



# CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2024 AUG -7 PM 1:22

OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

## BZA Application Form

BZA Number: 283515

### General Information

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

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

Variance:  X

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

PETITIONER: Manuel Prieto

PETITIONER'S ADDRESS: 1 Sixth Street, Cambridge, MA 02141

LOCATION OF PROPERTY: 1 Sixth St., Cambridge, MA

TYPE OF OCCUPANCY: Two Family

ZONING DISTRICT: Residential C-1 Zone

REASON FOR PETITION:

/Additions/

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

Convert an existing attached one-car garage into livable area for the first floor existing unit that is within the setback and enclosed area below second story cantelivered area, conversion of garage space will further exceed the allowable FAR.

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

Article: 5.000      Section: 5.31 (Table of Dimensional Requirements).

Article: 8.000      Section: 8.22.3 (Non-Conforming Structure).

Article: 10.000     Section: 10.30 (Variance).

Original  
Signature(s):

Manuel Prieto

(Petitioner (s) / Owner)

MANUEL PRIETO

(Print Name)

Address:

1 SIXTH ST.

**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 MANUEL PRIETO (OWNER)

Address: 1, SIXTH STREET

State that I/We own the property located at 1 SIXTH STREET, which is the subject of this zoning application.

The record title of this property is in the name of MANUEL PRIETO

\*Pursuant to a deed of duly recorded in the date 03/25/2009, Middlesex South County Registry of Deeds at Book 73432, Page 391; or Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_ Book 73432 Page 391.

Manuel Prieto  
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT\*

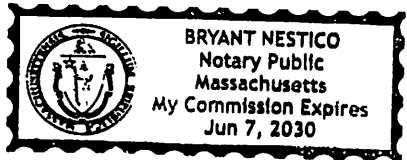
\*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Middlesex

The above-name Manuel Prieto personally appeared before me, this 5<sup>th</sup> of August, 2024, and made oath that the above statement is true.

[Signature] Notary

My commission expires June 7, 2030 (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:

A literal enforcement of the provisions of the ordinance would make it difficult for the petitioners to make slight improvements to their building, this would give them an extra bedroom and allow them to expand while remaining in Cambridge.

**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 the nonconforming undersized shape of 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:

There will be no detriment to the public good as a result of the proposed additional liveable area. Our proposal is to covert the existing garage structure and enclose the cantilevered area from above which is not extending the structure beyond what is already built.

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

The proposed work will not significantly change or intensify the neighborhood since we are an existing two family, and will remain a two family and will be providing additional square footage that does not go beyond the already built structure.

**\*If you have any questions as to whether you can establish all of the applicable legal requirements, you should consult with an attorney.**

Tel. No. 617 888 0554  
 E-Mail Address: ManuelPrieto1215@yahoo.com

Date: \_\_\_\_\_

**BZA Application Form**

**DIMENSIONAL INFORMATION**

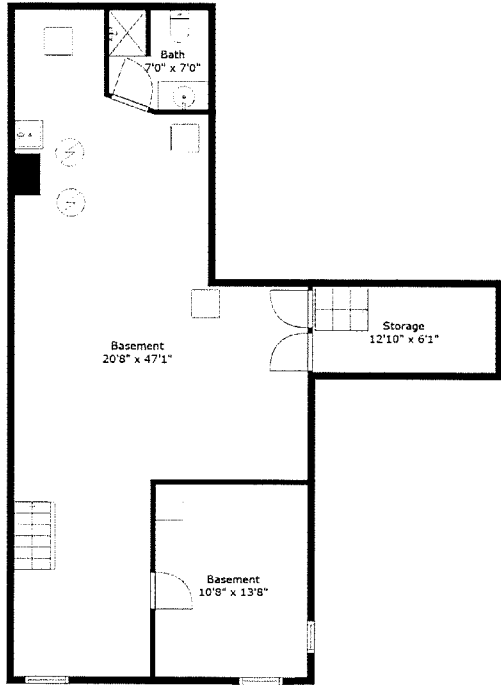
**Applicant:** Manuel Prieto  
**Location:** 1 Sixth St., Cambridge, MA  
**Phone:** 617 888 0554

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

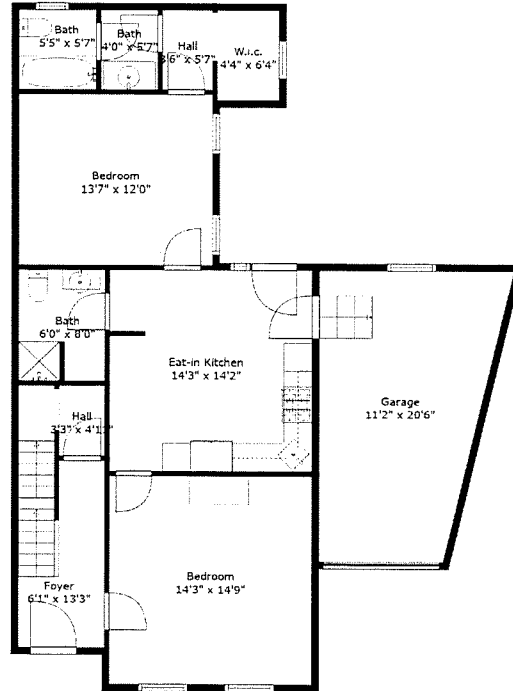
		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		2,416	2,646	1,444	(max.)
<u>LOT AREA:</u>		1,886	1,886	5,000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> <sup>2</sup>		1.28	1.40	0.75	
<u>LOT AREA OF EACH DWELLING UNIT</u>		924	1,194	2,500	
<u>SIZE OF LOT:</u>	WIDTH	28 (sixth st); 55 (gore st)	28 (sixth st); 55 (gore st)	50	
	DEPTH	65 (sixth st); 39 (gore st)	65 (sixth st); 39 (gore st)	n/a	
<u>SETBACKS IN FEET:</u>	FRONT	0.3	0.3	10	
	REAR	n/a	n/a	n/a	
	LEFT SIDE	-	-	7.6	
	RIGHT SIDE	1.5 +/-	1.5 +/-	7.6	
<u>SIZE OF BUILDING:</u>	HEIGHT	32	32	35	
	WIDTH	-	-	-	
	LENGTH	-	-	-	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		-	-	30%	
<u>NO. OF DWELLING UNITS:</u>		2	2	1	
<u>NO. OF PARKING SPACES:</u>		4	3	n/a	
<u>NO. OF LOADING AREAS:</u>		n/a	n/a	n/a	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		-	-		

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.:

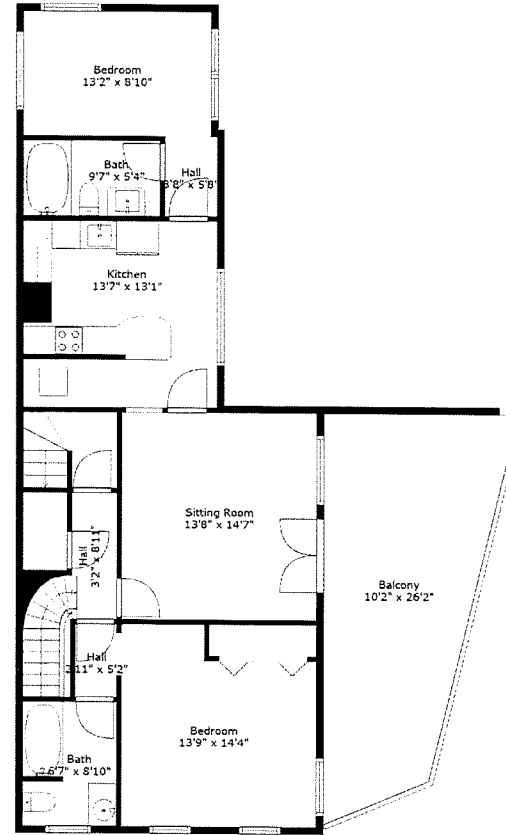
concrete block with vinyl siding



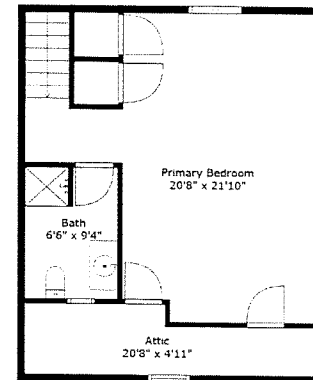
Floor 1



Floor 2



Floor 3

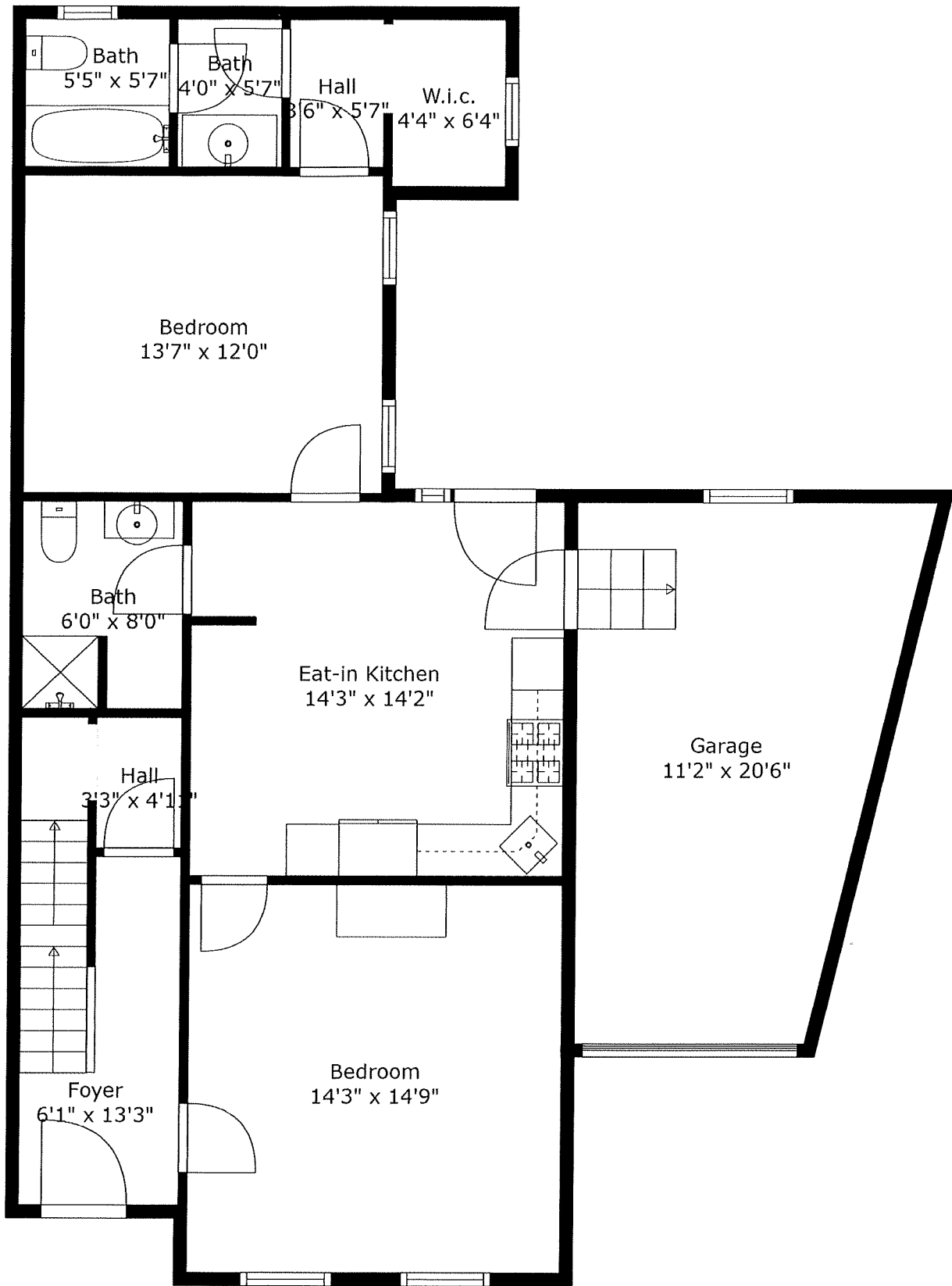


Floor 4

### Estimated areas

GLA FLOOR 1: 0 sq. ft, excluded 997 sq. ft.  
 GLA FLOOR 2: 940 sq. ft, excluded 253 sq. ft.  
 GLA FLOOR 3: 1064 sq. ft, excluded 285 sq. ft.  
 GLA FLOOR 4: 412 sq. ft, excluded 162 sq. ft.  
 Total GLA 2416 sq. ft, total scanned area 4113 sq. ft.

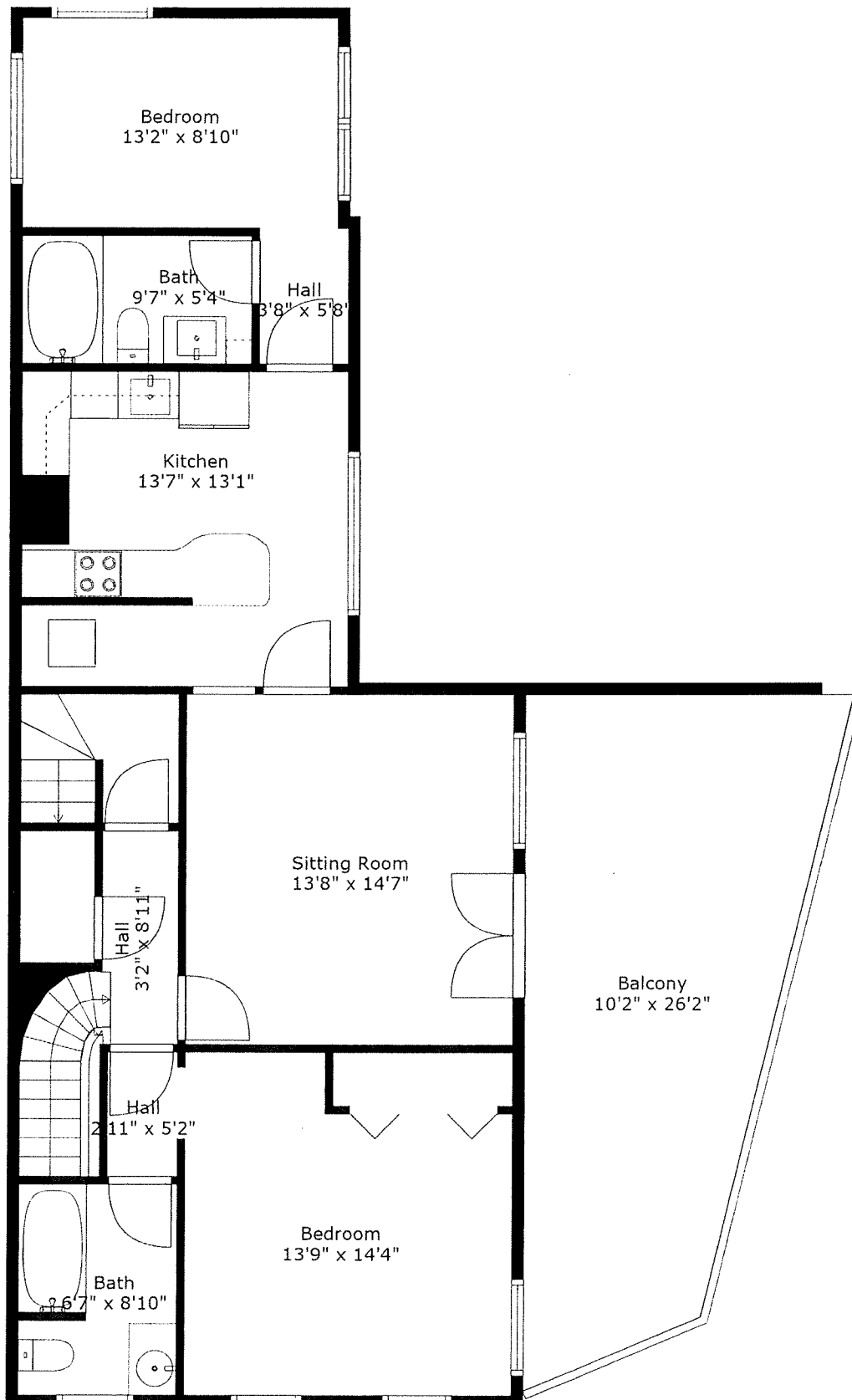
Sizes And Dimensions Are Approximate. Actual May Vary



## Estimated areas

GLA FLOOR 1: 0 sq. ft, excluded 997 sq. ft  
 GLA FLOOR 2: 940 sq. ft, excluded 253 sq. ft  
 GLA FLOOR 3: 1064 sq. ft, excluded 285 sq. ft  
 GLA FLOOR 4: 412 sq. ft, excluded 162 sq. ft  
 Total GLA 2416 sq. ft, total scanned area 4113 sq. ft

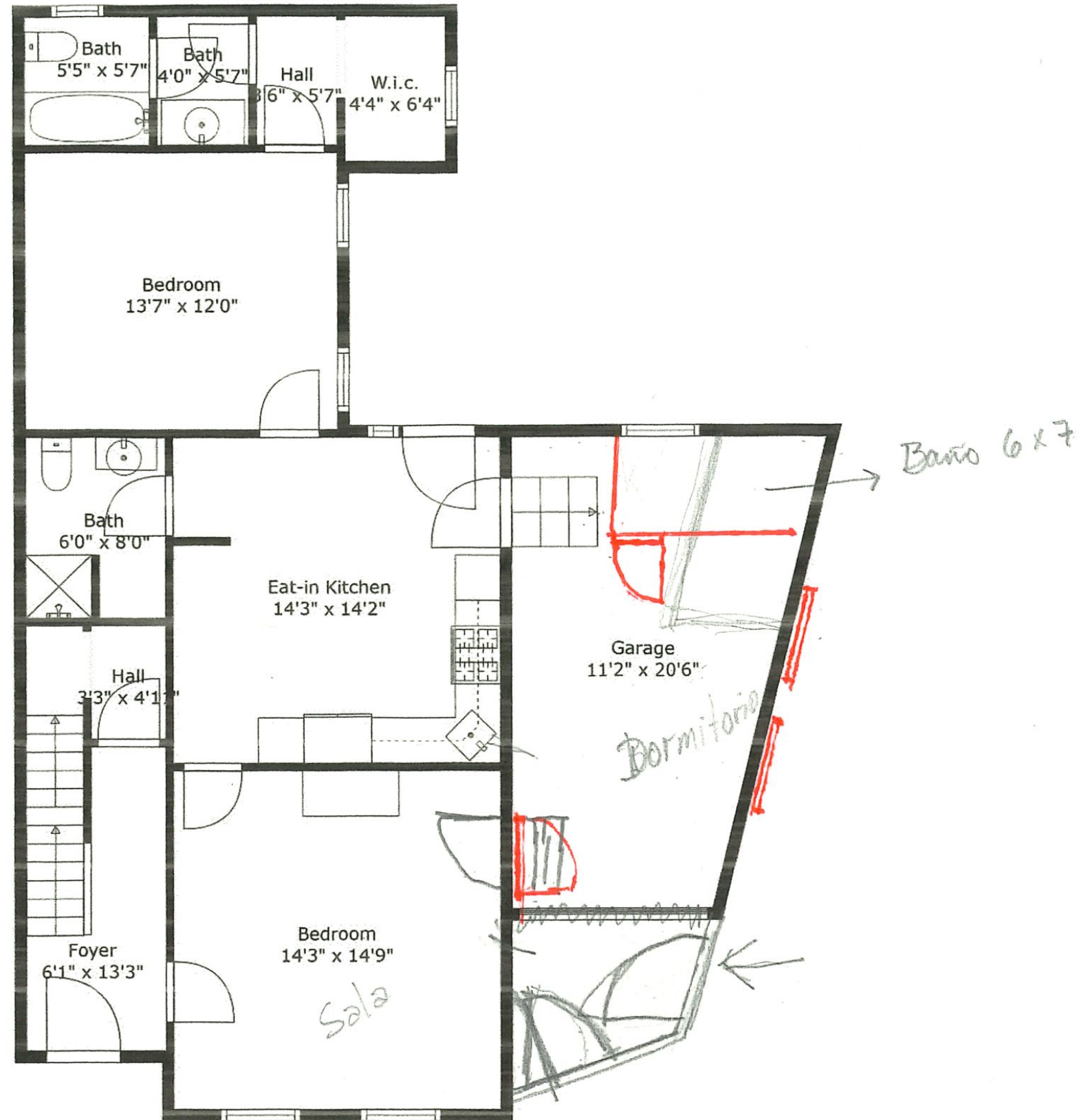
Sizes And Dimensions Are Approximate. Actual May Vary



## Estimated areas

GLA FLOOR 1: 0 sq. ft, excluded 997 sq. ft  
 GLA FLOOR 2: 940 sq. ft, excluded 253 sq. ft  
 GLA FLOOR 3: 1064 sq. ft, excluded 285 sq. ft  
 GLA FLOOR 4: 412 sq. ft, excluded 162 sq. ft  
 Total GLA 2416 sq. ft, total scanned area 4113 sq. ft

Sizes And Dimensions Are Approximate. Actual May Vary



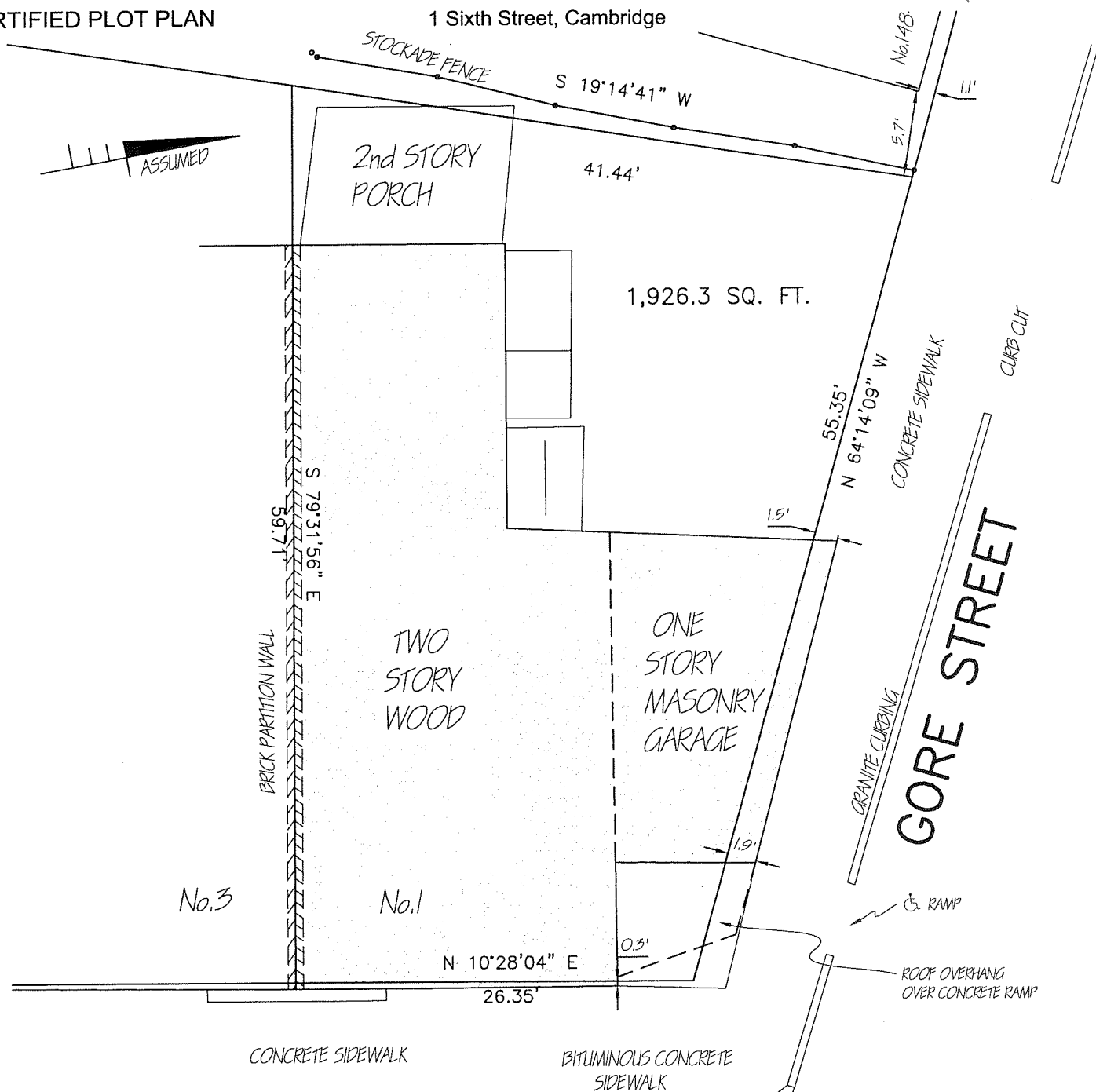
**Estimated areas**

GLA FLOOR 1: 0 sq. ft. excluded 997 sq. ft.  
 GLA FLOOR 2: 940 sq. ft. excluded 253 sq. ft.  
 GLA FLOOR 3: 1064 sq. ft. excluded 285 sq. ft.  
 GLA FLOOR 4: 412 sq. ft. excluded 162 sq. ft.  
 Total GLA 2416 sq. ft. total covered area 4113 sq. ft.

Sizes And Dimensions Are Approximate. Actual May Vary



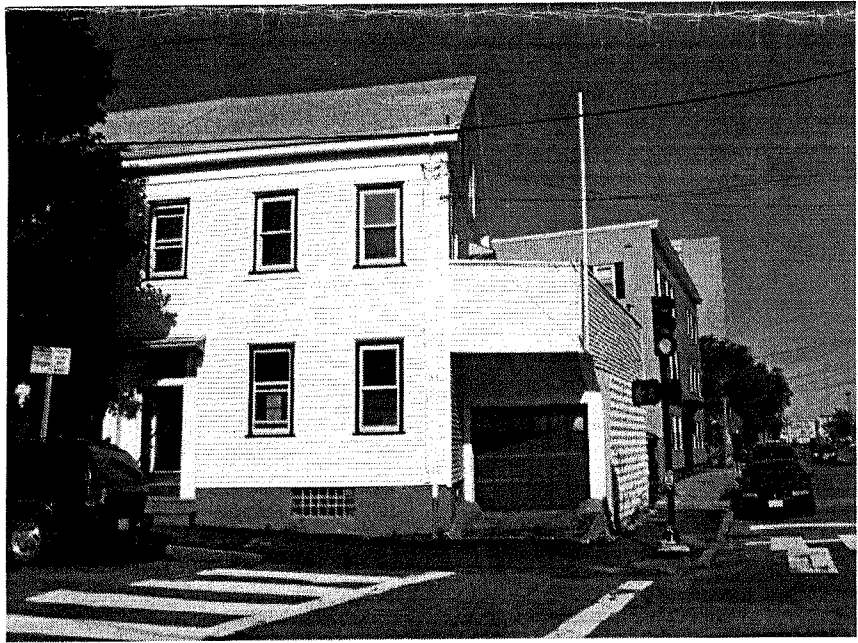
CERTIFIED PLOT PLAN



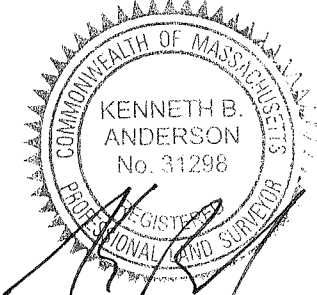
Jul.13, 2009  
 JN 79894  
 Scale: 1."= 10'

SIXTH STREET

PLAN NOTES: BUILDING ENCROACHMENT OVER STREET LINE SHOWN ON PL.BK.312,PG.21 (1922) AND LAND COURT PLAN 15383A(1933).



I CERTIFY THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE COMMONWEALTH OF MASSACHUSETTS PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING 250 CMR SECTION 6.05 .



©2009 ALL RIGHTS RESERVED  
 ANDERSON SURVEYS, INC.  
 Professional Land Surveyors  
 800 High Street  
 Hanson, MA 02341-0149  
 (781) 293-3349

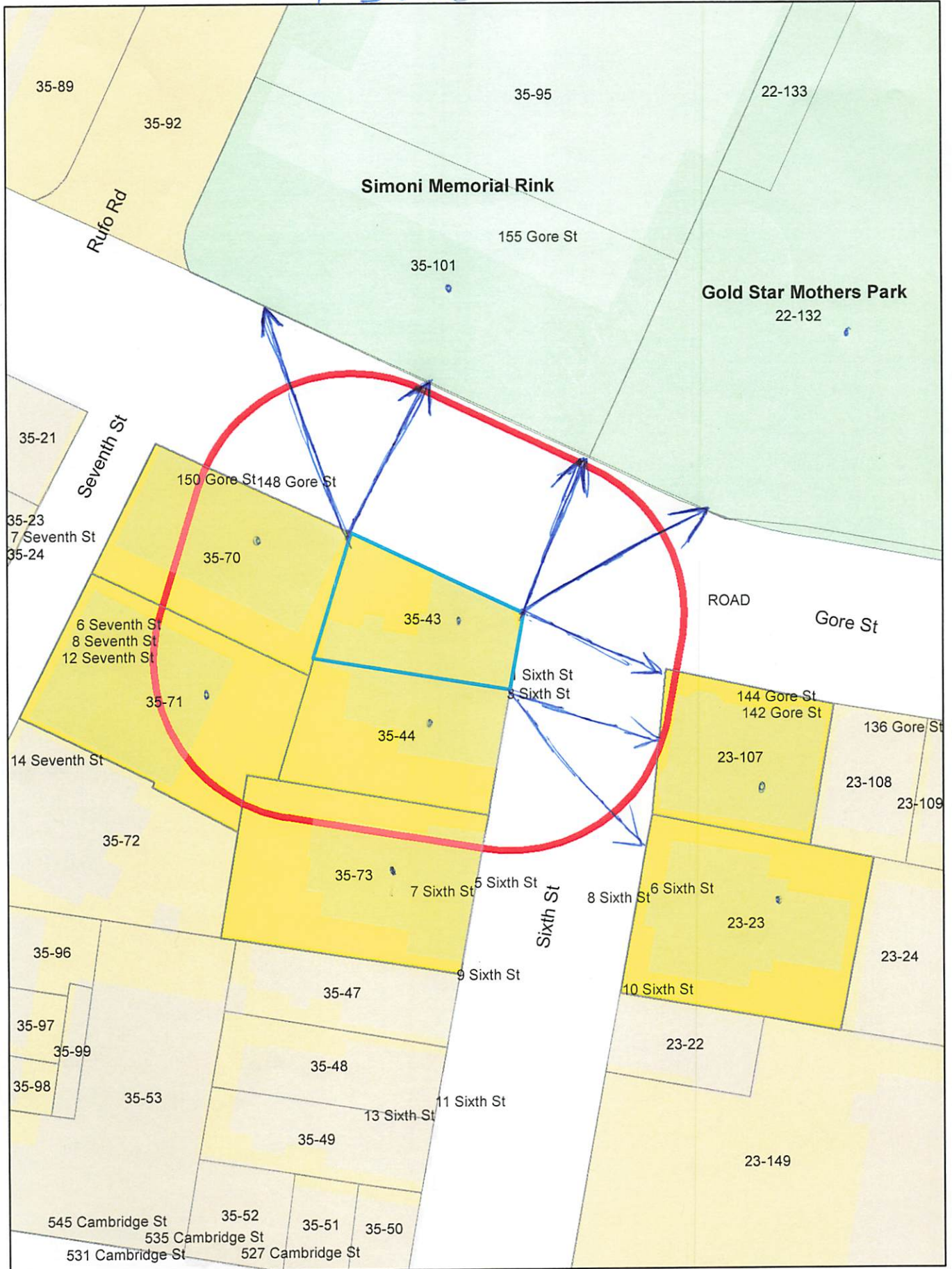
1 Sixth Street



1 Sixth St.



1 Sixth St.



1 Sixth St.

Petitioner

35-73  
MURRAY, PAUL D. & CATHERINE M. MURRAY  
TRUSTEE, MURRAY FAM NOM REALTY TRUST  
5 SIXTH ST  
CAMBRIDGE, MA 02141

35-71  
MDC, LLC  
1540 CAMBRIDGE ST  
CAMBRIDGE, MA 02139

35-43  
PRIETO, MANUEL,  
TRS THE MANUEL PRIETO LIV TR  
1 SIXTH ST  
CAMBRIDGE, MA 02141

22-132  
CAMBRIDGE CITY OF COMM. DEV.  
57 INMAN ST  
CAMBRIDGE, MA 02139

23-107  
RODRIGUES, MARIA ,  
ROSA MARIA R. CARVALHO &  
MARIO D. RODRIGUES  
142 GORE ST  
CAMBRIDGE, MA 02141

35-101  
CAMBRIDGE CITY OF RECREATION DEPT  
51 INMAN ST  
CAMBRIDGE, MA 02139

22-132 / 35-101  
CITY OF CAMBRIDGE  
C/O MEGAN BAYER  
CITY SOLICITOR

35-70  
JOSEPH G. KIRYLO & SUSAN M. KIRYLO  
59 THORNDIKE ST  
CAMBRIDGE, MA 02141

35-44  
HAZLETT, RITA M. & JAMES M.  
3 SIXTH ST  
CAMBRIDGE, MA 02141-1121

22-132 / 35-101  
CITY OF CAMBRIDGE  
C/O YI-AN HUANG  
CITY MANAGER

23-23  
WANG, KUN YIN YIN LIN  
11 SUNSET RD - UNIT A  
CAMBRIDGE, MA 02138

35-70  
ALLISON, SEAN P. & JOANNE R. ALLISON  
CITY OF CAMBRIDGE TAX TITLE  
130 HARDY ST  
DUNSTABLE, MA 01827