



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

2012 FEB -8 P 1:10
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

NOTICE OF DECISION

| | |
|---|---|
| Case Number: | 266 |
| Address: | 11 Brookford Street, Cambridge MA, |
| Zoning: | Residence B |
| Applicant: | Kevin Emery and Eamon Fee, 9 Gregory Lane, Reading, MA 01867 |
| Owner: | Kevin Emery and Eamon Fee, 9 Gregory Lane, Reading, MA 01867 |
| Application Date: | November 22, 2011 |
| Date of Planning Board Public Hearing: | December 20, 2012 |
| Date of Planning Board Decision: | January 17, 2012 |
| Date of Filing Planning Board Decision: | February 8, 2012 |
| Application: | Applicant seeks a Planning Board Special Permit (Section 5.53) to construct a second residential structure on a lot in the Residence B zoning district further than 75 feet from the street line. |
| Decision: | GRANTED, with conditions |

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 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 Community Development Department and the City Clerk.

Authorized Representative of the Planning Board:

For further information concerning this decision, please contact Liza Paden at 617-349-4647, or lpaden@cambridgema.gov.

DOCUMENTS SUBMITTED

Application Documents and Supporting Material

Special Permit Application, Application Summary, Dimensional Form, Ownership Certificate, Project Narrative, Existing Conditions and Proposed Site Improvements, Proposed Exterior Elevations, Proposed Floor Plans, Photographs of Development Parcels and Abutting Lots, Plan Showing As of Right Development, Board of Zoning Appeals Application Form,

Other Documents

Notes from Dick Clarey, dated January 17, 2010(*sic*).

Slides presented to the Planning Board by Charles Teague, dated January 17, 2012.

Email to Liza Paden, from Michael Brandon, dated January 17, 2012.

Petition submitted to the Planning Board, dated January 17, 2012.

Email to Liza Paden, from Craig Kelley, dated January 3, 2012.

Email to Liza Paden, from Varsha Kukafka, dated December 13, 2011.

Email to Liza Paden, from Robert McGowan and Dianne Cabral, dated December 20, 2011.

Email to the Planning Board, from Mike Phillips, dated January 16, 2012.

Email to Liza Paden, from Christina Glass, dated December 11, 2011.

Memo to the Planning Board, from Charles Sullivan, Executive Director, Cambridge Historical Commission, dated November 22, 2011.

Letter to William and Jean Reynolds, from Charles Sullivan, Executive Director, Cambridge Historical Commission, dated October 4, 2011.

Memo to Members of the Cambridge Historical Commission, from Charles Sullivan, Executive Director, Cambridge Historical Commission, dated September 2, 2011.

Memo to the Board of Zoning Appeal, from Charles Sullivan, Executive Director, Cambridge Historical Commission, dated November 9, 2011.

APPLICATION SUMMARY

On November 22, 2011 a Planning Board Special Permit application was submitted proposing to reduce the size of an existing two family house at 11 Brookford Street and convert it to a single residence structure and construct an additional single residence detached building behind the original structure. An existing garage on the site will also be demolished.

FINDINGS

After review of the Application Documents and other documents submitted to the Planning Board, testimony given at the public hearing, and review and consideration of the applicable requirements and criteria set forth in the Zoning Ordinance with regard to the relief being sought, the Planning Board makes the following Findings:

1. General Criteria for Issuance of a Special Permit (10.43)

The Planning Board finds that the project meets the General Criteria for Issuance of a Special Permit, as set forth below.

10.43 Criteria. Special permits will normally be granted where specific provisions of this Ordinance are met, except when particulars of the location or use, not generally true of the

district or of the uses permitted in it, would cause granting of such permit to be to the detriment of the public interest because:

(a) It appears that requirements of this Ordinance cannot or will not be met.

With the granting of the Special Permit, the requirements of the Ordinance will be met.

(b) traffic generated or patterns of access or egress would cause congestion, hazard, or substantial change in established neighborhood character.

The total number of residential units proposed will be the same as currently exists on the lot, and the existing driveway will continue to be used for automobile access and parking. No congestion, hazard, or significant change in neighborhood character is anticipated.

(c) the continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would be adversely affected by the nature of the proposed use.

The use will continue to be residential and the total number of residential units will remain the same. There are residential uses adjacent to the site which will not be adversely affected by the proposed use.

(d) nuisance or hazard would be created to the detriment of the health, safety and/or welfare of the occupant of the proposed use or the citizens of the City.

The project shall comply with all applicable health and safety regulations. No nuisance or hazard will be created. The property was found not to be in a flood plain.

(e) for other reasons, the proposed use would impair the integrity of the district or adjoining district, or otherwise derogate from the intent and purpose of this Ordinance.

The design is attractive and appropriate for the neighborhood as well as for the location on Brookford Street near the end closest to Massachusetts Avenue.

(f) the new use or building construction is inconsistent with the Urban Design Objectives set forth in Section 19.30.

(19.31) New projects should be responsive to the existing or anticipated pattern of development.

The site will be developed into two single family dwelling units and will be responsive to the existing patterns of development in the district. The proposed use and total number of residential units will be the same. The existing residential structure will maintain its relationship to the street and the existing driveway will remain.

(19.32) Development should be pedestrian and bicycle-friendly, with a positive relationship to its surroundings.

The site is within close proximity to MBTA subway service at Davis Square and Alewife Station as well as to MBTA bus routes along Massachusetts Avenue. The site is also within walking distance to the Linear Park pedestrian and bicycle path.

(19.33) The building and site design should mitigate adverse environmental impacts of a development upon its neighbors.

The proposed project will have less of an impact on immediate abutters and to the neighborhood as a whole than would a project that could be constructed as of right on the lot consisting of a single structure with two attached dwelling units. The proposed project will provide better open space amenities and views to the benefit of future residents of the project as well as to residents on abutting lots.

(19.34) Projects should not overburden the City infrastructure services, including neighborhood roads, city water supply system, and sewer system.

The project will not significantly impact city services.

(19.35) New construction should reinforce and enhance the complex urban aspects of Cambridge as it has developed historically.

The Cambridge Historical Commission has determined that the existing residential structure on the site has historical significance and would prefer to see it remain as proposed in the application. The Historical Commission had previously denied a proposal for a new single structure with two attached dwelling units on the lot. The proposed project consisting of two single family detached dwellings will be more consistent with the character of the neighborhood.

(19.36) Expansion of the inventory of housing in the city is encouraged.

Two new detached single-family housing opportunities will be created.

(19.37) Enhancement and expansion of open space amenities in the city should be incorporated into new development in the city.

No public open space is created; however, ample green space will be preserved on the lot and there will be private yards surrounding each of the units. The project will provide open space amenities to the benefit of future residents of the project as well as to residents on abutting lots.

2. More than one structure containing a principal residential use allowed on a lot (5.53)

(5.53(2.a)) Development in the form of two or more structures on the lot will not significantly increase or may reduce the impact of the new construction should it occur in single structure.

The Board finds that the impact of the proposed two separate residential structures is less than the impact that would occur if a single structure was constructed. The proposed design is attractive and appropriate for the neighborhood as well as for the location on Brookford Street closest to Massachusetts Avenue. The proposed project consisting of two single-family detached dwellings will be more consistent with the character of the neighborhood and will provide open space amenities and views to the benefit of future residents of the project as well as to residents on abutting lots.

DECISION

Based on a review of the Application Documents, testimony given at the public hearing, and the above Findings, the Planning Board hereby **GRANTS** the requested Special Permits subject to the following conditions and limitations. Hereinafter, for purposes of this Decision, the Permittee shall mean the Applicant for the requested Special Permits and any successor or successors in interest.

1. All use, building construction, and site plan development shall be in substantial conformance with the Application Documents dated November 22, 2011, and all supplemental documents and information submitted by the Applicant to the Planning Board as referenced above. Appendix I summarizes the dimensional features of the project as approved.
2. The project shall be subject to continuing design review by the Community Development Department (CDD). Before issuance of each Building Permit for the project, CDD shall certify to the Superintendent of Buildings that the final plans submitted to secure the Building Permit are consistent with and meet all conditions of this Decision. As part of CDD's administrative review of the project, and prior to any certification to the Superintendent of Buildings, CDD may present any design changes made subsequent to this Decision to the Planning Board for its review and comment.
3. All authorized development shall abide by all applicable City of Cambridge Ordinances, including the Noise Ordinance (Chapter 8.16 of the City Municipal Code).

Voting in the affirmative to GRANT the Special Permits were Planning Board Members S. Winter, T. Anninger, H. Russell, T. Cohen, and Associate Member A. Nur, appointed by the Chair to act on the case, constituting at least two thirds of the members of the Board, necessary to grant a special permit.

For the Planning Board,

A handwritten signature in black ink, appearing to read "H Russell". The signature is written in a cursive, flowing style.

Hugh Russell, Chair

A copy of this decision #266 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.

ATTEST: A true and correct copy of the above decision filed with the Office of the City Clerk on February 8, 2012, by Taha Jennings, authorized representative of the Cambridge Planning Board. All plans referred to in the decision have been filed with the City Clerk on said date.

Twenty (20) days have elapsed since the filing of the decision. No appeal has been filed.

DATE:

City Clerk of Cambridge

Appendix I – Dimensional Form
Special Permit # 266 **Address: 11 Brookford Street**

| | Allowed/Required | Existing | Proposed | Granted |
|-----------------------------|------------------|-----------|-----------|-----------|
| Total FAR | | | | |
| Residential | .466 | .384 | .466 | .466 |
| Non-Residential | n/a | n/a | n/a | n/a |
| Inclusionary Bonus | n/a | n/a | n/a | n/a |
| | | | | |
| Total GFA in Sq. Ft. | | | | |
| Residential | 3,000sf | 2,475sf | 3,000sf | 3,000sf |
| Non-Residential | n/a | n/a | n/a | n/a |
| Inclusionary Bonus | n/a | n/a | n/a | n/a |
| | | | | |
| Max. Height | | | | |
| Range of heights | 31ft – 34ft | 34ft | 31ft | 31ft |
| | | | | |
| Lot Size | 5,000sf | 6,431sf | 6,431sf | No change |
| | | | | |
| Lot area/du | 2,500sf | 3,215.5sf | 3,215.5sf | 3,215.5sf |
| | | | | |
| Total Dwelling Units | 2 | 2 | 2 | 2 |
| Base units | n/a | n/a | n/a | n/a |
| Inclusionary units | n/a | n/a | n/a | n/a |
| | | | | |
| Min. Lot Width | 50ft | 50.23ft | 50.23ft | No change |
| | | | | |
| Min. Yard Setbacks | | | | |
| Front | 15ft | 13ft | 13ft | No change |
| Side, Left | 12.5ft | 7.1ft | 13.5ft | 13.5ft |
| Side, Right | 7.5ft | 6ft | 7.75ft | 7.75ft |
| Rear | 35ft | 62.5ft | 35.25ft | 35.25ft |
| | | | | |
| Total % Open Space | | | | |
| Usable | 40% | 74% | 53.02% | 53.02% |
| Other | n/a | n/a | n/a | n/a |
| | | | | |
| Off Street Parking | | | | |
| Min # | 2 | 2 | 2 | 2 |
| Max # | n/a | n/a | n/a | n/a |
| Handicapped | | | | |
| | | | | |
| Bicycle Spaces | n/a | n/a | n/a | n/a |
| | | | | |
| Loading Bays | n/a | n/a | n/a | n/a |