



**DIMENSIONAL FORM**

**Project Address:**

**Application Date:**

	Existing	Allowed or Required (max/min)	Proposed	Permitted
Lot Area (sq ft)	6,000	5,000	6,000	
Lot Width (ft)	50	50	50	
Total Gross Floor Area (sq ft)	704	2,850	2,850	
Residential Base				
Non-Residential Base				
Inclusionary Housing Bonus				
TOTAL Floor Area Ratio	.116	.466	.466	
Residential Base				
Non-Residential Base				
Inclusionary Housing Bonus				
Total Dwelling Units	One	Two	Two	
Base Units				
Inclusionary Bonus Units				
Base Lot Area / Unit (sq ft)				
Total Lot Area / Unit (sq ft)				
Building Height(s) (ft)	✓ 22	35'	31'-10'	
Front Yard Setback (ft)	9-7'	15'	9-7'	
Side Yard Setback - Side? (ft)	R 9-5'	15'	9-5'	
Side Yard Setback - Side? (ft)	L 19'	15'	15'1"	
Rear Yard Setback (ft)	72	25'/30'	15'-4'	
Open Space (% of Lot Area)	60% +	40%	43-7%	
Private Open Space				
Permeable Open Space	60+	N/A	43-7%	
Other Open Space (Specify)				
Off-Street Parking Spaces	2 space	2 spaces	2 spaces	

**DIMENSIONAL FORM**

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Bicycle Parking Spaces				
Loading Bays				

*Use space below and/or attached pages for additional notes:*

60 CLIFTEN ST NARRATIVE COMPLIANCE WITH ZONING

Zoning Narrative and analysis for proposed 2 unit development located at 60 Cliften St Cambridge.

This analysis is based on proposed site plan and drawings by Robert M Connell dated 12/11/2011

Scope of work

The lot is a large 6000sf rectangular lot 50ft x 120ft with an a existing single family structure located on the forward portion of the lot. The existing structure is a nonconforming building Due to its existing front yard setback of ~~9.7~~ft instead of the required 15ft.

Emery Homes and the Cambridge Historical Department have being working together with input from the immediate abutters and the North Cambridge Stabilization Committee in formulating a plan to provide how best to preserve the existing structure from demolition and at the same time design a second structure on the lot that will compliment the preserved structure and enhance esthetics of the surrounding area.

It is our hope to preserve a large potion of the front building in order to maintain the historical significance in the neighborhood while extending the rear portion, in doing so, creating a satisfactory viable dwelling unit.

we also hope to erect a second unit at the rear of the lot.

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u>
<u>TOTAL GROSS FLOOR AREA:</u>	<u>704SF</u>	<u>2850SF</u>	<u>2850SF</u>

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u>
<u>LOT AREA:</u>	<u>6000SF</u>		<u>5,000(MIN)</u>
The lot is a rectangular shaped lot 50ft x 120ft. The lot is flat, the soil is sandy.			

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u>
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u>	<u>.116</u>	<u>.466</u>	<u>.466 (max)</u>
the requested conditions is got by adding .5 of the first 5000ft and .35 of the remaining 1000			

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u>
<u>LOT AREA FOR EACH DWELLING UNIT</u>	3000 sf	3,000 sf	2500sf(min) (j)

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u>
<u>SIZE OF LOT</u>			
<u>lot width</u> the lot is 50ft Wide	50ft	n/a	50ft(min)

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u>
<u>lot dept</u> The left lot line is 120ft	120ft	n/a	n/a

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENT</u>
<u>SETBACKS IN FEET:</u>			
FRONT	<u>9.7 FT</u>	<u>9-7 FT</u>	15ft (min)
REAR	<u>72FT +/-</u>	<u>15ft-1 FT</u>	30FT(MIN)
LEFT SIDE	<u>19FT</u>	<u>15ft 1"FT</u>	12.5FT (MIN)
RIGHT SIDE	<u>9.5 FT</u>	<u>7ft 7"</u>	7.5FT(MIN)
<p>The front setback of the existing structure shall not be changed.</p> <p>The rear setback of the project shall be less because of the additional building. This triggers a rear yard set back volitation.</p> <p>The left setback of the existing front portion of the structure,that the Historical Commission wants preserved shall stay the same while the rear portion shall be reduced to 15ft-1". This change shall meet or exceed the ordinance requirements.</p> <p>The right set back of the existing preserved building shall stay the same. any new construction shall meet or exceed the ordinance requirements.</p>			

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENT</u>
<u>SIZE OF BUILDING:</u>			
HEIGHT	<u>22FT</u>	<u>27FT</u>	35ft (max)
LENGTH	<u>38FT</u>	<u>42.5FT</u>	N/A
WIDTH			
width of existing front bldg	<u>22ft</u>	25ft-11"	N/A
width of new structure	N/A	27ft	N/A

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENT</u>
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA</u>	60% +	43-7/10 <sup>0</sup>	40%

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENT</u>
<u>NO OF DWELLING UNITS::</u>	2	2	2 (max)

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENT</u>
<u>NO OF PARKING SPACES:</u>	2	2	2 (MIN)

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENT</u>
<u>NO OF LOADING AREAS :</u>	N/A	N/A	N/A

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENT</u>
<u>DISTANCE TO NEAREST BUILDING ON SAME LOT :</u>	N/A	15FT	NONE

**OWNERSHIP CERTIFICATE**

**Project Address:** 60 CLIFTON STREET

**Application Date:**

This form is to be completed by the property owner, signed, and submitted with the Special Permit Application:

I hereby authorize the following Applicant: KEVIN EMERY  
at the following address: 9 GREGORY LANE, READING, MA.  
to apply for a special permit for: 5.53  
on premises located at: 60 CLIFTON STREET  
for which the record title stands in the name of: EMERY Homes, LLC.  
whose address is: 9 GREGORY LN., READING, MA 01867

by a deed duly recorded in the:  
Registry of Deeds of County: 57187 Book: 542 Page:  
**OR** Registry District of the Land Court,  
Certificate No.: \_\_\_\_\_ Book: \_\_\_\_\_ Page: \_\_\_\_\_

Kevin M. Emery  
Signature of Land Owner (If authorized Trustee, Officer or Agent, so identify)

To be completed by Notary Public:

Commonwealth of Massachusetts, County of Middlesex

The above named Kevin M. Emery personally appeared before me,  
on the month, day and year 1-6-12 and made oath that the above statement is true.

Notary: Paula L Campbell  
My Commission expires: 12-5-14

## Project Narrative

Chairman and Members of the Board,

We have an existing single-family structure located at 60 Clifton Street. The building was built in 1855 and after going through the process with Historical Committee, they decided to start the process of Landmarking the building.

After several meeting with Charles Sullivan the Director of the Historical Department and our Architect, we came up with a plan and proposal that both parties are excited about.

The plan includes saving the main part of the existing dwelling, building an addition to that structure, then build a free standing single family residence behind the original structure. This plan was suggested by one of the direct abutters and the plans are enclosed.

This project is consistent with the required findings in Section 5.53, Paragraph 2A. ---That the new construction proposed in the application would have less impact on its immediate abutters and the neighborhood as a whole, than a as-of-right construction project consisting of a long continuous attached structure with two units. Such an alternate scheme was presented to the Historical Board and was turned down. By establishing two separate buildings with ample green space and private yards surrounding each of the two units, the development will be more consistent with character of the neighborhood. It will not present a very long uninterrupted wall adjacent to abutting neighbors and will provide open space amenities to the future residents of the project, as well to residents on abutting lots.

Thank You,

Handwritten signatures of Kevin Emery and Eamon Fee in black ink, written in a cursive style.

Kevin Emery & Eamon Fee

10:43

BZA APPLICATION FORM

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 \_\_\_\_\_ (location) would not be a detriment to the public interest because:

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

Keeping the existing Main Building that The Historical commission has begun to Landmark and then build an additional structure behind it will meet the requirements of this ordinance with the granting of a special permit.

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

This project will not add any additional access, hazards or substantial change in the neighborhood, due to the very small scale of the project of only two units.

- 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:

The house is situated in a RB Zone Residential --Two Units are allowable. No adjacent use will be adversely affected.

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

Same use is Maintained --Residences.

No nuisance or Hazards.

- 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 Integrity of the District will not be impaired. It will stay RB residential use.

**2. Conformance with General Special Permit Criteria in Section 10.43.**

*A special Permit will normally be granted where specific provisions of this Ordinance are met, except when the particulars of the location or use, not generally true of the district or of the uses permitted in it, would cause granting of such permit to be to the detriment of the public interest because:*

*a. It appears that the requirements of the ordinance cannot or will not be met.*

The requirements of the Ordinance will be met with the granting of this special permit.

*b. The traffic generated or patterns of access or egress will cause congestion hazard, or substantial change in established neighborhood character.*

Due to the small scale of the project, no congestion, hazard or significant change will be created in the neighborhood.

*c. The continued operation of, or development of, adjacent uses as permitted in the Zoning Ordinance would be adversely affected by the nature of the proposed use.*

No adjacent uses will be adversely affected.

*d. Nuisance or hazard would be created to the detriment of the health, safety, and/or welfare of the occupant of the proposed use or the citizens of the City*

No nuisance or hazard will be created.

*e. For other reasons the proposed use would impair the integrity of the district or adjoining district, or otherwise derogate from the intent and purpose of this Ordinance*

The integrity of the district will not be impaired.

*f. The new use or building construction is consistent with the Urban Design Objectives set forth in Section 19.30*

## **Conformance with urban design findings required in Section 19.25.2--Citywide Urban Design Objectives.**

19.31-- The proposed project is responsive to the existing patterns of development.

19.32--The site will be developed into two single family dwelling units, where individual owners will have many options for making their environments pedestrian and bicycle friendly.

19.33-- The proposed project will have significantly less negative impact on its neighbors than as of right project.

19.34-- Given the modest scale of the building, there will be no negative impact on city services.

19.35 The project keeps the existing building, which in returns keeps the pattern of single, two-family construction in the neighborhood.

19.36 Two new detached single families homes will be created.

19.37-- No publicly accessible open space will be created.