



# CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2024 JUN 10 PM 2:01  
RECEIVED

## BZA Application Form

BZA Number: 265116

### General Information

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

Special Permit:  X  Variance:   Appeal:

PETITIONER: Gwendolyn M. Stewart-Kibbe & David P. Kibbe

PETITIONER'S ADDRESS: 76 Reservoir St, Cambridge, MASSACHUSETTS 02138

LOCATION OF PROPERTY: 76 RESERVOIR ST, Unit 2, Cambridge, MA

TYPE OF OCCUPANCY: 2 family

ZONING DISTRICT: Residence B Zone

REASON FOR PETITION:

/Dormer/

### **DESCRIPTION OF PETITIONER'S PROPOSAL:**

The petitioner is seeking relief for the added 40sf that is created by raising the roof in an area that is currently < 5'-0" in height. This further increases the F.A.R. non-conformance.

### **SECTIONS OF ZONING ORDINANCE CITED:**

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

Original  
Signature(s):

(Petitioner (s) / Owner)

GWENDOLYN M. STEWART KIBBE + DAVID KIBBE

(Print Name)

Address:

76 RESERVOIR ST. #2

Tel. No.

6177977315

E-Mail Address:

Gwendolyn.m.Stewart@gmail.com

Date: 5/15/2024

**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 DAVID P. KIBBE AND GWENDOLYN M. STEWART KIBBE  
(OWNER)

Address: 76 RESERVOIR ST. #2

State that I/We own the property located at 76 RESERVOIR ST. #2, which is the subject of this zoning application.

The record title of this property is in the name of DAVID P. KIBBE AND GWENDOLYN M. STEWART KIBBE

\*Pursuant to a deed of duly recorded in the date NOV. 9, 2018, Middlesex South County Registry of Deeds at Book 71866, Page 104; or Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_

Book \_\_\_\_\_ Page \_\_\_\_\_

David P. Kibbe  
Gwendolyn M. Stewart Kibbe  
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT\*

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

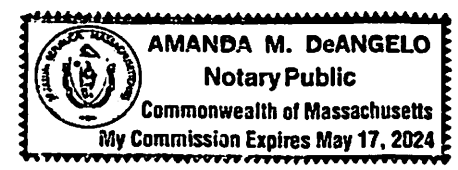
Commonwealth of Massachusetts, County of Middlesex

The above-name David Paul Kibbe Gwendolyn Marie Stewart Kibbe personally appeared before me, this 8th of March, 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.



## **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 76 RESERVOIR ST., Unit 2., 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:**

Aside from increasing the F.A.R., the proposed dormer will not increase the existing non-conformities: (lot size, lot width). Otherwise all requirements of the Zoning Ordinance are met.

**B) Traffic generated or patterns of access or egress would not cause congestion hazard, or substantial change in established neighborhood character for the following reasons:**

The added dormer will have no impact on the traffic or site access.

**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 added dormer won't change the use, the number of occupants, or level of activity on the site.

**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 added dormer doesn't create or enhance a safety hazard to its occupants or the public.

**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 added dormer has no impact on the district or adjoining district.

**\*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:** Gwendolyn M. Stewart-Kibbe & David P. Kibbe  
**Location:** 76 RESERVOIR ST., Unit 2, Cambridge, MA  
**Phone:** 6177977315

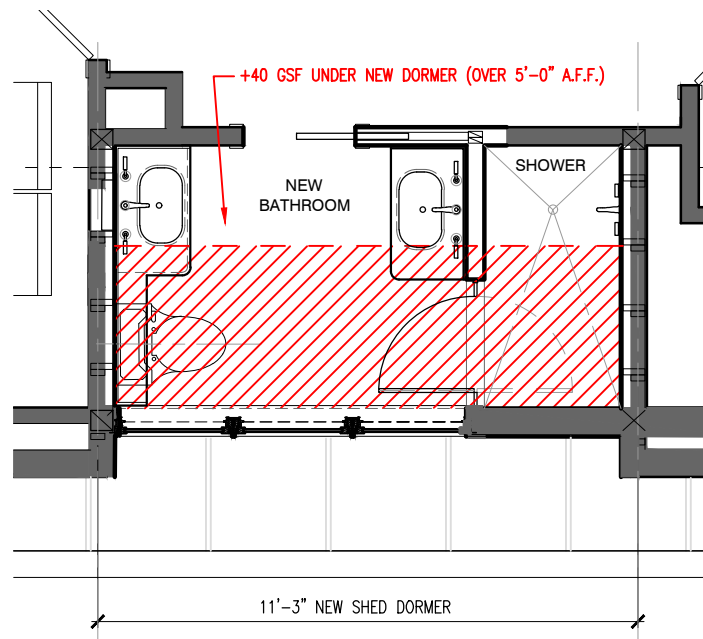
**Present Use/Occupancy:** 2 family  
**Zone:** Residence B Zone  
**Requested Use/Occupancy:** 2 family

|                                                            |                   | <u>Existing Conditions</u>   | <u>Requested Conditions</u>                             | <u>Ordinance Requirements</u>                    |        |
|------------------------------------------------------------|-------------------|------------------------------|---------------------------------------------------------|--------------------------------------------------|--------|
| <u>TOTAL GROSS FLOOR AREA:</u>                             |                   | 3,296 gsf                    | 3,296 + 40= 3,336 gsf                                   | 4050 X .5= 2,025                                 | (max.) |
| <u>LOT AREA:</u>                                           |                   | 4,050                        | No change                                               | 5,000                                            | (min.) |
| <u>RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup></u> |                   | .81                          | .82                                                     | .5                                               |        |
| <u>LOT AREA OF EACH DWELLING UNIT</u>                      |                   | 2,025                        | no change                                               | 2,500                                            |        |
| <u>SIZE OF LOT:</u>                                        | <u>WIDTH</u>      | 45'                          | no change                                               | 50' min.                                         |        |
|                                                            | <u>DEPTH</u>      | 90'                          | no change                                               | 100' min                                         |        |
| <u>SETBACKS IN FEET:</u>                                   | <u>FRONT</u>      | 16,78'                       | no change                                               | 15 min                                           |        |
|                                                            | <u>REAR</u>       | 21.58'                       | no change                                               | 25' min.                                         |        |
|                                                            | <u>LEFT SIDE</u>  | 2.15                         | no change                                               | 7.5' min.                                        |        |
|                                                            | <u>RIGHT SIDE</u> | 12,07'                       | no change                                               | 7.5' min                                         |        |
| <u>SIZE OF BUILDING:</u>                                   | <u>HEIGHT</u>     | 35                           | no change                                               | +/- 35'                                          |        |
|                                                            | <u>WIDTH</u>      | 45'-6"                       | no change to building length. Proposed dormer is 11'-3" | Building Length not specified. Dormer = 15' max. |        |
|                                                            | <u>LENGTH</u>     | 28'                          | no change                                               | not specified                                    |        |
| <u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>             |                   | About 34%                    | no change                                               | 40%                                              |        |
| <u>NO. OF DWELLING UNITS:</u>                              |                   | 2                            | 2                                                       | No change proposed                               |        |
| <u>NO. OF PARKING SPACES:</u>                              |                   | 2                            | 2                                                       | No change proposed                               |        |
| <u>NO. OF LOADING AREAS:</u>                               |                   | 0                            | N/A                                                     | N/A                                              |        |
| <u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>               |                   | About 7' to an existing shed | no change requested                                     | N/A                                              |        |

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'.

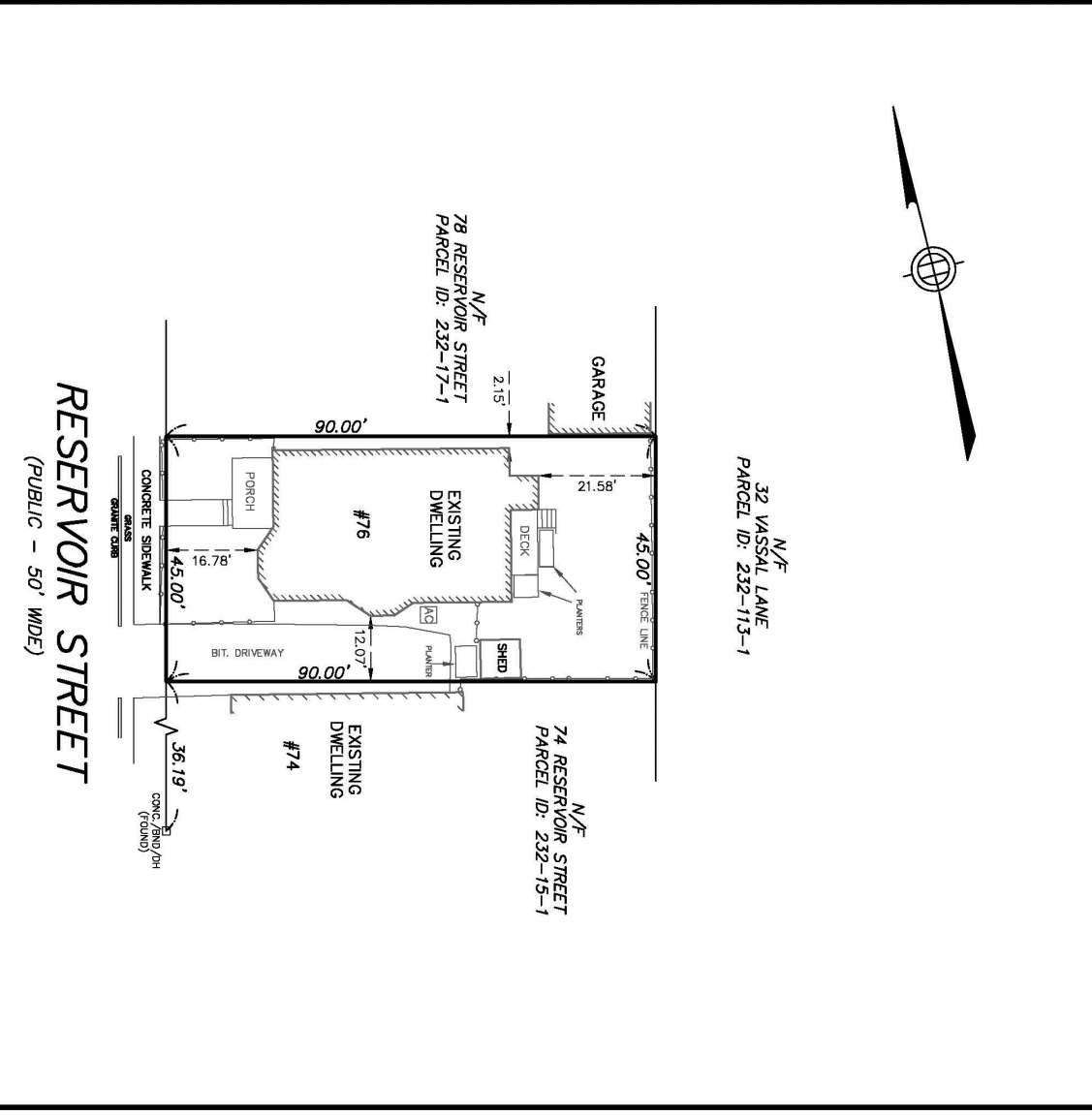
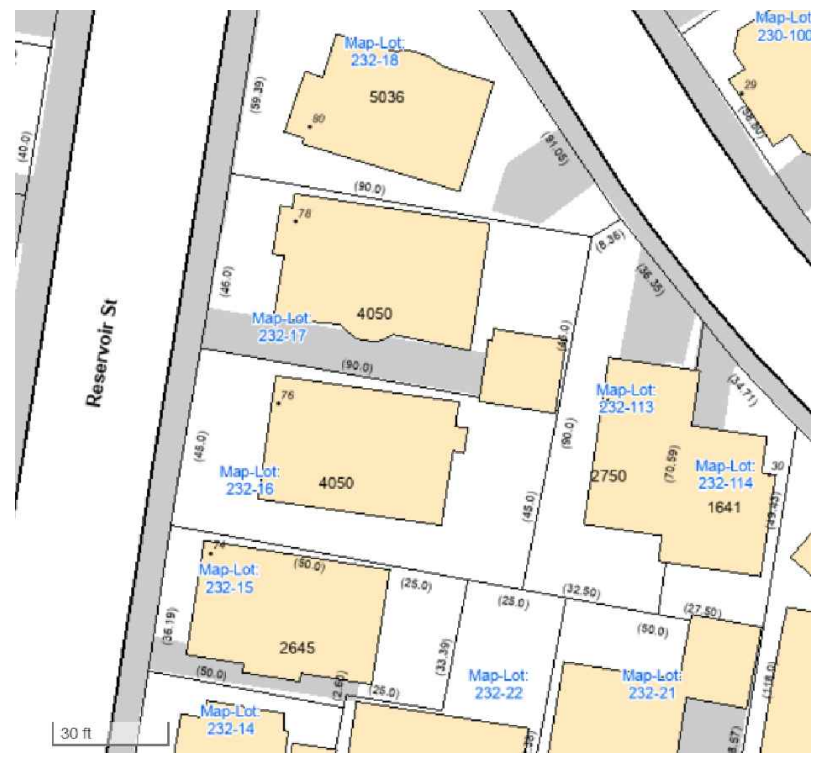


① NEW BATHROOM: ADDED G.S.F.  
1/4" = 1'-0"

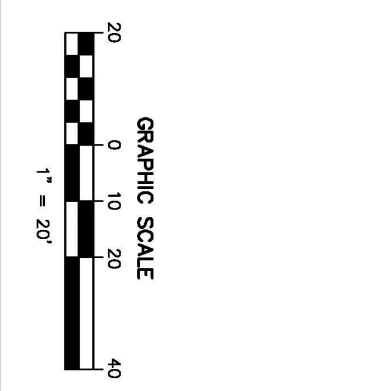
| KEY:                                | ZONING DISTRICT: Res B         |                                            | Parcel # 232-16-2                                       |
|-------------------------------------|--------------------------------|--------------------------------------------|---------------------------------------------------------|
|                                     | REQUIREMENT                    | EXISTING                                   | PROPOSED                                                |
| MINIMUM LOT SIZE                    | 5,000 SF                       | 4,050 SF *                                 | UNCHANGED                                               |
| MIN. LOT WIDTH                      | 50'                            | 45' *                                      | UNCHANGED                                               |
| BUILDING FOOTPRINT                  | N/A                            | 1,367 +/- SF                               | UNCHANGED                                               |
| FLOOR AREA RATIO                    | 0.5                            | .813 *                                     | .823 *                                                  |
| BUILDING SF<br>SF per Dwelling Unit | 5,000* SF<br>(2,500 SF per DU) | 3,296 SF<br>1,133 Unit 1<br>+ 2,163 Unit 2 | 3,336 SF<br>1,133 Unit 1<br>+ 2,203 (2,163 + 40) Unit 2 |
| FRONT YARD SETBACK                  | 15'                            | 16.78'                                     | UNCHANGED                                               |
| REAR YARD SETBACK                   | 25'                            | 21.58'                                     | UNCHANGED                                               |
| SIDE YARD SETBACK                   | 7.5'<br>Sum of 20              | 2.15' *<br>2.15 + 12.07 = 14.12'           | UNCHANGED                                               |
| MAXIMUM HEIGHT                      | 35'                            | +/- 35'                                    | UNCHANGED                                               |
| MAXIMUM STORIES                     | 3                              | 3                                          | UNCHANGED                                               |

**NARRATIVE:** B.O.A. # PERMIT # 248808

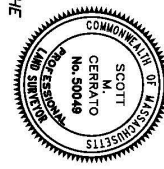
The Proponent is seeking Zoning Board approval to add a shed dormer to the existing gable roof of a 3-story 2-family dwelling in West Cambridge. The goal for this family of four is to add a second bathroom to the 3rd floor of their 3BR/1BA unit. The existing Lot Size and Side Yard Setback do not meet the min. requirement, (due to the narrow lot), and the exg. square footage exceeds the maximum F.A.R. (due to undersized lot). The proposed layout does not increase the floor plate, but the added +5'-0" head room increases the G.S.F., increasing the non-conformity of the F.A.R. Please refer to the Zoning Chart above.



**ZONING SETBACKS: C-1**  
**RECORD OWNER:**  
 DAVID P. & GWENDOLYN M. STEWART KIBBE  
 BOOK 71866 PAGE 104  
**PLAN REFERENCE:**  
 LOT 2 ON PLAN BOOK 154 PAGE 41



I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL INSTRUMENT SURVEY MADE ON THE GROUND IN MAY 2021 AND THE STRUCTURES DEPICTED HEREON ARE LOCATED AS SHOWN.  
 DATE 3-7-20  
 SIGNATURE Scott M. Cerrato



**SCOTT M. CERRATO**  
 Professional Land Surveyor  
 PO Box 366 - Exeter, NH 03833 - 781-775-3724  
**PLOT PLAN**  
 76 RESERVOIR STREET  
 CAMBRIDGE, MASSACHUSETTS  
 PARCEL ID: 232-16-1  
 MAY 14, 2021

**S. E. RITCH & ASSOCIATES**  
 177 Milk Street, Suite 014  
 Boston, MA 02109  
 Ph: 617. 338. 1100

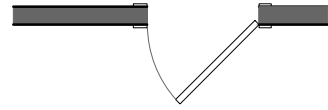
**Site Survey / Zoning Chart**  
**PROJECT: STEWART-KIBBE RESIDENCE**  
 76 RESERVOIR STREET #2 CAMBRIDGE, MA

DWG. TITLE:  
 JOB #: 2206  
 SCALE: N.T.S.  
 DRAWN: SER  
 DATE ISSUED: 03.26.24

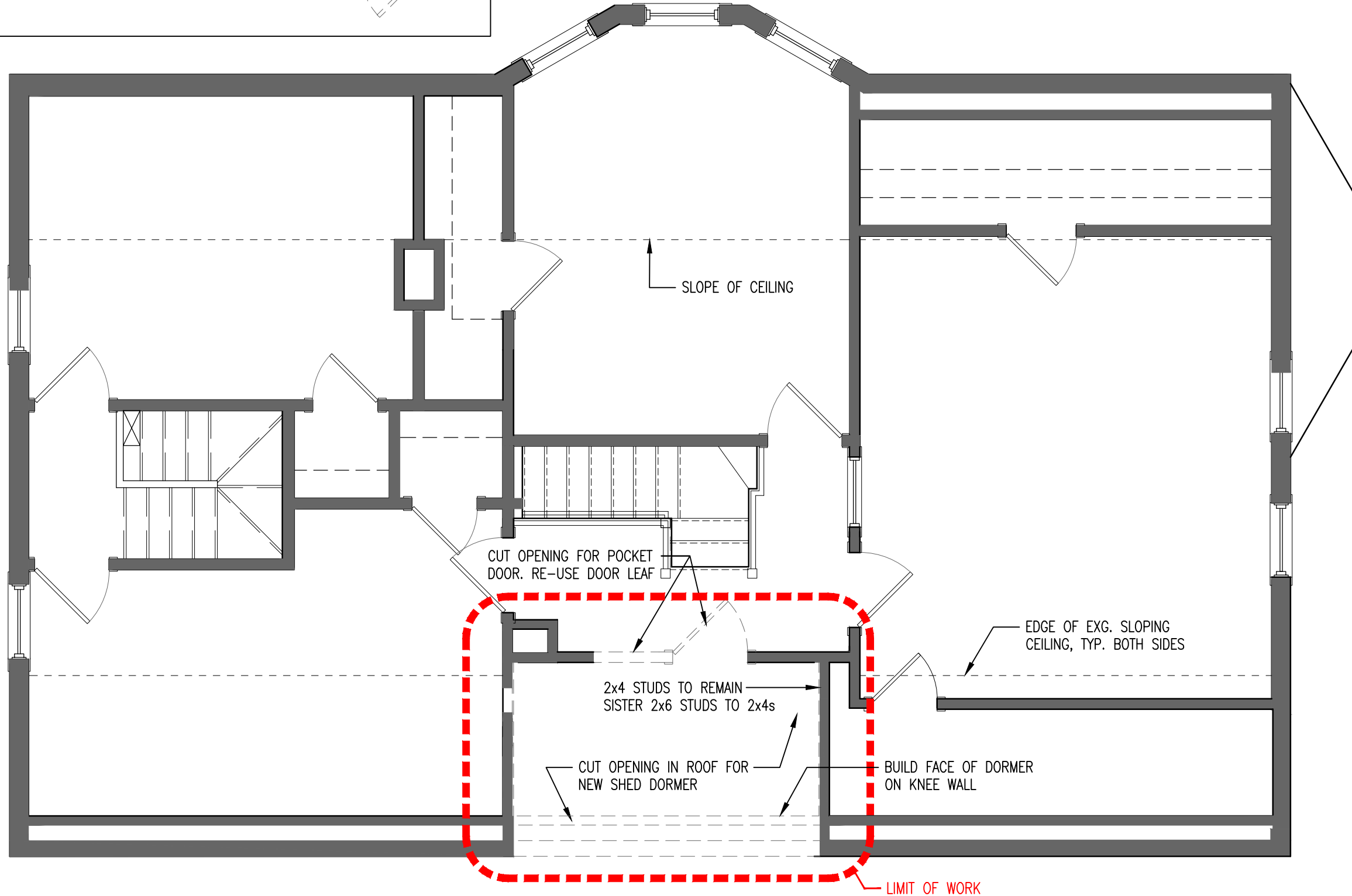
**A0**

**LEGEND:**

EXISTING WALL / DOOR TO REMAIN



DOOR / WALL TO BE REMOVED



**S. E. RITCH**  
& ASSOCIATES

177 Milk Street, Suite 014  
Boston, MA 02109  
Ph: 617. 338. 1100

**3rd Floor Demolition Plan**

**STEWART-KIBBE RESIDENCE**  
76 RESERVOIR STREET #2 CAMBRIDGE, MA

DWG. TITLE:

PROJECT:



JOB #:  
**2206**

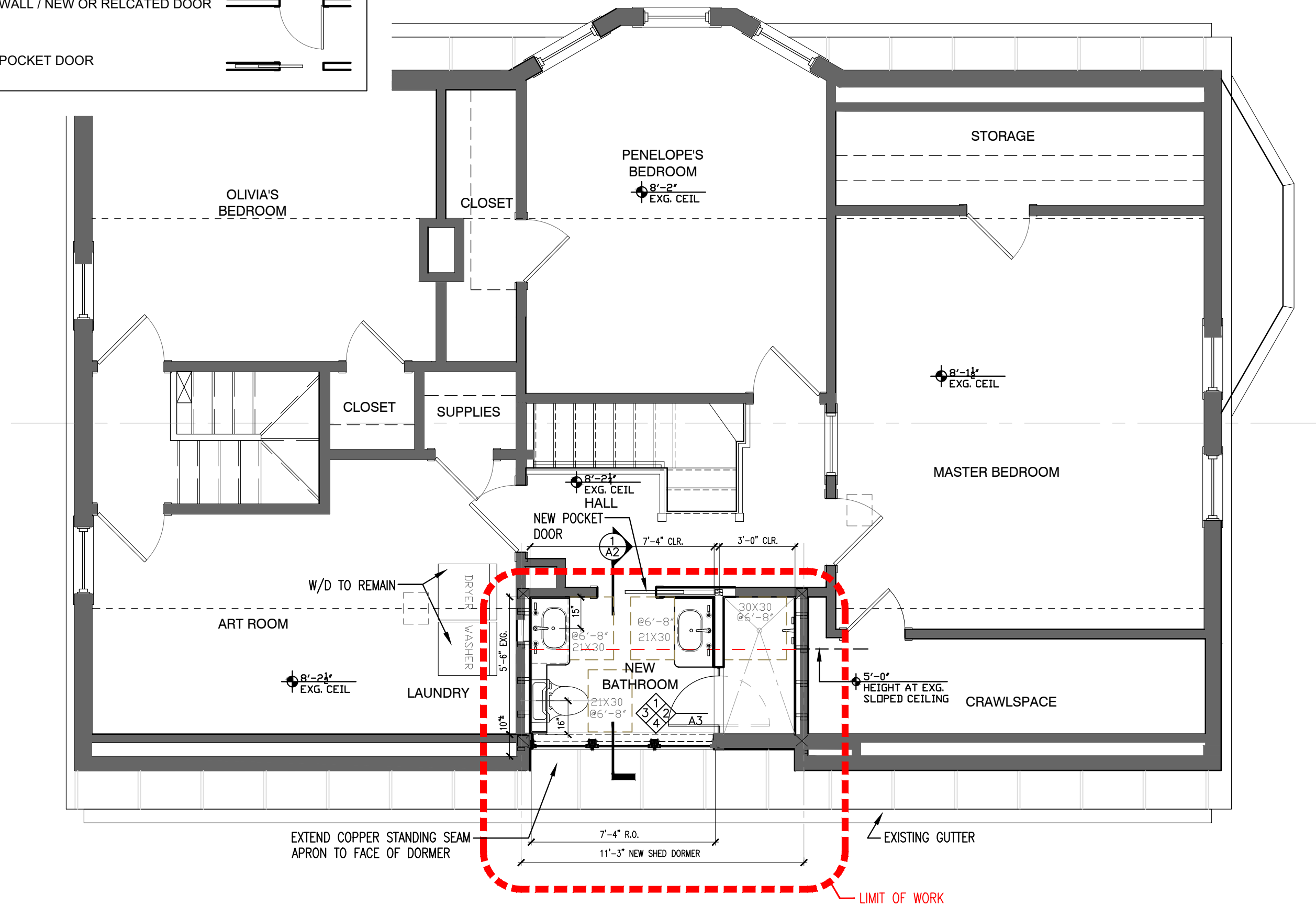
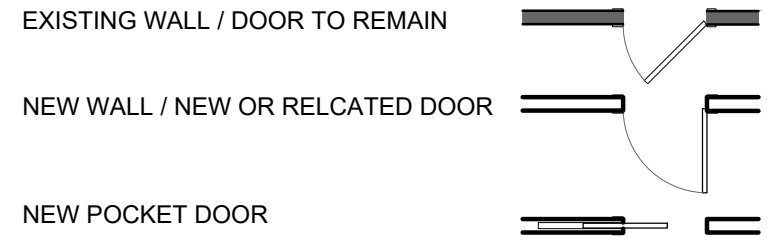
SCALE:  
**1/4" = 1'-0"**

DRAWN:  
**SER**

DATE ISSUED:  
**03.26.24**

**D1**

**LEGEND:**

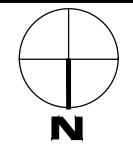


**S. E. RITCH**  
& ASSOCIATES

177 Milk Street, Suite 014  
Boston, MA 02109  
Ph: 617. 338. 1100

DWG. TITLE: **3rd Floor Plan: Scheme 'E'**

PROJECT: **STEWART-KIBBE RESIDENCE**  
76 RESERVOIR STREET #2 CAMBRIDGE, MA



JOB #:  
**2206**

SCALE:  
**1/4" = 1'-0"**

DRAWN:  
**SER**

DATE ISSUED:  
**03.26.24**

**A1**

DWG. TITLE:

PROJECT:



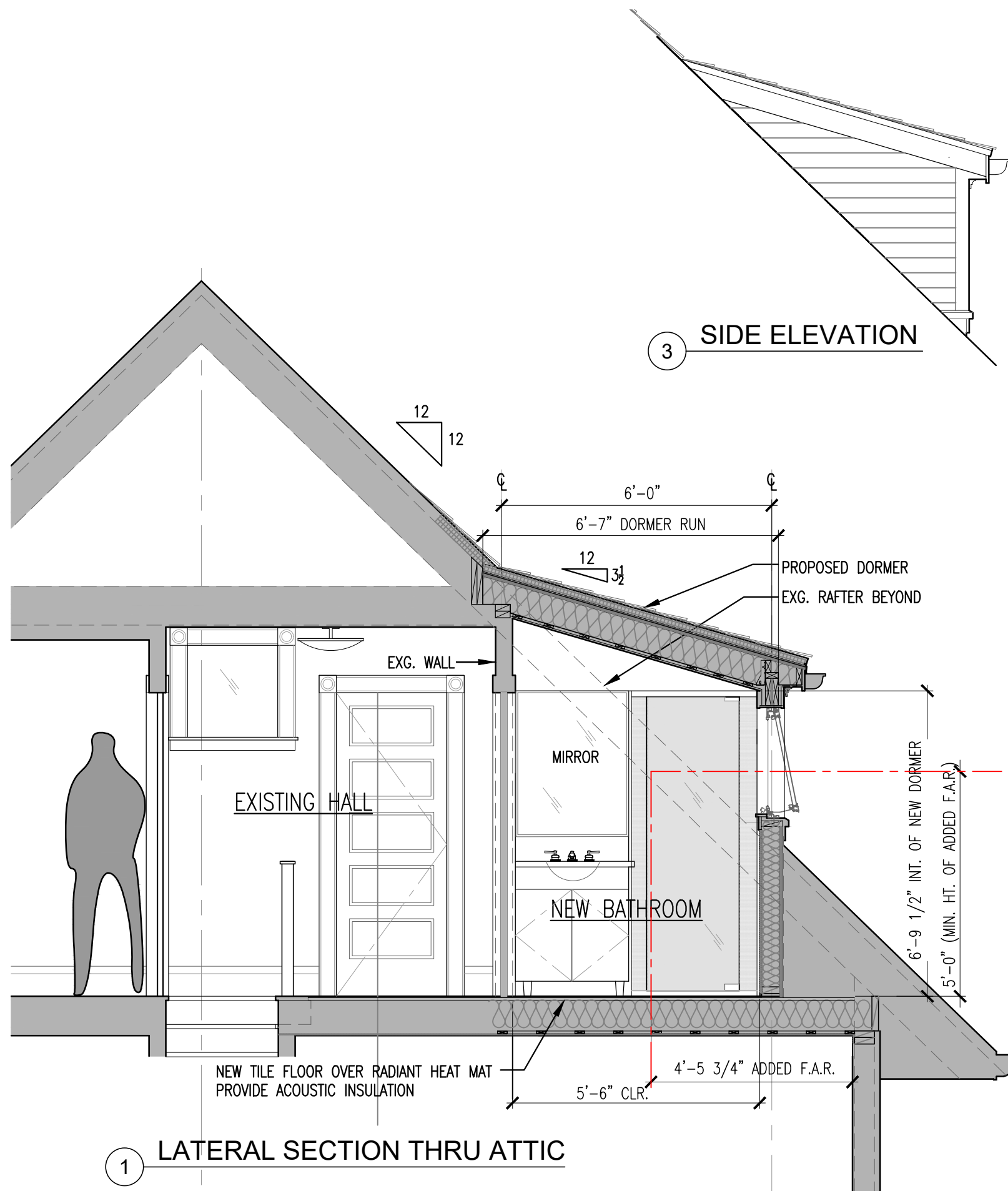
JOB #:  
2206

SCALE:  
3/8" = 1'-0"

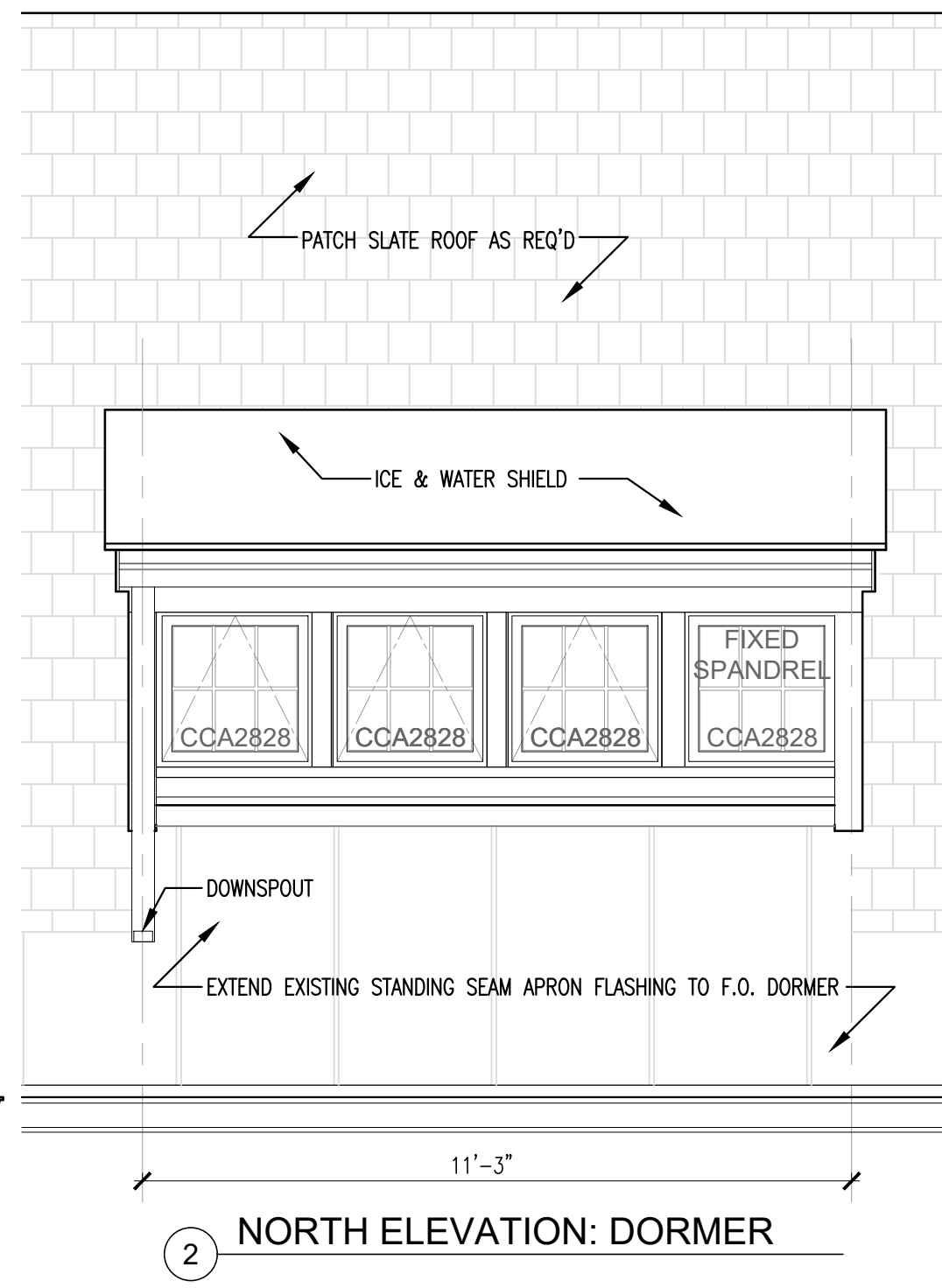
DRAWN:  
SER

DATE ISSUED:  
03.26.24

**A2**



3 SIDE ELEVATION



2 NORTH ELEVATION: DORMER



Bathroom Elevations

STEWART-KIBBE RESIDENCE

76 RESERVOIR STREET #2 CAMBRIDGE, MA

DWG. TITLE:

PROJECT:



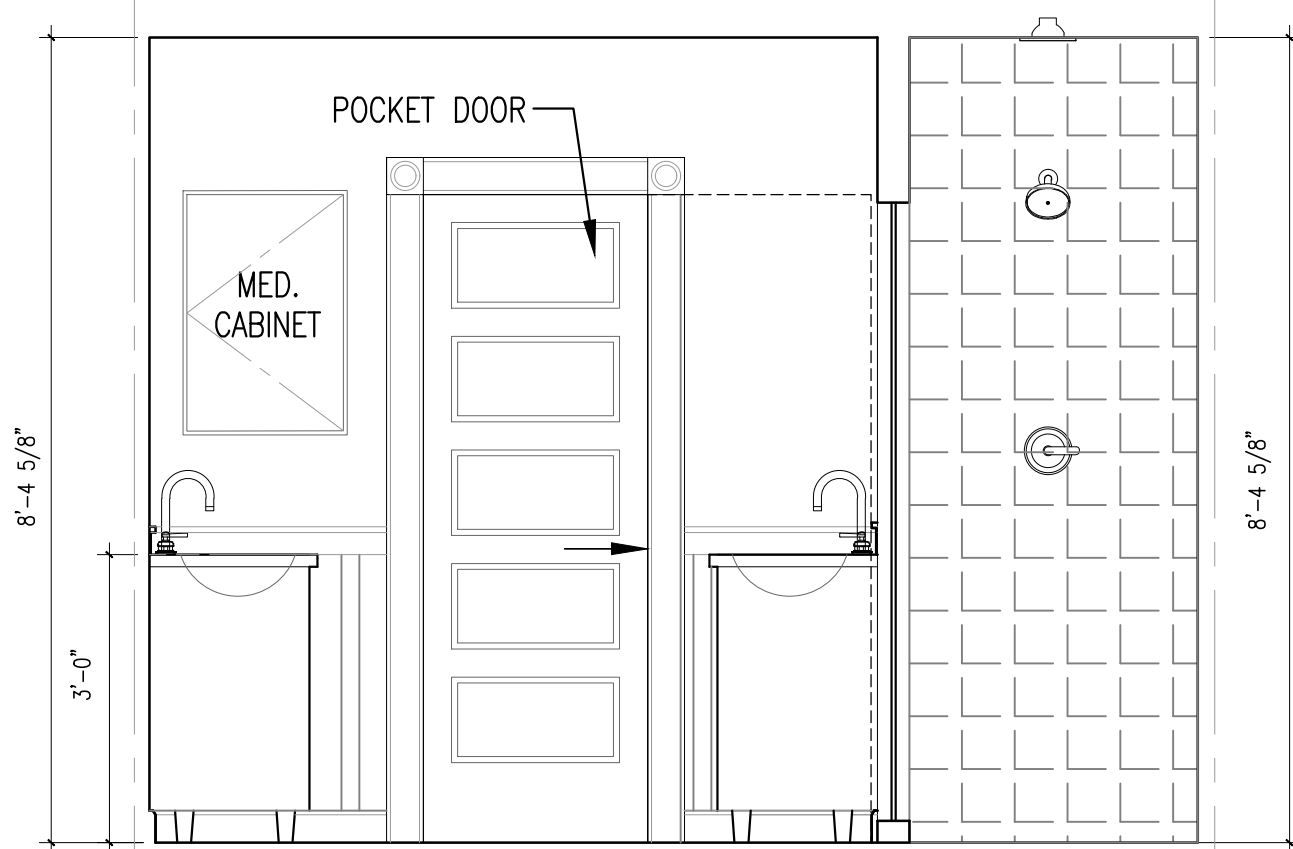
JOB #:  
2206

SCALE:  
1/2" = 1'-0"

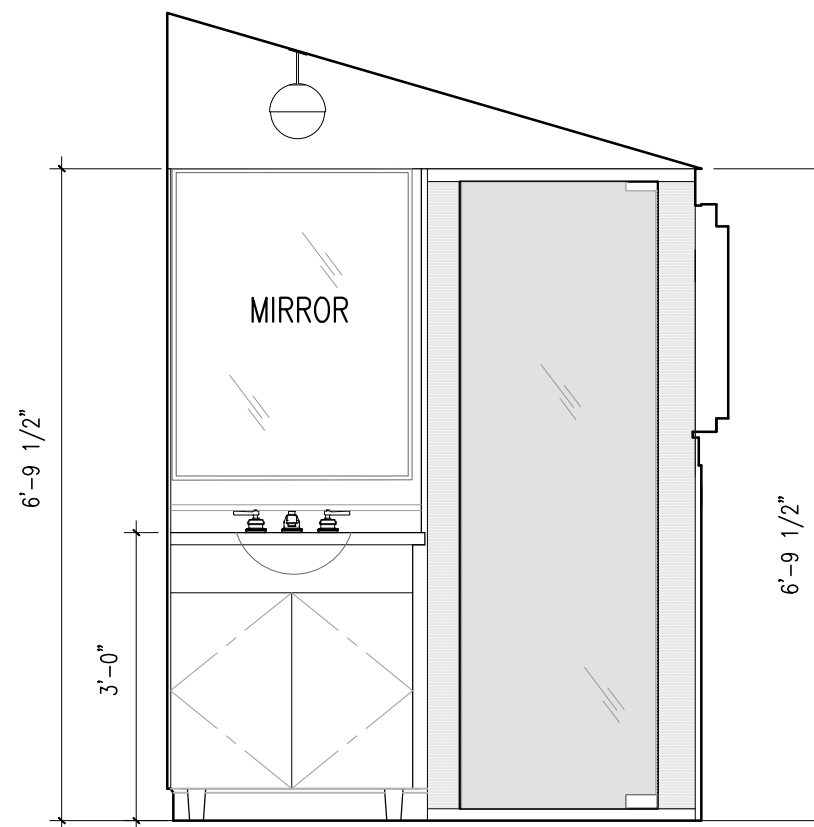
DRAWN:  
SER

DATE ISSUED:  
03.26.24

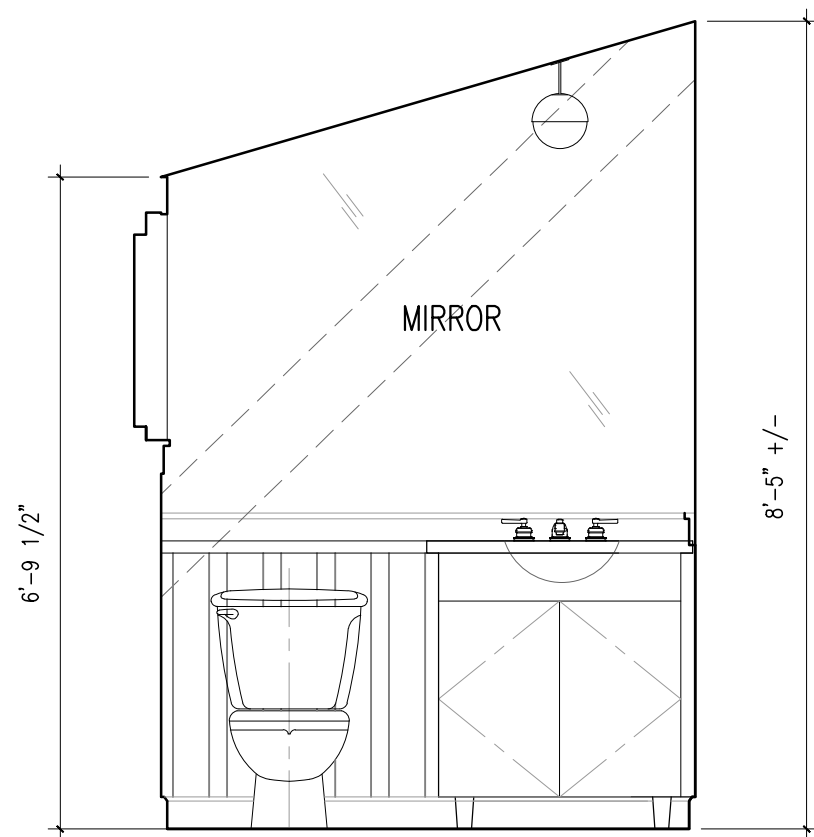
A3



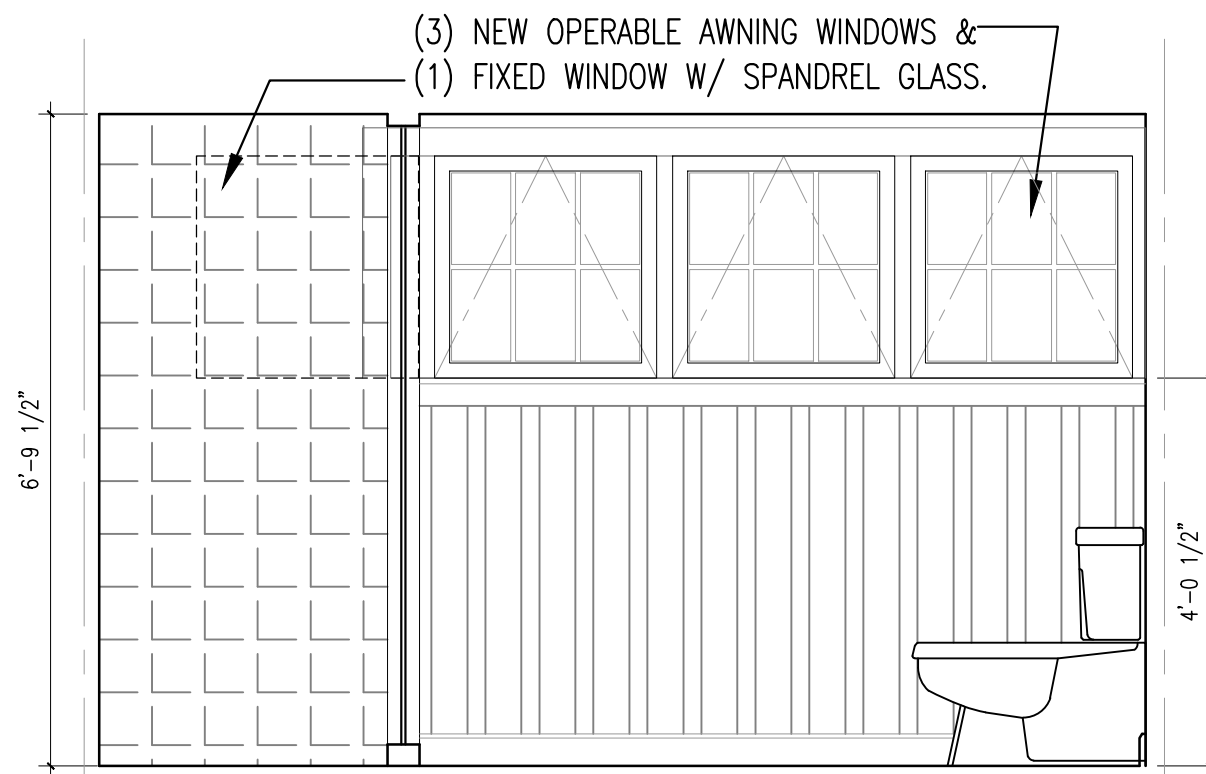
1 BATHROOM: SOUTH  
1/2" 1'-0"



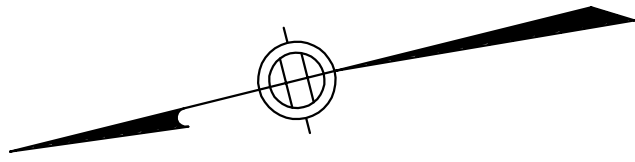
2 BATHROOM: WEST  
1/2" 1'-0"



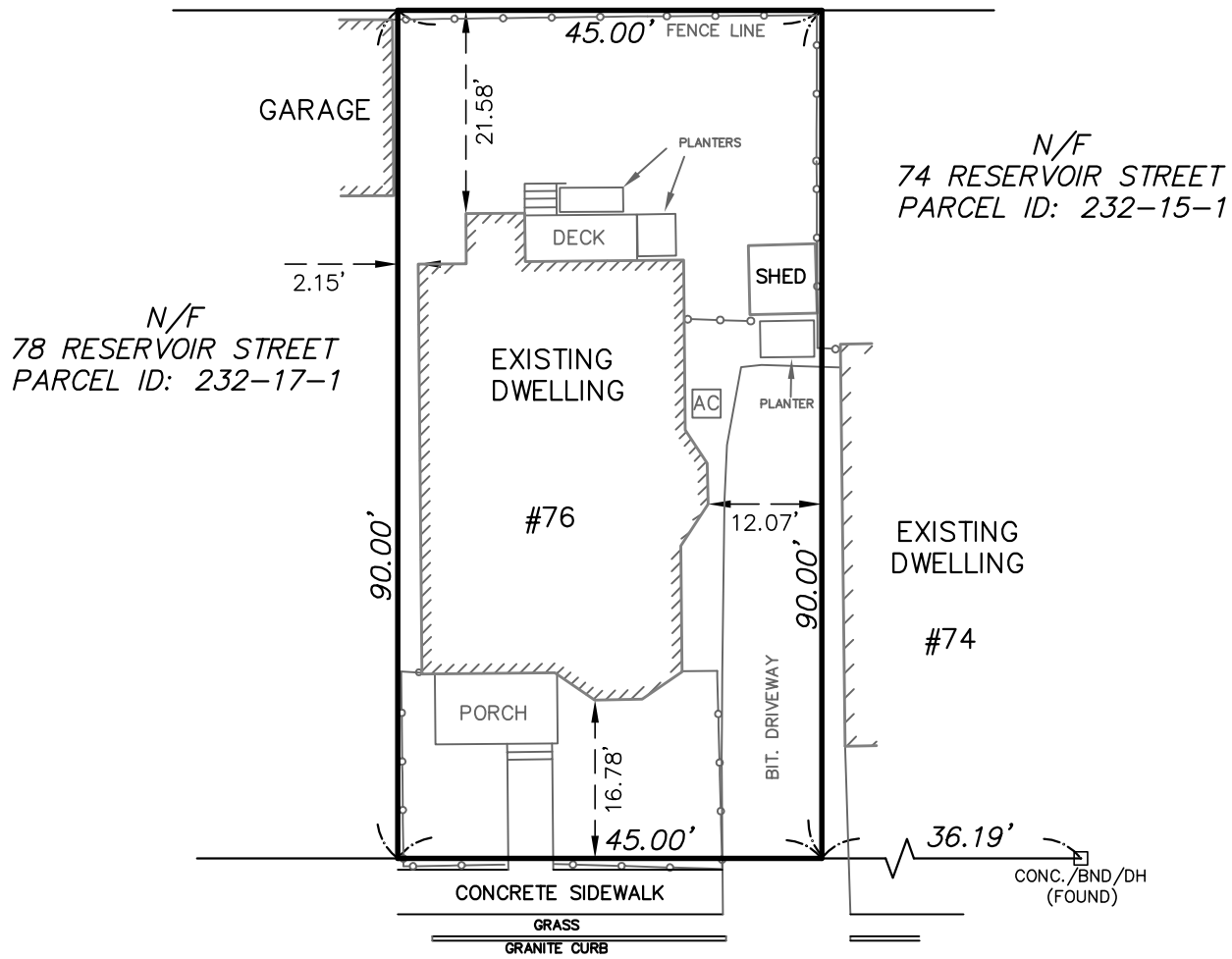
3 BATHROOM: EAST  
1/2" 1'-0"



4 BATHROOM: NORTH  
1/2" 1'-0"



N/F  
32 VASSAL LANE  
PARCEL ID: 232-113-1



**ZONING SETBACKS: C-1**

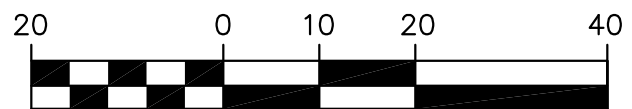
**RECORD OWNER:**

DAVID P. & GWENDOLYN M. STEWART KIBBE  
BOOK 71866 PAGE 104

**PLAN REFERENCE:**

LOT 2 ON PLAN BOOK 154 PAGE 41

**GRAPHIC SCALE**



1" = 20'



**SCOTT M. CERRATO**  
Professional Land Surveyor

PO Box 366 - Exeter, NH 03833 - 781-775-3724

I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL INSTRUMENT SURVEY MADE ON THE GROUND IN MAY 2021 AND THE STRUCTURES DEPICTED HEREON ARE LOCATED AS SHOWN.

3-7-20

DATE

*Scott M. Cerrato*

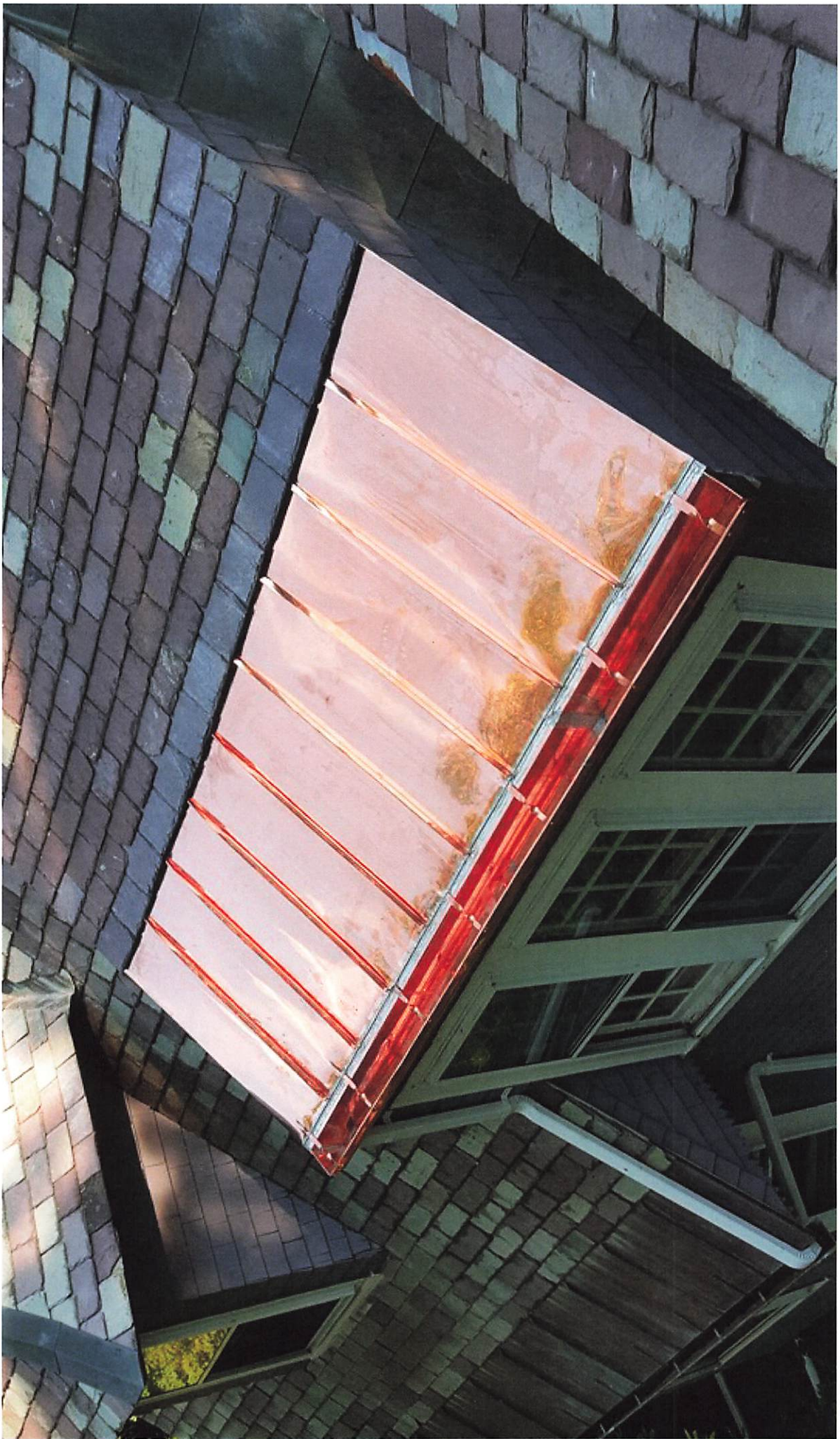
SIGNATURE

**PLOT PLAN**  
**76 RESERVOIR STREET**  
**CAMBRIDGE, MASSACHUSETTS**  
**PARCEL ID: 232-16-1**

MAY 14, 2021



710 LEAVERT ST






January 2, 2022


To Whom It Concerns,

This letter is to acknowledge that Gwendolyn Stewart Kibbe and David Kibbe from 76 Reservoir St, Unit 2, Cambridge, MA presented us - Meghan Leonard-Palin and William Palin, 76 Reservoir St, Unit 1, Cambridge, MA - with their intention to add a second bathroom to their condo.

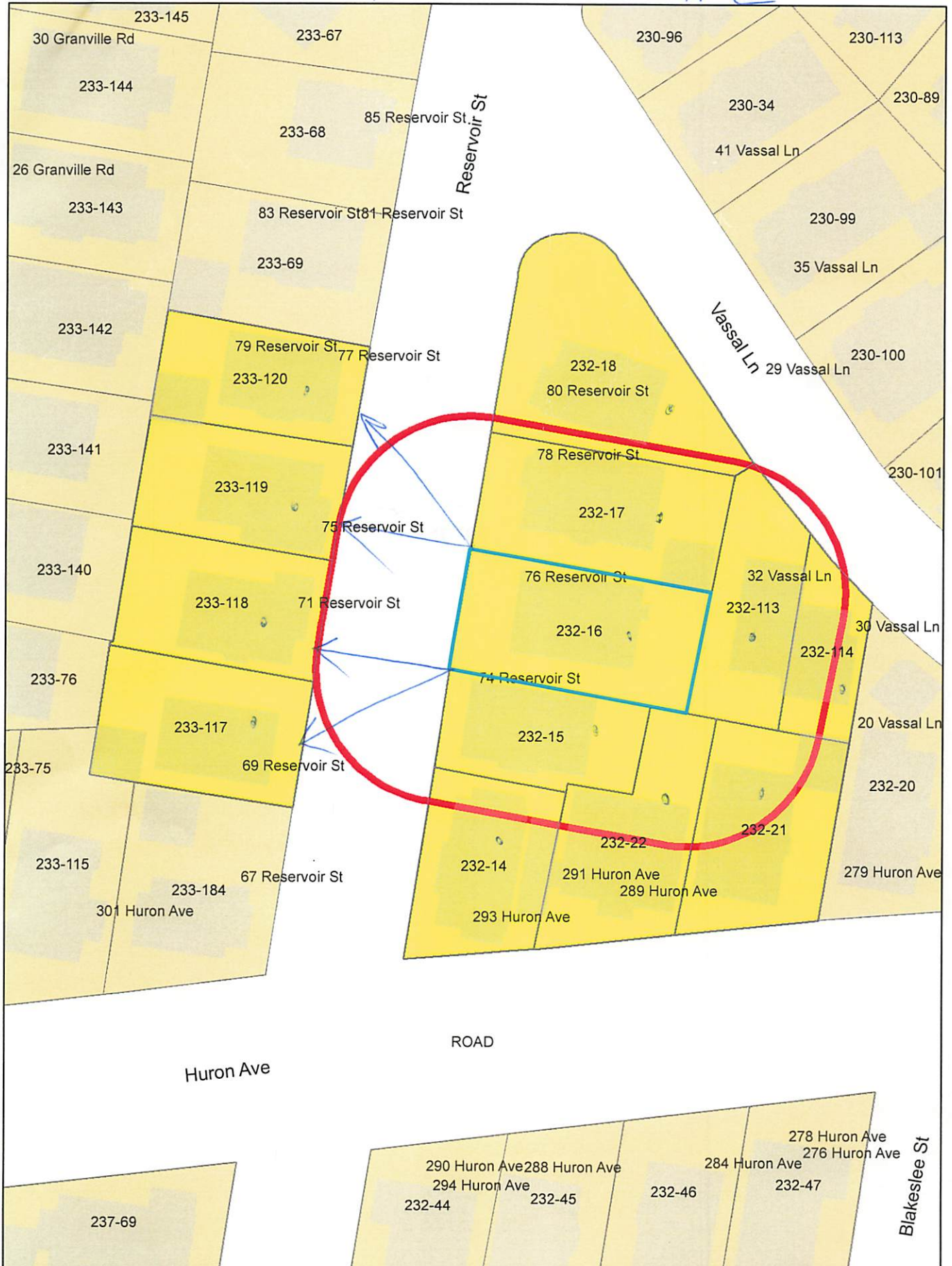
We understand that this project will entail the addition of a new bathroom on the third floor of the building, which will also require roof alterations so that a dormer can be added. The roofer will remove the existing slate shingles and then replace them once the dormer is constructed. We also understand that all coding regulations will be followed, including the required sound proof between separate dwellings within the same building. As the other members of the 76 Reservoir St condo association, we have given our consent for the proposed changes to be made.

Sincerely,

  
Meghan Leonard-Palin  
1/2/2022

  
William Palin  
1/2/2022

76 Reservoir St # 2



76 Reservoir St #2

*Retirement*

232-17  
ALTOBELLO, E. JOHN,  
TRUSTEE THOMAS J. DALEY, TRUSTEE  
78 RESERVOIR ST UNIT 3  
CAMBRIDGE, MA 02138

232-18  
QUINN, DAVID B.  
80 RESERVOIR ST.  
CAMBRIDGE, MA 02138-6836

232-16  
KIBBE, DAVID P. & GWENDOLYN M.  
STEWART KIBBE  
76 RESERVOIR ST UNIT 2  
CAMBRIDGE, MA 02139

232-17  
MCVARISH, VIRGINIA A. &  
CHARLES BAHNE, JR.  
78 RESERVOIR ST UNIT 1  
CAMBRIDGE, MA 02138

232-113  
FERRARI, RAFFAELE & ANNA LEONOVA  
32 VASSAL LN  
CAMBRIDGE, MA 02138

232-15  
BREWER, SCOTT & ERUM SATTAR  
74 RESERVOIR STREET  
CAMBRIDGE, MA 02138

232-114  
REINE, MARION B. & KATHLEEN M. REINE  
30 VASSAL LN  
CAMBRIDGE, MA 02138

233-118  
GODUTI, ELLEN T.  
73 RESERVOIR ST  
CAMBRIDGE, MA 02138-6837

233-120  
DRISCOLL, DAVID S.,  
TR. THE CHARLOTTE J. DRISCOLL FAM TR  
29 PENN COMMONS  
YAPHANK, NY 11980

233-117  
PECK, JAMES C. & VALERIE PECK  
69 RESERVOIR ST  
CAMBRIDGE, MA 02138-6837

233-119  
GRECO, TARA ROMEI,  
TR. THE TARA R. GRECO RESERVOIR TRUST  
30 LINNAEAN STREET  
CAMBRIDGE, MA 021038

233-119  
KLEIN, KATHARINE L.  
75 RESERVOIR ST UNIT 1  
CAMBRIDGE, MA 02138

232-21  
KELLY, MARY S.  
TR. OF 287 HURON AVENUE MONINEE TR.  
C/O DAVID SULLIVAN  
2254 SUTTON TERRACE  
THE VILLAGES, FL 32162

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

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

232-22  
TSAI, LILY & EDWARD YOUNG  
165 SOMERSET STREET  
BELMONT, MA 02478

232-17  
HABBAL, FAWWAZ  
78 RESERVOIR ST UNIT 2  
CAMBRIDGE, MA 02138

232-21  
PILEANU, IOANA JORGE CASTELLANOS  
287 HURON AVE UNIT 2  
CAMBRIDGE, MA 02138

232-16  
PALIN, WILLIAM E. MEGAN BRIELLE  
LEONARD-PALIN  
76 RESERVOIR ST UNIT 1  
CAMBRIDGE, MA 02138







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