City of Cambridge, Massachusetts Planning Board City Hall Annex, 344 Broadway, Cambridge, MA 02139

a. SPECIAL PERMIT APPLICATION - COVER SHEET

To the Planning Board of the City of Cambridge:

The undersigned hereby petitions the Planning Board for one or more Special Permits in accordance

with the requirements of the following Sections of the Zoning Ordinance:	
1. <u>Section 6.35.1</u> 2. <u>Section 20.304.6</u>	
3. <u>Section 20.305</u> 4.	
Applicant: Central Square LLC	
Address: c/o James J. Rafferty	
130 Bishop Allen Drive, Cambridge, MA 02139	
Telephone: (617) 492-4100 FAX: (617) 492-3131 622-638 Massachusetts Avenue; 1-9 Central Square Location of Premises: 10-12 Central Square; 289-291 Green Street	∍;
Zoning District: Business B/Central Square Overlay District	
Submitted Materials: Floor Plans; Elevations; Photographs;	
Ownership Certificate; Dimensional Form	
Signature of Applicant: For the Planning Board, this application has been reviewed and is hereby certified complete by the Community Development Department:	!
Date Signature of CDD Staff	

b. SPECIAL PERMIT APPLICATION - SUMMARY OF APPLICATION

Project Name: Holmes Building Address of Site: 632 Massachusetts Avenue Applicant: Central Square LLC Planning Board Project Number: (CDD)	
Hearing Timeline (CDD)	
Application Date: Planning Board 1 st Hearing Date: (PUD Development Proposal, other special permit) Planning Board Preliminary Determination: (PUD Development Proposal) Second Submission Date: (PUD Final Development Plan) Planning Board 2 nd Hearing Date: (PUD Final Development Plan) Final Planning Board Action Date: (PUD Final Development Plan, other special permit) Deadline for Filing Decision: *Subject to extension by mutual agreement of the Applicant and the Planning Board	* -* -* -* -* -* -* -* -* -* -* -* -* -*
Requested Relief: (include other boards and commissions) • Special Permit to reduce required amount of parking • from 93 spaces to 80 spaces. Project Description Petitioner seeks to amend Special Permit granted in Pla	 nning Board
Brief Narrative: Case No. 133 to convert second floor of existing buildi use to 21 additional dwelling units. Project Size:	
 Total GFA: 128,000 sf Non-residential uses GFA: Site Area (acres and SF): 32,823 sf # of Parking Spaces: 80 	
Proposed Uses:	
 # of Dwelling Units: 21 additional/93 total Other Uses ground floor retail Open Space (% of the site and SF) 12% 	
Proposed Dimensions:	
• Height: 67' • FAR: 3.9	<u> </u>

Appendix I – Dimensional Form

Special Permit #

Address:

Special Permit #		Address:		
	Allowed/Required	Existing	Proposed	Granted
Total FAR	3.9	3.9	no change	
Residential	3.9	3.9	no change	
Non-Residential	3.0			
Inclusionary Bonus				
Total GFA in Sq. Ft.	98,469 sf	128,000 sf	no change	
Residential		81,000 sf	107,650 sf	
Non-Residential		47,000 sf	20,350 sf	
Inclusionary Bonus		1,7555.22	120,000 52	
Max. Height	55'	67'	no change	
Range of heights			no change	
g				
Lot Size	5,000 sf	32,823 sf	no change	
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Lot area/du	300	600	352	
20t til var da	200		332	
Total Dwelling Units	109	72	93	
Base units	109	12	193	
Inclusionary units				
Min. Lot Width	50'	99.5'	no change	
TATILL FOR ALIGN	30	77.3	TIO CHANGE	<u>, , , , , , , , , , , , , , , , , , , </u>
Min. Yard Setbacks				
(Mass Ave) Front	5'	0'	no abango	· · · · · · · · · · · · · · · · · · ·
(Barron Plaza) Side, Left	5'	1'	no change	
(Central Sq) Side, Right	5'	3'	no change	
(Green St) Rear	5'	3 '		
Side		0'	no change no change	
Total % Open Space		12%	no change	
Usable	10%	12%		
Other	100	120	no change	
Other				
Off Street Parking	92	80	no change	
Min #	74	00	ITO CHAILGE	
Max #				
Handicapped				
ranucapped				
Diarrala Engaga	46	36	47	
Bicycle Spaces	#0	30	47	
T				
Loading Bays	2	2	no change	

OWNERSHIP CERTIFICATE - PLANNING BOARD SPECIAL PERMIT

This form is to be completed by the OWNER, signed, and returned to the Office of the Planning Board.

I hereby authorized:

Central Square LLC (Petitioner)

Address: c/o NAI Hunneman Management & Development Company

to apply for a special permit for: reduction in required amount of parking (type of development)

on premises located at: 632 Massachusetts Avenue

for which the record title stands in the name of: Central Square LLC

whose address is: C/O NAI Hunneman Management & Development Company

by a deed duly recorded in the: Middlesex County Registry of Deeds in Book 30946

Page 286; or Registry District of the Land Court, Certificate No.:

Book:

Page:

(If authorized Trustee, Officer or Age

Signature of Author Jzed Agen

Commonwealth of Massachusetts, County of Middlesex

The above named James J. Rafferty personally appeared before me,

This /8 of July, 201/ and made oath that the above statement is true.

My Commission expires:

Anne M. Gilmer
Notary Public
Commonwealth of Massachusets
My Commission Expires
April 18, 2014

SUPPORTING STATEMENT FOR A SPECIAL PERMIT

Please describe in complete detail how you meet each of the following criteria referring to the property and proposed changes or uses which are requested in your application. Attach sheets with additional information for special permits which have additional criteria, e.g. fast food permits, comprehensive permits, etc., which must be met.

Granting the Special Permit requested for <u>632 Massachusetts Avenue</u> (location) would not be a detriment to the public interest because:

A) Requirements of the Ordinance can or will be met for the following reason:

The requested reduction of thirteen parking spaces is consistent with the requirements of Section 20.305 of the Central Square Overlay District and Section 6.35.1.

B) Traffic generated or pattern of access or egress would not cause congestion hazard, or substantial change in established neighborhood character or the following reasons:

The reduction of thirteen spaces at this location will not change traffic patterns in Central Square.

C) The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would not be adversely affected by the nature of the proposed use for the following reasons:

Few of the surrounding uses provide off street parking and their operation would not be affected by allowing this reduction.

D) Nuisance of hazard would not be created to the detriment of the health, safety and/or welfare of the occupants of the proposed use or the citizens of the City for the following reasons:

There will not be any detriment to the health and welfare of occupants since many of the existing residents in the building do not own automobiles.

E) For other reasons, the proposed use would not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this Ordinance for the following reasons:

The Central Square Overlay District and Section 6.35.1 both recognize the proximity of rapid transit as a criteria for reducing the required amount of parking.