



PB242

City of Cambridge, Massachusetts Planning Board

City Hall Annex, 344 Broadway, Cambridge, MA 02139

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS 02142

2009 NOV 25 P 12:28

a. SPECIAL PERMIT APPLICATION – COVER SHEET

To the Planning Board of the City of Cambridge:

The undersigned hereby petitions the Planning Board for one or more Special Permits in accordance with the requirements of the following Sections of the Zoning Ordinance:

- 1. 5.53 2. _____
- 3. _____ 4. _____

Applicant: 49 Cedar Street, LLC

Address: 661 Main Street

Malden, MA 02148

Telephone: 781-696-5713 FAX: _____

Location of Premises: 49 Cedar Street

Zoning District: B

Submitted Materials: Application form, site plan, proposed plans,
photographs of site, dimensional table

Signature of Applicant: _____

For the Planning Board, this application has been reviewed and is hereby certified complete by the Community Development Department:

11-4-09
Date

James P. Coyle
Signature of CDD Staff

11/19/09

E. Gordon Pella

b. SPECIAL PERMIT APPLICATION – SUMMARY OF APPLICATION

Project Name:	49 Cedar Street Residences
Address of Site:	49 Cedar Street
Applicant:	49 Cedar Street, LLC
Planning Board Project Number:	(CDD)

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)

- Planning Board Special Permit for multiple
- principal residential uses on single lot

Project Description

Brief Narrative: See attached

Project Size:

- Total GFA: 3958 square feet
- Non-residential uses GFA: 0
- Site Area (acres and SF): 9175 square feet
- # of Parking Spaces: 3

Proposed Uses:

- # of Dwelling Units: 3 SFR
- Other Uses N/A
- Open Space (% of the site and SF) 52%/4759 square feet

Proposed Dimensions:

- Height: 32' ±
- FAR: 0.5/0.35 per ordinance section 5-1, fn.(j)

PART III. – Narrative and Plan Submittal Requirements

The site of the proposed project currently contains a two story single family house located at the front of a narrow but deep lot on Cedar Street in North Cambridge, The present dwelling meets all dimensional requirements except for one side yard set back which is 4.1 feet from the northerly lot line instead of the required minimum of 7.5 feet. The structure has pre-existing non-conforming status.

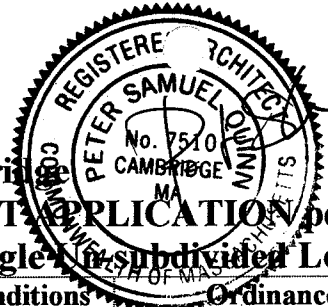
Petitioner proposes to construct two additional two story conforming single family residences as shown on the plan. These new dwellings would be permitted as of right if the existing dwelling were relocated to cure the side yard non-conformity, and were attached to said dwelling. An existing two car garage presently behind the principal dwelling will be razed which will ameliorate somewhat the new massing on the site.

Petitioner submits that the site is more amenable to separating the dwellings so as to avoid a single mass along one side. By separating the dwellings a better living environment by allowing light and air on all four sides, and a more utilitarian parking arrangement will be created. The separate dwelling arrangement will also be more consistent with other small single families along Cedar Street and in this neighborhood in general.

Petitioner has met with several abutters and other residents in the area who, when presented the option of one combined dwelling with three units or the proposed detached arrangement, generally expressed a preference for the separate dwellings.

10/22/09

**49 Cedar Street (Residential-B District) Cambridge
Zoning Compliance Table – SPECIAL PERMIT APPLICATION per 5.53.2
Ext'g 1 Unit (No Change) + 2 New Units on Single Undersubdivided Lot**



	Existing Conditions		Requested Conditions	Ordinance Requirements/Allowed	
Total Gross Floor Area	1,591-SF		3,958-SF	Calculation-See Note 1 = 3,961SF (max.)	<i>Complies</i>
Lot Area	9,175-SF		9,175-SF	5,000-SF (min.)	<i>Complies</i>
Ratio of Gross Floor Area to Lot Area (FAR)	0.17		0.5/0.35	Calculation-See Note 1 0.5/0.35	<i>Complies</i>
Lot Area for Each Dwelling Unit	9,175-SF		2 for 5,000-SF + 1 for 4,175-SF = 3 Units	Calculation-See Note 2 1/2,500 & 1/4,000	<i>Complies</i>
Size of Lot	Width	50.0'	50.0'	50.0' (min.)	<i>Complies</i>
	Depth	183.5'	183.5'	NA	<i>Complies</i>
Setbacks in Feet See Plot Plan	Front Extg	16.6'- Extg House	No change	15.0'	<i>Complies</i>
	New		NA		<i>Complies</i>
	Rear Extg	117.7'- Extg House	No change	35.0' – Calculation – See Note 3	<i>Complies</i>
	New		35.0-New Bldg		<i>Complies</i>
	Side(R) Extg	4.1'-Extg House	No change	Min 7.5', Total 20.0'	<i>Extg non-conformity No change</i>
	New		7.5'-New Bldg		<i>Complies</i>
	Side(L) Extg	23.9' – Extg House	No change	Min 7.5', Total 20.0'	<i>Complies</i>
New		12.5'-New Bldg		<i>Complies</i>	
Size of Building	Height (Ext'g)	+/-32 – Extg House	No change	35.0' (max.)	<i>Complies</i>
	Height (New)		31.6'		<i>Complies</i>
Ratio of Usable Open Space to Lot Area	52%		2,512-SF UOS >15' + 2,247-SF POS = 4,759-SF (52%)	40% of lot = 3,670-SF MIN	<i>Complies</i>
Area and % of req'd with width > 15.0'	>15'		2,512-SF=27% (Exceeds 50% of UOS required)	Min 50% UOS >15.0' = 1,835-SF	<i>Complies per 5.22.1 per 5.22.3</i>
Area and % of req'd with width < 15.0' (Permeable)	<15' (POS)		1,570-SF required +677-SF surplus = 2,247-SF (25%)	Max 50% of req'd UOS = 1,835-SF	
Dwelling Units	1		3	Calculation-See Note 2 1/2,500 & 1/4,000	<i>Complies</i>
Parking Spaces	2		3	1/Dwelling	<i>Complies</i>

**49 Cedar Street (Residential-B District) Cambridge
Zoning Compliance Table**

Note 1

FAR – Building Area Calculation per Table 5-1, fn-j.

Lot Area = 9,175

First 5,000-SF X FAR 0.5 = 2,500 SF

Balance 4,175-SF X FAR 0.35 = 1,461

TOTAL 3,961 SF

Note 2

Lot are per Unit Calculation per Table 5-1, fn-j.

Lot Area = 9,175

First 5,000-SF / 2,500 per unit = 2 Units

Balance 4,175-SF / 4,000 per unit = 1

TOTAL 3 Units

Note 3

Rear Yard Calculation per Table 5-1, fn-c.

Lot Depth = 183.5', Min lot depth = 25.0' plus 4.0' for each 10ft to a maximum of 35.0' Yard.

Lot Depth >100' = 83.5'

$25.0' + (83.5'/4) = 45.9' = 35.0'$

CambridgeMA.gov

Cambridge City Viewer



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Base Map **Aerial Photo**

Size

Selection **Legend**

[Help](#)

Scale 1" = 159 ft

Select

(show all)

Property ID **Area**
192-8 49 C

1 selected To Map

Property Info

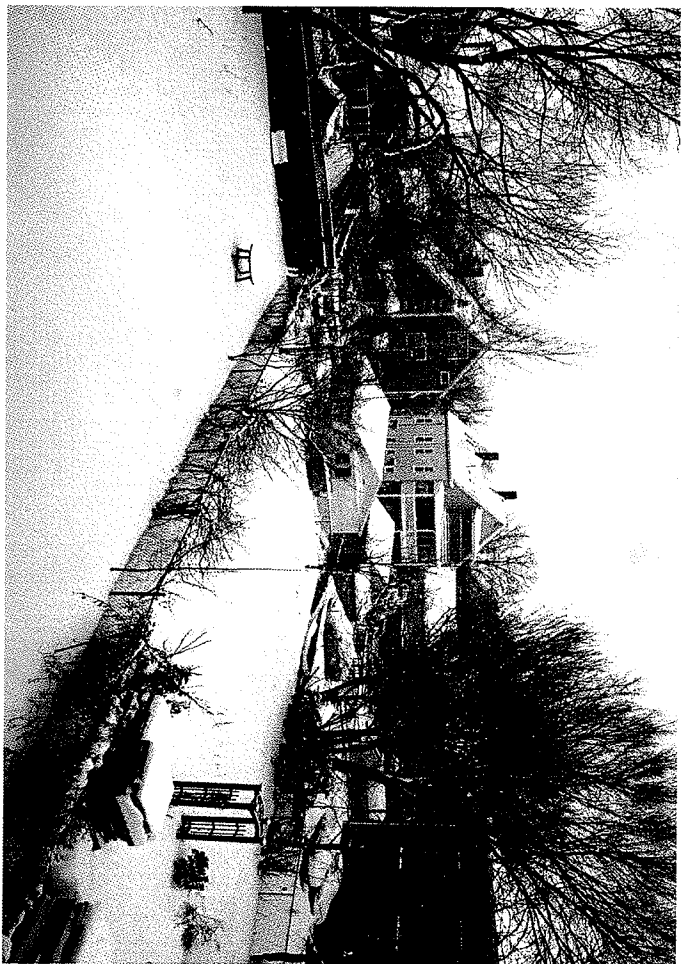
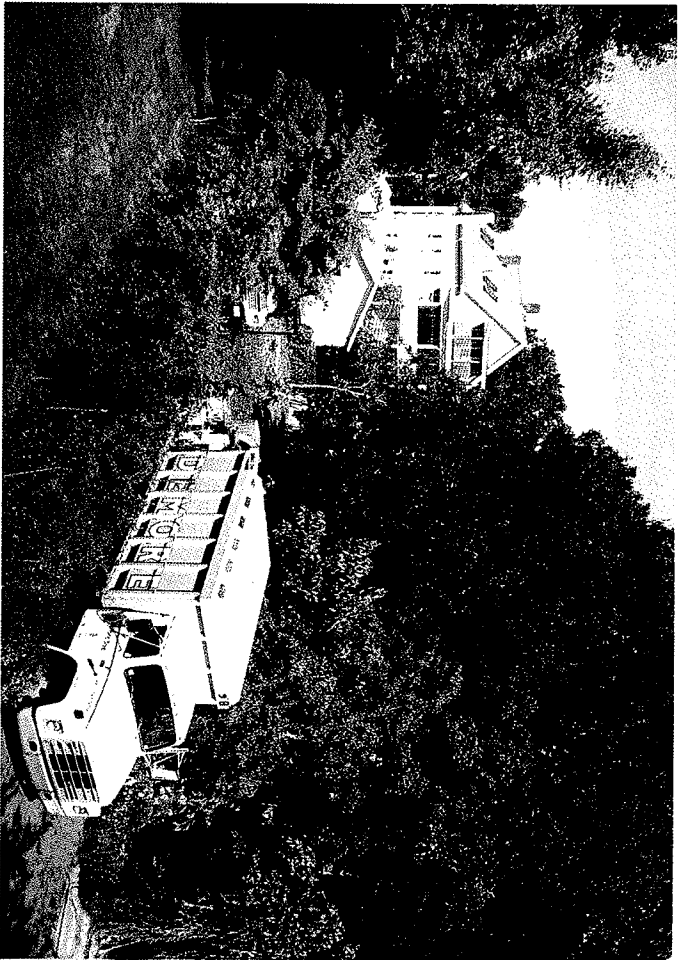
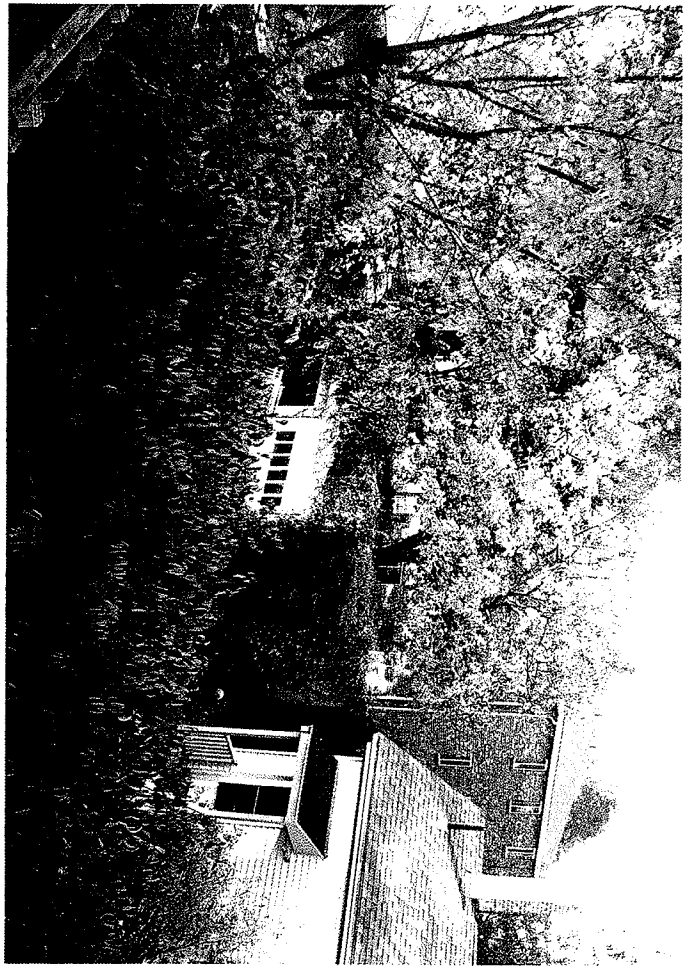


[Google Maps](#)

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v3.1.0 [beta 3] [AppGeo](#)

[Save Map](#) [as Image](#)



N/F
49 - 51 REED STREET
CONDOMINIUM
BOOK 16713
PAGE 379

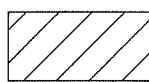
LOT 26 HOWN ON PLAN
REC. IN PLAN BOOK 6, PLAN 37

N 11° 29' 57" E
50.00'

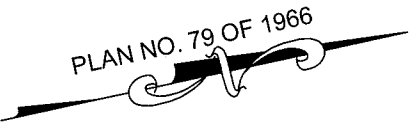
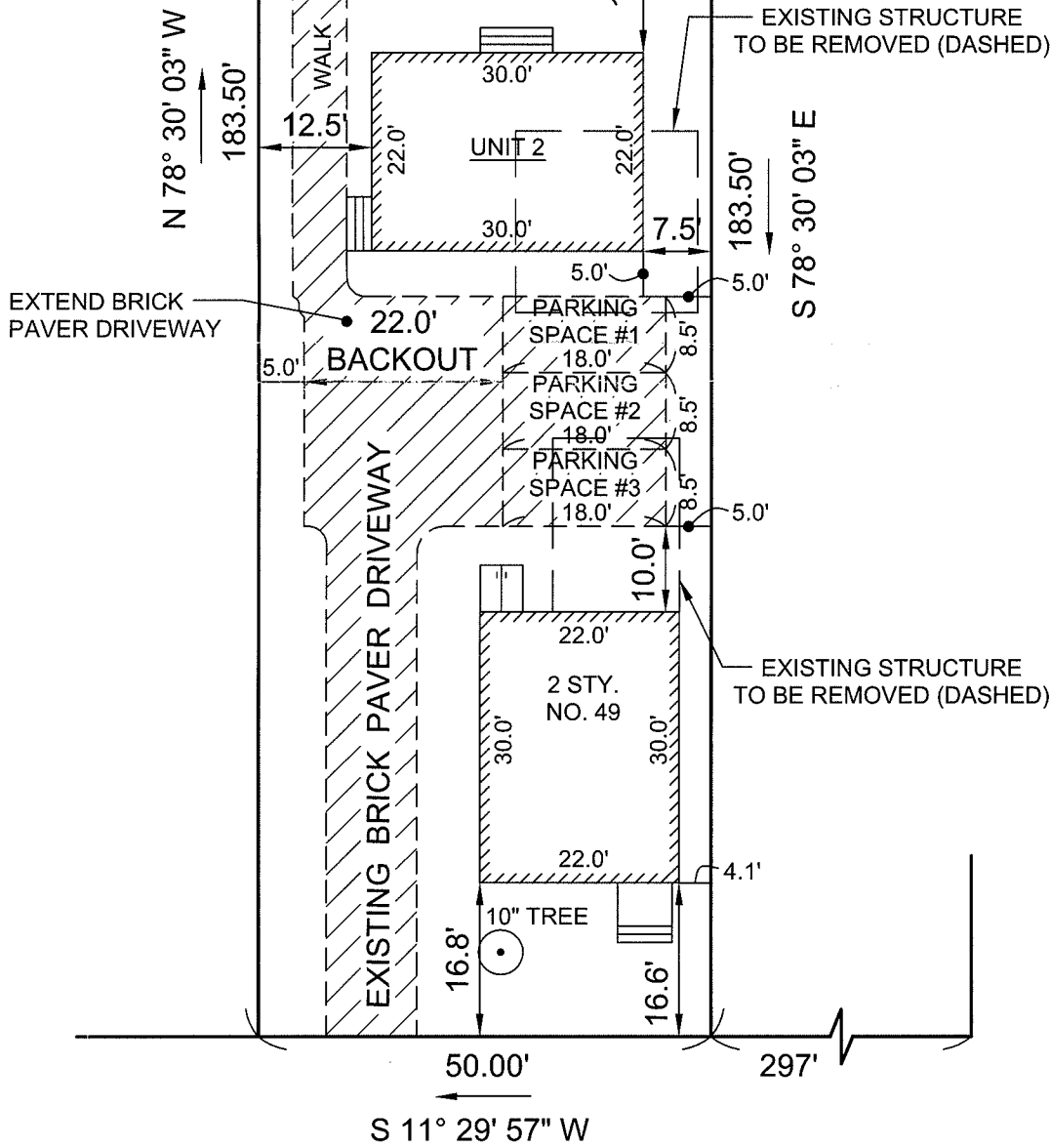
10" TREE
LOT 4
9,175 S.F.

N/F
RICHARD K.
BRAUN
BOOK 31297
PAGE 575
SHOWN ON PLAN
NO. 439 OF 1942

NOTES:

1. ALL BUILDING DIMENSIONS AND OFFSETS SHOWN ARE TO THE BRICK / BLOCK FOUNDATION CORNER.
2. PLAN REFERENCE: LOT 4 SHOWN ON A PLAN RECORDED IN PLAN BOOK 6, PLAN 37.
3.  AREA COVERED IN BRICK PAVERS AND CONCRETE

N/F
MANISH + VANYA
SAGAR
BOOK 44948
PAGE 56
LOT X
SHOWN ON PLAN NO. 959 OF 1967



DUDLEY STREET

CEDAR STREET

PLOT PLAN
IN
CAMBRIDGE, MA
49 CEDAR STREET



SCALE: 1" = 20'-0"

OCTOBER 6, 2009

D & A SURVEY ASSOCIATES, INC.
P.O. BOX 621 MEDFORD, MA 02155
(781) 324 - 9566 (781) 321 - 2501 (FAX)

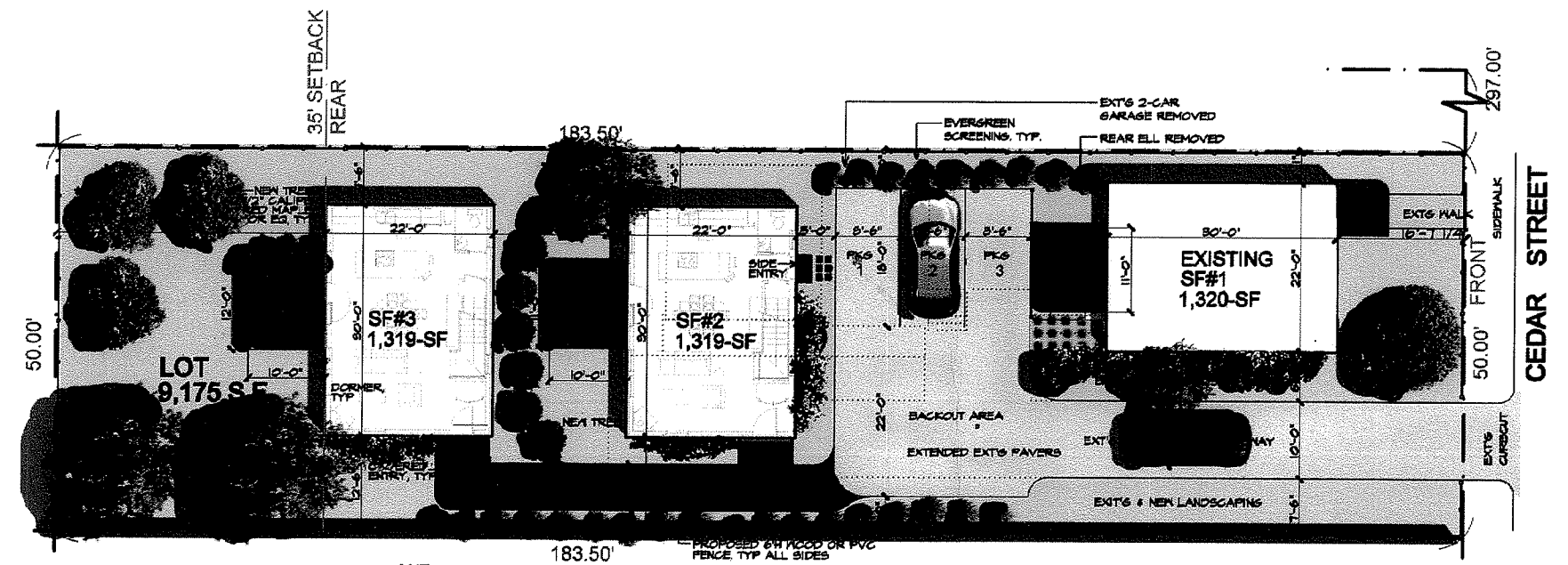


Paul J. DeSimone

DATE PRINTED: THURSDAY, DECEMBER 10, 2009

N/F
MANISH + VANYA
SAGAR
BOOK 44948
PAGE 56
LOT X
SHOWN ON PLAN NO. 959 OF 1967

DUDLEY STREET



N/F
RICHARD K.
BRAUN
BOOK 31297
PAGE 575
SHOWN ON PLAN
NO. 439 OF 1942

ARCHITECTURAL SITE PLAN - SPECIAL PERMIT PROPOSAL
SCALE: 1/10" = 1'-0"
SF= SINGLE FAMILY

UNIT 1 (EXT'G)	1,320 SF
UNIT 2	1,319 SF
UNIT 3	1,319 SF
TOTAL	3,958 SF

*All amended
plans
1/5/10
EMP*

**PETER
QUINN
ARCHI
TECTS**

ARCHITECTURE
PLANNING
COMMUNITY DESIGN
PETER QUINN ARCHITECTS LLC
1955 MASS AVE, SUITE 4
CAMBRIDGE, MA 02140
PH 617-354-3889 FAX 617-888-0280

PROJECT
49 CEDAR ST
49 CEDAR STREET
CAMBRIDGE, MA

PREPARED FOR
49 CEDAR ST, LLC
661 MAIN ST
MALDEN, MA 02148

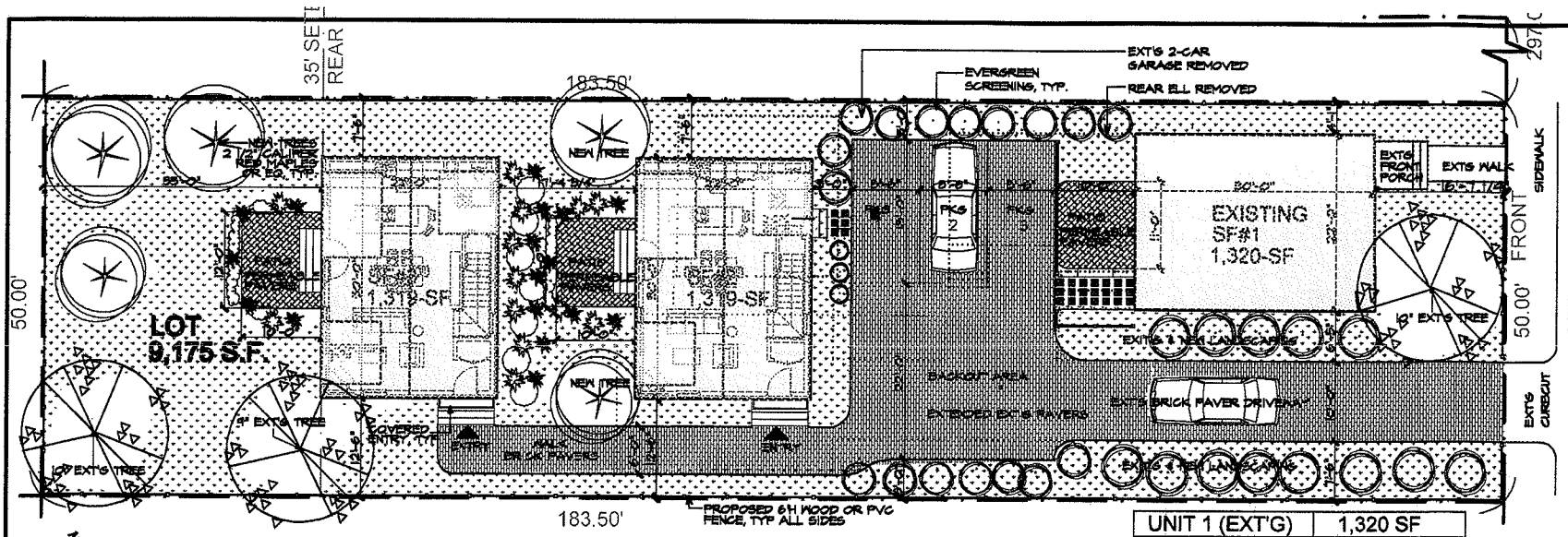
DRAWING TITLE
**SITE PLAN
SPECIAL PERMIT
PROPOSAL &
ZONING
ANALYSIS**

SCALE AS NOTED

REVISION / ISSUE DATE	
SP APPLICATION	22 OCT 2009
DRAWN BY	REVIEWED BY
DM/MY	PQ

SHEET

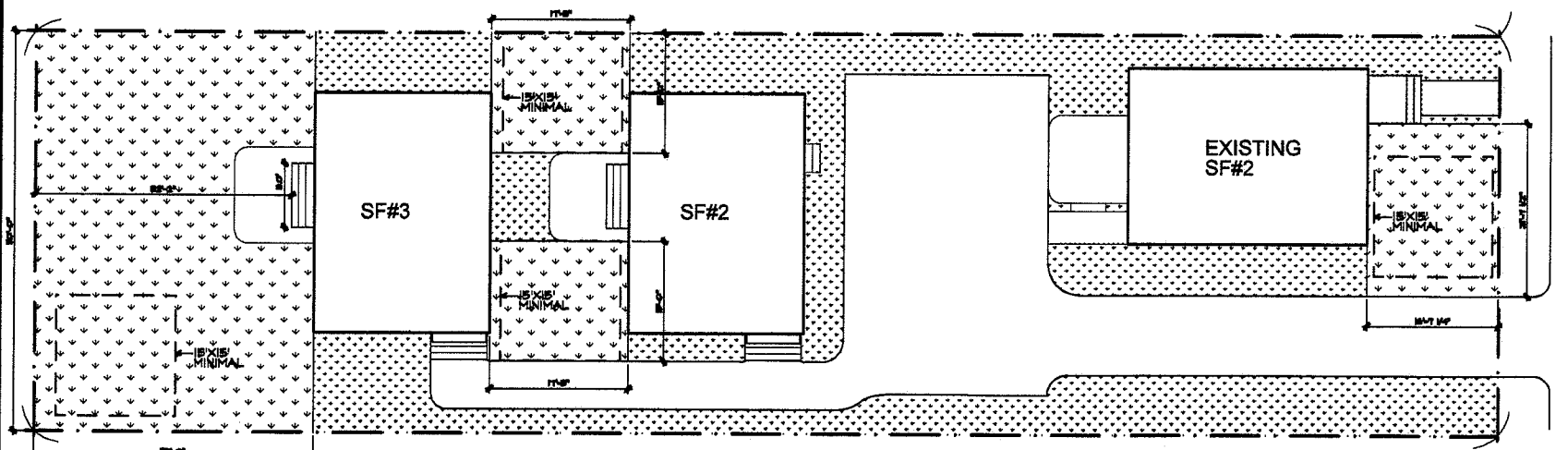
DATE PRINTED: Thursday, December 10, 2009



50.00' FRONT
50.00' SIDEWALK
CEDAR STREET

ARCHITECTURAL SITE PLAN - SPECIAL PERMIT PROPOSAL
SCALE: 1/10" = 1'-0"
SF=SINGLE FAMILY

UNIT 1 (EXT'G)	1,320 SF
UNIT 2	1,319 SF
UNIT 3	1,319 SF
TOTAL	3,958 SF



USABLE OPEN SPACE
SCALE: 1/10" = 1'-0"
SF=SINGLE FAMILY

USABLE OPEN SPACE (≥15'X15')
2,512-SF (27% OF LOT) + PERMEABLE OPEN SPACE (<15'X15')
2,247-SF (25% OF LOT) = 4,759-SF (52% OF LOT)

#3	#2	EXISTING #1				
660-SF 2ND FLOOR PLAN SCALE 1"=10'-0"	660-SF 2ND FLOOR PLAN SCALE 1"=10'-0"	660-SF 2ND FLOOR PLAN SCALE 1"=10'-0"				
659-SF 1ST FLOOR PLAN SCALE 1"=10'-0"	659-SF 1ST FLOOR PLAN SCALE 1"=10'-0"	660-SF 1ST FLOOR PLAN SCALE 1"=10'-0"				
0-SF BASEMENT PLAN SCALE 1"=10'-0"	0-SF BASEMENT PLAN SCALE 1"=10'-0"	0-SF BASEMENT PLAN SCALE 1"=10'-0"				
#3 GSF 1,319-SF	#2 GSF 1,319-SF	#1 GSF 1,320-SF				
+		+		=		TOTAL GSF 3,958-SF

GSF CALCULATION
SCALE: 1/10" = 1'-0"

PROPOSED SF
 EXISTING SF



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DRAWING TITLE
**SITE PLAN
SPECIAL PERMIT
PROPOSAL &
ZONING
ANALYSIS**

SCALE AS NOTED
REVISION / ISSUE DATE

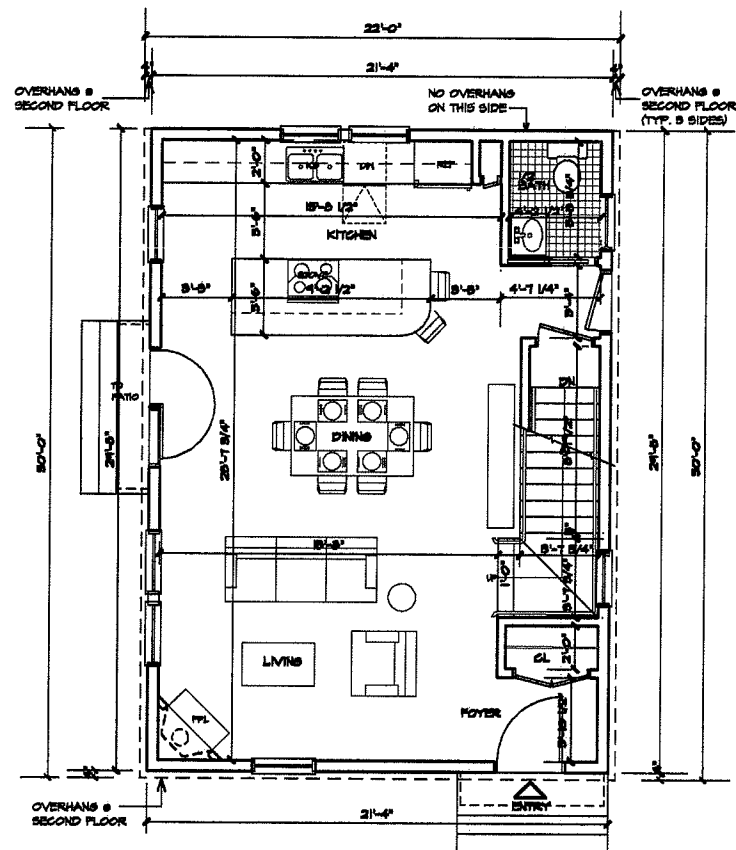
SP APPLICATION 22 OCT 2009

DRAWN BY DM/MY REVIEWED BY PQ

SHEET

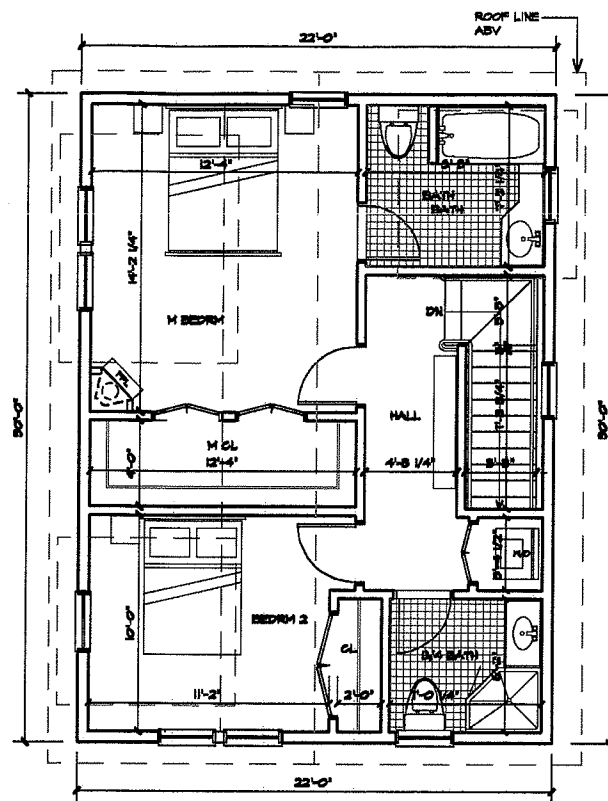
A-0

DATE PRINTED: Thursday, December 10, 2009



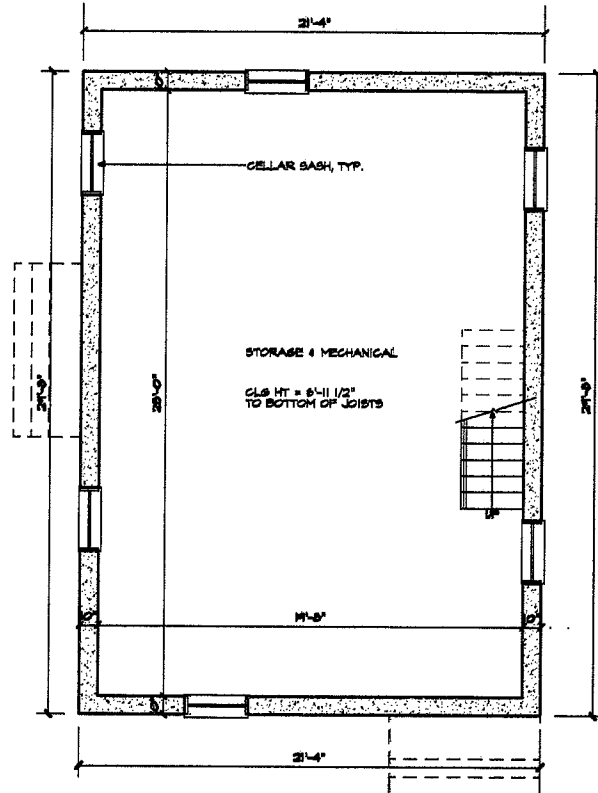
1ST FLOOR PLAN-UNITS 2&3

SCALE: 1/4" = 1'-0"



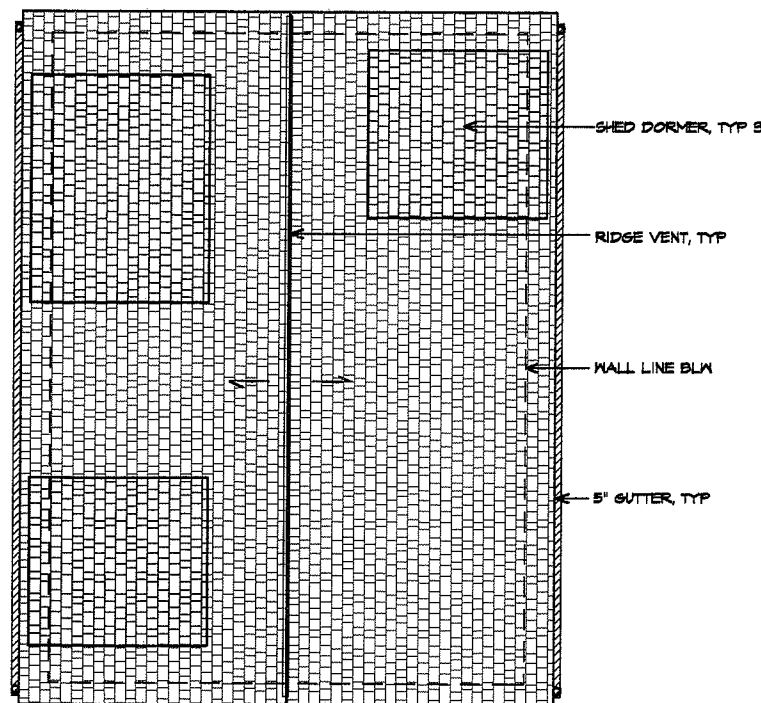
2ND FLOOR PLAN-UNITS 2&3

SCALE: 1/4" = 1'-0"



BASEMENT FLOOR PLAN-UNITS 2&3

SCALE: 1/4" = 1'-0"



ROOF PLAN-UNITS 2&3

SCALE: 1/4" = 1'-0"

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PROJECT

49 CEDAR ST
49 CEDAR STREET
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PREPARED FOR

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DRAWING TITLE

**FLOOR PLANS
NEW UNITS
2&3**

SCALE AS NOTED

REVISION / ISSUE DATE

SP APPLICATION 22 OCT 2009

DRAWN BY
DM

REVIEWED BY
PQ

SHEET

A-1



I:\pqr-serv\01\projects\49\Cedar\49\Permit_Sett\Floor Plans

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PROJECT

49 CEDAR ST
49 CEDAR STREET
CAMBRIDGE, MA

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49 CEDAR ST, LLC
661 MAIN ST
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DRAWING TITLE

**ELEVATIONS
SPECIAL PERMIT
PROPOSAL**

SCALE AS NOTED

REVISION / ISSUE DATE

SP APPLICATION 22 OCT 2009

DRAWN BY
DM

REVIEWED BY
PQ

SHEET

A-2

TYPICAL ELEVATION NOTES

- PAINTED VERTICAL SIDING
- TEXTURED ARCH'L ASPHALT SHINGLES
- DORMER
- 1X PAINTED WOOD TRIM
- CLAD CASHEMENT & DOUBLE HUNG WINDOWS, TYP.
- SHINGLES
- 4" OVERHANG ON THREE SIDES
- SHED ROOF ON KNEE BRACE
- ENTRY DOOR
- 1X6 PAINTED WOOD TRIM
- 6" CLAPBOARD SIDING WITH 4" EXPOSURE
- WOOD PAINTED RAILING
- WATER TABLE PAINTED
- ENTRY STAIRS
- CONCRETE FOUNDATION



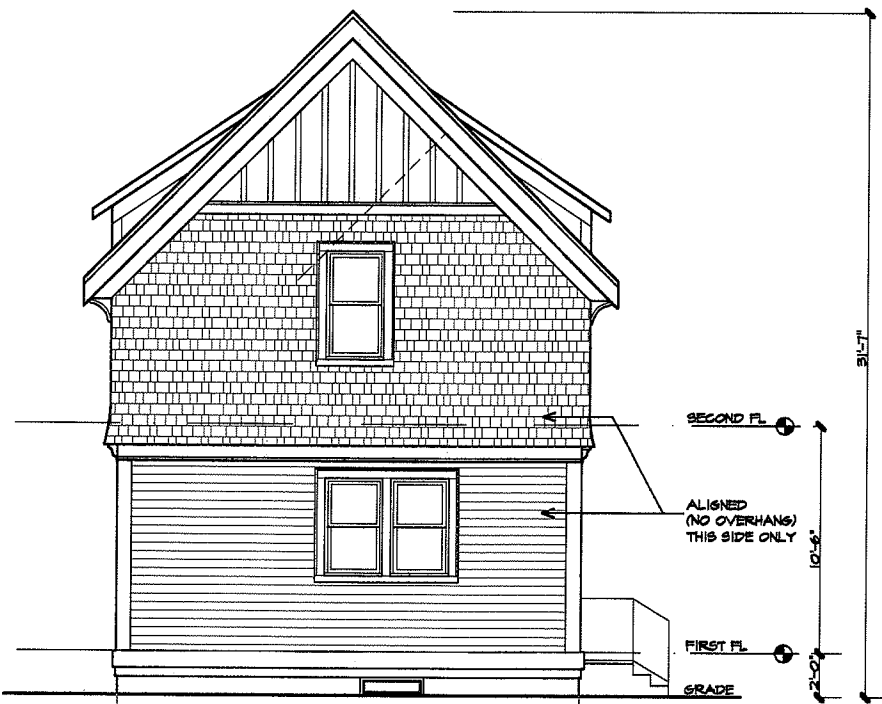
FRONT (SOUTH) ELEVATION

SCALE: 1/4" = 1'-0"



SIDE (WEST) ELEVATION

SCALE: 1/4" = 1'-0"



REAR (NORTH) ELEVATION

SCALE: 1/4" = 1'-0"



SIDE (EAST) ELEVATION

SCALE: 1/4" = 1'-0"

DATE PRINTED:

EXT'G CURB CUT
AND DRIVEWAY
ENTRY, NO CHANGE



FRONT



FRONT RIGHT

REAR ELL TO BE
REMOVED



REAR



FRONT LEFT

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PH 617-354-3989 FAX 617-868-0280

SEAL

CONSULTANT

PROJECT

THREE-UNIT DEVELOPMENT

49 CEDAR STREET
CAMBRIDGE, MA

PREPARED FOR

49 CEDAR ST, LLC
661 MAIN ST
MALDEN, MA 02148

DRAWING TITLE

PHOTOS:
EXISTING SINGLE
FAMILY RES
AND EXT'G YARD

SCALE AS NOTED

REVISION / ISSUE DATE

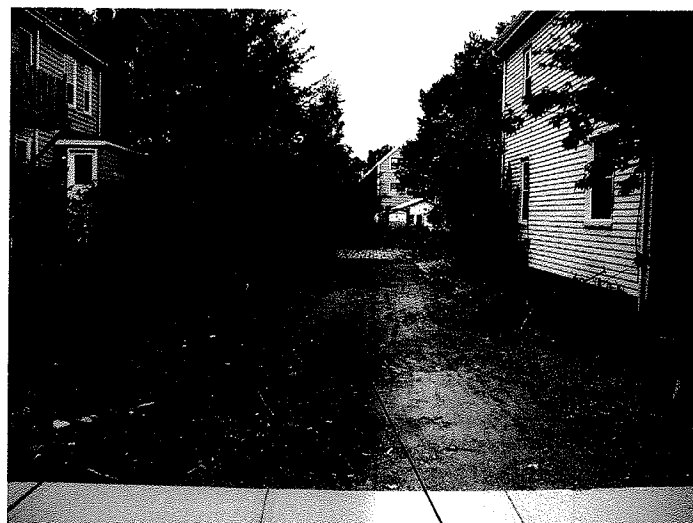
SP APPLICATION 21 OCT 2009

DRAWN BY
EA

REVIEWED BY
PQ

SHEET

E-1



YARD LOOKING TO REAR

BRICK PAVER DRIVE
TO BE RESTORED
& EXTENDED



YARD LOOKING TO STREET



YARD LOOKING TO GARAGE

GARAGE TO BE
REMOVED

\\pqa-serv01\projects\projects\DCAD\dwg\49\Cedar-49\Permit Set\E1-Existing Condition