



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2024 AUG 27 AM 10: 51

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 286630

General Information

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

Special Permit: X Variance: X Appeal:

PETITIONER: Susan Woskie C/O James J. Rafferty

PETITIONER'S ADDRESS: 907 Massachusetts Avenue, Cambridge, MA 02139

LOCATION OF PROPERTY: 13 Saville St , Cambridge, MA

TYPE OF OCCUPANCY: single family **ZONING DISTRICT:** Residence B Zone

REASON FOR PETITION:

/Additions/ /Conversion to Additional Dwelling Units/

DESCRIPTION OF PETITIONER'S PROPOSAL:

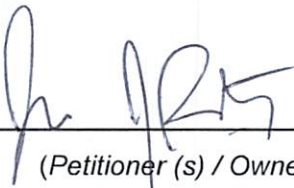
Petitioner seeks to construct nonconforming single story rear addition to existing single family dwelling to allow for the creation of a second dwelling unit.

Petitioner also seeks to construct windows on proposed nonconforming rear wall.

SECTIONS OF ZONING ORDINANCE CITED:

- Article: 5.000 Section: 5.31 (Table of Dimensional Requirements).
- Article: 8.000 Section: 8.22.2.c (Non-Conforming Structure).
- Article: 8.000 Section: 8.22.3 (Non-Conforming Structure).
- Article: 10.000 Section: 10.30 (Variance) & Sec. 10.40 (Special Permit).
- Article: 5.000 Section: 5.26 (Conversion of Dwellings.)

Original
Signature(s):


(Petitioner (s) / Owner)

James J. Rafferty, Attorney for Petitioner

(Print Name)

Address: 907 Massachusetts Avenue, Suite 300
 Cambridge, MA 02139

Tel. No. 617.491.4100

E-Mail Address: jrafferty@adamsrafferty.com

OWNERSHIP INFORMATION FOR BOARD OF ZONING APPEAL RECORD

To be completed by OWNER, signed and returned to Secretary of Board of Appeal

Susan Woskie
(Owner or Petitioner)

Address: c/o James J. Rafferty 907 Massachusetts Avenue, Cambridge MA 02139

Location of Premises: 13 Saville Street

the record title standing in the name of Susan Woskie as trustee of Susan R Woskie Living Trust (50%)
+ Deborah C Rosenkrantz
Living Trust (50%)
whose address is 13 Saville Street, Cambridge MA 02138
(Street) (City or Town) (State & Zip Code)

by a deed duly recorded in the Middlesex South County Registry of Deeds in

Book 72045 Page 211 or _____ Registry

District of Land Court Certificate No. _____ Book _____ Page _____

Susan Woskie
(Owner)

On this 2nd day of August, 2024, before me, the undersigned notary public, personally appeared Susan Woskie proved to me through satisfactory evidence of identification, which were MADL, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.



Brandon M. Wong
Notary Public

My commission expires: September 20th, 2030

BZA Application Form

SUPPORTING STATEMENT FOR A VARIANCE

EACH OF THE FOLLOWING REQUIREMENTS FOR A VARIANCE MUST BE ESTABLISHED AND SET FORTH IN COMPLETE DETAIL BY THE APPLICANT IN ACCORDANCE WITH MGL 40A, SECTION 10.

A) A literal enforcement of the provisions of this Ordinance would involve a substantial hardship, financial or otherwise, to the petitioner or appellant for the following reasons:

A literal enforcement of the Ordinance would prevent the Petitioners from achieving their objective of constructing a single story dwelling unit on the site.

B) The hardship is owing to the following circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located for the following reasons:

The hardship is directly related to the shape and size of the lot and the footprint of the existing structure.

C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:

1) Desirable relief may be granted without substantial detriment to the public good for the following reasons:

The public good will not suffer any detriment by the creation of a second dwelling unit on this lot.

2) Desirable relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons:

The proposed addition conforms to the height, front and side yard setback, lot area per dwelling unit and open space requirements in the Residence B Zoning 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

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 13 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:

Article .8.22.2(c) permits the creation of windows on non-conforming walls when, as in this case, there are no further violations of the dimensional requirements of Article 5.000.

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 not be any change in traffic patterns as a result of adding windows.

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:

Adjacent uses will not be affected by the use of this property as a two family dwelling.

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:

Adding windows will benefit the health, safety, and welfare of the occupants of this dwelling.

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 windows will not change the use of the property and are consistent with the residential uses in 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.**

Date: August 26, 2024

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: Susan Woskie
Location: 13 Saville St., Cambridge, MA
Phone: 617.491.4100

Present Use/Occupancy: single family
Zone: Residence B Zone
Requested Use/Occupancy: two family

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		1,991 sf	2,758 sf	2,500 sf	(max.)
<u>LOT AREA:</u>		5,000 sf	no change	5,000 sf	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²		0.4	0.5	0.55	
<u>LOT AREA OF EACH DWELLING UNIT</u>		5,000 sf	2,500 sf	2,500 sf	
<u>SIZE OF LOT:</u>	WIDTH	50'	no change	50'	
	DEPTH	100'	no change	N/A	
<u>SETBACKS IN FEET:</u>	FRONT	11.5'	no change	15'	
	REAR	47.3'	16.1'	25'	
	LEFT SIDE	4.1'	no change	7'6" (sum of 23.3')	
	RIGHT SIDE	23.4'	no change	7'6" (sum of 23.3')	
<u>SIZE OF BUILDING:</u>	HEIGHT	33.2'	34.1'	35'	
	WIDTH	N/A	N/A	N/A	
	LENGTH	N/A	N/A	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		58.4	46.3	40	
<u>NO. OF DWELLING UNITS:</u>		1	2	2	
<u>NO. OF PARKING SPACES:</u>		4	3	N/A	
<u>NO. OF LOADING AREAS:</u>		0	no change	N/A	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		N/A	N/A	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'.

Amended 10/7/24

Date: August 26, 2024

CITY OF CAMBRIDGE
INSPECTIONAL SERVICES

BZA Application Form

2024 OCT -7 P 2:03

DIMENSIONAL INFORMATION

Applicant: Susan Woskie
Location: 13 Saville St., Cambridge, MA
Phone: 617.491.4100

Present Use/Occupancy: single family
Zone: Residence B Zone
Requested Use/Occupancy: two family

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>
TOTAL GROSS FLOOR AREA:		1,991 sf	2,758 sf	2,500 sf (max.)
LOT AREA:		5,000 sf	no change	5,000 sf (min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: ²		0.4	0.5	0.55
LOT AREA OF EACH DWELLING UNIT		5,000 sf	2,500 sf	2,500 sf
SIZE OF LOT:	WIDTH	50'	no change	50'
	DEPTH	100'	no change	N/A
SETBACKS IN FEET:	FRONT	11.5'	no change	15'
	REAR	47.3'	16.1'	25'
	LEFT SIDE	4.1'	no change	7'6" (sum of 23.3')
	RIGHT SIDE	23.4'	no change	7'6" (sum of 23.3')
SIZE OF BUILDING:	HEIGHT	33.2'	34.4' 34.2'	35'
	WIDTH	N/A	N/A	N/A
	LENGTH	N/A	N/A	N/A
RATIO OF USABLE OPEN SPACE TO LOT AREA:		58.4	46.3 45.9	40
NO. OF DWELLING UNITS:		1	2	2
NO. OF PARKING SPACES:		4	3	N/A
NO. OF LOADING AREAS:		0	no change	N/A
DISTANCE TO NEAREST BLDG. ON SAME LOT		N/A	N/A	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.
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WOSKIE RENOVATION

13 SAVILLE ST
CAMBRIDGE, MA 02138

SUSAN WOSKIE

13 SAVILLE ST
CAMBRIDGE, MA 02138

CHAN MOCK ARCHITECTS

165 AMORY STREET
CAMBRIDGE, MA 02139
T: 617-576-2508 F: 617-547-8699

CITY OF CAMBRIDGE
 INSPECTORIAL SERVICES
 2024 OCT - 1 P 2:04



BZA SET

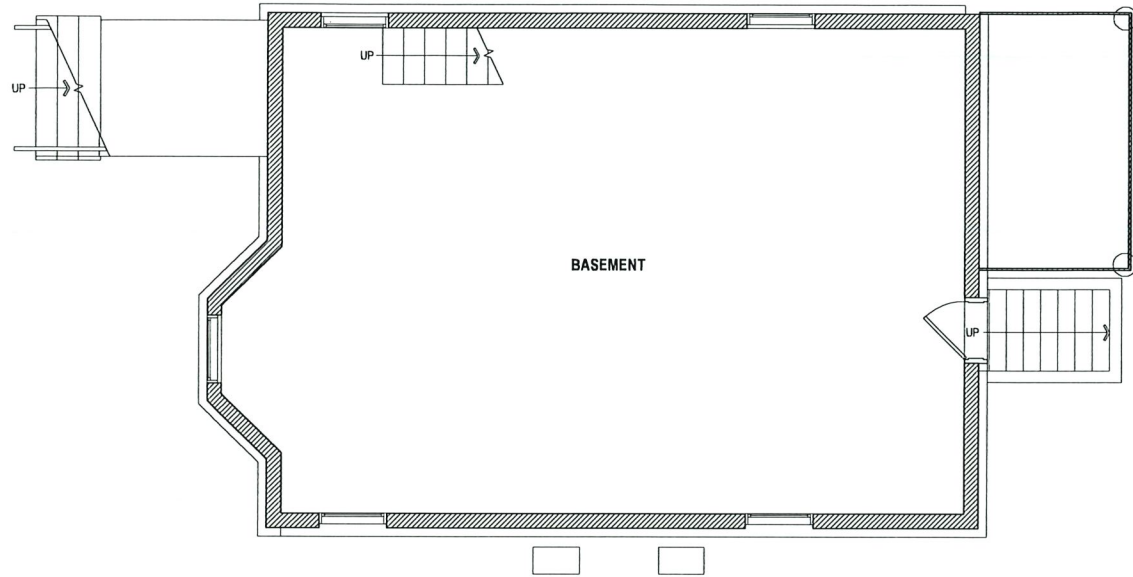
REV #	DATE	DESCRIPTION

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OCTOBER 1, 2024
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PROJECT NO.:
2213

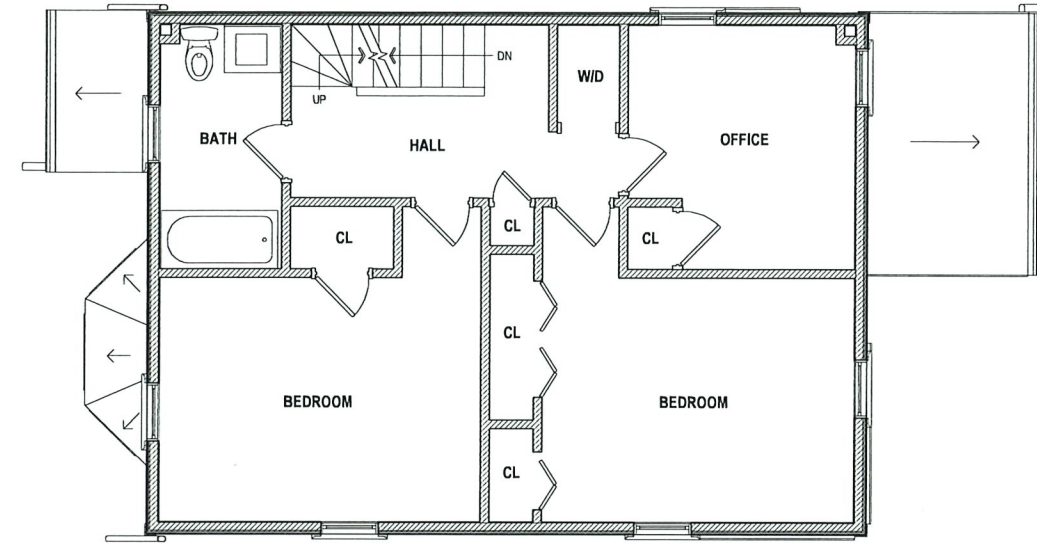


EXISTING FLOOR PLANS

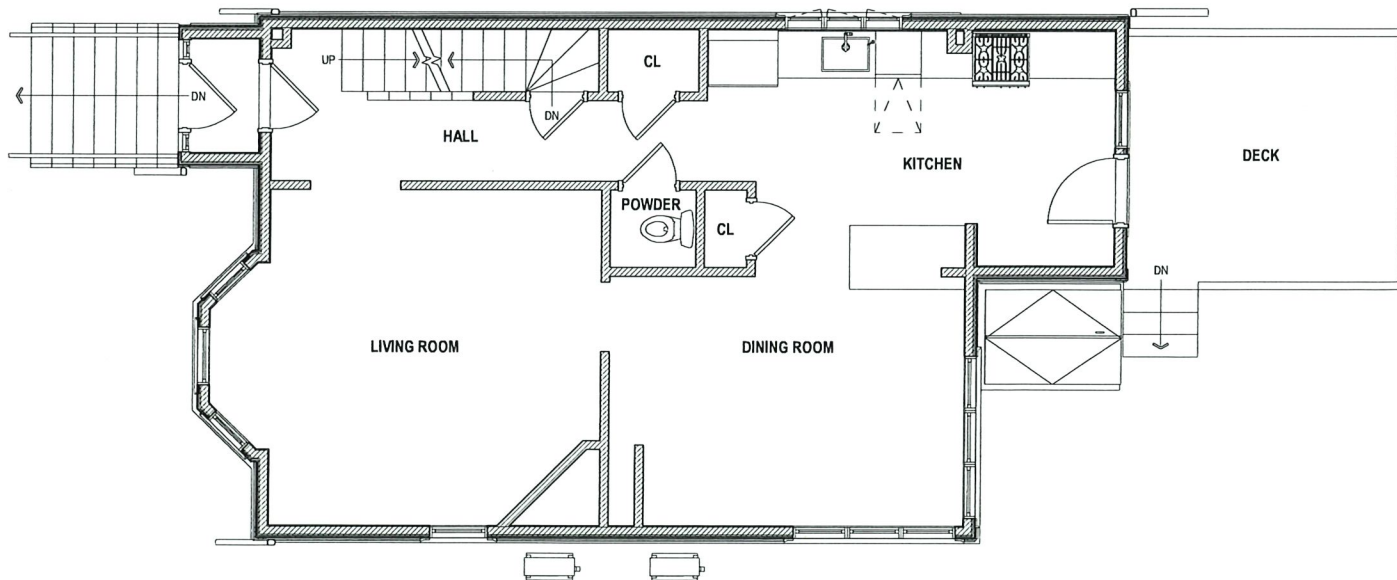
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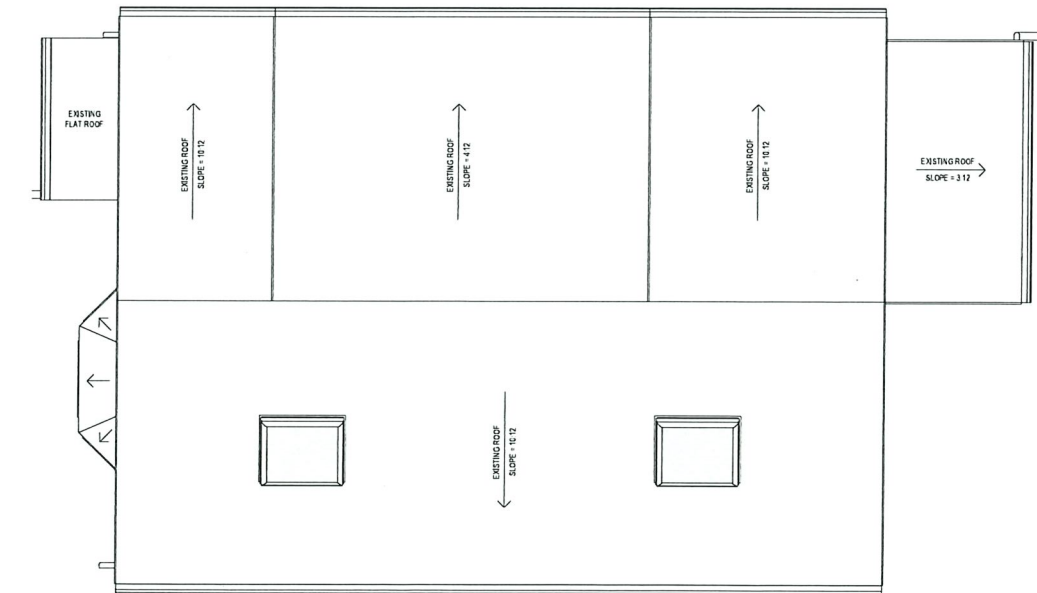
1 BASEMENT PLAN - EXISTING
SCALE: 1/4" = 1'-0"



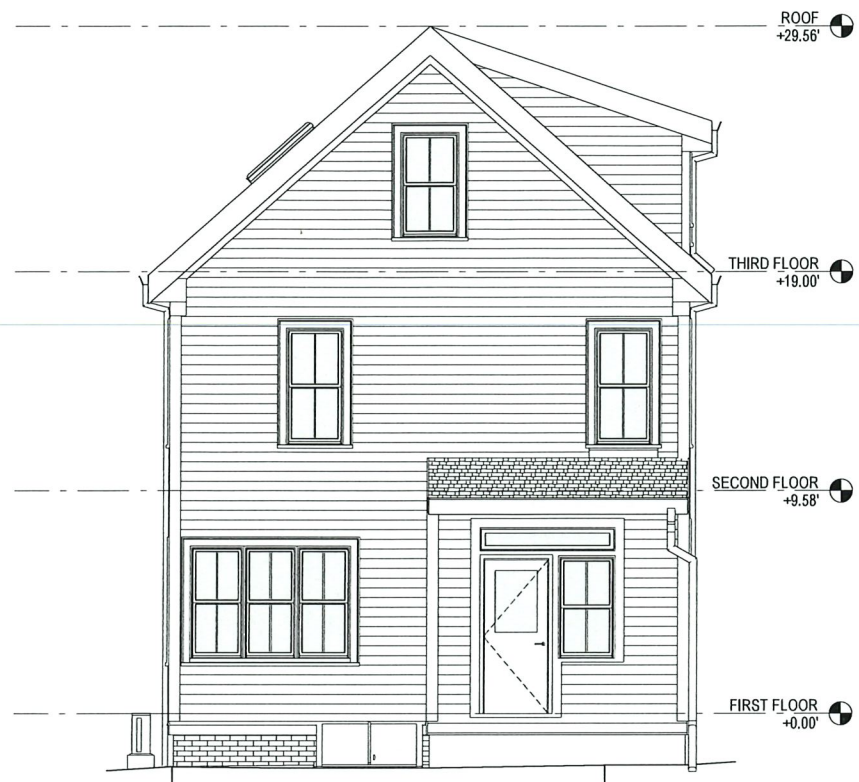
3 SECOND FLOOR PLAN - EXISTING
SCALE: 1/4" = 1'-0"



2 FIRST FLOOR PLAN - EXISTING
SCALE: 1/4" = 1'-0"



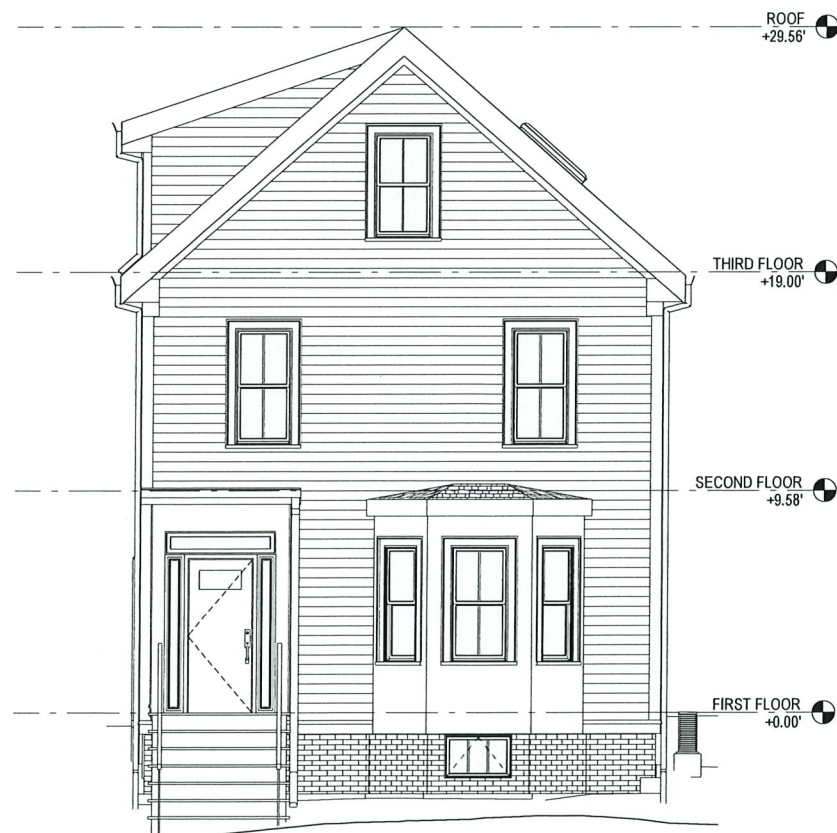
4 ROOF PLAN - EXISTING
SCALE: 1/4" = 1'-0"



1 NORTH ELEVATION - EXISTING
SCALE: 1/4" = 1'-0"



2 EAST ELEVATION - EXISTING
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION - EXISTING
SCALE: 1/4" = 1'-0"



4 WEST ELEVATION - EXISTING
SCALE: 1/4" = 1'-0"

WOSKIE RENOVATION

13 SAVILLE ST
CAMBRIDGE, MA 02138

SUSAN WOSKIE

13 SAVILLE ST
CAMBRIDGE, MA 02138

CHAN MOCK ARCHITECTS

165 AMORY STREET
CAMBRIDGE, MA 02139
T: 617-576-2508 F: 617-547-8699

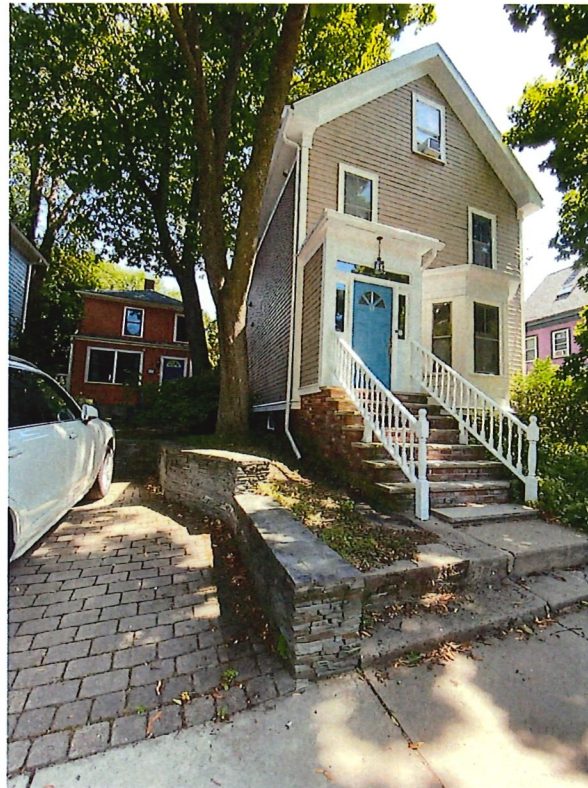


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OCTOBER 1, 2024
SCALE:
1/4" = 1'-0"
PROJECT NO.:
2213

SHEET TITLE:
**EXISTING
ELEVATIONS**

SHEET NO.:
Z1.1



SOUTH ELEVATION (SAVILLE ST)



WEST ELEVATION



EAST ELEVATION & DRIVEWAY



NORTH ELEVATION



REAR SHED & WEST ABUTTER

WOSKIE RENOVATION

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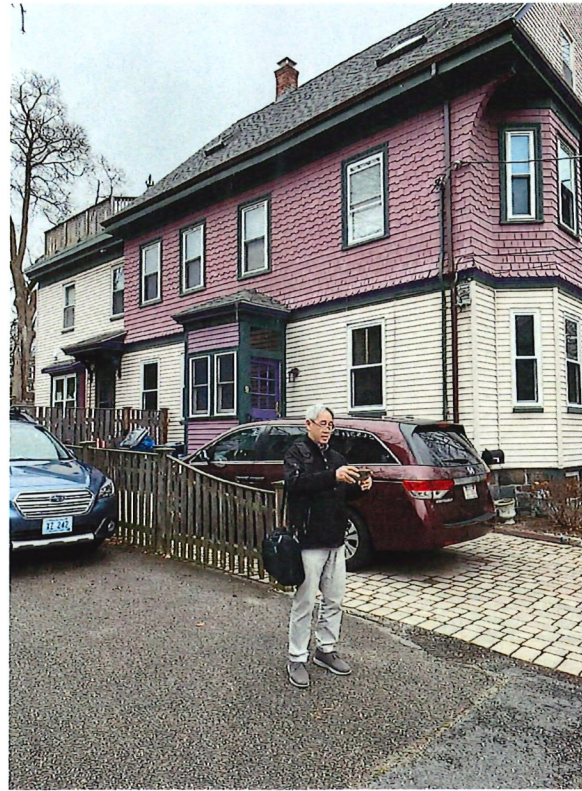
PROJECT NO.:
2213

SHEET TITLE:
**EXISTING
CONDITIONS PHOTOS**

SHEET NO.:
Z1.2



REAR YARD



EAST ABUTTER



NORTHWEST CORNER



NORTH ABUTTER

WOSKIE RENOVATION

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REV #	DATE	DESCRIPTION

DATE:
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PROJECT NO.:
2213

SHEET TITLE:
**EXISTING
CONDITIONS PHOTOS**

SHEET NO.:
Z1.3

WOSKIE ADDITION

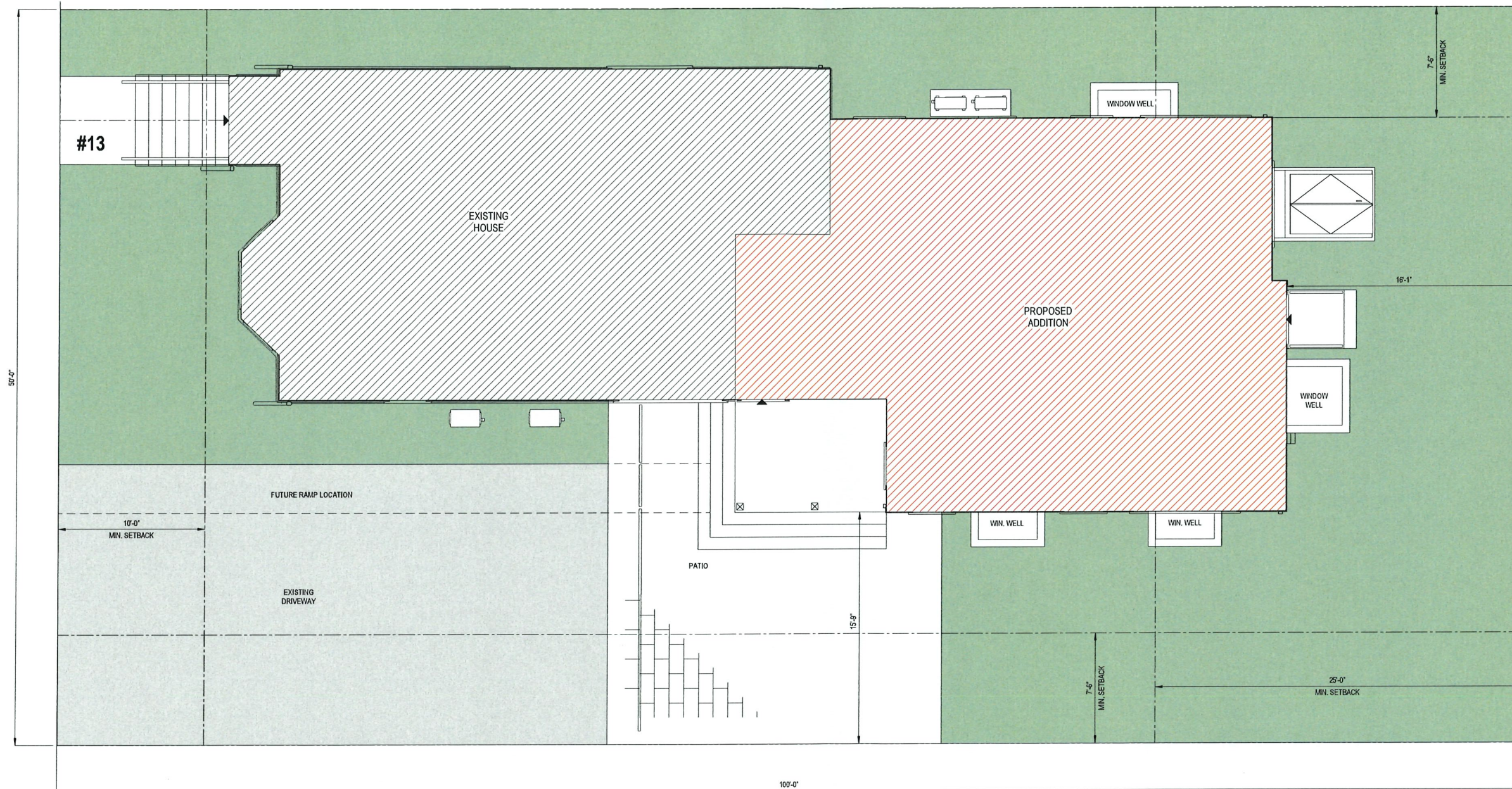
13 SAVILLE ST
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NOT FOR CONSTRUCTION

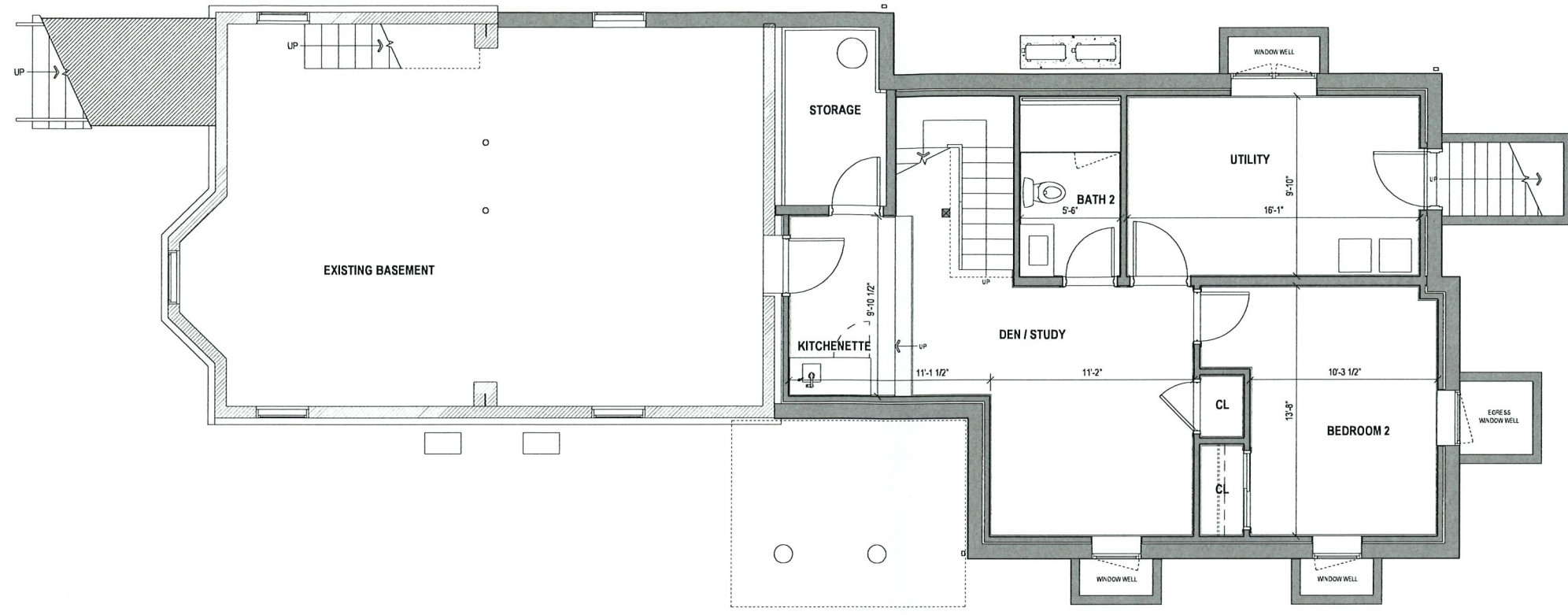
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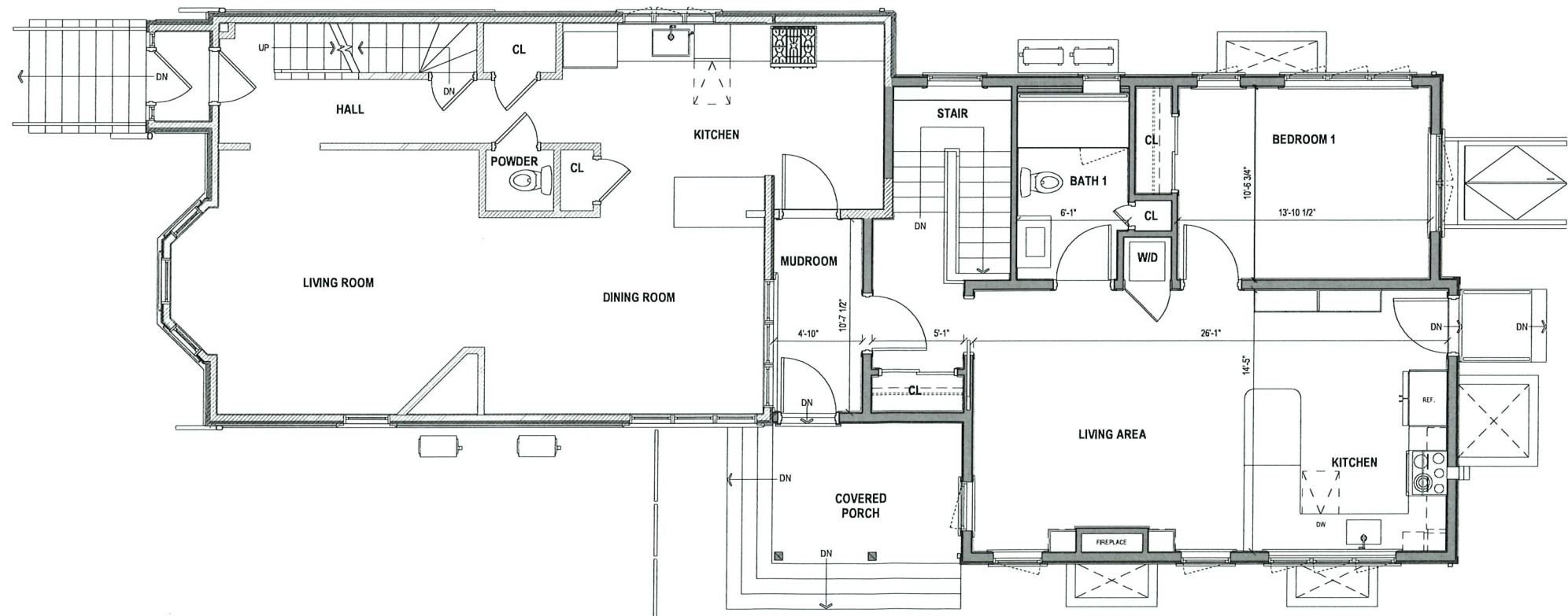


SHEET TITLE:
ARCHITECTURAL SITE PLAN

SHEET NO.:
Z1.4



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



2 FIRST FLOOR
SCALE: 1/4" = 1'-0"

WOSKIE ADDITION

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NOT FOR CONSTRUCTION

REV #	DATE	DESCRIPTION

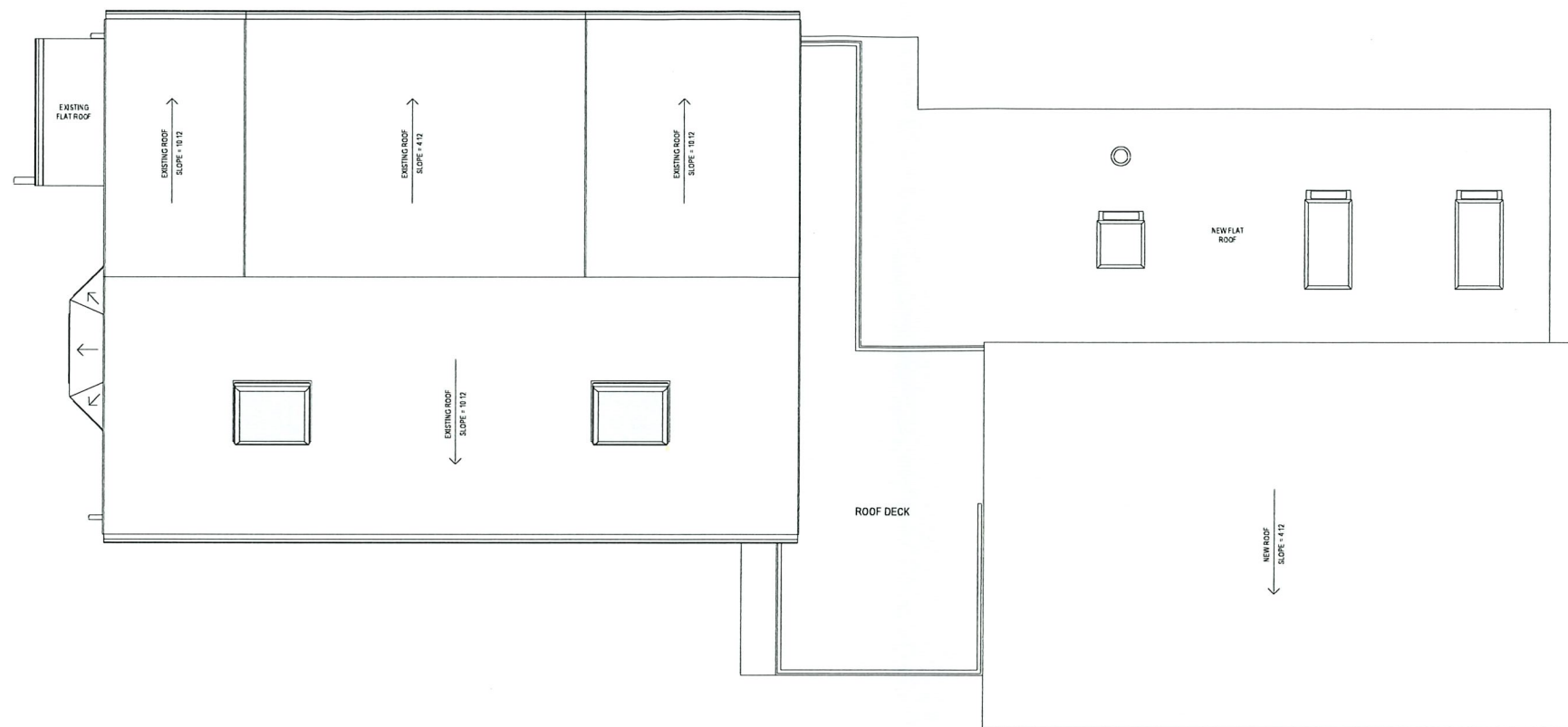
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OCTOBER 1, 2024
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1/4" = 1'-0"
PROJECT NO.:
2213



SHEET TITLE:
FLOOR PLANS

SHEET NO.:
Z1.5



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

WOSKIE RENOVATION

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REV #	DATE	DESCRIPTION

DATE:
OCTOBER 1, 2024
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1/4" = 1'-0"
PROJECT NO.:
2213



SHEET TITLE:
ROOF PLAN

SHEET NO.:
Z1.6

WOSKIE RENOVATION

13 SAVILLE ST
CAMBRIDGE, MA 02138

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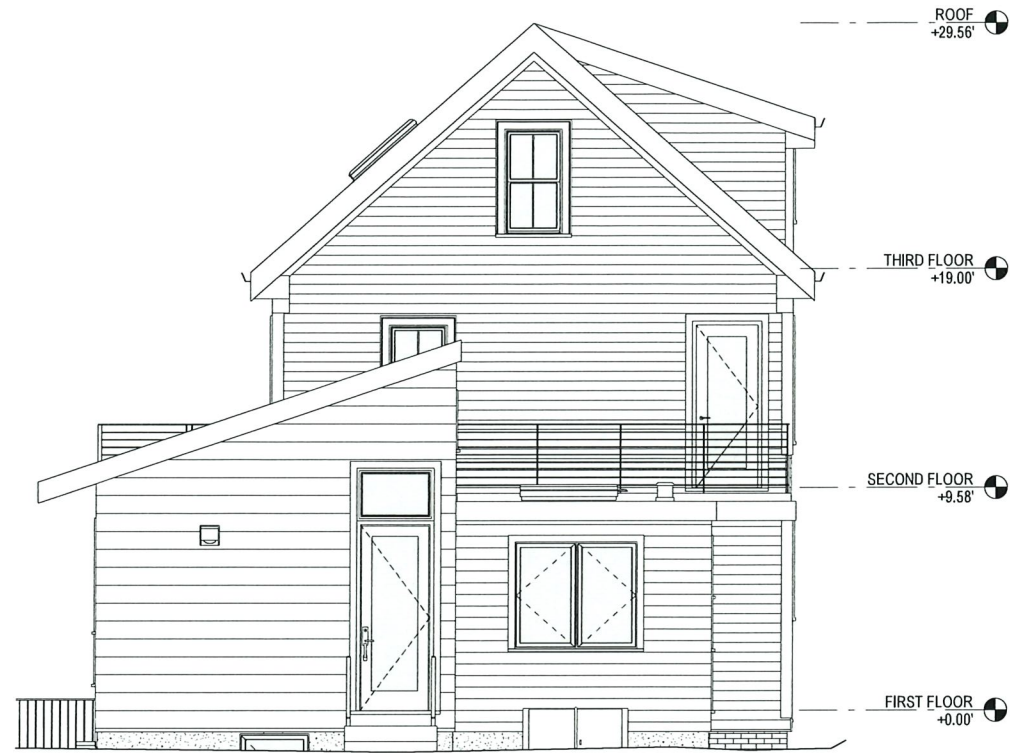


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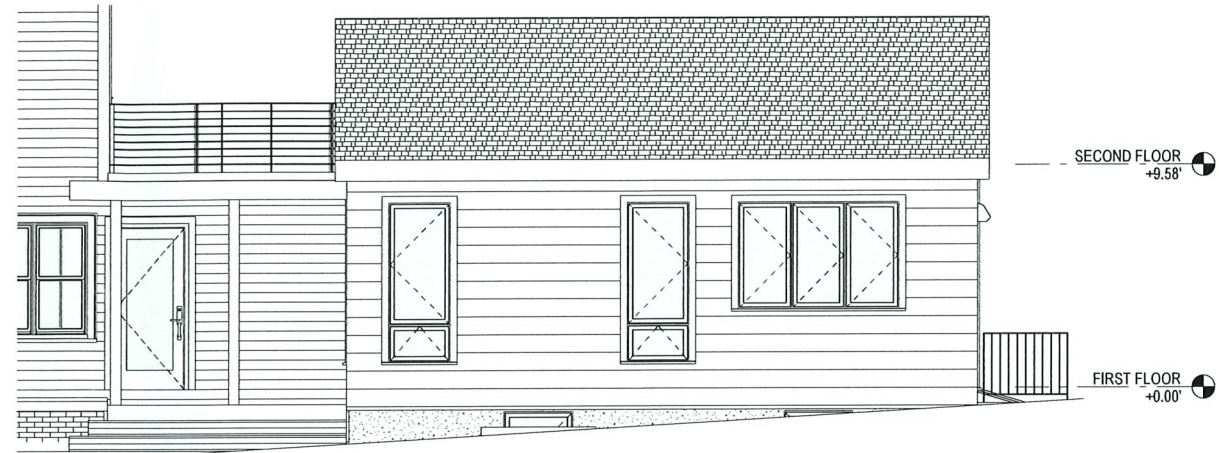
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PROJECT NO.:
2213

SHEET TITLE:
**BUILDING
ELEVATIONS**

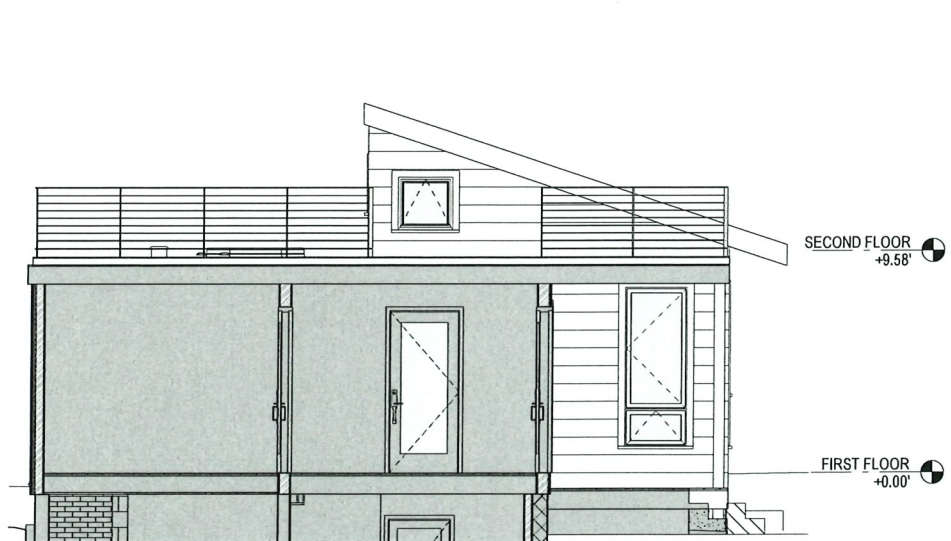
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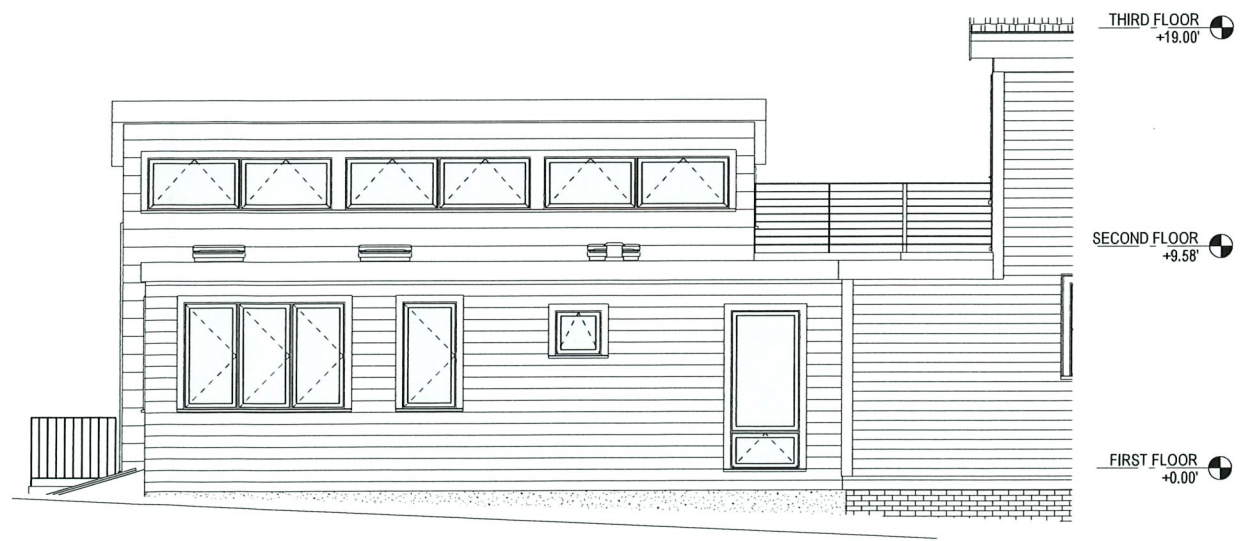
① NORTH ELEVATION
SCALE: 1/4" = 1'-0"



② EAST ELEVATION
SCALE: 1/4" = 1'-0"



③ SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



④ WEST ELEVATION
SCALE: 1/4" = 1'-0"

WOSKIE ADDITION

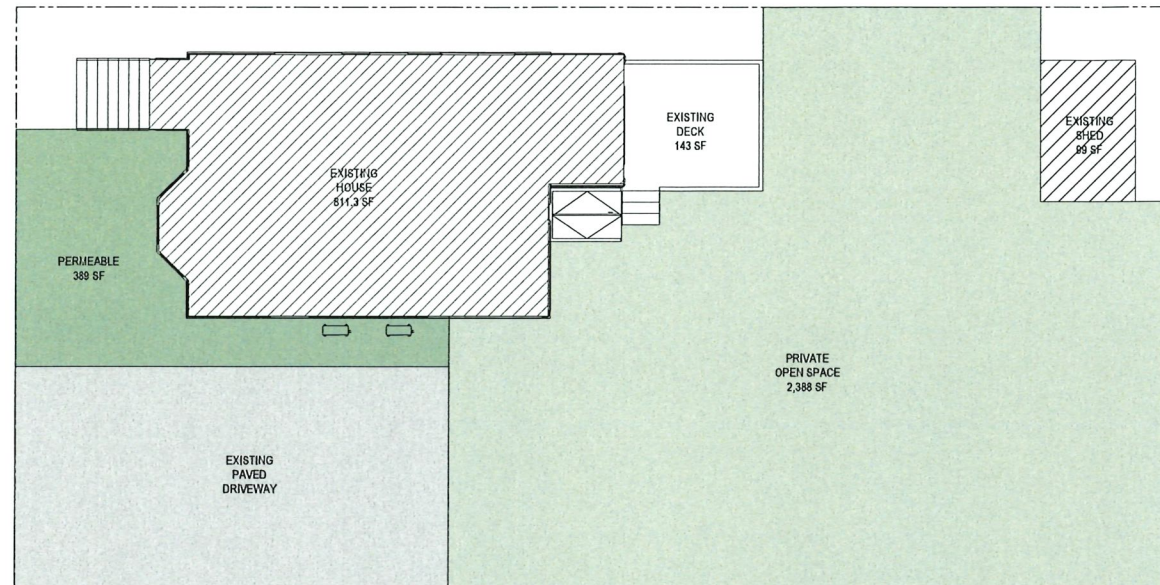
13 SAVILLE ST
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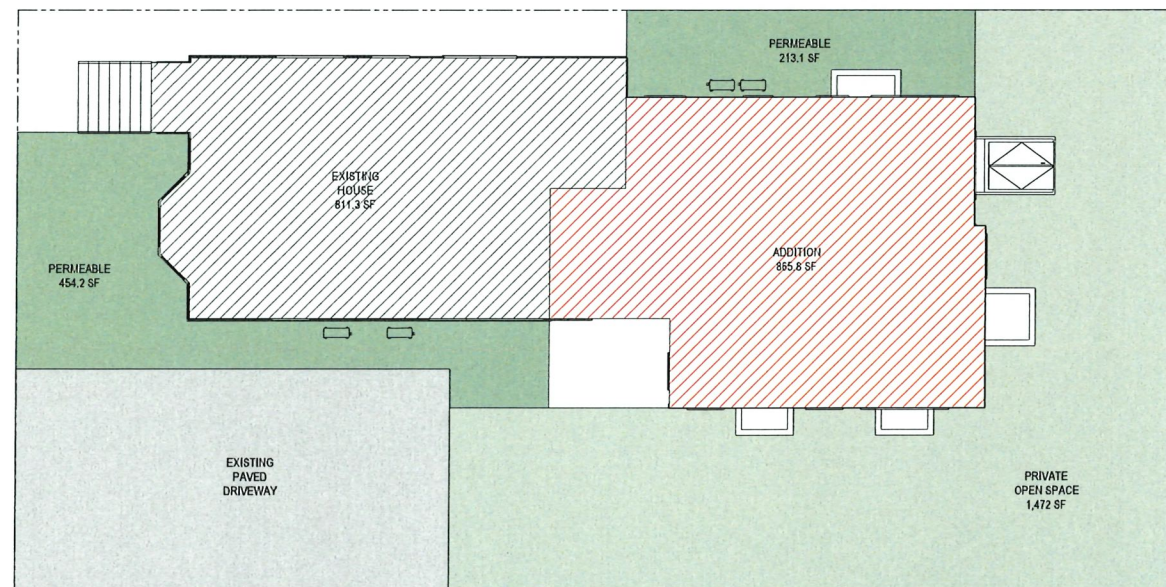
CHAN MOCK ARCHITECTS

165 AMORY STREET
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① EXISTING OPEN SPACE
SCALE: 1/8" = 1'-0"

LOT AREA	OPEN SPACE (40%)	PERMEABLE ONLY (50% MAX.)	PRIVATE OPEN SPACE (50% MIN.)
5,000	2000	1000	1000
EXISTING		PERMEABLE	PRIVATE
	LEFT AND REAR OF SHED	0	DECK 143 143 25% MAX TOTAL
	LEFT OF DECK	0	YARD 2388 2388
	FRONT AND RIGHT SIDE	389	
	TOTAL	389	TOTAL 2531
	MAX./MIN.		
	PERMEABLE ONLY	1000	389 50% MAX
	PRIVATE ONLY	1000	2531 50% MIN
	EXISTING TOTAL	2920	58.4%
PROPOSED		PERMEABLE	PRIVATE
	LEFT AND REAR OF SHED	0	DECK 155 155 25% MAX TOTAL
	LEFT OF ADDITION	213.08	YARD 1471.96 1472
	FRONT AND RIGHT SIDE	454.2	
	TOTAL	667.28	TOTAL 1627
	MAX./MIN.		
	PERMEABLE ONLY	1000	667.28 50% MAX
	PRIVATE ONLY	1000	1626.96 50% MIN
	PROPOSED TOTAL	2294.24	45.9%



② PROPOSED OPEN SPACE
SCALE: 1/8" = 1'-0"



REV #	DATE	DESCRIPTION

DATE:
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SCALE:
1/8" = 1'-0"
PROJECT NO.:
2213



OPEN SPACE CALCULATIONS

SHEET NO.:
Z1.8

WOSKIE RENOVATION

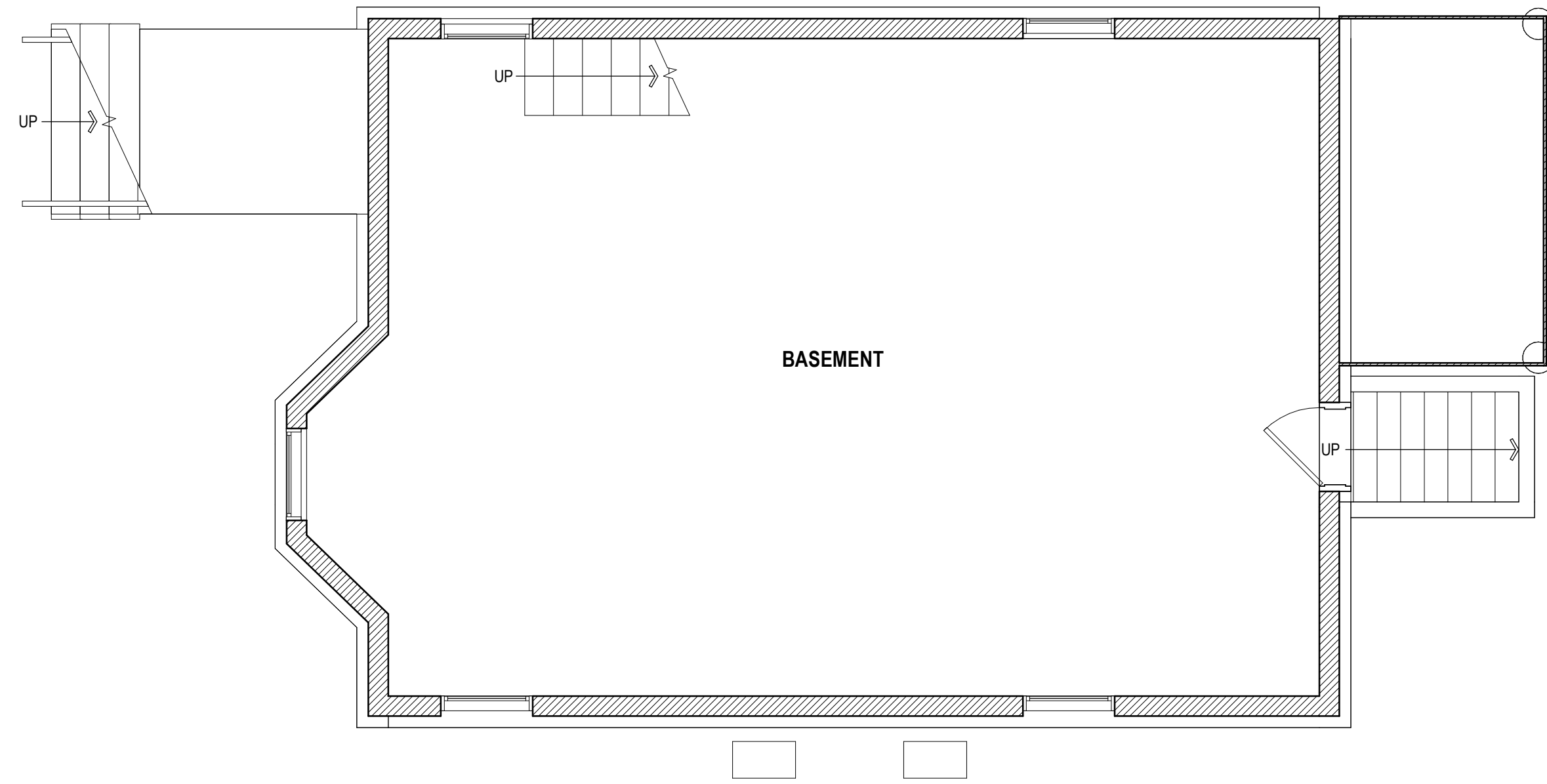
13 SAVILLE ST
CAMBRIDGE, MA 02138

SUSAN WOSKIE

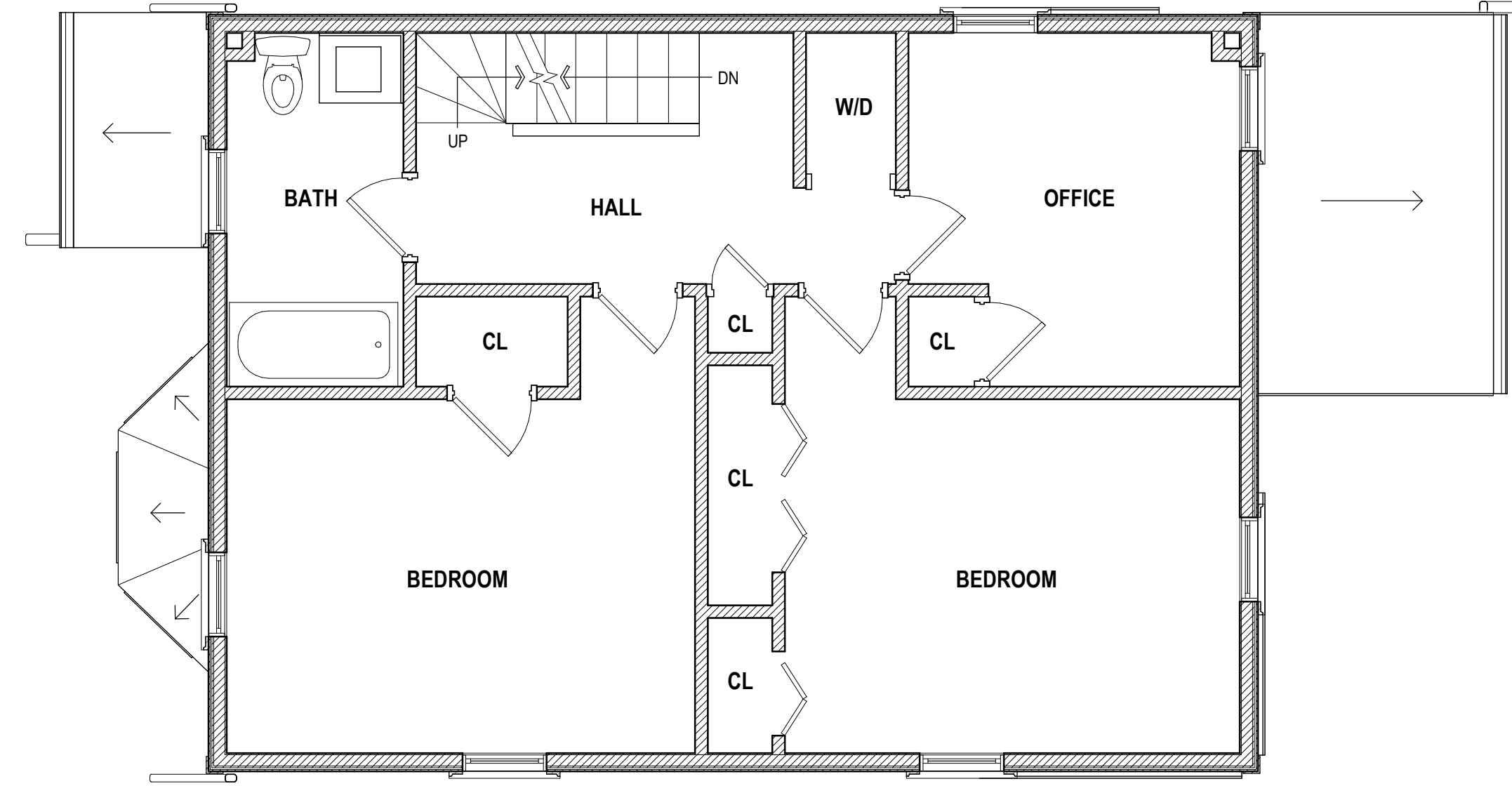
13 SAVILLE ST
CAMBRIDGE, MA 02138

CHAN MOCK ARCHITECTS

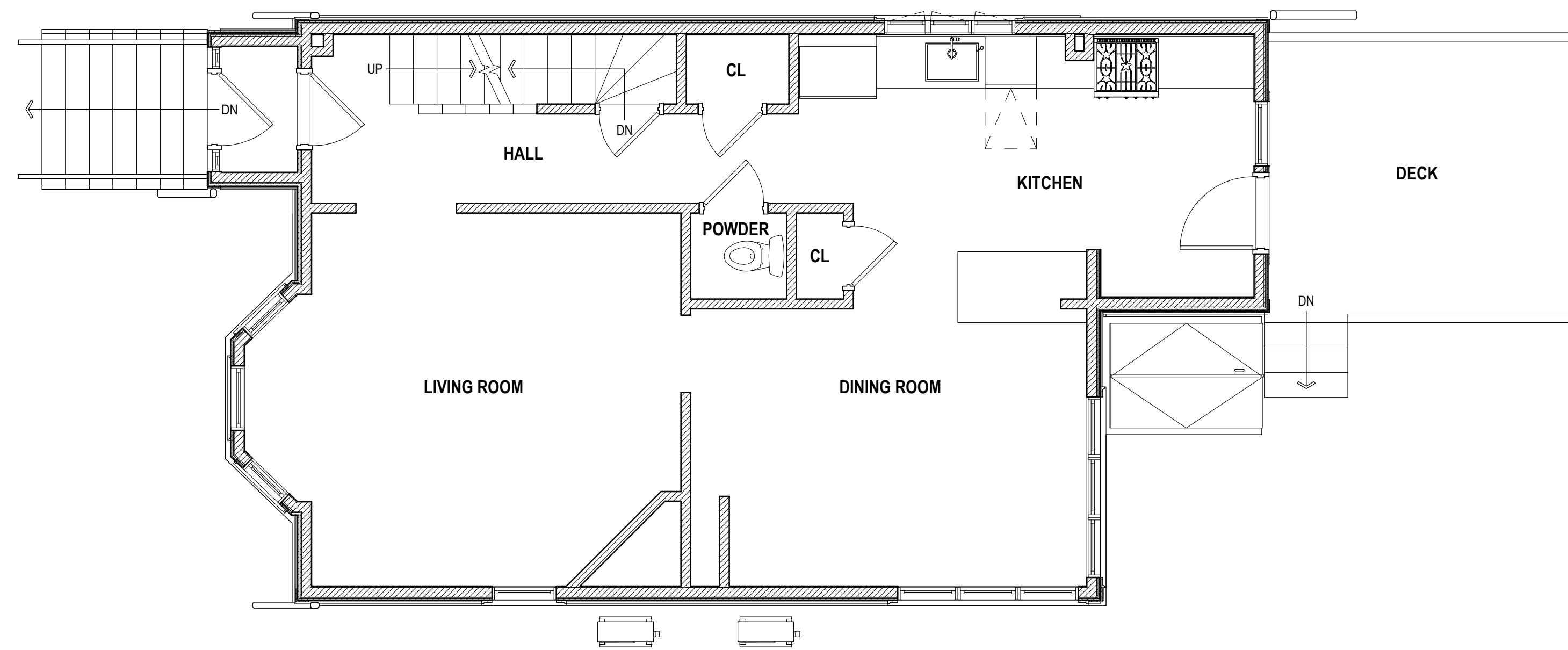
165 AMORY STREET
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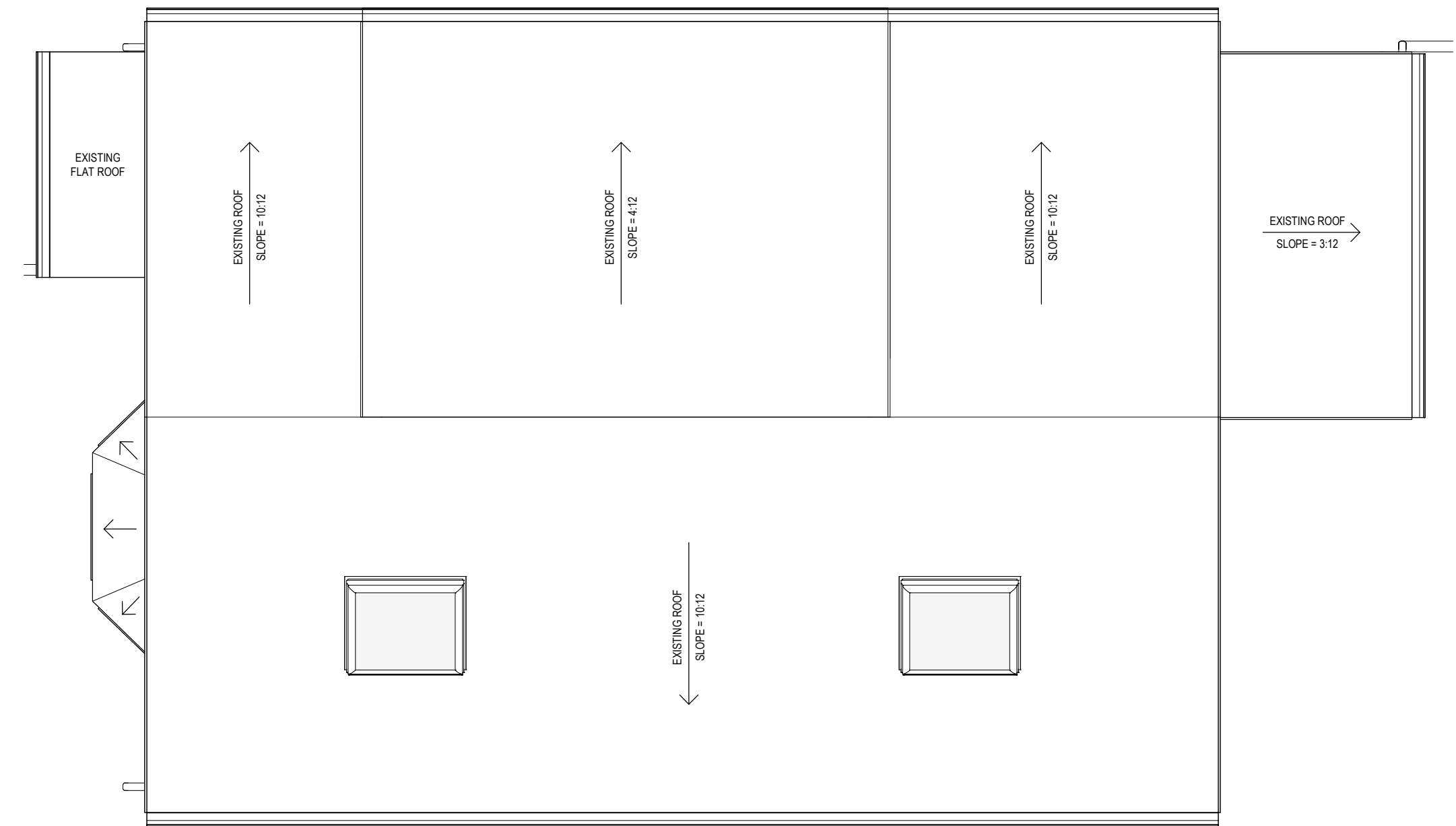
1 BASEMENT PLAN - EXISTING
SCALE: 1/4" = 1'-0"



3 SECOND FLOOR PLAN - EXISTING
SCALE: 1/4" = 1'-0"



2 FIRST FLOOR PLAN - EXISTING
SCALE: 1/4" = 1'-0"



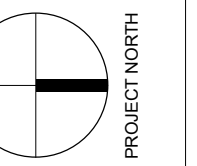
4 ROOF PLAN - EXISTING
SCALE: 1/4" = 1'-0"



BZA SET

REV #	DATE	DESCRIPTION

DATE:
AUGUST 9, 2024
SCALE:
1/4" = 1'-0"
PROJECT NO.:
2213



SHEET TITLE:
EXISTING FLOOR PLANS

SHEET NO.:

Z1.0

WOSKIE RENOVATION

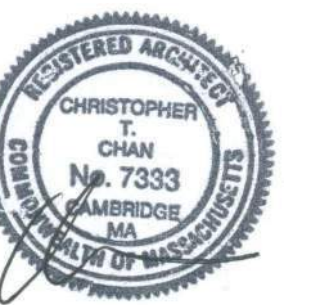
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CAMBRIDGE, MA 02139
T: 617-576-2508 F: 617-547-8699



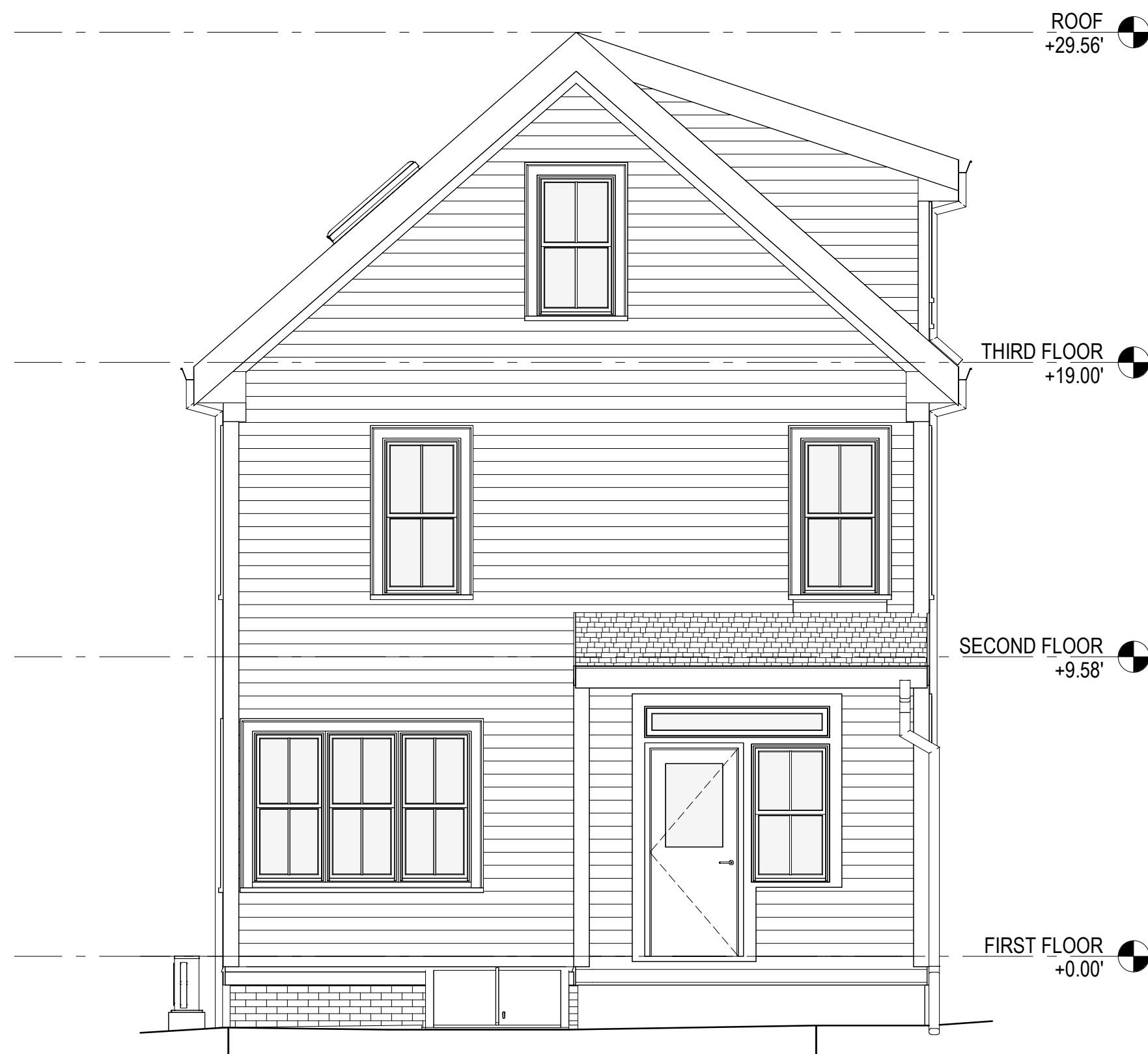
REV #	DATE	DESCRIPTION

DATE:
AUGUST 9, 2024
SCALE:
1/4" = 1'-0"
PROJECT NO.:
2213

SHEET TITLE:
**EXISTING
ELEVATIONS**

SHEET NO.:
Z1.1

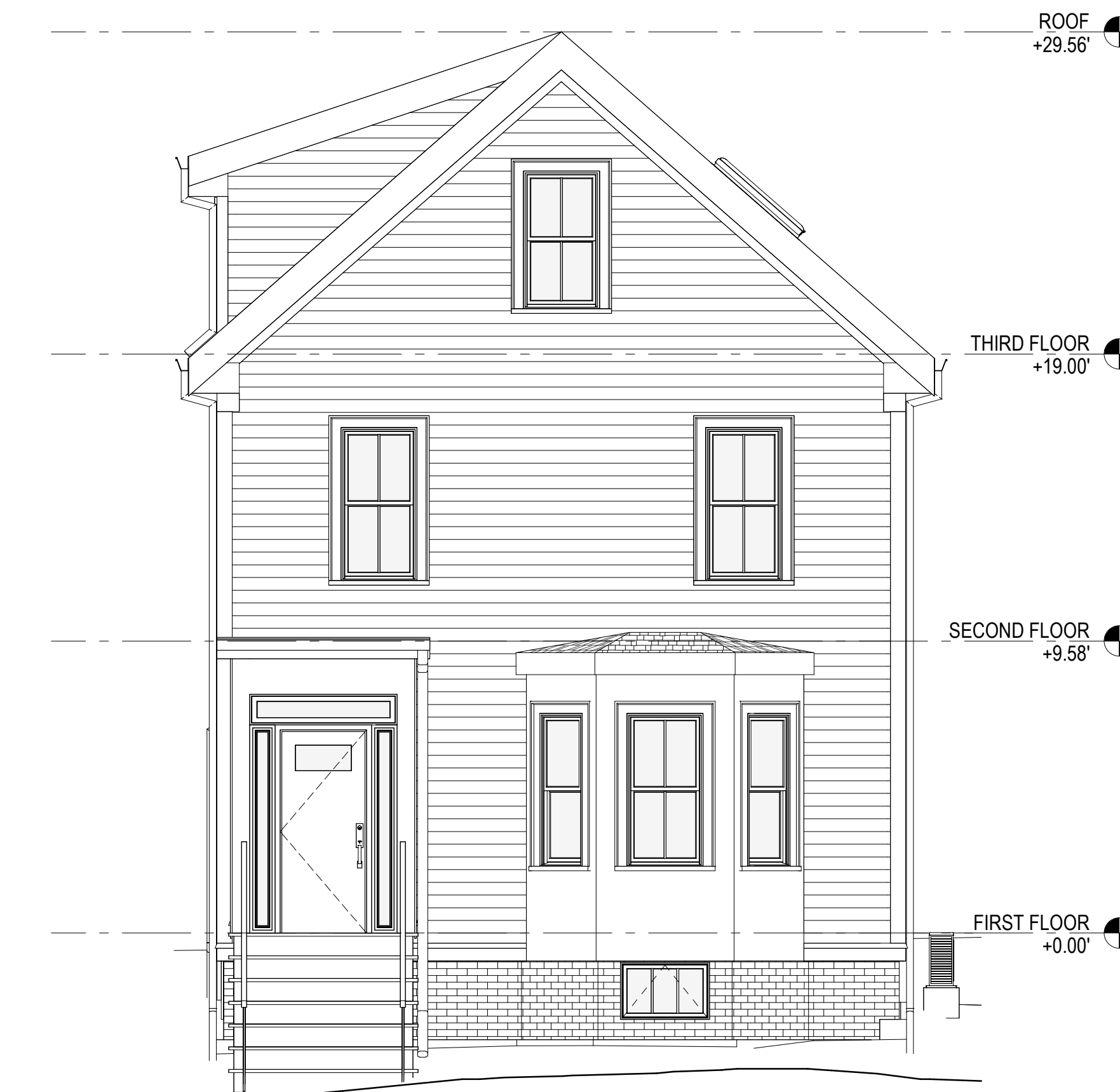
© 2024 CHAN MOCK ARCHITECTS LLC



① NORTH ELEVATION - EXISTING
SCALE: 1/4" = 1'-0"



② EAST ELEVATION - EXISTING
SCALE: 1/4" = 1'-0"



③ SOUTH ELEVATION - EXISTING
SCALE: 1/4" = 1'-0"



④ WEST ELEVATION - EXISTING
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION (SAVILLE ST)



WEST ELEVATION



EAST ELEVATION & DRIVEWAY



NORTH ELEVATION



REAR SHED & WEST ABUTTER

WOSKIE RENOVATION

13 SAVILLE ST
CAMBRIDGE, MA 02138

SUSAN WOSKIE

13 SAVILLE ST
CAMBRIDGE, MA 02138

CHAN MOCK ARCHITECTS

165 AMORY STREET
CAMBRIDGE, MA 02139
T: 617-576-2508 F: 617-547-8699



REV #	DATE	DESCRIPTION

DATE:
AUGUST 9, 2024
SCALE:

PROJECT NO.:
2213

SHEET TITLE:
**EXISTING
CONDITIONS PHOTOS**

SHEET NO.:
Z1.2



REAR YARD



EAST ABUTTER



NORTHWEST CORNER



NORTH ABUTTER

WOSKIE RENOVATION

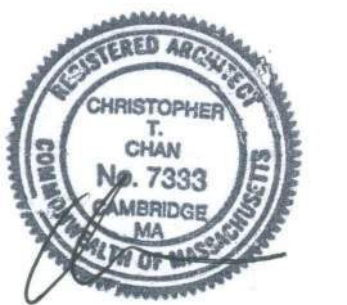
13 SAVILLE ST
CAMBRIDGE, MA 02138

SUSAN WOSKIE

13 SAVILLE ST
CAMBRIDGE, MA 02138

CHAN MOCK ARCHITECTS

165 AMORY STREET
CAMBRIDGE, MA 02139
T: 617-576-2508 F: 617-547-8699



REV #	DATE	DESCRIPTION

DATE:
AUGUST 9, 2024
SCALE:

PROJECT NO.:
2213

SHEET TITLE:
**EXISTING
CONDITIONS PHOTOS**

SHEET NO.:
Z1.3

WOSKIE RENOVATION

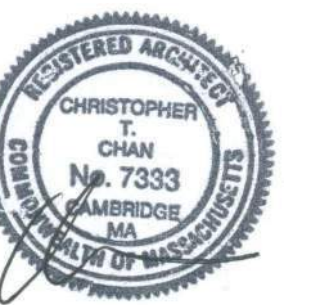
13 SAVILLE ST
CAMBRIDGE, MA 02138

SUSAN WOSKIE

13 SAVILLE ST
CAMBRIDGE, MA 02138

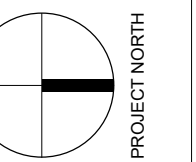
CHAN MOCK ARCHITECTS

165 AMORY STREET
CAMBRIDGE, MA 02139
T: 617-576-2508 F: 617-547-8699



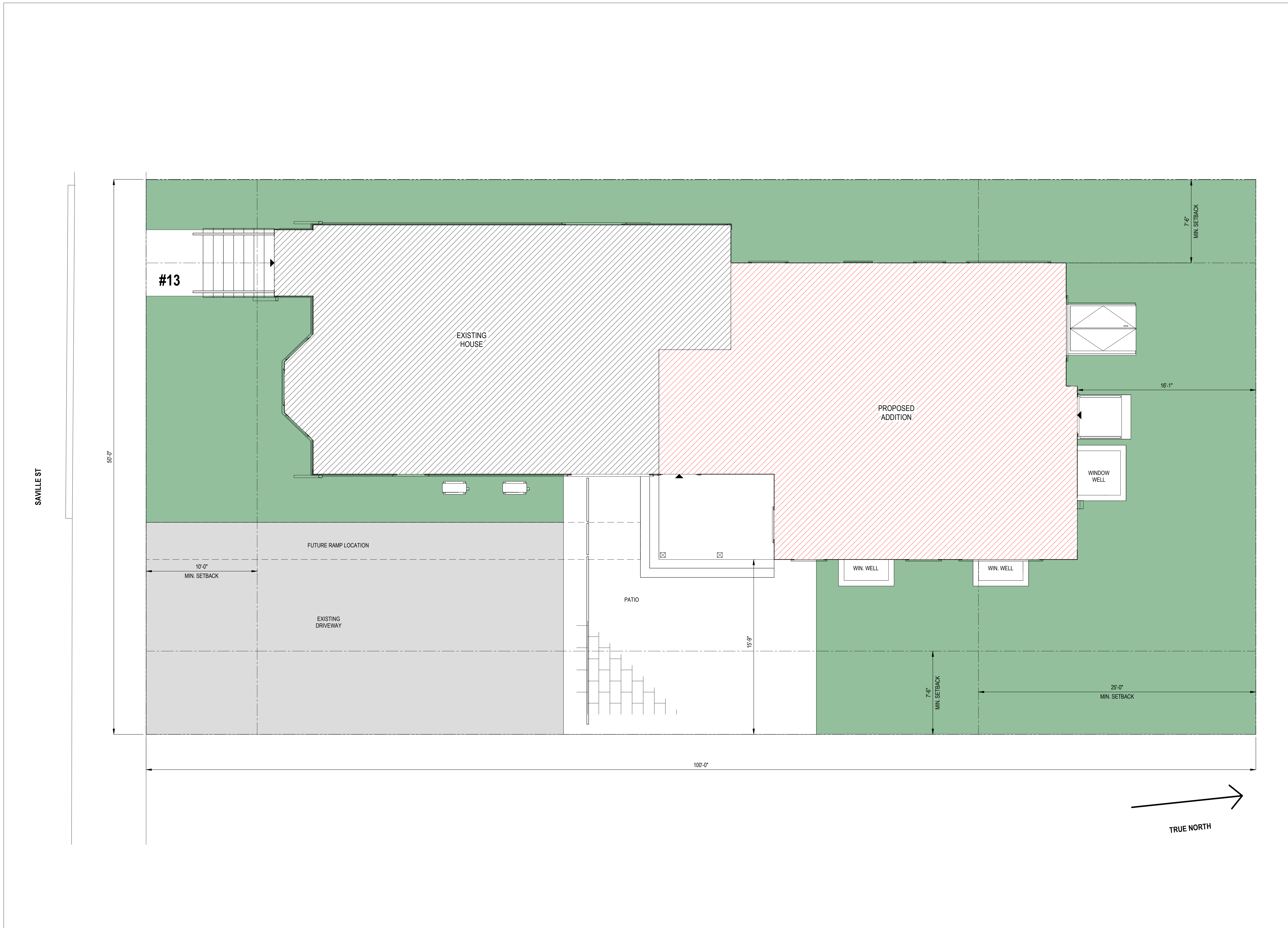
REV #	DATE	DESCRIPTION

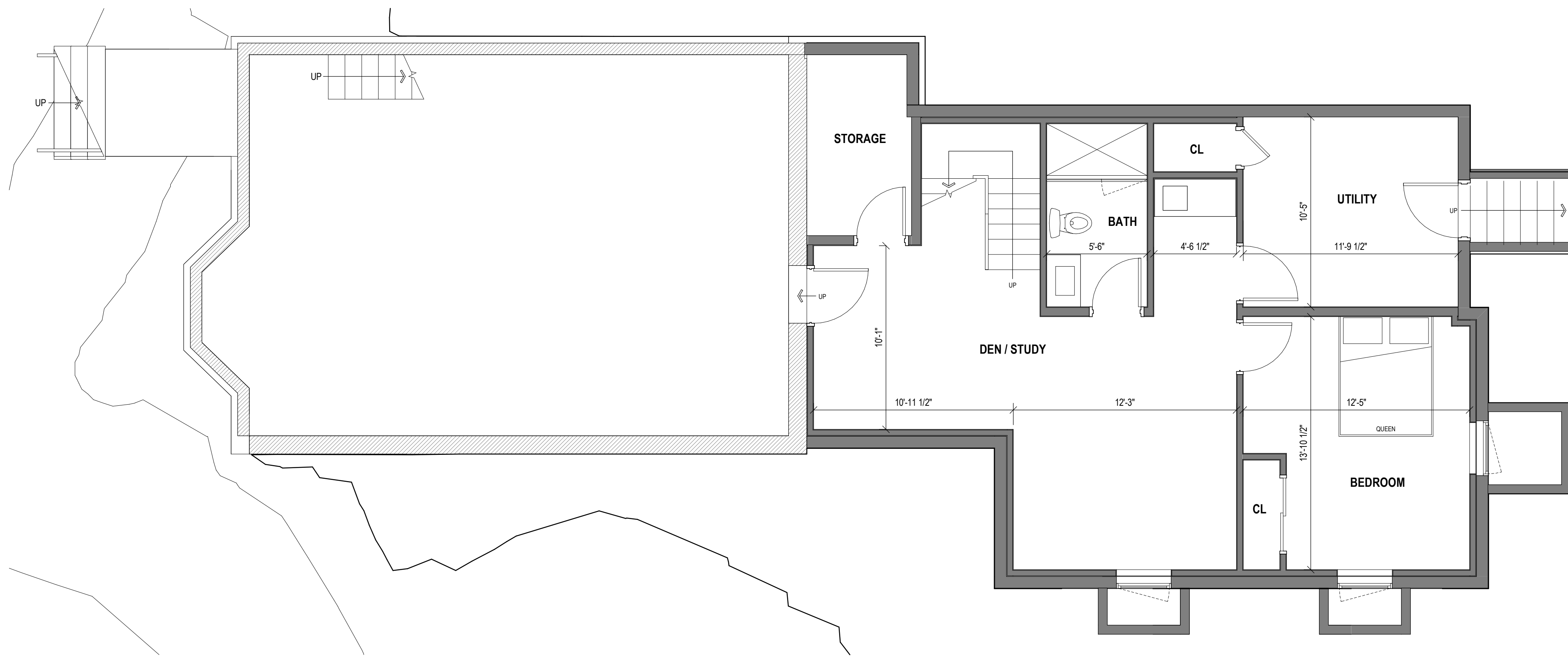
DATE:
AUGUST 9, 2024
SCALE:
1/4" = 1'-0"
PROJECT NO.:
2213



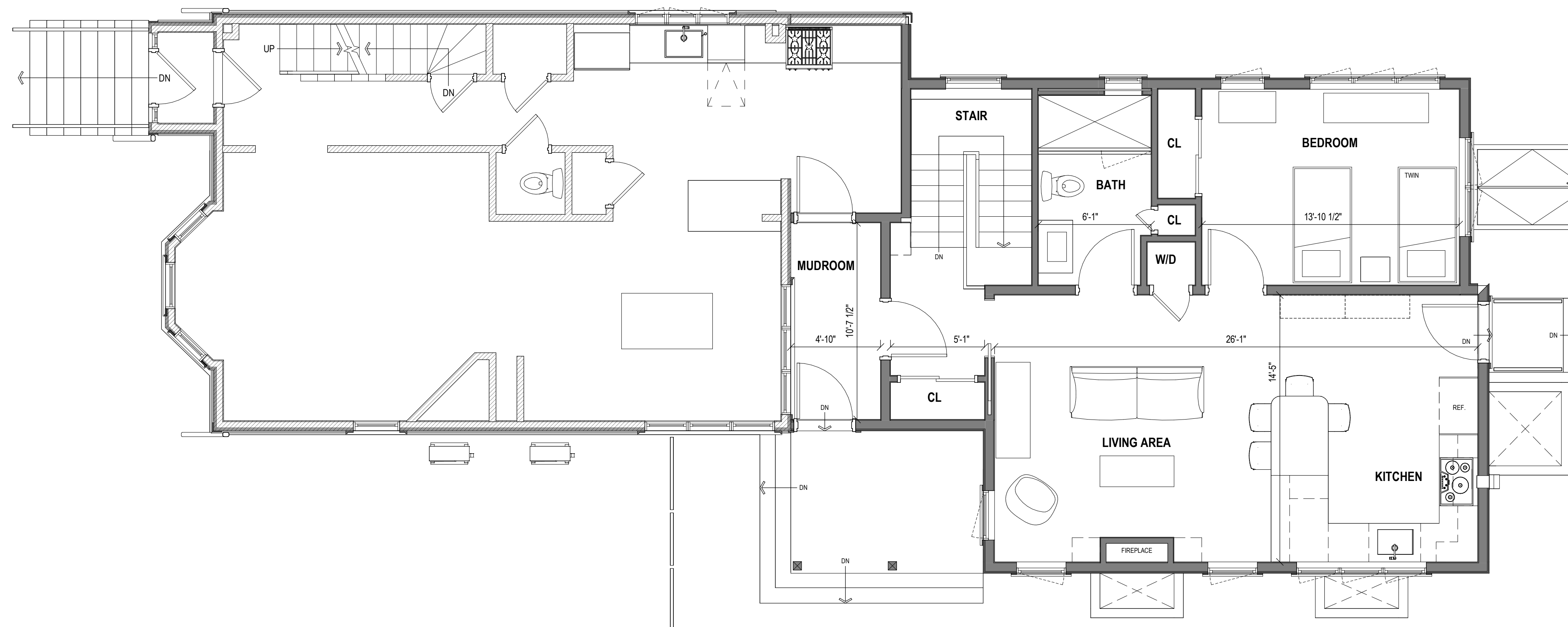
SHEET TITLE:
ARCHITECTURAL SITE PLAN

SHEET NO.:
Z1.4





① BASEMENT
SCALE: 1/4" = 1'-0"



② FIRST FLOOR
SCALE: 1/4" = 1'-0"

WOSKIE RENOVATION

13 SAVILLE ST
CAMBRIDGE, MA 02138

SUSAN WOSKIE

13 SAVILLE ST
CAMBRIDGE, MA 02138

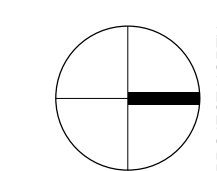
CHAN MOCK ARCHITECTS

165 AMORY STREET
CAMBRIDGE, MA 02139
T: 617-576-2508 F: 617-547-8699



REV #	DATE	DESCRIPTION

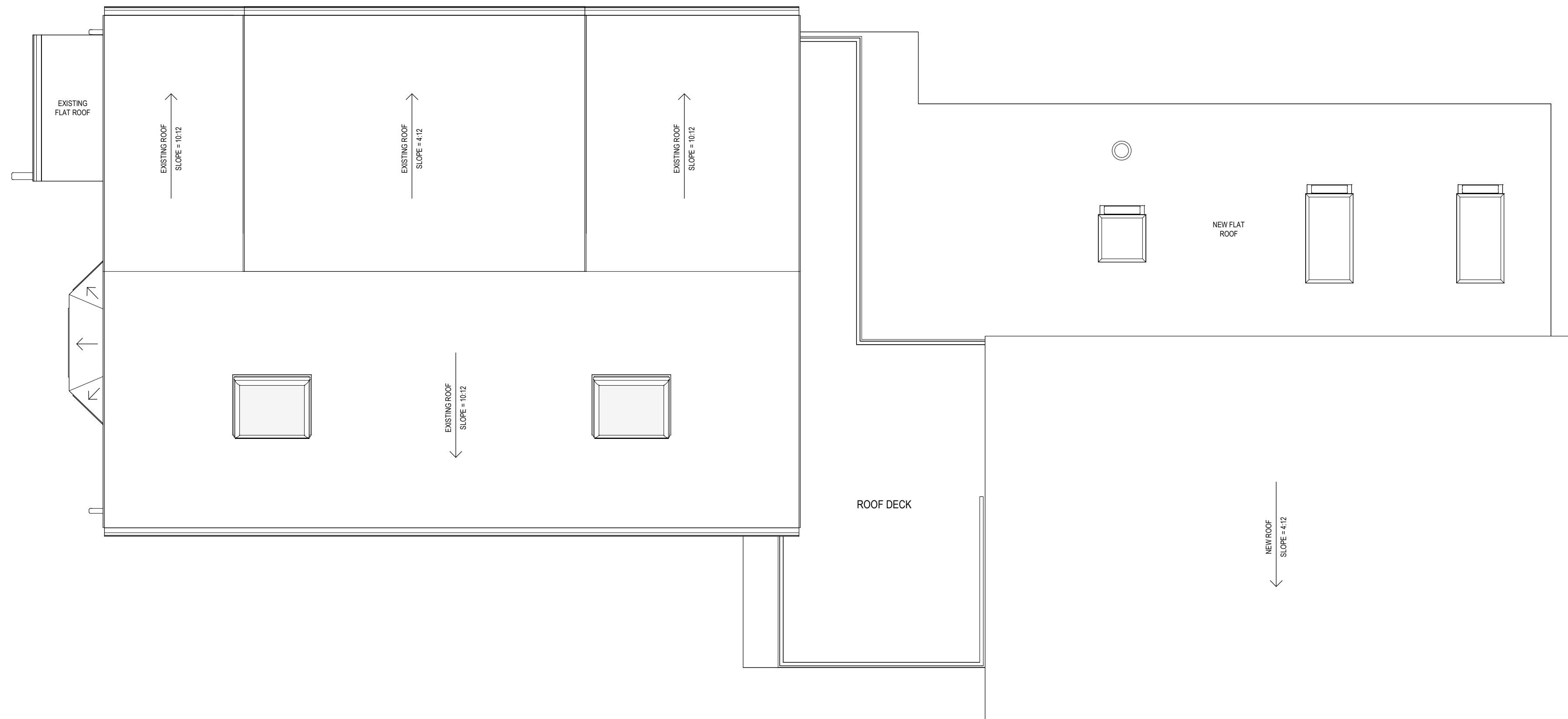
DATE:
AUGUST 9, 2024
SCALE:
1/4" = 1'-0"
PROJECT NO.:
2213



SHEET TITLE:
FLOOR PLANS

SHEET NO.:

Z1.5



① ROOF
SCALE: 1/4" = 1'-0"

WOSKIE RENOVATION

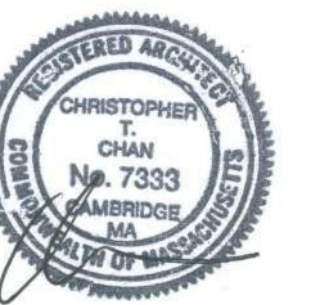
13 SAVILLE ST
CAMBRIDGE, MA 02138

SUSAN WOSKIE

13 SAVILLE ST
CAMBRIDGE, MA 02138

CHAN MOCK ARCHITECTS

165 AMORY STREET
CAMBRIDGE, MA 02139
T: 617-576-2508 F: 617-547-8699

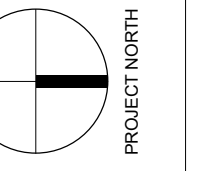


REV #	DATE	DESCRIPTION

DATE:
AUGUST 9, 2024

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

PROJECT NO.:
2213



SHEET TITLE:
ROOF PLAN

SHEET NO.:
Z1.6

WOSKIE RENOVATION

13 SAVILLE ST
CAMBRIDGE, MA 02138

SUSAN WOSKIE

13 SAVILLE ST
CAMBRIDGE, MA 02138

CHAN MOCK ARCHITECTS

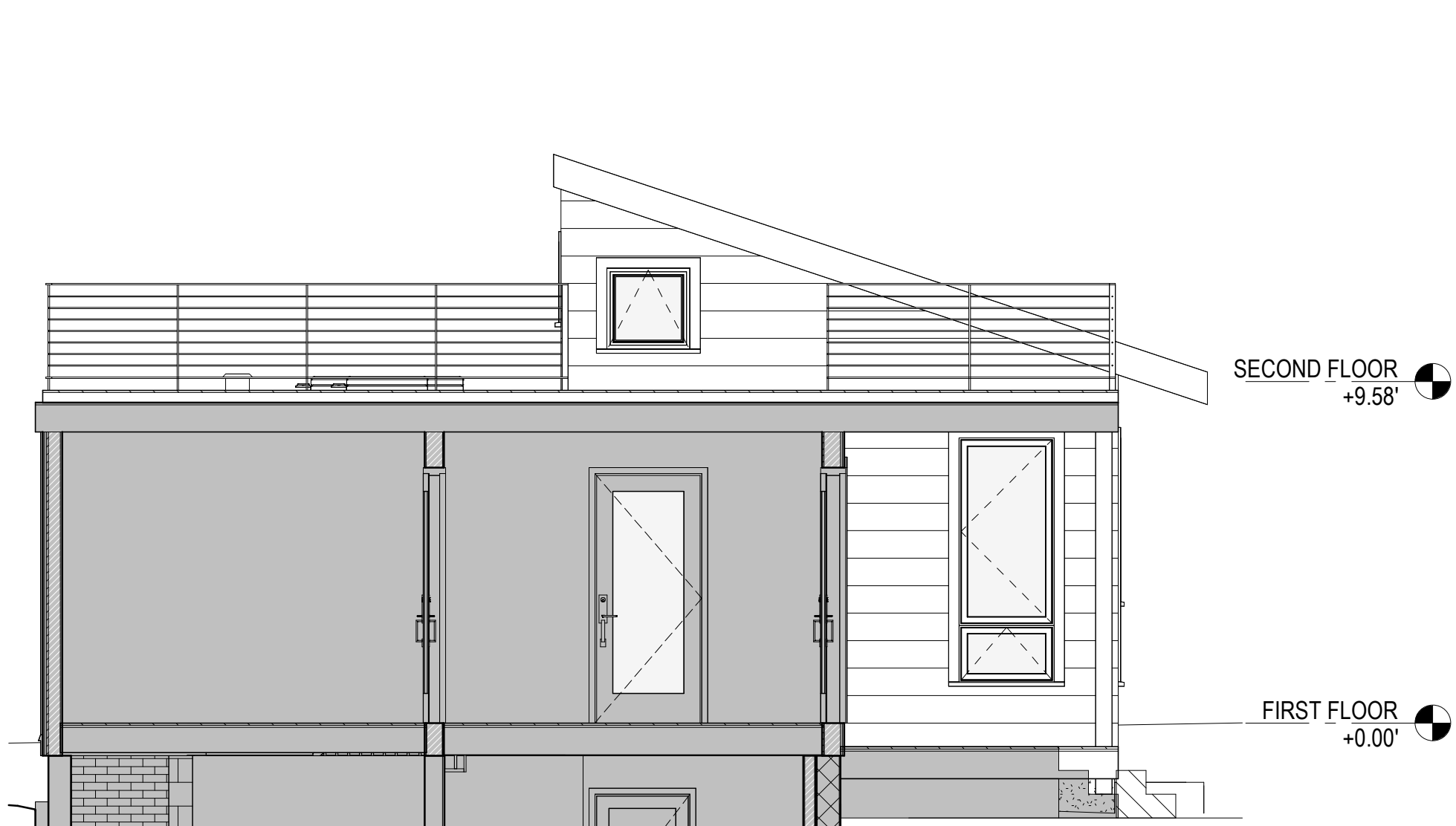
165 AMORY STREET
CAMBRIDGE, MA 02139
T: 617-576-2508 F: 617-547-8699



① NORTH ELEVATION
SCALE: 1/4" = 1'-0"



② EAST ELEVATION
SCALE: 1/4" = 1'-0"



③ SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



④ WEST ELEVATION
SCALE: 1/4" = 1'-0"



REV #	DATE	DESCRIPTION

DATE:
AUGUST 9, 2024
SCALE:
1/4" = 1'-0"
PROJECT NO.:
2213

SHEET TITLE:
**BUILDING
ELEVATIONS**

SHEET NO.:
Z1.7

WOSKIE RENOVATION

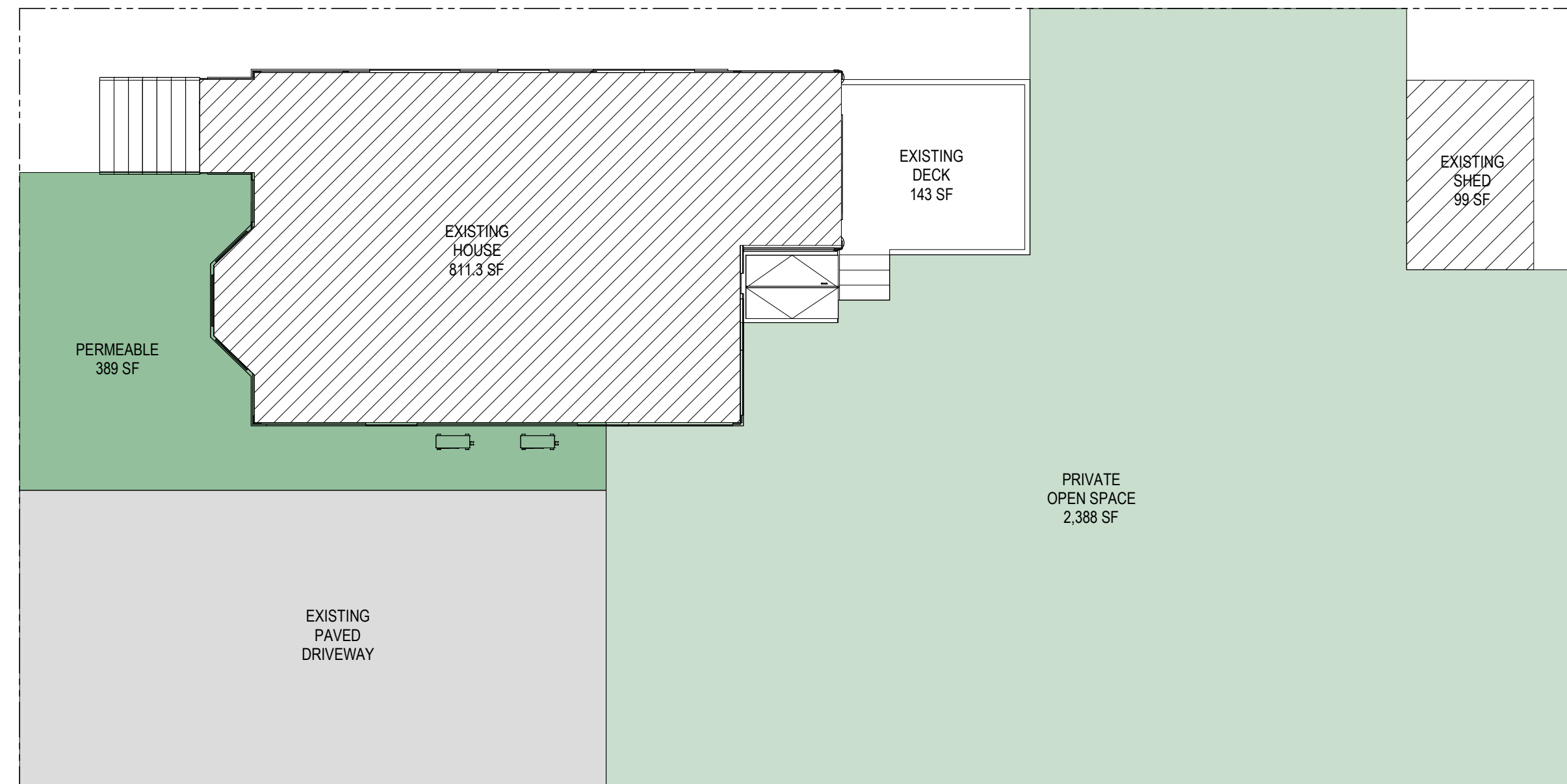
13 SAVILLE ST
CAMBRIDGE, MA 02138

SUSAN WOSKIE

13 SAVILLE ST
CAMBRIDGE, MA 02138

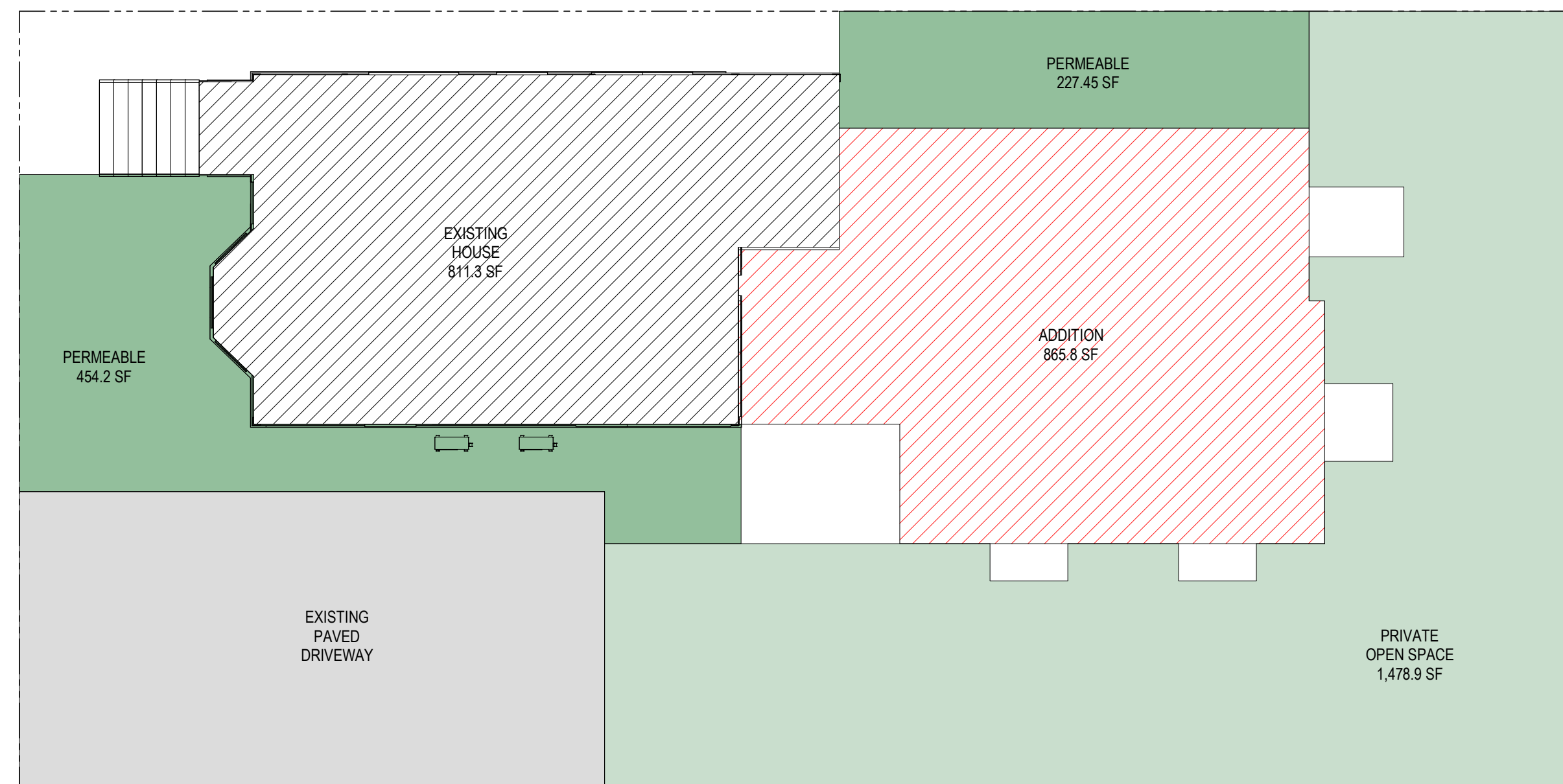
CHAN MOCK ARCHITECTS

165 AMORY STREET
CAMBRIDGE, MA 02139
T: 617-576-2508 F: 617-547-8699

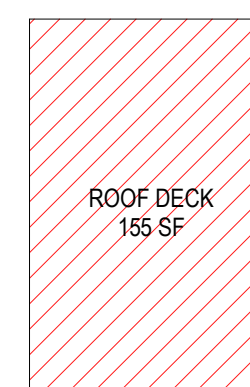


1 EXISTING OPEN SPACE
SCALE: 1/8" = 1'-0"

LOT AREA	OPEN SPACE (40%)	PERMEABLE ONLY (50% MAX.)	PRIVATE OPEN SPACE (50% MIN.)
5,000	2,000	1,000	1,000
EXISTING			
	LEFT AND REAR OF SHED	PERMEABLE 0	PRIVATE DECK 143 143 25% MAX TOTAL
	LEFT OF DECK	0	YARD 2388 2388
	FRONT AND RIGHT SIDE	389	
	TOTAL	389	TOTAL 2531
	MAX./MIN.		
	PERMEABLE ONLY	1000 389 50% MAX	
	PRIVATE ONLY	1000 2531 50% MIN	
	EXISTING TOTAL	2920 58.4%	
PROPOSED			
	LEFT AND REAR OF SHED	PERMEABLE 0	PRIVATE DECK 155 155 25% MAX TOTAL
	LEFT OF ADDITION	227.45	YARD 1478.9 1479
	FRONT AND RIGHT SIDE	454.2	
	TOTAL	681.65	TOTAL 1634
	MAX./MIN.		
	PERMEABLE ONLY	1000 681.65 50% MAX	
	PRIVATE ONLY	1000 1633.9 50% MIN	
	PROPOSED TOTAL	2315.55 46.3%	

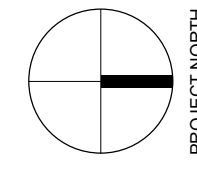


2 PROPOSED OPEN SPACE
SCALE: 1/8" = 1'-0"



REV #	DATE	DESCRIPTION

DATE: AUGUST 9, 2024
SCALE: 1/8" = 1'-0"
PROJECT NO.: 2213



OPEN SPACE CALCULATIONS

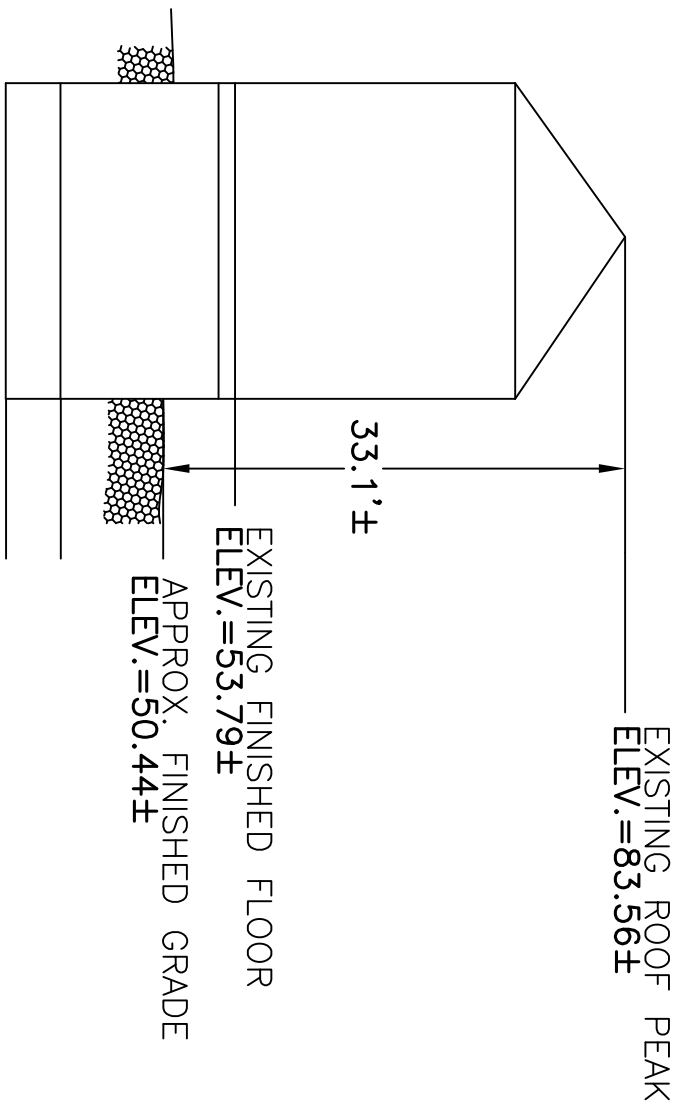
SHEET NO.: **Z1.8**

NOTES:

1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY SPRUHAN ENGINEERING, P.C. AS OF 5/8/2024.
2. DEED REFERENCE: BOOK 72045, PAGE 211
PLAN REFERENCE 1: PLAN BOOK 47, PAGE 10
PLAN REFERENCE 2: PLAN BOOK 12485-A
PLAN REFERENCE 3: PLAN BOOK 44880-A/AGE 99
MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS
3. THIS PLAN IS NOT INTENDED TO BE RECORDED.
4. I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 2501700419E, IN COMMUNITY NUMBER: 250186, ON PANEL NUMBER: 0419E, DATED 6/4/2010.
5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. THE SURVEYOR AND ENGINEER HAVE BEEN MADE AWARE OF ANY APPARENT EASEMENTS EXIST.
6. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.
7. NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS SPRUHAN ENGINEERING, P.C. ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.
8. THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC. AND COMPILED FROM PLANS SUPPLIED BY GOVERNMENT AGENCIES.
9. THE ELEVATIONS SHOWN ARE ON A CITY OF CAMBRIDGE DATUM.
10. ZONING DISTRICT IS RESIDENCE B.

LEGEND

□	BOUND
○	IRON PIN/PIPE
⊙	STONE POST
🌳	TREE
🌳	TREE STUMP
⊖	SHRUBS/FLOWERS
—	SIGN
●	BOLLARD
⊙	SEWER MANHOLE
⊙	DRAIN MANHOLE
⊙	CATCH BASIN
⊙	WATER MANHOLE
⊙	WATER VALVE
⊙	HYDRANT
⊙	GAS VALVE
⊙	ELECTRIC MANHOLE
⊙	ELECTRIC HANDHOLE
⊙	UTILITY POLE
⊙	LIGHT POLE
⊙	MANHOLE
X 148.00	SPOT GRADE
HW	TOP OF WALL
BW	BOTTOM OF WALL
—	EXISTING BUILDING
—	REINNING WALL
—	STONE WALL
—	FENCE
—	TREE LINE
—	SEWER LINE
—	DRAIN LINE
—	WATER LINE
—	GAS LINE
—	UNDERGROUND ELECTRIC LINE
—	OVERHEAD WIRES
—	CONTOUR LINE (MMR)
—	CONTOUR LINE (MMR)



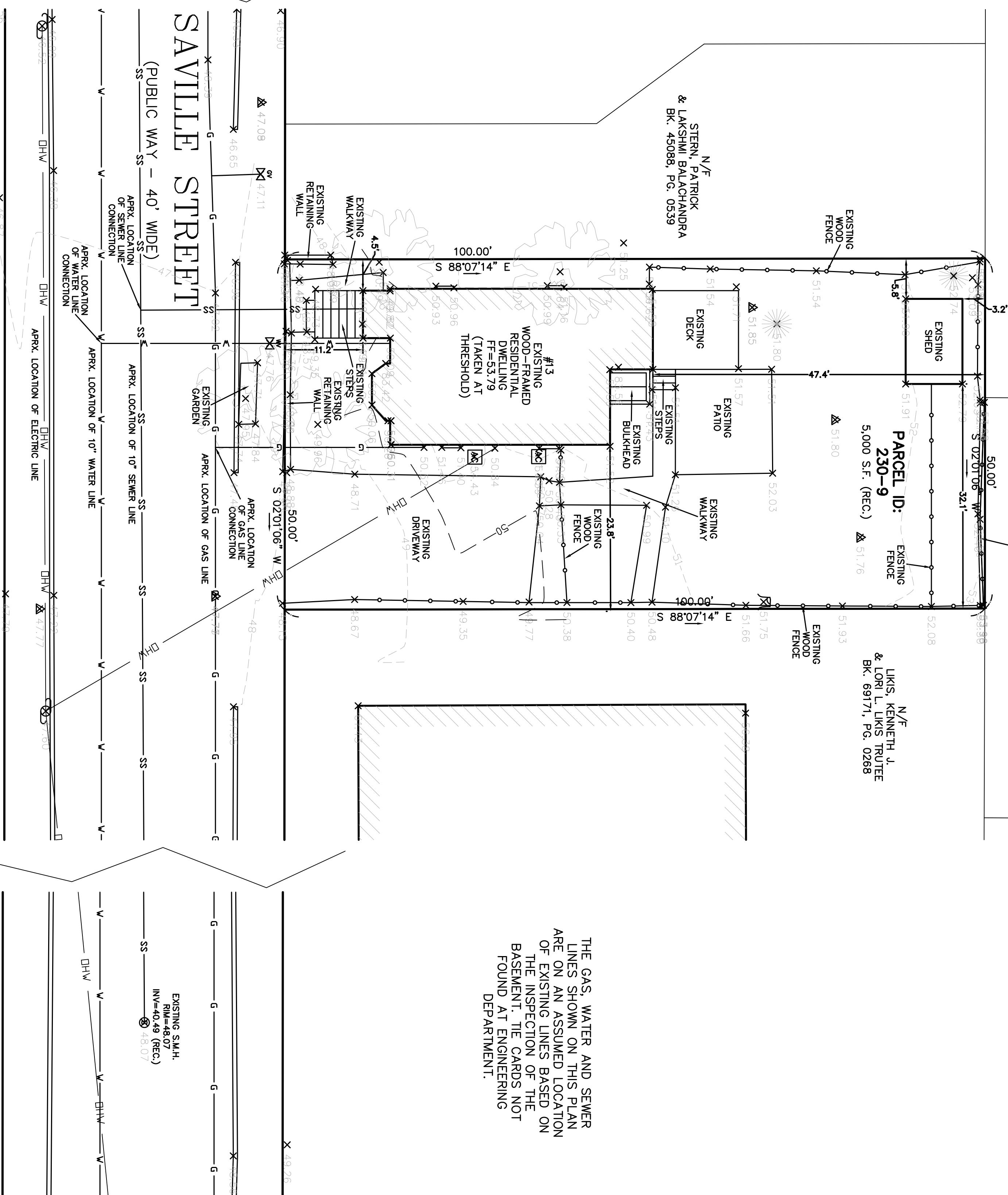
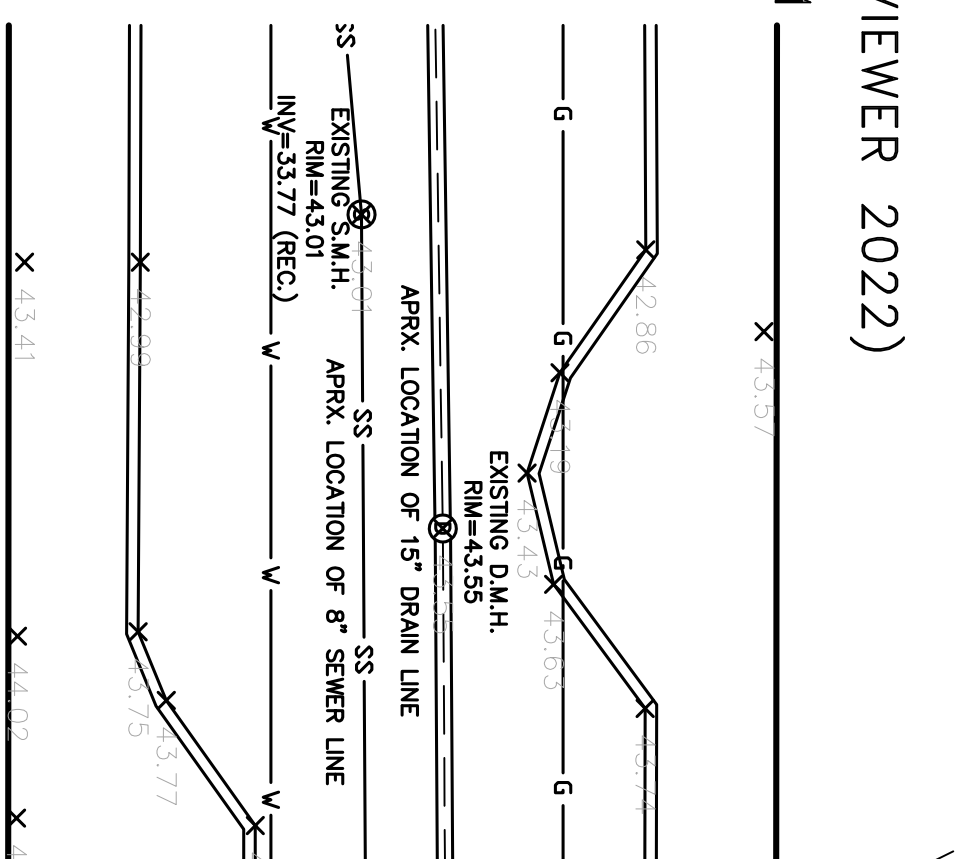
**EXISTING PROFILE
NOT TO SCALE**

**FLOOD ELEVATION (CAMBRIDGE FLOOD VIEWER 2022)
CAMBRIDGE CITY BASE (FT-CBB) DATUM**

Address: 13 Saville St

Ground Elevation Min:	49.0 ft-CBB
Ground Elevation Max:	54.3 ft-CBB
2070 - 1% - SLR/SS	N/A
2070 - 1% - Precip	N/A
2070 - 10% - SLR/SS	N/A
2070 - 10% - Precip	N/A
2030 - 1% - Precip	N/A
Present Day - 1% - Precip	N/A
Present Day - 10% - Precip	N/A
FEMA 500-Year	N/A
FEMA 100-Year	N/A
1% - LTFE	N/A
10% - LTFE	N/A

Selected Map Lot: 230.9
Selected Address: 13 Saville St



THE GAS, WATER AND SEWER LINES SHOWN ON THIS PLAN ARE ON AN ASSUMED LOCATION OF EXISTING LINES BASED ON THE INSPECTION OF THE BASEMENT. THE CARDS NOT FOUND AT ENGINEERING DEPARTMENT.

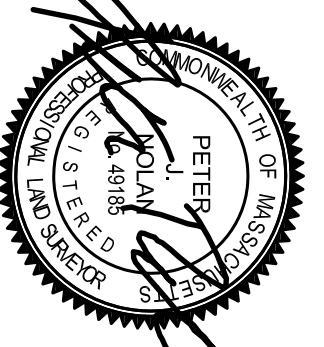


GRAPHIC SCALE

PETER NOLAN & ASSOCIATES, LLC
REGISTERED PROFESSIONAL ENGINEERS
COMMONWEALTH OF MASSACHUSETTS
LICENSE NO. 10498
COPRIGHT (C) 2024 BY PETER NOLAN & ASSOCIATES LLC
All Rights Reserved
REGISTERED PROFESSIONAL ENGINEERS
COMMONWEALTH OF MASSACHUSETTS
LICENSE NO. 10498

SCALE	1"=10'
DATE	6/1/2024
SHEET	1 OF 1
PLAN NO.	1 OF 1
CLIENT:	EXISTING CONDITIONS
DRAWN BY	SSS
CHKD BY	CHD
APPD BY	PN

PETER NOLAN & ASSOCIATES LLC
LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS
80 JEWETT STREET, SUITE 1, NEWTON, MA, 02458
PHONE: 857 891 7478
EMAIL: pnolan@pnasurveyors.com



SHEET NO.
1

July 30, 2024

Members of the Board of Zoning Appeal
Cambridge Inspectional Services Department
831 Massachusetts Avenue
Cambridge MA 02139

Dear Board of Zoning Appeal Members:

We are writing in support of the application for zoning relief for our next door neighbors, Susan Woskie and Debby Rosenkrantz, at 13 Saville Street.

We have lived in our home at 9 Saville since 1993 and have been neighbors and friends of Debby's and Susan's since that time. Over the past 30 years, we have built community and raised our children together. Debby and Susan are fantastic, supportive people who are an integral part of our family and our Saville Street neighborhood.

We offer our full support for their plans to add an addition to their home that will both allow them to age in place, particularly as Debby's Alzheimers progresses, and allow their daughters to continue living in Cambridge, in their family home.

We ask that you please support their zoning appeal request.

Thank you,

Lori and Kenny Likis
9 Saville Street
Cambridge, MA 02139
617-901-2508

Lakshmi Balachandra & Patrick Stern
15 Saville Street
Cambridge, MA 02139
617-780-7922/ 617-921-2143
lbalachandra@gmail.com/ pstern42@gmail.com

July 2, 2024

Members of the Board of Zoning Appeal
Inspectional Services Department
831 Massachusetts Avenue
Cambridge, MA 02139

Prospective addition at 13 Saville Street

To whom it may concern,

We are writing to voice our support for the addition to be built on the rear of 13 Saville Street. We have been next door neighbors of Debby and Susan for over 20 years and believe the addition will benefit their family, as well as our family, by enabling them to remain at 13 Saville for years to come. Their addition also enables their daughter to afford to remain in Cambridge and raise her family in the house in which she grew up.

We fully support the modifications to 13 Saville Street. Please contact us for any additional information.

Thank you,
Lakshmi Balachandra
Patrick Stern

Adnelly Reyes-Colberg and Andrew Colberg
15 Saville St.
Cambridge, MA 02138
adnelly@gmail.com / acolberg@gmail.com
617-251-8095
June 1, 2024

Members of the Board of Zoning Appeal
Inspectional Services Department
831 Massachusetts Ave
Cambridge, MA 02139

Dear Members of the Board of Zoning Appeal,

We are writing to express our strong support for the application submitted by our neighbors, Debby Rosenkrantz and Susan Woskie, for zoning relief to create an addition to their home at 13 Saville St, Cambridge. As long-term residents of over 33 years and cherished members of our community, their request for this addition is both reasonable and essential.

Debby Rosenkrantz, who has been progressing through Alzheimer's disease, and Susan Woskie are seeking to create an accessible single-floor living space to ensure that Debby can age in place comfortably and safely. This modification is crucial for their ability to continue living independently in their home, surrounded by the community they have been an integral part of for decades.

In addition, this project would provide the opportunity for their daughter, Liana, to move back into the property. This would enable her to assist her parents with their needs and allow her to afford housing in Cambridge in the house she grew up in, rather than having to rent elsewhere. This arrangement would greatly benefit both Debby and Susan, ensuring they receive the care and support they need, while also helping Liana remain in the community she knows and loves.

We have known Debby and Susan for over 10 years, during which time they have consistently demonstrated their commitment to our neighborhood. We have rented our house at 15 Saville during this time and will continue to do so for the foreseeable future. Their cooperative and friendly nature has significantly contributed to the strong sense of community that we all value. Allowing them to make the necessary adjustments to their home not only supports their personal well-being but also upholds the inclusive spirit of our neighborhood.

We respectfully urge the Board to grant the requested zoning relief for 13 Saville St. Supporting Debby and Susan in this way will enable them to maintain their independence and continue being active, beloved members of our community, while also providing their daughter Liana with a stable and supportive living situation.

Thank you for your consideration.

Sincerely,
Adnelly Reyes-Colberg and Andrew Colberg

From: wani wani@waniyang.com
Subject: ***Letter from 280 Concord Ave*** ---Re: 13 Saville
St Neighbors
Date: Jul 31, 2024 at 9:48:27 PM
To: Susan Woskie swoskie@gmail.com

Hello Susan,

Attached is the letter of my support for your project



Wani Yang
280 Concord Avenue APT 1
Cambridge, MA 02138-1338

p: 617.686.9868
e: wani@waniyang.com

7/30/2024

MEMBERS OF THE
BOARD OF
ZONING APPEAL
Inspectional Services
Department

831 Massachusetts
Avenue
Cambridge, MA 02139

To The Members of The Board of Zoning Appeal:

I write to you in support of Susan (Woskie) and Debby's (Rosenkrantz) project at 13 Saville Street, Cambridge, MA.

I am a direct abutter from the rear of their property(280-282 Concord Ave runs parallel to Saville). I have been a Neighbor and longterm resident of Cambridge.

I am also the Operating Manager of Concord-Walden, LLC that now owns the residential property I live in and a few commercial properties that lies parallel to Saville Street. Concord-Walden, LLC owns 280-282, 290, 292, 294 Concord Ave and 380 Walden. These properties have been owned and run by family since the late 1970s.

It is great to be able to support this family in their endeavors.

Wani Yang | 280 Concord Ave, Cambridge, MA

August 8, 2024

Members of the Board of Zoning Appeal
Inspectional Services Department
831 Massachusetts Ave
Cambridge, MA 02139

I am writing in support of the addition being proposed by Susan Woskie and Debby Rosenkrantz at 13 Saville St, Cambridge.

I live in the house abutting the rear of their home and I attended the Cambridge Public Schools with Liana, their daughter, here in Cambridge and have known the family for many years. With their advancing age, and Debby's Alzheimers making her increasingly unsteady and prone to falls, I understand their desire to have their main living area accessible and on one floor so that they can age in place.

I would like to express my full support for the construction of the proposed addition. I very much look forward to continuing having them and their daughter as neighbors for many years to come.

Sincerely,

A handwritten signature in black ink, appearing to read 'Luis Vasquez', with a stylized, cursive script.

Luis Vasquez
276 Concord Ave
Cambridge, MA 02138

Inspectional Services Dept.
831 Massachusetts AVE
Cambridge, MA 02139

July 11, 2024

To Members of the Board of Zoning Appeal,

We write in support of our neighbors who have applied for zoning relief at 13 Saville St. We support their plans to build an addition to their home. The addition will allow them to age in place and their daughter to live in the home and provide care as needed in the years ahead.

Sincerely,

Maude and Michael Houston
272 Concord Ave
Cambridge, MA 02138

To: Members of the Board of Zoning Appeal,

I have lived across the street from Susan Woskie and Debby Rosenkrantz for 40 years. I am in total support of Susan and Debby's project to create an addition that allows accessible single floor living so that they can age in place at 13 Saville Saville Street. They are a wonderful family and have always been there for me and others on Saville Street.

Sincerely,

Jane Bernstein
12 Saville Street
Cambridge
Massachusetts 02138

ellen baker <ellenruthbaker@gmail.com>

7/9/2024 8:33 PM

13 Saville Street Addition

To Susan Woskie <srw13@comcast.net>

Dear Members of the Cambridge Board of Zoning Appeals:

I am writing to request that you allow the building of an addition to 13 Saville Street. The owners of the house, Susan Woskie and Debbie Rosenkrantz, have been my wonderful neighbors for thirty three years. The addition to their house will allow them to age in place since Debbie is dealing with Alzheimer's. The new space will allow their daughter to move into the house she grew up in and assist with caring for Debbie.

Thank you very much!
Ellen Baker
18 Saville Street

Sent from my iPad

Members of the Board of Zoning Appeal
Inspectional Services Department
831 Massachusetts Ave.
Cambridge, MA 02139

Goodmorning,

I am writing a letter of support regarding our neighbors', Susan Woskie and Debby Rosenkrantz, plans to build an addition onto their house located at 13 Saville St. here in Cambridge.

We moved to 10 Saville St. twenty-seven years ago and we have enjoyed a cooperative and caring neighborly relationship with Debby and Susan from day one. We sincerely hope to spend the rest of our days as neighbors, something that requires careful planning as we all age, and especially as Debby and her family manage the progression of Alzheimer's Disease. This plan means that our neighbors can remain at home, their daughter Liana and her partner can afford to stay in Cambridge as they move into the family home, and the continuity of family life remains intact. We very much support this project!

Sincerely,

Handwritten signatures of Angela Pendleton and Frank Mazer in black ink.

Angela Pendleton and Frank Mazer
10 Saville St.
Cambridge, MA 02138



Susan Woskie <swoskie@gmail.com>

Re: 13 Saville addition

1 message

Ellen Popko <ellen.popko@gmail.com>
To: Susan Woskie <swoskie@gmail.com>

Tue, Jul 9, 2024 at 9:22 PM

Letter of Support for Zoning Ordinance Relief at 13 Saville St.**To:** Members of the Board of Zoning Appeal Inspectional Services Department 831 Massachusetts Avenue Cambridge MA 02139**From:** Ellen Popko**Address:** 205 Appleton St., Cambridge, MA 02139**Date:** July 9, 2024**Subject:** Letter of Support for Susan Woskie and Debby Rosenkrantz at 13 Saville St.

I am writing to express my support for the zoning ordinance relief request submitted by my neighbors, Susan Woskie and Debby Rosenkrantz, at 13 Saville St.

As a resident of 205 Appleton St. for the past six years, my property overlooks the proposed project site. I have had the pleasure of knowing Susan and Debby, and I am familiar with their situation.

Susan and Debby have lived and raised their family at 13 Saville St. for 33 years. They have expressed their desire to age in place, a decision I wholeheartedly support. Their plans involve an addition that would create an accessible single-floor living space, which is particularly important as Debby navigates her Alzheimer's diagnosis.

Having family close by is invaluable during the challenges of eldercare. I understand this firsthand, and I believe it's important for Susan and Debby to have the opportunity to remain in their home with potential support from their children. Granting this zoning relief would allow them to make necessary modifications for a safe and comfortable living environment as Debby's condition progresses.

The proposed project aligns with the spirit of our community, which values fostering a supportive environment for residents of all ages. I urge the Board of Zoning Appeal to consider the long-term benefits this project brings to Susan and Debby, allowing them to age in place with dignity and familiarity.

Thank you for your time and consideration.

Sincerely,

Ellen Popko

On Tue, Jul 9, 2024 at 12:16 PM Susan Woskie <swoskie@gmail.com> wrote:

Just a friendly reminder to drop off or email the zoning board support letter we talked about.

Thanks

Susan (Woskie)

8/27/2024

Members of the Cambridge Board of Zoning Appeal
Inspectional Services Department
831 Massachusetts Avenue
Cambridge, MA 02139

Re: 13 Saville St - Zoning Relief Application - Letter of Support

Dear Members of the Cambridge Board of Zoning Appeal,

We are writing to express our full support for our neighbors, Susan Woskie and Debby Rosenkrantz, regarding their application for zoning relief. Susan and Debby have lived on our street for 33 years and have been exceptional members of our community. Their commitment to the neighborhood and the kindness they've shown to everyone around them make them invaluable to our street.

As Debby's Alzheimer's progresses, it has become increasingly important for them to make necessary accommodations to ensure her comfort and well-being. Granting their application would allow them to remain in their home, where they are surrounded by familiar faces and a supportive community. This stability is crucial during such a challenging time.

Additionally, this project would provide an opportunity for their daughter, Liana, to return to her childhood home with her partner. Being able to live together as a family once again, instead of renting elsewhere, would be a wonderful way for them to support each other and continue to contribute positively to our neighborhood. Susan and Debby have our unwavering support, and I hope the board will consider the importance of keeping such wonderful neighbors in our community.

Thank you for your time and consideration.

Sincerely,

Jay and Marissa Donovan

19 Saville St
Cambridge, MA 02138
jfxdonovan@gmail.com
978-500-1343

From: Catherine Milmoe camilmoe@gmail.com
Subject: Zoning Application
Date: Jun 30, 2024 at 3:07:57 PM
To: Susan Woskie swoskie@gmail.com

TO: Members of the Board of Zoning Appeal
RE: 13 Saville Street, Susan Woskie and Debby Rosenkrantz

Hello, I am writing in support of Susan and Debby's application for zoning relief. They have been beloved members of the Saville Street neighborhood for over thirty years and raised their two daughters at 13 Saville. I want them to continue to live in their home and am happy to support their zoning application.

Best,
Catherine Milmoe
3R Saville Street

207 Appleton St — Cambridge, MA 02138

July 20, 2024

Members of the Board of Zoning Appeal
Inspectional Services Department
831 Massachusetts Avenue
Cambridge MA 02139

Re: 13 Saville St

Dear Members of the Board of Zoning Appeal,

We are writing to express support for the project at 13 Saville St. We own 207 Appleton St, where we have lived (initially as renters) since 2020.

We are not strictly speaking abutters, but we have a direct line of sight from our kitchen to the proposed construction site at the back 13 Saville St. As such, we will not be materially affected by the house, though we may be affected by the construction.

We ask that normal rules be followed with respect to noise, dust, debris, etc. during construction.

With that caveat, we support our neighbors' plans to modify the house in a way that suits their family.

Thank you,

Catharine Hornby & Bruce Harvey
(617) 640-7816

Edward Jones
17 Saville St
Cambridge, MA 02138
Eddiejones44@icloud.com
617-429-7000
July 22nd, 2024

City Zoning Department
831 Massachusetts Ave
Cambridge, MA 02139

Dear Members of the City Zoning Department,

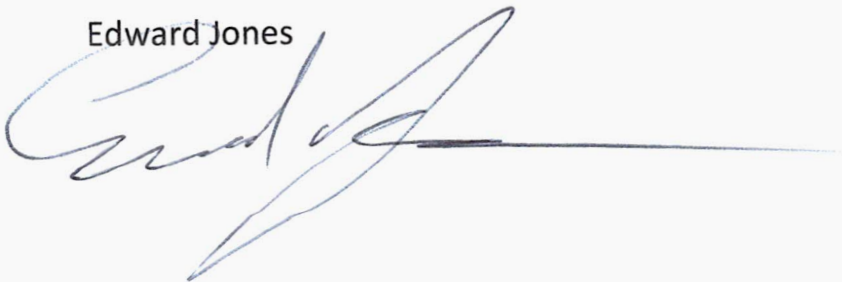
I am writing to support my neighbor, Susan Woskie, in their request to build an addition to their home at 13 Saville St. This addition is essential due to their current health issues.

The addition has been designed to fit well with the existing home and the neighborhood. Approving this request will greatly improve Susan and Debbie's quality of life without negatively impacting our community's appearance.

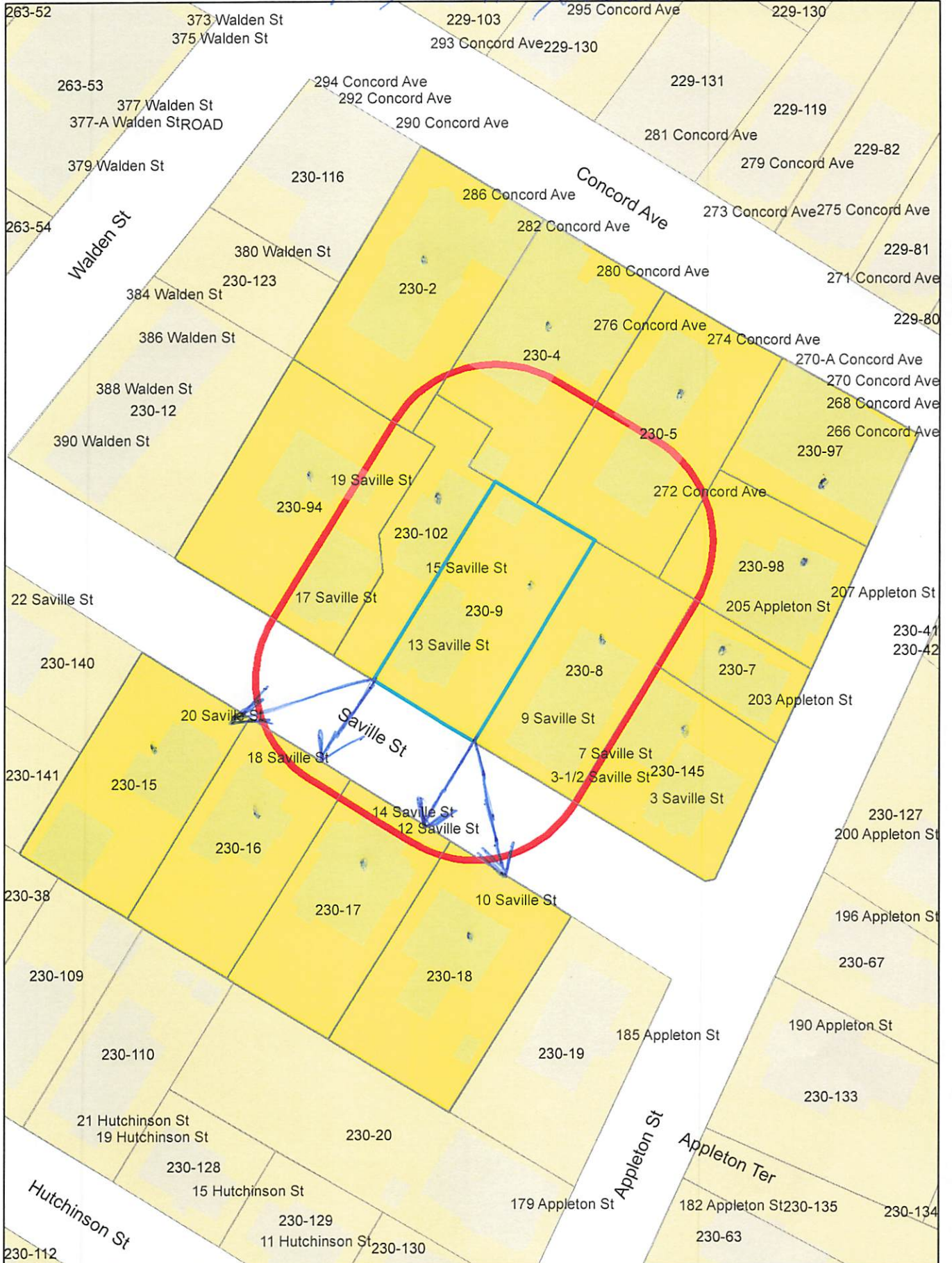
I urge you to approve this project to support a valued member of our community. Thank you for your consideration.

Sincerely,

Edward Jones

A handwritten signature in blue ink, appearing to read 'Edward Jones', with a long horizontal flourish extending to the right.

13 Saville Street



13 Saville St

Pendleton
JAMES J. RAFFERTY, ESQ.
907 MASS AVENUE - SUITE 300
CAMBRIDGE, MA 02139

230-97
266-270 CONCORD AVE REALTY TRUST, LLC
21 SURREY LANE
NEEDHAM, MA 02492

230-98
STEWART, SARAH B.,
TR. THE 205-207 APPLETON ST REALTY TR
85 GARFIELD ST
WATERTOWN, MA 02472

230-16
BAKER, ELLEN R.
18 SAVILLE ST
CAMBRIDGE, MA 02138-1310

230-5
HOUSTON, MICHAEL JOSEPH &
MAUDE ANN HOUSTON
274-276 CONCORD AVE UNIT #272
CAMBRIDGE, MA 02138

230-9
WOSKIE SUSAN
13 SAVILLE ST
CAMBRIDGE, MA 02138

230-18
MAZER, FRANK & ANGELA PENDLETON
10 SAVILLE ST.
CAMBRIDGE, MA 02138-1310

230-2
286 CONCORD AVENUE, LLC
C/O ERIC HOAGLAND
100 GARDEN STREET
CAMBRIDGE, MA 02138-2137

230-5
BRENNAN, MICHAEL R.
274 CONCORD AVENUE
CAMBRIDGE, MA 02138

230-15
MCGEOGHEAN, TIMOTHY & PATRICIA M.
TRS. OF THE 20 SAVILLE ST REALTY TRS
26 MARATHON ST
ARLINGTON, MA 02474

230-17
BERNSTEIN, JANE
12 SAVILLE ST
CAMBRIDGE, MA 02138-1310

230-4
CONCORD-WALDEN, LLC
294 CONCORD AVE
CAMBRIDGE, MA 02138

230-94
CAIRIS-JONES, EDWARD
17 SAVILLE ST
CAMBRIDGE, MA 02138

230-5
VASQUEZ, LUIS & DARIAN C. VASQUEZ
274-276 CONCORD AVE UNIT 276
CAMBRIDGE, MA 02138

230-94
DONOVAN JOSEPH FX III
MUGGEO MARISSA ANNE
19 SAVILLE ST - UNIT 19
CAMBRIDGE, MA 02138

230-7
HODESS, MICHAEL J. & SARAH B. AFFEL
203 APPLETON ST
CAMBRIDGE, MA 02138

230-102
STERN, PATRICK & LAKSHMI BALACHANDRA
86 PLYMOUTH RD
NEEDHAM, MA 02492

230-145
MILMOE, CATHERINE
3R SAVILLE ST
CAMBRIDGE, MA 02138

230-145
CAMPBELL, JONATHAN HEATHER A. REAVEY
3 SAVILLE ST
CAMBRIDGE, MA 02138

230-8
LIKIS, KENNETH J. & LORI L. LIKIS
TRUSTEE OF THE SAVILLE ST 9 REALTY TR.
7 SAVILLE ST
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: Patrick Cord Date: 9/18/24
(Print)

Address: 13 Saville St.

Case No. BZA-286630

Hearing Date: 10/10/24

Thank you,
Bza Members