



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.

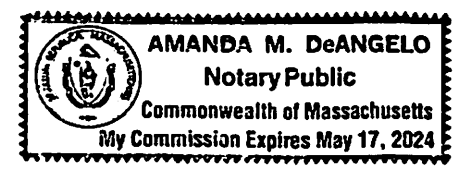
Commonwealth of Massachusetts, County of Middlesex

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

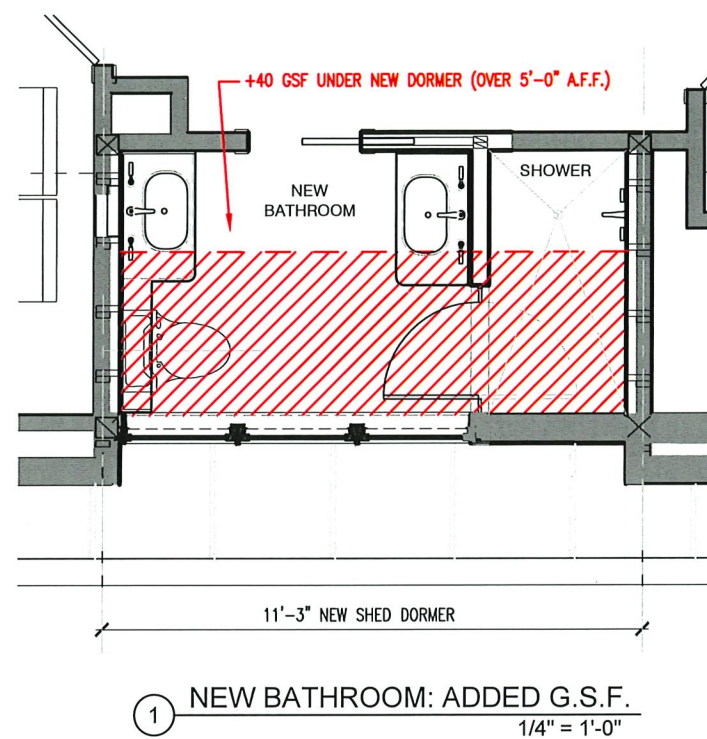
Present Use/Occupancy: 2 family
Zone: Residence B Zone
Requested Use/Occupancy: 2 family

		<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: ²</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'.



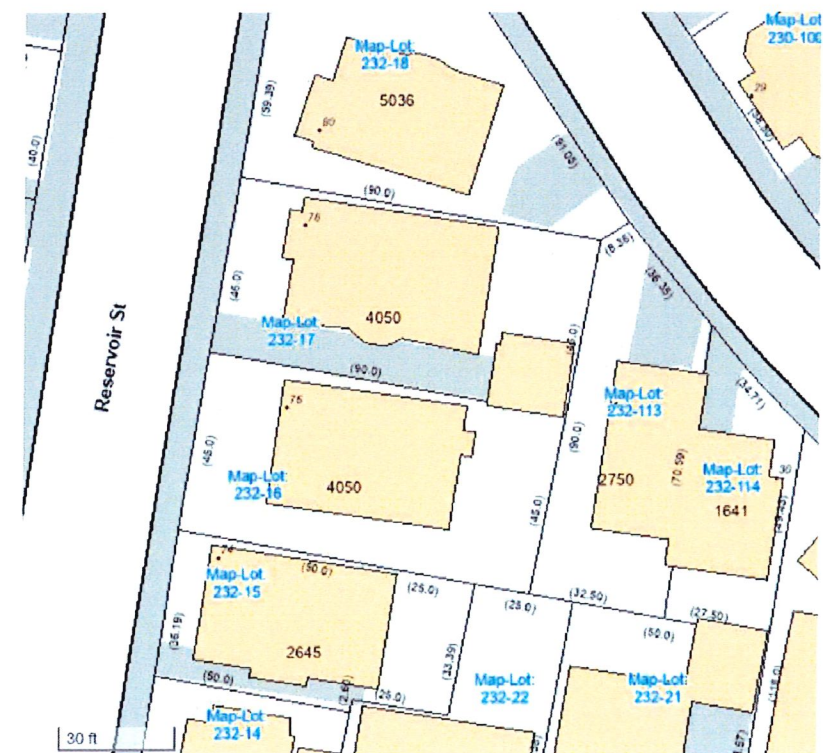
KEY:	ZONING DISTRICT: Res B		Parcel # 232-16-2
	REQUIREMENT	EXISTING	PROPOSED
MINIMUM LOT SIZE	5,000 SF	4,050 SF *	UNCHANGED
MIN. LOT WIDTH	50'	45' *	UNCHANGED
BUILDING FOOTPRINT	N/A	1,367+/- SF	UNCHANGED
FLOOR AREA RATIO	0.5	.813 *	.823 *
BUILDING SF SF per Dwelling Unit	5,000* SF (2,500 SF per DU)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

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

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

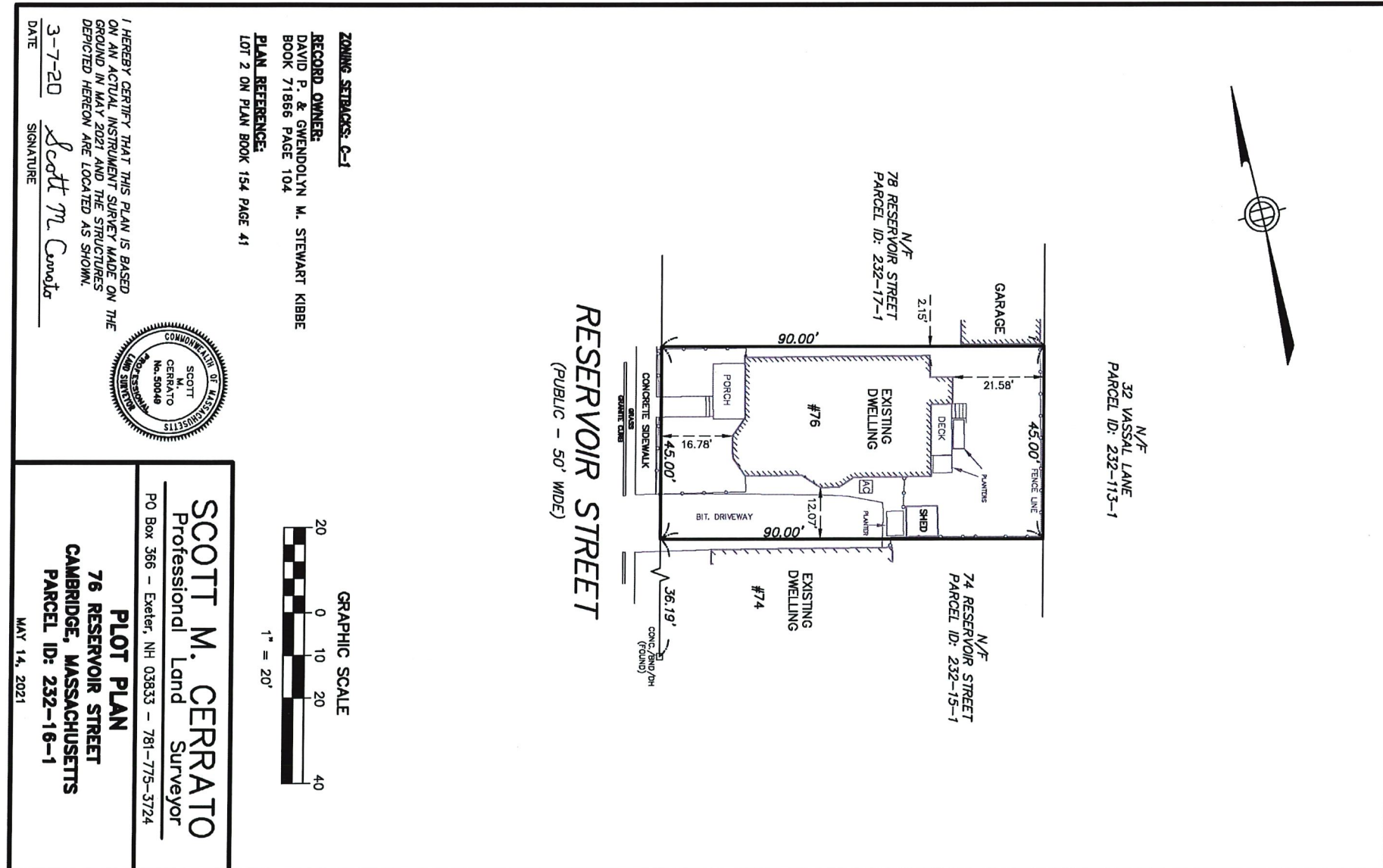
NARRATIVE: B.O.A. # PERMIT # 248808

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.



PROJECT: STEWART-KIBBE RESIDENCE
CITY OF CAMBRIDGE INSPECTORIAL SERVICE
DATE ISSUED: 03.26.24
SCALE: N.T.S.
DRAWN: SER
2206

A0



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
P.O. Box 366 - Exeter, NH 03833 - 781-775-3724

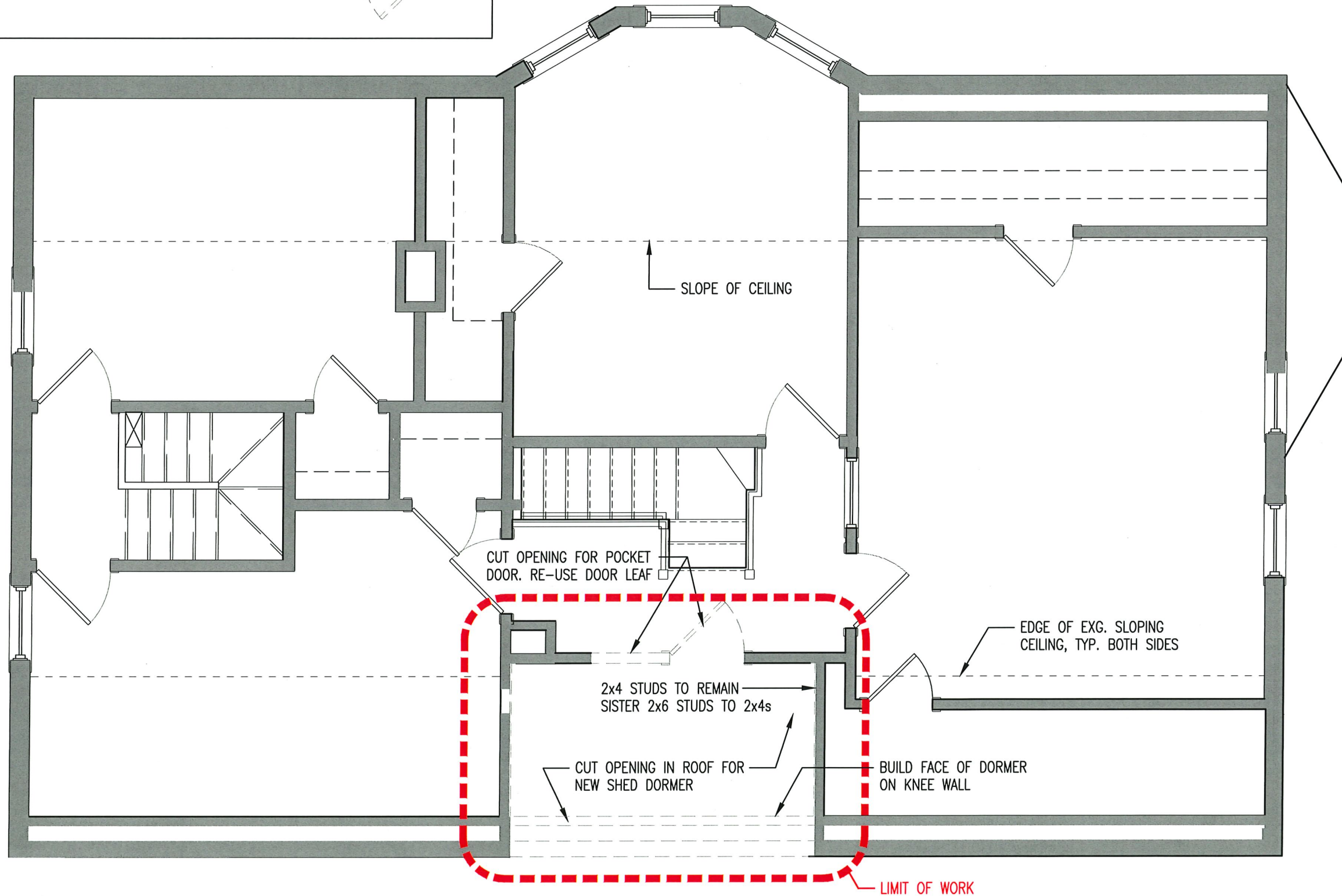
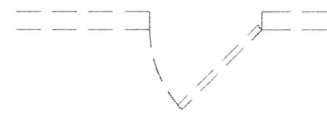
PLOT PLAN
76 RESERVOIR STREET
CAMBRIDGE, MASSACHUSETTS
PARCEL ID: 232-16-1
MAY 14, 2021

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

DWG. TITLE: 3rd Floor Demolition Plan
PROJECT: 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:

EXISTING WALL / DOOR TO REMAIN



NEW WALL / NEW OR RELOCATED DOOR



NEW POCKET DOOR



S. E. RITCH

& ASSOCIATES

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

3rd Floor Plan: Scheme 'E'
STEWART-KIBBE RESIDENCE
76 RESERVOIR STREET #2 CAMBRIDGE, MA

DWG. TITLE:

PROJECT:



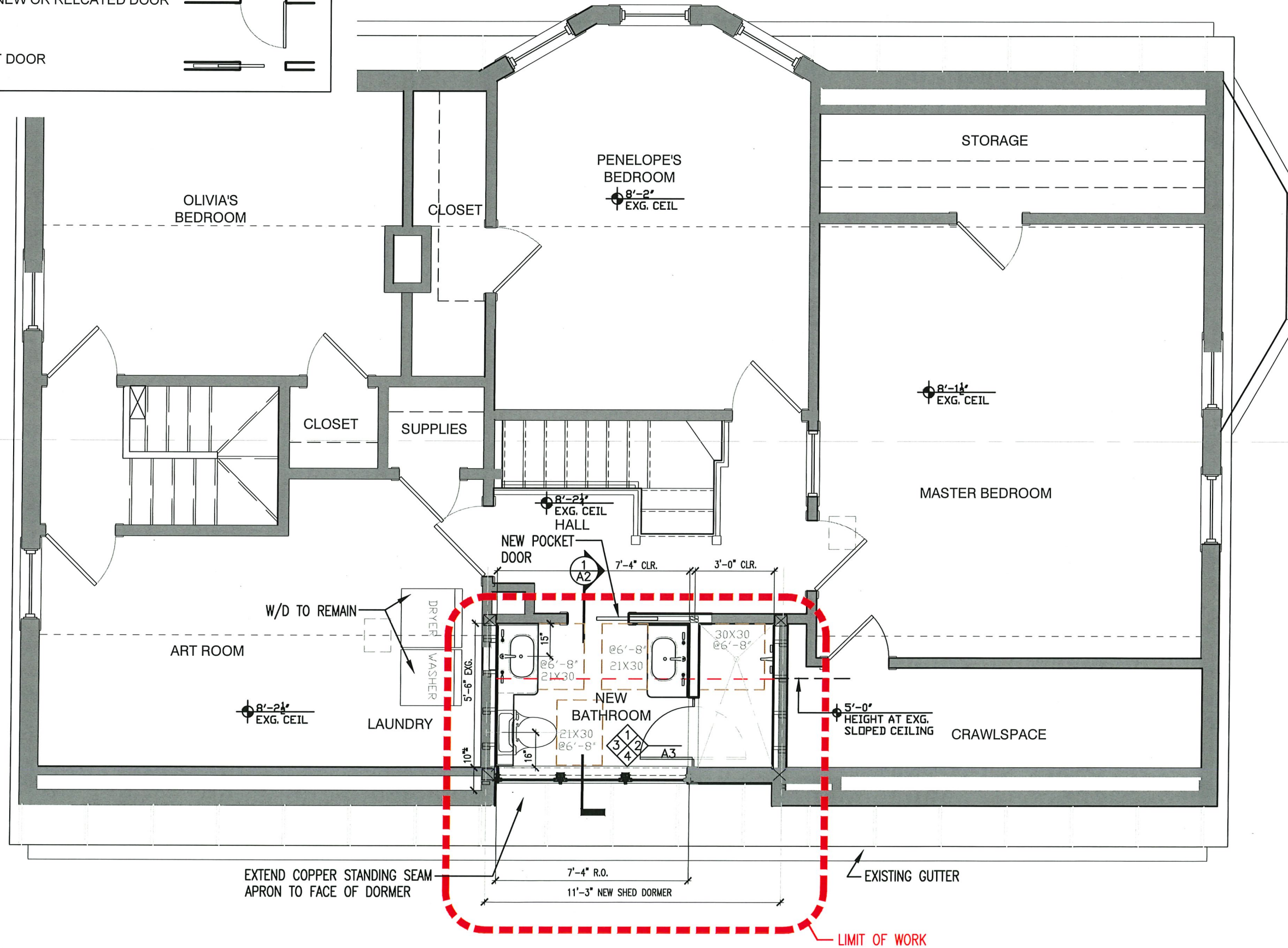
JOB #:
2206

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

DRAWN:
SER

DATE ISSUED:
03.26.24

A1



DWG. TITLE:

PROJECT:



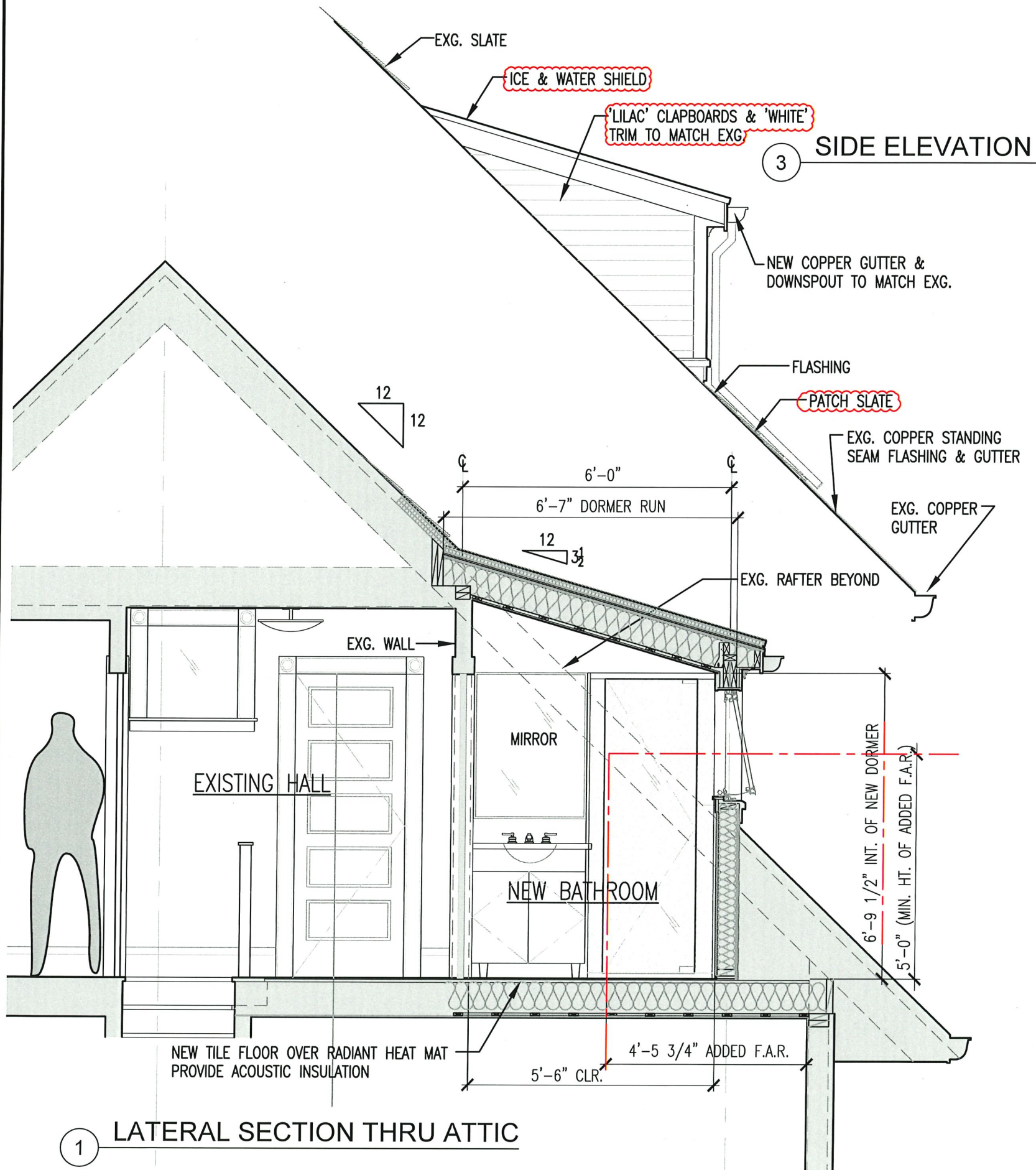
JOB #:
2206

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

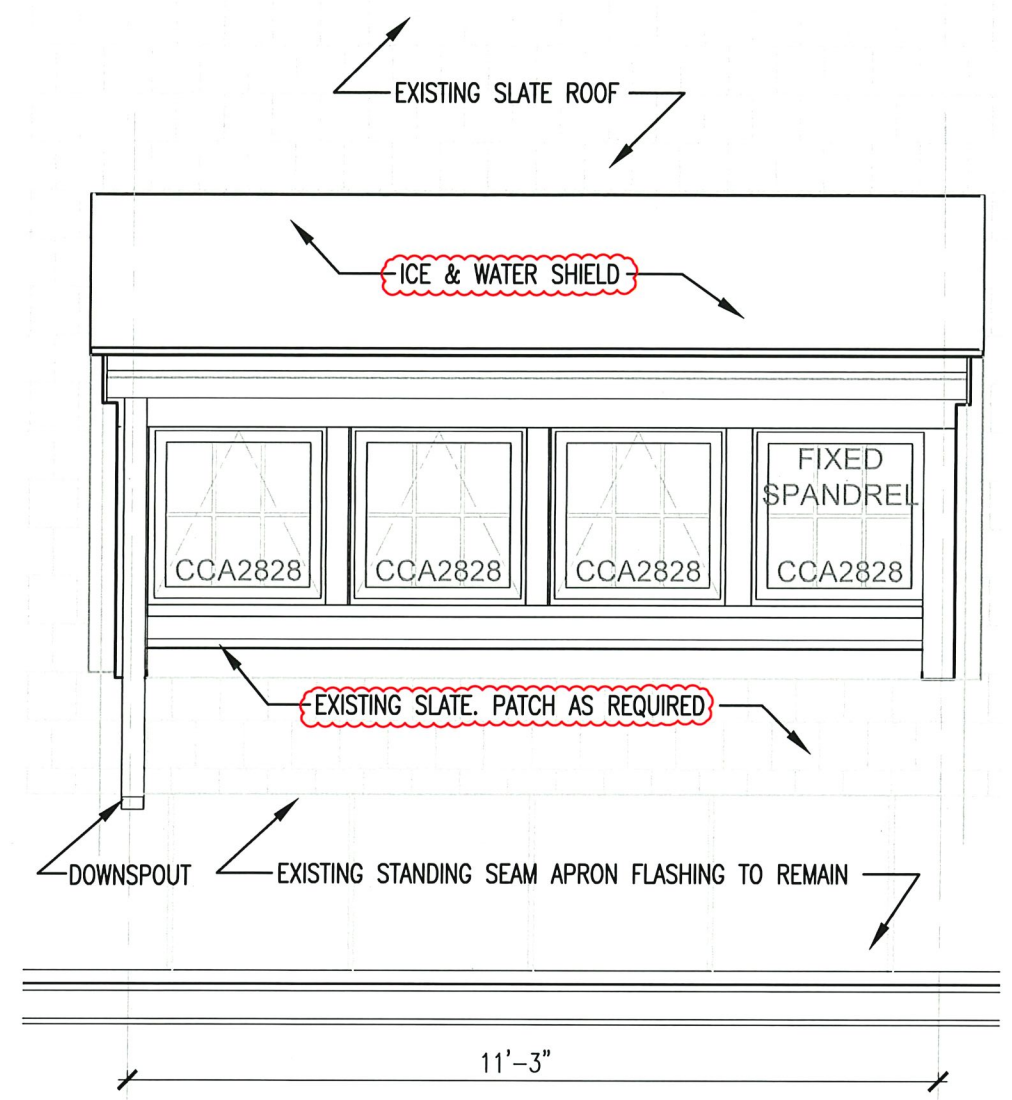
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DATE ISSUED:
07.19.24

A2



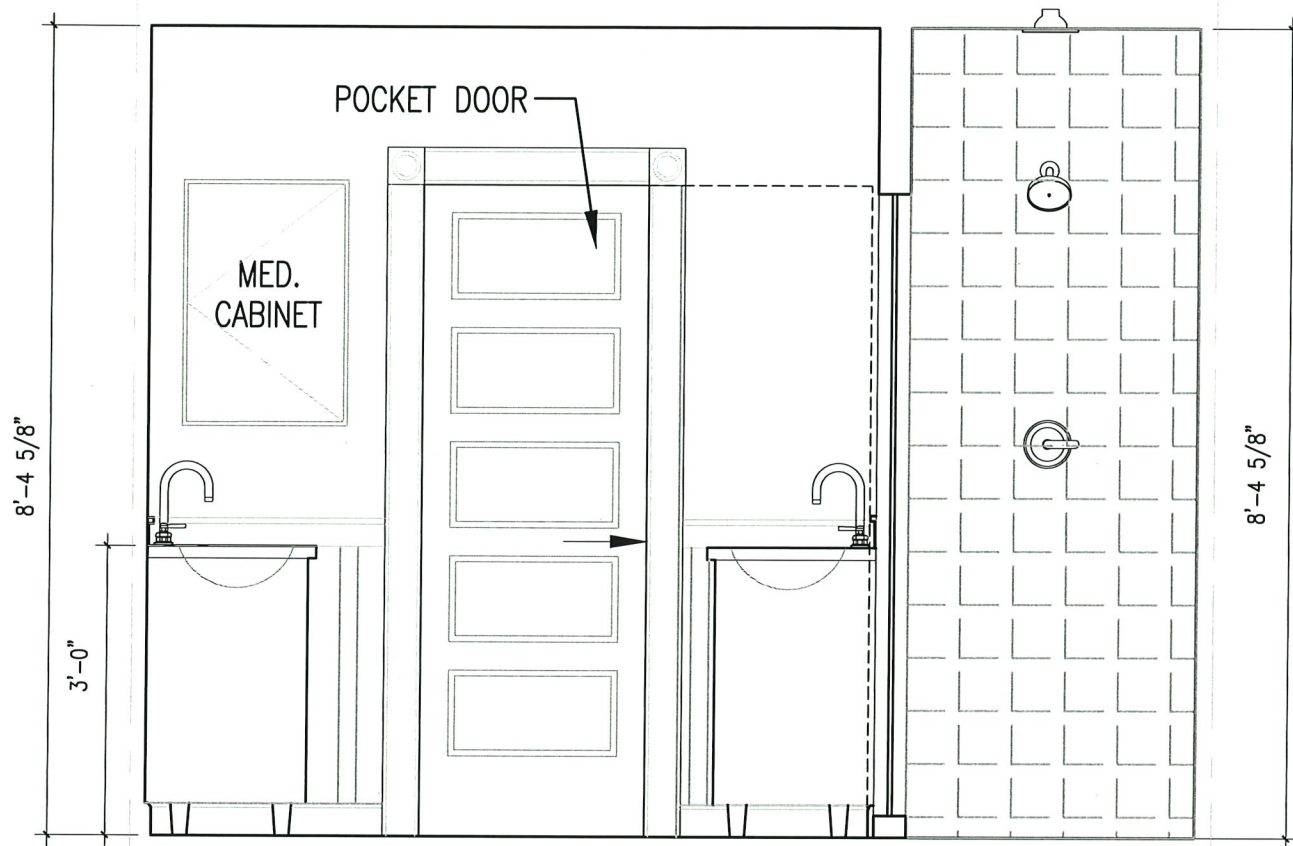
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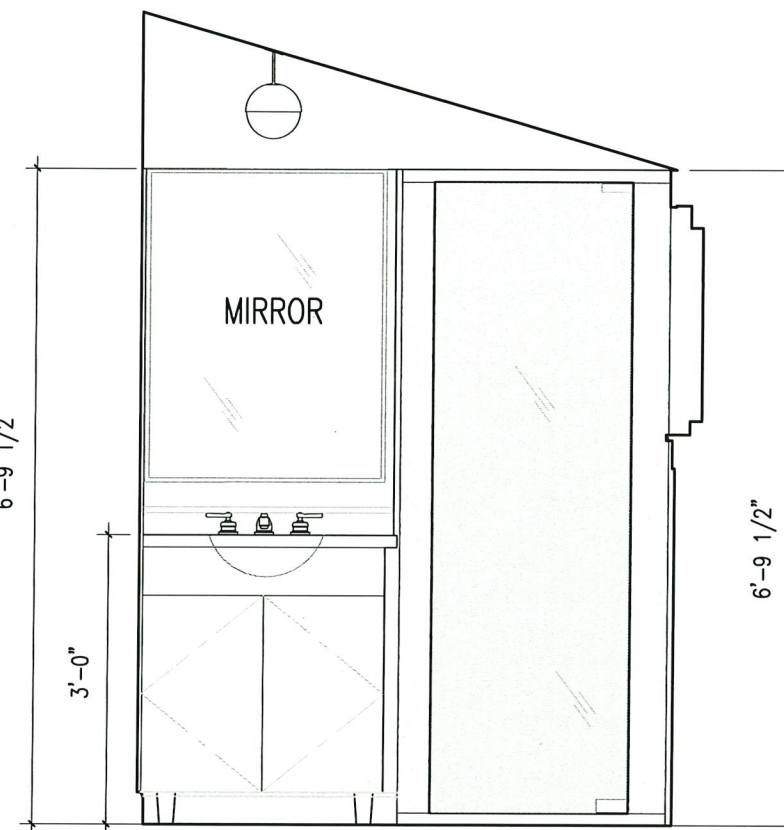
2 NORTH ELEVATION: DORMER



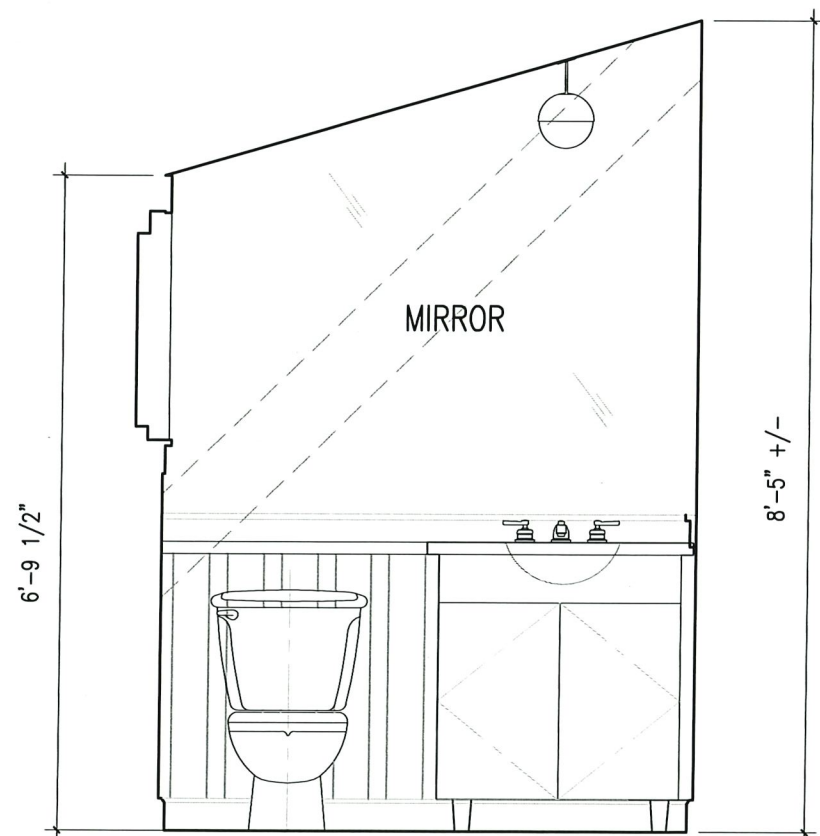
4 EXISTING EXTERIOR



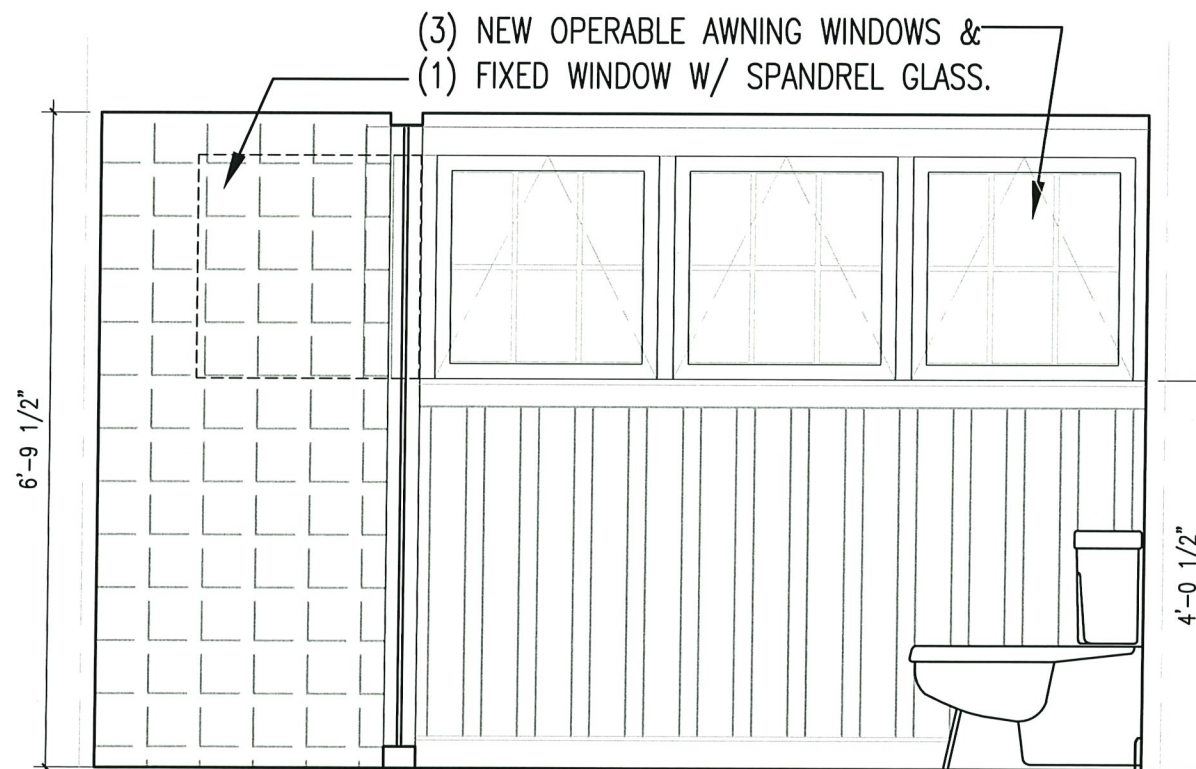
① BATHROOM: SOUTH
1/2" 1'-0"



② BATHROOM: WEST
1/2" 1'-0"



③ BATHROOM: EAST
1/2" 1'-0"



④ BATHROOM: NORTH
1/2" 1'-0"

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

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

DWG. TITLE:

PROJECT:



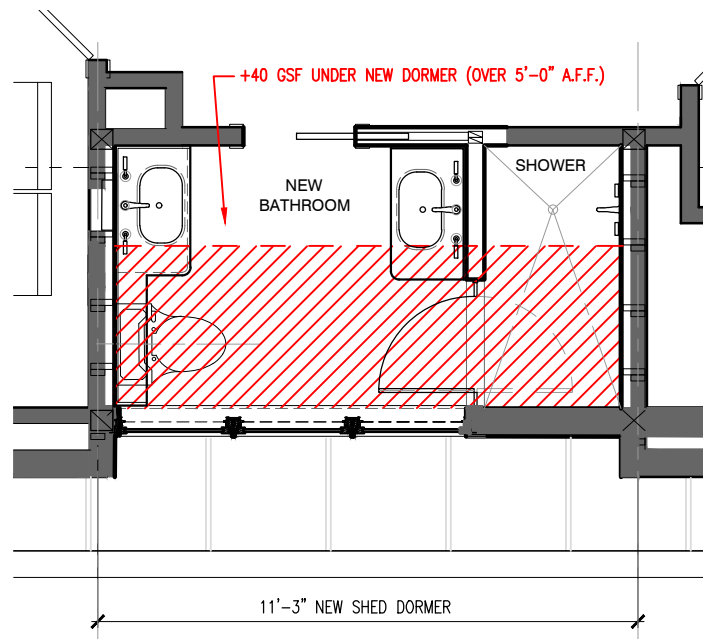
JOB #:
2206

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

DRAWN:
SER

DATE ISSUED:
03.26.24

A3

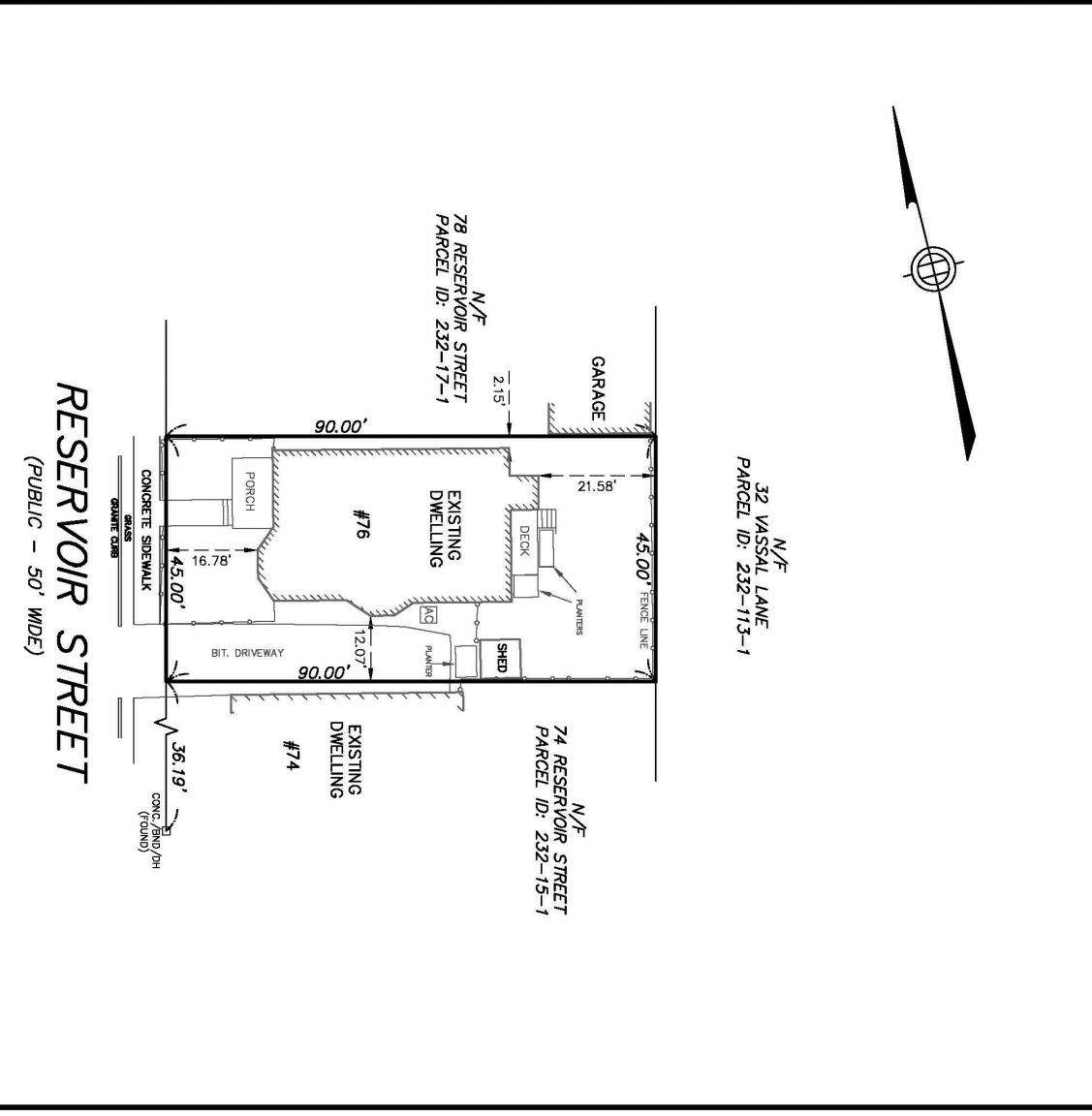
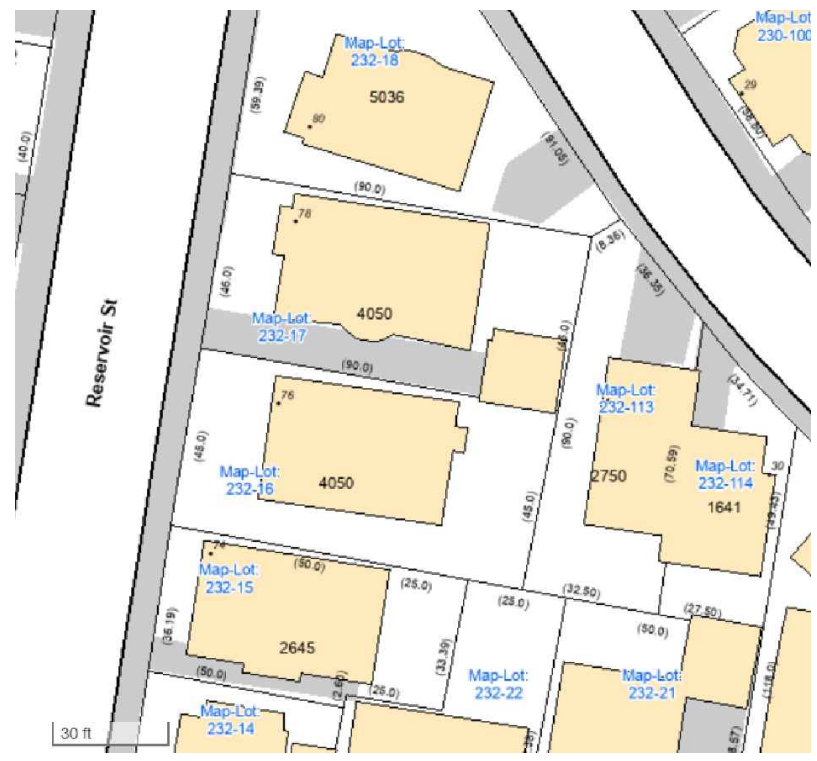


1 NEW BATHROOM: ADDED G.S.F.
1/4" = 1'-0"

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 SF per Dwelling Unit	5,000* SF (2,500 SF per DU)	3,296 SF 1,133 Unit 1 + 2,163 Unit 2	3,336 SF 1,133 Unit 1 + 2,203 (2,163 + 40) Unit 2	
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REAR YARD SETBACK	25'	21.58'	UNCHANGED	
SIDE YARD SETBACK	7.5' Sum of 20	2.15' * 2.15 + 12.07 = 14.12'	UNCHANGED	
MAXIMUM HEIGHT	35'	+/- 35'	UNCHANGED	
MAXIMUM STORIES	3	3	UNCHANGED	

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

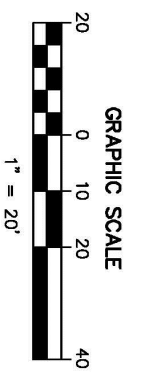
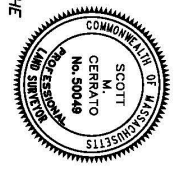
The Proponent is seeking Zoning Board approval to add a shed dormer to the existing gable roof of a 3-story 2-family dwelling in West Cambridge. The goal for this family of four is to add a second bathroom to the 3rd floor of their 3BR/1BA unit. The existing Lot Size and Side Yard Setback do not meet 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.



DATE: 3-7-20
SIGNATURE: Scott M. Cerrato

1. 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.

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



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

DWG. TITLE: **Site Survey / Zoning Chart**

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

DWG. TITLE: **Site Survey / Zoning Chart**

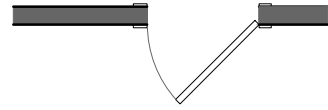
PROJECT: **STEWART-KIBBE RESIDENCE**
76 RESERVOIR STREET #2 CAMBRIDGE, MA

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

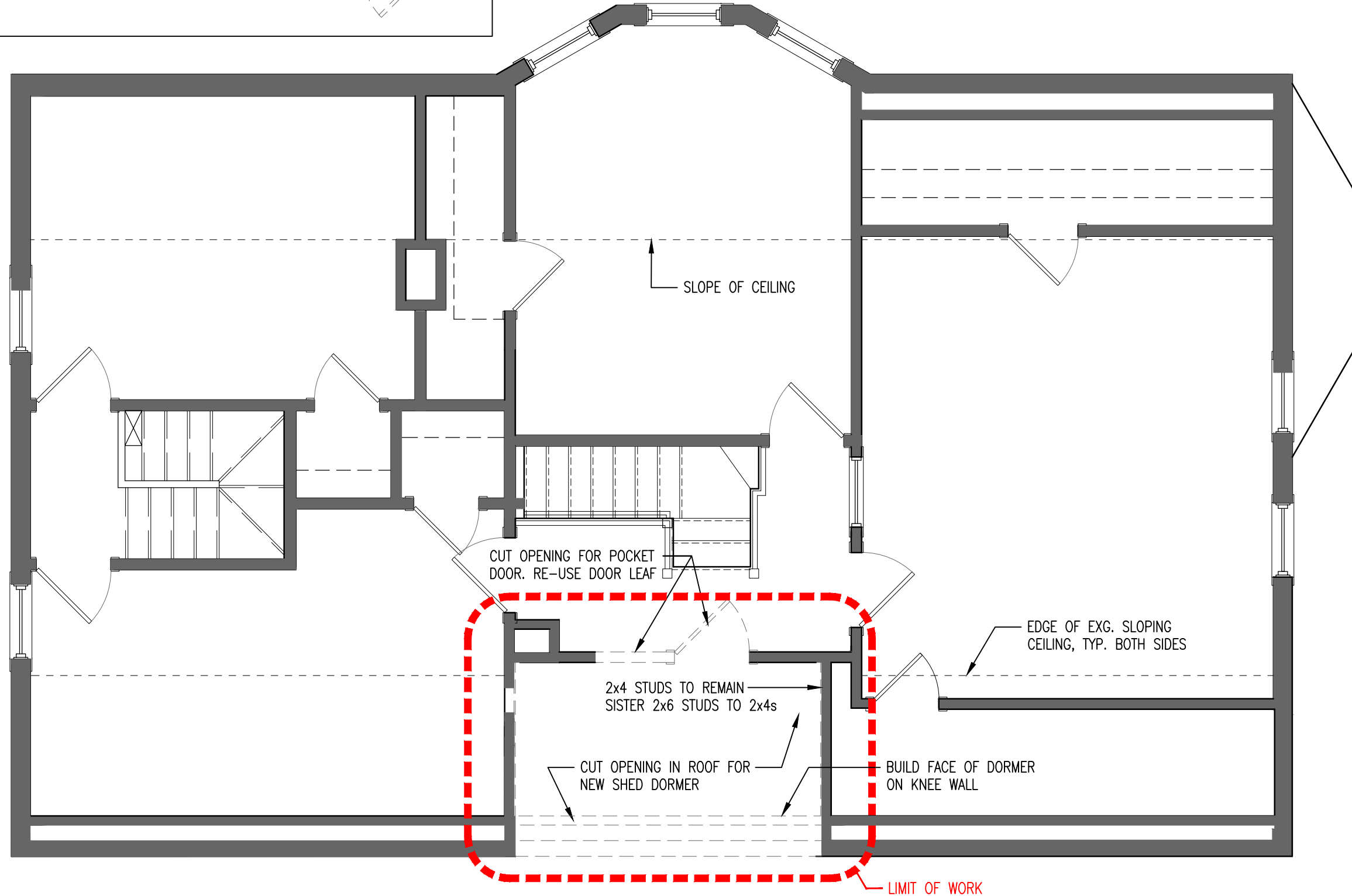
A0

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

DWG. TITLE:
3rd Floor Demolition Plan

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



JOB #:
2206

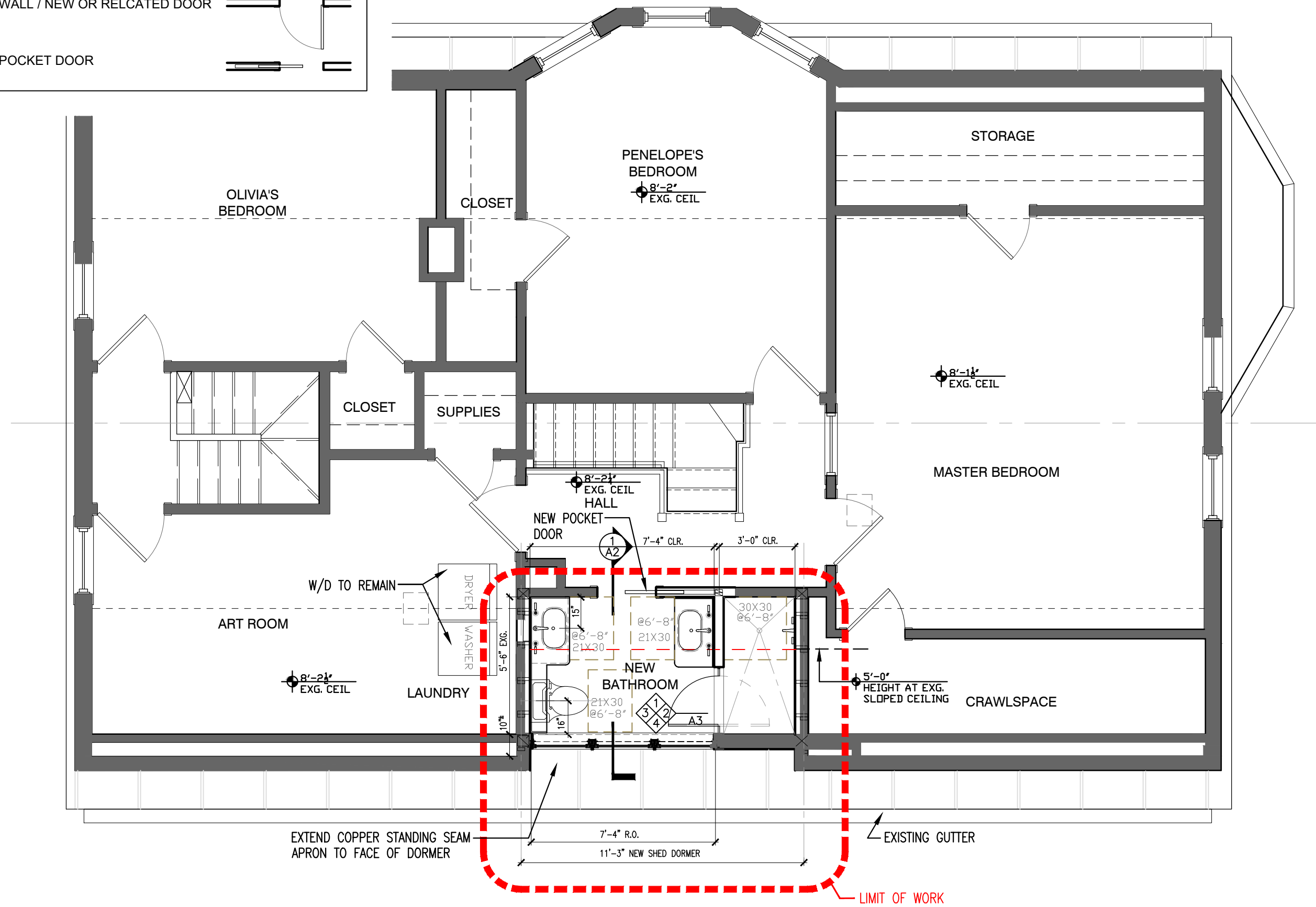
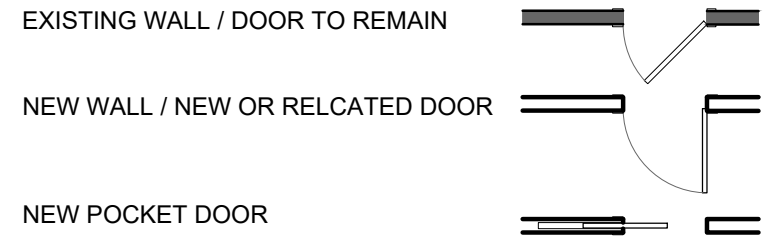
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DRAWN:
SER

DATE ISSUED:
03.26.24

D1

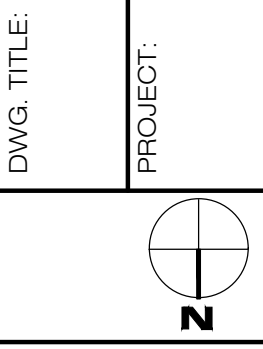
LEGEND:



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

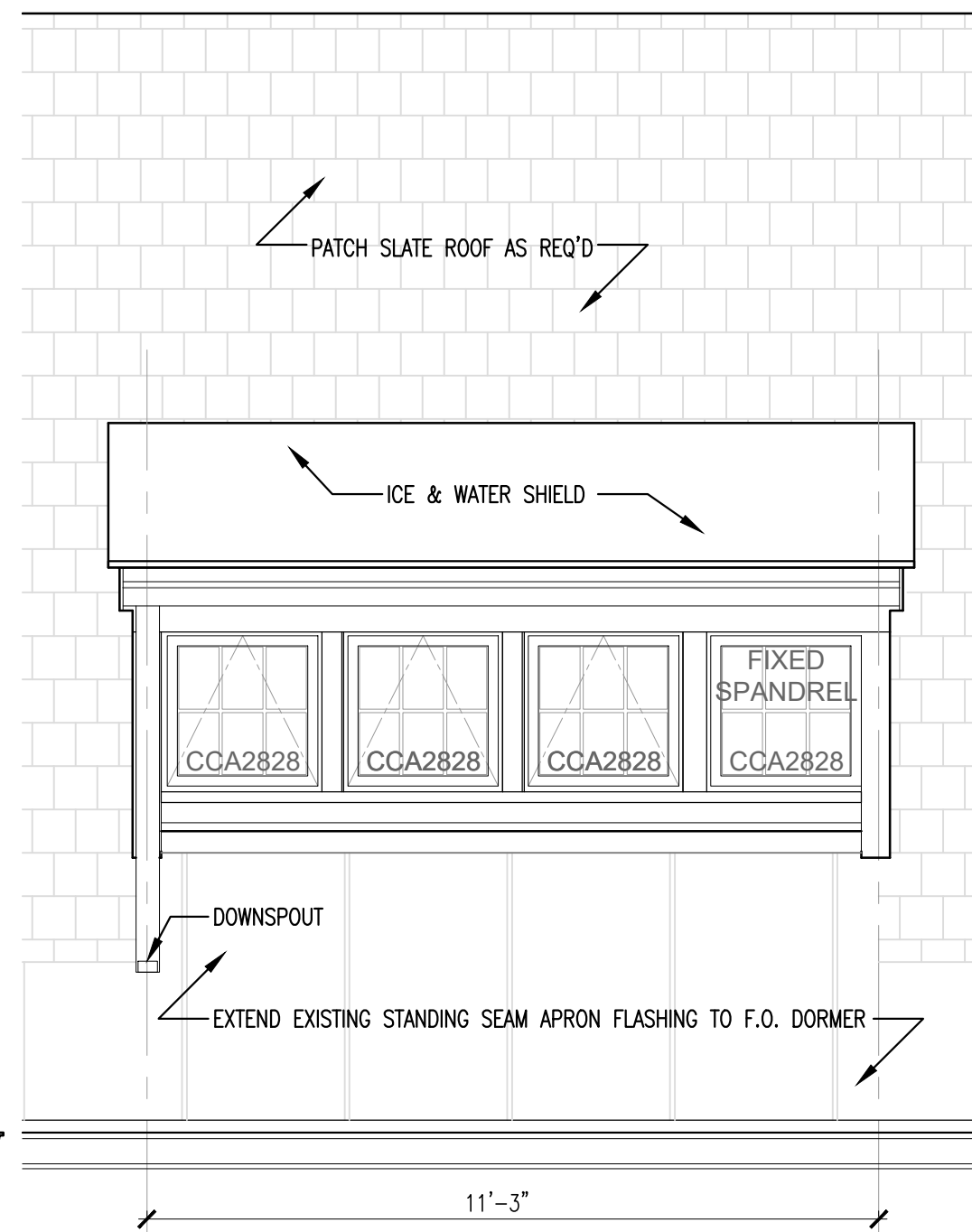
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3/8" = 1'-0"

DRAWN:
SER

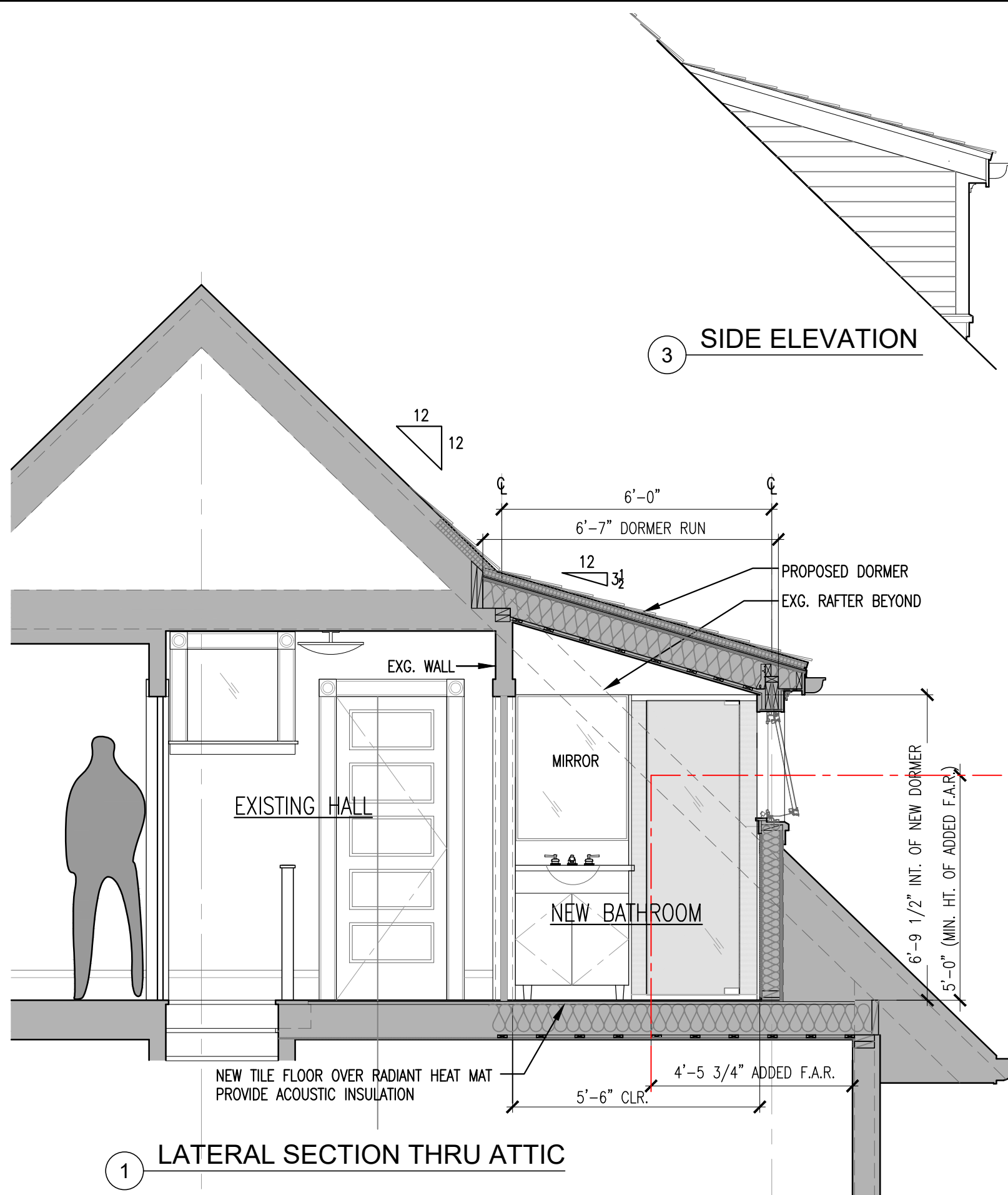
DATE ISSUED:
03.26.24

A2

3 SIDE ELEVATION



2 NORTH ELEVATION: DORMER



1 LATERAL SECTION THRU ATTIC

Bathroom Elevations

STEWART-KIBBE RESIDENCE

76 RESERVOIR STREET #2 CAMBRIDGE, MA

DWG. TITLE:

PROJECT:



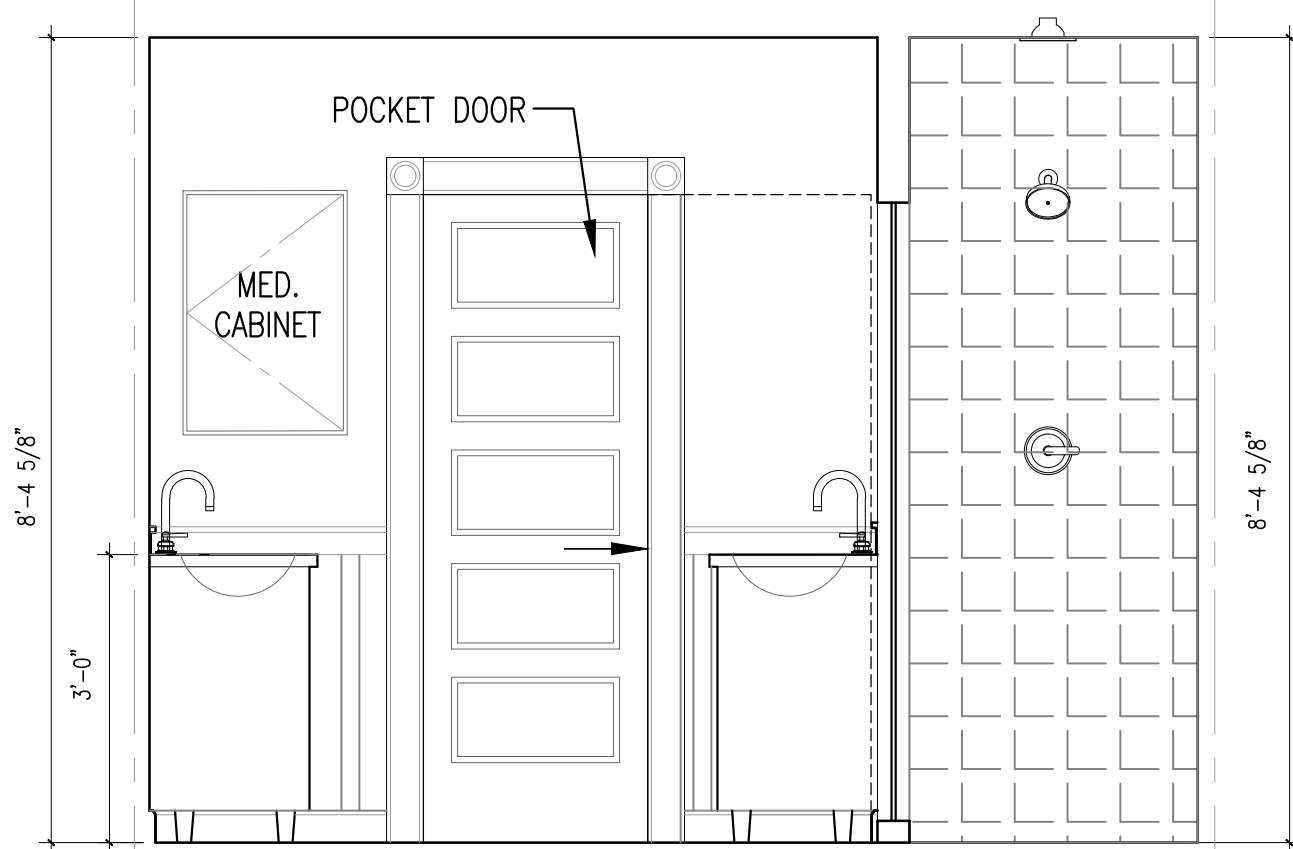
JOB #:
2206

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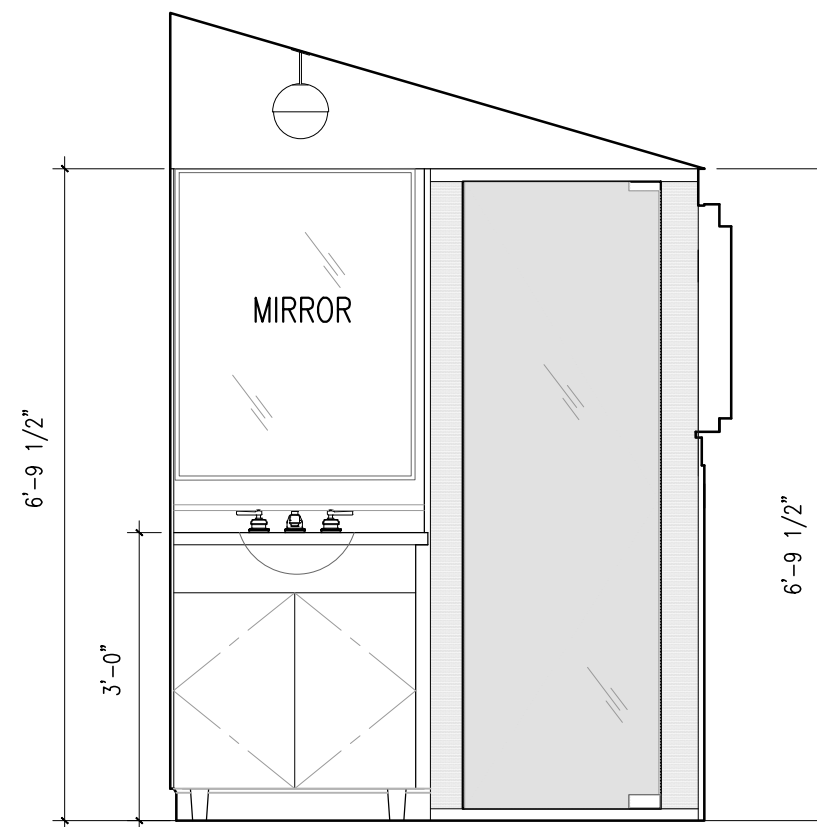
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DATE ISSUED:
03.26.24

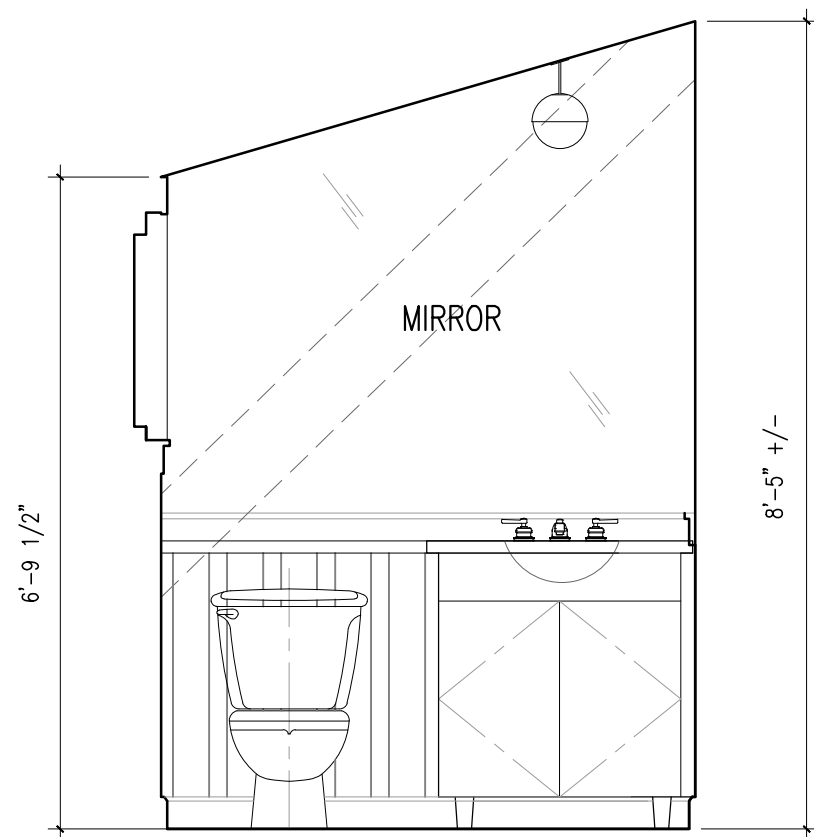
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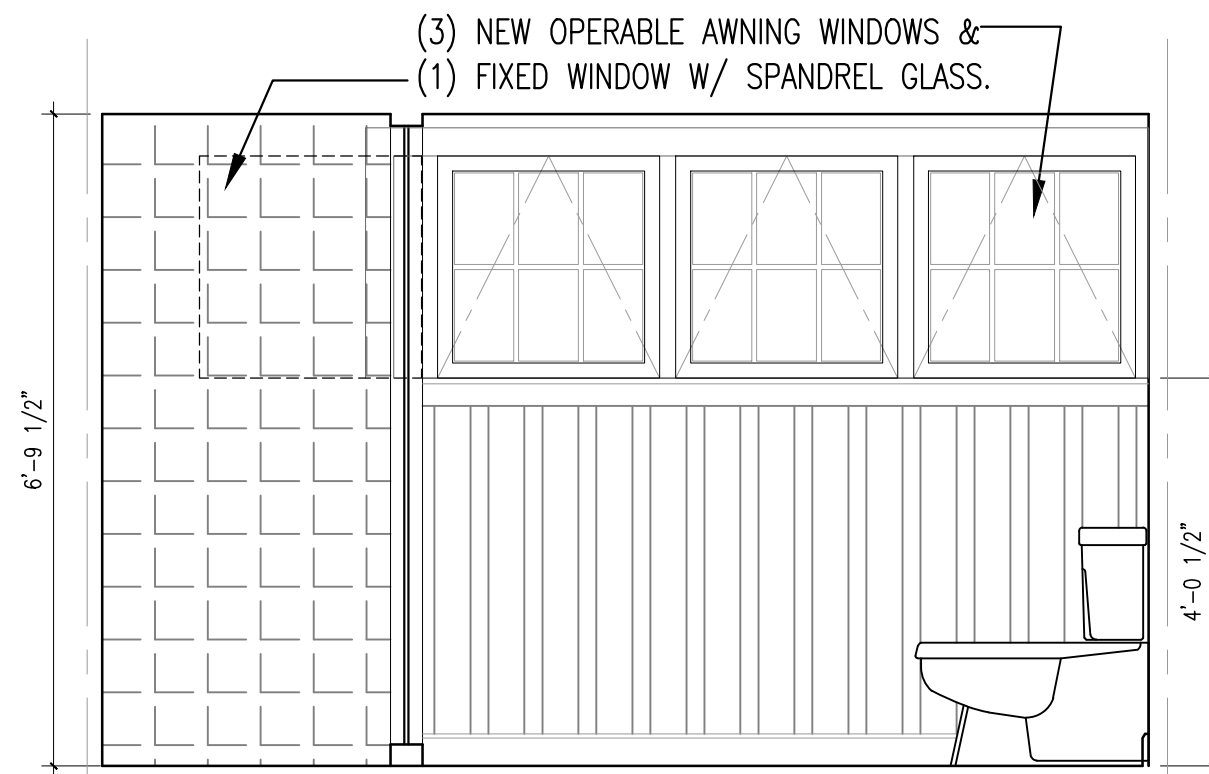
1 BATHROOM: SOUTH
1/2" 1'-0"



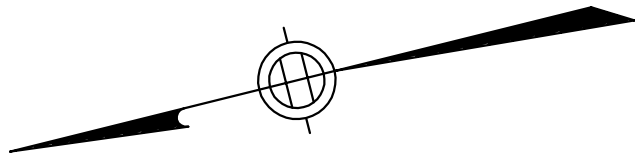
2 BATHROOM: WEST
1/2" 1'-0"



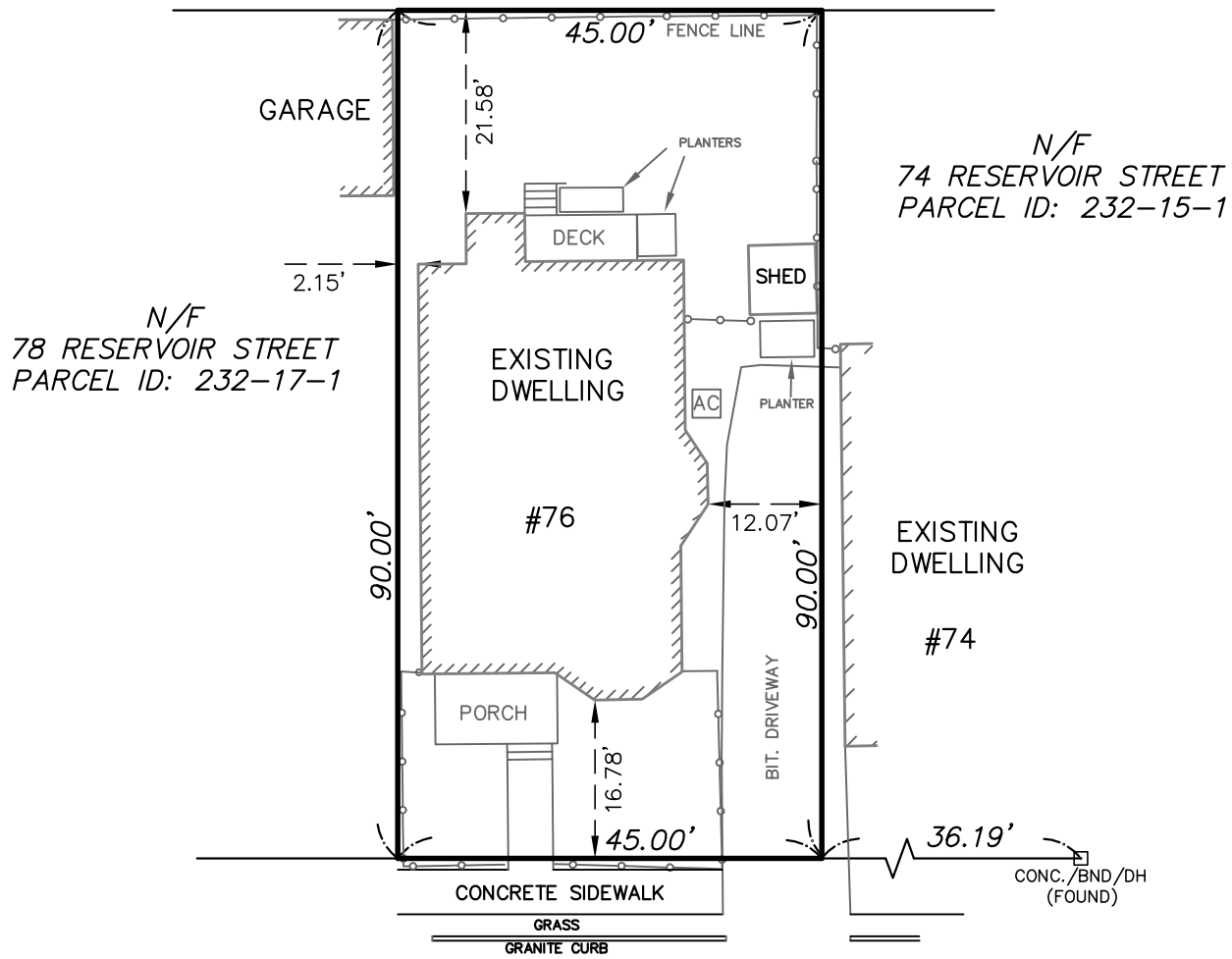
3 BATHROOM: EAST
1/2" 1'-0"



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



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



RESERVOIR STREET
(PUBLIC - 50' WIDE)

ZONING SETBACKS: C-1

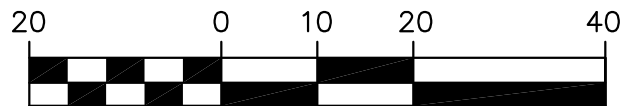
RECORD OWNER:

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

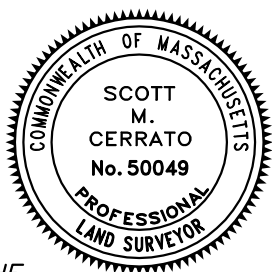
PLAN REFERENCE:

LOT 2 ON PLAN BOOK 154 PAGE 41

GRAPHIC SCALE



1" = 20'



SCOTT M. CERRATO
Professional Land Surveyor

P.O. 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

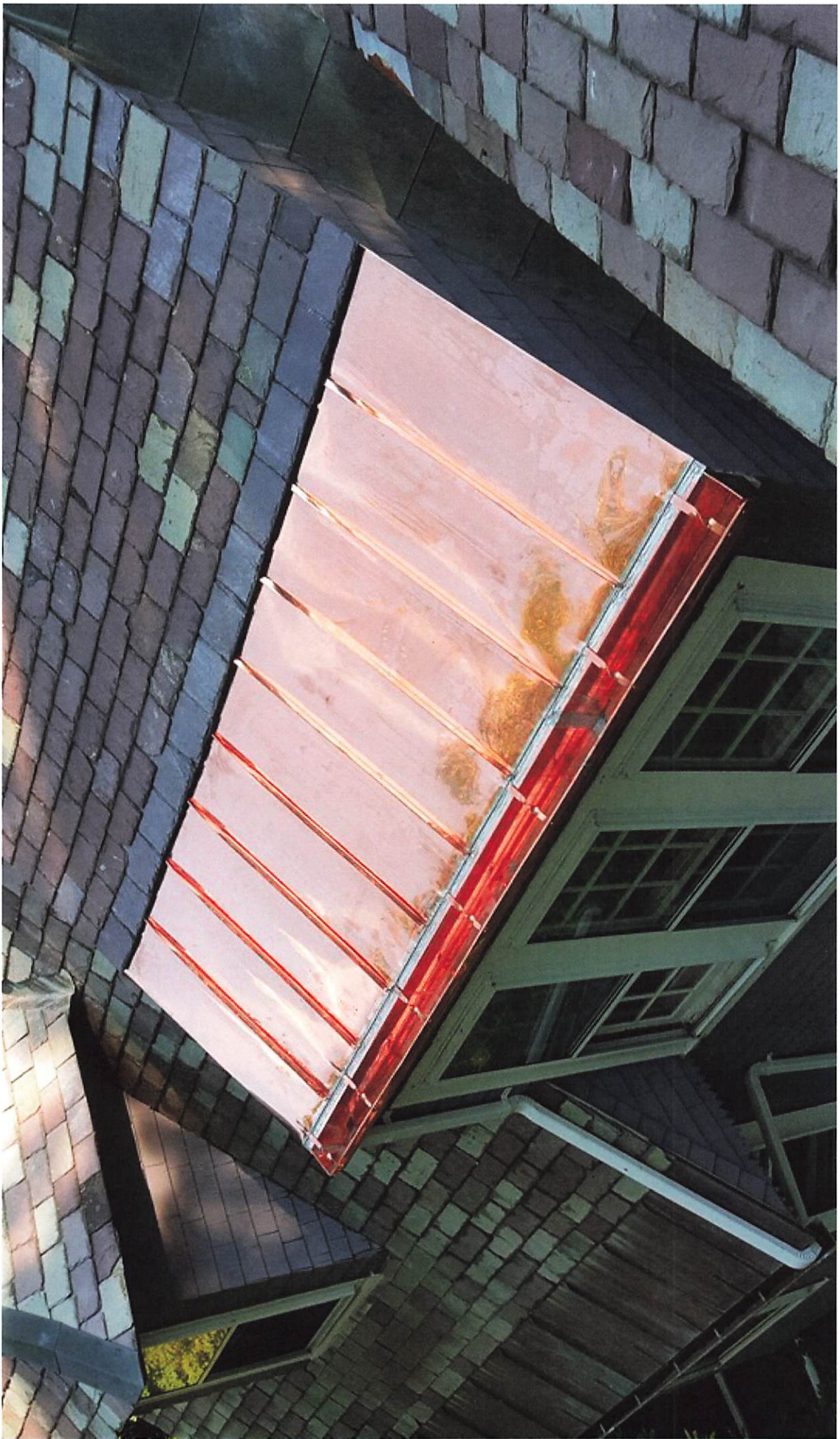
Scott M. Cerrato
SIGNATURE

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

MAY 14, 2021



710 LEANWORTH 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.

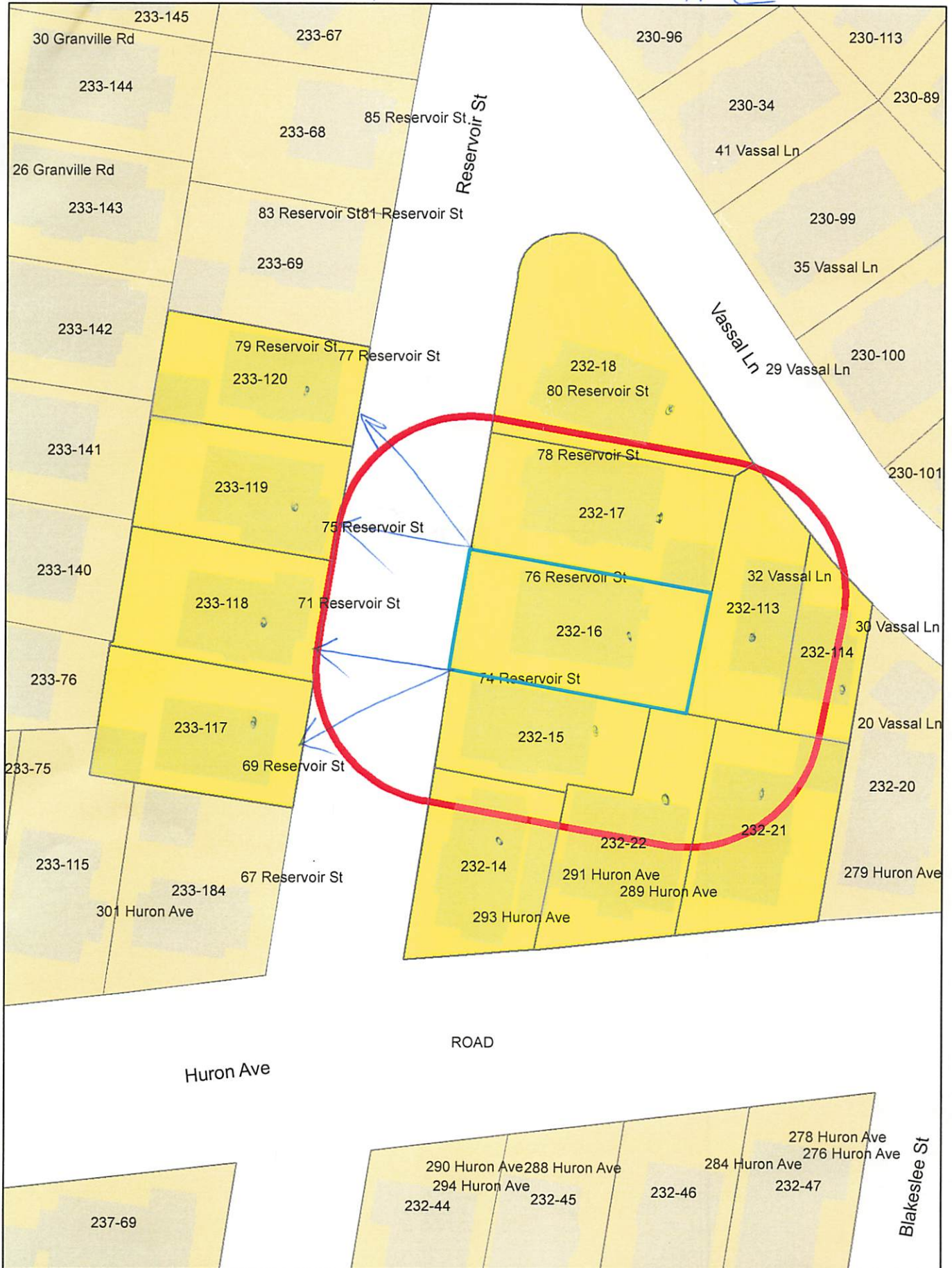
We understand that this project will entail the addition of a new bathroom on the third floor of the building, which will also require roof alterations so that a dormer can be added. The roofer will remove the existing slate shingles and then replace them once the dormer is constructed. We also understand 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







City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

BZA

POSTING NOTICE – PICK UP SHEET

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

Name: GWENDOLYN KIEBE Date: 7/10/24
(Print)

Address: 76 Reservoir St. - Unit 2

Case No. BZA-265716

Hearing Date: 7/25/24

Thank you,
Bza Members