



OF CAMBRIDGE, MASSACHUSETTS
PLANNING BOARD

HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

MINOR REVISIONS

Case No: PB-16
Premises: 725 Concord Avenue
Zoning District: Office 2 and Parkway Overlay District
Petitioner: Robert Jones and K. George Najarian
Minor Revisions Submitted: December 29, 1981
Planning Board Approval of Minor Revisions: January 5, 1982

PETITION: The petitioners request approval for minor revisions to their approved special permit authorized by the Planning Board on August 4, 1981. The minor changes concern a property line change and related setback changes.

The approved site plan dated August 6, 1981, Earl R. Flansburg and Associates, Architects delineated the site in question as including all of Assessor's Plat #267D lots #285 (27,438 sq.ft.), #287 (9,409 sq.ft.), and #307 (6,016 sq.ft.). The petitioner now claims that it does not hold title to said lot #307. This would shift the westerly property line approximately 26' to the east. The petitioners also request approval to move the proposed office building 2 to 3 feet closer to the easterly property line and to slightly alter the design of the structure. The above changes would alter the setbacks in the following way.

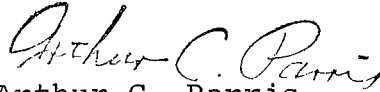
	<u>Approved</u>	<u>Requested Revision</u>
Front (Concord Ave.)	55'	54'
Side (east)	48'	46'
Side (west)	43'	18'
Front (Eastern States Rd.)	13'	10'

The above changes will not create any new zoning violations. The gross floor area (GFA) of the proposed office building will remain at 88,000 sq.ft. With the reduction of lot area the floor area ratio (FAR) will increase from 1.72 to 1.98. However, both the GFA and FAR will be below their maximum limits.

The Planning Board grants approval for the minor revisions outlined above and delineated on the revised plans submitted on 12/29/81 by Earl R. Flansburgh and Assoc., Architects for the petitioners (said plans to be filed with office of the City Clerk). Other aspects of the plan shall remain as approved by the Board on August 4, 1981.

Respectfully submitted,

For the Planning Board


Arthur C. Parris
Chairman

cc: Richard Horgan, Building Dept.