

BZA APPLICATION FORM

GENERAL INFORMATION

BZA-017271-2120

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

Special Permit: _____ Variance: X Appeal: _____

PETITIONER: Cambridge Ivy Inn by Mark Roderick, Manager

PETITIONER'S ADDRESS: 70 Highland Avenue, Somerville MA 02143

LOCATION OF PROPERTY: 6 Sacramento Street

TYPE OF OCCUPANCY: Residential ZONING DISTRICT: B

REASON FOR PETITION:

- Additions
- Change in Use/Occupancy
- Conversion to Addi'l Dwelling Unit's
- Dormer
- Other: _____
- New Structure
- Parking
- Sign
- Subdivision

DESCRIPTION OF PETITIONER'S PROPOSAL: existing
Petitioner seeks to change 22 residential room
dormitory which is a pre-existing non-conforming use
allowed under Cambridge Institutional use regulations to
a non-institutional 22 room Lodging Home. No physical
changes to the structure will be made

SECTIONS OF ZONING ORDINANCE CITED:
 Article 4 Section 4.31 i (3) Lodging House Use
 Article _____ Section _____
 Article _____ Section _____

Applicants for a Variance must complete Pages 1-5
 Applicants for a Special Permit must complete Pages 1-4 and 6
 Applicants for an Appeal to the BZA of a Zoning determination by the
 Inspectional Services Department must attach a statement concerning the reasons
 for the appeal

Original Signature(s): [Signature]
 (Petitioner(s)/Owner)
Mark Roderick
 (Print Name)
 Address: 70 Highland Avenue
Somerville, MA 02143
 Tel. No.: 617-230-3674
 E-Mail Address: markmyrealtor@yahoo.com

Date: _____

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~~ Mary Lou Batt, Vice-President, Administration, Lesley University
(OWNER)

Address: 29 Everett Street, Cambridge, MA 02138

State that I/We own the property located at 6 Sacramento Street, which is the subject of this zoning application.

The record title of this property is in the name of Lesley College (fka)
Lesley University

*Pursuant to a deed of duly recorded in the date 3/1/1966, Middlesex South County Registry of Deeds at Book 11057, Page 459; or Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____

Mary Lou Batt
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT*

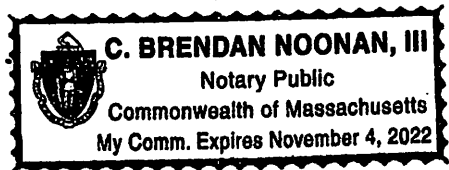
*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Middlesex

The above-name Mary Lou Batt personally appeared before me, this 20 of February, 2020, and made oath that the above statement is true.

C. Brennan Noonan, III Notary

My commission expires November 4, 2022 (Notary Seal).



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

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 size and configuration of the building in relation to the lot would make it financially untenable to change the building to a conforming single family use. The building predates zoning (constructed in 1902) and was originally built as a 6 unit apartment house. It has been used as a dormitory by Lesley since 1986.

- 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 size of the structure and its placement on the lot would require major demolition and reconstruction to achieve dimensional compliance. Similarly with interior reconfiguration if structure would remain as built but be converted a single family use.

- C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:

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

The premises as currently used by Lesley University is a licensed 22 room lodging house under the institutional use zoning provisions. Petitioner seeks only to continue the same use as a public lodging house with no physical changes and thus no detriment to the public good.

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

The ordinance permits residential use in this zoning district, and by providing single room occupancy units fulfills a goal of the City to provide work force housing.

- * 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

DIMENSIONAL INFORMATION

APPLICANT: Cambridge Ivy Inn PRESENT USE/OCCUPANCY: Dormitory
 LOCATION: 6 Sacramento Street ZONE: B
 PHONE: 617-230-3674 REQUESTED USE/OCCUPANCY: Lodging House

| | <u>EXISTING CONDITIONS</u> | <u>REQUESTED CONDITIONS</u> | <u>ORDINANCE REQUIREMENTS¹</u> |
|--|--------------------------------|---------------------------------|---|
| <u>TOTAL GROSS FLOOR AREA:</u> | <u>11475</u> | <u>11475</u> | <u>3250</u> (max.) |
| <u>LOT AREA:</u> | <u>7157</u> | | <u>5000</u> (min.) |
| <u>RATIO OF GROSS FLOOR AREA TO LOT AREA:²</u> | <u>1.60</u> | <u>1.60</u> | <u>.5/1.35</u> (max.) |
| <u>LOT AREA FOR EACH DWELLING UNIT:</u> | <u>325</u> | <u>325</u> | <u>4000</u> (min.) |
| <u>SIZE OF LOT:</u> | | | |
| WIDTH | <u>55</u> | | _____ (min.) |
| DEPTH | <u>129</u> | | |
| <u>Setbacks in Feet:</u> | | | |
| FRONT | <u>8.25</u> | <u>8.25</u> | <u>15</u> (min.) |
| REAR | <u>36</u> | <u>36</u> | <u>25</u> (min.) |
| LEFT SIDE | <u>4.4</u> | <u>4.4</u> | <u>7.5</u> (min.) |
| RIGHT SIDE | <u>11.7</u> | <u>11.7</u> | <u>12.5</u> (min.) |
| <u>SIZE OF BLDG.:</u> | | | |
| HEIGHT | <u>32</u> | <u>32</u> | <u>35</u> (max.) |
| LENGTH | <u>85</u> | | |
| WIDTH | <u>36</u> | | |
| <u>RATIO OF USABLE OPEN SPACE TO LOT AREA:³</u> | <u>0</u> | <u>0</u> | <u>40%</u> (min.) |
| <u>NO. OF DWELLING UNITS:</u> | <u>22</u> | <u>22</u> | <u>2</u> (max.) |
| <u>NO. OF PARKING SPACES:</u> | <u>3</u> | <u>3</u> | <u>2</u> (min./max) |
| <u>NO. OF LOADING AREAS:</u> | <u>N/A</u> | <u>N/A</u> | <u>N/A</u> (min.) |
| <u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u> | <u>N/A</u> | <u>N/A</u> | <u>N/A</u> (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.

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'.

BZA APPLICATION FORM

GENERAL INFORMATION

2020 FEB 26 2:39 PM
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS
BZA-01737030

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

Special Permit: _____ Variance: X Appeal: _____

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LOCATION OF PROPERTY: 6 Sacramento Street

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REASON FOR PETITION:

- | | |
|---|--|
| <input type="checkbox"/> Additions | <input type="checkbox"/> New Structure |
| <input checked="" type="checkbox"/> Change in Use/Occupancy | <input type="checkbox"/> Parking |
| <input type="checkbox"/> Conversion to Addi'l Dwelling Unit's | <input type="checkbox"/> Sign |
| <input type="checkbox"/> Dormer | <input type="checkbox"/> Subdivision |
| <input type="checkbox"/> Other: _____ | |

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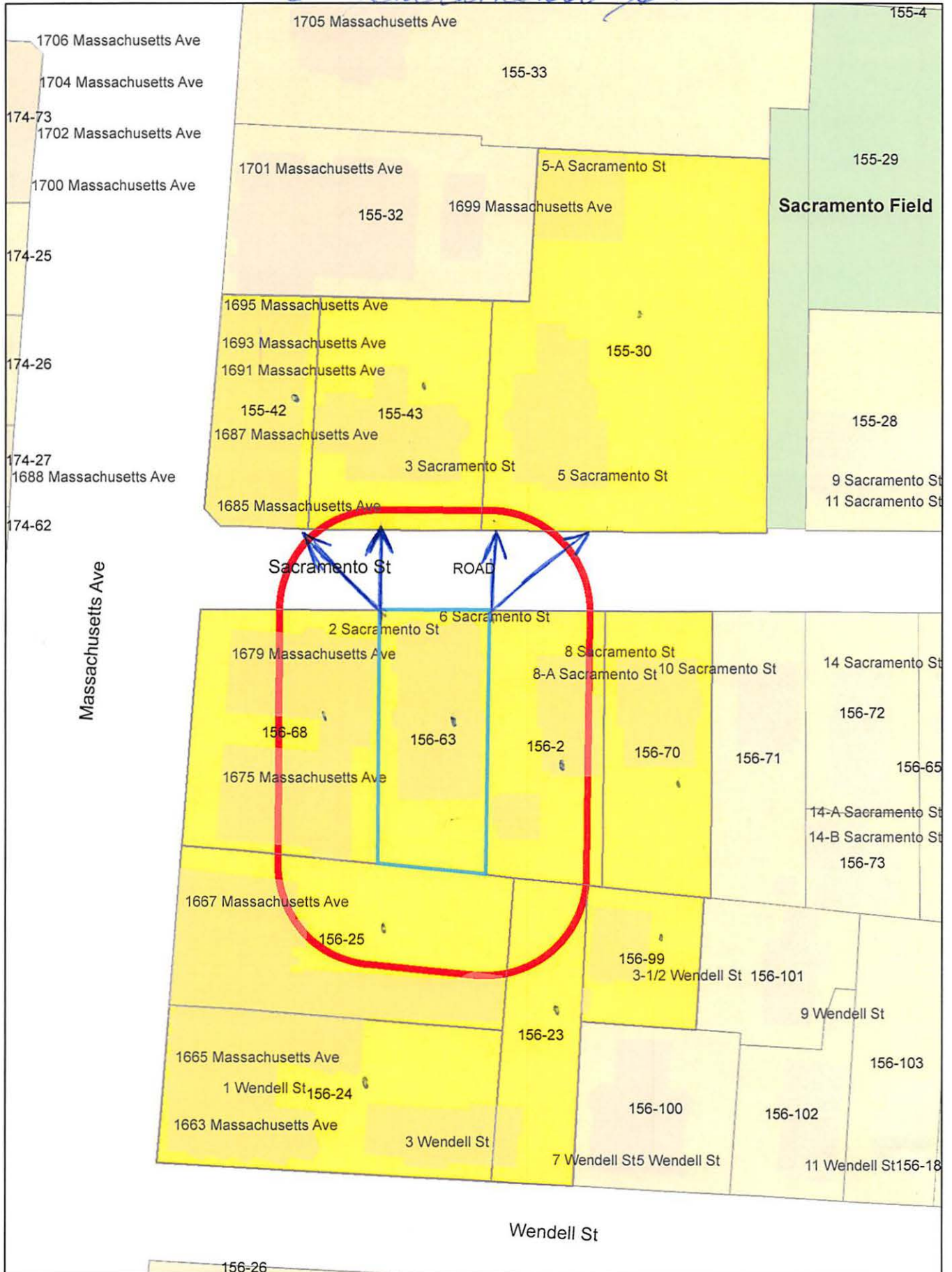
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(Print Name)
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Somerville, MA 02143
Tel. No.: 617-230-3674
E-Mail Address: markmyreactor@yahoo.com

Date: _____

6 Sacramento St.



6 Sacramento St.

Petitioner

156-2
CUNHA, JOHN H., JR. & CATHERINE RONDEAU
8 SACRAMENTO ST.
CAMBRIDGE, MA 02138

155-42
1685 MASS AVE LLC
626 MAIN ST
ACTON, MA 01720

CAMBRIDGE IVY INN
C/O MARK RODERICK, MANAGER
70 HIGHLAND AVENUE
SOMERVILLE, MA 02143

156-23-24-63
LESLEY COLLEGE
29 EVERETT STREET
CAMBRIDGE, MA 02138

156-25
WONDER TOAD LLC,
20 LARCH ST.
BOSTON, MA 02135

156-68
ROSE REALTY LLC,
1675 MASSACHUSETTS AVE
CAMBRIDGE, MA 02138

156-99
PRELLWITZ, WENDY
3 1/2 WENDELL ST
CAMBRIDGE, MA 02138

156-70
HOGSTADIUS, ANN-CHARLOTTE,
TRUSTEE THE ANN-CHARLOTTE HOGSTADIUS TR
10 SACRAMENTO ST
CAMBRIDGE, MA 02138

155-30-43
PRESIDENT & FELLOWS OF HARVARD COLLEGE
C/O HARVARD REAL ESTATE INC.
HOLYOKE CENTER - ROOM #1000
1350 MASS AVE
CAMBRIDGE, MA 02138-3895

1

SACRAMENTO STREET

132.02

LOT No. 3
7157 Sq. Ft.
including Right of Way which is East of division line

4 Ft. Right of Way

Common

Right of Way
557¹² Sq. Ft.

5870 Sq. Ft.
including Right of way which is West of division line
LOT No. 1

5501 Sq. Ft. including Right of Way
LOT No. 2

MASSACHUSETTS AVENUE

Plan of Premises in
CAMBRIDGE, MASS.

- Belonging to the Estate of -
William G. M^{ac}Leod.

Feb. 1921.

MIDDLESEX REGISTRY OF DEEDS, SO. DIST.

CAMBRIDGE, MASS.

COPY OF PLAN

Recorded MAR 19, 1921 at 10:40 A.M.
In Plan Book 293 Plan 1

Attest *Edward P. [Signature]* Registrar

Scale 10 Ft. = 1 inch

SCALE OF THIS PLAN
(Original on file)

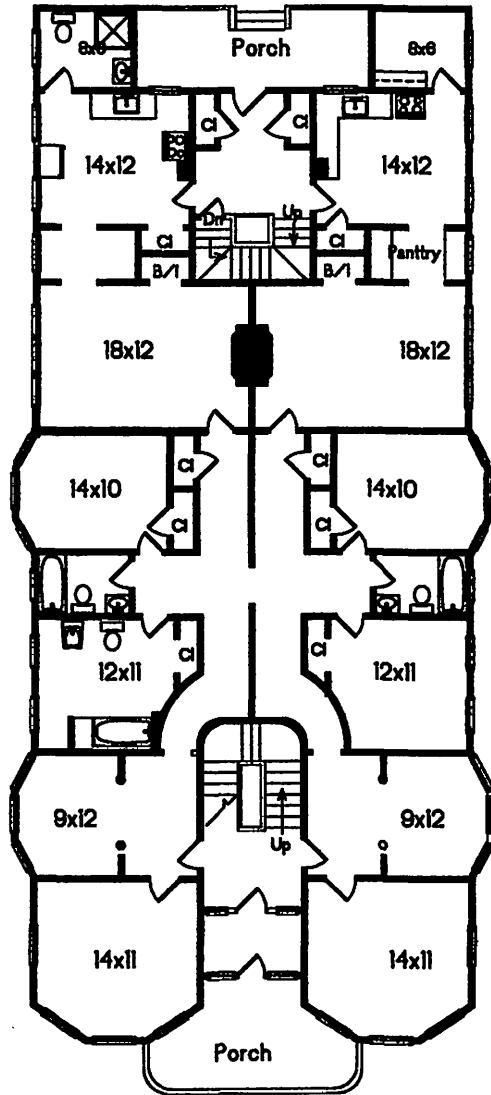


W.A. Masony
Central Sq. Cambridge, Mass.

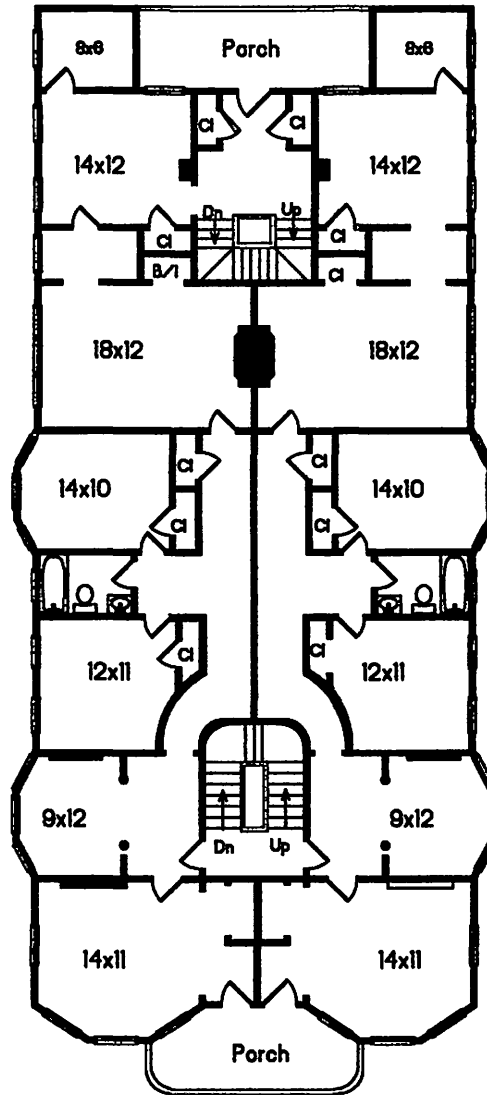
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6 Sacramento Street Cambridge, MA

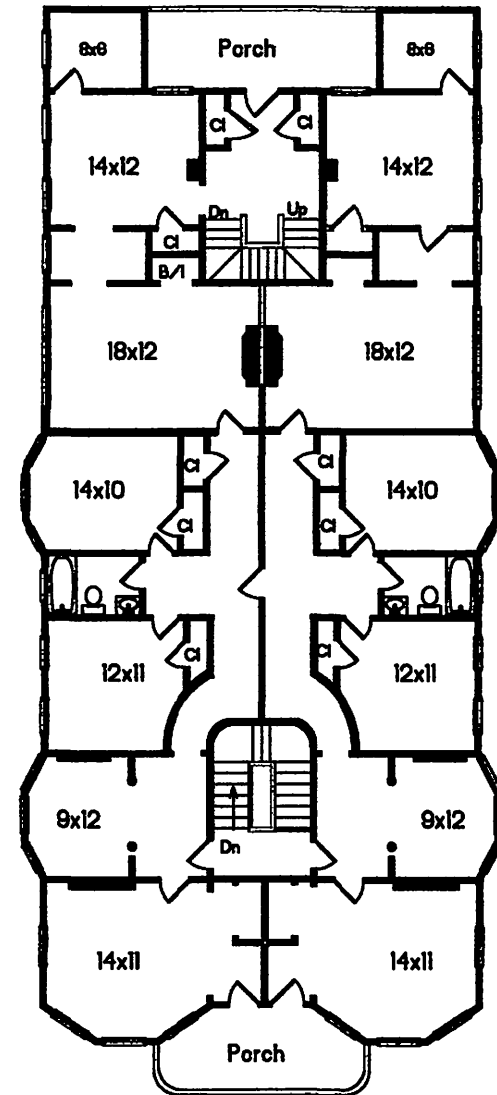
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



C Carol Mayer
M 781-452-3100
Copyright 2010

This drawing is an artistic rendering intended for marketing purposes only. The dimensions and/or square footage are approximate and should be verified by an independent source. This drawing is copyright protected and therefore licensed for use by those named on the floor plan.

6 Sacramento St, Cambridge



View from Mass Ave towards Sacramento St
Property is the second on the right



View from Mass Ave into Sacramento
Property is the second on the right



of Sacramento St towards Mass Ave
Property is the second on the left - behind the tree
(Harvard College buildings on the right - across from Property)



6 Sacramento St - the Property

6 Sacramento St, Cambridge



Handicap Ramp - located in the parking area



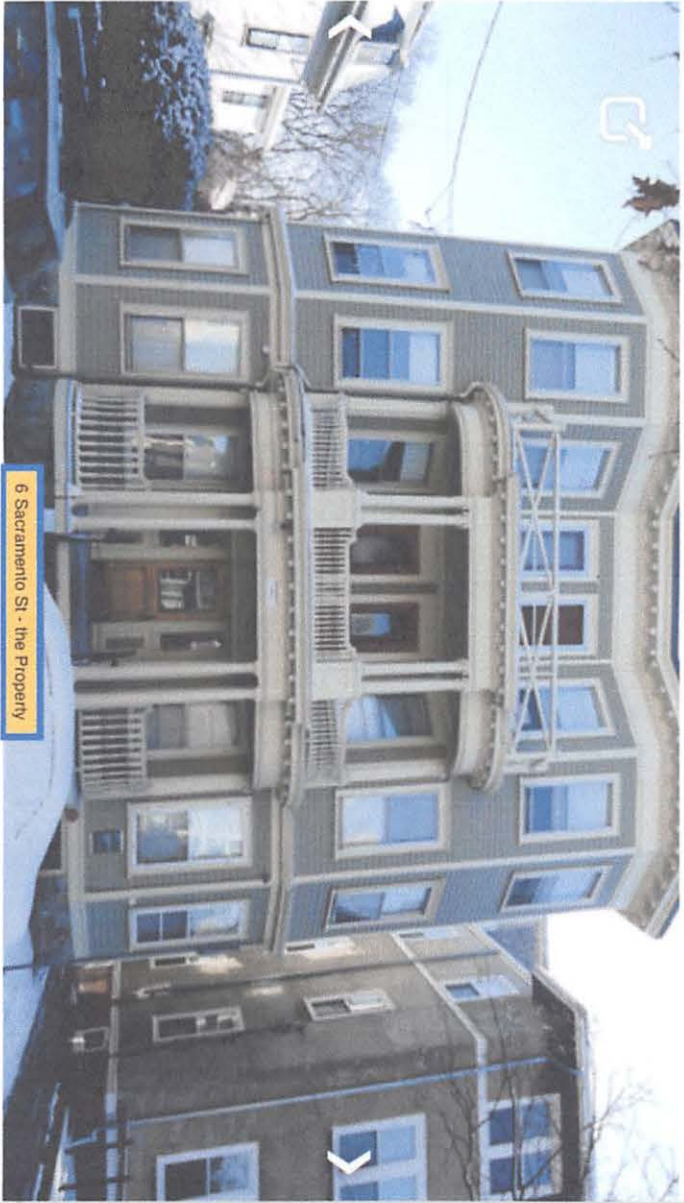
6 Sacramento St - the Property



Just One Gas Meter for the Property



Just One Electric Meter for the Property



6 Sacramento St - the Property



6 Sacramento St
Handicap Ramp - located in the parking area



6 Sacramento St
Just One Electric Meter for the Property



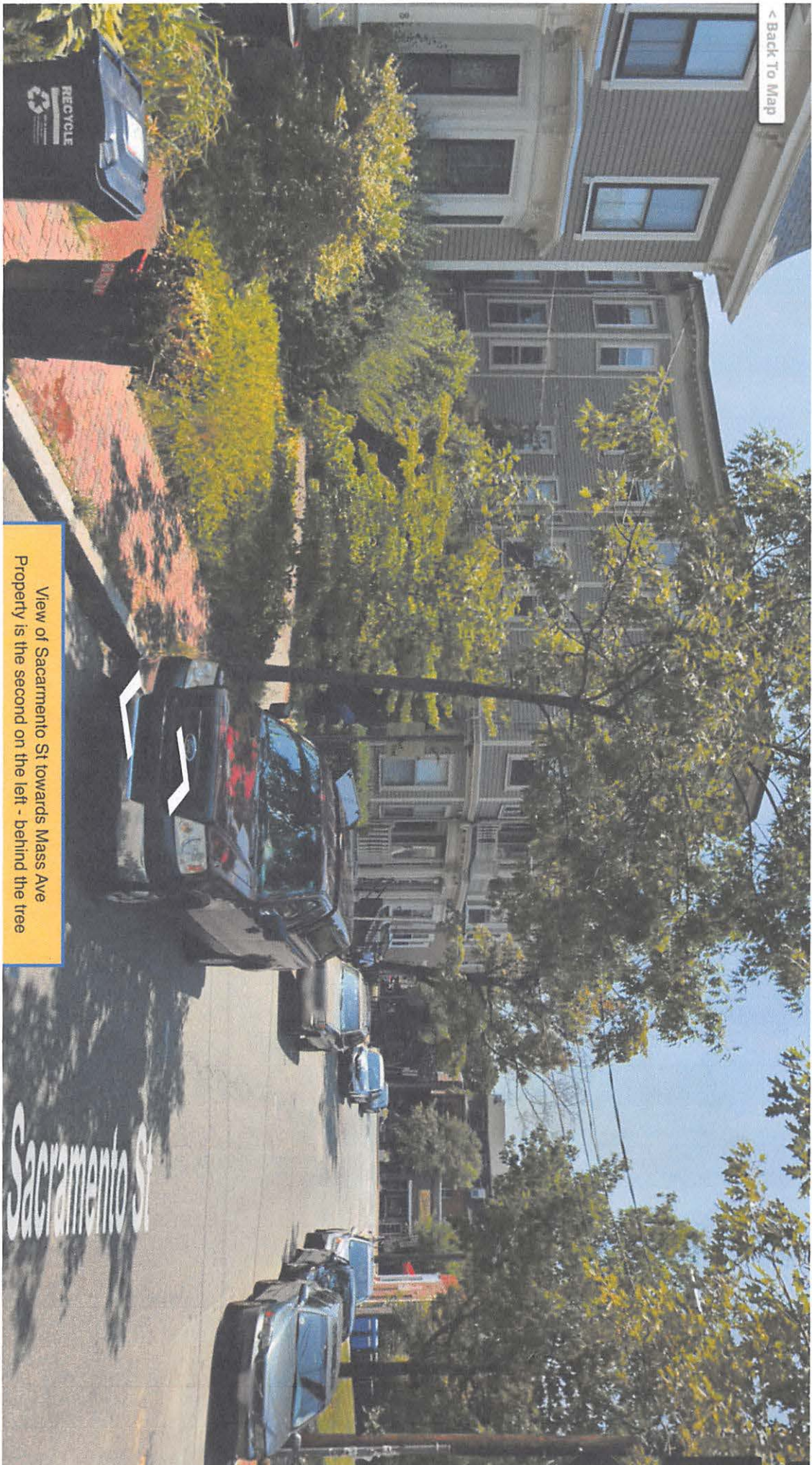
Just One Gas Meter for the Property

< Back To Map

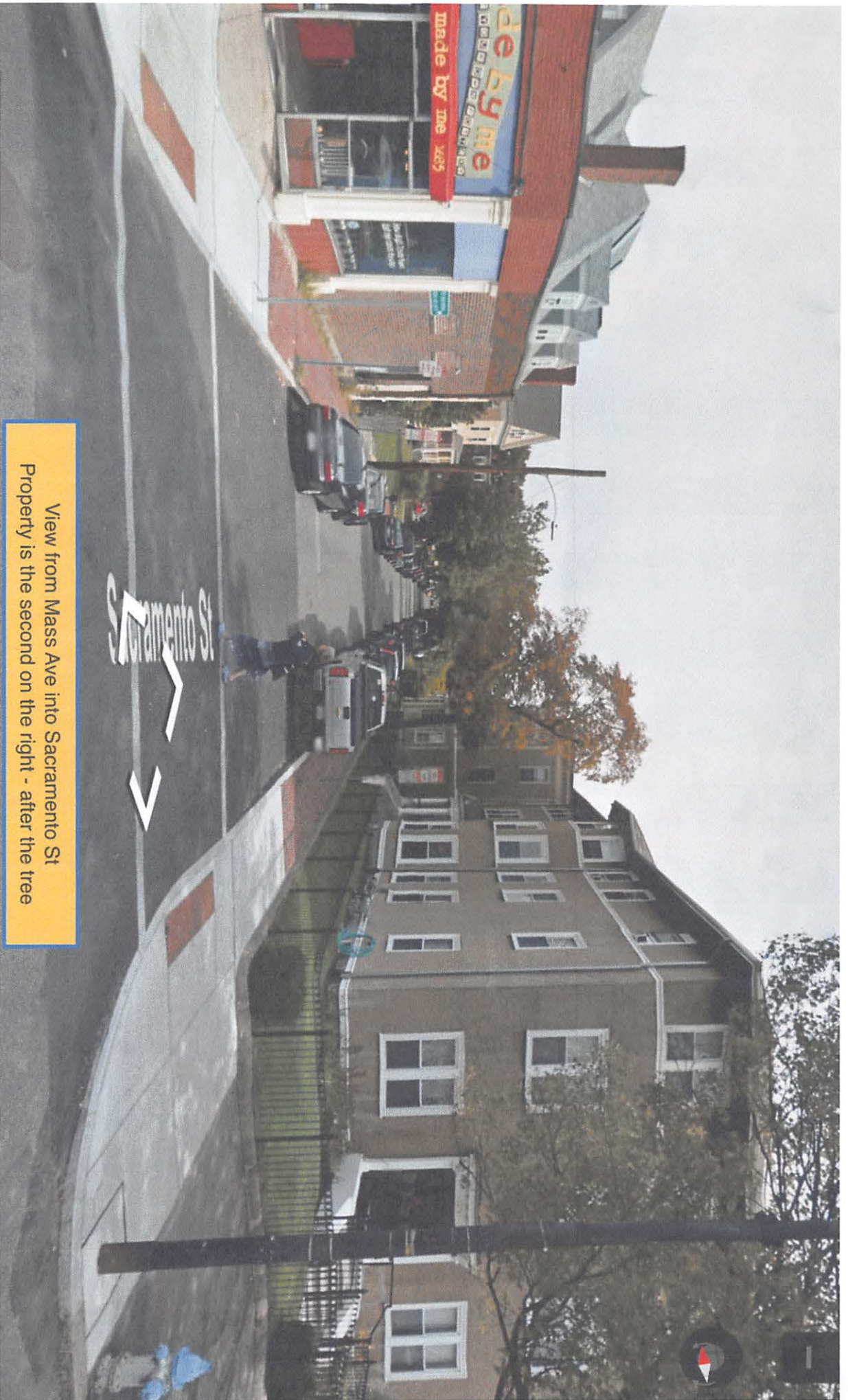


View of Sacramento St towards Mass Ave
Property is the second on the left - behind the tree
(Harvard College buildings on the right - across from Property)

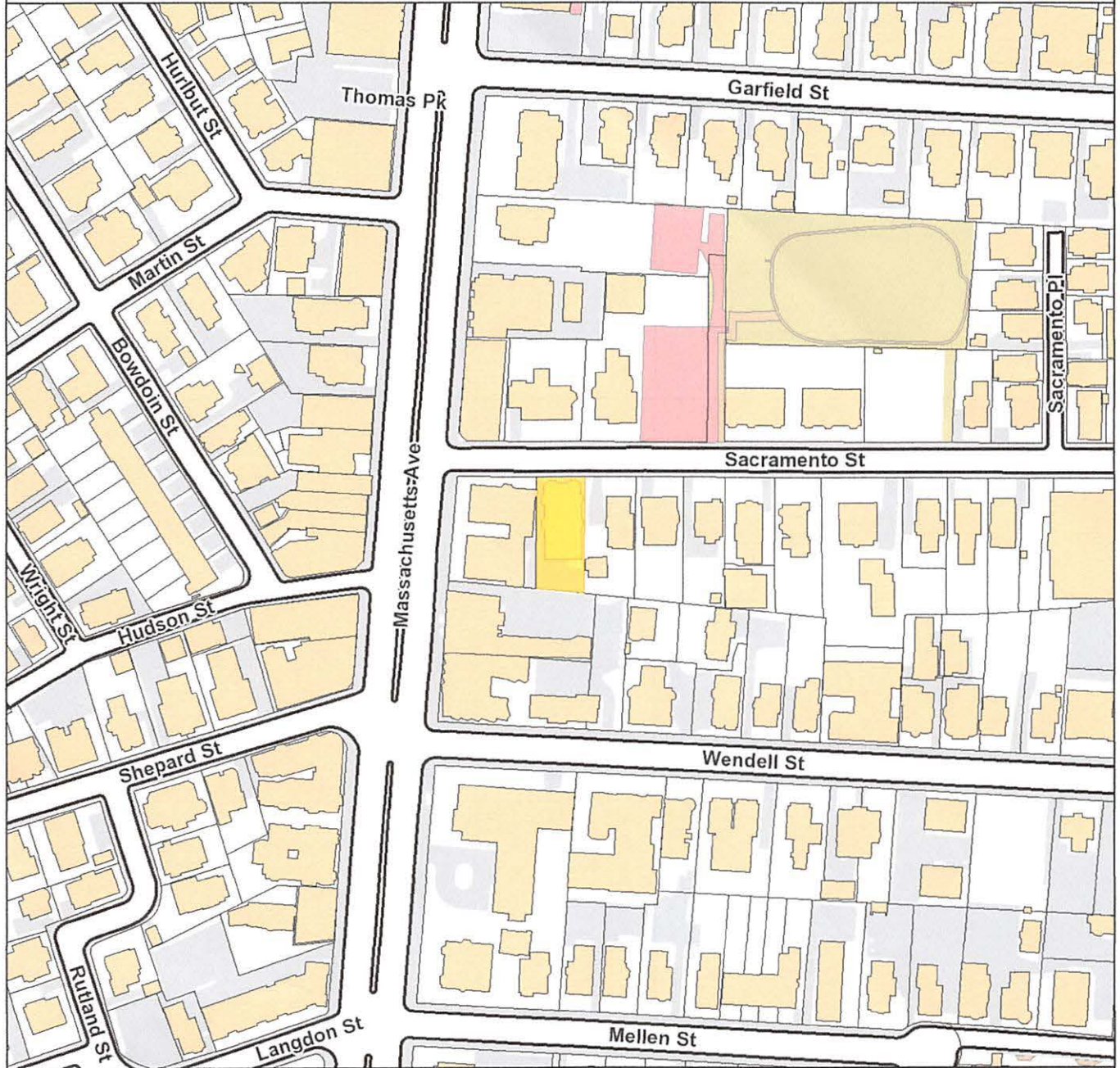
< Back To Map



View of Sacramento St towards Mass Ave
Property is the second on the left - behind the tree



View from Mass Ave into Sacramento St
Property is the second on the right - after the tree



City of Cambridge
Massachusetts

1" = 167 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

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

