

Zoning Petition

2019 JAN 23 PM 2: 39

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

The undersigned registered voters of Cambridge, hereby petitions the Cambridge City Council as follows:

To see if the City Council will vote to amend Section 5.30.11 of the Zoning Ordinance by adding the following sentence at the end of that section:

Notwithstanding the foregoing, in the Industry B District, a hotel use (Section 4.31.2), shall be governed by the second number (4.0) for purposes of determining the Maximum Ratio of Floor Area to Lot Area.

Muriel Sharky MURIEL SHARKY (284 HARVARD
ST. APT 74 CAMBRIDGE MA 02139

✓ *Melissa Grippo*

Melissa Grippo - 31 Lopez St. Cambridge
MA 02139

Christian Grippo

CHRISTIAN GRIPPO 31 LOPEZ ST
CAMBRIDGE MA 02139

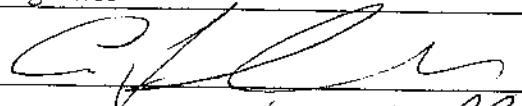
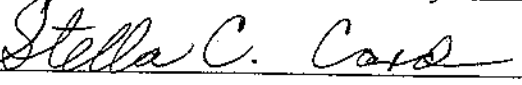
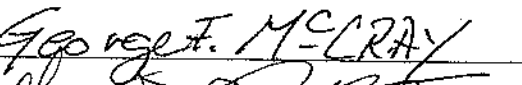
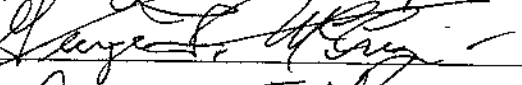
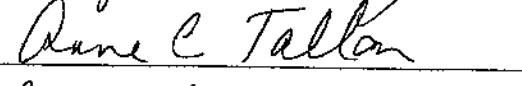
Signature	Name (Printed) & Address
<i>Chris Grupp</i>	CHRISTIAN GRUPPO 31 LOPEZ ST ✓
<i>Melissa Grupp</i>	Melissa Grupp: 31 Lopez St. ✓
<i>Annelle Sharky</i>	Murielle Sharky: 284 Harvard St.

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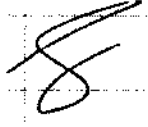
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Signature	Name (Printed) & Address
	8 BUENA VISTA PARK
CHRISTOPHER GRIFFIN	CAMBRIDGE MA 02140
	5 MARCHAM RD. MA. 02140
STELLA CARD	CAMBRIDGE, 02140
	230 MASS. AVE. 1.
	CAMBRIDGE MA. 02140
	212 UPLAND RD. CAMB. MA 02140
CLARE LONERGAN	CLARE LONERGAN 212 UPLAND RD

✓
 ✓
 ✓
 ✓
 ✓

Camb. 02140

Signature	Name (Printed) & Address
	59 Fayerweather St Cambridge, MA. 02138
	59 Fayerweather St Cambridge, MA. 02138
	

✓

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29 Fairmont Ave
Juan Carlos Serna

✓

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29 Fairmont Ave



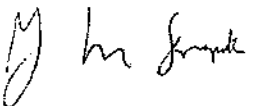
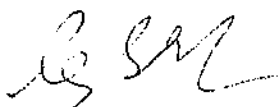
Lauryn Zipse

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	Emily Holman	24 Fairmont St.	Oct. 13, 2017	✓
	Hassaraly Ladhia	24 Fairmont Street, Cambridge MA 02139	10-13-17	✓
	Gunjan M. Senapati	22 Fairmont St Cambridge, MA 02139	10-16-17	✓
	Rajesh Senapati	22 Fairmont St Cambridge MA 02139	10-16-17	✓

Industry B Zoning Petition

Introduction

Industry B is a small zoning area near Kendall Square consisting primarily of commercial buildings for laboratory and general office use. This proposed zoning change would allow hotel use, classified as a residential use in the Cambridge Zoning Ordinance, to increase the allowed floor area ratio to the same 4.0 that currently applies to most other residential uses in the Industry B zone. The purpose of this change is to incentivize hotel development on the few undeveloped smaller parcels in the zone.

Statement of Facts

WHEREAS Cambridge has a shortage of hotel rooms; and

WHEREAS the growing number of short-term rental uses has eaten away at the housing stock in neighboring residential areas due to high demand, especially so in the areas near Central and Kendall Square; and

WHEREAS small independent hotels address the growing demand while also maintaining the character and zoning principles outlined in the Cambridge Ordinance; and

WHEREAS the current zoning restriction of 2.75 FAR makes such development cost prohibitive on small lots.

NOW THEREFORE we the Undersigned respectfully petition the honorable City Council of Cambridge to amend the Cambridge Zoning Ordinance by amending Article 5.30.11 ("District Dimensional Regulations") to read as follows:

5.30.11 FAR and Height. Where two numbers appear in Column (1) -- Maximum Ratio of Floor Area to Lot Area and Column (6) Maximum Height in Feet, the first number shall apply to all permitted uses in the district except Residential Uses, Section 4.31 a-h, and Dormitory (but excluding resident fraternity or sorority) Uses, Section 4.33 b(7), both of which shall be governed by the second number. **Notwithstanding the foregoing, in Industry B District, a hotel use (Section 4.31.2), shall be governed by the second number (4.0) for purposes of determining the Maximum Ratio of Floor Area to Lot Area (FAR).**

Line by Line Comparison of New and Existing Language with Explanations

EXISTING LANGUAGE	NEW LANGUAGE	EXPLANATION
<p>5.30.11 FAR and Height. Where two numbers appear in Column (1) – Maximum Ratio of Floor Area to Lot Area and Column (6) Maximum Height in Feet, the first number shall apply to all permitted uses in the district except Residential Uses, Section 4.31 a-h, and Dormitory (but excluding resident fraternity or sorority) Uses, Section 4.33 b(7), both of which shall be governed by the second number.</p>	<p>5.30.11 FAR and Height. Where two numbers appear in Column (1) – Maximum Ratio of Floor Area to Lot Area and Column (6) Maximum Height in Feet, the first number shall apply to all permitted uses in the district except Residential Uses, Section 4.31 a-h, and Dormitory (but excluding resident fraternity or sorority) Uses, Section 4.33 b(7), both of which shall be governed by the second number. <u>Notwithstanding the foregoing, in Industry B District, a hotel use (Section 4.31.2), shall be governed by the second number (4.0) for purposes of determining the Maximum Ratio of Floor Area to Lot Area.</u></p>	<ul style="list-style-type: none"> Footnote “e” in industry B already makes several carve-outs for FARs greater than 2.75 in the district for residential and commercial; however Hotel Use is forced to use a lower lesser FAR than either residential or commercial uses. By amending 5.30.11, smaller lots for which no viable use exists would be able to use the higher FAR endemic to the area.