



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2022 JUN -2 PM 3: 12
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

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):

Raffi Mardirosian

(Petitioner (s) / Owner)

Raffi Mardirosian

(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 Raffi Mardirosian
(OWNER)

Address: 64R Prospect St, Cambridge, MA 02139

State that I/We own the property located at 64R Prospect St, Cambridge MA 02139 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 _____.

Raffi Mardirosian

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

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

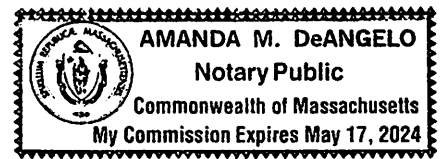
Commonwealth of Massachusetts, County of Middlesex

The above-name Raffi C. Mardirosian personally appeared before me, this 12th of April, 2022, and made oath that the above statement is true.

AMANDA M. DeANGELO 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.





SEARCHED

INDEXED

SERIALIZED

FILED

U.S. DEPARTMENT OF JUSTICE
NATIONAL BUREAU OF INVESTIGATION
WASHINGTON, D.C. 20535

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**Applicant:** Raffi Mardirosian**Present Use/Occupancy:** Home**Location:** 64 Prospect St., Unit 64R/5., Cambridge, MA**Zone:** Business A-1 Zone**Phone:** 4158465916**Requested Use/Occupancy:** Home

		<u>Existing Conditions</u>		<u>Requested Conditions</u>		<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		7,386		7,525		7,500	(max.)
<u>LOT AREA:</u>		6600		6600		6600	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		1.114		1.135		0.75 or 0.5	
<u>LOT AREA OF EACH DWELLING UNIT</u>		2500		2500		1047	
<u>SIZE OF LOT:</u>	WIDTH	51		51		51	
	DEPTH	130		130		130	
<u>SETBACKS IN FEET:</u>	FRONT	40		40		4	
	REAR	3		3		4	
	LEFT SIDE	9		3		5	
	RIGHT SIDE	5		5		5	
<u>SIZE OF BUILDING:</u>	HEIGHT	35		35		35	
	WIDTH	23		23		23	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		53%		51%		30%	
<u>NO. OF DWELLING UNITS:</u>		5		5		5	
<u>NO. OF PARKING SPACES:</u>		0		0		5	
<u>NO. OF LOADING AREAS:</u>		0		0		0	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		18		18		0	

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'.

211128 DRAFT

WHOLE PARCEL EXISTING CONDITIONS SUMMARY	
LOT SIZE	6,630 SF
BUILDING GSF	9,219 SF
FAR	1.39
OPEN SPACE / RATIO	3,275 SF / 49% LOT AREA
DWELLING UNITS	6
LOT AREA PER EACH DU	1,105 SF
MIN LOT WIDTH	51 FT
MIN LOT DEPTH	130 FT
MIN YARD FRONT	8.5 FT
MIN YARD SIDE	4.5 FT [MIN SUM 10 FT]
MIN YARD REAR	3 FT
MAX HEIGHT	~35'

ZONING NOTES

REF CITY OF CAMBRIDGE, MA ZONING ORDINANCE

5.11 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 EQUALS OR EXCEEDS ONE, AN ADDITIONAL UNIT SHALL BE PERMITTED.

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

5.28.23 YARD REQUIREMENTS.

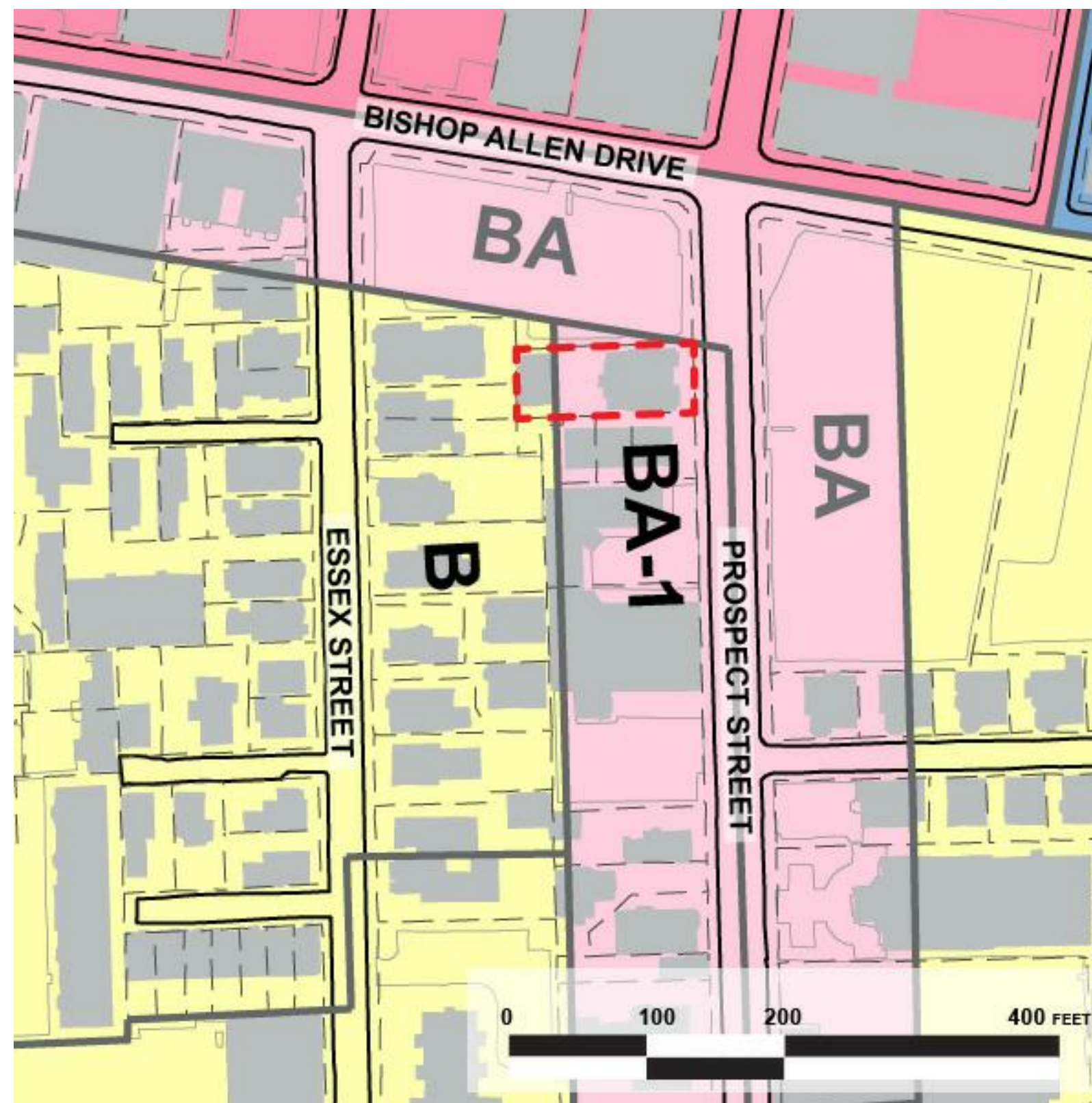
THE REQUIRED YARDS SHALL BE THOSE OF THE STRUCTURE EXISTING AT THE TIME OF THE CONVERSION TO RESIDENTIAL USE. HOWEVER, ANY CONSTRUCTION OCCURRING OUTSIDE THE LIMITS OF THE EXISTING STRUCTURE SHALL BE SUBJECT TO THE YARD REQUIREMENTS OF THE DISTRICT IN WHICH THE STRUCTURE IS LOCATED.

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 A NONCONFORMING USE, PROVIDED ANY ENLARGEMENT OR ALTERATION 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.



SOURCE CAMBRIDGE COMMUNITY DEVELOPMENT DEPARTMENT GIS

PREPARED BY

IAN KENNEY, AIA
 18 CLINTON STREET
 CAMBRIDGE, MA 02139

OWNER

62-64 PROSPECT STREET
 CONDOMINIUM

62-64 PROSPECT STREET
 CAMBRIDGE, MASSACHUSETTS
 02139

SCALE As indicated

ZONING ANALYSIS



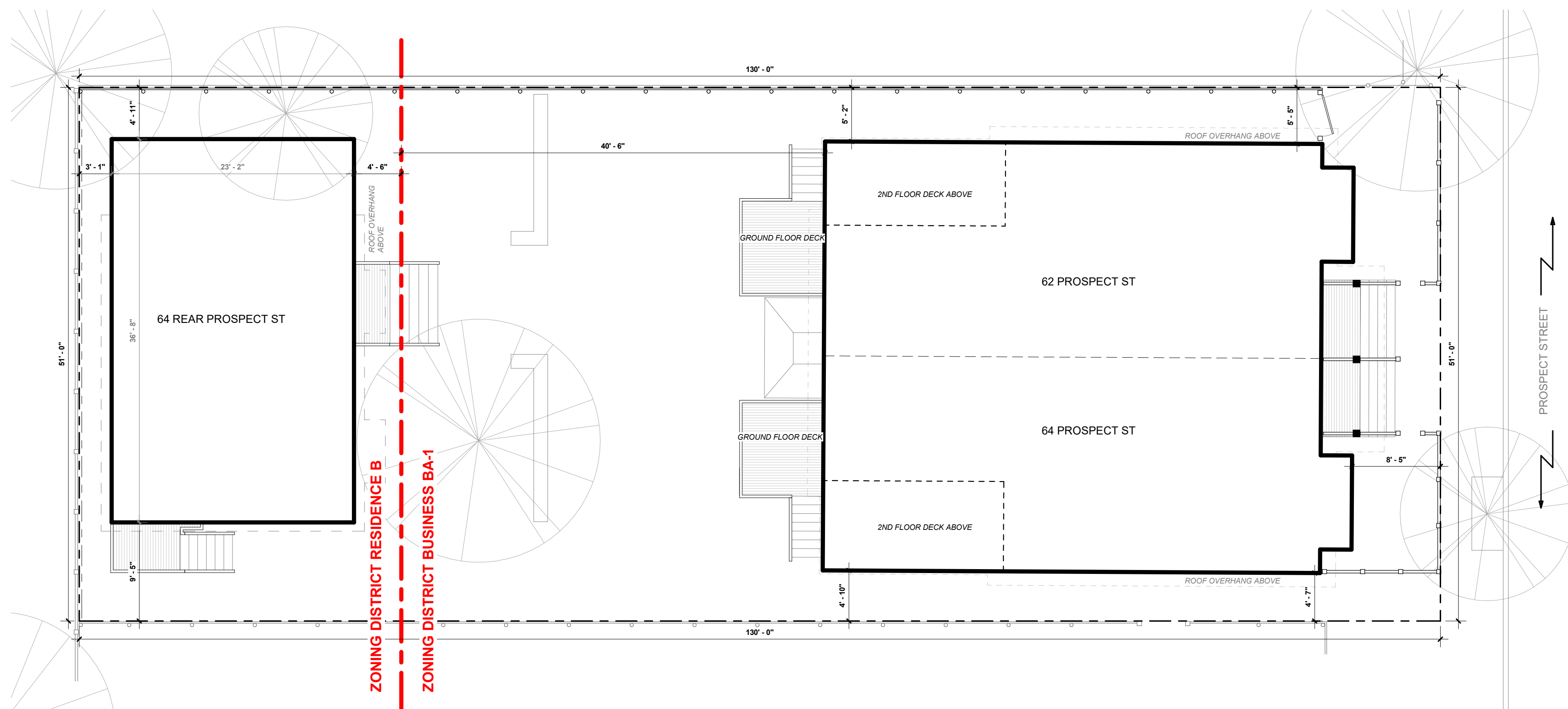
REF: ZONING ORDINANCE TABLE 5-1

DIMENSIONAL REQUIREMENTS DISTRICT RESIDENCE B	REQUIRED	EXISTING [PORTION OF PARCEL ZONED RESIDENCE B]
MAX FAR	0.5	1.54
MIN LOT SIZE	5,000 SF	1,394 SF
MIN LOT AREA FOR EACH DU	2,500	1,394 [1 DU]
MIN LOT WIDTH	50 FT	51 FT
MIN YARD FRONT	25 FT	103 FT
MIN YARD SIDE	7.5 FT [SUM OF 20 FT]	15 FT SUM
MIN YARD REAR	25 FT	3 FT
MAX HEIGHT	35 FT	~25 FT
MIN RATIO OPEN SPACE	40%	35%

REF: ZONING ORDINANCE TABLE 5-1, 5-3

DIMENSIONAL REQUIREMENTS DISTRICT RESIDENCE C-1	REQUIRED	EXISTING [PORTION OF PARCEL ZONED RESIDENCE B]
MAX FAR	0.75	1.34
MIN LOT SIZE	5,000 SF	5,236 SF
MIN LOT AREA FOR EACH DU	2,500	1,047 [5 DUs]
MIN LOT WIDTH	50 FT	51 FT
MIN YARD FRONT	HTxL/4, MIN 10 FT	8.5 FT
MIN YARD SIDE	HTxL/5, MIN 7.5 FT	4.5 FT MIN, 10 FT SUM MIN
MIN YARD REAR	HTxL/4, MIN 20 FT	71 FT
MAX HEIGHT	35 FT	~35 FT
MIN RATIO OPEN SPACE	30%	53%

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

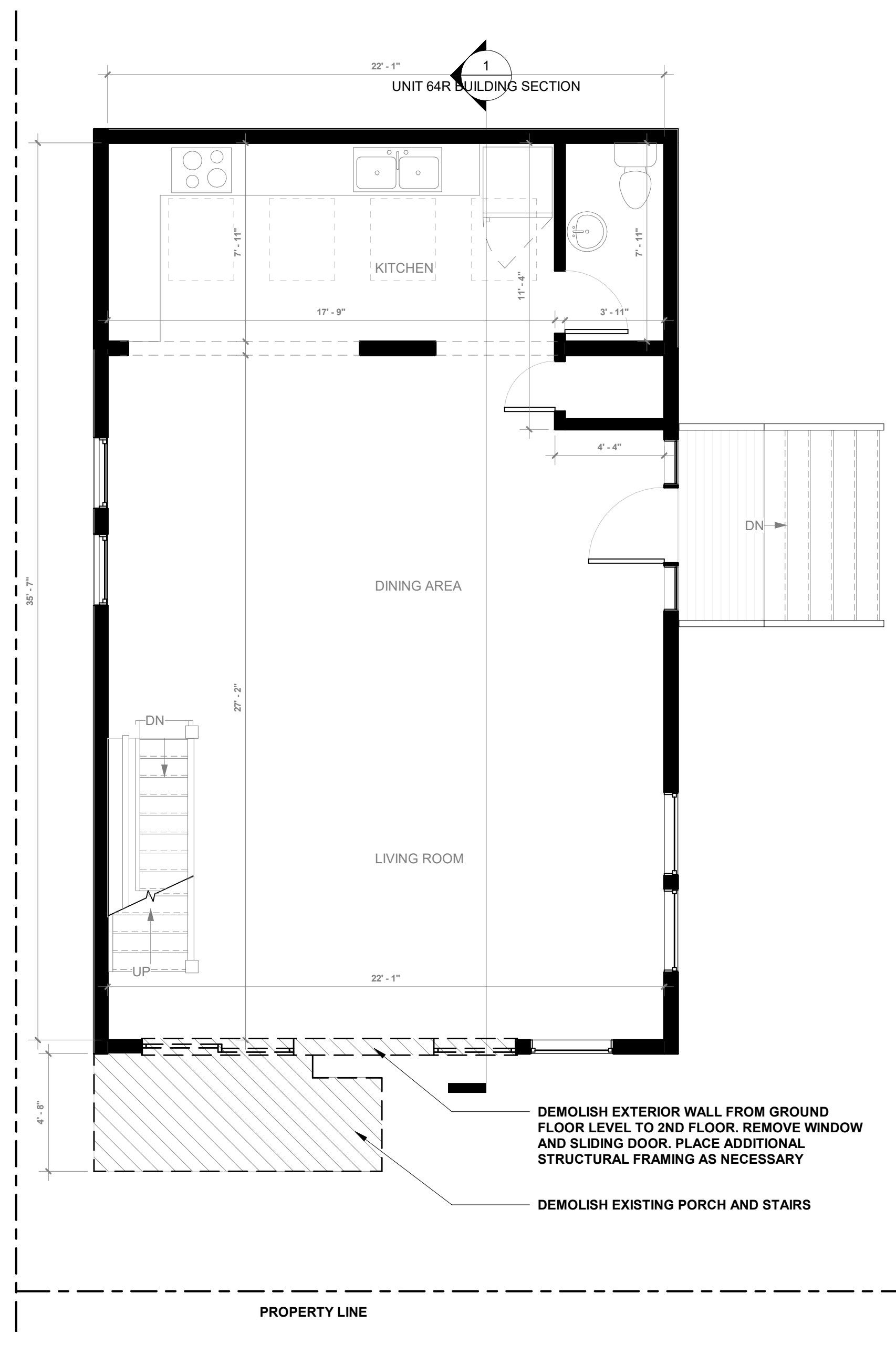
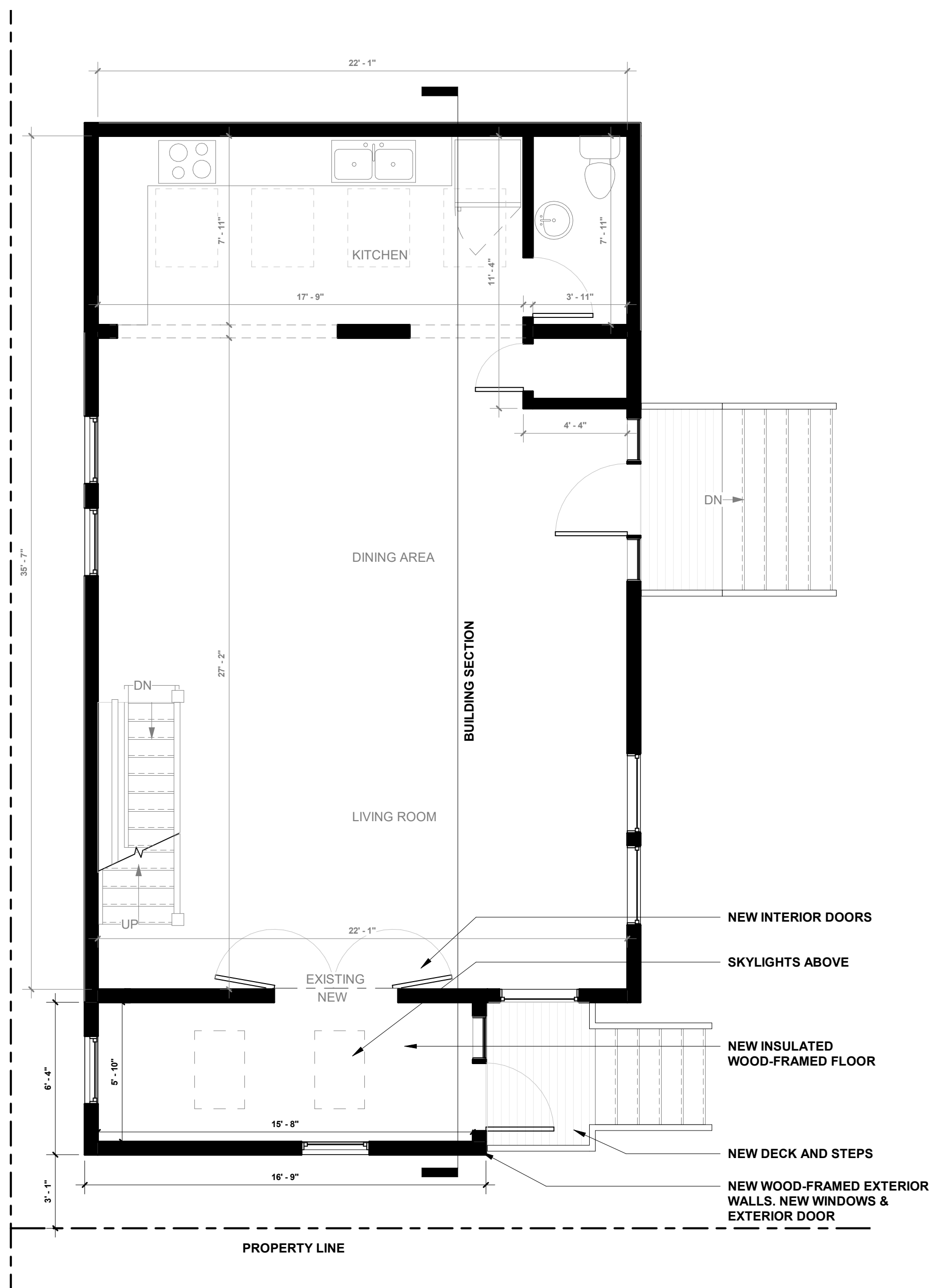


PREPARED BY
 IAN KENNEY, AIA
 18 CLINTON STREET
 CAMBRIDGE, MA 02139

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

SCALE As indicated

ZONING ANALYSIS



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

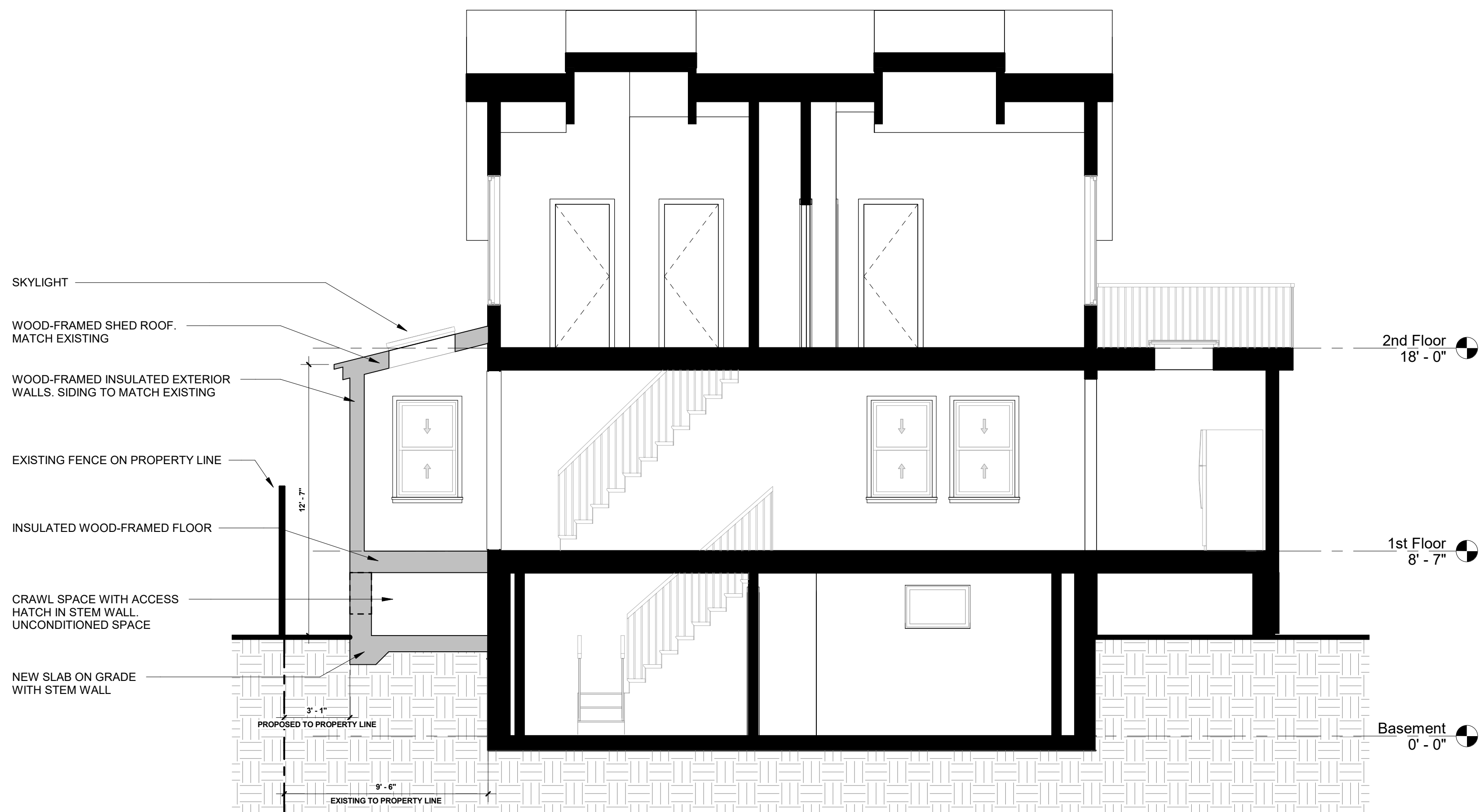
OWNER
62-64 PROSPECT STREET CONDOMINIUM

62-64 PROSPECT STREET
 CAMBRIDGE, MASSACHUSETTS
 02139

SCALE 1/4" = 1'-0"

UNIT 64R DEMO & PLAN





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

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

SCALE 1/4" = 1'-0"

Section 1 PROPOSED
 1/4" = 1'-0"

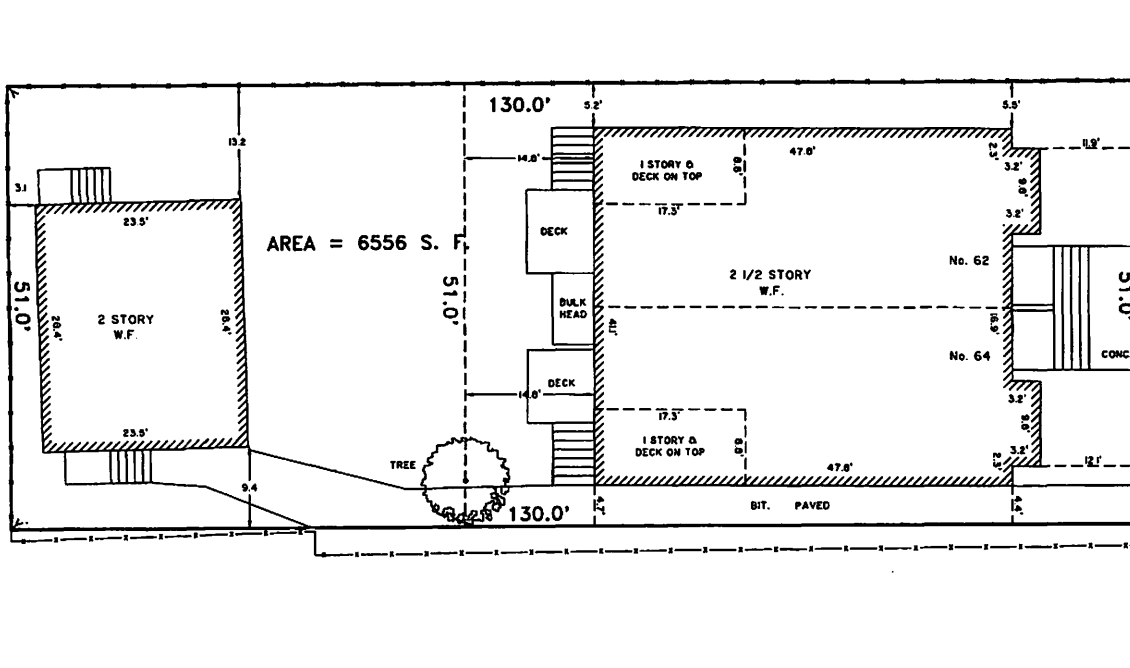
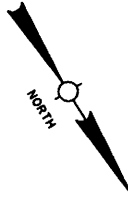
**UNIT 64R
 BUILDING
 SECTION**



Middlesex Registry of Deeds,
Southern District
Cambridge, Massachusetts

Plan No. 11(L1E7) of 2002
Rec'd 1-3 2002
at 1:39 p.m. Doc No. 1252
Rec'd, Dk 34494 Page 413

Attest
Signatures
Registers



AREA = 6556 S. F.

PROSPECT STREET
(PUBLIC)

I CERTIFY THAT THE PARCEL SHOWN HEREON LIES WITHIN A ZONE "C" AREA OF MINIMAL FLOODING, AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF CAMBRIDGE, MASSACHUSETTS COMMUNITY PANEL NO. 250186-0002B DATED JULY 5, 1982.

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 DIVIDING EXISTING OWNERSHIPS, 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 Szerszynowicz 7-30-01

SITE PLAN

62-64 PROSPECT ST.
CONDOMINIUM

CAMBRIDGE, MA

SCALE : 1" = 11'
ANTONI SZERSZYNOWICZ
P.O. BOX 567

JULY 30, 2001
PROFESSIONAL LAND SURVEYOR
MILTON, MA 02186

PHONE: (617)686-5057



11-1

11-1





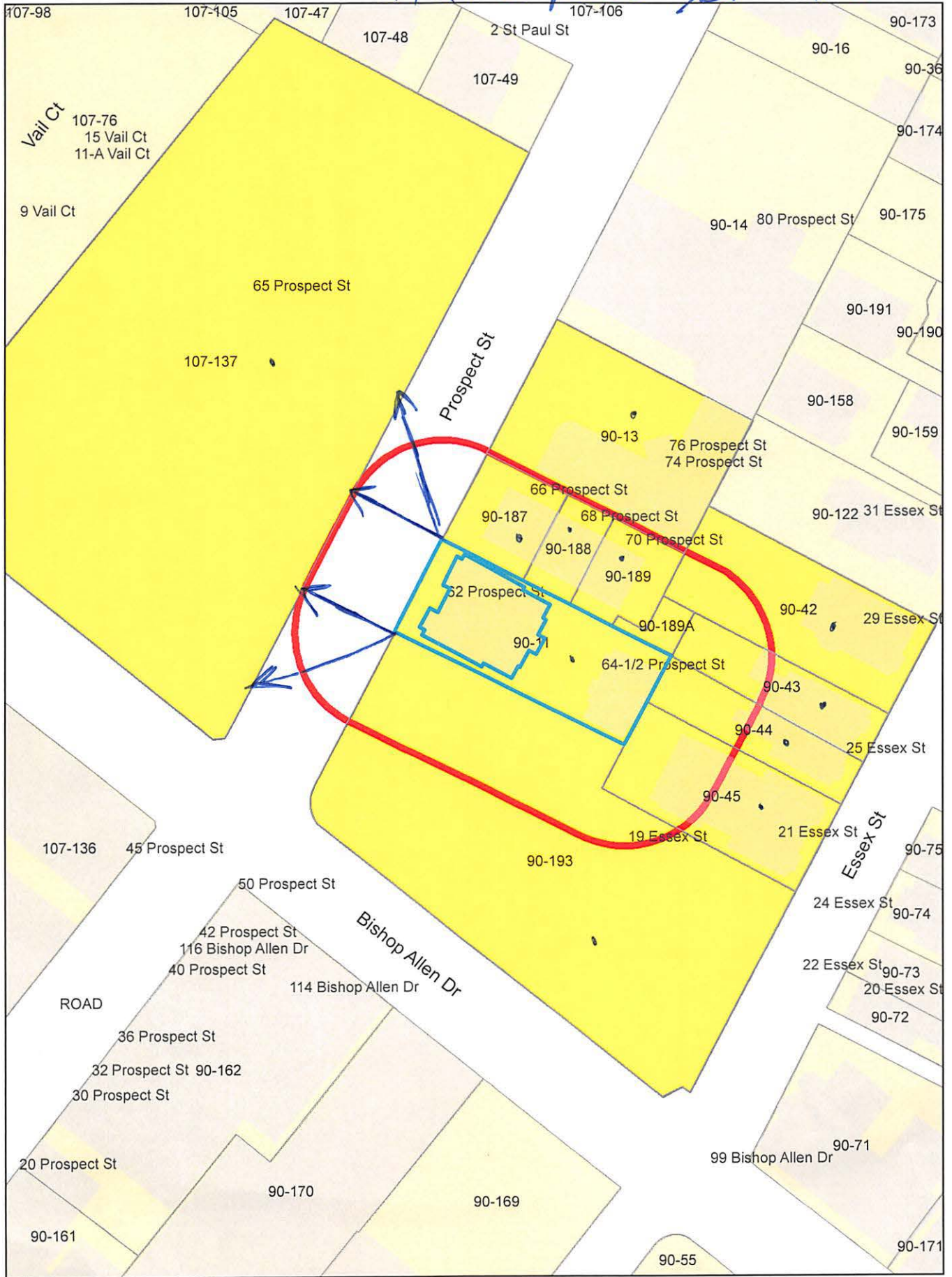








642 Prospect St. #5



64R Prospect St. #64R/5
Petitioner

90-188
CHANG, LIPAI & YU-LANG TSOU
1525 CAMBRIDGE STREET
CAMBRIDGE, MA 02139-2503

90-189
TSOU, YU-SING & JOHN H.C. TSOU
70 PROSPECT ST
CAMBRIDGE, MA 02139

90-11
MARDIROSIAN, RAFFI
62-64 PROSPECT ST., #64R/5
CAMBRIDGE, MA 02139

90-193 /107-137
U.S. REIF CENTRAL PLAZA MASS. LLC.
C/O INTERCONTINENTAL REAL.
1270 SOLDIERS FIELD RD
BOSTON, MA 02135-1003

90-187
NAHABEDIAN, MARKAR K.
66 PROSPECT STREET
CAMBRIDGE, MA 02139

90-13
74 PROSPECT ST., LLC
C/O PEACE OF MIND
10 TORREY RD
CUMBERLAND, RI 02864

90-44
HANIG, ESTHER M, & ROSE S. HANIG
TRUSTEE OF THE 25 ESSEX ST. REALTY TR
25 ESSEX ST
CAMBRIDGE, MA 02139

90-45
LEE MIN YOUNG
23 ESSEX ST - UNIT 2
CAMBRIDGE, MA 02139

90-45
BRAYANOV, JORDAN
21 ESSEX ST., #1/R
CAMBRIDGE, MA 02139

90-45
PASKALEV, BORIS I.
21 ESSEX ST. UNIT#3
CAMBRIDGE, MA 02139

90-45
YUNG, JASON M. & JOANN L. YUNG
21-23 ESSEX ST. #21-2
CAMBRIDGE, MA 02139

90-45
EVANS, LEIGH & THOMAS SULLIVAN
21-23 ESSEX ST #23/3
CAMBRIDGE, MA 02139

90-45
HILL IAN G M & JULIA WILLIAMS
21-23 ESSEX ST - UNIT 23-1
23-1 CAMBRIDGE, MA 02139

90-42
TRUESDELL CLIFFORD AMBROSE V
TR ROSE SHARON HANIG
25 ESSEX ST
CAMBRIDGE, MA 02139

90-11
SIXTY FOUR PROSPECT STREET LLC
64R PROSPECT ST
CAMBRIDGE, MA 02139

90-45
KING, MELISSA LEE
21-23 ESSEX ST UNIT 21-1F
CAMBRIDGE, MA 02139

90-43
27 ESSEX STREET LLC
405 CONCORD AVE UNIT 617
BELMONT, MA 02478