

CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

NOTICE OF DECISION

Case No: PB#11, Major Amendment

Address: 9A Russell Street/2143 Massachusetts Avenue

Applicant: Howard Van Vleck, architect

Owners: Kathleen and Rafael Guillermet

Zoning District: Residence B/Business A-2/North Mass Avenue Overlay District

Special Permit Decision Filed: April 2, 1981

Major Amendment Application Date: November, 20, 2007

Major Amendment Public Hearing: January 8, 2008

Major Amendment Decision: May 20, 2008

Major Amendment Filing: May 22, 2008

Application for an addition to an existing townhouse basement and first floor. The request is for modifications to the existing nonconforming townhouse. (A Board of Zoning Appeal variance may be required for increased floor area.)

Decision: 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 filing of the above referenced decision with the City Clerk. Copies of the complete decision and final plans, if applicable, are on file with the Community Development Department and the City Clerk.

Authorized Representative of the Planning Board:

For further information concerning this decisions, please contact Liza Paden at 617 349 4647 or lpaden@cambridgema.gov.

2008 MAY 22 P 4:29
CITY OF CAMBRIDGE
COMMUNITY DEVELOPMENT DEPARTMENT

Documents Submitted

1. Special Permit Application with photographs, drawings of various scales, pages 1 to 8, dated 11/15/07 for 9A Russell Street; Special Permit Application Summary, Dimensional Form, and Ownership Certificate.
2. Time Extension for the final deliberation and decision and filing of the decision to May 24, 2008.
3. Amended plans and elevations dated 5/6/08, pages 1 to 11.
4. Letter to the Planning Board from the Russell Place Homeowner's Association, undated.

Findings

The Planning Board held a public hearing on January 8, 2008 and reviewed the materials submitted by the owners' architect, Howard Van Vleck. During that discussion, the Planning Board heard concerns about the size and scope of the addition as well as the landscaping that would be impacted by the addition.

The applicants agreed to an extension of time to allow revisions to the plans.

During the regularly scheduled Planning Board meeting on May 20, 2008, the architect presented the revised addition that is smaller in size and area and no longer requires relief from the dimensional regulations.

Board members discussed the design features of the addition, and found them to be welcome as enhancements of the original building, which generally lacks articulation.

All trees that currently exist would remain and those shrubs that are removed for the new deck construction would be replaced. There was also discussion that an existing ailing or dead tree in the open space may be replaced with a mutually agreed upon species.

The revised plans dated May 6, 2008, were reviewed and found to be in keeping with the original special permit granted in 1981.

Planning Board Decision

After review and due consideration of the information presented by the applicants' architect, comments made at the public hearing, subsequent discussion by the Board and the Staff, the Planning Board GRANTS the Major Amendment for unit #9A Russell Street with the following conditions:

1. The conditions of the original decision and subsequent amendments will still be in effect.

2. The addition to unit 9A Russell Street will conform to the plans as submitted and dated May 6, 2008.

Voting in the affirmative to GRANT the Major Amendment to the Special Permit were W. Tibbs, P. Winters, H. Russell, T. Anninger, S. Winter, and Associate Member L. Pierce appointed for this case, constituting more than two thirds of the Planning Board members

For the Planning Board,

William Tibbs (mp)

William Tibbs, Chair

A copy of this decision Major Amendment to PB#11 shall be filed with the Office of the City Clerk. Appeals, if any, shall be made pursuant to Section 17, Chapter 40A, Massachusetts General Law, and shall be filed within twenty (20) days after the date of such filing in the Office of the City Clerk.

ATTEST: A true and correct copy of the above decision filed with the Office of the City Clerk on May 22, 2008 by Elizabeth M. Paden, authorized representative of the Cambridge Planning Board. All plans referred to in the Decision have been filed with the City Clerk on said date.

Twenty days have elapsed since the filing of the decision. No appeal has been filed.

DATE

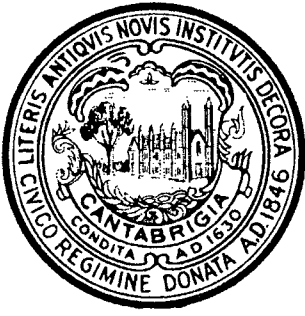
City Clerk of Cambridge

Appendix I – Dimensional Form

Special Permit #11 Major Amendment

Address: 9A Russell Street

| | Allowed/Required | Existing | Proposed | Granted |
|-----------------------------|-------------------------|-----------------|-----------------|----------------|
| Total FAR 9A/Res B | .78/.78 | .558/.743 | .670/.767 | .670/.767 |
| Total GFA in Sq. Ft. | 2473/11175 SF | 1771/10640 SF | 2126/10995 SF | 2126/10995 SF |
| Max. Height | | | | |
| Range of heights | | 39 | 39 | 39 |
| Lot Size 9A | | 3171 SF | 3171 SF | 3171 SF |
| Lot area/du | | 3171 SF | 3171 SF | 3171 SF |
| Total Dwelling Units | 1 | 1 | 1 | 1 |
| Min. Lot Width | 50 | 49.97 | 49.97 | 49.97 |
| Min. Yard Setbacks | See plans | | | |
| Front | | | | |
| Side, Left | | | | |
| Side, Right | | | | |
| Rear | | | | |
| Total % Open Space | | | | |
| Usable | 25% | 71%/64% | 60.5%/62.7% | 60.5%/62.7% |
| Other | | | | |
| Off Street Parking | | | | |
| Min # | 1 | 1 | 1 | 1 |
| Max # | | | | |
| Handicapped | | | | |
| Bicycle Spaces | | | | |
| Loading Bays | | | | |



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

Notice of Extension of Time

Case No: 11, Major Amendment

Address: 9A Russell Street

Applicant/Owner: G.K. Inc.

Application Date: November 20, 2007

Public Hearing Date: January 22, 2008

Application: Major Amendment for an addition to an existing Planning Board Special Permit for a Townhouse development.

At the General Business meeting of April 15, 2008, the Planning Board voted to agree to an extension of time for the deliberation and decision on the above case until May 24, 2008.

Authorized Representative to the Planning Board

For further information, please contact Liza Paden at 617 354 5640 or lpaden@cambridgema.gov.

2008 APR 17 P 12:55
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

2008 APR -3 PM 3:16

PLANNING BOARD WAIVER FORM

April 3, 2008

Planning Board
344 Broadway
Cambridge, MA 02139

RE: PB#11, 9A Russell Street *Map Amendment*

G. K. Van, Petitioner or Petitioner's
Representative, hereby waives the Petitioner's right to a Decision by the Planning Board on the
above referenced case within the statutory time period as Required by Section 15 of the Zoning
Act of the Commonwealth of Massachusetts, Massachusetts General Laws, Chapter 40A.

Arnold Van Vliet *[Signature]*
Quilting representative

May 24, 2008 *afternoon date*

2143 MASS. AVE TOWNHOUSES 4/15/08

9A RUSSELL STREET, Cambridge, MA Lot Size = 3,171 SF
FAR Calculations

| | <u>GFA (SF)</u> | <u>FAR</u> |
|----------|-----------------|------------|
| Existing | 1,771 | 0.558 |
| Proposed | 2,126 | 0.67 |

2143 MASS. AVE TOWNHOUSES
Zoning district Res. B Site Area = 14,328 SF
FAR Calculations

| | <u>GFA (SF)</u> | <u>FAR</u> |
|----------|-----------------|------------|
| Existing | 10,640 | 0.743 |
| Proposed | 10,995 | 0.767 |

2143 MASS. AVE TOWNHOUSES
9A RUSSELL STREET, Cambridge, MA Lot Size = 3,171 SF
Usable Open Space Calculations

| | | |
|----------|---------|-------|
| Existing | 2291 SF | 72.2% |
| Proposed | 2007 SF | 63.3% |

2143 MASS. AVE TOWNHOUSES
Zoning district Res. B Site Area = 14,328 SF
Usable Open Space Calculations

| | | |
|----------|---------|-------|
| Existing | 9263 SF | 64.6% |
| Proposed | 8979 SF | 62.7% |

2143 MASS. AVE TOWNHOUSES
Zoning district Res. C-2 Site Area = 8,520 SF
Usable Open Space Calculations

| | | |
|----------|-----------|-----------|
| Existing | 3,231 SF | 37.9% |
| Proposed | no change | no change |

49.97
11.10
A
111

2143 MASS. AVE TOWNHOUSES

4/15/08

Zoning district Res. B Site Area = 14,328 SF

| Unit # | GFA SF | FAR | New SF | Total GFA SF | Lot size SF | FAR |
|--------|--------|-------|--------|--------------|-------------|-------|
| 6 | 1768 | | | 1768 | 1717 | |
| 7 | 1768 | | | 1768 | 1713 | |
| 8 | 1791 | | | 1791 | 2840 | |
| 9A | 1771 | | 355 | 2126 | 3172 | |
| 9B | 1771 | | | 1771 | 1824 | |
| 9C | 1771 | | | 1771 | 3063 | |
| | 10640 | 0.743 | | 10995 | 14328 | 0.767 |

I HEREBY CERTIFY THAT
CONFORMS TO THE RULE
REGULATIONS OF THE R
OF DEEDS *Ant. H. J.*