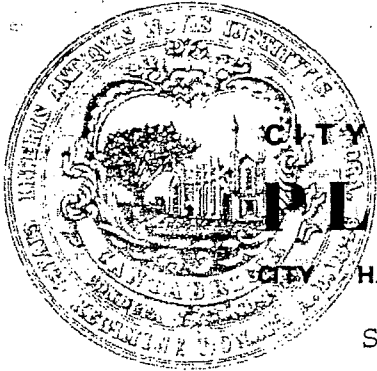


PB105



CITY OF CAMBRIDGE, MASSACHUSETTS

1993 OCT 29 PM 10:44

# PLANNING BOARD

HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

## SPECIAL PERMIT APPLICATION

To the Planning Board of the City of Cambridge:

The undersigned hereby petitions the Planning Board for a Special Permit in accordance with Section 11.108 of the Zoning Ordinance.

Applicant: Willow Land Corporation 330-9000  
 (name) (phone)  
c/o Stephen Wolfberg, 40 Appleton Street, Cambridge  
 (address)

RECEIVED BY  
 OFFICE OF CITY CLERK  
 1993 OCT 29 PM 2:37  
 CAMBRIDGE MA.

Signature of Authorized Representative

Type of Special Permit: \*\*\* Massachusetts Ave. Overlay District  
Multi-Family, Townhouse, Parkway Overlay District, Harvard Square Overlay District, Elderly Congregate Housing, Flood Plain Overlay District, Other

Location of Premises: Northwest Corner, Massachusetts Avenue and Linnaean Street  
 1726 3-5

Zoning District: BA-2 Mass Ave Overlay District

Maps, Plans submitted: Plan

Reports, Documents submitted: \_\_\_\_\_

Documents, Plans referenced: \_\_\_\_\_

Date of Application \_\_\_\_\_ Signature of Applicant \_\_\_\_\_

This application has been reviewed and is hereby certified complete.

Oct 29, 1993  
 Date

Elizabeth Malesfant  
 For the Cambridge Planning Board

Revised 6/82

\*\*\* Please be complete; list all special permits and variances needed.

OWNERSHIP CERTIFICATE FOR PLANNING BOARD RECORD

To be completed by OWNER, signed, and returned to Office of the Planning Board:

I hereby authorize:

Stephen Wolfberg

(Petitioner)

Address: 40 Appleton Street City OR Town: Cambridge

to apply for a special permit for Parking on premises  
(Type of Development)

Located at: 3-5 Linnaean Street, Cambridge  
(Street & Number) (Plat and Lot number(s)) (City)

for which the record title stands in the name of: Willow Land Corporation

whose address is: 40 Appleton Street, Cambridge, Massachusetts 02138.  
(Street) (City or Town) (State)

by a deed duly recorded in the Middlesex County Registry of Deeds  
in Book: \_\_\_\_\_ Page: \_\_\_\_\_ Registry District of  
the land Court Certificate No: \_\_\_\_\_ Book: \_\_\_\_\_ Page: \_\_\_\_\_

Stephen Wolfberg, Pres.  
(Signature, by Land Owner  
(If authorized representative  
please identify as such)

Commonwealth of Massachusetts County of Suffolk

Then personally appeared the above-named Stephen Wolfberg

and made oath that the above statement is true.

Before me

JACK H. CALECHMAN, Notary Public Notary  
My Commission Expires November 27, 1998

my commission expires \_\_\_\_\_ NOTARY SEAL  
(Date)

Dimensional Form

	<u>Allowed/Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Granted</u>
Floor Area Ratio (Floor Area)	( )	( )	1.75 ( )	( )
Max. Height	N/A	N/A	N/A	
Max. Angle Above Cornice Line	N/A	N/A	N/A	
Min. Lot Size	N/A	N/A	N/A	
Min. Lot Area per d. u.	N/A	N/A	N/A	
Max. No. d. u.	N/A	N/A	N/A	
Min. lot width	N/A	N/A	N/A	
Min. yard setbacks	5 feet	5 feet	5 feet	
Front				
Side L Mass. Ave.	100 feet	100 feet	100 feet	
Street frontage -Rear-	55 feet	55 feet	55 feet	
Ratio Usable Open Space (Area)	( None )	( )	( )	( )
Off-Street Parking Minimum No. Spaces				
Maximum No. Spaces	18			
No. Handicapped Spaces	one			
Bicycle Spaces	none			
No. Loading Bays	none			

NARRATIVE DESCRIPTION OF PROPOSED  
PARKING AREA CORNER OF MASSACHUSETTS AVENUE  
AND LINNAEAN STREET FOR WILLOW LAND CORPORATION

Willow Land Corporation expects that most if not all of the parking spaces in this parking area will be used for tenants at 3-5 Linnaean Street, with any not used by those tenants to be made available to tenants in other buildings in the area.

The corporation will plant shrubs and flowers in the land on Linnaean Street and Massachusetts Avenue not utilized for parking. It will work with a landscape architect to plan this work.

The curb cut and driveway in the attached plan are placed where they are in order to avoid disturbing some of the existing vegetation on the land. We will retain and work the parking around an existing large tree which is in the middle of the proposed parking area. The proposed entrance to the parking area will allow the least amount of disturbance to existing vegetation on the land. However, if required to meet zoning requirements the plan could be modified to move the entrance to start 25 feet away from Massachusetts Avenue.