



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

SPECIAL PERMIT APPLICATION • COVER SHEET

In accordance with the requirements of the City of Cambridge Zoning Ordinance, the undersigned hereby petitions the Planning Board for one or more Special Permits for the premises indicated below.

Location of Premises: _____

Zoning District: _____

Applicant Name: _____

Applicant Address: _____

Contact Information: _____

Telephone #	Email Address	Fax #

List all requested special permit(s) (with reference to zoning section numbers) below. *Note that the Applicant is responsible for seeking all necessary special permits for the project. A special permit cannot be granted if it is not specifically requested in the Application.*

List all submitted materials (include document titles and volume numbers where applicable) below.

Signature of Applicant: _____

For the Planning Board, this application has been received by the Community Development Department (CDD) on the date specified below:

Date Signature of CDD Staff

OWNERSHIP CERTIFICATE

Project Address:

Application Date:

This form is to be completed by the property owner, signed, and submitted with the Special Permit Application:

I hereby authorize the following Applicant:

at the following address:

to apply for a special permit for:

on premises located at:

for which the record title stands in the name of:

whose address is:

by a deed duly recorded in the:

Registry of Deeds of County:

Book:

Page:

OR Registry District of the Land Court,
Certificate No.:

Book:

Page:

Signature of Land Owner (If authorized Trustee, Officer or Agent, so identify)

To be completed by Notary Public:

Commonwealth of Massachusetts, County of

The above named _____ personally appeared before me,

on the month, day and year _____ and made oath that the above statement is true.

Notary:

My Commission expires:

FEE SCHEDULE

Project Address:

Application Date:

The Applicant must provide the full fee (by check or money order) with the Special Permit Application. Depending on the nature of the proposed project and the types of Special Permit being sought, the required fee is the larger of the following amounts:

- If the proposed project includes the creation of new or substantially rehabilitated floor area, or a change of use subject to Section 19.20, the fee is ten cents (\$0.10) per square foot of total proposed Gross Floor Area.
- If a Flood Plain Special Permit is being sought as part of the Application, the fee is one thousand dollars (\$1,000.00), unless the amount determined above is greater.
- In any case, the minimum fee is one hundred fifty dollars (\$150.00).

Fee Calculation

New or Substantially Rehabilitated Gross Floor Area (SF): × \$0.10 =

Flood Plain Special Permit Enter \$1,000.00 if applicable:

Other Special Permit Enter \$150.00 if no other fee is applicable:

TOTAL SPECIAL PERMIT FEE **Enter Larger of the Above Amounts:**

DIMENSIONAL FORM

Project Address:

Application Date:

	Existing	Allowed or Required (max/min)	Proposed	Permitted
Lot Area (sq ft)				
Lot Width (ft)				
Total Gross Floor Area (sq ft)				
Residential Base				
Non-Residential Base				
Inclusionary Housing Bonus				
Total Floor Area Ratio				
Residential Base				
Non-Residential Base				
Inclusionary Housing Bonus				
Total Dwelling Units				
Base Units				
Inclusionary Bonus Units				
Base Lot Area / Unit (sq ft)				
Total Lot Area / Unit (sq ft)				
Building Height(s) (ft)				
Front Yard Setback (ft)				
Side Yard Setback (ft)				
Side Yard Setback (ft)				
Rear Yard Setback (ft)				
Open Space (% of Lot Area)				
Private Open Space				
Permeable Open Space				
Other Open Space (Specify)				
Off-Street Parking Spaces				
Long-Term Bicycle Parking				
Short-Term Bicycle Parking				
Loading Bays				

Use space below and/or attached pages for additional notes:

15 Lilac Court, Cambridge, MA 02141

Project Narrative

March 16, 2018

General Narrative

The Applicant proposes to modify the existing townhouse structure located at 15 Lilac Court, Cambridge, MA 02141. (Map Lot: 40-214, Building ID: 541-3, Address ID 13096) Such townhouse structure is located in a RES C-1 zoning district and it was originally permitted in 1980 under case number PB-9. The concerned section of the zoning ordinance for this application is 11.15.b, Modification of a special permit shall require a Major Amendment.

Currently the townhouse structure consists of 3 floors with a mezzanine level in between Level 2 and 3. All levels open to the interior atrium which occupies part of Level 1 and spans vertically from the finish floor or Level 1 to the underside of the sloping roof. The townhouse shares party walls with the adjacent neighborhood on the 2 sides – 14 Lilac Court on the west and 16 Lilac Court on the east. They are both townhouses from the same townhouse development permitted in 1980.

The Applicant proposes to 1) extend the existing mezzanine slab to infill the existing atrium space in order to create a new bedroom for one of their children; 2) extend the existing dormer at the mezzanine level to 15' in length so the newly created bedroom has reasonable head height by the window facing the garden per Ordinance section 8.22.1.H.2; and 3) renovate the existing interior spaces by applying new finishes and fixtures. Apart from the extension of the existing dormer, all the proposed renovation and infill will be interior to the existing structure only.

Currently, there is one parking space in front of the townhouse. The number of parking space will not change under this project. There is a landscaped backyard that serves as the permeable open space for the property. There is also no change to the amount of permeable open space under this project. There is also no removal of any existing tree planned.

As detailed more specifically in the attached drawings and dimensional table, this proposed project conforms to the requirements of the Ordinance and only needs to seek amendment to the original special permit per Ordinance Section 11.15.b.

Zoning Requirement for Granting Requested Relief

The provisions of the Ordinance set forth below apply to the requested Special Permits for the project. Application of each provision of the Project follows the provision in italics.

A: Generally Applicable Criteria for Approval of Special Permit

Pursuant to section 10.43 of the Ordinance, Special Permits will normally be granted where 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 good because:

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

With the requested Special Permits, the Project will meet all requirements of the Ordinance.

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

This Project will have no additional impact to the traffic nor the vehicular access pattern. The number of dwelling unit remains as one (no change) and the number of parking space also remains as one (no change.) The townhouse structure will continue to be occupied by a single family.

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 or

The Project will not adversely affect continued operation or future development of adjacent uses, which will remain as residential.

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 or

The Project will not create any nuisance or hazard or be a detriment to the health, safety and or welfare of the occupants of the Project nor the citizens of the City, as the project will be residential in nature for a single family.

This Project is consistent with Cambridge's goals of health, safety and welfare as set forth in Section 19.30 (Citywide Urban Design Objectives) of the Ordinance to foster development which is responsive to the existing or anticipated patterns of development.

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 and

The Project will not impair the integrity of the district in which it is located or the adjoining district. The Project will not derogate from the intent and purpose of the Ordinance as the proposed residential use is allowed in this district and the project requires minimal exterior modification (extension of existing dormer at the back).

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

The Project does not alter the existing residential use of the townhouse structure and is consistent with the Urban Design Objectives set forth in Section 19.30.

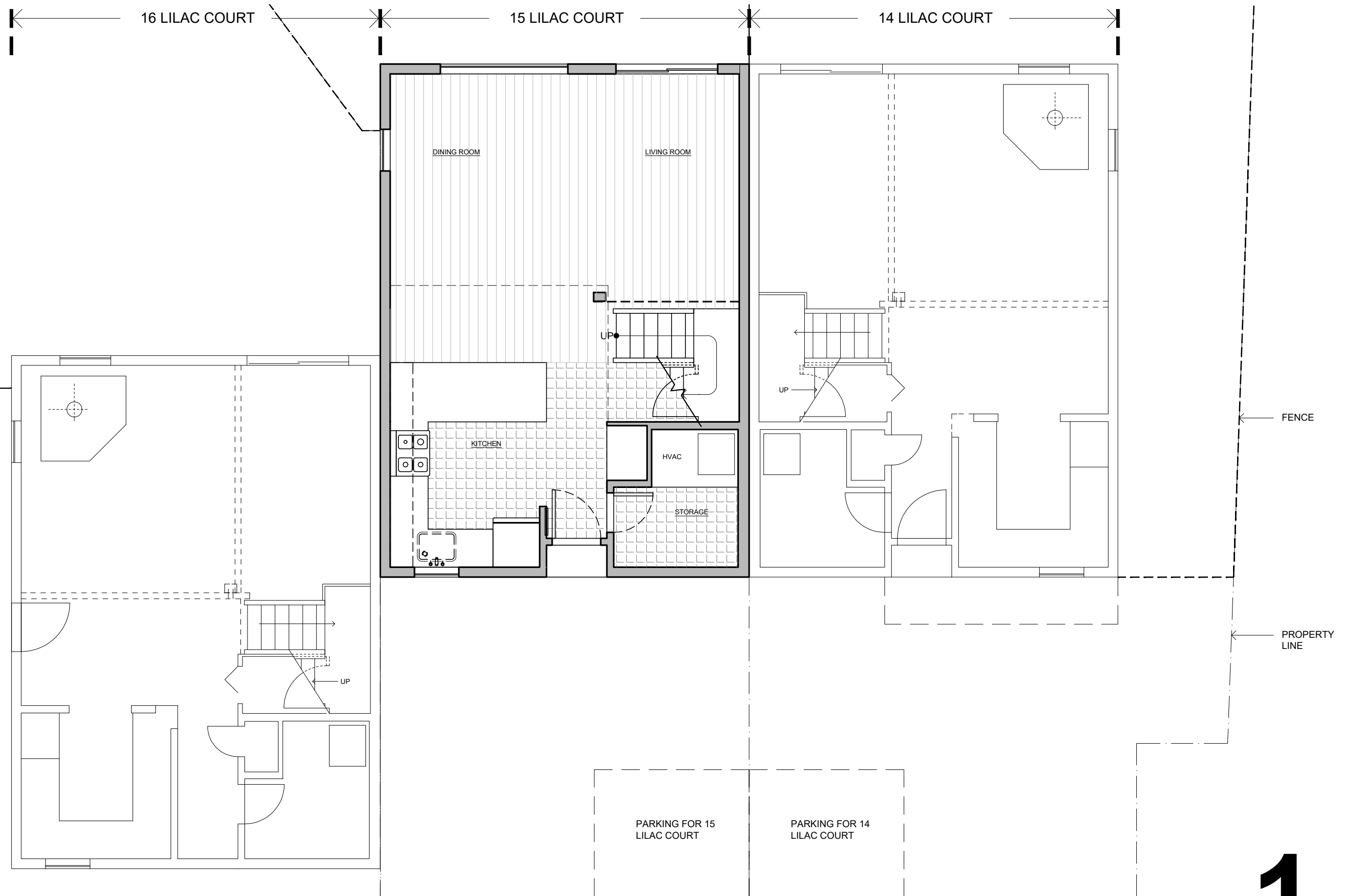
B: Community Outreach

The applicant has met with the abutters and neighbors of the Lilac Court Townhouse development, including the immediate neighbors on both sides.

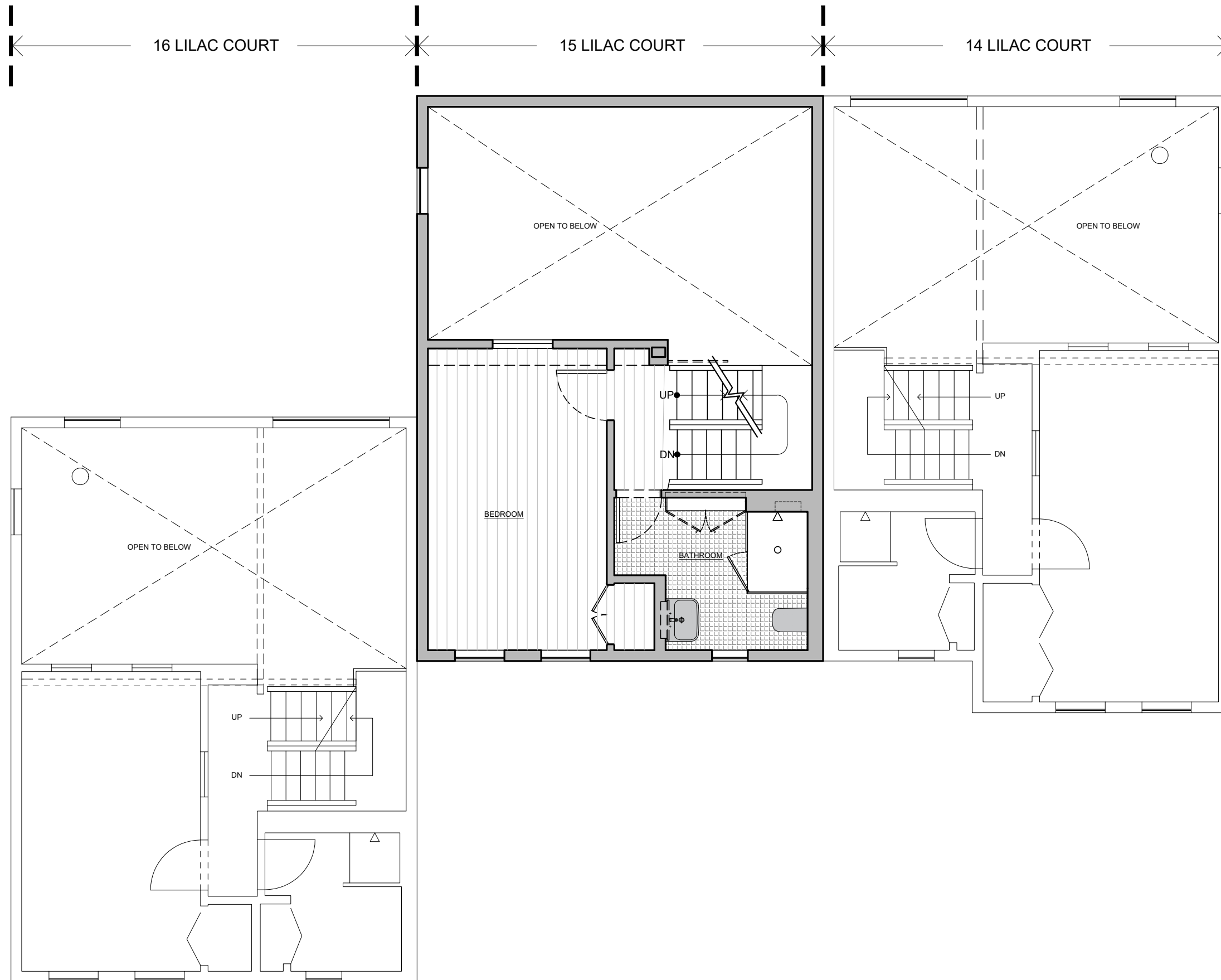
Conclusion

As described above, the Project seeks amount of modification that is appropriate to the scale of existing townhouse structure and the neighborhood it is situated. The majority of the modification will be interior and exterior part is only the dormer extension on the back side, which meets the requirement set forth per section 8.22.1.H.2.

Accordingly, for the reason set forth in this application, the Applicant respectfully requests that the Board find that the Project satisfies all applicable requirements of the Ordinance in connection with the granting of the requested Special Permit.

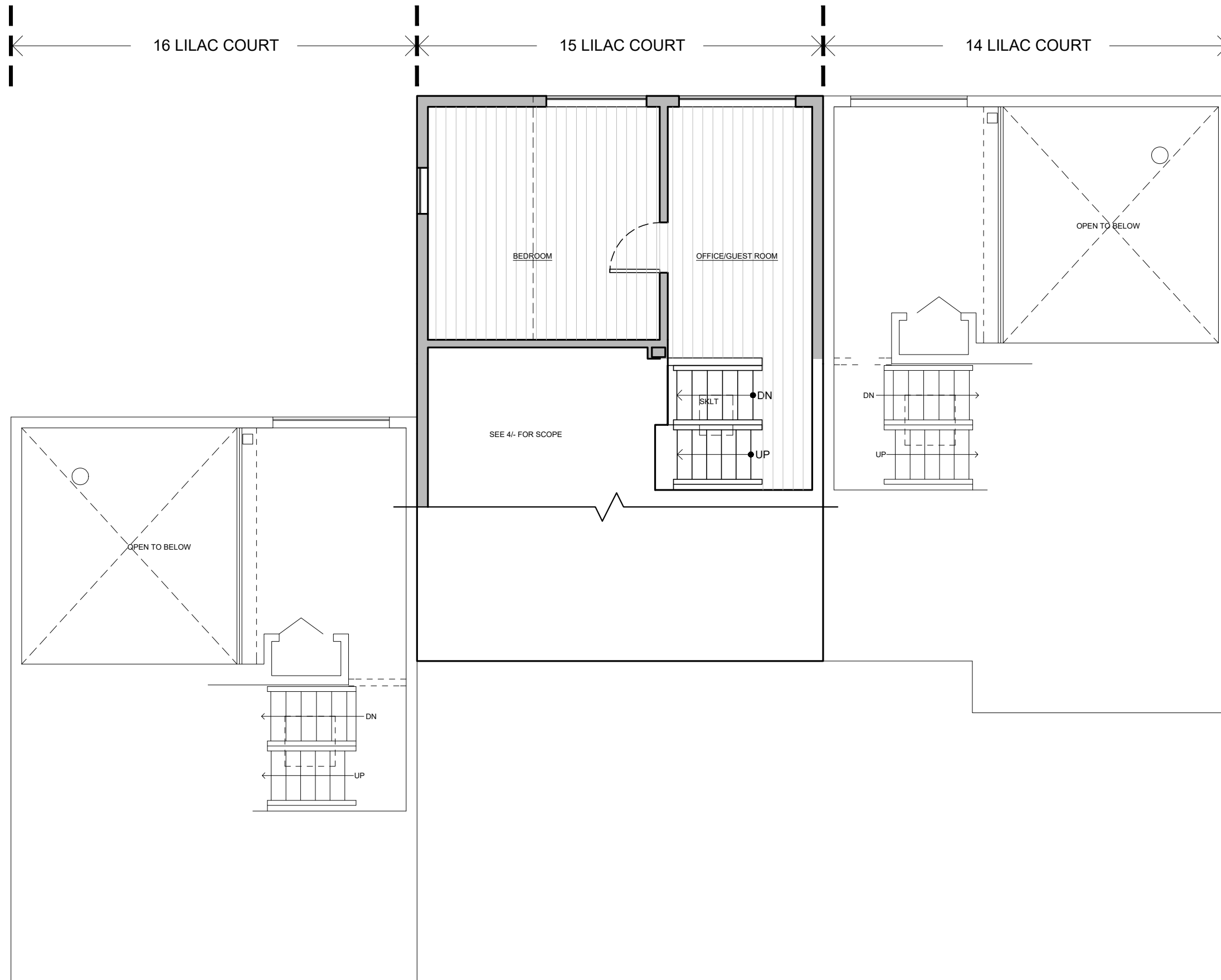


15 LILAC COURT INTERIOR RENOVATION/INFILL PROJECT - LEVEL 1 PLAN



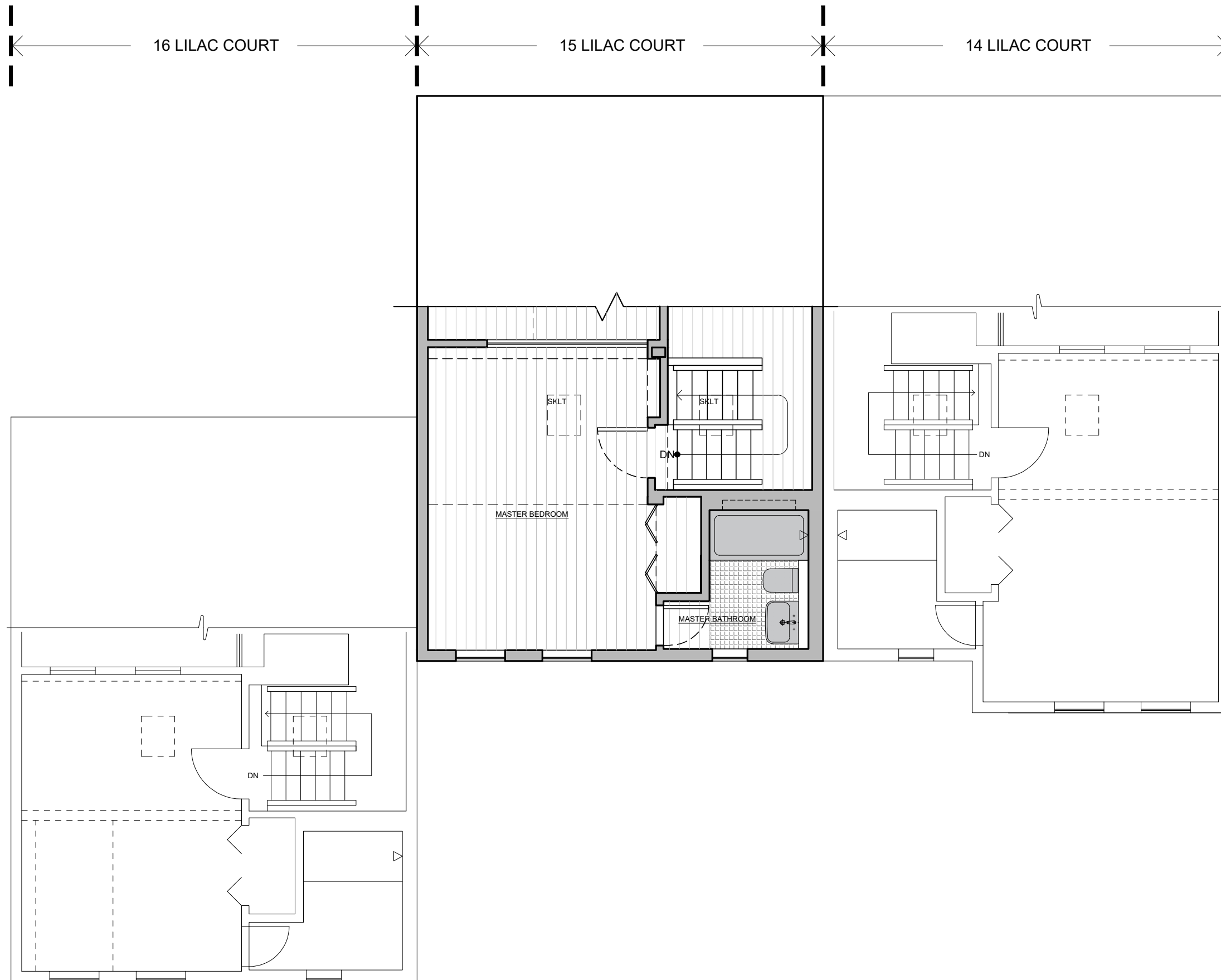
15 LILAC COURT INTERIOR RENOVATION/INFILL PROJECT - LEVEL 2 PLAN

JLA+D 3/16" = 1'-0"



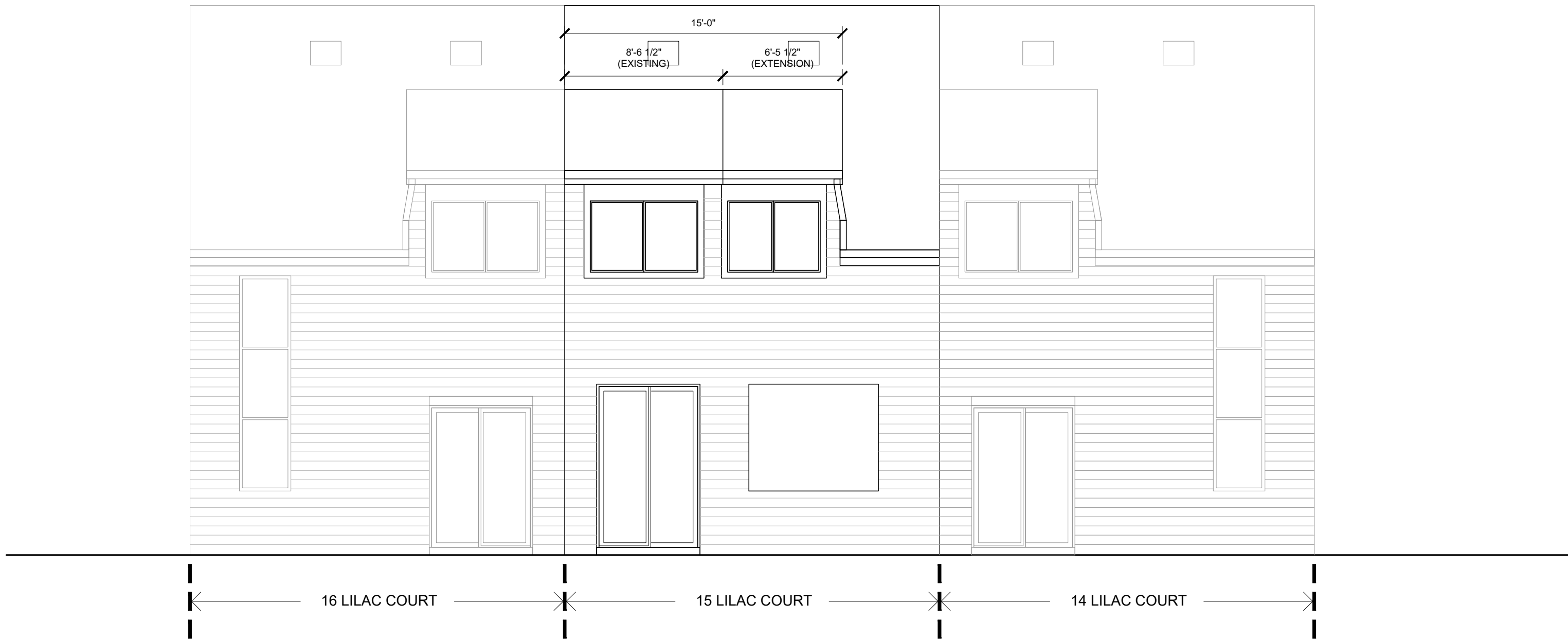
15 LILAC COURT INTERIOR RENOVATION/INFILL PROJECT - LEVEL 2.5 PLAN

JLA+D 3/16" = 1'-0"



15 LILAC COURT INTERIOR RENOVATION/INFILL PROJECT - LEVEL 3 PLAN

JLA+D 3/16" = 1'-0"



15 LILAC COURT INTERIOR RENOVATION/INFILL PROJECT - BACK ELEVATION



DORMER EXTENSION

15 LILAC COURT INTERIOR RENOVATION/INFILL PROJECT - PERSPECTIVE VIEW

JLA+D

ZONING ANALYSIS REPORT r1

- COMPLIANCE CALCULATIONS & GRAPHICS

FOR PROPOSED 15 LILAC COURT, CAMBRIDGE
RENOVATION PROJECT

MARCH 16, 2018

CONTENT

1. ZONING COMPLIANCE TABLE AND NOTES
2. LOT DIMENSIONS
3. GROSS FLOOR AREA DIAGRAMS
4. BUILDING HEIGHT DIAGRAM
5. DORMER EXTENSION DIAGRAMS



PROPERTY ADDRESS: 15 LILAC COURT, CAMBRIDGE, MA 02141
 ZONING DISTRICT: RES C-1
 OCCUPANCY TYPE: SINGLE FAMILY RESIDENCE
 STYLE: TOWNHOUSE

	<u>ALLOWED</u>	<u>EXISTING</u>	<u>PROPOSED</u>	<u>DIFFERENCE</u>	<u>STATUS</u>	<u>REFERENCE ZONING ORDINACE ARTICLE</u>
MIN. LOT AREA (SF)	5,000	3,642	3,642	NO CHANGE	COMPLIES	11.14, 5.21.1, 8.22.1
TOTAL GROSS FLOOR AREA (SF) ^{1,2}	2,732	2,000	2,000	NO CHANGE	COMPLIES	TABLE 5-1, 8.22.1.F
FLOOR AREA RATIO (F.A.R.) ³	0.75	0.55	0.55	NO CHANGE	COMPLIES	TABLE 5-1, 11.15.2
MIN. LOT WIDTH (FT)	50	VARIOUS	VARIOUS	NO CHANGE	COMPLIES	TABLE 5-1, 5.21.1
MIN. FRONT YARD (FT) ⁴	7'-10 5/8"	37'-1 1/2"	37'-1 1/2"	NO CHANGE	COMPLIES	TABLE 5-1
MIN. SIDE YARD (FT)	N.A.	0	0	NO CHANGE	COMPLIES	11.14, 5.31.3.C
MIN. REAR YARD (FT) ⁵	30'-0"	84'-8 5/8"	84'-8 5/8"	NO CHANGE	COMPLIES	TABLE 5-1, 5.31.2.C
MAX. HEIGHT (STORIES/FT)	4/35'-0"	3/29'-8 1/4"	3/29'-8 1/4"	NO CHANGE	COMPLIES	11.15.3, 11.15.31
DWELLING UNIT ⁶	2	1	1	NO CHANGE	COMPLIES	TABLE 5-1
OFF STREET PARKING SPACE PER DWELLING UNIT	1	1	1	NO CHANGE	COMPLIES	6.36.1.D, 11.16.1
MIN. RATIO OF PRIVATE OPEN SPACE TO LOT AREA	30%	66%	66%	NO CHANGE	COMPLIES	TABLE 5-1, 11.15.5
DORMER LENGTH (FT)	15'-0"	8'-6 1/2"	15'-0"	6'-5 1/2"	COMPLIES	8.22.1.H.2



ZONING COMPLIANCE TABLE

FEBRUARY 16, 2018



NOTES:

1. TOTAL GROSS FLOOR AREA

PER DEFINITION OF GROSS FLOOR AREA IN ARTICLE 2.000 OF THE CAMBRIDGE ZONING ORDINANCE:

"IN A BUILDING WITH MORE THAN TWO FLOORS, THE AREA OF EACH FLOOR LEVEL OF ANY INTERIOR COURTYARD WHETHER OR NOT COVERED BY A ROOF, WHICH HAS A MINIMUM DIMENSION OF LESS THAN FORTY (40) FEET IN ANY DIRECTION SHALL BE INCLUDED UNLESS TWENTY (20) PERCENT MORE OF THE PERIMETER OF SUCH COURTYARD AT EACH FLOOR LEVEL MEASURED CONSECUTIVELY IS NOT ENCLOSED."

THERE IS NO CHANGE TO THE GROSS FLOOR AREA AS THE PROJECT INFILLS THE AREA OF THE COURTYARD THAT IS ALREADY INCLUDED IN THE EXISTING GROSS FLOOR AREA. THE GROSS FLOOR AREA USED IN THE CALCULATION REFERENCES TO CORRESPONDING FIGURES IN THE CITY OF CAMBRIDGE ONLINE PROPERTY DATABASE.

THE PROJECT, HOWEVER, IS ADDING 128 SF (9.9%) OF LIVING AREA (NET) AT THE MEZZANINE LEVEL. THE EXISTING LIVING AREA IS 1296 SF AND THE NEW LIVING AREA IS 1424 SF.

2. MAX. GROSS FLOOR AREA CALCULATION

LOT AREA = 3,642 SQ FT

ZONING DISTRICT = RES C-1

RES C-1 FAR = 0.75

FAR x LOT AREA = MAX. GROSS FLOOR AREA

$0.75 \times 3,642 \text{ SF} = 2,732 \text{ SF}$

THE EXISTING/PROPOSED GROSS FLOOR AREA (2,000 SQ FT, NO CHANGE) IS BELOW MAX. ALLOWED.

3. FLOOR AREA RATIO (F.A.R.) CALCULATION

LOT AREA = 3,642 SF

TOTAL GROSS FLOOR AREA = 2,000 SF

F.A.R. = TOTAL GROSS FLOOR AREA / LOT AREA = 2,000 SF / 3,642 SF = 0.55

EXISTING/PROPOSED F.A.R. = 0.55 (NO CHANGE), WHICH IS LESS THAN THE MIN. ALLOWED.

4. MIN. FRONT YARD CALCULATION

HEIGHT AT EAVE AT FRONT FACADE = 24'-7 5/8"

HEIGHT AT ROOF RIDGE = 29'- 8 1/4"

SINCE ROOF IS SLOPED, AVERAGE HEIGHT (H) = (24'-7 5/8" + 29'-8 1/4")/2 = 27'-2"

WIDTH OF FRONT FACADE (L) = 20'-1 5/8"

MIN. FRONT YARD ALLOWED = (H+L)/(4+2) = (27'-2"+20'-1 5/8")/6 = 7'-10 5/8"

EXISTING/PROPOSED FRONT YARD = 37'-1 1/2" (NO CHANGE), WHICH IS LARGER THAN THE MIN. ALLOWED.

5. MIN. REAR YARD CALCULATION

DEPTH OF LOT (FAREST POINT PERPENDICULAR TO REAR LOT LINE) = 152'-9 1/4"

PER 5.31.2.C, MIN. REAR YARD = 20' + 1' PER EVERY 4' OVER 100'
= 20' + 13' = 33'

HOWEVER, 5.31.2.C CAPS MAX. VALUE FOR MIN. REAR YARD AT 30'

MIN REAR YARD ALLOWED = 30'

EXISTING/PROPOSED REAR YARD = 89'-6 1/8" (NO CHANGE), WHICH IS LARGER THAN THE MIN. ALLOWED.

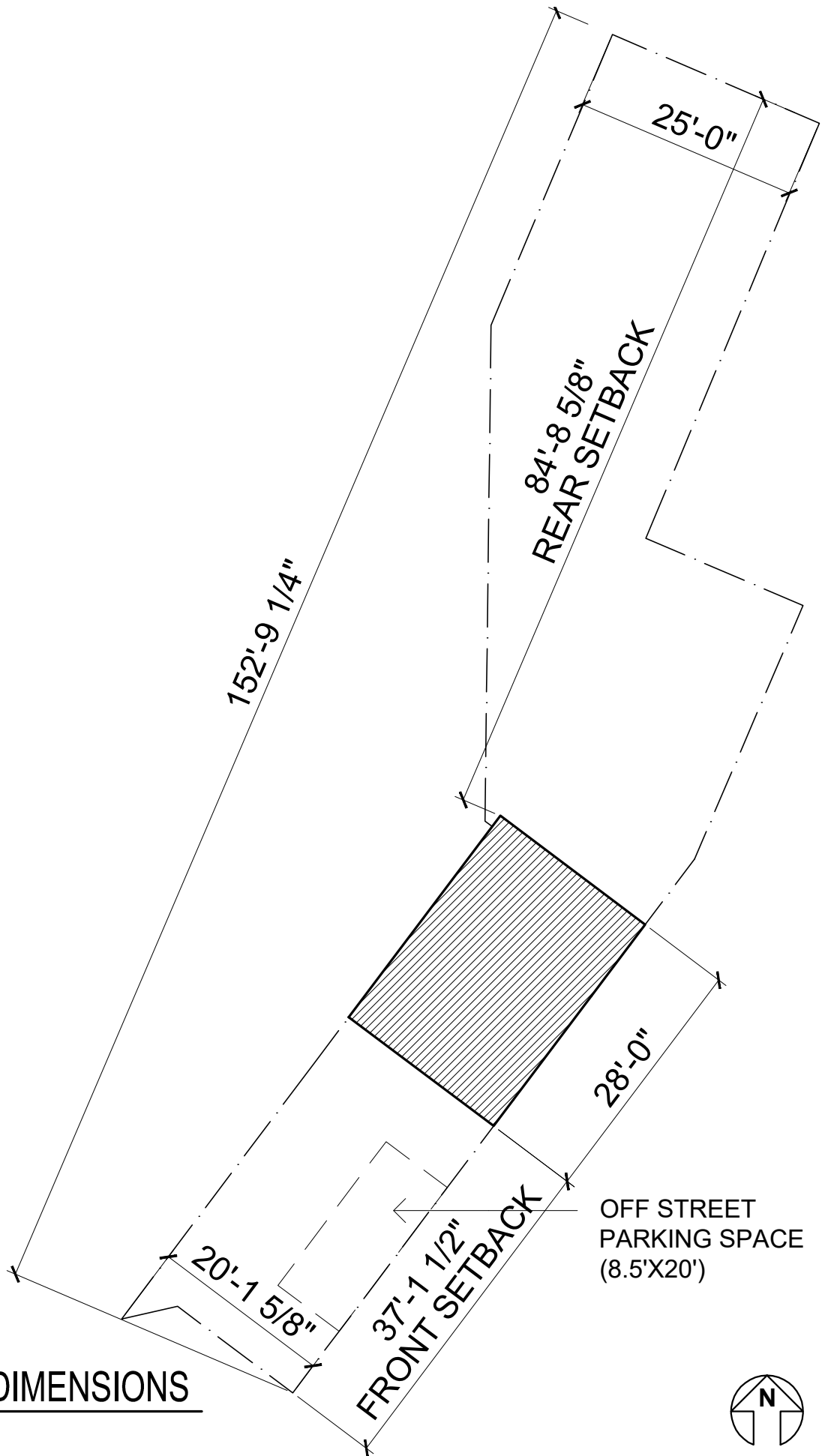
6. DWELLING UNIT CALCULATION

EXISTING/PROPOSED LOT SIZE = 3,642 SF (NO CHANGE)

MIN. LOT AREA FOR EACH DWELLING UNIT PER TABLE 5-1 = 1,500 SF

MAX NO. OF DWELLING UNIT ALLOWED FOR LOT = $3,642 \text{ SF} / 1,500 \text{ SF} = 2$

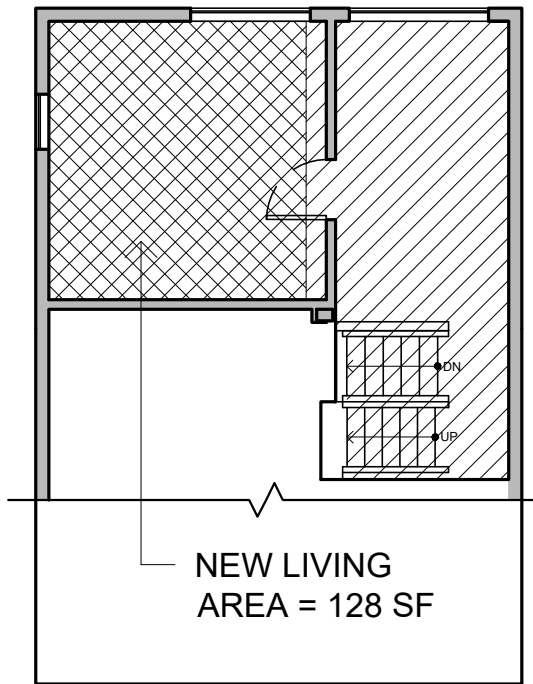
EXISTING/PROPOSED DWELLING UNIT IN LOT = 1 (NO CHANGE), WHICH IS LESS THAN THE MAX. ALLOWED.



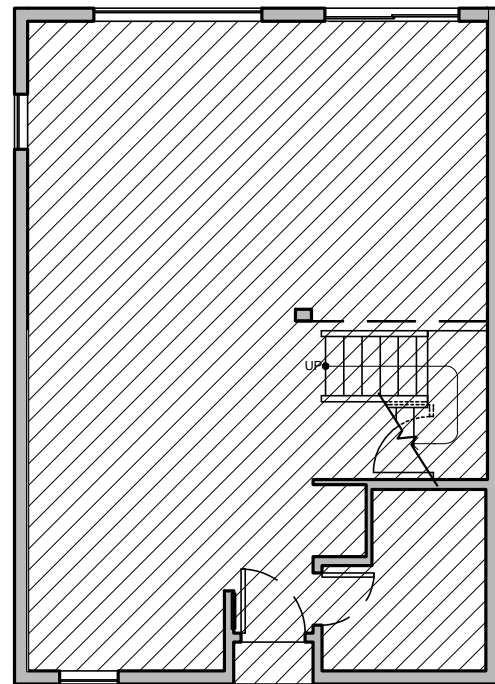
2 LOT DIMENSIONS

ZAR 1/16" = 1'-0"

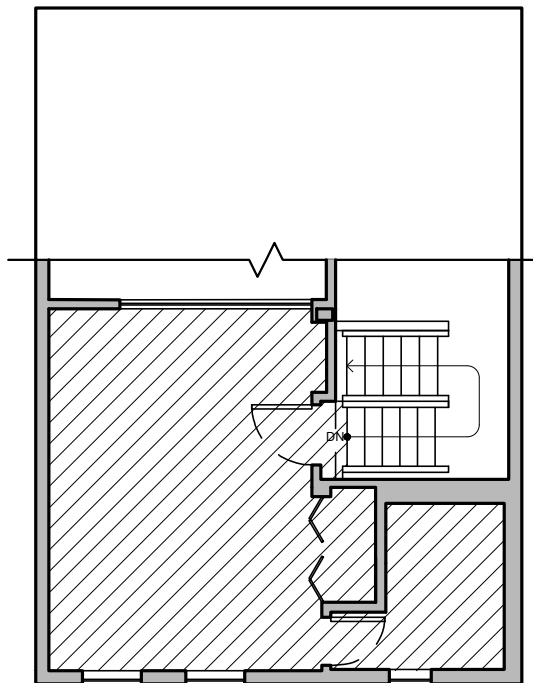




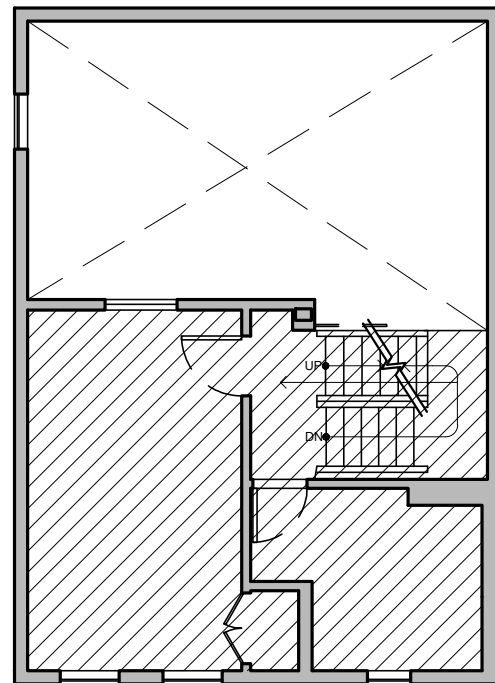
LEVEL 2.5 (MEZZ.) - 306 SF



SLAB/LEVEL 1 - EACH 560 SF



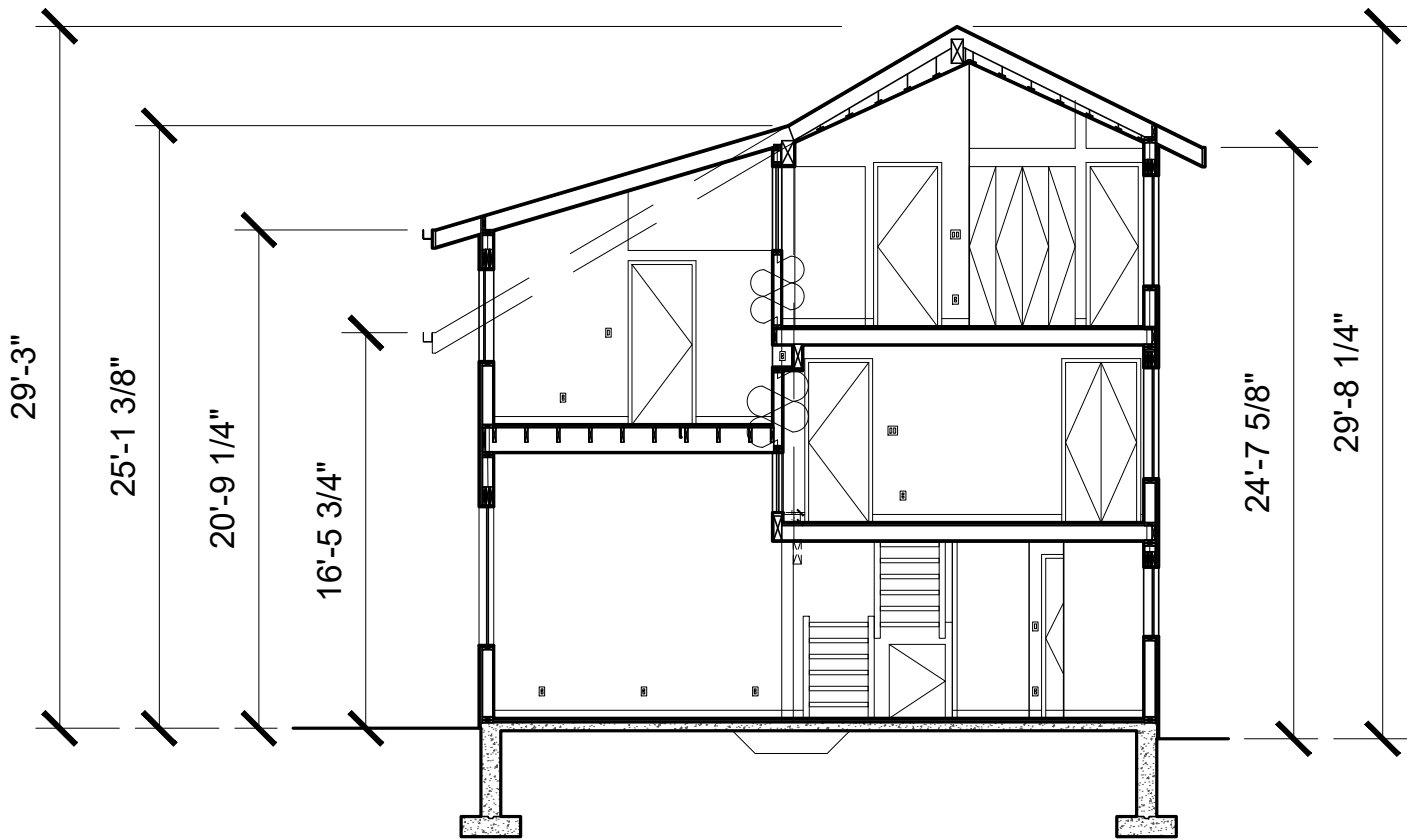
LEVEL 3 - 270 SF



LEVEL 2 - 304 SF

GFA SUMMARY

SLAB	560 SF
LEVEL 1	560 SF
LEVEL 2	304 SF
LEVEL 2.5	306 SF
LEVEL 3	270 SF
TOTAL	2000 SF

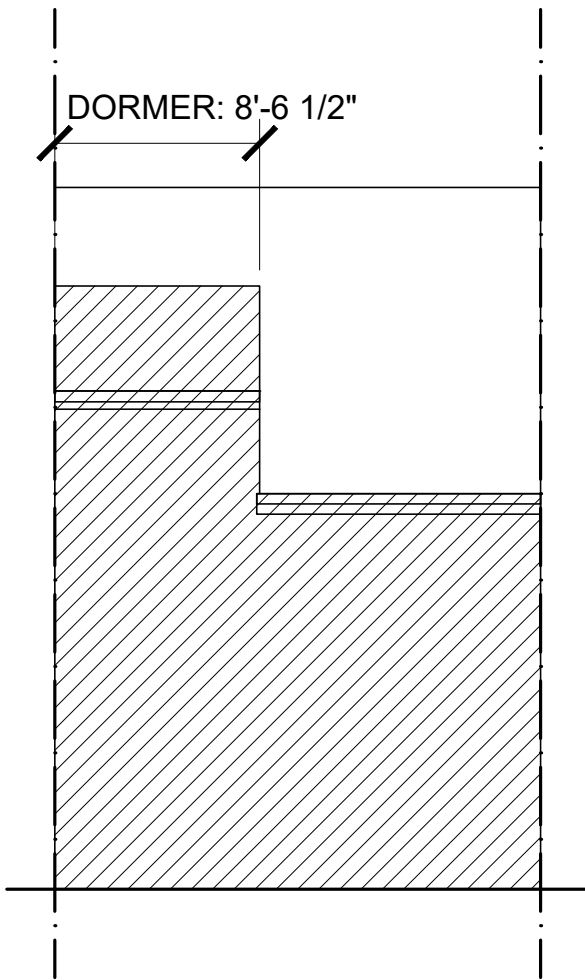


LONGITUDINAL SECTION

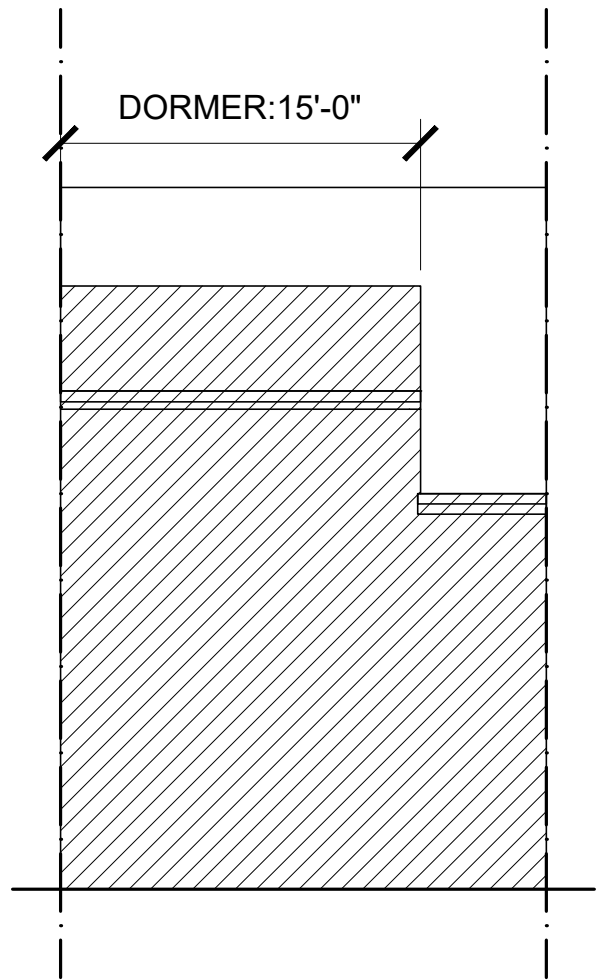
4
ZAR

BUILDING HEIGHT DIAGRAM (LONGITUDINAL SECTION)

1/8" = 1'-0"



DORMER LENGTH - EXISTING



DORMER LENGTH - PROPOSED