



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2023 OCT -5 AM 10:15

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 245107

General Information

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

Special Permit: X

Variance:

Appeal:

PETITIONER: Lorie Lin C/O Adam Glassman / GCD Architects

PETITIONER'S ADDRESS: 17 Brown St, CAMBRIDGE, Massachusetts 02138

LOCATION OF PROPERTY: 63 Reed St , Cambridge, MA

TYPE OF OCCUPANCY: 2 Family Structure

ZONING DISTRICT: Residence B Zone

REASON FOR PETITION:

/Additions/

DESCRIPTION OF PETITIONER'S PROPOSAL:

Front porch enclosure, sunshade canopy and steps

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):

Adam Glassman

(Petitioner (s) / Owner)

Adam Glassman R.A.

(Print Name)

Address:

17 Brown St #2 Cambridge MA 02138

Tel. No.

617-412-8450

E-Mail Address:

ajglassman.ra@gmail.com

Date: 10/4/2023

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 Lorie Lin

(OWNER)

Address: 63 Reed St Cambridge MA

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

The record title of this property is in the name of _____
Lorie Lin

*Pursuant to a deed of duly recorded in the date 4/22/2021, Middlesex South
County Registry of Deeds at Book 77585, Page 379; or
Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

[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 Lorie Lin personally appeared before me
this 26th of September 2023, and made oath that the above statement is

[Signature]

My commission expires June 29, 2029 (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 63 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:

Per 8.22.2 d, a Special Permit can be granted as the proposed porch enclosure on the existing non-conforming house will create no new non-conformities. The proposed work will create or cause no detriments to the abutters' abilities to use and enjoy their properties as they are currently used and enjoyed.

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 will be no loss of on street parking, the existing off-site parking will remain unchanged.

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 porch enclosure, steps and sunshade canopy will create no adverse affects whatsoever on the adjacent lots or their 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 proposed porch enclosure, steps and projecting sun shade canopy will create no nuisance or hazards for anyone.

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 porch enclosure, steps and projecting sun shade canopy will be consistent with the current use of the house and the current uses of the abutting properties. The proposed work will create no new noise, light or air pollution, will create no loss of privacy, will create no new shadows on the abutting lots. No new non-conformities will be created. Building height and open space both remain unchanged. The scale of the neighborhood will remain unchanged. The porch and enclosure and associated work will provide the space this growing family requires to remain in their home comfortably.

*

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

DZA APPLICATION FORM

DIMENSIONAL INFORMATION

Applicant: Lorie Lin
Location: 63 Reed St., Cambridge, MA
Phone: 617-412-8450

Present Use/Occupancy: 2 Family Structure
Zone: Residence B Zone
Requested Use/Occupancy: No Change

		Existing Conditions	Requested Conditions	Ordinance Requirements	
TOTAL GROSS FLOOR AREA:		3,554.0	3,616.0	2,932.0	(max.)
LOT AREA:		6,236.0	No Change	5,000.00	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: ²		.57	.58	.47	
LOT AREA OF EACH DWELLING UNIT		3,118.0	No Change	2,500.00	
SIZE OF LOT:	WIDTH	50	No Change	50	
	DEPTH	125.0	No Change	N/A	
SETBACKS IN FEET:	FRONT	10.8 to house / 6.0 to steps	No Change to House / 4'-0" to steps	15.0	
	REAR	59.6	No Change	31.25	
	LEFT SIDE	16.0	No Change	12.5	
	RIGHT SIDE	6.75	No Change	7.5	
SIZE OF BUILDING:	HEIGHT	36.0	No Change	35.0	
	WIDTH	58.0	No Change	N/A	
	LENGTH	25.0	No Change	N/A	
RATIO OF USABLE OPEN SPACE TO LOT AREA:		0% Usable	No Change	20%	
NO. OF DWELLING UNITS:		2	No Change	2	
NO. OF PARKING SPACES:		4	No Change	0	
NO. OF LOADING AREAS:		0	0	N/A	
DISTANCE TO NEAREST BLDG. ON SAME LOT		38.5	No Change	10.0	

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.:

Concrete 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'.



ARCHITECT:
GCD ARCHITECTS

2 Worthington St
Cambridge, MA 02138
Tel. 617-412-8450
www.glassmanchungdesign.com

05 OCTOBER 2023



PROJECT:

63 REED STREET
CAMBRIDGE, MA

Res-B

PROPOSED WORK REQUIRING A SPECIAL PERMIT:

ENCLOSE EXISTING FRONT PORCH, NEW ENTRY
STEPS AND NEW SUNSHADE CANOPY
WITHIN THE EXISTING NON-CONFORMING
FRONT YARD SETBACK.

EXISTING NON CONFORMING FAR .57
PROPOSED NON CONFORMING FAR .58

Drawing Title:

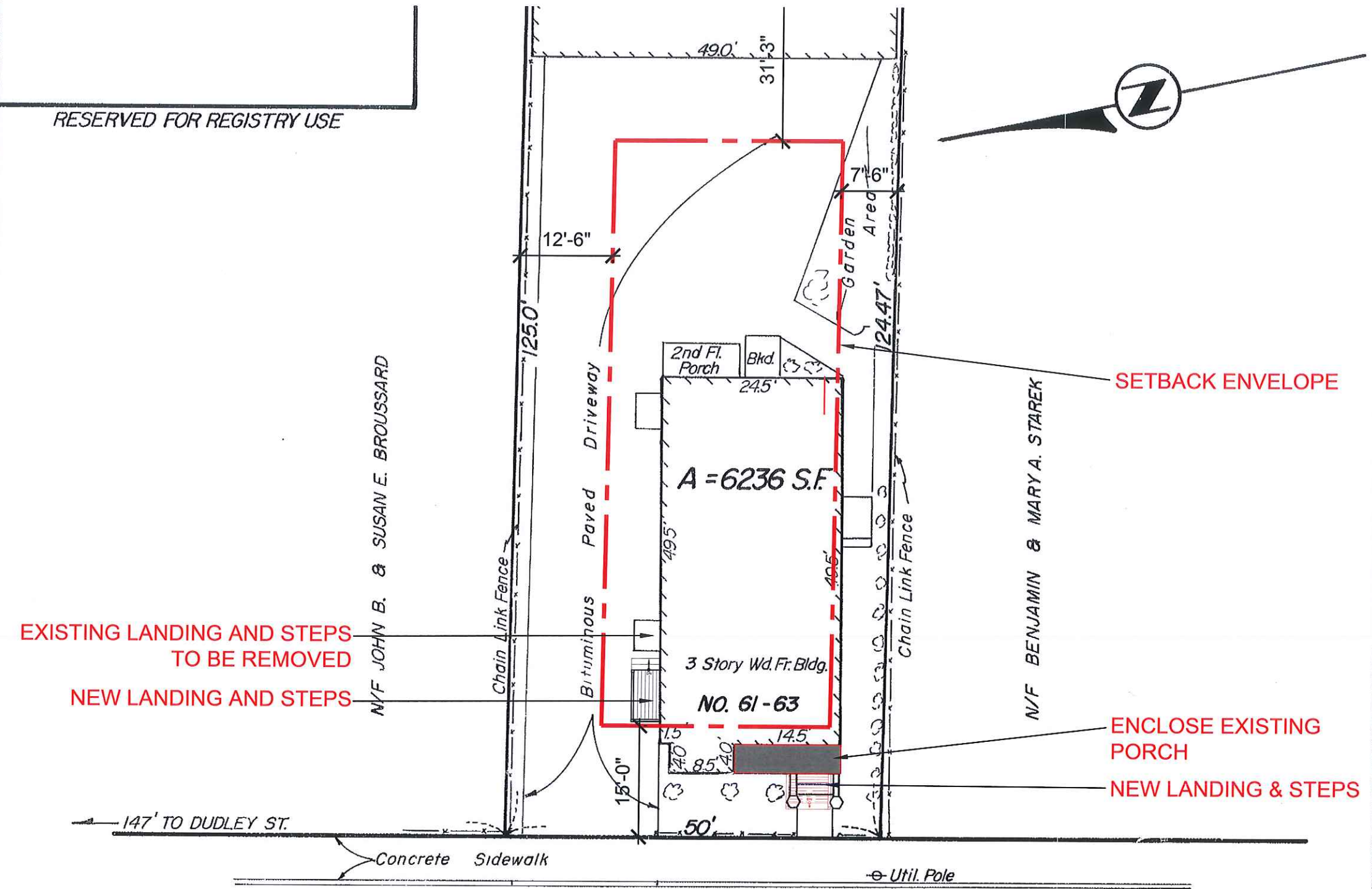
COVER

Drawing No.

Date: 23 DECEMBER 2022

C.01

RESERVED FOR REGISTRY USE



SETBACK ENVELOPE

ENCLOSE EXISTING PORCH

NEW LANDING & STEPS

EXISTING LANDING AND STEPS TO BE REMOVED

NEW LANDING AND STEPS

REED

(Public - 40 Ft. Wide)

STREET FEE 38' BY S.

Middlesex Registry of Deeds
Southern District

Cambridge, Massachusetts
Plan No. 820(1-2) of 19 87
Rec'd 6-19 19 87
at 8:45 AM Doc No. 62
Rec'd, Bk 18240 Page 405

PROPERTY REFERENCES:
Middlesex South Registry of Deeds
Book 16278, Page 262
Plan Book 28, Plan 19

PROJECT:
RENOVATIONS
63 REED STREET
CAMBRIDGE, MA

ARCHITECT:
GCD ARCHITECTS
2 Worthington St
Cambridge, MA 02138
Tel. 617-412-8450
awww.glassmanchungdesign.com

Drawing Title:
SITE PLAN

Job No.: A160.00
Date: 23 SEPTEMBER 2023
Drawing No. **0.1**

GAD-1

61-63 REED STREET
EXISTING FAR

FIRST FLOOR 1,249.0 GFA
SECOND FLOOR 1,249.0 GFA
THIRD FLOOR 1,063.0 GFA

TOTAL: 3,561.0 GFA / 6,236.0 SF LOT = .57

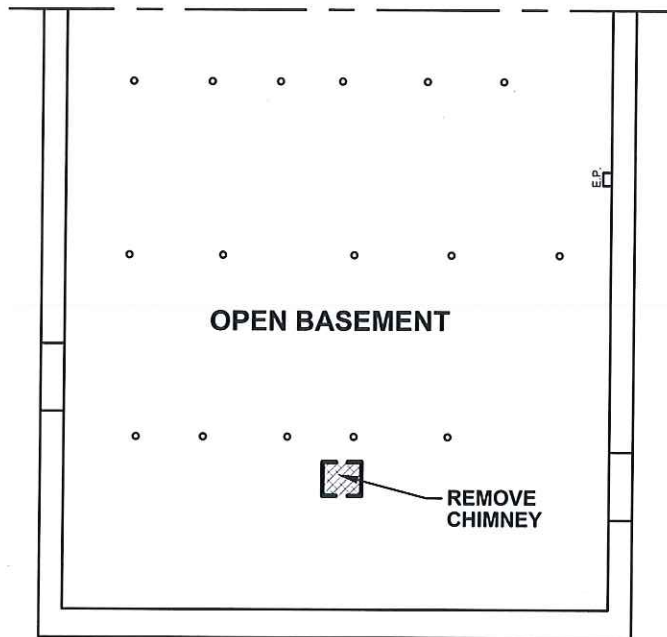
61-63 REED STREET
PROPOSED FAR

FIRST FLOOR 1,308.0 GFA (1,249.0 GFA + 59.0 SF PORCH ENCLOSURE)
SECOND FLOOR 1,249.0 GFA
THIRD FLOOR 1,063.0 GFA

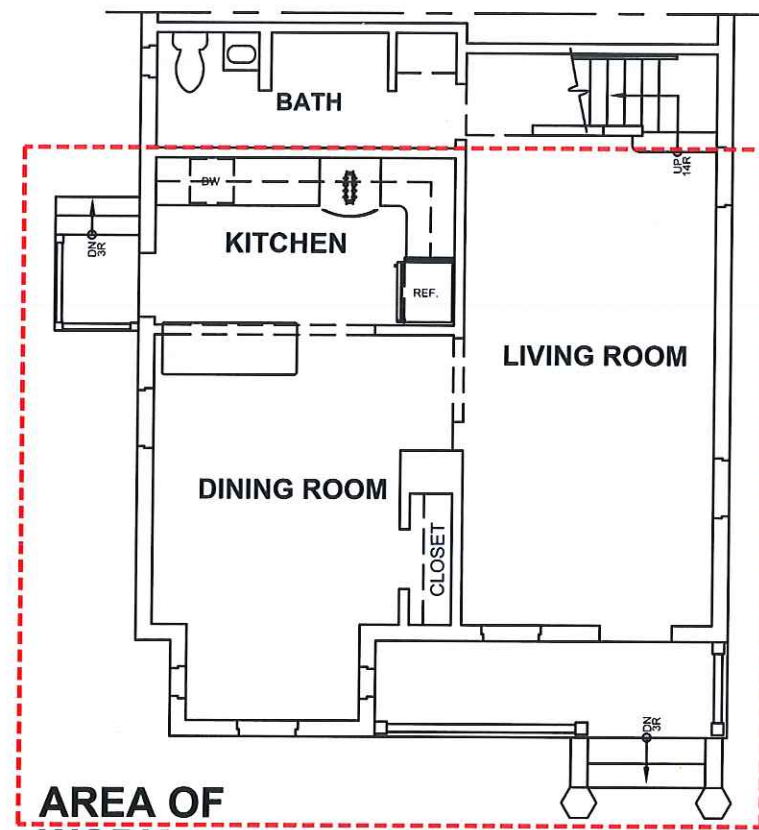
TOTAL: 3,620.0 GFA / 6,236.0 SF LOT = .58

PROJECT:
RENOVATIONS
63 REED STREET
CAMBRIDGE, MA

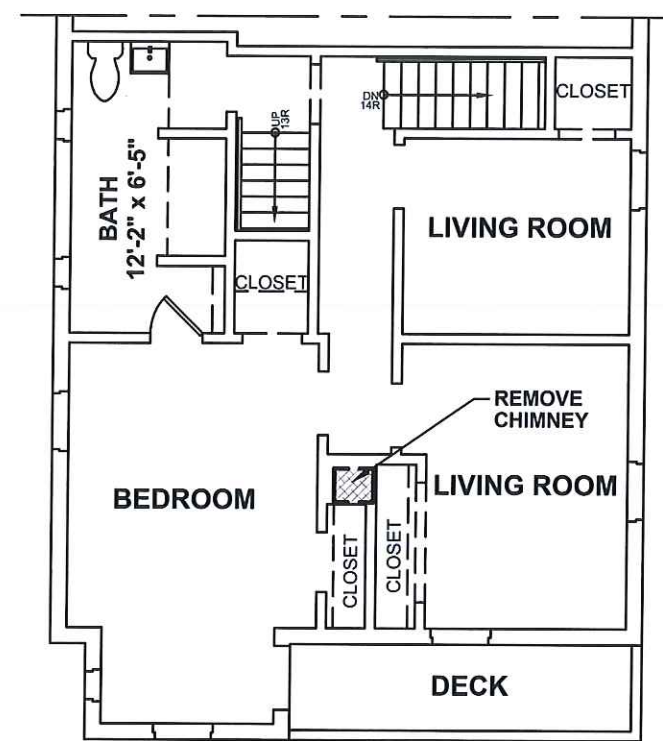
ARCHITECT:
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Cambridge, MA 02138
Tel. 617-412-8450
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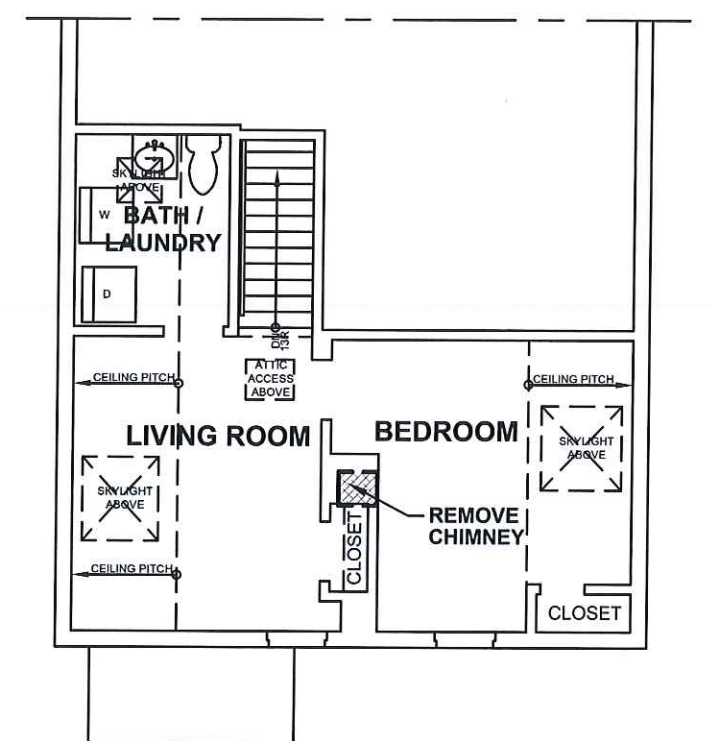
BASEMENT PLAN
Ceiling Height = 6'-0"



FIRST FLOOR PLAN
Ceiling Height = 8'-7½"



SECOND FLOOR PLAN
Ceiling Height = 7'-11"



THIRD FLOOR PLAN
Ceiling Height = 7'-8"

Drawing Title:

**EXISTING
PLANS**

Scale: SCALE: 1/8" = 1'-0"

Drawing No.

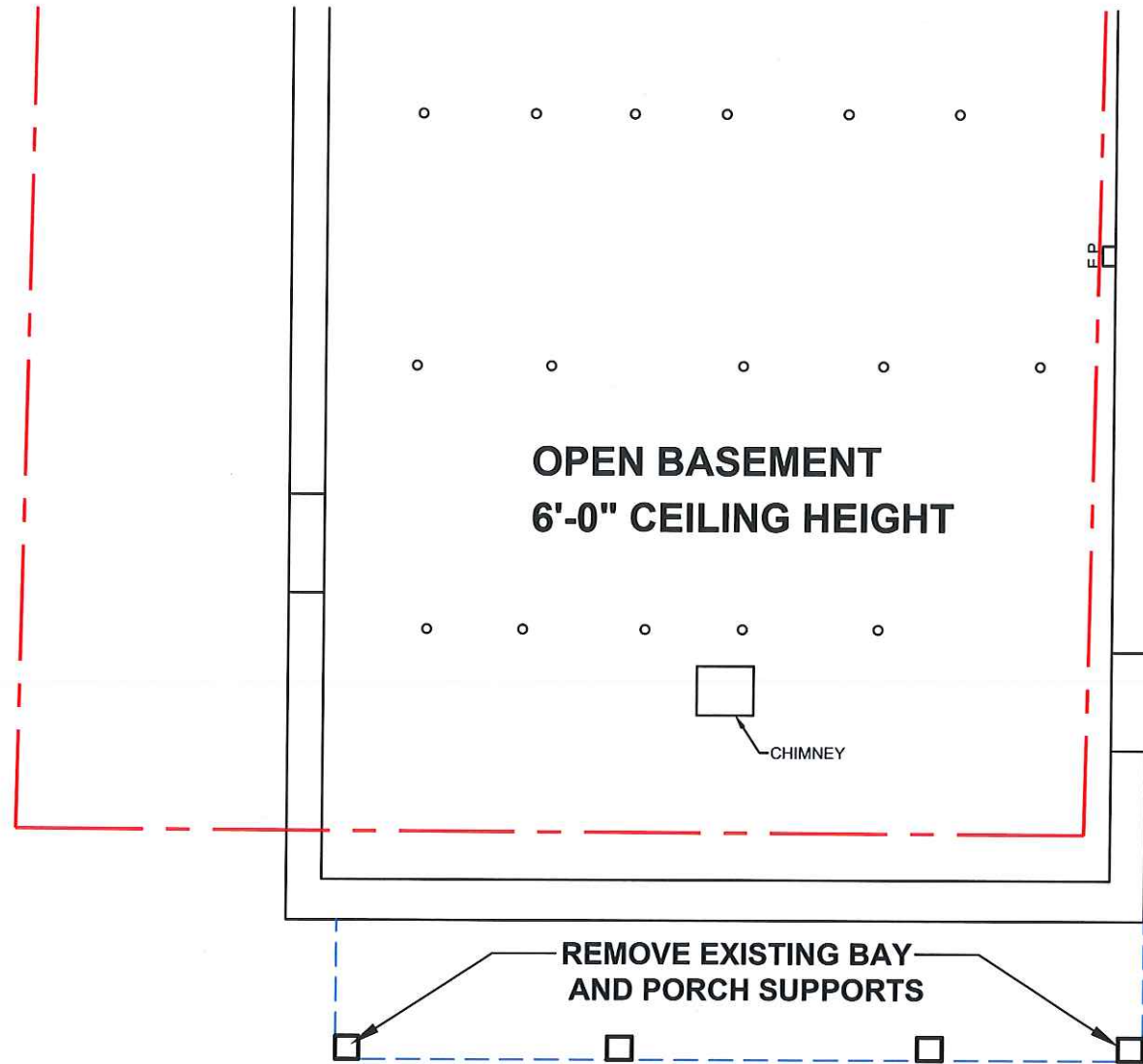
Job No.: A160.00

Date: 23 SEPTEMBER 2023

0.2

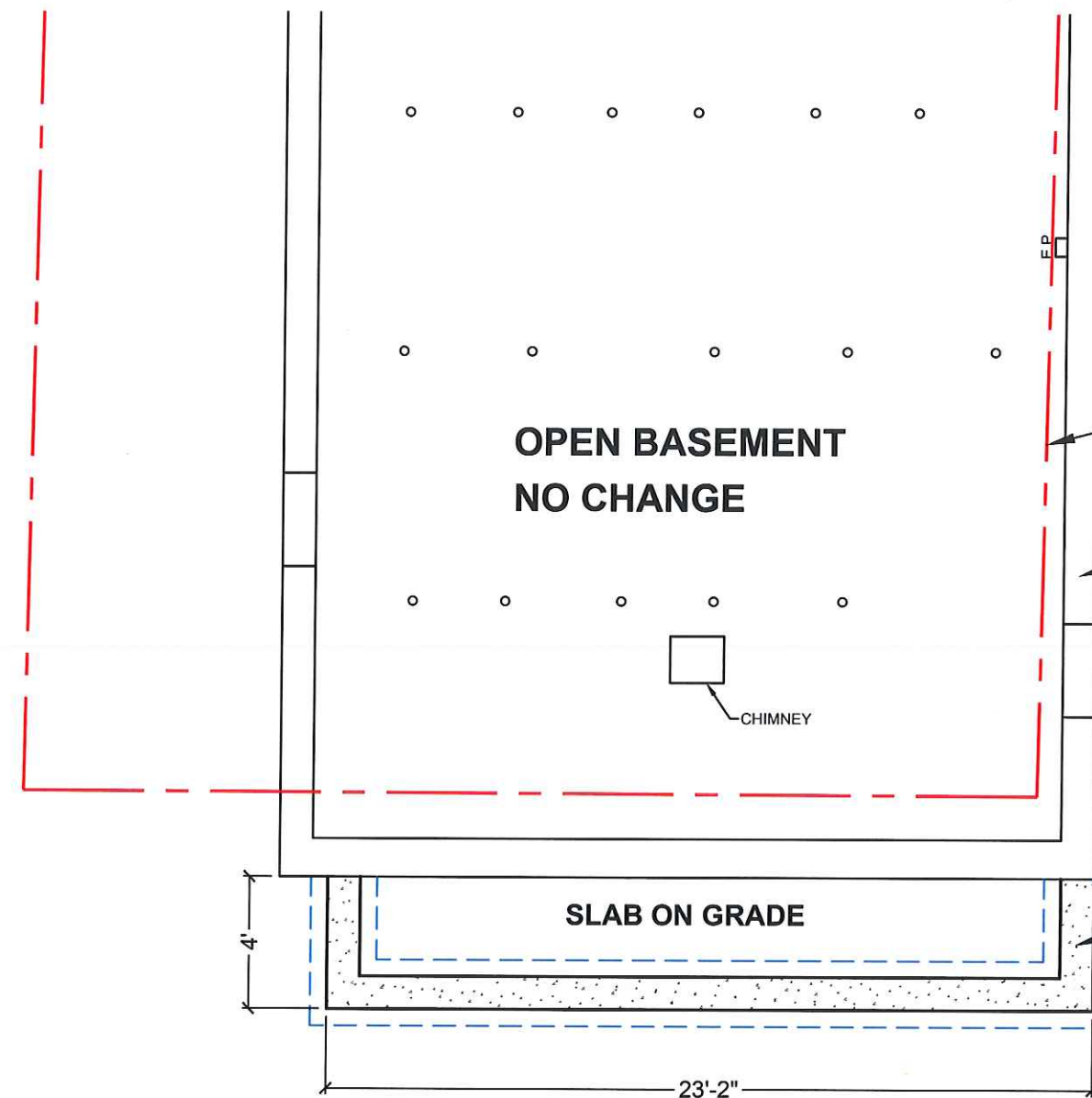
PROJECT:
RENOVATIONS
63 REED STREET
CAMBRIDGE, MA

ARCHITECT:
GCD ARCHITECTS
 2 Worthington St
 Cambridge, MA 02138
 Tel. 617-412-8450
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FIRST FLOOR PLAN
EXISTING / DEMO

SETBACK ENVELOPE



BASEMENT PLAN
PROPOSED

SETBACK ENVELOPE

EXISTING
 FOUNDATION WALL

NEW FROST WALLS,
 FOOTINGS AND SLAB
 BELOW CONVERTED
 PORCH AND EXISTING BAY

Drawing Title:
BASEMENT
NEW WORK
PLANS

Scale: SCALE: $\frac{3}{16}'' = 1'-0''$

Drawing No.

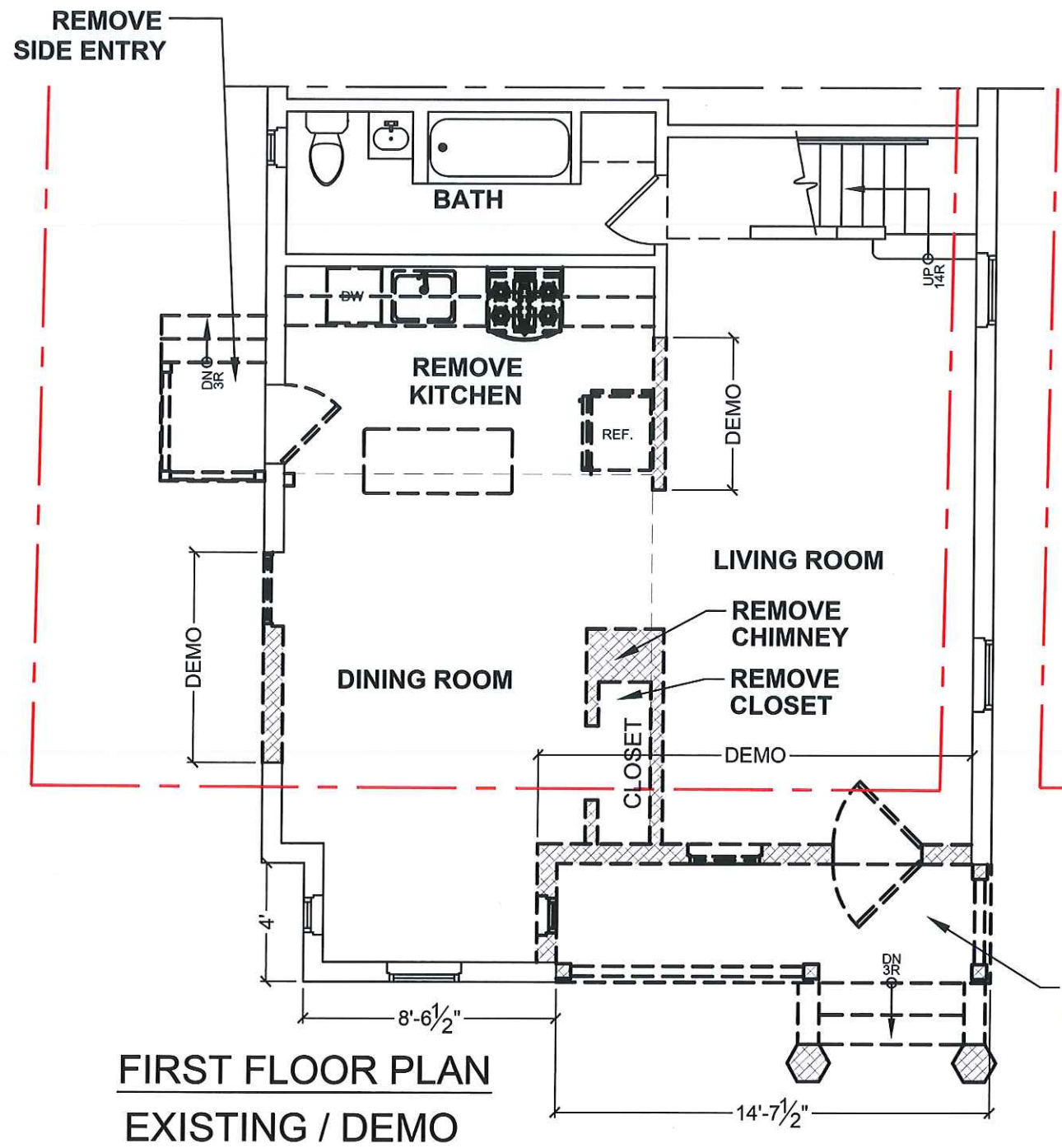
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Date: 23 SEPTEMBER 2023

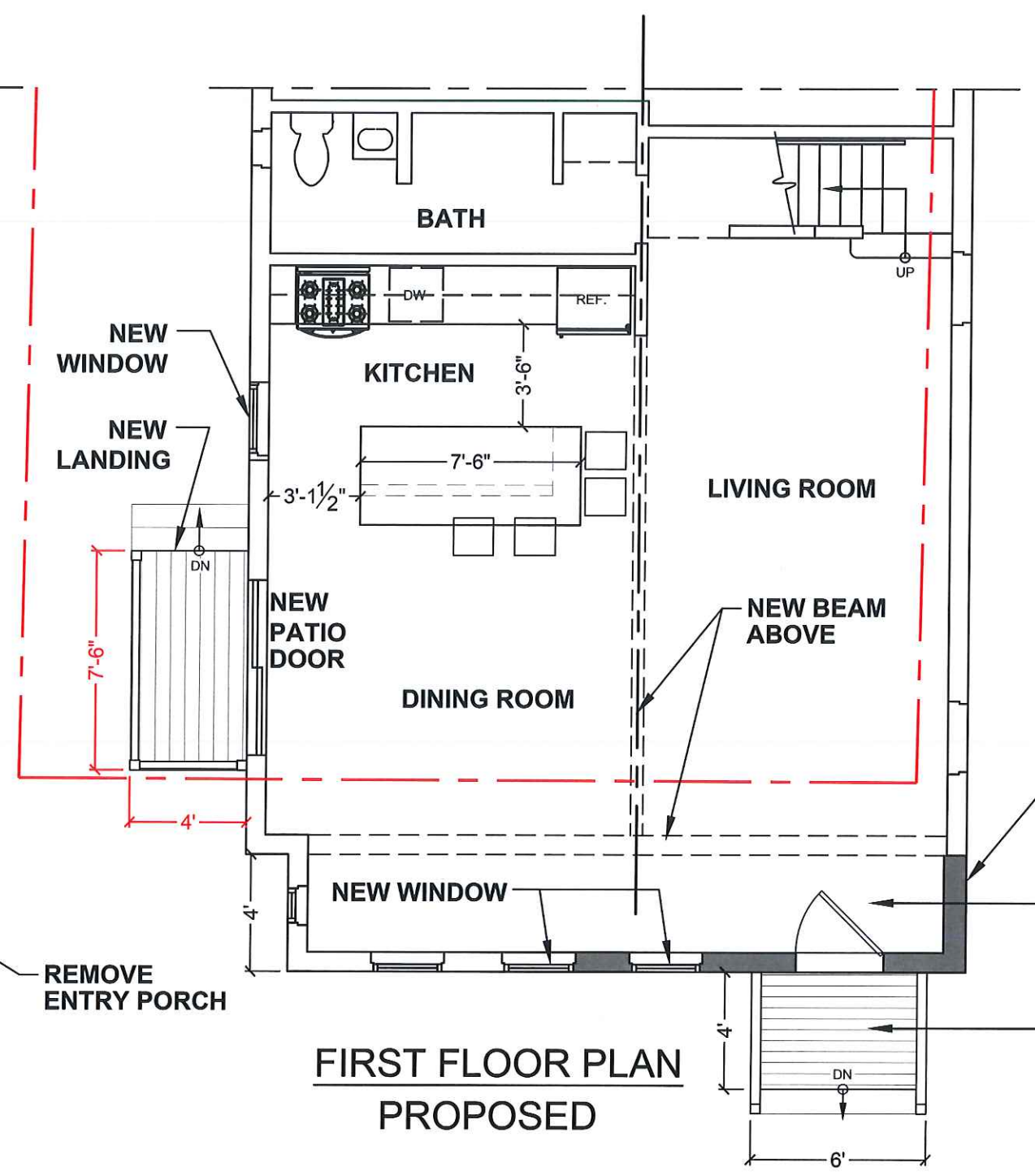
A1.0

PROJECT:
RENOVATIONS
63 REED STREET
CAMBRIDGE, MA

ARCHITECT:
GCD ARCHITECTS
 2 Worthington St
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FIRST FLOOR PLAN
EXISTING / DEMO



FIRST FLOOR PLAN
PROPOSED

SETBACK ENVELOPE

- NEW EXTERIOR STUD WALL
- NEW INFILL AT EXISTING PORCH
- NEW ENTRY LANDING / STEPS

Drawing Title:
FIRST FLOOR
NEW WORK
PLANS

Scale: SCALE: $\frac{3}{16}'' = 1'-0''$ Drawing No.

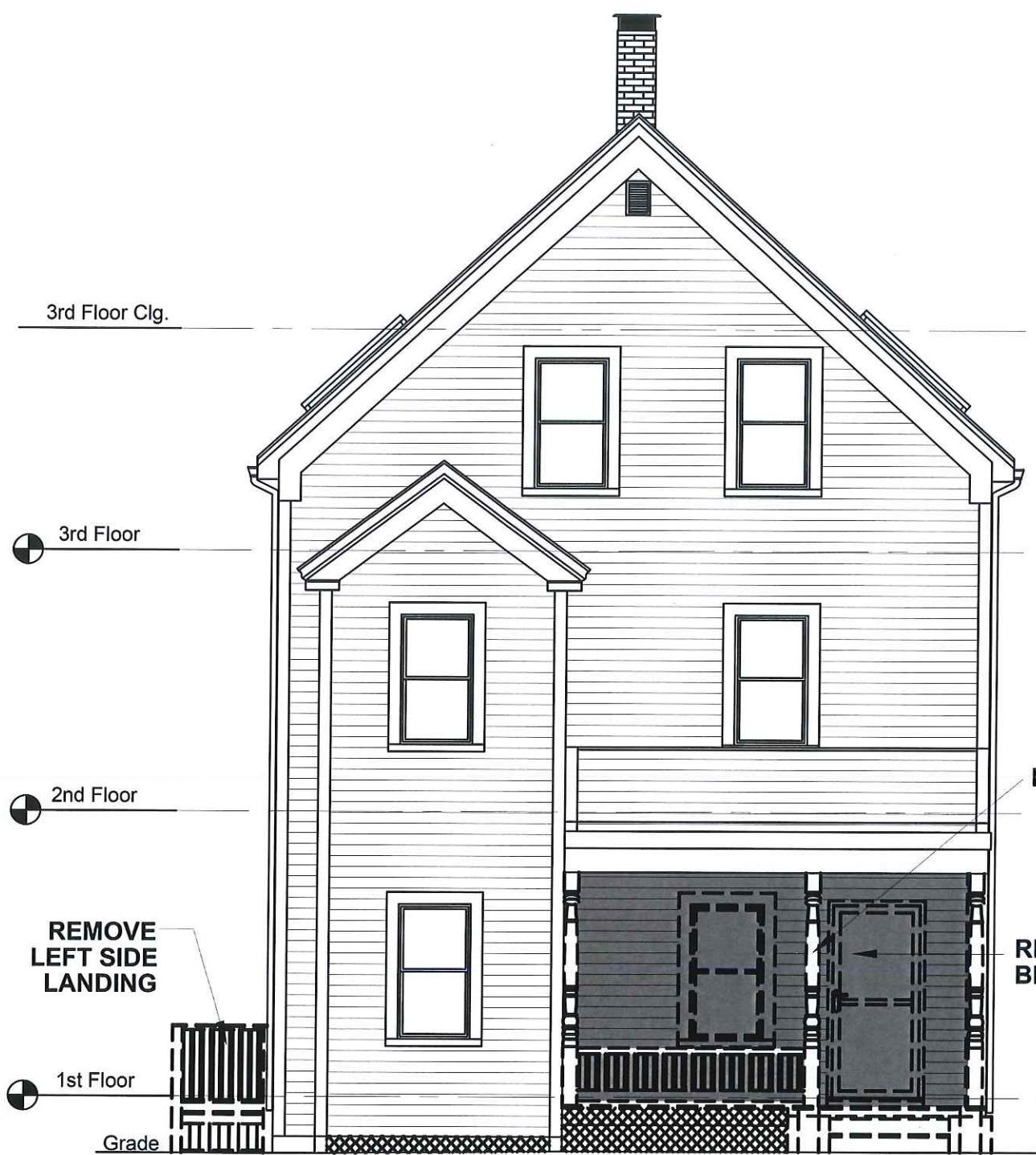
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Date: 23 SEPTEMBER 2023

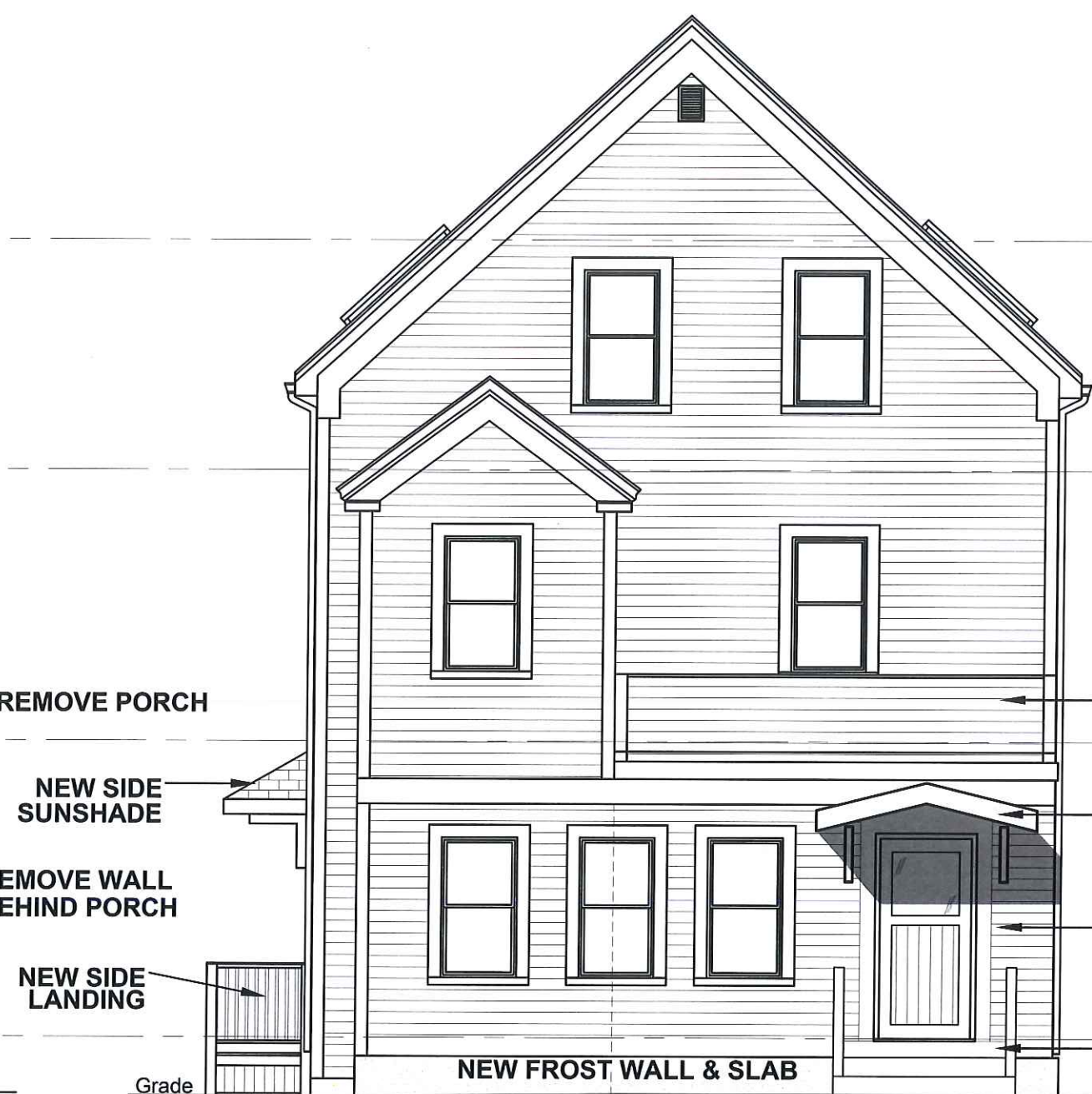
A1.1

PROJECT:
RENOVATIONS
63 REED STREET
CAMBRIDGE, MA

ARCHITECT:
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 2 Worthington St
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FRONT ELEVATION EXISTING



FRONT ELEVATION PROPOSED

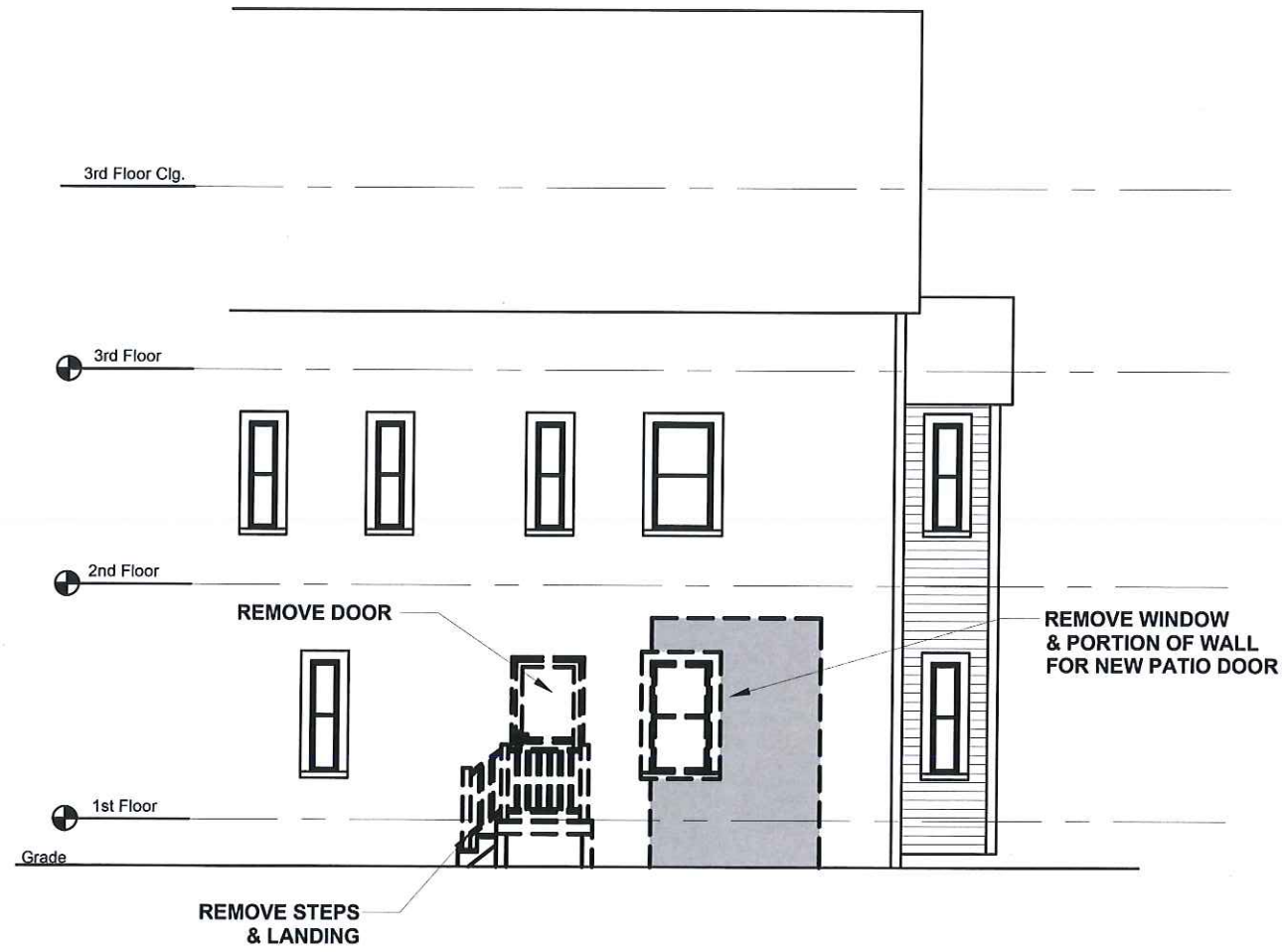
Drawing Title:
FRONT ELEVATIONS

Scale: SCALE: $\frac{3}{16}$ " = 1'-0"
 Job No.: A160.00
 Date: 23 SEPTEMBER 2023

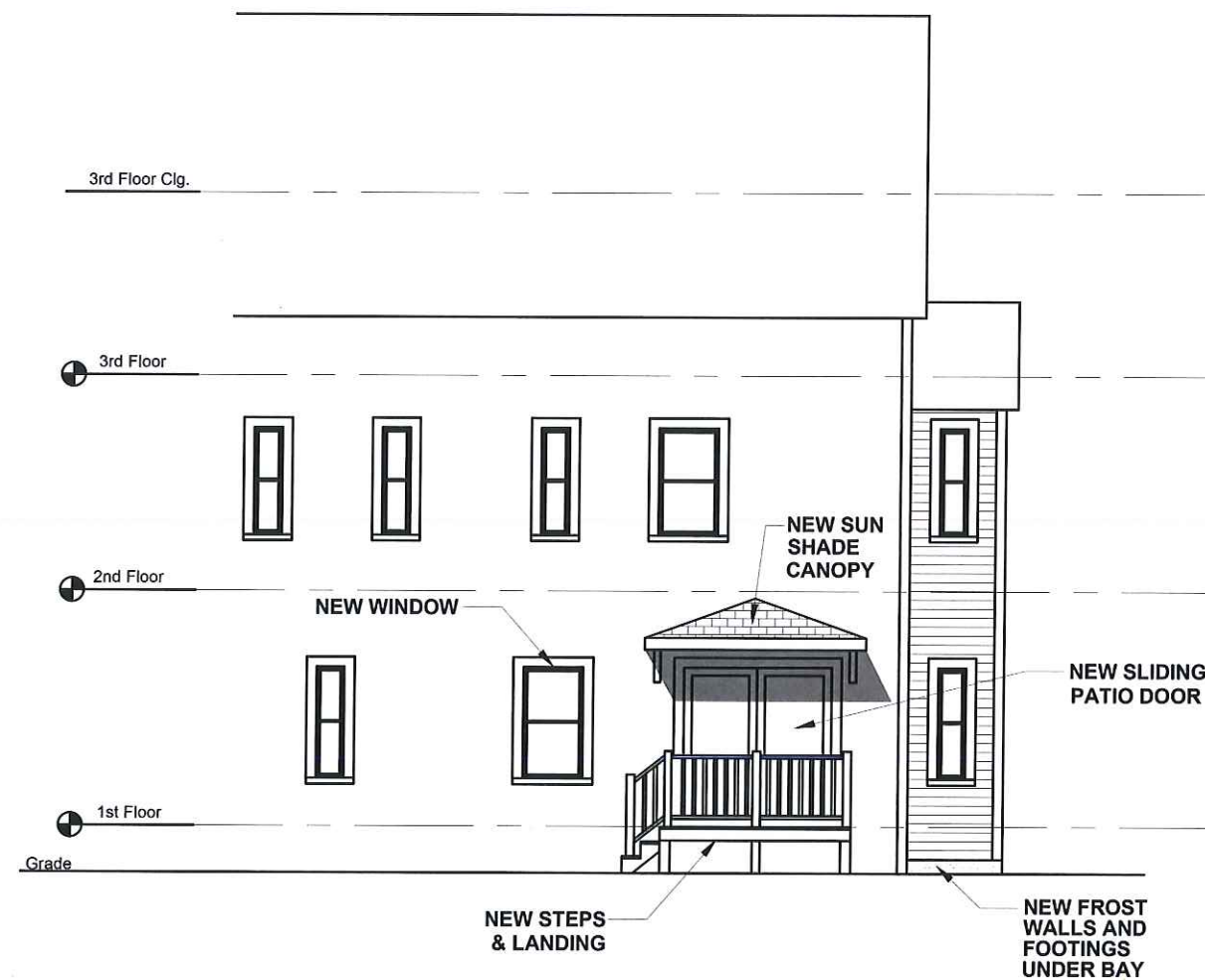
Drawing No.
A2.1

PROJECT:
RENOVATIONS
63 REED STREET
CAMBRIDGE, MA

ARCHITECT:
GCD ARCHITECTS
 2 Worthington St
 Cambridge, MA 02138
 Tel. 617-412-8450
 www.glassmanchungdesign.com



PARTIAL LEFT ELEVATION EXISTING



LEFT ELEVATION PROPOSED

Drawing Title:

**PARTIAL
 LEFT SIDE
 ELEVATIONS**

Scale: SCALE: $\frac{3}{16}$ " = 1'-0"

Drawing No.

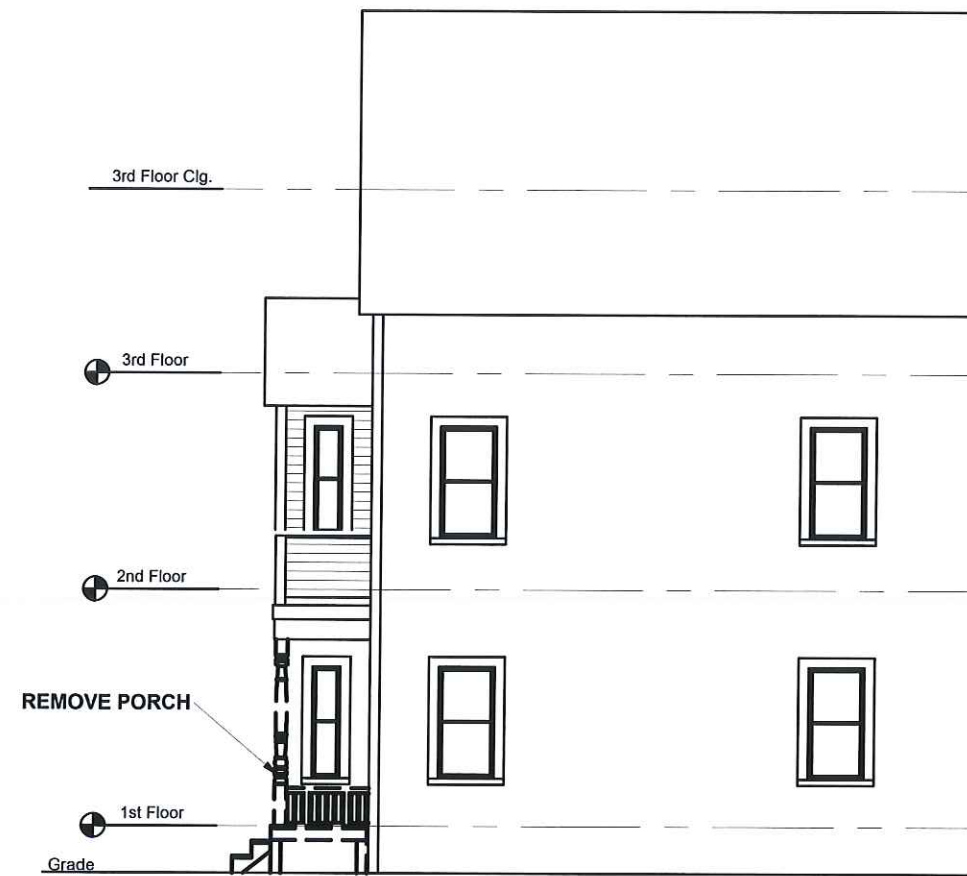
Job No.: A160.00

Date: 23 SEPTEMBER 2023

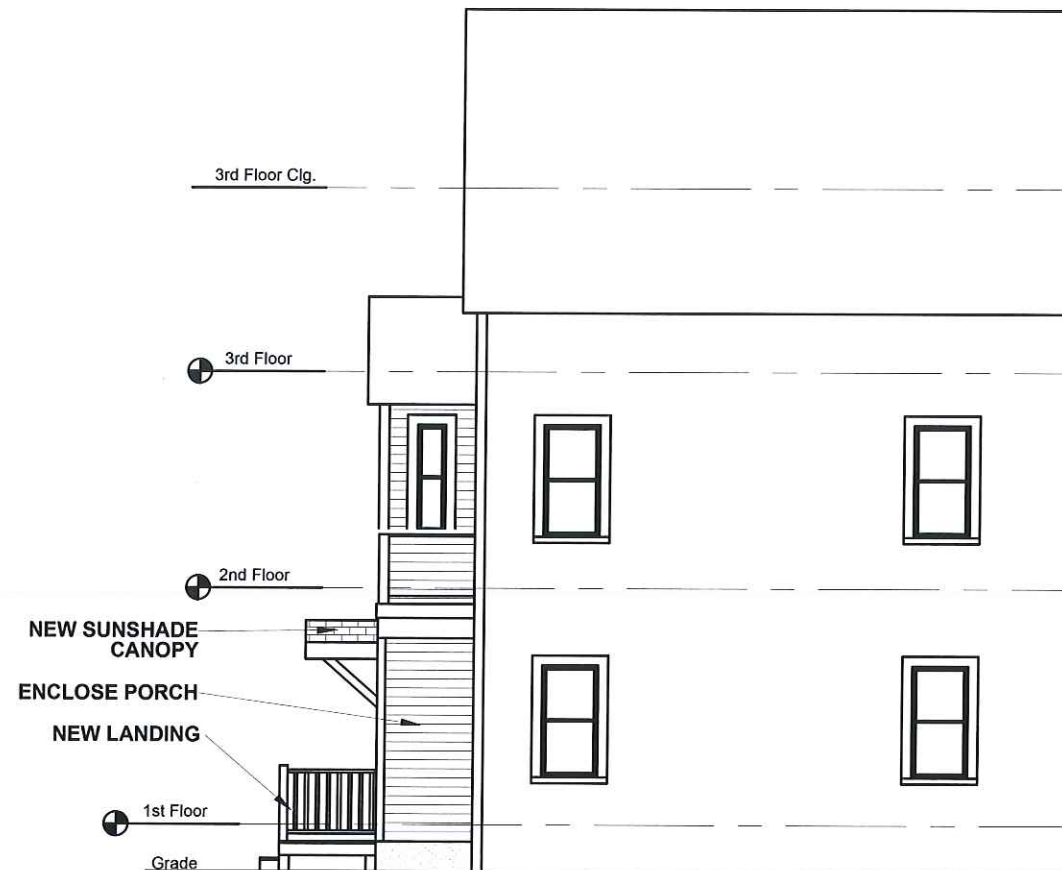
A2.2

**PROJECT:
RENOVATIONS
63 REED STREET
CAMBRIDGE, MA**

ARCHITECT:
GCD ARCHITECTS
2 Worthington St
Cambridge, MA 02138
Tel. 617-412-8450
www.glassmanchungdesign.com



PARTIAL RIGHT ELEVATION EXISTING



PARTIAL RIGHT ELEVATION PROPOSED

Drawing Title:

**PARTIAL
RIGHT SIDE
ELEVATIONS**

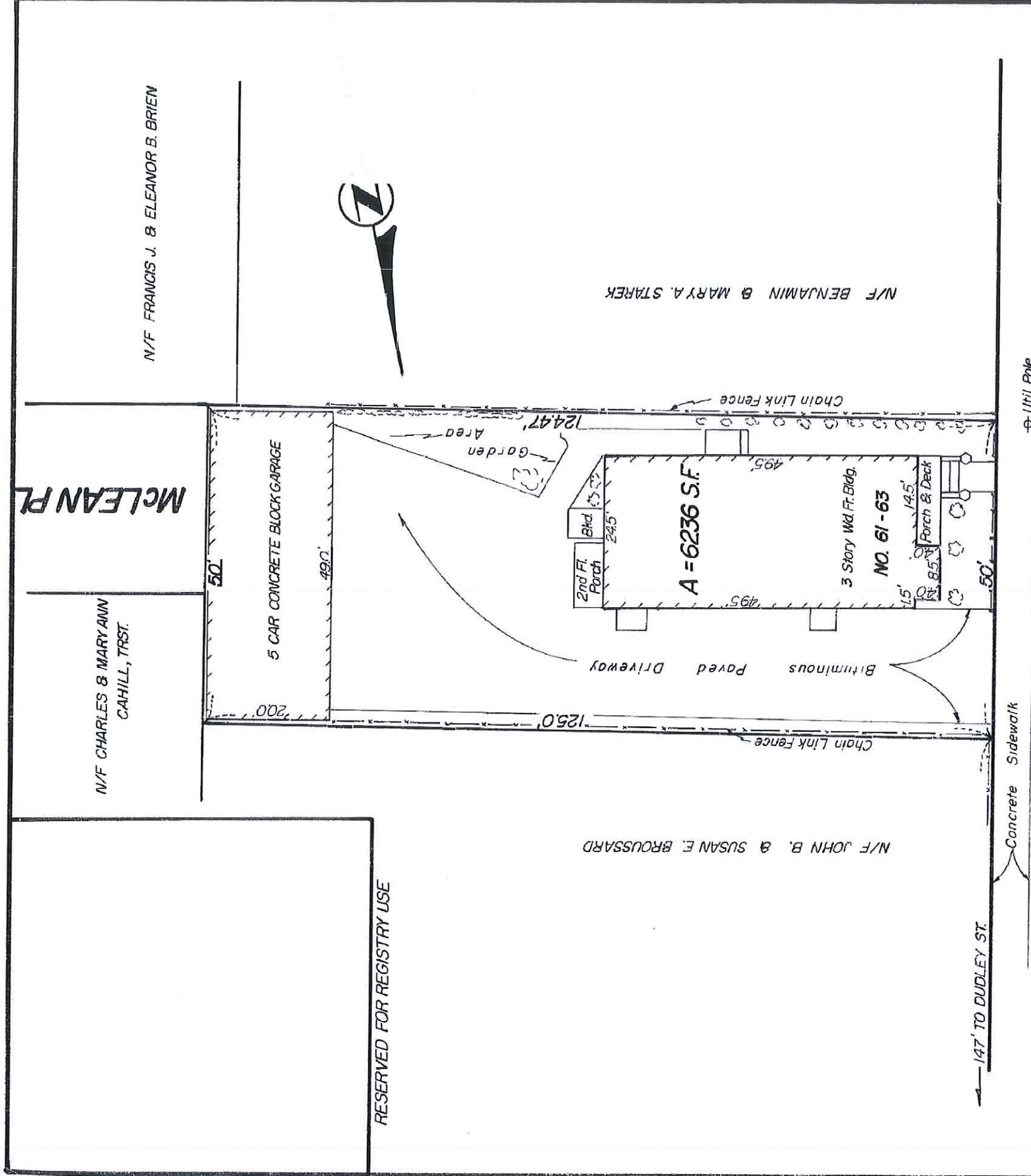
Scale: SCALE: $\frac{3}{16}'' = 1'-0''$

Drawing No.

Job No.: A160.00

Date: 23 SEPTEMBER 2023

A2.3



N/F CHARLES & MARY ANN CAHILL, TRST.

McLEAN PL

N/F FRANCIS J. & ELEANOR B. BRIEN

RESERVED FOR REGISTRY USE

N/F JOHN B. & SUSAN E. BROUSSARD

N/F BENJAMIN & MARY A. STAREK

147' TO DUDLEY ST.

Concrete Sidewalk

Util. Pole

REED

(Public - 40 Ft. Wide)

STREET FEE 38- BY S.

PROPERTY REFERENCES:
Middlesex South Registry of Deeds
Book 16278, Page 262
Plan Book 28, Plan 19

Middlesex Registry of Deeds
Southern District
Cambridge, Massachusetts
Plan No. 820(1-2) of 19 87
Rec'd 6-19-19 87
8:45 AM Doc No. 62
Rec'd. BK1824Q Page 405

I certify that the parcel shown hereon lies in Zone C, an area of minimal flooding, as indicated on the Flood Insurance Rate Maps for the City of Cambridge, Massachusetts, effective date July 5, 1962.

I certify that the property lines shown are the lines dividing existing ownerships, and the lines of streets and ways shown are those of public or private streets or ways already established and that no new lines for the division of existing ownership or for new ways are shown.

I certify that this plan of 61-63 REED STREET CONDOMINIUM fully and accurately depicts the layout of the buildings, dimensions, property lines and common areas to which it has access as built.

I further certify that this plan has been prepared in accordance with the rules and regulations of the Registers of Deeds of the Commonwealth of Massachusetts.



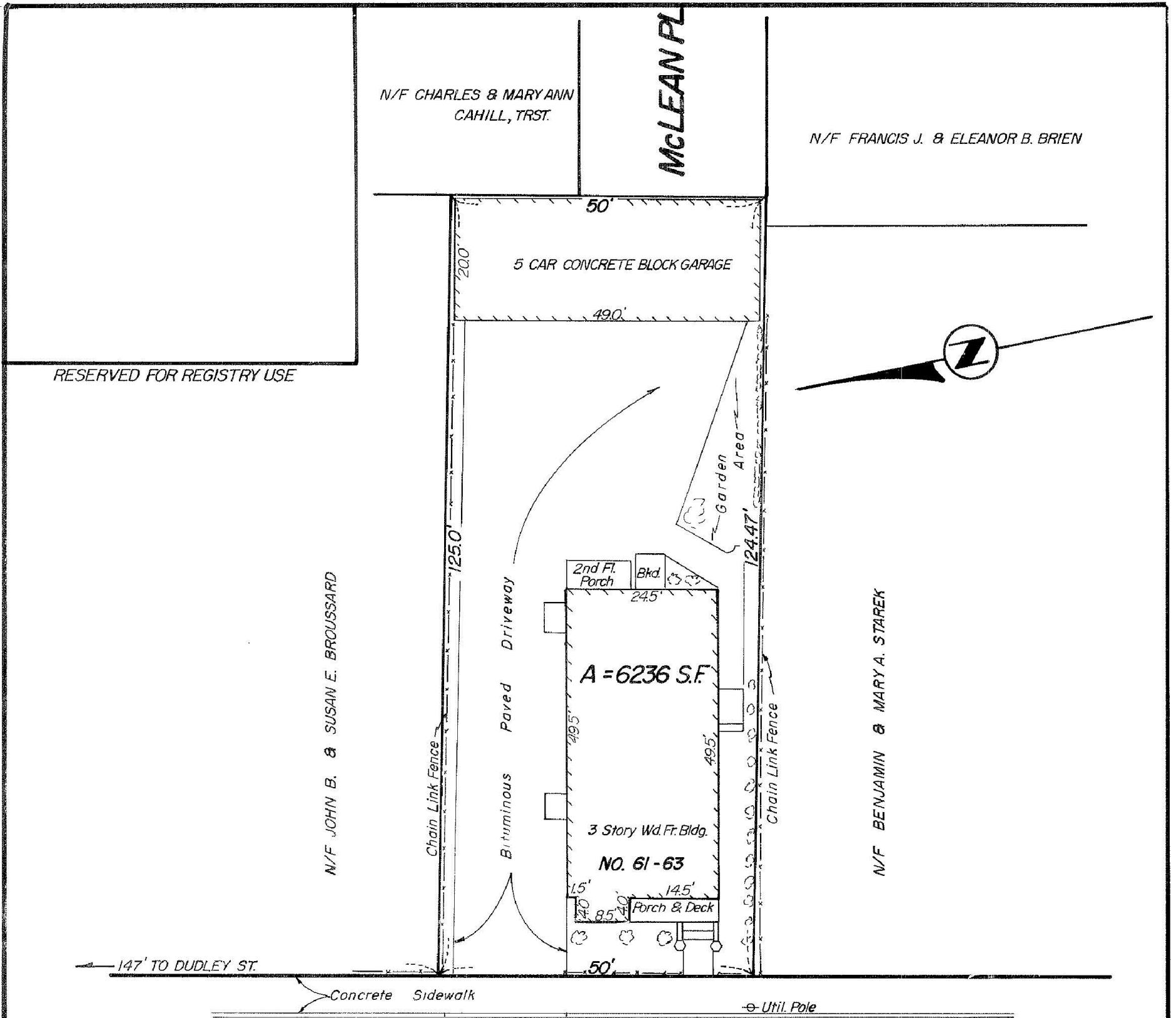
Wendell H. Mason

SCALE: 1" = 16' DEC. 15, 1986

WENDELL H. MASON, PROF. LAND SURVEYOR
122 ESSEX ST. BEVERLY, MA 01915



T.M.



REED

(Public - 40 Ft. Wide)

PROPERTY REFERENCES:
Middlesex South Registry of Deeds
Book 16278, Page 262
Plan Book 28, Plan 19

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Wendell H. Mason



STREET FEE 38' BY S.

Middlesex Registry of Deeds
Southern District

Cambridge, Massachusetts

Plan No. 820(1-2) of 19 87

Rec'd 6-19 19 87

at 8:45 AM Doc No. 62

Rec'd, Bk 18240 Page 405

Attest

Robert J. Stangor

Register

PLAN OF LAND

61 - 63 REED STREET CONDOMINIUM

CAMBRIDGE, MASS.

SCALE: 1" = 16'

DEC. 15, 1986

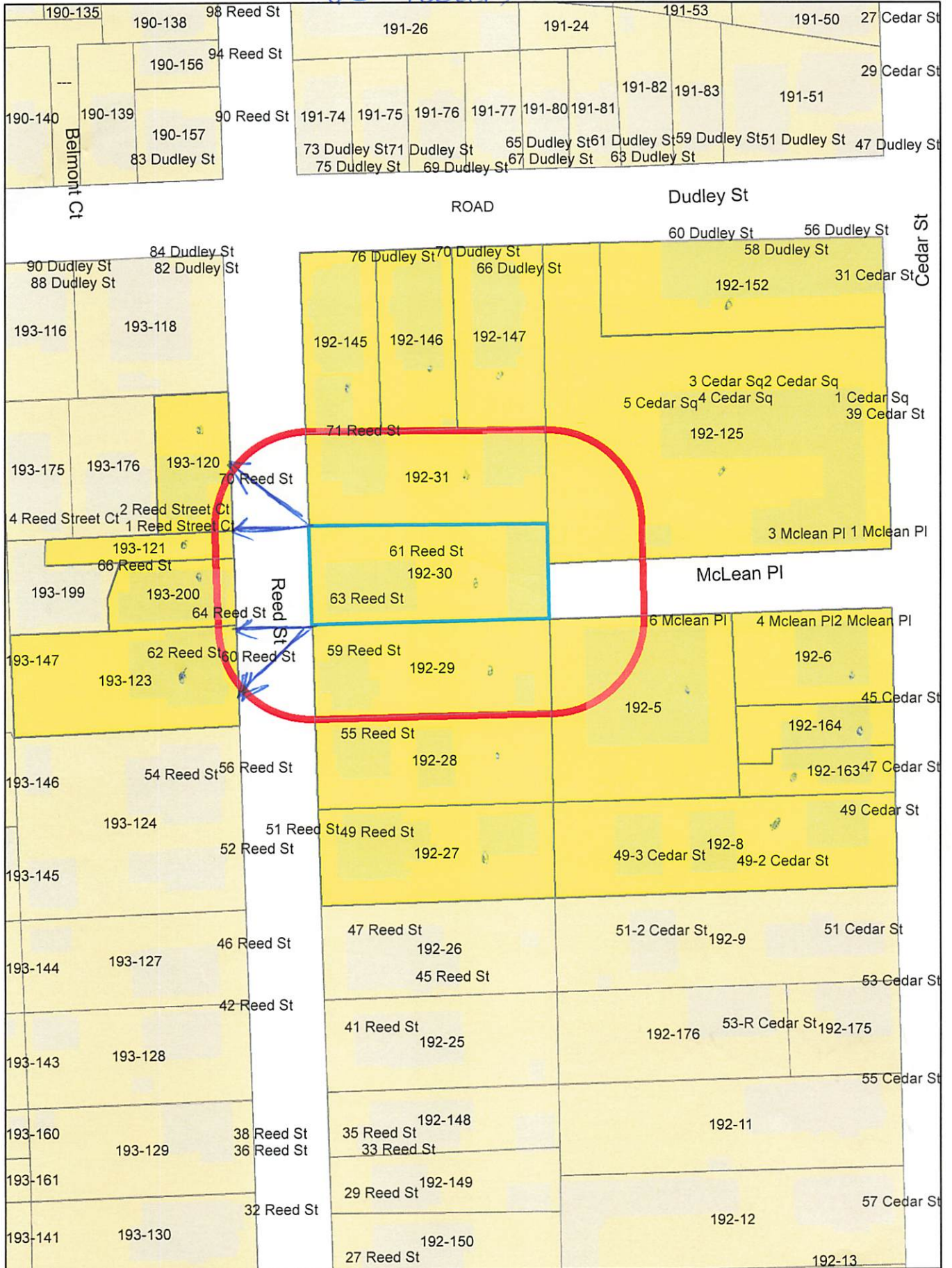
WENDELL H. MASON, PROF. LAND SURVEYOR
122 ESSEX ST. BEVERLY, MA 01915



820-1

T.M.

63 Reed St.



63 Reed St.

Petitioner
GCD ARCHITECTS
C/O ADAM GLASSMAN, R.A.
17 BROWN STREET #2
CAMBRIDGE, MA 02138

193-200
PUTNAM, SARAH
130 PUTNAM ST
WATERTOWN, MA 02472

193-200
AUSTIN, MICHAEL WILLIAM &
ANA CECILIA REALPE QUINTERO
64 REED ST UNIT 1
CAMBRIDGE, MA 02139

192-30
GETTO, JACOB N.
61-63 REED ST UNIT #61
CAMBRIDGE, MA 02140

192-5
FLORI FAMILY HOLDINGS LLC
76 PIGEON LANE
WALTHAM, MA 02451

192-31
MAGID, CAROLYN H.
71 REED ST UNIT 2
CAMBRIDGE, MA 02140

192-145
MCGOVERN, KATE L.
76 DUDLEY ST UNIT 1
CAMBRIDGE, MA 02140

192-145
KENNEDY, CHARLES N.
1220 ROBINSON AVE, #206
SAN DIEGO, CA 92103

192-152
FLORI FAMILY HOLDINGS, LLC
76 PIGEON LANE
WALTHAM, MA 02451

192-125
FLORI FAMILY HOLDINGS, LLC
76 PIGEON LANE
WALTHAM, MA 02452

192-146
NAJAFIAN, MARYAM
70 DUDLEY STREET #2
CAMBRIDGE, MA 02140

192-163
SAGAR, MANISH & VANYA SAGAR
47 CEDAR ST
CAMBRIDGE, MA 02140

192-146
MADHURI, RAVI,
TRUSTEE THE BLUE BOAT TRUST
8 SPRUCE ST., #9N
NEW YORK, NY 10038

192-146
SIDIROGLOU, SYLIANOS & ALISON FOLLAND
70 DUDLEY ST 3
CAMBRIDGE, MA 02140

193-120
FERRARO, MARY LOUISE,
TRS THE MARY LOUISE FERRARO TRUST
70 REED ST
CAMBRIDGE, MA 02140

193-200
ORTIZ, RAQUEL
64 REED
CAMBRIDGE, MA 02140

192-27
HEISEY, DOROTHY
49 REED STREET #49
CAMBRIDGE, MA 02140

192-29
PENA-MORA, FENIOSKY &
MINOSCA V. ALCANTARA
2828 BROADWAY, APT. #10-D
NEW YORK, NY 10025

192-31
KLEBENOV, JOHNA M.
71 REED ST. UNIT#1
CAMBRIDGE, MA 02140

192-147
CHURCHILL, JEFFREY H.
66 DUDLEY ST UNIT 3
CAMBRIDGE, MA 02140

192-147
SUN, DAPENG & YONGTING WANG
152 WOBURN ST
LEXINGTON, MA 02420

192-8
TIEN, AMY
49 CEDAR ST UNIT 2
CAMBRIDGE, MA 02140

192-8
TUCCINARDI, JENNIFER L.
495 MAIN ST
BOYLSTON, MA 01505

192-6
FOEN, NANCY & SIGURPUR ORN ADALGEIRSSON
2 MCLEAN PL
CAMBRIDGE, MA 02140

192-6
CHOI, MICHAEL T.
4 MCLEAN PL
CAMBRIDGE, AB 02140

192-145
SEDER, MOLLY DANIELLE
GREGORY MICHAEL DONADIO
76 DUDLEY ST UNIT3
CAMBRIDGE, MA 02140

192-147
RICH-SHEA, ATARA
JARED D. MACDONALD, CO-TRS
115 REED ST
CAMBRIDGE, MA 02140

192-28
BOLAND, DANIEL M. MEEOK KIM
55-57 REED ST, UNIT 55
CAMBRIDGE, MA 02140

192-28
SPADOLA, ALEXANDRA C.
EMILIO SPADOLA
55-57 REED ST, UNIT 57
CAMBRIDGE, MA: Massachuset 02140

193-123
62 REED STREET, LLC
1770 MASSACHUSETTS AVENUE, #263
CAMBRIDGE, MA 02140

63 Reed St.

192-30
PETKOV IVAN LIN LORIE
63 REED ST - UNIT 63
CAMBRIDGE, MA 02140

192-164
45 CEDAR STREET LLC
139 MARSTON ST
LAWRENCE, MA 01841

192-8
FRIEDBERG, BARRY J
TRS SUZAN B FRIEDBERG TRS
49 CEDAR ST - UNIT 1
CAMBRIDGE, MA 02140

192-27
LOU, XIAOJUN TRS LOU-CHEN REVOCABLE TR
49-51 REED ST - UNIT 51
CAMBRIDGE, MA 02140

193-121
CAMBRIDGE CITY OF PWD
147 HAMPSHIRE ST
CAMBRIDGE, MA 02139

193-121
CITY OF CAMBRIDGE
C/O YI-AN HUANG
CITY MANAGER

193-121
CITY OF CAMBRIDGE
C/O MEGAN BAYER
CITY SOLICITOR