



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2024 MAY 30 PM 1:21

OFFICE OF THE CITY CLERK
CITY OF CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 272790

General Information

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

Special Permit: X Variance: Appeal:

PETITIONER: Rafael Jaramillo and Margo Levine C/O Alison Hammer, Architect

PETITIONER'S ADDRESS: 110 Cedar Street, Newton, MA 02459

LOCATION OF PROPERTY: 63-65 RESERVOIR ST , Unit 63 , Cambridge, MA

TYPE OF OCCUPANCY: CONDOMINIUM **ZONING DISTRICT:** Residence B Zone

REASON FOR PETITION:

/Additions/

DESCRIPTION OF PETITIONER'S PROPOSAL:

Two small second floor additions which further increase the nonconforming GFA in a preexisting nonconforming two-family condominium structure.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000 Section: 5.31 (Table of Dimensional Requirements).
Article: 8.000 Section: 8.22.2.d (Enlargement of Preexisting Nonconformity).
Article: 10.000 Section: 10.40 (Special Permits)

Original
Signature(s):

Margo Levine Rafael Jaramillo
(Petitioner (s) / Owner)

margo levine Rafael Jaramillo
(Print Name)

Address: _____
Tel. No. 617-733-5053
E-Mail Address: ahammer@hammerdesign.com

Date: 5/30/24

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 Margo Levine and Rafael Jaramillo
(OWNER)

Address: 63 Reservoir, Cambridge, MA 02138

State that I/We own the property located at 63 Reservoir, Cambridge, MA which is the subject of this zoning application.

The record title of this property is in the name of Margo Levine and Rafael Jaramillo

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

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

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

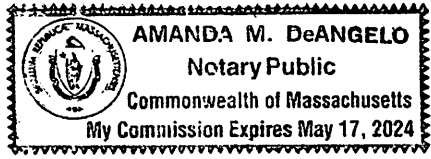
Commonwealth of Massachusetts, County of Middlesex

The above-name Rafael Jaramillo & Margo S. Levine personally appeared before me, this 9th of May, 2024, and made oath that the above statement is true.

Amanda M. DeAngelo
Notary

My commission expires May 17, 2024 (Notary Seal).

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



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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 63-65 RESERVOIR ST., Unit 63., 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:

Article 8.22.2.d of the Zoning Ordinance allows a special permit to be granted for increasing a preexisting dimensional nonconformity in a preexisting dimensionally nonconforming detached two-family dwelling, as long as there is no change in use, no new nonconformity created, and that the Board of Zoning Appeals finds that the increase is not substantially more detrimental to the neighborhood than the existing nonconforming structure. The proposed additions at 63 Reservoir Street which increase the existing GFA nonconformity on the lot, will only add minimal massing to existing nonconforming two-family home, and will not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

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 proposed additions at 63 Reservoir Street will be small additions to the second floor and architecturally contextual. The additions will not generate any new traffic, change patterns of access or egress, cause congestion hazard, or create a substantial change in the established neighborhood character. The proposed additions will allow the growing family of the owner-occupants to have sufficient space for their family and to remain in their neighborhood, in line with the established character of the neighborhood..

C) The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would not be adversely affected by the nature of the proposed use for the following reasons:

The proposed additions at 63 Reservoir Street will not adversely affect the continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance because they continue the existing two-family use on the lot and the two small additions are within the existing footprint of the house.

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 proposed additions at 63 Reservoir Street will not create nuisance or hazard to the detriment of the health, safety, and/or welfare of the occupant of the proposed use or the citizens of the City because the proposed additions will serve to slightly expand the living area of the existing unit, allowing the growing family of the owner-occupants to stay in their home. The existing two-family use on the lot will continue and the two small additions are within the existing footprint of the house.

E) For other reasons, the proposed use would not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this ordinance for the following reasons:

The proposed use will not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this ordinance because the existing two-family residential use of the structure will continue, and this use is contextual with the surrounding lots, structures, zoning district(s), and uses.

***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

DIMENSIONAL INFORMATION

Applicant: Rafael Jaramillo and Margo Levine
Location: 63-65 RESERVOIR ST., Unit 63., Cambridge, MA
Phone: 617-733-5053

Present Use/Occupancy: CONDOMINIUM
Zone: Residence B Zone
Requested Use/Occupancy: CONDOMINIUM

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		3,306	3,526	1,980	(max.)
<u>LOT AREA:</u>		3,960	3,960	5,000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		0.83	0.89	0.50	
<u>LOT AREA OF EACH DWELLING UNIT</u>		1,980	1,980	2,500	
<u>SIZE OF LOT:</u>	<u>WIDTH</u>	Var. 32.8 - 91.29	Var. 32.8 - 91.29	50	
	<u>DEPTH</u>	88	88	N/A	
<u>SETBACKS IN FEET:</u>	<u>FRONT</u>	4.74/6	4.74/6	15	
	<u>REAR</u>	N/A	N/A	N/A	
	<u>LEFT SIDE</u>	8	8	7.5/Sum of 20	
	<u>RIGHT SIDE</u>	19.9	19.9	7.5/Sum of 20	
<u>SIZE OF BUILDING:</u>	<u>HEIGHT</u>	31.1	31.1	35	
	<u>WIDTH</u>	61.1	61.1	N/A	
	<u>LENGTH</u>	35.9	35.9	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		41% (permeable only - no private)	41% (permeable only - no private)	40%	
<u>NO. OF DWELLING UNITS:</u>		2	2	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>		.6	.6	10	

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.:

Preexisting two car brick garage

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'.

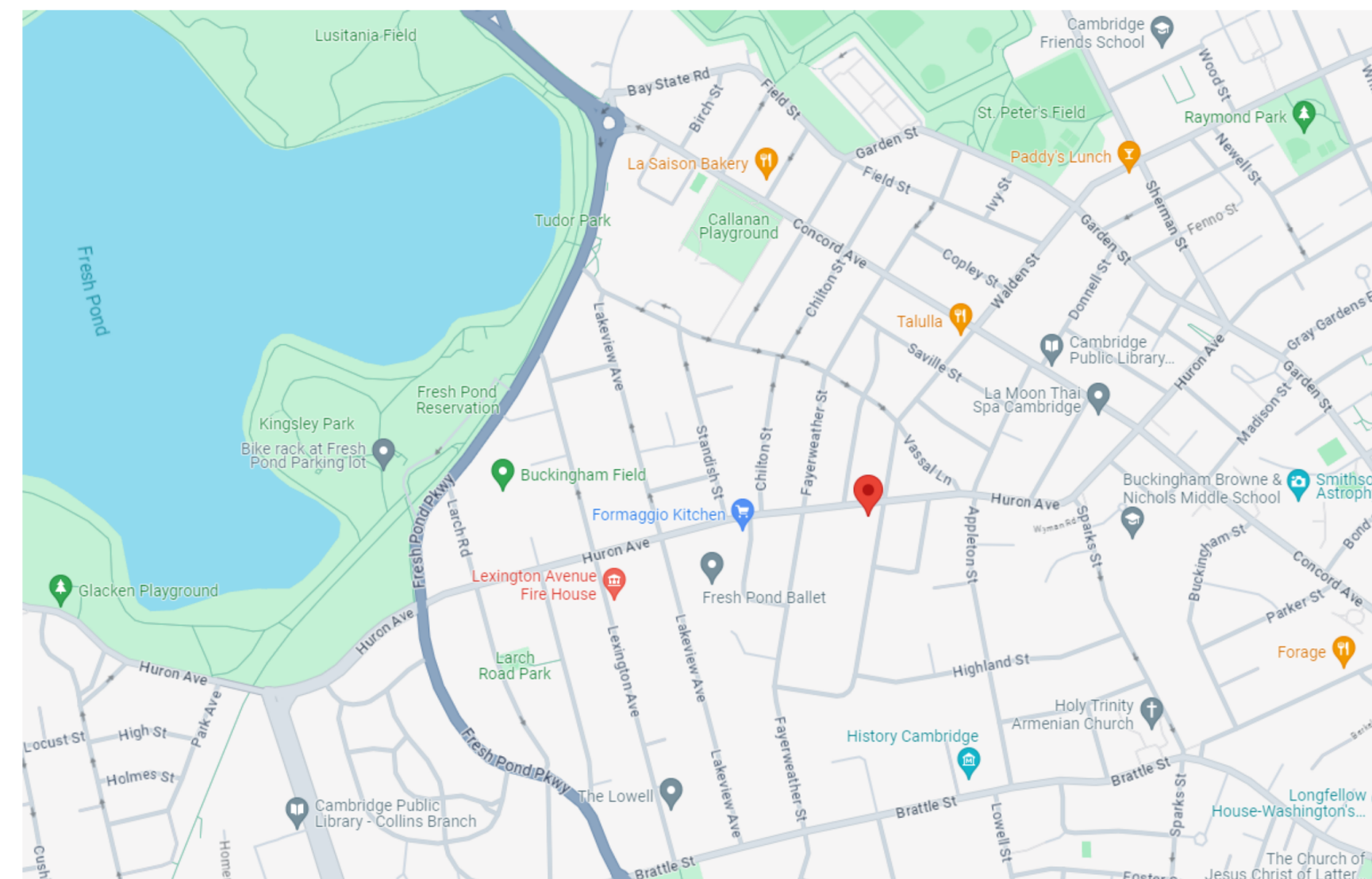
63 RESERVOIR STREET RESIDENCE

BZA PERMIT SET

DRAWING LIST

- A-000 COVER
- A-001 3D PERSPECTIVES
- A-002 SITE PHOTOS 01
- A-003 SITE PHOTOS 02
- A-004 ZONING COMPLIANCE
- A-100 2ND FLOOR PLAN DEMO AND PROPOSED
- A-101 3RD FLOOR PLAN DEMO AND PROPOSED
- A-102 ROOF PLAN DEMO AND PROPOSED
- A-200 FRONT ELEVATION EXISTING AND PROPOSED
- A-201 RIGHT ELEVATION EXISTING AND PROPOSED
- A-202 REAR ELEVATION EXISTING AND PROPOSED
- A-203 LEFT ELEVATION EXISTING AND PROPOSED
- A-300 PERSPECTIVE RENDERING

VICINITY MAP



PROJECT DESCRIPTION

63-65 RESERVIOR STREET IS AN EXISTING 2.5 STORY BRICK 2-FAMILY CONDOMINIUM STRUCTURE LOCATED IN THE RES-B DISTRICT ON A CORNER LOT.

THE STRUCTURE IS PREEXISTING NONCONFORMING. THE SITE IS NOT IN ANY FLOOD ZONES.

THE PROJECT OF THE 63 RESERVOIR STREET RESIDENCE IS TO RENOVATE THE INTERIOR OF AND MAKE TWO SMALL ADDITIONS TO THE 63 RESERVOIR STREET UNIT, WHICH OCCUPIES THE SECOND AND THIRD STORIES OF THE EXISTING STRUCTURE.

THE TWO PROPOSED ADDITIONS NEED SPECIAL PERMIT BZA RELIEF FOR EXTENDING A GFA/FAR NONCONFORMITY.

NO.	DD.MM.YY	DESCRIPTION
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PROJECT NO. 2304

JARAMILLO/LEVINE RESIDENCE

63 RESERVOIR ST
CAMBRIDGE, MA 02138

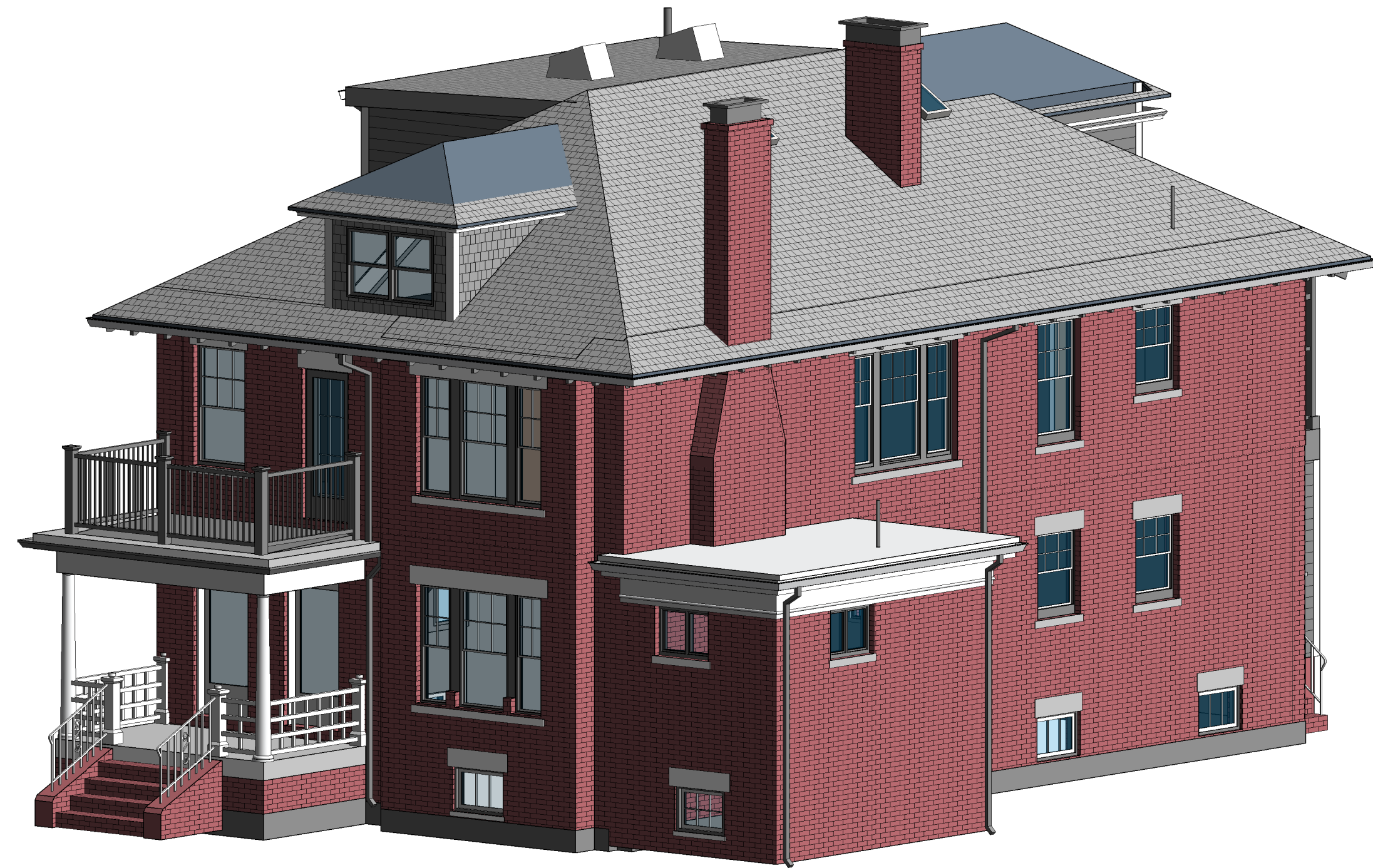
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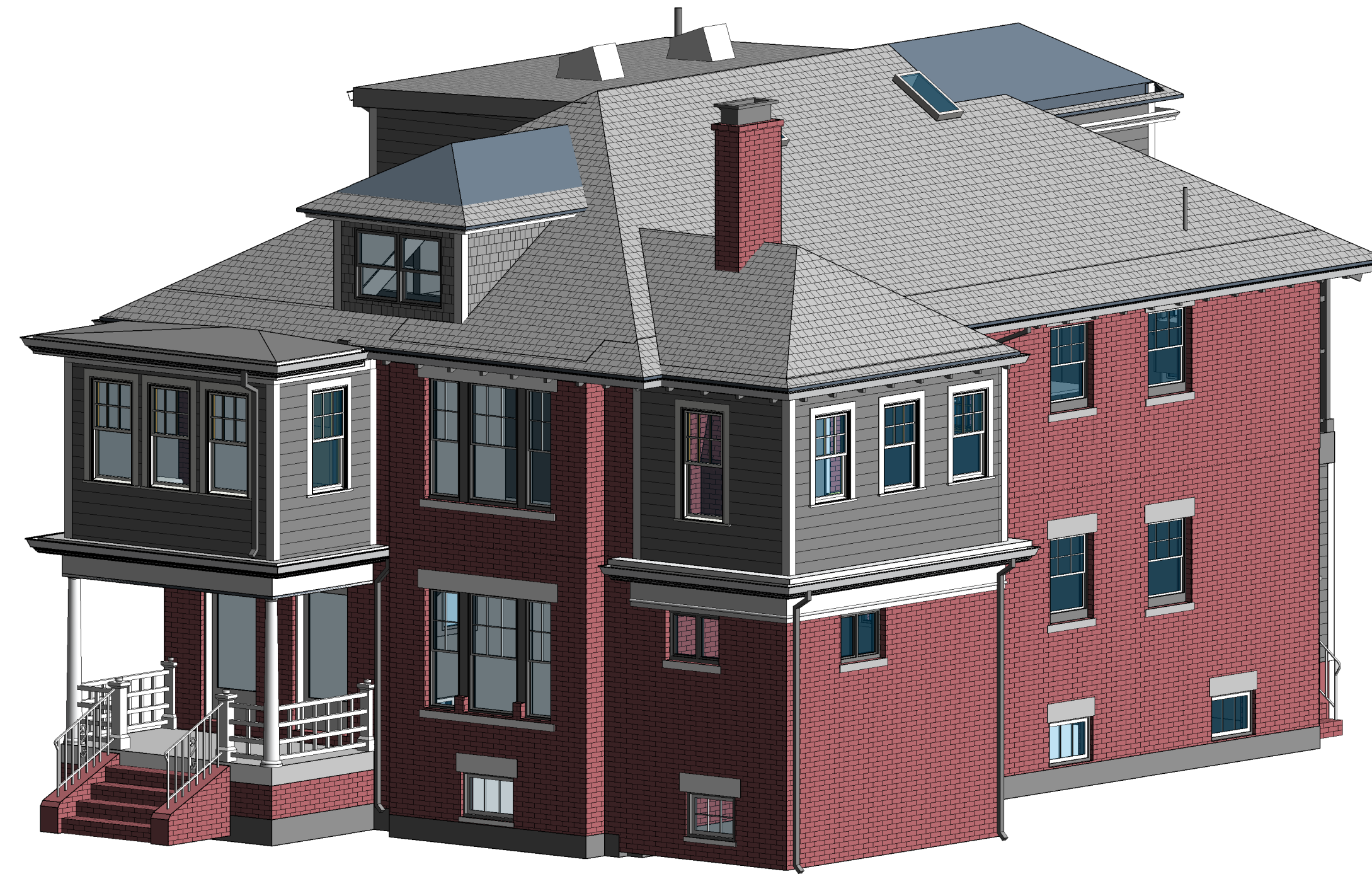
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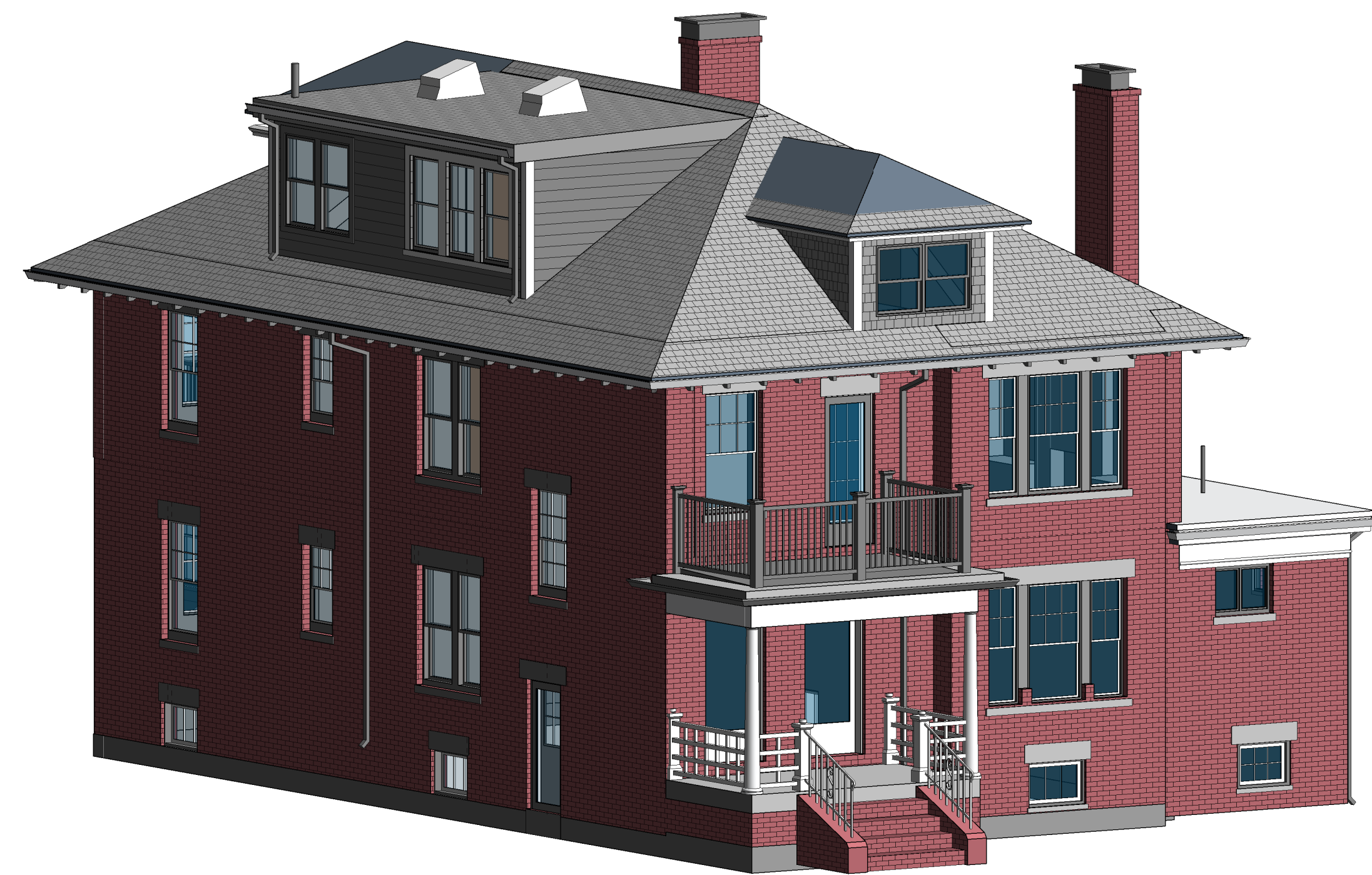
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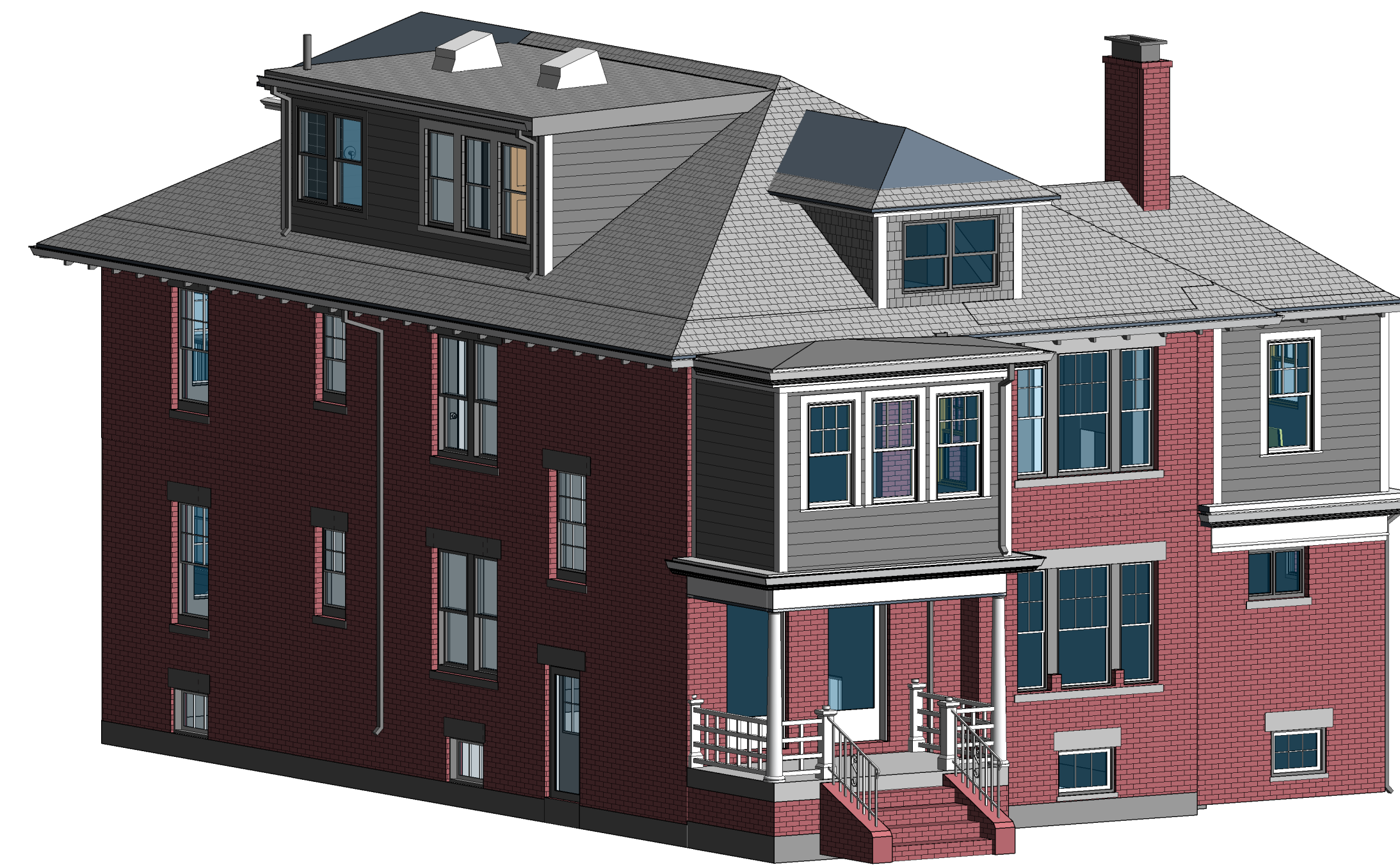
3 3D View 2 - Existing



4 3D View 2 - Proposed



1 3D View 1 - Existing

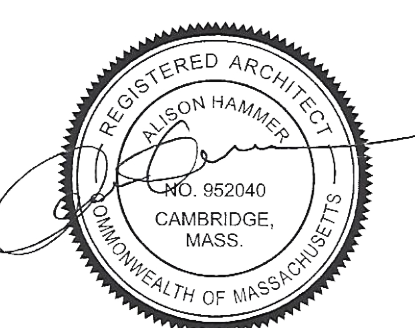


2 3D View 1 - Proposed

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PROJECT NO. 2304
JARAMILLO/LEVINE RESIDENCE
 63 RESERVOIR ST
 CAMBRIDGE, MA 02138

3D PERSPECTIVES



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 A-001



STREET VIEW - RESERVOIR STREET



STREET VIEW - HURON AVENUE



STREET VIEW - HURON/RESERVOIR INTERSECTION



AERIAL VIEW

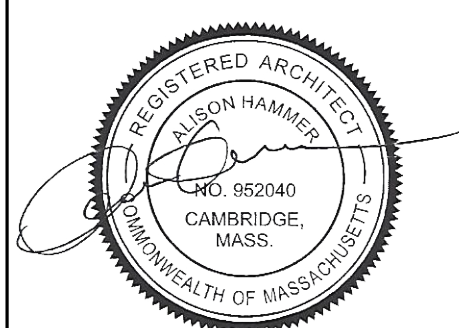
JARAMILLO/LEVINE FAMILY
63 RESERVOIR STREET
CAMBRIDGE, MA 02138

ARCHITECT:
HAMMER DESIGN & DEVELOPMENT, LLC
110 CEDAR STREET
NEWTON, MA 02459
INFO@HAMMERDESIGN.COM

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PROJECT NO. 2304
JARAMILLO/LEVINE RESIDENCE
63 RESERVOIR ST
CAMBRIDGE, MA 02138

SITE PHOTOS 01



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05/24/2024
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A-002

JARAMILLO/LEVINE FAMILY
63 RESERVOIR STREET
CAMBRIDGE, MA 02138

ARCHITECT:
HAMMER DESIGN & DEVELOPMENT, LLC
110 CEDAR STREET
NEWTON, MA 02459
INFO@HAMMERDESIGN.COM



AREA OF BEDROOM ADDITION (RESERVOIR STREET)



AREA OF OFFICE ADDITION (HURON AVENUE)



VIEW ACROSS RESERVOIR STREET

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PROJECT NO. 2304
**JARAMILLO/LEVINE
RESIDENCE**
63 RESERVOIR ST
CAMBRIDGE, MA 02138

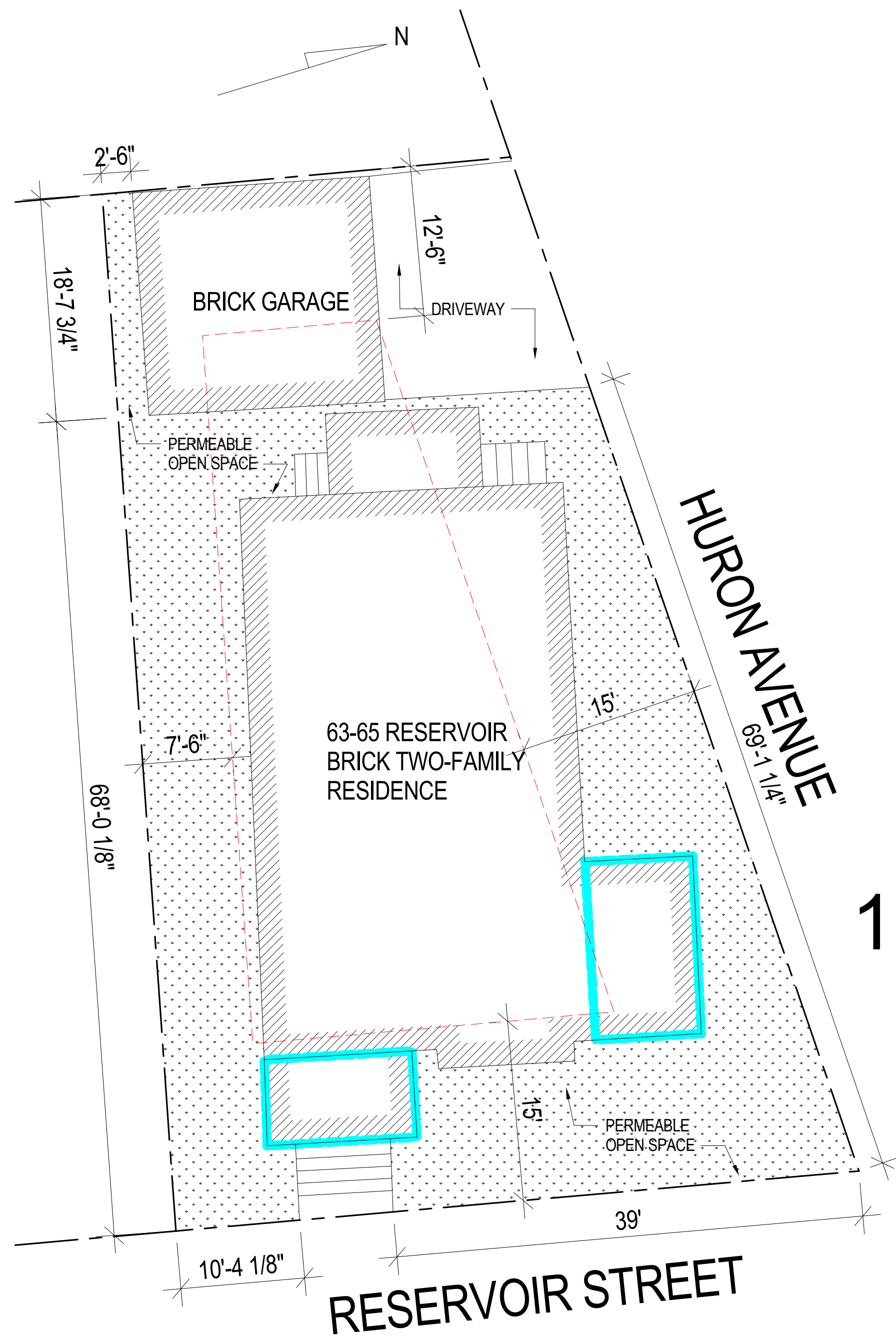
SITE PHOTOS 02



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05/24/2024
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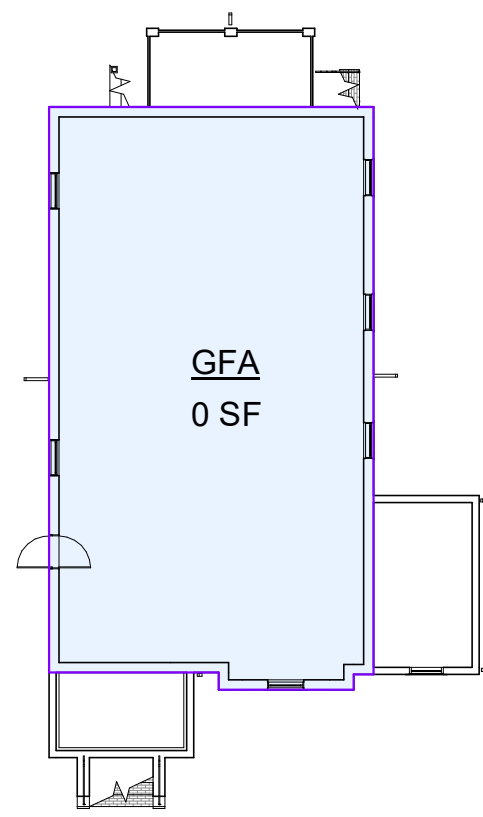
Dimensional Table
 63-65 Reservoir Street
 Res B District

	Existing	Proposed	Allowed	Note
Lot Area	3,960	3,960	5,000	Preexisting nonconforming, no change
Lot Width	Var.	Var.	50	Varies along two street 32.8' - 91.29'
FAR	0.83	0.89	0.5	Preexisting nonconforming, Needs Relief
GFA	3,306	3,526	1,980	Preexisting nonconforming, Needs Relief
Units	2	2	1	Preexisting nonconforming, no change
Lot Area Per Unit	1,980	1,980	2,500	Preexisting nonconforming, no change
Height	31.1	31.1	35	Conforming
Front Setback (Reservoir)	6	6	15	Preexisting nonconforming, no change
Front Setback (Huron)	4.74	4.74	15	Preexisting nonconforming, no change
Side Setback (Opp. Reservoir)	19.9	19.9	12.5	Conforming
Side Setback (Opp. Huron)	8	8	7.5	Conforming
Open Space - Permeable	41%	41%	20%	Conforming
Open Space - Private	0%	0%	20%	Preexisting nonconforming, no change
Open Space - Total	41%	41%	40%	Conforming on percentage, preexisting nonconforming due to no private open space, no change
Parking	2	2	0%	Conforming



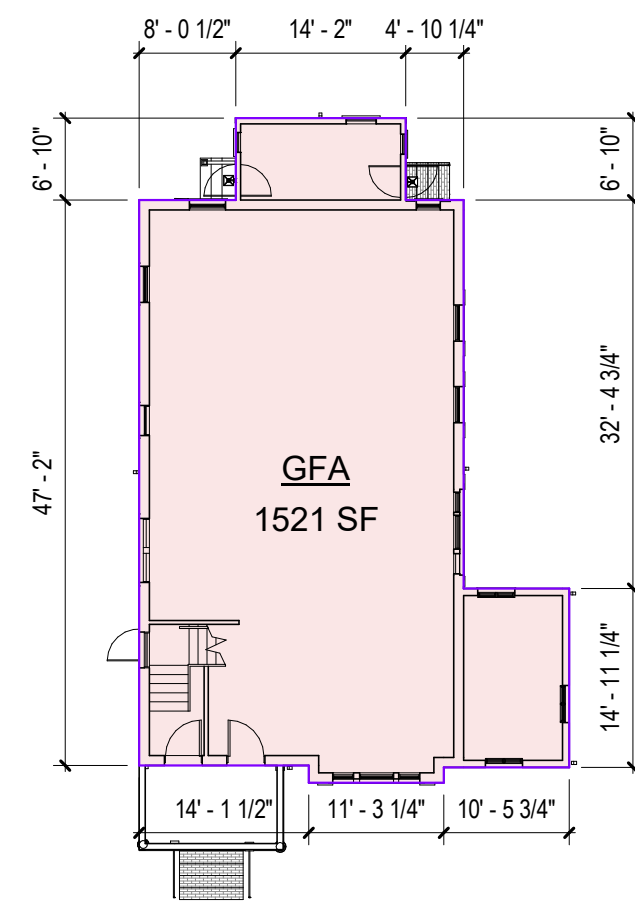
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Existing Basement GFA



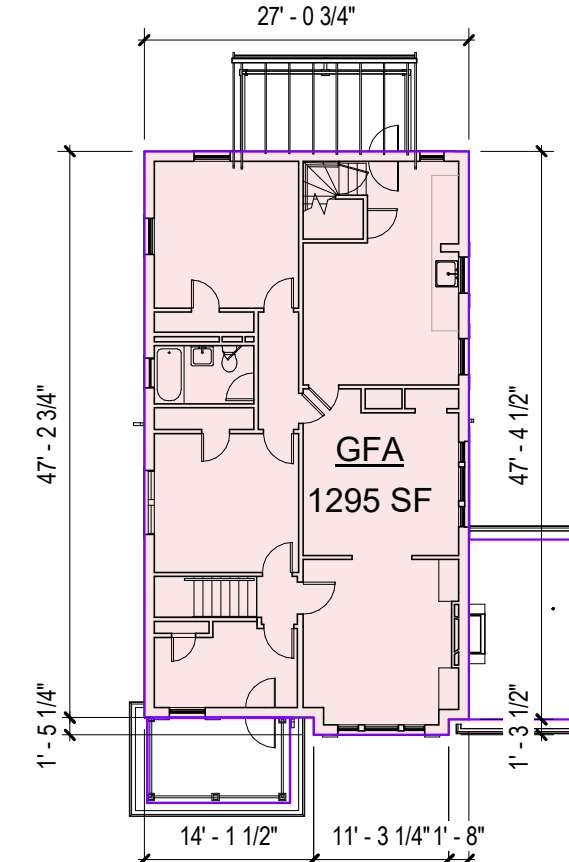
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Existing First Floor GFA



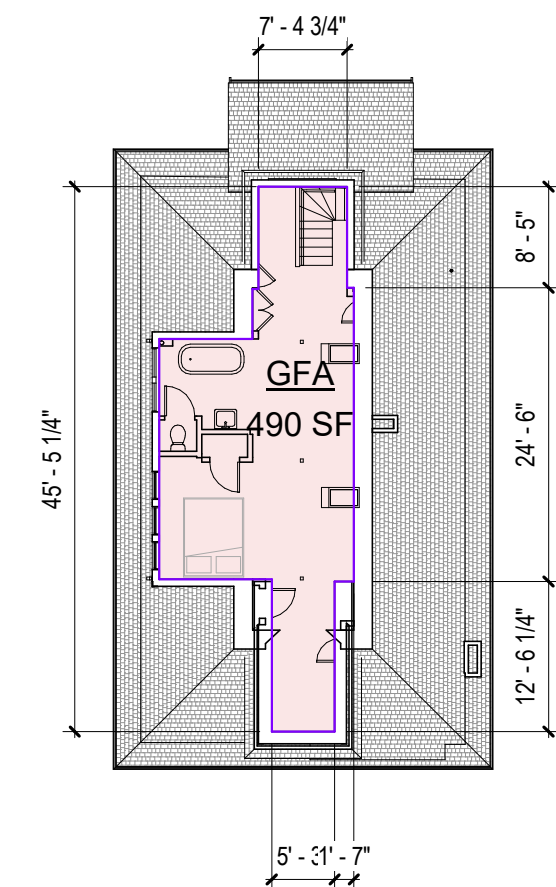
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Existing Second Floor GFA



4

Existing Third Floor GFA

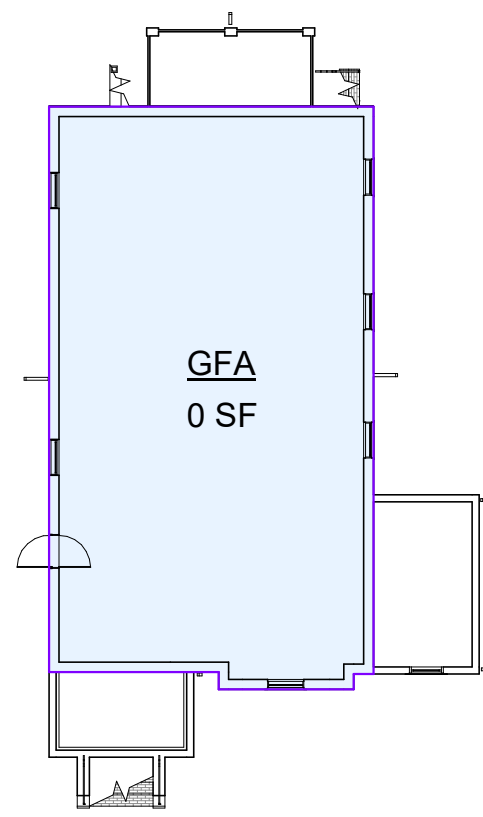


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Site Plan

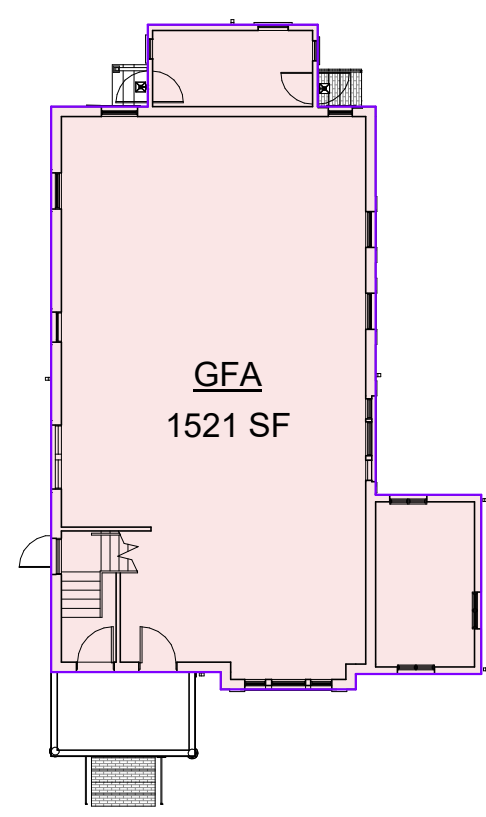
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Proposed Basement GFA



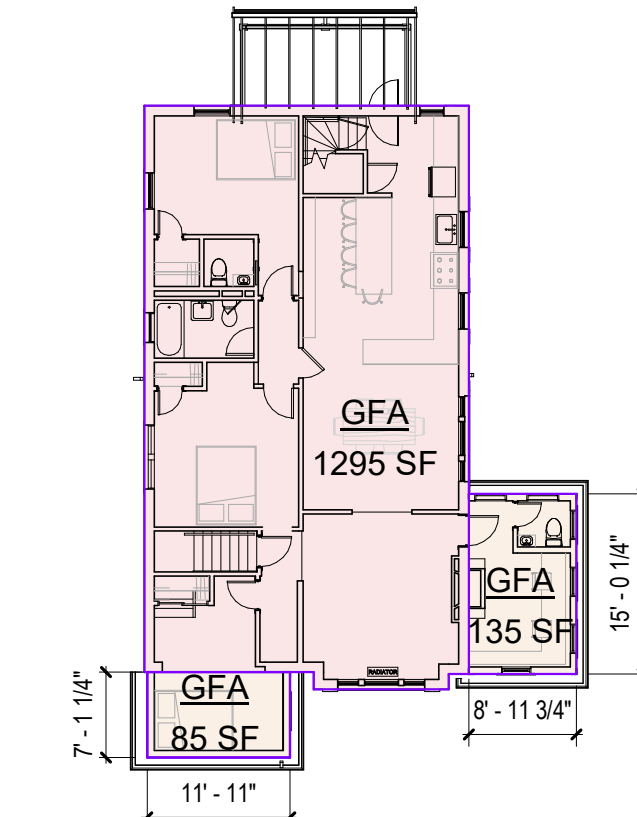
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Proposed First Floor GFA



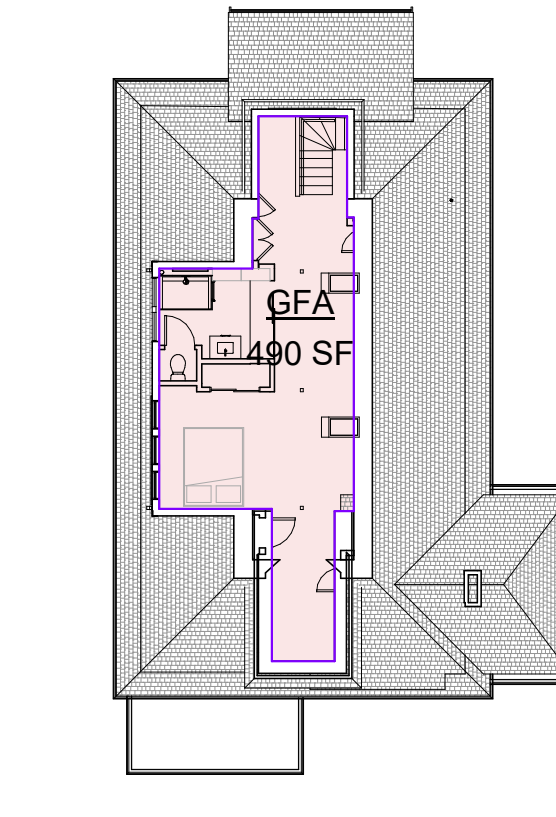
7

Proposed Second Floor GFA



8

Proposed Third Floor GFA



NO. DD.MM.YY DESCRIPTION

PROJECT NO. 2304

JARAMILLO/LEVINE RESIDENCE

63 RESERVOIR ST
 CAMBRIDGE, MA 02138

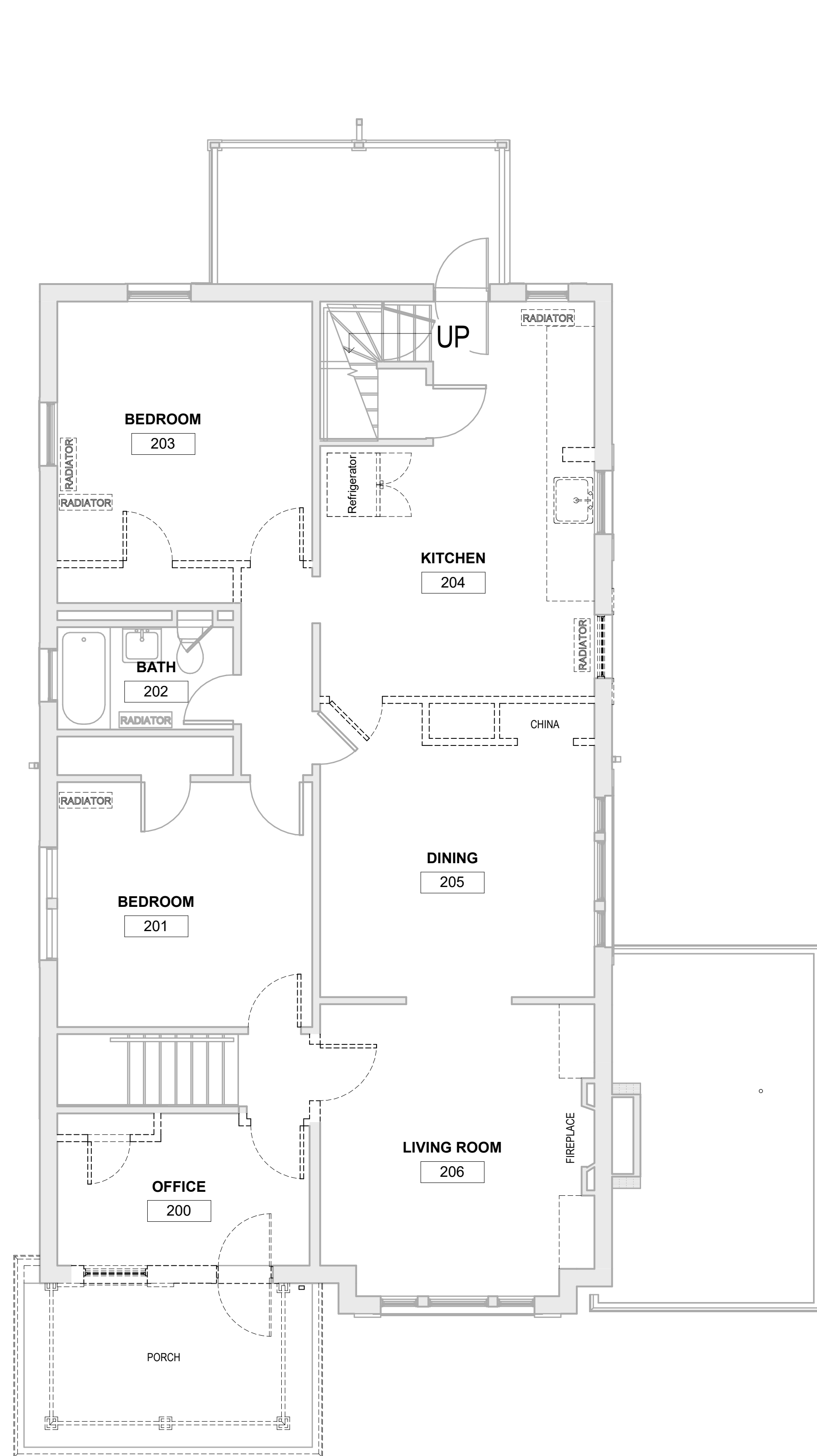
ZONING COMPLIANCE



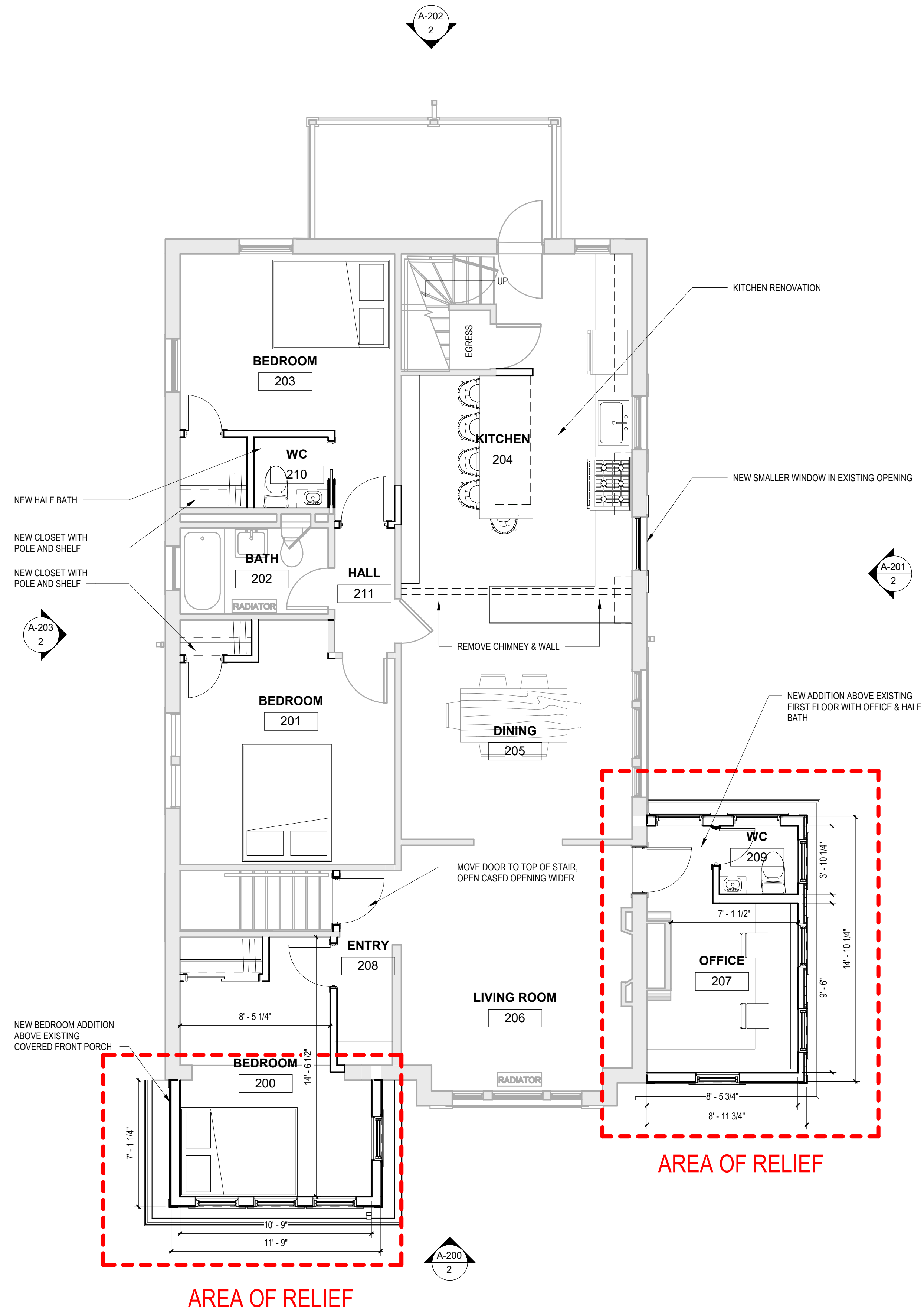
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2 2nd FLOOR PLAN - DEMO

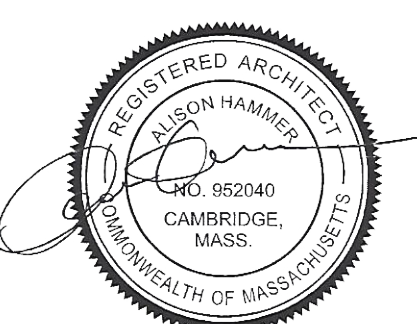


1 2nd FLOOR PLAN - PROPOSED

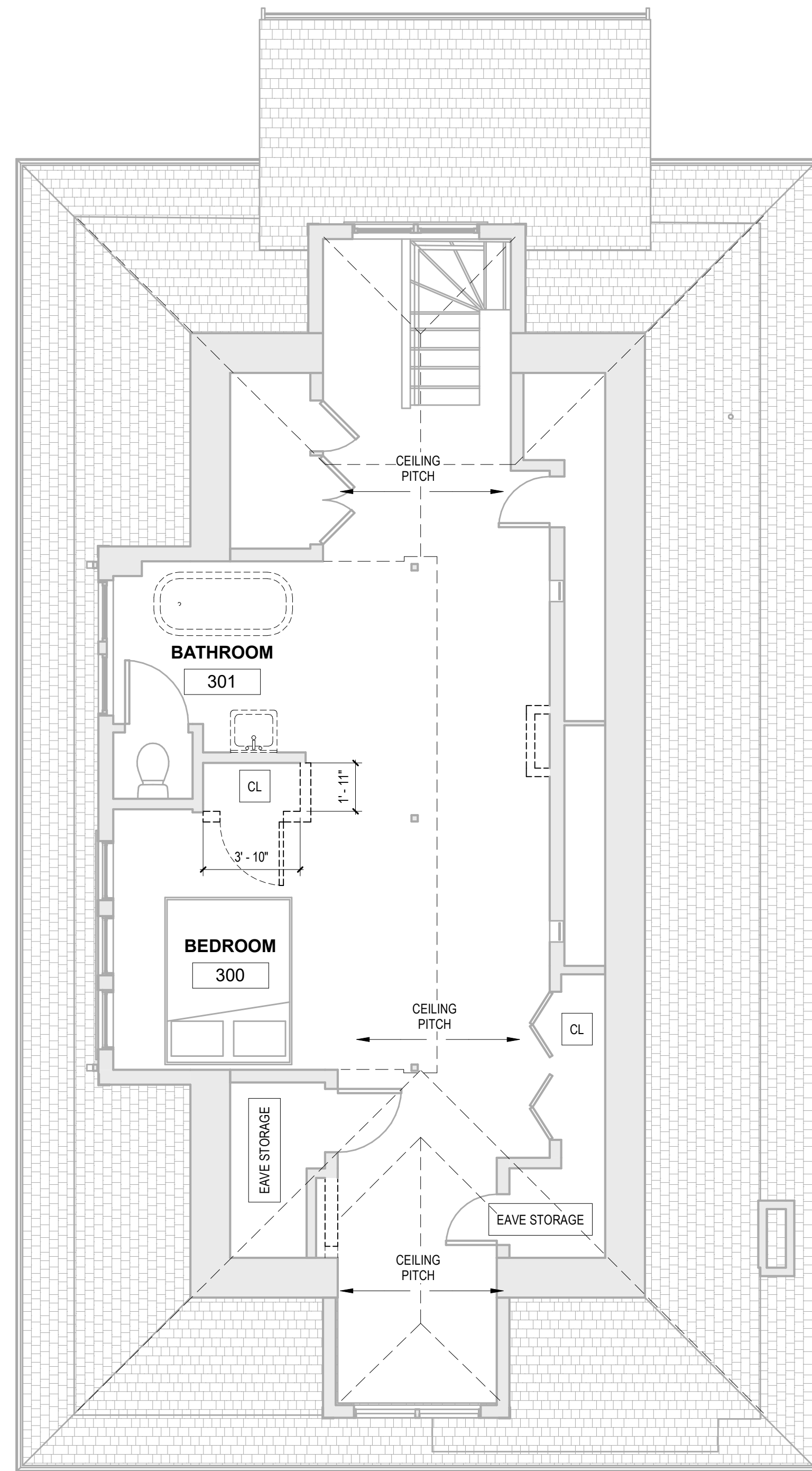
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PROJECT NO. 2304
JARAMILLO/LEVINE RESIDENCE
 63 RESERVOIR ST
 CAMBRIDGE, MA 02138

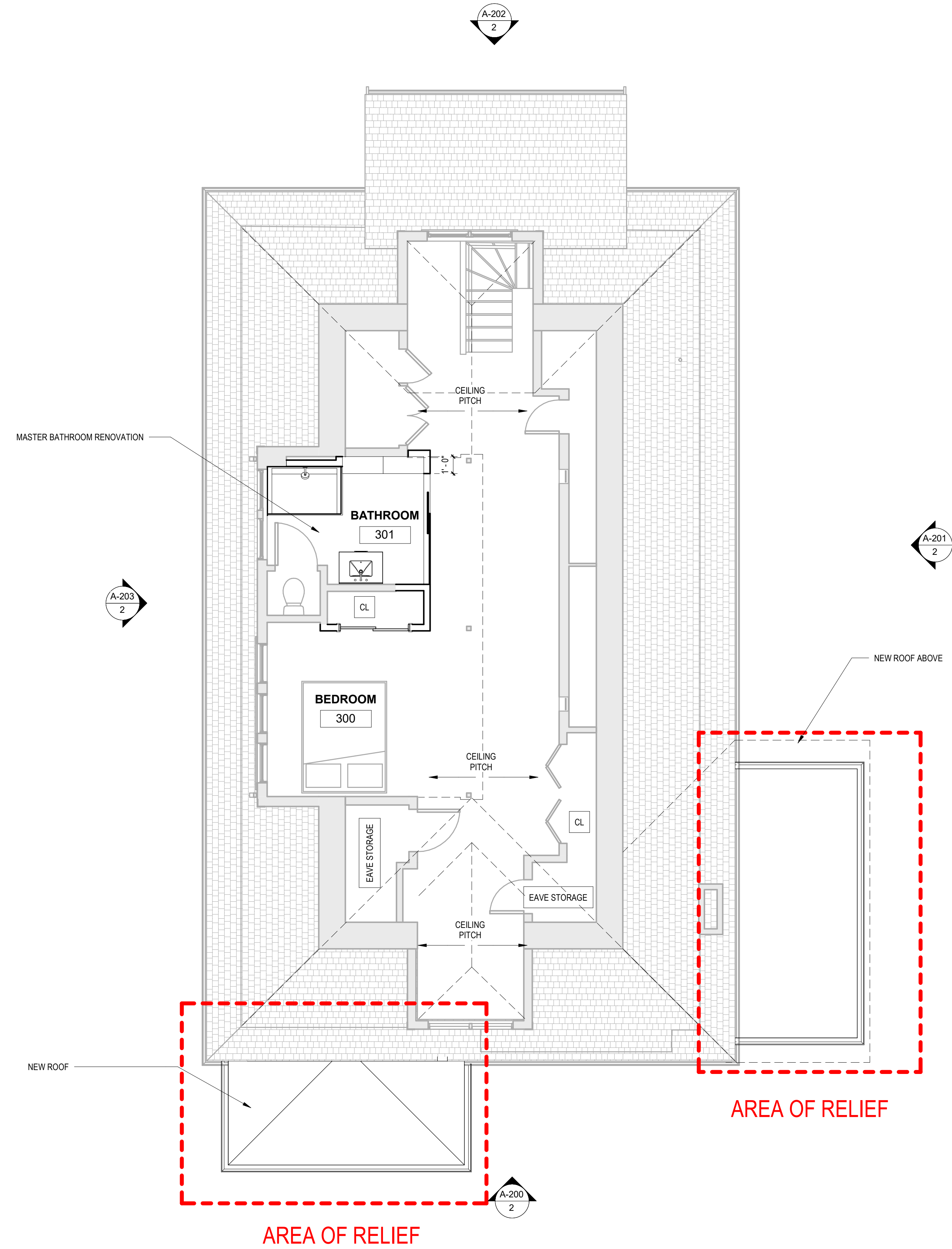
2ND FLOOR PLAN DEMO AND PROPOSED



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2 3RD FLOOR PLAN - DEMO



1 3RD FLOOR PLAN - PROPOSED

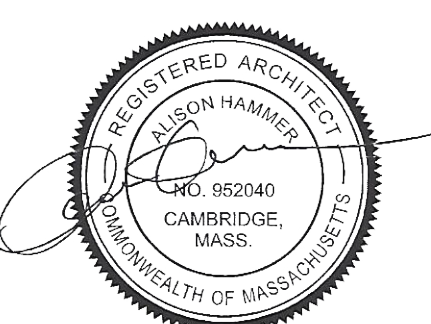
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JARAMILLO/LEVINE RESIDENCE

63 RESERVOIR ST
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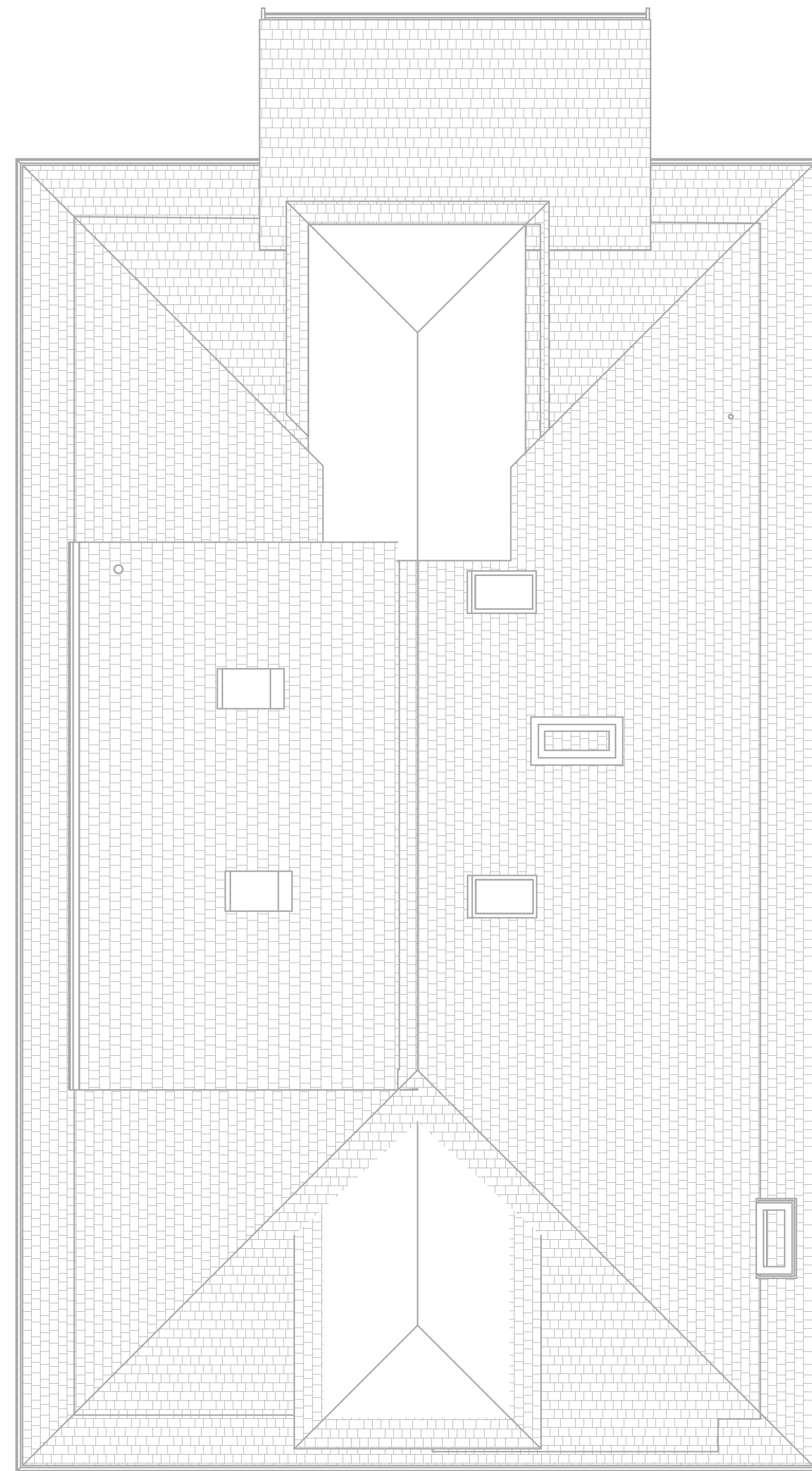
3RD FLOOR PLAN DEMO AND PROPOSED



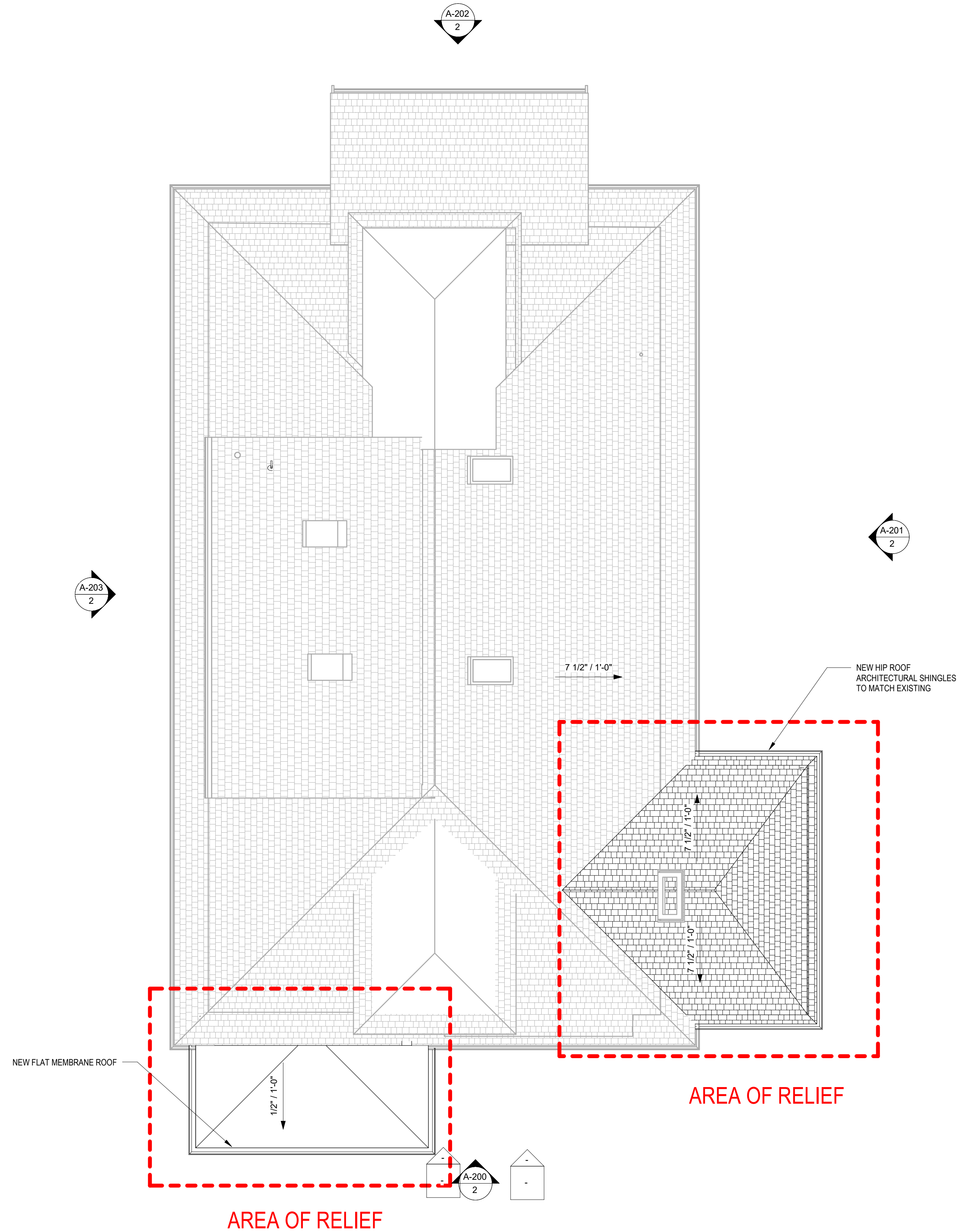
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2 ROOF PLAN - EXISTING



1 ROOF PLAN - PROPOSED

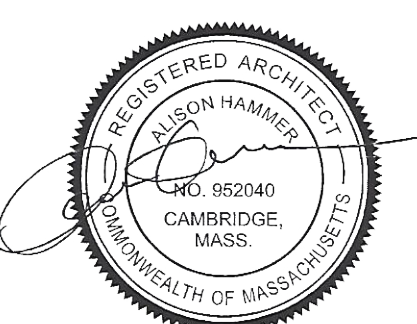
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PROJECT NO. 2304

JARAMILLO/LEVINE RESIDENCE

63 RESERVOIR ST
 CAMBRIDGE, MA 02138

ROOF PLAN DEMO AND PROPOS



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A-102

JARAMILLO/LEVINE FAMILY
 63 RESERVOIR STREET
 CAMBRIDGE, MA 02138

ARCHITECT:
HAMMER DESIGN & DEVELOPMENT, LLC
 110 CEDAR STREET
 NEWTON, MA 02459
 INFO@HAMMERDESIGN.COM



2 FRONT ELEVATION - PROPOSED



1 FRONT ELEVATION - EXISTING

NO.	DD.MM.YY	DESCRIPTION
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PROJECT NO. 2304
JARAMILLO/LEVINE RESIDENCE
 63 RESERVOIR ST
 CAMBRIDGE, MA 02138

FRONT ELEVATION EXISTING AND PROPOSED



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2 RIGHT ELEVATION - PROPOSED

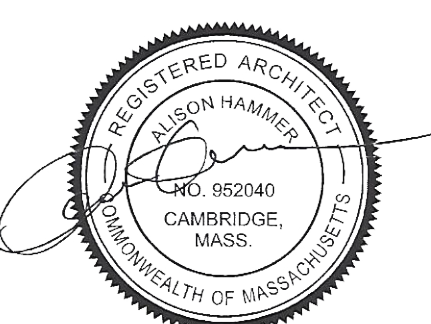


1 RIGHT ELEVATION - EXISTING

NO.	DD.MM.YY	DESCRIPTION
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JARAMILLO/LEVINE RESIDENCE
 63 RESERVOIR ST
 CAMBRIDGE, MA 02138

RIGHT ELEVATION EXISTING AND PROPOSED

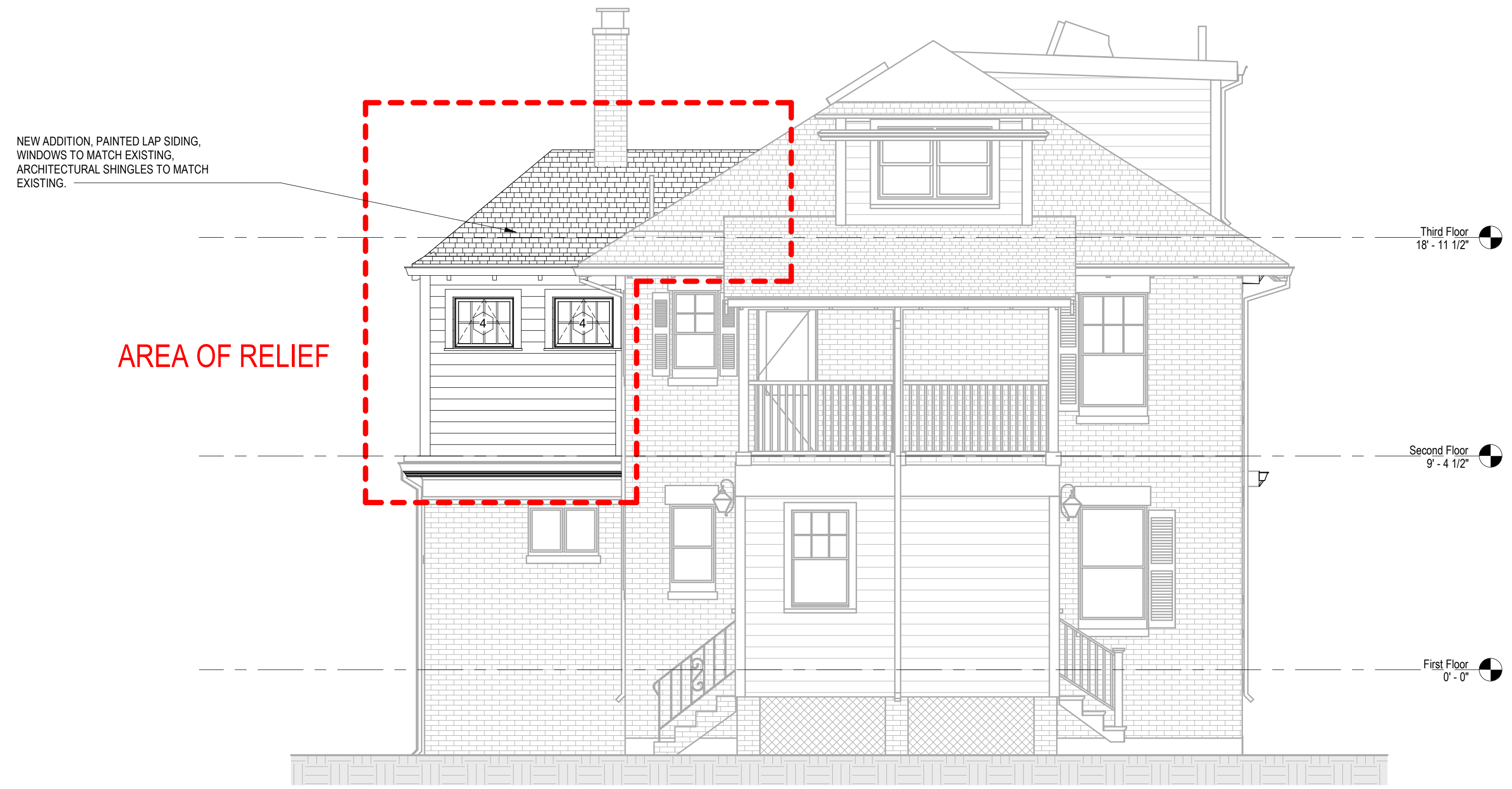


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A-201

JARAMILLO/LEVINE FAMILY
 63 RESERVOIR STREET
 CAMBRIDGE, MA 02138

ARCHITECT:
HAMMER DESIGN & DEVELOPMENT, LLC
 110 CEDAR STREET
 NEWTON, MA 02459
 INFO@HAMMERDESIGN.COM



2 REAR ELEVATION - PROPOSED

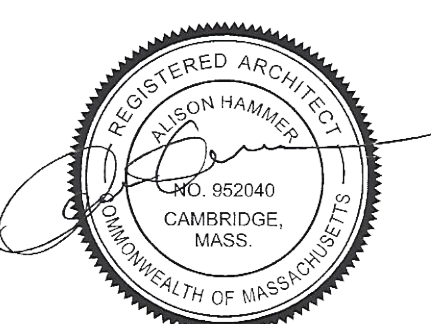


1 REAR ELEVATION - EXISTING

NO.	DD.MM.YY	DESCRIPTION
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PROJECT NO. 2304
JARAMILLO/LEVINE RESIDENCE
 63 RESERVOIR ST
 CAMBRIDGE, MA 02138

REAR ELEVATION EXISTING AND PROPOSED



DATE:
05/24/2024
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A-202

JARAMILLO/LEVINE FAMILY
 63 RESERVOIR STREET
 CAMBRIDGE, MA 02138

ARCHITECT:
 HAMMER DESIGN & DEVELOPMENT, LLC
 110 CEDAR STREET
 NEWTON, MA 02459
 INFO@HAMMERDESIGN.COM



2 LEFT ELEVATION - PROPOSED



1 LEFT ELEVATION - EXISTING

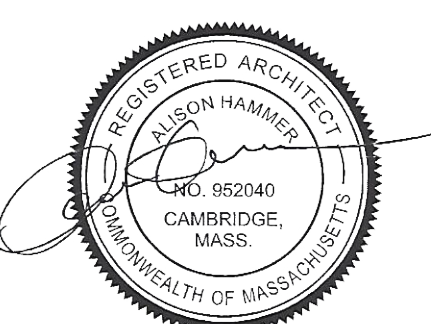
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PROJECT NO. 2304

**JARAMILLO/LEVINE
 RESIDENCE**

63 RESERVOIR ST
 CAMBRIDGE, MA 02138

**LEFT ELEVATION EXISTING AND
 PROPOSED**



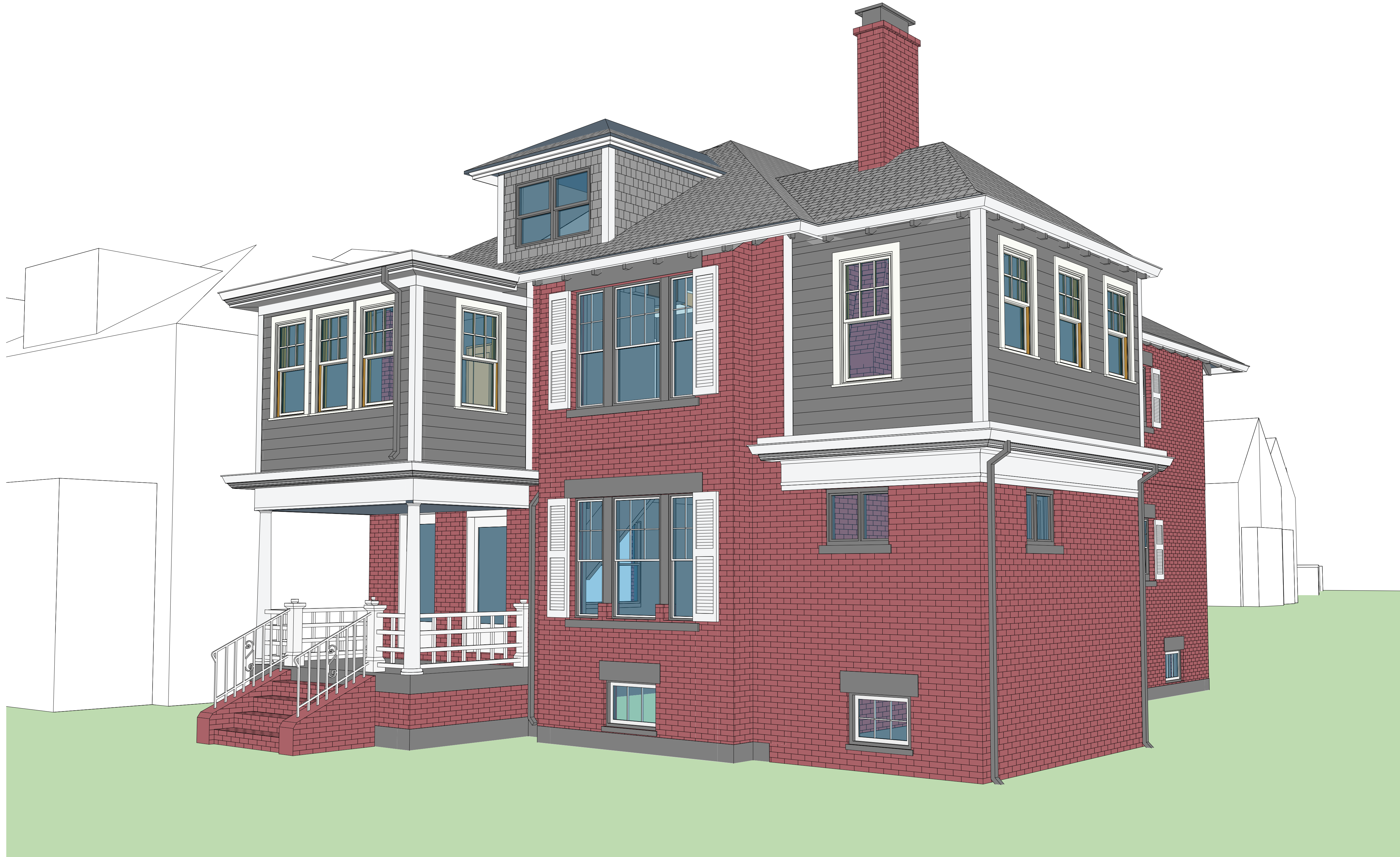
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 CHECKED BY: AH

A-203

JARAMILLO/LEVINE FAMILY
63 RESERVOIR STREET
CAMBRIDGE, MA 02138

ARCHITECT:
HAMMER DESIGN & DEVELOPMENT, LLC
110 CEDAR STREET
NEWTON, MA 02459
INFO@HAMMERDESIGN.COM



NO. DD.MM.YY DESCRIPTION

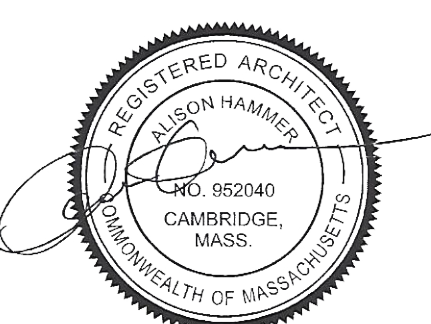
PROJECT NO. 2304

**JARAMILLO/LEVINE
RESIDENCE**

63 RESERVOIR ST
CAMBRIDGE, MA 02138

PERSPECTIVE RENDERING

1 3D View 2



DATE:
05/24/2024

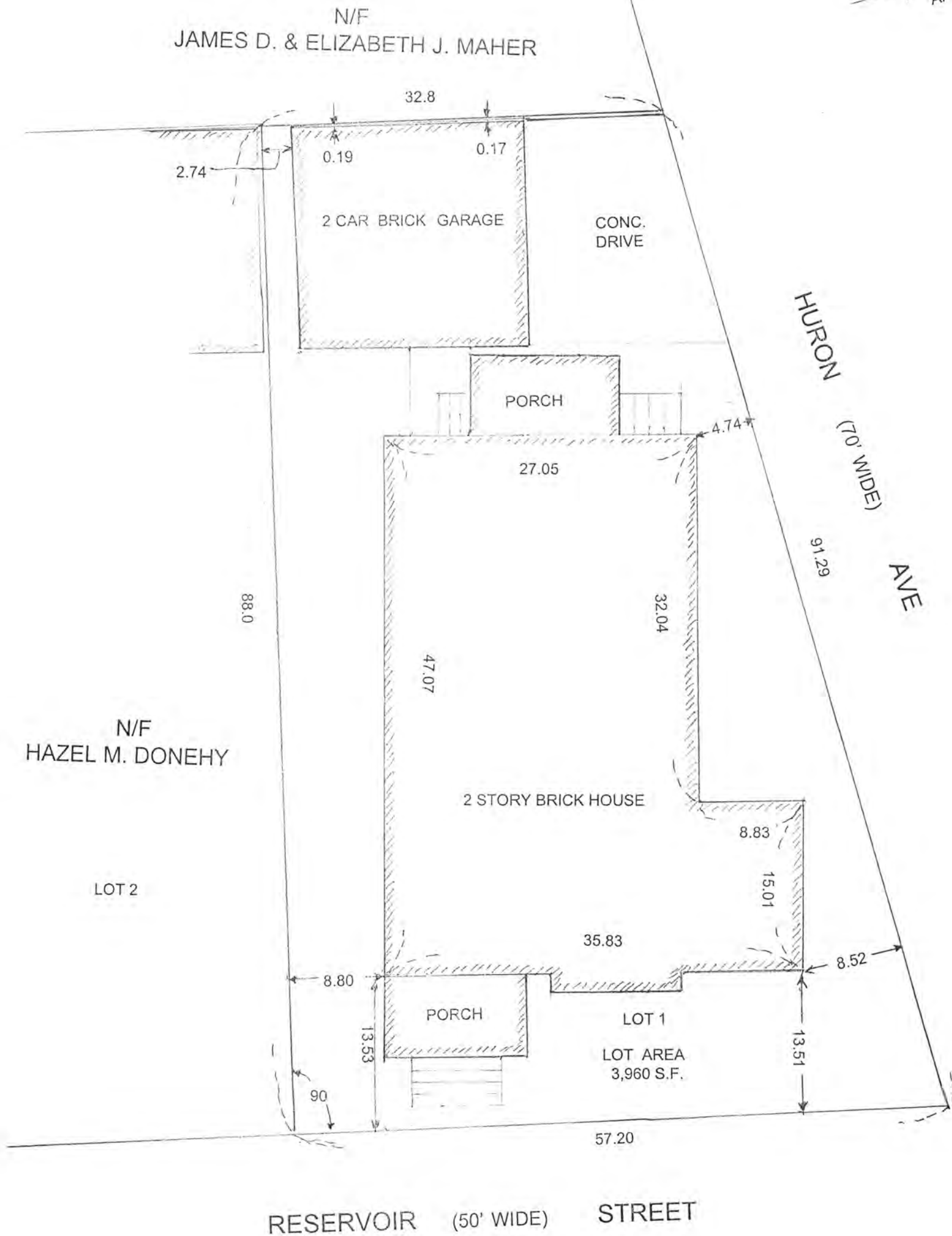
SCALE: AS NOTED
DRAWN BY: AH
CHECKED BY: AH

A-300

NOTES:

1. PROPERTY LINE DIMENSIONS WERE TAKEN FROM A PLAN OF LAND IN CAMBRIDGE, PREPARED BY BAY STATE SURVEYING CO. OF CAMBRIDGE MASS, DATED FEB. 1, 1926.

2. ZONING OF 65 RESERVOIR STREET IS CLASSIFIED RESIDENCE B DISTRICT TWO-FAMILY OR SEMI-DETACHED DEWELLINGS.



PLAN OF LAND
IN
CAMBRIDGE, MASS.

DEED BOOK 16485/189

PREPARED FOR

JULIA GABALDON

65 RESERVOIR ST. CAMBRIDGE, MASS.

PREPARED BY

RICHARD F GOSSELIN

99 SOUTH MAIN ST. MILLBURY, MASS.

(508) 865-4644

I CERTIFY THAT THIS LAND DOES NOT FALL IN A FLOOD ZONE BASED ON THE "CITY OF CAMBRIDGE, MASSACHUSETTS, MIDDLESEX COUNTY", PANEL 1 OF 3, COMMUNITY PANEL NUMBER 250186 0001 DATED JULY 5, 1982

I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED IN ACCORDANCE WITH THE PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

Richard F. Gossein

RICHARD F. GOSSELIN P.L.S. 37047



JUNE 15, 2000

SCALE = 1" = 10'

May 20, 2024

To the Cambridge Board of Zoning Appeals (BZA);

Care of Alison Hammer, Hammer Design & Development LLC

I am writing to express support for our neighbors Rafael and Margo, who will apply to the BZA for permission to renovate and expand their condominium at 63 Reservoir St. in Cambridge. As the most immediate neighbor, I could be most impacted, but I see no reason the work proposed could possibly negatively impact the city or neighborhood. This sort of modest improvement and densification should be allowed as a matter of course in the Cambridge. We whole heartedly support the proposal.

As an architect and neighbor, I would be happy to speak publicly to support the work if required.

Sincerely,

A handwritten signature in black ink, appearing to read "Luke Voiland". The signature is written in a cursive, flowing style with a large loop at the end.

Luke Voiland, AIA

59 Reservoir Street

May 21, 2024

To the Cambridge Board of Zoning Appeals (BZA);

Care of Alison Hammer, Hammer Design & Development LLC

I am writing to express support for our neighbors Rafael and Margo, who will apply to the BZA for permission to renovate and expand their condominium at 63 Reservoir St. in Cambridge. Their plans are modest and reasonable. We live directly across Reservoir Street from them and don't anticipate any issues from their renovation or expansion. Thanks for showing flexibility in helping to keep growing families in Cambridge.

Sincerely,

Molly Cohen

292 Huron Ave.

May 19, 2024

To the Cambridge Board of Zoning Appeals (BZA);

Care of Alison Hammer, Hammer Design & Development LLC

I am writing to express enthusiastic support for our neighbors Rafael and Margo, who will apply to the BZA for permission to renovate and expand their condominium at 63 Reservoir St. in Cambridge. Their plans are modest and reasonable.

We reside at 60-62 Reservoir St. directly across the street from Margo and Rafael and believe that their renovation has minimal impact on our neighborhood. There are many of us with young children who live on the corner of Reservoir and Huron and our families have really raised our kids together. We believe that allowing our families to renovate to meet the needs of growing families is crucial to keeping a diverse and family-friendly Cambridge.

Please do not hesitate to reach out if there are any questions or concerns that we can answer.

Sincerely,

Jennifer Park

Owner Diesel Cafe, Bloc Cafe & Forge Baking Co. & Ice Cream




Member - Board of Directors



May 16, 2024

To Whom it May Concern,

The 63-65 Reservoir St. Condominium Trust is aware of and approves of the renovation of 63 Reservoir St. that is expected to begin later this year.

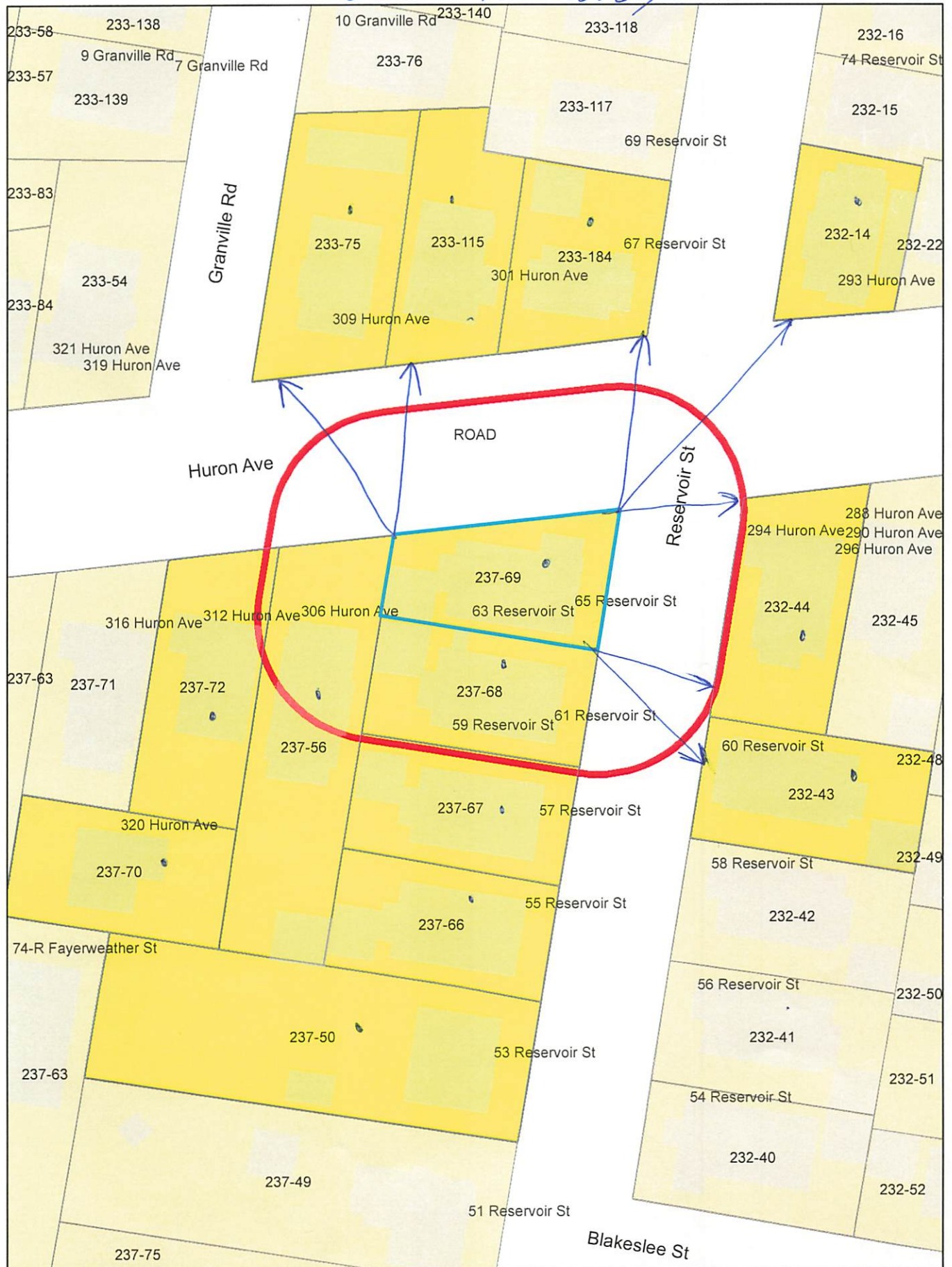

Alfredo Guerrero (co-owner, 65 Reservoir St.)


Mariana Castro (co-owner, 65 Reservoir St.)


Rafael Jaramillo (co-owner, 63 Reservoir St.)


Margo Levine (co-owner, 63 Reservoir St.)

63-65 Reservoir St #63



63-65 Reservoir St. #63

Petitioner

232-43
SNOW, JANICE S. & RONALD THOMAS
60-62 RESERVOIR ST UNIT 1
CAMBRIDGE, MA 02138

237-50
LOONEY, ANN M. , MARY A. FINNEGAN &
PAUL J. FINNEGAN
53 RESERVOIR ST,
CAMBRIDGE, MA 02138-3335

ALISON HAMMER
110 CEDAR STREET
NEWTON, MA 02459

237-66
GEVALT, DEBORAH H.,
TR. THE DEBORAH HUFF GEVALT REV TR
55 RESERVOIR ST
CAMBRIDGE, MA 02138

237-69
JARAMILLO, RAFAEL & MARGO S. LEVINE
63 RESERVOIR ST
CAMBRIDGE, MA 02138

MARGO LEVINE & RAFAEL JARAMILLO
63 RESERVOIR STREET
CAMBRIDGE, MA 02138

233-184
BARNE, G. STRWART
P.O. BOX 1164
CAMBRIDGE, MA 02238

237-68
VOILAND, LUKE &
CARRIE SCHANTZ VOILAND
59-61 RESERVOIR ST UNIT 1
CAMBRIDGE, MA 02138

237-68
KIM, DONGWOO & HAEKYUNG KIM
61 RESERVOIR ST UNIT 2
CAMBRIDGE, MA 02138

237-67
PORRECA, GREGORY J. & JAMIE M. PORRECA
57 RESERVOIR ST UNIT 1
CAMBRIDGE, MA 02138

232-14
BENJAMIN, ERIC & TARYN CATLIN
293 HURON AVE UNIT 2
CAMBRIDGE, MA 02138

232-14
DAGHMOURI, ADEL & SANDRA CHAOUCHE
293 HURON AVE UNIT 1
CAMBRIDGE, MA 02138

233-115
LYONS, DAVID & LYNN MCGREGOR
301 HURON AVE. UNIT 2
CAMBRIDGE, MA 02138

237-67
LONG THOMAS & EUIJUNG LONG
57 RESERVOIR ST
CAMBRIDGE, MA 02138

237-72
FLYNN, MARY T. PAUL G. FLYNN
312 HURON AVE APT 1
CAMBRIDGE, MA 02138

232-44
LEWIS, STEVEN C & SERENELLA SFERZA
292-294 HURON AVE UNIT 294
CAMBRIDGE, MA 02138

232-43
PARK, JENNIFER A. , CLARK H. SEILER JR
PARK CHIKAKO
60-62 RESERVOIR ST UNIT 2
CAMBRIDGE, MA 02138

237-69
ORTIZ, ALFREDO GUERRERO MARIANA
CASTRO ORNEALS
100 N. HEARTHSTONE WAY APT 1172
CHANDLER, AZ 85226

232-44
WU BAISHI & MOLLEY COHEN
292-294 HURON AVE -UNIT 292
CAMBRIDGE, MA 02138

233-115
KROSHIAN, VASKEN
SARINE DER KALOUSTIAN
301 HURON AVE - UNIT 1
CAMBRIDGE, MA 02138

233-75
LEE, MEI HUA
TR. OF 309 HURON AVE REALTY TRUST
309 HURON AVE
CAMBRIDGE, MA 02138

237-56
CIAMPA, PAUL A.
306 HURON AVE
CAMBRIDGE, MA 02138-6809

237-70
HERRON, PATRICK M. III & LOIS RHO
320 HURON AVE
CAMBRIDGE, MA 02138

60 Reservoir St.
Cambridge, MA 02138-3321
June 14, 2024

Cambridge Board of Zoning Appeal
831 Massachusetts Ave.
Cambridge, MA 02139

Cc: Alison Hammer, at ahammer@hammerdesign.com.
Re: 63 Reservoir St #2 - Jaramillo./Levine Family expansion

We have lived since 1986 in the house across the street from Rafaelle Jaramillo and Margo Levine. They have been excellent neighbors since they arrived 10 years ago. with their oldest child and a second on the way. We agree their current space is too small for accommodating their third child.

Ours is a block of mixed ages, family sizes and backgrounds. We would hate to lose Margo and Raf and their contributions to the neighborhood feel, friendliness and mix. As a result we strongly support their proposed thoughtful, additions to their unit which will retain the character and style of the classic brick building.

Sincerely,

Janice Snow and Ron Thomas
60 Reservoir St.



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.
(617) 349-6100

J. Bok

BZA

POSTING NOTICE – PICK UP SHEET

The undersigned picked up the notice board for the Board of Zoning Appeals Hearing.

Name: Rafael Jaramillo Date: 6/24/24
(Print)

Address: 63-65 Reservoir St # 63

Case No. BZA-272790

Hearing Date: 7/11/24

Thank you,
Bza Members