



CITY OF CAMBRIDGE, MASSACHUSETTS

# PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139  
2007 JAN 24 A 10:05

NOTICE OF DECISION  
CITY OF CAMBRIDGE, MASSACHUSETTS

**Case No:** 200 Minor Amendment #1

**Address:** 870-888 Memorial Drive, 387-389 Western Avenue, and  
28 Hingham Street

**Zoning:** Special District 12

**Owners/Applicants:** President and Fellows of Harvard College, c/o Steve  
Nason, Senior Real Estate Development Manager, Harvard  
Real Estate Services, 1350 Massachusetts Avenue,  
Cambridge, MA 02138

**Application Date:** October 15, 2004; certified complete on October 21,  
2004

**Public Hearing:** November 9, 2004

**Date of Decision:** December 7, 2004

**Date of Filing Decision:** February 4, 2005

**Date of Minor  
Amendment #1:** December 19, 2006

**Application:** The applicant requests approval of a change to increase the gross floor area to be located within the dormitory building's original designed envelope and to add small areas to the exterior of the wood framed structures.

**Decision:** GRANTED with conditions.

### Application Documents Submitted

Letter to Barbara Shaw, Planning Board chair, from Alexandra Offiong, Senior Campus Planner, dated November 28, 2006, outlining the proposal to increase the overall floor area of the three wood frame houses by 1,202 square feet in order to meet the state accessibility requirements by increasing the size of the entry vestibules, to account for slight inaccuracies in the initial square footage calculations and to allow for a slight in

crease in interior living space. In the dormitory building an additional 2,749 square feet will be created through infill of some double height spaces. An updated dimensional form was submitted.

### Findings

At the December 5, 2006 regular meeting of the Board, Harvard University presented its application for a Minor Amendment to Special Permit #200.. The Planning Board discussed the proposal and requested the applicant return with a site plan, elevations and floor plans showing the changes in order to better evaluate the request.

At the December 19, 2006 regular meeting of the Planning Board, Harvard University presented the requested additional plans that illustrated the changes to the Gross Floor Area in the request.

The Board members discussed the revisions and found them to be in keeping with the original special permit: no additional units would be created, no changes in use are proposed, and that intent of the original special permit would remain intact.

Based on its review of the application documents, supplemental materials, and discussion at the meeting, the Planning Board finds that the application request is a Minor Amendment to the original special permit as set forth in the Zoning Ordinance as it does not alter the concept of the original special permit as to density, land usage, or provision of open space.

The Planning Board therefore finds that the requested Minor Amendment can be granted to allow for the additional square footage, 2,749 square feet in the dormitory building and 1,202 square feet in the three wood frame houses.

### Decision

The Planning Board **GRANTS** the Minor Amendment #1 subject to all conditions and requirements of the original Special Permit except as modified by this Decision. A revised Appendix I is attached.

Voting in affirmative to **GRANT** the Special Permit were H. Russell, P. Winters, S. Winter, T. Anninger, W. Tibbs and A. Finlayson, Associate Member appointed to replace an absent Planning Board member, constituting at least the two-thirds of the entire membership of the Board required to grant a special permit.

For the Planning Board,



Hugh Russell, Vice Chair

A copy of this decision #200 shall be filed with the Office of the City Clerk. Appeals, 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 above decision filed with the Office of the City Clerk on January 24, 2007 by Elizabeth M. Paden, authorized representative of the Cambridge Planning Board. All plans referred to in the decision have been filed with the City Clerk on said date.

Twenty (20) days have elapsed since the filing of the decision.  
No appeal has been filed.

DATE:  
City Clerk of Cambridge

Revised Appendix I – Dimensional Form

Special Permit #200

Address: 870-880 Memorial Drive

	Allowed/Required	Existing	Proposed	Granted
<b>Total FAR</b>	2.27 consolidating north & south parcel			
<b>Residential</b>			1.42 (3.1 at north parcel and .42 at south parcel)	1.46 (3.2 at north parcel and .44 at south parcel)
<b>Non-Residential</b>		.5		
<b>Inclusionary Bonus</b>				
<b>Total GFA in Sq. Ft.</b>				
<b>Residential</b>	224,835	0	140,652	144,603
<b>Non-Residential</b>	0	5,200	0	0
<b>Inclusionary Bonus</b>				
<b>Max. Height</b>				
<b>Range of heights</b>	35' – 65'	15'-21'	35' – 65'	35' – 65'
<b>Lot Size</b>	5,000	98,828 (37,006 north parcel and 61,822 south parcel)	98,828 (37,006 north parcel and 61,822 south parcel)	98,828 (37,006 north parcel and 61,822 south parcel)
<b>Lot area/du</b>	300	na	5,490	5,490
<b>Total Dwelling Units</b>	na	na	18 Multifamily units	18 Multifamily units
<b>Base units</b>				
<b>Inclusionary units</b>				
<b>Min. Lot Width</b>	50	170	170	170
<b>Min. Yard Setbacks</b>				
<b>Front, Memorial Dr</b>	10	51-60	10	10
<b>Front, Western Ave</b>	10	11	10	10
<b>Front, Banks St</b>	10	135	10	10
<b>Front, Akron St</b>	10	81	10	10
<b>Front, Hingham St, north side</b>	10 – 30 feet	60	10-30 feet	10-30 feet
<b>Front, Hingham St, south side</b>	10	0	10	10
<b>Side along lots #103 &amp; 106 on Plat 130</b>	15	73	15	15
<b>Total % Open Space</b>				
<b>Usable</b>	30%	6%	63%	63%
<b>Other</b>				
<b>Off Street Parking</b>		128	120	120
<b>Min #</b>	45			
<b>Max #</b>				
<b>Handicapped</b>	6		7	7
<b>Bicycle Spaces</b>	12	0	94	94
<b>Loading Bays</b>	None required	0	1 zone	1 zone