

#69



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PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

SPECIAL PERMIT APPLICATION

To the Planning Board of the City of Cambridge:

The undersigned hereby petitions the Planning Board for a Special Permit in accordance with Section 11.637 of the Zoning Ordinance.

Applicant: Robert E. Marlow (name) 395-4305 (phone)

24 Woburn Street, Medford, MA 02155 (address)

Robert E. Marlow

Signature of Authorized Representative

Type of Special Permit: Parkway Overlay District
Multi-Family, Townhouse, Parkway Overlay District, Harvard Square Overlay District, Elderly Congregate Housing, Flood Plain Overlay District, Other

Location of Premises: 1 Concord Lane at Concord Avenue

Zoning District: Business C

Maps, Plans submitted: Area Map, Mortgage Survey, Site Plan, Basement, 1st Floor, 2nd Floor, Roof Plan, Concord Ave. Elev., Concord Lane Elev., North Elev., Building Section, Photographs, Gas Station Survey

Reports, Documents submitted: Statement supporting application

Documents, Plans referenced: Cambridge Zoning Ordinance

This application has been reviewed and is hereby certified complete.

April 1, 1987
Date

Elizabeth M. Mather
For the Cambridge Planning Board

Dimensional Form

	<u>Allowed/Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Granted</u>
Floor Area Ratio (Floor Area)	2.0 (20,512)	na (na)	1.05 (10,812)	()
Max. Height	55'	na	33'-6"	
Max. Angle Above Cornice Line	na	na	na	
Min. Lot Size	none	na	na	
Min. Lot Area per d. u.	1200	na	na	
Max. No. d. u.	8	na	na	
Min. lot width	none	100'	100'	
Min. yard setbacks				
Front	25'	none	25'	
Side L	none	none	6'	
R	none	none	49'	
Rear	none	none	6'	
Ratio Usable Open Space (Area)	none (0)	none (0)	30% (6030)	()
Off-Street Parking Minimum No. Spaces	8	none	8	
Maximum No. Spaces	15	none	15	
No. Handicapped Spaces	none	none	none	
Bicycle Spaces	2	none	2	
No. Loading Bays	1	none	none	

OWNERSHIP CERTIFICATE FOR PLANNING BOARD RECORD

To be completed by OWNER, signed, and returned to Office of the Planning Board:

I hereby authorize: Robert E. Marlow

(Petitioner)

Address: 24 Woburn Street City OR Town: Medford

to apply for a special permit for Commercial on premises
(Type of Development)

located at: 545 Concord Avenue & 1 Concord Lane, Plat 265A, Lot #31, Cambridge
(Street & Number) (Plat and Lot number(s)) (City)

for which the record title stands in the name of: R.E.M. Realty Trust

whose address is: 24 Woburn Street, Medford
(Street) (City or Town) (State)

by a deed duly recorded in the Middlesex South County Registry of Deeds

in Book: 5515 Page: 481, Registry District of

the land Court Certificate No: na Book: _____ Page: _____

[Handwritten Signature]

(Signature, by Land Owner
(If authorized representative
please identify as such)

Commonwealth of Massachusetts County of Middlesex

Then personally appeared the above-named ROBERT E MARLOW

and made oath that the above statement is true.

Before me

March 11, 1987

[Handwritten Signature]

Notary

my commission expires Sept 5, 1991
(Date)

NOTARY SEAL

SUBMISSION MATERIAL

Please submit where applicable the information requested below concerning the proposed development. Any additional materials intended to be part of this application shall be referenced on this form.

Applicant shall submit three copies of this application, together with all informational materials specified herein, to the Staff of the Planning Board at the office of the Community Development Department. One copy of this application and a list of said materials shall be submitted to the City Clerk at the time of certification of application to this Board.

This application will not be considered received by the Planning Board (for purposes of starting the special permit review schedule determined by Chapter 40A of the Massachusetts General Laws) until all of the information requested herein is complete, as certified by the staff to the Planning Board. Certification of completeness of an application or request for missing materials will be made within 2 business days of the submittal of the materials to the staff to the Planning Board.

Where specific additional information is required in the applicable section of the zoning ordinance it shall also be submitted.

- (1) An accurately scaled boundary map of the development parcel certified by a registered land surveyor; map showing the existing conditions on the parcel on which development is proposed and on lots abutting or directly across any street from said parcel. Said map shall indicate property lines and existing zoning district lines, existing structures and all trees in excess of 3" caliper.
- (2) Information concerning current land use of said lots including the type and quantity of said uses (including the number of existing dwelling units).
- (3) Photographs showing conditions on the development parcel at the time of application and showing structures on abutting lots.
- (4) A site plan of the development parcel, drawn to scale, showing proposed lot subdivision, if any, the location of proposed buildings, retained and proposed vegetation, location of parking spaces, driveways, proposed curb cuts and walkways, proposed treatment of the perimeter of the parcel including techniques and materials used (sceans, fences, walls) the location of required usable open space, and location of any easements or rights-of-way.
- (5) Front, side and rear elevations for such structure on the lot indicating building height and heights of buildings on abutting lots and floor plans for proposed development; representative floor plans.

- (6) Quantitative data on the proposed development as listed on the attached dimensional form.
- (7) A list of any zoning violations which would customarily require variances from the requirements of this ordinance. A list of any requested special permits customarily requiring Board of Zoning Appeal approval.
- (8) Any changes in the development plan by the applicant following submittal of the application, other than those which might be negotiated at the public hearing, shall require resubmittal of an application for a special permit.
- (9) Certificate of ownership and a copy of the deed and any recorded easements.
- (10) Filing Fee per enclosed schedule, payable to the City of Cambridge.

ADDITIONAL MATERIAL FOR FLOOD PLAIN OVERLAY DISTRICT

- (1) Plans, elevations, cross sections showing new building construction and proposed flood water retention systems, other flood control systems, in sufficient detail to allow the Planning Board to assess conformance with the regulations (Scale 1" = 20' or other appropriate scale).
- (2) Existing and proposed contours (at one foot intervals) and spot elevations within those areas proposed to be filled, excavated, or otherwise physically altered within the 100 year flood line as shown on the FIRM; location of 100 year flood plain, Zone A, as indicated on the current FIRM.
- (3) Calculations supporting design of proposed flood control systems.
- (4) Proposed surface treatment of all flood control and retention systems.
- (5) Wetland Protection Act Environmental Data Form information as required by the Cambridge Conservation Commission for Notice of Intent.
- (6) For the purposes of Section 11.70, Flood Plain Overlay District, the following elevations shall be enforced:
 - a. Elevation to which first habitable floor of building must be elevated or floodproofed - 8ft. (National Geodetic Vertical Dateem of 1929 - NGVD)

- b. Elevation to which floodwater retention capacity must be maintained (Mass. G.L. C131-40) - Alewife Brook 7ft. NGVD; Wellington Brook, 12.0 ft. NGVD.

FORMAT OF PLANS AND MAPS

The following criteria shall guide the preparation of all site plans, elevations, and cross sections.

- (1) The sheet size shall be uniform for all submitted documents. Dimensions of 24" by 36" are preferred although the size may be adjusted to reflect parcels of unusual size or shape.
- (2) The following scales are suggested:
 - a. Area Maps: 1" = 100'
 - b. Site Plans: 1" = 20' to 1" = 40'
 - c. Floor Plans and Sections: 1/16" = 1' to 1/8" = 1'.
 - d. Elevation: 1/8" = 1'
- (3) A title block on each sheet submitted having the following information:
 - a. Name of development
 - b. Name of applicant
 - c. Scale of map or plan
 - d. North arrow
 - e. Date of map preparation and dates of any revisions
 - f. The phrase: "Planning Board Special Permit No. _____"
 - g. Contents of sheet and sheet number
 - h. The Phrase

"This plan has been reviewed by the following:

	Signature of Representative	Date
City Engineer:	_____	_____
Traffic Department:	_____	_____
_____	_____	_____
_____	_____	_____

This plan reflects all conditions of the Planning Board Special
Permit, No. _____, as granted by the Board on _____
date

Chairman
Cambridge Planning Board"