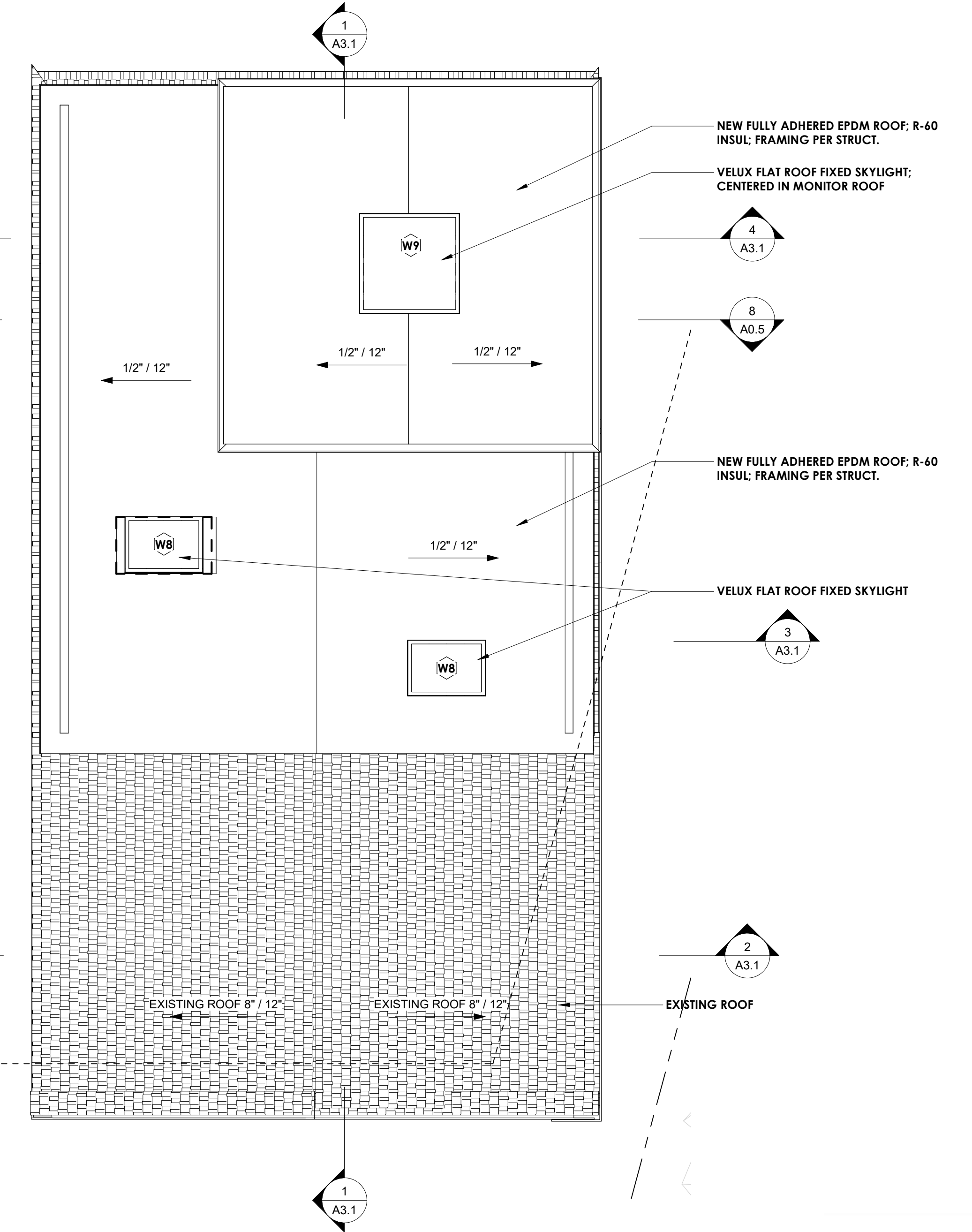
24



4 PLAN OF MONITOR ROOF
1/4" = 1'-0"



1 EXISTING ROOF
1/4" = 1'-0"

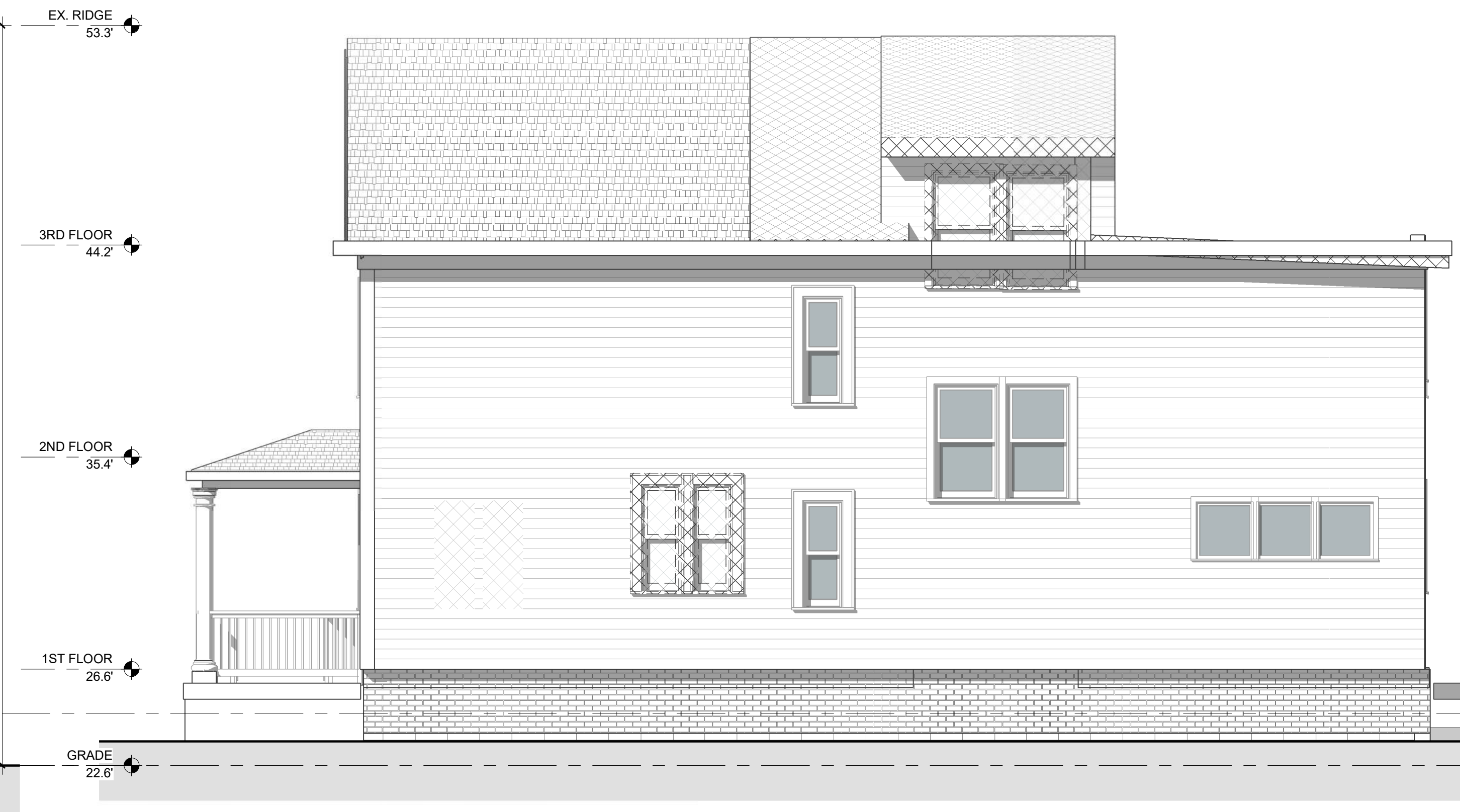


3 PROPOSED ROOF
1/4" = 1'-0"

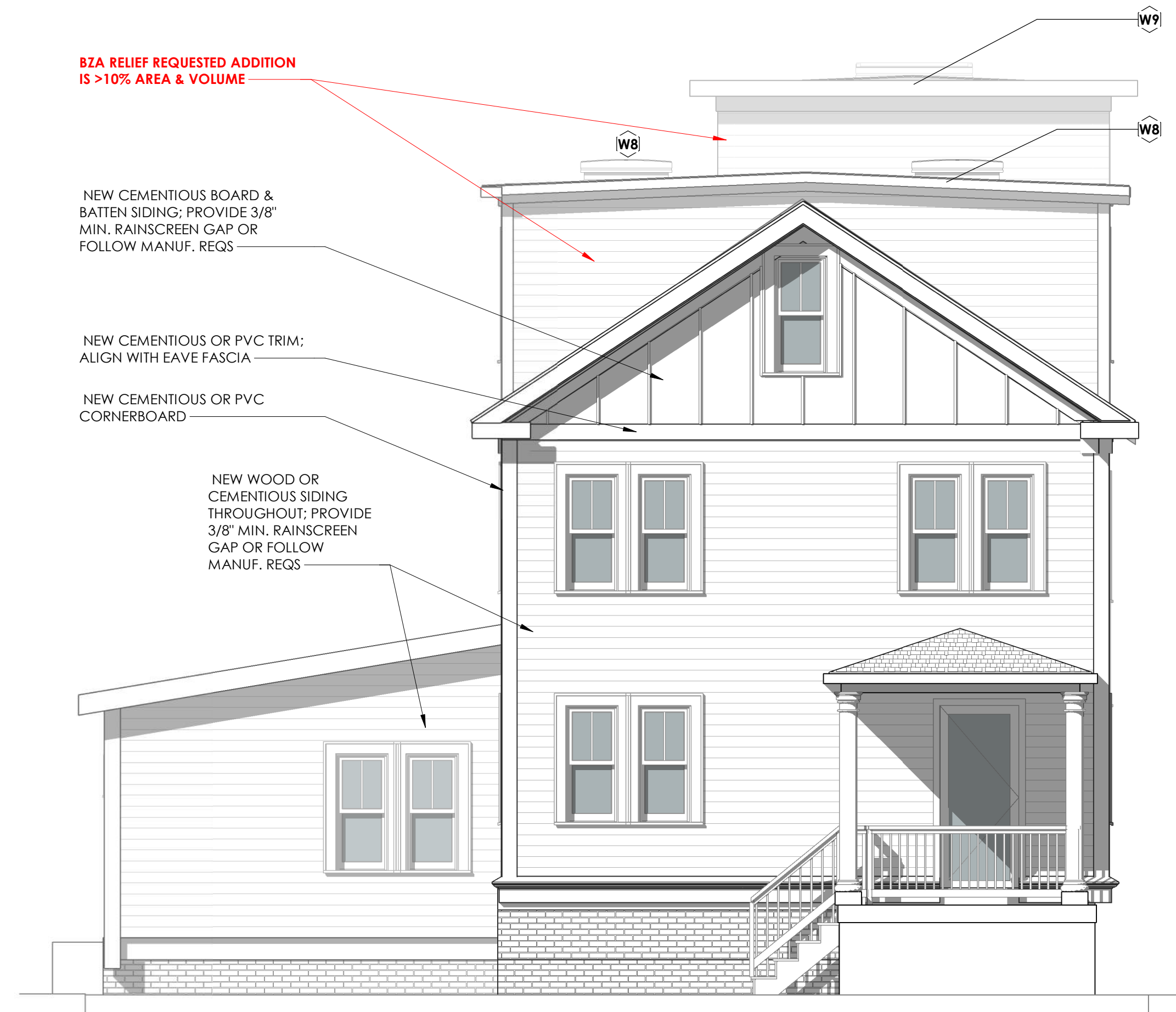
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Window Desc.	Type Mark	Width	Height	Count	Notes
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FIXED OR OPERABLE SKYLIGHT	W9	4' - 6 1/2"	4' - 6 1/2"	1	
				24	



2 EXISTING FRONT ELEVATION
1/4" = 1'-0"



3 EXISTING RIGHT SIDE ELEVATION
1/4" = 1'-0"



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

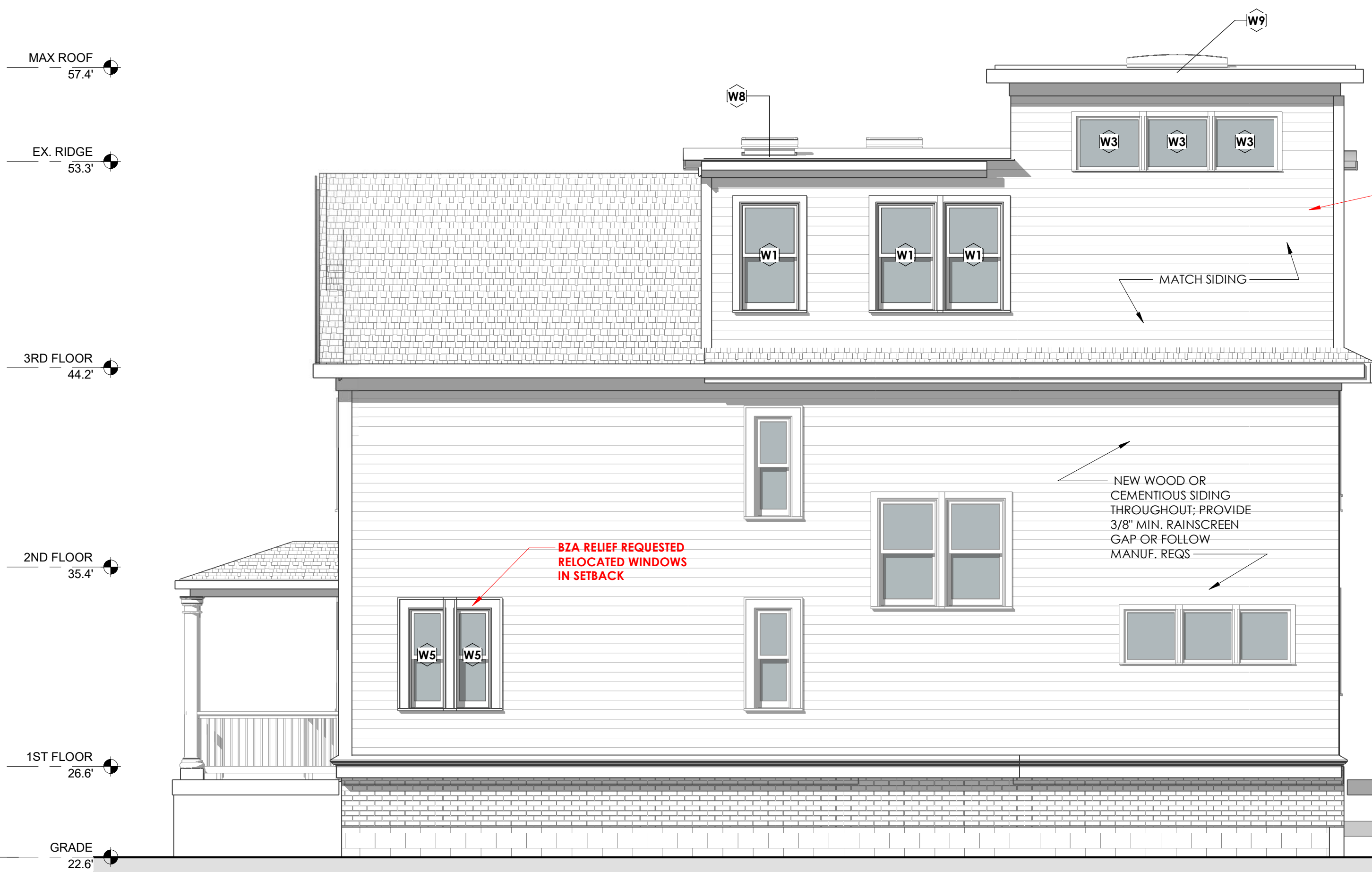
BZA RELIEF REQUESTED ADDITION IS >10% AREA & VOLUME

NEW CEMENTIOUS BOARD & BATTEN SIDING; PROVIDE 3/8" MIN. RAINSCREEN GAP OR FOLLOW MANUF. REQS

NEW CEMENTIOUS OR PVC TRIM; ALIGN WITH EAVE FASCIA

NEW CEMENTIOUS OR PVC CORNERBOARD

NEW WOOD OR CEMENTIOUS SIDING THROUGHOUT; PROVIDE 3/8" MIN. RAINSCREEN GAP OR FOLLOW MANUF. REQS



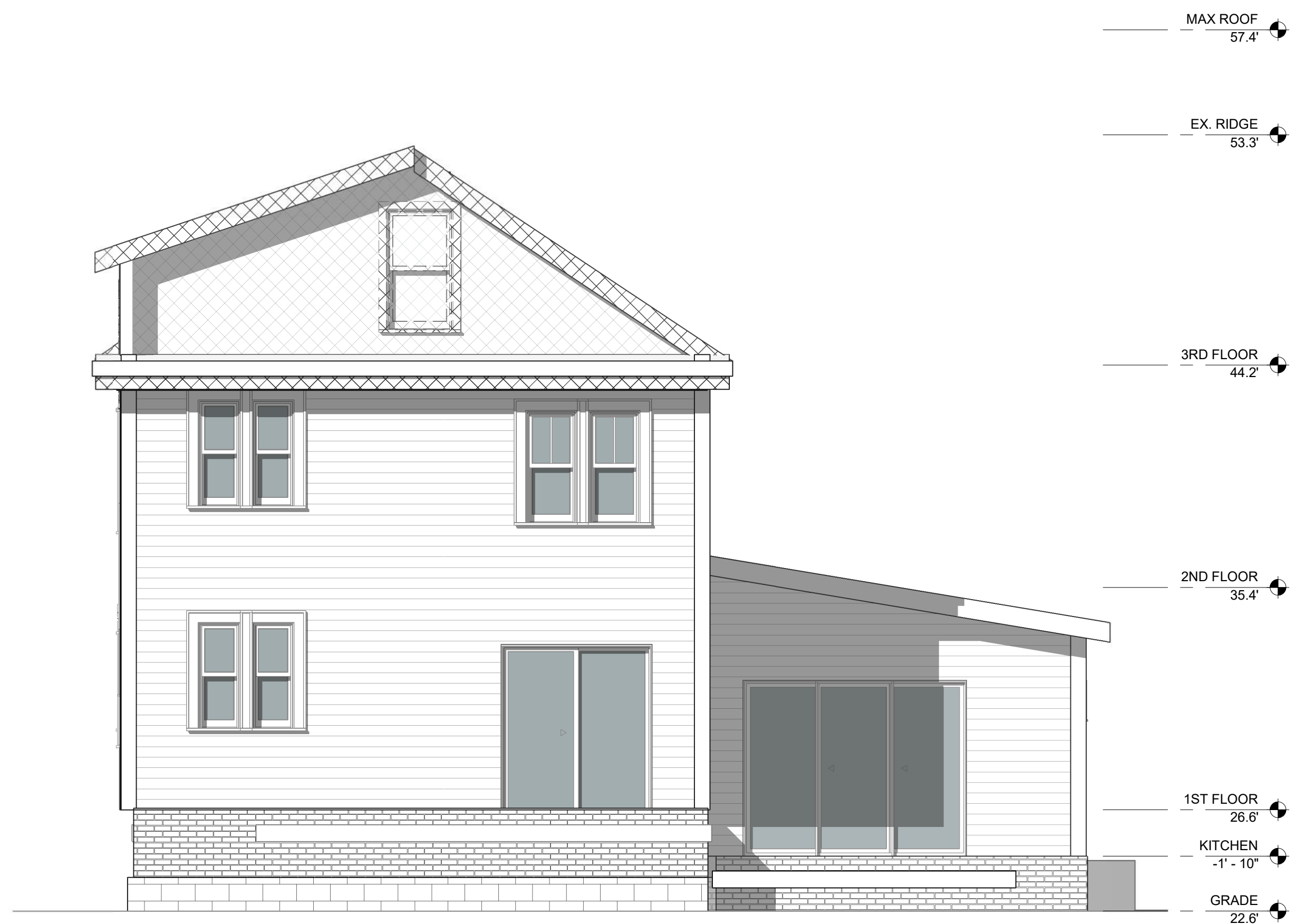
4 PROPOSED RIGHT SIDE ELEVATION
1/4" = 1'-0"

BZA RELIEF REQUESTED RELOCATED WINDOWS IN SETBACK

NEW WOOD OR CEMENTIOUS SIDING THROUGHOUT; PROVIDE 3/8" MIN. RAINSCREEN GAP OR FOLLOW MANUF. REQS

BZA RELIEF REQUESTED ADDITION IS >10% AREA & VOLUME

NOTE: WINDOW EGRESS & TEMPERING REQUIREMENTS TO MEET OR EXCEED MA STATE BUILDING CODE



3 EXISTING REAR ELEVATION
1/4" = 1'-0"



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



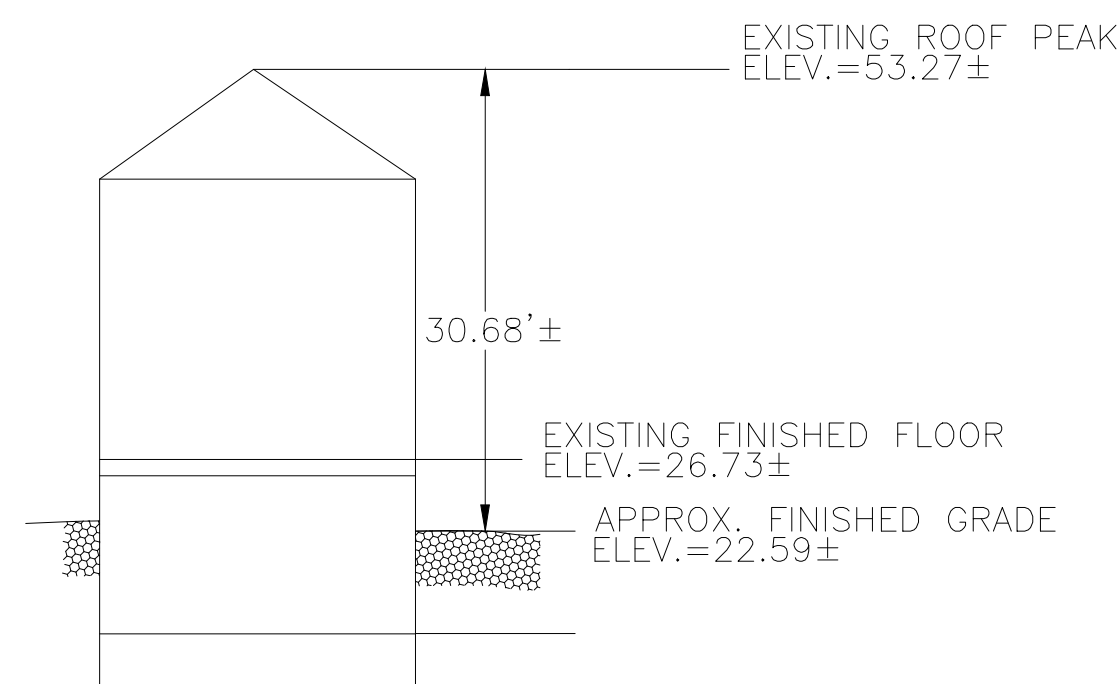
1 REAR ELEVATION
1/4" = 1'-0"



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

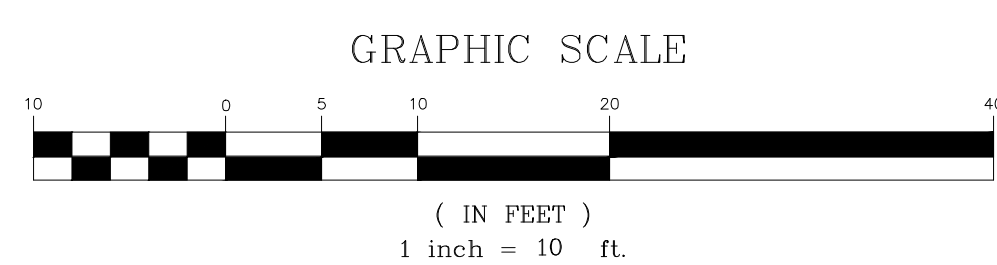
NOTES:

1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 7/18/2022.
2. DEED REFERENCE: BOOK 60456, PAGE 335
PLAN REFERENCE 1: PLAN 369 OF 2015
PLAN REFERENCE 2: PLAN 239 OF 1948
PLAN REFERENCE 3: PLAN 844 OF 1988
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 A CITY OF CABRIDGE DATUM.



EXISTING PROFILE
NOT TO SCALE

LEGEND	
[Symbol]	BOUND
[Symbol]	IRON PIN/PIPE
[Symbol]	WOOD POST
[Symbol]	TREE
[Symbol]	TREE STUMP
[Symbol]	SHRUBS/FLOWERS
[Symbol]	SIGN
[Symbol]	BOLLARD
[Symbol]	SEWER MANHOLE
[Symbol]	DRAIN MANHOLE
[Symbol]	CATCH BASIN
[Symbol]	WATER MANHOLE
[Symbol]	WATER VALVE
[Symbol]	HYDRANT
[Symbol]	GAS VALVE
[Symbol]	ELECTRIC MANHOLE
[Symbol]	ELECTRIC HANDHOLE
[Symbol]	UTILITY POLE
[Symbol]	LIGHT POLE
[Symbol]	MANHOLE
[Symbol]	SPOT GRADE
[Symbol]	TOP OF WALL
[Symbol]	BOTTOM OF WALL
[Symbol]	EXISTING BUILDING
[Symbol]	RETAINING WALL
[Symbol]	STONE WALL
[Symbol]	FENCE
[Symbol]	TREE LINE
[Symbol]	SEWER LINE
[Symbol]	DRAIN LINE
[Symbol]	WATER LINE
[Symbol]	GAS LINE
[Symbol]	UNDERGROUND ELECTRIC LINE
[Symbol]	OVERHEAD WIRES
[Symbol]	CONTOUR LINE (MUR)
[Symbol]	CONTOUR LINE (MNR)

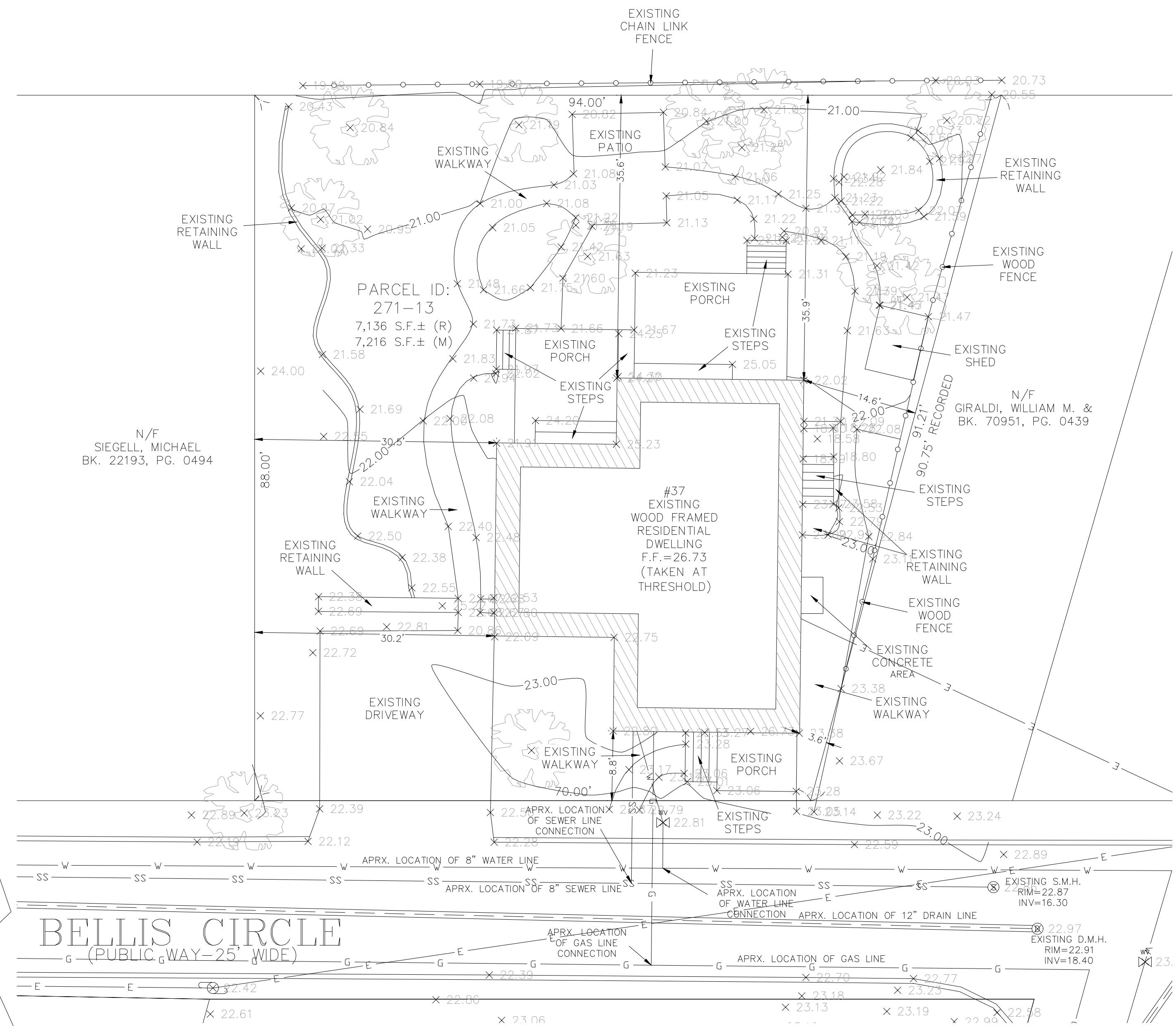
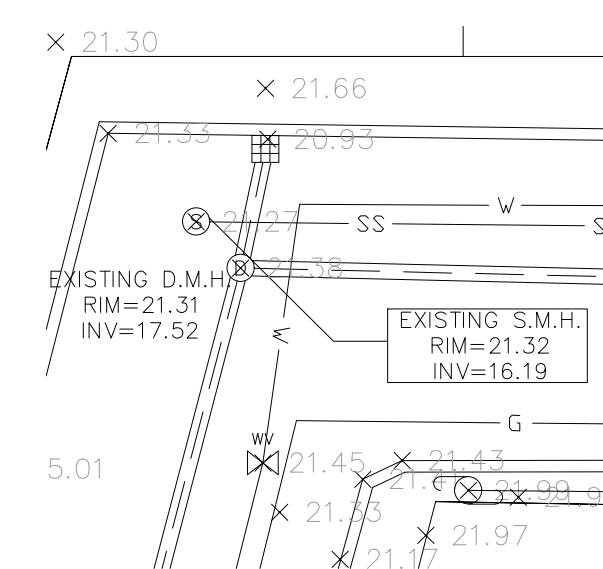


FLOOD ELEVATION (CAMBRIDGE FLOODVIEWER 2022)
CAMBRIDGE CITY BASE (FT-CBB) DATUM

Address: 37 Bellis Cir

Ground Elevation Min:	19.9 ft-CBB
Ground Elevation Max:	23.7 ft-CBB
2070 - 1% - SLR/SS	N/A
2070 - 1% - Precip	22.8
2070 - 10% - SLR/SS	N/A
2070 - 10% - Precip	N/A
2030 - 1% - Precip	22.8
2030 - 10% - Precip	N/A
Present Day - 1% - Precip	22.7
Present Day - 10% - Precip	N/A
FEMA 500-Year	N/A
FEMA 100-Year	N/A
1% - LTFE	22.8
10% - LTFE	N/A

Selected Map-Lot: 271-13
Selected Address: 37 Bellis Cir



SCALE 1"=10'			
DATE 8/26/2022	REV	DATE	REVISION
SHEET 1			
PLAN NO. 1 OF 1	37 BELLIS CIRCLE CAMBRIDGE MASSACHUSETTS		
CLIENT:	EXISTING CONDITION PLAN OF LAND		
DRAWN BY D.O.K			
CHKD BY P.J.N			
APPD BY P.J.N			
	PETER NOLAN & ASSOCIATES LLC LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS 80 JEWETT STREET, NEWTON, MA. SUITE 1 PHONE: 857 891 7478 EMAIL: pnolan@pnasurveyors.com		
	SHEET NO. 1		

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Pacheco, Maria

From: William Girdali <wgirdali@hotmail.com>
Sent: Wednesday, June 19, 2024 9:56 AM
To: Pacheco, Maria
Subject: Support for Proposed Renovation of 37 Bellis Circle

Hello to the Cambridge Board of Zoning Appeals,

I write today in support of the application by our neighbors Roger Berry and Sonia Perez Villanueva for their house on 37 Bellis Circle. The proposed renovation will augment a lovely structure that at the moment is unfinished on the third floor. Their proposal does not extend the boundaries of their house and therefore does not impact any of the existing setbacks. The proposed addition will also nicely integrate the back portion of the existing third floor. As their immediate neighbors, we are excited about these changes. We hope that you and your colleagues at the BZA will approve this application.

Sincerely,

William Girdali

39 Bellis Circle

William Girdali
www.wgirdali.com

Pacheco, Maria

From: michael siegell <michaelsiegell@yahoo.com>
Sent: Wednesday, June 19, 2024 9:58 AM
To: Pacheco, Maria
Subject: BZA Proposal for 37 Bellis Circle Renovation
Attachments: Roger Letter.docx

Good Morning,

Please find attached a letter of support for the proposed renovation of 37 Bellis Circle which is scheduled to appear before BZA.

Many thanks,

Michael Siegell and Lakshmi Mudunuri

Michael Siegell, Ph.D.
33 Bellis Circle
Cambridge, MA 02140
Mobile 617 304-4582
WhatsApp 617 304-4582

33 Bellis Circle
Cambridge, MA 02140

To: BZA

Re: 37 Bellis Circle Request

June 19, 2024

Greetings,

We have lived at 33 Bellis Circle for more than 30 years and are direct abutters of the property owners of 37 Bellis Circle who are requesting zoning relief for construction on their property. Roger Berry and Sonia Perez Villaneuva have consulted us as direct abutters about their proposal and we are in full support of their building proposal and plans and feel that they would fit in perfectly with our small street and larger neighborhood. In their proposal -which they have shared with other neighbors as well in detail- we can plainly assert that it is quite in character and in dimensions with nearby homes and will not only enhance their own home but will also have a positive impact on our neighborhood.

We urge you to approve of their request as we do.

Respectfully,

Michael Siegell and Lakshmi Mudunuri

Pacheco, Maria

From: Judy Hunt <judyhunt49@gmail.com>
Sent: Monday, June 17, 2024 6:27 PM
To: Pacheco, Maria
Subject: 37 Bellis Circle

Dear Cambridge Board of Zoning Appeals,

We are writing in support of the application of our neighbors Roger Berry and Sonia Perez Villanueva for their house on 37 Bellis Circle.

The proposed renovation does not extend the boundaries of this house and therefore will not impact any existing setbacks. The proposed additions will integrate the back portion of the existing third floor and will present a more integrated facade to those viewing the home from Danehy Park.

We hope that you and your colleagues at the BZA will approve this application.

Sincerely,

Judy Hunt
Ellen Loring

40 Bellis Circle
Cambridge, MA. 02140

37 Bellis Circle

Petitioner

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

271-29
LORING, ELLEN G.
C/O LORING, WOLCOTT & COOLIDGE
230 CONGRESS ST
BOSTON, MA 02110

LIGHTBOX ARCHITECTURE
C/O LEVI TOFIAS
30 BELLIS CIRCLE
CAMBRIDGE, MA 02140

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

264-102 / 271-44
CAMBRIDGE CITY OF PWD
147 HAMPSHIRE ST
CAMBRIDGE, MA 02139