

CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139 19 PM 2: 26

617-349-6100

CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 1162478

General Information

The undersigned h	ereby petitions the	e Board of Zoning A	ppeal for the following:		
Special Permit:		Variance: X	Appeal:		
PETITIONER: Sa	acramento House	LLC C/O Daniel An	derson, Anderson Porter Design		
PETITIONER'S A	DDRESS: 1972 I	Mass Ave, Cambrido	ge, Massachusetts 02140		
LOCATION OF PE	ROPERTY: 6 Sac	ramento St , Camb	oridge, MA		
TYPE OF OCCUPANCY: Residential			ZONING DISTRICT: Resident C-1 Zone		
REASON FOR PE	TITION:				
DESCRIPTION	OF PETITIONE	R'S PROPOSAL:			
•		side yard setback fro lge Fire Departmen	om grates (previously conditioned by BZA - Case #268861) to		
SECTIONS OF ZO	ONING ORDINAN	ICE CITED:			
Article: 5.000 Article: 4.000 Article: 10.000		ble of Dimensional Multifamily Dwelling			
		Original Signature(s):	(Petitioner (s) / Owner)		
			Daniel P. Anderson, Anderson Porter Design		
			(Print Name)		
		Address:	1972 Mass Ave. Cambridge MA 02140		
		Tel. No.	6177 354 2501		

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 Appear						
Sacramento Hausa II C						
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 <u>82394 Page 330</u> or Registry						
District of Land Court Certificate No Book Page						
Hadl Ollen						
(Owner)						

On this <u>lighth</u> 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

My commission expires:

5/·19/2_ 11:56 AM

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

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

Present Use/Occupancy: Residential

Location: 6 Sacramento St, Cambridge, MA

Zone: Resident C-1 Zone

Phone: 6177 354 2501

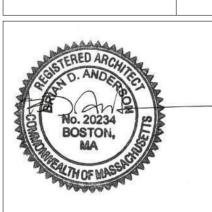
Requested Use/Occupancy: Residential

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

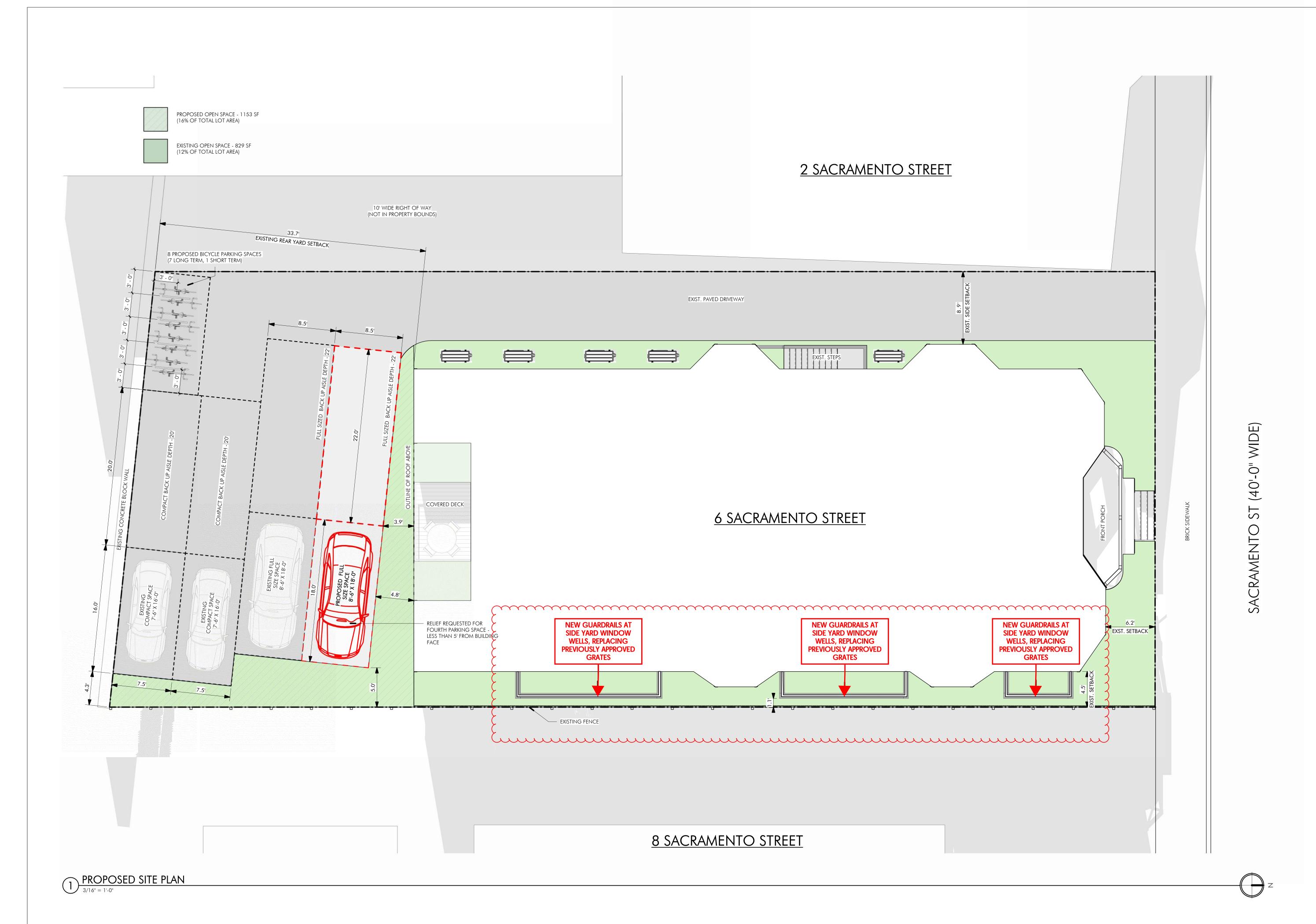


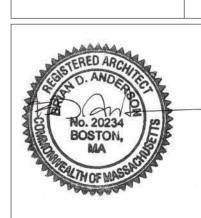
AndersonPorterDesign 1972 Massachusetts Ave, 4th Floor Cambridge, MA 02140 Tel. 617.354.2501 Fax. 617.354.2509

6 Sacramento St 6 Sacramento St, Cambridge, MA 02138

PROPOSED LANDSCAPE

2024.06.17 DS,LB





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

6 Sacramento St 6 Sacramento St, Cambridge, MA 02138

PROPOSED ELEVATIONS

Drawing Issued By: ANDERSON PORTER DESIGN 2024.06.17 A2.4 1/4" = 1'-0"



LEGEND				
a	PROPOSED DRAIN LINE			
S	SEWER MANHOLE			
w	EXISTING WATER LINE			
—— G ——	EXISTING GAS LINE			
P	UTILITY POLE			
g∨ ∑	GAS VALVE			
—— Е ——	OVERHEAD ELECTRIC SERVICE			
₩V ⊠	WATER VALVE			
	CATCH BASIN			
—	FENCE			
205	CONTOUR LINE (MJR)			
— — —195- — — —	CONTOUR LINE (MNR)			
¹⁹⁵ x	SPOT GRADE			
(DRAIN MANHOLE			
\$¢	HYDRANT			
	TREE			

DRAINAGE AREA SUMMARY

EXISTING ROOF (HOUSE) = 3,809.43 S.F.
EXISTING PAVED AREAS = 2,757.16 S.F.
EXISTING IMPERVIOUS (STEPS & DECK) = 136.88 S.F.
EXISTING LANDSCAPE AREA = 418.53 S.F.

PROPOSED ROOF = 3,809.43 S.F.
PROPOSED WINDOW WELLS = 141.72 S.F.
PROPOSED PAVED AREAS= 2,439.48 S.F.
PROPOSED IMPERVIOUS (STEPS/DECK)=136.88 S.F.

PROPOSED IMPERVIOUS (STEPS/DECK)=136.88 S.F.
PROPOSED LANDSCAPE AREA = 594.49 S.F.

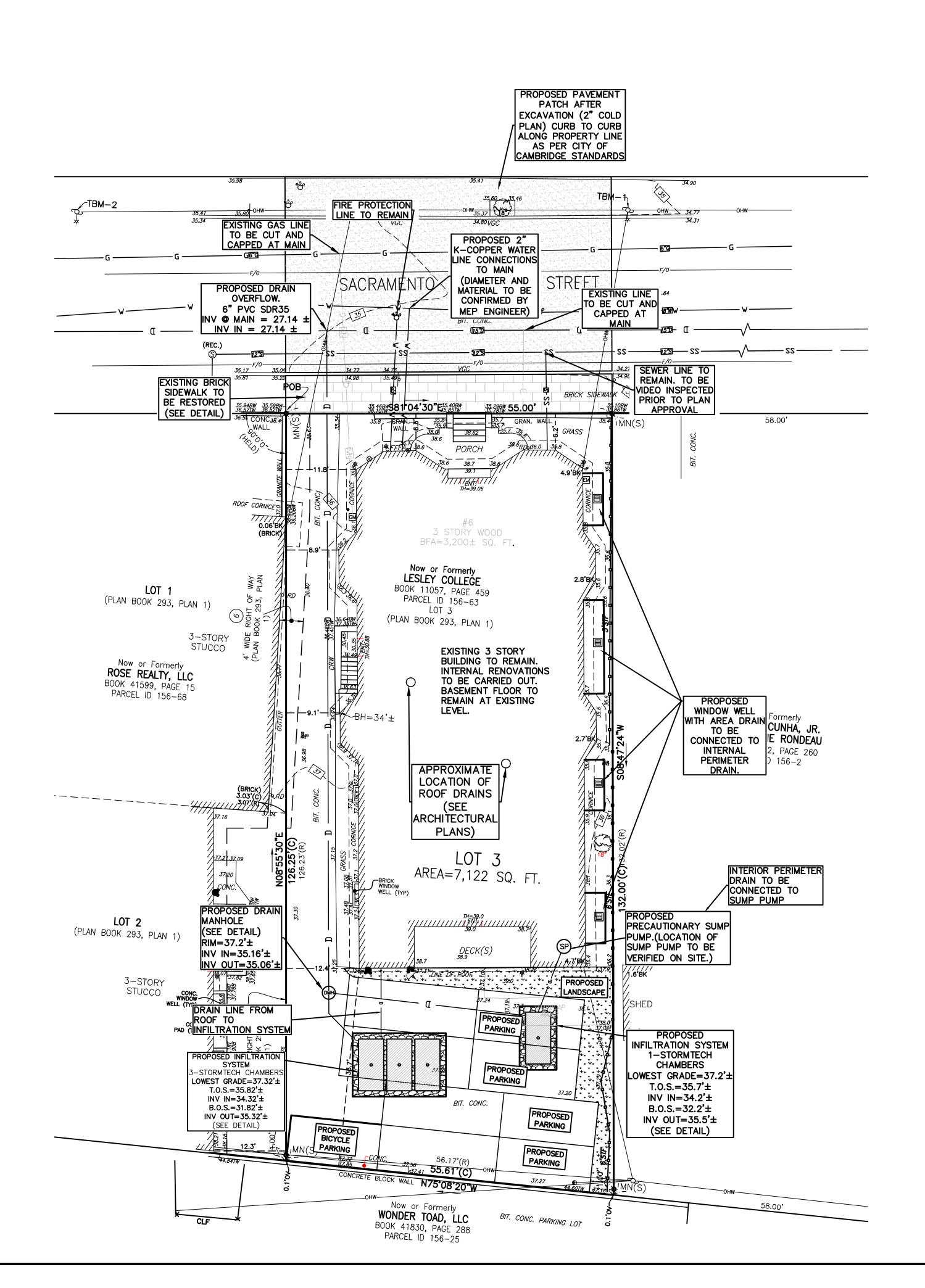
TOTAL EXISTING IMPERVIOUS AREA = 6,703.47 S.F.

TOTAL PROPOSED IMPERVIOUS AREA = 6,527.51 S.F.

TOTAL DECREASE IN IMPERVIOUS AREA = 175.96 S.F.

NOTE: THE PRESENT CIVIL PLAN IS BASED ON THE SITE PLAN
"PROPOSED PLOT PLAN OF LAND IN SOMERVILLE, MASS— 6 SACRAMENTO ST, SOMERVILLE, MA"., PREPARED BY OTHERS

NOTE: THIS PLAN WAS PREPARED FOR STORMWATER & UTILITIES PURPOSES ONLY. REFER TO THE PROPOSED PLOT PLAN PREPARED BY OTHERS FOR ANY ZONING PURPOSES



REFER TO ARCHITECTURAL PLANS FOR ALL ZONING RELATED INFORMATION

CONTRACTOR TO ENSURE NO INCREASE IN RUNOFF FROM ANY AREA OF THE LOT TO ABUTTING PROPERTIES.

PROPOSED FIRST FLOOR &
BASEMENT FLOOR ELEVATIONS TO
BE VERIFIED BY ARCHITECT PRIOR
TO ANY CONCRETE BEING POURED.

BACKFLOW PREVENTERS MUST BE INSTALLED IN ALL NEW BASEMENT FIXTURES.

POWER BACKUP AND BACKFLOW PREVENTER MUST BE INSTALLED IN ALL SUMP PUMPS.

GENERAL NOTES

1. THE CONTRACTOR SHALL REPORT TO THE OWNER AND ENGINEER OF ANY SIGNIFICANT VARIATIONS IN EXISTING SITE CONDITIONS FROM THOSE SHOWN ON THESE PLANS. ANY PROPOSED REVISIONS TO THE WORK, IF REQUIRED BY THESE SITE CONDITIONS, SHALL NOT BE UNDERTAKEN UNTIL REVIEWED AND APPROVED BY THE OWNER AND THE

- IN ORDER TO PROTECT THE PUBLIC SAFETY DURING CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING AT ALL TIMES ALL NECESSARY SAFETY DEVICES AND PERSONNEL, WARNING LIGHTS, BARRICADES, AND POLICE OFFICERS.
- 3. ALL WORK SHALL CONFORM TO CITY OF CAMBRIDGE GENERAL CONSTRUCTION STANDARDS.
- 4. THE CONTRACTOR SHALL REGULARLY INSPECT THE PERIMETER OF THE PROPERTY TO CLEAN UP AND REMOVE LOOSE CONSTRUCTION DEBRIS BEFORE IT LEAVES THE SITE. ALL DEMOLITION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE SITE TO A LEGAL DUMP SITE. ALL TRUCKS LEAVING THE SITE SHALL BE COVERED.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSTITUTE EROSION CONTROL MEASURES ON AN AS NECESSARY BASIS, SUCH THAT EXCESSIVE SOIL EROSION DOES NOT OCCUR.
- THE LOCATION OF UNDERGROUND UTILITIES AS REPRESENTED ON THESE PLANS IS BASED UPON PLANS AND INFORMATION PROVIDED BY THE RESPECTIVE UTILITY COMPANIES OR MUNICIPAL DEPARTMENTS SUPPLEMENTED BY FIELD IDENTIFICATION WHEREVER POSSIBLE. NO WARRANTY IS MADE AS TO THE ACCURACY OF THESE LOCATIONS OR THAT ALL UNDERGROUND UTILITIES ARE SHOWN. THE CONTRACTOR SHALL CONTRACT DIG SAFE AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION. DIG SAFE TELEPHONE NUMBER IS 1-800-322-4844.
- THE CONTRACTOR SHALL VERIFY THE LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES PRIOR TO TAPPING INTO, CROSSING OR EXTENDING THEM. IF THE NEW WORK POSES A CONFLICT WITH EXISTING UTILITIES, THE ENGINEER SHALL BE NOTIFIED PRIOR TO THE
- 3. NO LEDGE, BOULDERS, OR OTHER UNYIELDING MATERIALS ARE TO BE LEFT WITHIN 6" OF THE WATER IN THE TRENCH, NOR ARE THEY TO BE USED FOR BACKFILL FOR THE FIRST 12" ABOVE THE PIPES.
- PAVEMENT AREA SHALL BE PAVED TO A THICKNESS AS SHOWN ON THE PLANS MEASURED AFTER COMPACTION, WITH A BINDER COURSE AND TOP COURSE OF CLASS I BITUMINOUS CONCRETE PAVEMENT, TYPE I-1.
- 10. BASE MATERIAL SHALL BE CLEAN BANK RUN GRAVEL, CONFORMING TO M.D.P.W. M1.03.1, WITH NO STONES LARGER THAN THREE (3) INCHES IN DIAMETER AND SHALL BE PLACED AND ROLLED WITH AT LEAST A TEN TON ROLLER. THE SURFACES SHALL BE WET DURING ROLLING TO BIND THE MATERIAL. ALL STONES OF 4" DIAMETER OR LARGER SHALL BE REMOVED FROM THE SUB-BASE PRIOR TO PLACING BASE MATERIAL.
- 11. ALL EXISTING PAVING TO BE DISTURBED SHALL BE CUT ALONG A STRAIGHT LINE THROUGH ITS ENTIRE THICKNESS. BUTT THE NEW PAVING INTO THE EXISTING PAVEMENT TO REMAIN
- 12. ANY PAVEMENT REMOVED FOR UTILITY TRENCH EXCAVATION OR OTHERWISE DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITH A PAVEMENT SECTION CONSISTING OF TWO-2" LIFTS OF BINDER BELOW A 2" TOP COURSE OF ASPHALT "SEE DETAIL" (BUT NOT LESS THAN EXISTING)..
- 13. THE CONTRACTOR SHALL APPLY FOR A STREET OPENING AND UTILITY CONNECTION PERMITS AND SIDEWALK CROSSING PERMIT WITH THE CITY OF CAMBRIDGE DPW.
- 14. CONTRACTOR TO ENSURE THAT ALL SURFACE WATER IS DIVERTED AWAY FROM BUILDING FOUNDATION DURING FINAL GRADING.
- 15. CONTRACTOR MUST AIR SPADE FOR ROOTS WITHIN DRIP EDGE OF ANY JURISDICTIONAL TREE PRIOR TO EXCAVATION AND TUNNEL BENEATH ANY ROOTS TO INSTALL NEW DRAIN AND SEWER. CONTACT AND SCHEDULE DPW IN ADVANCE OF AIR SPADING.
- 16. AIR SPADE FOR ROOTS IN ADVANCE TO DETERMINE FEASIBILITY OF PERMEABLE PAVERS.
 RECOMMENDATION FROM A MASSACHUSETTS LICENSED ARBORIST WHERE THE PERVIOUS
 PAVERS FAIL WITHIN ROOT ZONE OR TREE DRIP FOGE IS REQUIRED.
- PAVERS FALL WITHIN ROOT ZONE OR TREE DRIP EDGE IS REQUIRED.

 17. TREES MUST BE PROTECTED WITH 2 BY 4 WRAP IN ADVANCE OF EXACTION AND PROTECT ROOTS FROM HEAVY EQUIPMENT.

STORMWATER MANAGEMENT CALCULATIONS

SYSTEM #1

Design Criteria: Roof = 3,809.43 SI

Design For 1" Rainstorm

Storage Volume Required:

 $V_R = (1^{\circ\prime}/12) (3,809.43 \text{ SF}) = 317.45 \text{ CF}$

CAPACITY OF PROPOSED STORM TECH SYSTEM

Storage Capacity of single Storm Tech UNIT = 46 CF

Void Ratio =0.35

Total Volume= (10.75'x 15.75' x 4'depth (2.5ft for Storm Tech unit) x 3 UNITS) =

Capacity for 3 UNIT = 138 CF

Storage Capacity in Crushed Stone = (Total Volume – Capacity of Units)

 $x \text{ Void Ratio} = (677 - 138) \times 0.35 = 188.5 \text{ CF}$

Total Storage Provided = Capacity in Crushed Stone + Total Capacity in Units =

188.5 CF + 138 CF = 326.5 CF

Since Total Storage Provided (326.5 CF) > Total Storage Required

(317.45 CF/D) Therefore, utilize 3-Storm-Tech Chamber with 1 ft. of

Crushed Stone Beneath to Contain 1" Storm Event

18. CITY OF CAMBRIDGE DPW EXCAVATION PERMIT IS REQUIRED IN ADVANCE OF ALL ON SITE UTILITY WORK AND UTILITY WORK IN CITY'S RIGHT OF WAY.

Spruhan Engineering, P.C.

> NEWTON, MA 02458 Tel: 617-816-0722

80 JEWETT ST, (SUITE 1)

Email:edmond@spruhaneng.com

6 SACRAMENTO ST, CAMBRIDGE, MASSACHUSETTS

CIVIL PLAN

REVISION BLOCK

DESCRIPTION

DATE

All legal rights including, but not limited to, copyright and design patent rights, in the designs, arrangements and plans shown on this document are the property of Spruhan Engineering, P.C. They may not be used or reused in whole or in part, except in connection with this project, without the prior written consent of Spruhan Engineering, P.C.. Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on this project, and Spruhan Engineering, P.C., must be notified of any variation from the dimensions and conditions shown by these drawings.



 DATE:
 04/10/2025

 DRAWN BY:
 P.K

 CHECKED BY:
 G.B

 APPROVED BY:
 E.S

CIVIL PLAN

SHEET 1 OF 2

GRAPHIC SCALE

10 0 5 10 20 40

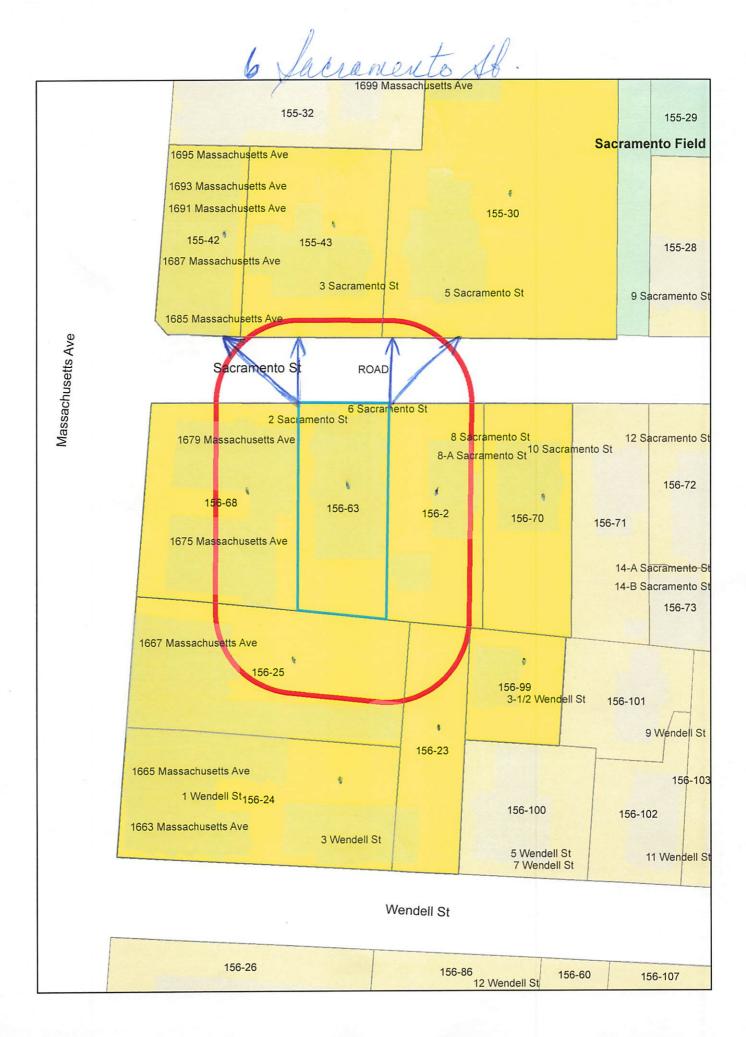
(IN FEET)
1 inch = 10 ft.

le facramento et.









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

156-23-24 LESLEY COLLEGE 29 EVERETT STREET 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

156-63 SACRAMENTO HOUSE LLC 205 E 59TH ST UNIT 12C NEW YORK, NY 10022 6 Sacranento It.

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

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

156-68 BEAUDET, DOUGLAS S. TRS THE MASSACHUSETTS SACRAMENTO REALTY TR 1675 MASSACHUSETTS AVE CAMBRIDGE, MA 02138 ANDERSON PORTER DESIGN C/O DAN ANDERSON, ARCHITECT 1972 MASS AVENUE #4B CAMBRIDGE, MA 02140

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

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