

NOTICE OF PUBLIC HEARING

The Planning Board of the City of Cambridge will hold a public hearing on Tuesday, July 18, 2006, at 7:40 p.m., in the Second Floor Meeting Room, City Hall Annex, 344 Broadway, Cambridge, Massachusetts on a petition by the City Council, to amend the Zoning Ordinance of the City of Cambridge in Section 5.28.27 - Special Dimensional Standards Applicable to Dwellings, for the conversion of nonresidential buildings to residential use by inserting the following new language indicated in ***bold italic***.

5.28.27 Criteria for Approval of a Special Permit. In acting upon this special permit, the Planning Board shall take into account the standards and criteria set forth in Sections 10.43, 10.47 and 10.47.1 of this Ordinance. In addition the Planning Board shall consider the following:

(1) The impact on residential neighbors of the new housing use as it may affect privacy. The location and size of windows, screening elements, decks, entries, and other aspects of the design shall be reviewed to maintain reasonable levels of privacy for abutters where significant variations from the normally required dimensional standards for the district are granted. ***In reviewing a proposed development plan, the Board shall consider, among other factors, the potential negative impacts of the new activity on abutters and the location, orientation, and use of structures and yards on adjacent properties.***

(2) The impact of increased numbers of dwelling units above that normally permitted in the district, on on-street parking, particularly in neighborhoods where off street parking is limited. ***In reaching a determination, the Board may require an analysis of on-street parking utilization on streets in the vicinity of the proposed development to consider available capacity relative to the demand generated by the proposed development. The scope and methodology of such an analysis shall be determined in consultation with City staff. Following its consideration of the results of the analysis, the Board may require changes to the project.***

Copies of this petition are on file in the Office of the City Clerk, City Hall, 795 Massachusetts Avenue, Cambridge, Massachusetts. Questions concerning the petition may be addressed: Liza Paden at Community Development, 344 Broadway, 617-349-4647, TTY: 617-349-4621, or at lpaden@cambridgema.gov.