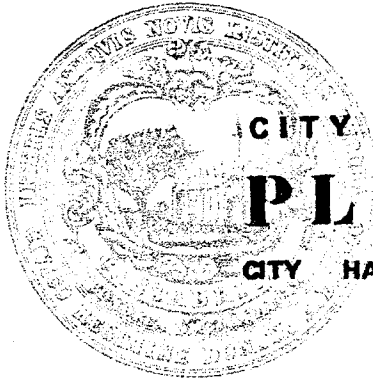


Sign it on Canal



CITY OF CAMBRIDGE, MASSACHUSETTS PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

Case No.: #66 Major Amendment #3

Zoning District: Business A/PUD-4

Petitioner: CambridgeSide Galleria Associates Trust, formerly known as Riverside Galleria Associates Trust

Date of Planning Board Decision: June 16, 1987

Date of Minor Amendment #1: May 3, 1988

Date of Minor Amendment #2: November 15, 1988

Date of Minor Amendment #3: April 4, 1989

Date of Minor Amendment #4: April 18, 1989

Date of Minor Amendment #5: May 16, 1989

Date of Minor Amendment #6: June 5, 1990

Date of Minor Amendment #7: August 14, 1991

Date of Major Amendment #1: September 17, 1991

Date of Minor Amendment #8: April 14, 1992

Date of Minor Amendment #9: July 20, 1993

Date of Minor Amendment #10: November 9, 1993

Date of Major Amendment #2: December 21, 1993

Date of Minor Amendment #11: June 21, 1994

Date of Major Amendment #3: March 21, 1995

Decision (summary): GRANTED

RECEIVED BY
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1995 APR -5 AM 10:45
CAMBRIDGE MA.

DOCUMENTS SUBMITTED

1. Application dated February 15, 1995, requesting a variance from the sign ordinance to allow a sign to be located at the main entry of the Lotus Office Building.
2. Letter to L. Barber, Community Development Department, dated February 13, 1995, from James Flajnik, AIA, Arrowstreet, Inc., outlining the requested variance.
3. Letter to the Planning Board from Steven Fishman, CambridgeSide Galleria Associates Trust, undated, consenting to the major amendment request by Lotus Development Corporation for a sign variance.
4. Elevation dated February 3, 1995 illustrating the sign proposed, scale at 1/8" = 1'0".

PUBLIC HEARING

At a public hearing held March 21, 1995; James Flajnik, of Arrowstreet, Inc., presented the application for a sign at the location overlooking Charles Park. The location of the sign would violate the ordinance as it is proposed to be located 28 feet high. The lobby, above which the sign is proposed to be located, is a two story glass enclosure, recessed into the facade of the building facing the park. The sign location would be visible from across the park. The material is to complement the existing sign on the Rogers Street entrance.

DISCUSSION

The Planning Board discussed the application. The height of the sign is in response to the building's location at the park and the design of the building, which has been reviewed continuously by both the Planning Board and the Community Development staff. The intent of the ordinance is to prevent the installation of overpowering signage along pedestrian oriented streets. This proposed sign would be visible from Edwin Land Boulevard identifying a single building at a logical location on the facade.

There were no questions from the public, nor any comments in favor or opposition.

DECISION

Finding the requested variation in the permitted height of the sign ordinance to comply with the intent of the ordinance, as it would not overpower the pedestrian walkway, and finding the location on the building appropriate for this location the Planning Board grants the Major Amendment to allow the sign to be located at 28 feet.

Voting to grant the Major Amendment #3 were Board members W. Tibbs, H. Salemmme, H. Russell, A. Cohn, and A. Callaghan.

Respectfully submitted for the Planning Board,

A handwritten signature in cursive script that reads "Acheson Callaghan". To the right of the name, there is a small handwritten mark that appears to be "(for)".

Acheson Callaghan, Acting Chair

A copy of this decision shall be filed with the Office of the City Clerk. Appeals is any shall be made pursuant to Section 17, Chapter 40A, Massachusetts General Laws and shall be filed within twenty (20) days 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 April 5, 1995, by Elizabeth J. Malenfant, authorized representative of the Cambridge Planning Board. All plans referenced 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.

City Clerk, City of Cambridge

Date