



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

BZA Application Form

BZA Number: 92098

General Information

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

Special Permit: X

Variance:

Appeal:

PETITIONER: Jonathan Campbell and Heather A. Reavey C/O Shippen L. Page, Esq., Page & Powell, P.C., 174 Lakeview Avenue, Cambridge, MA 02138

PETITIONER'S ADDRESS: Page & Powell, P.C., 174 Lakeview Avenue, Cambridge, 02138

LOCATION OF PROPERTY: 3 Saville St., Cambridge, MA

TYPE OF OCCUPANCY: SFR

ZONING DISTRICT: Residence B Zone

REASON FOR PETITION:

/Additions/ /Dormer/

DESCRIPTION OF PETITIONER'S PROPOSAL:

Petitioner plans to modify the windows in the side yard setback and to add a dormer on the west side of the third floor, thereby adding 73 square feet of living space and increasing the overall FAR in this 2 unit condominium from .55 to .57. This is a pre existing non conforming dwelling. The other condominium is a converted garage

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: 10.000	Section: 10.40 (Special Permit).

Original
Signature(s):

Shippen Page

(Petitioner (s) / Owner)

SHIPPEN L PAGE

(Print Name)

Address:

3 SAVILLE ST. CAMBRIDGE 02138

Tel. No.

617-967-0318

E-Mail Address:

shippen@shippenpage.com

SEPT 23, 2020

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.*

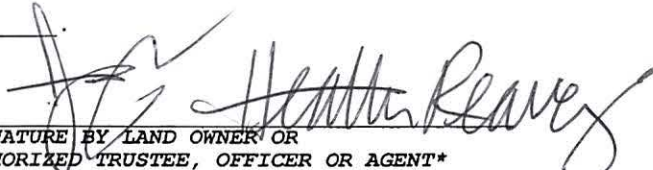
I/We Jon Campbell and Heather A. Reavey
(OWNER)

Address: 3 - 3R Saville Street, Cambridge, MA 02138

State that I/We own the property located at 3 Saville Street, Cambridge, which
is the subject of this zoning application.

The record title of this property is in the name of Jonathan Campbell and
Heather A. Reavey _____

*Pursuant to a deed of duly recorded in the date 7/10/2019, Middlesex South
County Registry of Deeds at Book 72901, Page 247 ; or _____
Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____


SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

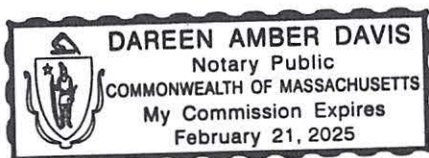
*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of ~~Middlesex~~ Barnstable

The above-named Jonathan Campbell and Heather A. Reavey personally appeared
before me, this 1 of ~~August~~ September 2020 and made oath that the above statement is
true.

My commission expires February 21, 2025 (Notary Seal).

- If ownership is not shown in recorded deed, e.g. if by court order, recent deed, or inheritance, please include documentation.





2019 00097355

Bk: 72901 Pg: 247 Doc: DEED
Page: 1 of 3 07/10/2019 11:55 AM

MASSACHUSETTS EXCISE TAX
~~Southern Middlesex District REG # 001~~
~~Date: 07/10/2019 11:55 AM~~
~~CIR# 003507 17741 Doc# 00097355~~
Fee: \$5,700.00 Cons: \$1,250,000.00

**3-3R SAVILLE STREET CONDOMINIUM
UNIT DEED**

Property Address: 3-3R Saville Street, Unit 3, Cambridge, MA 02138

GRANTOR: Catherine Milmoie, Trustee of the Margaret Milmoie Irrevocable Trust, u/d/t dated December 22, 1998, recorded with Middlesex South Registry of Deeds, Book 29568, Page 530, as the same may be amended by instruments of record

GRANTEE: Jonathan Campbell and Heather A. Reavey, husband and wife, tenants by the entirety

UNIT: 3 **PERCENTAGE INTEREST:** 70%

CONSIDERATION: \$1,250,000.00 (One Million Two Hundred Fifty Thousand) Dollars

POST OFFICE ADDRESS: 3 Saville Street, Cambridge, MA 02138

GRANTOR, the owner of the UNIT described above in the 3-3R Saville Street Condominium, created by Master Deed dated June 26, 2019 and recorded with the Middlesex South Registry of Deeds in Book 72839, Page 388, as such may be amended by instruments of record, in accordance with the provisions of M.G.L. Chapter 183A, for the CONSIDERATION paid as stated above, hereby grants the said UNIT to the GRANTEE with QUITCLAIM COVENANTS.

The UNIT is laid out as shown on a plan recorded with the said Master Deed and to which is affixed a verified statement in the form provided for in M.G.L. Chapter 183A, Section 9.

The UNIT is conveyed together with the above-listed PERCENTAGE INTEREST (a) in the common areas and facilities of the 3-3R Saville Street Condominium as described in the Master Deed, (b) in the 3-3R Saville Street Condominium Trust, recorded with said Master Deed in said Registry of Deeds, as such may be amended by instruments of record, and with the exclusive rights and easements as described in said Master Deed.

The GRANTEE acquires the UNIT with the benefit of, and subject to, the provisions of M.G.L. Chapter 183A, relating to condominiums, as that statute is written as of the date hereof, the Master Deed and the Condominium Trust referred to above as the same may be amended, and any by-laws and rules and regulations from time to time adopted thereunder, and all matters of record stated or referred to in the Master Deed as completely as if each were fully set forth herein; and subject to real estate taxes attributable to the UNIT which are not yet due and payable.

Being a portion the premises conveyed to GRANTOR by deed dated December 22, 1998 and recorded with the Middlesex South Registry of Deeds in Book 29568, Page 541.

GRANTOR hereby terminates and relinquishes any rights of homestead in the premises hereby conveyed and warrants that no individual or entity is entitled to a right of homestead in the premises hereby conveyed as of the date hereof.

End of this page. Signature next page.

Witness my hand and seal under pains and penalties of perjury this 9th
day of July, 2019.

Catherine Milmo, Trustee

Catherine Milmo,
Trustee of the Margaret Milmo
Irrevocable Trust

COMMONWEALTH OF MASSACHUSETTS, Middlesex (county), ss

On this 9th day of July, 2019, before me, the undersigned notary public, personally appeared Catherine Milmo, Trustee of the Margaret Milmo Irrevocable Trust, and proved to me through satisfactory evidence of identification, which was ___ personal knowledge/ X driver's license/ ___ passport, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose and swore to its truth and accuracy to the best of his/her /their knowledge and belief as Trustee of the Margaret Milmo Irrevocable Trust.



Notary Public.
My Commission Expires:

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 3 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:

This is a very modest addition and upgrade to this dwelling that was built in 1905. The proposal adds 73 square feet to this structure which is the main house in the 2 unit condominium, the other being the converted garage. The proposal is in keeping with the architecture and design for the neighborhood

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:

Since the use will continue to be as a single family dwelling, there will be no change in the existing traffic or in the patterns of ingress or egress. The proposal will not cause congestion hazard, or a substantial change in the established 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:

The nature of the proposed use - single family residential - continues the existing use and adjacent uses, namely residential, will not be adversely affected.

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 proposal will not be a nuisance or hazard to the detriment of the health, safety and/or welfare of the occupant or the citizens of Cambridge because the applicant proposes a modest increase in the square footage of living area and a dormer while continuing to occupy the dwelling as a single family residence. The proposal will be a benefit to 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:

This proposal will improve the property, make it more suitable for a family and as a result will not impair the integrity of the district or otherwise derogate from the intent or purpose of the Ordinance.

***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:** Jonathan Campbell and Heather A. Reavey**Present Use/Occupancy:** SFR**Location:** Page & Powell, P.C. , 174 Lakeview Avenue**Zone:** Residence B Zone**Phone:** 617-967-0318**Requested Use/Occupancy:** SFR

	<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>	2420	2493	2180	(max.)
<u>LOT AREA:</u>	4360	4360	5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>	.55	.57	.50	
<u>LOT AREA OF EACH DWELLING UNIT</u>	4360	4360	2500	
<u>SIZE OF LOT:</u>				
WIDTH	70	70	50	
DEPTH	NA	NA	NA	
<u>SETBACKS IN FEET:</u>				
FRONT	15'3"	15'3"	15'0"	
REAR	18' 8.5"	18' 8.5"	25.0'	
LEFT SIDE	28'	28'	7'6"	
RIGHT SIDE	8'6"	8'6"	7'6"	
<u>SIZE OF BUILDING:</u>				
HEIGHT	32'10"	32'10"	35	
WIDTH	NA	NA	NA	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	14%	14%	40%	
<u>NO. OF DWELLING UNITS:</u>	2	2	2	
<u>NO. OF PARKING SPACES:</u>	4	4	2	
<u>NO. OF LOADING AREAS:</u>	N/A	N/A	N/A	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>	4'3"	4'3"	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.

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'.

Pacheco, Maria

From: Angela Pendleton <angelapen7@yahoo.com>
Sent: Monday, October 19, 2020 9:20 PM
To: Pacheco, Maria
Subject: 3 Saville Street

We are happy to support our new neighbors as they update their house at 3 Saville St.,and get ready to move in!
Sincerely,
Angela Pendleton
10 Saville St

Pacheco, Maria

From: Catherine Miller <catherine.regina.miller@gmail.com>
Sent: Saturday, October 24, 2020 6:55 PM
To: Pacheco, Maria
Cc: jhcampb@gmail.com
Subject: 3 Saville Street

Dear Board of Zoning Appeal, Ms. Pacheco,

Heather Reavey and Jonathan Campbell have shared with us their plans for renovating 3 Saville Street.

We have no objections and believe this work will contribute to the the neighborhood.

We are in full support of these plans being approved.

Thank you for your consideration.

Best,
Catherine and Benjamin Miller
200 Appleton St
Cambridge MA 02138
617-833-2021

Pacheco, Maria

From: Michael Hodess <hodess@gmail.com>
Sent: Tuesday, October 27, 2020 10:16 AM
To: Pacheco, Maria
Subject: 3 Saville Street - Application for Heather Reavey and Jonathan Campbell for a special permit

Dear Board of Zoning Appeal,
Heather and Jonathan have shared their plans for renovating 3 Saville Street. We have no objections and believe this work will contribute to the neighborhood. We are the neighbors most impacted by the changes, as the dormer is nearest our home, and we welcome them.

Thank you for considering our views.

Sincerely,
Michael Hodess and Sarah Affel

203 Appleton St, Cambridge, MA 02138

October 28, 2020

Cambridge Board of Zoning Appeals

Lombardi Building
831 Massachusetts Avenue
Cambridge, MA 02139

#97098

Re: Application for Heather Reavey and Jonathan Campbell for a special permit, 3 Saville Street

Dear Board of Zoning Appeal,

We support Heather Reavey and Jonathan Campbell's application for a special permit to renovate their house at 3 Saville Street. We strongly believe the BZA should approve the application as it will support Cambridge's longstanding policy of allowing residents to make accommodations in their homes to make them better suited to the families that live in them.

Sincerely,

Anastacia and Jorge Salcedo
196 Appleton St.
Cambridge, MA 02138

REAVEY/CAMPBELL
RESIDENCE

ZONING SUBMISSION SET07/29/20

HEATHER REAVEY
AND JON
CAMPBELL

3 SAVILLE
CAMBRIDGE, MA 02138



ARCHITECT:



SAM KACHMAR
ARCHITECTS
(p)978-270-8441
kachmardesign.com
357 HURON AVE.
CAMBRIDGE MA, 02138

CLIENT:

HEATHER REAVEY AND JON
CAMPBELL

INTERIOR DESIGNER:

XXX

Sheet List		
Sheet Number	Sheet Name	Drawn By
A-000	COVER	SKA
A-001	GENERAL NOTES, SYMBOLS & ABBREVIATIONS	SKA
A-002	PLOT AND AREA PLAN	SKA
A-003	SITE AXON	SKA
A-100	PROPOSED LOWER LEVEL- REDUCED WORK SCOPE	SKA
A-100A	PROPOSED LOWER LEVEL	Author
A-101	PROPOSED LEVEL 1- REDUCED WORK SCOPE	SKA
A-101A	PROPOSED LEVEL 1	Author
A-102	PROPOSED LEVEL 2- REDUCED WORK SCOPE	SKA
A-102A	PROPOSED LEVEL 2	Author
A-103	PROPOSED LEVEL 3 - REDUCED WORK SCOPE	Author
A-103A	PROPOSED LEVEL 3	Author
A-104	PROPOSED ROOF - REDUCE WORK SCOPE	SKA
A-104A	PROPOSED ROOF	Author
A-201	PROPOSED EAST ELEVATION	SKA
A-202	PROPOSED SOUTH ELEVATION (FRONT)	SKA
A-204	PROPOSED NORTH ELEVATION (BACK)	SKA
A-205	PROPOSED WEST ELEVATION	Author
A-300-A	PROPOSED SECTIONS	SKA

GENERAL CONTRACTOR:

XXX

Sheet List		
Sheet Number	Sheet Name	Drawn By
A-400	ENLARGED LEVEL 1 KITCHEN	Author
A-400a	ENLARGED LEVEL 1 KITCHEN ISLAND	Author
A-401	ENLARGED LEVEL 1 LIVING ROOM	SKA
A-402	ENLARGED LEVEL 1 MUDROOM	SKA
A-403	ENLARGED LEVEL 1 POWDER ROOM	Author
A-404	ENLARGED LEVEL 2 BATHROOM	Author
A-405	ENLARGED LEVEL 2 BEDROOM 1	Author
A-406	ENLARGED LEVEL 2 BEDROOM 2	Author
A-407	ENLARGED LEVEL 2 OFFICE	Author
A-408	ENLARGED LEVEL 3 MASTER BEDROOM	Author
A-409	ENLARGED LEVEL 3 MASTER BATHROOM	Author
A-410	ENLARGED LEVEL 3 MASTER CLOSET	Author
A-411	ENLARGED LEVEL 3 STORAGE	Author
A-412	ENLARGED BACK DECK	Author
A-413	ENLARGED SIDE DECK	Author
A-414	ENLARGED CLOSETS	Author
A-415	ENLARGED STAIRS	Author
A-600	LOWER LEVEL R.C.P.	SKA
A-601	LEVEL 1 R.C.P.	SKA
A-602	LEVEL 2 R.C.P.	SKA
A-603	LEVEL 3 R.C.P.	Author
A-800	DETAILS	SKA
A-801	DETAILS 2	Author

STRUCTURAL ENGINEER:

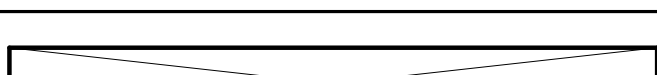
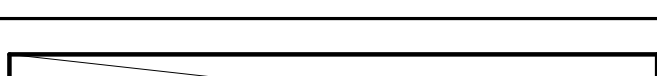
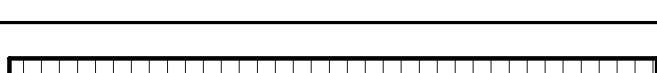
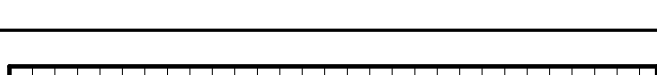
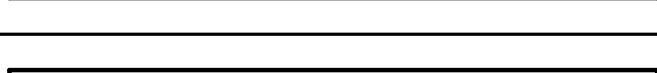
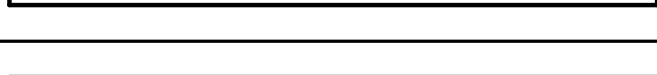
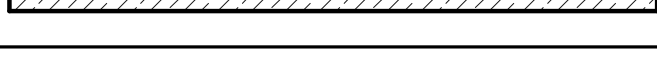
XXX

Sheet List		
Sheet Number	Sheet Name	Drawn By
A-802	DETAILS 3	Author
A-900	DOOR & WINDOW SCHEDULE	SKA
A-901	PLUMBING FIXTURE SCHEDULE	SKA
A-902	SPECIALITY EQUIPMENT SCHEDULE	Author
A-903	FINISHES SCHEDULE & HARDWARE SCHEDULE	SKA
BZA-000	COVER	Author
BZA-002	GENERAL NOTES	Author
BZA-003	SITE PLAN	Author
BZA-004	SITE AXON	Author
BZA-005	PROPOSED LEVEL 0	Author
BZA-006	PROPOSED LEVEL 1	Author
BZA-007	PROPOSED LEVEL 2	Author
BZA-008	PROPOSED LEVEL 3	Author
BZA-009	PROPOSED ROOF PLAN	Author
BZA-010	PROPOSED EAST ELEVATION	Author
BZA-011	PROPOSED SOUTH ELEVATION	Author
BZA-012	PROPOSED NORTH ELEVATION	Author
BZA-013	PROPOSED WEST ELEVATION	Author
BZA-014	EAST/ SOUTH ELEVATION RENDERS	Author
BZA-017	NORTH/ WEST ELEVATION RENDERS	Author
BZA-019	EXISTING CONDITIONS	Author
X-001	LEVEL 1	Author
X-002	LEVEL 2	Author
X-003	LEVEL 3	Author
Grand total: 66		

ABBREVIATIONS

#	NUMBER OR POUND	INT	INTERIOR
&.+	AND	JT	JOINT
@	AT	L	LENGTH
ADJ	ADJUSTABLE	LAM	LAMINATE, LAMINATED
AFF	ABOVE FINISH FLOOR	LB	POUND
ALUM	ALUMINUM	LGMF	LIGHT GAGE METAL FRAMING
APPROX	APPROXIMATELY	LT	LIGHT
ARCH	ARCHITECTURAL	LT WT	LIGHT WEIGHT
AVB	AIR AND VAPOR BARRIER	MAX	MAXIMUM
BD	BOARD	MDF	MEDIUM DENSITY FIBER
BIT	BITUMINOUS	MECH	MECHANICAL
BLDG	BUILDING	MED	MEDIUM
BSMT	BASEMENT	MFR	MANUFACTURER
BTWN	BETWEEN	MIN	MINIMUM
CF	CUBIC FEET	MISC	MISCELLANEOUS
CI	CUBIC INCHES	MTD	MOUNTED
CJ	CONTROL JOINT	MTL	METAL
CL	CENTERLINE	N	NORTH
CLG	CEILING	N/A	NOT APPLICABLE
CLR	CLEAR OR CLEARANCE	NIC	NOT IN CONTRACT
CMU	CONCRETE MASONRY UNIT	NOM	NOMINAL
COL	COLUMN	NTS	NOT TO SCALE
CONC	CONCRETE	OC	ON CENTER
CONT	CONTINUOUS	OD	OUTSIDE DIAMETER
CORR	CORRIDOR, CORRUGATED	OH	OPPOSITE HAND
CTR	CENTER	OPP	OPPOSITE
D	DEPTH, DEEP	OSB	ORIENTED STRANDBOARD
DBL	DOUBLE	OVHD	OVERHEAD
DEMO	DEMOLISH, DEMOLITION	OZ	OUNCE (S)
DIA	DIAMETER	PATT	PATTERN (ED)
DIM	DIMENSION	PERF	PERFORATED
DN	DOWN	PERP	PERPENDICULAR
DTL	DETAIL	PLAM	PLASTIC LAMINATE
DW	DISHWASHER	PLYWD	PLYWOOD
E	EAST	PNT	PAINT, PAINTED
EA	EACH	PR	PAIR
EJ	EXPANSION JOINT	PREFAB	PREFABRICATE, PREFABRICATED
EL	ELEVATION (GRADE)	QTY	QUANTITY
ELEC	ELECTRICAL	RAD	RADIUS
ELEV	ELEVATION (FACEADE)	RBR	RUBBER
EOS	EDGE OF SLAB	RD	ROOF DRAIN
EQ	EQUAL, EQUIPMENT, EQUIP	REF	REFERENCE
ETR	EXISTING TO REMAIN	REFR	REFRIGERATE, REFRIGERATOR
EXG	EXISTING	REINF	REINFORCE, REINFORCED
EXP	EXPOSED	REQ	REQUIRE
EXT	EXTERIOR	REV	REVISION, REVISE, REVISED
FAB	FABRICATE, FABRICATION	RM	ROOM
FD	FLOOR DRAIN	RO	ROUGH OPENING
FF	FINISHED FLOOR	S	SOUTH
FL	FLOOR	SCHED	SCHEDULE
FW	FACE OF WALL	SF	SQUARE FEET
FT	FEET, FOOT	SJ	SQUARE INCHES
GA	GALVE	SIM	SIMILAR
GALV	GALVANIZED	SPEC	SPECIFICATION
GL	GLASS, GLAZING, GLAZED	SQ	SQUARE
GWB	GYPSUM WALLBOARD, BACKING BOARD	SS, SST	STAINLESS STEEL
GYP	GYPSUM	STC	SOUND TRANSMISSION CLASS
H	HIGH	STL	STEEL
HDWD	HARDWOOD	STOR	STORAGE
HM	HOLLOW METAL	STR	STAIR
HORIZ	HORIZONTAL	T.O.	TOP OF
HVAC	HEATING, VENTILATING & AIR CONDITIONING	U.O.	UNDERSIDE OF
IN	INCH, INCHES	UON	UNLESS OTHERWISE NOTED
INCL	INCLUDE, INCLUDED	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 NAME SCALE: 1/X" = 1'-0"		DRAWING TITLE	
		EXTERIOR ELEVATION KEY	
		INTERIOR ELEVATION KEY	
		BUILDING SECTION MARKER	
		WALL SECTION MARKER	
		DETAIL AREA MARKER	
		DETAIL SECTION MARKER	
		GRID LINE	
		VERTICAL ELEVATION KEY (ELEV)	
		SPOT ELEVATION W/ TARGET (PLAN)	
		SPOT ELEVATION NO TARGET (PLAN)	
		REVISION CLOUD AND REVISION TAG	
	ROOM TAG		CENTERLINE
	AREA TAG		MATCH LINE
	DOOR TAG		HINGE SIDE OF DOOR
	WINDOW TAG		ALIGN SURFACES
			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.

GENERAL NOTES

HEATHER REAVEY AND JON CAMPBELL

REAVEY/CAMPBELL RESIDENCE

3 SAVILLE
CAMBRIDGE, MA 02138



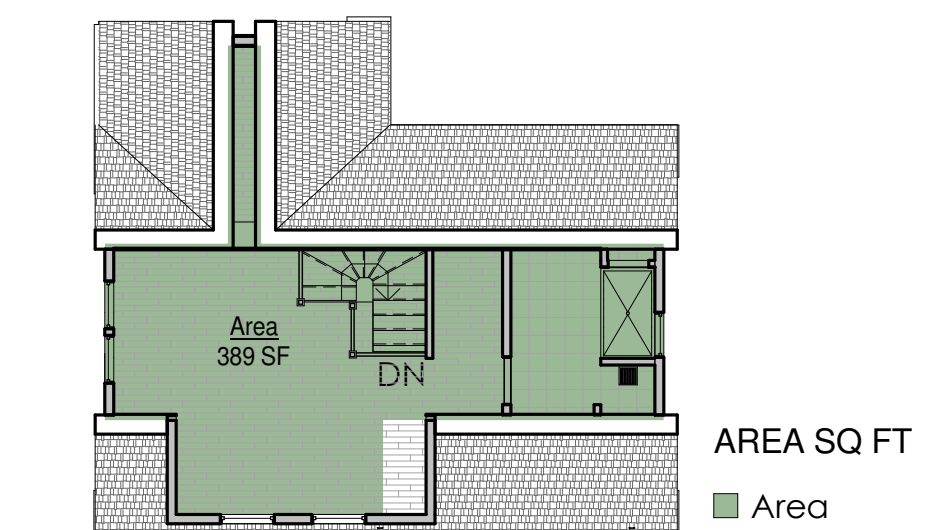
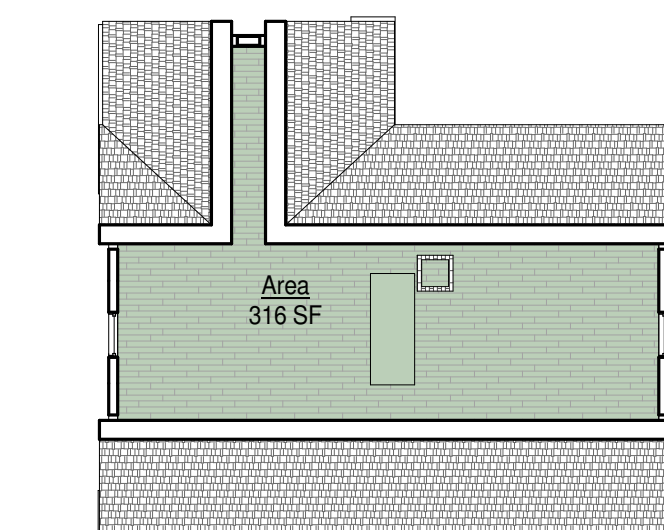
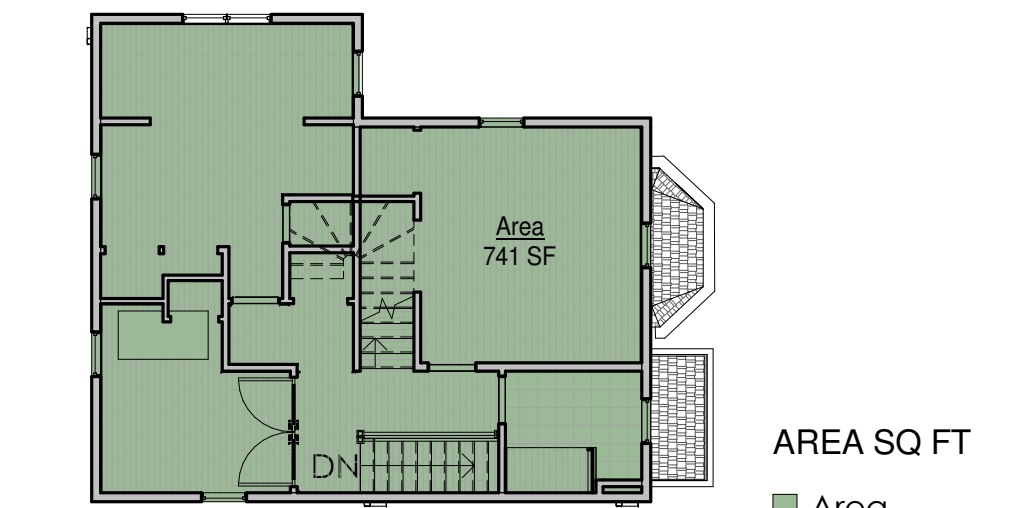
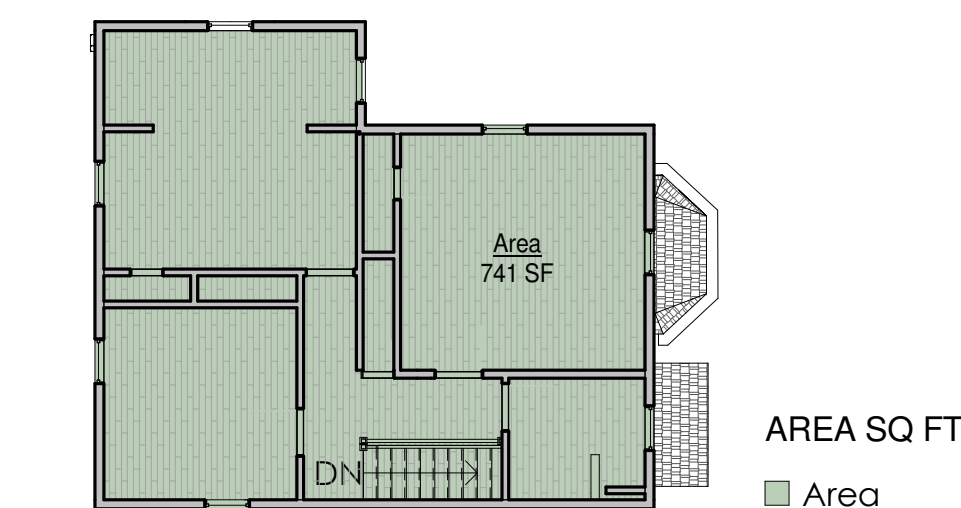
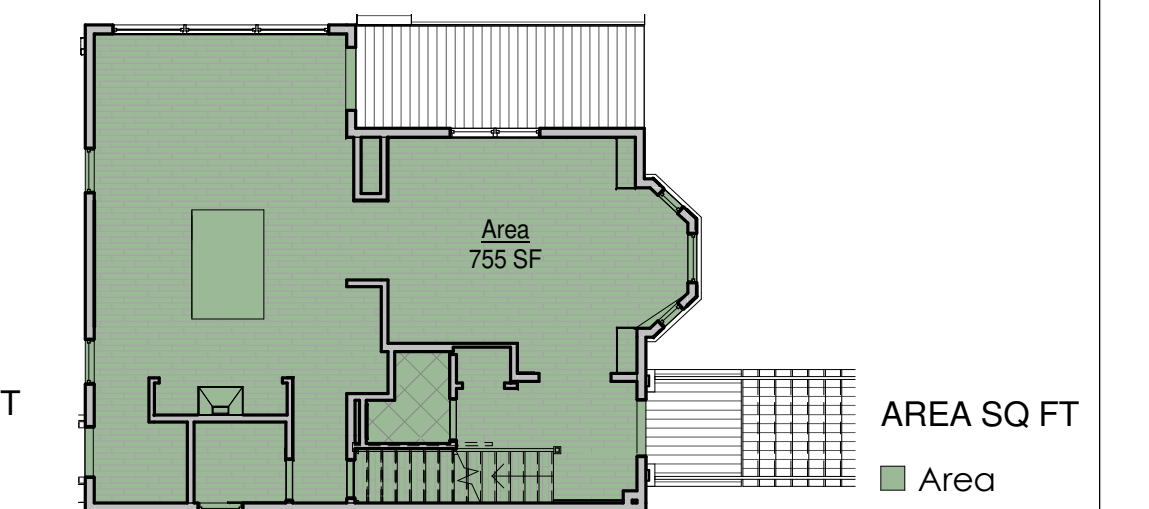
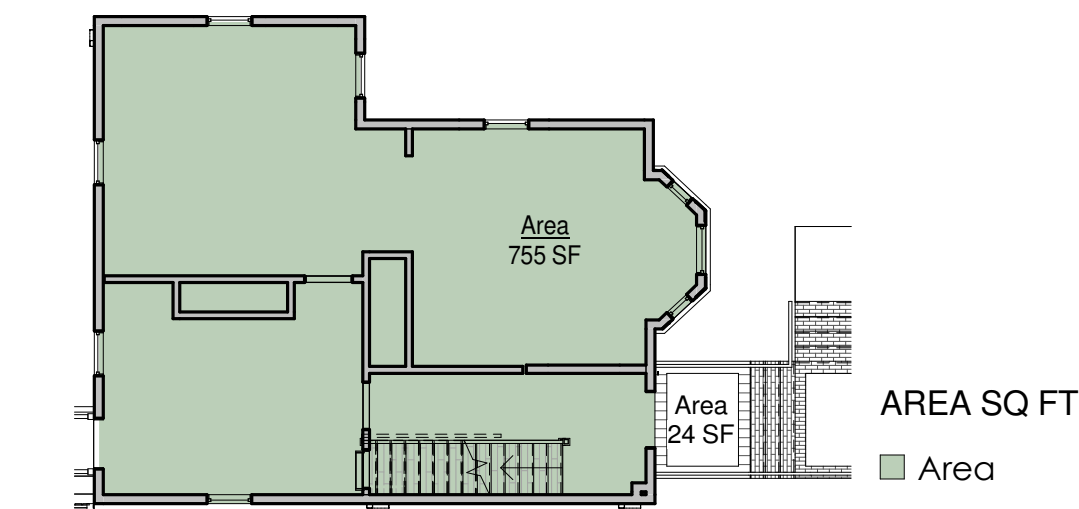
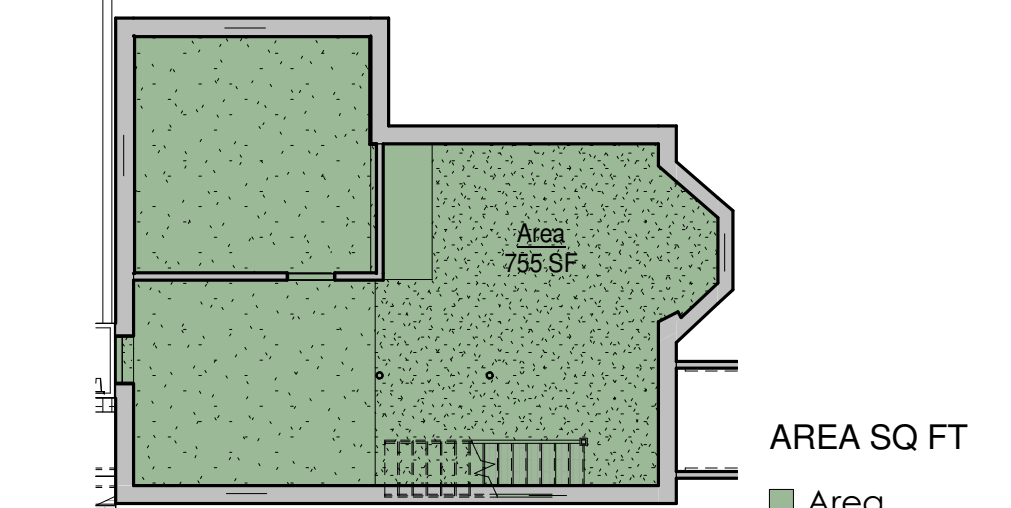
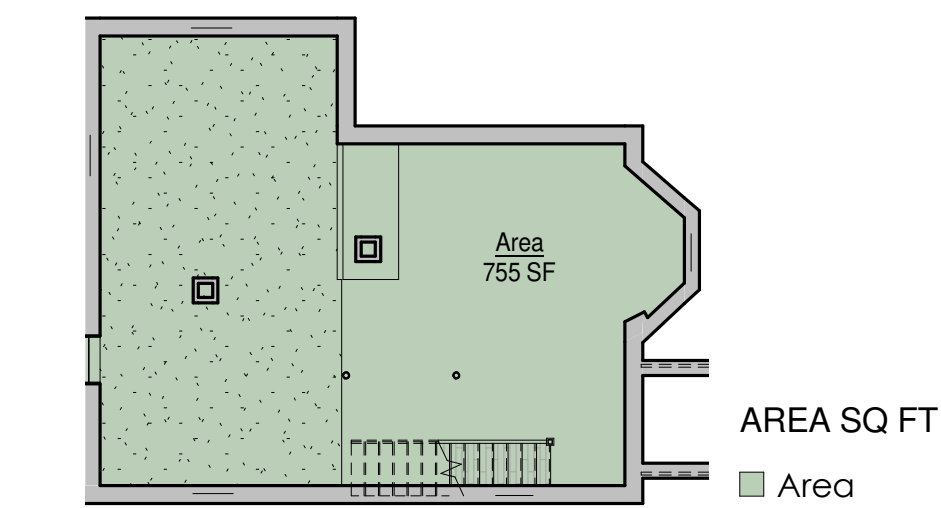
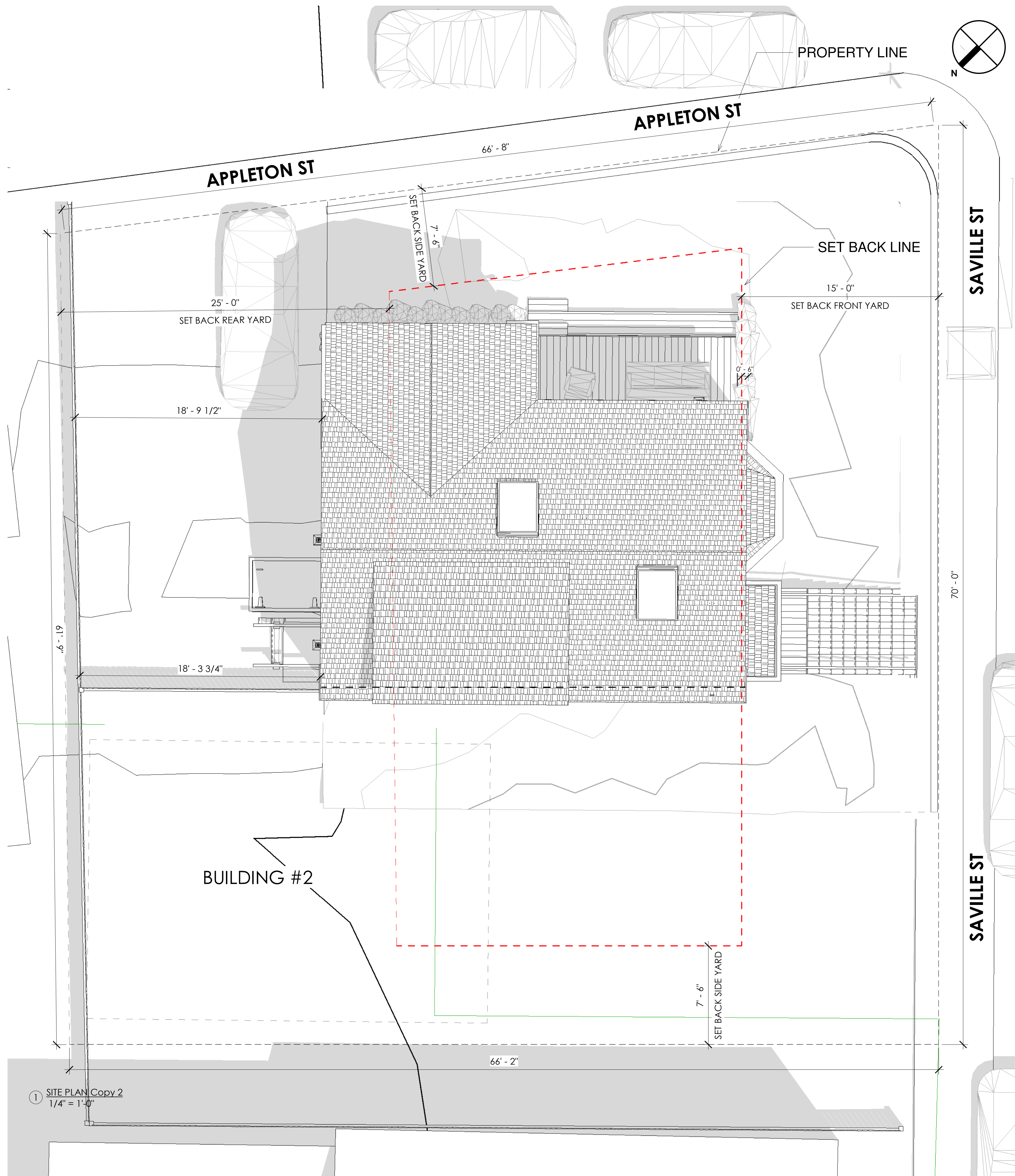
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BZA-002

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



EXISTING			
Level	Name	Area	Perimeter
LOWER LEVEL	Area	755 SF	117' - 5"
LEVEL 1	Area	755 SF	117' - 9 3/4"
LEVEL 2	Area	741 SF	115' - 4"
LEVEL 3	Area	316 SF	101' - 9 3/4"
Grand total		2567 SF	

PROPOSED			
Level	Name	Area	Perimeter
LOWER LEVEL	Area	755 SF	118' - 1 3/4"
LEVEL 1	Area	755 SF	118' - 5 1/4"
LEVEL 2	Area	741 SF	115' - 4"
LEVEL 3	Area	389 SF	114' - 4"
Grand total		2641 SF	

ZONING DISTRICT: RESIDENCE B

EXISTING LIVING AREA: 1,812 sf.
(+ 608 sf. FROM BUILDING # 2)

EXISTING LAND AREA: 4,360 sf.

EXISTING F.A.R.: 0.55
MAX. ALLOW FAR: 0.5

PROPOSED LIVING AREA: 1,885 sf.
(+ 608 sf. FROM BUILDING # 2)

PROPOSED LAND AREA: 4,360 sf.

PROPOSED F.A.R.: 0.57
(W/DORMER)



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SITE PLAN

HEATHER REAVEY AND JON CAMPBELL

REAVEY/CAMPBELL RESIDENCE

3 SAVILLE
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Project Status: ZONING SUBMISSION SET
Project number: 2017.08
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Scale: As indicated



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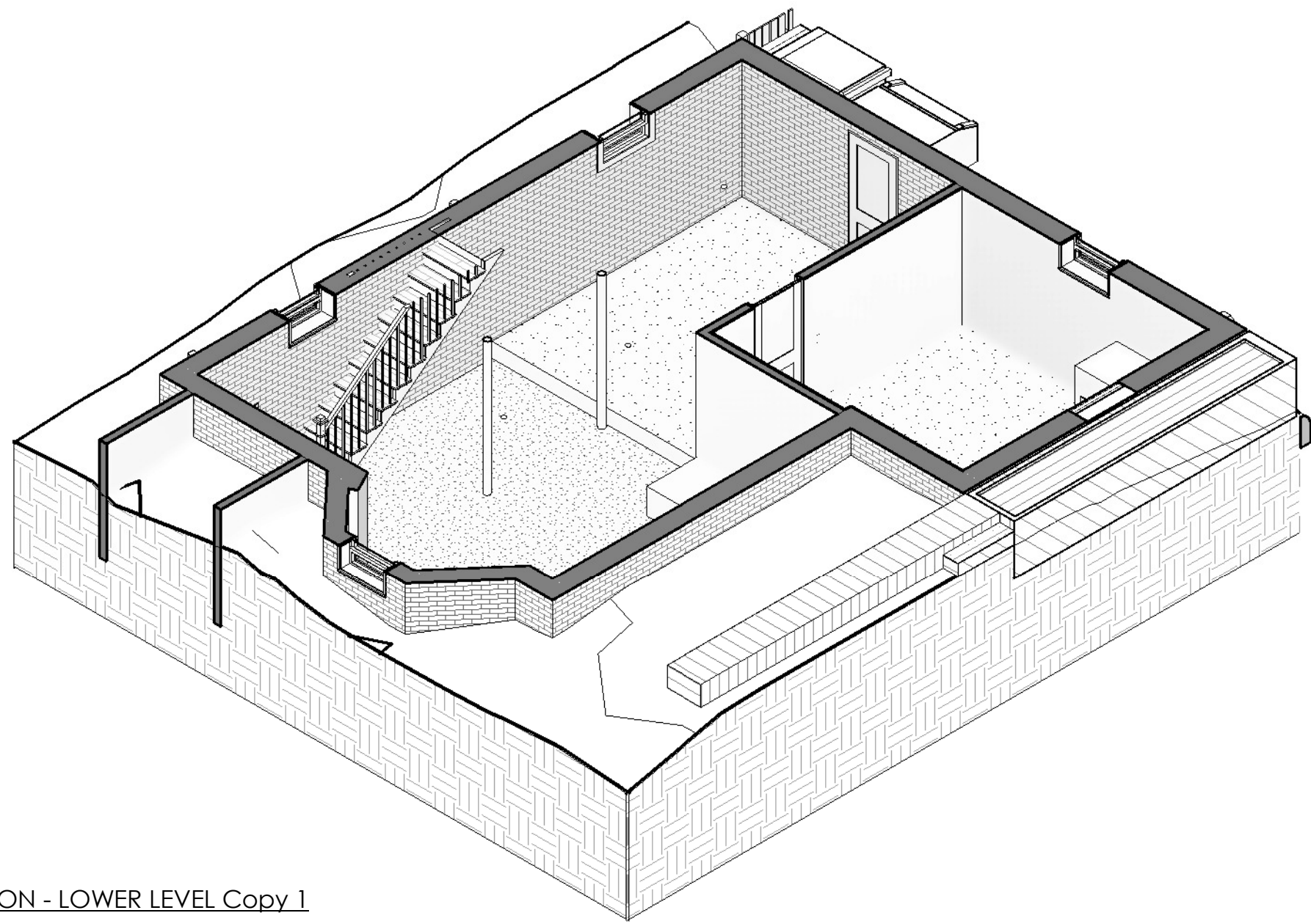
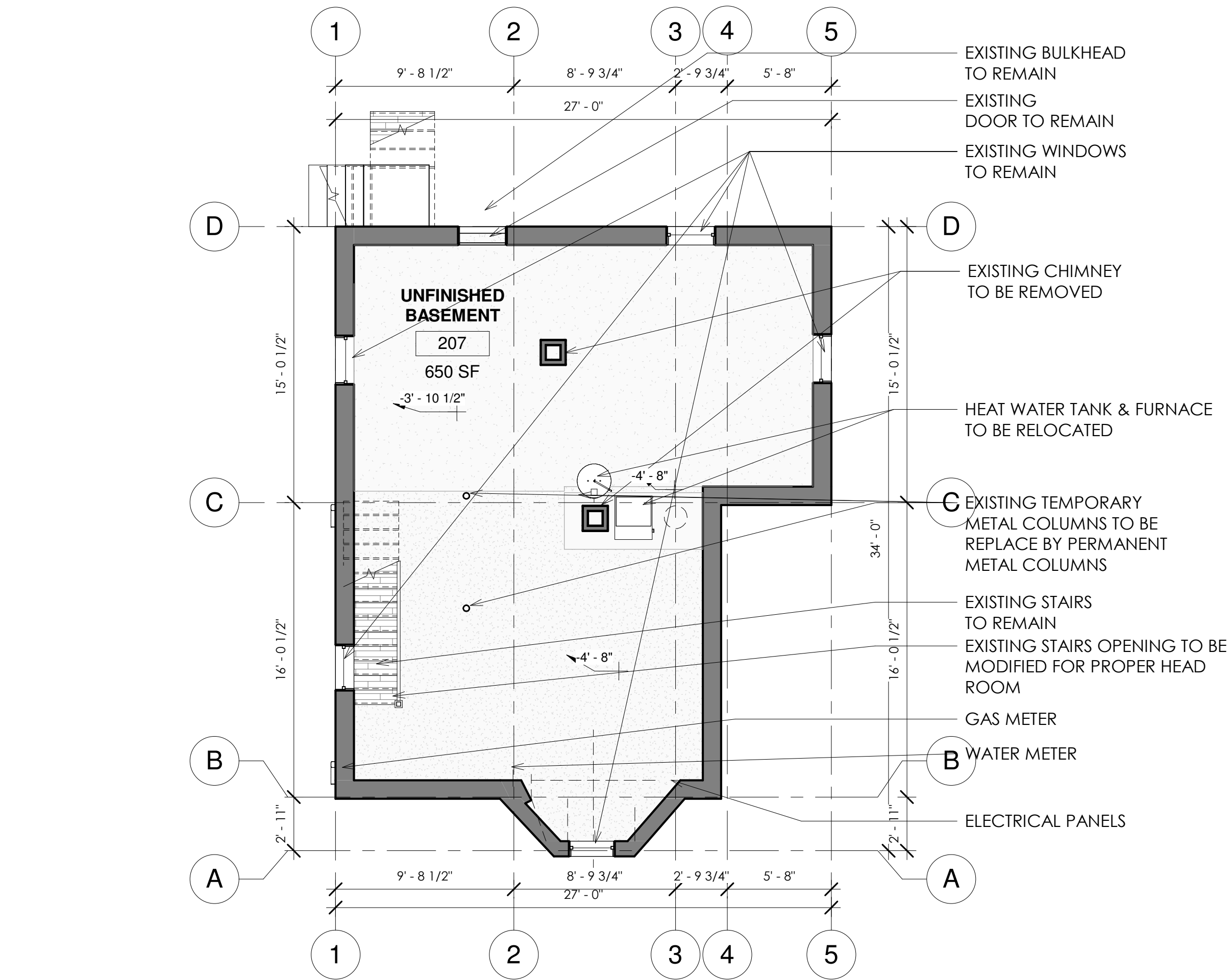
SITE AXON

HEATHER REAVEY AND JON CAMPBELL
REAVEY/CAMPBELL RESIDENCE
3 SAVILLE
CAMBRIDGE, MA 02138

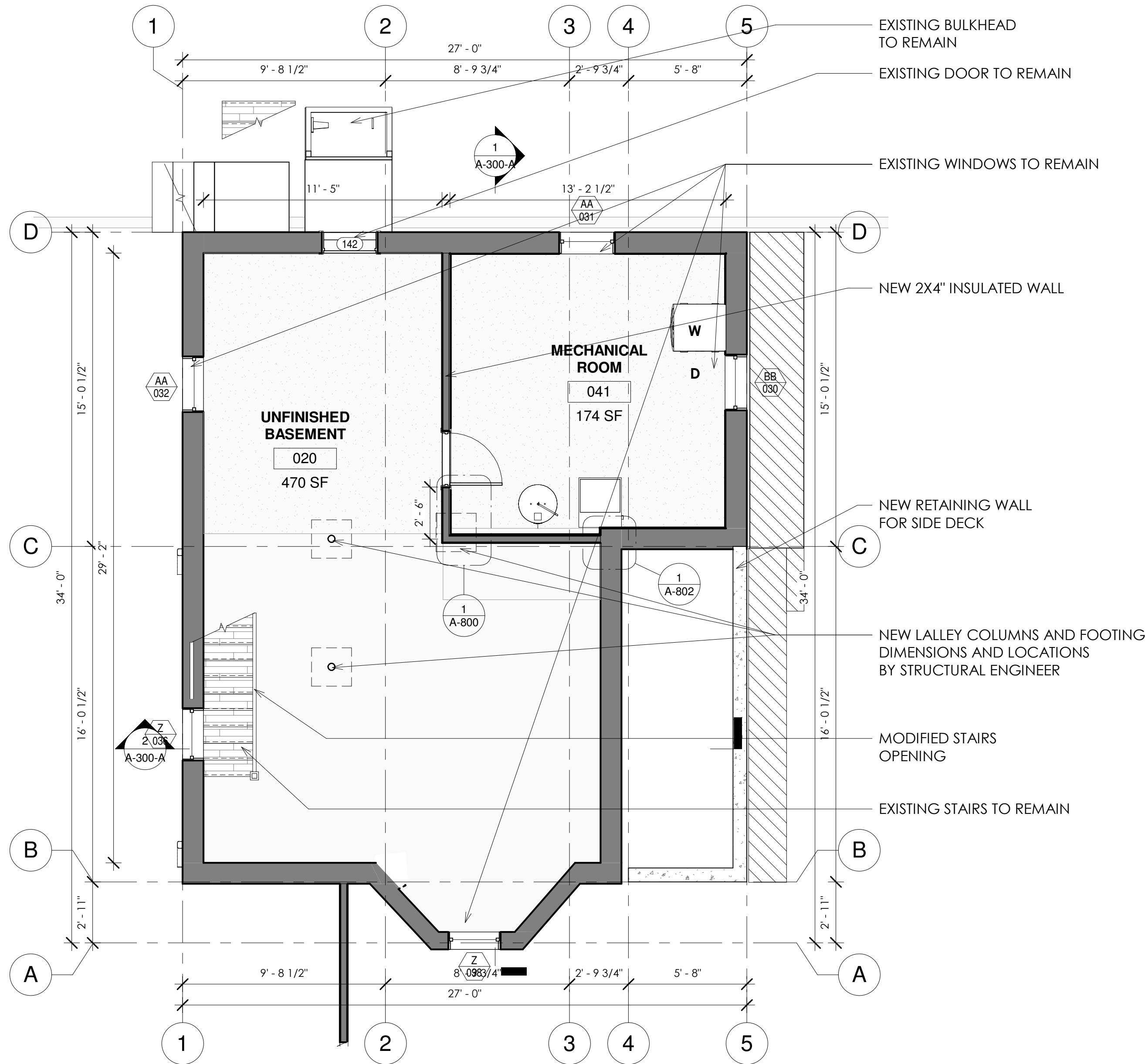
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Project number: 2017.08
Date: _____
Drawn by: _____ Author: _____
Checked by: _____ Checker: _____

BZA-004
Scale: _____

LEVEL 0



AXON - LOWER LEVEL Copy 1

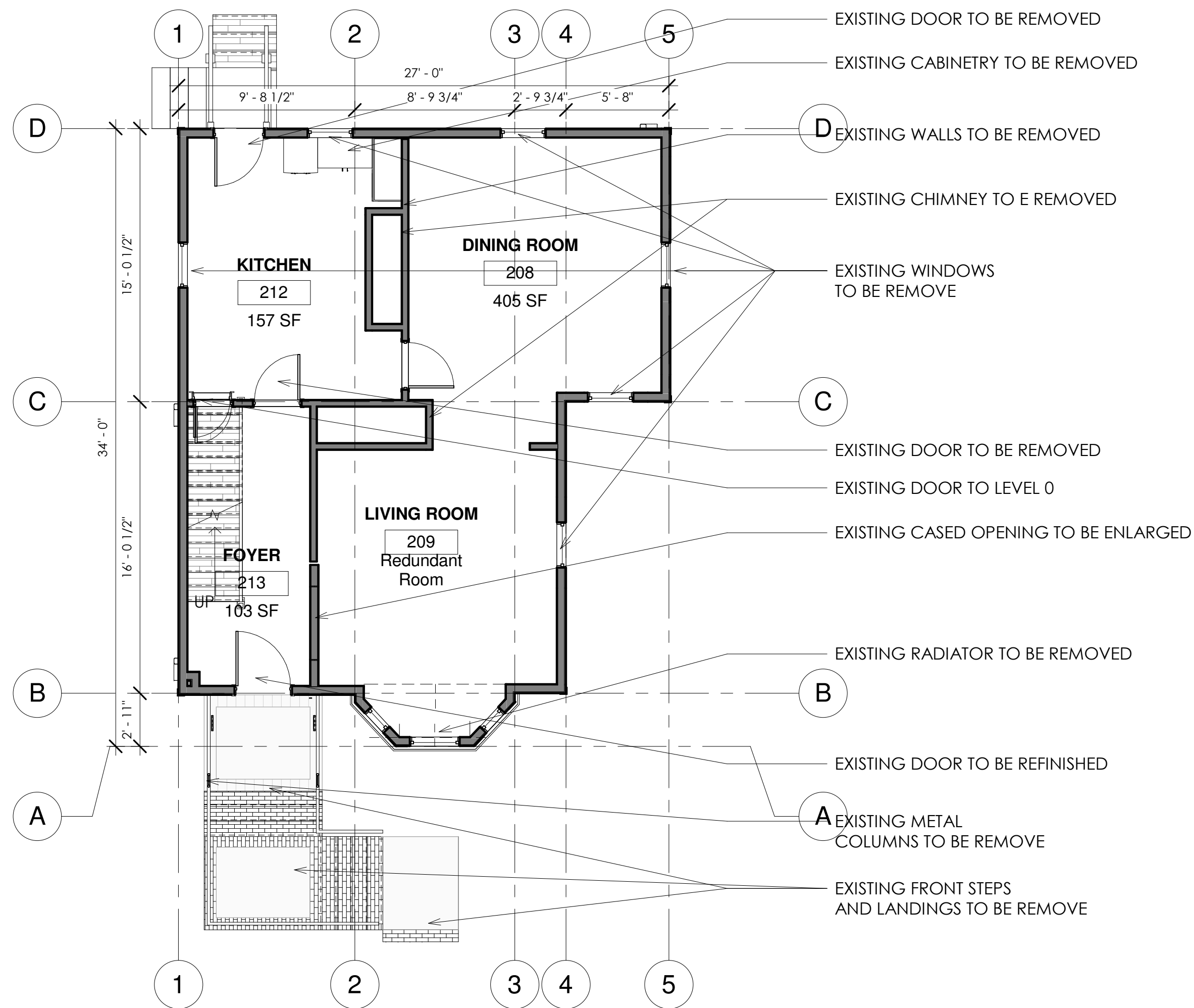


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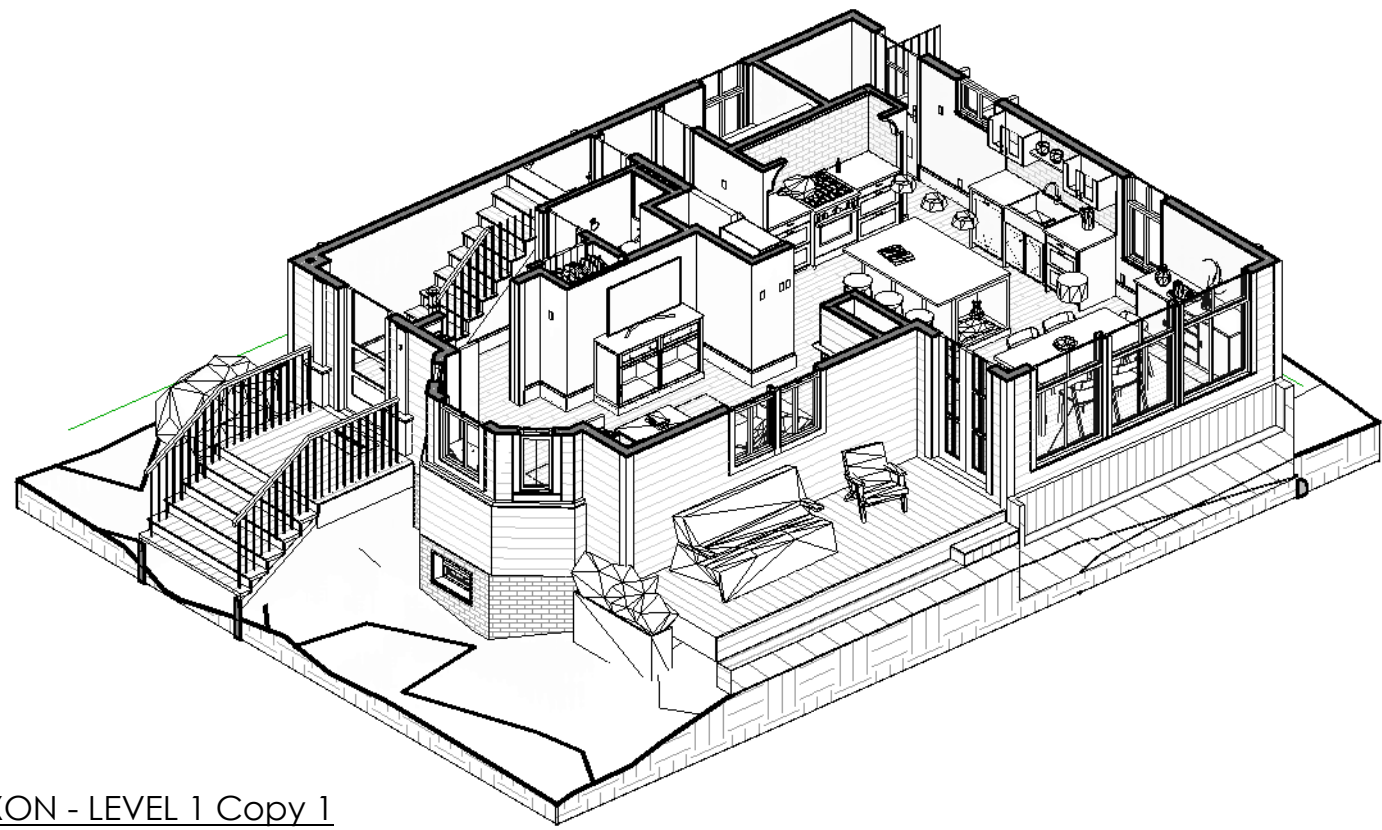
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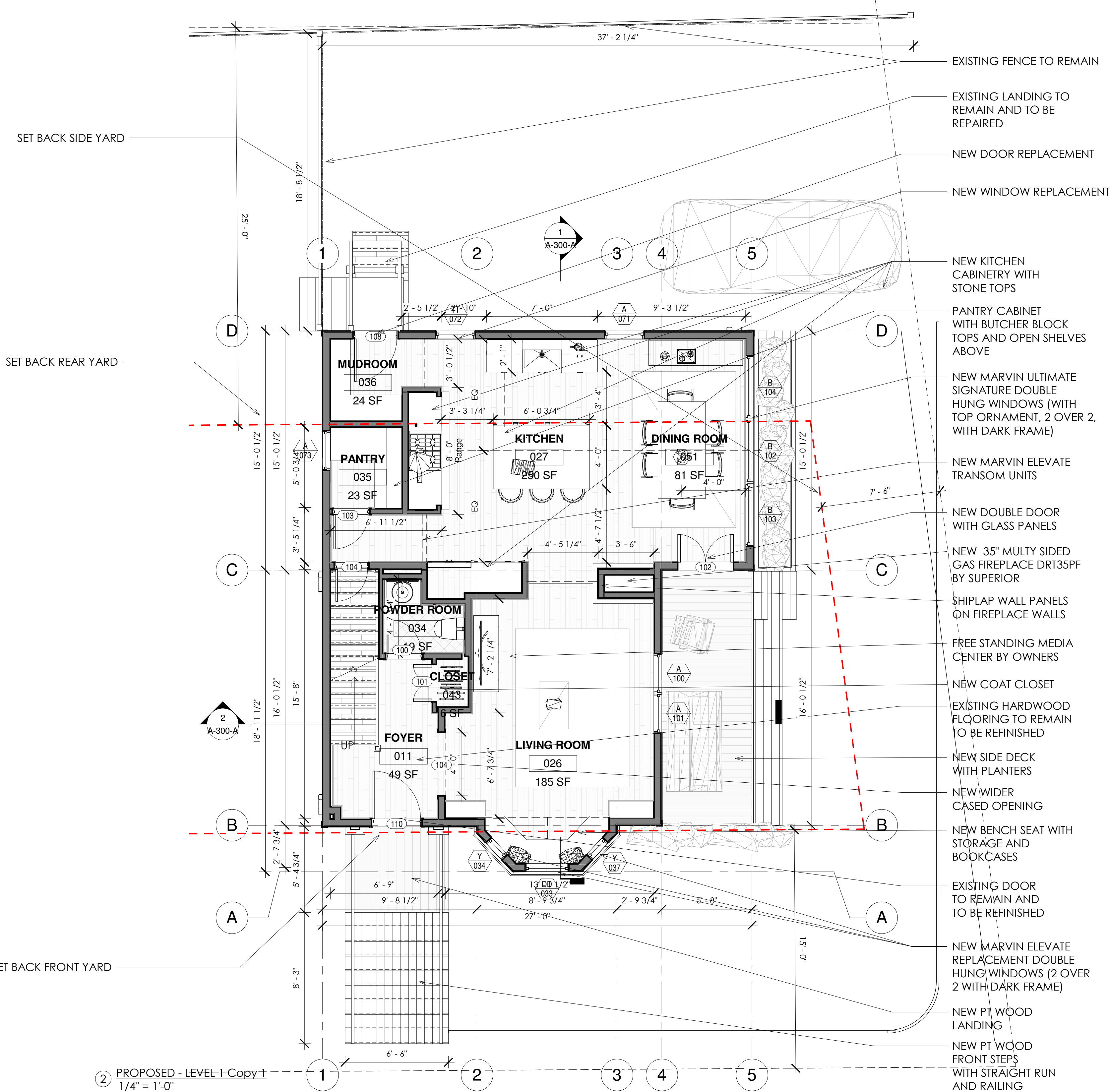


1 EXISTING - LEVEL 1 Copy 1
3/16" = 1'-0"

LEVEL 1



3 AXON - LEVEL 1 Copy 1



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



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PROPOSED LEVEL 1

HEATHER REAVEY AND JON
CAMPBELL

REAVEY/CAMPBELL RESIDENCE

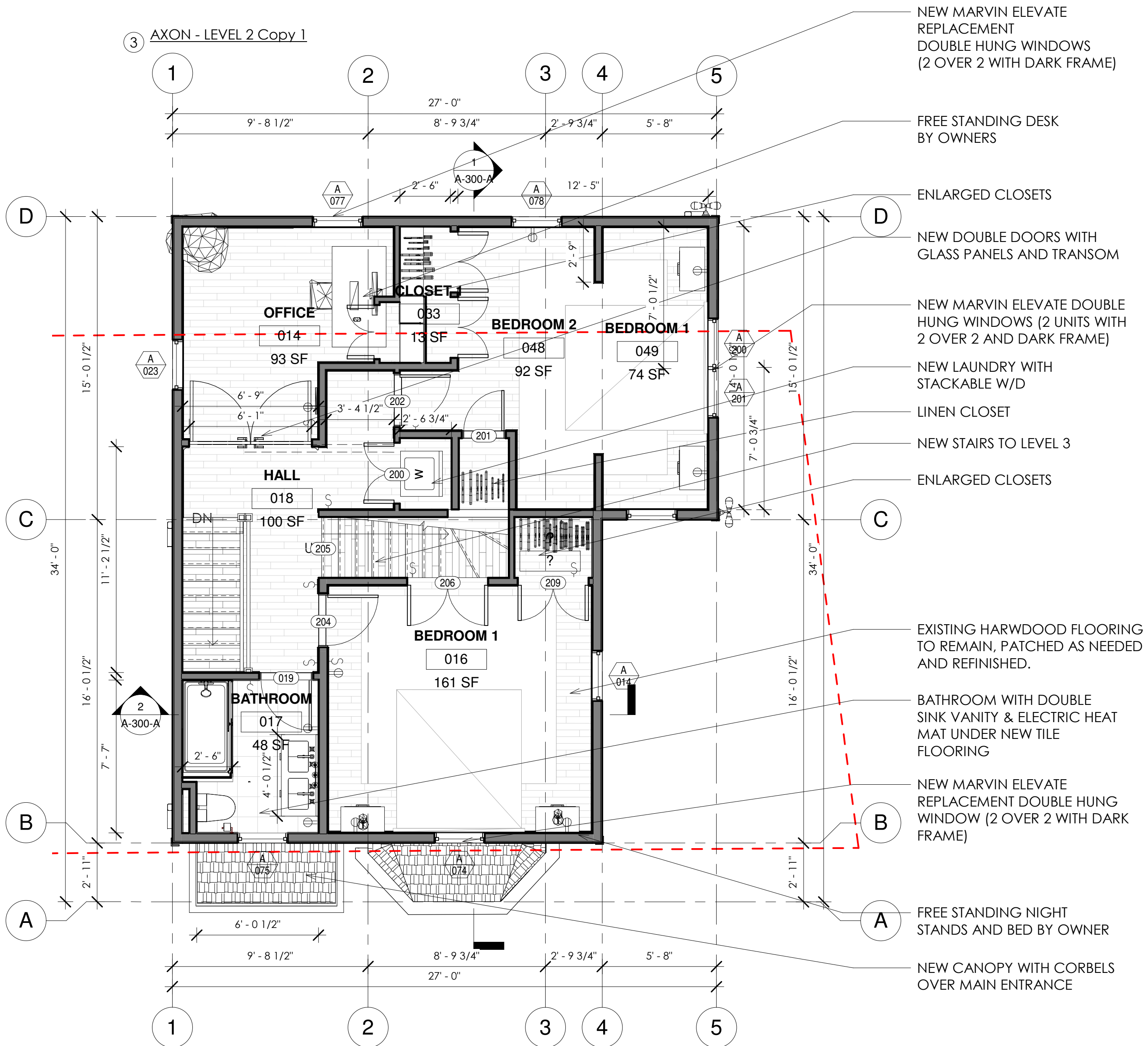
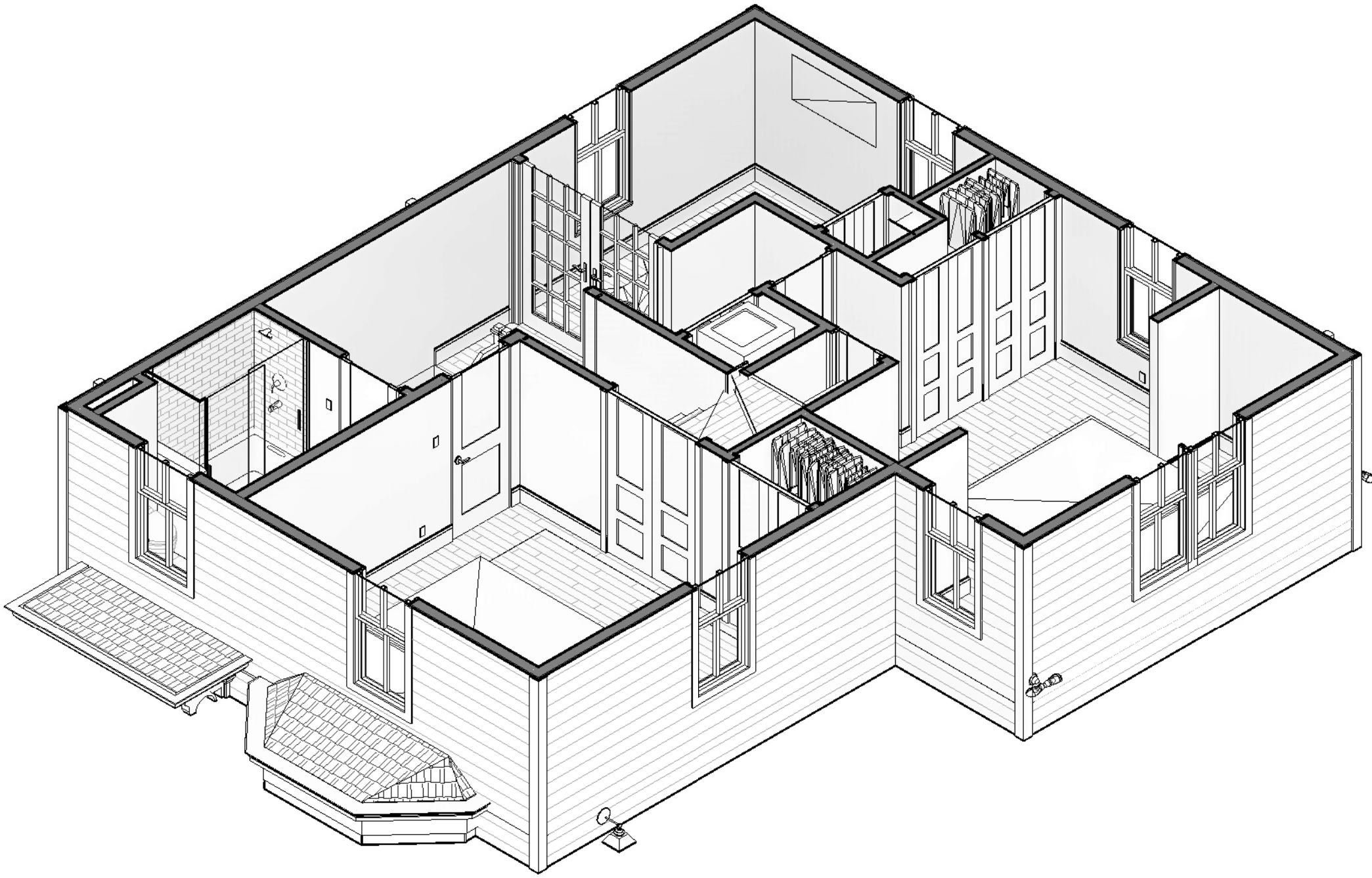
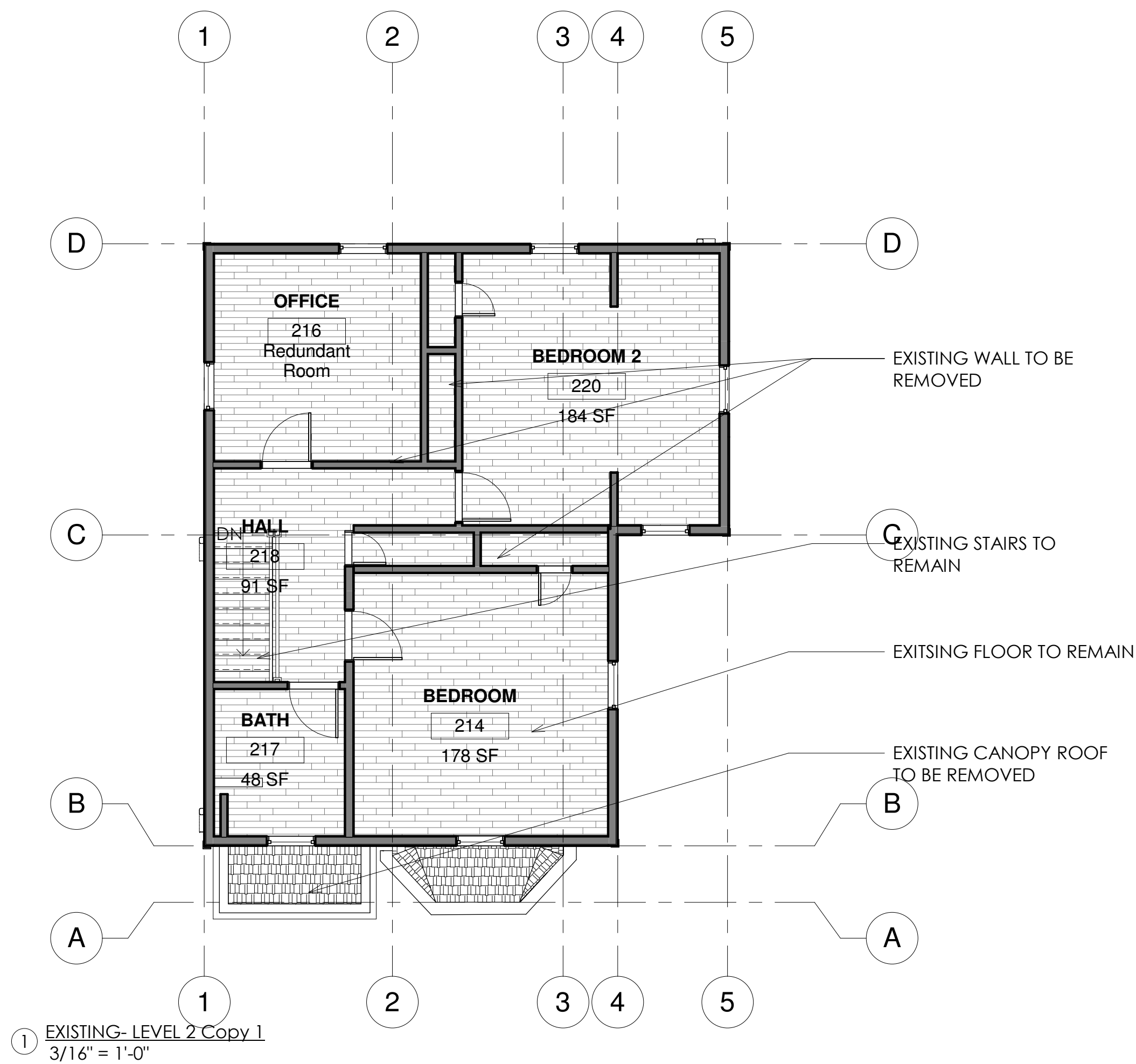
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LEVEL 2



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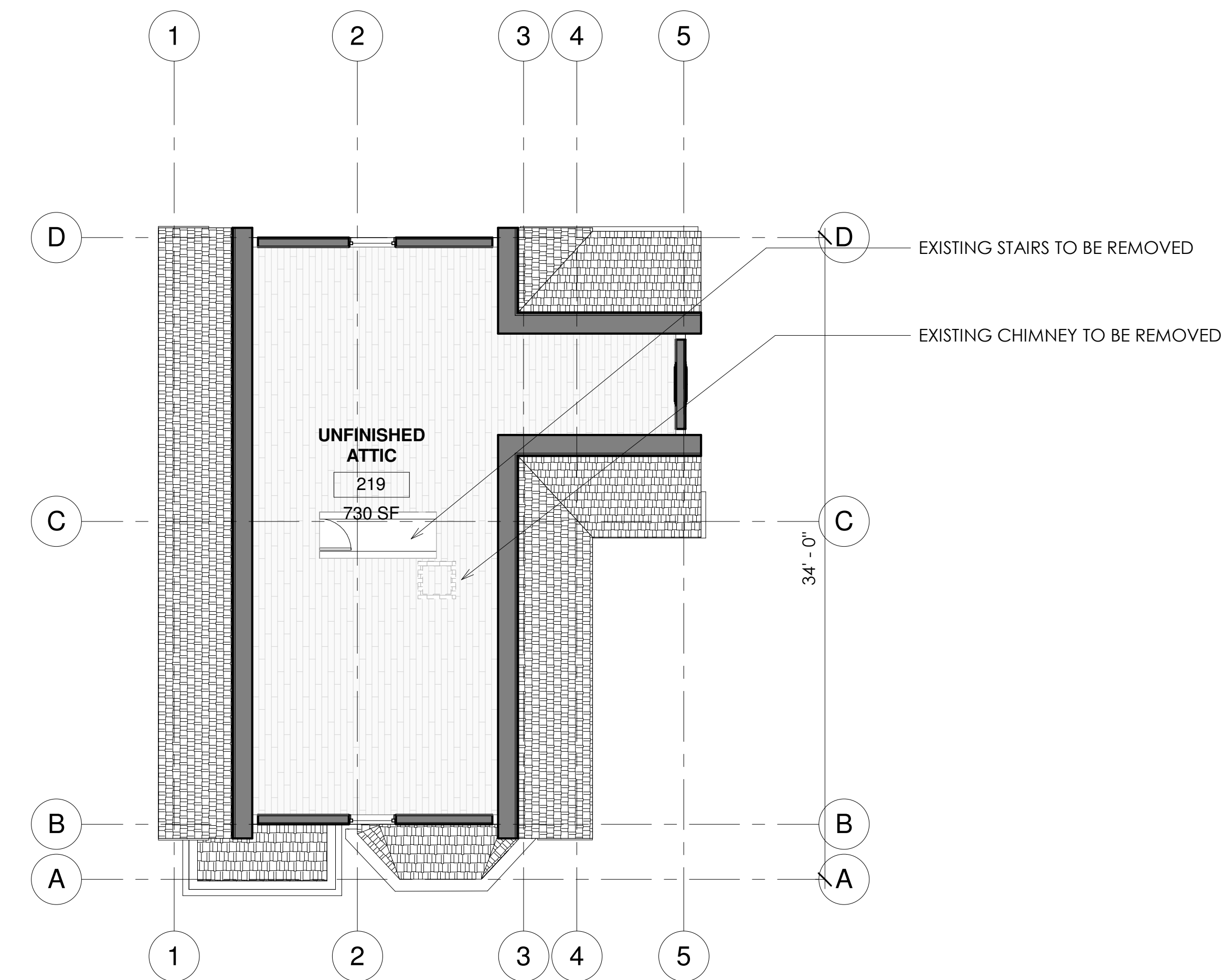


PROPOSED LEVEL 2

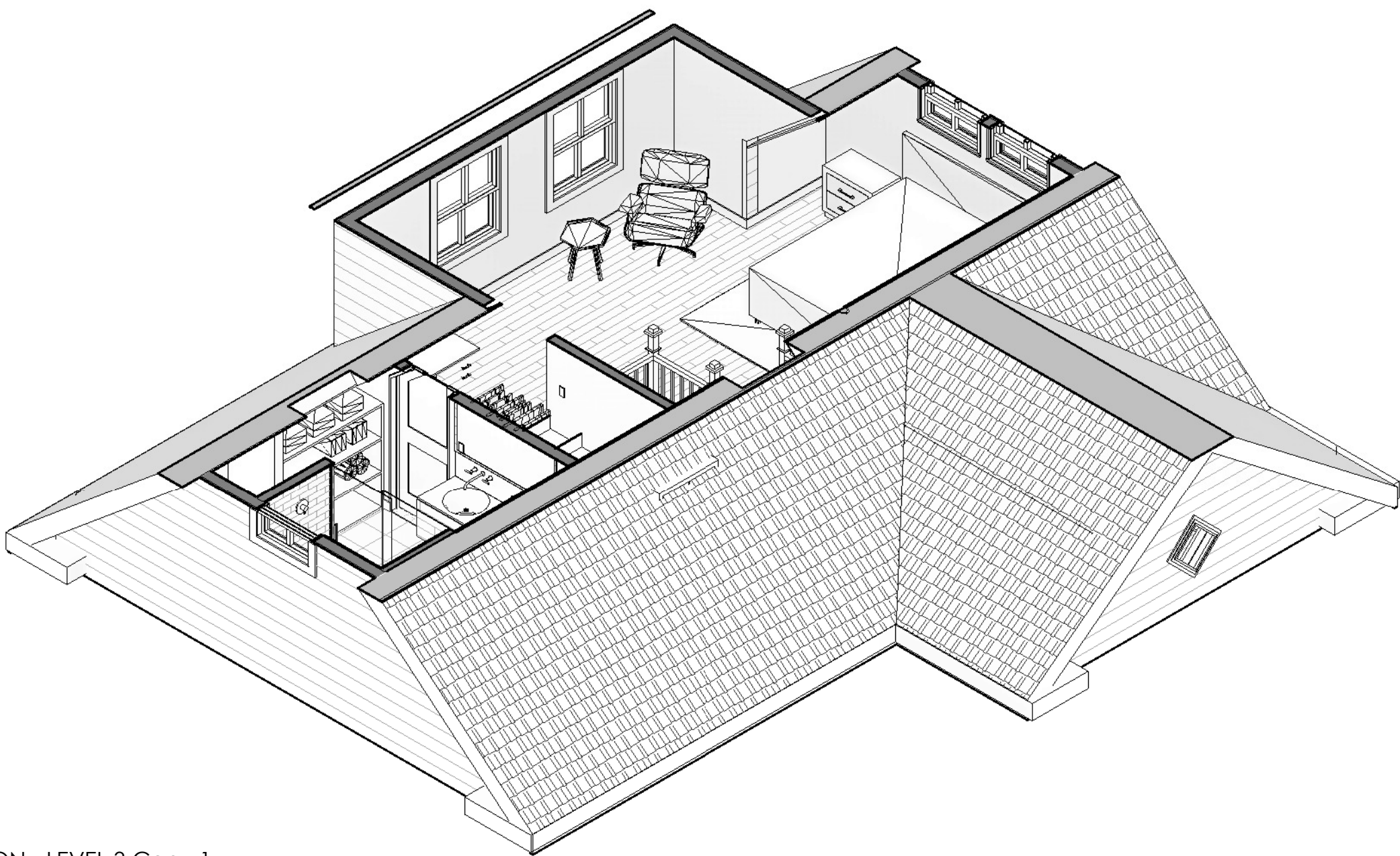
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REAVEY/CAMPBELL RESIDENCE
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Scale	As indicated

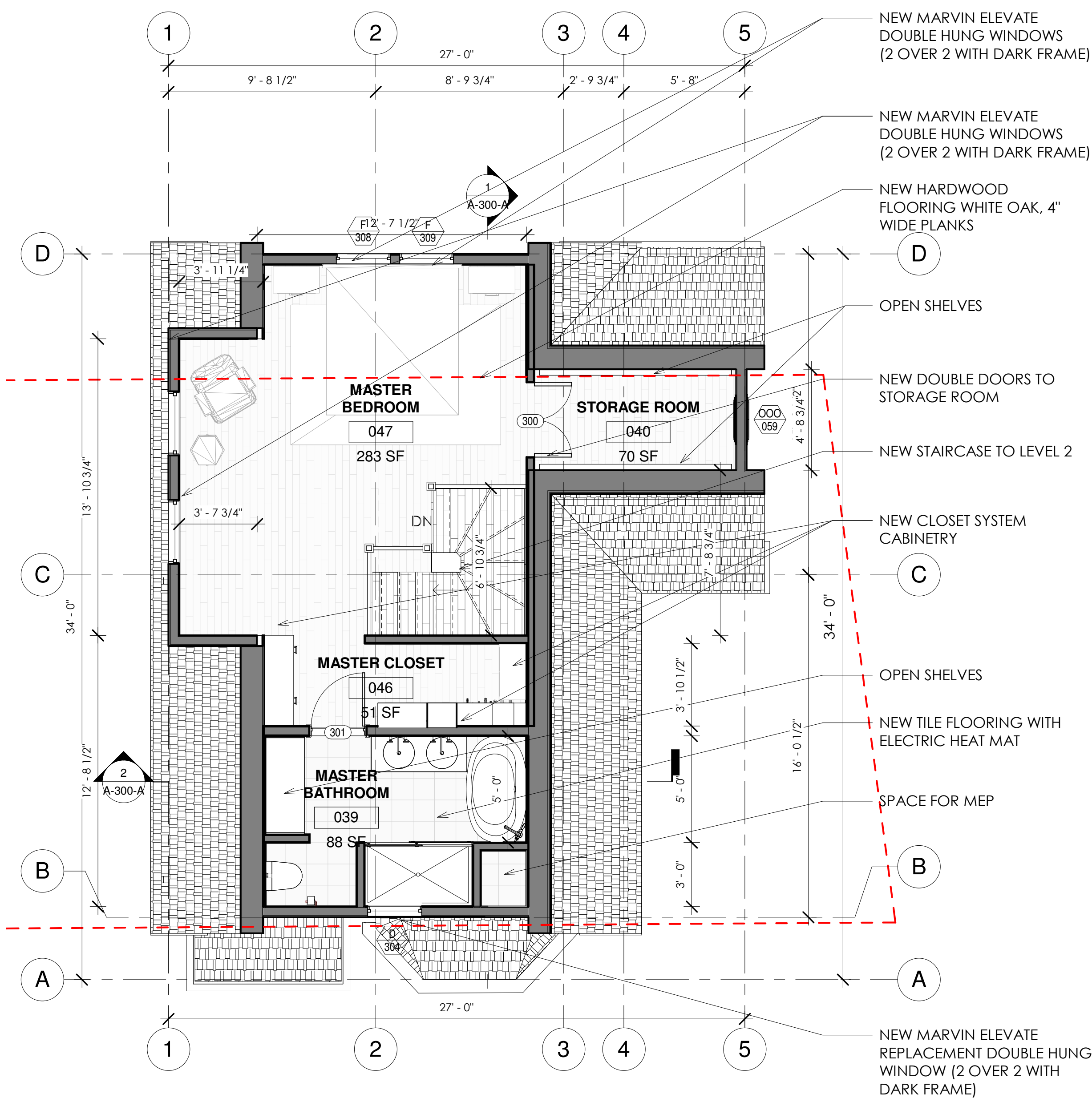
LEVEL 3



1 LEVEL 3 Copy 1
3/16" = 1'-0"



3 AXON - LEVEL 3 Copy 1



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



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PROPOSED LEVEL 3

HEATHER REAVEY AND JON CAMPBELL

REAVEY/CAMPBELL RESIDENCE

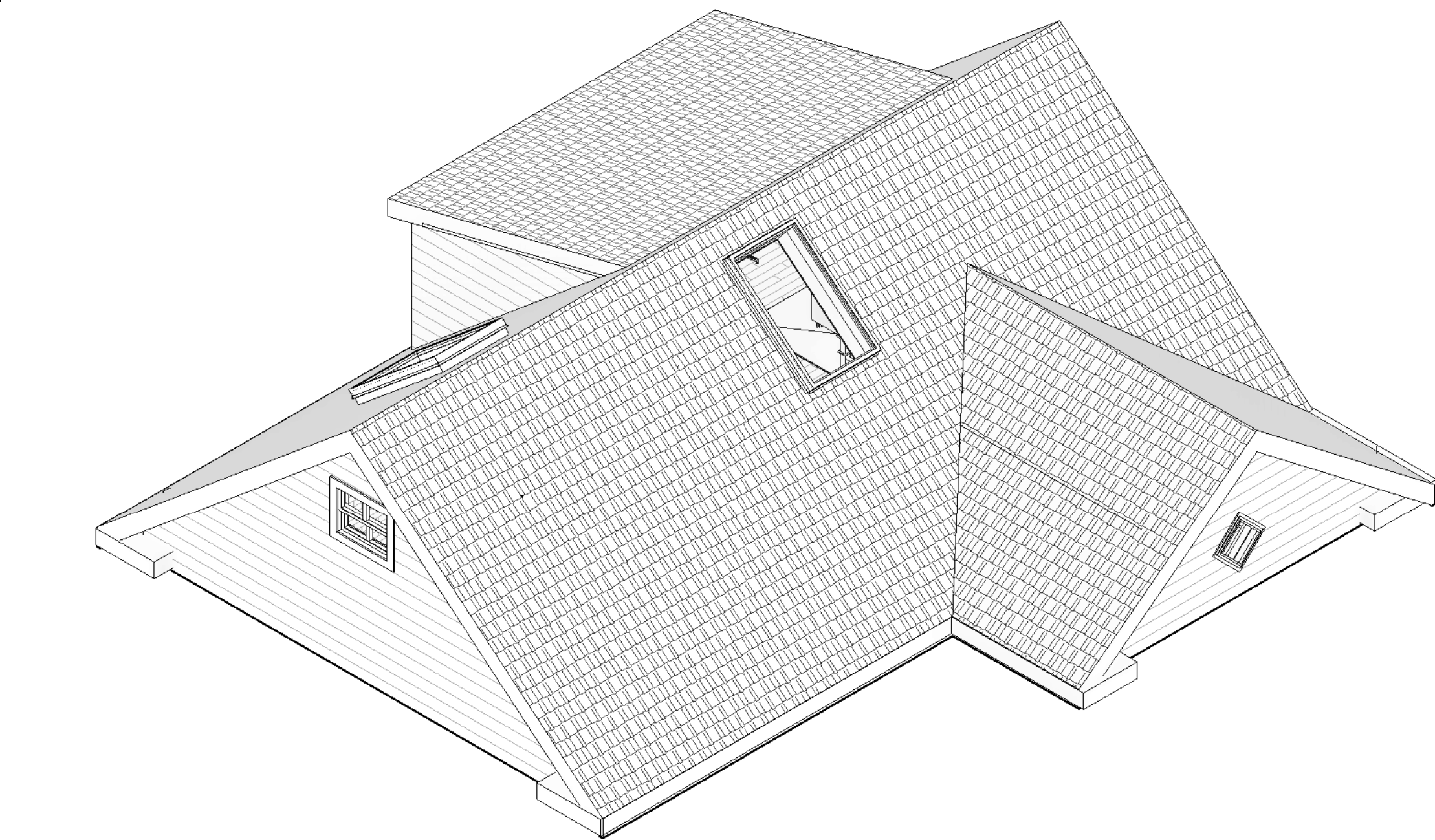
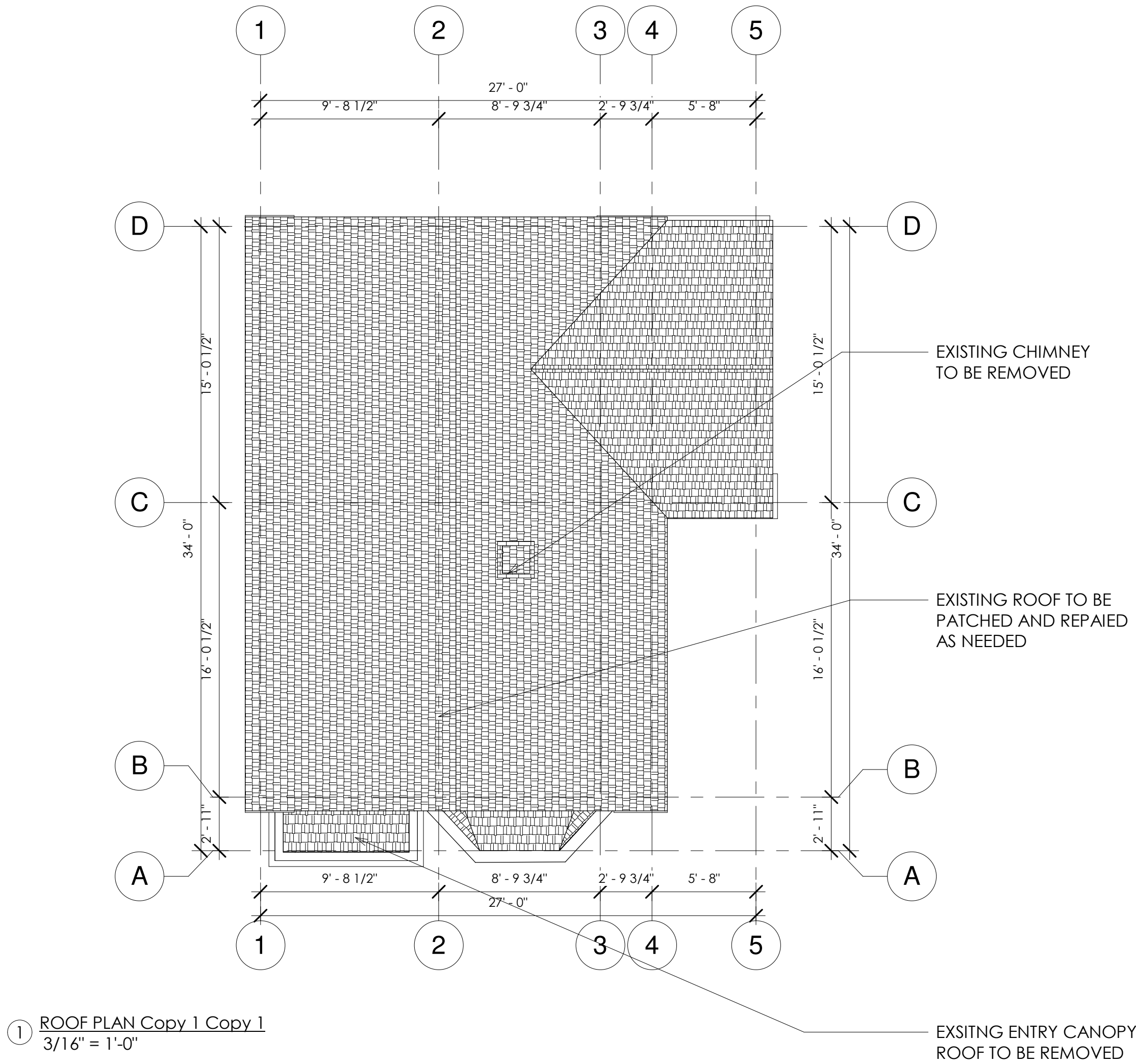
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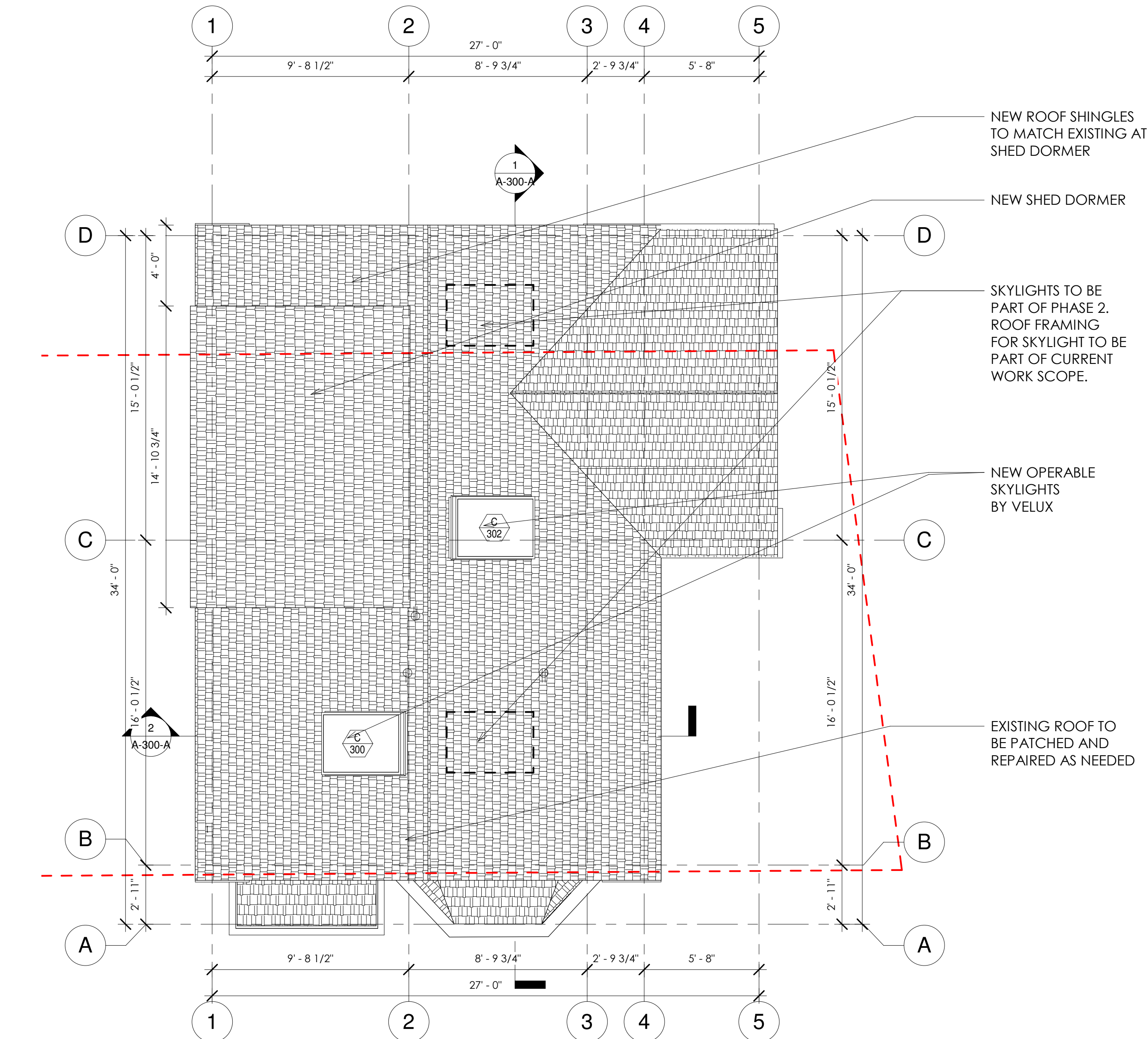
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ROOF PLAN



3 AXON -ROOF Copy 2



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



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PROPOSED ROOF PLAN

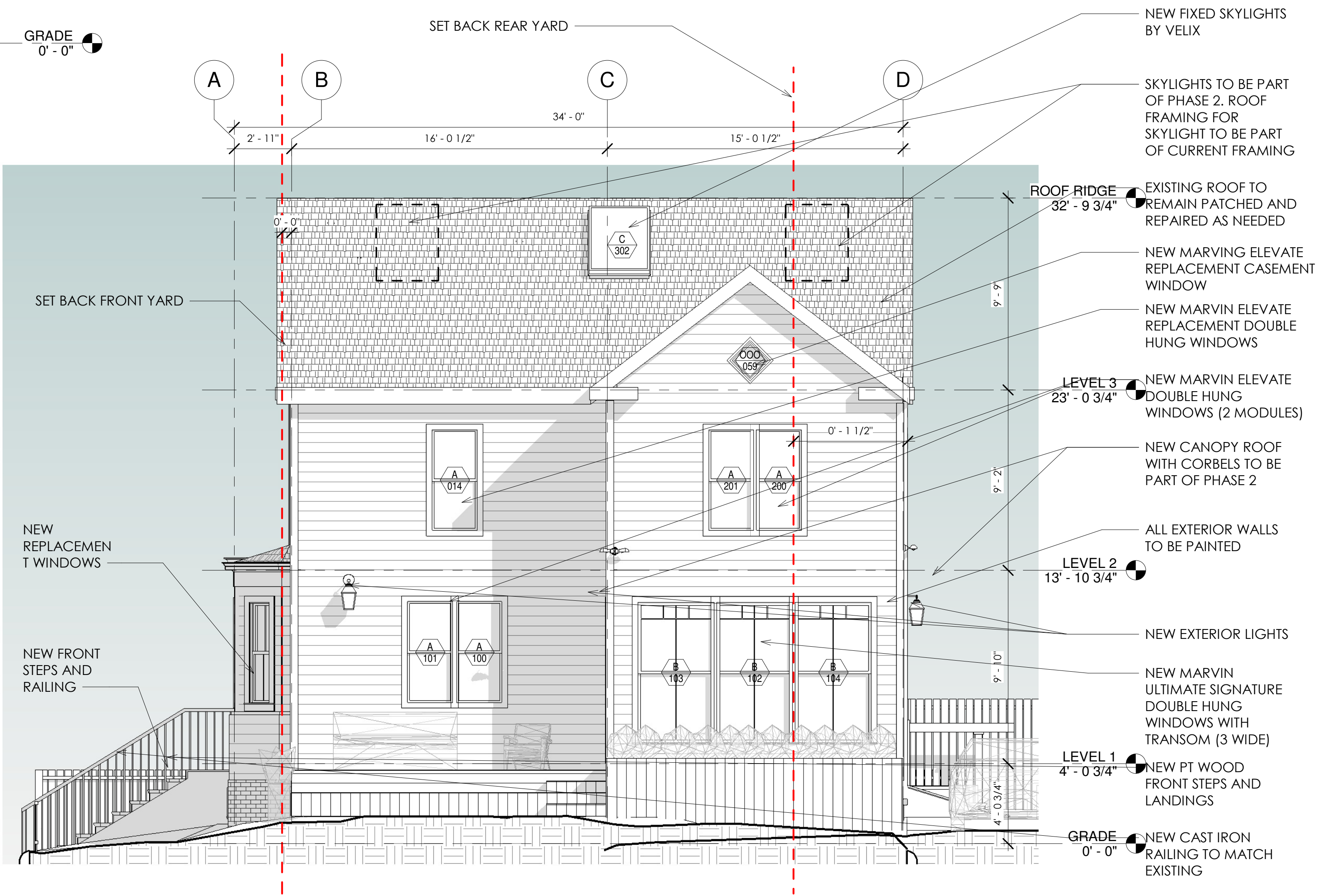
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Scale	As indicated

EAST ELEVATION



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



① PROPOSED EAST ELEVATION Copy 2
1/4" = 1'-0"



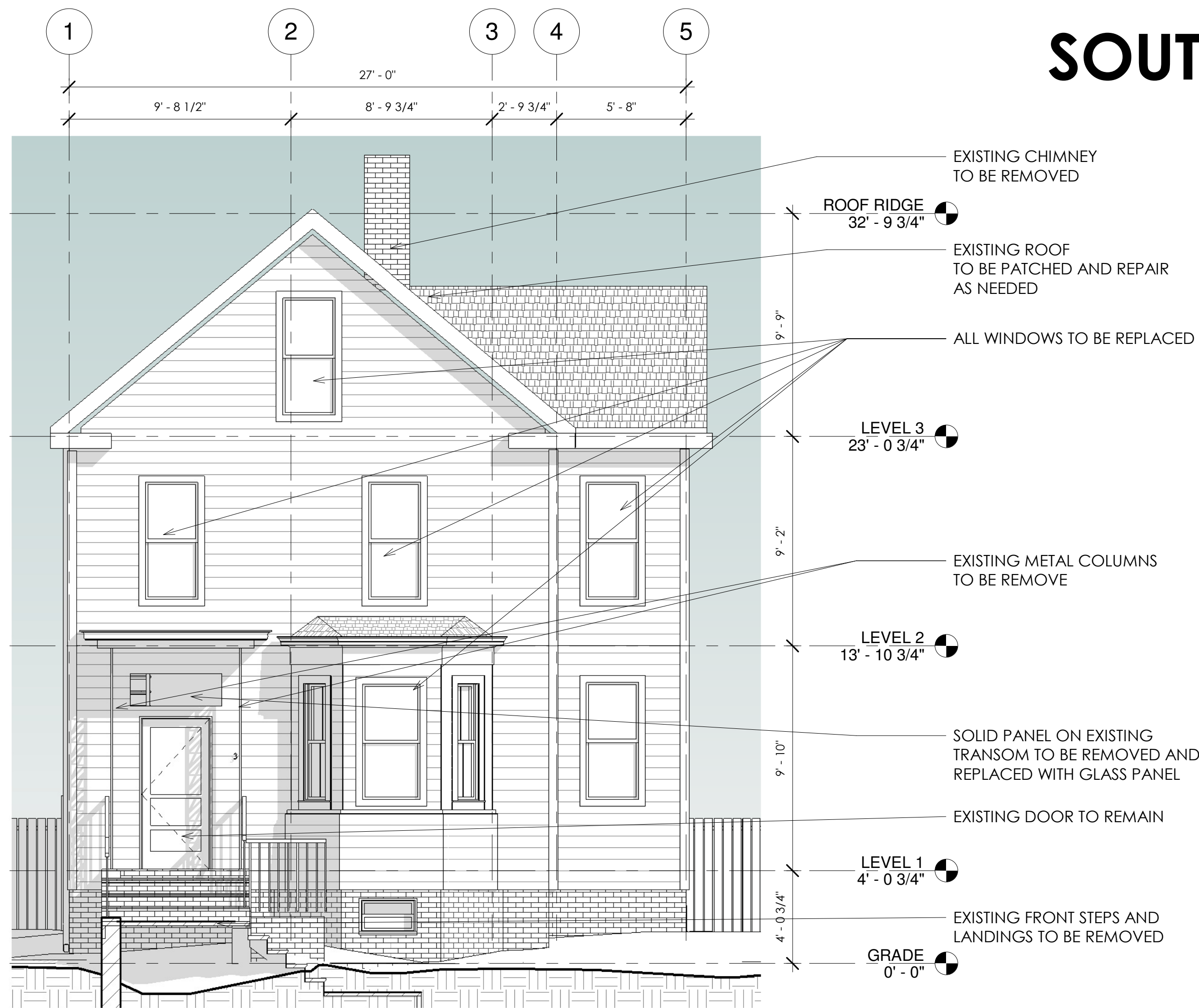
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PROPOSED EAST
ELEVATION

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REAVEY/CAMPBELL RESIDENCE
3 SAVILLE
CAMBRIDGE, MA 02138

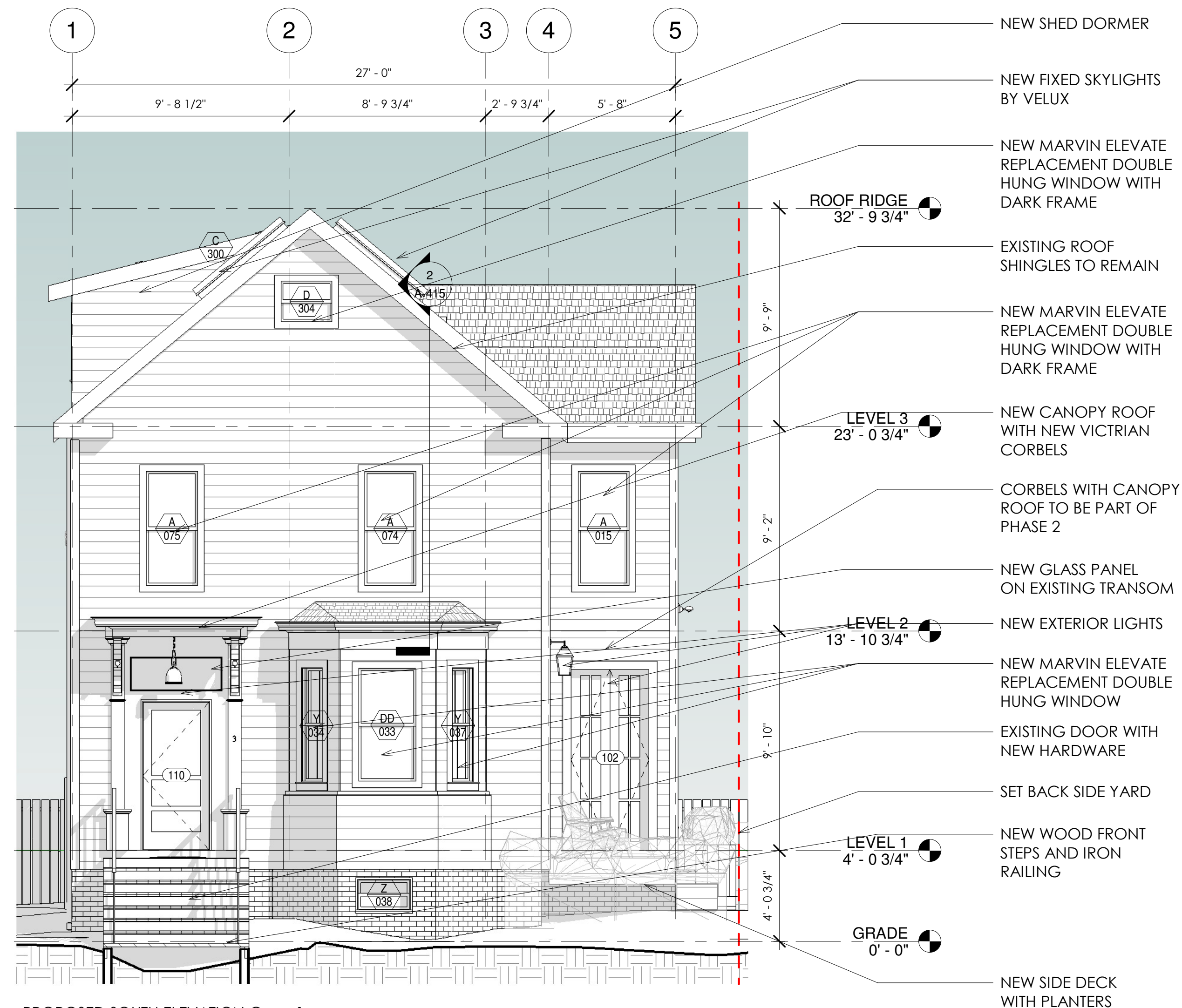
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BZA-010	
Scale	1/4" = 1'-0"



2 EXISTING SOUTH ELEVATION Copy 1
1/4" = 1'-0"



SOUTH ELEVATION



1 PROPOSED SOUTH ELEVATION Copy 1
1/4" = 1'-0"



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PROPOSED SOUTH
ELEVATION

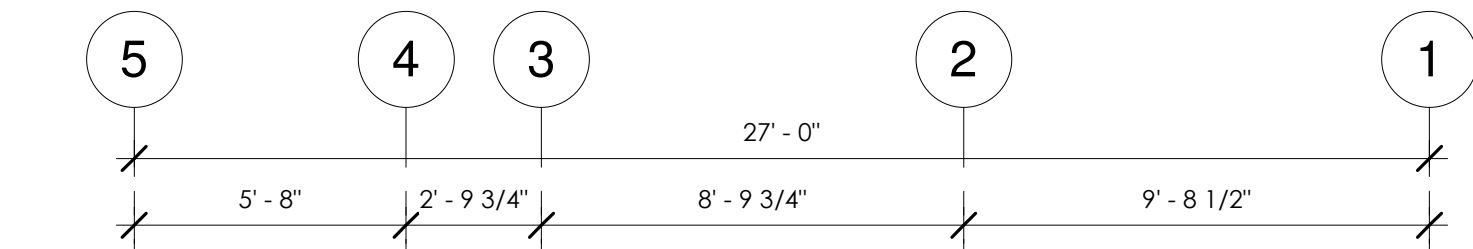
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CAMPBELL
REAVEY/CAMPBELL RESIDENCE

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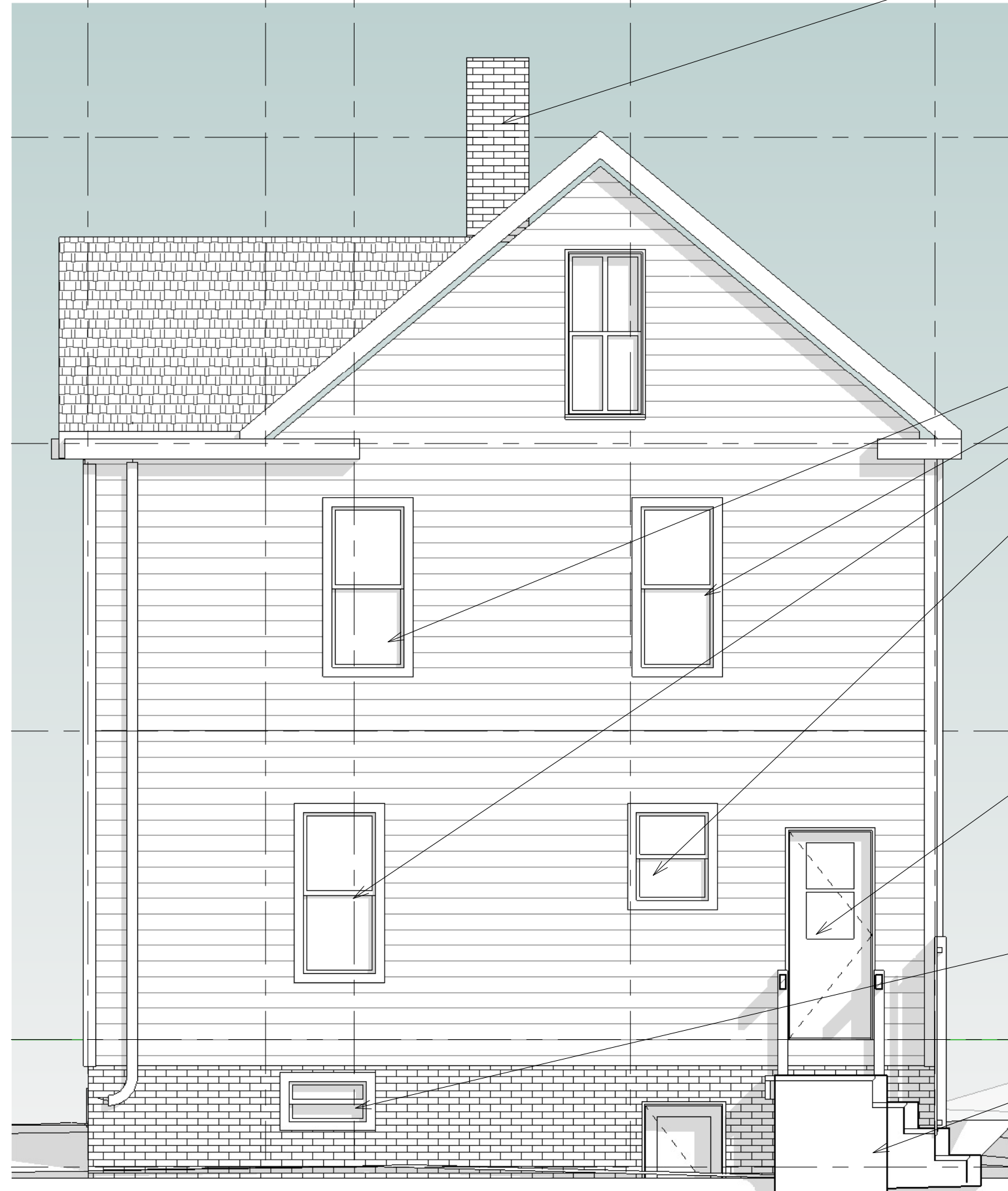
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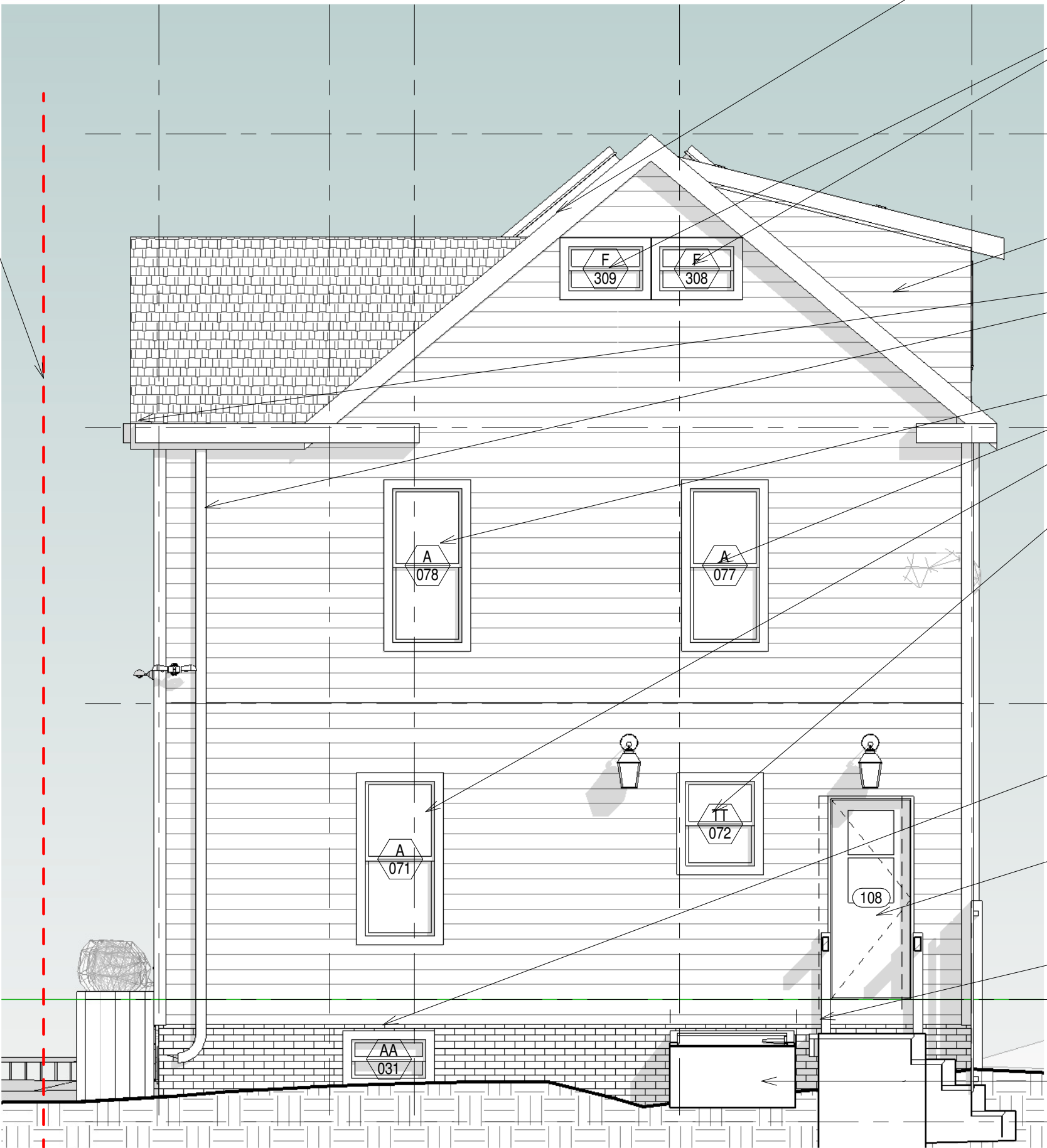
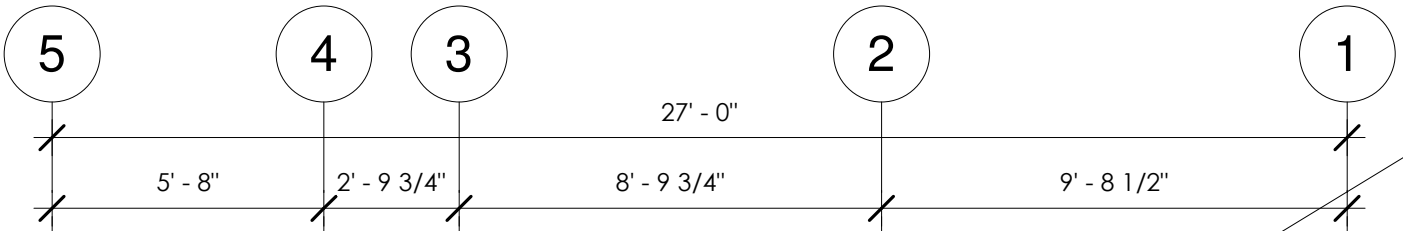
Scale: 1/4" = 1'-0"



NORTH ELEVATION



- EXISTING CHIMNEY TO BE REMOVED
- ROOF RIDGE 32' - 9 3/4"
- ALL WINDOWS TO BE REPLACED
- LEVEL 3 23' - 0 3/4"
- EXISTING DOOR TO BE MOVED
- LEVEL 2 13' - 10 3/4"
- EXISTING WINDOW TO REMAIN
- EXISTING LANDING TO REMAIN
- LEVEL 1 4' - 0 3/4"
- GRADE 0' - 0"



- NEW FIXED SKYLIGHTS BY VELUX
- NEW MARVIN ELEVATE DOUBLE HUNG WINDOW
- ROOF RIDGE 32' - 9 3/4"
- NEW SHED DORMER BEYOND
- EXISTING DOWNSPOUT AND GUTTERS TO BE REMAIN, REPAIR AS NEEDED
- NEW MARVIN ELEVATE REPLACEMENT DOUBLE HUNG WINDOW
- LEVEL 3 23' - 0 3/4"
- EXISTING WINDOW TO REMAIN
- LEVEL 2 13' - 10 3/4"
- NEW EXTERIOR DOOR IN NEW LOCATION
- BACK DECK TO BE PART OF PHASE 2
- LEVEL 1 4' - 0 3/4"
- EXISTING BULKHEAD TO REMIAN
- GRADE 0' - 0"

② EXISTING NORTH ELEVATION Copy 1
1/4" = 1'-0"



SET BACK SIDE YARD

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



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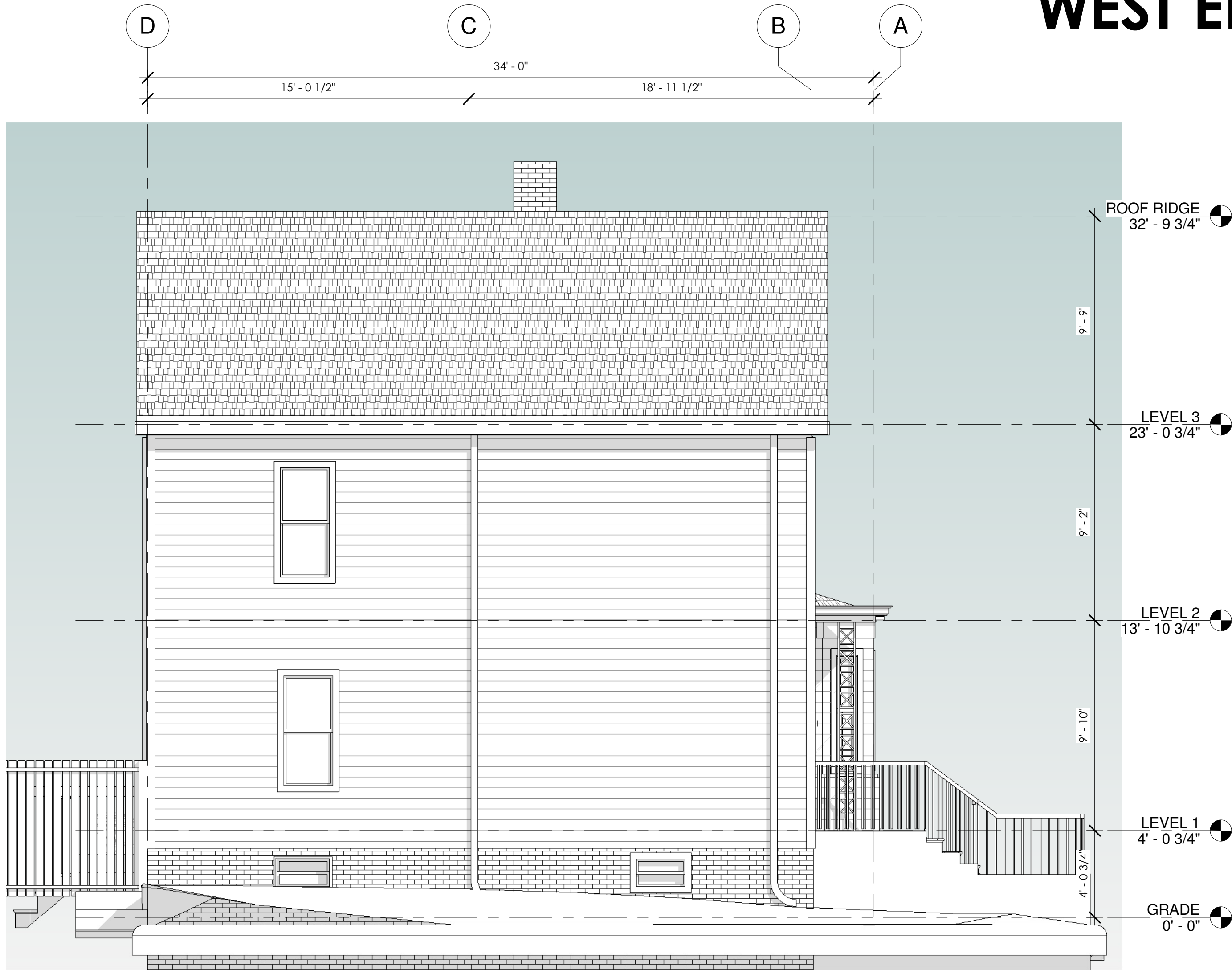


PROPOSED NORTH
ELEVATION

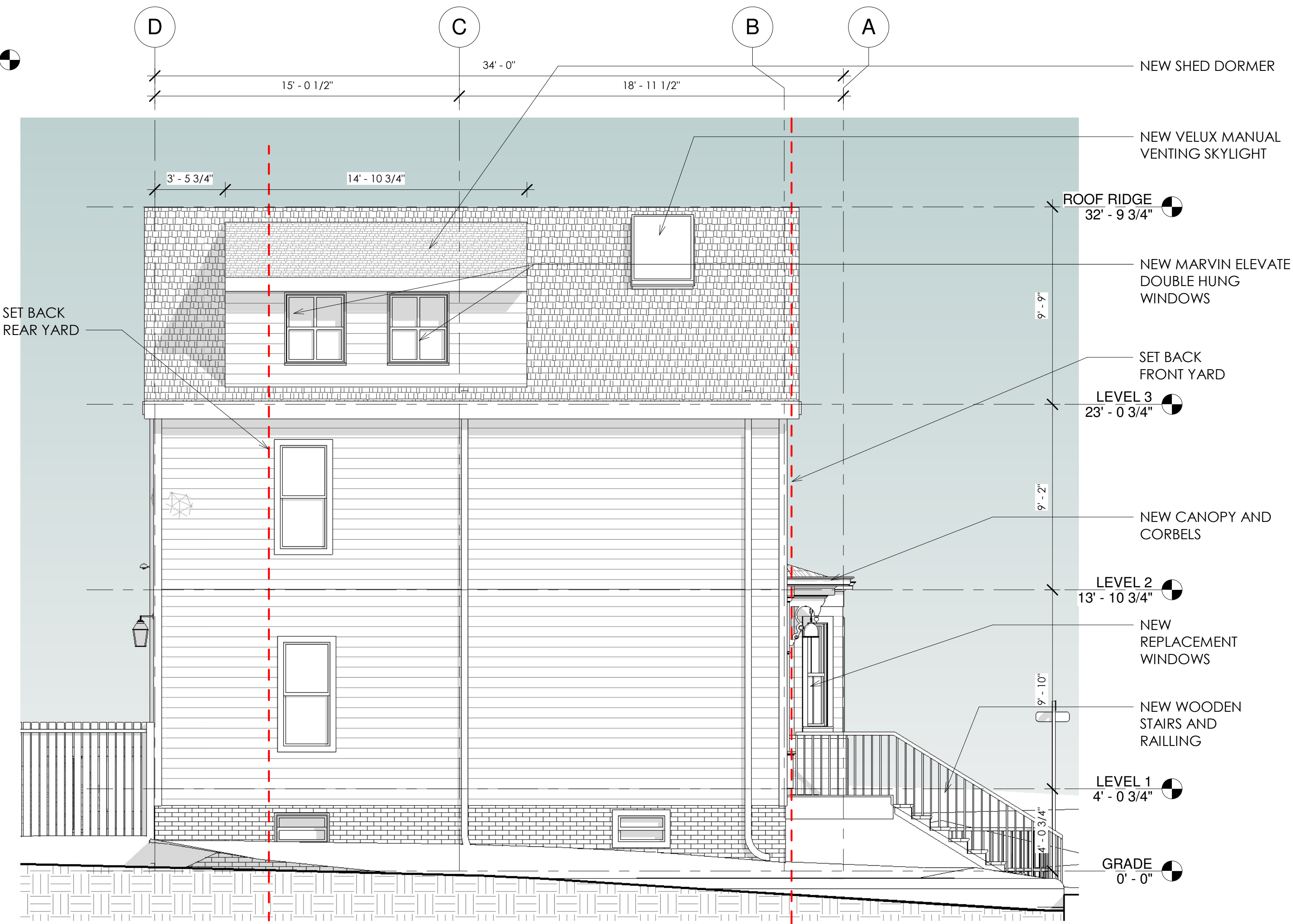
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Scale	1/4" = 1'-0"

WEST ELEVATION



① EXISTING WEST ELEVATION Copy 2
1/4" = 1'-0"



② EXISTING WEST ELEVATION Copy 2 Copy 1
1/4" = 1'-0"



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PROPOSED WEST
ELEVATION

HEATHER REAVEY AND JON
CAMPBELL
REAVEY/CAMPBELL RESIDENCE

3 SAVILLE
CAMBRIDGE, MA 02138

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BZA-013

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



PROPOSED - EAST ELEVATION



EXISTING - EAST ELEVATION



PROPOSED - SOUTH ELEVATION



EXISTING - SOUTH ELEVATION



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EAST/ SOUTH ELEVATION
RENDERS

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REAVEY/CAMPBELL RESIDENCE
3 SAVILLE
CAMBRIDGE, MA 02138

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Project number: 2017.08
Date:
Drawn by: Author
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Scale:



PROPOSED - NORTH ELEVATION



EXISTING - NORTH ELEVATION



PROPOSED - WEST ELEVATION



EXISTING - WEST ELEVATION



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NORTH/ WEST ELEVATION
RENDERS

HEATHER REAVEY AND JON
CAMPBELL

REAVEY/CAMPBELL RESIDENCE

3 SAVILLE
CAMBRIDGE, MA 02138

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EXISTING CONDITIONS



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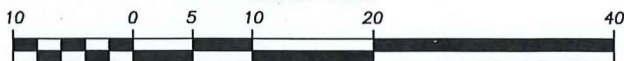
EXISTING CONDITIONS

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Scale

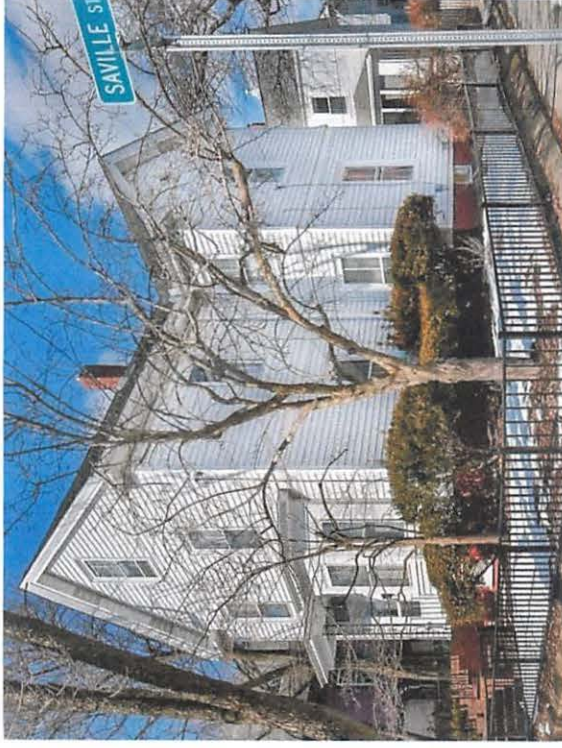




PROPOSED - EAST ELEVATION



PROPOSED - SOUTH ELEVATION



EXISTING - EAST ELEVATION



EXISTING - SOUTH ELEVATION



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EAST/ SOUTH ELEVATION
RENDERERS

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BZA-014
Scale



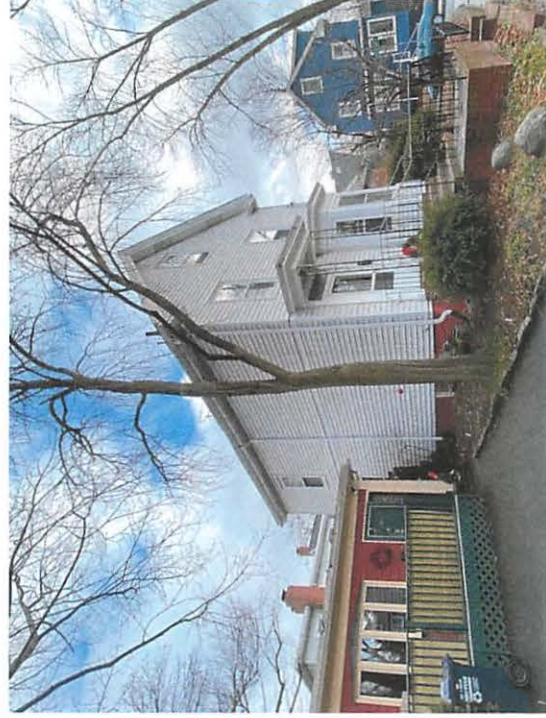
PROPOSED - NORTH ELEVATION



EXISTING - NORTH ELEVATION



PROPOSED - WEST ELEVATION



EXISTING - WEST ELEVATION

HEATHER REAVEY AND JON CAMPBELL
REAVEY/CAMPBELL RESIDENCE

3 SAVILLE
CAMBRIDGE, MA 02138

Project Non-Competing Submission Set	
Project number	2017-08
Date	
Drawn by	Audrey
Checked by	Checker

BZA-017



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kachmar@sign.com
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CAMBRIDGE MA 02138



EXISTING CONDITIONS



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ARCHITECTS
617/762-2084 x1
100 HURON AVE.
CAMBRIDGE, MA 02139



EXISTING CONDITIONS

HEATHER REAVEY AND JON CAMPBELL
REAVEY/CAMPBELL RESIDENCE
3 SAVILLE
CAMBRIDGE, MA 02138

Project Number: 2017.28
Date: 2017.28
Drawn by: A. J. J. J.
Checked by: C. J. J. J.
BZA-019
Scale:

PAGE & POWELL, P.C.

Attorneys at Law

SHIPPEN L. PAGE, ESQ.
ALEXANDER F. POWELL, ESQ.*

*Also admitted in New York

September 24, 2020

Maria Pacheco, Administrator
Cambridge Board of Zoning Appeal
Lombardi Building
831 Massachusetts Avenue
Cambridge, MA 02139

USPS TRACKING # **9114 9023 0722 4989 2345 73**
& CUSTOMER
RECEIPT For Tracking or inquiries go to USPS.com
or call 1-800-222-1811.

By Priority Mail, Tracking No. 9114 9023 0722 4989 2345 73

RE: Application of Jonathan Campbell and Heather Reavey for a special permit
3 Saville Street: BZA Case No. 92098-2020

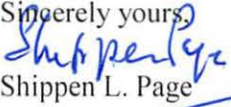
Dear Maria:

I represent the petitioners, Jonathan Campbell and Heather A. Reavey, who are applying for a special permit to perform certain work on their pre-existing non-conforming home at 3 Saville Street, Cambridge. I enclose the following documents in support of their application:

1. Three (3) original signed application forms;
2. Supporting statement;
3. Assessor's GIS Block Map;
4. Dimensional form;
5. Ownership information with a copy of the deed into the applicants;
6. Plot Plan;
7. Floor plans;
8. Elevations; and
9. Photographs.

Please schedule this application for a hearing before the Board.
Thank you.

Sincerely yours,


Shippin L. Page

Enclosures

cc: Jonathan Campbell and Heather Reavey (cover letter by email only)
Axel Ramirez-Palacios, Sam Kachmar Design (cover letter, by email only)

The map displays a residential neighborhood with a grid of property lots. The streets shown are Concord Ave, Donnell St, Appleton St, and Saville St. A red line highlights a proposed road layout, forming a loop around a central area. Blue arrows indicate the direction of traffic flow along this proposed road. A blue line runs along the bottom of the central area, with blue arrows indicating traffic flow. The word 'ROAD' is written in the center of the map.

3 Saville St.

Petitioner

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

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

PAGE & POWELL, P.C.
C/O SHIPPEN L. PAGE, ESQ.
174 LAKEVIEW AVENUE
CAMBRIDGE, MA 02138

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

230-19
DAMICO, MARY
185 APPLETON ST
CAMBRIDGE, MA 02138-1330

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

230-127
DAVENPORT, JOAN POWELL. &
THOMAS H. DAVENPORT JR.
200 APPLETON ST
CAMBRIDGE, MA 02138

230-127
MOSKIN, NANCY L.
202 APPLETON ST
CAMBRIDGE, MA 02138

230-127
FELLER H. LLOYD & SUSAN FELLER
204 APPLETON ST 204
CAMBRIDGE, MA 02138

230-133
DULAC, EMMANUEL & SOPHIE MOULIN-DULAC
190 APPLETON ST
CAMBRIDGE, MA 02138

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

230-127
DUTCH, JONATHAN P. & EMILY P. GREENSTEIN
206 APPLETON ST
CAMBRIDGE, MA 02138

230-127
WOISIN, MICHAEL E. & MARGARET WOISON
208 APPLETON ST., #208
CAMBRIDGE, MA 02138

230-67
DE SALCEDO, ANASTACIA MARX &
JORGE ANTONIO SALCEDO
196 APPLETON ST
CAMBRIDGE, MA 02138

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

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

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

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

230-8
LIKIS, KENNETH J. & LORI L. LIKIS
TRUTEE OF THE SAVILLE ST 9 REALTY TRT
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: Samantha Sturtevant Date: 8.20.2020
(Print)

Address: 3 Saville St.

Case No. BZA-92098

Hearing Date: 11/5/20

Thank you,
Bza Members



UNITED STATES OF AMERICA

Department of Justice
Federal Bureau of Investigation

AND

STATEMENT OF INFORMATION

I, John Doe, of the County of Alameda, State of California, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in my possession.

Subscribed and sworn to before me this 1st day of January, 1942.

John Doe Notary Public for California

1942-1-1 My Comm. Expires

1943-1-1 My Office Expires

Notary Public
for the State of California

REAVEY/CAMPBELL RESIDENCE

ZONING SUBMISSION SET 10/30/20

HEATHER REAVEY
AND JON
CAMPBELL

3 SAVILLE
CAMBRIDGE, MA 02138



ARCHITECT:



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ARCHITECTS
(p)978-270-8441
kachmardesign.com
357 HURON AVE.
CAMBRIDGE MA, 02138

CLIENT:

HEATHER REAVEY AND JON
CAMPBELL

PROJECT NARRATIVE:

THE REAVEY/ CAMPBELL
RESIDENCE CONSISTS OF THE
DESIGN AND RENOVATION OF
THE FIRST FLOOR ENTRY AND
KITCHEN, SECOND FLOOR
BEDROOMS AND BATHROOM
AND ADDING A MASTER SUITE
ON LEVEL THREE

INTERIOR DESIGNER:

XXX

GENERAL CONTRACTOR:

XXX

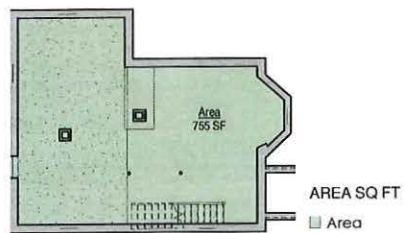
STRUCTURAL ENGINEER:

XXX

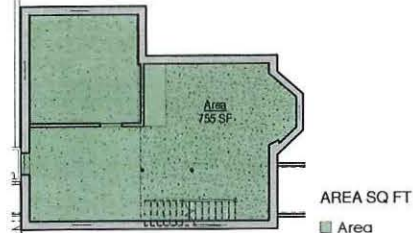
Sheet List			
Sheet Number	Sheet Name	Drawn By	Comment
BZA-000	COVER	Author	
BZA-003	SITE PLAN	Author	
BZA-004	SITE AXON	Author	
BZA-006	STREET VIEW 1	Author	
BZA-007	STREET VIEW 2	Author	
BZA-007b	STREET VIEW 3	Author	
BZA-007c	STREET VIEW 4	Author	
BZA-008	PROPOSED SOUTH ELEVATION	Author	
BZA-009	PROPOSED EAST ELEVATION	Author	
BZA-010	PROPOSED NORTH ELEVATION	Author	
BZA-011	PROPOSED WEST ELEVATION	Author	
BZA-012	PROPOSED LEVEL 0	Author	
BZA-013	PROPOSED LEVEL 1	Author	
BZA-014	PROPOSED LEVEL 2	Author	
BZA-015	PROPOSED LEVEL 3	Author	
BZA-016	PROPOSED ROOF PLAN	Author	
BZA-016b	RENDER VIDEO	Author	
BZA-017	EXISTING CONDITIONS	Author	
BZA-018	CERTIFIED PLOT PLAN	Author	

Grand total: 19

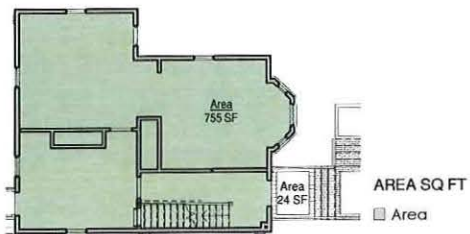
CITY OF CAMBRIDGE
INSPECTIONAL SERVICES
2020 NOV . 2 P 11: 14



② EXISTING - LOWER LEVEL AREA
3/32" = 1'-0"



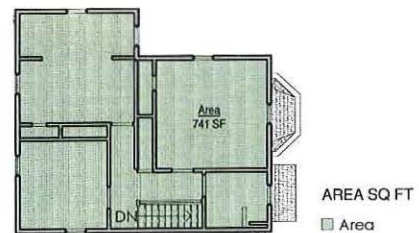
⑥ PROPOSED - LOWER LEVEL AREA
3/32" = 1'-0"



③ EXISTING - LEVEL 1 AREA
3/32" = 1'-0"



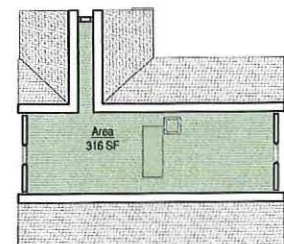
⑦ PROPOSED - LEVEL 1 AREA
3/32" = 1'-0"



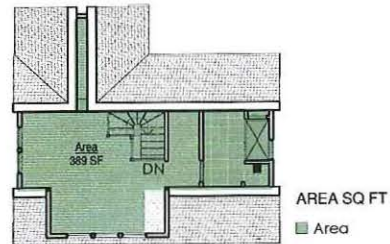
④ EXISTING - LEVEL 2 AREA
3/32" = 1'-0"



⑧ PROPOSED - LEVEL 2 AREA
3/32" = 1'-0"



⑤ EXISTING - LEVEL 3 AREA
3/32" = 1'-0"



⑨ PROPOSED - LEVEL 3 AREA
3/32" = 1'-0"

EXISTING			
Level	Name	Area	Perimeter
LOWER LEVEL	Area	755 SF	117' - 5"
LEVEL 1	Area	755 SF	117' - 9 3/4"
LEVEL 2	Area	741 SF	115' - 4"
LEVEL 3	Area	316 SF	101' - 9 3/4"
Grand total		2567 SF	

PROPOSED			
Level	Name	Area	Perimeter
LOWER LEVEL	Area	755 SF	118' - 1 3/4"
LEVEL 1	Area	755 SF	118' - 5 1/4"
LEVEL 2	Area	741 SF	115' - 4"
LEVEL 3	Area	389 SF	114' - 4"
Grand total		2641 SF	

ZONING DISTRICT: **RESIDENCE B**

EXISTING LIVING AREA: **1,812 sf.**
(+ 608 sf. FROM BUILDING # 2)

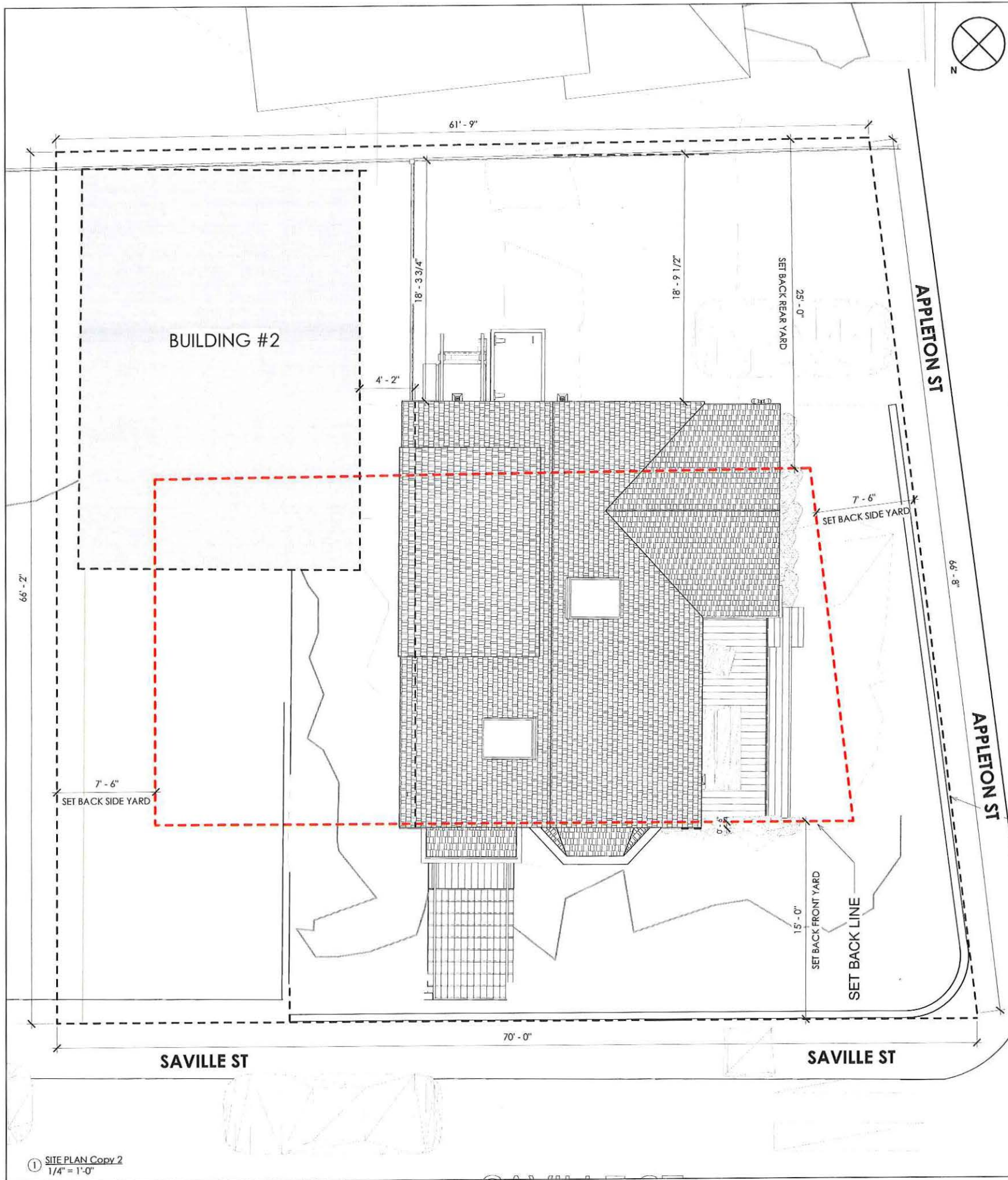
EXISTING LAND AREA: **4,360 sf.**

EXISTING F.A.R.: **0.55**
MAX. ALLOW FAR: 0.5

PROPOSED LIVING AREA: **1,885 sf.**
(+ 608 sf. FROM BUILDING # 2)

PROPOSED LAND AREA: **4,360 sf.**

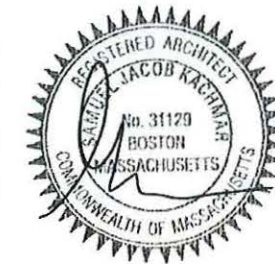
PROPOSED F.A.R.: **0.57**
(W/DORMER)



① SITE PLAN Copy 2
1/4" = 1'-0"



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kachmardesign.com
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CAMBRIDGE MA, 02138



SITE PLAN

PROPERTY LINE
HEATHER REAVEY AND JON CAMPBELL
REAVEY/CAMPBELL RESIDENCE

3 SAVILLE
CAMBRIDGE, MA 02138

Project Status: ZONING SUBMISSION SET
Project number: 2017.08
Date:
Drawn by: Author
Checked by: Checker

BZA-003

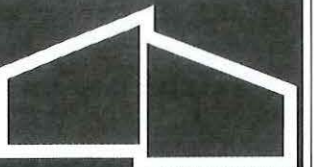
Scale: As indicated



EXISTING SITE AXON

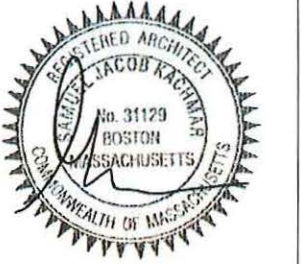


PROPOSED SITE AXON



SKA

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SITE AXON

HEATHER REAVEY AND JON
CAMPBELL

REAVEY/CAMPBELL RESIDENCE

3 SAVILLE
CAMBRIDGE, MA 02138

Project Status	ZONING SUBMISSION SET
Project number	2017.08
Date	
Drawn by	Author
Checked by	Checker
BZA-004	
Scale	



EXISTING STREET VIEW 1



PROPOSED STREET VIEW 1



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STREET VIEW 1

HEATHER REAVEY AND JON CAMPBELL
REAVEY/CAMPBELL RESIDENCE
3 SAVILLE
CAMBRIDGE, MA 02138

Project Status: ZONING SUBMISSION SET
Project number: 2017.08
Date:
Drawn by: Author
Checked by: Checker
BZA-006
Scale:



EXISTING STREET VIEW 2



PROPOSED STREET VIEW 2



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STREET VIEW 2

HEATHER REAVEY AND JON CAMPBELL
REAVEY/CAMPBELL RESIDENCE
3 SAVILLE
CAMBRIDGE, MA 02138

Project Status: ZONING SUBMISSION SET
Project number: 2017.08
Date: _____
Drawn by: _____ Author: _____
Checked by: _____ Checker: _____
BZA-007
Scale: _____



EXISTING STREET VIEW 3



PROPOSED STREET VIEW 3



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KEY PLAN:

STREET VIEW 3

HEATHER REAVEY AND JON CAMPBELL
REAVEY/CAMPBELL RESIDENCE
3 SAVILLE
CAMBRIDGE, MA 02138

Project Status: ZONING SUBMISSION SET
Project number: 2017.08
Date:
Drawn by: Author
Checked by: Checker
BZA-007b
Scale:



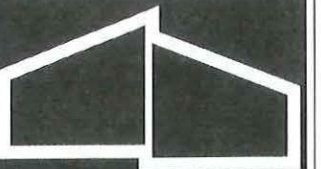
EXISTING STREET VIEW 4



PROPOSED STREET VIEW 4



STREET VIEW 4



S K A

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KEY PLAN:

STREET VIEW 4

HEATHER REAVEY AND JON CAMPBELL

REAVEY/CAMPBELL RESIDENCE

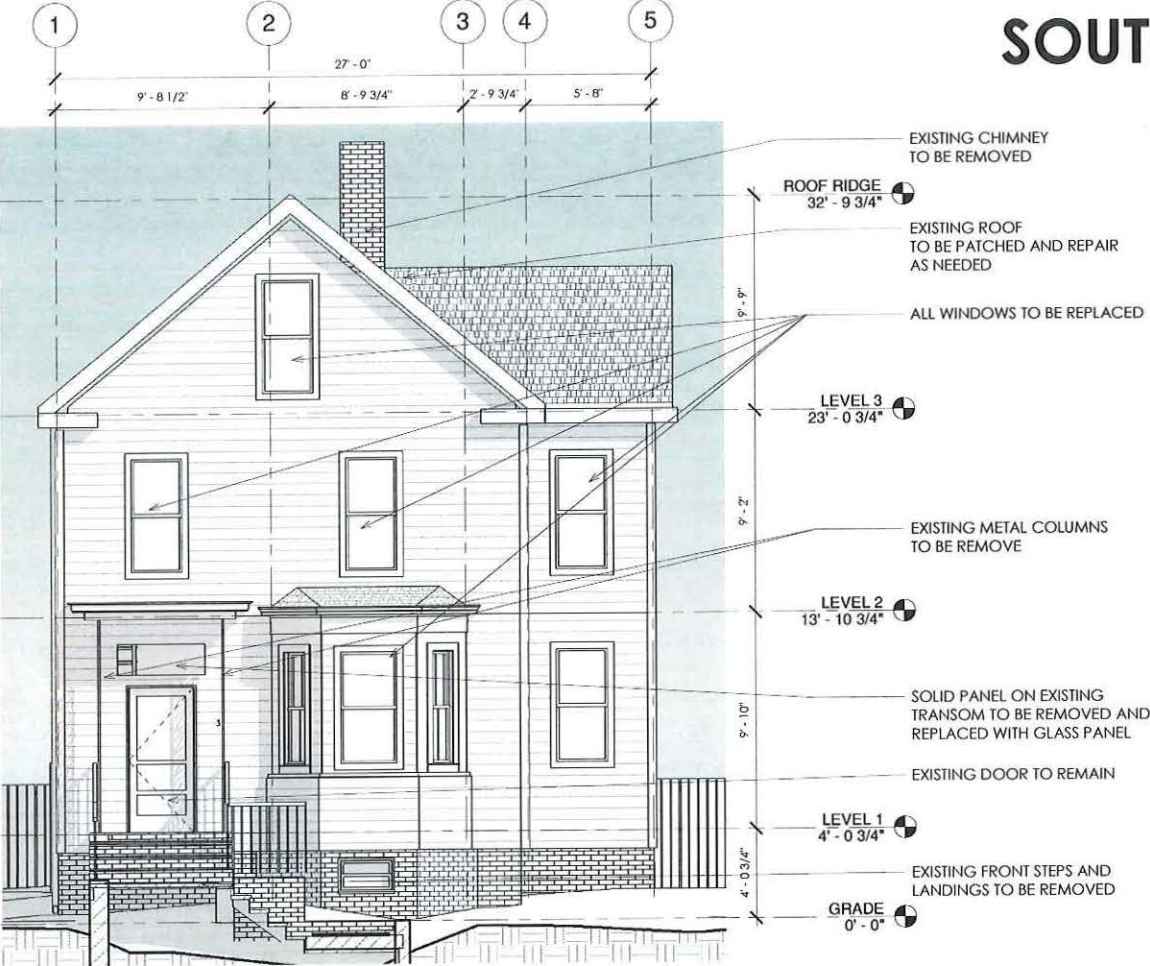
3 SAVILLE
CAMBRIDGE, MA 02138

Project Status: ZONING SUBMISSION SET
Project number: 2017.08
Date:
Drawn by: Author
Checked by: Checker

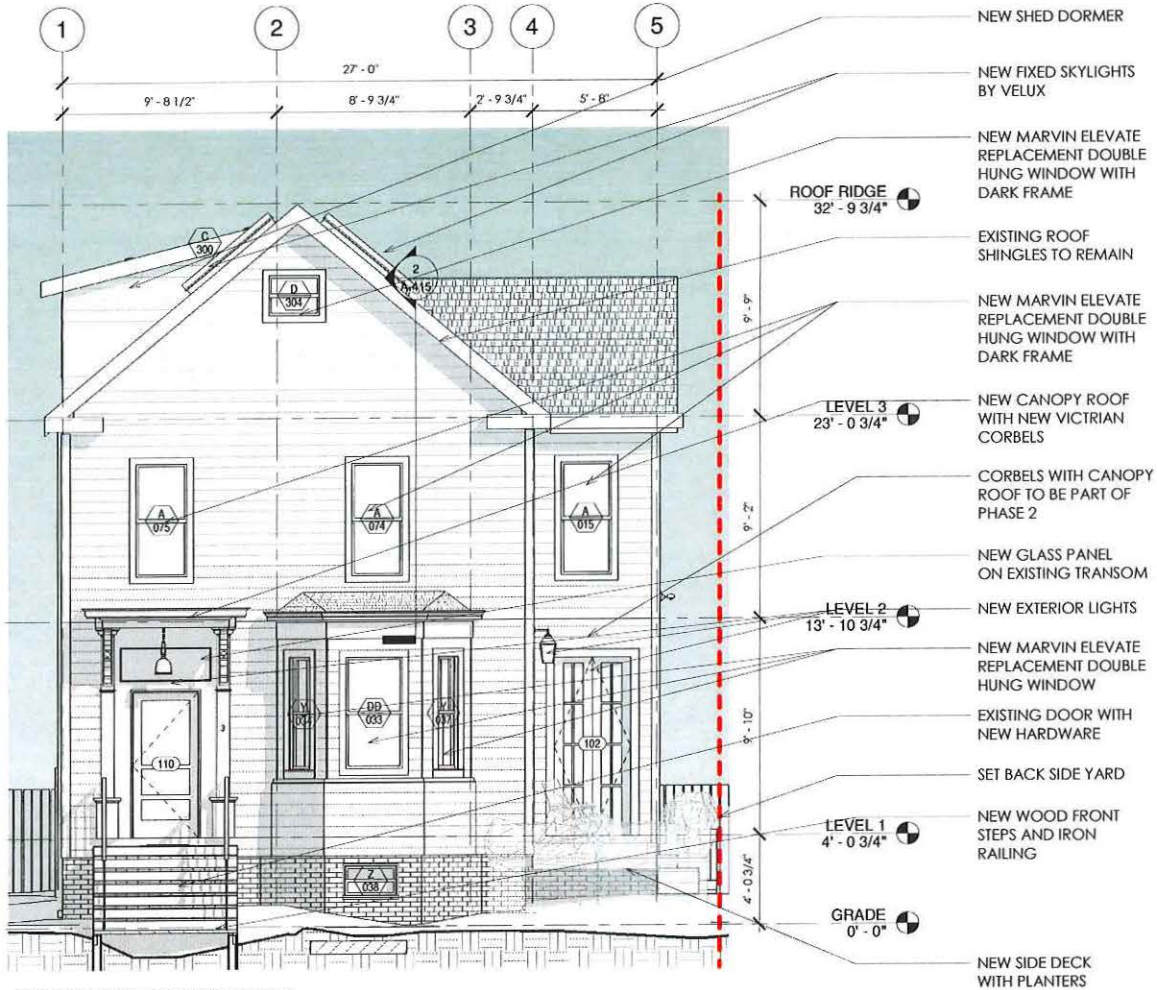
BZA-007c

Scale

SOUTH ELEVATION



2 EXISTING SOUTH ELEVATION Copy 1
1/4" = 1'-0"



1 PROPOSED SOUTH ELEVATION Copy 1
1/4" = 1'-0"



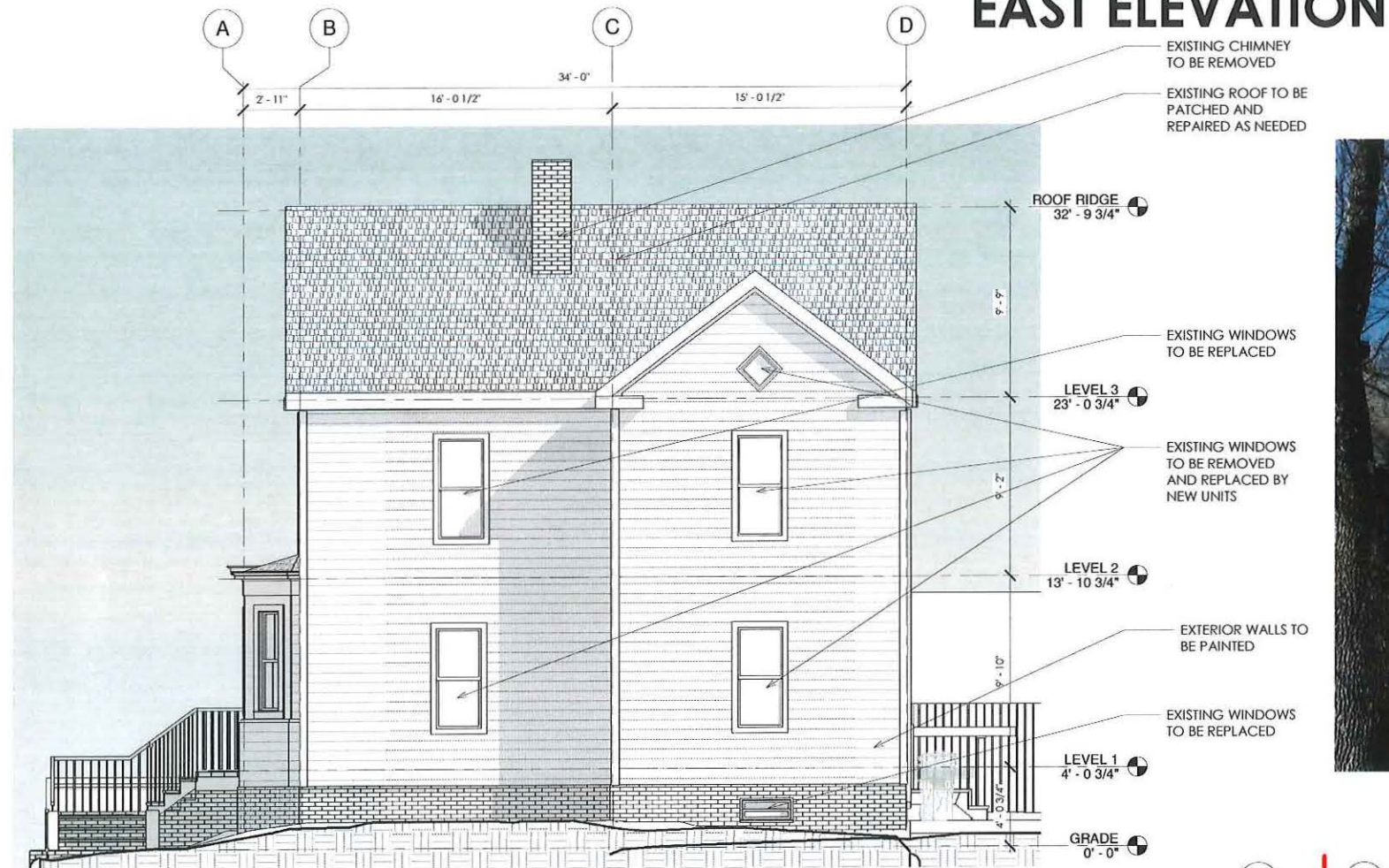
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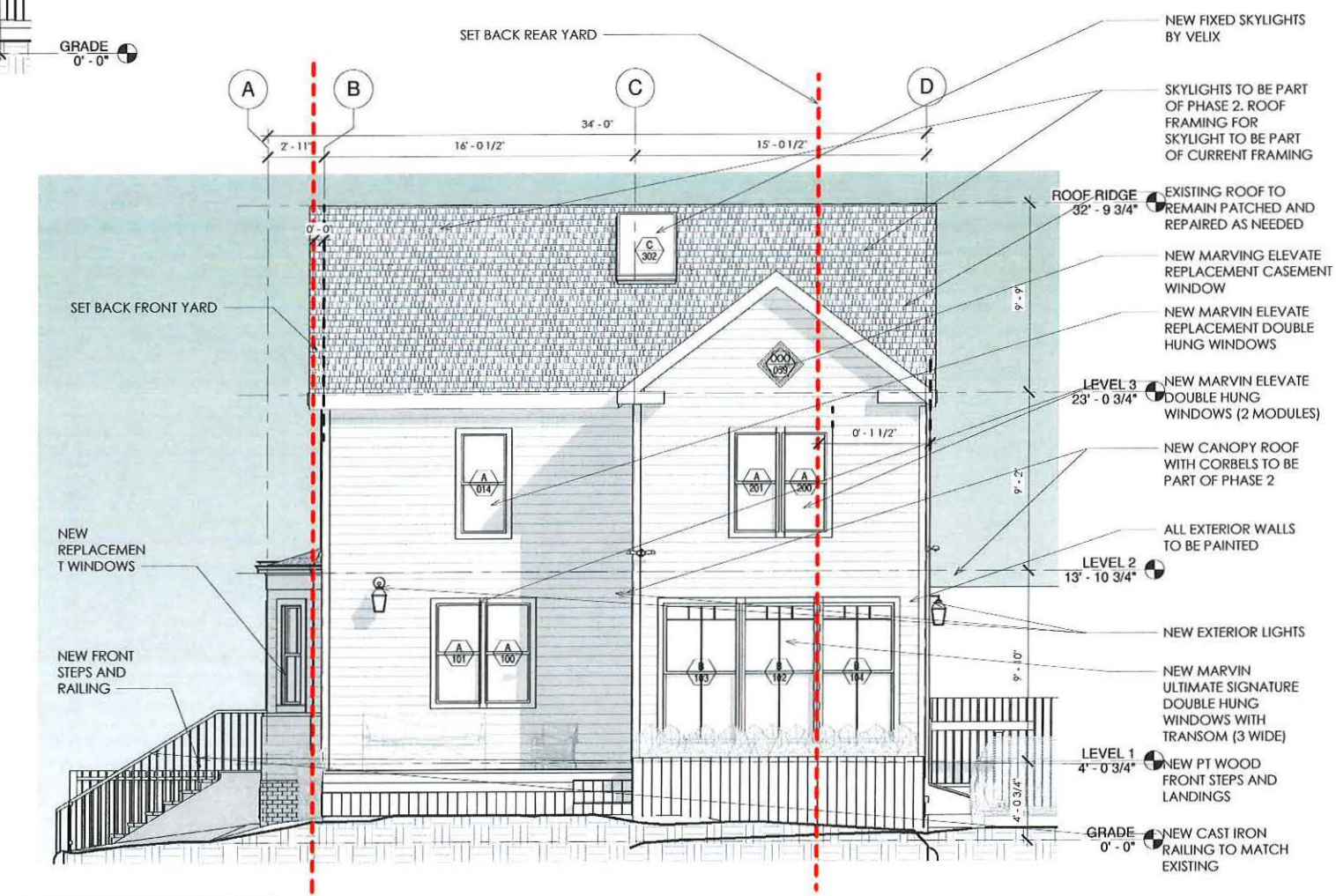
PROPOSED SOUTH
ELEVATION

HEATHER REAVEY AND JON CAMPBELL
REAVEY/CAMPBELL RESIDENCE
3 SAVILLE
CAMBRIDGE, MA 02138

Project Status ZONING SUBMISSION SET
Project number 2017.08
Date
Drawn by Author
Checked by Checker
BZA-008
Scale 1/4" = 1'-0"



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



1 PROPOSED EAST ELEVATION Copy 2
1/4" = 1'-0"



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PROPOSED EAST
ELEVATION

HEATHER REAVEY AND JON
CAMPBELL
REAVEY/CAMPBELL RESIDENCE
3 SAVILLE
CAMBRIDGE, MA 02138

Project Status ZONING SUBMISSION SET
Project number 2017.08
Date
Drawn by Author
Checked by Checker
BZA-009
Scale 1/4" = 1'-0"

NORTH ELEVATION



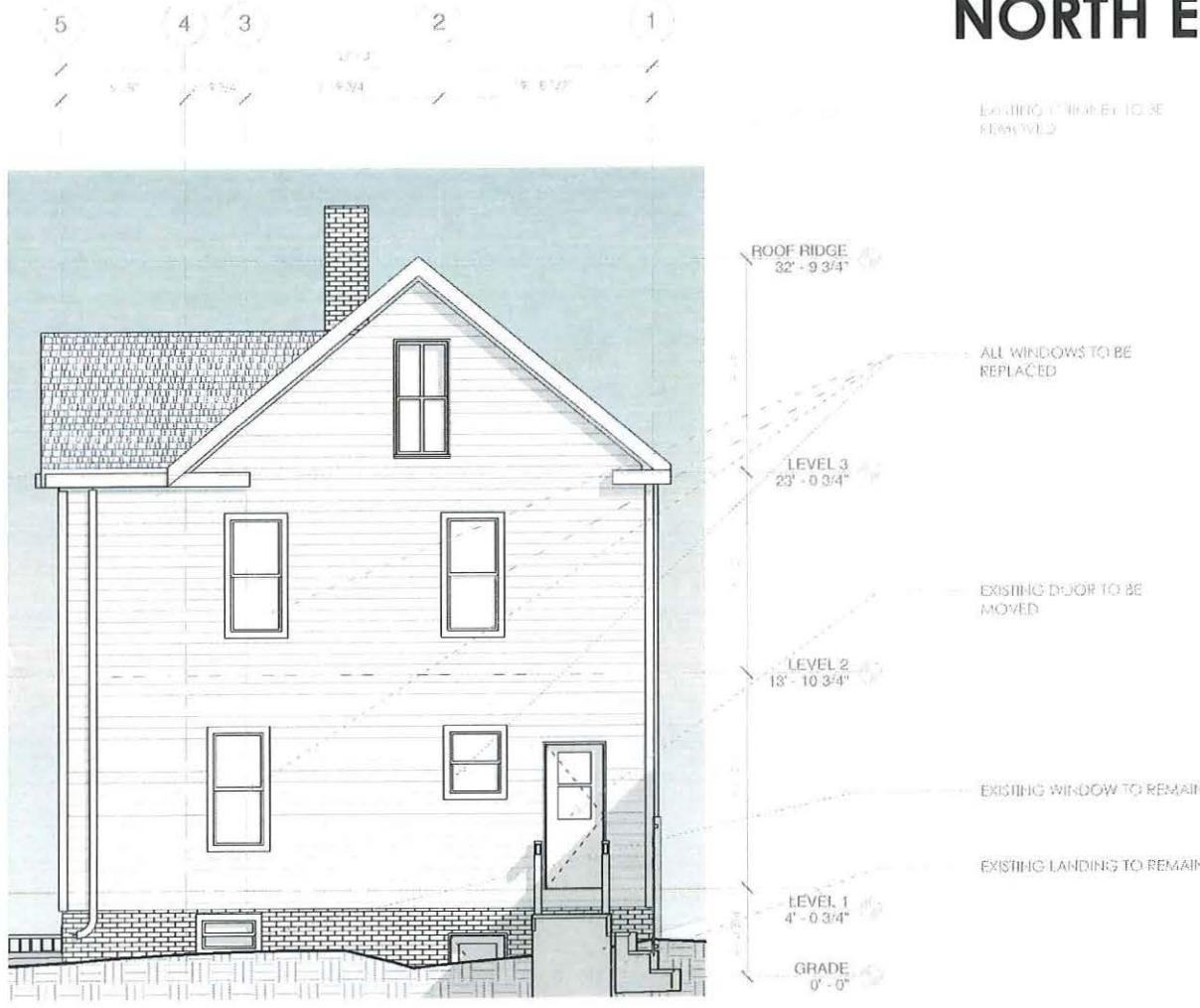
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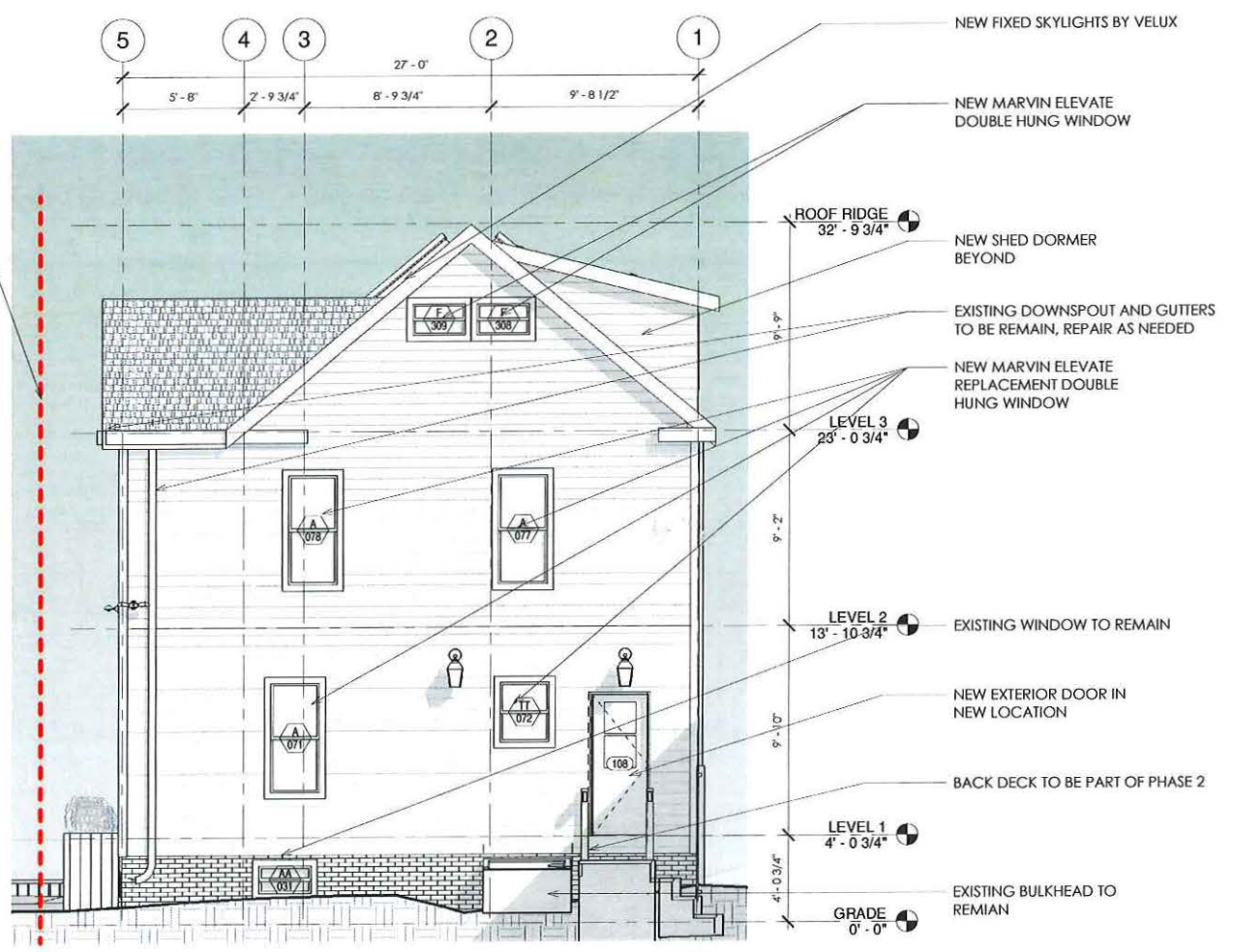
PROPOSED NORTH
ELEVATION

HEATHER REAVEY AND JON
CAMPBELL
REAVEY/CAMPBELL RESIDENCE
3 SAVILLE
CAMBRIDGE, MA 02138

Project Status: ZONING SUBMISSION SET
Project number: 2017.08
Date:
Drawn by: Author
Checked by: Checker
BZA-010
Scale: 1/4" = 1'-0"

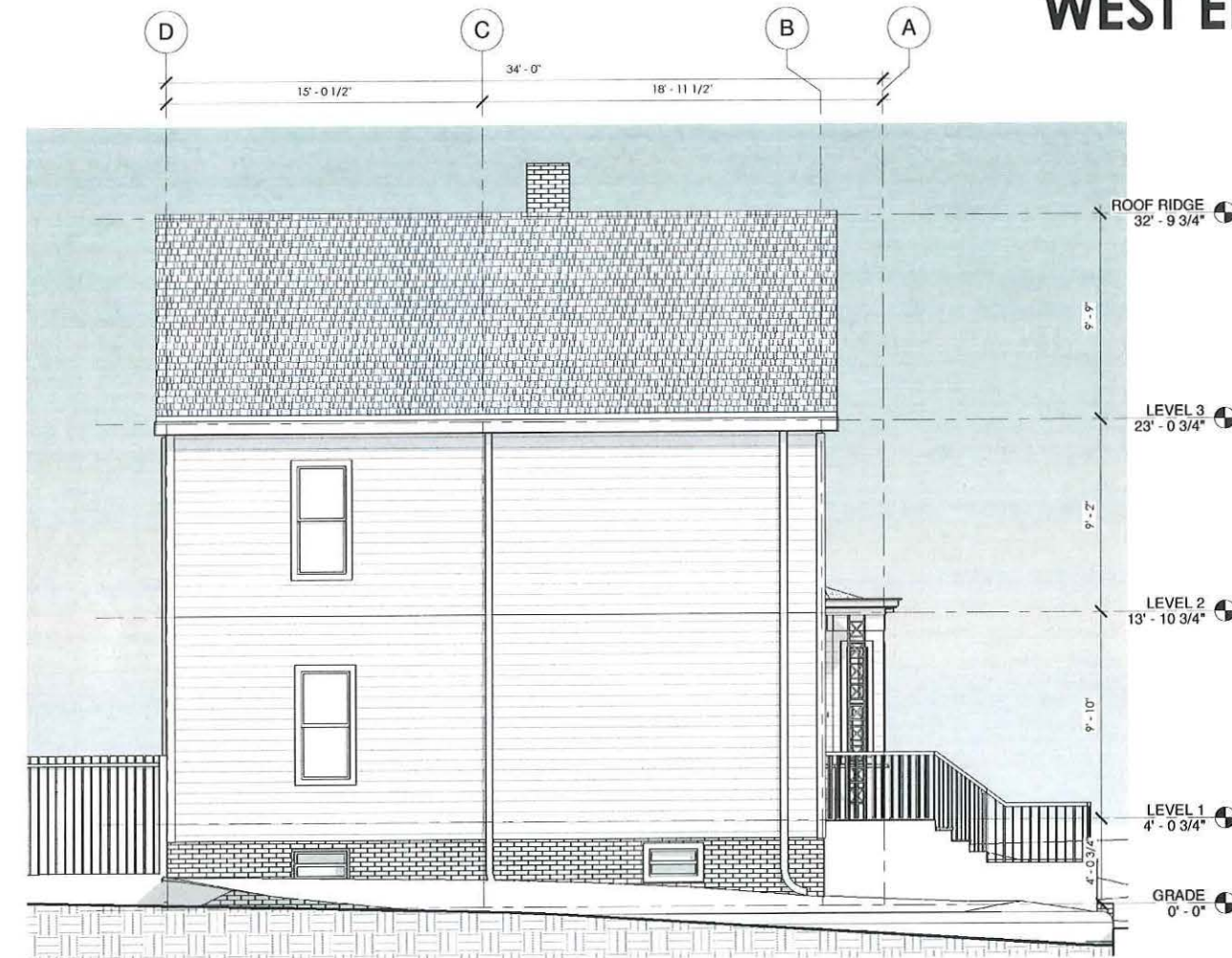


② EXISTING NORTH ELEVATION Copy 1
1/4" = 1'-0"

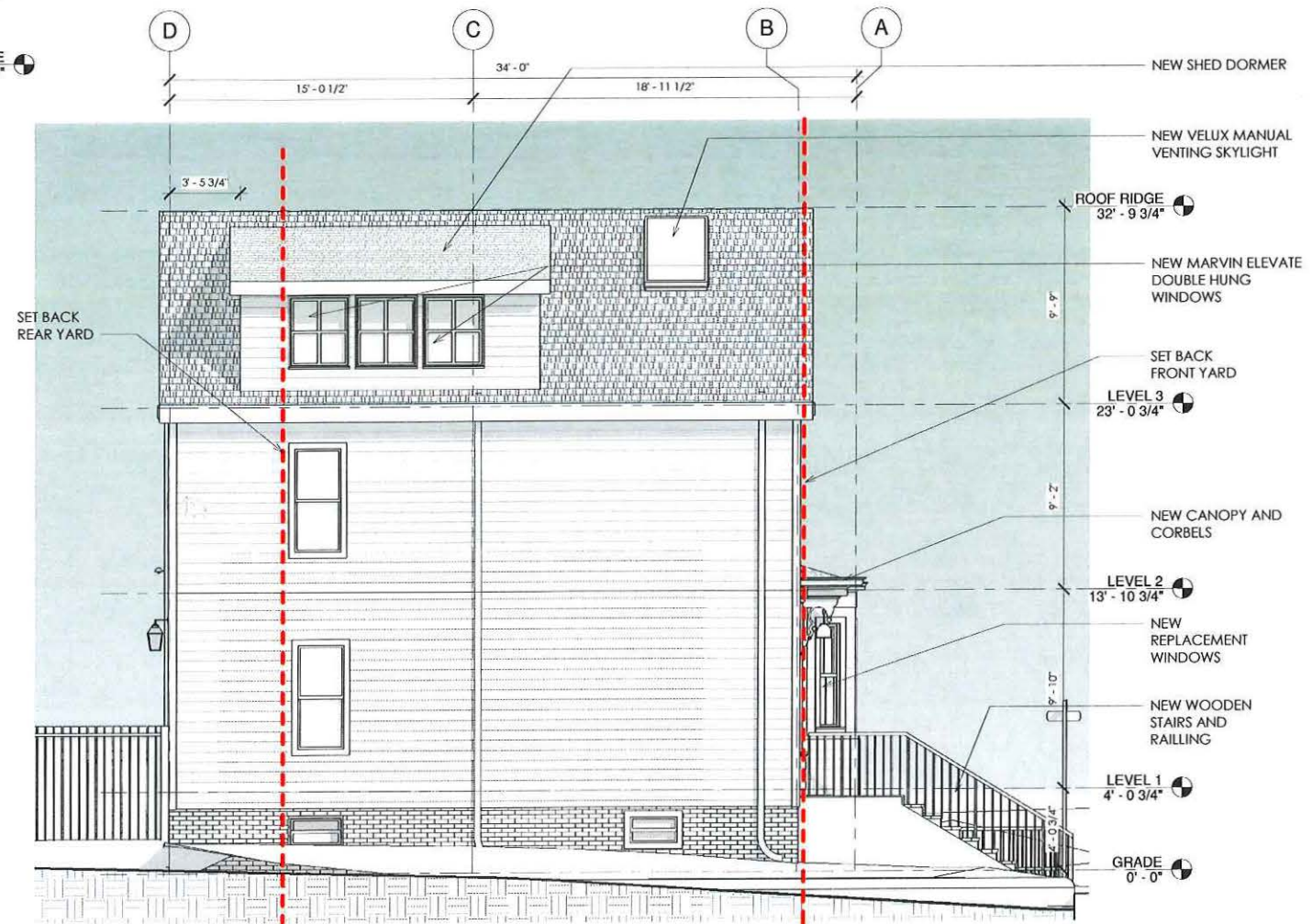


① PROPOSED NORTH ELEVATION Copy 1
1/4" = 1'-0"

WEST ELEVATION



① EXISTING WEST ELEVATION Copy 2
1/4" = 1'-0"



② EXISTING WEST ELEVATION Copy 2 Copy 1
1/4" = 1'-0"



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PROPOSED WEST
ELEVATION

HEATHER REAVEY AND JON
CAMPBELL
REAVEY/CAMPBELL RESIDENCE

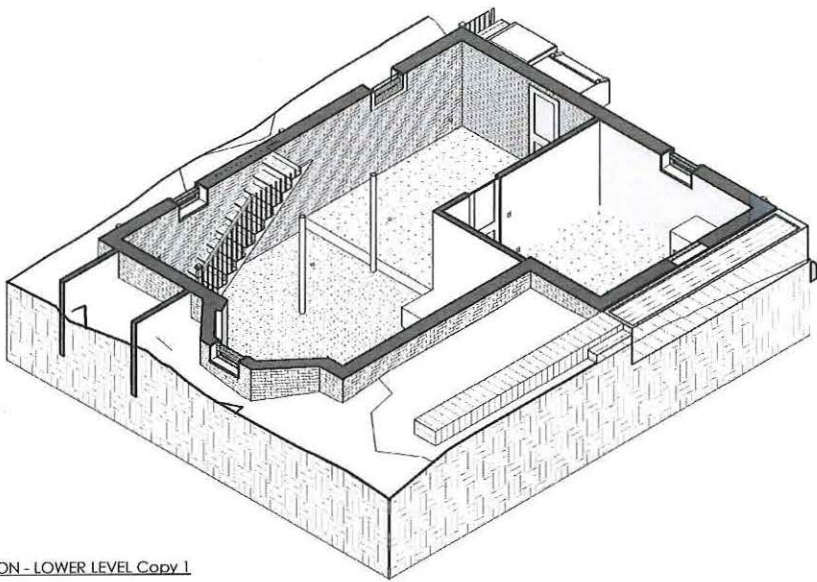
3 SAVILLE
CAMBRIDGE, MA 02138

Project Status: ZONING SUBMISSION SET
Project number: 2017.08
Date:
Drawn by: Author
Checked by: Checker

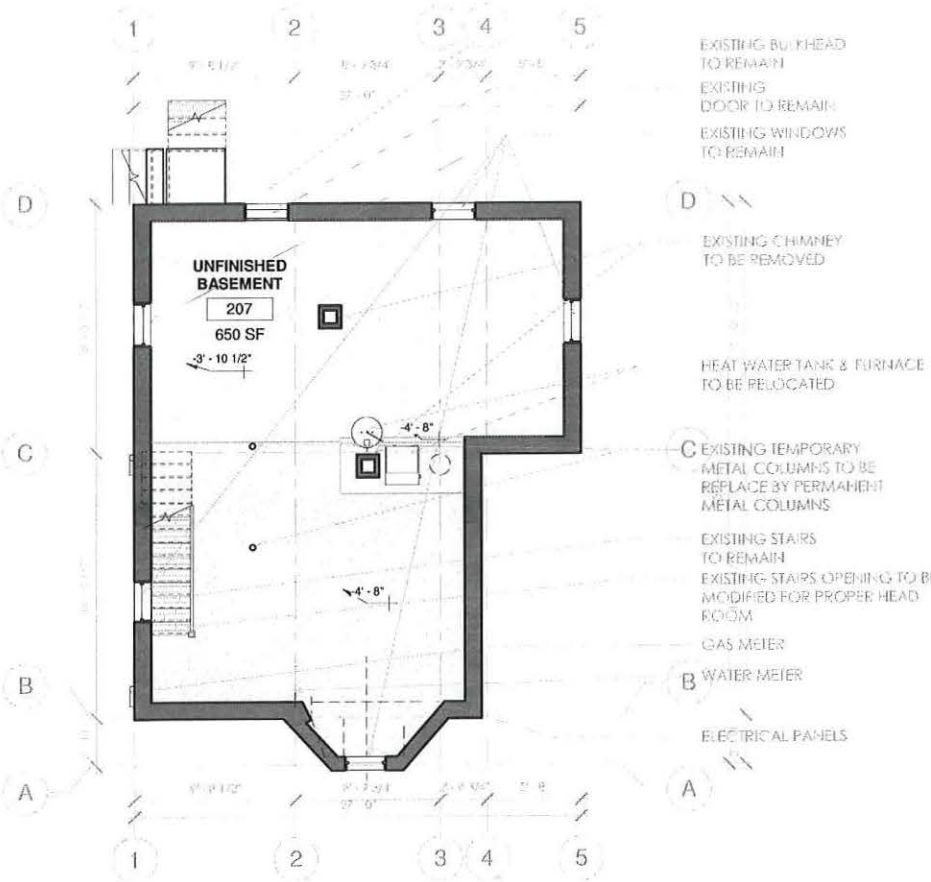
BZA-011

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

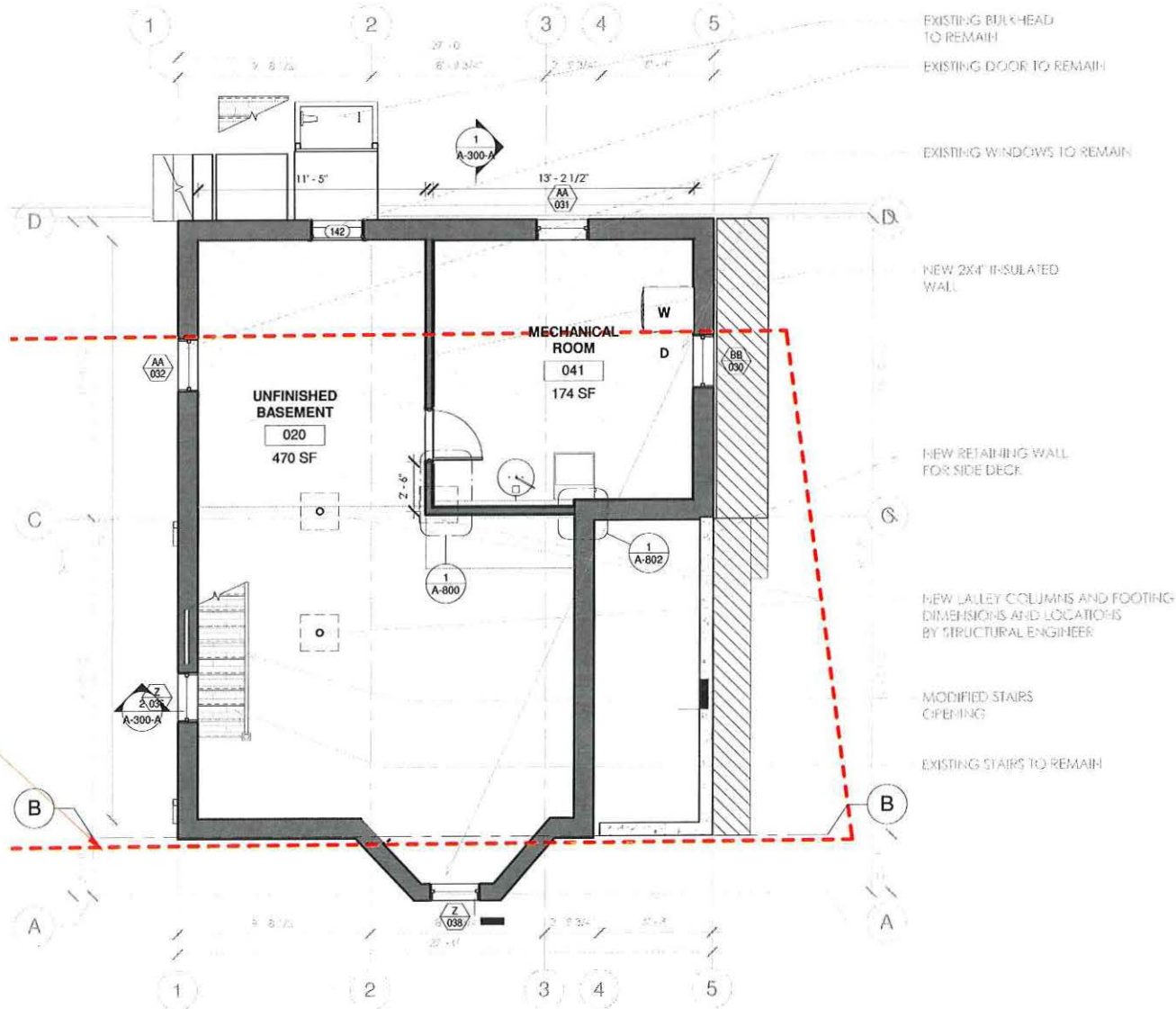
LEVEL 0



③ AXON - LOWER LEVEL Copy 1



① EXISTING - LOWER LEVEL Copy 1
3/16" = 1'-0"



SET BACK LINE

② PROPOSED - LOWER LEVEL Copy 1
1/4" = 1'-0"



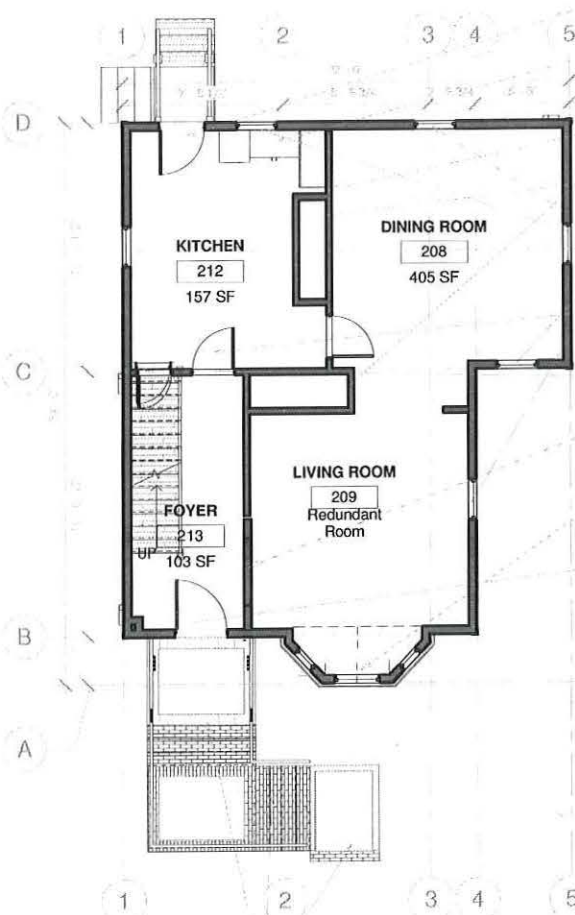
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PROPOSED LEVEL 0

HEATHER REAVEY AND JON CAMPBELL
REAVEY/CAMPBELL RESIDENCE
3 SAVILLE
CAMBRIDGE, MA 02138

Project Status	ZONING SUBMISSION SET
Project number	2017.08
Date	
Drawn by	Author
Checked by	Checker
BZA-012	
Scale	As indicated

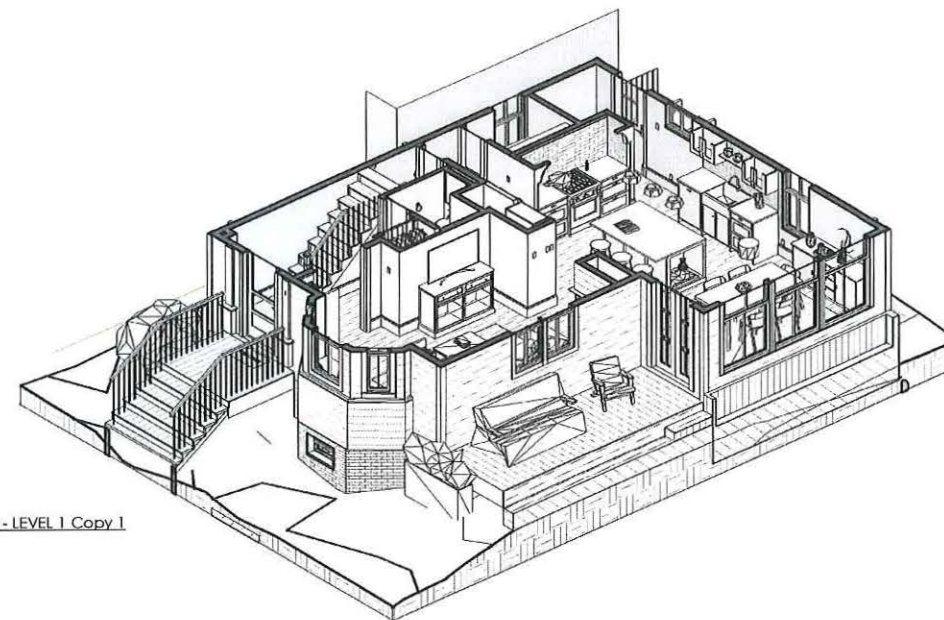


① EXISTING - LEVEL 1 Copy 1
3/16" = 1'-0"

EXISTING FRONT STEPS
AND LANDINGS TO BE
REMOVE

- EXISTING DOOR TO BE
REMOVED
- EXISTING CABINETRY TO BE
REMOVED
- EXISTING WALLS TO BE
REMOVED
- EXISTING CHIMNEY
TO BE REMOVED
- EXISTING WINDOWS
TO BE REMOVE
- EXISTING DOOR TO
BE REMOVED
- EXISTING DOOR
TO LEVEL 0
- EXISTING CASED
OPENING TO BE
ENLARGED
- EXISTING RADIATOR
TO BE REMOVED
- EXISTING DOOR TO BE
REFINISHED

LEVEL 1



③ AXON - LEVEL 1 Copy 1

SET BACK SIDE YARD

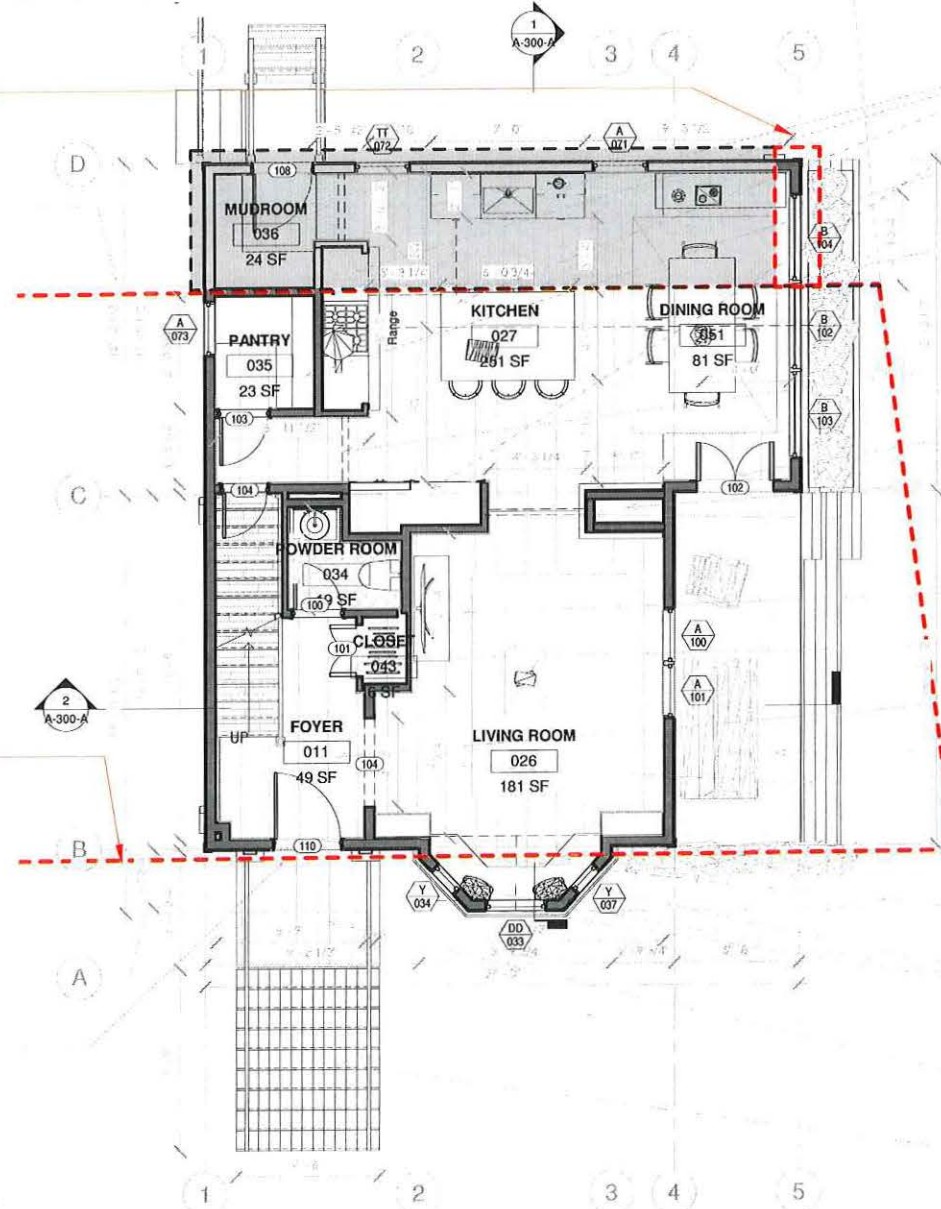
AREA OF RELIEF

SET BACK REAR YARD

SET BACK LINE

SET BACK FRONT YARD

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



NEW KITCHEN CABINETRY WITH STONE
TOPS

PANTRY CABINET WITH BUTCHER BLOCK
TOPS AND OPEN SHELVES ABOVE

NEW MARVIN ULTIMATE
SIGNATURE DOUBLE
HUNG WINDOWS (WITH TOP ORNAMENT,
2 OVER 2, WITH DARK FRAME)

NEW MARVIN ELEVATE TRANSOM UNITS

NEW DOUBLE DOOR WITH GLASS PANELS

NEW 35" MULTI-SIDED GAS FIREPLACE
DET35PF BY SUPERIOR

SHIPLAP WALL PANELS ON
FIREPLACE WALLS

FREE STANDING MEDIA CENTER BY
OWNERS

NEW COAT CLOSET

EXISTING HARDWOOD FLOORING TO
REMAIN TO BE REFINISHED

NEW SIDE DECK WITH PLANTERS

NEW WIDER CASED OPENING

NEW BENCH SEAT WITH STORAGE AND
BOOKCASES

EXISTING DOOR TO REMAIN AND TO
BE REFINISHED

NEW MARVIN ELEVATE REPLACEMENT
DOUBLE HUNG WINDOWS (2 OVER 2 WITH
DARK FRAME)

NEW PT WOOD LANDING

NEW PT WOOD FRONT STEPS WITH
STRAIGHT RUN AND RAILING



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PROPOSED LEVEL 1

HEATHER REAVEY AND JON
CAMPBELL

REAVEY/CAMPBELL RESIDENCE

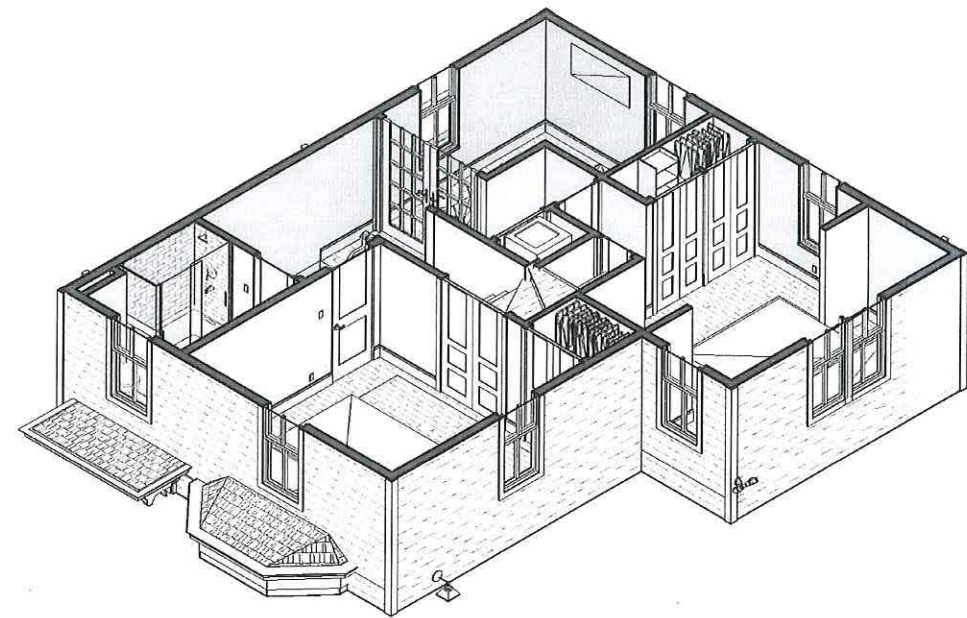
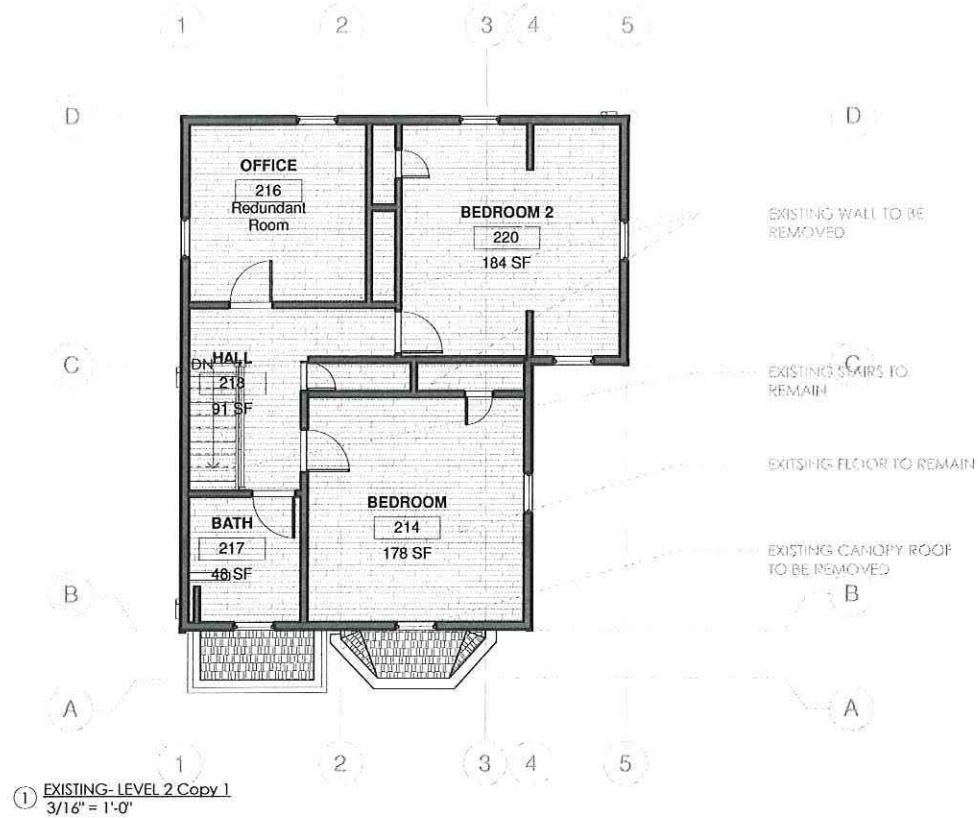
3 SAVILLE
CAMBRIDGE, MA 02138

Project Status: ZONING SUBMISSION SET
Project number: 2017.08
Date:
Drawn by: Author
Checked by: Checker

BZA-013

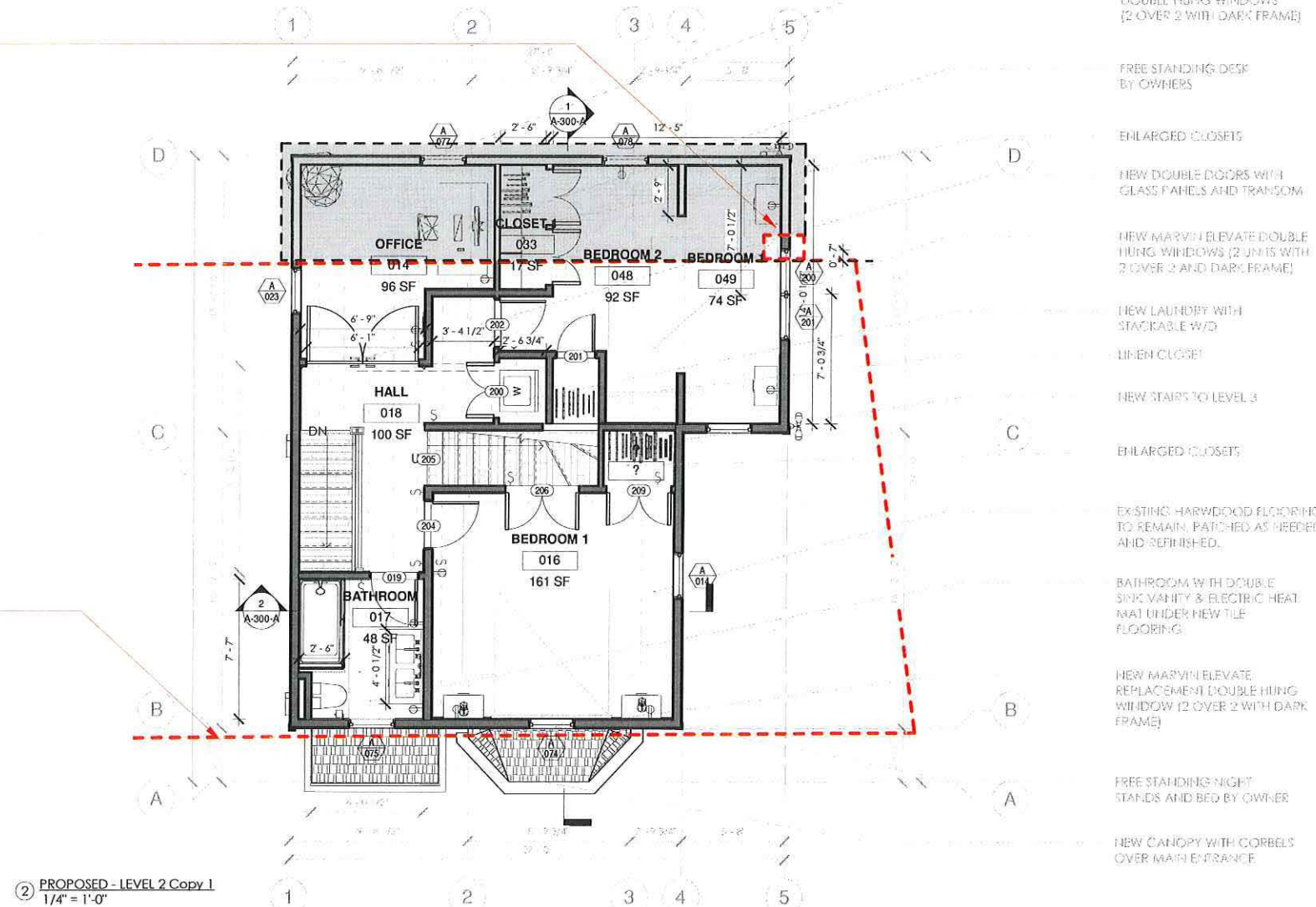
Scale: As indicated

LEVEL 2



AREA OF RELIEF

SET BACK LINE



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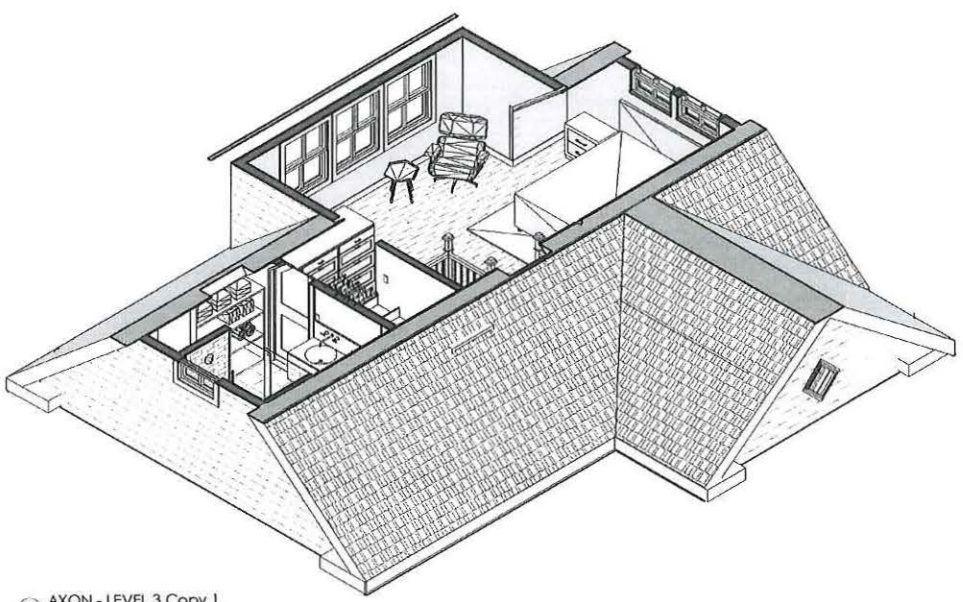
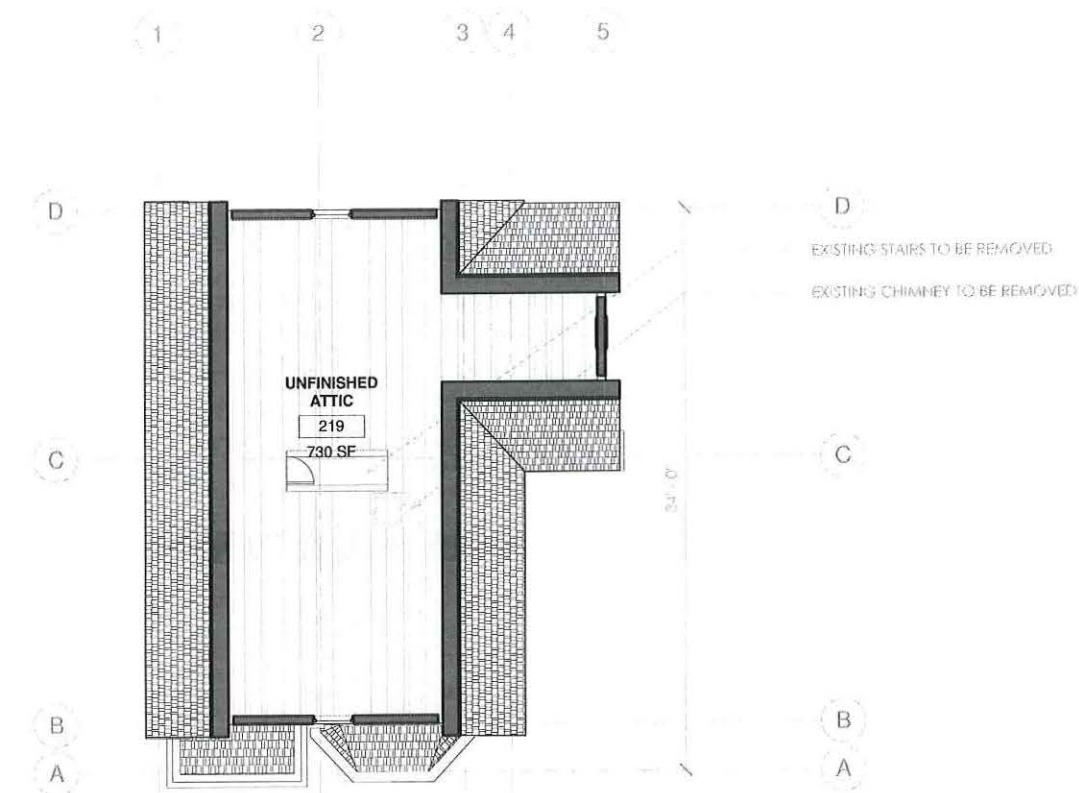


PROPOSED LEVEL 2

HEATHER REAVEY AND JON CAMPBELL
REAVEY/CAMPBELL RESIDENCE
3 SAVILLE
CAMBRIDGE, MA 02138

Project Status: **ONLINE SUBMISSION SET**
Project number: 2017.08
Date:
Drawn by: Author
Checked by: Checker
BZA-014
Scale: As indicated

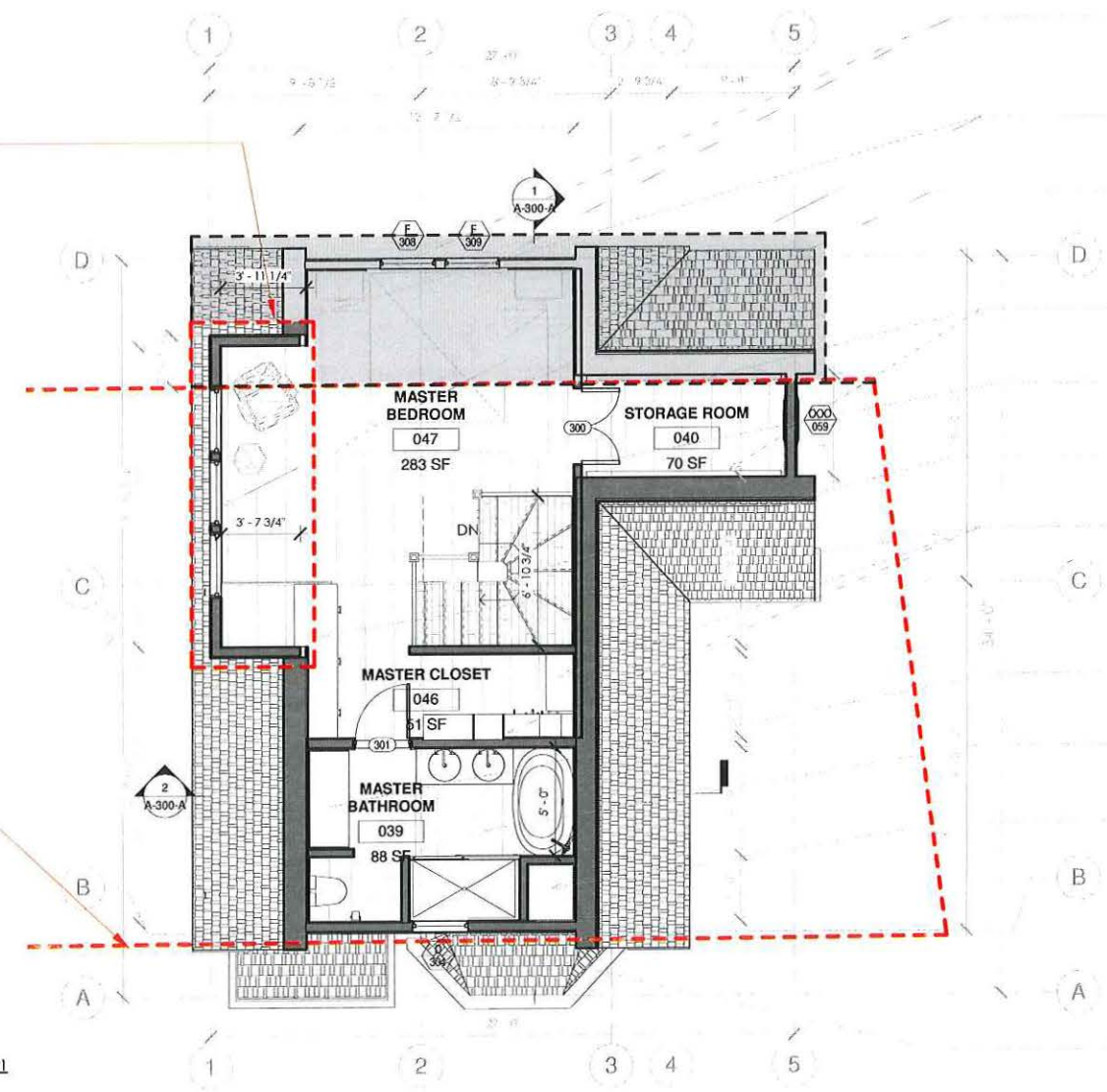
LEVEL 3



AXON - LEVEL 3 Copy 1

AREA OF RELIEF

SET BACK LINE



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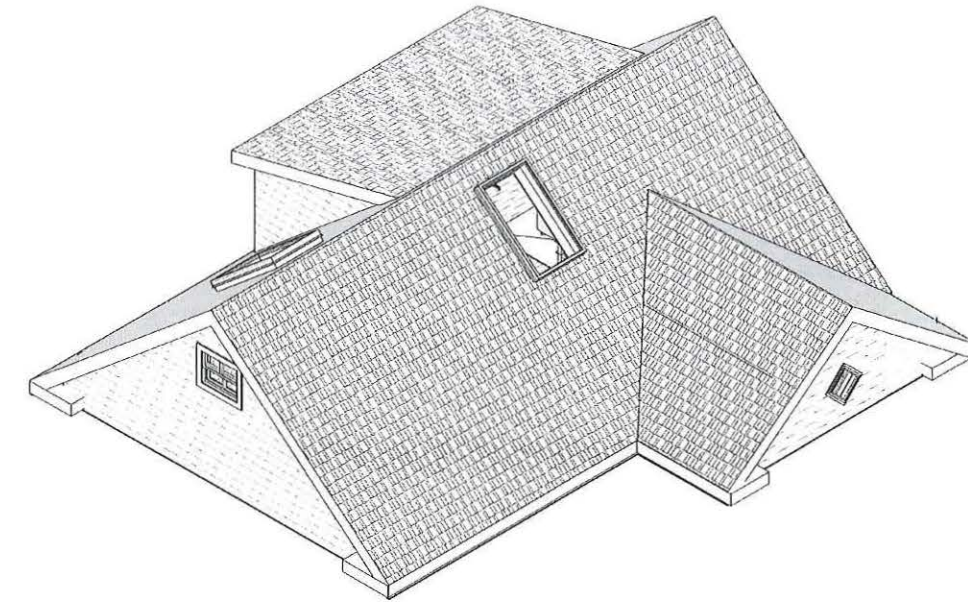


PROPOSED LEVEL 3

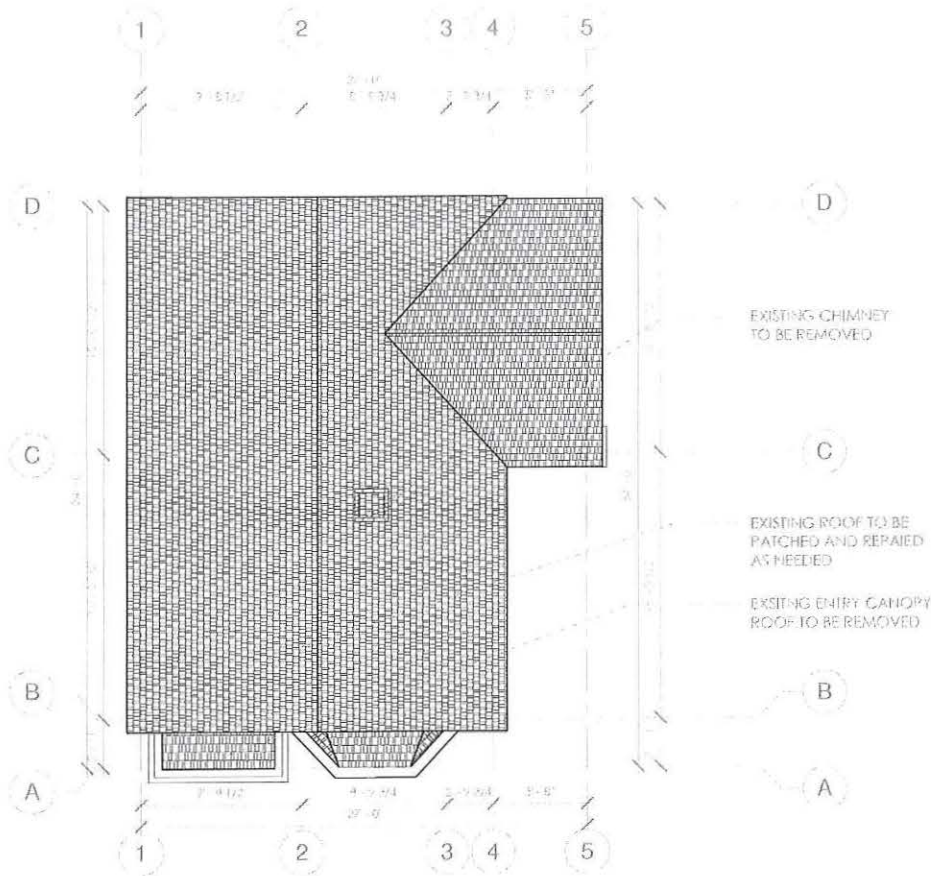
HEATHER REAVEY AND JON CAMPBELL
REAVEY/CAMPBELL RESIDENCE
3 SAVILLE
CAMBRIDGE, MA 02138

Project Status	ZONING SUBMISSION SET
Project number	2017.08
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Checked by	Checker
BZA-015	
Scale	As indicated

ROOF PLAN

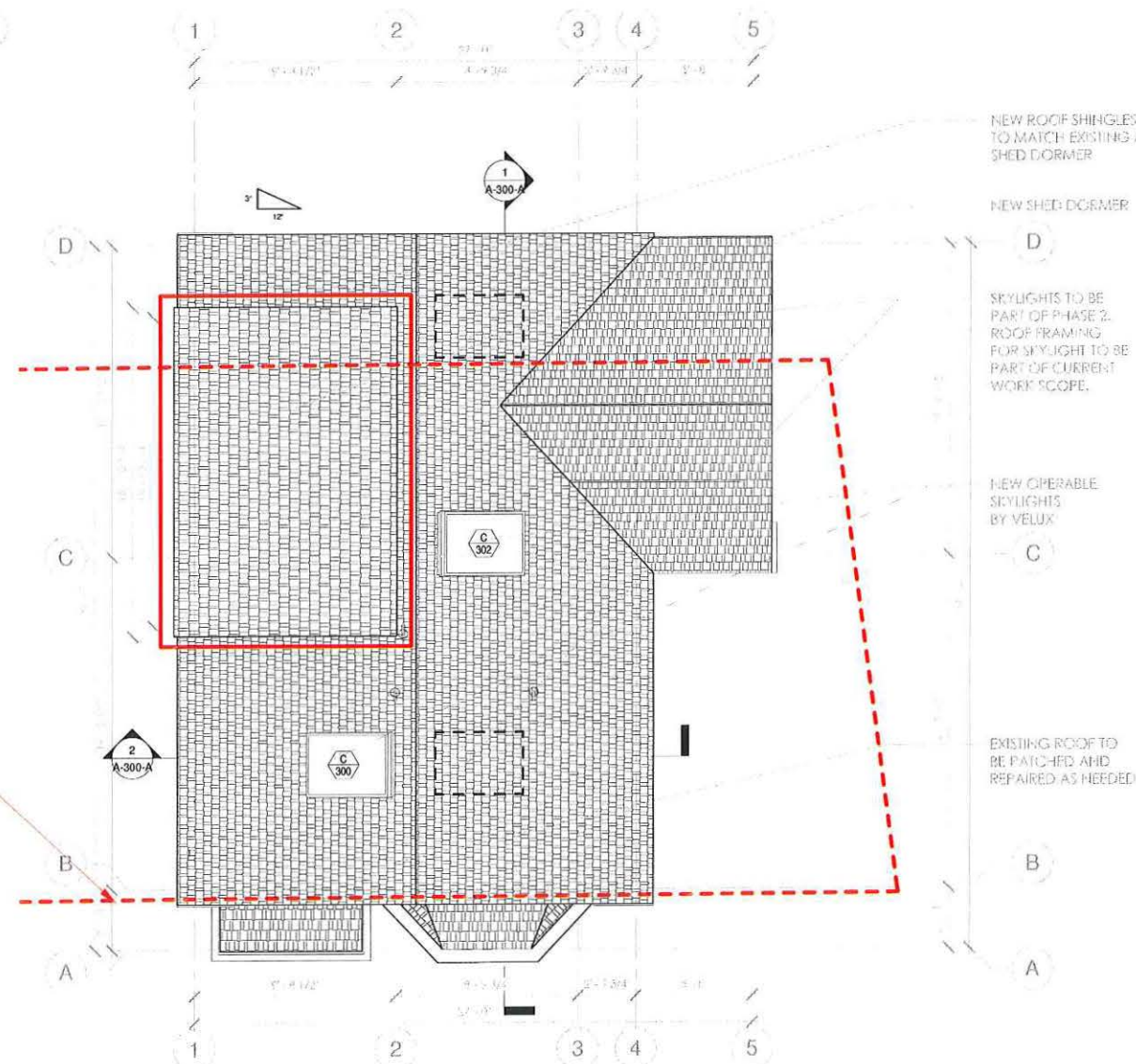


③ AXON - ROOF Copy 2



① ROOF PLAN Copy 1 Copy 1
3/16" = 1'-0"

SET BACK LINE



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



SKA

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PROPOSED ROOF PLAN

HEATHER REAVEY AND JON CAMPBELL

REAVEY/CAMPBELL RESIDENCE

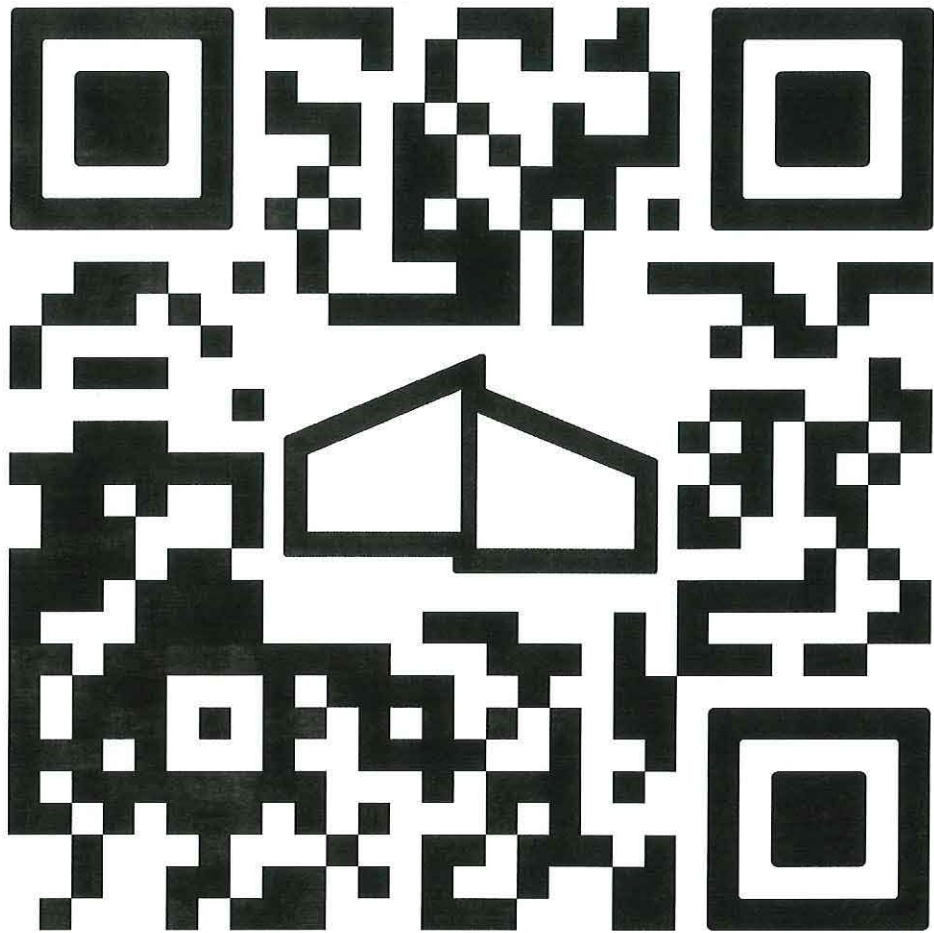
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Date
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Checked by Checker

BZA-016

Scale As indicated

END OF PRESENTATION



TO VIEW SKA VIDEO OF PROPOSED WORK SCAN QR CODE USING YOUR PHONE CAMERA
CENTER QR CODE ON CAMERA VIEWFINDER & SELECT POP-UP NOTIFICATION TO OPEN LINK ASSOCIATED WITH QR CODE

(SUPPLEMENTAL PAGES FOLLOW)



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KEY PLAN:

RENDER VIDEO

HEATHER REAVEY AND JON CAMPBELL
REAVEY/CAMPBELL RESIDENCE
3 SAVILLE
CAMBRIDGE, MA 02138

Project Status	CONING SUBMISSION SET
Project number	2017.08
Date	
Drawn by	Author
Checked by	Checker
BZA-016B	
Scale	

EXISTING CONDITIONS



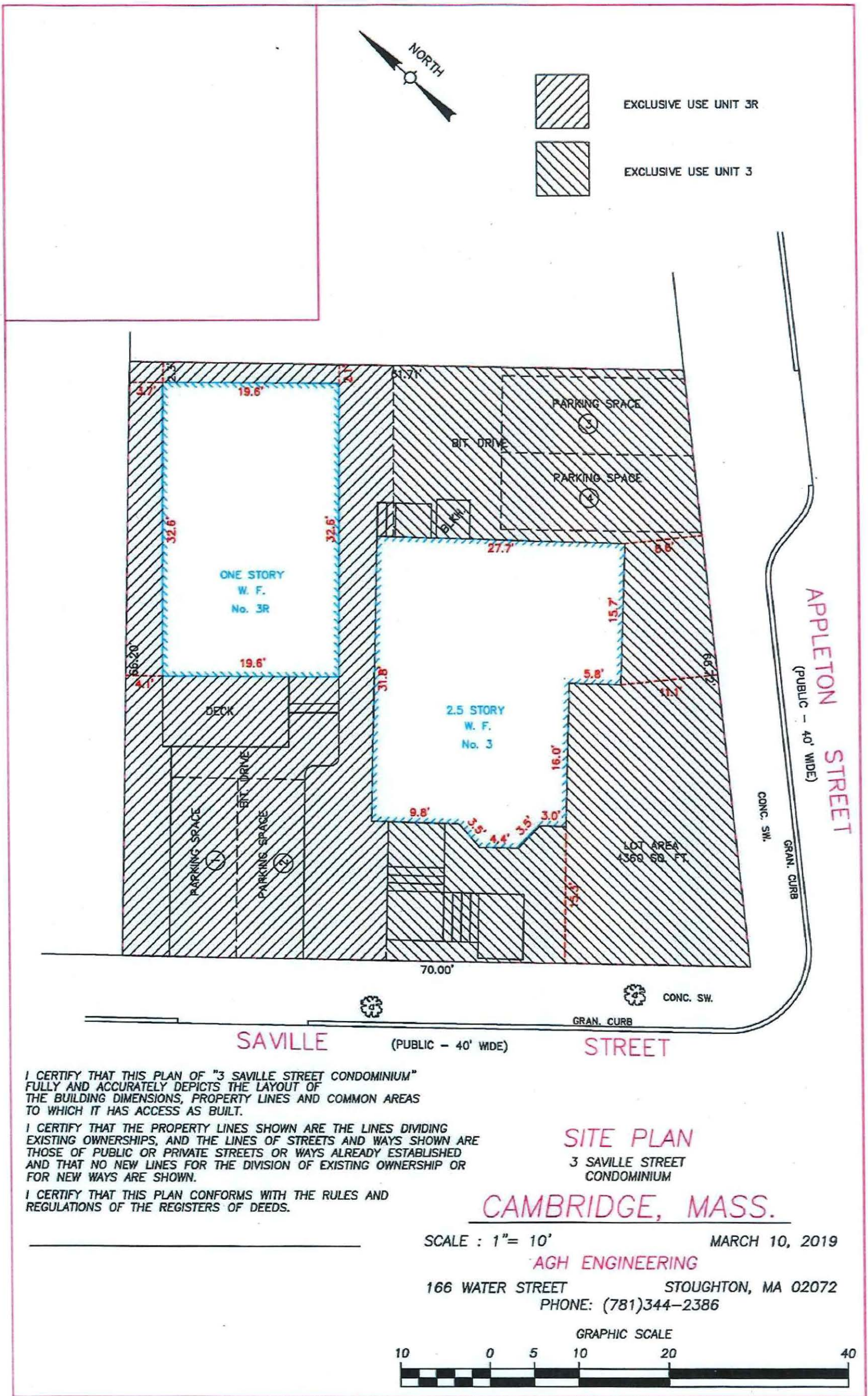
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EXISTING CONDITIONS

HEATHER REAVEY AND JON CAMPBELL
REAVEY/CAMPBELL RESIDENCE
3 SAVILLE
CAMBRIDGE, MA 02138

Project Status ZONING SUBMISSION SET
Project number 2017.08
Date
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BZA-017
Scale



HEATHER REAVEY AND JON CAMPBELL
REAVEY/CAMPBELL RESIDENCE
3 SAVILLE
CAMBRIDGE, MA 02138

CERTIFIED PLOT PLAN

KEY PLAN:
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Author:
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Checker:
BZA-018
Scale:

Pacheco, Maria

From: Catherine Milmoe <camilmoe@gmail.com>
Sent: Tuesday, October 20, 2020 11:41 AM
To: Pacheco, Maria
Subject: 3 Saville Street

Dear Maria,

I wholeheartedly support Heather Reavey and Jonathan Campbell's plans for 3 Saville Street. Their plans for the house are in keeping with the house's age and character and will blend in beautifully with the neighborhood. I live next door at 3R Saville Street, grew up at 3 Saville, and am excited for the plans they have for my childhood home.

Thanks for your consideration,
Catherine Milmoe
3R Saville Street
Date: _October 20, 2020

Cambridge Board of Zoning Appeals
Lombardi Building
831 Massachusetts Avenue
Cambridge, MA 02139

Re: Application for Heather Reavey and Jonathan Campbell for a special permit, 3 Saville Street

Dear Board of Zoning Appeal,

Heather and Jonathan have shared their plans for renovating 3 Saville Street. We have no objections and believe this work will contribute to the neighborhood.

Thank you for considering our views.

Sincerely,

Catherine Milmoe
3R Saville Street