

CITY OF CAMBRIDGE, MASSACHUSETTS  
**PLANNING BOARD**

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

Minor Amendment #2

Case No.: Special Permit #87, Minor Amendment #2,  
Modifying Provisions of Major Amendment #1

Premises: 12-18 Eliot Street

Zoning District: Business B/Harvard Square Overlay District

Owner: Robert Banker, as Trustee of Eliot Street  
Trust

Applicant: Robert Banker, as Trustee of Eliot Street  
Trust

Date of Filing the Original Decision: August 28, 1989

Date of Filing the Major Amendment #1 Decision: April 15, 1992

Date of Minor Amendment #1 Decision: November 10, 1992

Date of Minor Amendment #2: January 5, 1993

Petition: Minor Amendment to Major Amendment #1 to permit an  
additional 70 square feet of space by advancing the  
facade of the wing to the left of the main building by  
about four feet. The exterior stair previously proposed  
in the forecourt will be eliminated.

Application Documents Submitted

1. Revised Dimensional Form, dated 12/23/92.
2. Plans and elevations entitled "14D Eliot Street", Cambridge,  
Massachusetts; MSH Architecture Associates, SK - C1 through  
C4; dated 12/22/92.

Findings

1. The proposed modifications are very minor in nature and are  
fully consistent with the plans as approved to date.

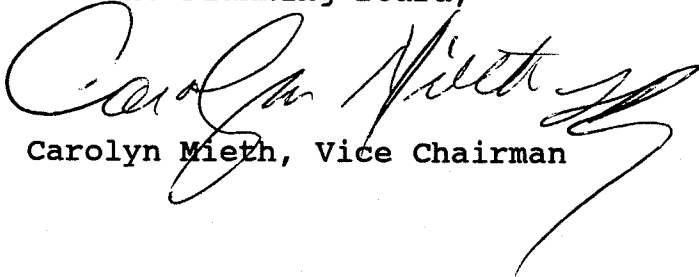
Decision

Based on review of the application documents and discussion with the staff of the Community Development Department, the Planning Board GRANTS Minor Amendment #2 of Major Amendment #1, Special Permit #87 as requested. Major Amendment #1 Special Permit is therefore modified further as outlined below; all other conditions and provisions of that Special Permit remain in force and effect:

1. The approved site and building plans are modified as detailed in the above referenced application documents.
2. Modified Appendix I is modified further as indicated in the application documents and is herein identified as Modified Appendix I, Amended 12/23/93.

Voting to GRANT the Minor Modification were: A. Cohn, V. Mathias, H. Russell, H. Salemme, C. Meith, and A. Callaghan.

For the Planning Board,

A handwritten signature in cursive script, appearing to read "Carolyn Mieth". The signature is written in dark ink and is positioned above the printed name of the signatory.

Carolyn Mieth, Vice Chairman

	<u>Allowed/Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Granted</u>
Floor Area Ratio (Floor Area)	<u>4.0</u> <u>(27,856)</u>	<u>.11</u> <u>( 800 )*</u>	<u>1.86</u> <u>(12,930)</u>	<u>          </u> <u>(          )</u>
Max. Height	<u>60/80'</u>	<u>17'</u>	<u>28'</u>	<u>          </u>
Max. Angle Above Cornice Line	<u>45°</u>	<u>NA</u>	<u>NA</u>	<u>          </u>
Min. Lot Size	<u>0</u>	<u>6,964 S.F.</u>	<u>6,964 S.F.</u>	<u>          </u>
Min. Lot Area per d. u.	<u>NA</u>	<u>          </u>	<u>          </u>	<u>          </u>
Max. No. d. u.	<u>NA</u>	<u>          </u>	<u>          </u>	<u>          </u>
Min. lot width	<u>NA</u>	<u>          </u>	<u>          </u>	<u>          </u>
Min. yard setbacks	<u>0</u>	<u>          </u>	<u>          </u>	<u>          </u>
Front	<u>0</u>	<u>          </u>	<u>          </u>	<u>          </u>
Side L	<u>0</u>	<u>          </u>	<u>          </u>	<u>          </u>
R	<u>0</u>	<u>          </u>	<u>          </u>	<u>          </u>
Rear	<u>0</u>	<u>          </u>	<u>          </u>	<u>          </u>
Ratio Usable Open Space (Area)	<u>NA</u> <u>(          )</u>	<u>          </u> <u>(          )</u>	<u>          </u> <u>(          )</u>	<u>          </u> <u>(          )</u>
Off-Street Parking Minimum No. Spaces	<u>28</u>	<u>0</u>	<u>0</u>	<u>          </u>
Maximum No. Spaces	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
No. Handicapped Spaces	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
Bicycle Spaces	<u>2</u>	<u>0</u>	<u>2</u>	<u>          </u>
No. Loading Bays	<u>1</u>	<u>0</u>	<u>0</u>	<u>          </u>

\* Floor Area Greenhouse: 650 square feet at 1st floor, and 150 square feet at mezzanine.