



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2020 SEP 30 PM 2:47
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 93167

General Information

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

Special Permit: X

Variance:

Appeal:

PETITIONER: Travis Keller and Zoe Hack Keller C/O Shippen L. Page, Esq., Page & Powell, P.C.

PETITIONER'S ADDRESS: 174 Lakeview Avenue, Cambridge, 02138

LOCATION OF PROPERTY: 6 Bond St., Unit 4, Cambridge, MA

TYPE OF OCCUPANCY: Single family residence

ZONING DISTRICT: B

REASON FOR PETITION:

/Additions/ /add new patio stairs, 4 new windows and a door in the family room and two new windows in the kitchen within the rear yard setback,, convert a covered porch and add an egress window with the side yard setback/

DESCRIPTION OF PETITIONER'S PROPOSAL:

Add patio stairs, 4 new windows and a door in the family room and 2 new windows in the kitchen within the rear yard setback, convert a covered porch to a mudroom and add an egress window within the side yard setback

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: 6 BOND ST. #4, CAMBRIDGE 02138

Tel. No. 617-967-0318

E-Mail Address: shippen@shippenpage.com

date 9/29/20

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 Travis Keller and Zoe Hack Keller
(OWNER)

Address: 4-6 Bond Street, Cambridge, MA 2138

State that I/We own the property located at 4-6 Bond Street, Cambridge _____,
which is the subject of this zoning application.

The record title of this property is in the name of Travis A. Keller and Zoe
Hack Keller

*Pursuant to a deed of duly recorded in the date 4/30/2020, Middlesex
South County Registry of Deeds at Book 74779, Page 591 ; 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

The above-name Travis Keller personally appeared before me,
this 21 of September _____, 2020, and made oath that the above statement
is true. A. Powell Notary

My commission expires 4-18-2025 (Notary Seal).

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



NOTARIAL PUBLIC STATE OF MASSACHUSETTS

I, the undersigned, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of the County of Suffolk, State of Massachusetts.

WITNESSED my hand and seal this 17th day of June, 1900.

Notary Public for the County of Suffolk, State of Massachusetts.

My commission expires on the 17th day of June, 1901.

Notary Public for the County of Suffolk, State of Massachusetts.

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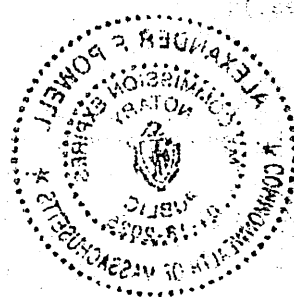
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Notary Public for the County of Suffolk, State of Massachusetts.

My commission expires on the 17th day of June, 1901.



QUITCLAIM DEED

We, Maximillian D. Stone and Deborah Hayes Stone, married to each other

OF 122 Farm Road, Sherborn, Massachusetts

IN CONSIDERATION OF

Three Million Three Thousand (\$3,003,000.00) Dollars

GRANT TO

Travis Keller and Zoe Hack Keller husband and wife, tenants by the entirety

OF 517 Shawmut Avenue, Unit 1, Boston MA 02118

WITH QUITCLAIM COVENANTS

THE FOLLOWING DESCRIBED PREMISES:

The Unit known as Unit 4 ("the Unit") in the 4-6 Bond Street Condominium ("the Condominium") created by Master Deed dated July 8, 2013 and recorded with the Middlesex South Registry of Deeds in Book 62213, Page 1, as such may be amended by instruments of record, in accordance with the provisions of M.G.L. Chapter 183A.

The Unit is laid out as shown on the plans recorded with the 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 an undivided 33 1/3 percentage interest in (a) the common areas and facilities of the Condominium; (b) the 4-6 Bond Street Condominium Trust under a Declaration of Trust, recorded with said Master Deed, as such may be amended by instruments of record, including the exclusive right to use one garage parking space and one exterior parking space assigned to the Unit as designated with the site plan recorded with the 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 and as it may be amended; the Master Deed and Condominium Trust referred to above; any by-laws and rules and regulations from time to time adopted thereunder; and all matters of record stated or

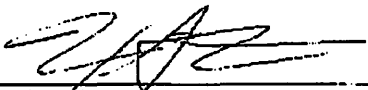
referred to in the Master Deed as completely as if each were fully set forth herein; and subject to real estate taxes attributable to the Unit which are not yet due and payable.

Subject to and with the benefit of any and all easements and restrictions of record insofar as the same are now in force and applicable.

We, the Grantors named herein, do hereby voluntarily release all of our rights of Homestead, if any, and state under penalties of perjury there is no other person or persons entitled to any homestead rights other than those executing this deed.

Being the same premises conveyed to grantor by deed recorded with the Middlesex South District Registry of Deeds in Book 68656, Page 41

Executed as a sealed instrument under the pains and penalties of perjury on April 30, 2020.


Maximillian D. Stone


Deborah Hayes Stone

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On April 30, 2020, before me, the undersigned notary public, personally appeared Maximillian D. Stone and Deborah Hayes Stone, proved to me through satisfactory evidence of identification, which were

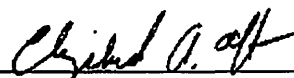
Check acknowledgment form:

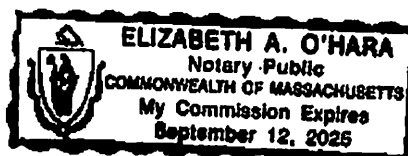
☒ *current document issued by federal or state government agency bearing photographic image of face of document signer* MA license

☐ *oath or affirmation of credible witness unaffected by the document or transaction, who is personally known to the notary and who personally, knows the document signer*

☒ *document signer is personally known to the notary*

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 who swore or affirmed to me that the contents of the document are truthful and accurate to the best of his/her/their knowledge and belief.


Notary Public:
My Commission Expires: 9/12/2025



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 6 Bond St., Unit 4, Cambridge, MA (location) would not be a detriment to the public interest because:

A) Requirements of the Ordinance can or will be met for the following reasons:

Petitioners seek to make modest additions to this pre-existing non conforming dwelling consisting of new windows, a new door, adding stairs to an existing patio, converting a covered porch to a mudroom and adding an egress window. Overall the changes would add 60 square feet and increase the FAR from .359 to .362. These additions would not be a detriment to the public interest because they would be at most partially visible from the street and the scale is modest indeed and would be consistent with the other condominium units and the character of 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:

Because this will continue to be a single family residence with no change in the occupancy, the traffic generated and patterns of access or egress will not change and thus will not cause congestion hazard, or a substantial change in 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 use of the subject premises will continue to be as a single family residence, in conformity with the neighborhood and the zoning district. As such, there will be no adverse effect on adjacent uses, by the nature of the proposed use.

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:

As a very modest addition to this existing single family dwelling consisting of windows, a door, and converting a covered porch to a mudroom, the proposed work will not create a nuisance or hazard and will not be created to the detriment of the health, safety and/or welfare of the occupant or of the citizens of Cambridge.

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 changes will add to the comfort and safety of the occupants, is consistent with the design and character of the neighborhood and the proposed use is the same as the current use. As such, it will not impair the integrity of the district or the adjacent district and will not derogate from the intent or purpose of this ordinance.

BZA Application Form**DIMENSIONAL INFORMATION****Applicant:** Travis Keller and Zoe Hack Keller**Present Use/Occupancy:** Single family residence**Location:** 174 Lakeview Avenue**Zone:** B**Phone:** 617-967-0318**Requested Use/Occupancy:** Single family residence

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		6808	6868	7393	(max.)
<u>LOT AREA:</u>		18981	18981	5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		.359	.362	.5	
<u>LOT AREA OF EACH DWELLING UNIT</u>		3000	3000	2500	
<u>SIZE OF LOT:</u>	WIDTH	147'.5/90'	147'.5/90'	50	
	DEPTH	160'8"/80'	160'8"/80'	NA	
<u>SETBACKS IN FEET:</u>	FRONT	15	15	15	
	REAR	10'2"/6'5"	10'2"/6'5"	25'	
	LEFT SIDE	45'6"	45'6"	7'6"	
	RIGHT SIDE	10'1"/6'6"	10'1"/5'0"	7'6"	
<u>SIZE OF BUILDING:</u>	HEIGHT	24'	24'	35'	
	WIDTH	34'8"	34'8"	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		64.6%	64.3%	30%	
<u>NO. OF DWELLING UNITS:</u>		3	3	N/A	
<u>NO. OF PARKING SPACES:</u>		1	1	1	
<u>NO. OF LOADING AREAS:</u>		N/A	N/A	N/A	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		16'	16'		

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'.

October 28, 2020

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

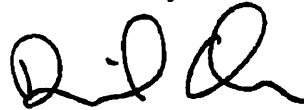
RE: Application of Travis Keller and Zoe Hack Keller for a special permit
4-6 Bond Street, Unit 4, BZA # 93167

Dear Board of Zoning Appeal:

Travis and Zoe Keller have shared their plans for renovations to their house at 4-6 Bond Street, Unit 4. We are writing to express support for their project. They are a wonderful family and great friends, and look forward to having them in the neighborhood.

Thank you for considering our views.

Sincerely,

A handwritten signature in black ink, appearing to be 'D. Chu', written over a horizontal line.

Signature(s)

Daniel Chu
597 Putnam Ave
Cambridge, MA 02139

October 28, 2020

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

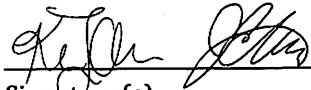
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Thank you for considering our views.

Sincerely,



Signature(s)

Kate and Jason Cincotta
17 Vineyard St.
Cambridge, MA 02138

October 30, 2020

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

RE: Application of Travis Keller and Zoe Hack Keller for a special permit
4-6 Bond Street, Unit 4, BZA # 93167

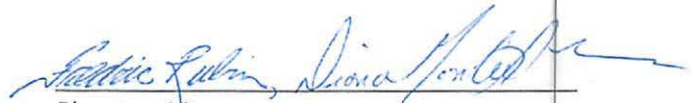
Dear Board of Zoning Appeal:

Travis and Zoe Keller have shared their plans for renovations to their house at 4-6 Bond Street, Unit 4. We have no objections and believe this work will contribute to the neighborhood.

We own and live in one of three homes which comprise this condominium development. As immediate neighbors we are very supportive of the plans and timeframe the Kellers have proposed.

Thank you for considering our views.

Sincerely,


Signature(s)

FREDRIK RUBIN, DIANA MONTEITH-RUBIN
Print name (s)

6 BOND ST., UNIT 1
Address

CAMBRIDGE, MA 02138

10/24 2020

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

RE: Application of Travis Keller and Zoe Hack Keller for a special permit
4-6 Bond Street, Unit 4, BZA # 93167

Dear Board of Zoning Appeal:

Travis and Zoe Keller have shared their plans for renovations to their house at 4-6 Bond Street, Unit 4. We have no objections and believe this work will contribute to the neighborhood.

Thank you for considering our views.

Sincerely,

Harrison Moore
Signature(s)

Harrison L. Moore
Print name (s)

33 Concord Ave
Address

Cambridge, MA

October 28th, 2020

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

RE: Application of Travis Keller and Zoe Hack Keller for a special permit
4-6 Bond Street, Unit 4, BZA # 93167

Dear Board of Zoning Appeal:

Travis and Zoe Keller have shared their plans for renovations to their house at 4-6 Bond Street, Unit 4. I am writing to express support for their project and look forward to having them in the neighborhood!

Thank you for considering our views.

Sincerely,



Signature(s)

Grace Carle

Print name (s)

89 Norfolk St. Apt. 1

Address

Cambridge, MA 02139

10/29, 2020

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


RE: Application of Travis Keller and Zoe Hack Keller for a special permit
4-6 Bond Street, Unit 4, BZA # 93167

Dear Board of Zoning Appeal:

Travis and Zoe Keller have shared their plans for renovations to their house at 4-6 Bond Street, Unit 4. We are writing to express support for their project and look forward to having them in the neighborhood.

Thank you for considering our views.

Sincerely,


Signature(s)

Kim Henry
Print name (s)

8 Truitt St Cambridge
Address

10 28, 2020

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

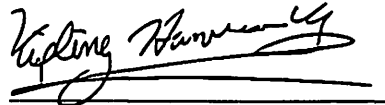
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4-6 Bond Street, Unit 4, BZA # 93167

Dear Board of Zoning Appeal:

Travis and Zoe Keller have shared their plans for renovations to their house at 4-6 Bond Street, Unit 4. I am writing to express support for their project and look forward to having them in the neighborhood. Please note, I am Zoe's brother.

Thank you for considering our views.

Sincerely,



Signature(s)

Kipling Haviland-Hack

Print name (s)

40 Jay St

Address

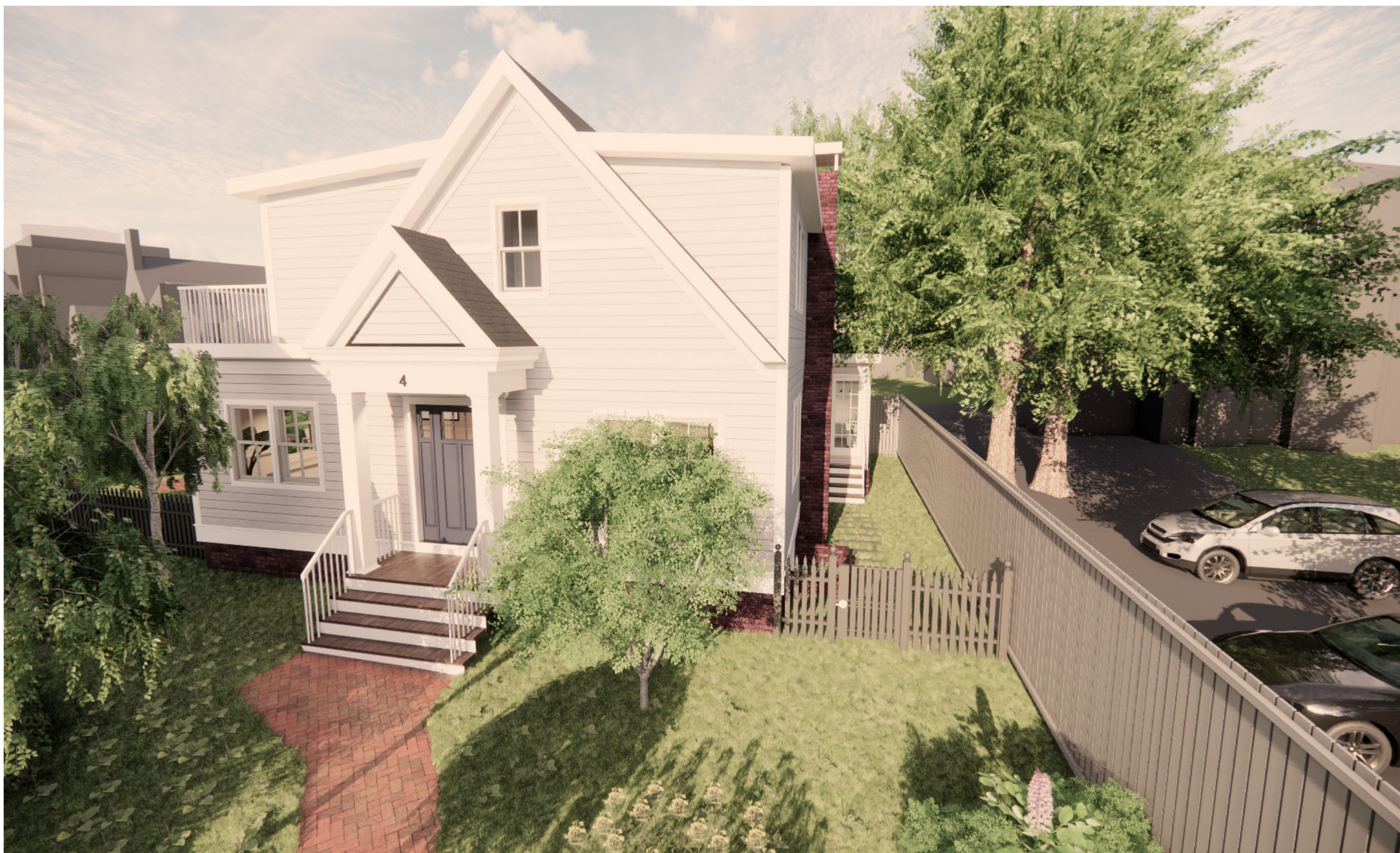
Cambridge, MA 02139

KELLER RESIDENCE

TRAVIS & ZOE
KELLER

4 BOND ST
CAMBRIDGE, MA
02138

BZA - ZONING SET
09/02/20



ARCHITECT:



© 2020 SAM KACHMAR ARCHITECTS

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

CLIENTS:

TRAVIS & ZOE KELLER

THE KELLER RESIDENCE LOCATED AT 4 BOND ST WILL INCLUDE THE LOWERING OF THE BASEMENT FLOOR, AND TO CREATE AN OPEN FLOOR PLAN ON THE 1ST FLOOR WITH A MUDROOM ADDITION.

GENERAL CONTRACTOR:

STRUCTURAL ENGINEER:

PERMIT SET SHEET LIST		
Sheet Number	Sheet Name	Designed By
P-001	GENERAL NOTES	SKA
P-002	AREA PLAN	SKA
P-003	PROPOSED LANDSCAPE PLAN	SKA
P-004	EXISTING SITE AXON	SKA
P-005	PROPOSED SITE AXON	SKA
P-100	PROPOSED LEVEL 0 PLAN	SKA

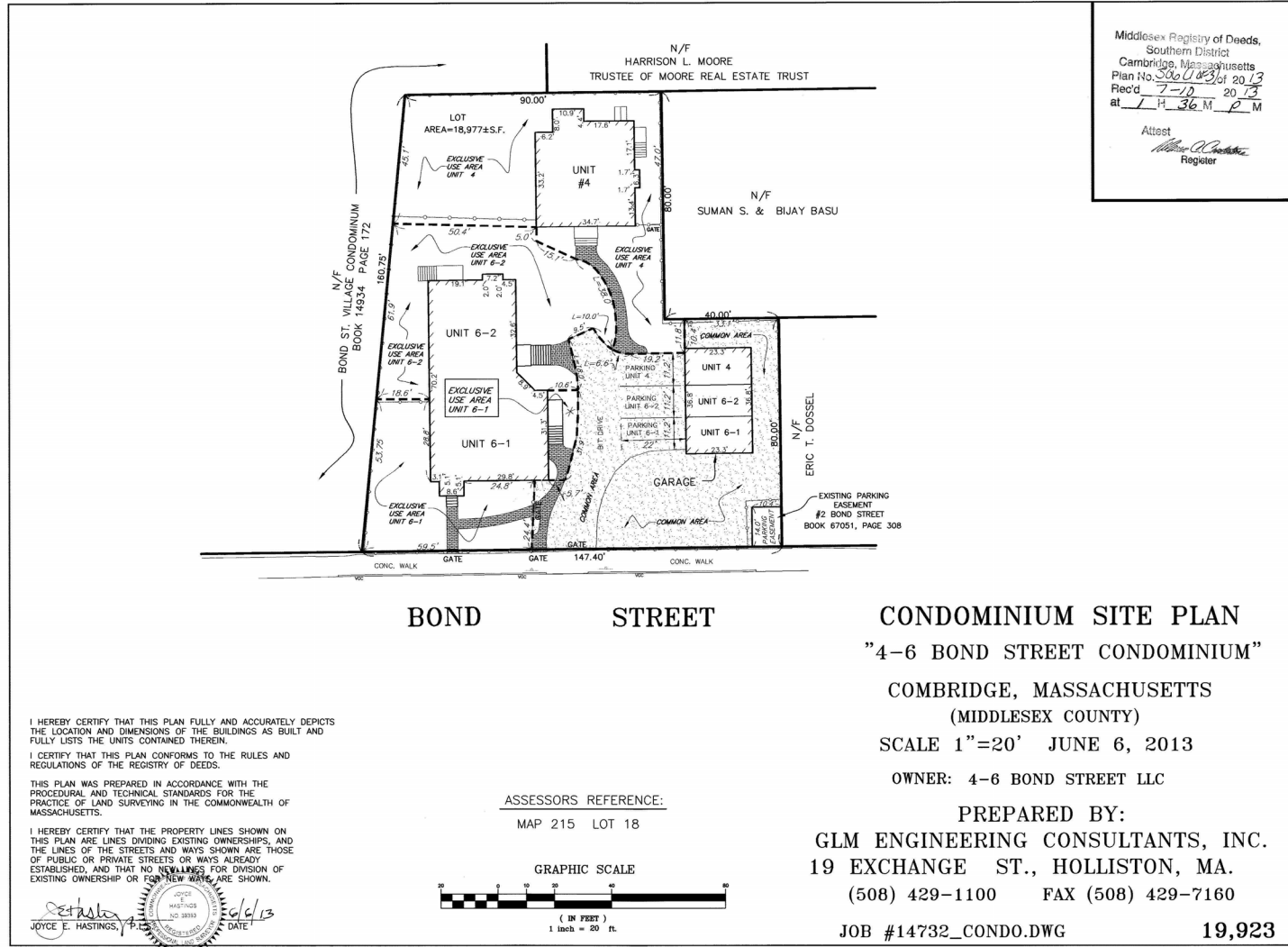
PERMIT SET SHEET LIST		
Sheet Number	Sheet Name	Designed By
P-101	PROPOSED LEVEL 1 PLAN	SKA
P-105	PROPOSED LEVEL 2 PLAN	SKA
P-106	PROPOSED ROOF PLAN	SKA
P-200	ELEVATION SOUTH (FRONT)	SKA
P-201	ELEVATION EAST	SKA
P-202	ELEVATION NORTH (REAR)	SKA
P-203	ELEVATION WEST	SKA

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

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

	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

② MATERIALS Copy 1
1 1/2" = 1'-0"



Job of 2013 (1 of 3)

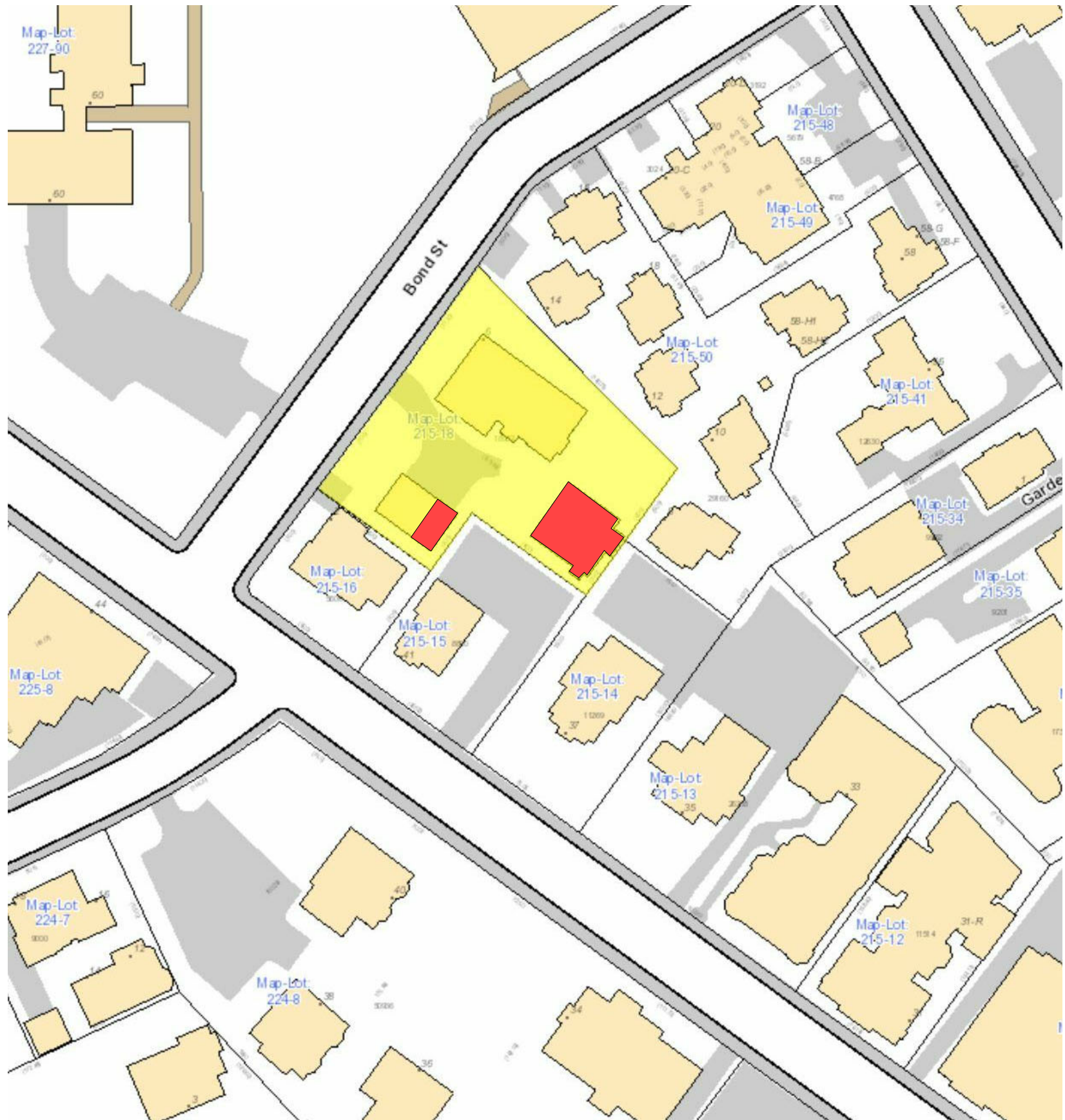
	VIEW NAME _____ SCALE: 1/4" = 1'-0"	DRAWING TITLE	
		EXTERIOR ELEVATION KEY	
		INTERIOR ELEVATION KEY	
		BUILDING SECTION MARKER	
		WALL SECTION MARKER	
		DETAIL AREA MARKER	
		DETAIL SECTION MARKER	
		GRID LINE	
		VERTICAL ELEVATION KEY (ELEV)	
		SPOT ELEVATION W/ TARGET (PLAN)	
		SPOT ELEVATION NO TARGET (PLAN)	
		REVISION CLOUD AND REVISION TAG	
ROOM NAME ROOM #	ROOM TAG		CENTERLINE
AREA NAME AREA	AREA TAG		MATCH LINE
DOOR #	DOOR TAG		HINGE SIDE OF DOOR
	WINDOW TAG		ALIGN SURFACES
		ROOM NAME ROOM # FLOOR BASE WALL CEILING	FINISH TAG

③ SYMBOLS Copy 1
1 1/2" = 1'-0"

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-S5
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.

① GENERAL NOTES Copy 1
1 1/2" = 1'-0"

④ SITE BOUNDARY Copy 1
1 1/2" = 1'-0"



SAM KACHMAR ARCHITECTS
© 2020 SAM KACHMAR ARCHITECTS
(P) 978-270-8441
kachmar@design.com
357 Huron Ave.
CAMBRIDGE MA, 02138

REGISTRATIONS:

STRUCTURAL ENGINEER:

GENERAL NOTES

KELLER

TRAVIS & ZOE

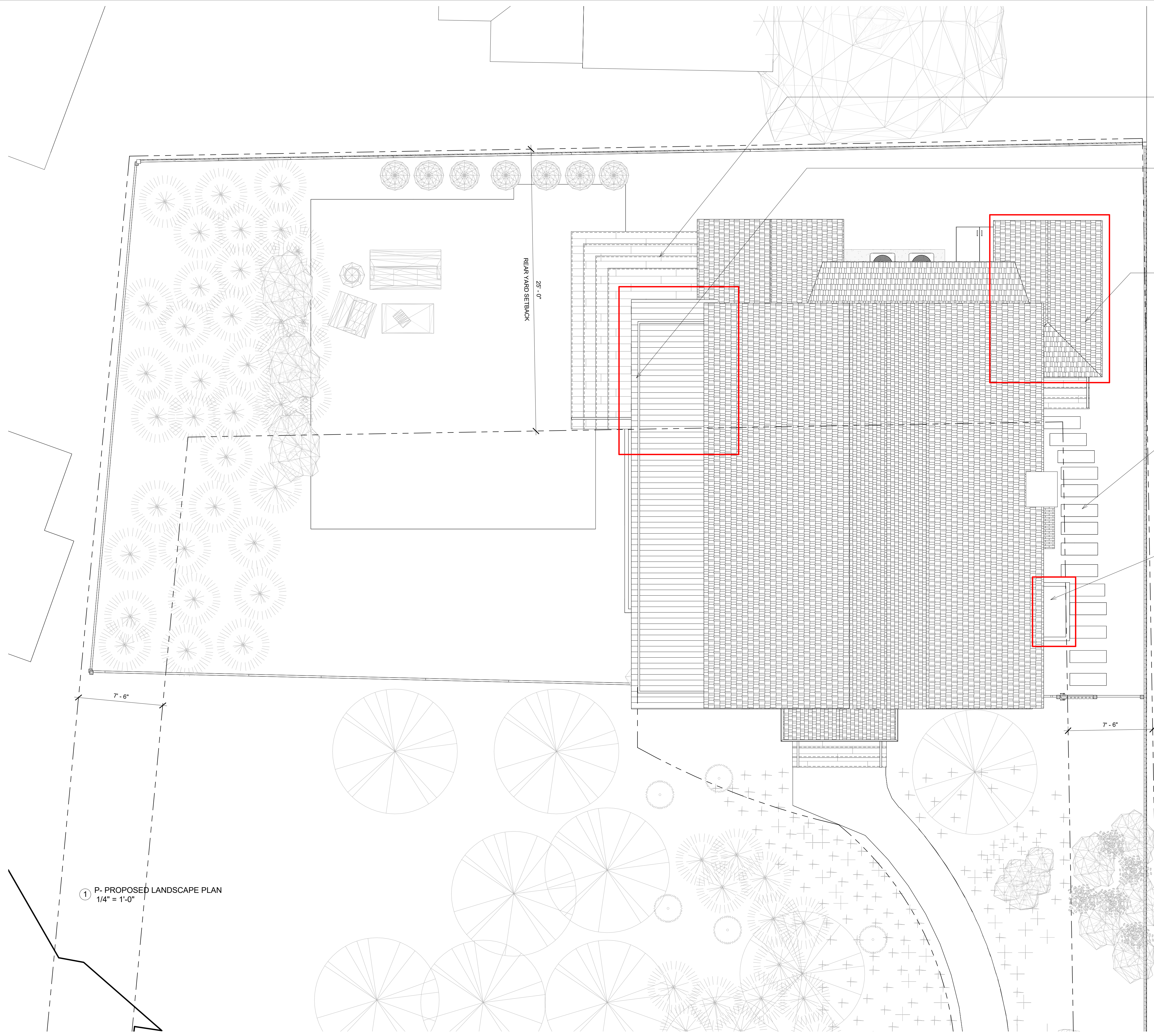
KELLER RESIDENCE

4 BOND ST
CAMBRIDGE, MA
02138

Project Status	BZA - ZONING SET
Project number	2020.026
Date	09/02/20
Drawn by	Author
Checked by	Checker

P-001

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



PROPOSED BACK
PATIO STAIRS

PROPOSED WINDOWS AT
FAMILY ROOM

PROPOSED
MUDROOM

PROPOSED PATH
TO MUDROOM

PROPOSED EGRESS
WINDOW-WELL

① P- PROPOSED LANDSCAPE PLAN
1/4" = 1'-0"



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kachmardesign.com
357 Huron Ave.
CAMBRIDGE MA, 02138

REGISTRATIONS:

STRUCTURAL ENGINEER:

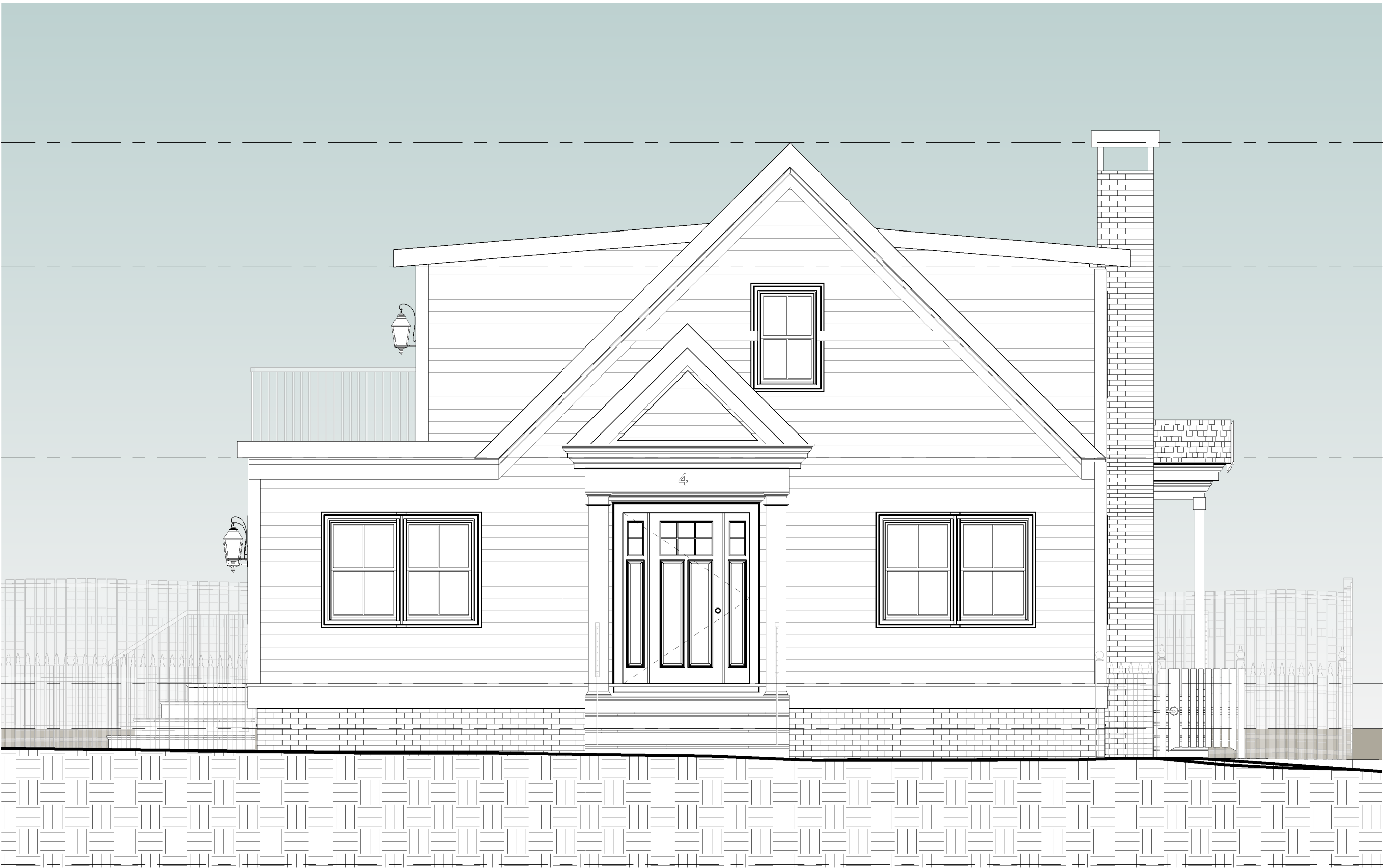
PROPOSED LANDSCAPE
PLAN

KELLER

TRAVIS & ZOE
KELLER RESIDENCE
4 BOND ST
CAMBRIDGE, MA
02138

Project Status	BZA - ZONING SET
Project number	2020.026
Date	09/02/20
Drawn by	Author
Checked by	Checker

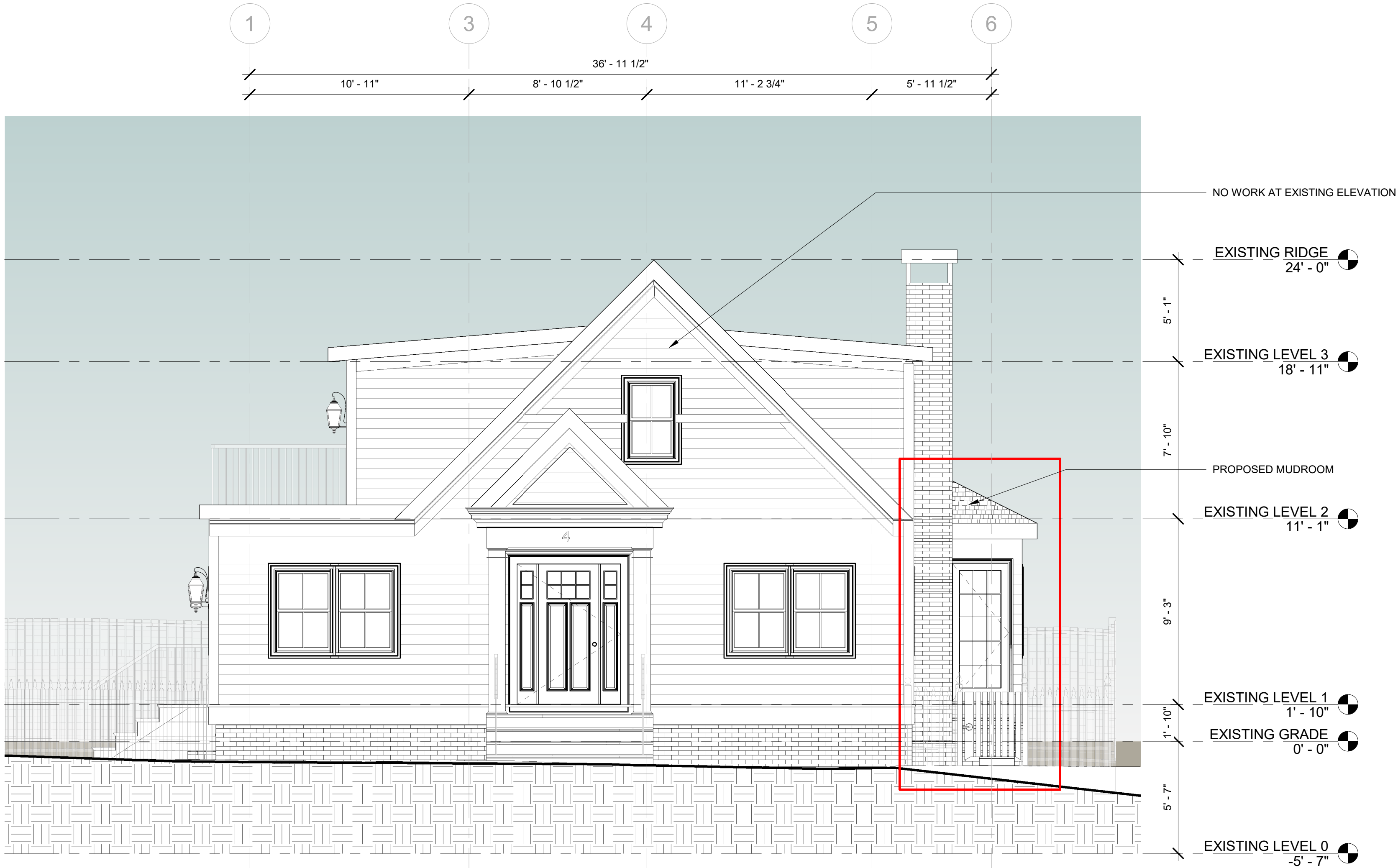
P-003
Scale 1/4" = 1'-0"



① P- EXISTING - SOUTH ELEVATION
1/4" = 1'-0"



③ SOUTH - PERSPECTIVE



② P- PROPOSED - SOUTH ELEVATION
1/4" = 1'-0"



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CAMBRIDGE MA, 02138

REGISTRATIONS:

STRUCTURAL ENGINEER:

ELEVATION SOUTH (FRONT)

KELLER

TRAVIS & ZOE
KELLER RESIDENCE
4 BOND ST
CAMBRIDGE, MA
02138

Project Status BZA - ZONING SET
Project number 2020.026
Date 09/02/20
Drawn by Author
Checked by Checker

P-200
Scale 1/4" = 1'-0"

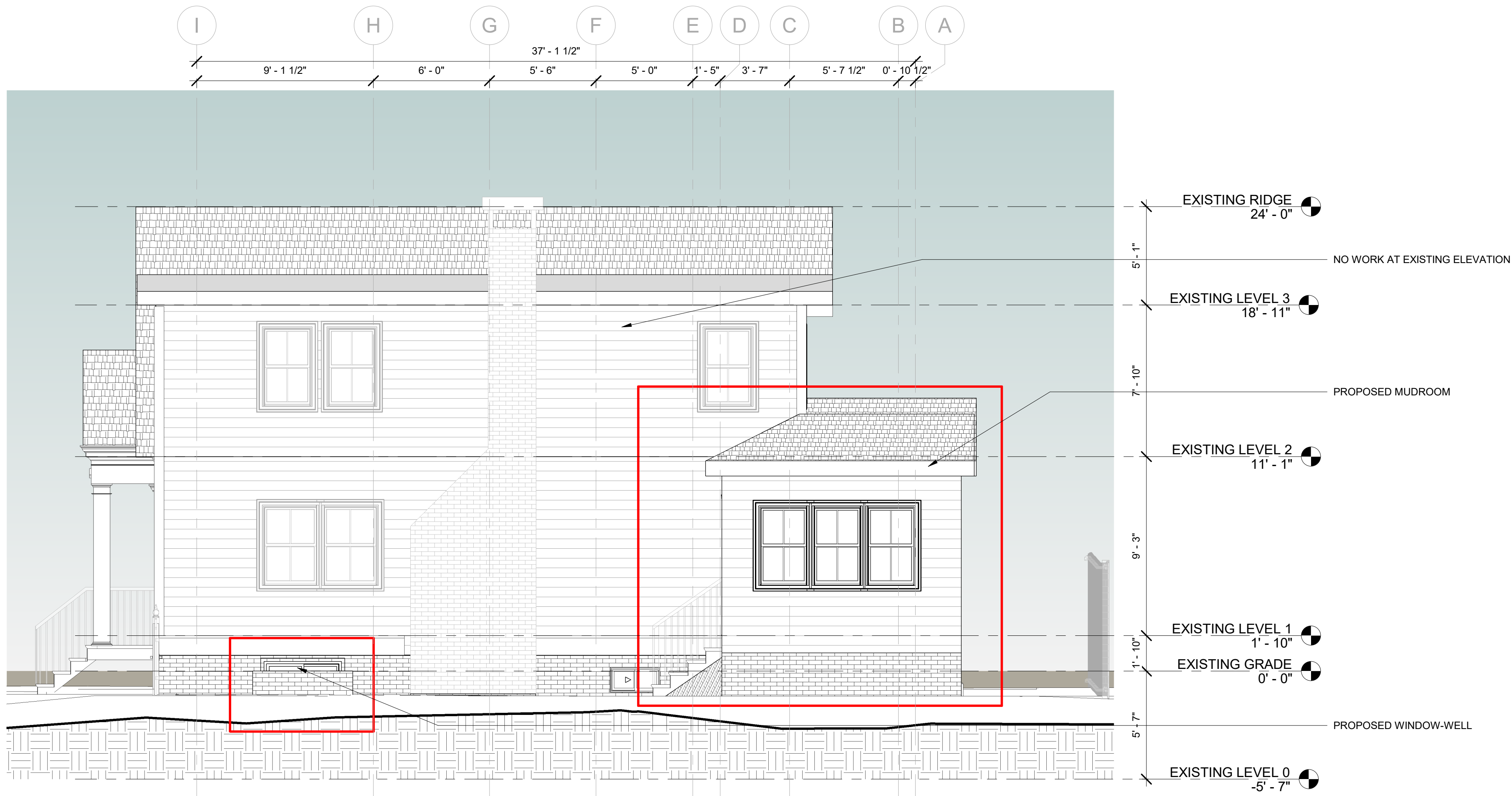
9/2/2020 4:21:35 PM



① P- EXISTING - EAST ELEVATION
1/4" = 1'-0"



③ EAST PERSPECTIVE



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



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CAMBRIDGE MA, 02138

REGISTRATIONS:

STRUCTURAL ENGINEER:

ELEVATION EAST

KELLER

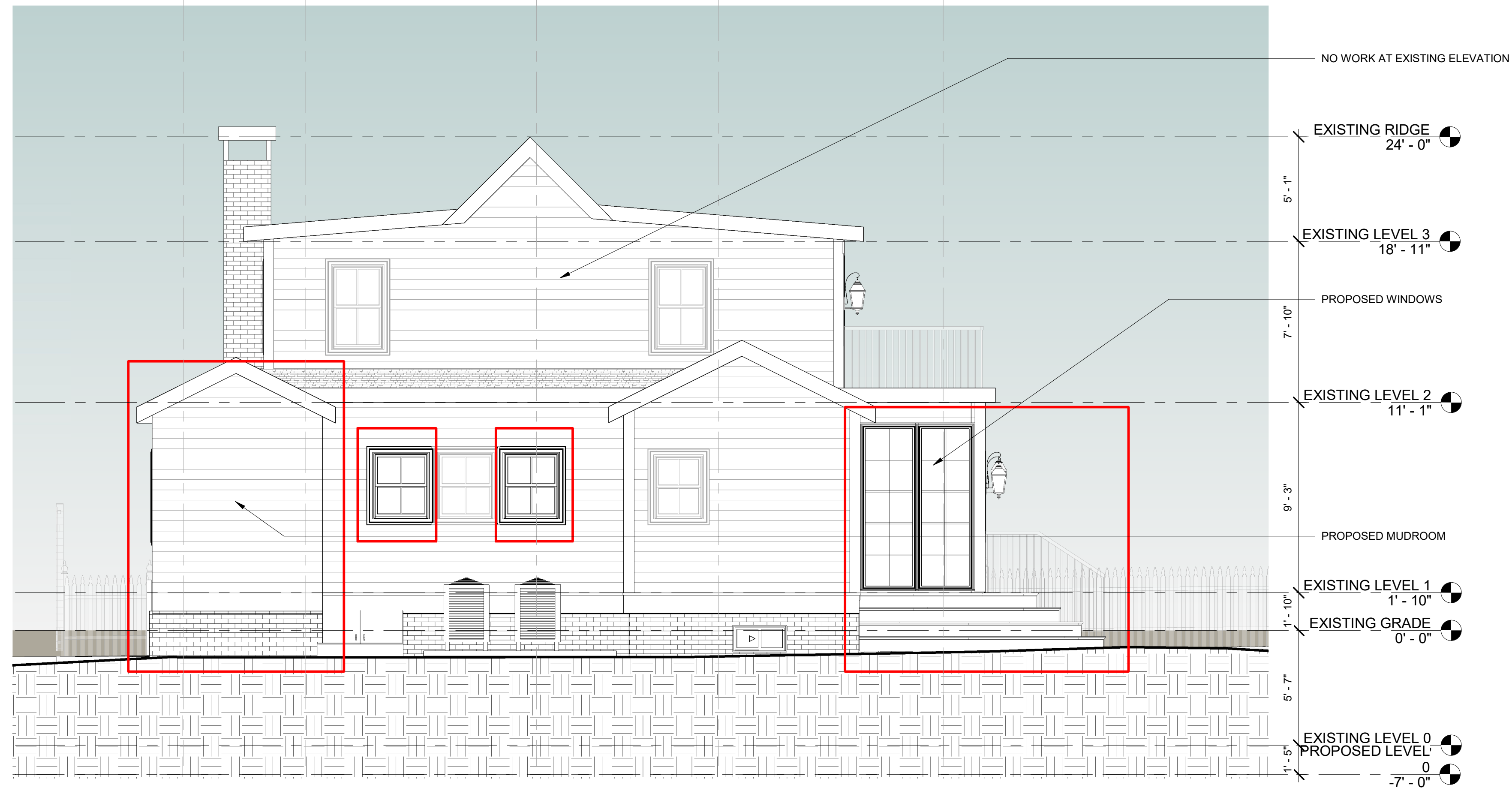
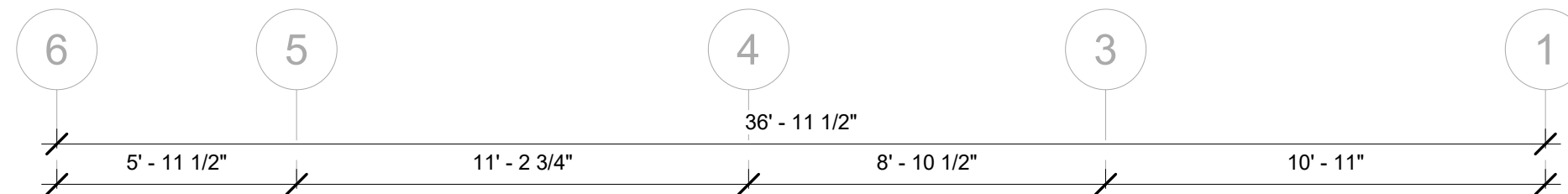
TRAVIS & ZOE
KELLER RESIDENCE
4 BOND ST
CAMBRIDGE, MA
02138

Project Status BZA - ZONING SET
Project number 2020.026
Date 09/02/20
Drawn by Author
Checked by Checker

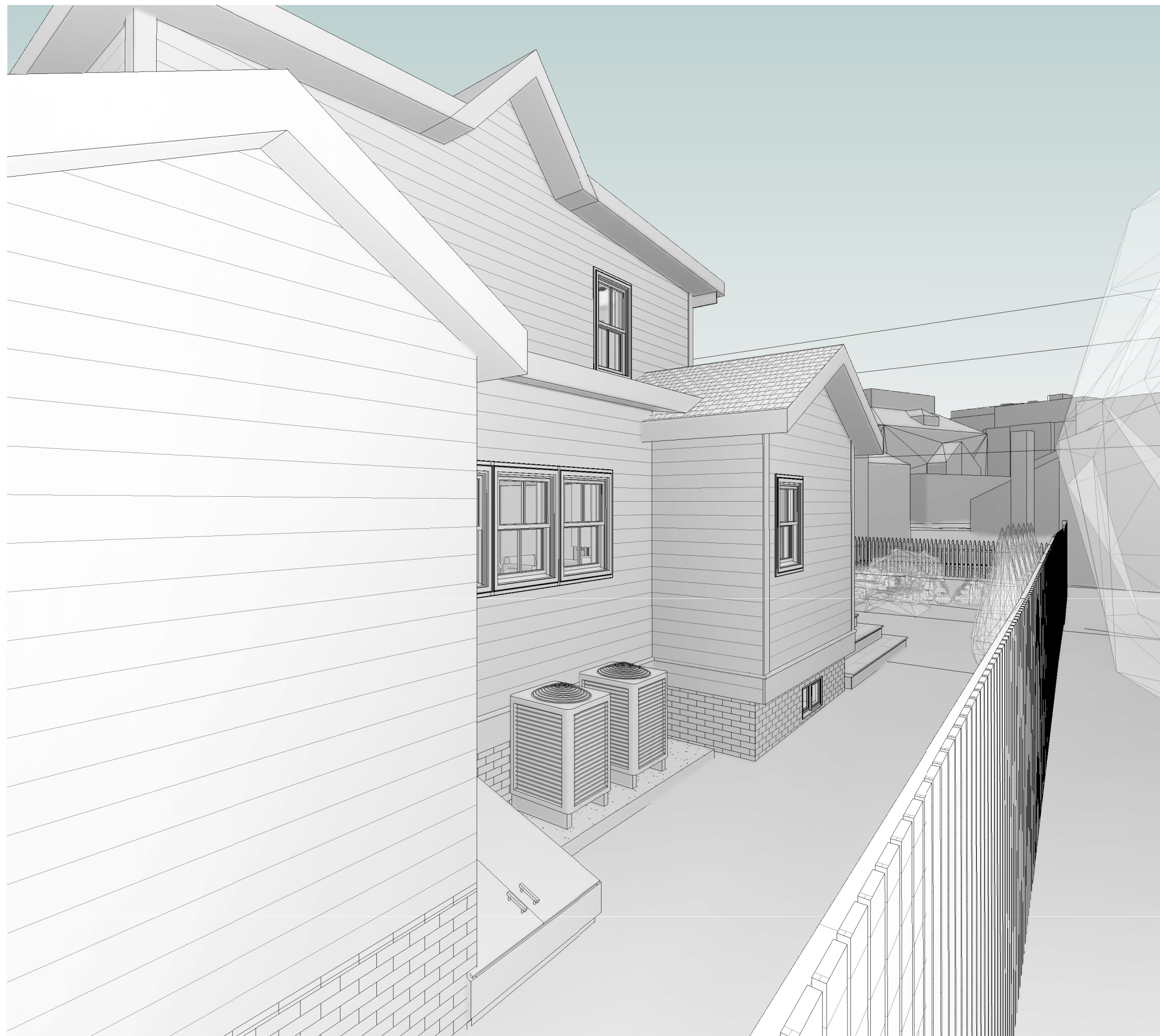
P-201
Scale 1/4" = 1'-0"



① P- EXISTING - NORTH ELEVATION
1/4" = 1'-0"



② P- PROPOSED - NORTH ELEVATION
1/4" = 1'-0"



③ NORTH - PERSPECTIVE



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CAMBRIDGE MA, 02138

REGISTRATIONS:

STRUCTURAL ENGINEER:

ELEVATION NORTH (REAR)

KELLER

TRAVIS & ZOE
KELLER RESIDENCE
4 BOND ST
CAMBRIDGE, MA
02138

Project Status BZA - ZONING SET
Project number 2020.026
Date 09/02/20
Drawn by Author
Checked by Checker

P-202
Scale 1/4" = 1'-0"



① P- EXISTING - ELEVATION WEST
1/4" = 1'-0"



EXISTING RIDGE
24' - 0"

EXISTING LEVEL 3
18' - 11"

EXISTING LEVEL 2
11' - 1"

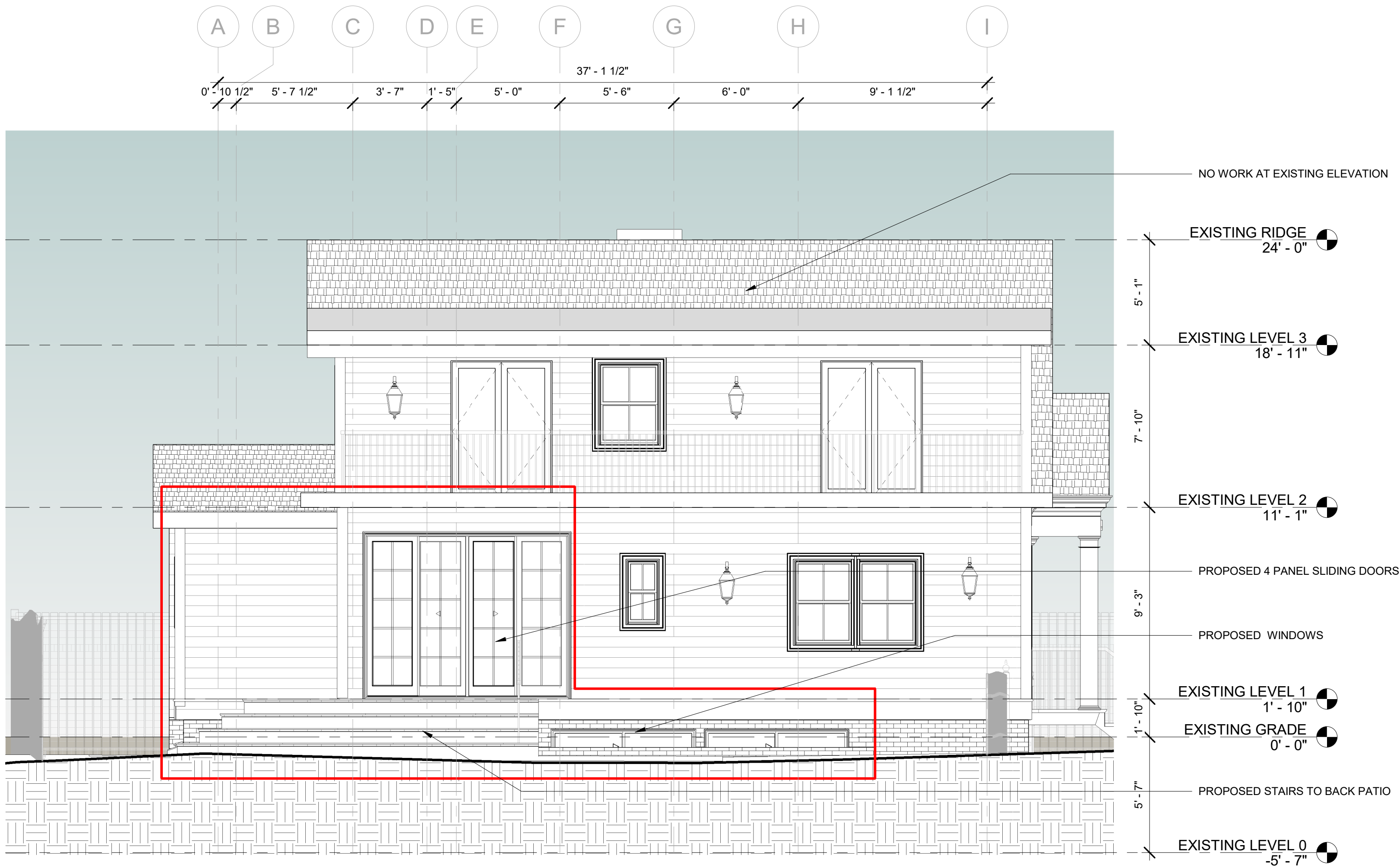
EXISTING LEVEL 1
1' - 10"

EXISTING GRADE
0' - 0"

EXISTING LEVEL 0
-5' - 7"



③ WEST - PERSPECTIVE



② P- PROPOSED - ELEVATION WEST
1/4" = 1'-0"



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357 Huron Ave.
CAMBRIDGE MA, 02138

REGISTRATIONS:

STRUCTURAL ENGINEER:

ELEVATION WEST

KELLER

TRAVIS & ZOE

KELLER RESIDENCE

4 BOND ST
CAMBRIDGE, MA
02138

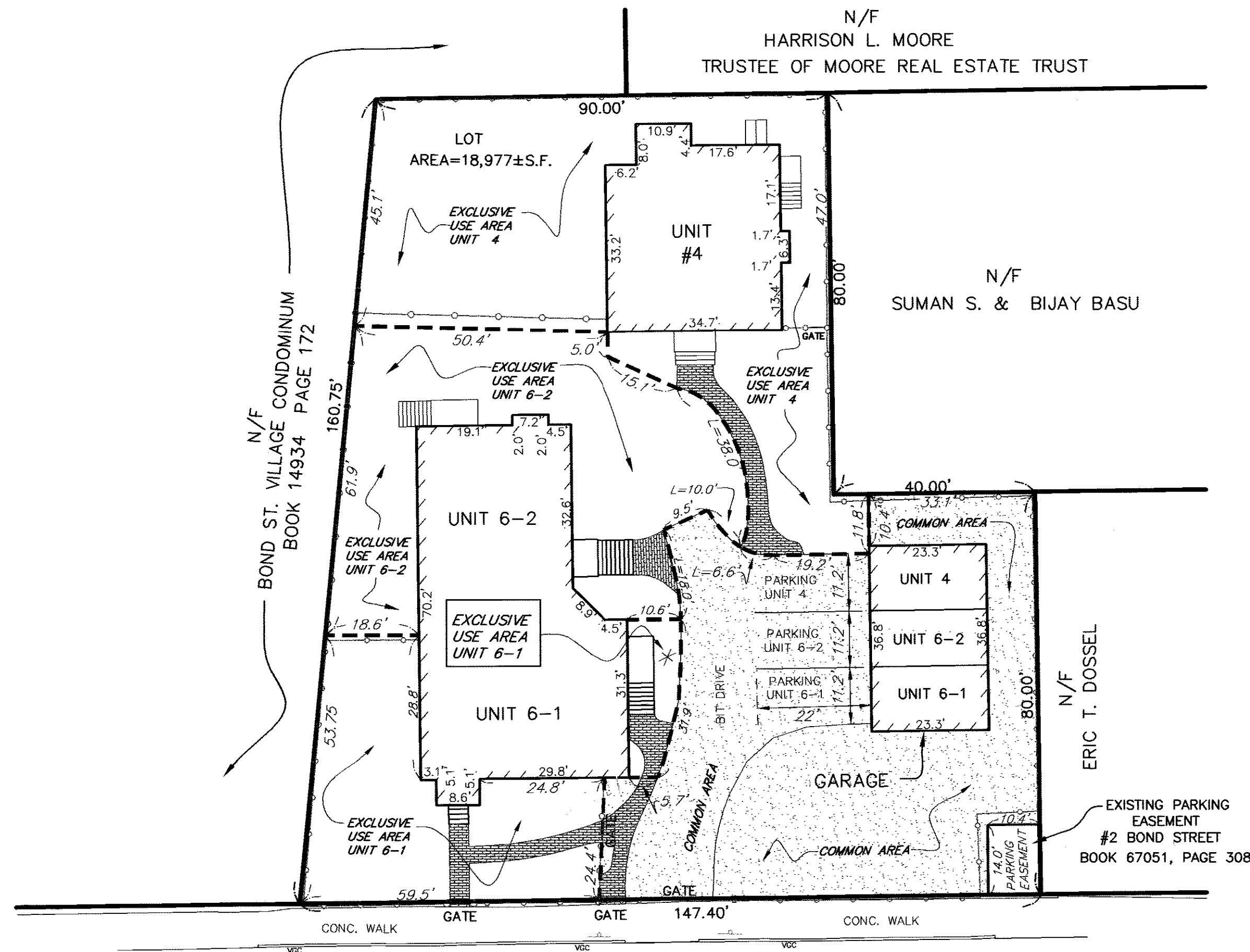
Project Status BZA - ZONING SET
Project number 2020.026
Date 09/02/20
Drawn by Author
Checked by Checker

P-203

Scale 1/4" = 1'-0"

Middlesex Registry of Deeds,
Southern District
Cambridge, Massachusetts
Plan No. 5060831 of 2013
Rec'd 7-10 2013
at 1 H 36 M P M

Attest
[Signature]
Register



BOND STREET

CONDOMINIUM SITE PLAN

"4-6 BOND STREET CONDOMINIUM"

COMBRIDGE, MASSACHUSETTS

(MIDDLESEX COUNTY)

SCALE 1"=20' JUNE 6, 2013

OWNER: 4-6 BOND STREET LLC

PREPARED BY:

GLM ENGINEERING CONSULTANTS, INC.

19 EXCHANGE ST., HOLLISTON, MA.

(508) 429-1100 FAX (508) 429-7160

JOB #14732_CONDO.DWG

19,923

I HEREBY CERTIFY THAT THIS PLAN FULLY AND ACCURATELY DEPICTS THE LOCATION AND DIMENSIONS OF THE BUILDINGS AS BUILT AND FULLY LISTS THE UNITS CONTAINED THEREIN.

I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS.

THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF THE STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

ASSESSORS REFERENCE:

MAP 215 LOT 18

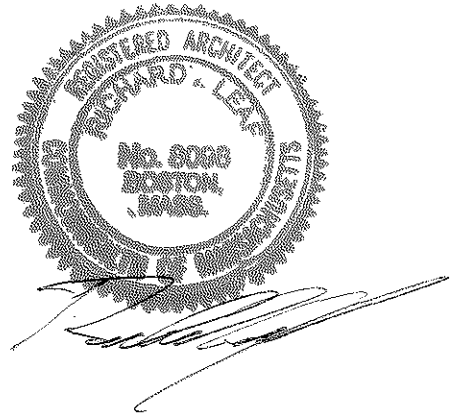
GRAPHIC SCALE



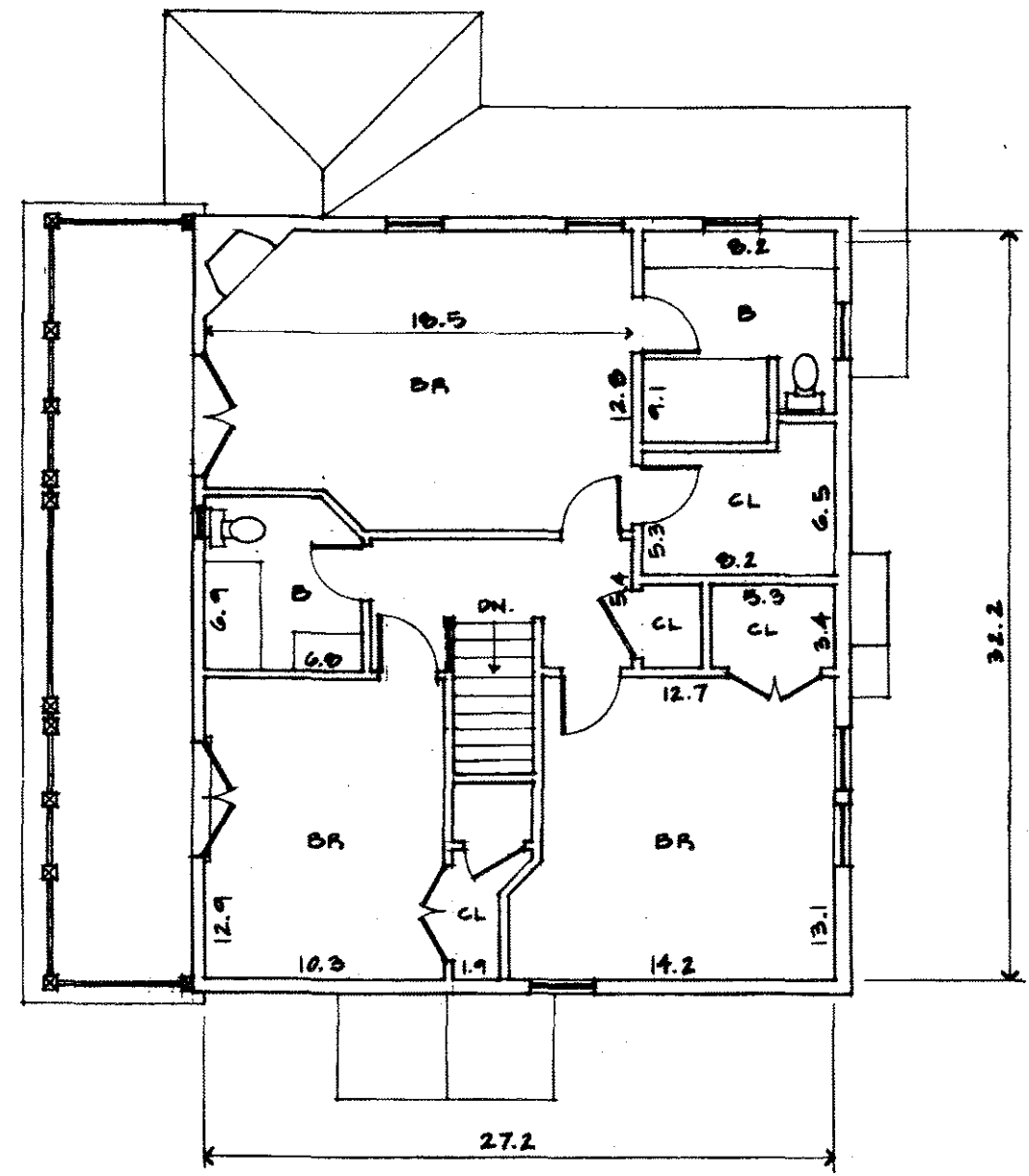
(IN FEET)
1 inch = 20 ft.

[Signature]
JOYCE E. HASTINGS, P.L.
REGISTERED PROFESSIONAL LAND SURVEYOR
DATE 6/6/13

506 OF 2013 (1 OF 3)



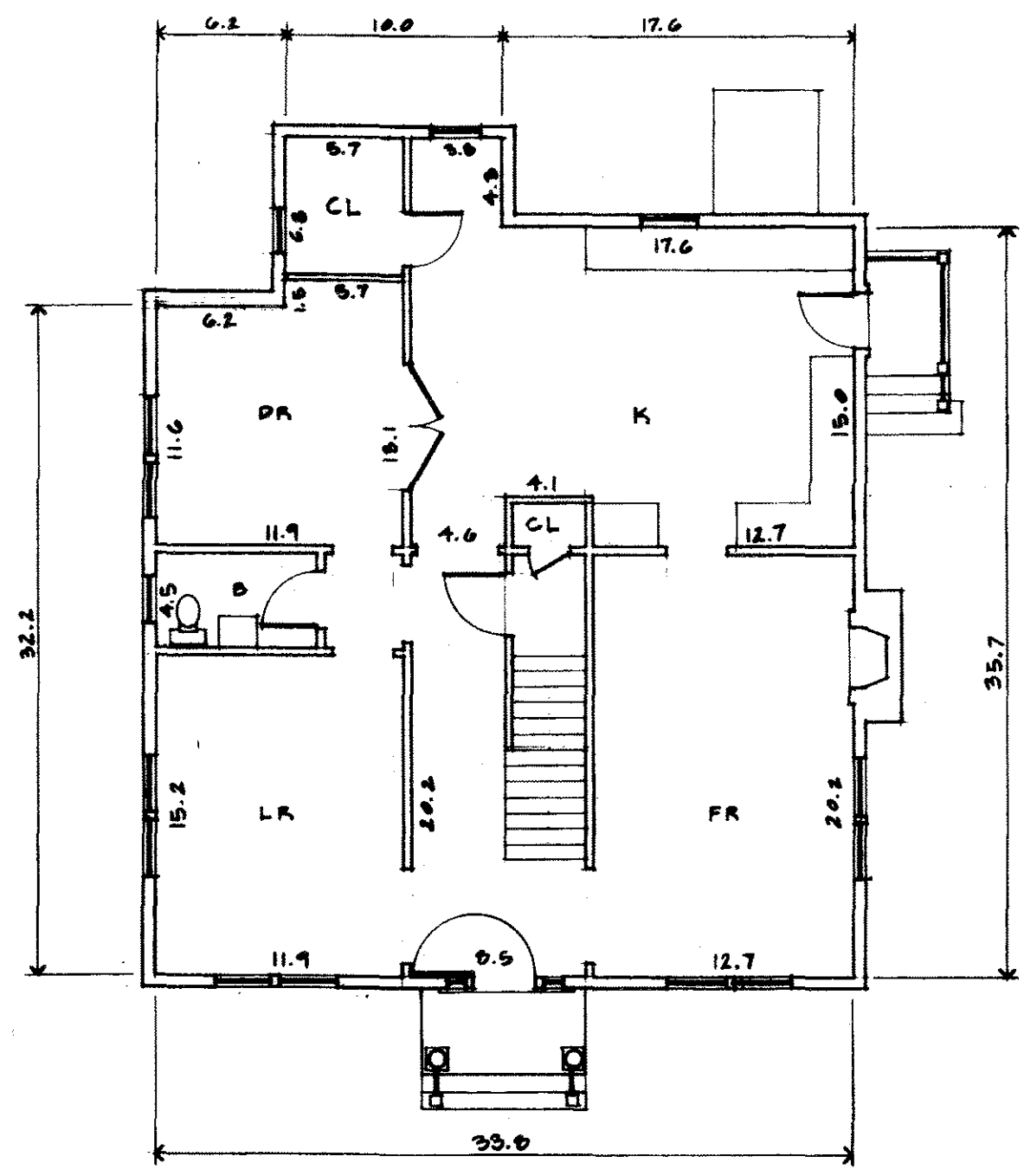
Plan No. 506 of 203
Sheet 2 of 3



2ND FLOOR PLAN

UNIT 4
2ND FLOOR PLAN:

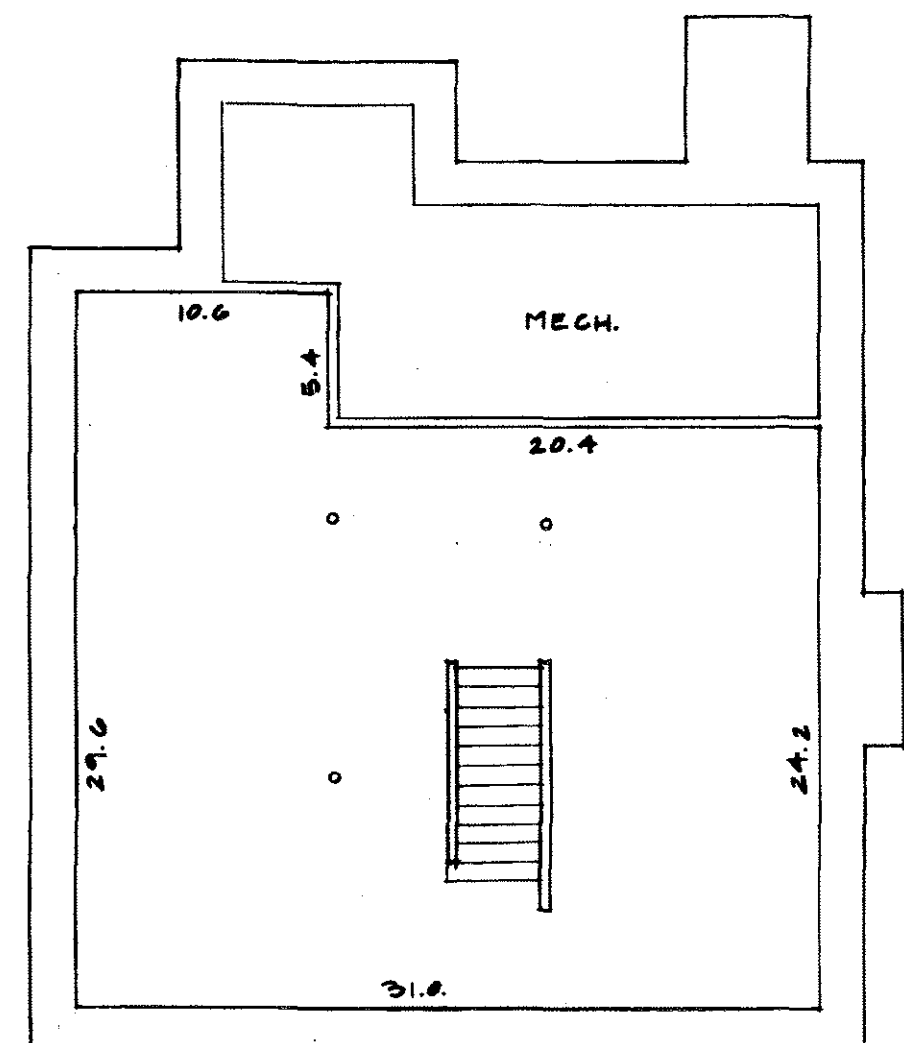
UNIT 4 = 873 +/- S.F.



1ST FLOOR PLAN

UNIT 4
1ST FLOOR PLAN:

UNIT 4 = 1,231 +/- S.F.



BASEMENT PLAN

UNIT 4
BASEMENT PLAN:

UNIT 4 = 1,035 +/- S.F.

- LEGEND:
- LR LIVING ROOM
 - DR DINING ROOM
 - FR FAMILY ROOM
 - K KITCHEN
 - CL CLOSET
 - BR BEDROOM
 - B BATH

I HEREBY CERTIFY THAT THIS FLOOR PLAN :

(1) HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

(2) FULLY AND ACCURATELY DEPICTS THE LAYOUT, LOCATION, UNIT NUMBERS, MAIN ENTRANCE, APPROXIMATE UNIT AREA, AND DIMENSIONS OF UNIT 4, AS BUILT.

TOTAL SQ. FT. AREA:
of UNIT 4 = 3,139 +/-


"4 - 6 BOND STREET CONDOMINIUM"

4 - 6 BOND STREET
CAMBRIDGE, MASSACHUSETTS
(MIDDLESEX COUNTY)

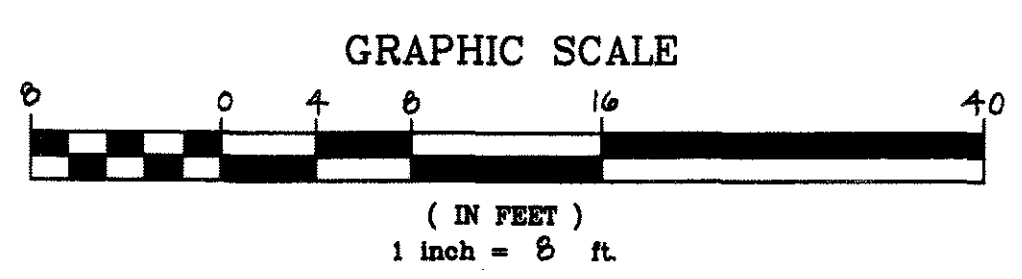
SCALE: 1" = 8 FT. JUNE 6, 2013

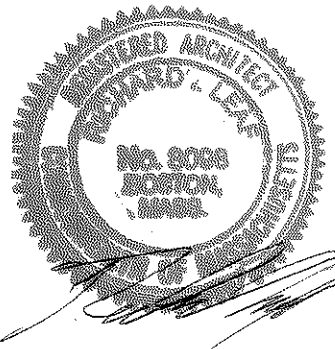
OWNER: 4 - 6 BOND STREET LLC

PREPARED BY:
LEAF DESIGN ASSOCIATES, INC.
5 WINSLOW RD. WINCHESTER, MA
(781) 721-6541 FAX (781) 721-2690


RICHARD I. LEAF
REGISTERED ARCHITECT

6-26-13
DATE

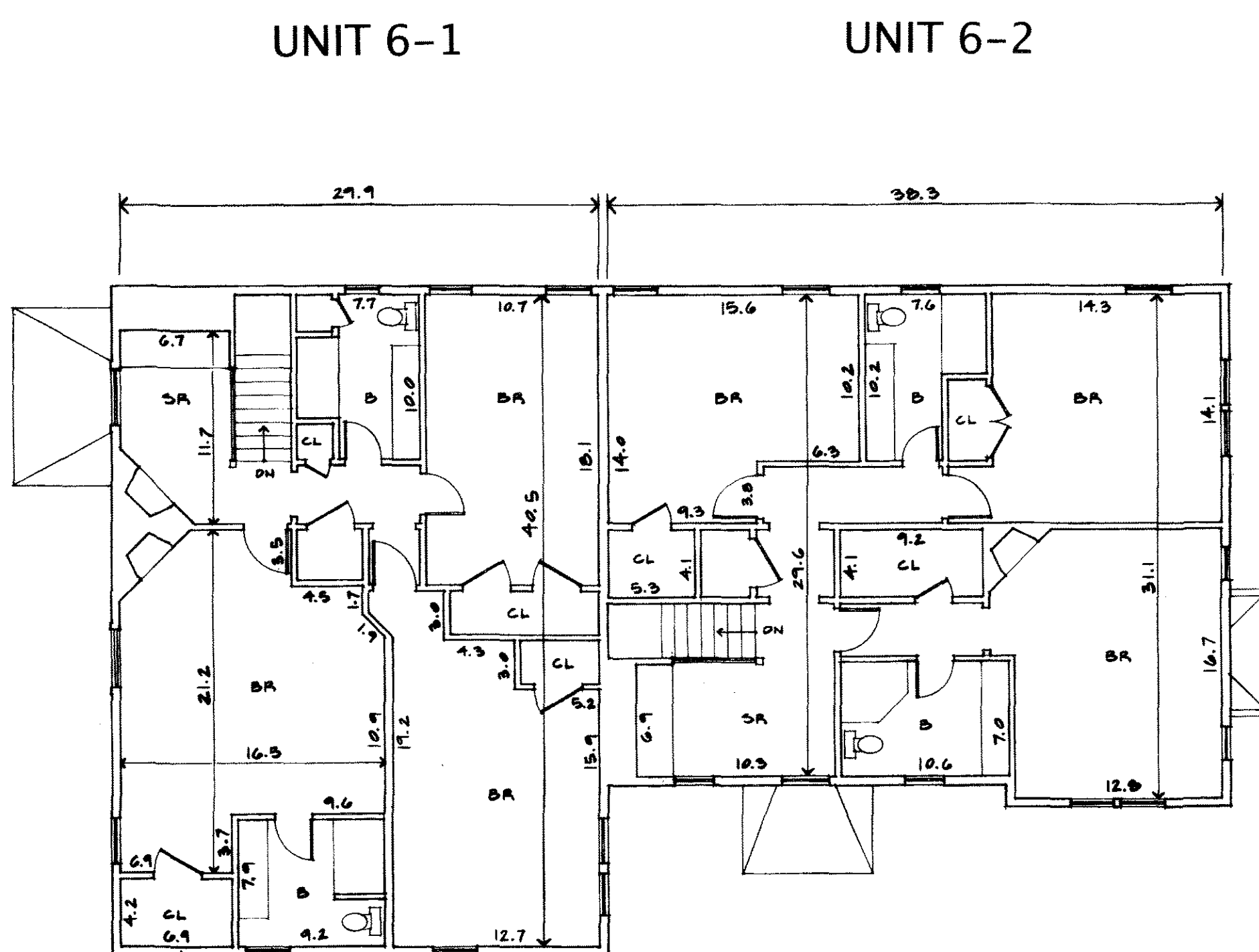




PLAN NO. 506 OF 2013
SHEET 3 OF 3

UNIT 6-1
2ND FLOOR PLAN:

UNIT 6-1 = 1,144 +/- S.F.



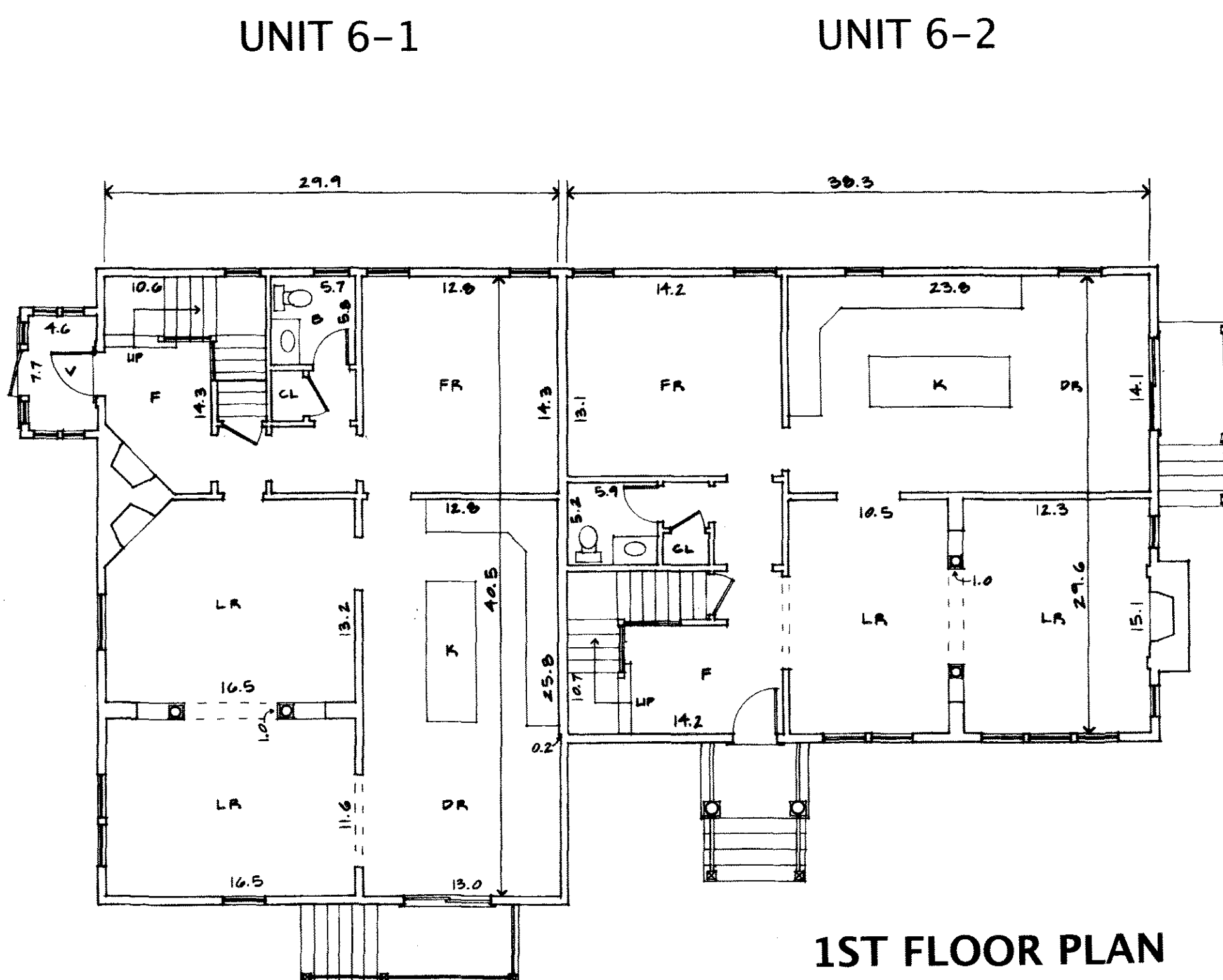
UNIT 6-2
2ND FLOOR PLAN:

UNIT 6-2 = 1,085 +/- S.F.

2ND FLOOR PLAN

UNIT 6-1
1ST FLOOR PLAN:

UNIT 6-1 = 1,246 +/- S.F.



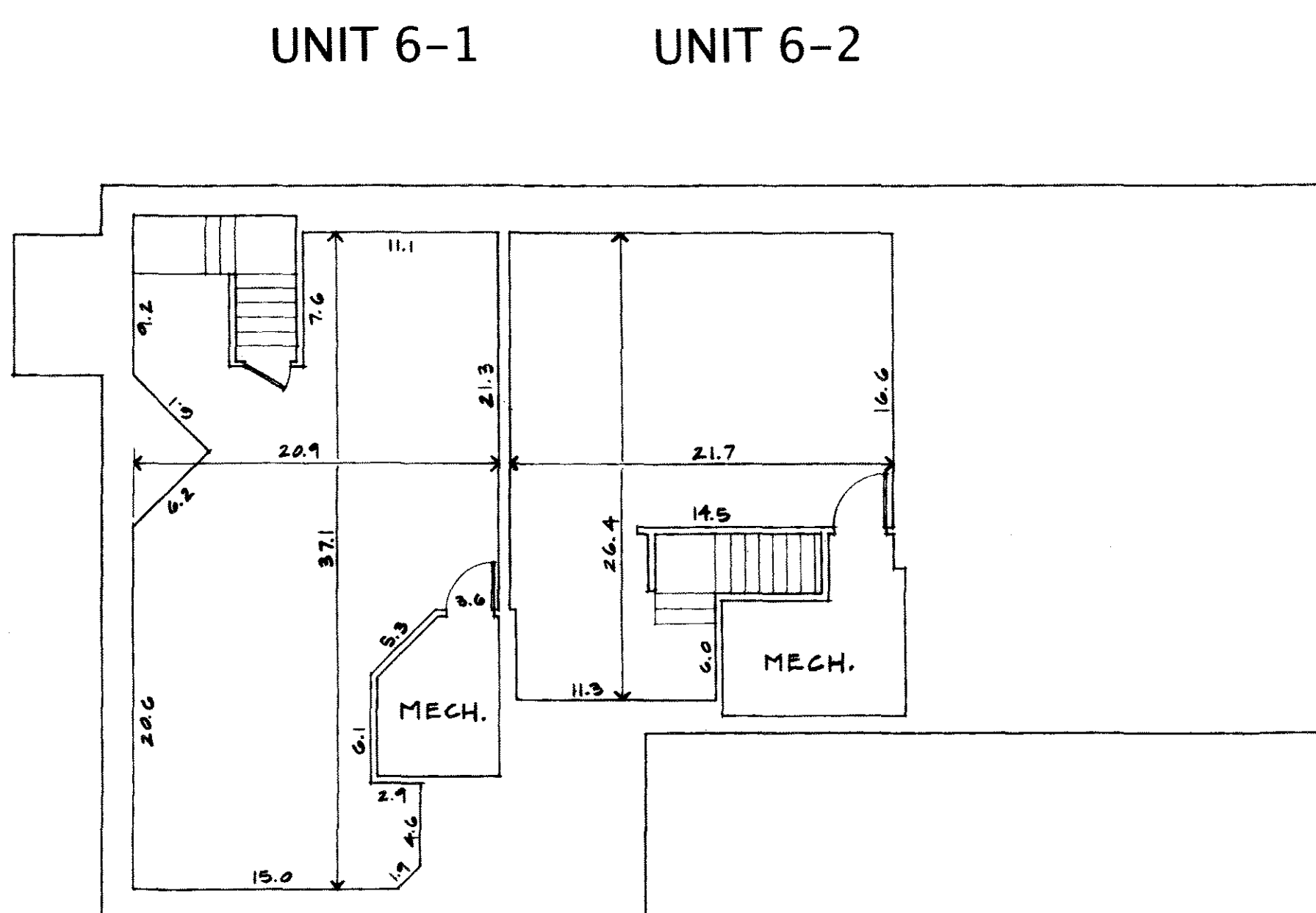
UNIT 6-2
1ST FLOOR PLAN:

UNIT 6-2 = 1,133 +/- S.F.

1ST FLOOR PLAN

UNIT 6-1
BASEMENT PLAN:

UNIT 6-1 = 781 +/- S.F.



UNIT 6-2
BASEMENT PLAN:

UNIT 6-2 = 574 +/- S.F.

BASEMENT PLAN

LEGEND:

LR LIVING ROOM
DR DINING ROOM
FR FAMILY ROOM
SR SITTING ROOM
V VESTIBULE
F FOYER
K KITCHEN
CL CLOSET
BR BEDROOM
B BATH

TOTAL SQ. FT. AREA:
of UNIT 6-1 = 3,171 +/-

TOTAL SQ. FT. AREA:
of UNIT 6-2 = 2,792 +/-

"4-6 BOND STREET CONDOMINIUM"

4-6 BOND STREET
CAMBRIDGE, MASSACHUSETTS
(MIDDLESEX COUNTY)

SCALE: 1" = 8 FT. JUNE 6, 2013

OWNER: 4-6 BOND STREET LLC

PREPARED BY:

LEAF DESIGN ASSOCIATES, INC.

5 WINSLOW RD. WINCHESTER, MA

(781) 721-6541 FAX (781) 721-2690

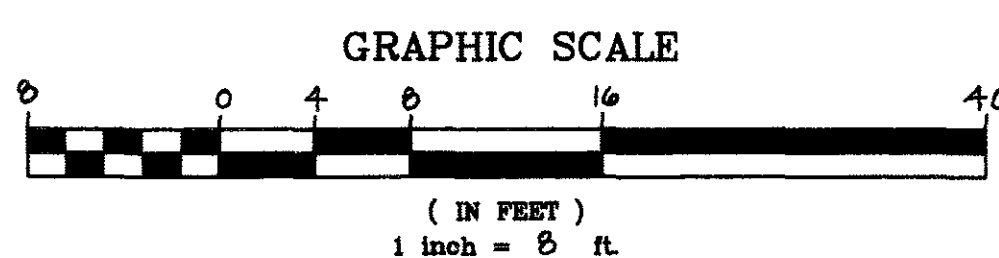
I HEREBY CERTIFY THAT THIS FLOOR PLAN :

(1) HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

(2) FULLY AND ACCURATELY DEPICTS THE LAYOUT, LOCATION, UNIT NUMBERS, MAIN ENTRANCE, APPROXIMATE UNIT AREA, AND DIMENSIONS OF UNITS 6-1 AND 6-2, AS BUILT.

RICHARD I. LEAF
REGISTERED ARCHITECT

6-26-13
DATE



PAGE & POWELL, P.C.

Counsellors at Law

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

*Also admitted in New York

September 23, 2020

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

By Hand

RE: Application of Travis Keller and Zoe Hack Keller for a special permit
4-6 Bond Street, Unit 4: BZA Case No. 93167-2020

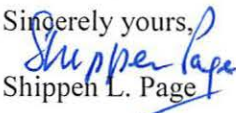
Dear Maria:

I represent the petitioners, Travis Keller and Zoe Hack Keller, who are applying for a special permit to perform certain work on their pre-existing non-conforming home at 6 Bond Street, Unit 4, 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.

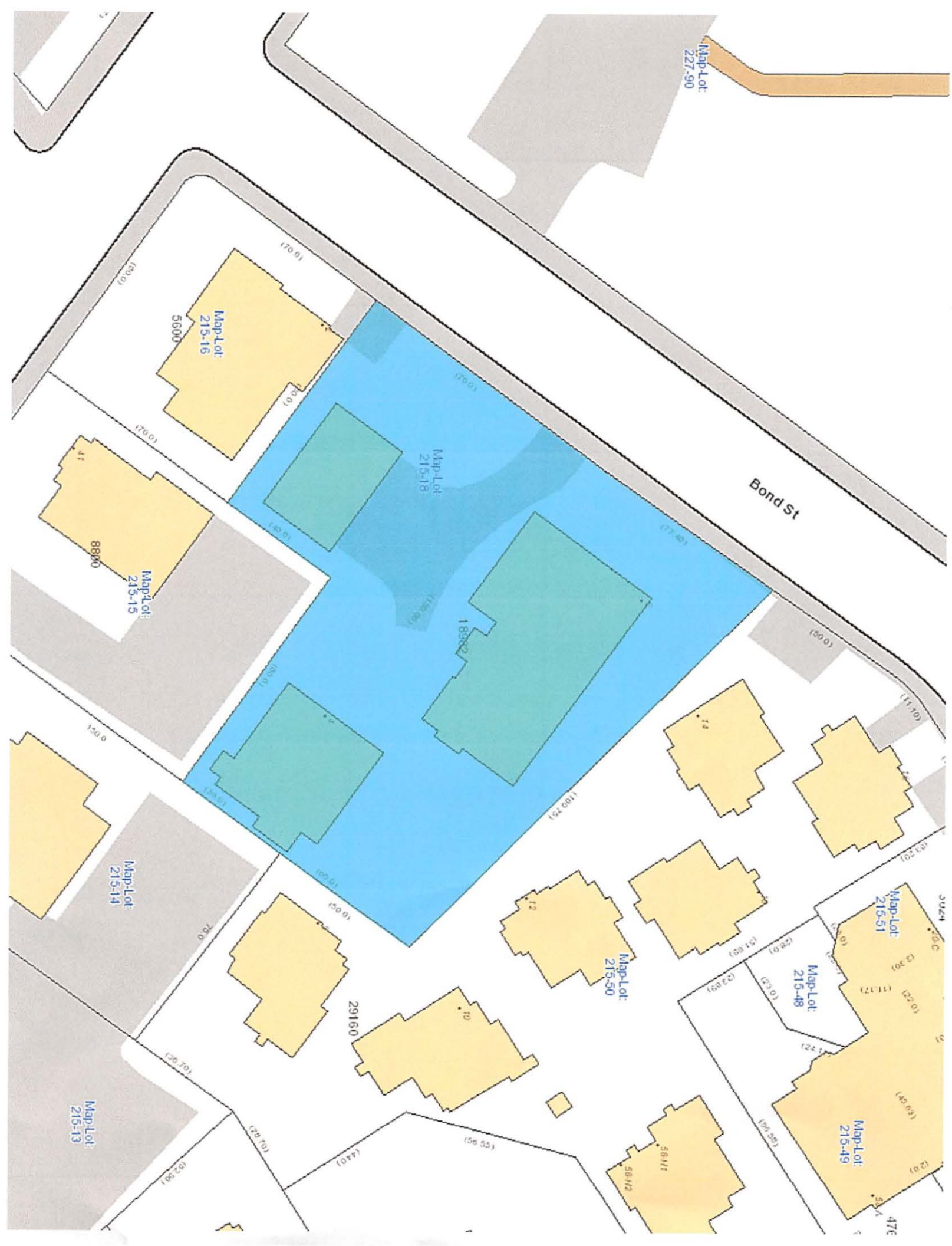
Thank you.

Sincerely yours,

Shippen L. Page

enclosures

cc: Travis and Zoe Keller (cover letter by email only)

Steven Hoheb, Sam Kachmar Design (cover letter, by email only)



6 Bond St. #4

Reitimer

215-16
FOSSEL, ERIC T. & CELESTE E. FOSSEL
2 BOND ST
CAMBRIDGE, MA 02138

215-15
SCHWEITZER, ANDREW
41 CONCORD AVE., #2
CAMBRIDGE, MA 02138

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

215-15
BASU, SUMAN S. & BIJAY BASU
41 CONCORD AVE., UNIT #3B
CAMBRIDGE, MA 02138

215-13-14
MOORE, HARRISON L.,
TR. OF MOORE REAL ESTATE TRUST
33 CONCORD AVE #15
CAMBRIDGE, MA 02138

215-18
KELLER, TRAVIS ZOE HACK KELLER
517 SHAWMUT AVE, UNIT 1
BOSTON, MA 02118

215-34
MELVOIN, RICHARD I. &
BARBARA GLASS MELVOIN
1 GARDEN LN., #1
CAMBRIDGE, MA 02138

215-50
VIRGINIA F. COLEMAN & WAYNE DAVIS
TRUSTEE OF THE ANNE M. GLOVER TR
ATTN: ANNE M. GROVER
35 ADDISON AVE.
LONDON, _ W11 4QS

215-50
HANSEN, THEODORE L. &
SALLY HOWES HANSEN
14 BOND ST., UNIT I
CAMBRIDGE, MA 02138

215-50
ROWELL, ALLISON E.
58 GARDEN ST #H-1
CAMBRIDGE, MA 02138

215-50
TOSATTI, VALENTINO & QIUYU WANG
58 GARDEN STREET UNIT H2
CAMBRIDGE, MA 02138

215-51
KUKURUZINSKA, MARIA A.
20-C BOND STREET
CAMBRIDGE, MA 02138

215-50
MCCLENNEN, PERSIS
16 BOND ST., #M
CAMBRIDGE, MA 02139

215-34
NEVILLE, JAMES P
2 GARDEN LN UNIT 2
CAMBRIDGE, MA 02138

215-47
ROTHSCHILD, JACQUELINE D.,
TRS THE JACQUELINE DURY ROTHSCHILD TR
20D BOND ST
CAMBRIDGE, MA 02138

215-49
LADJEVARDI, GOLNAZ A,
TRS THE ALPHA-ALPHA TRUST RESTATEMENT
58A GARDEN ST
CAMBRIDGE, MA 02138

215-50
HINARD, JOSEPHINE M.
12 BOND STREET
CAMBRIDGE, MA 02138

215-50
QUINN, THOMAS M.
10 BOND STREET, UNIT K
CAMBRIDGE, MA 02138

215-50
TRAVERS, JEFFREY R. & EVA F. TRAVERS
C/O NICHOLAS TRAVERS
8 BOND ST
CAMBRIDGE, MA 02138

215-50
PORCIELLO, VALERIE J., &
JENNIFER A. MUSUMANO
18 BOND ST
CAMBRIDGE, MA 02138-2308

227-90
PRESIDENT & FELLOWS OF HARVARD COLLEGE
C/O HARVARD REAL ESTATE, INC.
HOLYOKE CENTER, ROOM 1000
1350 MASSACHUSETTS AVE
CAMBRIDGE, MA 02138-3895

215-15
BENDER, ERIC & LORI STERN
86 GREENLAWN AVE
NEWTON, MA 02459

215-41
LITTLE, HOWARD FORBES &
JANE SNEDDON LITTLE
56 GARDEN ST
CAMBRIDGE, MA 02138

215-50
CARTER, SHIRLEY CHALMERS
58 G GARDEN ST
CAMBRIDGE, MA 02138-1524

215-18
RUBIN, FREDRIC & DIANA L. MONTEITH-RUBIN
6 BOND ST., UNIT #1
CAMBRIDGE, MA 02138

215-18
SUSSMAN, LEONARD M.,
TR. THE LEONARD M. SUSSMAN LIV TRUST
4-6 BOND ST., #6/2
CAMBRIDGE, MA 02138

215-15
WHITNEY, RICHARD M. JR. &
DEBORAH O. WHITNEY
41 CONCORD AVE., UNIT #3A
CAMBRIDGE, MA 02139

215-48
HOUGHTON, BRUCE E.
TR. THE BRUCE E. HOUGHTON REVOC. TRUST
58B GARDEN STREET
CAMBRIDGE, MA 02138

215-34
SHAPIRO, ROBERT N, MARC J. BLOOSTEIN, TRS
3 GARDEN LN #3
CAMBRIDGE, MA

215-15
CHA RAD PROPERTIES LLC
362 GREEN ST
CAMBRIDGE, MA 02139



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:

TRAVIS KELLER

(Print)

Date:

10/20/20

Address:

6 Bond St. #4

Case No.

BZA-93167

Hearing Date:

11/5/20

Thank you,
Bza Members

KELLER RESIDENCE

DESIGN DEVELOPMENT
11/02/20

TRAVIS & ZOE
KELLER
6 BOND ST #4
CAMBRIDGE, MA
02138



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

ARCHITECT:



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

CLIENTS:

TRAVIS & ZOE KELLER

GENERAL CONTRACTOR:

FH PERRY BUILDER



STRUCTURAL ENGINEER:

ROOME & GUARRACINO



THE KELLER RESIDENCE LOCATED AT 4 BOND ST WILL INCLUDE ADDING NEW WINDOWS AT THE REAR SETBACK, A MUDROOM ADDITION AND A NEW WINDOW WELL

PERMIT SET SHEET LIST		
Sheet Number	Sheet Name	Designed By
P-001	GENERAL NOTES	SKA
P-002	AREA PLAN	SKA
P-003	SOLAR STUDY	SKA
P-004	EXISTING SITE AXON	SKA
P-005	PROPOSED SITE AXON	SKA
P-006	EXISTING STREET PERSPECTIVE	SKA
P-007	PROPOSED STREET PERSPECTIVE	SKA
P-100	PROPOSED LEVEL 0 PLAN	SKA
P-101	PROPOSED LEVEL 1 PLAN	SKA
P-200	ELEVATION SOUTH (FRONT)	SKA

PERMIT SET SHEET LIST		
Sheet Number	Sheet Name	Designed By
P-201	ELEVATION EAST	SKA
P-202	ELEVATION NORTH (REAR)	SKA
P-203	ELEVATION WEST	SKA
P-300	QR CODE VIDEO RENDER	SKA
P-301	PROPOSED LANDSCAPE PLAN	SKA
P-302	EXISTING POT PLAN	SKA
P-303	PROPOSED LEVEL 2 PLAN	SKA
P-304	PROPOSED ROOF PLAN	SKA
P-305	ADDITIONAL PERSPECTIVES	SKA
P-306	ADDITIONAL PERSPECTIVES	SKA

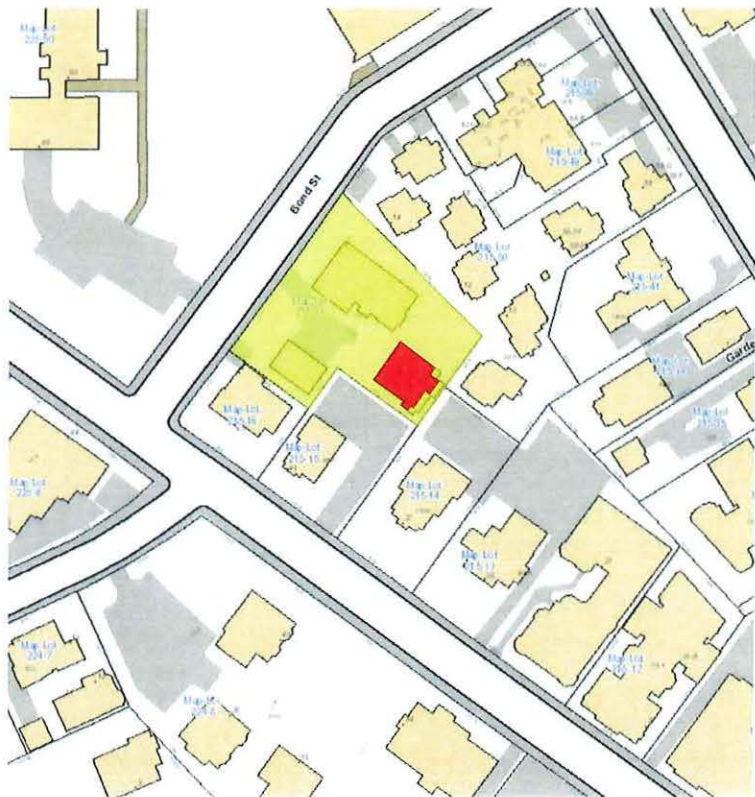
Grand total: 20

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

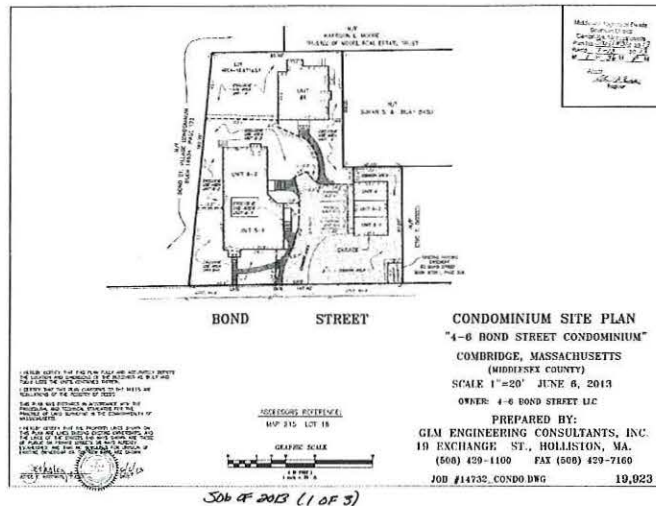
JT	JOINT
L	LENGTH
LAM	LAMINATE, LAMINATED
LB	ROUND
LGMF	LIGHT GAGE METAL FRAMING
LT	LIGHT
LT WT	LIGHT WEIGHT
MAX	MAXIMUM
MDF	MEDIUM DENSITY FIBER
MECH	MECHANICAL
MED	MEDIUM
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MTD	MOUNTED
MTL	METAL
N	NORTH
N/A	NOT APPLICABLE
NIC	NOT IN CONTRACT
NOM	NOMINAL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

	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

② MATERIALS Copy 1
1 1/2" = 1'-0"



④ SITE BOUNDARY Copy 1
1 1/2" = 1'-0"



	VIEW NAME _____	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	ROOM NAME ROOM # FLOOR BASE WALL CEILING
	AREA TAG	AREA NAME AREA
	DOOR TAG	HINGE SIDE OF DOOR
	WINDOW TAG	ALIGN SURFACES
	FINISH TAG	

③ SYMBOLS Copy 1
1 1/2" = 1'-0"

- ALL WORK SHALL BE CONSIDERED NEW, UNLESS OTHERWISE INDICATED.
- DO NOT SCALE DRAWINGS
- VERIFY DIMENSIONS, GRADES, BOUNDARIES, AND CONSTRUCTION AND IMMEDIATELY REPORT ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
- 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.
- LAYOUT ALL WORK WITHIN THE CONFINES OF EXISTING CONSTRUCTION AND RESOLVE DISCREPANCIES PRIOR TO INITIATION OF NEW WORK.
- ARCHITECT IS NOT RESPONSIBLE FOR CONSTRUCTION THAT IS STARTED PRIOR TO PERMIT BEING ISSUED.
- 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.
- 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.
- 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.
- PARTITIONS ARE DIMENSIONED FROM FINISHED FACE TO FINISHED FACE UNLESS OTHERWISE NOTED. DIMENSIONS TO MASONRY ARE TO ACTUAL FINISHED FACE, UNLESS OTHERWISE NOTED.
- 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.
- 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.
- 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.
- EXECUTE INSPECTIONS NECESSARY TO OBTAIN A CERTIFICATE OF OCCUPANCY.
- WORK AREA SHALL BE MAINTAINED, CLEAN AND FREE OF DEBRIS AT ALL TIMES.
- PATCH ALL SURFACES TO MATCH ADJACENT IN A MANNER SUITABLE TO RECEIVE FINISHES.
- PATCH, REPAIR AND FINISH ALL SURFACES IN AREAS OUTSIDE OF THE EXISTING SCOPE THAT ARE DISTURBED AS A RESULT OF THE WORK.
- COORDINATE AND PROVIDE BLOCKING AND STRAPPING WITHIN PARTITIONS FOR MILLWORK AND OTHER WALL ATTACHED ITEMS.
- 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.
- 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.
- 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.
- COORDINATE ALL DIMENSIONS CONCERNING DOORS/PANELS/WINDOWS, STAIRS AND THEIR OPENINGS WITH PRODUCT MANUFACTURERS PRIOR TO FABRICATION AND CONSTRUCTION.
- PROVIDE WEATHERSTRIP AT EXTERIOR DOORS.
- PROVIDE FLASHING AND/OR SEALANT AT OPENINGS IN ROOF OR WALLS TO ENSURE A WEATHERTIGHT BUILDING.
- 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.
- ALIGN OUTLETS, WALL SWITCHES, TEL-DATA JACKS, ETC., INDICATED TO BE MOUNTED AT NEAR EQUIVALENT ELEVATIONS.
- ALL DOORS SHALL BE LOCATED 6" OFF THE ADJACENT PARTITION, OR ONE MASONRY COURSE AT CMU PARTITIONS, UNLESS NOTED OTHERWISE.
- DURING DEMOLITION AND CONSTRUCTION PROTECT ALL EXISTING FINISHES TO REMAIN.
- ALL WOOD SHALL BE FSC CERTIFIED.
- ALL WOOD FRAMING SIZES ARE BASED ON SPF-S5
- ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED (P.T.).
- 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.

① GENERAL NOTES Copy 1
1 1/2" = 1'-0"



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REGISTRATIONS:

STRUCTURAL ENGINEER:

GENERAL NOTES

KELLER

TRAVIS & ZOE

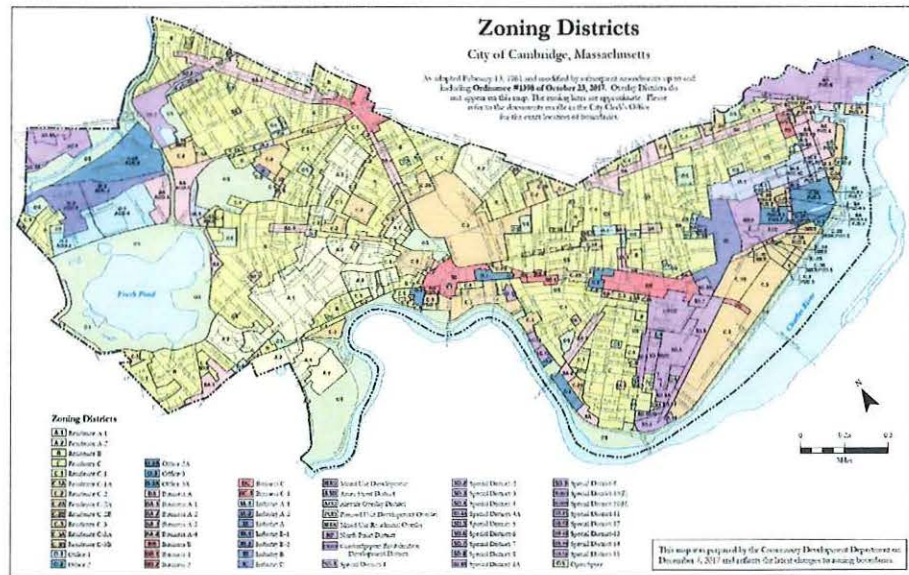
KELLER RESIDENCE

6 BOND ST #4
CAMBRIDGE, MA
02138

Project Status DESIGN DEVELOPMENT
Project number 2020.026
Date 11/02/20
Drawn by Author
Checked by Checker

P-001

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



EXISTING FAR		
Level	Name	Area
EXISTING LEVEL 1		
EXISTING LEVEL 1	FINISHED	1327 SF
EXISTING LEVEL 1	PORCH	20 SF
EXISTING LEVEL 2		
EXISTING LEVEL 2	FINISHED	918 SF
Grand total		2266 SF

Proposed FAR		
Level	Name	Area
EXISTING LEVEL 1		
EXISTING LEVEL 1	FINISHED	1327 SF
EXISTING LEVEL 1	MUDROOM	80 SF
EXISTING LEVEL 2		
EXISTING LEVEL 2	FINISHED	918 SF
Grand total		2325 SF

ZONE: RESIDENCE B
CONDOMINIUM

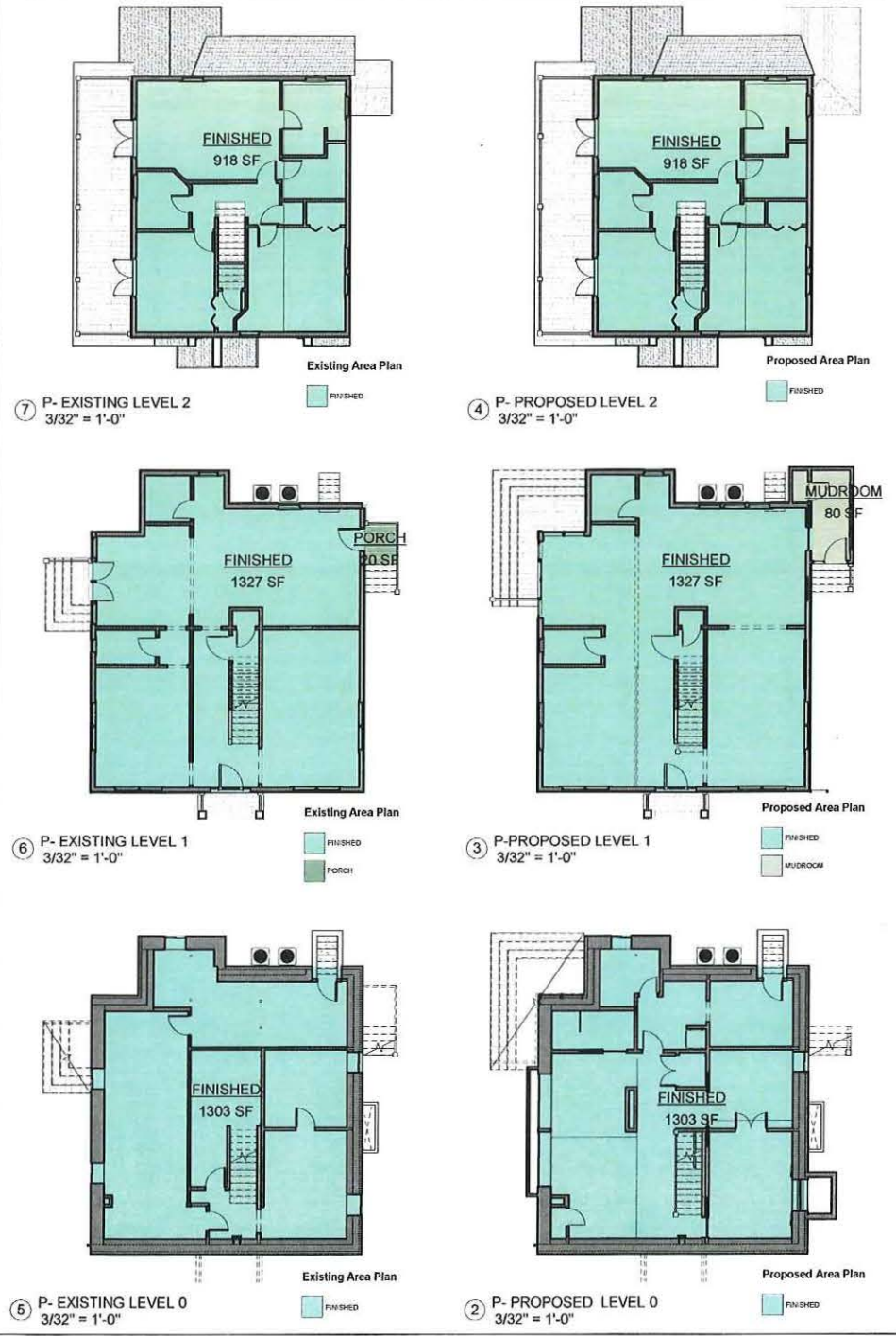
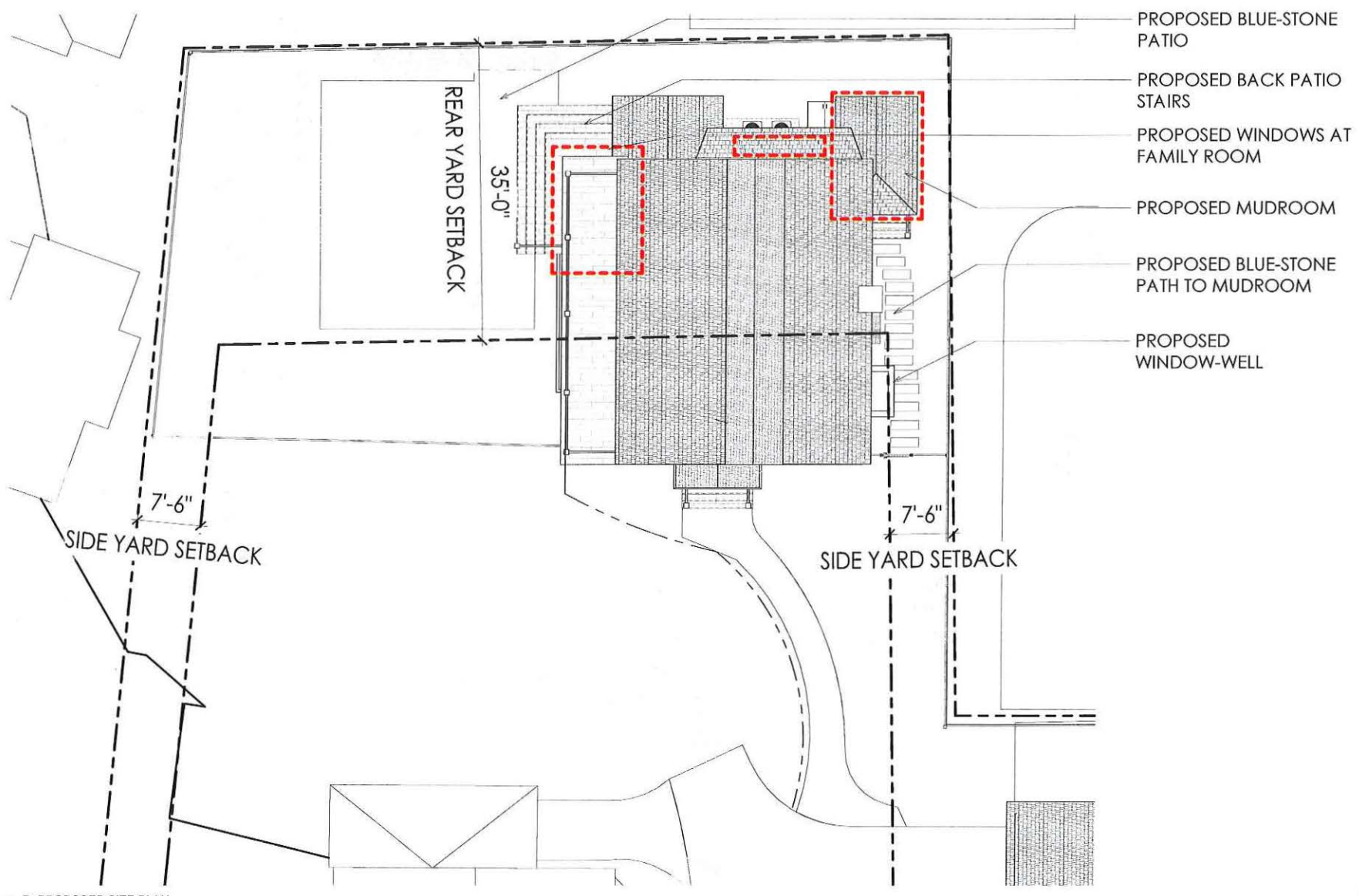
MAXIMUM FAR: 0.50
EXISTING FAR= **0.359**
PROPOSED FAR= **0.362**
INCREASED FAR= **0.003**

FRONT YARD SETBACK: 15'
SIDE YARD SETBACK: 7.5'
REAR YARD SETBACK: 35'

EXISTING BUILDING HEIGHT = 24'

LOT SIZE: 18,977 SF
OPEN SPACE REQUIREMENT: **40%**
EXISTING OPEN SPACE: **64.6%**
PROPOSED OPEN SPACE: **64.3%**

PROPOSED SITE PLAN



SKA

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REGISTRATIONS:

STRUCTURAL ENGINEER:

AREA PLAN

KELLER

TRAVIS & ZOE

KELLER RESIDENCE

6 BOND ST #4
CAMBRIDGE, MA
02138

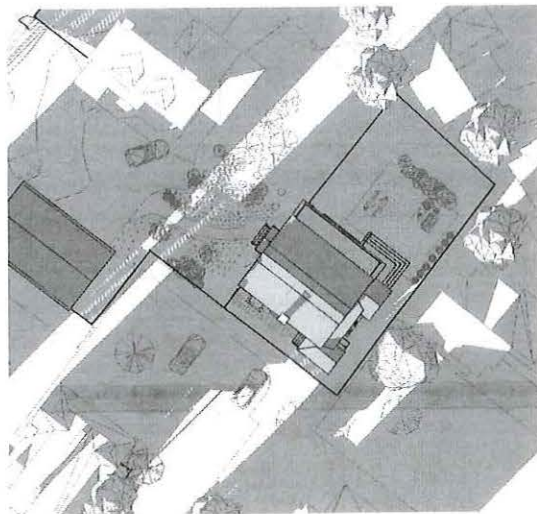
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Project number 2020.026
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P-002

Scale As indicated

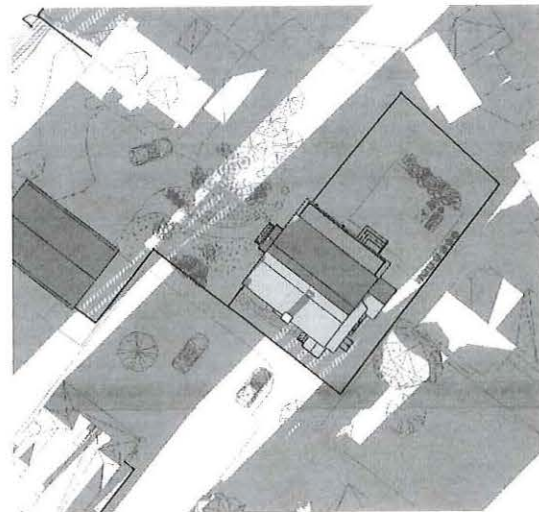
AFTERNOON - 3PM

WINTER SOLSTICE - PROPOSED



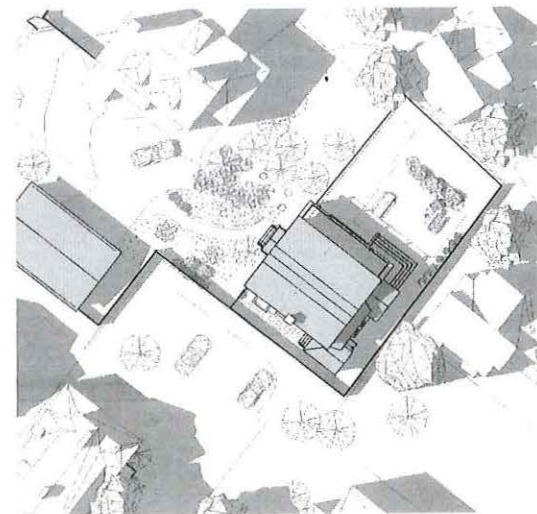
1 BZA - SITE PLAN - PROPOSED WINTER 3 PM
1" = 30'-0"

WINTER SOLSTICE - EXISTING



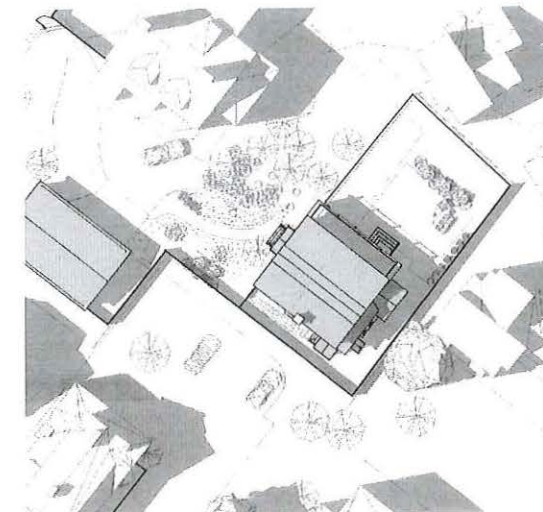
6 BZA - SITE PLAN - EXISTING WINTER 3 PM
1" = 30'-0"

SUMMER SOLSTICE - PROPOSED



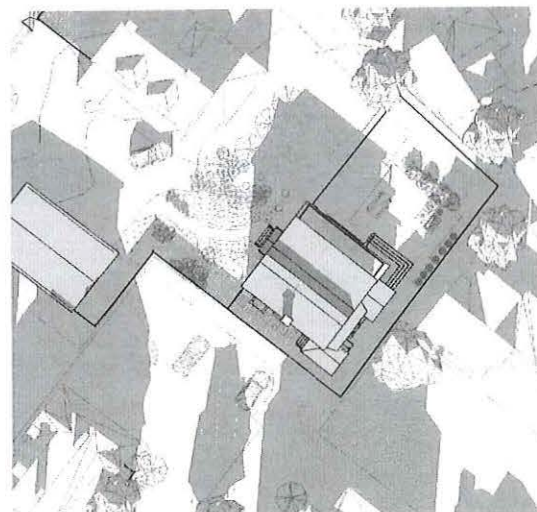
10 BZA - SITE PLAN - PROPOSED SUMMER 3 PM
1" = 30'-0"

SUMMER SOLSTICE - EXISTING

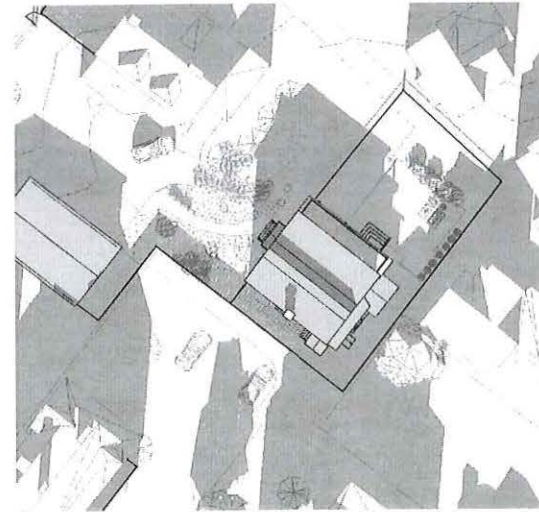


7 BZA - SITE PLAN - EXISTING SUMMER 3 PM
1" = 30'-0"

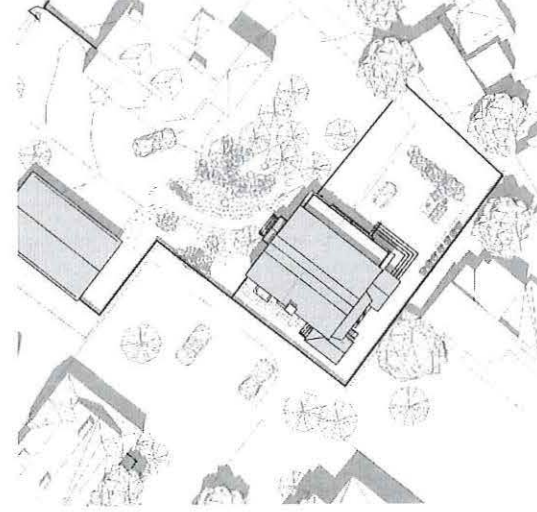
NOON - 12PM



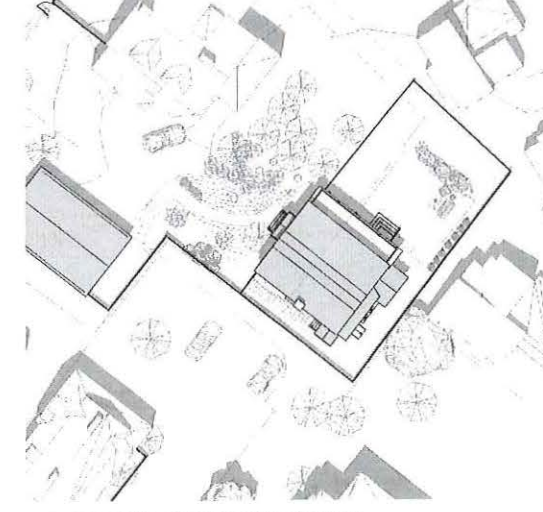
2 BZA - SITE PLAN - PROPOSED WINTER 12 PM
1" = 30'-0"



5 BZA - SITE PLAN - EXISTING WINTER 12 PM
1" = 30'-0"

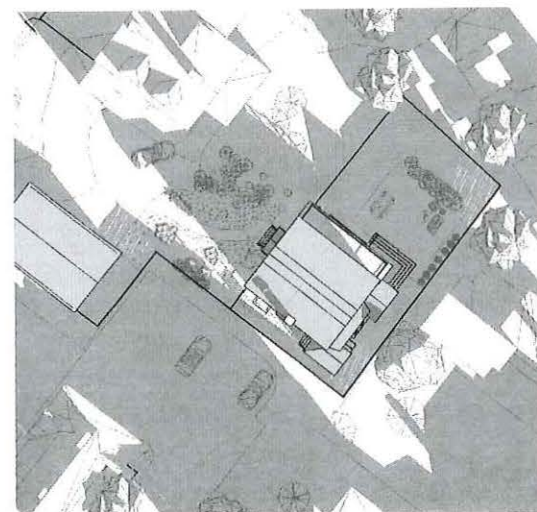


11 BZA - SITE PLAN - PROPOSED SUMMER 12 PM
1" = 30'-0"

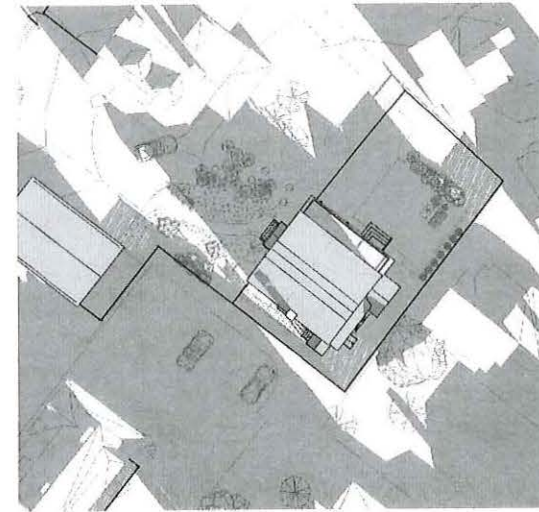


9 BZA - SITE PLAN - EXISTING SUMMER 12 PM
1" = 30'-0"

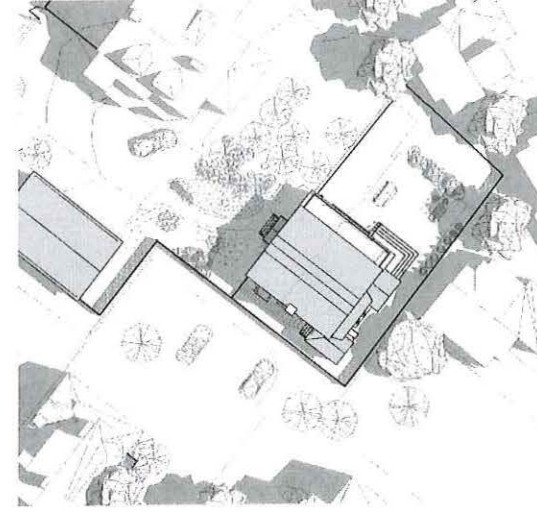
MORNING - 9AM



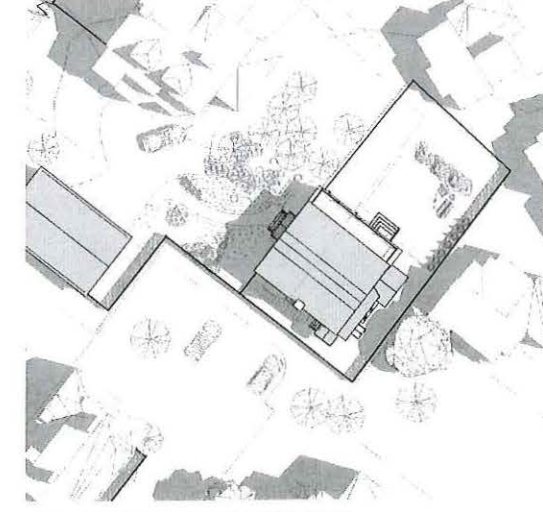
3 BZA - SITE PLAN - PROPOSED WINTER 9 AM
1" = 30'-0"



4 BZA - SITE PLAN - EXISTING WINTER 9 AM
1" = 30'-0"



12 BZA - SITE PLAN - PROPOSED SUMMER 9 AM
1" = 30'-0"



8 BZA - SITE PLAN - EXISTING SUMMER 9 AM
1" = 30'-0"



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REGISTRATIONS:

STRUCTURAL ENGINEER:

SOLAR STUDY

KELLER

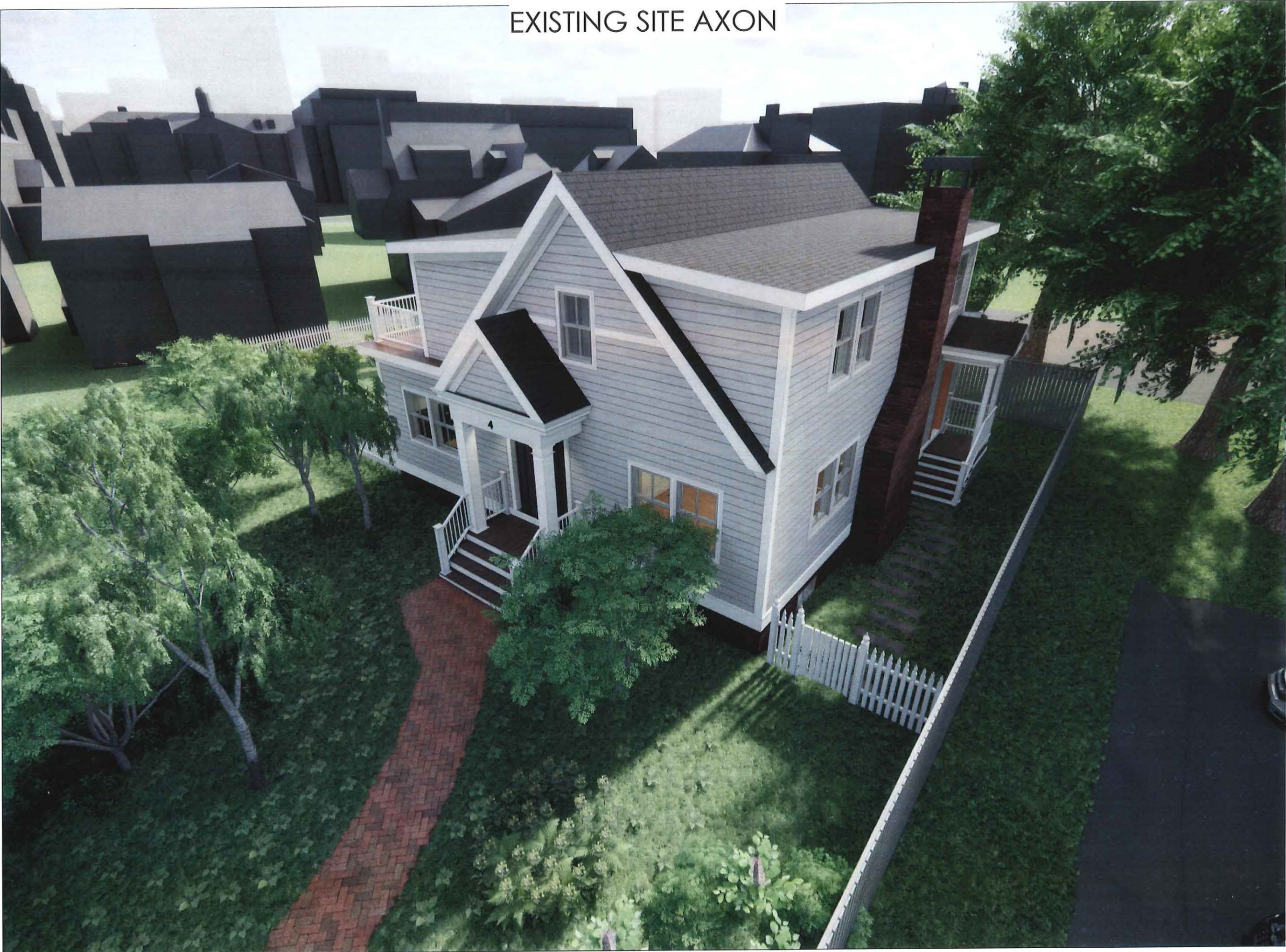
TRAVIS & ZOE
KELLER RESIDENCE
6 BOND ST #4
CAMBRIDGE, MA
02138

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P-003

Scale 1" = 30'-0"

11/2/2020 10:09:21 AM



EXISTING SITE AXON



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EXISTING SITE AXON

KELLER

TRAVIS & ZOE

KELLER RESIDENCE

6 BOND ST #4
CAMBRIDGE, MA
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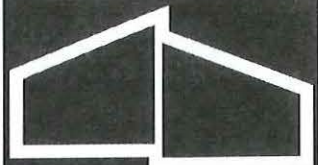
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Project number 2020.026
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P-004

Scale



PROPOSED SITE AXON



S K A

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REGISTRATIONS:

STRUCTURAL ENGINEER:

PROPOSED SITE AXON

KELLER

TRAVIS & ZOE

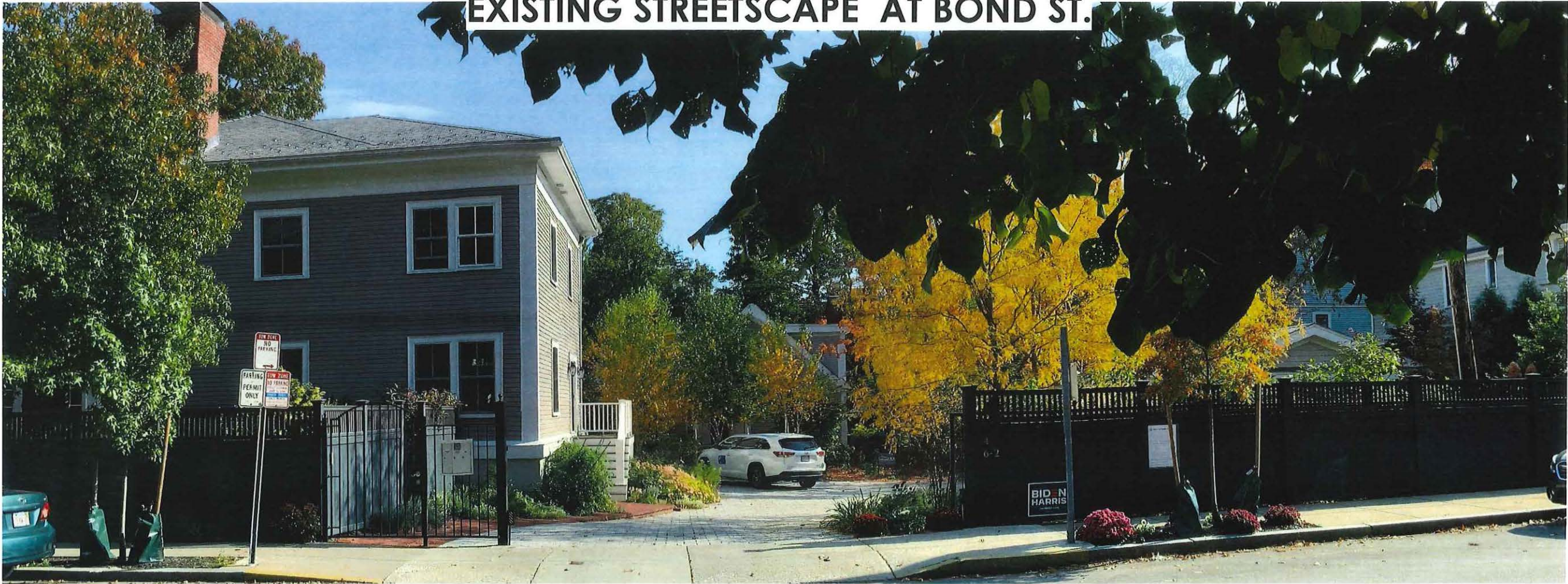
KELLER RESIDENCE

6 BOND ST #4
CAMBRIDGE, MA
02138

Project Status DESIGN DEVELOPMENT
Project number 2020.026
Date 11/02/20
Drawn by Author
Checked by Checker

P-005

Scale



EXISTING STREETSCAPE AT BOND ST.



PROPOSED STREETSCAPE AT BOND ST.



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CAMBRIDGE MA, 02138

REGISTRATIONS:

STRUCTURAL ENGINEER:

EXISTING STREET
PERSPECTIVE

KELLER

TRAVIS & ZOE

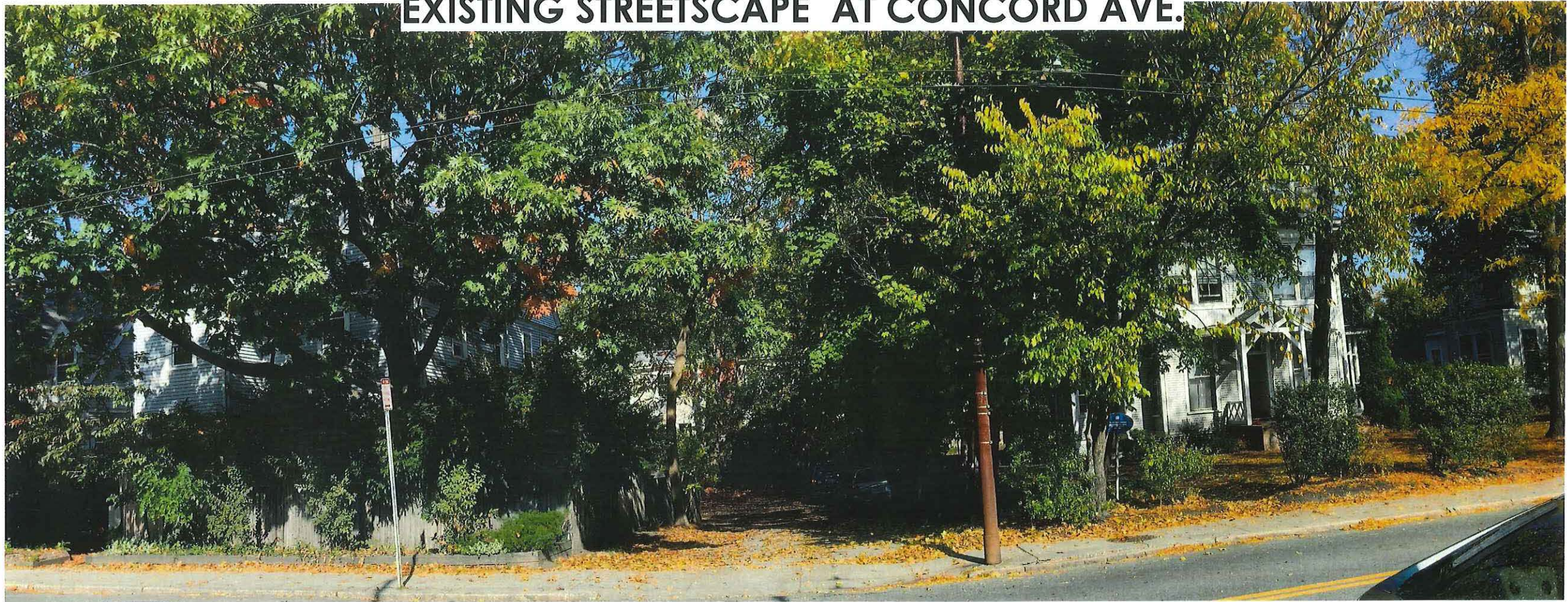
KELLER RESIDENCE

6 BOND ST #4
CAMBRIDGE, MA
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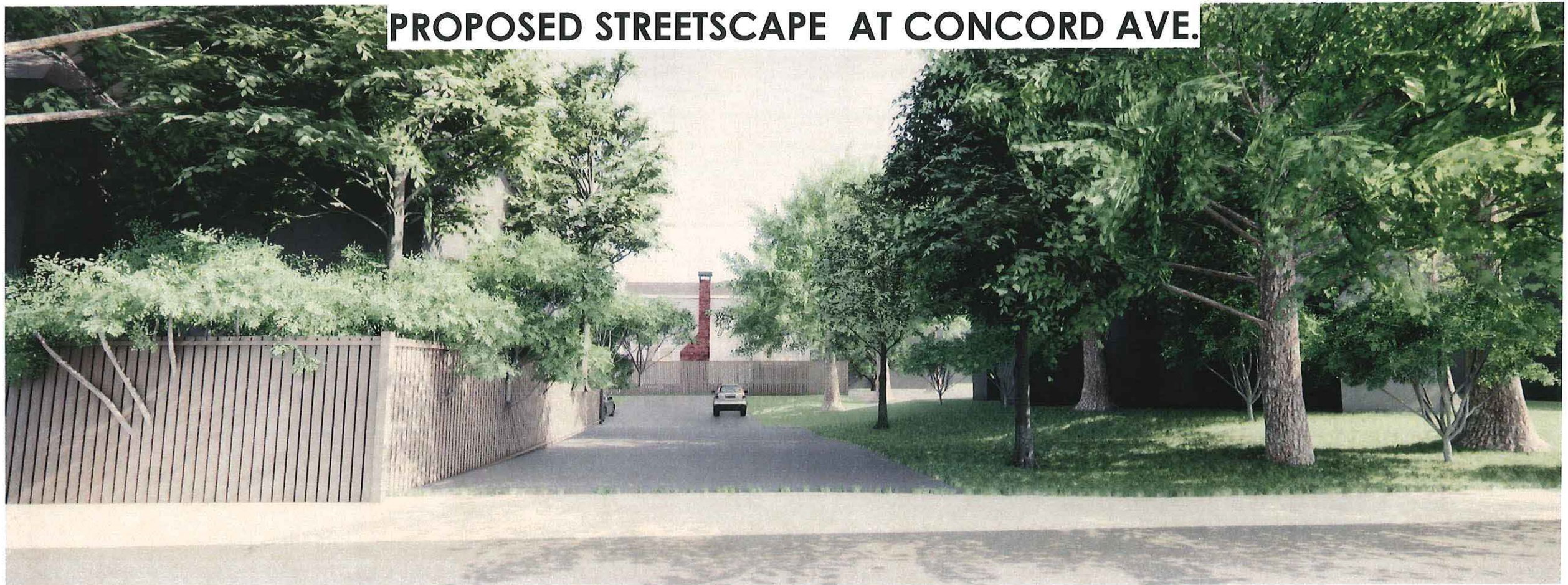
Project Status DESIGN DEVELOPMENT
Project number 2020.026
Date 11/02/20
Drawn by Author
Checked by Checker

P-006
Scale

EXISTING STREETScape AT CONCORD AVE.



PROPOSED STREETScape AT CONCORD AVE.



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kachmar@design.com
357 Huron Ave.
CAMBRIDGE MA, 02138

REGISTRATIONS:

STRUCTURAL ENGINEER:

PROPOSED STREET
PERSPECTIVE

KELLER

TRAVIS & ZOE

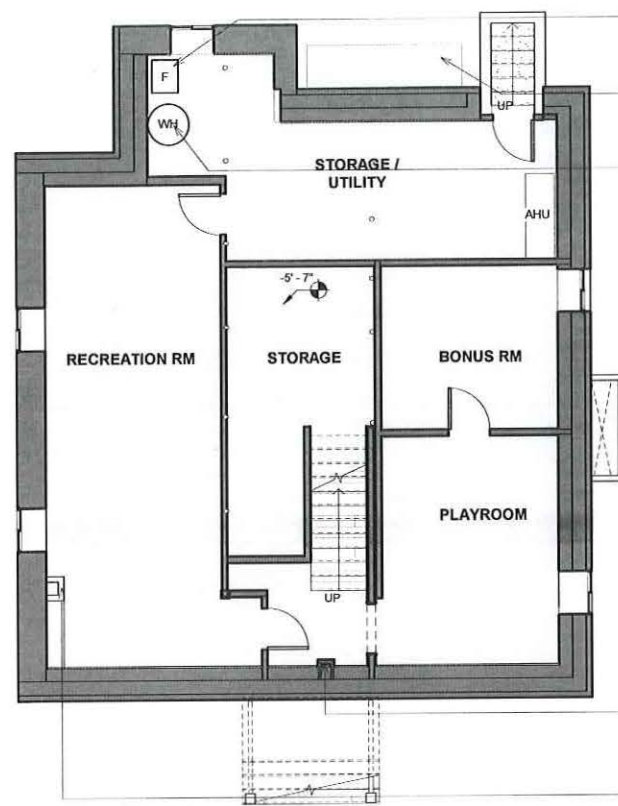
KELLER RESIDENCE

6 BOND ST #4
CAMBRIDGE, MA
02138

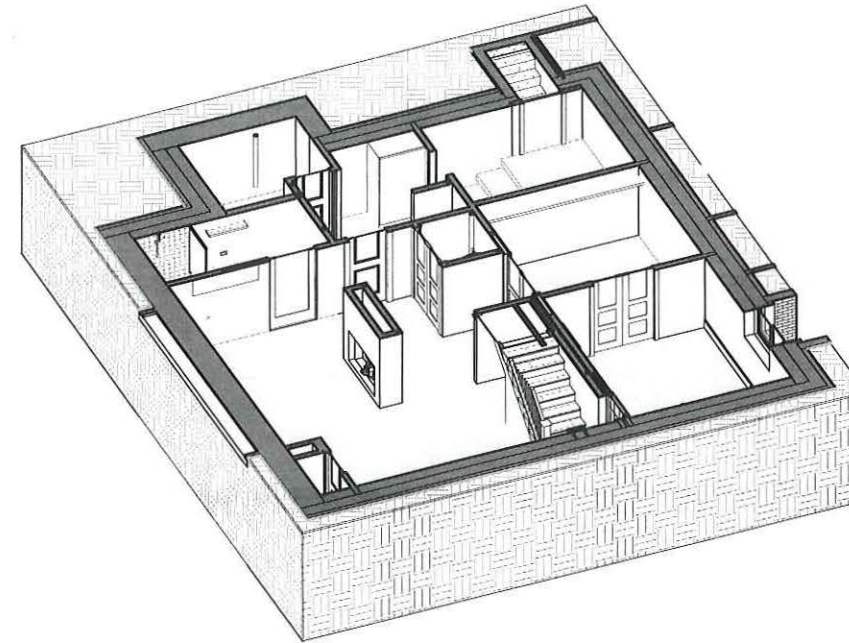
Project Status DESIGN DEVELOPMENT
Project number 2020.026
Date 11/02/20
Drawn by Author
Checked by Checker

P-007

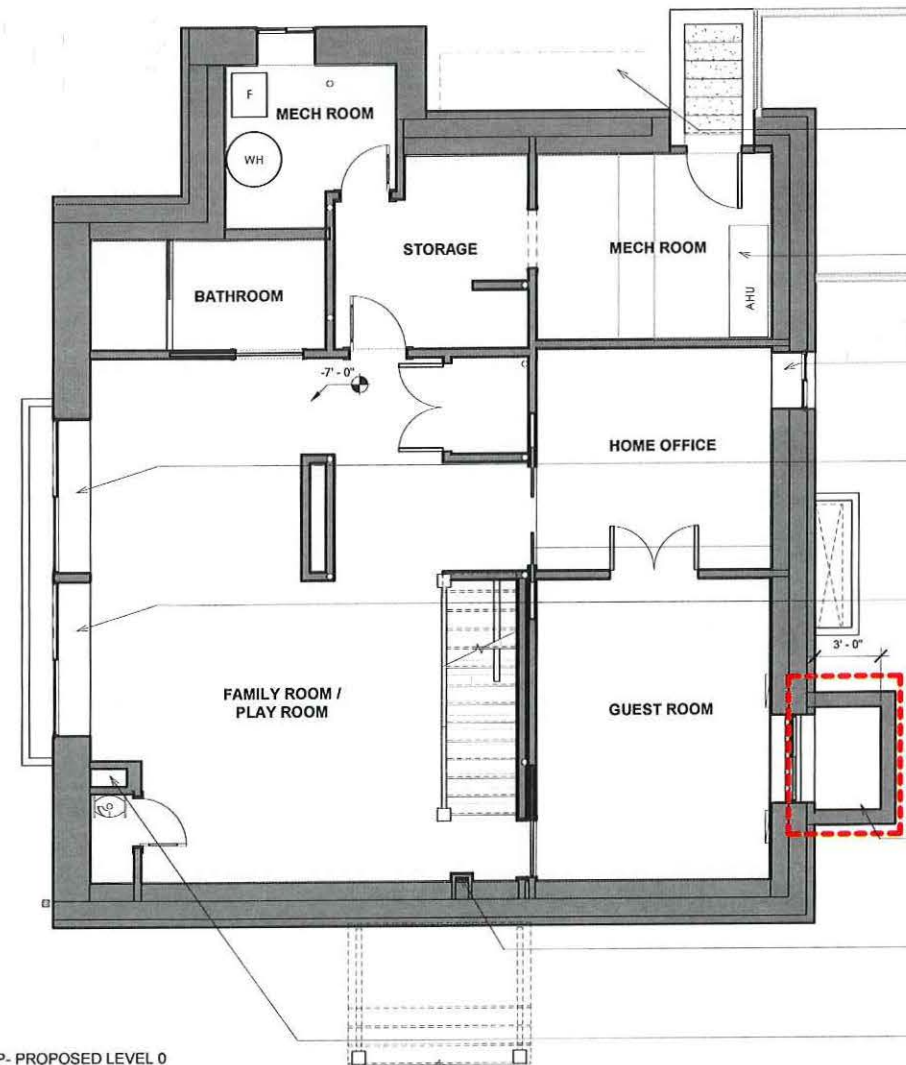
Scale



② P- EXISTING - LEVEL 0 PLAN - A
3/16" = 1'-0"



① P- PROPOSED - LEVEL 0 AXON



③ P- PROPOSED LEVEL 0
1/4" = 1'-0"



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REGISTRATIONS:

STRUCTURAL ENGINEER:

PROPOSED LEVEL 0 PLAN

KELLER

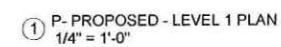
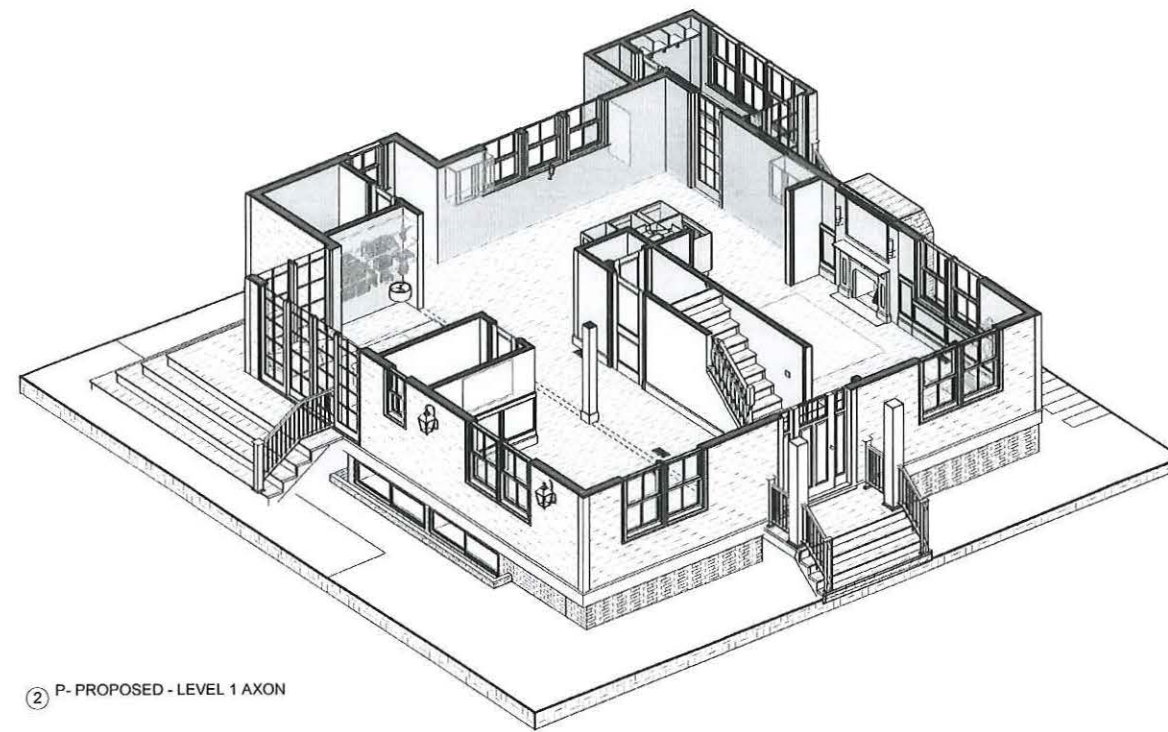
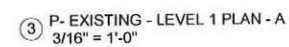
TRAVIS & ZOE

KELLER RESIDENCE
6 BOND ST #4
CAMBRIDGE, MA
02138

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Project number 2020.026
Date 11/02/20
Drawn by Author
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P-100

Scale As indicated



REGISTRATIONS:

STRUCTURAL ENGINEER:

PROPOSED LEVEL 1 PLAN

KELLER

TRAVIS & ZOE

KELLER RESIDENCE

6 BOND ST #4
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02138

Project Status	DESIGN DEVELOPMENT
Project number	2020.026
Date	11/02/20
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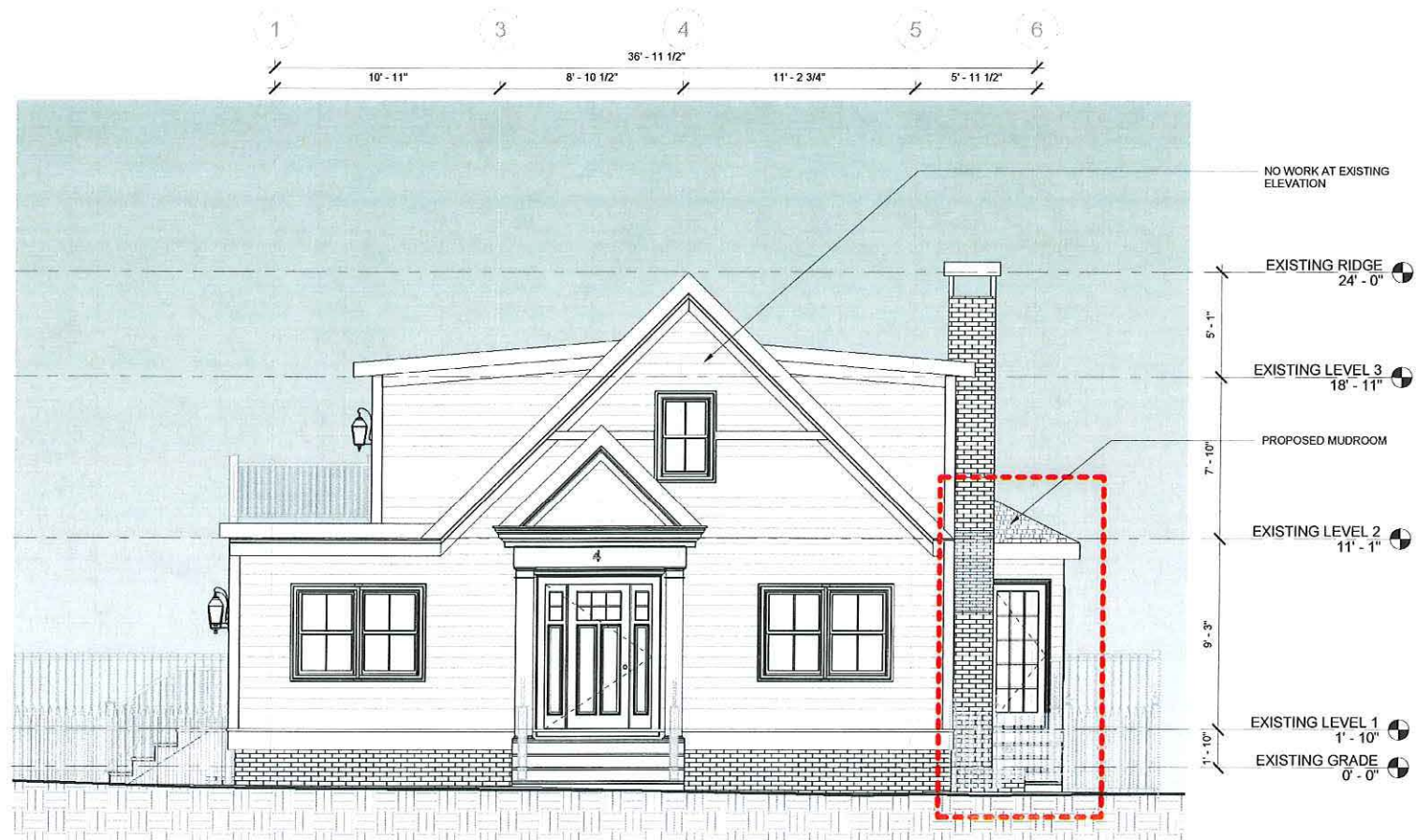
P-101

Scale	As indicated
-------	--------------

1/21/2020 10:09:36 AM



① P- EXISTING - SOUTH ELEVATION
1/4" = 1'-0"



② P- PROPOSED - SOUTH ELEVATION
1/4" = 1'-0"



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REGISTRATIONS:

STRUCTURAL ENGINEER:

ELEVATION SOUTH (FRONT)

KELLER

TRAVIS & ZOE

KELLER RESIDENCE

6 BOND ST #4
CAMBRIDGE, MA
02138

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P-200

Scale 1/4" = 1'-0"



EXISTING RIDGE
24' - 0"

EXISTING LEVEL 3
18' - 11"

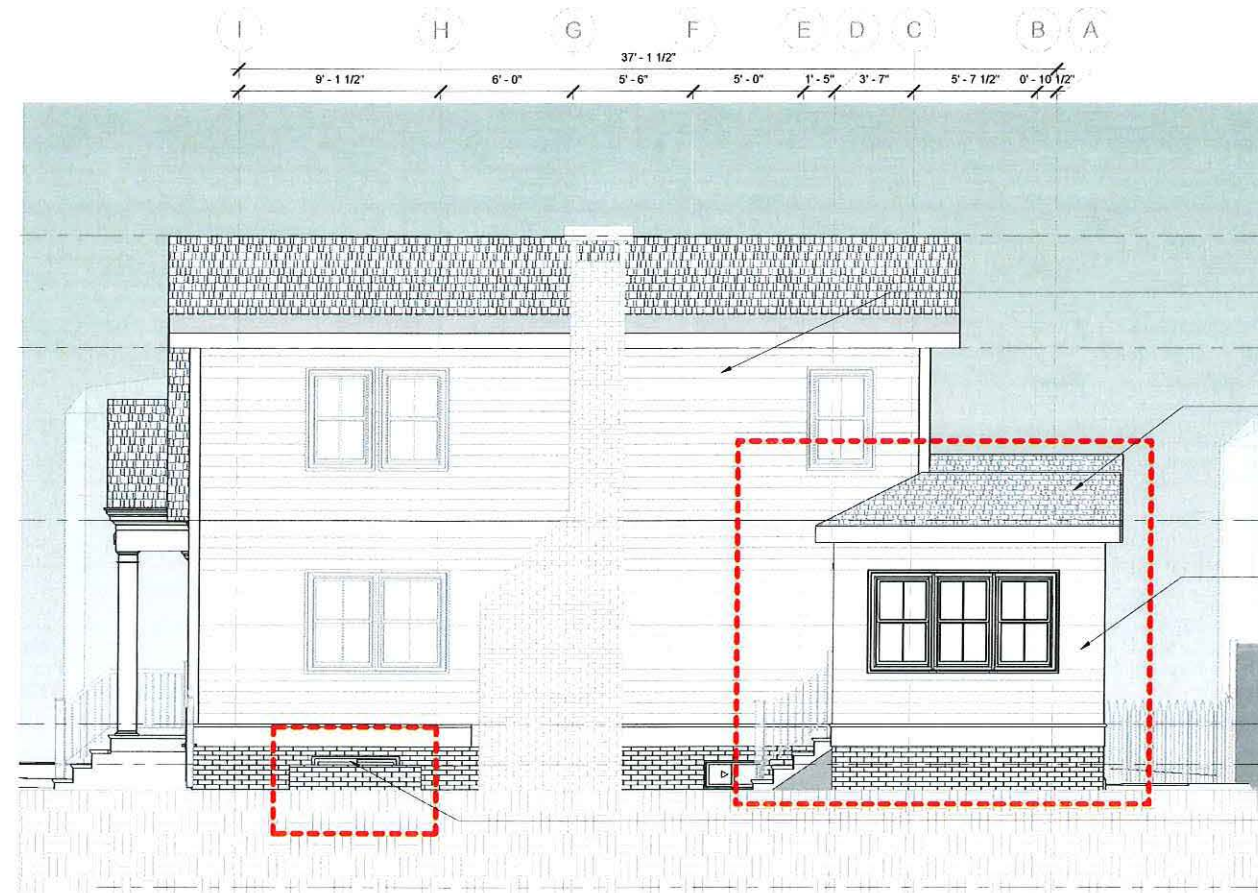
EXISTING LEVEL 2
11' - 1"

EXISTING LEVEL 1
1' - 10"

EXISTING GRADE
0' - 0"

EXISTING LEVEL 0
-5' - 7"

① P - EXISTING - EAST ELEVATION
1/4" = 1'-0"



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



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REGISTRATIONS:

STRUCTURAL ENGINEER:

ELEVATION EAST

KELLER

TRAVIS & ZOE

KELLER RESIDENCE

6 BOND ST #4
CAMBRIDGE, MA
02138

Project Status DESIGN DEVELOPMENT
Project number 2020.026
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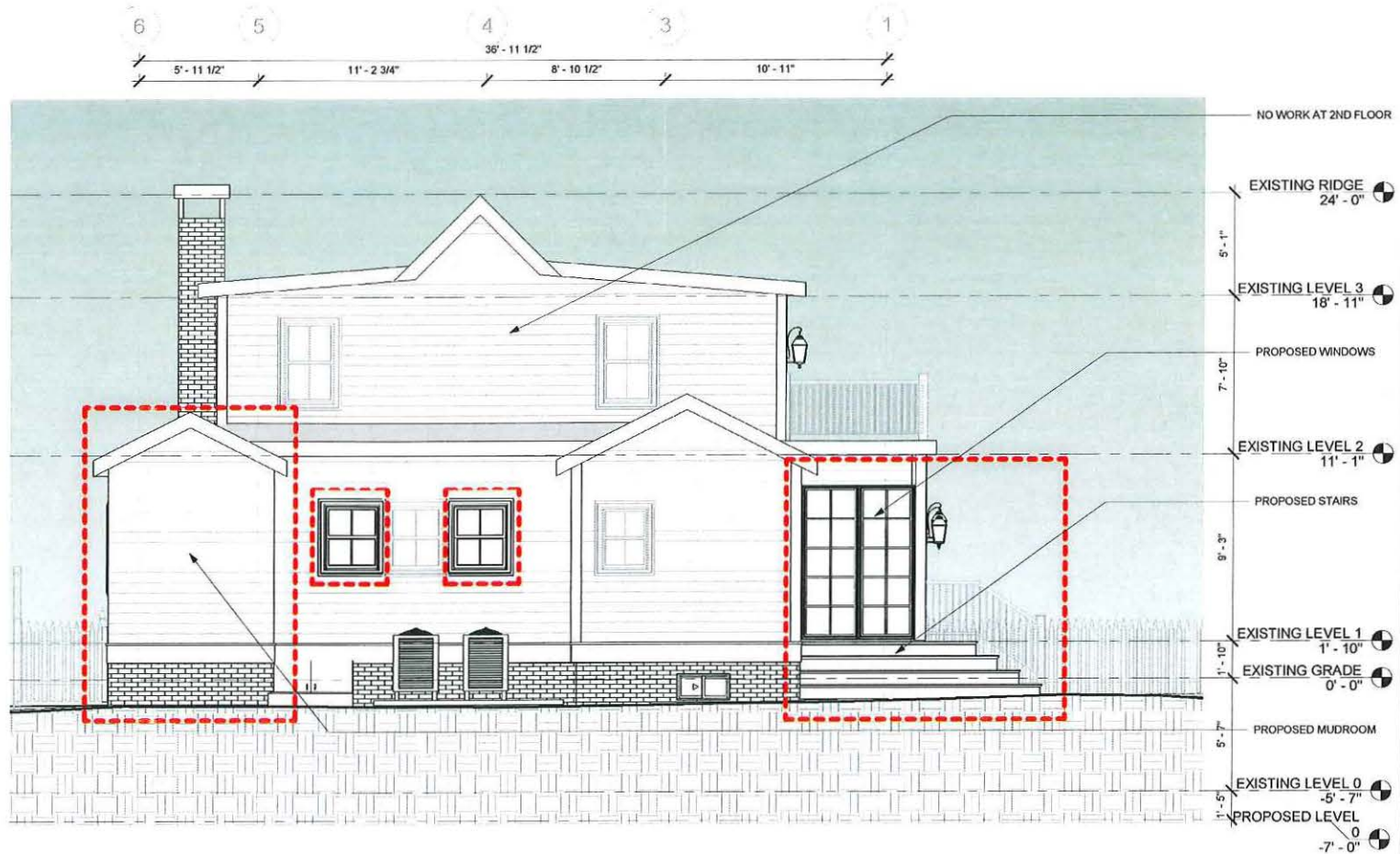
P-201

Scale 1/4" = 1'-0"

11/2/2020 10:09:43 AM



① P- EXISTING - NORTH ELEVATION
1/4" = 1'-0"



② P- PROPOSED - NORTH ELEVATION
1/4" = 1'-0"



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REGISTRATIONS:

STRUCTURAL ENGINEER:

ELEVATION NORTH (REAR)

KELLER

TRAVIS & ZOE

KELLER RESIDENCE
6 BOND ST #4
CAMBRIDGE, MA
02138

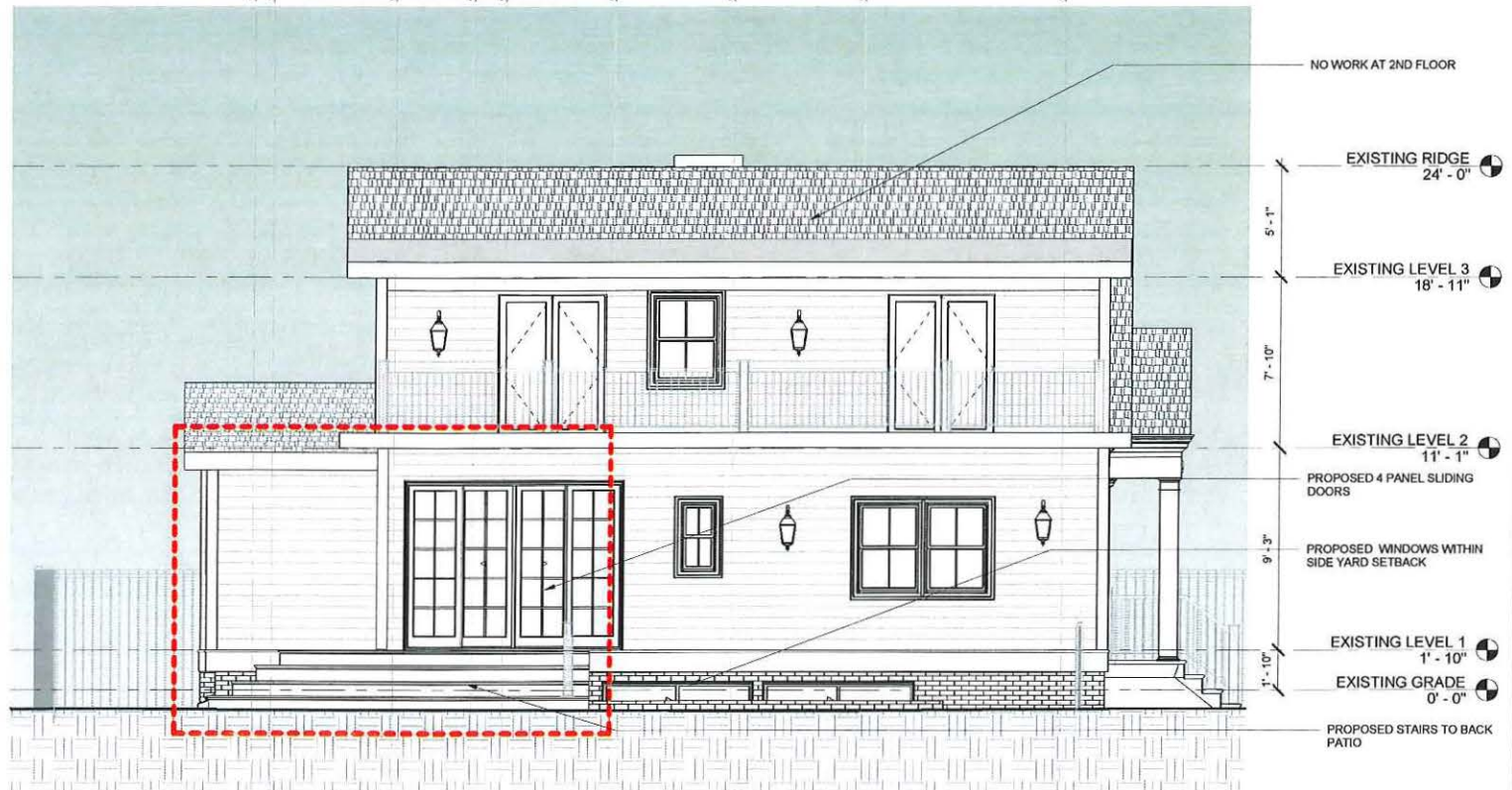
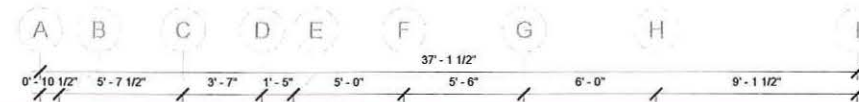
Project Status: DESIGN DEVELOPMENT
Project number: 2020.026
Date: 11/02/20
Drawn by: Author
Checked by: Checker

P-202

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



① P- EXISTING - ELEVATION WEST
1/4" = 1'-0"



② P- PROPOSED - ELEVATION WEST
1/4" = 1'-0"



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REGISTRATIONS:

STRUCTURAL ENGINEER:

ELEVATION WEST

KELLER

TRAVIS & ZOE

KELLER RESIDENCE
6 BOND ST #4
CAMBRIDGE, MA
02138

Project Status DESIGN DEVELOPMENT
Project number 2020.026
Date 11/02/20
Drawn by Author
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P-203

Scale 1/4" = 1'-0"

END OF PRESENTATION

4 BOND ST. EXTERIOR VIDEO RENDER



SCAN ME

SUPPLEMENTARY SHEETS FOR REFERENCE BELOW



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REGISTRATIONS:

STRUCTURAL ENGINEER:

QR CODE VIDEO RENDER

KELLER

TRAVIS & ZOE
KELLER RESIDENCE
6 BOND ST #4
CAMBRIDGE, MA
02138

Project Status DESIGN DEVELOPMENT
Project number 2020.026
Date 11/02/20
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P-300

Scale

PROPOSED SITE PLAN



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REGISTRATIONS:

STRUCTURAL ENGINEER:

PROPOSED LANDSCAPE PLAN

KELLER

TRAVIS & ZOE
KELLER RESIDENCE
6 BOND ST #4
CAMBRIDGE, MA
02138

Project Status	DESIGN DEVELOPMENT
Project number	2020.026
Date	11/02/20
Drawn by	Author
Checked by	Checker

P-301

11/2/2020 10:09:57 AM

— PROPOSED BACK
PATIO STAIRS

— PROPOSED WINDOWS AT
FAMILY ROOM

— PROPOSED WINDOWS AT KITCHEN

— PROPOSED
MUDROOM

PROPOSED BLUE-STONE
PATH TO MUDROOM

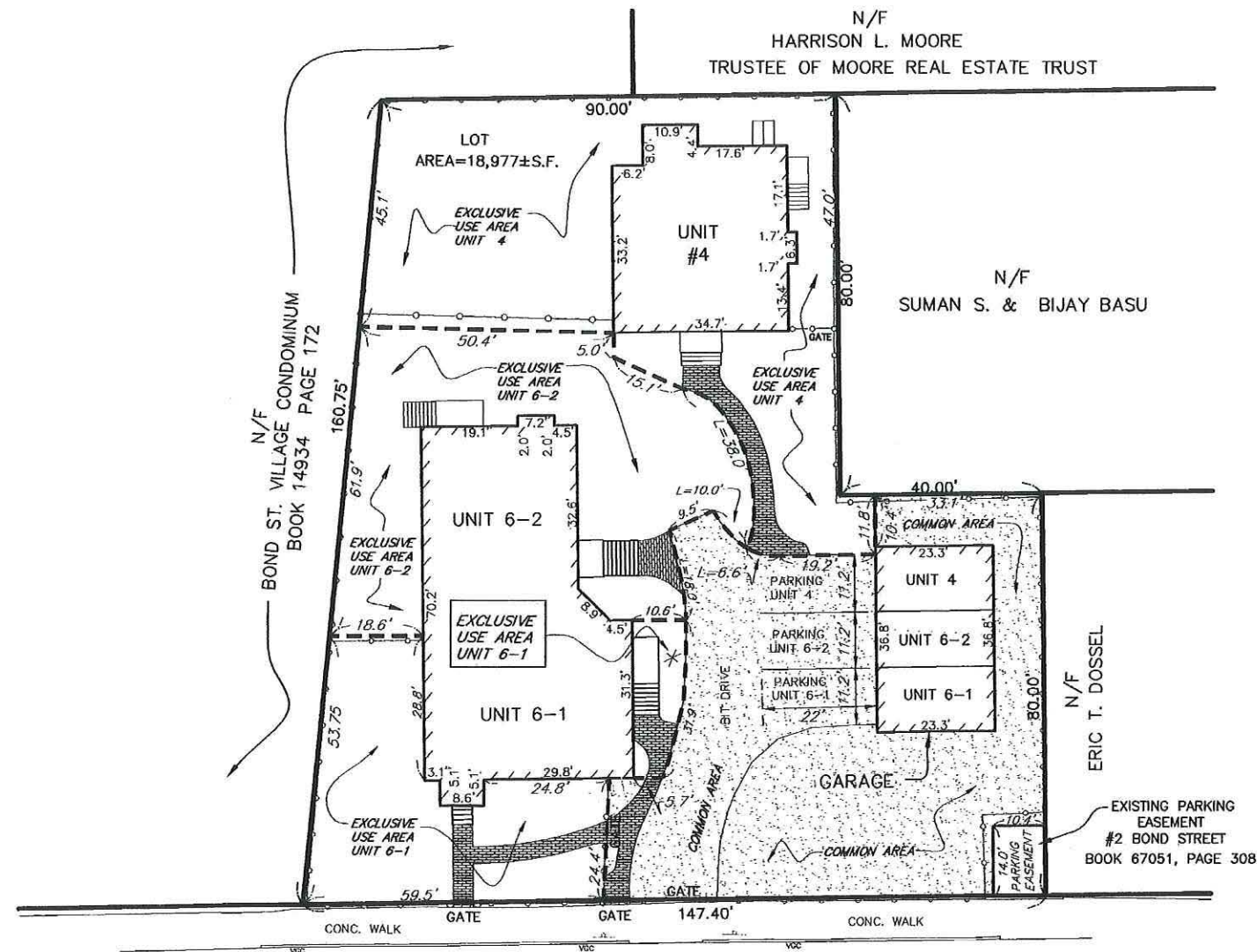
PROPOSED EGRESS
WINDOW-WELL

7' - 6"

SIDE YARD SETBACK

7' - 6"
SIDE YARD SETBACK

① P- PROPOSED LANDSCAPE PLAN
1/4" = 1'-0" /



BOND STREET

CONDOMINIUM SITE PLAN
 "4-6 BOND STREET CONDOMINIUM"
 COMBRIDGE, MASSACHUSETTS
 (MIDDLESEX COUNTY)
 SCALE 1"=20' JUNE 6, 2013

OWNER: 4-6 BOND STREET LLC

PREPARED BY:
 GLM ENGINEERING CONSULTANTS, INC.
 19 EXCHANGE ST., HOLLISTON, MA.
 (508) 429-1100 FAX (508) 429-7160

JOB #14732_CONDO.DWG

19,923

I HEREBY CERTIFY THAT THIS PLAN FULLY AND ACCURATELY DEPICTS THE LOCATION AND DIMENSIONS OF THE BUILDINGS AS BUILT AND FULLY LISTS THE UNITS CONTAINED THEREIN.

I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS.

THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

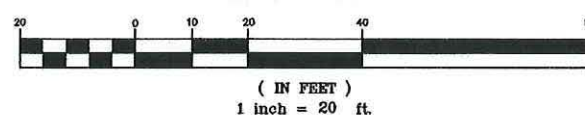
I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF THE STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

JOYCE E. HASTINGS, P.L.S.
 6/6/13
 DATE

ASSESSORS REFERENCE:

MAP 215 LOT 18

GRAPHIC SCALE



506 OF 2013 (1 OF 3)

Middlesex Registry of Deeds,
 Southern District
 Cambridge, Massachusetts
 Plan No. 506 OF 2013
 Rec'd 7-10 2013
 at 1 H 36 M P M

Attest

Register



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 357 Huron Ave.
 CAMBRIDGE MA, 02138

REGISTRATIONS:

STRUCTURAL ENGINEER:

EXISTING POT PLAN

KELLER

TRAVIS & ZOE

KELLER RESIDENCE

6 BOND ST #4
 CAMBRIDGE, MA
 02138

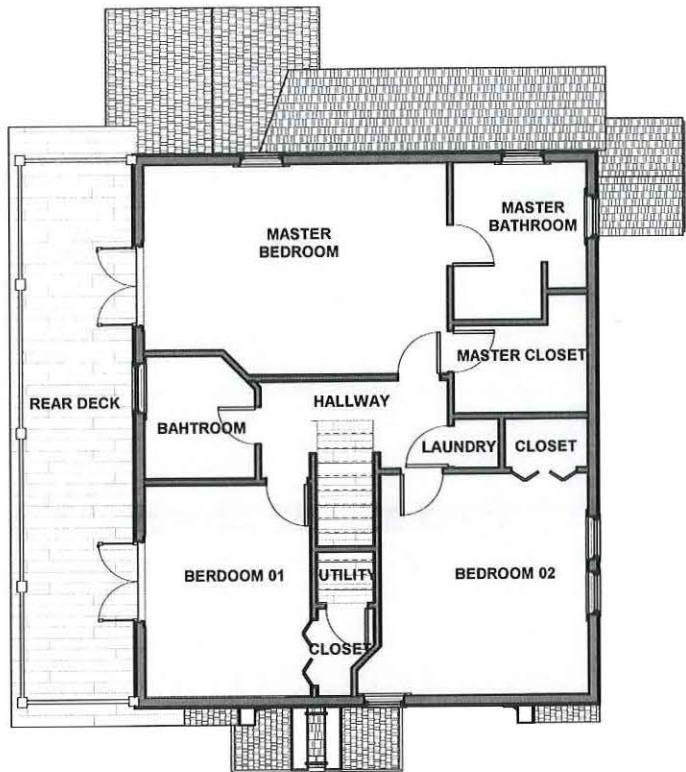
Project Status DESIGN DEVELOPMENT
 Project number 2020.026
 Date 11/02/20
 Drawn by Author
 Checked by Checker

P-302

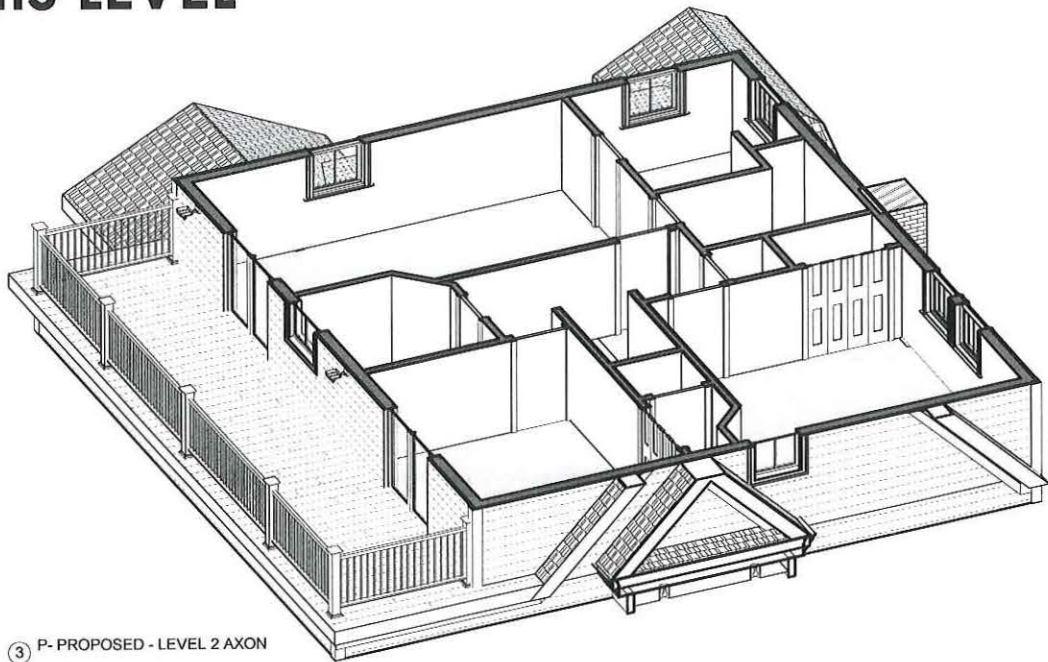
Scale

11/2/2020 10:00 AM

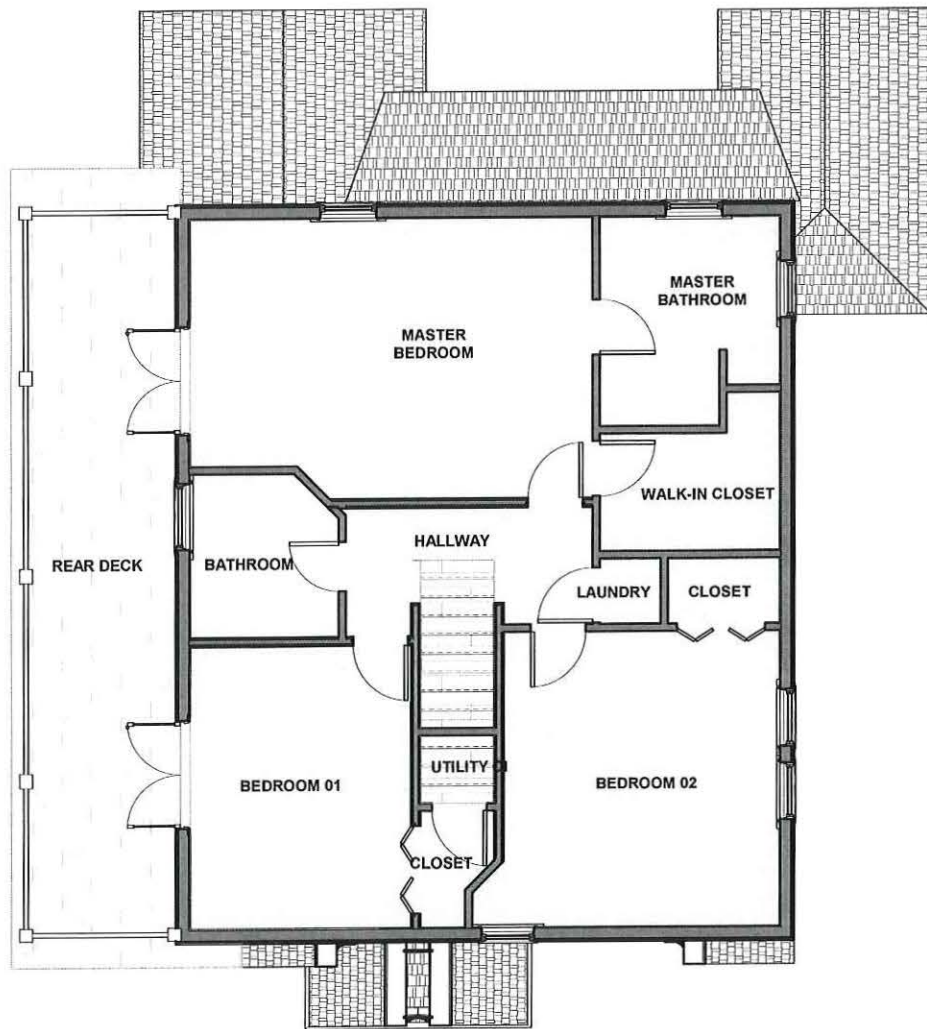
NO WORK AT THIS LEVEL



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



③ P- PROPOSED - LEVEL 2 AXON



② P- PROPOSED - LEVEL 2 PLAN
1/4" = 1'-0"



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CAMBRIDGE MA, 02138

REGISTRATIONS:

STRUCTURAL ENGINEER:

PROPOSED LEVEL 2 PLAN

KELLER

TRAVIS & ZOE

KELLER RESIDENCE

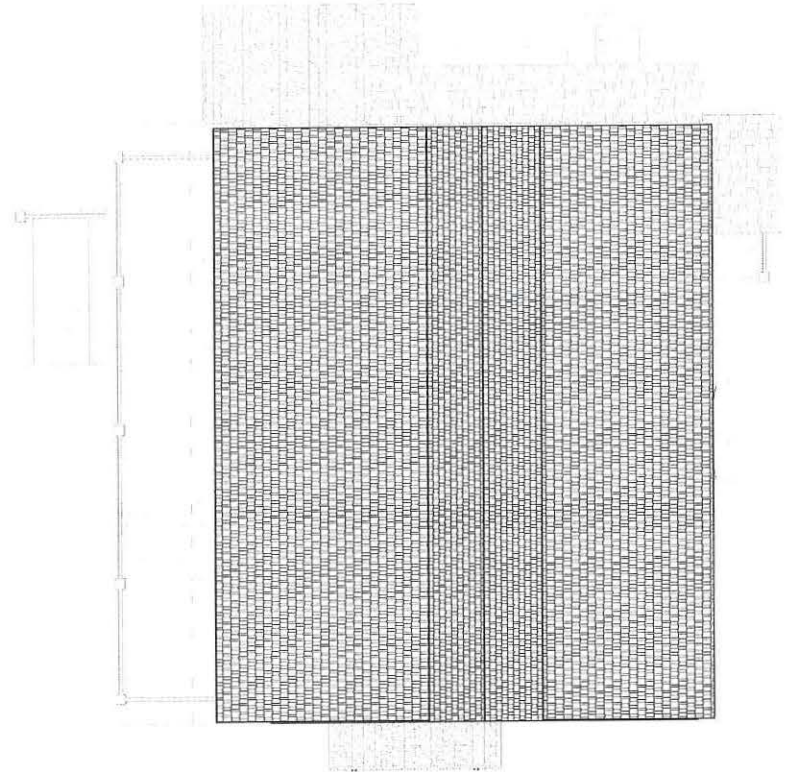
6 BOND ST #4
CAMBRIDGE, MA
02138

Project Status DESIGN DEVELOPMENT
Project number 2020.026
Date 11/02/20
Drawn by Author
Checked by Checker

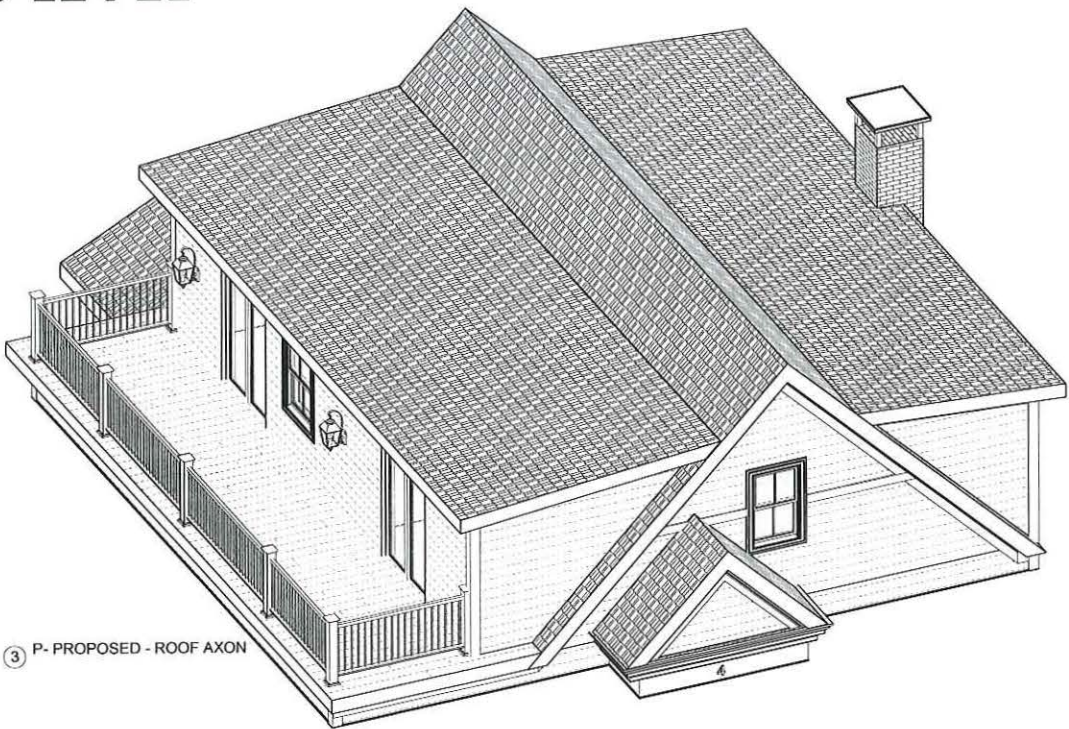
P-303

Scale As indicated

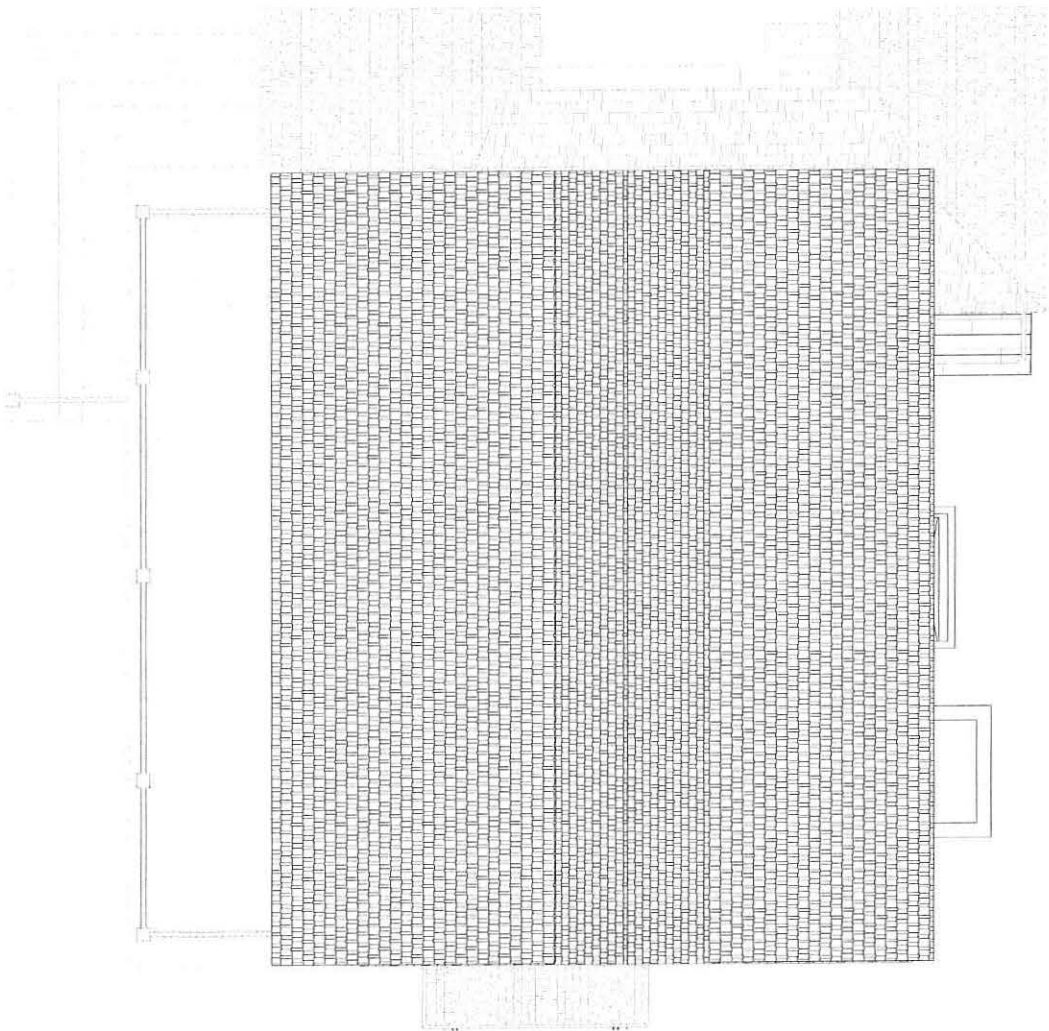
NO WORK AT THIS LEVEL



① P- EXISTING - ROOF PLAN
3/16" = 1'-0"



③ P- PROPOSED - ROOF AXON



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



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357 Huron Ave.
CAMBRIDGE MA, 02138

REGISTRATIONS:

STRUCTURAL ENGINEER:

PROPOSED ROOF PLAN

KELLER

TRAVIS & ZOE

KELLER RESIDENCE
6 BOND ST #4
CAMBRIDGE, MA
02138

Project Status DESIGN DEVELOPMENT
Project number 2020.026
Date 11/02/20
Drawn by Author
Checked by Checker

P-304

Scale As indicated

EXISTING PHOTOS



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CAMBRIDGE MA, 02138

REGISTRATIONS:

STRUCTURAL ENGINEER:

ADDITIONAL PERSPECTIVES

KELLER

TRAVIS & ZOE

KELLER RESIDENCE

6 BOND ST #4
CAMBRIDGE, MA
02138

Project Status DESIGN DEVELOPMENT
Project number 2020.026
Date 11/02/20
Drawn by Author
Checked by Checker

P-305

Scale

EXISTING PHOTOS



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357 Huron Ave.
CAMBRIDGE MA, 02138

REGISTRATIONS:

STRUCTURAL ENGINEER:

ADDITIONAL PERSPECTIVES

KELLER

TRAVIS & ZOE

KELLER RESIDENCE

6 BOND ST #4
CAMBRIDGE, MA
02138

Project Status DESIGN DEVELOPMENT
Project number 2020.026
Date 11/02/20
Drawn by Author
Checked by Checker

P-306

Scale

6-2 Bond Street
Cambridge, MA 02138
Oct. 16, 2020

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

Re: Application of Travis Keller and Zoe Keller for a special permit for
4-6 Bond Street, Unit 4, BZA #93167

Dear Sir or Madam:

I am an owner in the 3-unit condominium association in which Travis and Zoe Keller are also owners. Their application for BZA approval is listed above.

My and my husband's unit, known as 6-2 Bond Street, will be the structure most directly affected by the Kellers' proposal. We have no objection to it and hope it will be approved.

Thank you for your consideration.

Sincerely,



Mary Ellen Wynn

Mary Ellen Wynn
6-2 Bond St.
Cambridge 02138

[illegible]

Journal of Interpersonal Violence 17(8)

151-938-A53, 3-460 12-02 1509 6-1

11/26/2010 10:16:00

[illegible]

1047 and my business card known as 8-8-80 and I am the attorney for most of the
1048 people who are involved in the case. I will be appearing on the 10th of the month.

Available to buy or buy direct

Memoranda

October 16, 2020

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

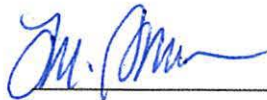
RE: Application of Travis Keller and Zoe Hack Keller for a special permit
4-6 Bond Street, Unit 4, BZA # 93167

Dear Board of Zoning Appeal:

Travis and Zoe Keller have shared their plans for renovations to their house at 4-6 Bond Street, Unit 4. We have no objections and believe this work will contribute to the neighborhood.

Thank you for considering our views.

Sincerely,



Signature(s)

LEONARDO SUSSMAN, MARY ELLEN WYNN

Print name (s)

6-2 BOND ST.

Address

CAMBRIDGE, MA 02138