Second Floor

Single user toilet rooms
Gang Bathrooms
4,335 sf

First Floor

Enclosed egress Stairs, typ
Lobby
Corridor
Proposed Program spaces
1,050sf
660sf
4,460 sf

Basement

3-Car Garage (not used)
Proposed Program space
850sf

4,403 sf

St. Peter's Convent
6 Manassas Avenue, Cambridge

Austin Architects LLC
8/31/2020
CITY OF CAMBRIDGE
BOARD OF ZONING APPEAL
831 Massachusetts Avenue, Cambridge MA 02139
617-349-6100

BZA Application Form

BZA Number: 91575

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

Special Permit: __ X ___ Variance: ______ Appeal: ______

PETITIONER: Roman Catholic Archbishop of Boston C/O James J. Rafferty

PETITIONER'S ADDRESS: 907 Massachusetts Avenue, Suite 300, Cambridge, MA 02139

LOCATION OF PROPERTY: 6 Manassas Ave, Cambridge, MA

TYPE OF OCCUPANCY: Institutional ZONING DISTRICT: Residence A-2

REASON FOR PETITION:
/Change in Use/Occupancy/

DESCRIPTION OF PETITIONER'S PROPOSAL:
Petitioner seeks to convert use of existing institutional structure from religious housing (convent) to primary school.

SECTIONS OF ZONING ORDINANCE CITED:
Article: 4.000 Section: 4.56.C.2 (Table of Institutional Use Regulations).
Article: 10.000 Section: 10.40 (Special Permit).

Original Signature(s):

James J. Rafferty
(Print Name)

Address:

Tel. No. 6174924100
E-Mail Address: jrafferty@adamsrafferty.com

Date: 9/10/20
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 Manassas Ave, 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:

The structure is located outside the Institutional Overlay District and based on its use history is defined as being in Existing Lot Status (3). Sec 4.56.c.3 allows a Primary School upon the issuance of a Special Permit.

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:

Access to the school will occur through the site of the abutting primary school located on Buckingham Street. There will not be any vehicles dropping off or picking up students at the site.

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 adjacent uses include two existing elementary schools, neither of which will be adversely affected by this change from one institutional use to another. Similarly, the adjacent residential uses have harmoniously co-existed with the two primary schools for decades.

D) Nuisance or hazard would not be created to the detriment of the health, safety, and/or welfare of the occupant of the proposed use or the citizens of the City for the following reasons:

The primary school will operate in accordance with all health and safety requirements promulgated by the Department of Education.

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 building has been an accessory use to the elementary school use on the St. Peter's parish campus since the 1950s, several decades before the adoption of the Institutional Use Regulations of Section 4.50 in 1980.

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

#### DIMENSIONAL INFORMATION

**Applicant:** Roman Catholic Archbishop of Boston  
**Present Use/Occupancy:** Institutional  
**Location:** 907 Massachusetts Avenue, Suite 300  
**Zone:** Residence A-2  
**Requested Use/Occupancy:** Institutional  
**Phone:** 6174924100

<table>
<thead>
<tr>
<th>Existing Conditions</th>
<th>Requested Conditions</th>
<th>Ordinance Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>TOTAL GROSS FLOOR AREA:</strong> +/- 9,164 sf</td>
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<td>N/A</td>
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<tr>
<td><strong>SIZE OF LOT:</strong></td>
<td></td>
<td></td>
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<tr>
<td>WIDTH</td>
<td>varies</td>
<td>no change</td>
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<tr>
<td>DEPTH</td>
<td>N/A</td>
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<tr>
<td><strong>SETBACKS IN FEET:</strong></td>
<td></td>
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</tr>
<tr>
<td>FRONT</td>
<td>+/- 30'</td>
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</tr>
<tr>
<td>(front on REAR) Buckingham) +/- 100'</td>
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<tr>
<td>LEFT SIDE</td>
<td>varies</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>
<td>HEIGHT</td>
<td>+/- 35'</td>
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<td>no change</td>
</tr>
<tr>
<td><strong>RATIO OF USABLE OPEN SPACE TO LOT AREA:</strong></td>
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<td>no change</td>
</tr>
<tr>
<td><strong>NO. OF PARKING SPACES:</strong></td>
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<td>no change</td>
</tr>
<tr>
<td><strong>NO. OF LOADING AREAS:</strong></td>
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</tr>
<tr>
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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.
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Original
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(Petitioner (s) / Owner)

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(Print Name)

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Tel. No. 6174924100
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