

CITY OF CAMBRIDGE, MASSACHUSETTS  
**PLANNING BOARD**

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

NOTICE OF DECISION

CASE NO.: PB #71, Major Amendment

PREMISES: 69 Harvey Street

ZONING DISTRICT: Industry A-1

OWNER: Vladimer Pave, Trustee

PETITIONER: VPB-1 Trust

APPLICATION DATE: October 2, 1989

DATE OF PUBLIC HEARING: November 21, 1989

PETITION: Major Amendment to Planning Board Special Permit #71 to increase the number of residential units on the site from 12 to 16 (including required density variance).

DATE OF PLANNING BOARD DECISION: December 5, 1989

DATE OF FILING OF DECISION: *February 4, 1990*

SUMMARY OF DECISION: Petition Denied.

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.

Date

*2/6/90*

*Elizabeth J. Malenfant*  
Authorized Representative to the Planning Board

CAMBRIDGE MA.

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DECISION

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DATE OF PUBLIC HEARING: November 21, 1989

PETITION: Major Amendment to Planning Board Special Permit #71 to increase the number of residential units on the site from 12 to 16 (including required density variance).

DATE OF PLANNING BOARD DECISION: December 5, 1989

DATE OF FILING OF DECISION: *February 6, 1990*

APPLICATION

1. Application form certified complete on October 2, 1989
2. Floor plans of proposed units entitled "69 Harvey Street, Cambridge, Massachusetts"; scale 1/4" = 1'; dated August 28, 1989, stamped 9/9/89.
3. Parking layout plan entitled "69 Harvey Street, Cambridge, Mass."; scale 1" = 20' (reduced); drawing SP-1A; dated 3/24/89.
4. Letter to L. Barber from M. Sylvester, dated October 5, 1989, outlining reasons to approve the requested permit.

OTHER DOCUMENTS SUBMITTED

1. Letter to P. Dietrich from L. Preston re: parking arrangements at 69 Harvey Street, dated 11/13/89.
2. Memo to Planning Board from North Cambridge residents (unidentified), dated 11/21/89, opposing the requested permit.
3. Letter to Planning Board from Shawn E. Brown, dated November 6, 1989, opposing the application.

4. Memo to the Planning Board from George McCray, North Cambridge Stabilization Committee, opposing the requested relief (accompanied by a letter from the Committee regarding the initial permit, dated 7/11/87).
5. Petition to the Planning Board from neighborhood residents, dated 11/89, opposing the requested relief.
6. Letter to P. Dietrich from V. Pave, dated 11/27/89, received 12/6/89, requesting withdrawal of the petition.

#### PUBLIC HEARING

A public hearing was held on November 21, 1989. Mr. Michael Sylvester and Mr. Vladimer Pave spoke in support of the amendment indicating that (1) one parking space will be provided for all units, (2) office use would likely generate more traffic and parking demand than the four additional dwelling units would, and (3) the building would operate more efficiently as a single-use residential structure.

Numerous residents spoke in opposition to the project indicating (1) that the residential parking on the street is inadequate now, (2) that the existing parking scheme will not in fact provide the number of parking spaces indicated, (3) that additional residential units will increase pressure on the existing residential parking (more so than the permitted alternate office use), and (4) that the existing physical arrangement of parking is a burden on adjacent property owners.

#### FINDINGS

Residential neighborhood spokesmen have consistently, at numerous public hearings, asserted to the Planning Board the limited extent if not the unavailability of any surplus residential parking on city streets. Nearby residents of 69 Harvey Street have made the same claim. As the approved parking layout of 69 Harvey Street will be difficult to utilize at full capacity given the extraordinary dimensional limitations of the site, as there is some reasonable expectation that complementary use (office and residential dwellings) might provide for some limited reduction in the critical evening demand for residential parking in the neighborhood, and, further, as the last three residential units requested would require the issuance of a variance, the Board finds the originally approved special permit mix of uses reasonable and appropriate and in the best interest of the community as a whole.

DECISION

After review of the application documents, comments made at the public hearing and discussions with the staff of the Community Development Department, the Planning Board voted to DENY the application for reasons stated in the findings above.

Voting to deny the permit were C. Mieth, P. Dietrich, H. Russell, and C. Cooper.

For the Planning Board,

A handwritten signature in cursive script, appearing to read "Paul Dietrich".

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.

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ATTEST: A true and correct copy of the decision filed with the Office of the City Clerk on February 6, 1990 by Elizabeth Makin, 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