

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. 4.31.d (T.H. SP PERMIT) 2. ~~6.36.1d (3 VISITOR PFD SPACES)~~
3. 11.15.5(i) (T.H. OPEN SPACE)

Applicant: 2-10 BRATTLE CIRC. SERIES E REALTY TRUST

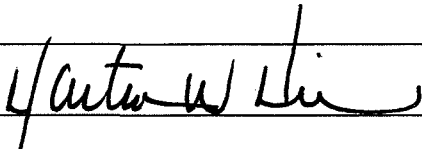
Address: 10 SAMOSET RD, WINCHESTER 01890

Telephone: 617.306.1326 FAX: 617.500.0302

Location of Premises: 2 BRATTLE CIRCLE

Zoning District: RES. B

Submitted Materials: _____

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:	2-10 Brattle Circle
Address of Site:	2-10 Brattle Circle
Applicant:	2-10 Brattle Circ. Series E Realty Trust
Planning Board Project Number: (CDD)	261

Hearing Timeline (CDD)

Application Date:

Planning Board 1st Hearing Date:

(PUD Development Proposal, other special permit)

July 26, 2011 *

~~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:

10.26.11 *

**Subject to extension by mutual agreement of the Applicant and the Planning Board*

Requested Relief: (include other boards and commissions)

- See attached

Project Description

Brief Narrative: Renovation of 3 existing units, reconfigure of 11 existing units to 7 proposed units with a GFA reduction of approx. 2,000 SF from existing

Project Size:

- Total GFA: 13,929 sf
- Non-residential uses GFA: 0 sf
- Site Area (acres and SF): 17,836 sf
- # of Parking Spaces: 13

Proposed Uses:

- # of Dwelling Units: 10
- Other Uses: n/a
- Open Space (% of the site and SF) 41.8% 7,457 sf

Proposed Dimensions:

- Height: 35'
- FAR: .78

Special Permit Narrative

Required Information

1. Existing conditions Map: See attached certified plot plan dated 2-15-11 by Field Resources Inc.
2. Current Land Use: The property is currently a 12 Unit Multi-Family House in 2 different buildings, a 3 car parking space with an office above. All buildings total 16,515 SF (.93 FAR)
3. Proposed Land Use: 10 Townhouse Units for a total of 13,929 SF (.78 FAR)
4. Photographs: Attached
5. Site Plan
6. Building Details: Drawings included (all dated 5-25-11)

A200 existing basement plan
 A201 existing first floor/site plan
 A202 existing second floor plan
 A203 existing third floor plan
 A204 existing elevations building a
 A205 existing elevations buildings b & c
 A300 proposed basement plan
 A301 proposed 1st floor / site plan
 A302 proposed 2nd floor plan
 A303 proposed 3rd floor plan
 A304 proposed figure ground drawing
 A401 proposed building elevations
 A402 proposed building elevations
 A403 proposed building elevations
 Proposed plot plan – dated 2/15/11

7. Quantitative Data: See attached
 - a. dimensional form
 - b. Summary of Regulatory Requirements dated 5.22.11
 - c. BZA Supporting Statements for a Variance
8. Planning Board Relief Sought:

Article	Zoning Section	Description	Variance or Sp. Permit
4	4.31.d	Townhouse Special Permit: Reconstruction of more than 5 townhouses in Res B (2)	Special Permit
6	6.36.1d	3 visitor parking spaces (6)	Special Permit
11	11.15.5(i)	Reduce usable open space minimum dimension	Special Permit

9. Zoning Violations:

Article	Zoning Section	Description	Variance or Sp. Permit
5	5.3.1	Gross Floor Area : To relocate and reconstruct existing non-conforming GFA (1)	Variance
	5.3.1	Lot area per dwelling unit: To reconstruct existing non-conforming units (2)	Variance
	5.3.1	To reconstruct buildings within the required front yard setback (3)	Variance
6	6.41 (a,b)	Setbacks for on grade parking (5)	Special Permit
	6.41 (c)	Parking within a front yard (5)	Variance
		Driveway within 5' of a side yard	Variance
	6.42	Minimum parking space dimensional requirements (4)	Variance
6			
8	8.22.3	Extend existing non-conforming building	Variance

10. Certificate of Ownership Form: Attached

11. Filing Fee: Attached

12. Registered Solar Energy Systems for abutting parcels: not applicable

Narrative Description

2-10 Brattle Circle variance application preamble and site description

The variances requested at 2-10 Brattle Circle arise from the specific circumstances found at the site. The site is a complex one accessed from three separate rights of way, Brattle Circle, Mount Auburn Street and a private way. The site slopes almost ten feet, and is of unusual shape. It currently contains 12 townhouse units in three buildings, comprising approximately 16,500 gross square feet. Both the existing number of units and the gross square footage are non-conforming. The existing buildings are also non-conforming in respect to all three required front yard setbacks, and both side yard setbacks. Further, the existing site is non-conforming for parking, containing eight parking spaces for the 12 current dwelling units (a deficit of four spaces). Many of the units contain life safety elements that do not comply to current codes, and egress systems that are extremely hard to maintain in New England's climate. Several of the buildings are in poor repair, and the existing egress infrastructure (exterior staircases) are widely considered an eyesore by abutters. The building directly on Mount Auburn consists of four car garage, with an office at the second floor. This structure is non-conforming for front and side setback, and the office use itself is a non-conforming use. It also sits beyond the boundaries of the site, encroaching on both Mount Auburn Street, and the abutting property to the East

The proposal for the site is to maintain the original nineteenth century house that is of significant interest to the Historic Commission, and to demolish all and reconstruct some of the remaining non-conforming structures. The purpose of the reconstruction is to eliminate as many of the non-conforming setbacks as feasible, eliminate the encroachments and non-conforming use. The proposal also eliminates the parking violation. The new buildings also eliminate the unsatisfactory and unsightly exterior egress stairs and bring the buildings in to conformity with current building codes. The project proposes also to reduce the number of units from 12 to 10, and to reduce the gross square footage nonconformity by approximately 2000 square feet. The project also eliminates the non-conformity for parking, whilst remaining compliant for the open space requirements of the townhouse ordinance.

Zoning relief is required owing to the fact that some of the buildings are being reconstructed (there is no automatic right to relocate GFA or to reconstruct non-compliant units), and also because the new buildings remain attached to the existing non-conforming historic house and are then regarded as an extension to a non-conforming structure. Although above ground portions of the rebuilt project are moved back to be compliant with the required side yard setbacks, the front yard setback at the private way requires relief. Also, at the Mount Auburn front yard a garage remains partially in the front yard setback, as do two added parking spaces on Brattle Circle.

A Special Permit from the planning board is required because the proposed townhouse development includes the reconstruction of more than 5 townhouses in a Res-B district. Per the townhouse ordinance, we are requesting permission to use the usable open space requirements, which reduces the minimum dimension from 15' to 10' and raises the overall required usable open space from 20% (Res-B) to 25% (townhouse ord.). The proposed scheme includes 13 parking spaces for 10 units. Per 6.36.1d footnote 3, special permit granting authority may require visitor spaces in excess of the minimum required (10, 1 per D.U.)

Appendix I – Dimensional Form

Special Permit #

Address:

	Allowed/Required	Existing	Proposed	Granted
Total FAR				
Residential	.5 (.35)	.93	.78	
Non-Residential	-	-	-	
Inclusionary Bonus	n/a	0	0	
Total GFA in Sq. Ft.			13,929	
Residential	6922.6	16,515	3948 exist 9981 new	
Non-Residential	-	0	0	
Inclusionary Bonus	-	0	0	
Max. Height				
Range of heights	35'	35'	Unchanged	
Lot Size	5000 sf	17,836 sf	Unchanged	
Lot area/du	2500 (4000)	1486.3	1748.2	
Total Dwelling Units	5	12	10	
Base units	5	12	3 exist + 7 new	
Inclusionary units	0	0	0	
Min. Lot Width	50'	See plans	Unchanged	
Min. Yard Setbacks				
Front	15'	See plans	See plans	
Side, Left	7'-6" (sum 20')	See plans	See plans	
Side, Right	7'-6" (sum 20')	See plans	See plans	
Rear	25'	See plans	See plans	
Total % Open Space	40%	44%	41.8%	
Usable	25 (per 11.15.5i)	34.3%	26.8%	
Other	15%	9.7%	15%	
Off Street Parking		8	13	
Min #	5	12	10	
Max #	5			
Handicapped	0		0	
Bicycle Spaces	5	0	5	
Loading Bays	n/a	n/a	n/a	

V - 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: MARTIN W HILL
(Petitioner)

Address: 10 SAMOSET ROAD
WINCHESTER MA 01890

to apply for a special permit for:
(type of development)

on premises located at: 2-10 BRATTLE CIRCLE

for which the record title stands in the name of: 2-10 BRATTLE CIRCLE SERIES D

whose address is: 10 SAMOSET RD
WINCHESTER MA 01890
REALTY TRUST.

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

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

Book: Page:

Martin W Hill

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

Commonwealth of Massachusetts, County of

The above named Martin Hill personally appeared before me,

This 25 of May, 2011 and made oath that the above statement is true.

Notary: Kelly Speakman

My Commission expires:

