



CITY OF CAMBRIDGE, MASSACHUSETTS

# PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

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OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

## NOTICE OF DECISION

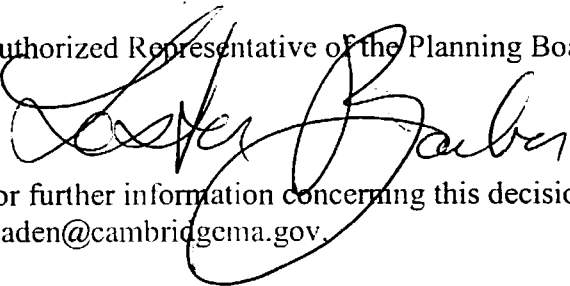
Case No: 216  
Address: 64 Aberdeen Avenue  
Zoning: Residence B  
Applicant/Owner: City of Cambridge, Cambridge Public Library, 359 Broadway, Cambridge 02139  
Application Date: July 7, 2006  
Date of Planning Board Public Hearing: August 1, 2006  
Date of Planning Board Decision: August 1, 2006  
Date of Filing Planning Board Decision: August , 2006

Application: Special Permit to waive certain dimensional and other requirements of the Zoning Ordinance (FAR, yards, parking) for the construction of an addition to a municipal library as permitted in Section 4.33 f. Footnote 54.

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:

 8/14/06

For further information concerning this decision, please contact Liza Paden at 617 349 4647, or [lpaden@cambridgema.gov](mailto:lpaden@cambridgema.gov).

### Application Documents Submitted

1. Special Permit Application containing ownership certificate, dimensional form, narrative, photos of the existing library and abutting neighborhood certified complete on July 7, 2006.
2. Drawings dated May 25 and July 5, 2006, various scales; Plans, elevations and architectural details; Land survey by James F. Wilcox III, dated July 5, 2006.

### Other Materials Submitted

None

### Findings

Based on its review of the application documents, testimony taken at the public hearing, and review and consideration of the relevant special permit criteria, the Planning Board makes the following findings:

#### **I. Conformance to General Special Permit Criteria - Section 10.43**

A special permit will normally be granted where specific provisions of this Ordinance are met, except when the particulars of the location or use, not generally true of the district or of the uses permitted in it, would cause granting of such permit to be to the detriment of the public interest because:

**a. The requirements of the Zoning Ordinance cannot be met.**

With the issuance of this special permit by the Planning Board the project will meet the requirements of the Zoning Ordinance.

**b. Traffic and patterns of access and egress will not cause hazard or congestion or change in neighborhood character.**

The construction authorized will not increase the operational areas of the library. Therefore there will be no significant increase in patronage to the library as a result of these improvements and therefore no increase in traffic, no hazard or congestion caused and no impact on the general environment of the neighborhood.

**c. The operation or development of adjacent uses will not be adversely affected.**

Neighboring activities will not be adversely affected. A modest addition onto the library will replace an area of ramps and stairs that while open do not function well and are not particularly attractive. The addition will be in keeping with the historic architectural character of the existing building and will be in scale with it and adjacent residential properties.

**d. No nuisance or hazard will be created to the detriment of the health, safety and welfare of future residents or citizens of Cambridge.**

The project will make the facility fully accessible to a segment of the Cambridge population not well served by the current facilities without any sacrifice in the services and convenience provided to other library patrons and neighbors.

**e. The use will not impair the integrity of the District or adjoining districts or otherwise derogate from the intent and purpose of this Ordinance.**

Such an institutional use is a common amenity in a residential neighborhood and its upgrading is to the benefit to all residents of the district and neighborhood.

**f. The new use or building construction is consistent with the Urban Design Objectives set forth in Section 19.30.**

The new use is consistent with those objectives as outlined in the application and as summarized below:

*(i) Section 19.31. A new project should be responsive to the existing or the anticipated pattern of development.*

The new addition is in scale and style consistent with the existing library structure and the neighboring residential structures and the orientation of the building to its abutting streets.

*(ii) Section 19.32: Development should be pedestrian and bicycle-friendly, with positive relationship to its surroundings.*

The purpose of the addition is to provide improved access to the building for all users. It is accomplished through an addition that is an architectural complement to the existing building that also relates well to the abutting street.

*(iii) Section 19.33: The building and site design should mitigate adverse environmental impacts of a development upon its neighbors.*

The addition is modest and does not entail loss of green area, increase in runoff or trash, or additional paved area. The change provides a coherent architectural element that vastly improves access to the building in a more visually attractive way that benefits neighbors and the general public even if they do not make use of the library facilities.

*(iv) Section 19.34: The project should not overburden the city infrastructure services, including neighborhood roads, city water supply system and sewer system.*

Water use efficiencies will be incorporated into the addition, which will have the effect of reducing the impact on city water and sewer facilities. No additional vehicular traffic will be generated at the site.

*(v) Section 19.35: New construction should reinforce and enhance the complex urban aspects of Cambridge as it has developed historically.*

This addition does not alter the existing building's relationship to its neighbors and does allow an historic building, that has had a long history and a variety of uses in its lifetime, to remain a vital, functioning part of its community.

*(vi) Section 19.36: Expansion of the inventory of housing in the city is encouraged.*

No housing is being created on this site, which is occupied by an institutional use serving the neighborhood.

*(vii) Section 19.37: Enhancement and expansion of open space amenities in the city should be incorporated into new development in the city.*

The Planning Board has conditioned the granting of the permit on landscape improvements to the entire lot as part of this physical improvement to the building.

## **Decision**

Based on a review of the application documents, comments made at the public hearing, and the above findings, the Planning Board **GRANTS** the requested Special Permit to waive all necessary dimensional and other zoning requirements to permit the addition to the Collins Library subject to the following conditions and limitations.

1. All use, building construction and site plan development shall be in substantial conformance with the plans and application documents submitted to the Planning Board as referenced above, dated May 25 and July 5, 2006. Appendix I summarizes the dimensional features of the Project as approved.
2. The project shall be subject to continuing design review by the Community Development Department (CDD). Before issuance of the Building Permit for the project, the CDD shall certify to the Superintendent of Buildings that the final plans submitted to secure the Building Permit are consistent with and meet all conditions of this Permit.
3. All authorized development shall conform to the requirements of the City of Cambridge *Noise Control Ordinance*. Chapter 8.16 of the City Municipal Code.
4. The Permittee shall work with the Department of Public Works to develop a landscaping plan for the entire site.

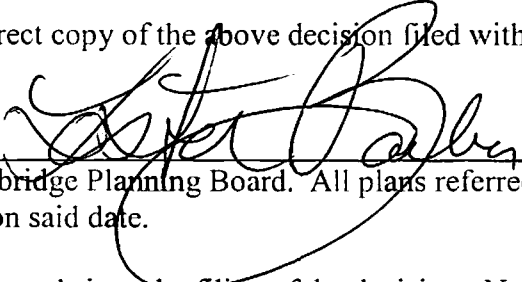
Voting in the Affirmative to GRANT the Special Permit were B. Shaw. H. Russell. P. Winters, T. Anninger, T. Carpenter, W. Tibbs, and S. Winter constituting at least two thirds of the members of the Planning Board necessary to grant a Special Permit.

For the Planning Board

Barbara Shaw, Chair

A copy of this decision #214 shall be filed with the Office of the City Clerk. Appeals, 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 above decision filed with the Office of the City Clerk

on August 14, 2006, by  Lester Barber, 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 (20) 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 # 216                      Address: 64 Aberdeen avenue**

	Allowed/Required	Existing	Proposed	Granted
<b>Total FAR</b>	0.50	0.53	0.70	0.70
<b>Residential</b>				
<b>Non-Residential</b>	0.50	0.53	0.70	0.70
<b>Inclusionary Bonus</b>				
<b>Total GFA in Sq. Ft.</b>	2523 sf	2707 sf	3569 sf	3569 sf
<b>Residential</b>				
<b>Non-Residential</b>	2523 sf	2707 sf	3569 sf	3569 sf
<b>Inclusionary Bonus</b>				
<b>Max. Height</b>	35'	20' 8"	20' 8"	20' 8"
<b>Range of heights</b>				
<b>Lot Size</b>	5,000 sf	5067 sf	5067 sf	5067 sf
<b>Lot area/du</b>	NA			
<b>Total Dwelling Units</b>	NA			
<b>Base units</b>				
<b>Inclusionary units</b>				
<b>Min. Lot Width</b>	50'	50' 8"	50' 8"	50' 8"
<b>Min. Yard Setbacks</b>				
<b>Front</b>	15'	0' 5' 6"	6' 4" (new)	6' 4" (new)
<b>Side, Left</b>	12' 6"	35'	26' 4"	26' 4"
<b>Side, Right</b>	7' 6"	7'	7'	7'
<b>Second Front</b>	15'	11' 4"	11' 4"	11' 4"
<b>Total % Open Space</b>	NA			
<b>Usable</b>				
<b>Other</b>				
<b>Off Street Parking</b>				
<b>Min #</b>	1 (new)	0	0	0
<b>Max #</b>				
<b>Handicapped</b>				
<b>Bicycle Spaces</b>	0	2	2	2
<b>Loading Bays</b>	0	0	0	0