



CITY OF CAMBRIDGE, MASSACHUSETTS
PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

February 18, 1981

NOTICE OF DECISION (summary)

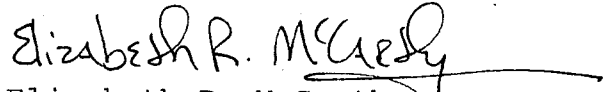
In reference to the petition of the East End House, Inc. for a Special Permit to allow a multi-family development of twelve (12) dwelling units on the premises located at 130 Gore Street, the petition has been GRANTED by the Planning Board on 2/17/81 with the following conditions:

- 1) All trees provided as landscaping for the development shall have a minimum caliper of three inches at the time of planting.
- 2) Lighting for the west side entrance/exit and refuse and parking areas shall be low level and shall be located so as to minimize glare for the occupants and abutters.
- 3) The refuse area shall be properly screened on all sides with a 5' high board fence. The refuse area shall not include a dumpster.
- 4) The applicant shall provide fencing along the east boundary adjacent to the residence at 122 Gore Street. Such fencing shall extend out from the aforementioned residence a distance of 3½ feet and then extend along the side yard to join with the proposed fencing along the rear line. The fence shall be a board type and shall not exceed a height above the bottom of the windows at the first floor of such residence (approximately 5 feet).
- 5) The applicant shall provide a gateway between the proposed development (130 Gore Street) and the building at the westerly boundary line (132 Gore Street).
- 6) The parking area shall be paved and such pavement shall extend to the easterly boundary. The landscaped area adjacent to the easterly portion of the building (at 130 Gore Street) shall be separated from the parking area with curbing. Each parking space shall include a concrete bumper curb.

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- 7) Only those violations cited in the complete decision shall be permitted.

A copy of the complete decision has been filed with the Office of the City Clerk on February 18, 1981. 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 this notice in the Office of the City Clerk.


Elizabeth R. McCarthy
Secretary to the Planning Board



CITY OF CAMBRIDGE, MASSACHUSETTS
PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

February 18, 1981

CASE NO.: PB-10
PREMISES: 130 Gore Street
ZONING DISTRICT: Residence C-1
PETITIONER: East End House, Inc.
APPLICATION DATE: December 15, 1980
PUBLIC HEARING DATE: January 20, 1981
PETITION: Multi-Family Special Permit for 12 Dwelling Units,
Article 4.000, Section 4.25
DATE OF PLANNING BOARD DECISION: February 17, 1981

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THE HEARING

At the January 20, 1981 public hearing, Martin Sack, Executive Director of the East End House, presented the development proposal. He explained that the East End House planned to renovate the old Andler Bottling Company warehouse into twelve (12) condominium units. The proposal consisted of 8 one-bedroom units, 3 two-bedroom units and one studio. Existing garages on the abutting lot would be torn down to accommodate twelve on-grade, open air parking spaces.

Mr. Sack said that it was the intention of the East End House to market the units at a low to middle price range. He stated that an attempt would be made to offer the units to East Cambridge residents before sales were made to others. Mr. Sack further commented that part of the East End House's future plans were to become involved in neighborhood based developments and activities. He hoped that this development proposal might, among other things, improve a blighted site and "put something back into the neighborhood."

At this point, Charles Navertil, project architect of Unihab Inc., presented specific details of the proposal, including building materials, pavement treatment, refuse removal, and landscaping plans.

The Community Development staff then reviewed the list of zoning violations noting a few minor corrections to such list.

At this time, Arthur Parris, Chairman, opened the hearing for testimony. The comments were as follows:

1. Mr. Eugene Denofrio, 122 Gore Street, stated that he has lived at that address for 37 years and that he is concerned over the maintenance of the area and that he is opposed to the use of a dumpster. Mr. Denofrio also stated that he has had discussions with Mr. Sack over the possibility of a fence between his property and the parking area and that he had agreed to allow pre-cast concrete bumpers rather than a fence. The location of their earlier proposed fence would have cut-off access to any repairs to the side of his building. Mr. Levye stated that arrangements could be made as part of the special permit conditions to construct the fence four to five feet from Mr. Denofrio's dwelling, thus leaving an area for access and screening the cars abutting his dwelling. Mr. Denofrio stated that he had been told otherwise by Mr. Sack and Mr. Navertil.
2. Mr. Frank Maginelli, 109 Gore Street, as a member of the East Cambridge Stabilization Committee and Planning Team stated that he was in favor of the project but had a few questions and points of concern. One point he was asked to transmit for an elderly abuttor on the westerly side of the project. This point of concern was over the potential noise and disturbances caused him by the location of the entrance to the proposed dwelling. Mr. Maginelli suggested that the erection of a fence might eliminate this problem. Mr. Maginelli also requested that the parking restrictions along Gore Street in front of the park be lifted between the hours of 4 P.M. and 9 A.M. to eliminate the parking problem for neighborhood residence.
3. Mr. Timothy Toomey, 30 Eighth Street, member of the East Cambridge Stabilization Committee and East End House Board stated that he was in favor of the proposal. Mr. Toomey stated that he is concerned over the present lack of low and moderate priced housing available to East Cambridge residences. Mr. Toomey also noted that if one looks at the alternatives, the existing use is far less desirable than the proposed residential use.

The Planning Board received a letter from the East Cambridge Planning Team requesting that the Board withhold any final decision until they could formally respond to the project. The ECPT had scheduled a meeting to discuss this project on January 29, 1981.

There were two telephone calls to the Community Development Department in opposition to this project.

1. Mr. Russell Smith, 76 Winter Street, stated that he would lose his parking space if the garages were demolished.
2. Pauline Fleming, 10 Lampham Street, Medford (owner of property at 98 Winter Street), stated that this project would be a detriment next to a playground and would increase the existing parking, water and sewerage problems.

PLANNING BOARD DISCUSSION

Following the Planning Board hearing and at subsequent meetings of the Planning Board on February 3, 1981 and February 17, 1981, specific details concerning potential conditions of approval were discussed. These issues included density, landscaping, lighting, buffering, parking, and refuse removal.

FINDINGS

After hearing the evidence presented at the public hearing and considering subsequent discussions and staff review, the Board makes the following findings:

1. In accordance with Subsection 10.43 of the Zoning Ordinance concerning criteria for granting special permits, the Board finds that:
 - a. The development proposal contains a number of zoning violations (cited later in this decision). However, the applicant plans to utilize an existing structure on a comparatively small lot. Due to these factors most of the violations are a result of existing conditions. With the exception of a few problem areas, most violations are not being newly created or are not adding to existing problems.
 - b. In terms of traffic generated, the proposal will not cause substantial congestion, hazard, or change in established neighborhood character.
 - c. The proposed development will not adversely affect the continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance. The proposal should enhance the use of abutting properties and their relationship to the proposed site.
 - d. The proposed development will not be detrimental to the occupants of the proposed use nor to the citizens of the city.
 - e. The proposed development will not derogate from the intent and purpose of the ordinance. The development will eliminate a non-conforming use and revitalize a blighted vacant site.
2. In accordance with sub-subsection 10.464 of the Zoning Ordinance concerning additional criteria for approval of multi-family dwellings, the Board finds that:
 - a. Tree removal will be necessary to carry out the proposed renovations.
 - b. There will be no new structures. However, the existing building will be renovated and made conforming as to use. As a result, the proposed development will more sensitively relate to abutting properties and the neighborhood in general.

- c. The proposed location and arrangement of landscaping will provide visual benefits to the occupants, abutters and passers-by. The proposed fencing (as required by the Planning Board--see conditions) will provide functional benefits to the occupants and in particular, abutters.
 - d. The access and egress point of the parking area will be safe and convenient. There will be no line of sight problems.
 - e. Parking area landscaping will be provided where feasible and fencing will be provided where necessary.
 - f. The refuse area will be properly screened and will be conveniently located for residents.
3. In his letter to the Board, Lauren Preston of the Department of Traffic and Parking, cited three problems. These were: insufficient parking space widths, insufficient aisle width, and inaccessible (to trucks) refuse area. The Board finds that refuse will be taken from the refuse area to the curb along Gore Street and will be picked up by the Department of Public Works. The Board also finds that the proposed aisle width of 20' will be adequate, but that curbing, posts, or other suitable alternatives need to be provided to protect the landscaping from cars. The parking space width issue is addressed below in the "Planning Board Decision" section.
4. The development plans and application forms submitted to the Community Development Department on December 15, 1980 contain the following zoning violations which customarily would require a variance:

- a. setback and height requirements (Table 5-1)

	<u>Minimum Required</u>	<u>Existing</u>	<u>Proposed</u>
front	10'	4'	4'
west side	25.4'	6'	6'
rear	20.75'	11'	11'
height	35'	42'	42'

- b. Minimum lot area per dwelling unit (Table 5-1)
 - required: 1,200 s.f./unit
 - provided: 1,167 s.f./unit (considering bonus lot area)
- c. Usable open space (Table 5-1)
 - required: 1,500 s.f.
 - provided: none
- d. Fence requirement (Subsection 6.54) along east boundary
 - Provided: none (as proposed on plans submitted to the Community Development Department on 12/15/80)

- c. The proposed location and arrangement of landscaping will provide visual benefits to the occupants, abutters and passers-by. The proposed fencing (as required by the Planning Board--see conditions) will provide functional benefits to the occupants and in particular, abutters.
- d. The access and egress point of the parking area will be safe and convenient. There will be no line of sight problems.
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required: 1,500 s.f.
 provided: none

d. Fence requirement (Subsection 6.54) along east boundary

Provided: none (as proposed on plans submitted to the Community Development Department on 12/15/80)

- e. Floor area ratio (FAR) (Table 5-1)
Maximum allowed .75 or 10,500 s.f. of gross floor area
Existing/provided: .88 or 12,340 s.f. of gross floor area
- f. Parking space width (subsection 6.55)
required: 8½'
provided: 7½'

PLANNING BOARD DECISION

Based on the information presented at the public hearing, subsequent meetings, staff review and the Board's findings, the Planning Board voted unanimously (6 members present) to GRANT a special permit with the following conditions:

1. All trees provided as landscaping for the development shall have a minimum caliper of three inches at the time of planting.
2. Lighting for the west side entrance/exit, refuse and parking areas, and other areas shall be low level and shall be located so as to minimize glare for the occupants and abutters.
3. The refuse area shall be properly screened on all sides with a 5' high board fence. The refuse area shall not include a dumpster but shall include smaller receptacles which will enable trash to be transported to the curb along Gore Street.
4. The applicant shall provide fencing along the east boundary. Such fencing shall extend out from the abutting building at 122 Gore Street, a distance of 3½ feet and then extend along such side yard to join with the fence along the rear line (shown on the site plan drawn by Unihab, dated 12/10/80 and submitted to the CDD on 12/15/80). Such fencing shall be a board type and that portion along the side yard adjacent to the residence at 122 Gore Street shall not exceed a height above the bottom of the windows at the first floor of such building (approximately 5 feet).
5. The applicant shall provide a fence or gateway between the proposed development (130 Gore Street) and the building along the westerly boundary line. Such fence or gateway shall extend a distance of 6 feet across the alleyway between buildings and shall be set back from Gore Street approximately five feet (or the same distance the aforementioned buildings are set back). The fence or gateway shall be a board type.
6. The parking area shall be paved as indicated on the submitted site plan and such pavement shall extend to the easterly property line. The landscaping along the easterly portion of the building (at 130 Gore Street) shall be separated from the parking area with curbing or by other suitable means. Each parking space shall include a concrete bumper curb located seven feet from the easterly property line or two feet from the end of each parking space.

- 7. Under the authority granted by Subsubsection 4.255 of the Zoning Ordinance, the Planning Board may allow zoning violations customarily requiring a variance, other than a use variance. The final plans and actual development shall contain only those violations explicitly cited in 4b and 4c. Item 4f concerns parking. The Planning Board grants a variance for eleven parking spaces (as opposed to the required twelve). In addition, not less than six of the eleven spaces shall have a width of less than 8½ feet and none of the spaces shall have a width of less than 7½ feet. Items 4a and 4e do not require variances because they are existing nonconformities (building is a nonconforming structure) and are allowed to continue as such subject to the requirements of Article 8.000.
- 8. The applicant shall submit a final site plan to the Community Development Department reflecting all conditions of approval.

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 February 18, 1981 by *Marc A. Levy* authorized representative of the Cambridge Planning Board.

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

Date: _____
City Clerk, City of Cambridge