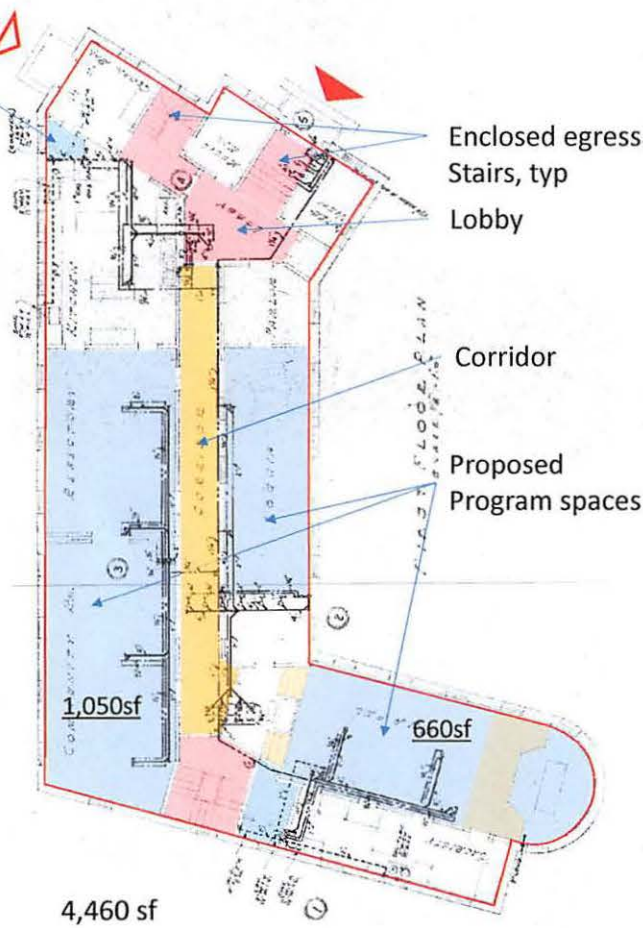
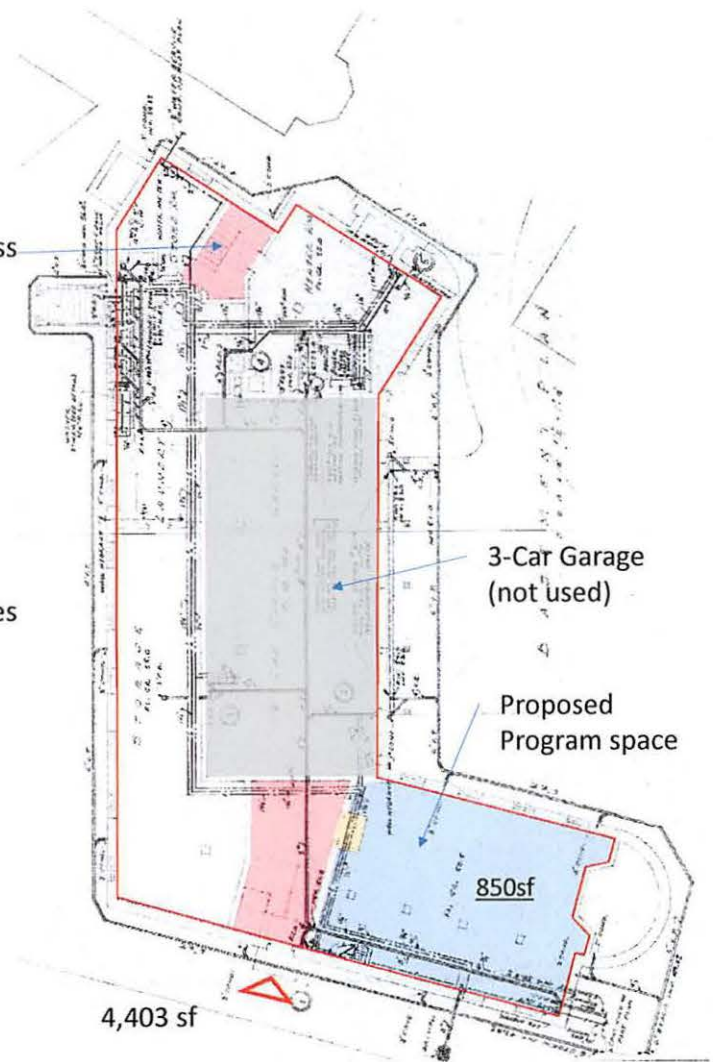


Second Floor



First Floor



Basement




BOARD OF ZONING APPEAL

617-349-6100

BZA Number: 91575

Special Permit: X Variance: Appeal:

**Original
Signature(s):**


(Petitioner (s) / Owner)

(Print Name)

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.

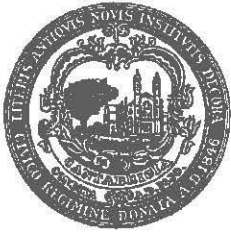
***If you have any questions as to whether you can establish all of the applicable legal requirements, you should consult with an attorney.**

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**Phone:** 6174924100**Requested Use/Occupancy:** Institutional

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		+/- 9,164 sf	no change	7,625 sf	(max.)
<u>LOT AREA:</u>		15,249 sf	no change	6,000 sf	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		.60	no change	.50	
<u>LOT AREA OF EACH DWELLING UNIT</u>		N/A	N/A	N/A	
<u>SIZE OF LOT:</u>	WIDTH	varies	no change	65	
	DEPTH	N/A	N/A	N/A	
<u>SETBACKS IN FEET:</u>	FRONT	+/- 30'	no change	20'	
	REAR	(front on Buckingham) +/- 100'	no change	20'	
	LEFT SIDE	varies	no change	10' (sum of 25')	
	RIGHT SIDE	varies	no change	10' (sum of 25')	
<u>SIZE OF BUILDING:</u>	HEIGHT	+/- 35'	no change	35'	
	WIDTH	N/A	no change	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		+/-40%	no change	50%	
<u>NO. OF DWELLING UNITS:</u>		N/A	no change	N/A	
<u>NO. OF PARKING SPACES:</u>		0	no change	0	
<u>NO. OF LOADING AREAS:</u>		N/A	N/A	N/A	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		N/A	no change	N/A	

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'.



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):

(Petitioner (s) / Owner)

James J. Rafferty

(Print Name)

Address:

Tel. No. 6174924100

E-Mail Address: jrafferty@adamsrafferty.com

Date: 9/10/20

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**Phone:** 6174924100**Requested Use/Occupancy:** Institutional

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<u>LOT AREA OF EACH DWELLING UNIT</u>		N/A	N/A	N/A	
<u>SIZE OF LOT:</u>	WIDTH	varies	no change	65	
	DEPTH	N/A	N/A	N/A	
<u>SETBACKS IN FEET:</u>	FRONT	+/- 30'	no change	20'	
	REAR	(front on Buckingham) +/- 100'	no change	20'	
	LEFT SIDE	varies	no change	10' (sum of 25')	
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<u>NO. OF DWELLING UNITS:</u>		N/A	no change	N/A	
<u>NO. OF PARKING SPACES:</u>		12	12	12	
<u>NO. OF LOADING AREAS:</u>		N/A	N/A	N/A	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		N/A	no change	N/A	

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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 Sparks 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:

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This is a detailed street map of a residential neighborhood in Concord, Massachusetts. The map shows a grid of streets including Huron Ave, Concord Ave, Manassas Ave, Clement Cir, Sparks St, Buckingham St, Healey St, and Parker St. Numerous house numbers are labeled throughout the area. A large yellow-shaded region is outlined in red, and a blue line with arrows indicates a specific route or boundary within this shaded area.

6 Manassas Ave

Pettinover

226-2
SINGER, MAUREEN WHITLEY
29 BUCKINGHAM ST
CAMBRIDGE, MA 02138-2219

226-3
MACOMBER, JOHN R. & PAULA N. MACOMBER
25 BUCKINGHAM ST
CAMBRIDGE, MA 02138-2219

JAMES J. RAFFERTY, ESQ.
907 MASS AVENUE – SUITE 300
CAMBRIDGE, MA 02139

226-59
BUCKINGHAM BROWNE AND NICHOLS SCHOOL
80 GERRYS LANDING ROAD
CAMBRIDGE, MA 02138

226-30-67
ROMAN CATHOLIC ARCHBISHOP OF BOSTON
CORPORATION SOLE
C/O CAMCO MGMT CO
127 MT AUBURN ST, STE 100A
CAMBRIDGE, MA 02138

226-34-35
ROMAN CATHOLIC ARCHBISHOP OF BOSTON
CORPORATION SOLE
31 BUCKINGHAM STREET
CAMBRIDGE, MA 02138

226-51
GOLDMAN, HENRY T. & JEROLD S. KAYDEN
TRS OF THE 11 CLEMENT CIRCLE REALTY TRUST
11 CLEMENT CIRCLE
CAMBRIDGE, MA 02138-2205

225-45
SANDER, ALISON
74 BUCKINGHAM ST
CAMBRIDGE, MA 02138

226-57
FRIEDMAN, BENJAMIN M. &
BARBARA C. FRIEDMAN
74 SPARKS ST
CAMBRIDGE, MA 02138

226-50
FORNEY, G. DAVID JR., & ELIZABETH D COXE
9 CLEMENT CIRCLE
CAMBRIDGE, MA 02138

226-58
76 SPARKS STREET, LLC
C/O JOHN CASSELL
8 ELLERY ST
CAMBRIDGE, MA 02138

226-60
ATKINSON, JEANNETTE & BEATRICE PHEAR
TRS THE JEANNETTE ATKINSON TRUST
6 CLEMENT CIR
CAMBRIDGE, MA 02138