



CITY OF CAMBRIDGE, MASSACHUSETTS
PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE

RECEIVED BY
OFFICE OF CITY CLERK
SEP 19 10 21 AM '79
CAMBRIDGE, MASS.

In reference to the petition of VLADIMIR OUROUSSOFF for a Special Permit to allow a multi-family development through conversion of an existing warehouse building to 32 dwelling units on premises located on 1-11 RICHDALE AVENUE, CAMBRIDGE, MASSACHUSETTS, the petition has been GRANTED with the following conditions:

1. The special permit shall be for no more than twenty-four (24) dwelling units.
2. As only twenty-four (24) parking spaces will be required, the petitioner should redesign the lot to comply with the Traffic Department's recommendation, providing stalls 8½ feet wide by 18 feet deep and with an aisle 24 feet wide.
3. The Board feels that the reduced parking requirement allows the petitioner to provide more extensive landscaping in the parking area. The petitioner should increase the landscaping at the front of the lot to provide better screening and to establish the separation of public from private space. Parking spaces should be located away from the entrance to the building and this area should be landscaped with trees and shrubs. New trees should have a minimum of 3 inch caliper. The petitioner should submit a revised parking and landscaping scheme to the Community Development Department for approval before a building permit is issued.

A copy of this decision has been filed with the office of the City Clerk, this date. Appeals, if any, shall be made pursuant to Section 17, Chapter 40A, Massachusetts General Laws and shall be filed within twenty days after the date of filing of such notice in the office of the City Clerk.

Mary T. Flynn
Secretary to the Planning Board



CITY OF CAMBRIDGE, MASSACHUSETTS
PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

CASE NO.: PB-3

PREMISES: 1-11 Richdale Avenue -- Zoning District:
Industry A-1 & Business C

PETITIONER: Vladimir Ouroussoff

OWNER (if other than PETITIONER): University Moving and Storage Inc.
1 Richdale Avenue
Cambridge, Mass.

APPLICATION DATE: June 29, 1979 - refiled September 5, 1979

DATE OF HEARING: September 11, 1979

PETITION: Multi-family special permit for 32 dwelling units
Article 4, Section 4.31(d)

VIOLATIONS: Article 5, Table 5-3 and Table 5-4
Article 6, Section 6.55 and Section 6.56

DATE OF PLANNING BOARD DECISION: September 17, 1979

The Hearing

At the September 11, 1979 public hearing, the full Board heard Daniel Wolf of Hodan Properties, Inc. and Vladimir Ouroussoff, the applicant, explain their proposal to convert a nonconforming warehouse structure to 32 dwelling units. The project would include seventeen one-bedroom and fifteen two-bedroom condominiums, an interior courtyard providing access to the upper levels, open space at the rear of the parcel and on-site parking. Mr. Wolf explained that the applicant is seeking the Board's approval to construct eight more units than the 24 units allowed by the Ordinance on this lot. He stated that such an increase is necessary for the economic feasibility of the project. Thirty-two parking spaces are provided although all are less than standard size and 15 are within 5' of the property line. A letter was submitted from Lauren Preston of the Traffic Department stating that the spaces are of insufficient size to allow easy access and maneuvering. He recommended that the parking lot be designed with stalls 8½ feet wide by 18 feet deep and with an aisle 24 feet wide. Mr. William Caragianes, 19 Upland Road, and Ms. Josephine Geriagery, 63 Upland Road, expressed concern over increased density and traffic congestion in the area. Mr. Caragianes stated his opposition to the proposal.

Findings

After hearing the evidence above, the Planning Board finds as follows:

- a.) The requested 32 units will not meet the requirements of the Zoning Ordinance. The Industry A-1 designation provides a density bonus for the conversion of non-residential buildings to residential use. Application of this bonus to the portion of the lot within the IA-1 district permits the petitioner to construct 24 units. The Planning Board feels that the petitioner has not established a sufficient hardship to necessitate a further increase in density. There is insufficient space on the site to accommodate the required parking or a reasonable amount of, landscaping. Furthermore, the proposed size of the units is substantially smaller than units now being constructed elsewhere in Cambridge in new and converted units. The Board feels that squeezing eight additional units cannot be accomplished without detriment to the public good. Furthermore, such a density increase would substantially derogate from the intent of the two recent rezonings of the Porter Square area. These rezonings included the lots on which the special permit is being sought.
- b.) The proposed parking plan is inefficient due to the size of the spaces. Access to the spaces will be difficult, requiring drivers to encroach upon adjacent stalls and resulting in fewer total spaces.
- c.) The proposed parking area landscaping fails to minimize the intrusion of on-site parking. As landscaped, the parking area will detract from the use and enjoyment of the proposed development.

Therefore, by a unanimous vote of five members of the Planning Board a special permit for multi-family residential use is GRANTED with the following conditions:

- 1.) The special permit shall be for no more than twenty-four (24) dwelling units.
- 2.) As only twenty-four (24) parking spaces will be required, the petitioner should redesign the lot to comply with the Traffic Department's recommendation, providing stalls 8½ feet wide by 18 feet deep and with an aisle 24 feet wide.
- 3.) The Board feels that the reduced parking requirement allows the petitioner to provide more extensive landscaping in the parking area. The petitioner should increase the landscaping at the front of the lot to provide better screening and to establish the separation of public from private space. Parking spaces should be located away from the entrance to the building and this area should be landscaped with trees and shrubs. New trees should have a minimum of 3 inch caliper. The petitioner should submit a revised parking and landscaping scheme to the Community Development Department for approval before a building permit is issued.

If the parcel is developed under these three conditions, the criteria for issuance of a special permit for multi-family development specified in Sections of 10.43 and 10.464 of the Ordinance will be satisfied.

For the Planning Board,

Arthur C. Parris
Chairman

ATTEST: A true and correct copy of the decision filed with the offices of the City Clerk on _____ by _____,
Authorized Representative of the Cambridge Planning Board

Twenty days have elapsed since the date of filing of this decision.
No appeal has been filed _____
Appeal has been filed and dismissed or denied _____

Date: _____

City Clerk, City of Cambridge