

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 Roberto And Natercia Amaya
(OWNER)

Address: 97 97^A SIXTH ST CAMBRIDGE MA 02141

State that I/We own the property located at 97 97^A SIXTH ST., which is the subject of this zoning application.

The record title of this property is in the name of Roberto Amaya And Natercia Amaya

*Pursuant to a deed of duly recorded in the date 10-29-1992 Middlesex South County Registry of Deeds at Book 22554, Page 187; or Middlesex Registry District of Land Court, Certificate No. _____
Book 22554 Page 184.


SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT*

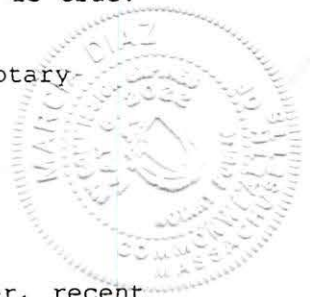
*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Middlesex

The above-name Roberto Amaya personally appeared before me, this 17 of Dec, 2019, and made oath that the above statement is true.

Marcos Diaz Notary

My commission expires May 8, 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 ADDITION OF UNIT 2 INTO THE 3RD FLOOR WILL PROVIDE ADDITIONAL LIVING SPACE FOR AN EXISTING GROWING FAMILY.

- 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 EXISTING NON-CONFORMING LOT AND 2-FAMILY DWELLING UNIT ARE JUST ABOVE THE MAXIMUM ALLOWABLE FAR. THEREFORE REQUIRES ZONING RELIEF.
ADDITION ON NEW WALL AND ROOF WILL MATCH THE MASSING OF EXISTING STRUCTURES THROUGHOUT THE NEIGHBORHOOD.

- C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:**

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

NO NEW TRAFFIC, AIR, LIGHT OR NOISE POLLUTION WILL BE CREATED.
THERE WILL BE NO LOSS OF PUBLIC STREET PARKING.
THERE WILL BE NO LOSS OF PRIVACY FOR THE ABUTTERS. THE PROPOSED BUILDING MASSING WILL REMAIN SIMILAR TO WHAT ALREADY EXIST IN THE IN THE NEIGHBORHOOD, NO MAJOR IMPACT WILL OCCUR.

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

THE THIRD FLOOR ADDITION WHICH MATCHES OTHERS IN THE AREA WILL NOT IMPACT THE INTEGRITY OF THE DISTRICT OF PURPOSE OF THE ORDINANCE DUE TO THE MINIMAL IMPACT THAT IT WILL HAVE IN THE AREA.

- * 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: ROBERTO & NATERCIA AMAYA -KARLA T.(DESIGNER) **PRESENT USE/OCCUPANCY:** 2-FAMILY MULTIFAMILY

LOCATION: 97-97A SIXTH ST, CAMBRIDGE, MA, 02141 **ZONE:** RESIDENCE C-1 ZONE

PHONE: (617) - 388 9190 **REQUESTED USE/OCCUPANCY:** 2- FAMILY

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS¹</u>	
<u>TOTAL GROSS FLOOR AREA:</u>	<u>2.656</u>	<u>3.536</u>	<u>1.058</u>	(max.)
<u>LOT AREA:</u>	<u>1.410</u>	<u>NO CHANGE</u>	<u>5.000</u>	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:²</u>	<u>1.88</u>	<u>2.50</u>	<u>0.75</u>	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	(min.)
<u>SIZE OF LOT:</u>				
WIDTH	<u>30'0"</u>	<u>NO CHANGE</u>	<u>50'0"</u>	(min.)
DEPTH	<u>47'0"</u>	<u>NO CHANGE</u>	<u>N/A</u>	
<u>Setbacks in Feet:</u>				
FRONT	<u>2'0"</u>	<u>NO CHANGE</u>	<u>10'0"</u>	(min.)
REAR	<u>0</u>	<u>NO CHANGE</u>	<u>20'0"</u>	(min.)
LEFT SIDE	<u>8'0"</u>	<u>NO CHANGE</u>	<u>7'6"</u>	(min.)
RIGHT SIDE	<u>6"</u>	<u>NO CHANGE</u>	<u>7'6"</u>	(min.)
<u>SIZE OF BLDG.:</u>				
HEIGHT	<u>21'0"</u>	<u>32'0"</u>	<u>35'0"</u>	(max.)
LENGTH	<u>47'0"</u>	<u>47'0"</u>	<u>N/A</u>	
WIDTH	<u>17'0"</u>	<u>17'0"</u>	<u>N/A</u>	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:³</u>	<u>54% 37%</u>	<u>64% 37%</u>	<u>30%</u>	(min.)
<u>NO. OF DWELLING UNITS:</u>	<u>2</u>	<u>NO CHANGE</u>	<u>2</u>	(max.)
<u>NO. OF PARKING SPACES:</u>	<u>2</u>	<u>NO CHANGE</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.

THERE ARE NO OTHER OCCUPANCIES OR ADJACENT BUILDING EXIST ON SAME LOT. PROPOSED CONSTRUCTION TYPE WILL BE C
CONVENTIONAL AND ENGINEERED WOOD FRAME CONSTRUCTION OVER CONCRETE/MASONRY FOUNDATION TO MATCH THE
EXISTING STRUCTURE.

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

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

2019 DEC 19 9:31 AM '19

Special Permit: _____ Variance: X

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

PETITIONER: ROBERTO AMAYA & NATERCIA AMAYA - KARLA TINKJIAN (DESIGNER)

PETITIONER'S ADDRESS: 97-97A SIXTH ST, CAMBRIDGE, MA, 02141

LOCATION OF PROPERTY: 97 SIXTH ST, CAMBRIDGE, MA, 02141

TYPE OF OCCUPANCY: 2 UNIT DWELLING ZONING DISTRICT: RESIDENCE C-1 ZONE

REASON FOR PETITION:

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

DESCRIPTION OF PETITIONER'S PROPOSAL:

THE PETITIONER IS REQUESTING VARIANCE DIMENSIONAL RELIEF (SET BACKS, FLOOR AREA RATIO, OPEN SPACE) TO CONSTRUCT A THIRD FLOOR ADDITION TO A PRE-EXISTING NON-CONFORMING TWO UNIT DWELLING UNIT. THE OWNER WOULD LIKE TO ADD ADDITIONAL LIVING SPACE FOR AS EXISTING GROWING FAMILY.

SECTIONS OF ZONING ORDINANCE CITED:

- Article 5.000 Section 5.31 (TABLE OF DIMENSIONAL REQUIREMENTS).
- Article 8.000 Section 8.22~~2~~3 (NON-CONFORMING STRUCTURE)
- Article 10.000 Section 10.30 (VARIANCE)

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): 
(Petitioner(s)/Owner)
ROBERTO AMAYA & NATERCIA AMAYA
(Print Name)

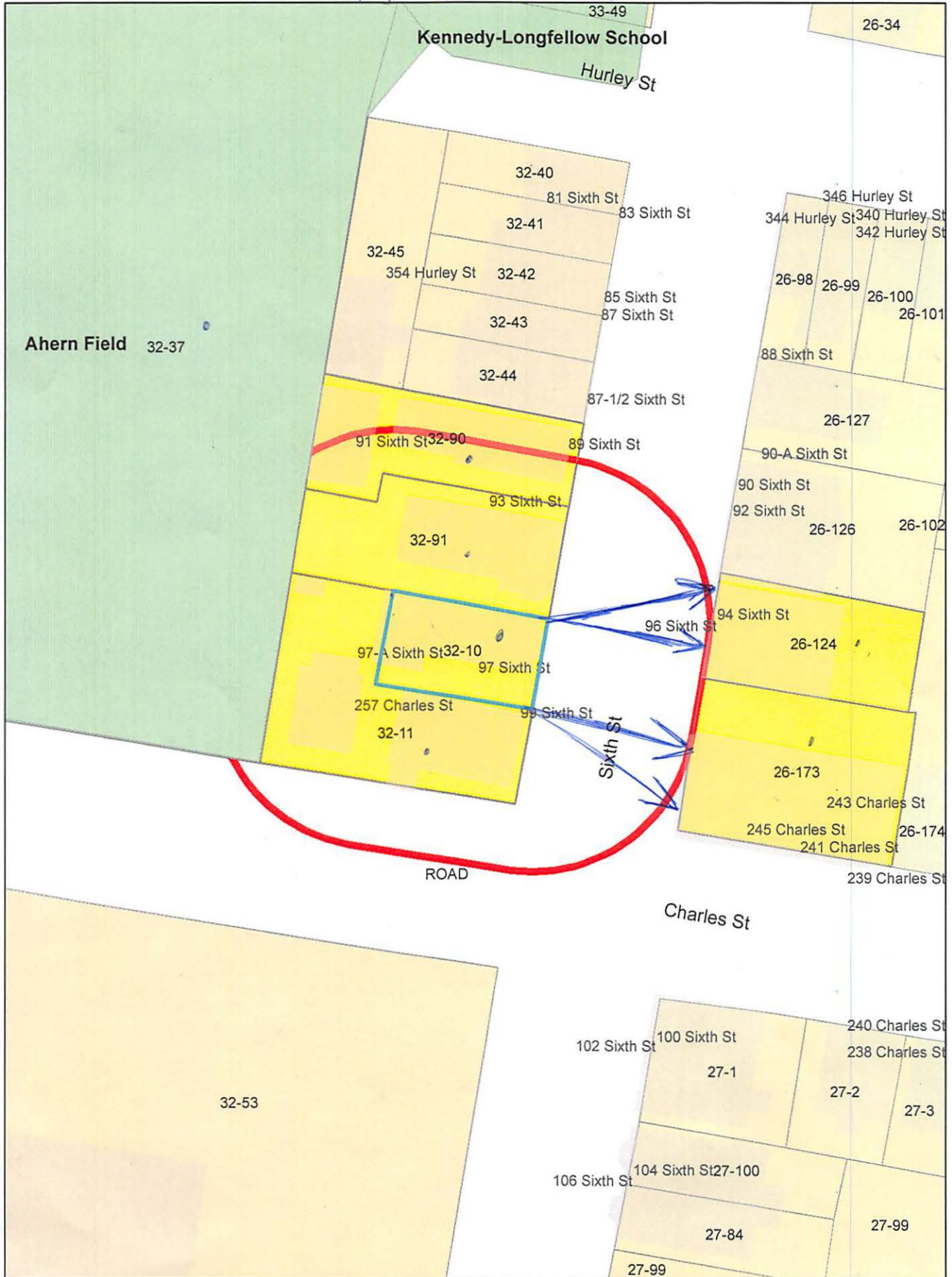
Address: 97-97A SIXTH ST, CAMBRIDGE, MA, 02141

Tel. No.: (617) 388-9190

E-Mail Address: natercia.amaya@icloud.com

Date: 12/18/2019

97 Sixth St.



97 Sixth St.

Petitioner

32-90
DAVIS, JANE E. & LUCIANO F. BOGLIONE
1404 ORCHARD ST
ALEXANDRIA, VA 22302

32-11
BELLEW, CAROLE K. A LIFE ESTATE
257 CHARLES STREET
CAMBRIDGE, MA 02141

32-10
AMAYA, ROBERTO & NATERCIA AMAYA
97 SIXTH STREET
CAMBRIDGE, MA 02141

32-37
CAMBRIDGE CITY OF
THE JOHN J AHERN PLAYGROUND
RECREATION DEPT
51 INMAN ST
CAMBRIDGE, MA 02139

32-37
CITY OF CAMBRIDGE
C/O NANCY GLOWA,
CITY SOLICITOR

DERBY SQUARE ARCHITECTS
C/O KARLA TINKJIAN, DESIGNER
478 TRAPELO ROAD
WALTHAM, MA 02452

32-37
CITY OF CAMBRIDGE
C/O LOUIS DePASQUALE,
CITY MANAGER

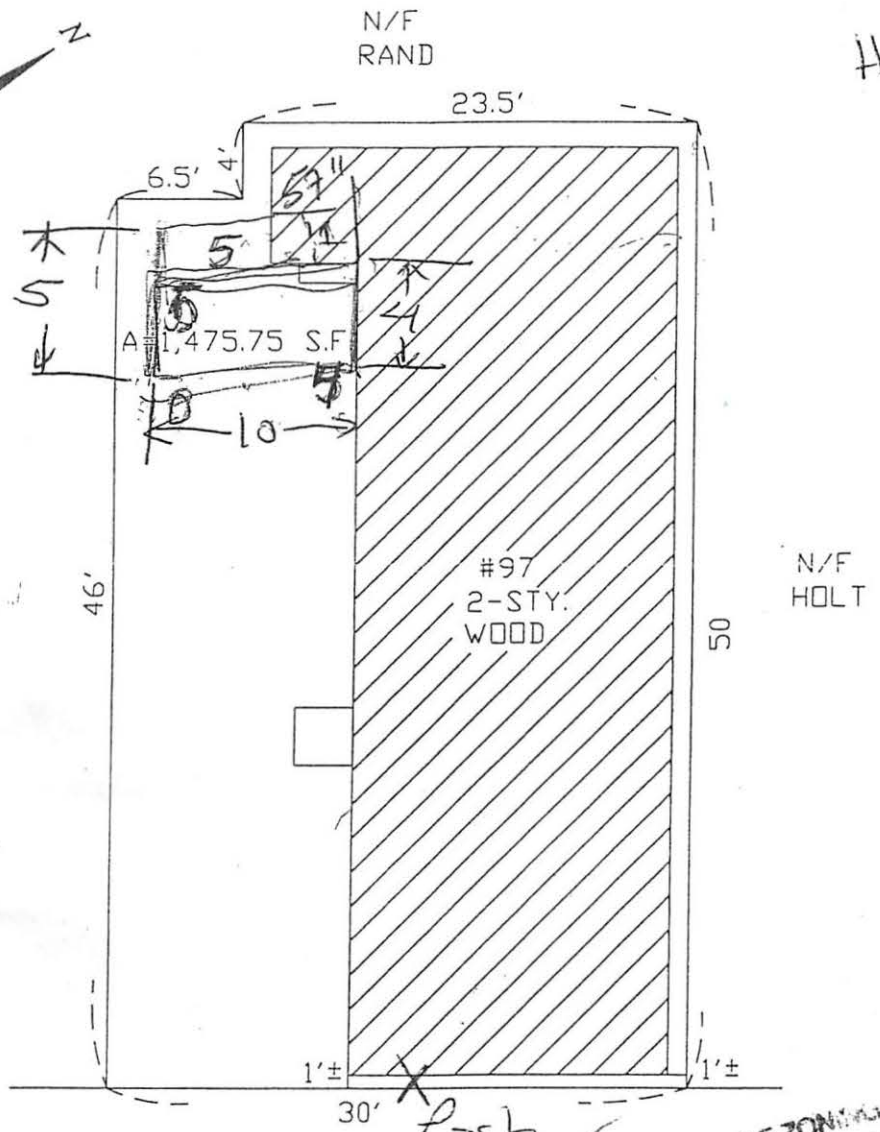
26-173
MCCARTHY, RITA R., TRUSTEE LAWRENCE G.
MORTON, JR & DAWN M. MORTON
245 CHARLES ST
CAMBRIDGE, MA 02141

32-91
CHAUDHARY, ARUN & MINAKSHI S. CHAUDHARY
93 SIXTH ST
CAMBRIDGE, MA 02141

26-124
DINES, MARGARET M.
96 SIXTH STREET
CAMBRIDGE, MA 02141

Window 30"

Height 21'
1st floor
9'



97 SIXTH STREET

SUBMITTED TO THE BOARD OF ZONING APPEAL
FOR CASE NO. 9041

NOTE:

THIS PLOT PLAN IS NOT TO BE USED FOR PROPERTY LINE DETERMINATION. THIS CERTIFICATION IS MADE TO: CITIZENS MORTGAGE CORPORATION AND BECOMES NULL AND VOID UPON ANY FUTURE CONVEYANCE. I HEREBY CERTIFY THAT I HAVE EXAMINED THE PREMISES AND THE BUILDINGS ARE LOCATED ON THE GROUND AS SHOWN. I FURTHER CERTIFY THAT THE PRINCIPAL BUILDING SHOWN DID CONFORM TO THE DIMENSIONAL ZONING LAWS OF CAMBRIDGE WHEN CONSTRUCTED. I HEREBY CERTIFY THAT THE PROPERTY IS NOT LOCATED IN AN ESTABLISHED FLOOD HAZARD AREA F.I.R.M. MAP No.250082

REVISION DATE: JULY 2, 1992

6/30/03

PAUL J. FINOCCHIO P.L.S. No.36115 DATE

PLOT PLAN OF LAND
IN
CAMBRIDGE, MA



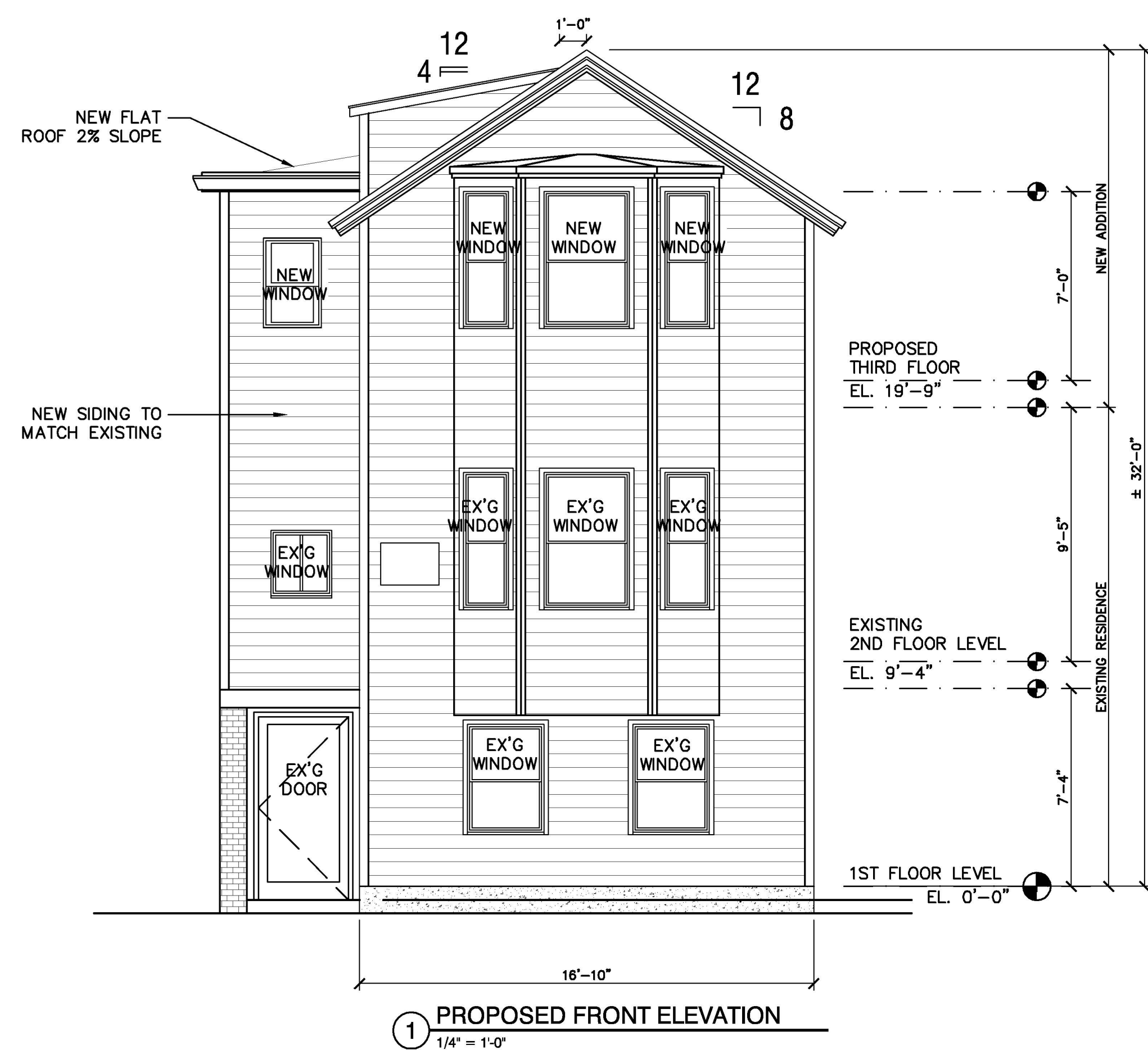
PREPARED BY:
PJF & ASSOCIATES
11 GLEASON ST. MEDFORD, MA.
PAUL J. FINOCCHIO-P.L.S.
(781)395-7662

SCALE: 1" = 10'

DEED REF.: BK.22554PG. 184

DATE: JUNE 30, 2003

FILE No.: 21-536-03KF18798L)



RESIDENTIAL RENOVATION

97-97A 6TH STREET,
CAMBRIDGE, MA 02141

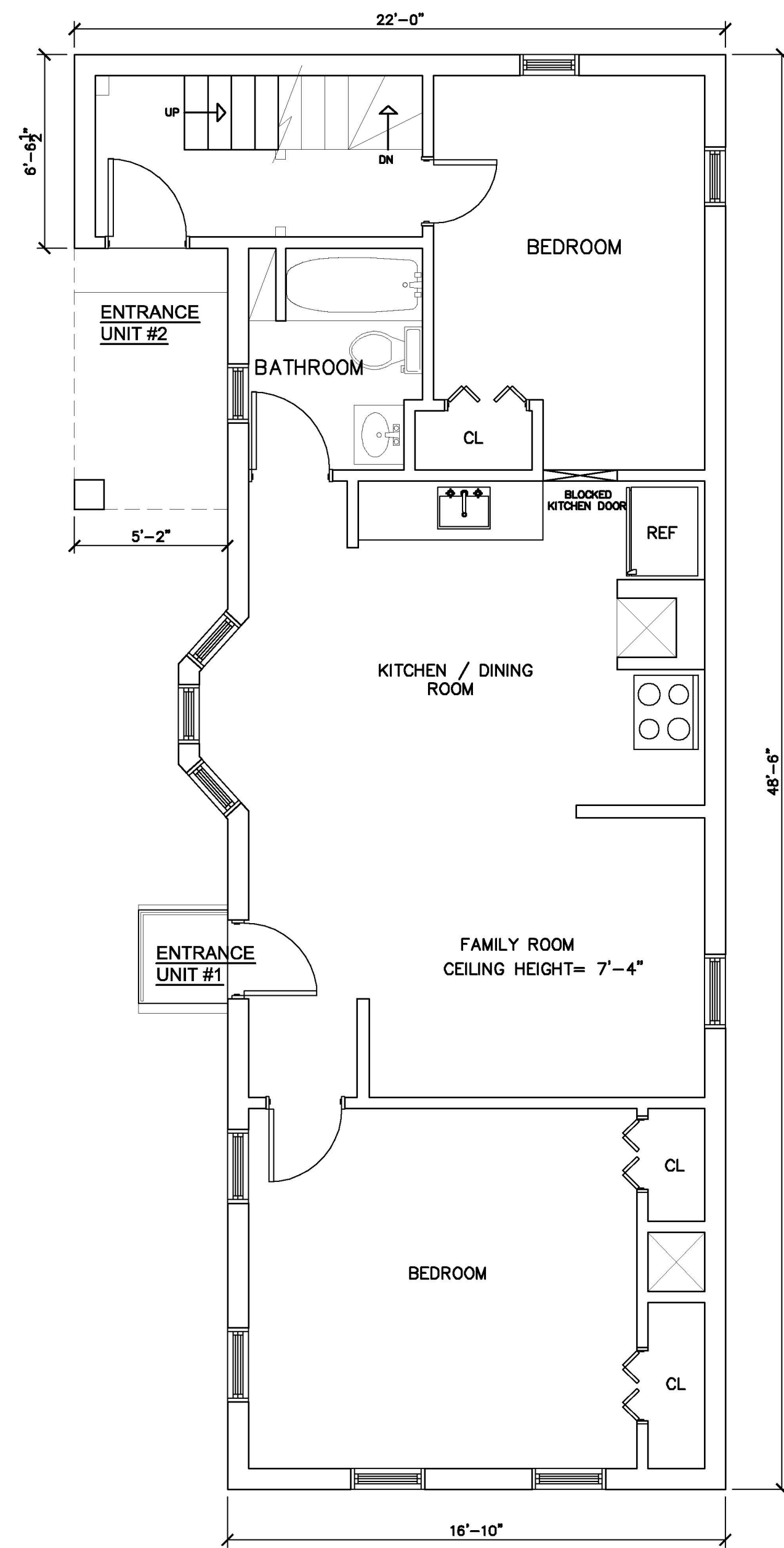
PROPOSED ELEVATIONS AND 3D IMAGES

REVISIONS:

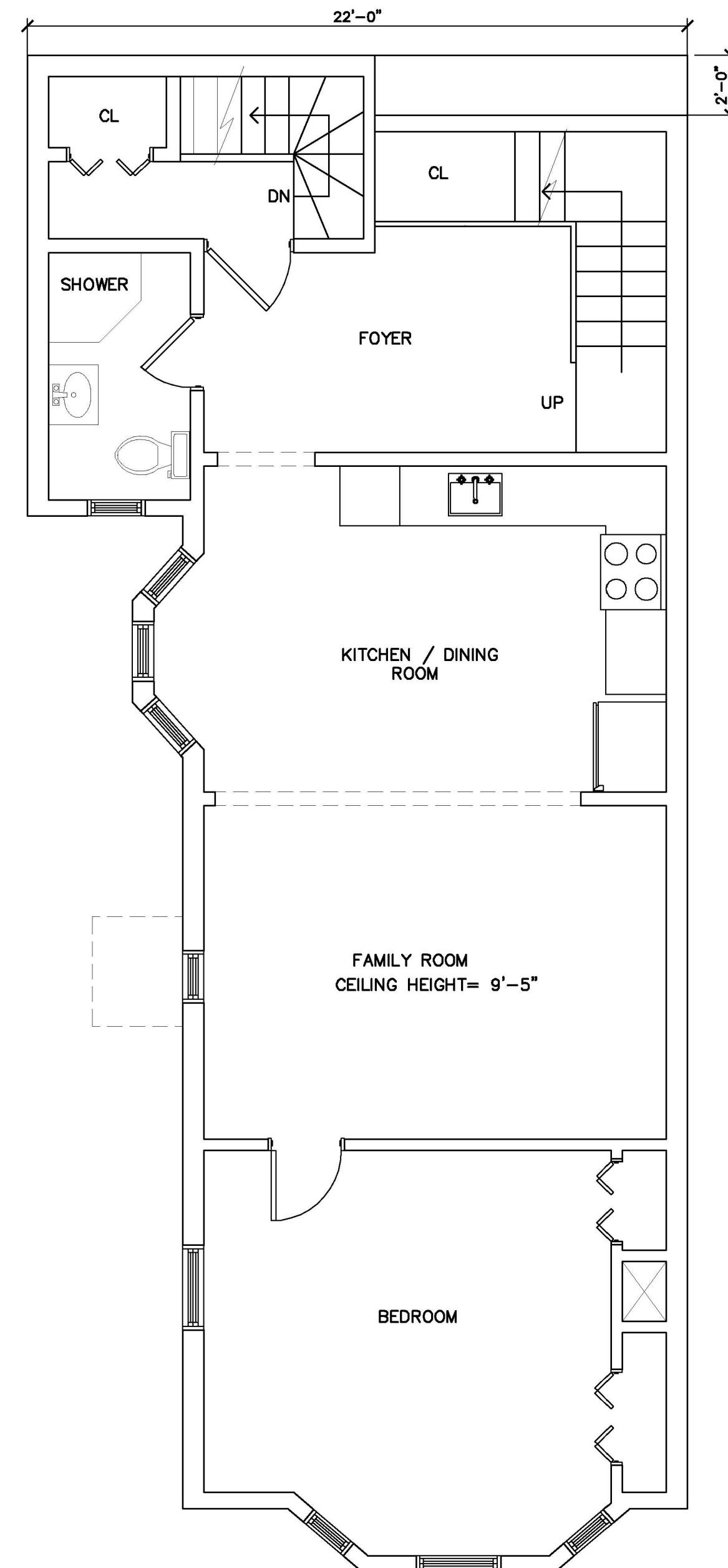
PROJECT NUMBER:
DATE: 12/18/19
SCALE: AS NOTED
DRAWN: KT
CHECK: KT

DRAWING NUMBER:

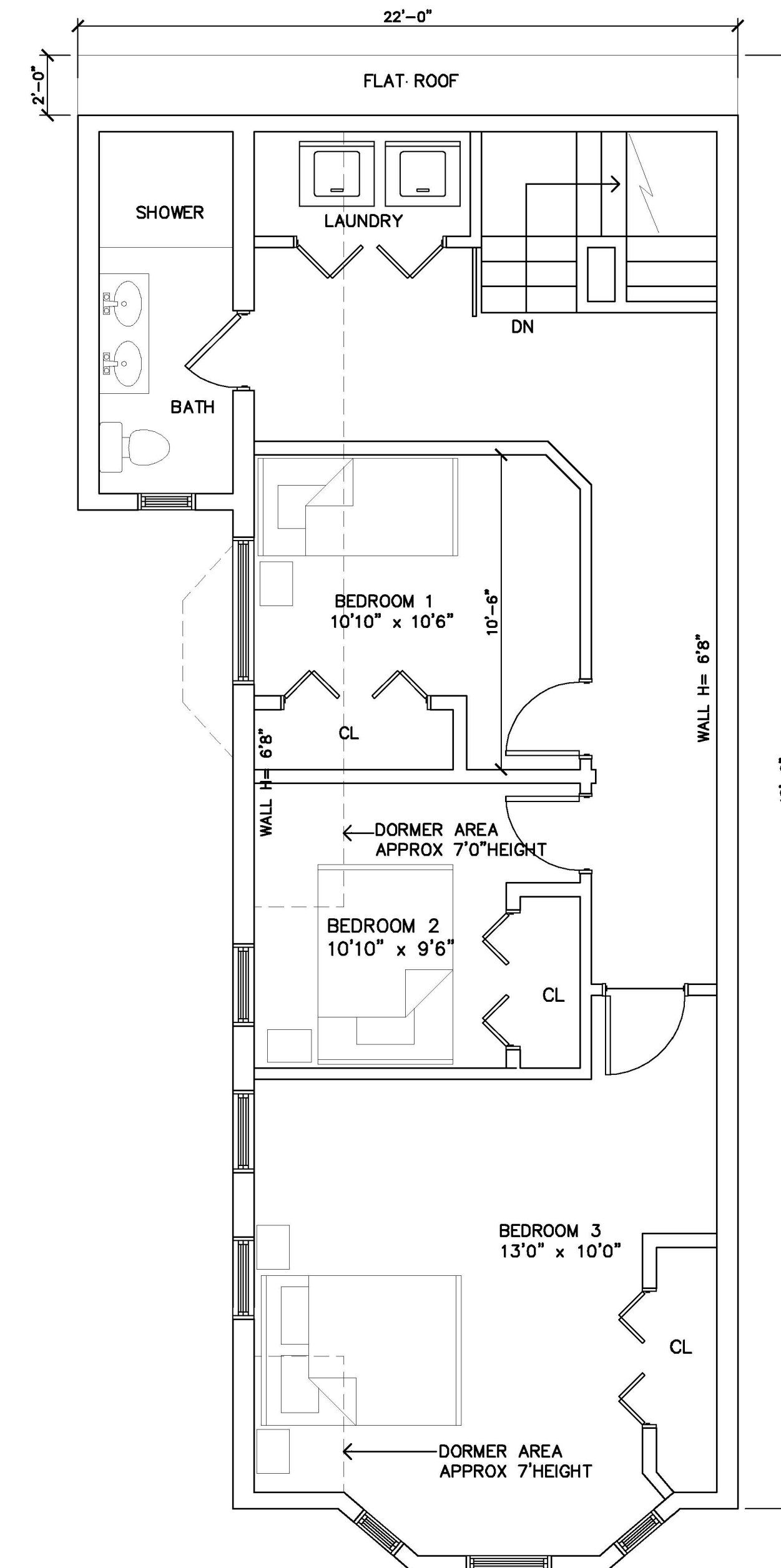
A3



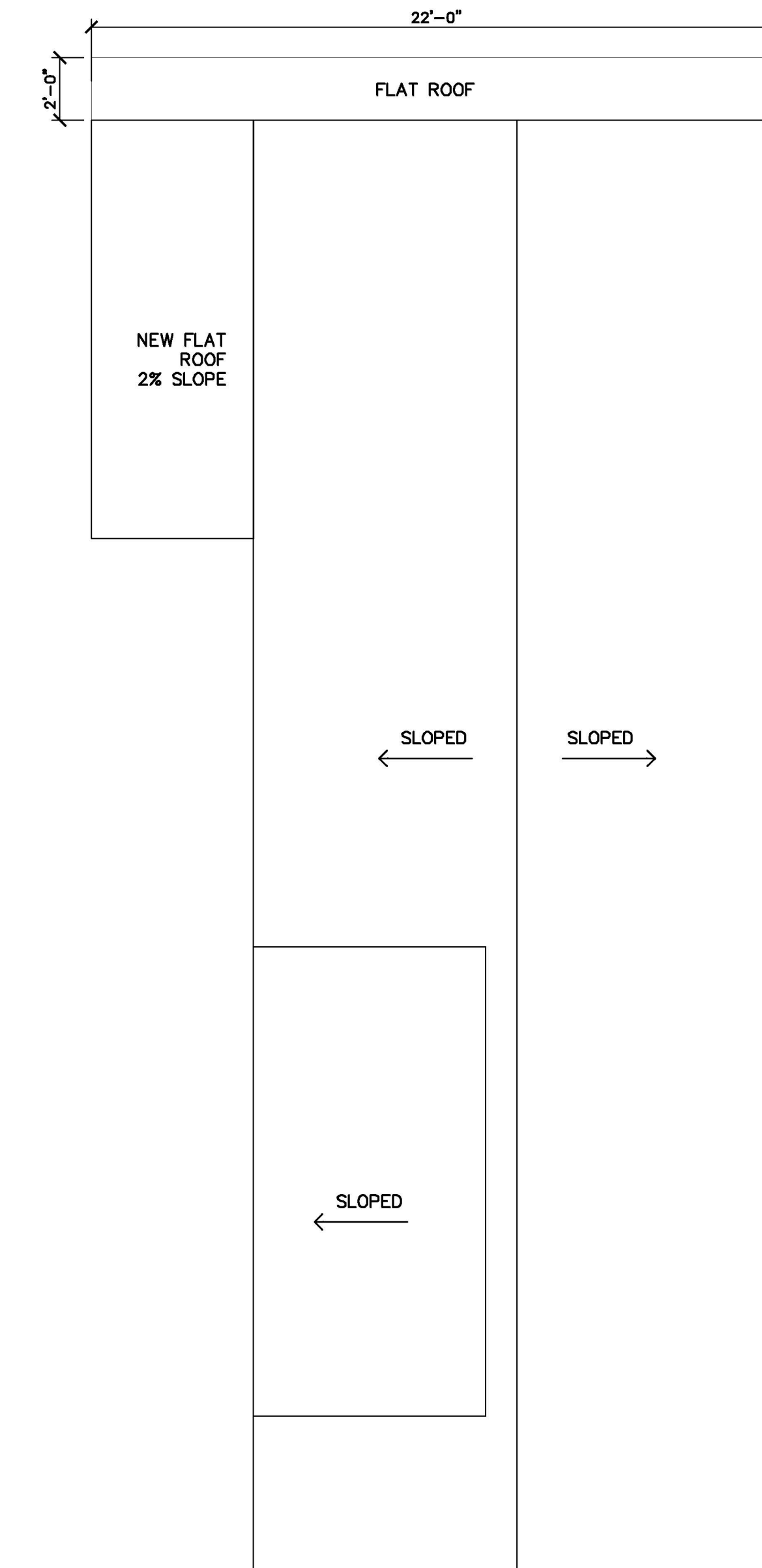
1 EXISTING FIRST FLOOR
1/4" = 1'-0"



2 PROPOSED SECOND FLOOR
1/4" = 1'-0"



3 PROPOSED 3RD FLOOR
1/4" = 1'-0"



4 PROPOSED ROOF PLAN
1/4" = 1'-0"

RESIDENTIAL RENOVATION
97-97A 6TH STREET,
CAMBRIDGE, MA 02141
EXISTING/PROPOSED FLOOR PLANS

REVISIONS:

PROJECT NUMBER:
DATE: 12/18/19
SCALE: AS NOTED
DRAWN: KT
CHECK: KT

DRAWING NUMBER:

A2

PROPOSED RESIDENTIAL RENOVATION 2 FAMILY DWELLING

97-97A SIXTH STREET, CAMBRIDGE, MA 02141



PROJECT DIRECTORY:

CLIENT:

ROBERTO & NATERCIA AMAYA
NATERCIA.AMAYA@CLOUD.COM
97-97A SIXTH STREET, CAMBRIDGE
MA 02141
Cell: (617) 388-9190

ARCHITECTURAL DESIGNER:

KARLA TINKJIAN,
LEED AP
KARLANTINKJIAN@GMAIL.COM
WALTHAM, MA 02452
Cell: (617) 212-9996

PROJECT INFORMATION:

EXISTING TOTAL GROSS FLOOR AREA (GFA): 2,656 SQ.FT.
PROPOSAL (GFA) = 3,526 SQ.FT.
TOTAL ADDED SQUARE FOOTAGE: 870 SQ.FT.
TOTAL SQUARE FOOTAGE OF THE WHOLE BUILDING (WITH ADDITION): 3,526 SQ.FT.
EXISTING SQUARE FOOTAGE FOR UNIT #1: 846 SQ.FT.
PROPOSED SQUARE FOOTAGE FOR UNIT #2: 1,775 SQ.FT.
EXISTING HEIGHT: 21'-0"
PROPOSED HEIGHT: 32'-0" (11'-0" HIGHER)

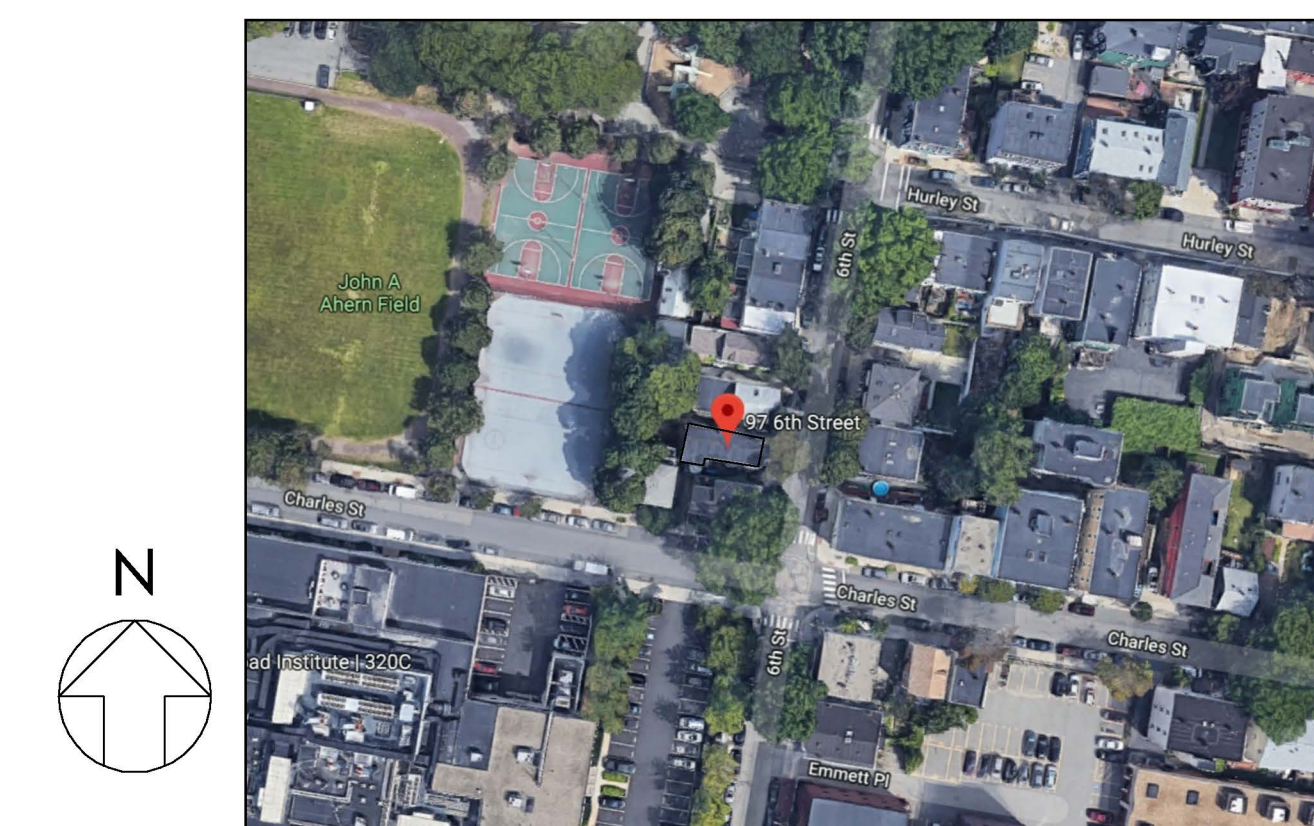
FAR = EXISTING = 1.88
PROPOSED = 2.50

DRAWING INDEX

ARCHITECTURAL

- CS COVER SHEET
- A1 EXISTING FLOOR PLANS & ELEVATIONS
- A2 EXISTING/PROPOSED FLOOR PLANS
- A2 PROPOSED ELEVATIONS AND 3D IMAGES

LOCUS PLAN



KARLA NIETZSCH
TINKJIAN



ARCHITECTURAL
PROJECT DESIGNER
INTERIOR DESIGN
LEED AP
(617) 212-9996
karlantinkjian@gmail.com

RESIDENTIAL RENOVATION

97-97A 6TH STREET,
CAMBRIDGE, MA 02141

COVER SHEET, LOCUS MAP

REVISIONS:

PROJECT NUMBER:

DATE: 12/18/19
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DRAWN: KT
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DRAWING NUMBER:

CS



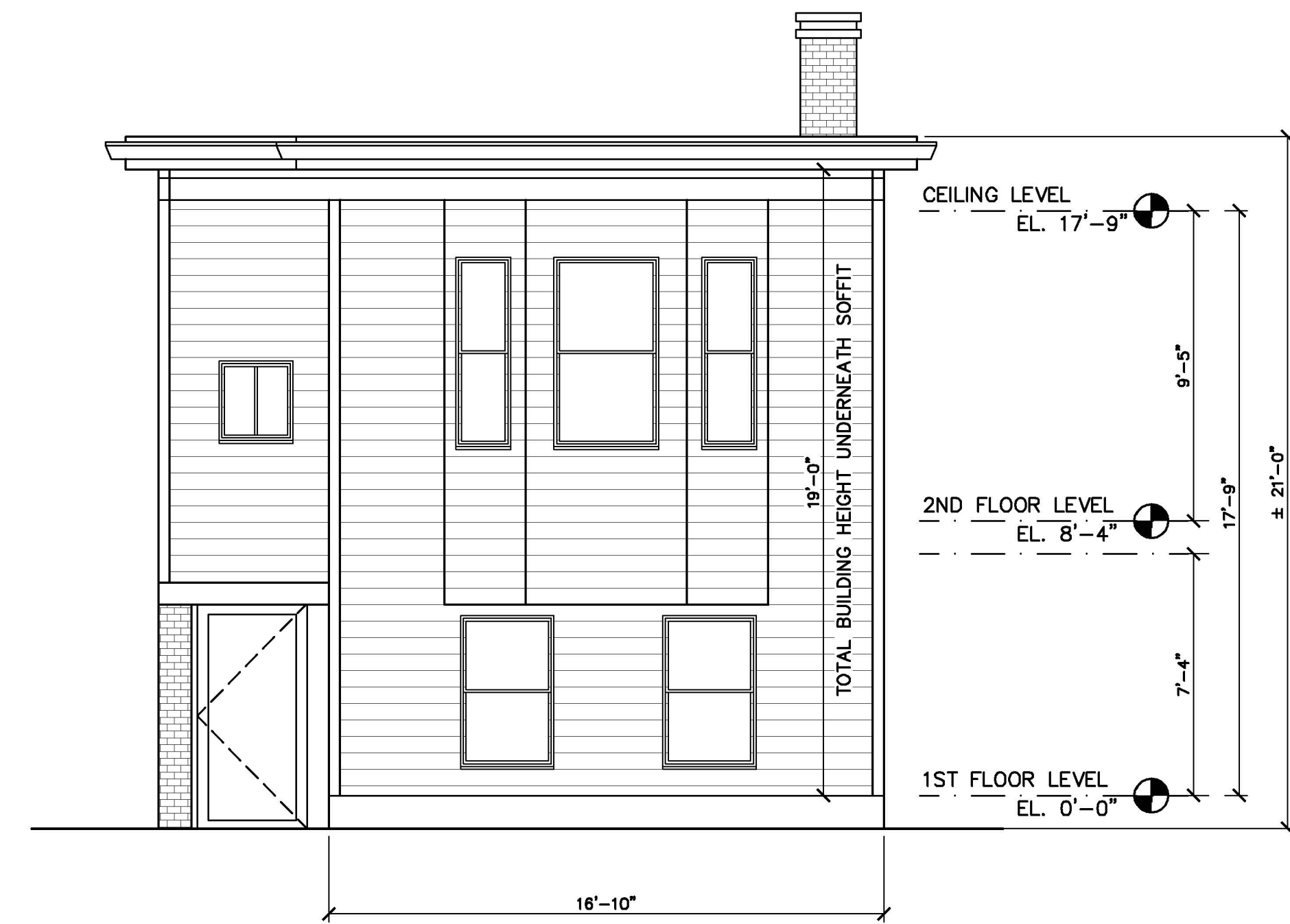
8 EXISTING FRONT VIEW
1/4" = 1'-0"



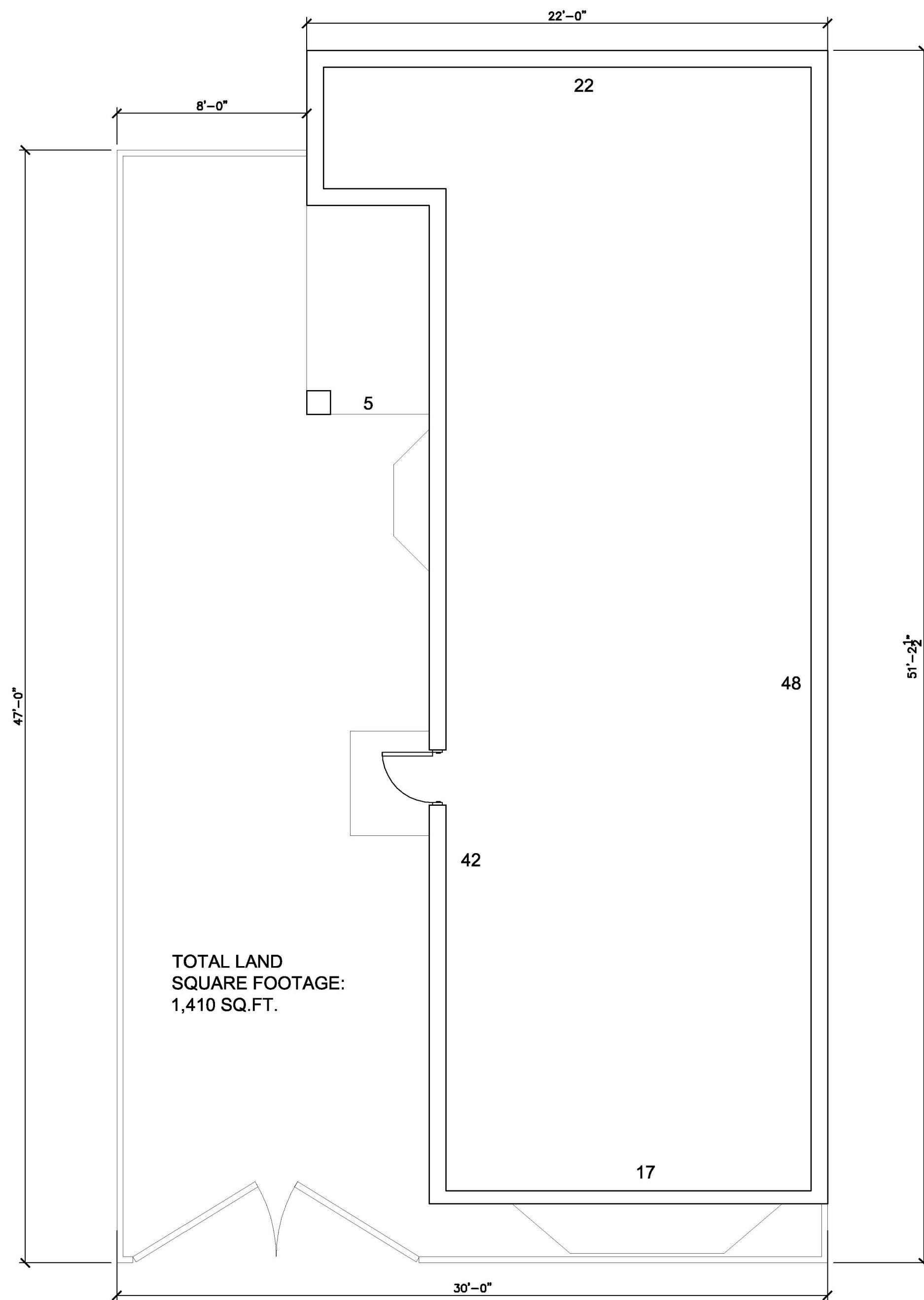
7 EXISTING FRONT VIEW
1/4" = 1'-0"



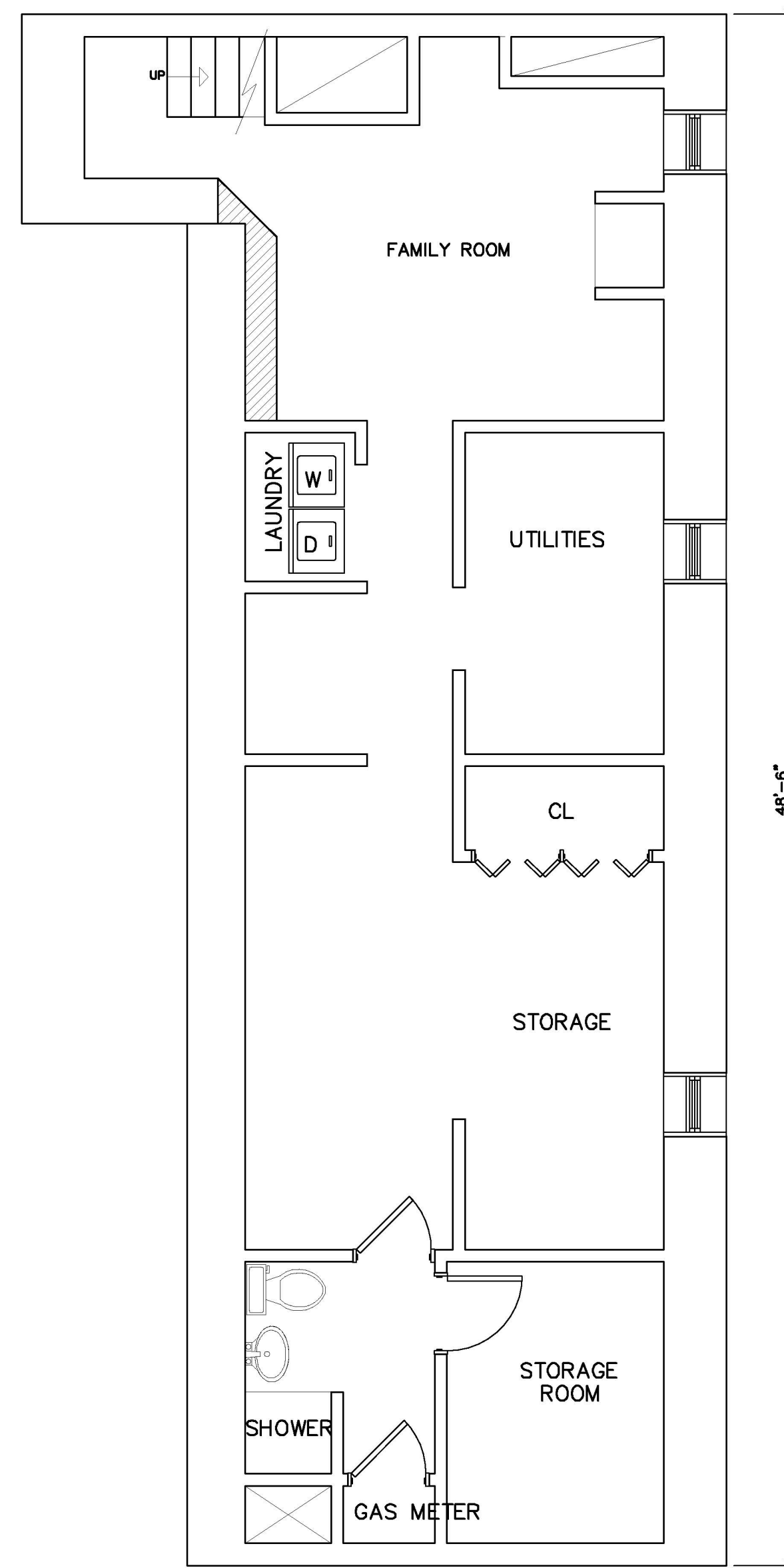
6 EXISTING SIDE VIEW
1/4" = 1'-0"



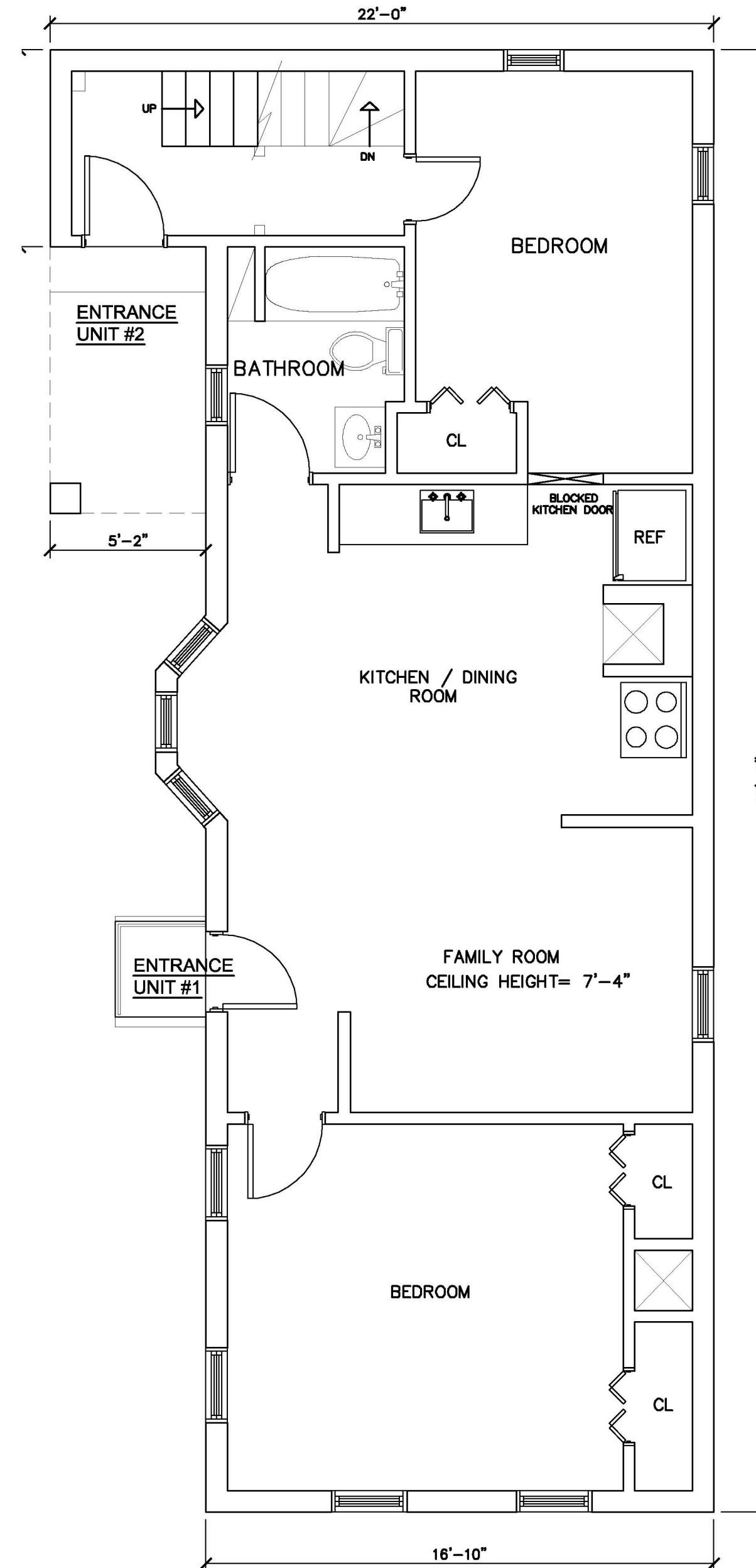
5 EXISTING FRONT ELEVATION
1/4" = 1'-0"



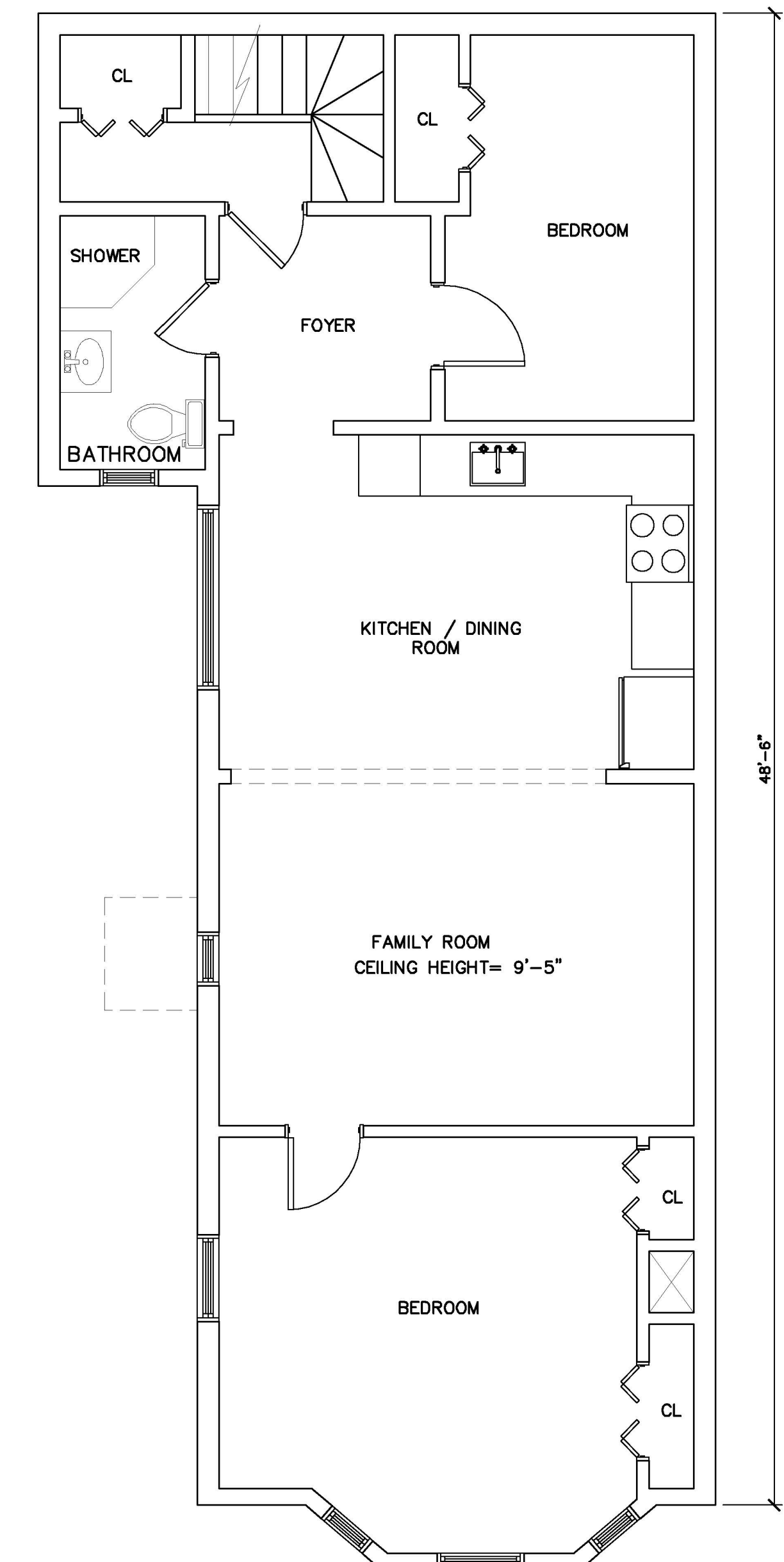
1 SCHEMATIC SITE PLAN
1/4" = 1'-0"



2 EXISTING BASEMENT
1/4" = 1'-0"



3 EXISTING FIRST FLOOR PLAN
1/4" = 1'-0"



4 EXISTING SECOND FLOOR PLAN
1/4" = 1'-0"

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