



CITY OF CAMBRIDGE, MASSACHUSETTS
PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

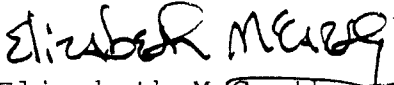
NOTICE OF DECISION

(Summary)

In reference to the petition of Robert Jones and George Najarian for a Special Permit to construct a six-story, 88,000 square foot office building at 725 Concord Avenue, the petition has been GRANTED by the Planning Board on August 4, 1981 with the following conditions:

1. Location, size and design of the building, parking facilities and landscaping shall remain generally as indicated on the revised plans submitted as part of the application.
2. A continuous landscaping edge shall be maintained along all property lines except as necessary to provide vehicle access.
3. All future signs shall be approved as to design and location by the Community Development Department.

A copy of the complete decision has been filed with the Office of the City Clerk on August 11, 1981. 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 of this notice in the Office of the City Clerk.


Elizabeth McCarthy
Secretary to the Planning Board



CITY OF CAMBRIDGE, MASSACHUSETTS
PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

Case No: PB-16

Premises: 725 Concord Avenue

Zoning District: Office 2 and Parkway Overlay District.

Petitioner: Robert Jones and George Najarian

Application Date: July 2, 1981

Public Hearing Date: July 21, 1981

Petition: Special Permit to construct an office building
in the Parkway Overlay District

Date of Planning Board Decision: August 4, 1981

Petition

The petition calls for the construction of a six story 88,000 square foot office building within the Parkway Overlay District. Parking for 110 vehicles will be provided to the rear of the building.

Documents

In support of the petition the following documents were submitted:

1. Special Permit Application Jones and Najarian, applicants certified complete on July 2, 1981. Submitted July 2, 1981
2. Map entitled "Building Location Plan, No 717 Concord Avenue, Cambridge, MA 02138. Selwyn and Kirwin Associated, June 2, 1981 numbered A-1. Submitted July, 2, 1981.
3. Map; entitled Concord Avenue Office Building, site plan Scale 1"-20'. Earl R. Flansburgh and Associates dated June 24, 1981; numbered A-2 Submitted July 2, 1981
4. Elevations; entitled "Concord Avenue Office Building", Scale 1/16" = 1', Earl R. Flansburgh and Associates, dated June 24, 1981; numbered A-3 and A-4. Submitted July 2, 1981.
5. Photographs of existing conditions at the site. Submitted July 2, 1981
6. Revised Site Plan map dated July 16, 1981; first floor and typical floor plans of office building not previously submitted, dated June 24, 1981. Submitted July 17, 1981.

Public Hearing

Applicant - At the public hearing of July 21, 1981, Mr. Earl Flansburgh of Earl R. Flansburgh and Associates described the proposal to the Board indicating that the 88,000 square foot building and its site design meet the spirit and letter of the Parkway Overlay District. Parking will be located behind the building and will probably not be visible from Concord Avenue. A single variance was requested for an open loading bay, hidden from public view by landscaping and adjacent buildings, which encroaches on a required side - yard setback and which is prohibited under Article 6.000.

Citizen Comments - Mr. Robert LaTremouille, 6 McLean Place, inquired as to compliance with Section 11,643 (2) which requires that no more than 35 linear feet of front wall surface remain unbroken. The architects indicated that ground floor walls were almost continuous glass and that the vertical wall plane was broken with bands of windows at each floor.

Documents - Maps, elevations, floor plans, dated June 24, 1981, and July 16, 1981 and revised July 21, 1981 (landscaping plan), submitted at the Public Hearing.

Planning Board Discussion

Following the Public Hearing the Planning Board discussed the details of the proposal, comments made at the public hearing and comments by the staff of the Community Development Department.

Findings

After due consideration of the information before it the Board makes the following findings:

1. In accordance with the requirements of Section 10.43, Criteria for the granting of a Special Permit, the Board finds that:
 - a. In general the requirements of the Zoning Ordinance will be met with the exception of very minor setback requirements which are detailed below.
 - b. Traffic generated will be consistent with that expected for the uses and densities permitted in the District. A single access drive will minimize any hazards associated with vehicular access to the site.
 - c. The continued use or development of adjacent parcels will not be adversely affected.
 - d. No nuisance or hazard will be created.
 - e. The use will not impair the integrity of the district or otherwise derogate from the intent and purpose of the Zoning Ordinance. The proposal specifically advances the purposes of the Parkway Overlay District as stated on Section 11.62.

2. In accordance with the requirements of Section 11.60 Parkway Overlay District, the Board finds that:
- a) The building meets all required setbacks of the Overlay District and of the 0-2 Office District. For the purposes of calculating the required setbacks the city owned land to the rear of the building parcel has been determined to be a street under the Zoning Ordinance (11.641 and 5.32).
 - b) All landscaping requirements of the Parkway front yard have been met. (11.641).
 - c) The building conforms to the height limitations of the Overlay District and the 0-2 District (11.642 and 5.32).
 - d) The principal building entrance does not face Concord Avenue although there is a major pedestrian walkway leading from Concord Avenue to one of the building's entrances at the east (side) elevation. The Board finds that while this is a satisfactory site design it is a violation of sub-section 11.643(1) and would require a variance.
 - e) All other facade features meet the requirements of Section 11.643.
 - f) No fences or signs are proposed.
 - g) The parking facility lies outside the Parkway Overlay District and must therefore conform to the requirements of the new Article 6.000. All such requirements are met with the following two exceptions:
 - 1. Landscaped "front yard" setback (in 0-2 district)

required	10'
proposed	0'
 - 2. Setback for uncovered loading bay.

required:	46' 8"
proposed	18'

Decision

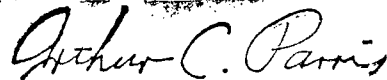
In light of the above findings the Planning Board GRANTS a Special Permit to construct an office building at 725 Concord Avenue as presented in the application, with the following conditions.

- 1. The location, size and design of the building, parking facilities and landscaping shall remain generally as indicated in the application and revised maps and plans as submitted at the public hearing, except as modified below.
- 2. A continuous landscaped edge shall be maintained along the western property line. Access to parking facilities on the adjacent lot may be provided with no more than two access drives, each having a width of not less than twelve (12) feet or more than twenty-four (24) feet.

3. A continuous landscaped setback at least five feet in width shall be maintained ~~along side and~~ rear property line of the parking facility lot if a structured parking facility should be constructed.
4. Under authority granted by Section 10.45 the Planning Board hereby allows the violations identified in Findings 2d and g above.
5. Any proposed future signs, in both design and location shall be approved by the Community Development Department. They shall not be considered a major amendment under Section 12.37.
6. Revised maps and plans reflecting all conditions of this Decision shall be submitted to the Community Development Department before filing the Decision in the Office of the City Clerk.

Respectfully Submitted

For the Planning Board,



Arthur C. Parris,
Chairman

ATTEST: A true and correct copy of the decision filed with the Office of the City Clerk on 9/11/81 by *Robert Barber*, authorized representative of the Cambridge Planning Board. All final development plans reflecting all revisions referred to in the decision have likewise been filed with the City Clerk on such date.

Twenty days have elapsed since the filing of this decision. No appeal has been filed _____ . Appeal has been filed but has been dismissed or denied _____ .

Date: _____

City Clerk, City of Cambridge