

b. SPECIAL PERMIT APPLICATION – SUMMARY OF APPLICATION

Project Name:
Address of Site: 545 Cambridge Street
Applicant: Marc Resnick
Planning Board Project Number: (CDD)

Hearing Timeline (CDD)

Application Date: Feb 4 2010
Planning Board 1st Hearing Date: March 2, 2010 *
(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)

- CONVERSION OF NON RESIDENTIAL STRUCTURE TO RESIDENTIAL
- (2 FIRS) MINIMUM NUMBER OF OFF STREET PARKING SPACES

Project Description

Brief Narrative: CONVERSION OF 2ND & 3RD FLR OF EXISTING NON-RESIDENTIAL BUILDING INTO 4 residential units.

Project Size:

- Total GFA: 11,379 (1st flr: 6595 2nd + 3rd 4784)
- Non-residential uses GFA: _____
- Site Area (acres and SF): 5935
- # of Parking Spaces: -

Proposed Uses:

- # of Dwelling Units: 4
- Other Uses: -
- Open Space (% of the site and SF) _____

Proposed Dimensions:

- Height: (EXISTING TO REMAIN)
- FAR: _____

NARRATIVE

Conformance with the general criteria for the issuance of a special permit

Applicant seeks to convert the second and third floors of a non residential structure to 4 units of housing and to waive the parking requirement. The grant of a special permit will meet the requirements of the Ordinance.

Traffic generated patterns of access and egress will not cause congestion, hazard, or substantial change in the established neighborhood character. The change from the office use to four residential units will result in a decrease of traffic. There is no vehicular access or egress currently to the building from Cambridge Street. The site is within a 10 minute walk to the Lechmere MBTA Station and is on the #69 Bus route to Harvard Square. Adjacent uses are similar to this proposal, with ground floor retail uses and residential uses on the upper floors. This will be a combination of a common land use pattern in this neighborhood.

The continued operation of or development of adjacent uses as permitted in the Zoning Ordinance will not be adversely affected by the nature of the proposed use. Adjacent uses are similar to this proposal, with ground floor retail uses and residential uses on the upper floors. This will be a continuation of a common land use pattern in this neighborhood.

No nuisance or hazard will 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.

This proposal will advance the objective of the Zoning Ordinance, which is (generally) to encourage a variety of residential unit types. Thus, it will not impair the integrity of the district, adjoining district or otherwise derogate from the intent and purpose of the Ordinance.

Criteria for approval of a Special Permit for conversion from nonresidential to residential use

The proposal will maintain the window and door openings currently in use in the building; no new exterior elements are to be added. Thus, the privacy of residential neighbors of the new housing will not be affected.

The addition of four residential units will not negatively impact the abutting commercial uses on Cambridge Street. The site is located on a bus route that connects with Harvard Square and Lechmere Square and within walking distance to the Lechmere Green Line T stop. The building is also within walking distance of the Twin City Mall and many shops

and services along Cambridge Street. The number of units proposed is less than half that allowed in a BA district.

Considerations for the Approval of a Special Permit for conversion with a reduction in Required Parking

It is not physically possible to park on the lot. The building consumes the entire lot. As such, the applicant seeks a waiver of the required 4 parking spaces. Waiver of this requirement will service the City's objective to provide new dwelling units within the City's mixed use shopping districts. There is availability of resident off-street parking and the building is located within 7 blocks of an MBTA train station that serves not only the trolley but also many bus routes and is on a bus line serving Lechmere and Harvard Squares.

Appendix I – Dimensional Form

Special Permit #

Address: 545 Cambridge Street

	Allowed/Required	Existing	Proposed	Granted
Total FAR		1.92	1.92	
Residential	1.75*		1.11	
Non-Residential	1.0	1.92	0.81	
Inclusionary Bonus	N/A			
Total GFA in Sq. Ft.				
Residential	10,386.25 sf	11,379 sf N/A	11,379 sf 4,784 sf	
Non-Residential	5,935 sf	11,379 sf	6,595 sf	
Inclusionary Bonus				
Max. Height	35/35	30'	30'	
Range of heights				
Lot Size	5,000 res.	5,935 sf	5,935 sf	
Lot area/du	600 sf	0	1,483 sf	
Total Dwelling Units	9	0	4	
Base units				
Inclusionary units				
Min. Lot Width	50' residential	91'	No Change	
Min. Yard Setbacks		0-15'	No Change	
Front	Existing Setback			
Side, Left	Existing Setback			
Side, Right	Existing Setback			
Rear	Existing Setback			
Total % Open Space Usable	10% or existing	<1%	<1%	
Other				
Off Street Parking	1 per unit	None	None	
Min #				
Max #				
Handicapped				
Bicycle Spaces	1/10 if parking waived	None	None	
Loading Bays	N/A for housing			

*or conversion

OWNERSHIP CERTIFICATE - PLANNING BOARD SPECIAL PERMIT

This form is to be completed by the OWNER, signed, and returned to the Office of the Planning Board.

I hereby authorized: **Mark Resnick**
(Petitioner)

Address: **183 Harvard Avenue, Allston, MA 02134**

to apply for a special permit for: **Conversion from retail use to both residential and retail use by** (type of development) **converting the second and third floors of a non residential structure to 4 units of housing.**
on premises located at: **545 Cambridge Street**

for which the record title stands in the name of:

Stuart Rothman, Trustee of STU-Lin Family Trust

whose address is:

907 Massachusetts Avenue, Cambridge, MA 02139

by a deed duly recorded in the: **Middlesex County Registry of Deeds in Book 18757**

Page **96** ; or Registry District of the Land Court, Certificate No.:

Book: Page:

This assent is contingent upon title to the above referenced property passing to the applicant prior to said hearing.

Signature of Land Owner

(If authorized Trustee, Officer or Agent, so identify)

Stuart Rothman as Trustee.

Commonwealth of Massachusetts, County of **Middlesex**

The above named **Stuart Rothman** personally appeared before me,

This **4th** of **Feb.**, 20**10** and made oath that the above statement is true.

Notary:

My Commission expires:

[Handwritten Signature]



PAUL B. TURCOTTE
Notary Public
Commonwealth of Massachusetts
My Commission Expires
April 13, 2012

545 Cambridge Street

Cambridge, Massachusetts

Project No. 0813

Architect

H. J. ROYDEN ARCHITECTS
48 Wakefield Street, Boston
Boston, Massachusetts 02118
T. 617.238.1770
www.hjroyden.com

Drawing List

- D1.1 Demolition Plans
- A1.1 Construction Plans
- A5.1 Exterior Ceiling Plans
- A6.1 Exterior Elevations
- A6.2 Enlarged Kitchen Plans & Elevations
- A6.3 Enlarged Bathroom Plans & Elevations
- A6.4 Enlarged Bathroom Plans & Elevations

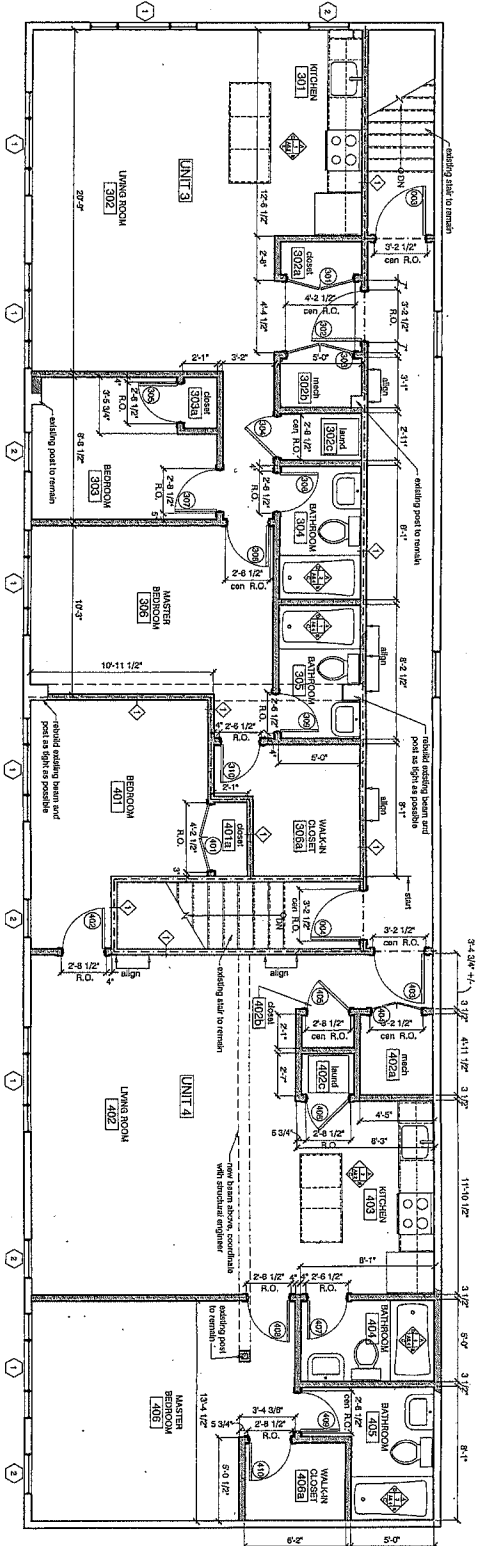
Architect
H.P. BOURQUELLI ARCHITECTS
45 Newbury Street, Suite 100
Boston, Massachusetts 02115
781.872.2881
www.hpbarchitect.com

Issue No.	Description	Date
1	Initial	

Date: _____
Scale: _____
27 Jan 2010
Drawn By: _____
Project Number: _____
0913

Second & Third Floor Plans
Floor Plans

A1.1



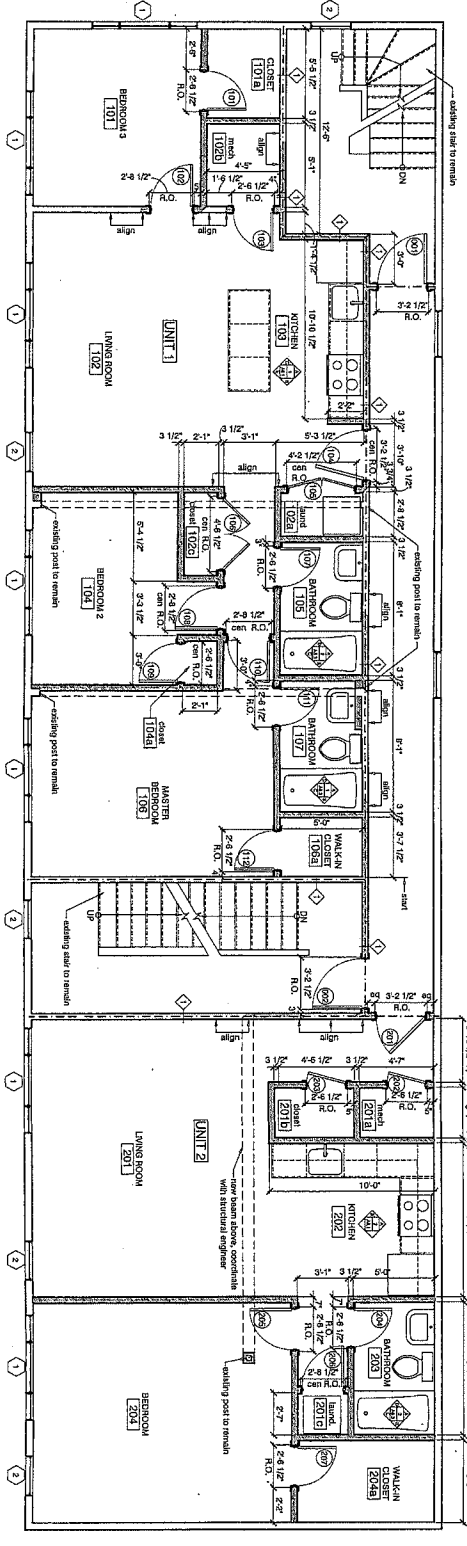
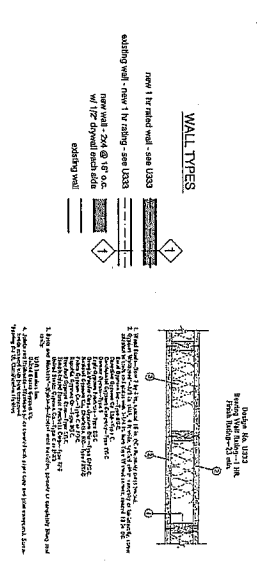
2 Third Floor Plan
SCALE: 1/4" = 1'-0"

Door Schedule

NO.	TYPE	FINISH	MARKING	NOTES
001	6'-0" x 2'-0" SWING	WOOD	WOOD	WOOD TRIM
002	6'-0" x 2'-0" SWING	WOOD	WOOD	WOOD TRIM
003	6'-0" x 2'-0" SWING	WOOD	WOOD	WOOD TRIM
004	6'-0" x 2'-0" SWING	WOOD	WOOD	WOOD TRIM
005	6'-0" x 2'-0" SWING	WOOD	WOOD	WOOD TRIM
006	6'-0" x 2'-0" SWING	WOOD	WOOD	WOOD TRIM
007	6'-0" x 2'-0" SWING	WOOD	WOOD	WOOD TRIM
008	6'-0" x 2'-0" SWING	WOOD	WOOD	WOOD TRIM
009	6'-0" x 2'-0" SWING	WOOD	WOOD	WOOD TRIM
010	6'-0" x 2'-0" SWING	WOOD	WOOD	WOOD TRIM
011	6'-0" x 2'-0" SWING	WOOD	WOOD	WOOD TRIM
012	6'-0" x 2'-0" SWING	WOOD	WOOD	WOOD TRIM
013	6'-0" x 2'-0" SWING	WOOD	WOOD	WOOD TRIM
014	6'-0" x 2'-0" SWING	WOOD	WOOD	WOOD TRIM
015	6'-0" x 2'-0" SWING	WOOD	WOOD	WOOD TRIM
016	6'-0" x 2'-0" SWING	WOOD	WOOD	WOOD TRIM
017	6'-0" x 2'-0" SWING	WOOD	WOOD	WOOD TRIM
018	6'-0" x 2'-0" SWING	WOOD	WOOD	WOOD TRIM
019	6'-0" x 2'-0" SWING	WOOD	WOOD	WOOD TRIM
020	6'-0" x 2'-0" SWING	WOOD	WOOD	WOOD TRIM
021	6'-0" x 2'-0" SWING	WOOD	WOOD	WOOD TRIM
022	6'-0" x 2'-0" SWING	WOOD	WOOD	WOOD TRIM
023	6'-0" x 2'-0" SWING	WOOD	WOOD	WOOD TRIM
024	6'-0" x 2'-0" SWING	WOOD	WOOD	WOOD TRIM
025	6'-0" x 2'-0" SWING	WOOD	WOOD	WOOD TRIM
026	6'-0" x 2'-0" SWING	WOOD	WOOD	WOOD TRIM
027	6'-0" x 2'-0" SWING	WOOD	WOOD	WOOD TRIM
028	6'-0" x 2'-0" SWING	WOOD	WOOD	WOOD TRIM
029	6'-0" x 2'-0" SWING	WOOD	WOOD	WOOD TRIM
030	6'-0" x 2'-0" SWING	WOOD	WOOD	WOOD TRIM

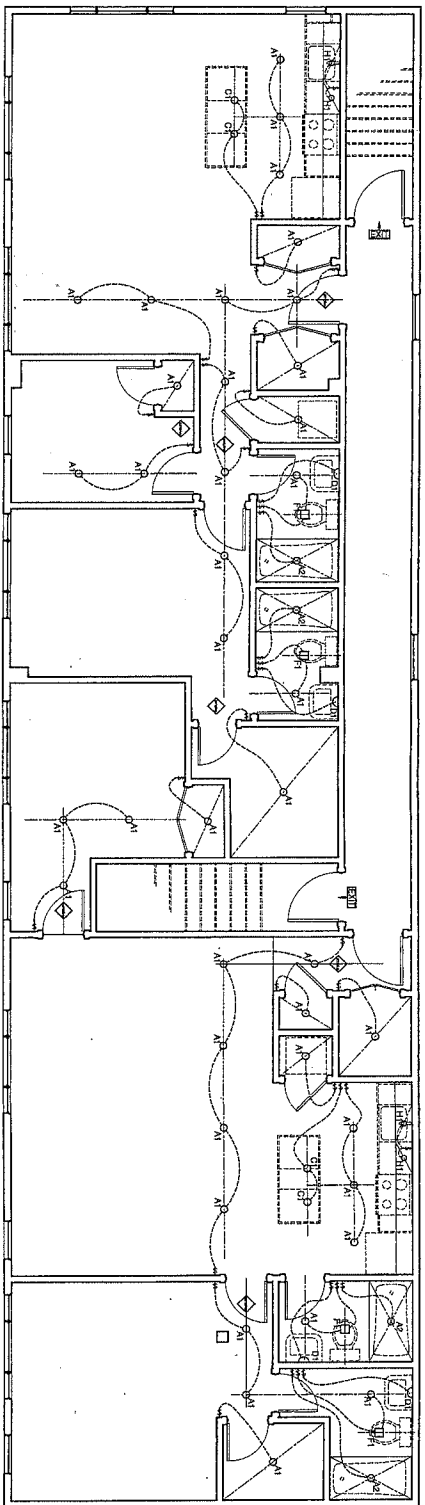
WALL TYPES

NO.	DESCRIPTION	FINISH	MARKING	NOTES
101	1/2" GYPSUM BOARD	PAINT	PAINT	PAINT
102	1/2" GYPSUM BOARD	PAINT	PAINT	PAINT
103	1/2" GYPSUM BOARD	PAINT	PAINT	PAINT
104	1/2" GYPSUM BOARD	PAINT	PAINT	PAINT
105	1/2" GYPSUM BOARD	PAINT	PAINT	PAINT
106	1/2" GYPSUM BOARD	PAINT	PAINT	PAINT
107	1/2" GYPSUM BOARD	PAINT	PAINT	PAINT
108	1/2" GYPSUM BOARD	PAINT	PAINT	PAINT
109	1/2" GYPSUM BOARD	PAINT	PAINT	PAINT
110	1/2" GYPSUM BOARD	PAINT	PAINT	PAINT
111	1/2" GYPSUM BOARD	PAINT	PAINT	PAINT
112	1/2" GYPSUM BOARD	PAINT	PAINT	PAINT
113	1/2" GYPSUM BOARD	PAINT	PAINT	PAINT
114	1/2" GYPSUM BOARD	PAINT	PAINT	PAINT
115	1/2" GYPSUM BOARD	PAINT	PAINT	PAINT
116	1/2" GYPSUM BOARD	PAINT	PAINT	PAINT
117	1/2" GYPSUM BOARD	PAINT	PAINT	PAINT
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119	1/2" GYPSUM BOARD	PAINT	PAINT	PAINT
120	1/2" GYPSUM BOARD	PAINT	PAINT	PAINT
121	1/2" GYPSUM BOARD	PAINT	PAINT	PAINT
122	1/2" GYPSUM BOARD	PAINT	PAINT	PAINT
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124	1/2" GYPSUM BOARD	PAINT	PAINT	PAINT
125	1/2" GYPSUM BOARD	PAINT	PAINT	PAINT
126	1/2" GYPSUM BOARD	PAINT	PAINT	PAINT
127	1/2" GYPSUM BOARD	PAINT	PAINT	PAINT
128	1/2" GYPSUM BOARD	PAINT	PAINT	PAINT
129	1/2" GYPSUM BOARD	PAINT	PAINT	PAINT
130	1/2" GYPSUM BOARD	PAINT	PAINT	PAINT



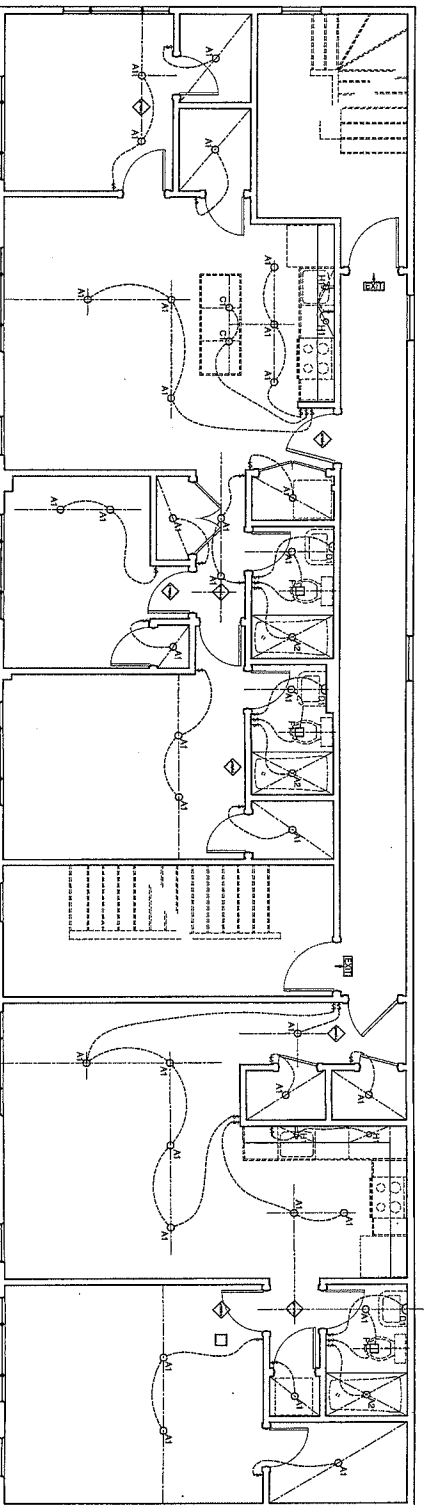
1 Second Floor Plan
SCALE: 1/4" = 1'-0"

Architect
H.F. HORNBERGER ARCHITECTS
46 Newbury Street, Suite 110
Boston, Massachusetts 02116
www.hornberger.com



2 Third Floor Plan
A1.1 SCALE: 1/4" = 1'-0"

Lighting Schedule			
A1	Recessed Ceiling	117/12X	White
A2	Recessed Wall	117/12X	White
C1	Coiling Pendant	1517/836	Chrome
D1	Wall Sconce	36/0/24	White
F1	Exposed Fan	F-41/VT1	White
H1	Office Chandelier	ES1	White
S	Switching	Toggle	As required



1 Second Floor Plan
A1.1 SCALE: 1/4" = 1'-0"

Issue	No.	Description	Date

Date: 27 Jan 2010
Scale:
Drawn by:
Project Number: 0513

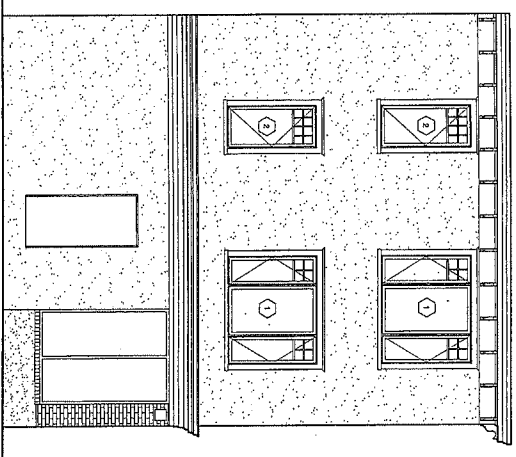
Second & Third Floor
Reflected Ceiling Plans

Architect
[H.P. BROWNELL ARCHITECTS]
45 Newbury Street No. 505
Boston, Massachusetts 02118
www.hpbrownell.com

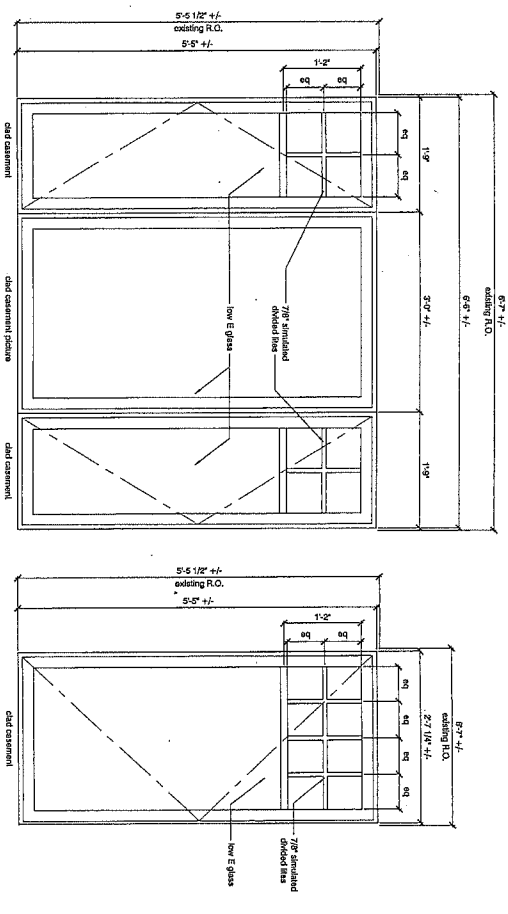
Issue	No.	Description	Date

0486 Scale
27 Jun 2010
Drawn by
Project Number
0613

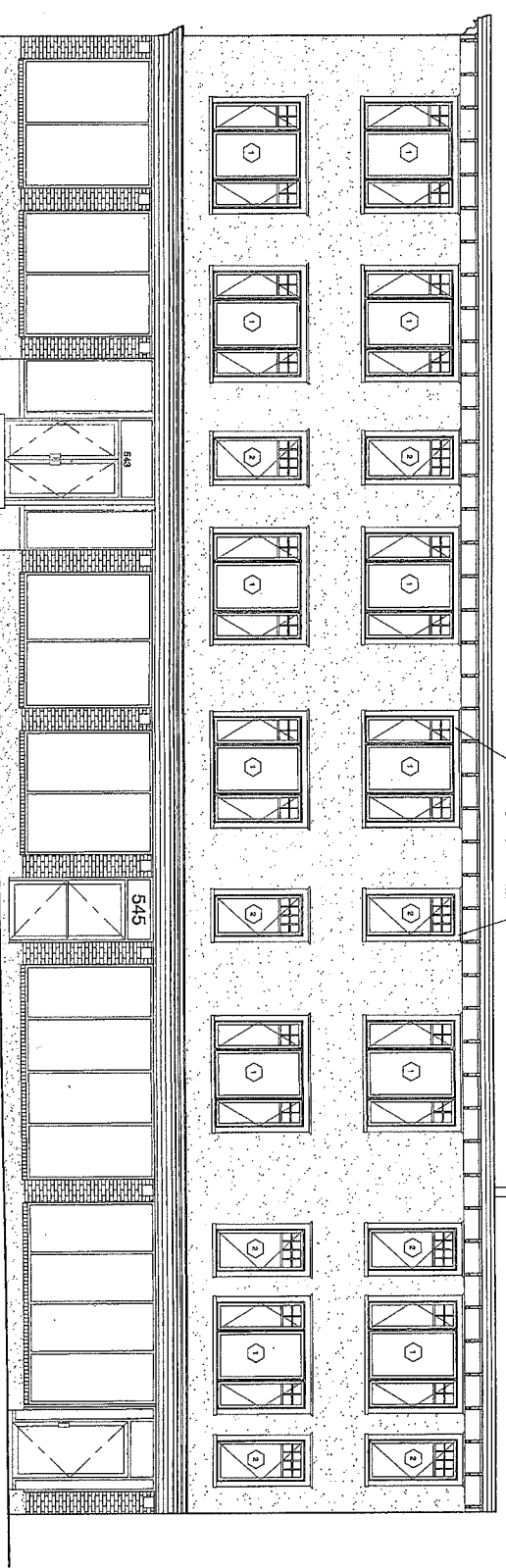
Exterior Elevations



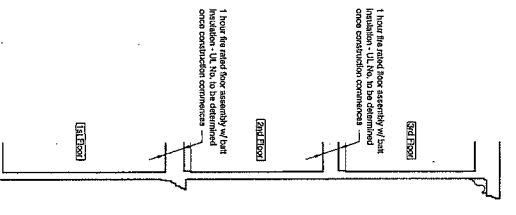
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A3.1
7th Street Elevation
SCALE: 1/4" = 1'-0"



3
A3.1
Typical Window Elevations
SCALE: 1/4" = 1'-0"



1
A3.1
Cambridge Street Elevation
SCALE: 1/4" = 1'-0"

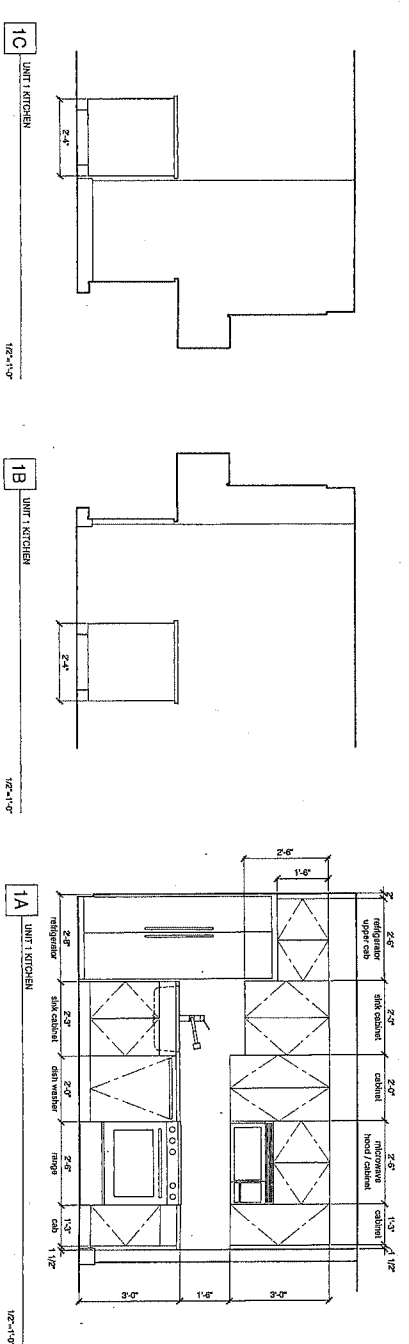
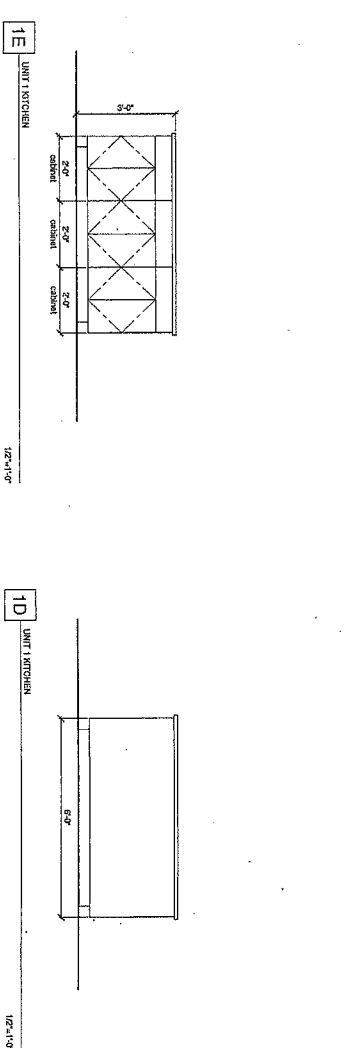
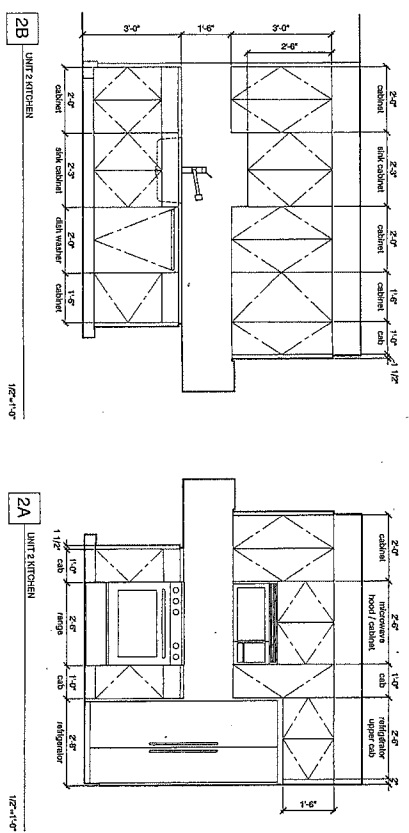


4
A3.1
Typical Section
SCALE: 1/4" = 1'-0"

Furnishing and Appliance Schedule

Room	Item	Qty	Manufacturer	Model	Finish
Master Bedroom	bed	3	Duravit	Happy D Washbasin and Console	D14014
	bed	3	Globe	Europa II - Single Frame	33 170 000
	bed	3	Reber	Europa II - Single Frame	33 170 000
	bed	3	Reber	Europa II - Single Frame	33 170 000
Guest Bedroom	bed	3	Reber	Europa II - Single Frame	33 170 000
	bed	3	Reber	Europa II - Single Frame	33 170 000
	bed	3	Reber	Europa II - Single Frame	33 170 000
Laundry Room	Washing Machine	4	Whirlpool	WFW9400S	Whirlpool
	Dryer	4	Whirlpool	WED9400S	Whirlpool
	sink	4	Frame	Full and with SINK	FF-2000
	drain	4	Frame	Single Bowl Undermount	PKK-110-21
Kitchen	refrigerator	4	GE Profile	SHW60RSHSS	Shainless Steel
	oven	4	GE Profile	SHW60RSHSS	Shainless Steel
	microwave	4	GE Profile	SHW60RSHSS	Shainless Steel
	stove	4	GE Profile	SHW60RSHSS	Shainless Steel

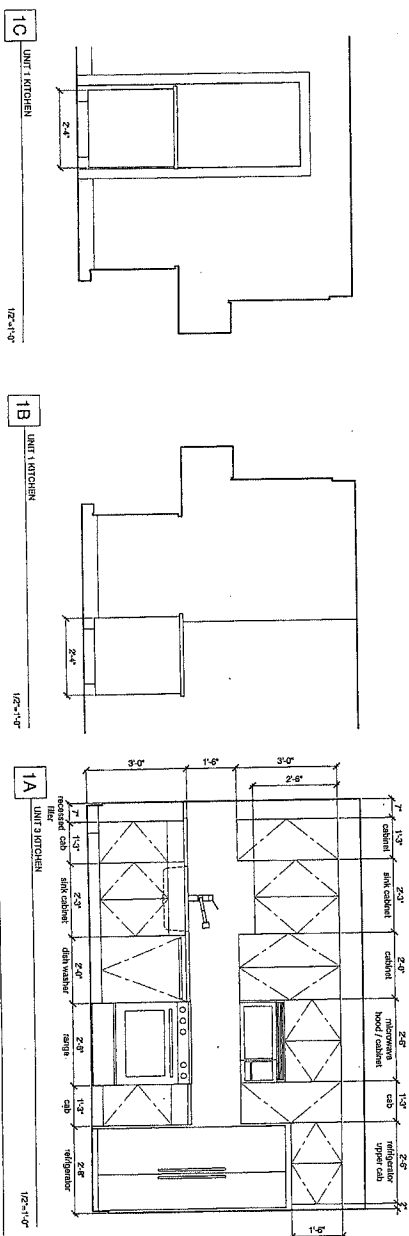
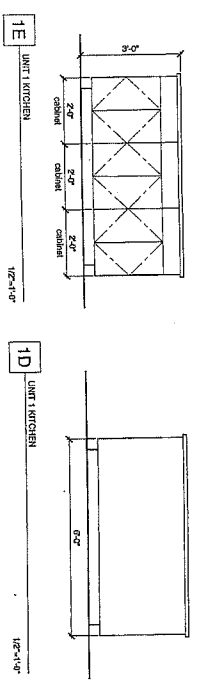
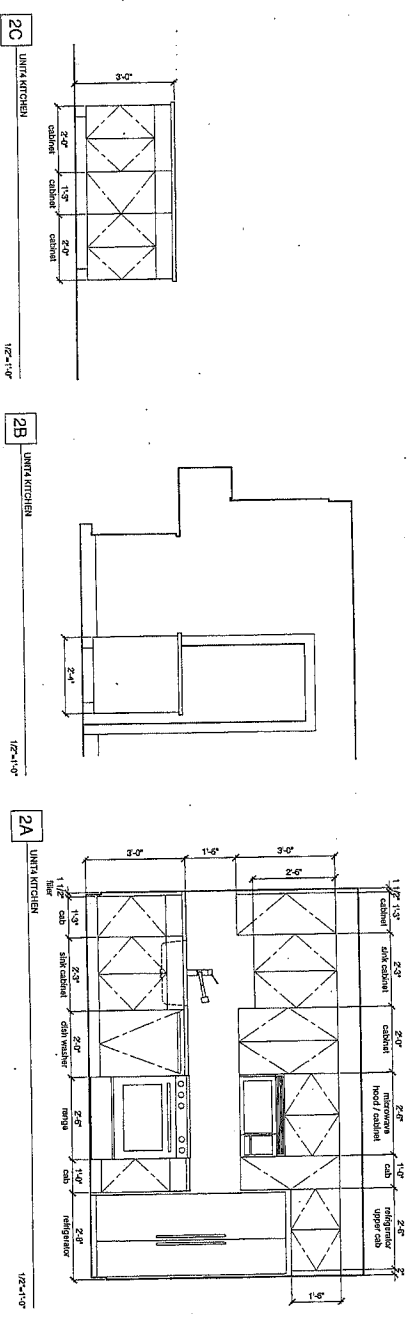
2
 Typical Schedule
 SCALE: NTS



Date: 27 Jun 2010
 Scale:
 Drawn by:
 Project Number: 0613

Bathroom Elevations

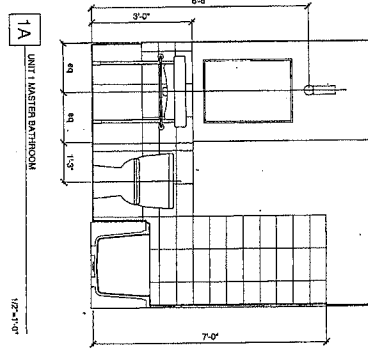
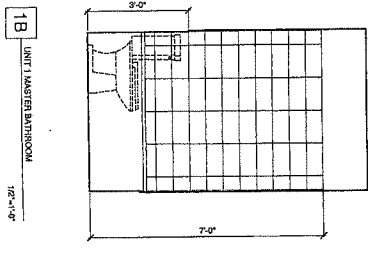
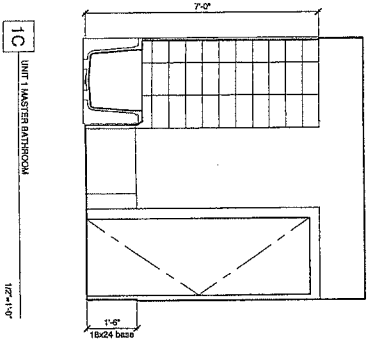
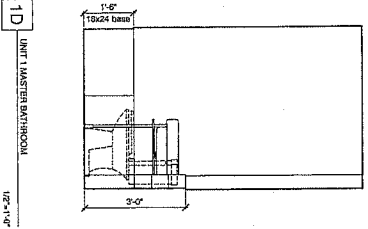
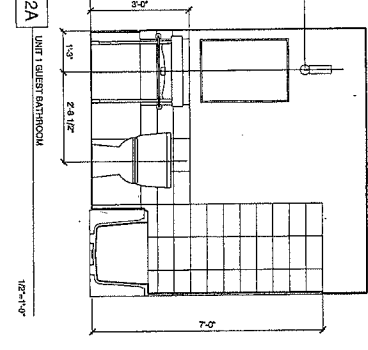
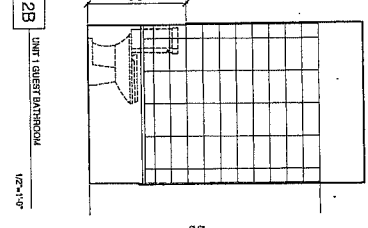
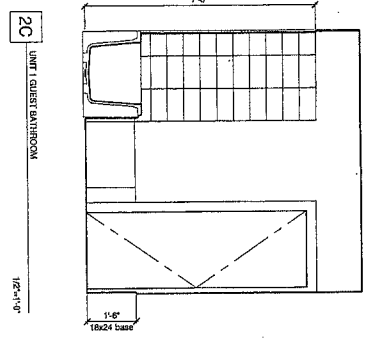
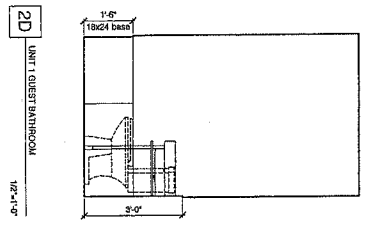
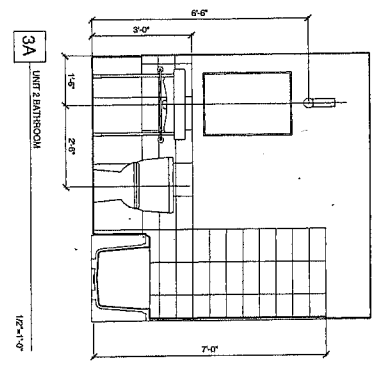
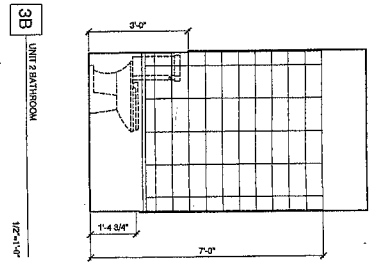
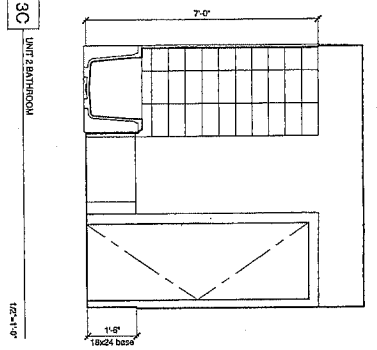
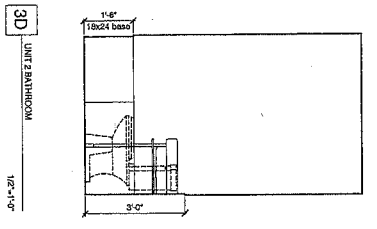
Architect
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Issue	Date
No. Description	Date

Date: 27 Jan 2010
Scale:
Drawn by:
Project Number: 0813
Bathroom Elevations

Architect
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Issue No.	Description	Date

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Bathroom Elevations

