NOTICE OF PUBLIC HEARING

The Planning Board of the City of Cambridge will hold a public hearing on Tuesday, August 11, 2015 at 8:30 p.m. in the second floor meeting room at City Hall Annex, 344 Broadway, Cambridge, Massachusetts on a zoning petition by Elizabeth M. Stern, et al., to change the current zoning designation of the parcels identified as Lot 84 (2551 Massachusetts Avenue) and Lot 65 (7 Richard Avenue) on Assessing Block Map 186 from Business A-2 (BA-2) to Residence B (Res B) and remove both parcels from the Massachusetts Avenue Overlay District (MAOD) and the North Massachusetts Avenue Subdistrict (NMAS), and to redraw the zoning district boundary lines so that all portions of these two lots and the abutting portions of Massachusetts Avenue and Richard Avenue up to their centerlines (which portions currently lie in the BA-2 zone, the MAOD, and the NMAS) are situated solely in the Res B zone and are not included in the MAOD or the NMAS.

The effects of the proposed change would include, but not be limited to: allowing only single-family and two-family residential buildings where currently multifamily residential uses and some commercial uses are allowed; a reduction in allowed Floor Area Ratio (FAR) from 1.75 to 0.5 for lots 5,000 square feet or less and to 0.35 for those portions of a lot greater than 5,000 square feet; reduction in allowed height from 50 feet to 35 feet; and increased front, side and rear yard requirements. Additional development standards applicable in the MAOD and NMAS, set forth in Section 20.100 of the Zoning Ordinance, would no longer be applicable.

Copies of this petition are on file in the Office of the City Clerk, City Hall, Cambridge, Massachusetts and at the Community Development Department, 344 Broadway and online at www.cambridgema.gov/cdd/zoninganddevelopment. Questions concerning the petition may be addressed to Liza Paden at 617/349-4647 or lpaden@cambridgema.gov.