CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

BZA Application Form

BZA Number: 264704

General Information

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

Special Permit: ___X___ Variance: _____ Appeal: _____

PETITIONER: Suzanne N. Haber and William L. Thomson C/O Sarah Like Rhatigan, Esq., Trilogy Law LLC

PETITIONER'S ADDRESS: 12 Marshall Street, Boston, MA 02108

LOCATION OF PROPERTY: **39 Saville St , Cambridge, MA**

TYPE OF OCCUPANCY: Two-family dwelling **ZONING DISTRICT:** Residence B Zone

REASON FOR PETITION:

/Additions/

DESCRIPTION OF PETITIONER'S PROPOSAL:

Rear addition to non-conforming two-family structure increasing Gross Floor Area/Floor Area Ratio and new skylight within setback on different wall.

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 Two-Family Structure)
Article: 8.000 Section: 8.22.2.c (New Window Within Setback)
Article: 10.00 Section: 10.40 (Special Permit)

Original Signature(s): _____
(*Petitioner (s) / Owner*)
On behalf of Petitioners, Sarah Like Rhatigan, Esq.

_____
Trilogy Law LLC (Print Name)
12 Marshall Street, Boston, MA 02108

Address: _____
Tel. No. 617-543-7009
E-Mail Address: sarah@trilogylaw.com

Date: April 8, 2024

BZA APPLICATION FORM - OWNERSHIP INFORMATION

(To be completed by **OWNER**, signed before a notary, and returned to Secretary of Board of Appeal).

Suzanne N. Haber and William L. Thomson

(OWNER)

Address: ***39-41 Saville Street, Cambridge, MA 02138***

states that ***Suzanne N. Haber and William L. Thomson*** own the property located at ***39-41 Saville Street, Cambridge, MA*** which is the subject of this zoning application.

The record title of this property is in the name of ***Suzanne N. Haber and William L. Thomson*** pursuant to a deed dated ***December 6, 2023*** and duly recorded in the Middlesex South County Registry of Deeds on ***December 12, 2023***, at Book ***82302***, Page ***424;***

By: _____
Name: ***Suzanne N. Haber***

By: _____
Name: ***William L. Thomson***

STATE OF MASSACHUSETTS, County of MIDDLESEX

The above-named ***Suzanne N. Haber and William L. Thomson,*** personally appeared before me, this 5th day of April, 2024, and made oath that the above statement is true.

_____ Notary
My commission expires (Notary Seal).

October 20, 2028

TIFFANY FRARY
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
October 20, 2028

TIFFANY FRARY
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
October 20, 2028

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 39 Saville 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:

Petitioners propose to build a small rear addition (194 sf) to this preexisting non-conforming two-family home, in order to convert a three-season screened-in porch into livable space for their family. The increase in GFA totals only 194 square feet. Construction will increase the already nonconforming Floor Area Ratio from 0.64 to 0.68, but will not create any new nonconformities. The addition has conforming setbacks.

Additionally, the Petitioners request relief in order to install a skylight on the right side of the pitched roof in order to bring natural light to the new code compliant stairwell to the third level. This skylight is located partially within the right side setback, thus requiring relief.

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 work will have no impact on traffic, patterns of access or egress to the home, or otherwise result in any change to the established neighborhood character. The rear addition will provide space for a mudroom and bathroom on the first floor and a small office/guestroom and bedroom on the second floor, with a new exterior egress spiral stairwell that will be code compliant and compliant with setback requirements.

The new skylight will not affect traffic, access or egress patterns or impair neighborhood character.

The changes proposed are modest and will be in keeping with similar residential homes in the area and will improve (and not harm) the neighborhood character.

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:

There will be no adverse impacts caused to neighboring residential uses, for the reasons describe above. The rear addition will be largely unseen from the public way, and are setback significantly from its rear and side abutters.

The new skylight will not pose negative impacts. It will also be largely unseen from street level. Its location at the top of a stairwell means that there should be no concerns regarding privacy either for individuals seeing out to the neighboring property, or others looking inside, and will not be detrimental to abutters, and therefore meet the requirements for a special permit under Section 8.22.2.c.

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 work will not cause nuisance or hazard, and will allow the owners to improve the living conditions for themselves (as future occupants of one of the units) and future tenants. The proposal is in keeping with the residential development and density and nature of uses envisioned for the neighborhood.

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 requested special permit relief can be granted without impairing the integrity of the districts or adjoining districts, because it will allow for a modest rear addition that is compliant with height and setbacks, and only very modestly increases the GFA (by 194 sf) and FAR (by 0.04), and the new skylight will not pose issues for the abutter and is in keeping with the neighborhood uses. The proposal will allow for improvements to an existing two-family home and result in improving the housing stock for the benefit of the 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: Suzanne N. Haber and William L. Thomson
Location: 39 Saville St., Cambridge, MA
Phone: 617-543-7009

Present Use/Occupancy: Two-family dwelling
Zone: Residence B Zone
Requested Use/Occupancy: Two-family dwelling

		Existing Conditions		Requested Conditions		Ordinance Requirements	
TOTAL GROSS FLOOR AREA:		2,879		3,073		2,250	(max.)
LOT AREA:		4,500		4,500		5,000	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: [2]		0.64		0.68		0.50	
LOT AREA OF EACH DWELLING UNIT		2,250		2,250		2,500	
SIZE OF LOT:	WIDTH	45.0		45.0		50.0	
	DEPTH	100.0		100.0		n/a	
SETBACKS IN FEET:	FRONT	5.3		5.3		15.0	
	REAR	34.7		30.3		25.0	
	LEFT SIDE	12.1		7.9		7.5	
	RIGHT SIDE	5.9		5.9		7.5	
SIZE OF BUILDING:	HEIGHT	32.4		32.4		35.0	
	WIDTH	60.0		64.4		n/a	
	LENGTH	27.2		27.2		n/a	
RATIO OF USABLE OPEN SPACE TO LOT AREA:		45.3%/29.1% (complying)		41.8%/29.7% (complying)		40.0%/20.0% (complying)	
NO. OF DWELLING UNITS:		2		2		1 (max) per min. lot area/dwelling unit)	
NO. OF PARKING SPACES:		2		2		0	
NO. OF LOADING AREAS:		0		0		0	
DISTANCE TO NEAREST BLDG. ON SAME LOT		n/a		n/a		H+H/6 no less than 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.:

N/A. Note that former shed shown on survey has been removed. Construction will be conventional, residential construction.

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'.

39-41 SAVILLE STREET

BZA SUBMISSION SET

04.05.2024

SUZANNE HABER &
WILLIAM THOMSON

39-41 SAVILLE STREET,
CAMBRIDGE, MA 02138

PROJECT #: **Project Number**

ARCHITECT:

SAM KACHMAR
ARCHITECTS
(p)617-800-6223
www.SKA-MA.com
357 HURON AVE.
CAMBRIDGE MA, 02138

SKA

CLIENTS:

SUZANNE HABER
WILLIAN THOMPSON

GENERAL CONTRACTOR:

N / A

STRUCTURAL ENGINEER:

N / A

SURVEYOR:

RealMapInfo, LLC.

TODD CHAPIN, P.L.S.

RealMapInfo LLC
Geographic Information Services

Sheet List	
Sheet Number	Sheet Name

PROJECT NARRATIVE:
PROJECT INVOLVES A RENOVATION ON LEVELS 1 & 2
BY CONVERTING 3 SEASON AREAS ON ALL YEAR
LIVING SPACE, WITH NEW INTERIOR LAYOUT, NEW MEP
(MECHANICAL, ELECTRICAL, PLUMBLING)
NEW WINDOWS, INTERIOR WALLS, DOORS, LIGHTING,
NEW EGREES OUTDOOR STAIRS, NEW CABINETRY, ROOF,
STRUCTURAL SUPPORT, TILE FLOORING,
INTERIOR AND EXTERIOR PAINTING.

BZA-001 GENERAL NOTES

ABBREVIATIONS

#	NUMBER OR POUND
&,+	AND
@	AT
ADJ	ADJUSTABLE
AFF	ABOVE FINISH FLOOR
ALUM	ALUMINUM
APPROX	APPROXIMATELY
ARCH	ARCHITECTURAL
AVB	AIR AND VAPOR BARRIER
BD	BOARD
BIT	BITUMINOUS
BLDG	BUILDING
BSMT	BASEMENT
BTWN	BETWEEN
CF	CUBIC FEET
CI	CUBIC INCHES
CJ	CONTROL JOINT
CL	CENTERLINE
CLG	CEILING
CLR	CLEAR OR CLEARANCE
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
CORR	CORRIDOR, CORRUGATED
CTR	CENTER
D	DEPTH, DEEP
DBL	DOUBLE
DEMO	DEMOLISH, DEMOLITION
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DTL	DETAIL
DW	DISHWASHER
E	EAST
EA	EACH
EJ	EXPANSION JOINT
EL	ELEVATION (GRADE)
ELEC	ELECTRICAL
ELEV	ELEVATION (FACADE)
EOS	EDGE OF SLAB
EQ	EQUAL, EQUIPMENT, EQUIP
ETR	EXISTING TO REMAIN
EXG	EXISTING
EXP	EXPOSED
EXT	EXTERIOR
FAB	FABRICATE, FABRICATION
FD	FLOOR DRAIN
FF	FINISHED FLOOR
FL	FLOOR
FOW	FACE OF WALL
FT	FEET, FOOT
GA	GAUGE
GALV	GALVANIZED
GL	GLASS, GLAZING, GLAZED
GWB	GYPSUM WALLBOARD, BACKING BOARD
GYP	GYPSUM
H	HIGH
HDWD	HARDWOOD
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HVAC	HEATING, VENTILATING & AIR CONDITIONING
IN	INCH, INCHES
INCL	INCLUDE, INCLUDED
INT	INTERIOR
JT	JOINT

L	LENGTH
LAM	LAMINATE, LAMINATED
LB	POUND
LGMF	LIGHT GAGE METAL FRAMING
LT	LIGHT
LT WT	LIGHT WEIGHT
MAX	MAXIMUM
MDF	MEDIUM DENSITY FIBER
MECH	MECHANICAL
MED	MEDIUM
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MTD	MOUNTED
MTL	METAL
N	NORTH
N/A	NOT APPLICABLE
NIC	NOT IN CONTRACT
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OH	OPPOSITE HAND
OPP	OPPOSITE
OSB	ORIENTED STRANDBOARD
OVHD	OVERHEAD
OZ	OUNCE (S)
PATT	PATTERN (ED)
PERF	PERFORATED
PERP	PERPENDICULAR
PLAM	PLASTIC LAMINATE
PLYWD	PLYWOOD
PNT	PAINT, PAINTED
PR	PAIR
PREFAB	PREFABRICATE, PREFABRICATED
QTY	QUANTITY
RAD	RADIUS
RBR	RUBBER
RD	ROOF DRAIN
REF	REFERENCE
REFR	REFRIGERATE, REFRIGERATOR
REINF	REINFORCE, REINFORCED
REQ	REQUIRE
REV	REVISION, REVISE, REVISED
RM	ROOM
RO	ROUGH OPENING
S	SOUTH
SCHED	SCHEDULE
SF	SQUARE FEET
SI	SQUARE INCHES
SIM	SIMILAR
SPEC	SPECIFICATION
SQ	SQUARE
SS, SST	STAINLESS STEEL
STC	SOUND TRANSMISSION CLASS
STL	STEEL
STOR	STORAGE
STR	STAIR
T.O.	TOP OF
U.O.	UNDERSIDE OF
UON	UNLESS OTHERWISE NOTED
WD	WOOD
WT	WEIGHT
X	INDICATES TIMES OR BY

MATERIALS

	EARTH
	CONCRETE
	GRAVEL
	SAND
	GYPSUM BOARD OR SHEATHING
	MASONRY - BRICK
	MASONRY - CONCRETE BLOCK
	WOOD - FINISH - END GRAIN
	WOOD - FINISH - FACE
	WOOD - ROUGH - BLOCKING (CONTINUOUS MEMBERS)
	WOOD - ROUGH - BLOCKING (INTERMEDIATE MEMBERS)
	INSULATION - RIGID
	INSULATION - BATT OR MINERAL WOOL
	ACOUSTIC TILE, PANEL, OR PLANK
	PLYWOOD
	CUT STONE
	PARTICLE BOARD OR FIBERBOARD

SYMBOLS

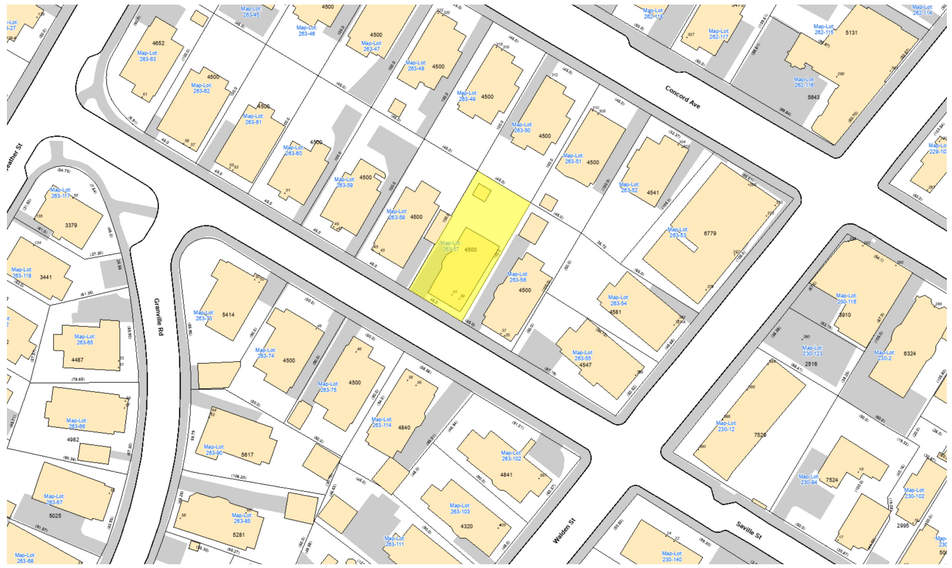
VIEW # VIEW NAME SCALE:1/X" = 1'-0"	DRAWING TITLE
SHEET / O.H. / SIM VIEW # SHEET	EXTERIOR ELEVATION KEY
VIEW # SHEET	INTERIOR ELEVATION KEY
O.H. / SIM VIEW # SHEET	BUILDING SECTION MARKER
O.H. / SIM VIEW # SHEET	WALL SECTION MARKER
O.H. / SIM VIEW # SHEET	DETAIL AREA MARKER
O.H. / SIM VIEW # SHEET	DETAIL SECTION MARKER
COLUMN	GRID LINE
Name Elevation	VERTICAL ELEVATION KEY (ELEV)
0' - 0"	SPOT ELEVATION W/ TARGET (PLAN)
0' - 0"	SPOT ELEVATION NO TARGET (PLAN)
REV #	REVISION CLOUD AND REVISION TAG

ROOM NAME ROOM #	ROOM TAG	℄	CENTERLINE
AREA NAME AREA	AREA TAG	SHEET / SHEET	MATCH LINE
DOOR #	DOOR TAG		HINGE SIDE OF DOOR
# TYPE	WINDOW TAG		ALIGN SURFACES
		ROOM NAME / ROOM # / FLOOR / BASE / WALL / CEILING	FINISH TAG

GENERAL NOTES

1. ALL WORK SHALL BE CONSIDERED NEW, UNLESS OTHERWISE INDICATED.
2. DO NOT SCALE DRAWINGS
3. VERIFY DIMENSIONS, GRADES, BOUNDARIES, AND CONSTRUCTION AND IMMEDIATELY REPORT ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
4. TO THE EXTENT PRACTICABLE, VERIFY DIMENSIONS AND FIELD CONDITIONS AT THE SITE PRIOR TO THE BID SUBMISSION. CONFLICTS, OMISSIONS AND DISCREPANCIES WITHIN THE CONTRACT DOCUMENTS SHALL BE REPORTED IN WRITING TO THE ARCHITECT, IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, PRIOR TO THE BID SUBMISSION. THE CONTRACTOR WARRANTS, BY TENDERING HIS BID, THAT THE WORK IS BUILDABLE AS SHOWN.
5. LAYOUT ALL WORK WITHIN THE CONFINES OF EXISTING CONSTRUCTION AND RESOLVE DISCREPANCIES PRIOR TO INITIATION OF NEW WORK.
6. ARCHITECT IS NOT RESPONSIBLE FOR CONSTRUCTION THAT IS STARTED PRIOR TO PERMIT BEING ISSUED.
7. DIMENSIONS, NOTES, FINISHES AND FIXTURES SHOWN ON TYPICAL FLOOR PLANS, SECTION OR DETAILS SHALL APPLY TO SIMILAR, SYMMETRICAL OR OPPOSITE HAND PLANS SECTIONS OR DETAILS, UNLESS NOTED OTHERWISE.
8. TYPICAL OR "TYP" SHALL MEAN THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, UNLESS NOTED OTHERWISE. DETAILS ARE USUALLY KEYED AND NOTED "TYP" ONLY ONE TIME, WHEN THEY FIRST OCCUR.
9. IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BETWEEN PROJECT MANUAL, LARGE SCALE DRAWINGS, SMALL SCALE DRAWINGS AND DETAILS. THE CONTRACTOR SHALL NOT PROCEED WITH AFFECTED WORK UNTIL ARCHITECT PROVIDES CLARIFICATION.
10. PARTITIONS ARE DIMENSIONED FROM FINISHED FACE TO FINISHED FACE UNLESS OTHERWISE NOTED. DIMENSIONS TO MASONRY ARE TO ACTUAL FINISHED FACE, UNLESS OTHERWISE NOTED.
11. VERIFY THAT DRAWINGS ARE THE LATEST ISSUE PRIOR TO COMMENCING CONSTRUCTION. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMMUNICATING AND DISTRIBUTING ALL CONSTRUCTION DOCUMENT UPDATES TO ALL TRADES.
12. WORK SHALL CONFORM TO THE REQUIREMENTS OF APPLICABLE STATE, FEDERAL AND CITY/COUNTY CODES. STATE AND FEDERAL CODES ARE TO TAKE PRECEDENCE OVER THE DRAWINGS AND SPECIFICATIONS. IF ANY DISCREPANCY IS NOTED, IMMEDIATELY INFORM THE ARCHITECT, PRIOR TO PROCEEDING WITH THE WORK.
13. FILE, OBTAIN AND PAY FEES FOR BUILDING DEPARTMENT PERMITS, CONTROLLED INSPECTIONS, OTHER AGENCY APPROVALS AND PERMITS WHERE REQUIRED, AND FINAL WRITE-OFFS FOR PROJECT COMPLETION. COPIES OF TRANSACTIONS SHALL BE FORWARDED TO THE OWNER OR OWNER'S REPRESENTATIVE.
14. EXECUTE INSPECTIONS NECESSARY TO OBTAIN A CERTIFICATE OF OCCUPANCY.
15. WORK AREA SHALL BE MAINTAINED, CLEAN AND FREE OF DEBRIS AT ALL TIMES.
16. PATCH ALL SURFACES TO MATCH ADJACENT IN A MANNER SUITABLE TO RECEIVE FINISHES.
17. PATCH, REPAIR AND FINISH ALL SURFACES IN AREAS OUTSIDE OF THE EXISTING SCOPE THAT ARE DISTURBED AS A RESULT OF THE WORK.
18. COORDINATE AND PROVIDE BLOCKING AND STRAPPING WITHIN PARTITIONS FOR MILLWORK AND OTHER WALL ATTACHED ITEMS.
19. APPLY, INSTALL, CONNECT, CLEAN AND/OR CONDITION MANUFACTURED ARTICLES, MATERIALS AND/OR EQUIPMENT PER MANUFACTURER'S INSTRUCTIONS. IN CASE OF CONFLICT BETWEEN MANUFACTURER'S INSTRUCTIONS AND THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL OBTAIN WRITTEN CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING.
20. GLASS 18" OR LESS FROM FLOOR LINE OR ADJACENT TO A DOOR SWING SHALL BE SAFETY GLASS AS REQUIRED BY APPLICABLE CODE(S). THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ." SAFETY GLASS, UNLESS OTHERWISE NOTED, TO COMPLY WITH BUILDING AND LIFE SAFETY CODES, INDUSTRY STANDARDS AND OTHER APPLICABLE FEDERAL AND STATE CODES.
21. FLASHING AT EXTERIOR WALLS SHALL BE INSTALLED WITH SEALED JOINTS, SEALED PENETRATIONS AND ENDS TURNED UP. IT SHALL BE FABRICATED AND INSTALLED TO ENSURE THAT MOISTURE IN WALLS WILL BE DIRECTED TO WICKS AND WEEP HOLES.
22. COORDINATE ALL DIMENSIONS CONCERNING DOORS/PANELS/WINDOWS, STAIRS AND THEIR OPENINGS WITH PRODUCT MANUFACTURERS PRIOR TO FABRICATION AND CONSTRUCTION.
23. PROVIDE WEATHERSTRIP AT EXTERIOR DOORS.
24. PROVIDE FLASHING AND/OR SEALANT AT OPENINGS IN ROOF OR WALLS TO ENSURE A WEATHERTIGHT BUILDING.
25. LOCATE THERMOSTATS ADJACENT TO SWITCH PLATES WHERE POSSIBLE. VERIFY LOCATION WITH THE ARCHITECT PRIOR TO INSTALLATION TO AVOID CONFLICTS WITH BUILT-INS OR SYSTEMS FURNITURE OR DESIGN ELEMENTS.
26. ALIGN OUTLETS, WALL SWITCHES, TEL-DATA JACKS, ETC., INDICATED TO BE MOUNTED AT NEAR EQUIVALENT ELEVATIONS.
27. ALL DOORS SHALL BE LOCATED 6" OFF THE ADJACENT PARTITION, OR ONE MASONRY COURSE AT CMU PARTITIONS, UNLESS NOTED OTHERWISE.
28. DURING DEMOLITION AND CONSTRUCTION PROTECT ALL EXISTING FINISHES TO REMAIN.
29. ALL WOOD SHALL BE FSC CERTIFIED.
30. ALL WOOD FRAMING SIZES ARE BASED ON SPF-SS
31. ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED (P.T.).
32. CORRECT ALL DEFECTS FOUND IN EXISTING BUILDING WHICH INTERFERE WITH NEW CONSTRUCTION. THIS INCLUDES BUT IS NOT LIMITED TO UNEVEN SURFACES AND FINISHES AT GWB.

CAMBRIDGE CITYVIEWER PARCEL MAP



SKA

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SAM KACHMAR ARCHITECTS

(p) 617-800-6223
www.SKA-MA.com
357 HURON AVE.
CAMBRIDGE MA, 02138

REGISTRATIONS:

NOT FOR CONSTRUCTION

GENERAL NOTES

SUZANNE HABER & WILLIAM THOMSON

39-41 SAVILLE STREET

39-41 SAVILLE STREET, CAMBRIDGE, MA 02138

Project Status	BZA SUBMISSION SET
Project number	Project Number
Date	04.05.2024
Drawn by	Author
Checked by	Checker

BZA-001

Scale 1 1/2" = 1'-0"

4/5/2024 1:40:27 PM

BZA-002 ***SITE AXON VIEWS***

EXISTING SITE AXON

PROPOSED SITE AXON

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REGISTRATIONS:

NOT FOR CONSTRUCTION

SITE AXON VIEWS

SUZANNE HABER & WILLIAM THOMSON

39-41 SAVILLE STREET

39-41 SAVILLE STREET, CAMBRIDGE, MA 02138

Project Status	BZA SUBMISSION SET
Project number	Project Number
Date	04.05.2024
Drawn by	Author
Checked by	Checker

BZA-002

Scale

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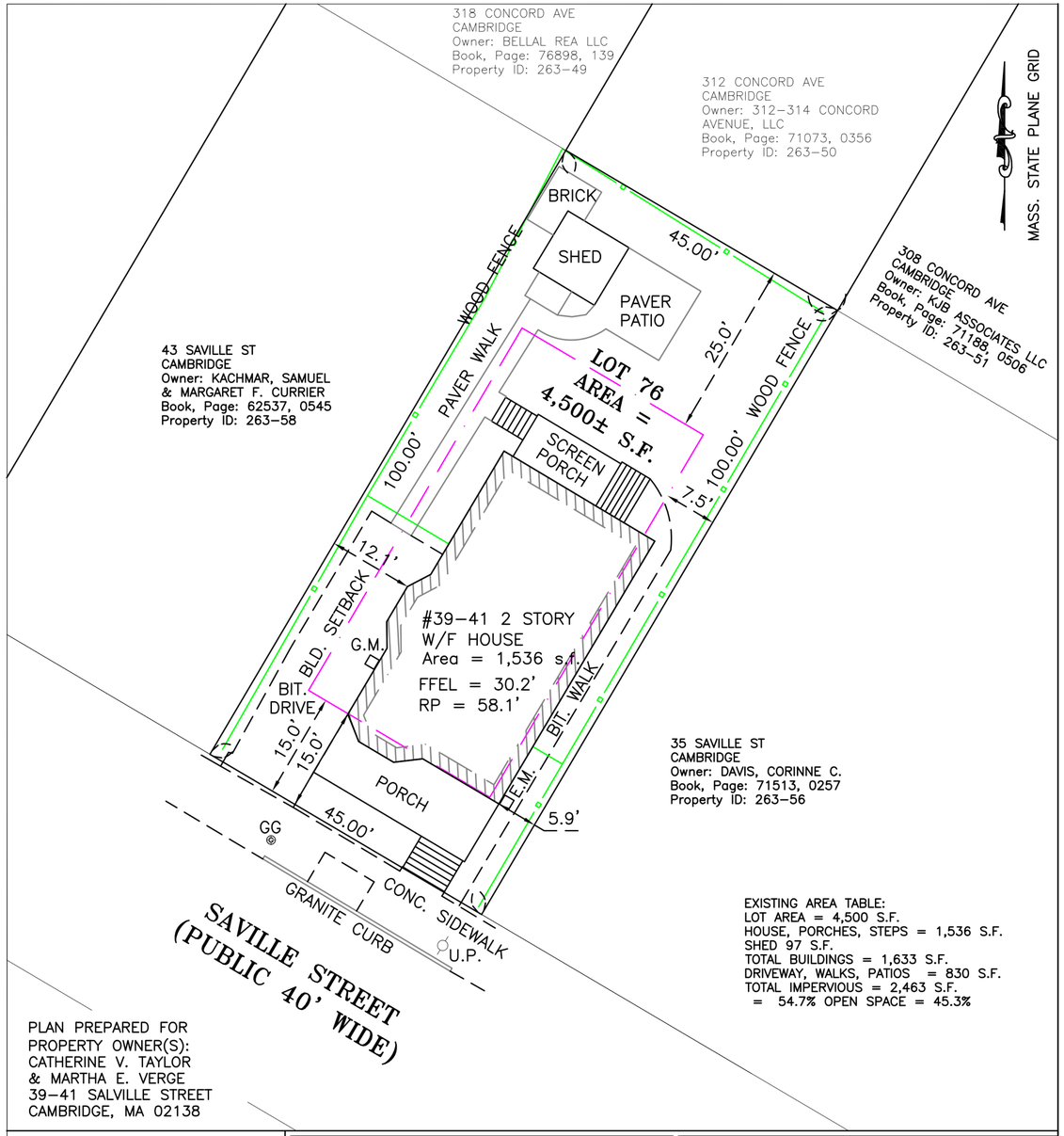
BZA-003 **CERTIFIED PLOT PLAN**



EXISTING AREA TABLE:
LOT AREA = 4,500 S.F.
HOUSE, PORCHES, STEPS = 1,536 S.F.
SHED 97 S.F.
TOTAL BUILDINGS = 1,633 S.F.
DRIVEWAY, WALKS, PATIOS = 830 S.F.
TOTAL IMPERVIOUS = 2,463 S.F.
= 54.7% OPEN SPACE = 45.3%

PLAN PREPARED FOR
PROPERTY OWNER(S):
CATHERINE V. TAYLOR
& MARTHA E. VERGE
39–41 SALVILLE STREET
CAMBRIDGE, MA 02138

COMMONWEALTH OF MASSACHUSETTS
TODD P. CHAPIN
No.37558
PROFESSIONAL LAND SURVEYOR

TODD P. CHAPIN P.L.S. #37558 MASS.

ASSESSORS MAP: 263–57
ZONE: B
MINIMUM SETBACK REQUIREMENTS:
FRONT YARD = 15.0'
SIDE YARD = 7.5'
REAR YARD = 25.0'
MAX. BUILDING HEIGHT = 35'
MIN. OPEN SPACE = 40%

FIELD SURVEY: JP/GC CALC. MT REVIEW TC

RealMapInfo LLC
420 LAKESIDE AVENUE SUITE 403
MARLBOROUGH, MA. 01752
REALMAPINFO.COM 774–570–0642

EXISTING CONDITIONS

PLOT PLAN OF LAND IN

CAMBRIDGE, MASS

SCALE: 1"=20' DATE: 03/05/2024

DEED REF: BOOK: 68717 PAGE: 125

PLAN BOOK 202 PLAN 2

RECORDED @ MIDDLESEX COUNTY REGISTRY OF DEEDS

SKA

SAM KACHMAR ARCHITECTS
(p) 617-800-6223
www.SKA-MA.com
357 HURON AVE.
CAMBRIDGE MA, 02138

REGISTRATIONS:

NOT FOR CONSTRUCTION

CERTIFIED PLOT PLAN

SUZANNE HABER &
WILLIAM THOMSON

39-41 SAVILLE STREET

39-41 SAVILLE STREET,
CAMBRIDGE, MA 02138

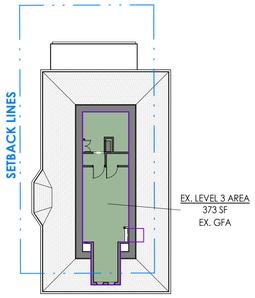
Project Status	BZA SUBMISSION SET
Project number	Project Number
Date	04.05.2024
Drawn by	Author
Checked by	Checker

BZA-003

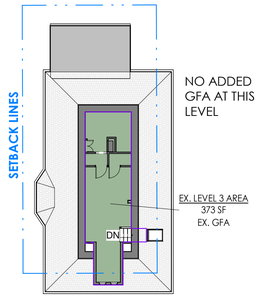
Scale

4/5/2024 1:40:27 PM

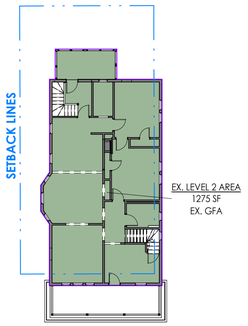
BZA-004 AREA PLANS & ZONING INFORMATION



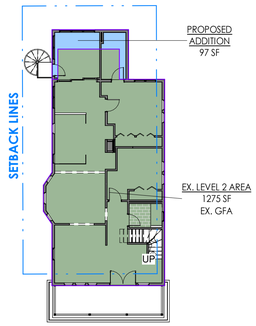
4 EXISTING LEVEL 3 - AREA PLAN - BZA
1/16" = 1'-0"



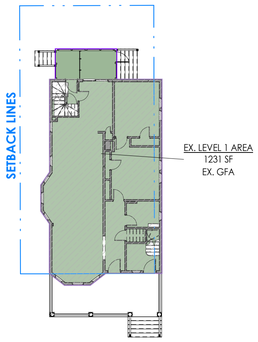
8 PROPOSED LEVEL 3- AREA PLAN - BZA
1/16" = 1'-0"



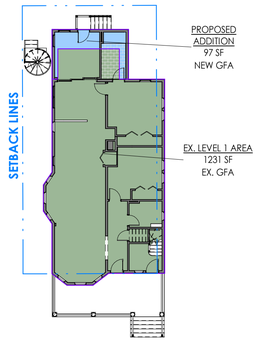
3 EXISTING LEVEL 2 - AREA PLAN - BZA
1/16" = 1'-0"



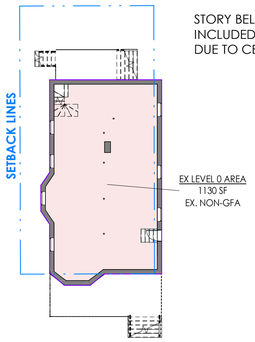
7 PROPOSED LEVEL 2 - AREA PLAN - BZA
1/16" = 1'-0"



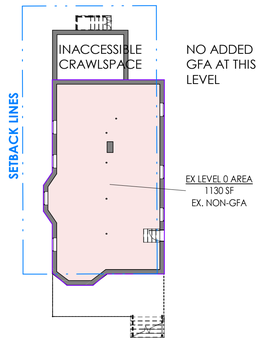
2 EXISTING LEVEL 1 - AREA PLAN - BZA
1/16" = 1'-0"



6 PROPOSED LEVEL 1 - AREA PLAN - BZA
1/16" = 1'-0"



1 EXISTING LEVEL 0 - AREA PLAN - BZA
1/16" = 1'-0"



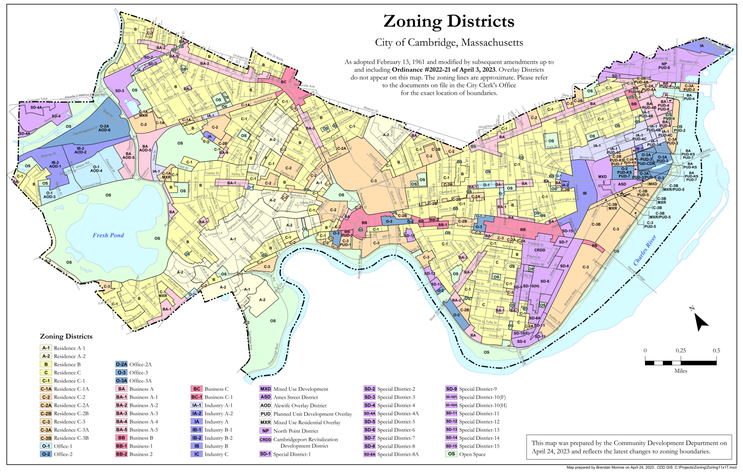
5 PROPOSED LEVEL 0 - AREA PLAN - BZA
1/16" = 1'-0"

EXISTING G.F.A. & F.A.R. OVERVIEW

EXISTING GFA CALCULATIONS		
Level	Comments	Area
LEVEL 1	EX. GFA	1231 SF
LEVEL 2	EX. GFA	1275 SF
LEVEL 3	EX. GFA	373 SF
LEVEL 0	EX. NON-GFA	1130 SF
		4009 SF
TOTAL EXISTING BUILDING FLOOR AREA:		4,009 SF
EXISTING FLOOR AREA EXCLUDED FROM GFA: *EXCLUDED PER 5.25.2.c.i BASED ON CEILING HEIGHT		1,130 SF*
TOTAL EXISTING BUILDING GFA:		**2,879 SF**
LOT AREA:		4,500 SF
EXISTING F.A.R. CALCULATION:		**.64**

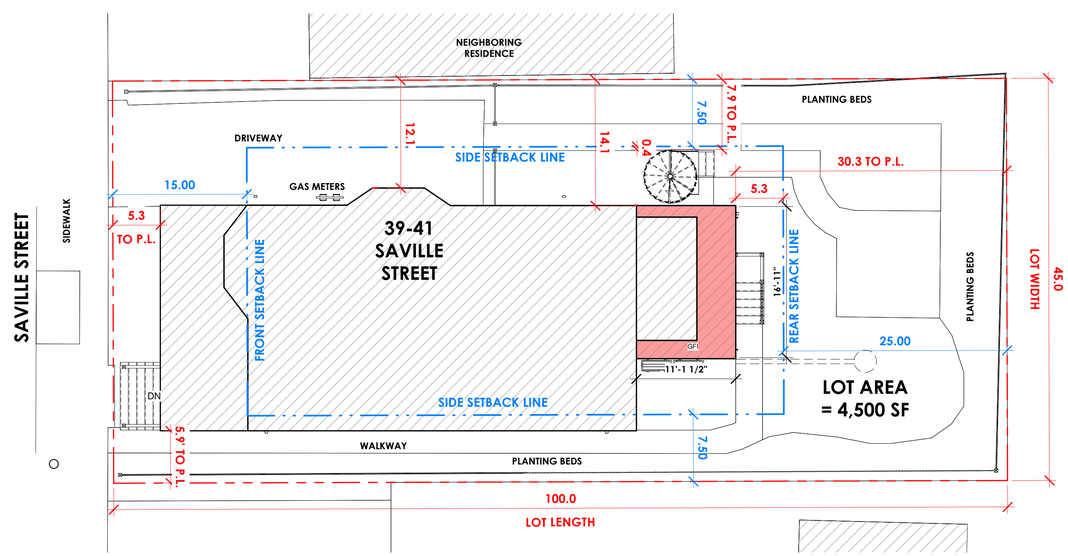
PROPOSED G.F.A. & F.A.R. OVERVIEW

PROPOSED GFA CALCULATIONS		
Level	Comments	Area
LEVEL 1	EX. GFA	1231 SF
LEVEL 2	EX. GFA	1275 SF
LEVEL 3	EX. GFA	373 SF
LEVEL 0	EX. NON-GFA	1130 SF
LEVEL 1	NEW GFA	97 SF
LEVEL 2	NEW GFA	97 SF
		4203 SF
TOTAL EXISTING BUILDING GFA:		**2,879 SF**
PROPOSED ADDED GFA:		194 SF
TOTAL PROPOSED GFA:		**3,073 SF**
LOT AREA:		4,500 SF
PROPOSED F.A.R. CALCULATION:		**.68**



ZONING OVERVIEW - DISTRICT: RESIDENCE B

	ZONING REQUIREMENT	EXISTING CONDITIONS	PROPOSED CONDITION	ZONING STATUS
GROSS FLOOR AREA	2,250 SF	2,879 SF	3,073 SF	EX. NON-CONFORMING
MAX. F.A.R.	.5	.64	.68	EX. NON-CONFORMING
MIN. LOT AREA / D.U.	2,500 SF	2,250 SF	2,250 SF	EX. NON-CONFORMING
SETBACKS	--	--	--	--
FRONT SETBACK	15'	5.3'	UNCHANGED	EX. NON-CONFORMING
LEFT SIDE SETBACK	7.5'	12.1'	7.9'	CONFORMING
RIGHT SIDE SETBACK	7.5'	5.9'	UNCHANGED	EX. NON-CONFORMING
REAR SETBACK	25'	34.7'	30.3'	CONFORMING
BUILDING HEIGHT	35'	32.4'	UNCHANGED	CONFORMING
MIN. OPEN SPACE RATIO	40%	45.3%	41.8%	CONFORMING
USABLE OPEN SPACE RATIO	20%	29.1%	29.7%	CONFORMING



9 PROPOSED SITE PLAN - BZA
1/8" = 1'-0"

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AREA PLANS & ZONING INFORMATION

SUZANNE HABER & WILLIAM THOMSON

39-41 SAVILLE STREET

39-41 SAVILLE STREET, CAMBRIDGE, MA 02138

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BZA-005 **STREET VIEW 1**

EXISTING STREET VIEW

PROPOSED STREET VIEW

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STREET VIEW 1

SUZANNE HABER &
WILLIAM THOMSON

39-41 SAVILLE STREET

39-41 SAVILLE STREET,
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BZA-006 ***STREET VIEW 2***

EXISTING STREET VIEW

PROPOSED STREET VIEW

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STREET VIEW 2

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BZA-007 **STREET VIEW 3**

EXISTING STREET VIEW

PROPOSED STREET VIEW

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STREET VIEW 3

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WILLIAM THOMSON

39-41 SAVILLE STREET

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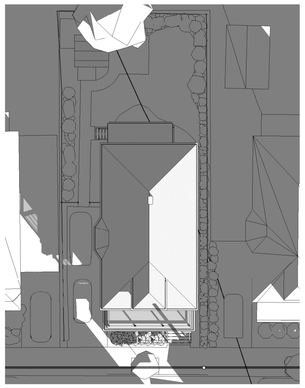
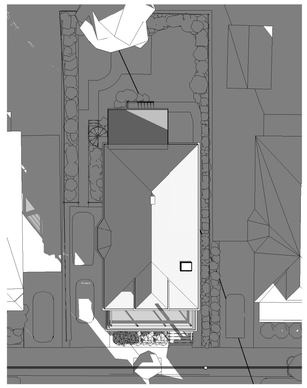
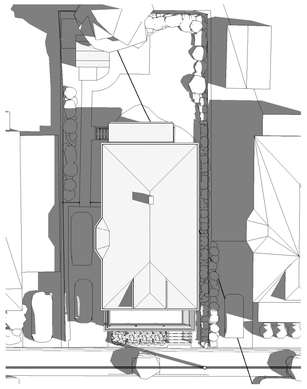
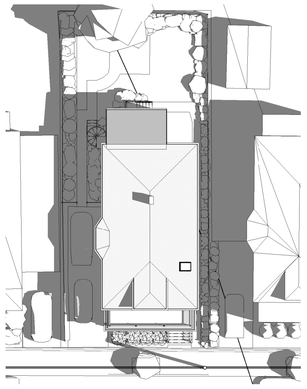
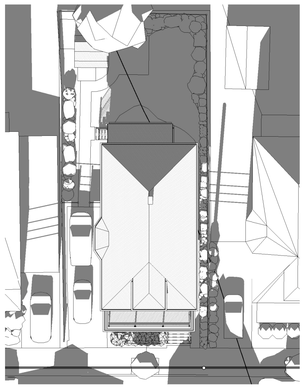
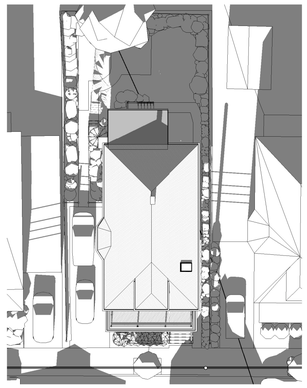
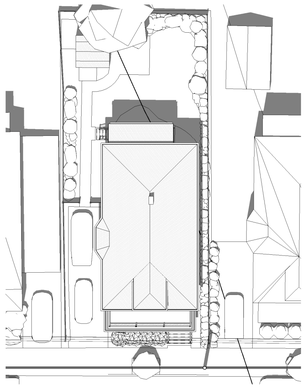
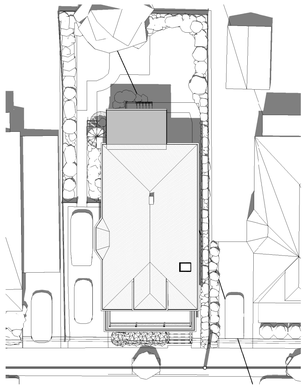
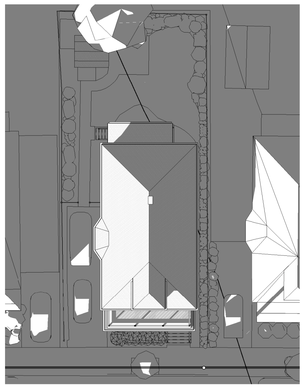
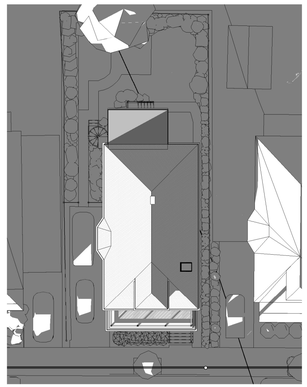
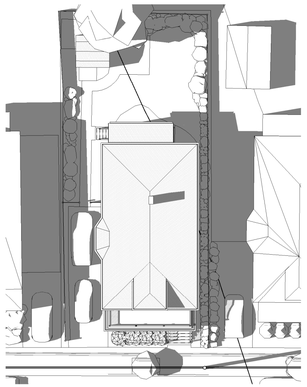
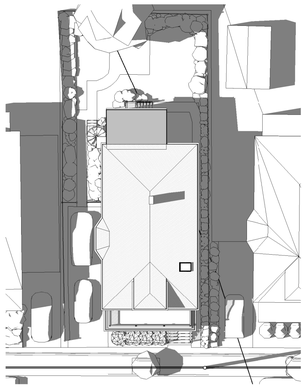
4/5/2024 1:40:31 PM

BZA-008 *SHADOW STUDY*

	WINTER SOLSTICE - EXISTING	WINTER SOLSTICE - PROPOSED	SUMMER SOLSTICE - EXISTING	SUMMER SOLSTICE - PROPOSED
MORNING - 9 AM	 1 ZBA - EXISTING SOLAR STUDY 1 3/64" = 1'-0"	 7 ZBA - PROPOSED SOLAR STUDY 1 3/64" = 1'-0"	 4 ZBA - EXISTING SOLAR STUDY 4 3/64" = 1'-0"	 10 ZBA - PROPOSED SOLAR STUDY 4 3/64" = 1'-0"
NOON - 12 PM	 2 ZBA - EXISTING SOLAR STUDY 2 3/64" = 1'-0"	 8 ZBA - PROPOSED SOLAR STUDY 2 3/64" = 1'-0"	 5 ZBA - EXISTING SOLAR STUDY 5 3/64" = 1'-0"	 11 ZBA - PROPOSED SOLAR STUDY 5 3/64" = 1'-0"
AFTERNOON - 3 PM	 3 ZBA - EXISTING SOLAR STUDY 3 3/64" = 1'-0"	 9 ZBA - PROPOSED SOLAR STUDY 3 3/64" = 1'-0"	 6 ZBA - EXISTING SOLAR STUDY 6 3/64" = 1'-0"	 12 ZBA - PROPOSED SOLAR STUDY 6 3/64" = 1'-0"

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SHADOW STUDY

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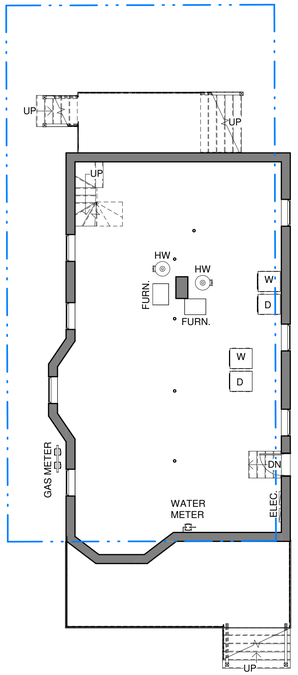
BZA-008

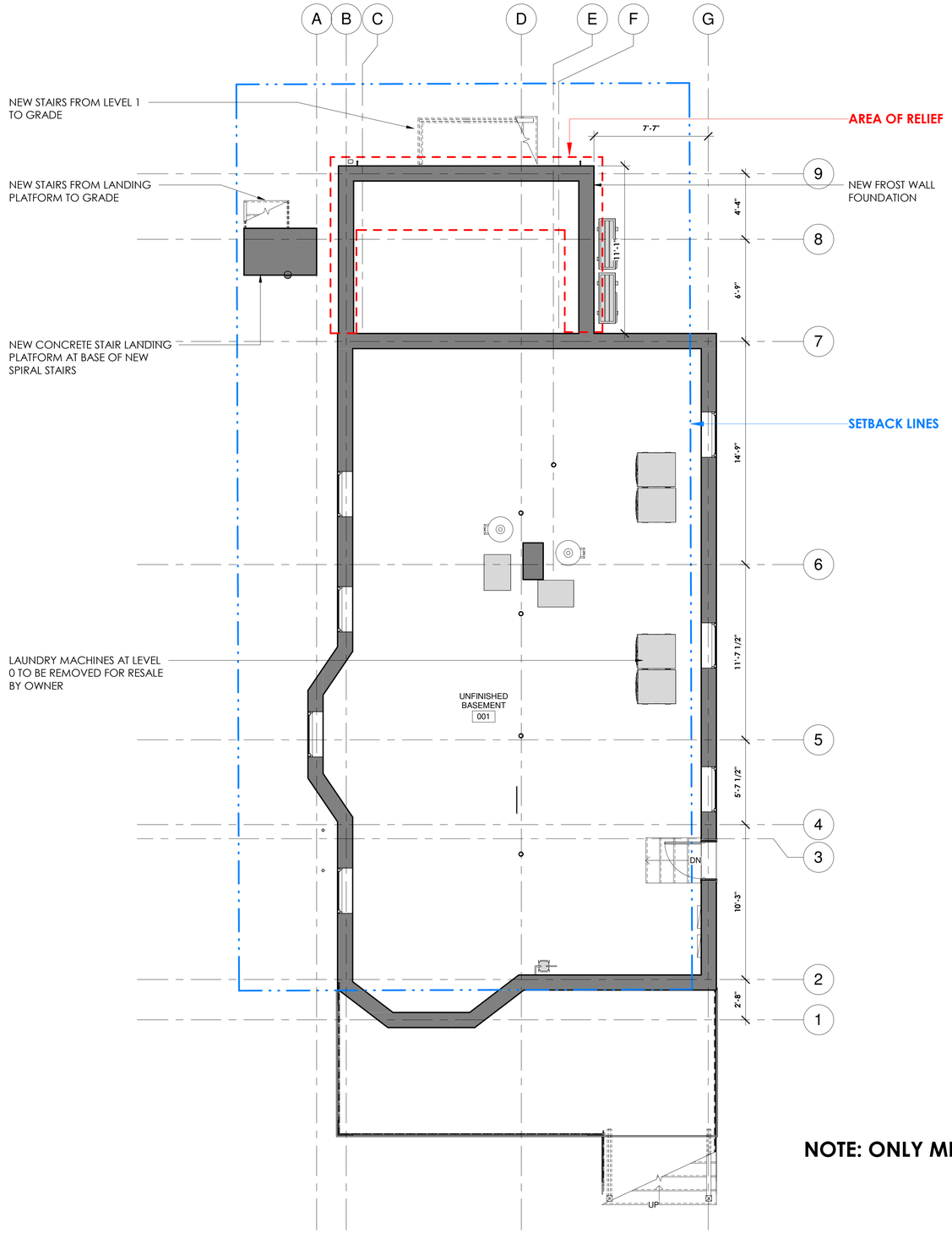
Scale	3/64" = 1'-0"

4/5/2024 1:40:47 PM

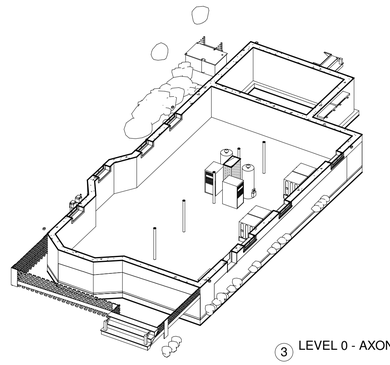
BZA-100 **LEVEL 0**



1 EXISTING LEVEL 0 - BZA
1/8" = 1'-0"



2 PROPOSED LEVEL 0 - BZA
1/4" = 1'-0"



3 LEVEL 0 - AXON - BZA

NOTE: ONLY MEP WORK AT THIS LEVEL

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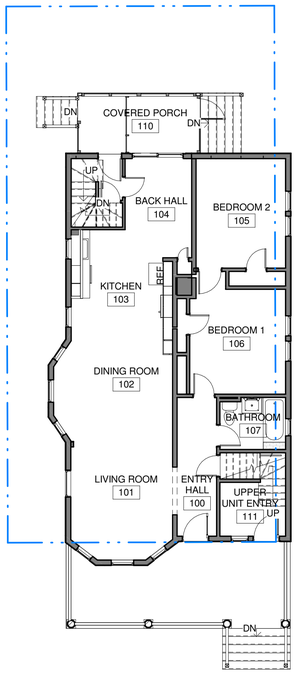
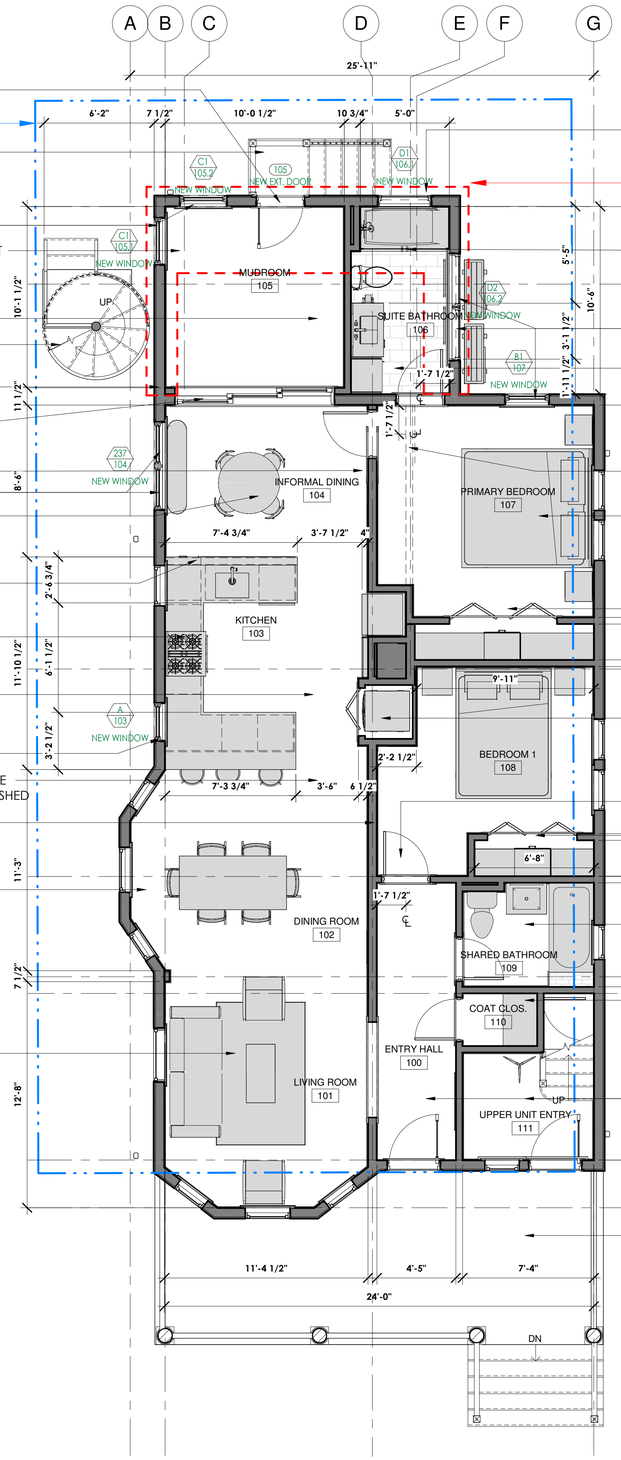
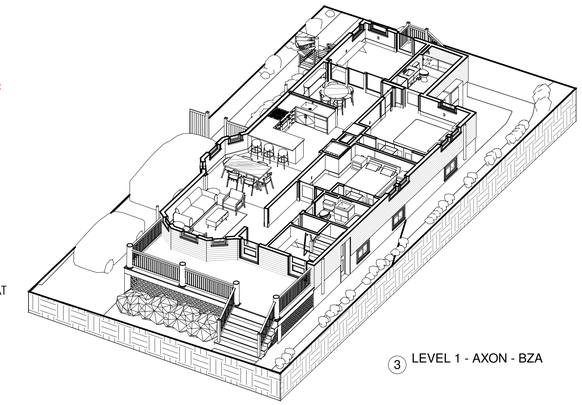
BZA-101 **LEVEL 1**



1 EXISTING LEVEL 1 - BZA
1/8" = 1'-0"



2 PROPOSED LEVEL 1 - BZA
1/4" = 1'-0"



3 LEVEL 1 - AXON - BZA

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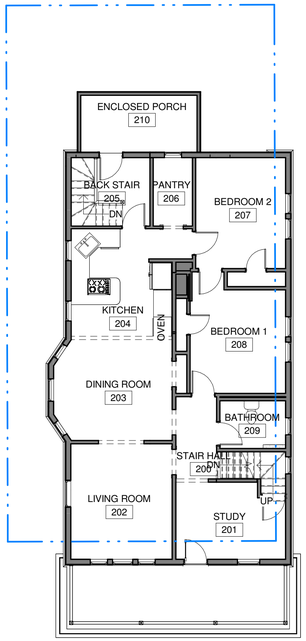
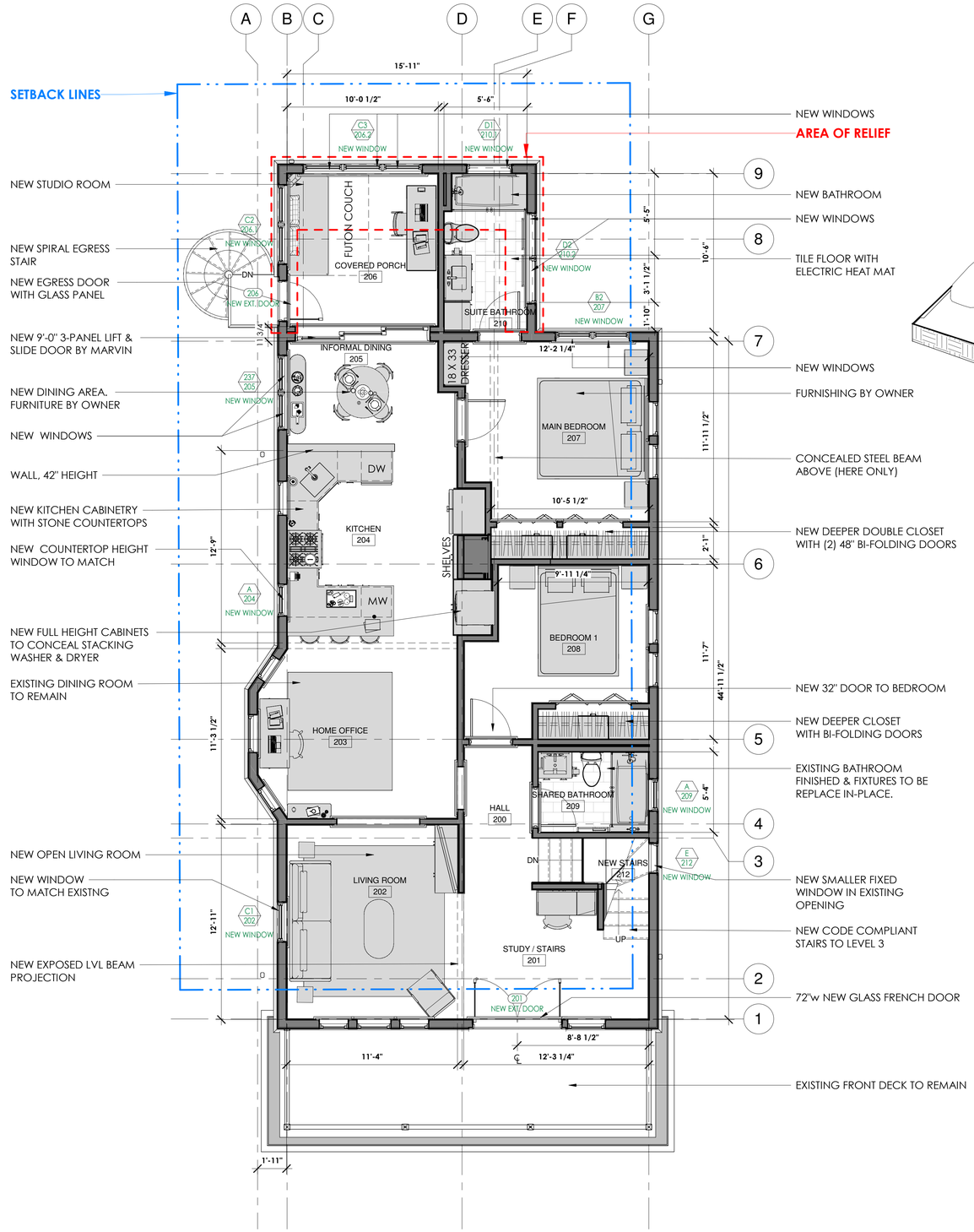
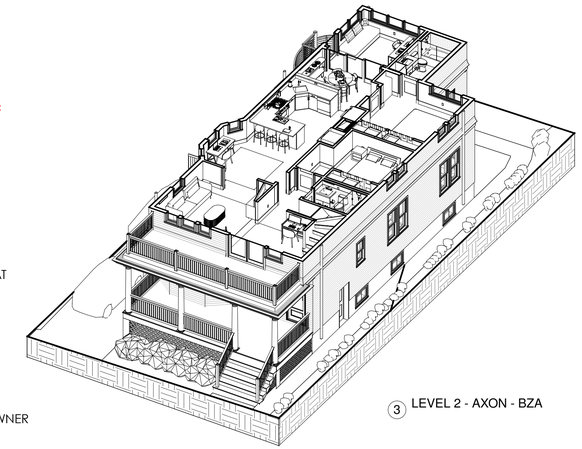
BZA-102 **LEVEL 2**



1 EXISTING LEVEL 2 - BZA
1/8" = 1'-0"



2 PROPOSED LEVEL 2 - BZA
1/4" = 1'-0"



3 LEVEL 2 - AXON - BZA

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Scale	As indicated

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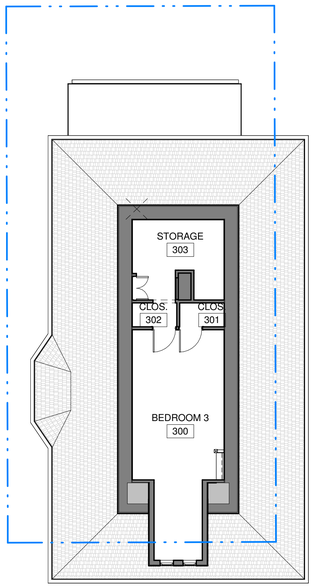
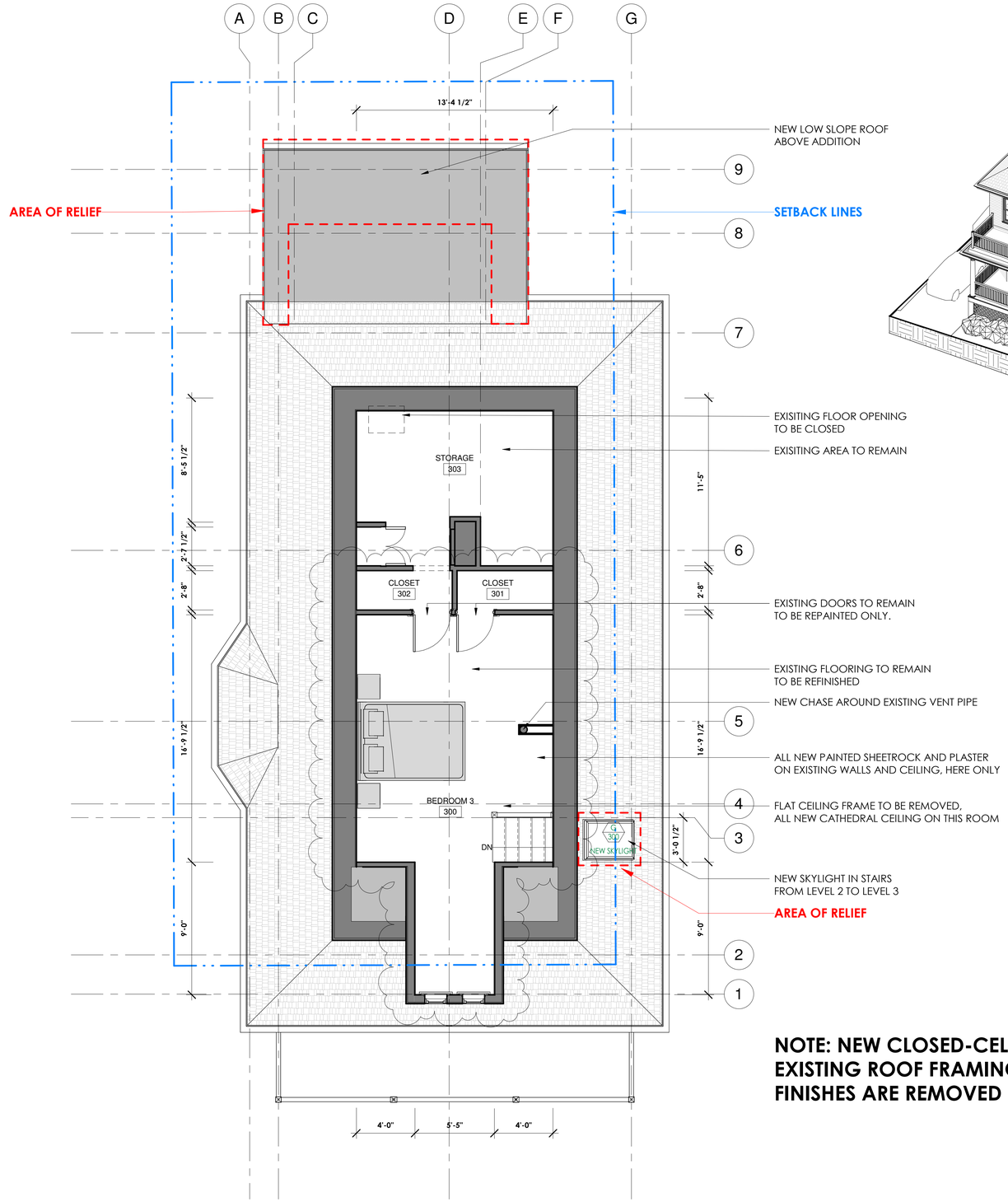
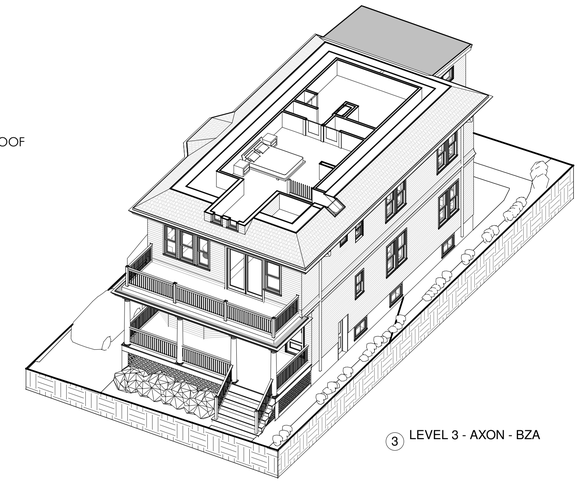
BZA-103 **LEVEL 3**



1 EXISTING LEVEL 3 - BZA
1/8" = 1'-0"



2 PROPOSED LEVEL 3 - BZA
1/4" = 1'-0"



3 LEVEL 3 - AXON - BZA

NOTE: NEW CLOSED-CELL SPRAY FOAM INSULATION IN EXISTING ROOF FRAMING CAVITY WHILE INTERIOR FINISHES ARE REMOVED

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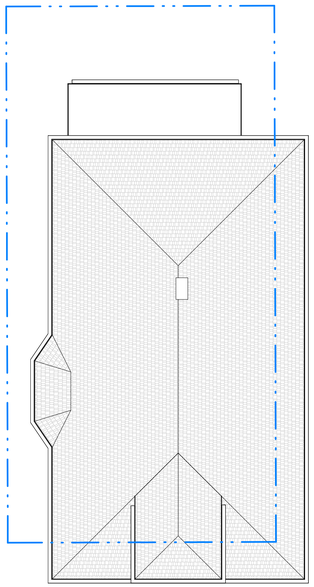
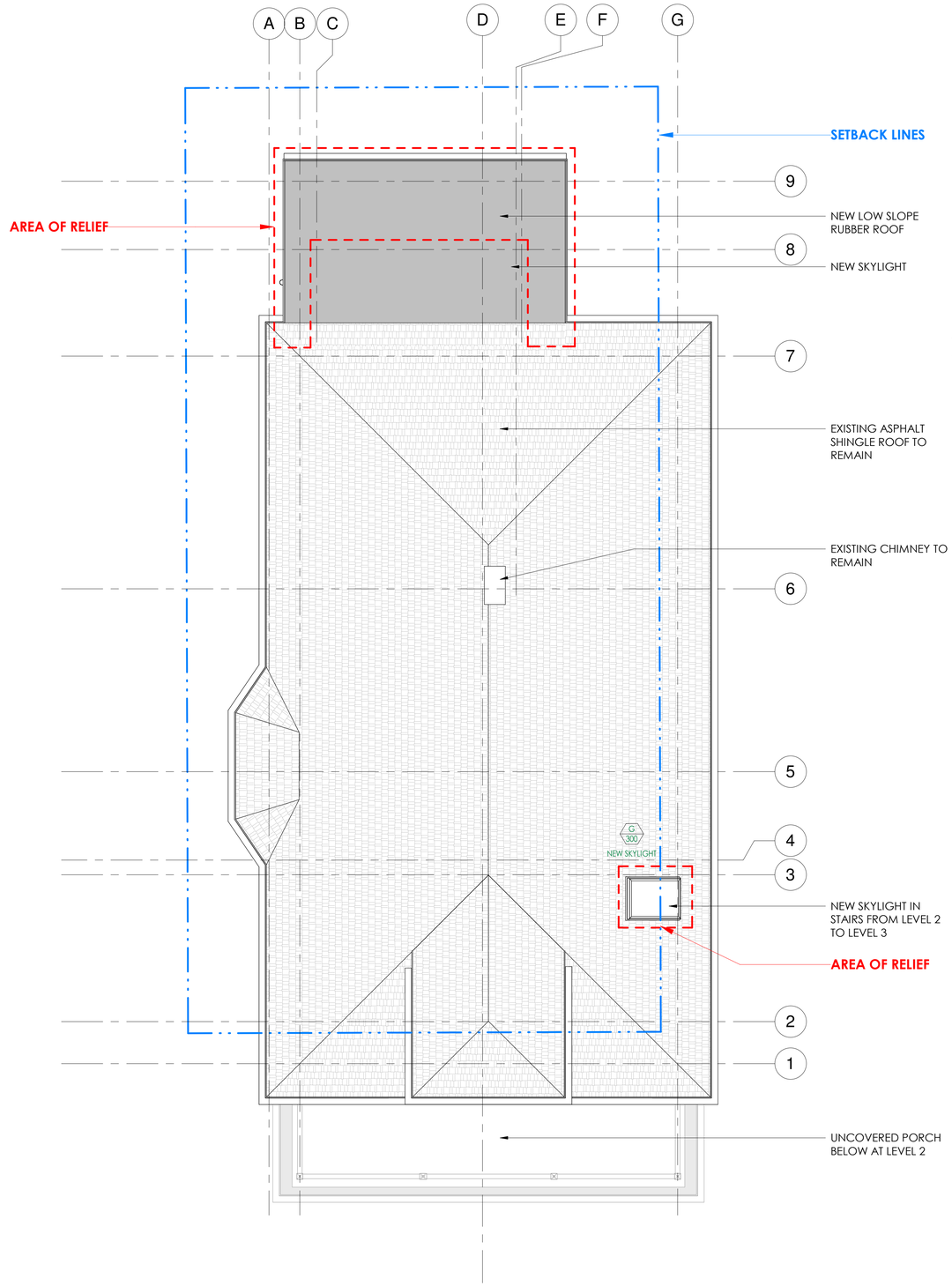
BZA-104 **ROOF PLAN**



1 EXISTING ROOF PLAN - BZA
1/8" = 1'-0"



2 PROPOSED ROOF PLAN - BZA
1/4" = 1'-0"

3 ROOF LEVEL - AXON - BZA

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ROOF PLAN

SUZANNE HABER & WILLIAM THOMSON

39-41 SAVILLE STREET

39-41 SAVILLE STREET, CAMBRIDGE, MA 02138

Project Status	BZA SUBMISSION SET
Project number	Project Number
Date	04.05.2024
Drawn by	Author
Checked by	Checker

BZA-104

Scale	As indicated

4/5/2024 1:41:02 PM

BZA-200 **SOUTH ELEVATION**

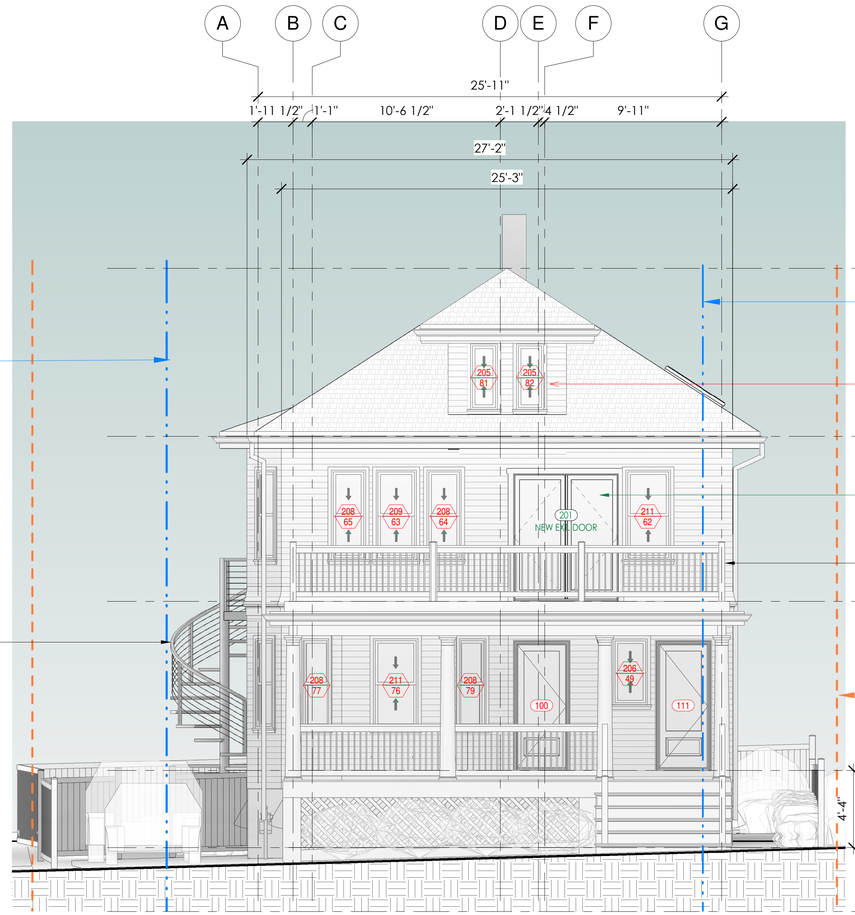
EXISTING DOOR TO LEVEL 2 PORCH TO BE REMOVED

EXISTING GARDENING SHED TO BE REMOVED

SOUTH (FRONT) ELEVATION - EXISTING - BZA
2 1/8" = 1'-0"

EXISTING FRONT ELEVATION PHOTO

PROPOSED FRONT ELEVATION RENDERING



SOUTH (FRONT) ELEVATION - PROPOSED - BZA
1 1/4" = 1'-0"

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CAMBRIDGE MA, 02138

REGISTRATIONS:

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SOUTH ELEVATION

SUZANNE HABER & WILLIAM THOMSON

39-41 SAVILLE STREET

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BZA-200

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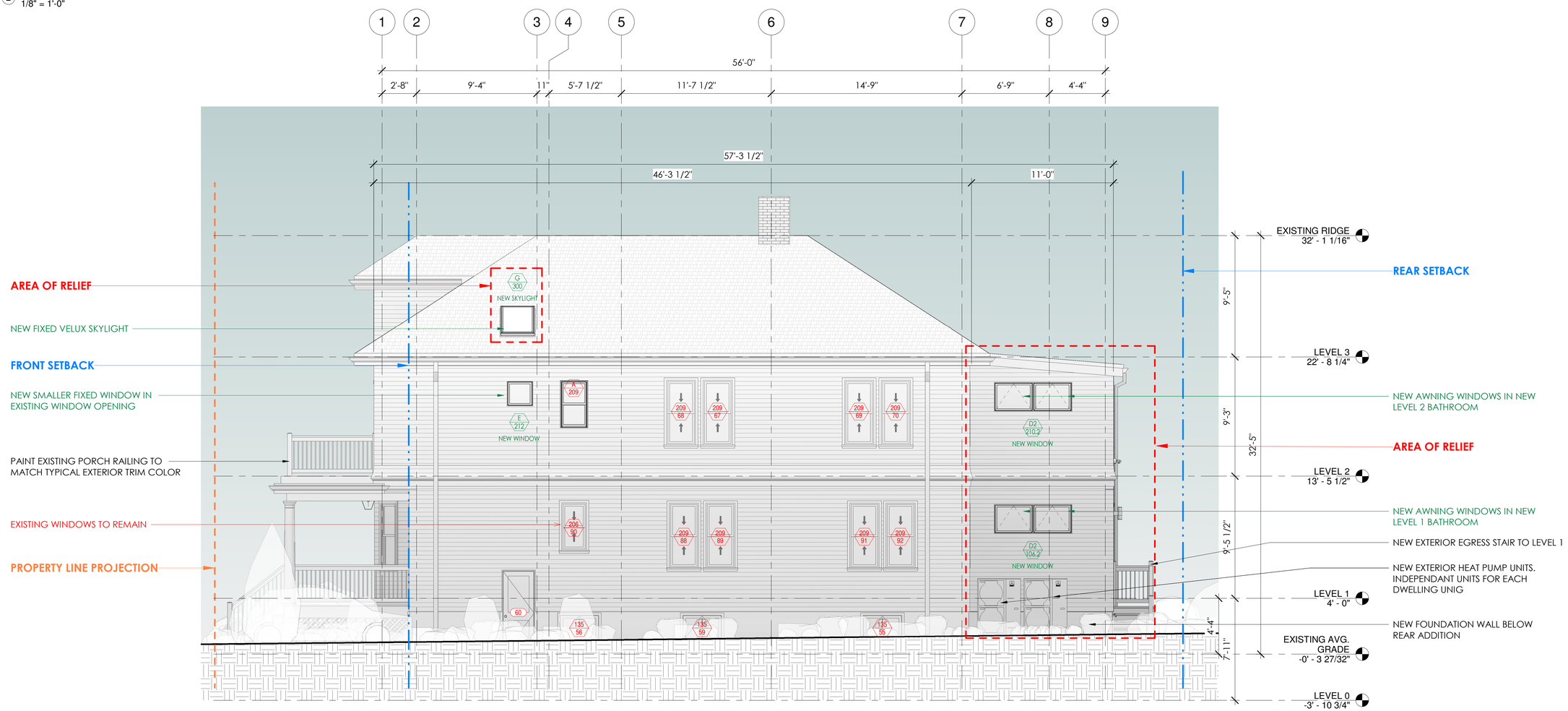
BZA-201 **EAST ELEVATION**

2 EAST ELEVATION - EXISTING - BZA
1/8" = 1'-0"

EXISTING EAST ELEVATION PHOTO

PROPOSED EAST ELEVATION RENDERING



1 EAST ELEVATION - PROPOSED - BZA
1/4" = 1'-0"

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EAST ELEVATION

SUZANNE HABER & WILLIAM THOMSON

39-41 SAVILLE STREET

39-41 SAVILLE STREET, CAMBRIDGE, MA 02138

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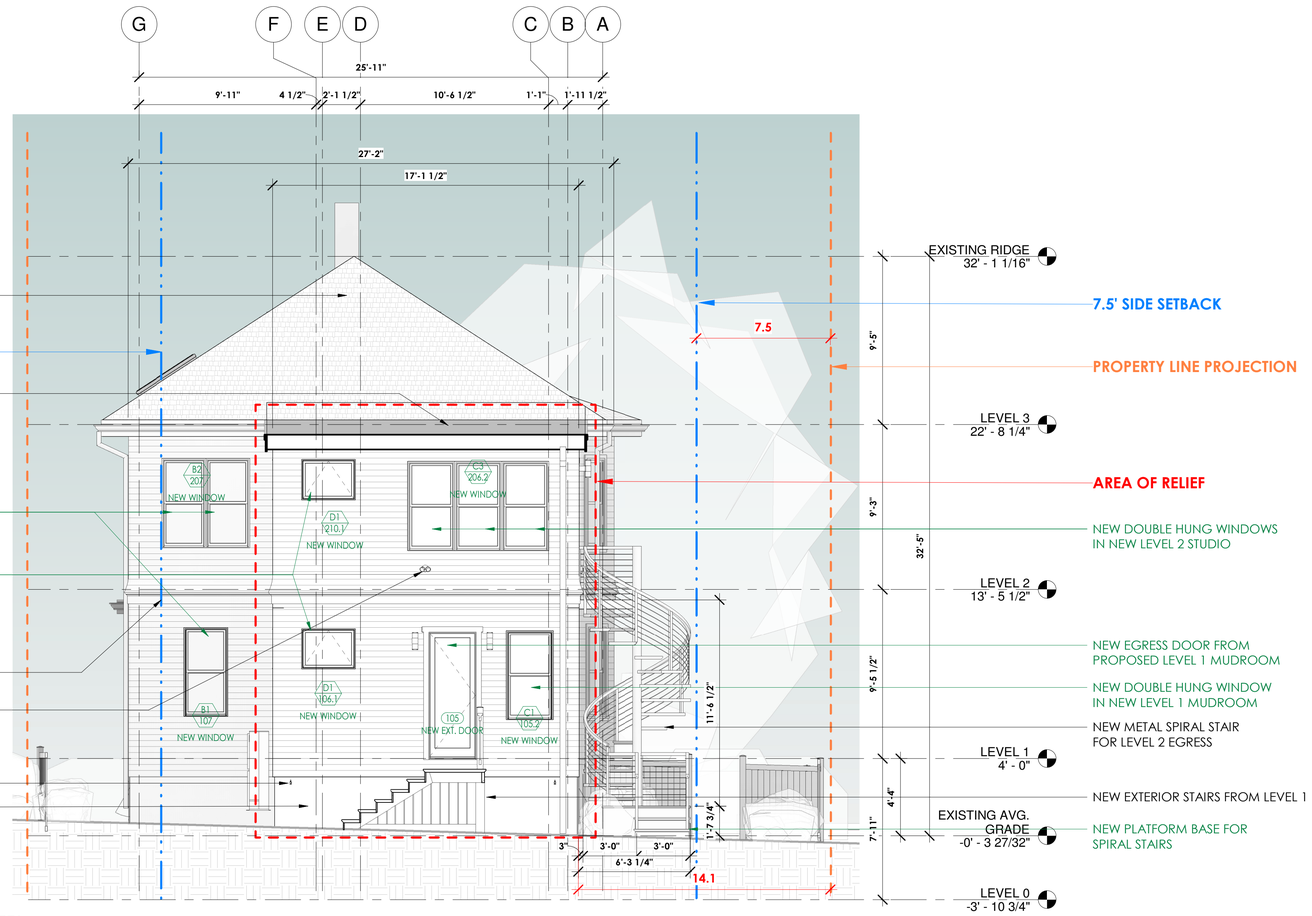
BZA-202 **NORTH ELEVATION**

2 NORTH ELEVATION - EXISTING - BZA
1/8" = 1'-0"

EXISTING REAR ELEVATION PHOTO

PROPOSED REAR ELEVATION RENDERING



1 NORTH ELEVATION - PROPOSED - BZA
1/4" = 1'-0"

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NORTH ELEVATION

SUZANNE HABER &
WILLIAM THOMSON

39-41 SAVILLE STREET

39-41 SAVILLE STREET,
CAMBRIDGE, MA 02138

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BZA-202

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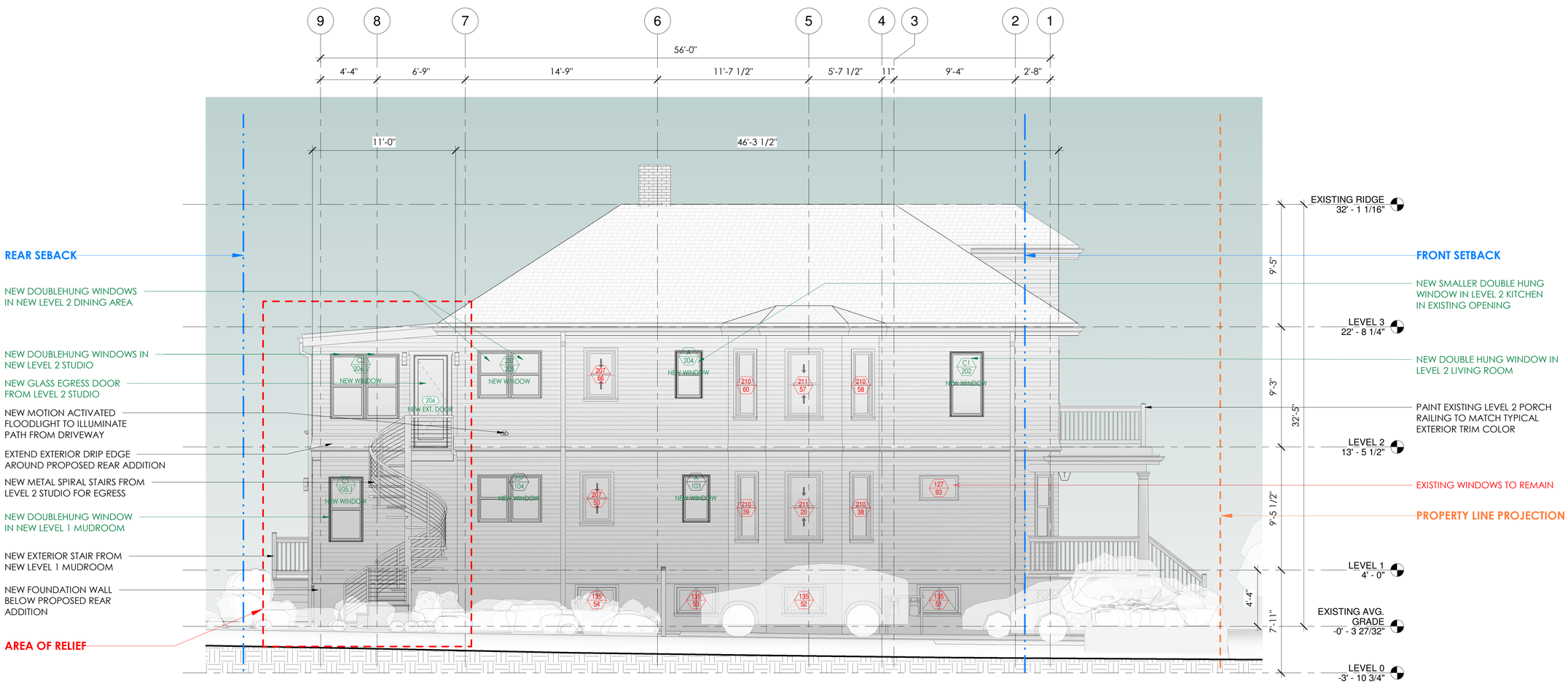
BZA-203 **WEST ELEVATION**

2 WEST ELEVATION - EXISTING - BZA
1/8" = 1'-0"

EXISTING WEST ELEVATION PHOTO

PROPOSED WEST ELEVATION RENDERING



1 WEST ELEVATION - PROPOSED - BZA
1/4" = 1'-0"

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WEST ELEVATION

SUZANNE HABER & WILLIAM THOMSON

39-41 SAVILLE STREET

39-41 SAVILLE STREET, CAMBRIDGE, MA 02138

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BZA-203

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END OF PRESENTATION

39-41 SAVILLE ST. EXTERIOR VIDEO RENDER

SUPPLEMENTARY SHEETS FOR REFERENCE BELOW

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SUZANNE HABER & WILLIAM THOMSON

39-41 SAVILLE STREET

39-41 SAVILLE STREET, CAMBRIDGE, MA 02138

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BZA-300

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BZA-301 *EXISTING CONDITIONS PICTURES*

FRONT / LEFT CORNER @ DRIVEWAY

FULL FRONT ELEVATION

FRONT / RIGHT CORNER @ PATHWAY

FULL RIGHT SIDE ELEVATION

FRONT / LEFT CORNER @ DRIVEWAY

FULL LEFT SIDE ELEVATION

BAY ON LEFT SIDE ELEVATION

LEFT SIDE ELEVATION - DRIVEWAY & GAS METERS

LEFT SIDE ELEVATION - FENCE BETWEEN YARD & DRIVEWAY

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EXISTING CONDITIONS PICTURES

SUZANNE HABER & WILLIAM THOMSON

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BZA-301

Scale

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BZA-302 ***EXISTING CONDITIONS PICTURES***

REAR / LEFT SIDE ELEVATION BEHIND DRIVEWAY

REAR ELEVATION & BACK YARD

FULL REAR ELEVATION

REAR PORCH & SIDE WALKWAY

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REGISTRATIONS:

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EXISTING CONDITIONS PICTURES

SUZANNE HABER & WILLIAM THOMSON

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39-41 SAVILLE STREET, CAMBRIDGE, MA 02138

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BZA-302

Scale

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City of Cambridge

March 8, 2024

City of Cambridge
Massachusetts

1" = 35 ft

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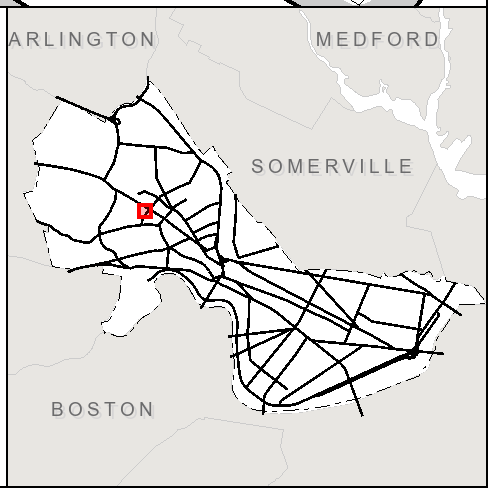
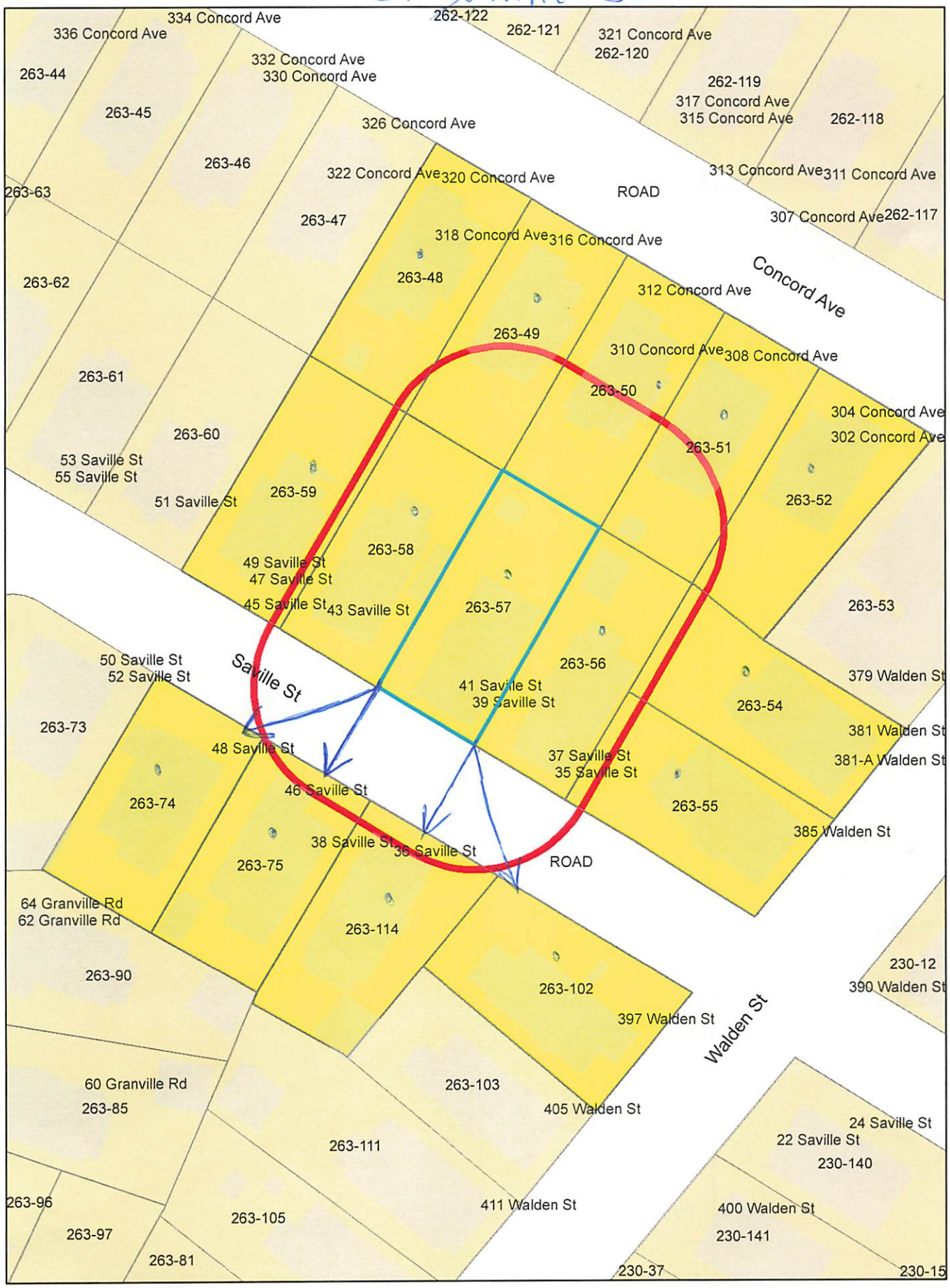
- Addresse
- Rail
- Building Footprints
- Parcels

Paved Surfaces

- Paved Roads
- Bridges
- Unpaved Roads
- Unpaved Parking
- Sidewalks
- Driveways
- Alleys
- Other Paved Surface
- Public Footpath



39 Saville St



39 Saville St.

Petitioner

TRILOGY LAW LLC
C/O SARAH L. RHATIGAN, ESQ.
12 MARSHALL STREET
BOSTON, MA 02108

263-48
ALMAGRO, JUAN C.
320 CONCORD AVE UNIT 320
CAMBRIDGE, MA 02138

263-51
KJB ASSOCIATES LLC
308 CONCORD AVE
CAMBRIDGE, MA 02138

263-57
TAYLOR, CATHERINE V., MARTHA E. VERGE
CATHERINE V. TAYLOR TRUSTEE
39 SAVILLE ST
CAMBRIDGE, MA 02138

263-75
YACONO, PATRICK
46 SAVILLE ST
CAMBRIDGE, MA 02138

SUZANNE N. HABER &
WILLIAM L. THOMSON
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263-58
KACHMAR, SAMUEL & MARGARET F. CURRIER
207 LAKEVIEW AVE
CAMBRIDGE, MA 02138

263-54
HUERBY, ALBERT L. & BETTE WOODY
381 WALDEN ST.
CAMBRIDGE, MA 02138-1348

263-56
DAVIS, CORINNE C. & MARVIN B. DAVIS
35 SAVILLE ST
CAMBRIDGE, MA 02138

263-102
FOGEL, DOV A. & VIRGINIA M. DORMAN
397 WALDEN ST
CAMBRIDGE, MA 02138

263-59
LEAHY, JESSICA G. ,
TR. JESSICA LEAHY FAMILY WEALTH TRUST
47 SAVILLE ST
CAMBRIDGE , MA 02138

263-50
MEHTA, PRITESH & AMY SARMA
314 CONCORD AVE
CAMBRIDGE, MA 02138

263-55
CLARK, CLARENCE A. JR. &
JENNIFER JONES-CLARK
TRS OF THE CLARK FAMILY 2005 REALTY TRUST
383 WALDEN ST
CAMBRIDGE, MA 02138

263-48
ALLAN, AUSTIN J. & DIANE B. DENNISON
322 CONCORD AVE #322
CAMBRIDGE, MA 02138

263-50
JOHN, SHINU ANN PRASANTH GEORGE
312 CONCORD AVE 312
CAMBRIDGE, MA 02138

263-49
BELLAL REA LLC
34 ATLANTIC ST
LYNN, MA 01902

263-74
GANTZER, ROBERT K & JACQULYN M
48 SAVILLE ST - UNIT 1
CAMBRIDGE, MA 02138

263-74
ZHAO, ALAN ZHEN & ELAINE LIN WONG
48 SAVILLE ST - UNIT 2
CAMBRIDGE, MA 02138

263-52
STEVERSON, ELIZABETH
EUGENIA MAY BOOTH
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CAMBRIDGE, MA 02138-1208

263-114
NEVILL, LAURA A. & SANDRA WOZNIAK
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