



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

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CAMBRIDGE, MASS.

NOTICE OF DECISION

In reference to the petition of GRANT-MORGAN LIMITED for a Special Permit to allow a townhouse development containing 16 units through conversion and expansion of an existing warehouse building on premises located at 1-11 RICHDALE AVENUE, CAMBRIDGE, MASSACHUSETTS, the petition has been GRANTED with the following conditions:

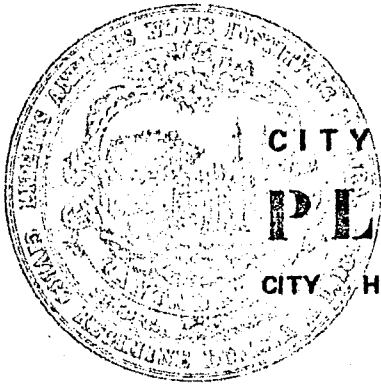
1. Only minor plan changes will be permitted.
2. Only those zoning violations shown in the original application shall be allowed.
3. The development shall contain no less than 6750 square feet of usable open space.
4. Prior to issuance of a building permit, the petition shall provide to the Building Department written certification from the Cambridge Fire Department that the proposed development will have satisfactory access for fire fighting apparatus.
5. All trees in the development shall be provided with previous planting area sufficient to assure their continued viability.
6. All new trees in the development shall have a minimum of 3 inch caliper.

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.

Elizabeth R. McCarthy

Elizabeth R. McCarthy
Secretary to the Planning Board

Case No. PB-5



CITY OF CAMBRIDGE, MASSACHUSETTS
PLANNING BOARD
CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE, MASS. 02139

CASE NO.: PB-5

PREMISES: 1-11 Richdale Avenue

ZONING DISTRICT: Business C (17,871 s.f.)
Industry A-1 (9,100 s.f.)

PETITIONER: Grant-Morgan, Limited

APPLICATION DATE: January 16, 1980

HEARING DATE: February 19, 1980

PETITION: Townhouse Special Permit for 16 Dwelling Units

VIOLATIONS: Section 5.33 - floor area ratio limitation
Sections 5.33 and 5.34 - yard setbacks
Section 6.55 - parking space dimensions
Section 11.153 - townhouse height

DATE OF PLANNING BOARD DECISION: February 19, 1980

The Petition

The petitioner is seeking to convert the property formerly occupied by University Moving and Storage, Inc., to residential use. This would be accomplished by both altering and extending the existing warehouse structure. Nine townhouse units would be located within the walls of the existing structure which would be opened to create a central atrium. Seven additional units would be provided in three new wings. The units would range in size from about 1700 to 3100 square feet. A parking area containing seventeen spaces would be located at the western end of the lot. Usable open space would be provided in the atrium and next to the 3 unit projection at the eastern end of the lot.

The Hearing

The following Board members attended the February 19, 1980, public hearing: Arthur C. Parris, Alfred Cohn, Paul Dietrich, Geneva Malenfant and John Woolsey. The hearing opened with a presentation by Conal C. Doyle, a representative of the petitioner. In viewing this proposal, he presented a new set of plans to the Board. These drawings updated and refined the ones submitted with the January 16th application. Mr. Doyle explained the site plan, the anticipated condominium arrangements and the possibility of shared use of the parking lot to permit truck

access to a loading dock on an abutting parcel. Daniel Frakikn, 31 Upland Road, questioned the structural soundness of the building, particularly in view of the amount of alteration proposed. Judith Sarch, a Richdale Avenue resident, questioned the amount of parking provided in the development. She asked whether the number of cars could be restricted since parking space is limited on Richdale Avenue. Attorney W. Landel, representing the owners of the Winthrop Metal Company, an abutter, questioned the reasonableness of residential development on the University Storage Warehouse parcel. He stated that large trucks serving Winthrop Metal regularly use a portion of the proposed townhouse development's parking area. He argued that access to the loading dock must be maintained. He also questioned the proposed access to the interior of the project by moving vans and fire fighting apparatus. Richard Farrington, owner of an abutting parcel at 31 Upland Road, questioned whether the proposed development would prevent him from continuing to use a portion of the petitioner's parcel for snow removal from his property's parking area. He also expressed concern about the amount of neighborhood disruption to the neighborhood during the construction period.

Findings

After hearing the evidence above and reviewing the materials submitted by the petitioner, the Planning Board finds as follows:

1. The Board has made its decision based upon the application materials submitted on January 16, 1980. Under Section 10.462 of the Zoning Ordinance, any changes in the development plan made after the original submittal require a new special permit application. The plans presented to the Board of the public hearing appear to be similar to the plans previously submitted.
2. Conversion and alteration of the warehouse structure for residential purposes is allowed within the Business C and Industry A-1 districts. Furthermore, such development is consistent with the City's long-term objectives for the area as contemplated by the June 1978 North Cambridge rezoning.
3. 16 townhouse dwelling units may be built on this parcel under the overall density limitations for the BC and IA-1 districts.
4. The development plan as submitted contains the following zoning violations which customarily would involve a variance:

<u>Violation</u>	<u>Permitted/Required</u>	<u>Proposed</u>
a) Floor Area Ratio	1.02 (27,459 s.f.)	1.37 (36,897 s.f.)
b) Front Yard Setback	5 feet	1 foot
c) Side Yard Setback	10 feet	0 feet
d) Rear Yard Setback	15 feet	0 feet
e) Parking Space Width (some spaces)	8½ feet	8 feet
f) Townhouse Height	40 feet	45 feet
g) Cornice Line Height	30 feet	32 feet
h) Alteration and enlargement of a nonconforming structure in further violation of zoning requirements.		

5. The Traffic and Parking Department has reviewed the site plan. It has generally approved the access/egress arrangements and the parking area layout but has suggested that the depth of the parking stalls be reduced to permit easier maneuverability within the parking area.
6. The issues of shared use of the lot by abutters raised at the public hearing are not within the scope of this Board's authority. It is the responsibility of the petitioner to resolve these questions. If such resolution results in a substantial change in the development plan, such change shall be reviewed and approved by this Board.
7. The Board has considered the general special permit criteria in Section 10.43 and the townhouse development criteria in Subsection 10.464. The Board finds that the proposal, subject to the conditions below, will generally satisfy these criteria.

Decision

By a unanimous vote of the five members of the Planning Board attending the February 19, 1980 public hearing, a special permit for townhouse development on the premises is GRANTED with the following conditions:

1. The plans ultimately submitted for building permit approval shall be substantially the same as the ones submitted as part of this special permit application insofar as zoning concepts (e.g. number of units, site plan, amount of usable open space, building massing and scale) are concerned.
2. Under the authority granted by Section 11.125, the Planning Board may waive some zoning requirements. The final plans shall contain only those zoning violations cited in finding number 4 above.
3. No less than 6750 square feet of usable open space as defined in the ordinance shall be provided within the development. The final building plans shall clearly show the size and location of all such usable open space.
4. Prior to issuance of a building permit the petitioner shall provide to the Building Department written certification from the Cambridge Fire Department that the proposed development will have satisfactory access for fire fighting apparatus.
5. The four red maple trees shown in the parking area and any other trees on the lot shall be provided with a pervious planting area sufficient to assure their continued viability. This might be accomplished by using small unit pavers with wide spacing between units or large pavers containing open cells.
6. All new trees in the development shall have a minimum of 3 inch caliper.

If the parcel is developed in accordance with these conditions, the criteria for the issuance of a special permit for townhouse development specified in Sections 10.43 and 10.464 of the Ordinance will be satisfied.

Respectfully submitted,

For the Planning Board

Arthur C. Parris

Arthur C. Parris
Chairman

ATTEST: A true and correct copy of the decision filed with the offices of the City Clerk on March 7, 1980 by Elizabeth McCarty,
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