

City of Cambridge, Massachusetts
Planning Board
City Hall Annex, 344 Broadway, Cambridge, MA 02139

a. SPECIAL PERMIT APPLICATION – COVER SHEET

To the Planning Board of the City of Cambridge:

The undersigned hereby petitions the Planning Board for one or more Special Permits in accordance with the requirements of the following Sections of the Zoning Ordinance:

- | | |
|---|---|
| 1. Section 11.12.1 Townhouse Use (≥ 6 units) | 2. Section 17.23.1 Multifamily Use |
| 3. _____ | 4. _____ |

Applicant: Young Investments, LLC

Address: 477 Concord Avenue, Cambridge, MA 02138

Telephone: 617 576-9900

FAX: 617 576-9901

Location of Premises: 119-135 Harvey Street

Zoning District: Special District 2 (SD-2) Overlay on Residence B (RB) base

Submitted Materials:

- Architectural Plan set dated March 7, 2011, rev.to August 30, 2011, prepared by TKG Architect, 17 Ivaloo St., Somerville, MA, 02143, stamped and signed by Jai Singh Khalsa, Registered Architect, consisting of building elevations and perspectives, typical unit floor plans, site photos, solar studies and cross-sections.
- Civil Plan set dated August 29, 2011, prepared by VTP Associates, Inc., PLS, Land Surveyors – Civil Engineers, 354 Adams Street, Newton, MA 02458, stamped and signed Joseph A. Porter, Land Surveyor, consisting of topographic site plans showing existing conditions and proposed building and drive location.
- Landscape Plan and Grading Plan, prepared by Blair Hines Design Associates, dated 09-02-11

Signature of Applicant: Young H. Lee, Manager

For the Planning Board, this application has been reviewed and is hereby certified complete by the Community Development Department:

Date

Signature of CDD Staff

b. SPECIAL PERMIT APPLICATION – SUMMARY OF APPLICATION

Project Name: Cambridge Lumber
Address of Site: 119-135 Harvey Street
Applicant: Young Investments, LLC
Planning Board Project Number: (CDD) 258

Hearing Timeline (CDD)

Application Date:	March 7, 2011	
Planning Board 1 st Hearing Date: <i>(PUD Development Proposal, other special permit)</i>	May 3, 2011 _____	*
Planning Board Preliminary Determination: <i>(PUD Development Proposal)</i>	_____	*
Second Submission Date: <i>(PUD Final Development Plan)</i>	_____	*
Planning Board 2 nd Hearing Date: <i>(PUD Final Development Plan)</i>	September 6, 2011 _____	*
Final Planning Board Action Date: <i>(PUD Final Development Plan, other special permit)</i>	_____	*
Deadline for Filing Decision:	_____	*

**Subject to extension by mutual agreement of the Applicant and the Planning Board*

Requested Relief: (include other boards and commissions) *It is the sole responsibility of the applicant to accurately determine and list all the relief that will be sought for the project.*

- Historic Commission (demolition): request for mitigation of the demolition delay _____
- _____

Project Description

Brief Narrative:

Project Size:

- Total GFA: **34,313 sq. ft.**
- Non-residential uses GFA: **None**
- Site Area (acres and SF): **1.22 acres/53,035 sq. ft.**
- # of Parking Spaces: **31**

Proposed Uses:

- # of Dwelling Units: **3 Single-Family, 14 Townhouses and 3 Flats**
- Other Uses: **None**
- Open Space (% of the site and SF): **52.3% or 27,758+/- sq. ft.**

Proposed Dimensions:

- Height: **39'-11" (30' to the cornice)**
- FAR: **.50 with 30% bonus to .65**

Part IV – Dimensional Form

Special Permit #

Address: 119-135 Harvey Street

	Allowed/Required	Existing	Proposed	Granted
Total FAR				
Residential	.65	.22	.50	
Non-Residential	n/a	n/a	n/a	
Inclusionary Bonus	.84	n/a	.65	
Total GFA in Sq. Ft.				
Residential	34,472.75	1,142	26,517.5	
Non-Residential		10,648	0	
Inclusionary Bonus	44,815	n/a	34,472	
Max. Height	40'	27'	39'-11"	
Range of heights				
Lot Size	5,000	53,035	53,035	
Lot area/du	1,800	n/a	2,651	
Total Dwelling Units	29		20	
Base units	23	1	16	
Inclusionary units	3	0	2	
Min. Lot Width	50	387.78'	387.78'	
Min. Yard Setbacks				
Front	15'/Ave (nlt 10')		10'+	
Side, Left	7.5'/sum of 20'	0.5'	7.5'/sum of 20'	
Side, Right	7.5'/sum of 20'	105'	7.5'/sum of 20'	
Rear	25'/35'	0'	25'/35'	
Total % Open Space	40% (21,214 sf)	3%	52.3% (27,758 sf)	
Usable	20% (10,607 sf)	n/a	38.3% (20,319 sf)	
Other				
Off Street Parking				
Min #	20		31	
Max #				
Handicapped	1		1	
Bicycle Spaces	2	0	14	
Loading Bays	n/a	3	n/a	