



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: 303 Third Street

Zoning District: Residence C-2B/PUD-KS

Applicant Name: 303 Third Street Primary Condominium

Applicant Address: 303 Third Street, Cambridge MA 02141

Contact Information: (617) 492-4100 jrafferty@adamsrafferty.com (617) 492-3131
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.*

Section 12.37.2 Minor Amendment
Section 6.35.1 Reduction in Parking Requirements

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

Supporting Statement; Parking Analysis

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

b. SPECIAL PERMIT APPLICATION – SUMMARY OF APPLICATION

Project Name: 303 Third Street
Address of Site:
Applicant: 303 Third Street Primary Condominium
Planning Board Project Number: (CDD) Case No. 189

Hearing Timeline (CDD)

Application Date: _____

Planning Board 1st Hearing Date: _____ *

(PUD Development Proposal, other special permit)

Planning Board Preliminary Determination: _____ *

(PUD Development Proposal)

Second Submission Date: _____ *

(PUD Final Development Plan)

Planning Board 2nd Hearing Date: _____ *

(PUD Final Development Plan)

Final Planning Board Action Date: _____ *

(PUD Final Development Plan, other special permit)

Deadline for Filing Decision: _____ *

**Subject to extension by mutual agreement of the Applicant and the Planning Board*

Requested Relief: (include other boards and commissions)

- Section 6.35.1 Reduction of Required Parking
- Section 12.37.2 Minor Amendment

Project Description

Brief Narrative: Petitioner seeks a temporary reduction of up to 200 accessory parking spaces for a period of time not to exceed 3 years to allow for those spaces to serve off site uses.

Project Size:

- Total GFA: _____
- Non-residential uses GFA: _____
- Site Area (acres and SF): _____
- # of Parking Spaces: 527 - existing

Proposed Uses:

- # of Dwelling Units: _____
- Other Uses _____
- Open Space (% of the site and SF) _____

Proposed Dimensions:

- Height: _____
- FAR: _____

SUPPORTING STATEMENT FOR A SPECIAL PERMIT

Please describe in complete detail how you meet each of the following criteria referring to the property and proposed changes or uses which are requested in your application. Attach sheets with additional information for special permits which have additional criteria, e.g. fast food permits, comprehensive permits, etc., which must be met.

Granting the Special Permit requested for 303 Third Street (location) would not be a detriment to the public interest because:

A) Requirements of the Ordinance can or will be met for the following reason:

The existing parking supply currently exceeds the demand for accessory parking at 303 Third Street as evidenced by the parking analysis prepared by the applicant, thus allowing this temporary reduction will not cause excessive congestion, endanger public safety, or substantially reduce parking availability in the neighborhood.

B) Traffic generated or pattern of access or egress would not cause congestion hazard, or substantial change in established neighborhood character or the following reasons:

The garage is easily accessible from Munroe Street and existing traffic patterns will not be affected.

C) The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would not be adversely affected by the nature of the proposed use for the following reasons:

The temporary reduction in parking spaces will not adversely affect surrounding uses since there is ample parking for building residents.

D) Nuisance of hazard would not be created to the detriment of the health, safety and/or welfare of the occupants of the proposed use or the citizens of the City for the following reasons:

The existing garage is licensed by the City of Cambridge and is operated in compliance with applicable building and safety requirements.

E) For other reasons, the proposed use would not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this Ordinance for the following reasons:

The temporary relocation of spaces from the surface parking lots in Planning Board Case No. 189 is contemplated and allowed under the provisions of Section 13.59.52 of the Ordinance.

OWNERSHIP CERTIFICATE

Project Address: 303 Third Street

Application Date: July 15, 2014

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

I hereby authorize the following Applicant: 303 Third Street Primary Condominium
at the following address: 303 Third Street
to apply for a special permit for: reduction in parking
on premises located at: 303 Third Street
for which the record title stands in the name of: 303 Third Street Primary Condominium
whose address is: 303 Third Street

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: _____