

PB# 106



CITY OF CAMBRIDGE, MASSACHUSETTS

# PLANNING BOARD

HALL ANNEX, 57 INMAN STREET, CAMBRIDGE MA 02139

## SPECIAL PERMIT APPLICATION

RECEIVED BY  
OFFICE OF CITY DEVELOPMENT  
CAMBRIDGE  
JAN 31 PM 3:34  
CITY OF CAMBRIDGE  
02139

To the Planning Board of the City of Cambridge:

The undersigned hereby petitions the Planning Board for a Special Permit in accordance with Section 4.261 of the Zoning Ordinance.

Applicant: SAMUEL S. PERLMAN (name) 864-6878 (phone)  
31 Round Hill Road, LINCOLN MA 01923 (address)

Signature of Authorized Representative

Type of Special Permit: \*\*\* MULTI-FAMILY - 24 RENTAL UNITS  
Multi-Family, Townhouse, Parkway Overlay District, Harvard Square Overlay District, Elderly Congregate Housing, Flood Plain Overlay District, Other

Location of Premises: 85 OTIS STREET AND 344 CAMBRIDGE ST

Zoning District: C-1 for OTIS BA for Cambridge St

Maps, Plans submitted: Certified Plot Plan  
Zoning Analysis, Plans for 24 Units

Reports, Documents submitted: \_\_\_\_\_

Documents, Plans referenced: \_\_\_\_\_

1-25-94 Date of Application Samuel Perlman Signature of Applicant

This application has been reviewed and is hereby certified complete.

Jan 26, 1994  
Date

Elizabeth J. Malenfant  
For the Cambridge Planning Board

Revised 6/82

\*\*\* Please be complete; list all special permits and variances needed.

OWNERSHIP CERTIFICATE FOR PLANNING BOARD RECORD

To be completed by OWNER, signed, and returned to Office of the Planning Board:

I hereby authorize:

\_\_\_\_\_ (Petitioner)

Address: \_\_\_\_\_ City OR Town: \_\_\_\_\_

to apply for a special permit for \_\_\_\_\_ on premises  
(Type of Development)

located at: \_\_\_\_\_  
(Street & Number) (Plat and Lot number(s)) (City)

for which the record title stands in the name of: 85 OTIS REALTY TRUST

whose address is: 85 OTIS STREET - 344 Cambridge St Cambridge MA  
(Street) (City or Town) (State)

by a deed duly recorded in the Middlesex County Registry of Deeds  
in Book: 12323 Page: 74, \_\_\_\_\_ Registry District of  
the land Court Certificate No: \_\_\_\_\_ Book: \_\_\_\_\_ Page: \_\_\_\_\_

Samuel S. Perlman  
(Signature, by Land Owner  
(If authorized representative  
please identify as such)

Commonwealth of Massachusetts County of Middlesex  
Then personally appeared the above-named Samuel S. Perlman  
and made oath that the above statement is true.

Before me  
Nov. 10, 1993 \_\_\_\_\_  
my commission expires March 6, 1998 \_\_\_\_\_ NOTARY SEAL  
(Date)

**OTIS HOSPITAL/ COURT HOUSE APARTMENTS  
ZONING ANALYSIS**

<b>Location:</b>	<b>85 Otis</b>	<b>344 Cambridge</b>
<b>Owner:</b>	Sam Perlman Trustee	Otis Hospital Inc
<b>RE Taxes</b>	\$17,650	\$5,393
<b>Valuation</b>		\$189,000
<b>Lot size</b>	9,999 sf	5,000sf
<b>Building Floor Area</b>	26,200 sf	2,500 sf
<b>Height</b>	41 ft front, 45ft rear -Avg. - 43ft - not including elevator tower.	about 23 ft
<b>Building width</b>	68ft - Otis	50ft - Sciarappa
<b>Building length</b>	100ft - Sciarappa	33 ft - Cambridge
<b>Zone</b>	C-1	B-A

**Zone - C-1 and BusinessA**

Multifamily housing allowed

Requires Planning Board Special Permit for twelve units or more

B-A zoning line-100 feet from Cambridge Street at 85 Otis property line.

Property abuts Public Open Space - Tot Lot = 40ft x 177ft= 7080sq ft. --- 1,500

<b>Dimension</b>	<b>C-1</b>	<b>B-A</b>	<b>Allowed</b>	<b>Proposed</b>
<b>FAR</b>	.75	1.0		1.9
<b>Area in Zone</b>	9,999	5,000	14,999	14,999
<b>Floor Area</b>	7,500	5,000	12,500	28,500
<b>Dwelling Units</b>	8	8	16	24
<b>Parking</b>	24	7	31	19
<b>Min Lot</b>	5000	none		5,000
<b>Min Lot/DU</b>	1200	600		625
<b>Min Width</b>	50	none		102
<b>Front Yard</b>	H+L/4=27.5	none		0
<b>Side Yard</b>	H+L/5=28.6	none		33.5
<b>Rear Yard</b>	H+L/4=27.5	H+L/5=???		0
<b>Max Height</b>	35	35		43
<b>Open Space %</b>	15%	none		0

Parking requirement may be diminished under section 6.12c. Previous use of 85 Otis was a 111 bed hospital. Use of 344 Cambridge is not changing.

PLEASE FILL OUT IF THE FOLLOWING APPLIES: Projects over 15,000 s.f.,  
Hotels, Health Clubs, Cinemas,  
CITY OF CAMBRIDGE Parking Facilities, Restaurants,  
PROJECT TRACKING FORM Fast Order Food Establish-  
ments

Cambridge Community Development Department

Name/Firm of Applicant: Samuel S. Perlman  
Address: 31 Round Hill Rd, Lincoln MA 01773  
Contact Person: same  
Daytime Telephone: 864-6878

Permit/License Requested: \_\_\_\_\_  
Building Permit Value: \_\_\_\_\_  
Date of Application:      /      /      (mm/dd/yy)  
Expected Construction Start Date:      /      /       
Expected Completion Date:      /      /     

Project Location:

Address: (Number, street name) 85 Otis Street  
Zip: 02141  
Map/Lot Number(s): 23 / 90, 91, 92, 93  
Zoning District: C-1/BA

Type of Use: 26,200 Residential \_\_\_\_\_ Retail \_\_\_\_\_  
(square feet, 2,500 Office/R&D \_\_\_\_\_ Industrial \_\_\_\_\_  
if relevant) \_\_\_\_\_ Parking \_\_\_\_\_ Open Space \_\_\_\_\_  
Other: \_\_\_\_\_

Detailed Use/Improvement:  
Conversion of 111 bed Otis Hospital to 24 units of  
rental housing.

Building Height/# of Stories: 43' /  
Lot Area: 14,999 sq ft  
Gross Floor Area: 28,500 sq ft  
Floor/Area Ratio: 1.9  
No. of Dwelling Units/Hotel Rooms: 24 / 0  
No. of Open/Covered Parking Spaces: 19 / 0  
No. of Curb Cuts Existing/Proposed: 2 / 2

Other Permits/Licenses needed:

Inspectional Services \_\_\_\_\_  
License Commission \_\_\_\_\_  
Planning Board Multifamily Special Permit  
Board of Zoning Appeals 0  
Traffic & Parking \_\_\_\_\_  
Conservation Commission \_\_\_\_\_  
Historical Commission review of historical building  
Community Development \_\_\_\_\_  
Rent Control 0  
Other: \_\_\_\_\_

TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT

**FOR OFFICE USE**

Project ID Number: \_\_\_\_\_  
Neighborhood: 1 Census Tract/Block: 3521 / 204  
Development District: \_\_\_\_\_  
Action Taken: \_\_\_\_\_ (Approved, Disapproved, Further Review)

**Other Approving Departments:**

(Name): \_\_\_\_\_ Date Received: \_\_\_\_\_ Date Referred: \_\_\_\_\_ Action Taken: \_\_\_\_\_

(Name):	Date Received:	Date Referred:	Action Taken:
_____	___/___/___	___/___/___	_____
_____	___/___/___	___/___/___	_____
_____	___/___/___	___/___/___	_____
_____	___/___/___	___/___/___	_____
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_____	___/___/___	___/___/___	_____
_____	___/___/___	___/___/___	_____
_____	___/___/___	___/___/___	_____

**Project Status:**

P.B. Application received Date: 01 / 26 / 94  
\_\_\_\_\_ Building permit issued Date: \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_  
\_\_\_\_\_ Construction started Date: \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_  
\_\_\_\_\_ Certificate of occupancy Date: \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_  
\_\_\_\_\_ Project Cancelled Date: \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_  
\_\_\_\_\_ Project Completed Date: \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_

Project modifications: \_\_\_\_\_ Date Updated: \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_

Type of Use: \_\_\_\_\_ Residential \_\_\_\_\_ Retail  
(square feet, \_\_\_\_\_ Office/R&D \_\_\_\_\_ Industrial  
if relevant) \_\_\_\_\_ Parking \_\_\_\_\_ Open Space  
\_\_\_\_\_ Other: \_\_\_\_\_

**Detailed Use/Improvement:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Building Height/# of Stories: \_\_\_\_\_ / \_\_\_\_\_  
Lot Area: \_\_\_\_\_  
Gross Floor Area: \_\_\_\_\_  
Floor/Area Ratio: \_\_\_\_\_  
No. of Dwelling Units/Hotel Rooms: \_\_\_\_\_ / \_\_\_\_\_  
No. of Open/Covered Parking Spaces: \_\_\_\_\_ / \_\_\_\_\_  
No. of Curb Cuts Existing/Proposed: \_\_\_\_\_ / \_\_\_\_\_

*Amendment to #106*

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ZONING ANALYSIS**

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<b>Height</b>	41 ft front, 45ft rear -Avg. - 43ft - not including elevator tower.	0
<b>Building width</b>	68ft - Otis	0
<b>Building length</b>	100ft - Sciarappa	0
<b>Zone</b>	C-1	B-A

**Zone - C-1 and BusinessA**

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CITY CLERK  
104 FEB 28 AM 3:52  
CAMBRIDGE MA.

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<b>Parking</b>	24	0	24	23/17
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<b>Min Lot/DU</b>	1200	600		625
<b>Min Width</b>	50	none		102
<b>Front Yard</b>	H+L/4=27.5	none		0
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<b>Rear Yard</b>	N/A	N/A		0
<b>Max Height</b>	35	35		43
<b>Open Space %</b>	15%	none		0

Parking requirement may be diminished under section 6.12c. Previous use of 85 Otis was a 111 bed hospital. We intend to demolish 344 Cambridge.

COMMUNITY DEVELOPMENT  
101 FEB 22 AM 8:27  
CITY OF CAMBRIDGE