



498-9034

CITY OF CAMBRIDGE
COMMUNITY DEVELOPMENT DEPARTMENT
City Hall Annex - Inman & Broadway - Cambridge, Mass. 02139

NOTICE OF DECISION

In reference to the petition of Dana Chambers Alliance for a Special Permit for Additional Height, Harvard Square Overlay District, the petition has been GRANTED by the Planning Board on June 1, 1982, case No. PB-24.

A copy of the complete decision has been filed with the Office of the City Clerk on June 14, 1982. 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 filing of the complete decision.

Elizabeth McCarthy


Secretary to the
Planning Board



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

CASE NO.: PB #24
PREMISES: 11-21 Dunster Street
ZONING DISTRICT: Business B and Harvard Square Overlay District
PETITIONER: Dana Chambers Alliance
APPLICATION DATE: May 6, 1982
PUBLIC HEARING DATE: June 1, 1982
PETITION: Special Permit for Additional Height - Section
11.543, Harvard Square Overlay District
DATE OF PLANNING BOARD DECISION: June 1, 1982

The Petition

The applicant proposes to create an additional four hundred square feet of floor area by adding a mezzanine with a vaulted ceiling. The roof of the vaulted ceiling would extend three feet above the sixty foot height limit established by the Harvard Square Overlay District without the provision of specific amenities which would permit such a height by right. A special permit is therefore sought.

Documents

In support of the petition the following documents were submitted:

1. Special Permit Application, Dana Chamber Alliance, certified complete on May 6, 1982.
2. Development consultation procedure, certificate of compliance, application.
3. Site plan, cross sections, floor plans entitled "Synetics, Graham Gund Associates, Inc." dated 4/20/82, sheets A-1, A-2, A-3, A-5, A-6.

Public Hearing

Mr. Timothy Hilton, attorney for the applicant, indicated that a request was being made for a special permit to exceed the maximum unconditioned height of sixty feet by three feet. A new mezzanine floor is being created above the fourth (top) floor and the vaulted ceiling above this floor will exceed the height limit. The new ceiling will not be substantially seen from street level. The major public benefit provided is a substantial renovation to and architectural improvement of an historic structure which contributes significantly to the urban environment of Harvard Square.

No one else spoke in favor or in opposition to the proposal.

Findings

After review of the comments made at the hearing, documents submitted with the application, and discussion with Community Development Department staff, the Planning Board makes the following findings:

1. The proposed roofline will not penetrate the sky exposure plan as defined in Section 11.541 and will not be substantially visible from Dunster Street.
2. The required amenities for as-of-right height extension cannot be met because the structure is existing and modification to gain the amenity points detailed in 11.542 would significantly devalue the historic character of the building, or would be physically impossible.
3. The renovation work associated with the proposed height extension will significantly enhance the historic and architectural character of the structure and thus be a benefit to the whole Harvard Square environment. (Section 11.543(3)).

Decision

The Planning Board, pursuant to the requirements of Section 11.543, Special Permit for Additional Height, Harvard Square Overlay District, and Section 10.40, Special Permits grants a special permit for the construction of a vaulted roof structure on property at 11-27 Dunster Street, not to exceed sixty-three feet in height and to be built in general conformance with plans as submitted with the application entitled "Synetics, Graham Gund Associates, Inc." dated 4/20/82 revised, numbered sheets A1, A2, A3, A5, A6.

This APPROVAL of the application for a Harvard Square Overlay District Special Permit has been made by a unanimous vote of five members of the Planning Board on June 1, 1982.

For the Planning Board

Alfred B. Cohn
Vice Chairman

ATTEST: A true and correct copy of the decision filed with the office of the City Clerk on _____ 1982 by _____, authorized representative, of the Cambridge Planning Board.

Twenty days have elapsed since the date of filing this decision.

No appeal has been filed _____.

Appeal filed and dismissed or denied _____.

Date: _____

City Clerk, City of Cambridge