

CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

SPECIAL PERMIT APPLICATION • COVER SHEET

In accordance with the requirements of the City of Cambridge Zoning Ordinance, the undersigned hereby petitions the Planning Board for one or more Special Permits for the premises indicated below.

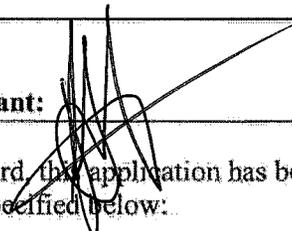
Location of Premises: 907 Main St. Cambridge, MA 02139
Zoning District: BB
Applicant Name: Patrick Barrett for Sean Casey LLC
Applicant Address: 234 Broadway Cambridge, MA 02139
Contact Information: 617-778-3521 jbrealtyllc@gmail.com
Telephone # Email Address Fax #

List all requested special permit(s) (with reference to zoning section numbers) below. *Note that the Applicant is responsible for seeking all necessary special permits for the project. A special permit cannot be granted if it is not specifically requested in the Application.*

Art. 2 Gross Floor Area exemption for basement space.
Art. 20.304.6(2) Waiver of parking and loading requirements.

List all submitted materials (include document titles and volume numbers where applicable) below.

1) DRAWINGS DATED 11.06.16
2) OWNERSHIP CERTIFICATE
3) PROJECT NARRATIVE
4) COMMUNITY MEETING MINUTES
5) FEE SCHEDULE

Signature of Applicant: 

For the Planning Board, this application has been received by the Community Development Department (CDD) on the date specified below:

Date

Signature of CDD Staff

OWNERSHIP CERTIFICATE

Project Address:

Application Date:

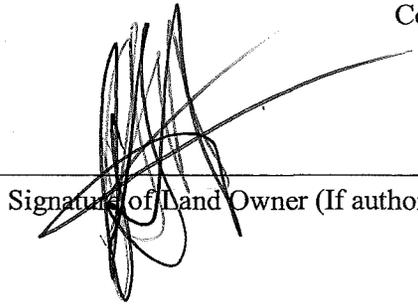
This form is to be completed by the property owner, signed, and submitted with the Special Permit Application:

I hereby authorize the following Applicant: Patrick W. Barrett III
at the following address: 234 Broadway Cambridge
to apply for a special permit for: Basement GFA Exemption and Parking
on premises located at: 907 Main St.
for which the record title stands in the name of: Sean Casey LLC
whose address is: 234 Broadway Cambridge

by a deed duly recorded in the:

Registry of Deeds of County: So. Middlesex Book: 51658 Page: 75

OR Registry District of the Land Court, Certificate No.: _____ Book: _____ Page: _____



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 Patrick W. Barrett personally appeared before me,
on the month, day and year Nov 7, 2016 and made oath that the above statement is true.

Notary: 

My Commission expires: July 28, 2017



907 Main Street
Hotel and Retail Development

Special Permit Application Narrative
Prepared by Boyes-Watson Architects
11-03-16

I. General Narrative

The proposed project occupies a comersite in Central Square abutting Main Street and Columbia Street. 907 Main Street is occupied by a four story structure currently used as a mixed use building with a retail first floor and twelve (12) residential units on the upper three floors. The parcel totals approximately 9505-SF. The site is completely covered by the buildings and paved surfaces. The site is more or less flat, with no significant natural features on the parcel.

The site is in the Central Square Overlay District.

The site is in a Business B district.

The project site is a national register building within a historic district.

II. Building Uses and Areas

The proposed renovation and addition will contain 58 sleeping rooms on the upper three floors, a retail first floor consisting of two existing tenants and a hotel lobby and bar, and a small fifth floor addition which will consist of a bar.

III. Requested Special Permits

i. Article 2 – Definitions – Gross Floor Area Shall Not Include – Item #16. Exemption of basement area in the calculation of GFA (Gross Floor Area)

The criteria for approval of this type of Special Permit are indicated in:

- 1) Article 10.43-General Criteria for Special Permits
- 2) Article 2 - Definitions

The Applicant requests these Special Permits in the belief that the requirements for the granting of the Special Permit have been met as outlined below ('a' and 'b').

ii. Article 20.304.6 (2) - Waiver of Parking and Loading Requirements

The criteria for approval of this type of Special Permit are indicated in :

- 1) Article 10.43-General Criteria for Special Permits
- 2) Article 20.304.6 (2) a, b, & c

The Applicant requests these Special Permits in the belief that the requirements for the granting of the Special Permit have been met as outlined below ('c', 'd', & 'e').

a. **Response to Special Permit Criteria -Article 2**

(Note-italicized text = text of Bylaw)

Article 10.43 Criteria for Special Permits Special permits will normally be granted where specific provisions of this Ordinance are met, except when 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: It appears that requirements of this Ordinance cannot or will not be met, or

Response: The requirements of this Ordinance will not be met.

Traffic generated or patterns of access or egress would cause congestion, hazard, or substantial change in established neighborhood character; or

Response: The basement is already in use there will be no change or intensifying of the use.

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

Response: The proposed use is consistent with the zoning ordinance. Operation of or development of adjacent uses will not be adversely impacted as the use does not change.

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, or

Response: The use is a conforming use and would create no further nuisance or hazard.

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, and

Response: The exemption of gross floor area will allow small local retailers who have been in Central Square for decades to expand and increase their productivity. The commercial use proposed is fully compliant with the existing Zoning By-law.

b. **Response to Special Permit Criteria-Article 2)**

Article 2 Criteria

(Note-italicized text = text of Bylaw)

In granting such a special permit, the permit granting authority may approve the exemption of any portion of Gross Floor Area (GFA) located in a basement or cellar from the calculation of GFA, provided the permit granting authority finds that the uses occupying such exempted GFA supports the character of the neighborhood or district in which the applicable lot is located.

(1) This change will not increase the intensity of use & will bring the current basement spaces into code compliance. The FAR will further allow for the creation of a small rooftop bar which came about through a two year public planning process for Central Square and is itemized on page 9 of the Central Square and Osborne Triangle Plan & Recommendations.

c. **Response to Special Permit Criteria -Article 20.304.6 (2)**

(Note-italicized text = text of Bylaw)

Article 10.43 Criteria for Special Permits Special permits will normally be granted where specific provisions of this Ordinance are met, except when 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: It appears that requirements of this Ordinance cannot or will not be met, or

Response: The requirements of this Ordinance will not be met.

Traffic generated or patterns of access or egress would cause congestion, hazard, or substantial change in established neighborhood character; or

Response: The neighborhood character would remain intact and would further limit congestion currently caused by an excess of delivery vehicles loading and unloading at the corner of the intersection of Main St. and Columbia St.

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

Response: The proposed use is consistent with the zoning ordinance. Operation of or development of adjacent uses will not be adversely impacted.

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, or

Response: By removing the loading and parking requirement the amount of traffic going into the intersection would be eliminated and more off street parking as well as an early morning loading area that could service the adjacent business could be created.

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, and

Response: The exemption of parking and loading from this site would reduce congestion and create several new off street parking spots for the city, as well as a loading area for trucks servicing businesses in the area and a drop off location that is out of the way of bike lines for future hotel guests.

d. Response to Special Permit Criteria -Article 20.304.6 (2)

(Note - italicized text = text of Bylaw)

Waiver of Parking and Loading Requirements. Uses in the Central Square Overlay District which meet the following requirements shall be exempted from the parking and loading requirements as specified in Section 6.36 - Schedule of Parking and Loading Requirements.

2. The use is contained in a new structure or new addition to a structure identified in (1) above, after the issuance of a special permit by the Planning Board provided: a. The standards set forth in Section 6.35 of this Zoning Ordinance are met; and b. The standards set forth in Section 20.305 are met. c. The Planning Board shall specifically find that an exemption from parking and loading requirements will result in a building design that is more appropriate to its location and the fabric of its neighborhood and that it is in conformance with the objectives and criteria contained in the "Central Square Development Guidelines".

i) The standards set forth in Article 6.35 will be met as no handicap parking is required and all biking requirements will be met.

ii) The project and requested relief will comply with the standards set forth in 20.305 as allowing for the expansion of retail on the ground floor around Columbia Street activating a dormant corner. Further, the project will preserve a national register building and update the aging facade.

DIMENSIONAL FORM

Project Address: 907 MAIN STREET

Application Date: 11-03-16

	Existing	Allowed or Required (max/min)	Proposed	Permitted
Lot Area (sq ft)	9,505	n/a	No Change	
Lot Width (ft)	115.25'	n/a	No Change	
Total Gross Floor Area (sq ft)	20,874	26,138	26,138	
Residential Base	n/a	n/a	n/a	
Non-Residential Base	n/a	n/a	n/a	
Inclusionary Housing Bonus	n/a	n/a	n/a	
Total Floor Area Ratio	2.21	2.75	2.75	
Residential Base	n/a	n/a	n/a	
Non-Residential Base	n/a	n/a	n/a	
Inclusionary Housing Bonus	n/a	n/a	n/a	
Total Dwelling Units	12	32	n/a	
Base Units	n/a	n/a	n/a	
Inclusionary Bonus Units	n/a	n/a	n/a	
Base Lot Area / Unit (sq ft)	n/a	n/a	n/a	
Total Lot Area / Unit (sq ft)	n/a	n/a	n/a	
Building Height(s) (ft)	45'	55'	55'	
Front Yard Setback (ft)	0'	0'	No Change	
Side Yard Setback (ft)	29.5'	0'	0'	
Side Yard Setback (ft)	0'	0'	No Change	
Rear Yard Setback (ft)	0'	0'	No Change	
Open Space (% of Lot Area)	0%	0%	15%	
Private Open Space	0%	0%	15%	
Permeable Open Space	0%	0%	15%	
Other Open Space (Specify)	0%	0%	0%	
Off-Street Parking Spaces	0	5	0 *	
Long-Term Bicycle Parking	0	2	2	
Short-Term Bicycle Parking	0	1	6	
Loading Bays	0	1	0*	

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