



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

2005 APR 13 A 11:39
CITY CLERK
CAMBRIDGE, MASSACHUSETTS

NOTICE OF DECISION

CASE No: PB# 186, Minor Amendment #1

ADDRESS: 310 Rindge Avenue

ZONING: Residence C-1A

OWNER/APPLICANT: Brickworks, LLC, c/o James T. Lichoulas, Jr.,
7 Hopkins Street, Reading, MA 01867

APPLICATION DATE: January 13, 2003

PUBLIC HEARING DATE: March 18, 2003

DATE OF PLANNING BOARD DECISION: May 13, 2003

DATE OF FILING DECISION: June 16, 2003

DATE OF MINOR AMENDMENT #1: March 15, 2005

APPLICATION: Minor Amendment to the Special Permit for design amendments to the approved plans. These changes include altering the facade of Building #5, conversion of proposed ambulance parking spaces to residential spaces, alteration of the ambulance company office to residential use and alteration of approved driveway to accommodate a transformer vault.

Application Documents Submitted

1. Letter to Liza Paden, Community Development staff, from Jai Singh Khalsa, Khalsa Design INC., dated 1/20/58, clarifying the details of the requested amendment.
2. Plans for 310-324 Rindge Avenue, various dates, showing the building and site design changes.

3. Building Site Plan for building #4, dated 8/2/04, showing the changes requested on the site.

Findings

The Planning Board reviewed the plans submitted and discussed the design amendments at the March 15, 2005 general business meeting. The Planning Board finds that the proposed changes are consistent with the permit as originally granted, make improvements to the project as it was originally approved, or a fully consistent with the original approval: the removal of the ambulance company from the site eliminates a potentially disruptive activity; the conversion of the office space to residential use was part of the original proposal as outlined in Section 1.d in the findings; the addition of 3 units to the development is within the dimensional limitations of the IA-1 district regulating development on the site; the conversion of the ambulance parking to residential parking does not alter the number of parking spaces approved in the original decision; the new transformer vault has been adequately incorporated into the design of building #4; and the design changes to the rear façade of Building #5 are consistent with character as presented in the design approved in the original special permit.

Decision

The Planning Board **GRANTS** the requested Minor Amendment to the special permit for the changes to the approved plans as shown on the submitted application documents and as outlined on the amended Dimensional Form.

Voting to GRANT the Special Permit were H. Russell, T. Anninger, P. Winters, T. Carpenter, and Associate Members J. Molinsky, and K. Benjamin, appointed to vote on the application, constituting more than two thirds of the members of the Board necessary to grant a special permit.

For the Planning Board,

A handwritten signature in black ink that reads "Hugh Russell" followed by a stylized monogram or initials.

Hugh Russell, Vice Chair

A copy of this minor amendment decision #186 shall be filed with the Office of the City Clerks. Appeals, if any, shall be made pursuant to Section 17, Chapter 40A, Massachusetts General Laws, and shall be file within twenty (20) days after the date of such filing with the City Clerk.

ATTEST: A true and correct copy of the above decision filed with the office of the City Clerk on April 13, 2005 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.

DATE:
City Clerk
City of Cambridge

Appendix I – Dimensional Form

Special Permit # 186

Address: 310 Rindge Avenue

	Allowed/Required	Existing	Proposed	AMENDED	GRANTED
Total FAR	1.55	.24	1.05		1.05
Residential	1.25	0	1.00	1.05	1.05
Non-Residential	0	.24	.05		0
Inclusionary Bonus	.3	na	0		0
Total GFA in Sq. Ft.	226,791	35,580	153,700		153,700
Residential	182,896	0	146,370	153,700	153,700
Non-Residential	0	35,580			
Inclusionary Bonus	43,895	na	0		
Max. Height					
Range of heights	45	15 – 20	15 – 42'6"		15' – 42'6"
Lot Size	5,000	153,207	146,317		146,317
Lot area/du	1,000	na	1,478	1,502	1,502
Total Dwelling Units	190	0	99	102	102
Base units	146	0	99	102	102
Inclusionary units	44	0			
Min. Lot Width	20/50	40	40		40
Min. Yard Setbacks					
Front	10	300+	300+		300+
Side, Left	10 w/ SP	0	0		
Side, Right	10' w/ SP	0	0		
Rear	10' w/ SP	300+	47.14		47.14
Total % Open Space	15%		20.55		20.5%
Usable			More than half		
Other					
Off Street Parking	108		118	118	118
Min #	108				
Max #	207				
Handicapped	5		5		5
Bicycle Spaces			50+		50+
Loading Bays	0		0		0