



# CITY OF CAMBRIDGE

## BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2025 MAY 19 PM 2:26  
OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

### BZA Application Form

**BZA Number: 1162478**

#### General Information

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

Special Permit: \_\_\_\_\_

Variance:   X  

Appeal: \_\_\_\_\_

**PETITIONER:** Sacramento House LLC C/O Daniel Anderson, Anderson Porter Design

**PETITIONER'S ADDRESS:** 1972 Mass Ave, Cambridge, Massachusetts 02140

**LOCATION OF PROPERTY:** 6 Sacramento St, Cambridge, MA

**TYPE OF OCCUPANCY:** Residential

**ZONING DISTRICT:** Resident C-1 Zone

**REASON FOR PETITION:**

#### **DESCRIPTION OF PETITIONER'S PROPOSAL:**

Change to window well protection inside yard setback from grates (previously conditioned by BZA - Case #268861) to guardrails per request from Cambridge Fire Department

#### **SECTIONS OF ZONING ORDINANCE CITED:**

Article: 5.000	Section: 5.31 (Table of Dimensional Requirements)
Article: 4.000	Section: 4.31.g (Multifamily Dwelling)
Article: 10.000	Section: 10.30 (Variance).

Original  
Signature(s):

(Petitioner (s) / Owner)

Daniel P. Anderson, Anderson Porter Design

(Print Name)

Address:	<u>1972 Mass Ave. Cambridge MA 02140</u>
Tel. No.	<u>6177 354 2501</u>
E-Mail Address:	<u>dan@andersonporter.com</u>

**Date:** May 19, 2025

## OWNERSHIP INFORMATION FOR BOARD OF ZONING APPEAL RECORD

To be completed by OWNER, signed and returned to Secretary of Board of Appeal

Sacramento House, LLC

(Owner or Petitioner)

Address: c/o James J. Rafferty 907 Massachusetts Avenue, Cambridge MA 02139

Location of Premises: 6 Sacramento Street

the record title standing in the name of Sacramento House, LLC

whose address is 6 Sacramento Street, Cambridge MA 02138

(Street)

(City or Town)

(State & Zip Code)

by a deed duly recorded in the Middlesex South County Registry of Deeds in

Book 82394 Page 330 or \_\_\_\_\_ Registry

District of Land Court Certificate No. \_\_\_\_\_ Book \_\_\_\_\_ Page \_\_\_\_\_

  
(Owner)

On this 16<sup>th</sup> day of April, 2024, before me, the undersigned notary public, personally appeared Derek Si Chen proved to me through satisfactory evidence of identification, which were NY Drivers License and LLC formation document, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

ASHLEY S ACEVEDO MATOS  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 01AC6428747  
Qualified in Bronx County  
My Commission Expires 01-31-2026

  
Notary Public

My commission expires:

**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 hardship is due to the permitting requirement by the Cambridge Fire Department to replace the BZA approved window well grates with a guard rail*
- 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 hardship is owing to an existing non-conforming side yard condition due to the placement of the existing structure on the lot.*
- 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:  
*Desirable relief may be granted without substantial detriment to the public good as it conforms with the conditions required by the Cambridge Fire Department.*
  - 2)** Desirable relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons:  
*Desirable relief may be granted in keeping with the intent of the current Ordinance as current zoning now allows for window wells with guard rails in yard setbacks.*

**\*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:** Sacramento House LLC  
**Location:** 6 Sacramento St , Cambridge, MA  
**Phone:** 6177 354 2501

**Present Use/Occupancy:** Residential  
**Zone:** Resident C-1 Zone  
**Requested Use/Occupancy:** Residential

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		9800	9800	0	(max.)
<u>LOT AREA:</u>		7122	7122	5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup></u>		1.4	1.0	0	
<u>LOT AREA OF EACH DWELLING UNIT</u>		1017	1017	0	
<u>SIZE OF LOT:</u>	WIDTH	55	55	50	
	DEPTH	126	126	0	
<u>SETBACKS IN FEET:</u>	FRONT	6.2	6.2	10	
	REAR	33.7	33.7	5	
	LEFT SIDE	4.5	4.5	5	
	RIGHT SIDE	8.9	8.9	5	
<u>SIZE OF BUILDING:</u>	HEIGHT	46.1	46.1	45	
	WIDTH	87.2	87.2	0	
	LENGTH	46.1	46.1	45	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		17	17	30	
<u>NO. OF DWELLING UNITS:</u>		7	7	0	
<u>NO. OF PARKING SPACES:</u>		4	4	0	
<u>NO. OF LOADING AREAS:</u>		0	0	0	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		26.7	26.7	10	

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.:

Accessory structure - long term bike parking enclosure

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'.



NOT FOR CONSTRUCTION

BZA SET

ISSUED	
DESCRIPTION	DATE
REVISIONS PER FIRE DEPT. REQUEST	2025.04.23



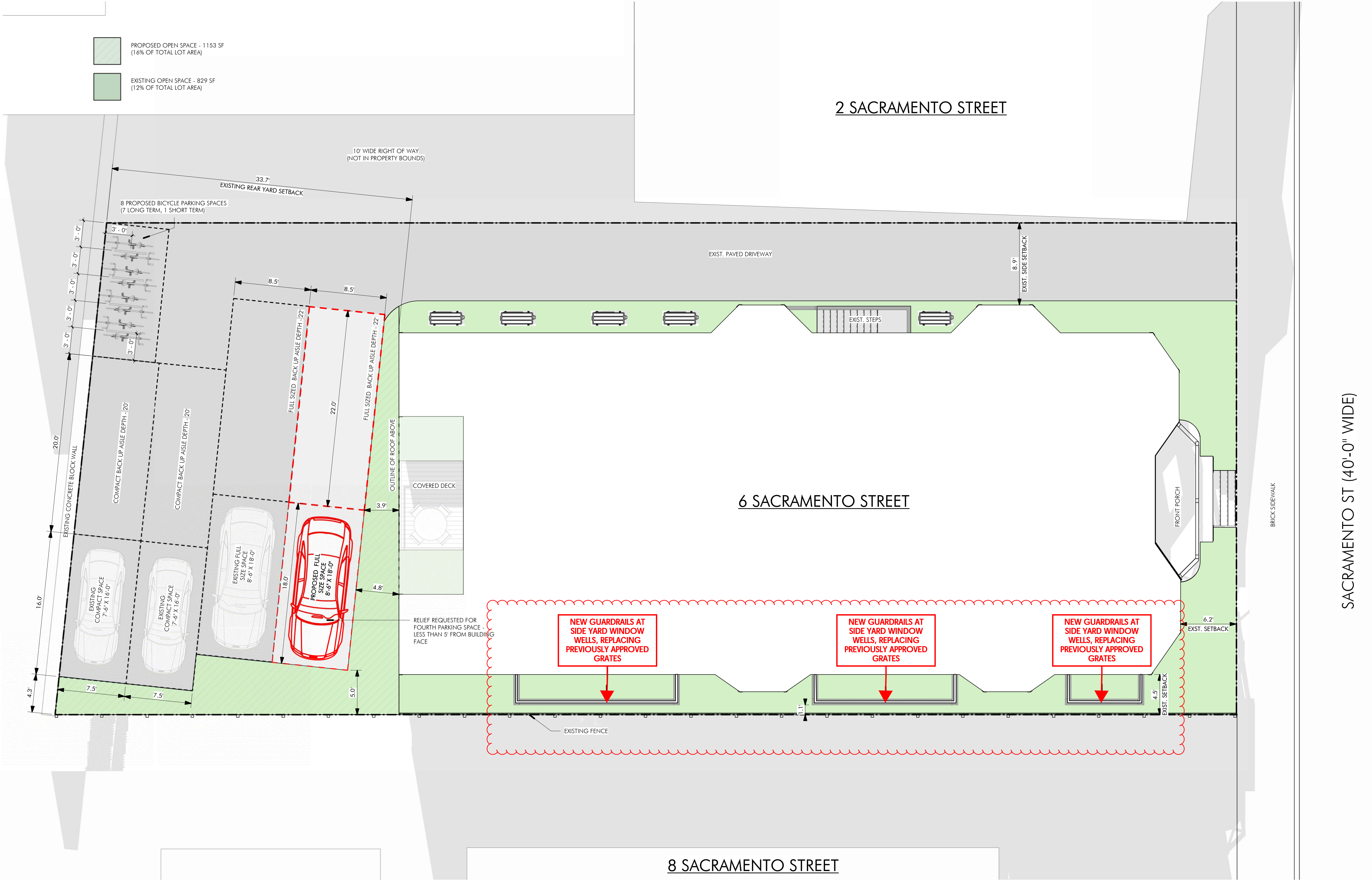
AndersonPorterDesign  
1972 Massachusetts Ave., 4th Floor  
Cambridge, MA 02140  
Tel. 617.354.2501 Fax. 617.354.2509

Project: 6 Sacramento St  
Address: 6 Sacramento St,  
Cambridge, MA 02138

Title: PROPOSED LANDSCAPE

Drawing Issued By: ANDERSON PORTER DESIGN	
Project #:	2401
Date:	2024.06.17
Scale:	3/16" = 1'-0"
Drawn by:	DS,LB

Drawn No.
L1.1



1 PROPOSED SITE PLAN  
3/16" = 1'-0"



NOT FOR CONSTRUCTION



1 PROPOSED EAST ELEVATION  
1/4" = 1'-0"

BZA SET

ISSUED	
DESCRIPTION	DATE
REVISIONS PER FIRE DEPT. REQUEST	2025.04.23



AndersonPorterDesign  
1972 Massachusetts Ave, 4th Floor  
Cambridge, MA 02140  
Tel. 617.354.2501 Fax. 617.354.2509

Project: 6 Sacramento St  
Address: 6 Sacramento St,  
Cambridge, MA 02138

Title: PROPOSED ELEVATIONS

Drawing Issued By:	ANDERSON PORTER DESIGN
Project #:	2401
Date:	2024.06.17
Scale:	1/4" = 1'-0"
Drawn by:	LB

A2.4







*6 Sacramento St.*















6 Sacramento St. Petitioner

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

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

ANDERSON PORTER DESIGN  
C/O DAN ANDERSON, ARCHITECT  
1972 MASS AVENUE #4B  
CAMBRIDGE, MA 02140

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

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

156-70  
HOGSTADIUS, ANN-CHARLOTTE,  
TR. 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

156-68  
BEAUDET, DOUGLAS S. TRS THE  
MASSACHUSETTS SACRAMENTO REALTY TR  
1675 MASSACHUSETTS AVE  
CAMBRIDGE, MA 02138

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

156-63  
SACRAMENTO HOUSE LLC  
205 E 59TH ST UNIT 12C  
NEW YORK, NY 10022