

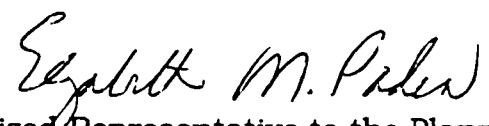
RECEIVED BY
OFFICE OF CITY CLERK
97 SEP 22 58
CAMBRIDGE

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

NOTICE OF DECISION

Case No: PB#126
Address: 171-273 Harvey Street, 131 Jackson Street
Owner: Robert F. Jervis, Trustee of CSP Realty Trust
Applicant: Cornerstone Village Cohousing Community, J.V., 103 Morse Street, Watertown, MA 02172, and World Realty & Development; LTD, 265 Washington Street, Newton, MA 02158
Application Date: April 23, 1997
Public Hearing: June 24, 1997
Planning Board Decision: September 2, 1997
Date of Filing Decision: September 22, 1997
Application: Special Permit for Multifamily Housing in the Industry A-1 District, Section 4.26/4.31g
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 the 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 Office of the Community Development Department and the City Clerk.



Authorized Representative to the Planning Board
For further information concerning this decision, please call Liza M. Paden at 349-4647 at the Cambridge Community Development Department.

Case No: PB#126

Address: 171-273 Harvey Street, 131 Jackson Street

Owner: Robert F. Jervis, Trustee of CSP Realty Trust

Applicant: Cornerstone Village Cohousing Community, J.V., 103 Morse Street, Watertown, MA 02172, and World Realty & Development, LTD, 265 Washington Street, Newton, MA 02158

Application Date: April 23, 1997

Public Hearing: June 24, 1997

Planning Board Decision: September 2, 1997

Date of Filing Decision: September 22, 1997

Application

Application for Special Permit for Multifamily housing in an Industry A-1 District Section 4.26/4.31g

Special Permit Application, submitted on March 12, 1997, containing the completed application form; plans and elevations; legal description of the development parcel; Traffic Impact and Access Study; description of the project team; site soils conditions.

Documents Submitted

1. Completed application dated April 23, 1997, filed with the City Clerk's Office April 28, 1997.
2. Communication package including petition list, dated June 1997, flyer of meeting for June 24, copy of the zoning ordinance Section 10.40, copy of letter to Susan Schlesinger, from Craig A. Kelley, dated 2/28/97; copy of letter to Craig Kelley, from Susan Schlesinger, dated 3/20/97; copy of letter to Susan Schlesinger from Craig A. Kelley, dated 3/28/97; copy of letter to Susan Schlesinger from Craig A. Kelley, dated 5/30/97.
3. Letter to the Planning Board from Lauren Preston, Deputy Traffic Director, dated 6/4/97, RE: review of project.
4. Drainage Calculations for Cornerstone Village, VTP Associates, Inc.

5. Traffic Impact Assessment for Cornerstone Village, from Abend Associates, dated June 9, 1997.
6. Amendment to the Special Permit dated 6/24/97
7. Letter to the Planning Board from David Bass, 23 Norris Street, dated 7/9/97.
8. Letter to the Planning Board from Petitioners, dated 7/13/97.
9. Petition in support of the Cornerstone Housing, undated, first name Susan Gurry.
10. Petition in support of the Cornerstone Housing, undated, first name Any Bamfott.
11. Petition in support of the Cornerstone Housing, undated, first name Lisa Linarte.
12. Petition in support of the Cornerstone Housing, undated, first name Donna Southwell.
13. Petition in support of the Cornerstone Housing, undated, first name Theodore Brown.
14. Petition in support of the Cornerstone Housing, undated, first name Tim Bass.
15. Letter to the Planning Board from Carol Walker and Amy Hadley, 159 Pemberton Street, dated 6/22/97.
16. Letter to the Planning Board from Michael Rohan, 46 Hubbard Avenue, dated 6/21/97.
17. Letter to the Planning Board from Lynne Levine, 29 Murray Hill Road, dated 6/20/97.
18. Letter to the Planning Board from Timothy Bass, 35 Seven Pines Avenue, dated 6/23/97.
19. Letter to the Planning Board from Mya Bond and Mill Madsen, 61 Dudley Street, dated 6/24/97.
20. Letter to the Planning Board from Michael Kontos, 34 Clay Street, dated 6/24/97.

21. Letter to the Planning Board from Marion Capsar, 36 Cedar Street, dated 6/24/97.
22. Letter to the Planning Board from Richard Curran & Sharon Hamer, 23 Richard Avenue, dated 6/23/97.
23. Letter to the Planning Board from Toni L. Snow, 109 Clay Street, dated 6/24/97.
24. List of Modified Drawings dated July 14, 1997.
25. Letter to the Planning Board from Lauren M. Preston, Deputy Traffic Director, received July 22, 1997, RE: the traffic study and plans for review for 32 units of housing.
26. Memo to Susan Schlesinger, from Dick Easler, dated July 18, 1997, RE: Review of Traffic Impact Assessment for Cornerstone Village.
27. Letter to the Planning Board from Peter V. Cignetti, III, 5 Theriault Court, dated July 28, 1997, re: attached letter of David Bass, dated July 9, 1997.
28. Letter to the Planning Board from the Cornerstone Village Cohousing Community, dated July 29, 1997.
29. Preliminary Site Assessment for 173 Harvey Street, dated July 27, 1997, IES Project #596-121.
30. Letter to the Planning Board from Mayor Sheila Doyle Russell, dated 8/5/97
31. Revised architectural and site plan documents totaling 17 sheets, entitle *Cornerstone Village*; Cover Sheet dated 9/2/97, sheet S-1 dated 8/27/97, various dates on other sheets; plans, elevations, cross section through the courtyard and sketch diagram of height, setback, and massing relationships, perspectives; Daigle and Adelberg Design, Inc. Architects; various scales.

Public Hearing and Deliberations

June 24 Public Hearing. A public hearing was held on June 24, 1997. James Rafferty, of Adams and Rafferty, attorney for the applicant, introduced the petitioners: World Realty Developers and Cornerstone Village Cohousing Community. He described the physical context of the application including property's location; the existing conforming uses on the site (a printing company); the abutting land uses including the Linear

Park, the abutting lumber yard, and the residential uses immediately adjacent and across the street. He outlined the changes that have been made by the petitioners in response to meetings that have been held with the community at large and with abutters.

Among those changes was a reduction in the number of units from the 38 originally proposed, to 36, then to the 32 now proposed. Of those 32 units, 2 will be made available to the community at a level of affordability required by the Affordable Housing Trust's programs; they will be subsidized by the petitioners.

Significant change to the character of the site will occur: the industrial printing shop will be replaced by residential uses, which will provide a transition between the residential uses in the neighborhood across Harvey Street and the remaining industrial uses in the Industry A-1 District. A site largely built on or paved over will now have a significant amount of open space. While the Industry A-1 District allows a maximum Floor Area Ratio of 1.25, the petitioners are proposing an FAR of .92..

Mark Daigle, 103 Morse Street, Watertown, the architect for the project, outlined the main features of the design and the process undertaken with the residents to develop that design. The development will provide shared facilities in a common house, which will be a focal point for the residents. There are 11 townhouses proposed, located on Harvey Street and set back 7 to 14 feet from the street. They are designed to look like 6 single family structures to reflect the existing character of the residential portion Harvey Street. To the rear of the site is located a multifamily structure, made up of duplexes and flats. In total there are 32 units; one bedroom units are 600 square feet in area, 2 bedroom units are 1,000 square feet, and the 3 bedroom units are between 1,300 and 1,500 square feet in size.

There was discussion between the Board and the petitioners regarding the elevations on Harvey Street and the relationship of the proposed new construction to the existing residential uses on Harvey Street. The adjacent Cambridge Lumber site was discussed and the relationship of the development to the Linear Park. In response to an inquiry on height, particularly on the street, the architect pointed out that the height of the existing building was 26 feet while the new townhouses would be 35 feet tall with pitched roofs and gables; the large multifamily building would be 45 feet tall, with porches at each unit.

There was discussion of the below grade parking proposed, serving the entire requirement for accessory parking to the project.

The Board asked about the cost range of the units proposed, for whom they would be affordable, and the kinds of people who have joined the cohousing group to date. Terry Morris, World Realty, indicated that there have been 25 buyers to dated. He noted that this is not a speculative venture and that therefore the cost of the units do not fully reflect the what the open market would price comparable housing. While there is no zoning requirement in place at this time for the provision of affordable units, the two units being made available at below market cost by the petitioners would employ the Community Development Department Condo Buyers Initiative program; they will consist of one, one bedroom unit and one, three bedroom unit. There are to be an additional 5 units in the project that are below development costs. These units meet the criteria established for affordable housing units but are part of the cohousing community. There are 5, one bedroom units at less than \$125,000, of which 2 of which would be priced within the Condo Buyers Initiative limits.

Members of the Cohousing community discussed the site selection and design process. They indicated that members are committed to making use of the nearby access to the MBTA and to encouraging diversity within the group. They have been meeting with the neighbors and abutters, having gone door to door canvassing and would continue that relationship.

In summing up, the petitioners noted that 59,000 square feet of light industrial use would be replaced with 32 units of housing. Parking for that housing will be at a ratio of approximately 1.5 spaces per unit. Fifty eight percent of the lot would be open space. It was noted that, according to the traffic study, there would be fewer traffic impacts from the proposed 32 than from the industrial use (21 trips in the a.m. and 24 in the p.m. compared to 33 a.m. and 34 p.m. trips from the industrial use). The impacts on the water table would be monitored, but that there was no data that points to geo-technical problems. The water table is at 8 to 10 feet; the parking garage which not raise or lower the water table in the area. Mr. Rafferty concluded that the highest and best use of this Industry A-1 District property is residential and compared this development with the Richdale Avenue cohousing special permit recently granted by the Board. He further noted that for this project there will be a component of affordable units.

The following people from the cohousing community spoke in favor of the application: Sylvia Wilson, 41 Hawthorne Avenue, Arlington; Dante Germana, Sudbury; Jossie Agate, 18 Peters Street, Cambridge; Matt Johnson, Concord; Ken Thompson, 32 Griswold Street, Cambridge.

The Planning Board asked for elevations that illustrated the exterior material and treatments proposed for the buildings. There was an inquiry as to whether there were any 21E problems, problems of flooding, or problems with regard to stormwater runoff due to necessary alterations in grade on the site; the concern was that, with the creation of underground parking and the slab construction below the water table, water movement and thus adjacent property owners would be affected. Mr. Rafferty responded that the 21E issues identified involved the removal of an underground oil tank; the process has been completed and the site is now cleared. Any issues in this regard will be addressed but there is no expectation that new concerns will arise that were not identified in borings done two years ago.

There were extensive comments from the public.

Peter Cignetti, 5 Theriault Court, believed that the number of units proposed would cause additional flooding, that alteration to existing grades would be problematic, the underground garage would cause problems to the abutters. He pointed out that the objection was to the number of units, not to the prospective occupants. He submitted a neighborhood petition asking for a development in the 18-22 units range, which scale would better fit into the neighborhood. The approval should be conditioned on the provision of the affordable unit, guaranteed through deed restrictions.

Craig Kelly, past chair of the North Cambridge Neighborhood Committee indicated his opposition; Terry Walsh, who would like to see something which fit into the neighborhood; Tracy Wal, 23 Sargent Street, focused on the number of units and the impacts on the environment; Peter LeVeaux, 95 Jackson Street, believed the project is too big and objected that he had not heard about it; Nancy Clare, 95 Jackson Street, objected to the increase in the traffic; Kate Adams, 10 Newman Street, Arlington, responded that there would be one car per household, that $\frac{3}{4}$ of the adults commute to work, of which $\frac{1}{2}$ use cars, the rest walk, bike or use the T. Their own study indicated 18 trips between 7 and 10 a.m.; Sylvia Barnes, 196 Harvey Street, did not see the open space benefit, that the 48 houses on Harvey Street are all two stories, and single family. The development is not affordable; Resident at 48 Jackson Street, indicated that there would be impacts from visitors; Charlene Egan, abuts the parking lot on Jackson Street and opposes the parking and the size of the development; Aram Holman, 15 Clifton Street, opposed the proposal, pointed out discrepancies in the construction and completion dates listed, objected to the purchase price, thought the open space did not comport with what open space should be, that there are better uses for the parking lot.; Lisa, 102 Harvey Street, said that there are already wet basements in the neighborhood which condition this project will make

worse; Joe Joseph, Chair of the North Cambridge Stabilization Committee, expressed dissatisfaction with the process, suggested the site should have been downzoned at the initiative of the Community Development Department as suggested in CDD studies; Ed Frank, 163 Harvey Street, did not object to the printing use as an abutter, but did object to the 4 stories; Susan Maguire, 25 Jackson Street, objected to the number of units, and did not agree that there had been commitment to the neighborhood; Julie, Cornerstone Cohousing group; Michael Brandon, 27 Seven Pines Avenue, stated that the project is not compatible with neighborhood, had questions about trees on the site, objected to the room where the hearing was held, and suggested the project should be compared to Portland Stoneware housing development, not other cohousing projects; Susan, 104 Clifton Street, objected.

July 15 Deliberation Meeting. It was made clear at the outset of the meeting that the hearing had been closed for oral testimony. Mr. Rafferty submitted upper floor plans as requested by the Planning Board and indicated that that no ground floor or site plan features had been changed. As a full Board was not present Mr. Rafferty requested that a vote not be taken that night.

Member F. Darwin asked that the discussion be framed around the standards that must be met to grant the special permit. The discussion began with the criteria laid out in Section 10.43 for all special permits.

With regard to Paragraph (a) attention was drawn to the relationship of the building to the rear property lines of 149 - 163 Harvey Street. It was thought to be problematic: too close and not in conformance with the formula setbacks required. It was determined that the applicant had misjudged this segment of the property line as a front yard rather than the side yard that it is.

With regard to Paragraph (b) it was noted that considerable testimony had been given regarding the traffic consequences of the proposal but that there were no facts presented that would suggest the levels of additional traffic would be sufficient to justify denial of the permit or to require an traffic study. Board discussed the traffic report submitted by Abend Associates. There was a request for further refinement of that analysis, assuming standard residential use rather than a specialized cohousing residential use that cannot be guaranteed into the future.

With regard to Paragraph (c) one Board member asked how water from the site will be dealt with and how construction will affect rear yards of Harvey Street residences that will be blocked by construction. A second member viewed the Paragraph as asking if the proposed use (multifamily

housing) was inconsistent with adjacent uses. Several multifamily uses were identified in the larger surrounding neighborhood; the use was thought not to be inconsistent with neighborhood patterns.

With regard to Paragraph (d) it was felt that many environmental matters raised in testimony were not properly matters within the jurisdiction of the Planning Board. No credible evidence of the reality of flooding at the site was presented. There may be sufficient concern regarding nuisance or hazard to establish conditions on the permit, but not to deny the proposal. There was a discussion of the elevation of the slab of the garage (el. +17 feet) and how its position might alter ground water flow. Much of the garage is 4 to 7 feet below existing grade but is above the water table. It was made clear that condition must be imposed in the Decision to ensure that the engineering of the project with regard to stormwater runoff and drainage is competently done.

With regard to Paragraph (e) it was the consensus that the construction of multifamily units here would not impair the integrity of the district. The proposed use is not an issue although the scale of what is proposed may still be an issue including the relationship of the buildings and their scale to the abutting linear park and the four residential units that immediately abut the large rear structure.

In summary the Board's review of criteria in Section 10.43 suggests no reason to deny the multifamily special permit: no concern was expressed with regard to three of the five criteria; in other sections some requests were made for additional information or clarification including recalculation of certain side yards, review of the groundwater effect of the construction and some additional review of traffic assuming standard multifamily housing rather than a specialized form of housing.

With regard to Section 10.44, outlining conditions that may be attached to a permit, the Board discussed the aspects of the project that were appropriate to adjust. While it was noted that the surrounding neighborhood is zoned for two family dwellings and at a lesser density, the land on which this proposal sits is within a higher density zoning district and modification of the special permit proposal substantially might be akin to a rezoning by special permit; the project will seem more dense because the zoning allows more development than does the Residence B zone and because the site has not been fully developed. Population density rather than number of units was one area of inquiry; the fact that the proposal is a co-housing project that might have fewer initial people than typical of this kind of dwelling was viewed as not relevant. There was concern with regard to the impact of the project on the public Linear Park because of the size of the building adjacent to it; the question seems to be architectural density rather than dwelling unit

density although it was noted that the proposal is well within the physical limits established in the zoning district. Then the question may be: is the project so dense that it endangers community values? It is well to remember what is now on the site: industrial buildings and paving; any change is bound to feel like an imposition because the site is substantially underutilized.

There was a clarification of the number of units and bedrooms proposed: 32 units of which 13 are three bedrooms, 12 are two bedrooms, 7 are one bedroom units.

The Board discussed the engineering report submitted and the appropriate responsibilities of the Board with regard to environmental and health issues; if not the responsibility of the Board, members were desirous of making it known to the community where they should appropriately direct their inquiries and concerns.

There was discussion of the accessory parking in the lot at Jackson Street. The petitioners reiterated that it is an existing accessory parking lot for the printing use; it would continue to be used in association with the development but is not necessary to meet required parking under the zoning ordinance. Some Board members suggested that the lot would best be converted to housing use.

July 29 Deliberation Meeting. Discussion continued at the July 29 meeting of the Board. The applicant showed elevations of the park side of the building and photos of that perspective showing current conditions. The required setback on the "side yard" previously discussed was calculated to be between 20 and 30 feet. It was suggested that for such a larger building a setback waiver should not be granted. The architectural density of the project as a whole continued to be of concern. If it is not sufficiently compatible to approve the project, it was asked, what kind of change would make it acceptable? It was noted that the building types had been switched (putting the larger building to the back) to make the front of the project, with smaller structures, more appropriately scaled to the neighborhood residential character on both sides of Harvey Street. It was noted that the Ordinance sets out the maximum building allowed but does not require that the maximum always be achieved. Setbacks in this context are important. It was felt that traffic and population density would not seriously alter the character of the neighborhood. But there is a concern for the looming presence behind the rear of the properties on Harvey Street and the impact of that same building on the public park. The Board believed it is the elements you see that constitute the impact here, not the number of inhabitants of the building. In this regard the height of the roof and other physical elements of the structure and site plan are in the control

of the applicant; but they have not chosen to alter them in ways that might lessen the impact. One member suggested that if the site meets its setbacks, the houses on Harvey Street would be protected by their own back yards.

Again it was stated that conditions should be set that will assure that water related concerns (stormwater and drainage) are adequately addressed before a building permit is issued; it was felt that that would appear to be achievable.

September 2 Deliberation Meeting. Further discussion occurred at the September 2, 1997 meeting. A revised scheme was shown which reversed the rear building placing the courtyard, which had previously faced the street, to the rear yard of the four private buildings facing Harvey Street. Discussion again occurred surrounding the setback at the side lot line facing the rear of the four residences along Harvey Street. Member Russell asked if any other yard relief was necessary and Mr. Rafferty and Mr. Daigle responded there was no other relief required. Understanding that the project met setbacks required and was, in gross floor area and number of units, less than permitted on the site a motion by Member Lewis, seconded by Member Darwin was passed to grant the requested Multifamily Special Permit as required in Sections 4.31 g and 4.26 for construction within the Industry A-1 District.

Findings

Based on a review of the application documents, other documents submitted to the Board, and testimony at the public hearing the Planning Board makes the following findings.

a. The requirements of Section 4.26-Multifamily Special Permit, Applicability.

The requirements of Section 4.26-Multifamily Special Permit, have been met by the application for a special permit, filed with the Planning Board and by the public hearing held on June 24, 1997.

b. Conformance to the criteria for issuance of special permit in Section 10.43.

1. It appears that requirements of this ordinance can or will be met.

The development will meet the dimensional requirements of the Ordinance, or will exceed them. All yard requirements will be met without relief. By having fewer units than allowed and less gross

floor area than allowed, and by meeting the yard requirements of the Industry A-1 District, the development's buildings will be compatible with the adjacent neighborhood, consistent with the density and building forms allowed in the IA-1 district.

2. traffic generated or patterns of access or egress will not cause congestion, hazard, or substantial change in established neighborhood character.

The traffic generated by will not significantly alter the character of the neighborhood and is within the range of increase to be expected with incremental change in uses within the neighborhood and within this industrial district.

3. the continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance will not be adversely affected by the nature of the proposed use.

Within the district adjacent uses are industrial or small scale residential dwelling. The immediately impacted residential dwellings have been protected with the requirement that the required setbacks, without relief, be met. The intent of the district is to allow residential uses that will over time replace non residential activities that are incompatible at locations like this that require access through local, residential streets. While there continues to be concern on the part of the Board about the bulk of the development, particularly with regard to the rear building as it fronts on the residential structures on Harvey Street and the public park to the rear, a development conforming to the requirements of the Industry A-1 District, and in some instances, as with FAR and numbers of units, proposes to be well below the maximum limits should be permitted. However, because of the irregular configuration of the site, even reduced density has a troubling visual impact on adjacent properties; therefore, no relief from the dimensional requirements (especially yard requirements) that differ from those that are permitted as-of-right are appropriate as they would have the effect of increasing this negative visual impact.

4. nuisance or hazard will not be created to the detriment of the health, safety and/or welfare of the occupant of the proposed use or the citizens of the City.

No nuisance or hazard will be created. Conditions will be attached to the special permit to ensure that all final plans will be engineered to assure adequate management of all stormwater and

drainage runoff from the site. The Board is satisfied that the effects of the development on flooding, groundwater flow, or stormwater runoff will be non-existent, minimal, or adequately addressed through further engineering design.

5. for other reasons, the proposed use will not impair the integrity of the district or adjoining district, or otherwise derogate from the intent and purpose of this Ordinance.

The project as approved will not impair the integrity of the Industry A-1 District or the adjacent Residence B District.

c. Conformance to Section 10.47.4 - Criteria for Townhouses and Multifamily Dwellings.

1. Key features of the natural landscape should be preserved to the maximum extent feasible. Tree removal should be minimized and other natural features of the site, such as slopes, should be maintained.

The site is currently developed for industrial use and extensively paved. The development will eliminate the industrial use, restore much of the surface of the site to landscaping, and introduce residential structures where industrial structures now exist.

2. New buildings should be related sensitively to the existing built environment. The location, orientation, and massing of structures in the development should avoid overwhelming the existing buildings in the vicinity of the development. Visual and functional disruptions should be avoided.

The site plan has over time been modified to achieve a greater compatibility with adjacent residential development and the adjacent public park. In granting the special permit for this development on this irregular site, the Board continues to be troubled by the perception of density and large scale that results from placing such a large, tall, single building in the rear portion of the development parcel. Reduction in dwelling units and construction of gross floor area less than is permitted in the district, and the conformance with the yard requirements without relief has persuaded the Board to grant the special permit despite those lingering concerns. If the Plans, as finally approved, would require relief as to setback requirements, such relief is not granted hereby.

3. Parking areas, internal roadways and access/egress points should be safe and convenient.

Parking areas on the site will be contained in a below ground garage with only a single access from Harvey Street to the facility. An existing curb cut and driveway is being employed as access to the garage facility.

4. Parking area landscaping should minimize the intrusion of onsite parking so that it does not substantially detract from the use and enjoyment of either the proposed development or neighboring properties.

There is no landscaping associated with the below grade parking but the existing open parking lot on Jackson Street will be landscaped. By providing below grade parking, the opportunity is presented to landscape much of the site to the benefit of the residents and as well as the abutting neighborhood

5. Service facilities such as trash collection apparatus and utility boxes should be located so that they are convenient for residents, yet unobtrusive.

Service facilities will be reviewed by the Community Development Department before a building permit is issued.

Decision

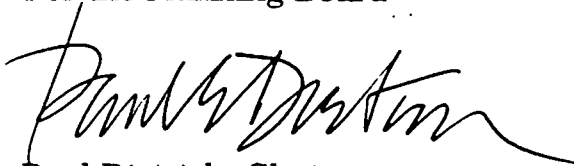
After review of the information contained in application documents, testimony taken at the public hearing and other document submitted to the Board, and based on the above findings the Board votes to **GRANT** the Multifamily Special Permit #126, Section 4.31 g and 4.26, subject to the following conditions and requirements.

1. Final Plans submitted for issuance of a building permit shall be in substantial conformity with the plans referenced above, dated September 2, 1997 and shall substantially conform to the dimensional limitations as set forth in Appendix I.
2. The Planning Board shall certify to the Superintendent of Buildings that the requirements of Condition 1 have been met. The Board shall so certify only after review and approval of final drainage and utility plans by the Department of Public works.
3. The project shall continue to undergo design review by the Community Development Department, including approval of full landscape plans for

the site by the Department before issuance of any Occupancy Permit for the Development.

Voting to grant the permit were A. Cohn, H. Russell, H. Salemme, F. Darwin and S. Lewis constituting more than two thirds of the Board. P. Dietrich abstained and C. Mieth voted in opposition.

For the Planning Board

A handwritten signature in black ink, appearing to read "Paul Dietrich", with a long, sweeping underline.

Paul Dietrich, Chair

The Planning Board certifies that the decision attached hereto is a true and correct copy of its decision granting the Special Permit #126, and that a copy of this decision and all plans referred to in the decision have been filed with the Office of the City Clerk and the Planning Board. Appeal if any shall be made pursuant to Section 17, Chapter 40A, Massachusetts General Laws 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 decision filed with the Office of the City Clerk on *Sept 22*, 1997 by Elizabeth M. Paden, authorized representative of the Cambridge Planning Board. All plans referred to 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.



Date:

City Clerk
City of Cambridge

APPENDIX I

Special Permit
Application No. 127

Dimensional Form

	<u>Allowed/Required</u>		<u>Existing</u>		<u>Proposed</u>	<u>Granted</u>
	<u>HARVEY ST</u>	<u>JACKSON ST.</u>	<u>HARVEY ST</u>	<u>JACKSON ST.</u>		
Floor Area Ratio (Floor Area)	<u>1.25</u> (58,975)	<u>.5^a</u> (2,859)	<u>.29</u> (13,791)	<u>0</u> (0)	<u>1.16</u> (58,975)	<u>.92</u> ()
Max. Height	<u>45'</u>	<u>35'</u>	<u>25'</u>	<u>-</u>	<u>45'</u>	<u>45 feet</u>
Max. Angle Above Cornice Line		<u>45°</u>	<u>0°</u>	<u>-</u>		
Min. Lot Size	<u>5,000 SF</u>	<u>5,000 SF</u>	<u>47,180 SF</u>	<u>6,026 SF</u>	<u>53,206 SF</u>	<u>53,206 square feet</u> 
Min. Lot Area per d. u.	<u>1,200 SF</u>	<u>4,000 SF</u>	<u>-</u>	<u>-</u>	<u>1,478 SF</u>	
Max. No. d. u.	<u>39</u>	<u>1</u>	<u>-</u>	<u>-</u>	<u>36</u>	<u>32</u>
Min. lot width	<u>50'</u>	<u>50'</u>	<u>459'</u>	<u>50'</u>	<u>-</u>	<u>-</u>
Min. yard setbacks						
Front	<u>0'</u>	<u>15'</u>	<u>0'</u>	<u>-</u>	<u>AVG. 5' (MIN. 0')</u>	<u>average 5 feet, min. 0'</u>
Side L	<u>10' OR ^{H+L}/₇</u>	<u>7'-6"</u>	<u>250'</u>	<u>-</u>	<u>100'</u>	<u>H+L/7</u>
R	<u>10' OR ^{H+L}/₇</u>	<u>7'-6"</u>	<u>1'</u>	<u>-</u>	<u>10'</u>	<u>H+L/7</u>
Rear	<u>10' OR ^{H+L}/₅</u>	<u>-</u>	<u>28'</u>	<u>-</u>	<u>10'</u>	<u>H+L/5</u>
Ratio Usable Open Space (Area)	<u>0</u>	<u>20%</u> (1,205 SF)	<u>24%</u> (11,200)	<u>0%</u> 0	<u>58%</u> (31,050)	<u>58%</u> (31,050 SF) 
Off-Street Parking Minimum No. Spaces	<u>1/DU</u>	<u>1/DU</u>	<u>10</u>	<u>12</u>	<u>53</u>	<u>up to 53; minimum 32 spaces</u>
Maximum No. Spaces			<u>-</u>	<u>-</u>	<u>-</u>	
No. Handicapped Spaces			<u>-</u>	<u>-</u>	<u>2</u>	
Bicycle Spaces	<u>18</u>		<u>-</u>	<u>-</u>	<u>36</u>	<u>36</u>
No. Loading Bays			<u>2</u>	<u>-</u>	<u>-</u>	

a) .5 x 5,000 SF
+ .35 x 1,026 SF
2,859 SF