



CITY OF CAMBRIDGE
MASSACHUSETTS
BOARD OF ZONING APPEAL
831 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02139
617 349-6100

2019 AUG -1 PM 1:24

BZA APPLICATION FORM

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS
Plan No: BZA-017159-2019

GENERAL INFORMATION

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

Special Permit : ✓ Variance : ✓ Appeal : _____

PETITIONER : Gervasio and Mary Pat Prado

PETITIONER'S ADDRESS : 64 Grozier Road Cambridge, MA 02138

LOCATION OF PROPERTY : 62 Grozier Rd Cambridge, MA

TYPE OF OCCUPANCY : Article 6 ZONING DISTRICT : Residence B Zone

REASON FOR PETITION :

Change in Use / Occupancy

DESCRIPTION OF PETITIONER'S PROPOSAL :

Extend the first floor living space into the existing two-car garage by approximately 7'-6" leaving a single parking space of approximately 9'-6" and establishing an outdoor space of 8'-6" adjacent to the front driveway of 10'-0"

SECTIONS OF ZONING ORDINANCE CITED :

Article 5.000 Section 5.31 (Table of Dimensional Requirements).

Article 6.000 Section 6.44.1.C (On Grade Parking).

Article 6.000 Section 6.35.1 (1), (4) (Reduction in Required Parking).

Original Signature(s) :

Jack I. Joseph

(Petitioner(s) / Owner)

Jack I. Joseph

(Print Name)

Address :

6 Canal Park
Unit 106 Cambridge MA

Tel. No. :

617 921 1365

E-Mail Address :

jijosepharch@comcast.net

Date :

8/1/2019

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 Gervasio and Mary Pat Prado
(OWNER)

Address: 64 Grozier Rd.

State that I/We own the property located at 62-64 Grozier Rd., which is the subject of this zoning application.

The record title of this property is in the name of Mary Pat Prado

*Pursuant to a deed of duly recorded in the date June 22, 1981, Middlesex South County Registry of Deeds at Book 947, Page 52; or Middlesex Registry District of Land Court, Certificate No. 24033 Book 161 Page 205.

Gervasio Prado Mary Pat Prado
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 Gervasio Prado and Mary Pat Prado personally appeared before me, this 30th of July, 2019, and made oath that the above statement is true.

Theresa Kaufman Notary

My commission expires 01-28-2022 (Notary Seal)



THERESA KAUFMAN
Notary Public
Commonwealth of Massachusetts
My Commission Expires
January 28, 2022

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

SUPPORTING STATEMENT FOR A VARIANCE

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

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

The petioners have lived in the larger of the two units (64 Grozier) on this property for 38 years. They have always planned in their later years to move into the smaller unit (62 Grozier). They now realize that 62 Grozier is too small for their needs. They request to be allowed to take a portion of the two car garage to increase their living space. They love their home and hope to not have to find accomodations elsewhere.

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

The existing garage was designed to meet the requirements for one space per dwelling unit in 1981. This requirement was translated to a walled enclosure of 17 feet wide. Practically, one finds that the room available for a driver to exit a parked vehicle, while accomodating room for a second space, is extremely difficult and near impossible for an elderly passenger to exit.

- C)** **DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:**

- 1)** Substantial detriment to the public good for the following reasons:

The obsevable requested changes will impact only the front elevation in that the garage door will be reduced in width from 16'-0" to 8"-9", there will be the addition of a high strip window and a strip of permeable pavement (4'-6") to park the second car alongside an existing 6'-0" high fence partially within the front yard under special extreme parking conditions, which rarely occur.

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

As the structure will maintain its mass and usage the FAR adjustment will not affect the overall intent of the zoning ordinance. Further the operative parking solution over the last 38 years has been to leave the second garage space unused and to park on Grozier Road, a limited access lightly used street. It is the experience of the petioners that Grozier Road has typically had sufficient on-streer parking for residents guest and service users.

- *** If You have any questions as to whether you can establish all of the applicable legal requirements, you should consult with your own attorney.

BZA APPLICATION FORM

SUPPORTING STATEMENT FOR A SPECIAL PERMIT

Please describe in complete detail how you meet each of the following criteria referring to the property and proposed changes or uses which are requested in your application. Attach sheets with additional information for special permits which have additional criteria, e.g.; fast food permits, comprehensive permits, etc., which must be met.

Granting the Special Permit requested for 62 Grozier Rd 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:

We propose to eliminate a required second off-street parking space for the 62-64 Grozier Road property.

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:

Grozier Road is limited access lightly used street with legal parking for local residents on both sides. Experience has shown that there is adequate on-street parking for all including guests and services users.

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:

Due to the insufficient space in the existing two-car garage, a car assigned to the property has typically parked over the years on the street without a problem. The owners of this two-family residence have lived at this location in the larger unit for 38 years. They would like to relocate to the smaller unit and expand their living space by 7'-6" into the existing garage leaving one accessible parking space.

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:

Given that this proposal will essentially result in recognition of a continued use and given that its impact has not to date resulted in any nuisance or hazard to the occupants or the citizens of the City, one can anticipate that there will not be any noticeable impact in the future.

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:

As there is sufficient legal on-street parking on Grozier Road, this proposal should have no noticeable impact to the abutters and certainly not beyond the district or the adjoining districts.

Special Permit Supporting
Statement - 62 Grozier Rd

62-64 Grozier Road

We propose to eliminate a required second off-street parking space for the 62-64 Grozier Road property.

Grozier Road is a limited access lightly used street with legal parking for local residents on both sides. Experience has shown that there is adequate on-street parking for all including guests and service users.

Due to the insufficient space in the existing two-car garage, a car assigned to the property has typically parked over the years on the street without a problem. The owners of this two-family residence have lived at this location in the larger unit for 38 years. They would like to relocate to the smaller unit and expand their living space by 7'-6" into the existing garage leaving one accessible parking space.

Given that this proposal will essentially result in recognition of a continued use and given that its impact has not to date resulted in any nuisance or hazard to the occupants or the citizens of the City, one can anticipate that there will not be any noticeable impact in the future.

As there is sufficient legal on-street parking on Grozier Road, this proposal should have no noticeable impact to the abutters and certainly not beyond the district or the adjoining districts

BZA APPLICATION FORM**DIMENSIONAL INFORMATION**

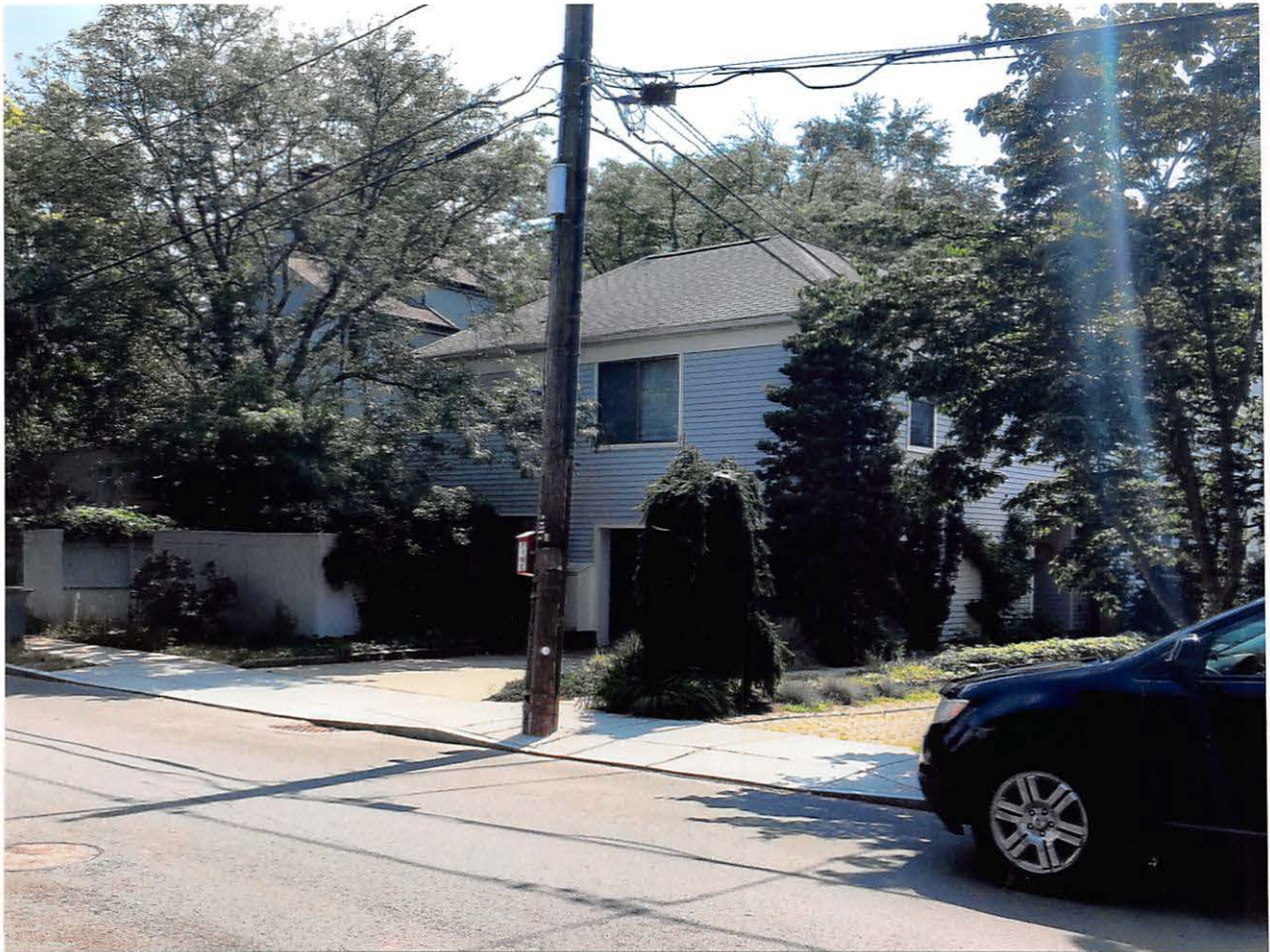
APPLICANT: jack I Joseph AIA **PRESENT USE/OCCUPANCY:** garage
LOCATION: 62 Grozier Rd Cambridge, MA **ZONE:** Residence B Zone
PHONE: 617-921-1365 **REQUESTED USE/OCCUPANCY:** living space

		<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹
<u>TOTAL GROSS FLOOR AREA:</u>		3403	3576	3175 (max.)
<u>LOT AREA:</u>		6350	6350	5000 (min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: 2</u>		0.54	0.57	0.50 (max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>		1759	1759	2500 (min.)
<u>SIZE OF LOT:</u>	<u>WIDTH</u>	50	50	50 (min.)
	<u>DEPTH</u>	127.9	127.9	127.9
<u>SETBACKS IN FEET:</u>	<u>FRONT</u>	24	24	15 (min.)
	<u>REAR</u>	20	20	25 (min.)
	<u>LEFT SIDE</u>	8.5	8.5	12.5 (min.)
	<u>RIGHT SIDE</u>	7.5	7.5	7.5 (min.)
<u>SIZE OF BLDG.:</u>	<u>HEIGHT</u>	30	30	35 (max.)
	<u>LENGTH</u>	82	82	82
	<u>WIDTH</u>	34	34	34
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		48	46	40 (min.)
<u>NO. OF DWELLING UNITS:</u>		2	2	2 (max.)
<u>NO. OF PARKING SPACES:</u>		2	2	2 (min./max)
<u>NO. OF LOADING AREAS:</u>		0	0	0 (min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>		N/A	N/A	N/A (min.)

Describe where applicable, other occupancies on same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g.; wood frame, concrete, brick, steel, etc.

Modifications to the existing wood frame structure will be of wood frame consturction with an additional window and smaller garage door.

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'.



View Looking Southwest

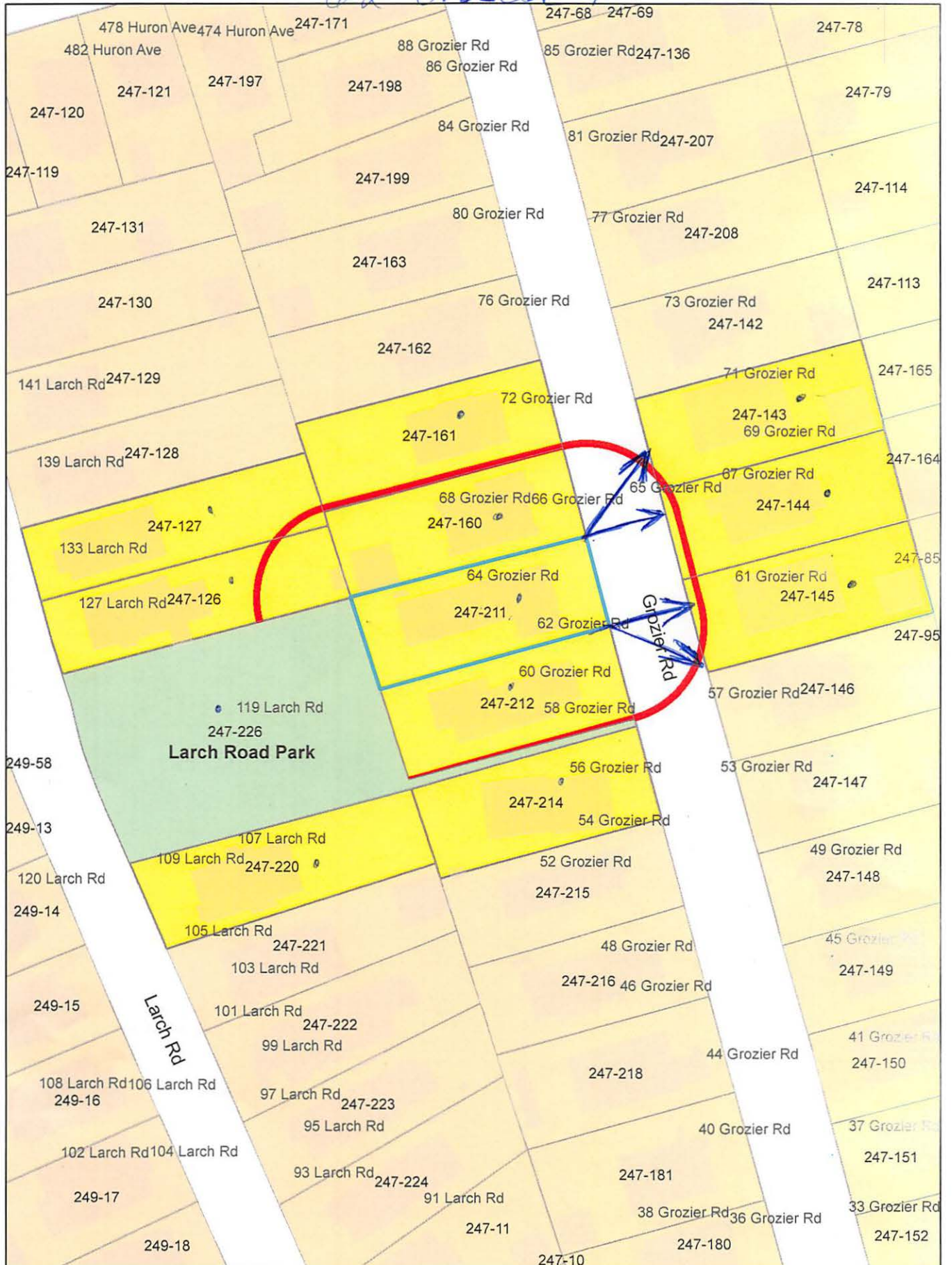
62-64 Grozier Road, Cambridge



View Looking West –Front Elevation

62-64 Grozier Road, Cambridge

62 Grozier Rd.



62 Grozier Rd.

Petitioner

247-126
SALLUM, GEORGE & JANICE E. SALLUM
129 LARCH RD
CAMBRIDGE, MA 02138

247-127
BENEDEK, MICHAEL P. & KAREN P. FLOOD
133 LARCH RD
CAMBRIDGE, MA 02138

JACK I. JOSEPH, ARCHITECT
6 CANAL PARK – UNIT 106
CAMBRIDGE, MA 02141

247-144
LEVY, FREDERIC & JOHANNA LEMOINE LEVY
65 GROZIER RD
CAMBRIDGE, MA 02138

247-145
ECKSTEIN, JENS & GABRIELLE STROBEL
61 GROZIER RD
CAMBRIDGE, MA 02138

247-211
GERVASIO & MARY PAT PRADO
62 GROZIER RD
CAMBRIDGE, MA 02138

247-220
LIBBY, BRIGITTE ANNE BENACERRAF,
PETER LIBBY & BERYL RICA BENACERRAF
107-109 LARCH RD
CAMBRIDGE, MA 02138

247-212
STONE, ALAN A.
58 GROZIER RD., UNIT A
CAMBRIDGE, MA 02138

247-212
CROS, DIDIER & BETSY SHERRY
60 GROZIER RD. #B
CAMBRIDGE, MA 02138

247-214
CUSHING, ELIZABETH HOPE
56 GROZIER RD
CAMBRIDGE, MA 02138

247-226
CAMBRIDGE CITY OF SCHOOL DEPT
159 THORNDIKE ST
CAMBRIDGE, MA 02141

247-226
CITY OF CAMBRIDGE
C/O LOUIS DEPASQUALE
CITY MANAGER

247-160
LURIE, MICHAEL D. & BERNICE K. SCHNEIDER
66-68 GROZIER RD. UNIT 1
CAMBRIDGE, MA 02138

247-160
PIERRE BARKER
66-68 GROZIER RD. UNIT 1
CAMBRIDGE, MA 02138

247-143
OHANESIAN, HARRY M. & SHEILA A.,
TRS LINDA M. KAHN
16 GUNNISON RD
BOXFORD, MA 01921

247-226
CITY OF CAMBRIDGE
C/O NANCY GLOWA
CITY SOLICITOR

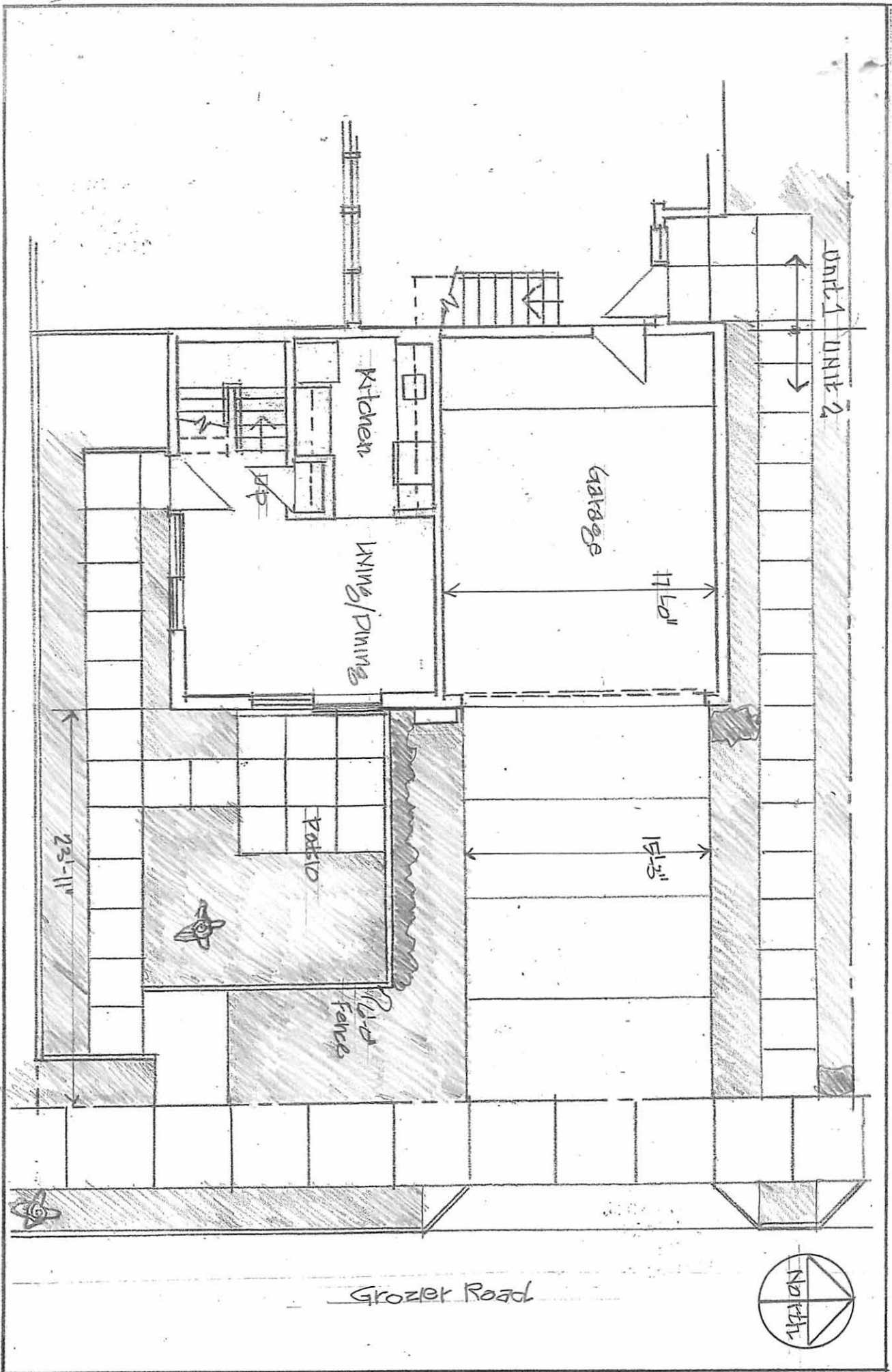
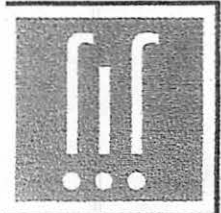
247-161
KURZ, ELLEN
72 GROZIER RD
CAMBRIDGE, MA 02138

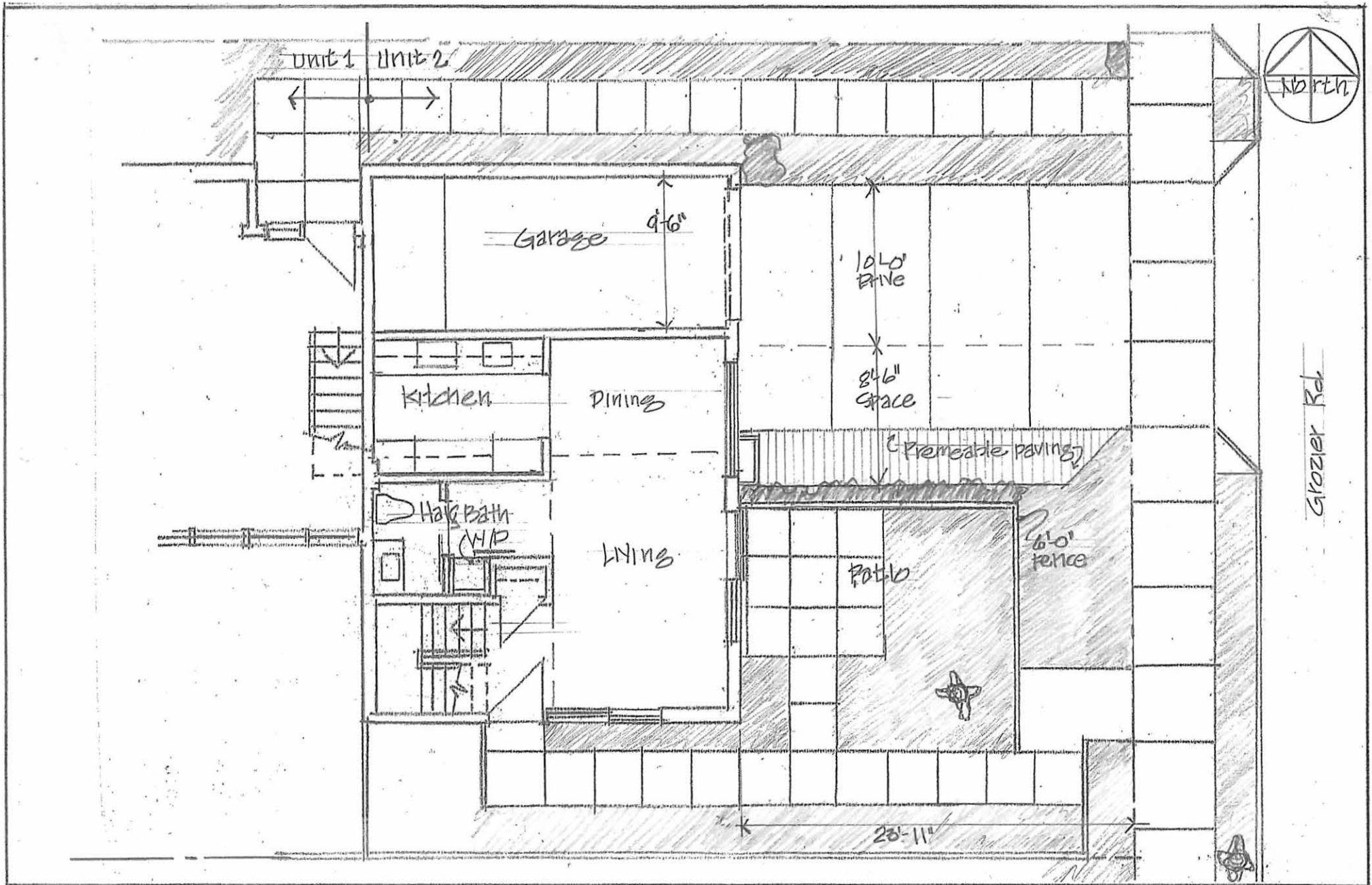
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 CHECKED BY: A-1.1

DRAWING TITLE:
 1st Floor Plan - Existing
 PROJECT NAME:
 61-64 Grozier Rd
 Cambridge, MA
 PROJECT PHASE:

CLIENT:
 GERVAISO & MARY PAT PRATO
 ARCHITECT:
 JACK I. JOSEPH ARCHITECT
 6 CANAL PARK
 CAMBRIDGE, MA 02141

ISSUANCE:	
MARK	DESCRIPTION





DRAWING TITLE:
1st Floor - Proposed

PROJECT NAME:
62-64 Grozier Rd
Cambridge, MA

PROJECT PHASE:

DATE: 7/16/19

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

DRAWN BY: J.L.

CHECKED BY:

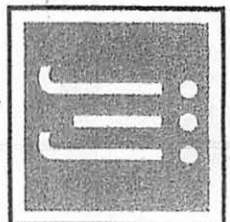
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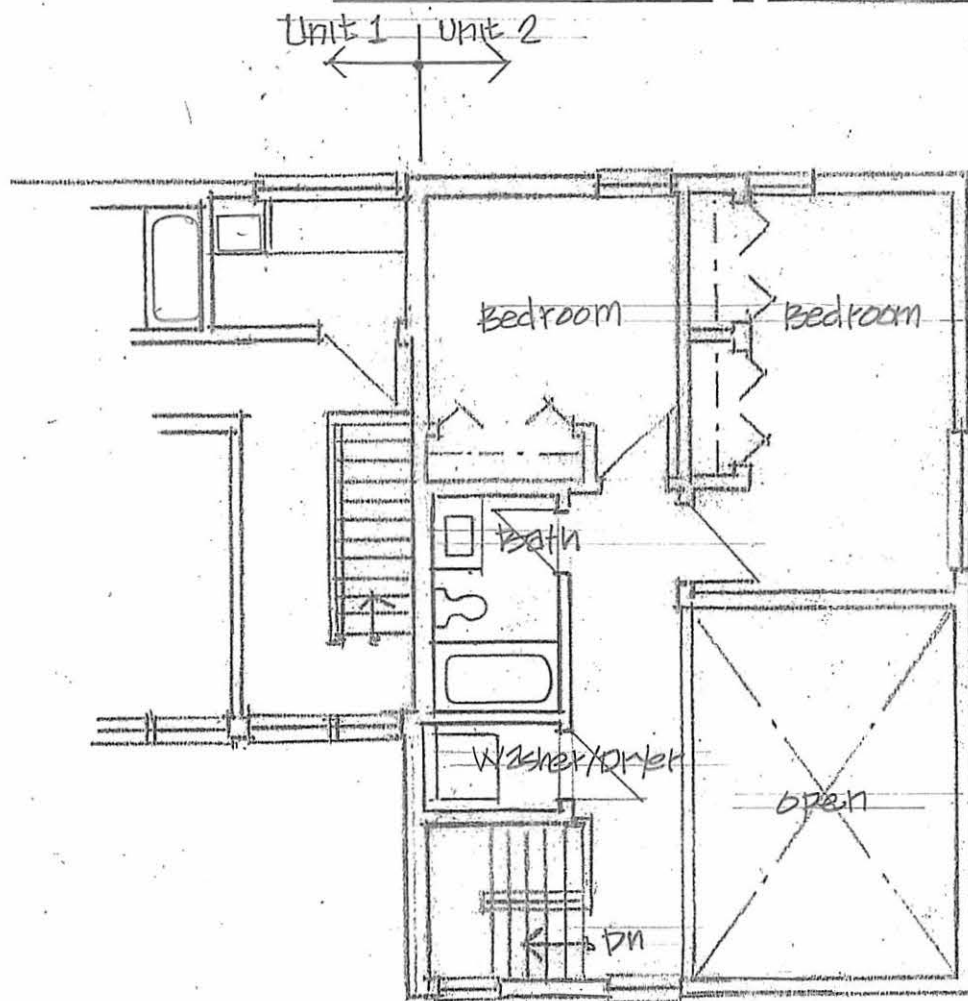
CLIENT:
GENASIO & Mary Pat. Prado

ARCHITECT:
JACK I. JOSEPH ARCHITECT
6 CANAL PARK
CAMBRIDGE, MA 02141

ISSUANCE

MARK	DESCRIPTION	DATE	APRVD





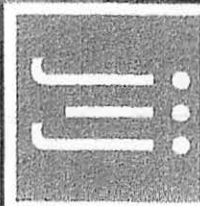
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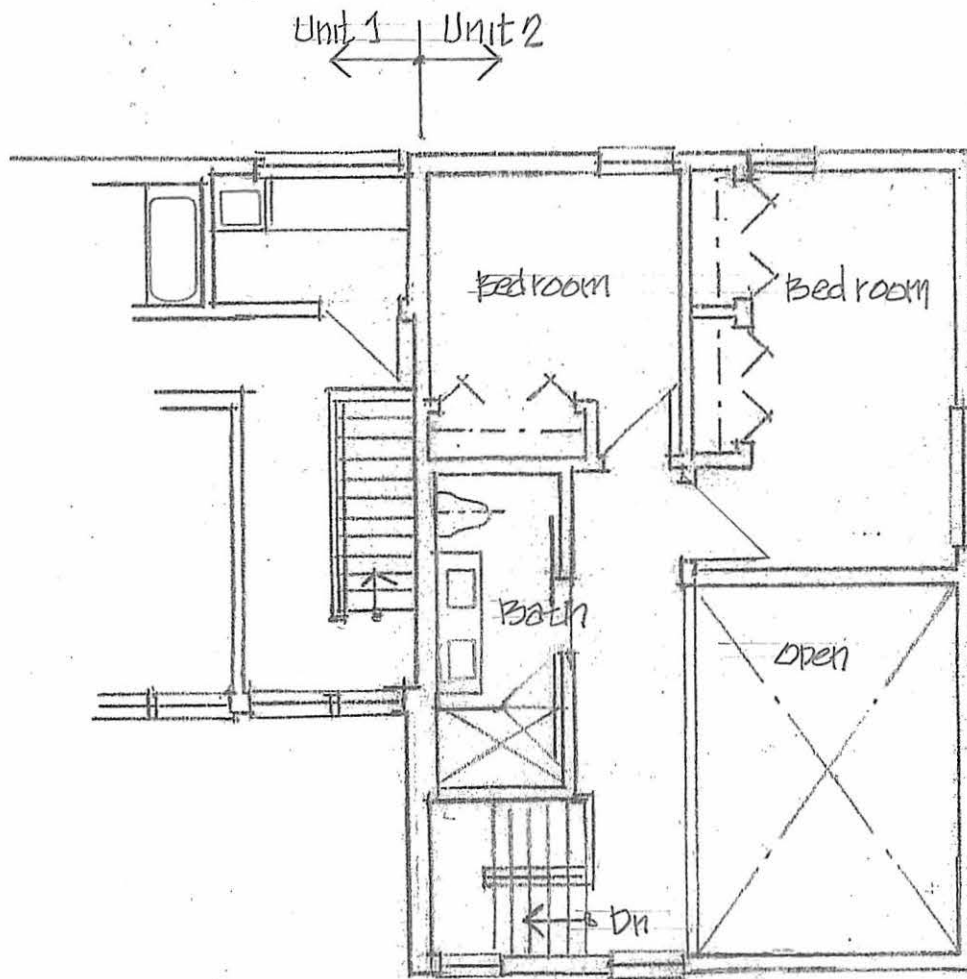
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DRAWN BY: J.J.
SCALE: 1/8" = 1'-0"
DATE: 7/16/19

DRAWING TITLE:
2nd Floor Plan-Existing
PROJECT NAME:
62-64 Grozier Rd.
Cambridge, MA
PROJECT PHASE:

CLIENT:
Gervasio & Mary Pat Prado
ARCHITECT:
JACK I. JOSEPH ARCHITECT
6 CANAL PARK
CAMBRIDGE, MA 02141

ISSUANCE:			
MARK	DESCRIPTION	DATE	APRVD





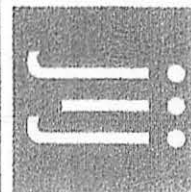
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DRAWN BY: JH
CHECKED BY:

DRAWING TITLE:
2nd Floor Plan-Proposed
PROJECT NAME:
62-64 Grozier Rd.
Cambridge, MA
PROJECT PHASE:

CLIENT:
Gervasio & Mary Pat Proclo
ARCHITECT:
JACK I. JOSEPH ARCHITECT
6 CANAL PARK
CAMBRIDGE, MA 02141

ISSUANCE:			
MARK	DESCRIPTION	DATE	APR'D





A-3.1

CHECKED BY:

DRAWN BY: J.J.

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

DATE: 7/16/19

DRAWING TITLE:
East Elevation - Existing

PROJECT NAME:
62-64 Grozier Rd.
Cambridge MA

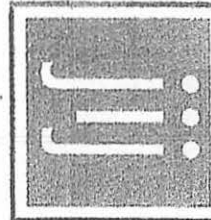
PROJECT PHASE:

CLIENT:
Gervasio & Mary Pat Prado

ARCHITECT:
JACK I. JOSEPH ARCHITECT
6 CANAL PARK
CAMBRIDGE, MA 02141

ISSUANCE:

MARK	DESCRIPTION	DATE	APRVD



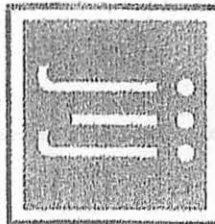


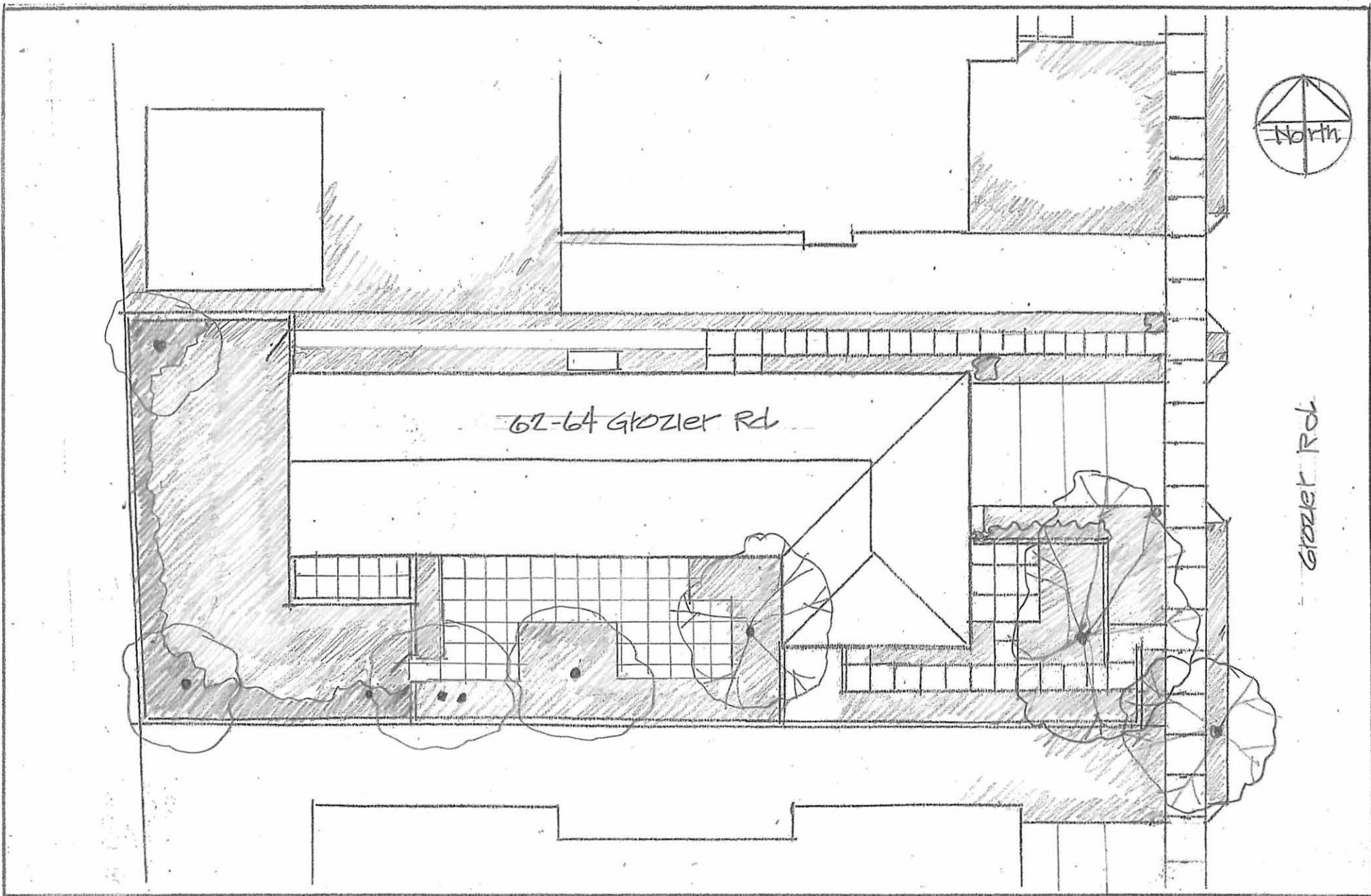
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 DRAWN BY: J.L.
 DATE: 7/6/9
 SCALE: 1/4"=1'-0"

DRAWING TITLE:
 East Elevation- Proposed
PROJECT NAME:
 62-64 GROVER RD.
 CAMBRIDGE, MA
PROJECT PHASE:

CLIENT:
 GERVASIO & Mary Pat Prado
ARCHITECT:
 JACK I. JOSEPH ARCHITECT
 6 CANAL PARK
 CAMBRIDGE, MA 02141

ISSUANCE:			
MARK	DESCRIPTION	DATE	APRVD





A-4.1

CHECKED BY:

DRAWN BY: J.A.

SCALE: 1/16"=1'-0"

DATE: 7/16/19

DRAWING TITLE:
Roof Plan - Existing

PROJECT NAME:
62-64 Grozier Rd
Cambridge, MA

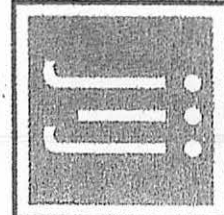
PROJECT PHASE: Preliminary

CLIENT:
Gervasio & Mary Pat Prado

ARCHITECT:
JACK I. JOSEPH ARCHITECT
6 CANAL PARK
CAMBRIDGE, MA 02141

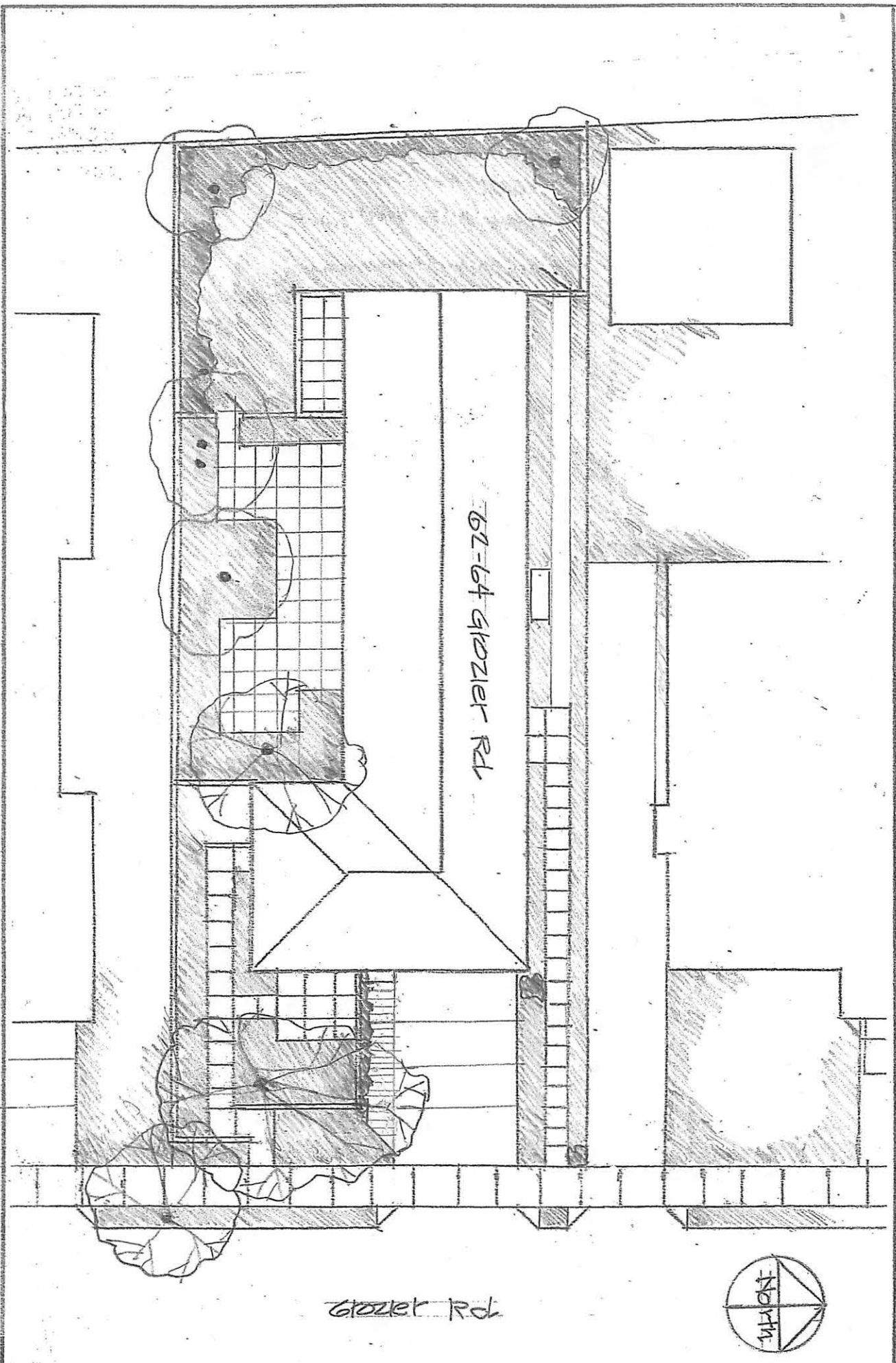
ISSUANCE:

MARK	DESCRIPTION	DATE	APR'D





Grozier Rd



DRAWING TITLE:
Roof Plan Proposed

PROJECT NAME:
**62-64 Grozier Rd
Cambridge, MA**

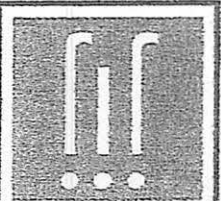
PROJECT PHASE: **Preliminary**

CLIENT:
Genasio & Mary Pat Prado

ARCHITECT:
**JACK I. JOSEPH ARCHITECT
6 CANAL PARK
CAMBRIDGE, MA 02141**

ISSUANCE:

MARK	DESCRIPTION	DATE	APRVD



DATE: **7/16/19**
SCALE: **1/8"=1'-0"**
DRAWN BY: **JL**
CHECKED BY: **A-4.2**

N



1. 2

SCALE : 1" = 20'

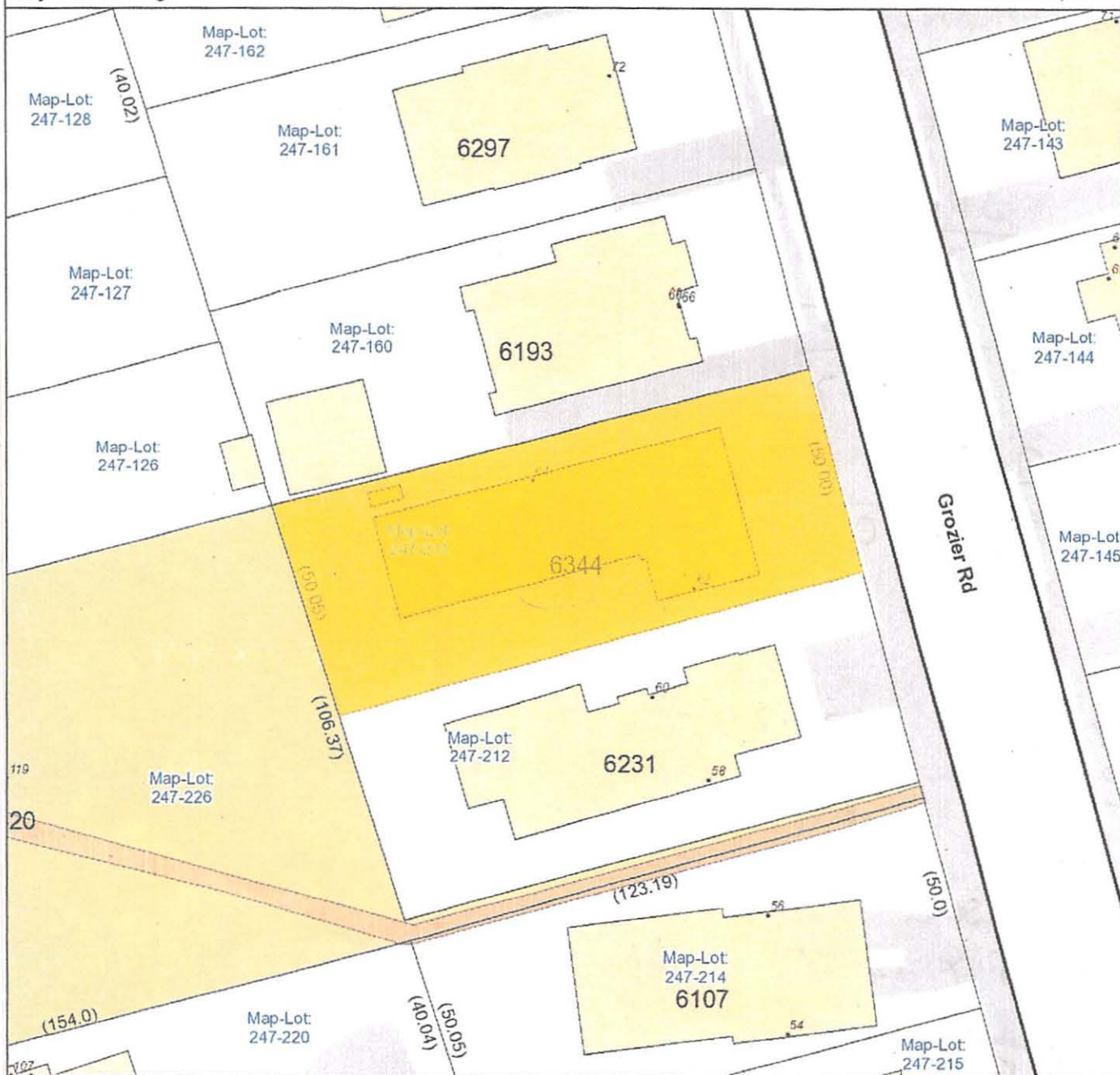
DATE : 10-20-81

FREDERICK R. JOYCE CO,
SURVEYORS
ARLINGTON, MASSACHUSETTS

I HEREBY CERTIFY THAT THE BUILDING SHOWN ON THIS PLAN IS
LOCATED ON THE GROUND AS SHOWN AND THAT IT CONFORMS TO
THE ZONING LAWS OF THE CITY ~~OF~~ OF Cambridge
WHEN CONSTRUCTED. Ernest M. Kelly, C.E.S.

I hereby certify that the above shown Property does not fall within a FLOOD HAZARD AREA as indicated on the F.I.A. FLOOD HAZARD MAP for the City/Town of: Canton, Ohio

SIGNED E. J. Smith



City of Cambridge
Massachusetts

1" = 35 ft

All data is provided for graphic representation only. The City of Cambridge expressly disclaims all warranties of any type, expressed or implied, including, but not limited to, any warranty as to the accuracy of the data, merchantability, or fitness for a particular purpose.

www.cambridgema.gov/gis



- Adresse
- Rail
- Building Footprints
- Parcels
- Paved Surfaces
 - Paved Roads
 - Bridges
 - Unpaved Roads
 - Unpaved Parking
 - Sidewalks
 - Driveways
 - Alleys
 - Other Paved Surface
 - Public Footpath

ARLINGTON

MEDFORD

SOMERVILLE

BOSTON

