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CITY OF CAMBRIDGE, MASSACHUSETTS
PLANNING BOARD
CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

NOTICE OF DECISION

CASE NO: PB #59

PREMISES: 2435-2441 Massachusetts Avenue

ZONING DISTRICT: Business C-1

PETITIONER: Suzanne Gordon

APPLICATION DATE: October 7, 1986

DATE OF HEARING: October 21, 1986

PETITION: Multifamily Special Permit

DATE OF PLANNING BOARD DECISION: January 6, 1987

DATE OF FILING THE DECISION: January 16, 1987

Decision (summary): Denial without prejudice; applicant is encouraged to reapply with appropriate modest modifications.

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 the date of 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 office of Community Development and the City Clerk.

1/16/87
Date

Lester Barber
Authorized Representative
to the Planning Board

CASE NO: PB #59

PREMISES: 2435-2441 Massachusetts Avenue

ZONING DISTRICT: Business C-1

PETITIONER: Suzanne Gordon, Trustee

APPLICATION DATE: October 7, 1986

DATE OF HEARING: October 21, 1986

PETITION: Multifamily Special Permit in a Business C-1 District

DATE OF PLANNING BOARD DECISION: January 6, 1987

Application

The following documents were submitted in support of the application:

1. Application form certified complete on October 7, 1986.
2. Plans and elevations entitled "Residential Building, 3441 Massachusetts Avenue"; various dates, Russell Design Associates; scale: 1/8" = 1'0".

Other Documents

Letter to Suzanne Gordon from Lester Barber indicating a need for further dicussion with the Board and staff of the Community Development Department before approval of the project can be granted.

Public Hearing

A public hearing was held on Tuesday, October 21, 1986. Mr. Robert Bray was present representing the applicant; Mr. Tim Russell, designer, made the presentation to the Board. Mr. Russell indicated that there were a number of violations to the dimensional requirements of the new Business C-1 District; however relief for those violations has been secured from the Board of Zoning Appeal. Nevertheless a Special Permit is required from the Planning Board for this project because it exceeds and FAR of 2.5.

As the project was the first reviewed under the provisions of the new Business C-1 District the applicant was requested by the Board to submit a narrative explaining how the project conforms to the requirments of the new district.

A number of design issues were raised by the Board, particularly related to the ground floor of the building with particular concern regarding the way the building accomodates handicapped access.

Findings

While the Board finds the development proposal generally in conformance with the objectives and requirements of the Business C-1 zoning requirements and the objectives as outlined in the Massachusetts Avenue Overlay District and the companion guidelines, there are still outstanding design issues which require resolution before the Board would consider the design review requirements of the special permit met. Therefore, as it has not been possible to resolve the outstanding issues before the expiration of the 90 day decision period, the Board finds that the design review requirements of the Business C-1 District have not been met and the permit cannot be issued at this time. However the Board would expect that reasonable modifications to the design could be made that would be satisfactory to the Board and the applicant; therefore an extension of time for decision granted by the applicant or a resubmitted application should result in final granting of the permit within a reasonable period of time. The applicant is encouraged to take one or the other course of action.

Decision

After review of the application materials, comments made at the public hearing and discussions with staff of the Community Development Department the Board DENIES, without prejudice, the application for a Multifamily Special Permit. The Board nevertheless encourages the applicant to pursue the proposal with modest modifications in a submission of a second application.

Voting to deny the permit were members P. Dietrich, J. Bruckner, C. Mieth, D. Kennedy, A. Cohn and J. Woolsey.

For the Planning Board,

Paul Dietrich,
Chairman

ATTEST: I, _____, duly authorized representative of _____, have read this decision prior to action by the Planning Board and hereby agree to the foregoing conditions as approved by the Planning Board. (PUD only)

A copy of this decision 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 decision filed with the Office of the City Clerk on 11/16/87 by [Signature], 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.

Twenty (20) days have elapsed since the filing of this decision. No appeal has been filed.

Date _____
City Clerk, City of Cambridge