

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

NOTICE OF DECISION

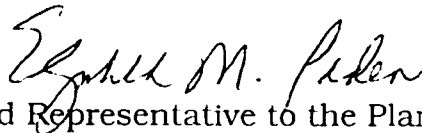
Case No: PB#155
Address: 63 Cedar Street
Owner: City of Cambridge
Applicant: Laity and Clergy for Affordable Housing/Interfaith Action, INC., Zero Garden Street, Cambridge, MA 02138
Application Date: August 24, 1999
Public Hearing: September 21, 1999
Planning Board Decision: September 21, 1999
Date of Filing Decision: September 21, 1999

1999 SEP 29 A 11: 55
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

Application: Special Permit for construction of three units of housing in the Residence B district farther than 75 feet from the street line, Section 5.53.2. Request a waiver of the special permit fee.

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 the 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 Office of the Community Development Department and the City Clerk.



Authorized Representative to the Planning Board

For further information concerning this decision, please call Liza M. Paden at 349-4647 at the Cambridge Community Development Department.

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Application

Application for Special Permit for three units of affordable housing; site plan, floor plans and elevations sheets #2-4 and #7-11; and open space calculations.

Public Hearing

The Planning Board held a public hearing on September 21, 1999. At the hearing John Woods, Community Development Department Housing Planner, presented the history of the site and its acquisition by the City; he further described the outreach process undertaken by the city to the neighborhood and abutters. Wyllis Bibbins, Davies & Bibbins Architects, architect for the project, reviewed the proposal, noting in particular that the project conforms to the new thirty-five foot rear yard set back requirement. He indicated that the neighborhood particularly desired a development scheme of independent units similar to the prevailing pattern of housing in the vicinity. It was noted that the Business A-1 zone abuts the property immediately to the south and that a concrete block building on the property line dominates the view from the rear portion of the subject lot. Building two structures allows the applicant to meet the program objectives most desired by the neighborhood while maintaining a substantial amount of open space both at the rear and surrounding the two buildings.

There were no speakers in favor or opposition to the proposal.

Findings

The Planning Board finds that the proposal meets the standards for issuance of the requested special permit:

1. Specific standards applicable to this special permit, Section 5.53, Special Dimensional Regulations.

The proposed development, in the form of two structures on the lot, will not significantly increase the impact of the new construction were it occur in a single structure. The site development will retain a very large, open, landscaped rear yard in keeping with similar yards present on adjacent lots. In addition, the subject lot, the last one in the Residence B district along Cedar Street, abuts a two lots in a Business A district. In one commercial lot a parking lot abuts the proposed development. In the other lot a concrete block building on the property line dominates the rear half of the applicant lot. Furthermore lots with two residential structures are not uncommon in the surrounding neighborhood.

2. General criteria for the issuance of a special permit, Section 10.43.

Section 10.43 requires that a special permit should be granted unless the Board makes the following findings.

a. It appears that requirements of this ordinance cannot or will not be met.

With the granting of special permit, all requirements of the Ordinance can be met.

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

No congestion or hazard will be created by the construction of three dwelling units at this site and a site development pattern similar to that prevailing in the neighborhood will reinforce rather than change the neighborhood character.

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 abutting uses in the Residence B district are residential. This residential use will not negatively impact the abutting business 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 creation of three permanent, affordable family units will have a positive impact on the neighborhood and the residents of Cambridge.

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.

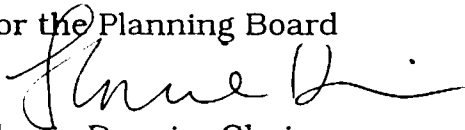
The proposed construction of three units of affordable housing does not negatively impact the Residence B district or the adjoining Business A-1 district. The dimensional requirements of the Residence B district, including Floor Area Ratio and height, will be met.

Decision

After review of the information contained in application documents, testimony taken at the public hearing and other documents submitted to the Board, and based on the above findings the Board votes to **GRANT** the requested special permit and waives the required application fee.

Voting to grant the permit were S. Lewis, F. Darwin, L. Brown, B. Shaw, T. Anninger, H. Russell, and W. Tibbs, constituting more than two thirds of the membership of the Board.

For the Planning Board



Florrie Darwin, Chair

The Planning Board certifies that the decision attached hereto is a true and correct copy of its decision granting the Special Permit #155, and that a copy of this decision and all plans referred to in the decision have been filed with the Office of the City Clerk and the Planning Board. Appeal 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 decision filed with the Office of the City Clerk on 9/29/17 by Elizabeth M. Paden, authorized representative of the Cambridge Planning Board. All plans referred to in the decision have likewise been filed with the City Clerk on such date.

Twenty (20) days have elapsed since the filing of this decision.

No appeal has been filed.

Date:

City Clerk
City of Cambridge

APPENDIX - I Dimensional Form

PB#155 - 63 Cedar Street

	Allowed/Required	Existing	Proposed	Inclusionary	Granted
		Vacant Lot			
FAR	.5/.35		.39		.39
Floor Area	3,961 S.F.		3,659 S.F.		3,659 S.F.
Max Height	35 feet		28 feet		28 feet
Max Angle above cornice line	N/A		N/A		N/A
Min Lot Size	5,000 S. F.		9,175 S. F.		9,175 S. F.
Min Lot area/du	2,500/4,000		3,058 S. F.		3,058 S. F.
Max # du	3		3		3
Min Lot Width	50 feet		49.18 feet		49.18 feet
Min Yard Setbacks					
Front	20 feet		10 feet		10 feet
Side Left	12.5 feet		10' 2 "		10' 2 "
Side Right	7.5 feet		8 feet		8 feet
Rear	35 feet		35 feet		35 feet
Ratio Usuable O.S.⁽¹⁾	20 %(1,835)		24% (2,220)		24% (2,220)
Off Street Parking					
Min #	3		3		3
Max #					
Handicapped					
Bicycle spaces					
Loading Bays					

1. Open Space: Usuable required 1,835; proposed 2,220; Permeable required 1,825 proposed 2,284.