



CITY OF CAMBRIDGE, MASSACHUSETTS
PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

NOTICE OF A DECISION

July 2, 1980

In reference to the petition of JOYCE PERKIT ZALKIND for a special permit to allow a twelve unit multi-family dwelling at 118 Trowbridge Street, the petition has been DENIED. The Board finds that;

1. In accordance with Section 10.43 of the Zoning Ordinance concerning criteria for granting special permits, the Board finds that: a) the proposed development will not meet the requirements of the Ordinance, particularly parking and lot area per dwelling unit requirements; b) the proposed development would unduly add to traffic congestion in the neighborhood, c) as a result the abutting properties and neighborhood in general would most likely be adversely affected by the proposed development; and d) at the proposed density the development would not be within the scope and purpose of this ordinance.
2. The Board also finds that there is a lack of large dwelling units for rent in the city and the proposed development would eliminate more such units.
3. In addition, the Board finds that the criteria in Section 10.464 was considered but deemed not particularly relevant to this application.
4. In summary, the Board finds that it cannot justify allowing the density or total number of dwelling units to be doubled in size and the parking violations to be further increased.

A copy of this decision has been filed with the Office of the City Clerk, this date. Appeals, if any, shall be made pursuant to Section 17, Chapter 40A, Massachusetts General Laws and shall be filed within twenty days after the date of filing such notice in the Office of the City Clerk.

Elizabeth McCarthy
Secretary to the Planning Board

Case No. P.B. 7



CITY OF CAMBRIDGE, MASSACHUSETTS
PLANNING BOARD
CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

RECEIVED BY
OFFICE OF CITY CLERK
JUL 2 12 35 PM '80
CAMBRIDGE, MASS.

Case No: PB-7
Premises: 118 Trowbridge Street
Zoning District: Residence C-1
Petitioner: Joyce Perkit Zalkind
Application Date: May 1, 1980
Date of Hearing: June 3, 1980
Petition: Special Permit for 12 multi-family dwelling units, Section 4.25
Date of Planning Board Decision: June 3, 1980

The Hearing

At the June 3, 1980 public hearing, Joyce Zalkind, Attorney for Michael Queen, the owner of the property involved, outlined the details of the proposed development plan. She informed the Board that a special permit is necessary to allow the conversion of an existing six-unit structure to twelve-units. Ms. Zalkind stated that the structure is in need of substantial repairs as it barely meets the requirements of the building code and the conversion will not increase the overall number of people living within the dwelling. Presently the large apartments house 5 to 6 people each. The petitioner contends that the conversion will result in smaller units with fewer people living in each. Thus, the total number of people will remain relatively the same. Questions concerning off-street parking for these new units were asked. Ms. Zalkind stated that presently there is no off-street parking provided and they were not planning to create any new spaces with the exception of possibly three spaces in the rear of the property if the size and setback requirement could be waived. Four people testified in opposition to this proposal. They included; David Forte, 121 Trowbridge Street; Gerald Flannery, 100 Trowbridge Street; Robert LaTremouille, 4 Trowbridge Place; and Gerald Koocher, 14 Trowbridge Street. The concerns of those opposed included, the lack of off-street parking and the safety problems created by parking on such a narrow street and the increased density to the neighborhood. No one spoke in favor of the petition, although the Board did receive a phone call from William Harris of 80-88 Trowbridge Street who said he would support the application if the property were improved.

Findings

After hearing the evidence above, the Board makes the following findings:

1. In accordance with Section 10.43 of the Zoning Ordinance concerning criteria for granting special permits, the Board finds that: a) the proposed development will not meet the requirements of the Ordinance, particularly parking and lot area per dwelling unit requirements; b) the proposed development would unduly add to traffic congestion in the neighborhood, c) as a result the abutting properties and neighborhood in general would most likely be adversely affected by the proposed development; and d) at the proposed density the development would not be within the scope and purpose of this ordinance.
2. The Board also finds that there is a lack of large dwelling units for rent in the city and the proposed development would eliminate more such units.
3. In addition, the Board finds that the criteria in Section 10.464 was considered but deemed not particularly relevant to this application.
4. In summary, the Board finds that it cannot justify allowing the density or total number of dwelling units to be doubled in size and the parking violations to be further increased.

Planning Board Decision

Following the Public Hearing, the Board discussed the merits of the application. Based on that discussion, the hearing and specifically the findings above, the Planning Board voted unanimously (five members present) to DENY the special permit application for twelve multi-family dwelling units.

Respectively submitted,

For the Planning Board,

Arthur C. Parris

Arthur C. Parris
Chairman

ATTEST: A true and correct copy of the decision filed with the Office of the City Clerk on July 2, 1980 by Elizabeth McCarty.
Authorized representative of the Cambridge Planning Board.

Twenty days have elapsed since the date of filing of this decision:

No appeal has been filed _____ . Appeal has been filed and dismissed or denied _____ .

Date: _____

City Clerk, City of Cambridge