

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. 5.53.2 (TWO OR MORE STRUCTURES CONTAINED
A PRINCIPAL RESIDENTIAL USE)
3. 11.15.5(i) (T.H. OPEN SPACE)

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

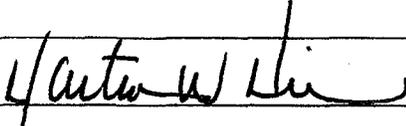
Address: 10 SAMOSET RD, WINCHESTER 01890

Telephone: 617.306.1336 FAX: 617.500.0302

Location of Premises: 2 BRATTLE CIRCLE

Zoning District: RES. D

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)

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)

- Variance granted by BZA in Case No. 10130
- _____

Project Description

Brief Narrative: Petitioner seeks to renovate portion of existing dwelling, demolish remaining structures and construct six unit townhouse development and one single family dwelling

Project Size:

- Total GFA: 9,986 sf
- Non-residential uses GFA: 0 sf
- Site Area (acres and SF): 17,836 sf
- # of Parking Spaces: 12

Proposed Uses:

- # of Dwelling Units: 7
- Other Uses n/a
- Open Space (% of the site and SF) 32.4% 5778 sf

Proposed Dimensions:

- Height: 32.4'
- FAR: .56

Appendix I – Dimensional Form

Special Permit #	Address:			
	Allowed/Required	Existing	Proposed	Granted
Total FAR				
Residential	.5 (.35)	.93	.56	
Non-Residential	-	-	-	
Inclusionary Bonus	n/a	0	0	
Total GFA in Sq. Ft.				
Residential	6,922.6	16,515	9,986	
Non-Residential	-	0	0	
Inclusionary Bonus	-	0	0	
Max. Height				
Range of heights	35'	32.4'	Unchanged	
Lot Size	5000 sf	17,836 sf	Unchanged	
Lot area/du	2,500 (4,000)	1,486.3	2,548 sf	
Total Dwelling Units	5	12	7	
Base units	5	12		
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				
Usable	25 (per 11.15.5i)	34.3%	32.4%	
Other				
Off Street Parking	7	8	12	
Min #				
Max #				
Handicapped				
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 SKIRTS 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)

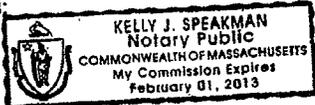
Commonwealth of Massachusetts, County of

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:



Project Narrative

The Petitioner is seeking to construct a Townhouse Development containing a total of seven (7) dwelling units. Since one of the dwelling units is not contained in a “semi-detached” dwelling, it does not satisfy the definition of a “Townhouse” as set forth in Section 2.000 of the Zoning Ordinance and is, therefore, considered a single family dwelling for zoning purposes. In Residence B districts, a Special Permit must be granted by the Planning Board in order to have more than one structure containing a principal residential use on a lot. In this application, the Petitioner is seeking a Townhouse Special Permit (Sec 4.31.d), a Special Permit to allow for more than one structure containing a principal residential use (Sec 5.53.2), and a Special Permit to reduce the required amount of Open Space (Sec 11.15.5(i)).

The Planning Board approved a Townhouse Special Permit for the construction of ten (10) dwelling units on this site on July 26, 2011 (Case No. 261). The Planning Board also approved a request to reduce the required amount of Open Space that is once again part of this application. Since the vote of the Planning Board on July 26, 2011, the Petitioner revised its plans from ten units to seven units. On September 8, 2011 the Board of Zoning Appeal granted a variance from certain dimensional requirements of the Residential B Zoning District and approved the seven (7) unit project that is the subject of this application (BZA Case No. 10130).