BZA Number: 170485

**General Information**

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

Special Permit: ________  Variance: _____ X _____  Appeal: _______

**PETITIONER:** Raffi Mardirosian

**PETITIONER'S ADDRESS:** 64R Prospect St, Cambridge, CA 02139

**LOCATION OF PROPERTY:** 64 Prospect St, Unit 64R/5, Cambridge, MA

**TYPE OF OCCUPANCY:** Home  
**ZONING DISTRICT:** Business A-1 Zone

**REASON FOR PETITION:**

/Additions/

**DESCRIPTION OF PETITIONER'S PROPOSAL:**

To extend deck and create new steps and enclose deck to accommodate a home office.

**SECTIONS OF ZONING ORDINANCE CITED:**

Article: 5.000  
Section: 5.31 (Table of Dimensional Requirements).

Original Signature(s):

Signed: [Signature]

(Petitioner(s) / Owner)

[Print Name]

Address: 64R Prospect St

Tel. No. 4158465916

E-Mail Address: rafficm@gmail.com

Date: 6-2-22

**BZA Application Form**
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 __________________________ (OWNER)

Address: 64R Prospect St, Cambridge, MA 02139

State that I/We own the property located at 64R Prospect St, Cambridge, MA which is the subject of this zoning application.

The record title of this property is in the name of Raffi Mardirosian

*Pursuant to a deed of duly recorded in the date 2/27/2015, Middlesex South County Registry of Deeds at Book 64976, Page 556; 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 Raffi C. Mardirosian personally appeared before me, this 12th of April, 2012, and made oath that the above statement is true.

Notary

My commission expires May 17, 2024 (Notary Seal).

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

(ATTACHMENT B - PAGE 3)
**BZA Application Form**

**SUPPORTING STATEMENT FOR A VARIANCE**

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

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

The lot is already substantially nonconforming on FAR/side setbacks, and I am looking to add a relatively trivial amount of new square footage and mimic the setbacks on the back of the house. Adding this space to the house while remaining conforming to the ordinance would require a restructuring of the entire building, and making the houses smaller.

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 by not affecting generally the zoning district in which it is located for the following reasons:

The is an unusual condominium in a business district, surrounded by parking areas, and the hardship exists on this plot because the way zoning was implemented in this district did not account for building 5 units in this manner on a plot, with one of them being substantially a single family building.

C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:

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

There is substantial room around this part of the house and any nearby structure, and indeed an existing structure already exists on the footprint of the addition - a deck that has little utility.

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

The changes in the existing conditions are trivial.

*If you have any questions as to whether you can establish all of the applicable legal requirements, you should consult with an attorney.*
**DIMENSIONAL INFORMATION**

<table>
<thead>
<tr>
<th>Applicant:</th>
<th>Location: 64 Prospect St, Unit 64R/5, Cambridge, MA</th>
<th>Phone: 4158465916</th>
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</thead>
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**Present Use/Occupancy:** Home  
**Zone:** Business A-1 Zone  
**Requested Use/Occupancy:** Home

<table>
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<tr>
<th><strong>Dimensional Information</strong></th>
<th><strong>Existing Conditions</strong></th>
<th><strong>Requested Conditions</strong></th>
<th><strong>Ordinance Requirements</strong></th>
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<tr>
<td><strong>TOTAL GROSS FLOOR AREA:</strong></td>
<td>7,386</td>
<td>7,525</td>
<td>7,500</td>
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<tr>
<td><strong>LOT AREA:</strong></td>
<td>6600</td>
<td>6600</td>
<td>6600 (min.)</td>
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<tr>
<td><strong>RATIO OF GROSS FLOOR AREA TO LOT AREA:</strong></td>
<td>1.114</td>
<td>1.135</td>
<td>0.75 or 0.5</td>
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<tr>
<td><strong>LOT AREA OF EACH DWELLING UNIT:</strong></td>
<td>2,500</td>
<td>2,500</td>
<td>1,047</td>
</tr>
<tr>
<td><strong>SIZE OF LOT:</strong></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>WIDTH</td>
<td>51</td>
<td>51</td>
<td>51</td>
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<tr>
<td>DEPTH</td>
<td>130</td>
<td>130</td>
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<td><strong>SETBACKS IN FEET:</strong></td>
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</tr>
<tr>
<td>FRONT</td>
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<td>REAR</td>
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<td>LEFT SIDE</td>
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<tr>
<td>RIGHT SIDE</td>
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<tr>
<td><strong>SIZE OF BUILDING:</strong></td>
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</tr>
<tr>
<td>HEIGHT</td>
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<tr>
<td>WIDTH</td>
<td>23</td>
<td>23</td>
<td>23</td>
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<tr>
<td><strong>RATIO OF USABLE OPEN SPACE TO LOT AREA:</strong></td>
<td>53%</td>
<td>51%</td>
<td>30%</td>
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<td><strong>NO. OF DWELLING UNITS:</strong></td>
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<td>5</td>
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<tr>
<td><strong>NO. OF PARKING SPACES:</strong></td>
<td>0</td>
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<td>5</td>
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<tr>
<td><strong>NO. OF LOADING AREAS:</strong></td>
<td>0</td>
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<td>0</td>
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<tr>
<td><strong>DISTANCE TO NEAREST BLDG. ON SAME LOT:</strong></td>
<td>18</td>
<td>18</td>
<td>0</td>
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</table>

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.:

wood frame, mimicking existing building

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'.

about:blank
NO BUILDING OR STRUCTURE SHALL BE BUILT NOR SHALL ANY EXISTING BUILDING OR STRUCTURE BE ENLARGED WHICH DOES NOT CONFORM TO THE REGULATIONS AS TO MAXIMUM RATIO OF FLOOR AREA AND LOT AREAS, MINIMUM LOT SIZES, MINIMUM LOT AREA FOR EACH DWELLING UNIT OR EQUIVALENT, MINIMUM LOT WIDTH, MINIMUM DIMENSIONS OF FRONT, SIDE AND REAR YARDS AND MAXIMUM HEIGHT OF STRUCTURES, IN THE SEVERAL DISTRICTS AS SET FORTH IN ARTICLE 5.000, SECTION 5.30 EXCEPT AS HEREINAFTER PROVIDED.

5.27 CALCULATION FOR LOT IN TWO OR MORE ZONING DISTRICTS. THE MAXIMUM RESIDENTIAL DENSITY (LOT AREA PER DWELLING UNIT) AND GROSS FLOOR AREA ALLOWED ON LOTS LOCATED IN TWO OR MORE ZONING DISTRICTS SHALL BE CALCULATED USING THE FORMULAS SPECIFIED IN THIS SUBSECTION 5.27.

5.27.1 THE TOTAL NUMBER OF DWELLING UNITS ALLOWED SHALL BE THE SUM OF THE TOTAL DWELLING UNITS ALLOWED IN EACH DISTRICT, DETERMINED BY ADDING THE LOT AREA IN EACH DISTRICT DIVIDED BY THE MINIMUM LOT AREA PER DWELLING UNIT FOR EACH DISTRICT.

5.27.2 THE MAXIMUM GROSS FLOOR AREA SHALL BE THE SUM OF THE TOTAL ALLOWED GROSS FLOOR AREA IN EACH DISTRICT, DETERMINED BY ADDING THE LOT AREA IN EACH DISTRICT MULTIPLIED BY THE MAXIMUM ALLOWED FLOOR AREA RATIO (FAR) FOR EACH DISTRICT.

MAXIMUM GROSS FLOOR AREA = (LOT AREA IN DISTRICT 1 X DISTRICT 1 FAR) +(LOT AREA IN DISTRICT 2 X DISTRICT 2 FAR)

WHERE THE COMPUTATION OF THE TOTAL NUMBER OF DWELLING UNITS ALLOWED IN EACH DISTRICT RESULTS IN TWO FRACTIONAL NUMBERS AND WHERE THE SUM OF THE RESULTING REMAINDERS FROM BOTH DISTRICTS EXCEEDS ONE, AN ADDITIONAL UNIT SHALL BE PERMITTED.

5.28.1 A DWELLING IN A BUSINESS A-1 DISTRICT SHALL BE SUBJECT TO THE SAME DIMENSIONAL REQUIREMENTS AND OTHER RESTRICTIONS AS A DWELLING IN A RESIDENCE C-1 DISTRICT.

5.28.2 YARD REQUIREMENTS. THE REQUIRED YARDS SHALL BE THOSE OF THE STRUCTURE EXISTING AT THE TIME OF THE CONVERSION TO RESIDENTIAL USE. HOWEVER, ANY CONSTRUCTION OCCURRING OUTSIDE THE LIMITS OF THE EXISTING STRUCTURE SHALL BE SUBJECT TO THE YARD REQUIREMENTS OF THE DISTRICT IN WHICH THE STRUCTURE IS LOCATED.

5.28.28 CRITERIA FOR APPROVAL OF A SPECIAL PERMIT. SEE FOR ADDITIONAL INFO.

5.28.28.1 CRITERIA APPLICABLE TO ALL PROJECTS. SEE FOR ADDITIONAL INFO.

8.22.2 THE FOLLOWING CHANGES, EXTENSIONS, OR ALTERATIONS OF A PRE-EXISTING NONCONFORMING STRUCTURE OR USE MAY BE GRANTED IN THE FOLLOWING CASES AFTER THE ISSUANCE OF A SPECIAL PERMIT, SUCH A PERMIT SHALL BE GRANTED ONLY IF THE PERMIT GRANTING AUTHORITY SPECIFIED BELOW FINDS THAT SUCH CHANGE, EXTENSION, OR ALTERATION WILL NOT BE SUBSTANTIALLY MORE DETRIMENTAL TO THE NEIGHBORHOOD THAN THE EXISTING NONCONFORMING USE.

C. IN A RESIDENCE DISTRICT THE BOARD OF ZONING APPEAL MAY GRANT A SPECIAL PERMIT FOR THE ALTERATION OR ENLARGEMENT OF A NONCONFORMING STRUCTURE, NOT OTHERWISE PERMITTED IN SECTION 8.22.1 ABOVE, BUT NOT THE ALTERATION OR ENLARGEMENT OF SUCH NONCONFORMING STRUCTURE IS NOT FURTHER IN VIOLATION OF THE DIMENSIONAL REQUIREMENTS OF ARTICLE 5.000 OR THE OFF STREET PARKING AND LOADING REQUIREMENTS IN ARTICLE 6.000 FOR THE DISTRICT IN WHICH SUCH STRUCTURE IS LOCATED AND PROVIDED SUCH NONCONFORMING STRUCTURE WILL NOT BE INCREASED IN AREA OR VOLUME BY MORE THAN TWENTY-FIVE (25) PERCENT SINCE IT FIRST BEGAN TO BE NONCONFORMING.
NOTES:
5.28.1.B A DWELLING IN A BUSINESS A-1 DISTRICT SHALL BE SUBJECT TO THE SAME DIMENSIONAL REQUIREMENTS AND OTHER RESTRICTIONS AS A DWELLING IN A RESIDENCE C-1 DISTRICT.
DEMO & PLAN

UNIT 64R

OWNER
62-64 PROSPECT STREET
CONDOMINIUM
62-64 PROSPECT STREET
CAMBRIDGE, MASSACHUSETTS
02139

SCALE
1/4" = 1'-0"

PREPARED BY
IAN KENNEY, AIA
18 CLINTON STREET
CAMBRIDGE, MA 02139

DATE
11/28/21

DESCRIPTION
211128 DRAFT

GROUND FLOOR DEMOLITION

DEMOLISH EXTERIOR WALL FROM GROUND LEVEL TO 2ND FLOOR. REMOVE WINDOW AND SLIDING DOOR. PLACE ADDITIONAL STRUCTURAL FRAMING AS NECESSARY

NEW WOOD-FRAMED EXTERIOR WALLS. NEW WINDOWS & EXTERIOR DOOR

NEW DECK AND STEPS

NEW INSULATED WOOD-FRAMED FLOOR

EXISTING

SKYLIGHTS ABOVE

NEW INTERIOR DOORS

GROUND FLOOR ADDITION

PROPERTY LINE

3' - 1"

6' - 4"

16' - 9"

5' - 10"

15' - 8"

PROPERTY LINE

UNIT 64R BUILDING SECTION

LIVING ROOM

KITCHEN

DINING AREA

BUILDING SECTION

LIVING ROOM

KITCHEN

DINING AREA

PROPERTY LINE

35' - 7"

11' - 4"

3' - 11"

4' - 4"

7' - 11"
EXISTING TO PROPERTY LINE
NEW SLAB ON GRADE
WITH STEM WALL
CRAWL SPACE WITH ACCESS
HATCH IN STEM WALL.
UNCONDITIONED SPACE
INSULATED WOOD-FRAMED FLOOR
EXISTING FENCE ON PROPERTY LINE
WOOD-FRAMED SHED ROOF.
MATCH EXISTING
WOOD-FRAMED INSULATED EXTERIOR WALLS. SIDING TO MATCH EXISTING
EXISTING PENSE ON PROPERTY LINE
SKYLIGHT PROPOSED TO PROPERTY LINE
3' - 1"
12' - 7"
1/4" = 1'-0"

I CERTIFY THAT THIS PLAN OF "62-64 PROSPECT STREET CONDOMINIUM" FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE BUILDING DIMENSIONS, PROPERTY LINES AND COMMON AREAS TO WHICH IT HAS ACCESS AS BUILT.

I CERTIFY THAT THE PROPERTY LINES SHOWN ARE THE LINES TRACING EXISTING OWNERSHIP, AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR THE DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

I CERTIFY THAT THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

ANTONI SZERSZINOWICZ
P.O. BOX 587
MILTON, MA 02186
PHONE: (617)686-5057

SITE PLAN
62-64 PROSPECT ST.
CONDOMINIUM
CAMBRIDGE, MA

SCALE: 1"=1'

ANTONI SZERSZINOWICZ
PROFESSIONAL LAND SURVEYOR
P.O. BOX 587
MILTON, MA 02186
PHONE: (617)686-5057

GRAPHIC SCALE

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<tr>
<td>90-188</td>
<td>CHANG, LIPA &amp; YU-LANG TSOU</td>
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<tr>
<td></td>
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<td></td>
<td>CAMBRIDGE, MA 02139-2503</td>
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<tr>
<td>90-189</td>
<td>TSOU, YU-SING &amp; JOHN H.C. TSOU</td>
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<td>70 PROSPECT ST</td>
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<tr>
<td>90-187</td>
<td>NAHABEDIAN, MARKAR K.</td>
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<td>LEE MIN YOUNG</td>
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<td>90-42</td>
<td>TRUESELD CLIFFORD AMBROSE V</td>
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<td>TR ROSE SHARON HANIG</td>
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<td>90-17</td>
<td>MARDIROSIAN, RAFFI</td>
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<tr>
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<td>62-64 PROSPECT ST., #64R/5</td>
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<tr>
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<td>HANIG, ESTHER M, &amp; ROSE S. HANIG</td>
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