



CITY OF CAMBRIDGE, MASSACHUSETTS

# PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

## SPECIAL PERMIT APPLICATION • COVER SHEET

In accordance with the requirements of the City of Cambridge Zoning Ordinance, the undersigned hereby petitions the Planning Board for one or more Special Permits for the premises indicated below.

Location of Premises: \_\_\_\_\_

Zoning District: \_\_\_\_\_

Applicant Name: \_\_\_\_\_

Applicant Address: \_\_\_\_\_

Contact Information: \_\_\_\_\_

Telephone #

Email Address

Fax #

List all requested special permit(s) (with reference to zoning section numbers) below. *Note that the Applicant is responsible for seeking all necessary special permits for the project. A special permit cannot be granted if it is not specifically requested in the Application.*

List all submitted materials (include document titles and volume numbers where applicable) below.

**Signature of Applicant:** \_\_\_\_\_

For the Planning Board, this application has been received by the Community Development Department (CDD) on the date specified below:

\_\_\_\_\_ Date

\_\_\_\_\_ Signature of CDD Staff

**DIMENSIONAL FORM**

**Project Address:** 950 Massachusetts Ave

**Application Date:** 4/9/15

	<b>Existing</b>	<b>Allowed or Required (max/min)</b>	<b>Proposed</b>	<b>Permitted</b>
Lot Area (sq ft)	43,763	36,300 min	no change	
Lot Width (ft)	196.75'	N/A	no change	
Total Gross Floor Area (sq ft)	141,497	131,289	no change	
Residential Base				
Non-Residential Base				
Inclusionary Housing Bonus				
Total Floor Area Ratio	3.24	3	no change	
Residential Base	3.24	3	no change	
Non-Residential Base				
Inclusionary Housing Bonus				
Total Dwelling Units	121	145 max	no change	
Base Units	121	145 max	no change	
Inclusionary Bonus Units				
Base Lot Area / Unit (sq ft)				
Total Lot Area / Unit (sq ft)				
Building Height(s) (ft)	75.5'	90'	no change	
Front Yard Setback (ft)	4'	47'6"	no change	
Side Yard Setback (ft)	0	41'9"	no change	
Side Yard Setback (ft)	0	41'9"	no change	
Rear Yard Setback (ft)	8'	47'6"	no change	
Open Space (% of Lot Area)	17%	15% min	17.8%	
Private Open Space	17%	15% min	17.8%	
Permeable Open Space				
Other Open Space (Specify)				
Off-Street Parking Spaces	131	121 min	no change	
Long-Term Bicycle Parking	N/A	N/A	N/A	
Short-Term Bicycle Parking	N/A	N/A	N/A	
Loading Bays	1	N/A	no change	

*Use space below and/or attached pages for additional notes:*

**OWNERSHIP CERTIFICATE**

**Project Address:** 950 Massachusetts Ave

**Application Date:**

This form is to be completed by the property owner, signed, and submitted with the Special Permit Application:

I hereby authorize the following Applicant: Tony Sanchez  
at the following address: 9 Olive Sq Somerville, MA  
to apply for a special permit for: Functional Green Roof Area  
on premises located at: 950 Massachusetts Ave #613  
for which the record title stands in the name of: Juliet Jacobsen  
whose address is: 950 Massachusetts Ave #613

by a deed duly recorded in the:

Registry of Deeds of County: Book: 60794 Page: 325  
*OR* Registry District of the Land Court,  
Certificate No.: Book: Page:

[Signature]  
Signature of Land Owner (If authorized Trustee, Officer or Agent, so identify)

To be completed by Notary Public:

Commonwealth of Massachusetts, County of Middlesex

The above named Juliet Jacobsen personally appeared before me,  
on the month, day and year April 8<sup>th</sup> 2015 and made oath that the above statement is true.

Notary: [Signature] Irene Zielt  
My Commission expires: 12/13/2021



**FEE SCHEDULE**

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**Project Address:**

**Application Date:**

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The Applicant must provide the full fee (by check or money order) with the Special Permit Application. Depending on the nature of the proposed project and the types of Special Permit being sought, the required fee is the larger of the following amounts:

- If the proposed project includes the creation of new or substantially rehabilitated floor area, or a change of use subject to Section 19.20, the fee is ten cents (\$0.10) per square foot of total proposed Gross Floor Area.
- If a Flood Plain Special Permit is being sought as part of the Application, the fee is one thousand dollars (\$1,000.00), unless the amount determined above is greater.
- In any case, the minimum fee is one hundred fifty dollars (\$150.00).

**Fee Calculation**

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New or Substantially Rehabilitated Gross Floor Area (SF): × \$0.10 =

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Flood Plain Special Permit Enter \$1,000.00 if applicable:

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Other Special Permit Enter \$150.00 if no other fee is applicable:

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**TOTAL SPECIAL PERMIT FEE** **Enter Larger of the Above Amounts:**

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GREEN ROOFS, LLC

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May 1, 2015

**SPECIAL PERMIT APP: PROJECT NARRATIVE**  
**950 Massachusetts Ave**

**PROJECT OVERVIEW**

950 Massachusetts Ave in Cambridge, consists of 121 residential units. The building stands 7-stories tall abutting Bay Street to the West, Massachusetts Avenue to the North, and Green Street to the South.

The purpose of this application is to request the conversion of the existing roof area accessed from the units 607 & 613 on the 6<sup>th</sup> floor to a “Functional Green Roof Area” pursuant to Article 22.32 of the City Zoning Ordinance. This renovation will comply with “green roof” standards and will also include the replacement of an existing concrete paver deck with new concrete pavers that meet the requirements of Article 22.34.2, which allows hardscape to be no more than 15% of the Functional Green Roof Area and positioned with a 10-foot setback from the edge of the roof. These improvements qualify for the Gross Floor Area exemption detailed in the zoning. The addition of this Functional Green Roof Area will provide usable exterior space for the families and protect and prolong the life of the existing roof membrane, leading to less material to be disposed of into landfills. The green roof will also be maintained to the highest standards to ensure the vitality of the plants and ensure the purpose of the green roof is left intact.

**COMPLIANCE WITH ZONING**

The proposed Functional Green Roof Area complies with the intention of the zoning ordinance: “... by providing for limited access and enjoyment of green roofs by occupants of a building,” and specific provisions noted below:

Art. 22.32 The roof area is open to the sky, and surfaced with soil and planting materials that retain rainwater and absorb heat. The depth of the soil and planted material will be approximately 4.25-5”, exceeding the 2” minimum requirement – see attached drawing 1 on page RGR 2.0 for further detail.

Art. 22.33.2 The Functional Green Roof Area will be accessible to both units 607 & 613. The majority of the green roof area will be lawn consisting of hearty and drought tolerant grasses that can hold up to minor foot traffic and need less irrigation than a typical lawn. Located on the 6th floor, the Functional Green Roof Area is visually and acoustically isolated from adjacent uses.

Art. 22.34.2 As measured in the chart below, green roof areas will be lawn lawn. The hardscape includes a deck comprised of concrete pavers, set back over 10 feet from roof edges.



**Functional Green Roof Area SF Comments**

Greenscape	1,232	Lawn
Hardscape	160	12% of Greenscape
Total	1,392	

\* Note: maximum allowable hardscape is 15% of the Functional Green Roof Area as per zoning requirements

**COMPLIANCE WITH CRITERIA SPECIFIC TO SPECIAL PERMITS BEING SOUGHT**

Art. 22.34.2 The proposed Functional Green Roof Area is isolated, far from adjacent properties, and will have no adverse impacts on abutters due to its remote location and orientation. The closest abutter is the office building at One Broadway, the far side of Broad Canal Way, approximately 150' to the South.

**COMPLIANCE WITH GENERAL SPECIAL PERMIT CRITERIA (SECTION 10.43)**

Criteria: all criteria permitting the issuance of a Special Permit are satisfied:

- (a) All requirements of the Ordinance are met.
- (b) There is no traffic impact.
- (c) Adjacent uses are not impacted: the functional green roof is isolated on the 6th floor and removed from adjacent uses.
- (d) 99% of the occupants of the building and Cambridge citizens are not impacted: the active roof area is far from 119 out of 121 residential units and adjacent uses.
- (e) The adjoining districts are not impacted: the functional green roof is isolated on the 6th floor at the rear of the building and removed from adjacent uses.
- (f) Functional Green Roof areas are consistent with Urban Design Objectives, and are specifically encouraged in Art 22.31, which states, "the purpose of this section is to remove potential impediments to the development of green roof systems on new and existing buildings by clarifying that such systems should not count against a building's Gross Floor Area, and by providing for limited access and enjoyment of green roofs by occupants of the building."



**Existing Conditions**



**Proposed Perspective**

