



CITY OF CAMBRIDGE, MASSACHUSETTS
PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

NOTICE OF DECISION

Case No.: Major Amendment #1, PB #104

Address: 55-75 Richdale Avenue

Zoning District: Industry A-1

Owner: Payne Project, Inc., c/o 93 Winslow Avenue, Somerville, MA 02144

Application Date: August 18, 1993

Date of Public Hearing: September 7, 1993

Petition: Multifamily Special Permit in the Industry A-1 District for 18 residential units/artist's lofts.

Date of Planning Board Decision: September 7, 1993

Date of filing the Decision: September 22, 1993

Date of Major Amendment #1 Application: March 21, 1995

Applicant: David Phillips

Application: Major Amendment to increase the floor area within Unit #9, to create 227 square feet of loft area.

Date of Planning Board Decision Major Amendment #1: April 4, 1995

Date of filing Major Amendment #1: April 11, 1995

Decision (Summary): Granted with conditions.

Appeals, if any, shall be made pursuant to Section 17 of Massachusetts General Laws Chapter 40A, and shall be filed within twenty (20) days after the date of filing of the above referenced decision with the City Clerk.

RECEIVED BY
OFFICE OF CITY CLERK
1995 APR 11 AM 11.09
CAMBRIDGE MA

Copies of the complete decision and final plans, if applicable, are on file with the office of the Community Development and the City Clerk.

Elizabeth J Malenfant

Authorized Representative to the Planning Board

For further information regarding this Special Permit please call Les Barber or Liza Malenfant at the Community Development Department, 349-4600.

Case No.: Major Amendment #1, PB #104

Address: 55-75 Richdale Avenue

Zoning District: Industry A-1

Date of Major Amendment #1 Application: March 21, 1995

Applicant: David Phillips

Application: Major Amendment to increase the floor area within Unit #9, to create 227 square feet of loft area.

Date of Planning Board Decision Major Amendment #1: April 4, 1995

Date of filing Major Amendment #1: April 11, 1995

Application

1. Special Permit Application reviewed and certified as complete on March 21, 1995.
2. Drawings at $\frac{1}{4}'' = 1'$ scale, dated 1-15-95, for unit #9, illustrating the existing conditions and the proposed loft area.

Other Documents Submitted

1. The original Special Permit #104 decision dated September 22, 1993.

Public Hearing

On April 4, 1995, the applicant, David Phillips, appeared before the Planning Board to discuss his application for 227 square feet of additional floor area for a loft area within his unit. The applicant, a sculptor, would be using the space for his drafting table and resource material storage. The number of units within the entire development would not change. During discussion with the CDD staff the Board reviewed the existing Special Permit for language regarding the creation of loft areas within units. At the original public hearing there was much discussion regarding the likelihood of additional loft area to be constructed, but the Board had not been able to devise a fair way in which to allocate floor area in the abstract.

The Planning Board discussed the 18 units within the project, that this number would not be changing, and the existing floor area of Unit #9. The existing floor area is 1,788 square feet, and the additional 227 square feet is a 13% increase of the total. The additional floor area is not attached to the party walls of the unit.

There was discussion with the president of the condominium trust who attended the public hearing. He felt that there were probably 10 unit owners who would be interested in constructing additional lofts within their units, but did not know the amounts each owner would want.

The Planning Board discussed this issue and how to allocate any additional floor area.

Findings

1. The increase in floor area for the loft is appropriate for the residential use in an industrial building where ceiling heights and building forms are not typical for residential uses.
2. The increase in floor area is modest in scope at 13%.
3. The number of units is not changing and is below that which is permitted on the site.
4. All new construction is within the existing building and does not increase the visual impact of the building as perceived from the public street.

Decision

The Planning Board **GRANTS** the increase of 227 square feet floor area for loft area within unit #9, and an increase of FAR to 1.36 for the entire project.

Voting to **GRANT** the Major Amendment were: P. Dietrich, C. Mieth, A. Cohn, W. Tibbs, and H. Salemme.

For the Planning Board,

A handwritten signature in cursive script that reads "Paul Dietrich (m)".

Paul Dietrich, Chair

PB#104, Major Amendment #1

75 Richdale Avenue

A copy of this decision shall be filed with the Office of the City Clerk. Appeals is any shall be made pursuant to Section 17, Chapter 40A, Massachusetts General Laws and shall be filed within twenty (20) days of such filing in the Office of the City Clerk.

ATTEST: A true and correct copy of the decision filed with the Office of City Clerk on April 11, 1995 by Elizabeth J. Malenfant authorized representative of the Cambridge Planning Board. All plans referenced in the decision have likewise been filed with the City Clerk on such date.

Twenty (20) days have elapsed since the filing of this decision.

No Appeal has been filed.

City Clerk, City of Cambridge

Date