

CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

NOTICE OF DECISION

Case No.: Special Permit #71, Major Amendment #2

Premises: 69 Harvey Street

Zoning District: Industry A-1

Owner: Vladimir Pave, VPB-1 Trust

Applicant: Vladimir Pave

Application Date of Major Amendment #2: November 2, 1992

Date of Public Hearing: December 15, 1992

Petition: Major Amendment to permit four additional residential units in the building in space previously reserved for office use; a variance to reduce the lot area per dwelling unit required.

Date of Original Decision: August 14, 1987

Date of Decision, Major Amendment #1 (Denied): December 5, 1989

Date of Decision, Major Amendment #2: December 15, 1992

Decision (summary): GRANTED

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.

1/8/93

Elizabeth J. Malenfant

Date

Authorized Representative to the Planning Board



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

Case No.: Special Permit #71, Major Amendment #2

Premises: 69 Harvey Street

Zoning District: Industry A-1

Owner: Vladimir Pave, VPB-1 Trust

Applicant: Vladimir Pave

Application Date of Major Amendment #2: November 2, 1992

Date of Public Hearing: December 15, 1992

Petition: Major Amendment to permit four additional residential units in the building in space previously reserved for office use; a variance to reduce the lot area per dwelling unit required.

Date of Original Decision: August 14, 1987

Date of Decision, Major Amendment #1 (Denied): December 5, 1989

Date of Decision, Major Amendment #2: December 15, 1992

Application Documents Submitted

1. Special Permit Application certified complete on November 2, 1992.

Public Hearing

A public hearing was held on the application on December 15, 1992. Michael Sylvester indicated that there has proven to be no market for the four office condominium units required on the ground floor of the building. The building is otherwise occupied by residential units and no problems have arisen as a result, as had feared by abutters at previous public hearings. Parking will be available for all units. Four current residents of the building expressed a desire to have the ground floor finished and to be occupied residentially. In a telephone conversation with

department staff one neighbor indicated opposition to the proposed conversion.

Findings

1. Residential use is appropriate in this building; alternate office use in portions of the building is not desired by existing residents of the building and not a compelling use from a public policy point of view.
2. Experience with the building occupied for residential use for some time would seem to suggest that no significant conflicts with abutters around the issue of parking have arisen, as had been feared by attendees at previous reviews of this proposal. In the absence of any conflict, residential uses would be preferred in the ground floor space to nonresidential office uses.

Decision

Based on review of the application documents, comments made at the public hearing, comments of the staff, and based on the above findings the Planning Board GRANTS Major Amendment #2 of Special Permit #71 as requested in the application documents referenced above and GRANTS the variance required to permit the increase in the residential density from 12 to 16 units on the site, as outlined in Appendix I.

Voting to GRANT the Permit were: P. Dietrich, H. Russell, V. Mathias, H. Salemme and A. Callaghan, constituting two thirds of the membership of the Board.

For the Planning Board,



Paul Dietrich, Chairman

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 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 1/8/93, 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