

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

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 House. 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):

(Petitioner(s)/Owner)

Mark Rodenick

(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/~~us~~ 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 _____.

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

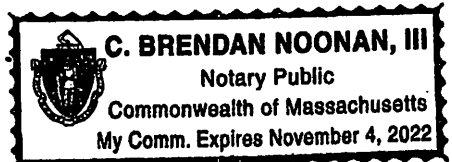
*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Middlesex

The above-name Marylou 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 to 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>11,475</u>	<u>11,475</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>.51.35</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 PM 2:39
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS
BZA-017371-20

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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Original Signature(s):

(Petitioner(s)/Owner)

Mark Rodenck

(Print Name)

Address:

70 Highland Avenue

Somerville, MA 02143

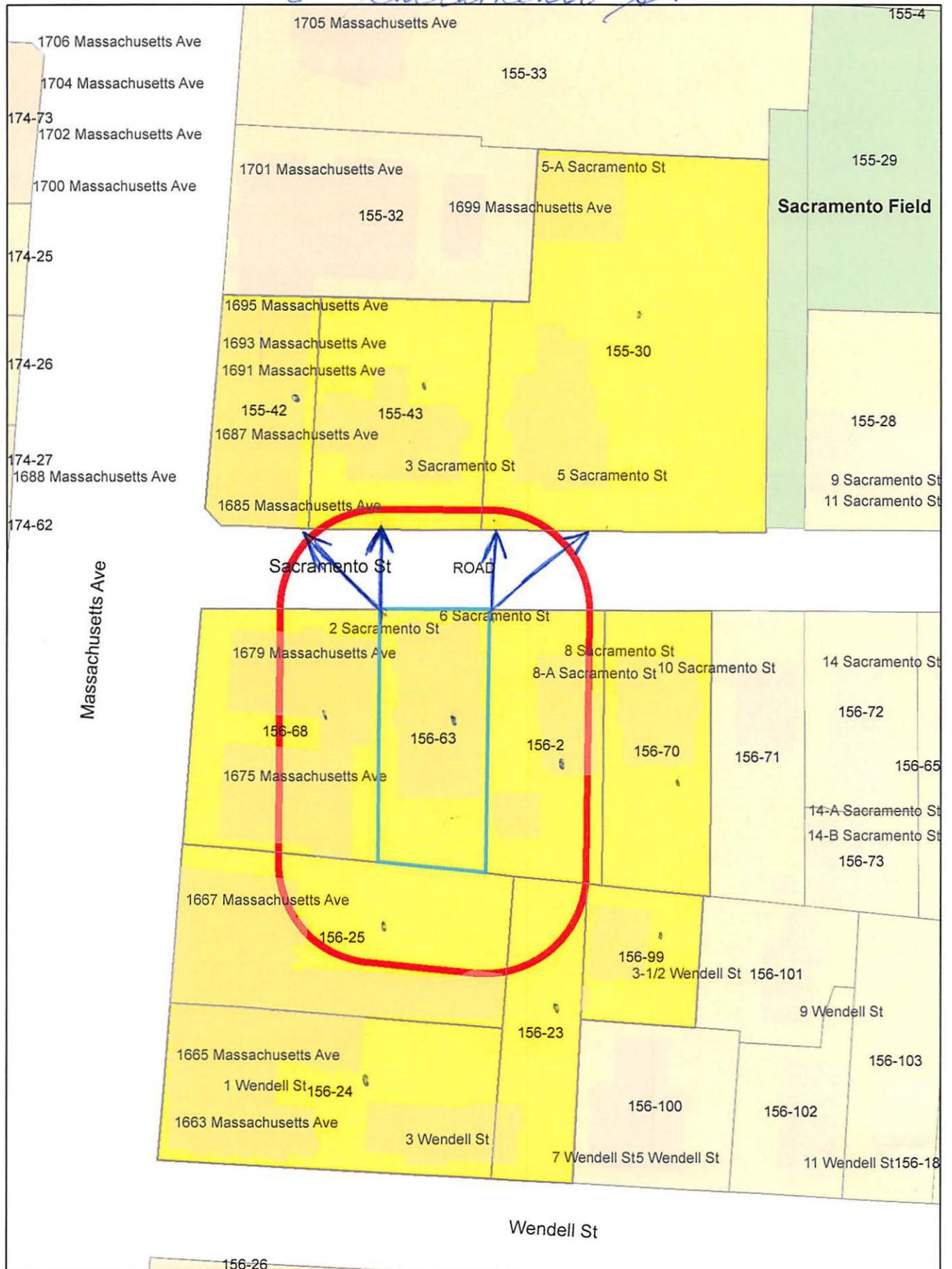
Tel. No.:

617-230-3674

E-Mail Address: markmyrealtor@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

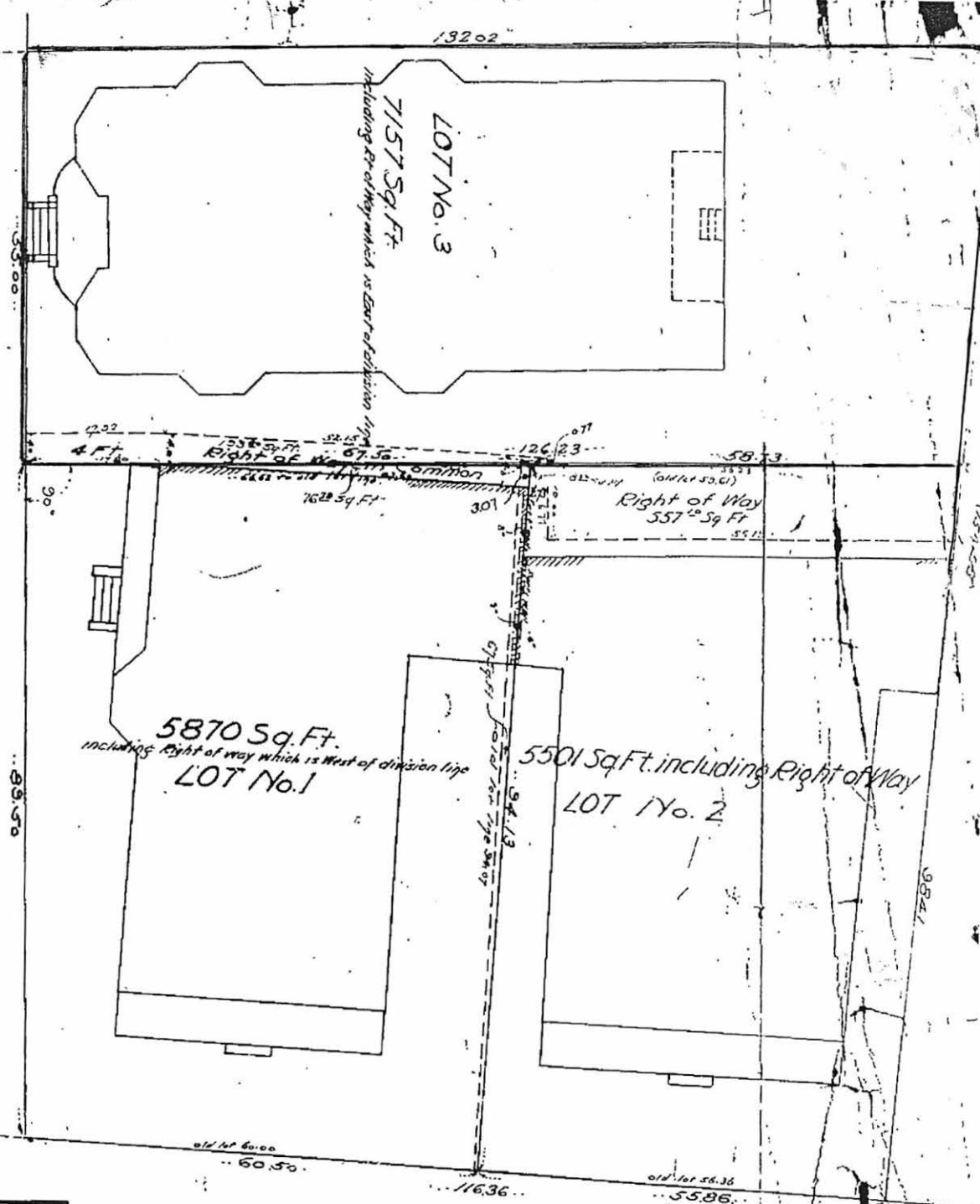
156-99
PRELLWITZ, WENDY
3 1/2 WENDELL ST
CAMBRIDGE, MA 02138

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



MIDDLESEX REGISTRY OF DEEDS, SO. DIST.
CAMBRIDGE, MASS.

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

Attest *Almond R. [Signature]* Register

MASSACHUSETTS AVENUE

Plan of Premises in
CAMBRIDGE, MASS.

- Belonging to the Estate of -
William G. MacLeod.

Scale 10 Ft. = 1 inch

Feb. 1921.

SCALE OF THIS PLAN
(Original on file)

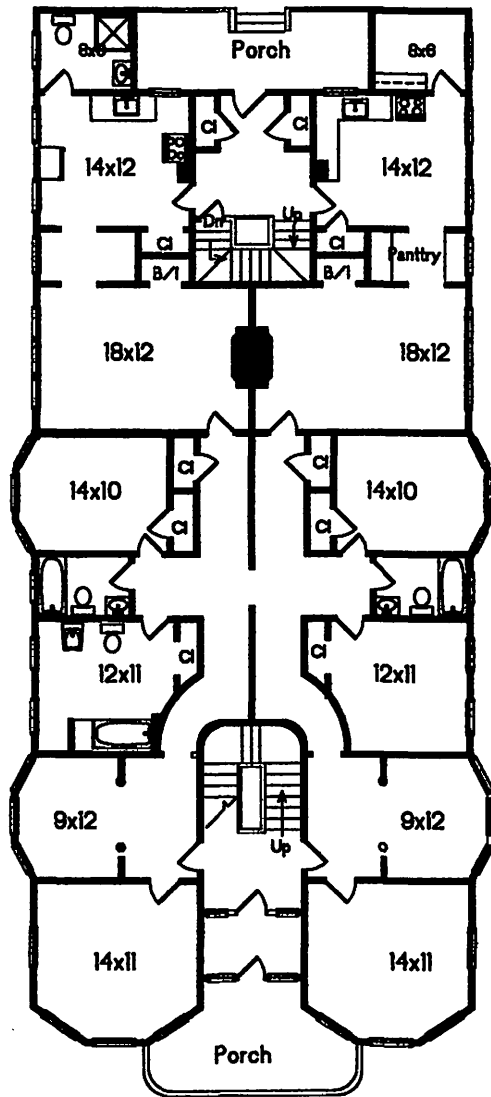


W.A. Masony
Central Sq. Cambridge, Mass.

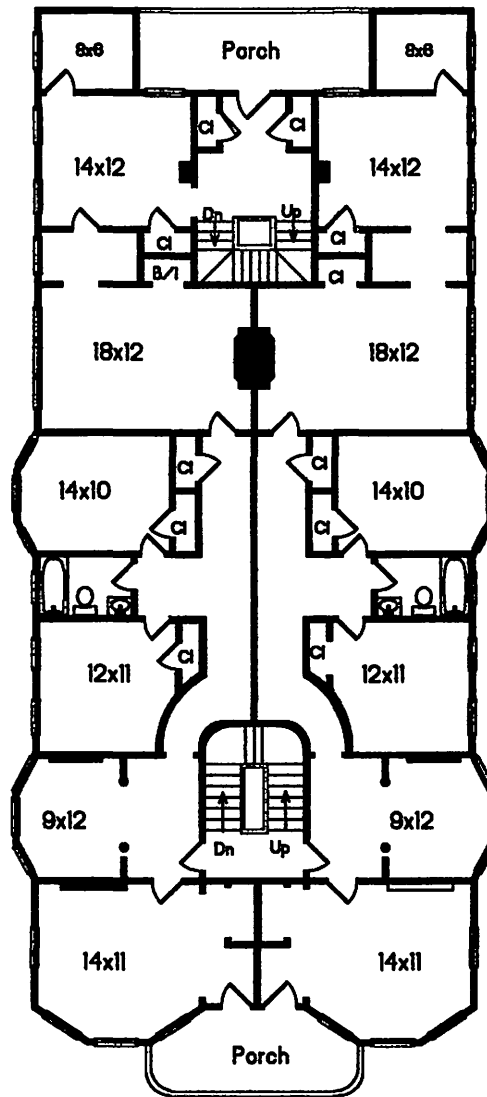
1

6 Sacramento Street Cambridge, MA

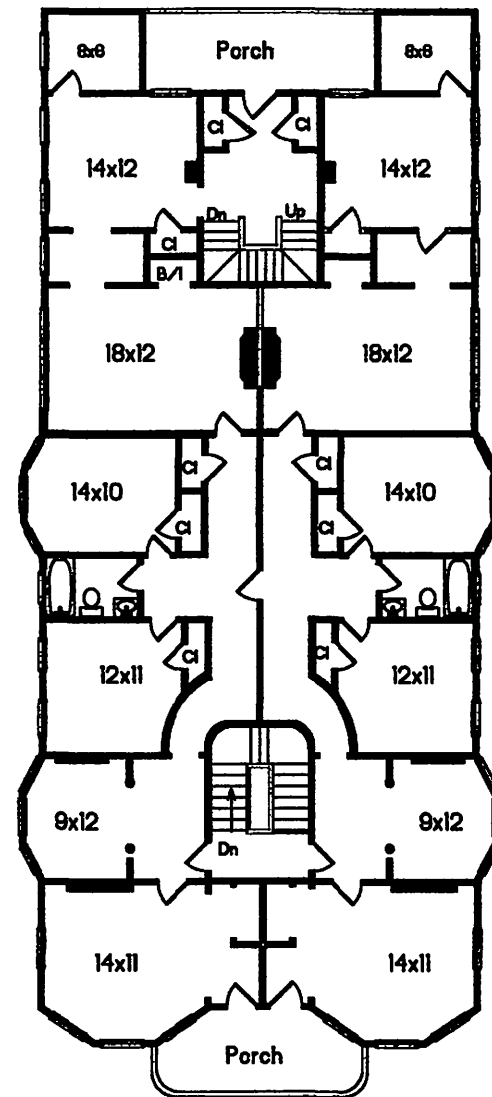
FIRST FLOOR



SECOND FLOOR



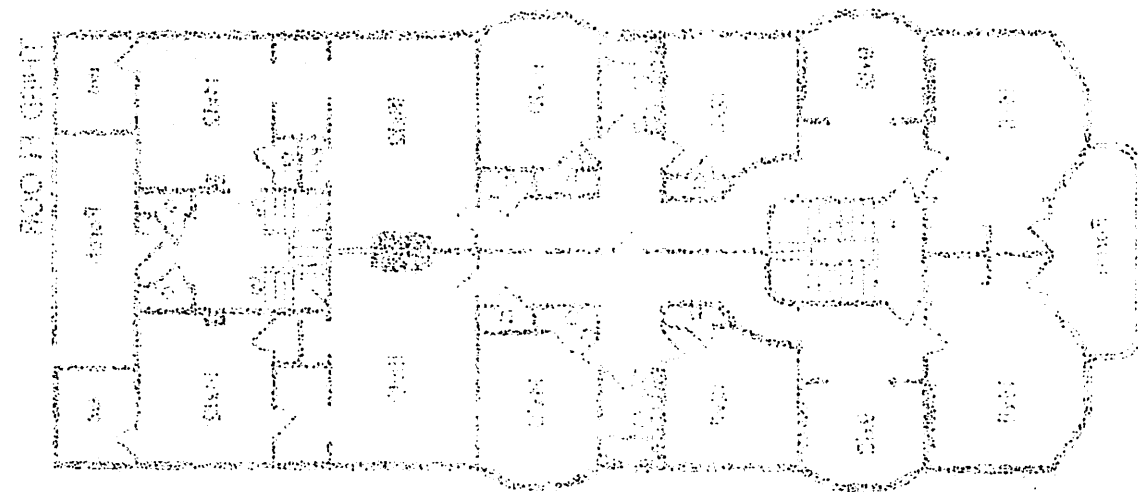
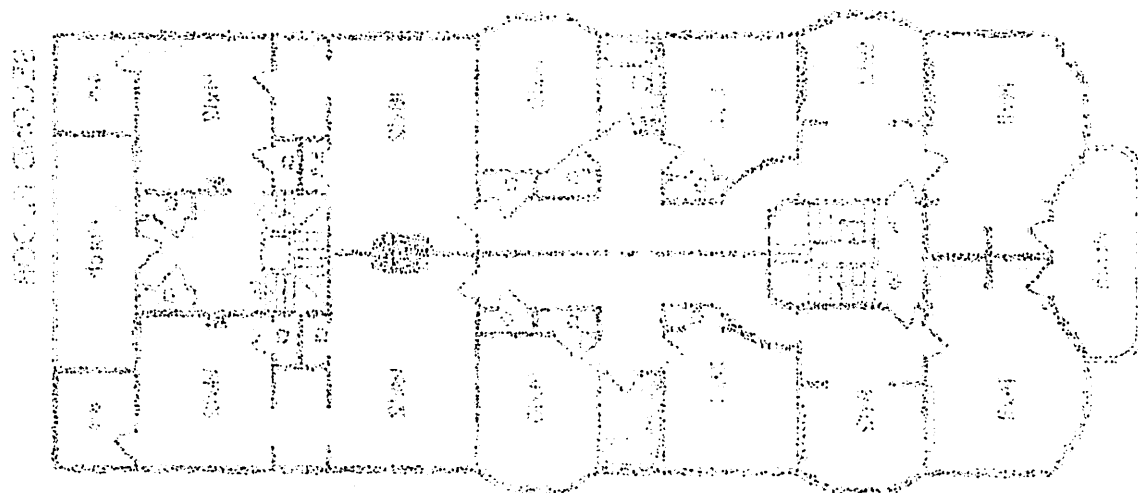
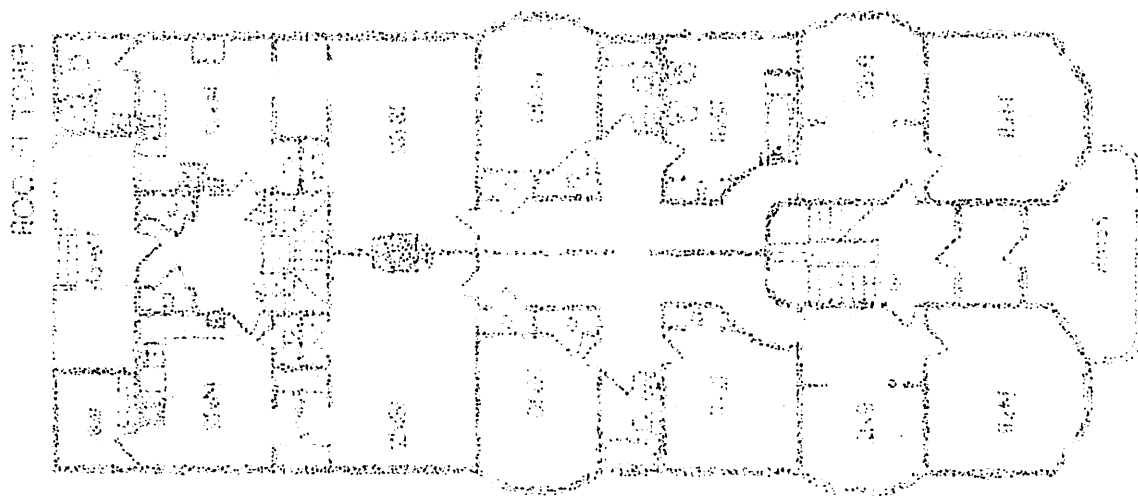
THIRD FLOOR



C Carol Meyer
M 781-452-4100
Copyright 2019

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.

Copyright 1991
 © Grosvenor Planning



NOTES: 1. All dimensions are in feet and inches. 2. All dimensions are to the center of the wall unless otherwise noted. 3. All dimensions are to the center of the door unless otherwise noted. 4. All dimensions are to the center of the window unless otherwise noted. 5. All dimensions are to the center of the staircase unless otherwise noted. 6. All dimensions are to the center of the elevator unless otherwise noted. 7. All dimensions are to the center of the ramp unless otherwise noted. 8. All dimensions are to the center of the lift unless otherwise noted. 9. All dimensions are to the center of the escalator unless otherwise noted. 10. All dimensions are to the center of the stairs unless otherwise noted. 11. All dimensions are to the center of the platform unless otherwise noted. 12. All dimensions are to the center of the landing unless otherwise noted. 13. All dimensions are to the center of the hallway unless otherwise noted. 14. All dimensions are to the center of the corridor unless otherwise noted. 15. All dimensions are to the center of the lobby unless otherwise noted. 16. All dimensions are to the center of the atrium unless otherwise noted. 17. All dimensions are to the center of the theater unless otherwise noted. 18. All dimensions are to the center of the auditorium unless otherwise noted. 19. All dimensions are to the center of the concert hall unless otherwise noted. 20. All dimensions are to the center of the ballroom unless otherwise noted. 21. All dimensions are to the center of the banquet hall unless otherwise noted. 22. All dimensions are to the center of the reception area unless otherwise noted. 23. All dimensions are to the center of the registration area unless otherwise noted. 24. All dimensions are to the center of the information desk unless otherwise noted. 25. All dimensions are to the center of the ticket booth unless otherwise noted. 26. All dimensions are to the center of the gift shop unless otherwise noted. 27. All dimensions are to the center of the souvenir stand unless otherwise noted. 28. All dimensions are to the center of the food and beverage area unless otherwise noted. 29. All dimensions are to the center of the bar unless otherwise noted. 30. All dimensions are to the center of the lounge unless otherwise noted. 31. All dimensions are to the center of the smoking area unless otherwise noted. 32. All dimensions are to the center of the restroom unless otherwise noted. 33. All dimensions are to the center of the janitor's closet unless otherwise noted. 34. All dimensions are to the center of the storage room unless otherwise noted. 35. All dimensions are to the center of the equipment room unless otherwise noted. 36. All dimensions are to the center of the maintenance room unless otherwise noted. 37. All dimensions are to the center of the utility room unless otherwise noted. 38. All dimensions are to the center of the laundry room unless otherwise noted. 39. All dimensions are to the center of the linen closet unless otherwise noted. 40. All dimensions are to the center of the closet unless otherwise noted. 41. All dimensions are to the center of the wardrobe unless otherwise noted. 42. All dimensions are to the center of the dressing room unless otherwise noted. 43. All dimensions are to the center of the hair salon unless otherwise noted. 44. All dimensions are to the center of the nail salon unless otherwise noted. 45. All dimensions are to the center of the spa unless otherwise noted. 46. All dimensions are to the center of the massage room unless otherwise noted. 47. All dimensions are to the center of the sauna unless otherwise noted. 48. All dimensions are to the center of the hot tub unless otherwise noted. 49. All dimensions are to the center of the pool unless otherwise noted. 50. All dimensions are to the center of the deck unless otherwise noted. 51. All dimensions are to the center of the patio unless otherwise noted. 52. All dimensions are to the center of the garden unless otherwise noted. 53. All dimensions are to the center of the lawn unless otherwise noted. 54. All dimensions are to the center of the driveway unless otherwise noted. 55. All dimensions are to the center of the parking lot unless otherwise noted. 56. All dimensions are to the center of the entrance unless otherwise noted. 57. All dimensions are to the center of the exit unless otherwise noted. 58. All dimensions are to the center of the fire exit unless otherwise noted. 59. All dimensions are to the center of the emergency exit unless otherwise noted. 60. All dimensions are to the center of the main entrance unless otherwise noted. 61. All dimensions are to the center of the side entrance unless otherwise noted. 62. All dimensions are to the center of the rear entrance unless otherwise noted. 63. All dimensions are to the center of the front entrance unless otherwise noted. 64. All dimensions are to the center of the back entrance unless otherwise noted. 65. All dimensions are to the center of the top entrance unless otherwise noted. 66. All dimensions are to the center of the bottom entrance unless otherwise noted. 67. All dimensions are to the center of the left entrance unless otherwise noted. 68. All dimensions are to the center of the right entrance unless otherwise noted. 69. All dimensions are to the center of the north entrance unless otherwise noted. 70. All dimensions are to the center of the south entrance unless otherwise noted. 71. All dimensions are to the center of the east entrance unless otherwise noted. 72. All dimensions are to the center of the west entrance unless otherwise noted. 73. All dimensions are to the center of the northeast entrance unless otherwise noted. 74. All dimensions are to the center of the northwest entrance unless otherwise noted. 75. All dimensions are to the center of the southeast entrance unless otherwise noted. 76. All dimensions are to the center of the southwest entrance unless otherwise noted. 77. All dimensions are to the center of the northeast exit unless otherwise noted. 78. All dimensions are to the center of the northwest exit unless otherwise noted. 79. All dimensions are to the center of the southeast exit unless otherwise noted. 80. All dimensions are to the center of the southwest exit unless otherwise noted. 81. All dimensions are to the center of the northeast door unless otherwise noted. 82. All dimensions are to the center of the northwest door unless otherwise noted. 83. All dimensions are to the center of the southeast door unless otherwise noted. 84. All dimensions are to the center of the southwest door unless otherwise noted. 85. All dimensions are to the center of the northeast window unless otherwise noted. 86. All dimensions are to the center of the northwest window unless otherwise noted. 87. All dimensions are to the center of the southeast window unless otherwise noted. 88. All dimensions are to the center of the southwest window unless otherwise noted. 89. All dimensions are to the center of the northeast wall unless otherwise noted. 90. All dimensions are to the center of the northwest wall unless otherwise noted. 91. All dimensions are to the center of the southeast wall unless otherwise noted. 92. All dimensions are to the center of the southwest wall unless otherwise noted. 93. All dimensions are to the center of the northeast floor unless otherwise noted. 94. All dimensions are to the center of the northwest floor unless otherwise noted. 95. All dimensions are to the center of the southeast floor unless otherwise noted. 96. All dimensions are to the center of the southwest floor unless otherwise noted. 97. All dimensions are to the center of the northeast ceiling unless otherwise noted. 98. All dimensions are to the center of the northwest ceiling unless otherwise noted. 99. All dimensions are to the center of the southeast ceiling unless otherwise noted. 100. All dimensions are to the center of the southwest ceiling unless otherwise noted.

100

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



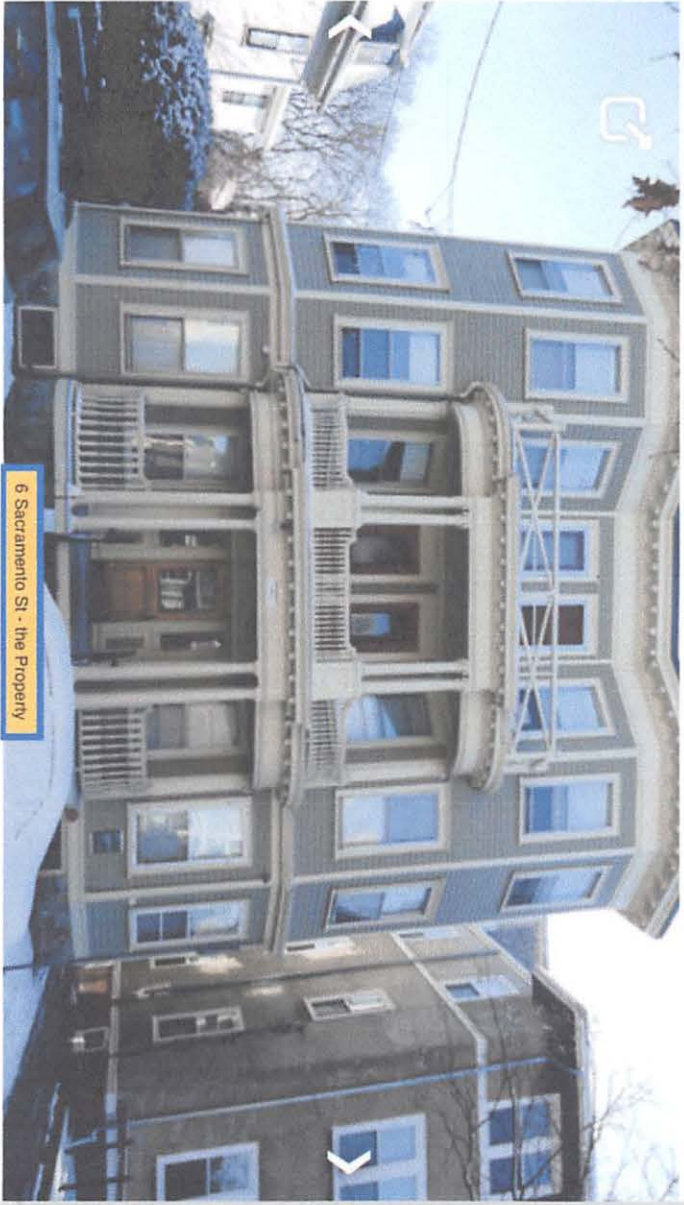
6 Sacramento St - the Property



Just One Gas Meter for the Property



Just One Electric Meter for the Property





6 Sacramento St
Handicap Ramp - located in the parking area

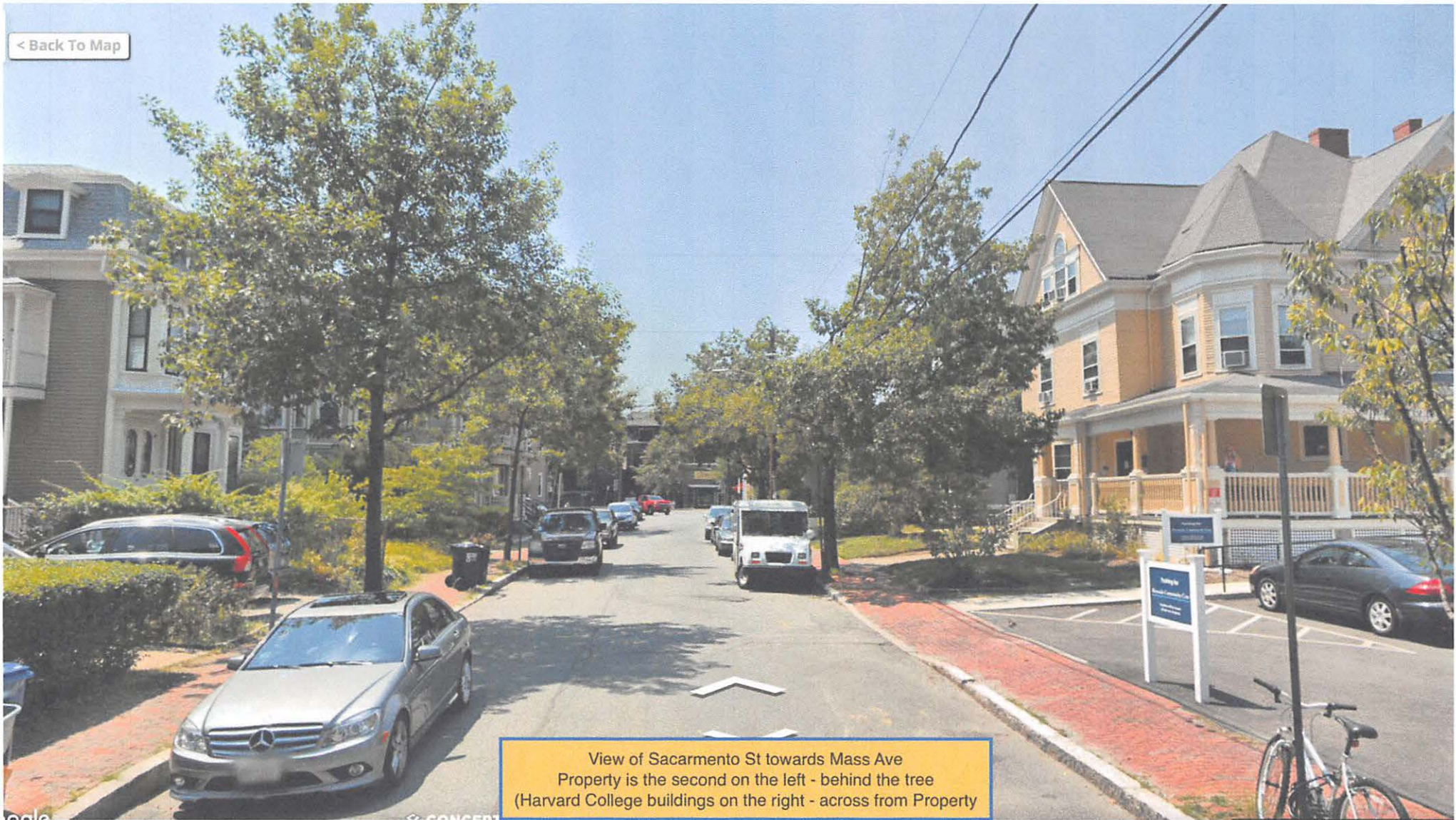


6 Sacramento St
Just One Electric Meter for the Property

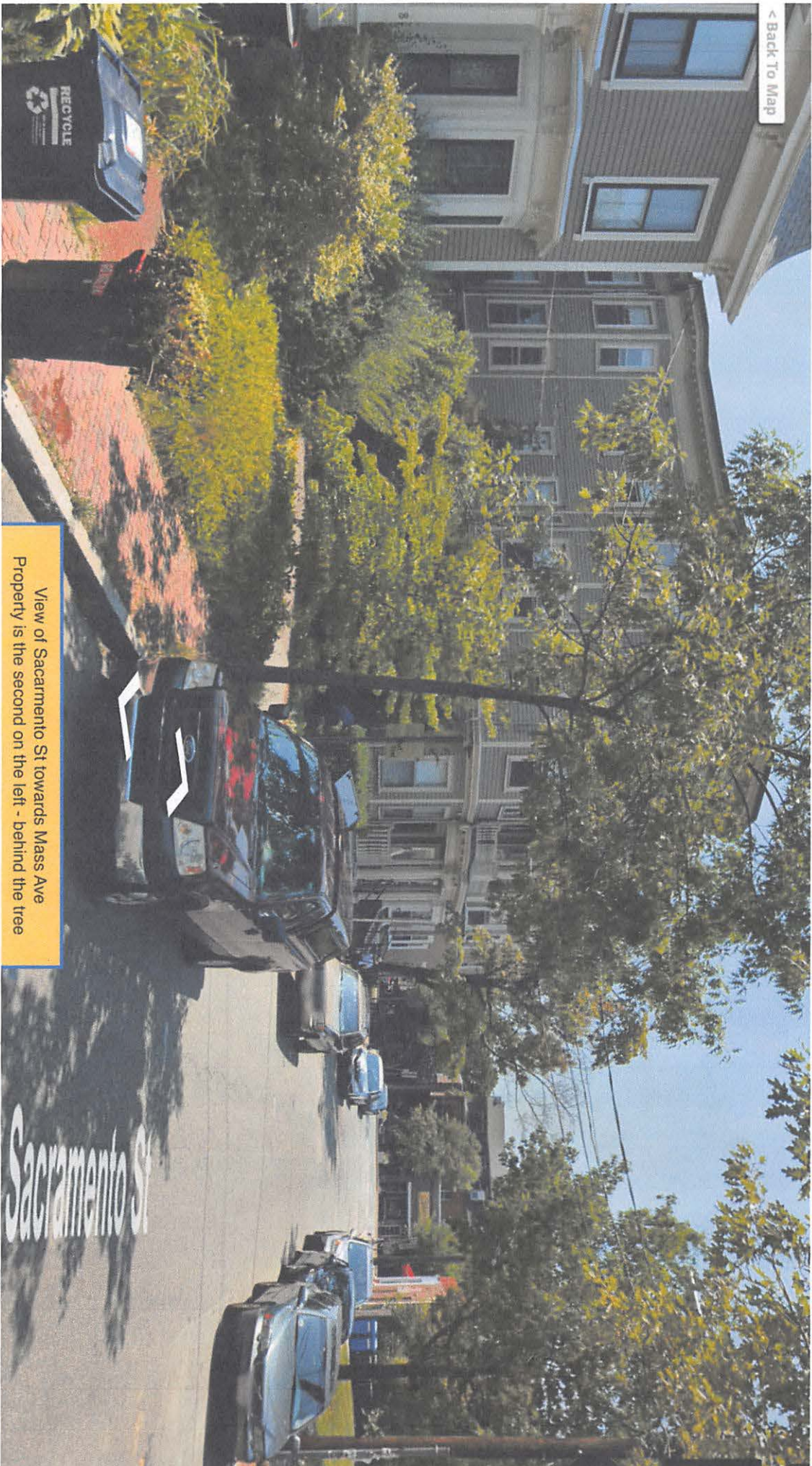


Just One Gas Meter for the Property

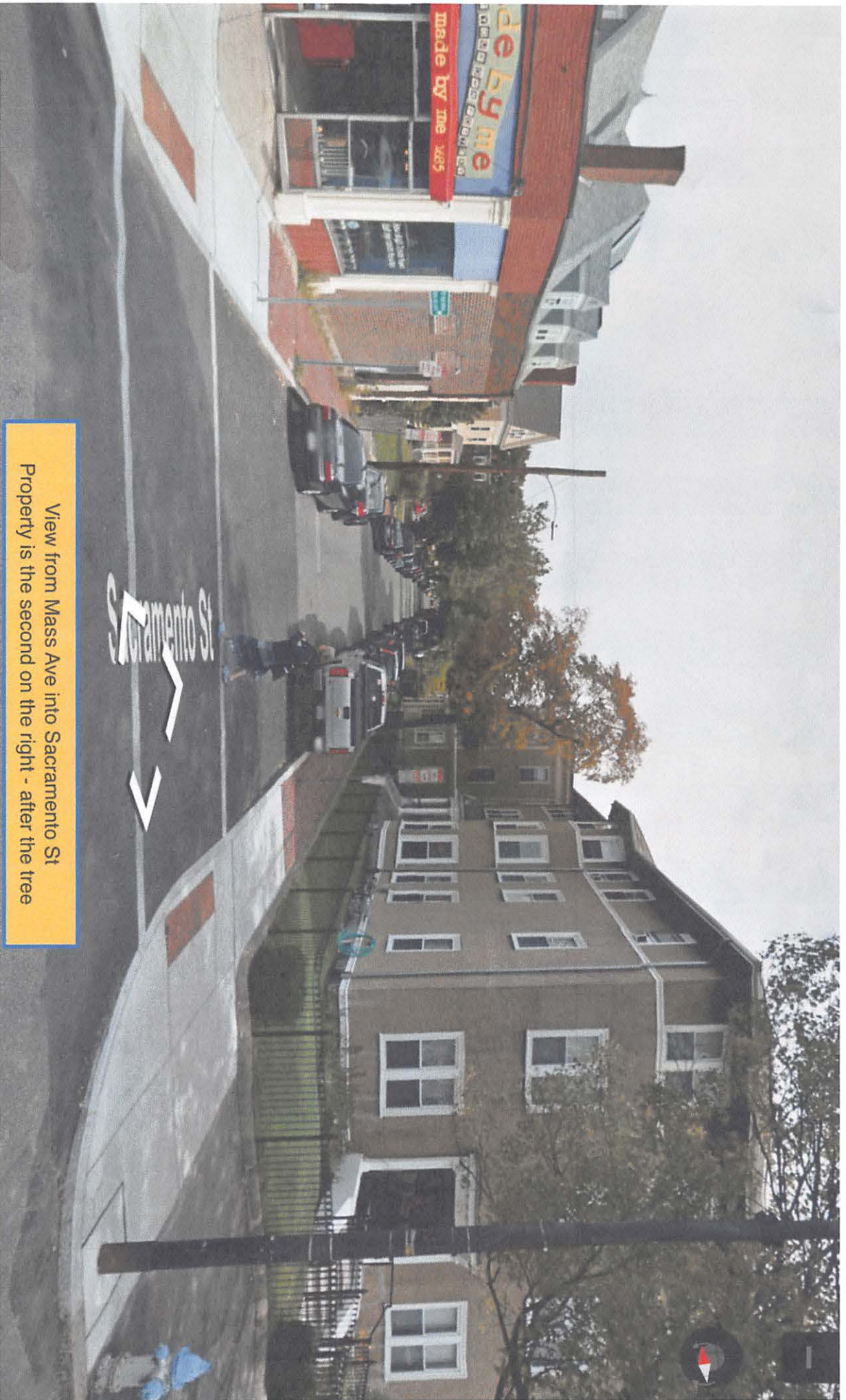
< Back To Map



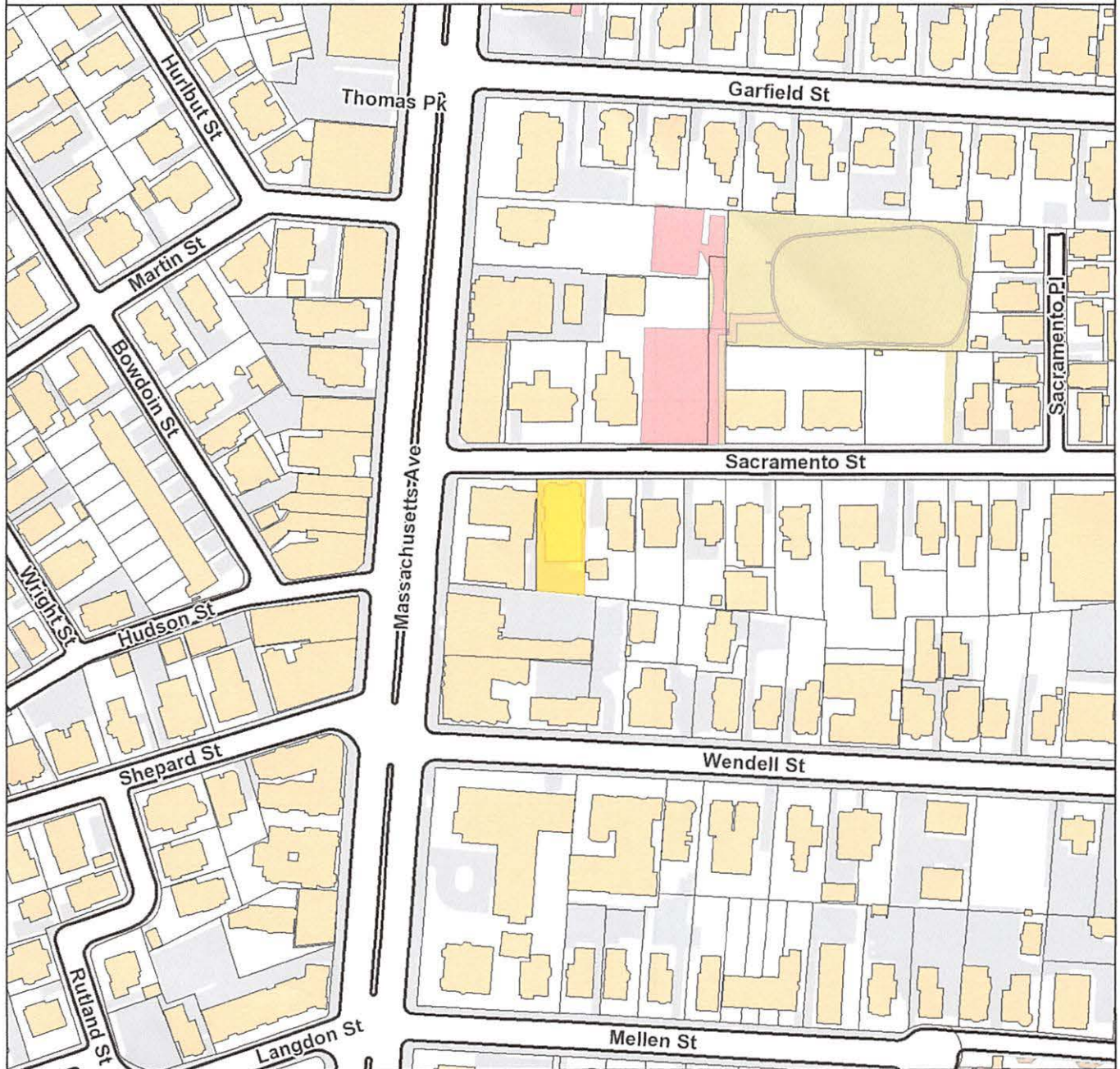
View of Sacramento St towards Mass Ave
Property is the second on the left - behind the tree
(Harvard College buildings on the right - across from Property)



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



Mark Roderick
Cambridge Ivy Inn
70 Highland Ave
Somerville, MA 02143

April 10, 2020

Ranjit Singanayagam
Commissioner of I.S.D.
City of Cambridge, MA
ranjits@cambridgema.gov

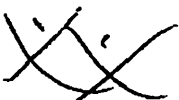
RE: 6 Sacramento Street, BZA-017271-2020

Dear Ranjit,

Given the scare and uncertainty of the current coronavirus pandemic, and the City communications of March 17 that the City closed all Municipal buildings and Offices until further notice, we suspended our pursuit of the BZA meeting.

We understand that your department has spent some efforts towards this case already. But, given the circumstances, we would greatly appreciate if you could issue a partial refund of our Application for Conversion-Relief fee amount of \$5,937.50 - invoice number 00105343.

Thank you very much Ranjit, and stay safe.



Mark Roderick
617-230-3674

CC: Maria Pacheco

CITY OF CAMBRIDGE

Massachusetts
BOARD OF ZONING APPEAL
831 Mass Avenue, Cambridge, MA.
617) 349-6100

April 15, 2020

Cambridge Ivy Inn
C/o Mark Roderick, Manager
70 Highland Avenue
Somerville, MA 02143

RE: 6 Sacramento Street – BZA-017271-2020

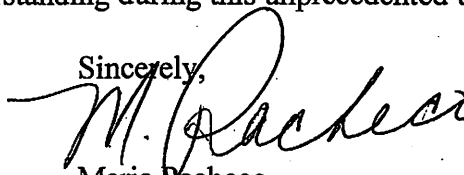
Dear Mr. Roderick,

I am writing to you in regard to your above up-coming Board of Zoning Appeal Hearing.

At this time the City will not be holding any non-essential public meetings due to the COVID-19 Pandemic and the City Manager's closure of all City buildings to non-essential business. On April 3, 2020, the Governor signed into law Chapter 53 of the Acts of 2020 ("Act"), which extends all land use permitting deadlines until after the State of Emergency is lifted. In light of the extensions provided for in the Act and the closure of City buildings, at this time the Board of Zoning Appeal will be rescheduling all public hearings in accordance with the extensions permitted under the Act. You will receive notice of the new date, once the hearing is rescheduled.

Thank you for your patience and understanding during this unprecedented time.

Sincerely,

A handwritten signature in black ink, appearing to read "M. Pacheco", written over the word "Sincerely,".

Maria Pacheco
Administrative Assistant

Pacheco, Maria

From: Jack Cunha <cunha@cunhaholcomb.com>
Sent: Monday, April 27, 2020 7:00 PM
To: Pacheco, Maria
Cc: Ann-Charlotte Hogstadius; anncharlotte01@yahoo.com; Karl Frieden; suefried@comcast.net; wendyprellwitz@gmail.com
Subject: CASE NO. BZA-017271-2020, 6 Sacramento Street

Ms. Pacheco,

First, it is ambiguous if there is to be a hearing on 4/30 or not. The first notice on the web page states the hearing has been cancelled:

CANCELLED Board of Zoning Appeal Agenda

7:00 PM - 11:30 PM Thursday, April 30, 2020

Board of Zoning Appeals public hearings have been rescheduled pursuant to Section 17(b)(v) of Chapter 53 of the Acts of 2020, and will be rescheduled for a date after the Governor's state of emergency is lifted in accordance with Section 17(b) of Chapter 53 of the Acts of 2020. Please check this website regularly for updates to the Board's schedule.

Then, immediately underneath, it says,

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – APRIL 30, 2020, in the Sullivan Chambers, City Hall. This meeting will be accessed remotely by video and a public link will be posted on the Inspectional Services Website.

While I strongly suspect the meeting is cancelled, could you tell us whether it is or not?

Second, we vehemently object to this variance being granted.

At 8 Sacramento Street, we are the direct abutters, who have suffered for 34 years as neighbors to Lesley's dormitory at 6 Sacramento Street. In October 1986, when we moved in, Lesley told us that it would be selling 6 Sacramento within a few years. Three and a half decades later, we were delighted to hear it was for sale, and we would have real neighbors.

We were devastated to hear that the proposed project was a lodging house with 22 bedrooms. The application states, "The present use has worked harmoniously with the neighborhood for 30 years." It is difficult to know from whence that "information" derives, since the applicant did not speak to us until after the petition was filed. Harmonious? Oh yes, constant noise until the wee hours of the morning, light pollution at night, students and their parents using/blocking our driveway, cigarette butts, condoms, trash in our yard, traffic, snow removal services piling snow and ice on our sidewalk and there is much more, consistent with living next to people who have no investment in the community.

While the petitioner seeks to portray this application as a replacement of what was there with essentially the same thing, it is not. Let us just consider the restraints imposed upon the behavior of

students *vis a vis* the university, where their conduct had potential disciplinary ramifications, as opposed to 22 individuals in a tight space who answer to no one.

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The petitioner specifically states that he will make no changes or improvements to the building, which needs quite a lot of work. It seems that the petitioner does not care about the neighborhood, but simply wants to establish a cash cow business. It's a shame that he does not want to restore the building, which will only deteriorate further. He asserts to the city that this project will provide housing for workers, and it is not clear this is true, but if so, this is not a solution. Seeking our support, he told us that he would rent to "professors, graduate students and professionals." However, he also said each room would share a bathroom with three other rooms. The logistics do not conform to this intended market. Simply put, professors, graduate students and professionals will not a single rent room which shares a bathroom with three other rooms. To assert otherwise, begs credulity. Again we have reason to doubt the sincerity of what we were told.

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a premium, given the amount of institutional use on the street. At least when it was a dorm, the most egregious of the residents therein blocking neighboring driveways occurred a few days each Fall, and again each Spring, when the students moved in or out, not 365 days a year as will happen when 22 or more people seek a place to park, day and night.

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In short, this plan is abhorrent, without even considering the danger to public health this rooming house would pose, to both rooming house residents and neighbors alike, during the current pandemic, with 22 people shoe-horned into a building designed for six units. The neighborhood does not need a tenement.

Jack Cunha & Catherine Rondeau

8 Sacramento Street

John H. Cunha Jr.
617-523-4300
cunha@cunhaholcomb.com

CUNHA & HOLCOMB, P.C.
1 State Street, Suite 500
Boston, MA 02109-3507
<https://cunhaholcomb.com>

Pacheco, Maria

From: Karl Frieden <KFrieden@cost.org>
Sent: Monday, April 27, 2020 9:39 PM
To: Pacheco, Maria
Cc: Ann-Charlotte Hogstadius; suefried@comcast.net; wendyprellwitz@gmail.com; Jack Cunha
Subject: RE: CASE NO. BZA-017271-2020, 6 Sacramento Street

Ms. Pacheco,

We also concur with all the concerns listed below by our long-time neighbors (over 25 years) Jack and Catherine at 8 Sacramento Street. This variance request for a lodging house with 22 bedrooms is completely out of character with our neighborhood, inconsistent with any prior or intended uses of the property, and not supported at all by the limited parking places available at the property.

We strongly object to this variance request.

Karl and Susan Frieden
12 Sacramento Street

From: Ann-charlotte H <anncharlotte01@yahoo.com>
Sent: Monday, April 27, 2020 8:58 PM
To: mpacheco@cambridgema.gov; Jack Cunha <cunha@cunhaholcomb.com>
Cc: Ann-Charlotte Hogstadius <anncharlotte@destinyagents.com>; Karl Frieden <KFrieden@cost.org>; suefried@comcast.net; wendyprellwitz@gmail.com
Subject: Re: CASE NO. BZA-017271-2020, 6 Sacramento Street

Dear Ms. Pacheco,
I concur with all the concerns my neighbors at 8 Sacramento Street have outlined below. I strongly object to this variance request.

Ann-Charlotte Hogstadius
10 Sacramento Street

On Monday, April 27, 2020, 04:00:13 PM PDT, Jack Cunha <cunha@cunhaholcomb.com> wrote:



Ms. Pacheco,

First, it is ambiguous if there is to be a hearing on 4/30 or not. The first notice on the web page states the hearing has been cancelled:

CANCELLED Board of Zoning Appeal Agenda

7:00 PM - 11:30 PM Thursday, April 30, 2020

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The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – APRIL 30, 2020, in the Sullivan Chambers, City Hall. This meeting will be accessed remotely by video and a public link will be posted on the Inspectional Services Website.

While I strongly suspect the meeting is cancelled, could you tell us whether it is or not?

Second, we vehemently object to this variance being granted.

At 8 Sacramento Street, we are the direct abutters, who have suffered for 34 years as neighbors to Lesley's dormitory at 6 Sacramento Street. In October 1986, when we moved in, Lesley told us that it would be selling 6 Sacramento within a few years. Three and a half decades later, we were delighted to hear it was for sale, and we would have real neighbors.

We were devastated to hear that the proposed project was a lodging house with 22 bedrooms. The application states, "The present use has worked harmoniously with the neighborhood for 30 years." It is difficult to know from whence that "information" derives, since the applicant did not speak to us until after the petition was filed. Harmonious? Oh yes, constant noise until the wee hours of the morning, light pollution at night, students and their parents using/blocking our driveway, cigarette butts, condoms, trash in our yard, traffic, snow removal services piling snow and ice on our sidewalk and there is much more, consistent with living next to people who have no investment in the community.

While the petitioner seeks to portray this application as a replacement of what was there with essentially the same thing, it is not. Let us just consider the restraints imposed upon the behavior of students *vis a vis* the university, where their conduct had potential disciplinary ramifications, as opposed to 22 individuals in a tight space who answer to no one.

There are 48 windows facing us; the building is about five feet from the property line, and about 30 feet from our house. The property manager from Lesley told us that he knew how hard it must have been to have the dorm across our home when he announced that they were selling. In February, when we met with Mr. Roderick at his request, we invited him to the house, where we offered him coffee sitting around the kitchen table. In the course of the conversation, when we told him that his plan to have an air conditioner in every room would be an unsupportable noise nuisance, that is, 12 air conditioners blasting away 30 feet from bedroom windows, he said he had no choice because it would be legally required, which I believe is not true. When I suggested he might be mistaken, he promised to "look into it" and get back to us. It must have slipped his mind. Over two months later, we have yet to hear from him.

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