

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. 20.54.5 2. _____
3. _____ 4. _____

Applicant: BTA ARCHITECTS, INC.

678 Massachusetts Avenue

Address: Cambridge, MA 02139

M. Freeman, Principal

Telephone: 617/876-4300 FAX: 617/661-9213

Location of Premises: 52 BRATTLE ST

Zoning District: BUSINESS A

Submitted Materials: Special Permit Application, Copy Deed, Fee Check, Narrative, Dimensional Form, Ownership Certificate; 3 Copies Site Survey, 3 Copies Assessors Plat; 15 sets 11x17 drawings

Signature of Applicant: MacGregor Freeman - AIA *[Signature]*

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: ELEVATOR ADDITION
Address of Site: 52 BRATTLE ST
Applicant:
Planning Board Project Number: (CDD)

Hearing Timeline (CDD)

Application Date:

Planning Board 1st Hearing Date: _____ *

(PUD Development Proposal, other special permit)

Planning Board Preliminary Determination: _____ *

(PUD Development Proposal)

Second Submission Date: _____ *

(PUD Final Development Plan)

Planning Board 2nd 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)

- HISTORIC COMMISSION GRANTED
- ZONING BOARD OF APPEALS 5.11 & 5.33 FILED

Project Description

Brief Narrative:

Project Size:

- Total GFA: 426 SF
- Non-residential uses GFA: 426 SF
- Site Area (acres and SF): 0.0098 A 426 SF
- # of Parking Spaces: 0

Proposed Uses:

- # of Dwelling Units: 0
- Other Uses ELEVATOR ENCLOSURE ADDITION
- Open Space (% of the site and SF) _____

Proposed Dimensions:

- Height: 39'-6" 36'-4" WITHOUT ELEVATOR OVERLUN
- FAR: 3.595/1.0

CITY OF CAMBRIDGE PLANNING BOARD

SPECIAL PERMIT APPLICATION

52 BRATTLE STREET/STORY STREET ENTRANCE

ADDITION FOR WHEELCHAIR ACCESSIBLE ENTRANCE AND ELEVATOR

CURRENT LAND USE LISTING

PROPOSED LAND USE

PLANNING BOARD RELIEF SOUGHT

NARRATIVE DESCRIPTION

BUILDING HEIGHT

PLANNING BOARD RELIEF SOUGHT

ZONING VIOLATIONS

CURRENT LAND USE/ADJACENT/OPPOSITE

52 BRATTLE STREET: 4 Retail, 1 Restaurant, offices and classrooms
No Proposed Change

ADJACENT AND OPPOSITE PROPERTIES

- | | | |
|----|-------------------|--|
| 1. | 7 Appian Way: | No Dwelling Units
School |
| 2. | 51 Brattle Street | No Dwelling Units
School |
| 3. | 48 Brattle Street | No Dwelling Units
Retail/Office |
| 4. | 44 Brattle Street | No Dwelling Units
Retail/Office |
| 5. | 5 Story Street | No Dwelling Units listed by Assessor
School |
| 6. | 54 Brattle Street | No Dwelling Units
Retail/Store
School |

NARRATIVE DESCRIPTION

The existing building at 52 Brattle Street is a three-story structure. The building houses three retail spaces and a restaurant on the first floor facing Brattle Street and offices and classrooms on the second and third floors that are accessed via a stairway from Story Street to the first floor level. The proposed project involves the construction of an addition that is attached to the existing building. The addition will have a gross floor area of 246 s.f. The addition will house an elevator with a sidewalk level lobby to provide a wheelchair accessible route using the elevator for access

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to the second and third floors of the building. The addition will include space used only for vertical circulation to serve existing uses in the building. In accordance with the standards of Section 10.40 there will be no change in existing density or character of use.. The proposed addition and elevator will not affect existing traffic or the character or use of the neighborhood, while providing a wheelchair accessible route to an existing building. The construction of the proposed addition will enhance the appearance of the immediate area by moving unsightly utilities behind building walls and will improve security for all adjacent properties.

In accordance with the Citywide Urban Design Objectives of Section 19.30 the height of the proposed elevator addition will meet the standard for height adjacent to an abutting Residence C-2 District. The proposed addition will be wheelchair friendly and serve the handicapped community. The ground floor of the addition will add a significant amount of glass at the grade level entrance. There will be no new rooftop equipment as part of the addition. There will be no stormwater impact since the existing area is already impervious. Lighting on the exterior will be adequate for the safe use of the building for accessibility by the public at night. There will be no additional impact on the City infrastructure services.

TABLE 4.30 All existing uses are allowed in Business A District. There are no new uses proposed.

BUILDING HEIGHT The height of the existing building is 36'-2-3/4".
The height of the building with the addition is 36'-2-3/8"

PLANNING BOARD RELIEF SOUGHT: Section 20.54.5

ZBA ZONING VIOLATIONS APPLICATION: Variances Requested:
Section 5.11 Addition
Section 5.33 Height

Appendix I - Dimensional Form

Special Permit #

Address:

	Allowed/Required	Existing	Proposed	Granted
Total FAR				
Residential	N/A			
Non-Residential		3.533/1.0	3.595/1.0	
Inclusionary Bonus				
Total GFA in Sq. Ft.				
Residential				
Non-Residential		24,096	24,522	
Inclusionary Bonus				
Max. Height				
Range of heights		36'-2 3/4"	36'-2 3/8"	
Lot Size		6,821	6,821	
Lot area/du	N/A			
Total Dwelling Units	N/A			
Base units				
Inclusionary units				
Min. Lot Width	NONE	87'	87'	
		79'-9"	79'-9"	
Min. Yard Setbacks				
Front	NONE	1' +/-	1' +/-	
Side, Left	NONE	12'	4'-3"	
Side, Right	NONE	1' +/-	1' +/-	
Rear	N/A			
Total % Open Space	N/A			
Usable				
Other				
Off Street Parking				
Min #	0	0	0	
Max #	0	0	0	
Handicapped	0	0	0	
Bicycle Spaces	0	0	0	
Loading Bays	0	0	0	

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 authorize: Mac Gregor Freeman of BTA Architects, Inc.
(Petitioner)

Address 678 Massachusetts Ave. City or Town Cambridge, MA 02139

to apply for a special permit for New 3 Story Elevator Shaft with Lobbies
(Type of Development) on premises

located at: 52 Brattle St. (aka 1 Story St.) Plat 168, Lot 54.
(Street and Number) (Assessor Plat and Lot Number (s)) (City)

for which the record title stands in the name of: Brattle St. 52 LLC

✓ c/o James Wolfson, Manager
whose address is: 18 Woodridge Rd. Wayland MA
(Street and Number) (City or Town) (State)

by a deed duly recorded in the Middlesex South County Registry of Deeds

in Book 29640 Page 533; or Registry District of the Land Court, Certificate

No _____ Book _____ Page _____



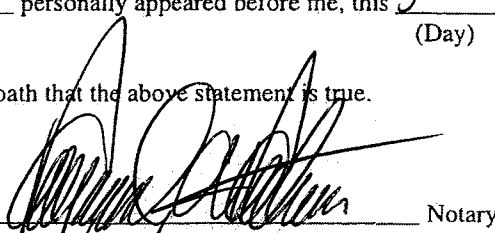
Signature of Land Owner
(If authorized Trustee, Officer
or Agent so denitrify)

COT Management, Inc
Managing Agent for Brattle St 52 LLC

Commonwealth of Massachusetts, County of Norfolk

The above-named RICHARD B. COHEN personally appeared before me, this 5th
(Day)

of JANUARY, x 2011, and made oath that the above statement is true.
(Month) (Year)

 Notary

My Commission expires 5/11/2012 (Notary Seal)

QUITCLAIM DEED

js

WE, James Wolfson and Diane Rosenblum, Trustees of Interim Realty Trust w/d/t dated June 2, 1977, recorded with the Middlesex South District Registry of Deeds in Book 13282, Page 101

in consideration of One Dollar (\$1.00) paid and other good and valuable consideration, grant to

Brattle Street 52, LLC, a Massachusetts limited liability company with a mailing address of in care of 160 Washington Street, Brookline, Massachusetts 02147

with QUITCLAIM COVENANTS

a certain parcel of land with the buildings thereon known and numbered as One Story Street and 52 Brattle Street in the City of Cambridge, Middlesex County, Massachusetts, bounded and described as follows:

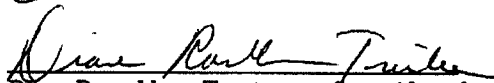
NORTHEASTERLY	by Brattle Street, 79.50 feet;
SOUTHEASTERLY	by Story Street, 86.50 feet;
SOUTHWESTERLY	by land now or formerly of Chapmen, 79.50 feet;
NORTHWESTERLY	by land now or formerly of Howe, 86.50 feet.

There is excepted from the premises hereby conveyed a strip of land described in a deed of Gertrude L. Nelson, Trustee, to The Window Shop, Inc. dated August 26, 1959 and recorded with Middlesex South District Registry of Deeds in Book 9465, Page 20.

For title, see Deed dated August 22, 1977 and recorded with said Deeds in Book 13282, Page 113.

WITNESS, our hands and seals this 29TH day of DECEMBER, 1998


James Wolfson, Trustee as aforesaid, and not individually


Diane Rosenblum, Trustee as aforesaid, and not individually

St. 9

52 Brattle

25.00

84

MSD 01/11/99 09:38:13

RECEIVED

MAR 10 2011

BTA

THE STATE OF FLORIDA

ss. COUNTY OF PALM BEACH

DECEMBER 29, 1998

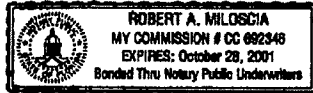
Then personally appeared the above named James Wolfson, Trustee as aforesaid, and acknowledged the foregoing to be his free act and deed as such Trustee, before me

WHO PRODUCED MA. DL
#033380977 AS ID.

Robert A. Miloscia
Notary Public

My commission expires: 10-28-2001

[AFFIX SEAL]



THE STATE OF FLORIDA
COUNTY OF PALM BEACH

ss.

DECEMBER 29, 1998

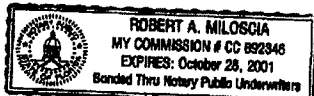
Then personally appeared the above named Diane Rosenblum, Trustee as aforesaid, and acknowledged the foregoing to be her free act and deed as such Trustee, before me

WHO PRODUCED FLORIDA
DL # R25116031627.0 AS ID.

Robert A. Miloscia
Notary Public

My commission expires: 10-28-2001

[AFFIX SEAL]



[END OF INSTRUMENT]

Upon recording, return to:

Allen A. Lynch, II
Peabody & Brown
101 Federal Street
Boston, MA 02110