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City of Cambridge, Massachusetts  
**Planning Board**  
City Hall Annex, 344 Broadway, Cambridge, MA 02139

**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 Special Permit
- 2. 10.43 General Special Permit Criteria

Applicant: Baker Pond LLC


Address: 67 Smith Place, Unit 12-A

Telephone: 617-864-2234 FAX: \_\_\_\_\_

Location of Premises: 16-18 Bellis Circle

Zoning District: Residence B

Submitted Materials: Application form, ownership certificates, dimension form, project narratives, existing conditions, photographs, civil drawings, proposed site plan, and floor plans, building elevations.

Signature of Applicant:  attorney for Applicant

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

\_\_\_\_\_  
Date Signature of CDD Staff

**OWNERSHIP CERTIFICATE**

**Project Address:** 16 - 18 Bellis Circle

**Application Date:**

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

I hereby authorize the following Applicant: Duncan MacArthur / Baker Pond, LLC.

at the following address: 382 Huron Ave, Suite 2, Cambridge, MA 02138

to apply for a special permit for: relief from 75' setback from street

on premises located at: 16 - 18 Bellis Circle

for which the record title stands in the name of: Baker Pond, LLC.

whose address is: 382 Huron Ave. Suite 2, Cambridge, MA 02138

by a deed duly recorded in the:

Registry of Deeds of County: Middlesex Book: 63048 Page: 80

OR Registry District of the Land Court,  
Certificate No.:

Book: Page:

Sean D. Hepe (Agent)

Signature of Land Owner (If authorized Trustee, Officer or Agent, so identify)

To be completed by Notary Public:

Commonwealth of Massachusetts, County of Middlesex

The above named Sean D. Hepe  
Duncan MacArthur personally appeared before me,

on the month, day and year 3/13/14 and made oath that the above statement is true.

Notary:

Deborah C. Martens

My Commission expires:

1/16/15

**b. SPECIAL PERMIT APPLICATION – SUMMARY OF APPLICATION**

<b>Project Name:</b> 16-18 Bellis Circle
<b>Address of Site:</b> 16-18 Bellis Circle
<b>Applicant:</b> Baker Pond LLC
<b>Planning Board Project Number:</b>

**Hearing Timeline (CDD)**

Application Date:		
Planning Board 1 <sup>st</sup> Hearing Date:	_____	*
(PUD Development Proposal, other special permit)		
Planning Board Preliminary Determination:	_____	*
(PUD Development Proposal)		
Second Submission Date:	_____	*
(PUD Final Development Plan)		
Planning Board 2 <sup>nd</sup> 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)**

- See special permits requested above, as more particularly described in the attached application.

**Project Description**

**Brief Narrative:** Special permit to allow construction of a two three bedroom single family structures one of which will be sited greater than 75' from the street line.

***Project Size:***

• Total GFA:	4715 sf
• Non-residential uses GFA:	N/A
• Site Area (acres and SF):	0.2251607acres, 9808sf
• # of Parking Spaces:	2 residential
• # of Bicycle Spaces:	none

***Proposed Uses:***

- # of Dwelling Units: 2
- Other Uses: None
- Open Space (% of the site area): .53%

***Proposed Dimensions:***

- Height: Range of Heights Maximum 31.8'
- FAR: .484

**16-18 Bellis Circle**  
**NARRATIVE FOR SPECIAL PERMIT APPLICATION**

**March 1<sup>st</sup> 2014**

**NARRATIVE DESCRIPTION**

The proposed development at 16-18 Bellis Circle will include two free-standing dwelling units. The front unit on Bellis Circle will contain 2489 S.F. and the rear unit will contain 2262 S.F. The project will conform to all of the required setbacks with the exception of the provision that all structures be closer to the street than 75 feet.

This application is substantially similar to the special permit application approved by the Planning Board (Case No. 213) in June 2006. At that time the site contained a two family dwelling at the front on the lot which was approved by the Historical Commission for demolition as part of the approval process. Prior to obtaining a building permit the property was sold to a developer and the approved two family dwelling was never built and the special permit per statute expired in 2008.

The lot at 9,808sf can support three attached townhouse units as of right. The proposal is requesting to construct a more appropriately scaled two unit development that will allow greater light and air for its occupants and reduce the large massing and congestion for abutters with view into the rear yard. To accommodate the reduced proposal Petitioner will need relief as the rear yard house will be sited greater than 75' from the property. Additionally the applicant is requesting minimal Board of Zoning Appeal relief from the Gross Floor Area of the district to create quality three bedroom units suitable for families.

The reasons for this application for a special permit to waive this requirement are as follows:

1. All of the other setback requirements will be met and the rear yard will still be larger than those of the surrounding dwellings. At the same time, the open space requirements will be substantially exceeded.
2. The volume of the dwelling located nearest the street will approximate that of the other houses on the street and will provide better view corridors to the open space on the lot and to the park beyond. Although the façade of this dwelling will be slightly larger than what it is replacing, its geometry and detailing will approximate that of the area's original building stock. In addition, the parking facilities in both units will be integrated into the units with no separate garages.
3. The lot will be configured such that each unit will have access to a large yard and will have unrestricted access to natural light and ventilation on all four sides.
4. The layout has been designed to afford the abutters with as much visual access to natural light and views as possible. The new side-yard setback on the east side will be increased substantially. The original scheme in which the units were

attached and met the 75' setback requirement presented the abutters with long unrelenting facades.

**Zoning Relief Requested:**

The Applicant is requesting the following relief under the Ordinance in connection with the project.

1. Special permit pursuant to section 5.53 allowing a structure containing a principal residence farther than seventy-five feet from the property line.
2. Special Permit pursuant to Ordinance section 10.40.

**Zoning Requirements for Granting Requested Relief**

The provisions of the Ordinance set forth below apply to the requested Special Permits for the project. Application of each provision of the Project follows the provision in italics.

**A. Generally Applicable Criteria for Approval of a Special Permit**

Pursuant to section 10.43 of the Ordinance, Special Permits will normally be granted where provisions of this Ordinance are met, except when particulars of the location or use, not generally true of the district or of the uses permitted in it, would cause granting of such permit to be to the detriment of the public good because:

- a) It appears that requirements of this Ordinance cannot or will not be met

*With the requested Special Permits, the Project will meet all requirements of the Ordinance.*

- b) Traffic generated and or patterns of access or egress would cause congestion, hazard or substantial change in established neighborhood character.
  - *No traffic or patterns of access or egress will cause congestion, hazard or substantial change in the neighborhood because the proposed residential use is consistent with the residential character of the existing neighborhood. The proposed parking area will be screened between two dwelling units located away from the public way.*
- c) The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would be adversely affected by the nature of the proposed use or

*The Project will not adversely affect continued operation or future development of adjacent uses and will enhance the multi-family character of the existing neighborhood. The adjacent parcel on either side of the lot will benefit from the reduced number of units allowing for continued unobstructed views when compared with an attached 3 family townhouse development.*

- d) Nuisance or hazard would be created to the detriment of the health, safety and/or welfare of the occupant of the proposed use or the Citizens of the City or

*No nuisance or hazard will be created to the detriment of the health, safety of the Citizens of the City by the proposed use and valuable family style housing will be added to the existing housing stock.*

*This Project is consistent with Cambridge's goals of health, safety and welfare as set forth in Section 19.30 (Citywide Urban Design Objectives) of the Ordinance to foster development which is responsive to the existing or anticipated patterns of development.*

- e) For other reasons, the proposed use would impair the integrity of the district or adjoining district, or otherwise derogate from the intent and purpose of this Ordinance and

*The Project will not impair the integrity of the district in which it is located or the adjacent districts. The Project will not derogate from the intent and purpose of the Ordinance. When complete the Project will be consistent with the residential character of the surroundings neighborhood.*

#### **B. 5.53 Special Permit Criteria**

Pursuant to section 5.53 of the Ordinance, the Planning Board by Special Permit may allow more than one structure containing a principal residential use on a lot where a portion of all structures are not greater than seventy-five (75) feet from the lot line when the following criteria are met.

- a) That development in the form of two or more structures on the lot will not significantly increase or may reduce the impact of the new construction should it occur in a single structure; or

*The development of two structures will allow the massing of the two single families to be spread evenly throughout the lot consistent with the pattern of development in the surrounding neighborhood and will decrease the impact of new housing on the available open sky.*

- b) That two or more structures may provide identifiable benefits beyond that provided should all construction be in a single structure. In making its findings the Board shall consider the impact of the new construction on the following:

1. The extent to which the preservation of a large contiguous open space on the rear of the lot or series of adjacent lots is achieved through the provision of a rear yard setback significantly greater than required and through the dedication of that rear yard Green Area. As defined in the Ordinance,

*The proposed rear single family residence does not negatively affect the existing contiguous open space of the rear yard. The parking spaces are sited in the middle of the lot in garages contained within the unit and will be shielded from the public way.*

2. Incentives for the location of buildings and parking facilities in the front half of a lot in a pattern compatible with the development pattern prevailing in the neighborhood.

*The front dwelling unit will be sited 10' from the sidewalk in a manner consistent with the adjacent patterns of development on either side of the parcel.*

3. The extent to which two or more structures provides an enhanced living environment for residents on the lot,

*The construction and siting of the two proposed single family residences as separate structures allows for the massing to be appropriately allocated throughout the lot.*

4. Incentives to retain existing structures on a lot, particularly any structure determined to be a Preferably Preserved Significant structure by the Cambridge Historical Commission,

*Currently the lot is vacant.*

5. The opportunities presented to reduce the visual impacts of parking from the public street and from adjacent lots,

*The parking area will be contained within the two new dwellings shielded from the public view. Additionally the proposed project will limit the parking on the lot to two spaces satisfying the parking requirement of one space per dwelling unit.*

6. The increased opportunities presented to reduce visual impacts of parking from the public streets and from adjacent lots.

*The siting of the proposed residences maintains the visual screening of parking from public streets and the addition of planting along the side property line also reduces the impact of parking on residential abutters.*

#### **IV. CONCLUSION**

*As described above, the Project is appropriate for the site and surroundings and is similar to the pattern of development within the neighborhood. Additionally the siting of the proposed residential structure will preserve contiguous open space in the rear yard while reducing the visual impacts of parking from public streets. Accordingly, for the reason set forth in this application, the Applicant respectfully requests that the Board find that the Project satisfies all applicable requirements of the Ordinance in connection with the granting of the requested Special Permits.*



Revised 3/26/14

**DIMENSIONAL FORM**

**Project Address:** 16 - 18 Bellis Circle

**Application Date:**

	Existing	Allowed or Required (max/min)	Proposed	Permitted
Lot Area (sq ft)	9808 sf	5000' (min)	9808'	
Lot Width (ft)	62.5'	62.5'		
Total Gross Floor Area (sq ft)	0	4183sf	4751sf	
Residential Base	0	4183sf	4751sf	
Non-Residential Base	NA	NA	0	
Inclusionary Housing Bonus	0	0	0	
Total Floor Area Ratio	0	4183 (43%)	4751 (48%)	
Residential Base	0	4183 (43%)	4751 (48%)	
Non-Residential Base	NA	0	0	
Inclusionary Housing Bonus	0	0	0	
Total Dwelling Units	0	3	2	
Base Unit	0	3	2	
Inclusionary Bonus Units		0	0	
Base Lot Area / Unit (sq ft)	0	2500sf	4904sf	
Total Lot Area / Unit (sq ft)	9808 sf	2500 sf	4904 sf	
Building Height(s) (ft)	0	35'	< 32'	
Front Yard Setback (ft)	0	10' *	10'	
Side Yard Setback (ft)	0	7.5' sum 20'	19.8'/13.1'	
Side Yard Setback (ft)	0	12.5' sum 20'	11.8'/8.6'	
Rear Yard Setback (ft)	0	35'	35'	
Open Space (% of Lot Area)	100%	40%	53%	
Private Open Space	100%	40%	53%	
Permeable Open Space			53%	
Other Open Space (Specify)				
Off-Street Parking Spaces	0	2	2	
Long-Term Bicycle Parking	0	0	0	
Short-Term Bicycle Parking	0	0	0	
Loading Bays	0	0	0	

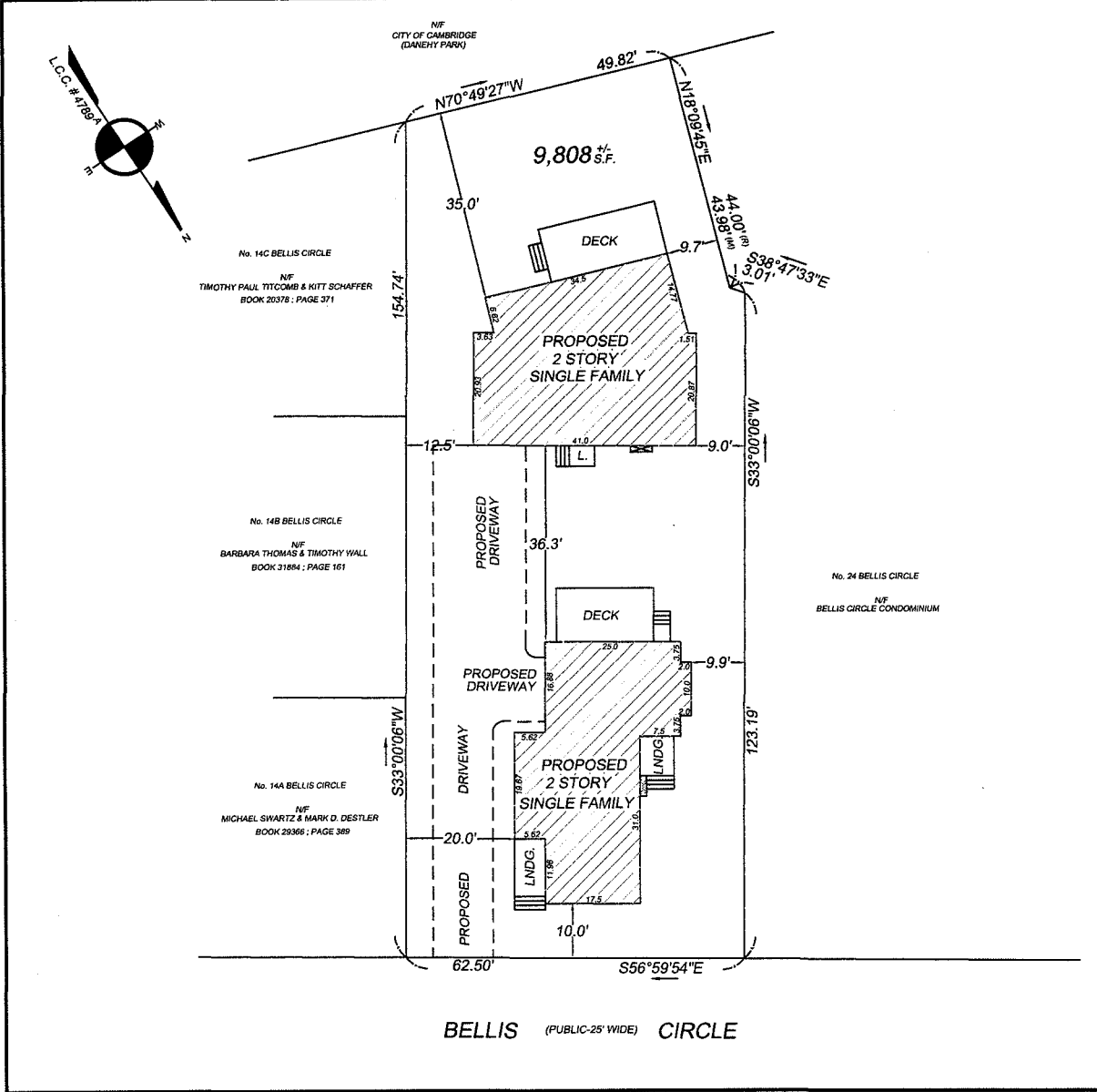
Use space below and/or attached pages for additional notes:

<sup>00</sup>abutters to either side of 16 Bellis Circle have 10' front setbacks

PD# 213

1618 Bellis Circle

3267-2014



**NOTES**

**REFERENCES**

DEED: C.O.T. # 235422 - BOOK 1311 ; PAGE 17  
 BOOK 46437 ; PAGE 191

PLAN: L.C.C. # 4789<sup>A</sup>  
 PLAN IN BOOK 8297 ; PAGE 320  
 PLAN IN BOOK 3651 ; PAGE END

FIELD BOOK	PAGE	INSP. BY	DRAFT. BY	CHECKED BY
D12	141	D/T	DRM	GCC

**CERTIFICATION**

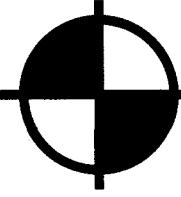
I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND BETWEEN THE DATES OF MARCH 7 AND MARCH 8, 2006 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

I CERTIFY THAT THIS PROPERTY IS NOT LOCATED IN A FLOOD ZONE.

**PLAN OF LAND**  
 SHOWING PROPOSED DWELLINGS AT  
**16 BELLIS CIRCLE**  
**CAMBRIDGE, MA.**

SCALE: 1 INCH = 20 FEET      DATE: MARCH 21, 2006

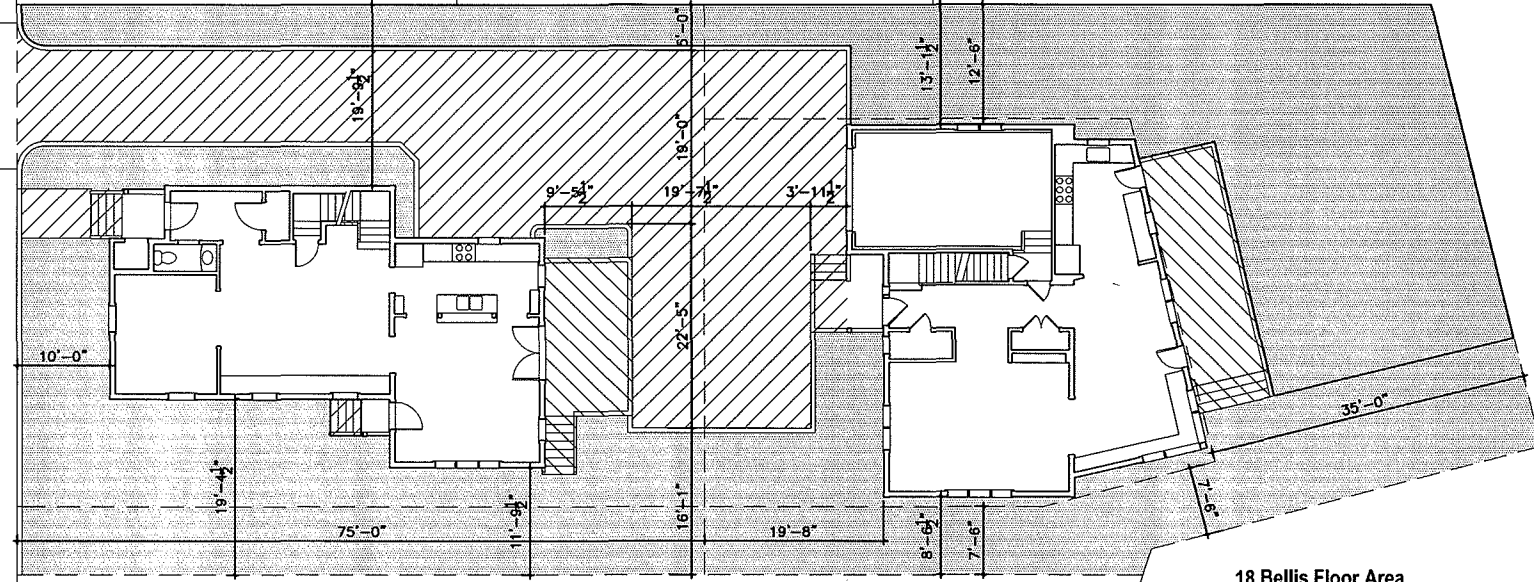
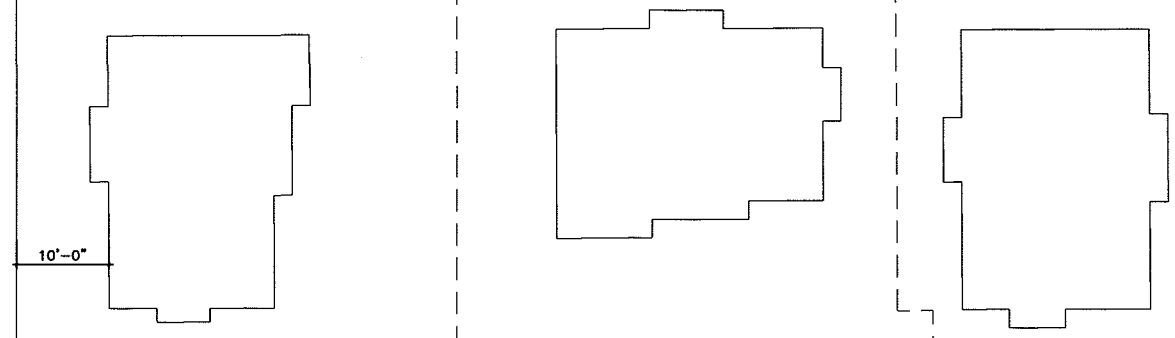
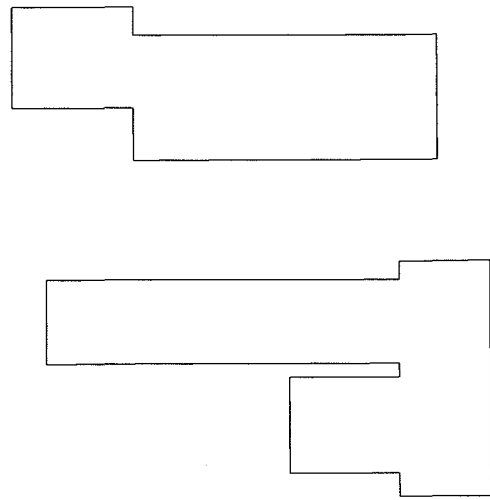
PREPARED FOR: BAKER POND LLC  
 52 ABERDEEN AVENUE  
 CAMBRIDGE, MA. 02138



**BOSTON**  
**SURVEY, INC.**

UNIT C-4 SHIPWAYS PLACE  
 CHARLESTOWN, MA. 02129  
 (617)242-1313

JOB # 04-00197      FILE # 06-00165-3/21/06



Lot Size: 9808 S.F.  
 Total Allowable FAR: 4183 S.F.  
 Total Proposed FAR: 4751 S.F. (568 S.F. Overage)  
 Total Driveways and Walkways: 1867 S.F. S.F.  
 Total Open Space - Green Area: 4819 S.F. (49.1%)  
 Total Open Space - Usable: 5248 S.F. (53.5%)  
 Total Bsmt. / Mech. / Garages (Not Incl. in FAR): 2388 S.F.

**18 Bellis Floor Area**  
 Bsmt. - Mech. / Garage (Not Incl. in FAR): 1099 S.F.  
 First Floor: 1113 S.F. + 36 S.F. Porch Roofs  
 Second Floor: 1113 S.F.  
 Decks (as Open Space): 206 S.F.  
 Total Floor Area: 2262 S.F.

**16 Bellis Floor Area**  
 Garage / Mech. Space (Not Incl. in FAR): 1289 S.F.  
 First Floor: 959 S.F. + 34 S.F. Porch Roof  
 Second Floor: 1234 S.F.  
 Attic: 262 S.F.  
 Decks (as Open Space): 242+38+101 S.F.  
 Total Floor Area: 2489 S.F.

Zoning Site Plan

Zoning Set

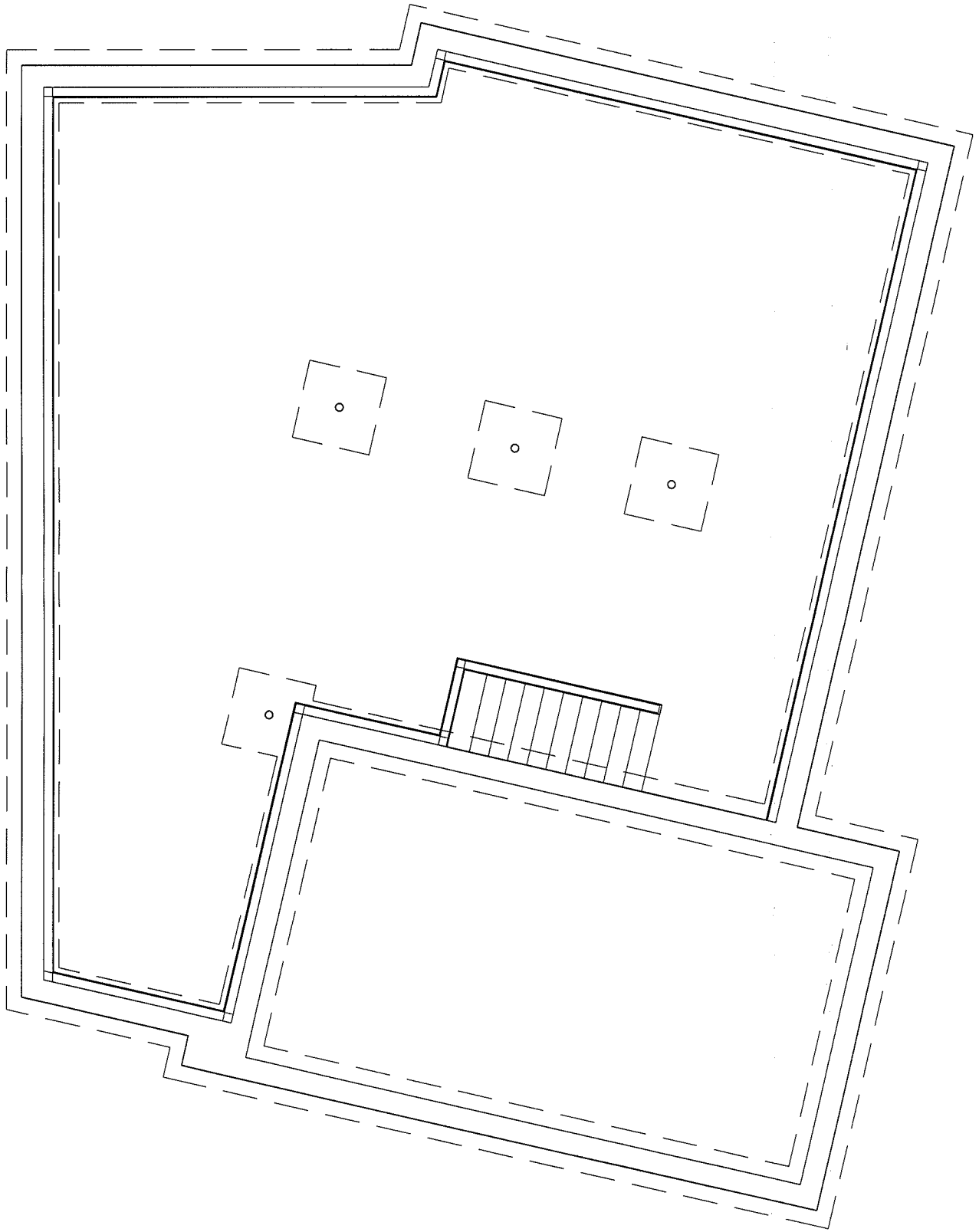
16-18 Bellis Cir.  
Cambridge, MA

**John Lodge Architects**  
 56 Aberdeen Ave.  
 Cambridge, MA 02138  
 T: 617.308.3037 E: John@JohnLodgeArchitects.com

Project No.: 1307.01  
 Date: 14.02.10  
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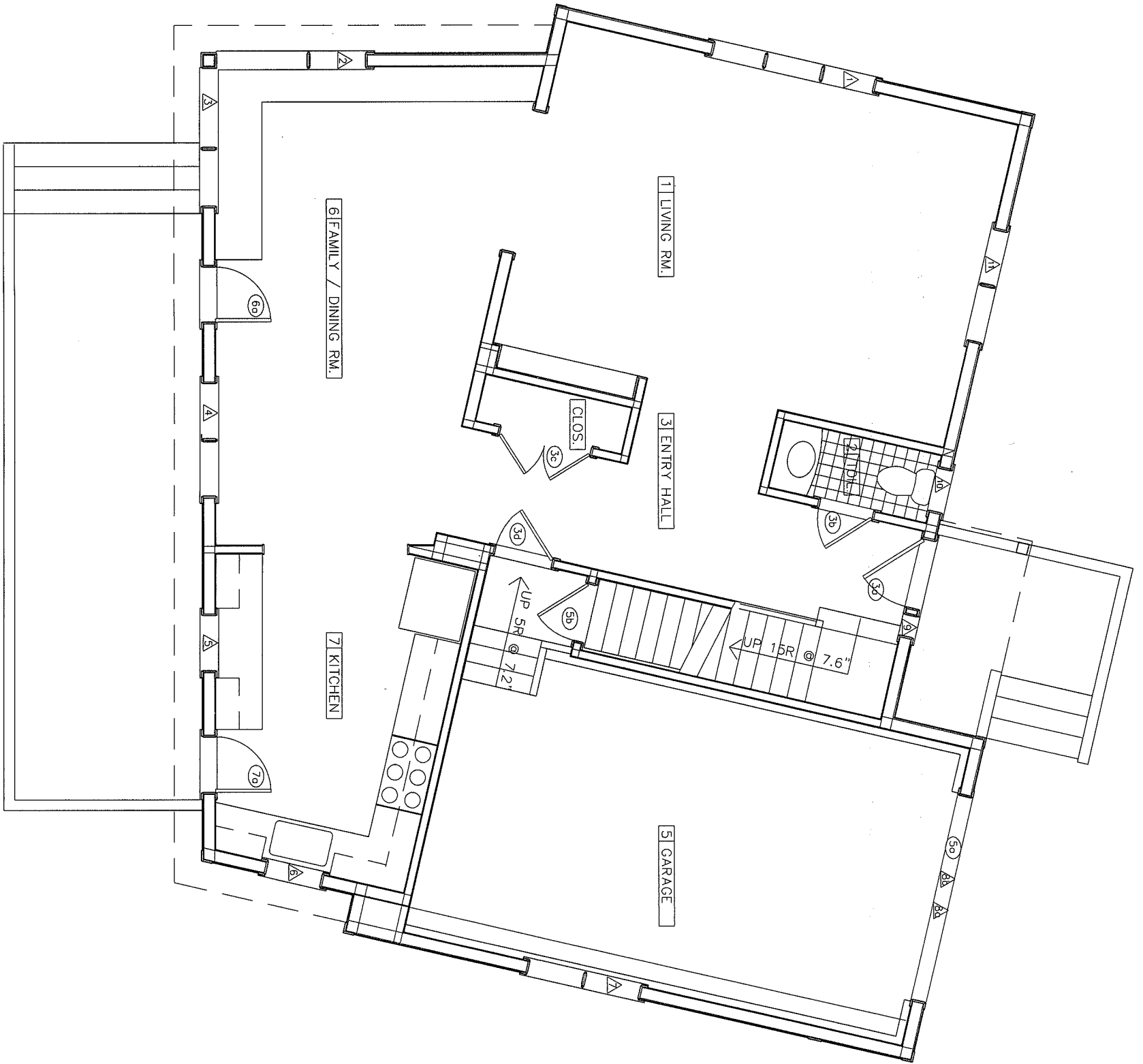
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Project No.: 1307.01  
 Date: 14.01.22  
 Scale: 3/16" = 1'-0"

**Basement Plan - Zoning**  
**16 Bellis Cr.**

**John Lodge Architects**  
 56 Aberdeen Ave. Cambridge, MA 02138  
 T: 617.308.3037 E: John@JohnLodgeArchitects.com.

**16-18 Bellis Cir.**  
**Cambridge, MA**



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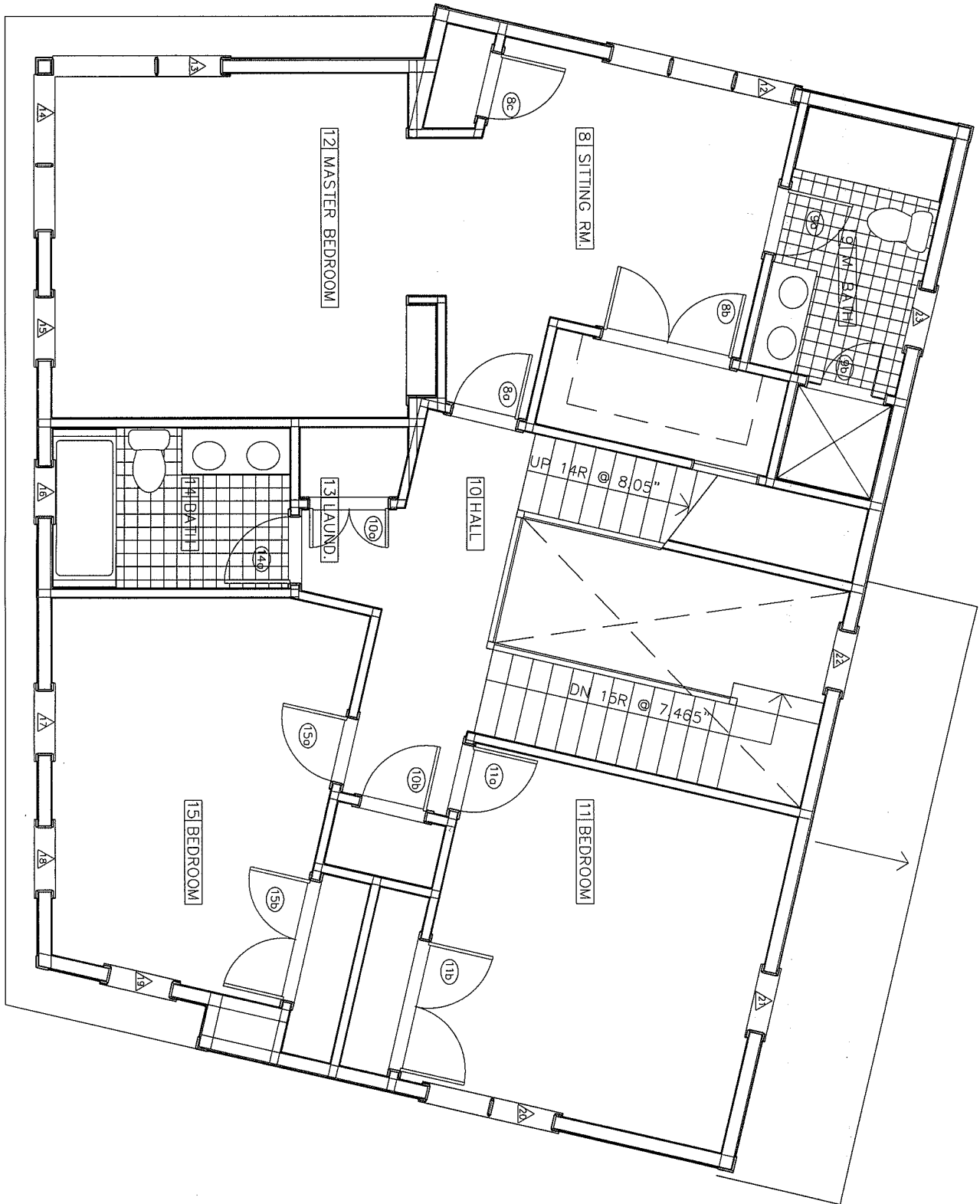
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Project No.: 1307.01  
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 Scale:  $\frac{3}{16}" = 1'-0"$

**1st Floor Plan - Zoning  
 16 Bellis Cr.**

**John Lodge Architects**  
 56 Aberdeen Ave. Cambridge, MA 02138  
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**16-18 Bellis Cir.  
 Cambridge, MA**



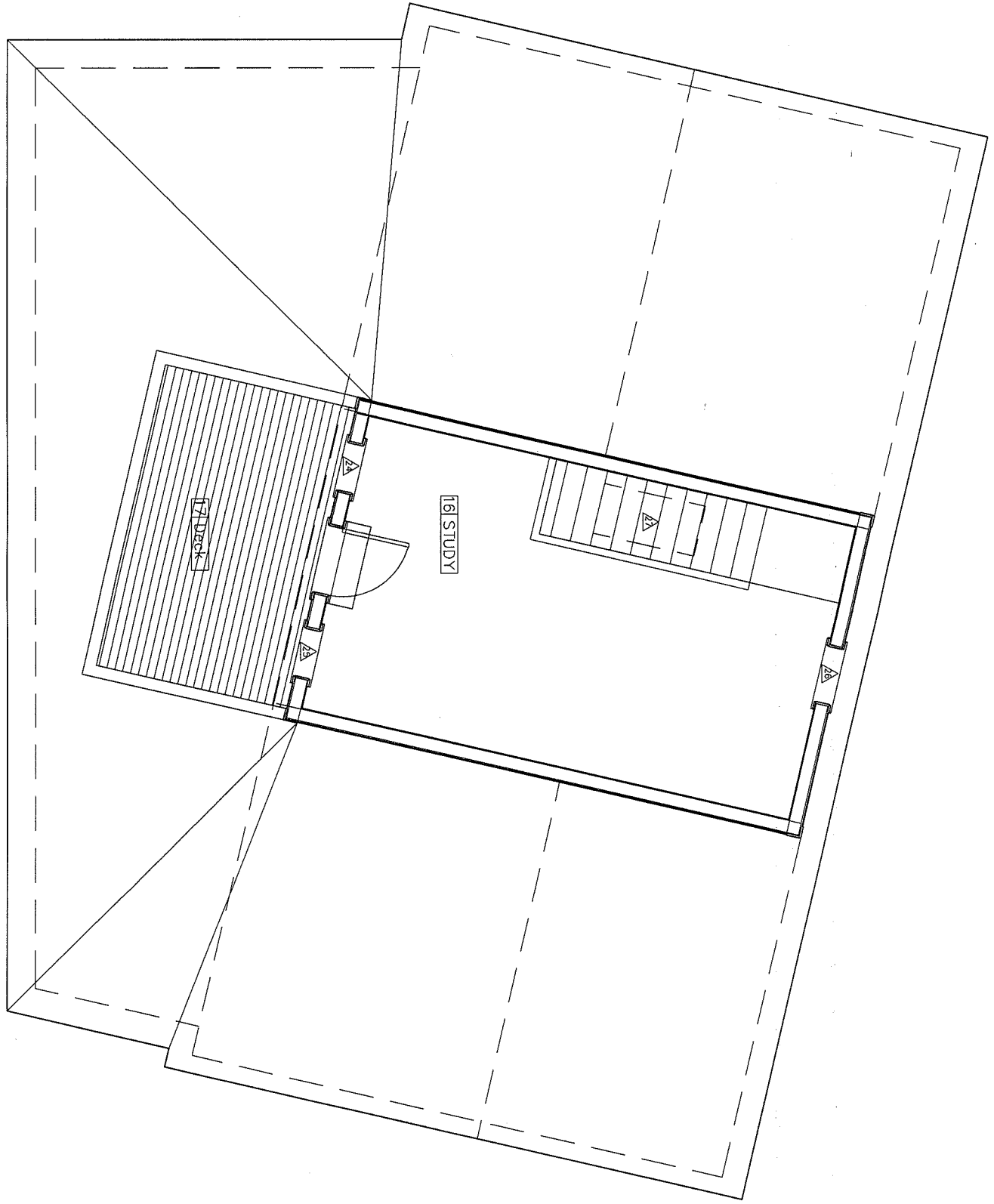
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Project No.: 1307.01  
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**2nd Floor Plan - Zoning**  
**16 Bellis Cr.**

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 56 Aberdeen Ave. Cambridge, MA 02138  
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**16-18 Bellis Cir.**  
**Cambridge, MA**



**A-3**

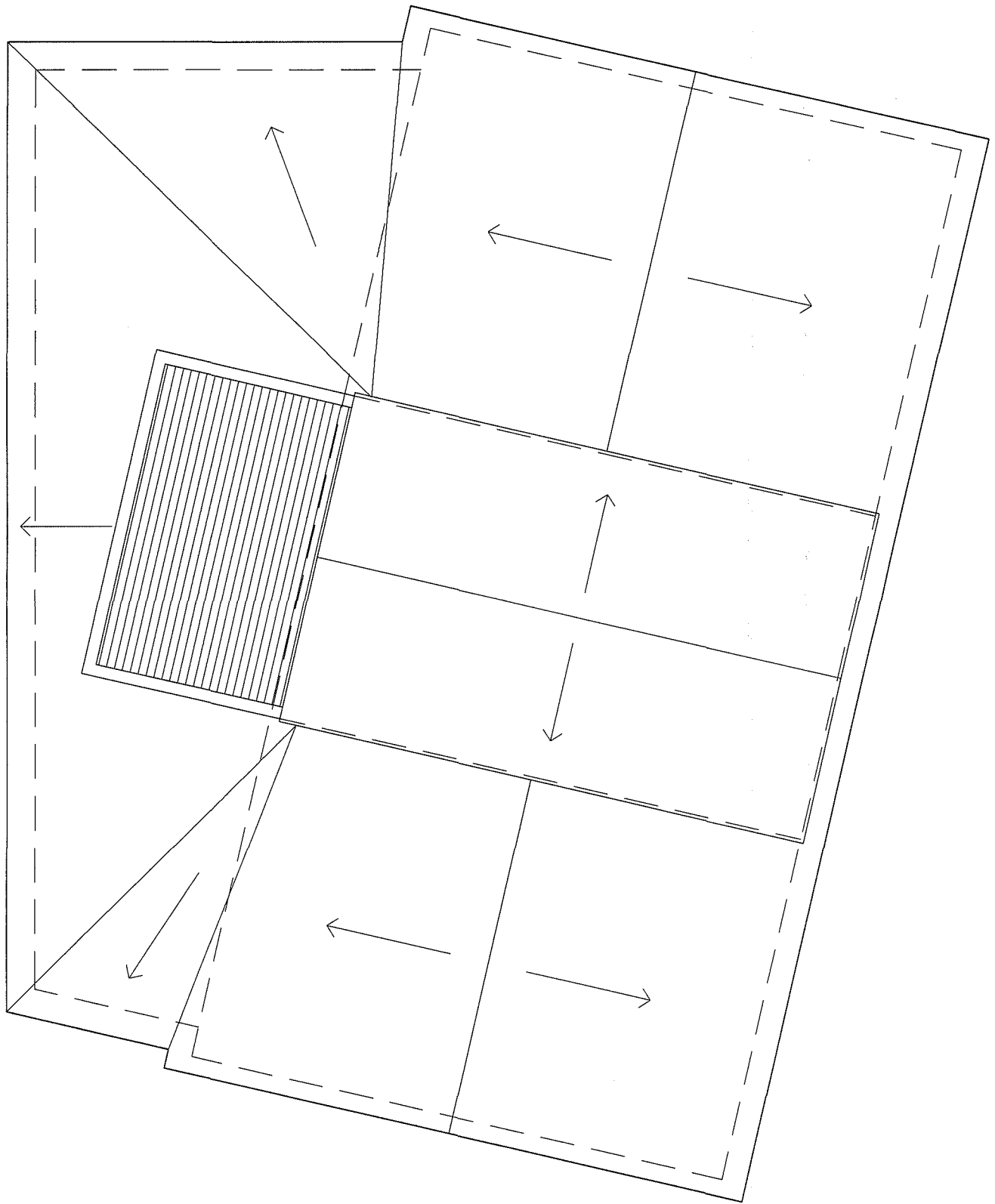
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Project No.: 1307.01  
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**Attic Plan - Zoning**  
**16 Bellis Cr.**

**John Lodge Architects**  
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**16-18 Bellis Cir.**  
**Cambridge, MA**



**A-4**

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Project No.: 1307.01  
 Date: 14.01.22  
 Scale: 3/16" = 1'-0"

**Roof Plan - Zoning**  
**16 Bellis Cr.**

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 56 Aberdeen Ave. Cambridge, MA 02138  
 T: 617.308.3037 E: John@JohnLodgeArchitects.com.

**16-18 Bellis Cir.**  
**Cambridge, MA**





16-18 Bellis Cir.  
Cambridge, MA

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56 Aberdeen Ave.  
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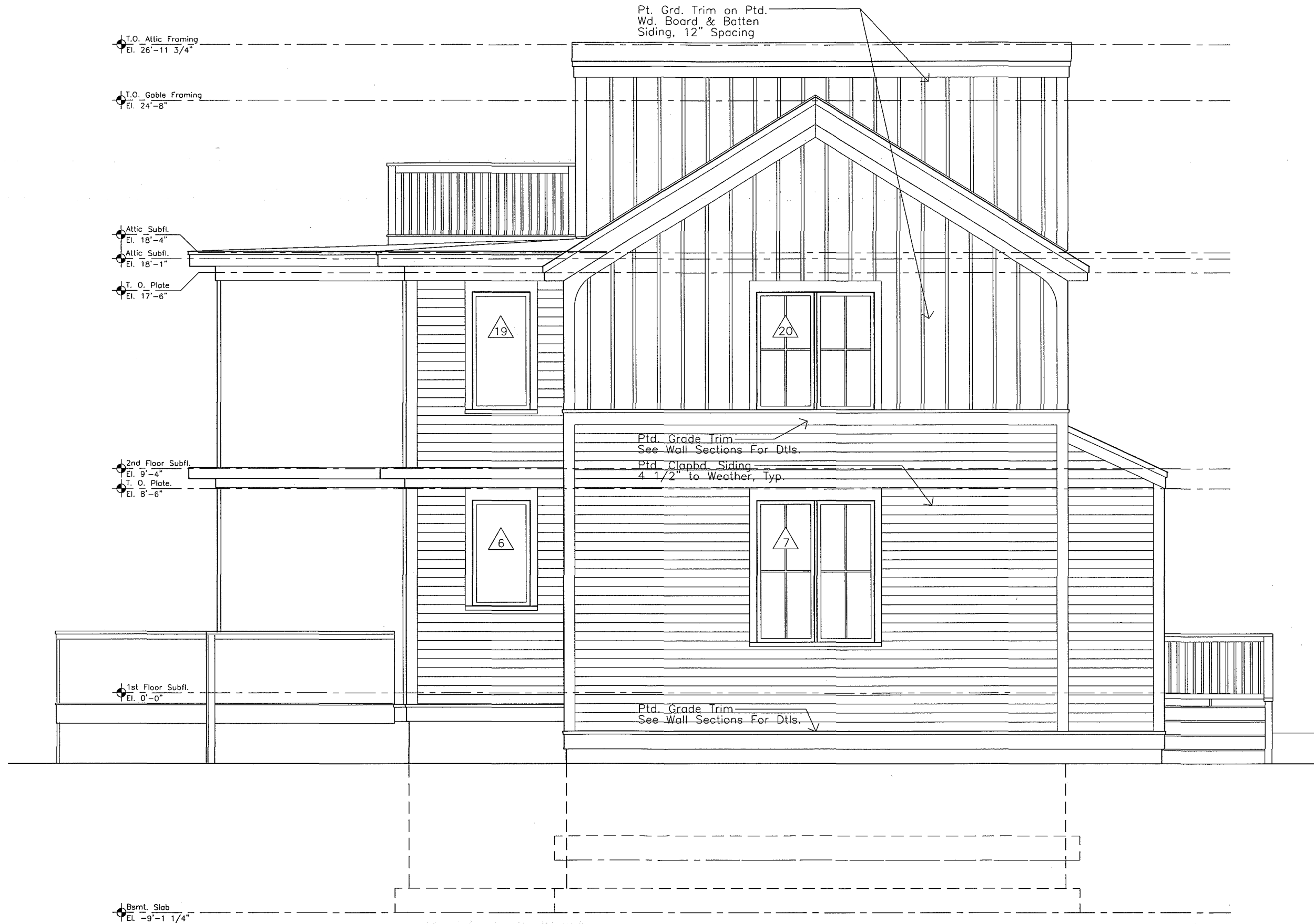
North Elevation - Zoning  
16 Bellis Cr.

Project No.: 1307.01  
Date: 14.01.22  
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16-18 Bellis Cir.  
Cambridge, MA

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East Elevation - Zoning  
16 Bellis Cir.

Project No.: 1307.01  
Date: 14.01.22  
Scale: 1/4" = 1'-0"

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16-18 Bellis Cir.  
Cambridge, MA

John Lodge Architects  
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Cambridge, MA 02138

South Elevation ' Zoning  
16 Bellis Cr.

Project No.: 1307.01  
Date: 14.01.22  
Scale: 1/2" = 1'-0"

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A-7



T.O. Attic Framing  
El. 26'-11 3/4"

T.O. Gable Framing  
El. 24'-8"

Pt. Grd. Trim on Ptd.  
Wd. Board & Batten  
Siding, 12" Spacing

Attic Subfl.  
El. 18'-4"

Attic Subfl.  
El. 18'-1"

T. O. Plate  
El. 17'-6"

Ptd. Clapbd. Siding  
4 1/2" to Weather, Typ.

2nd Floor Subfl.  
El. 9'-4"

T. O. Plate  
El. 8'-6"

1st Floor Subfl.  
El. 0'-0"

Ptd. Grade Trim  
See Wall Sections  
For Dtls.

Bsmt. Slab  
El. -7'-9 1/4"

B.O. Footing  
El. -9'-1 1/4"

16-18 Bellis Cir.  
Cambridge, MA

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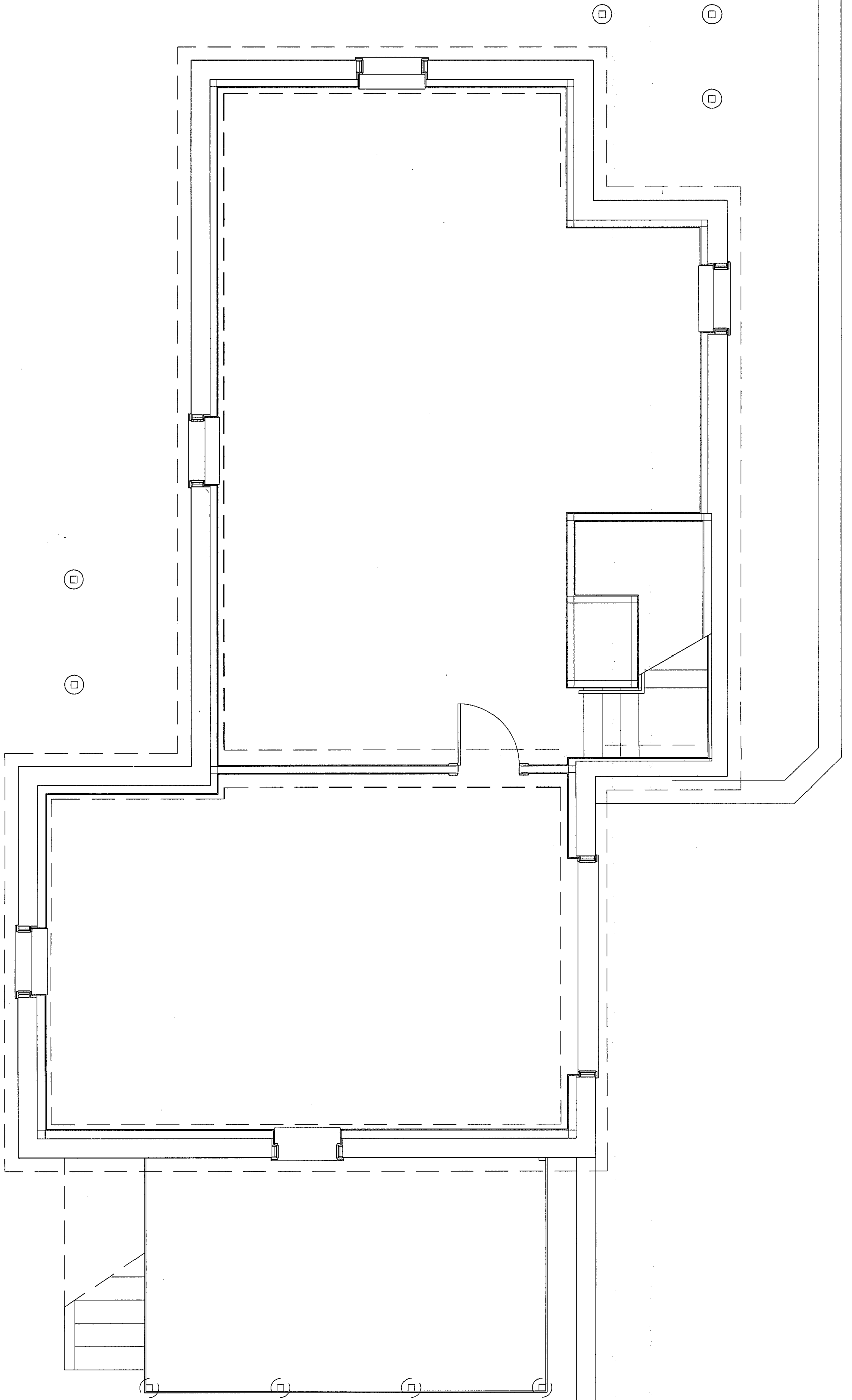
West Elevation ' Zoning  
16 Bellis Cir.

Project No.: 1307.01  
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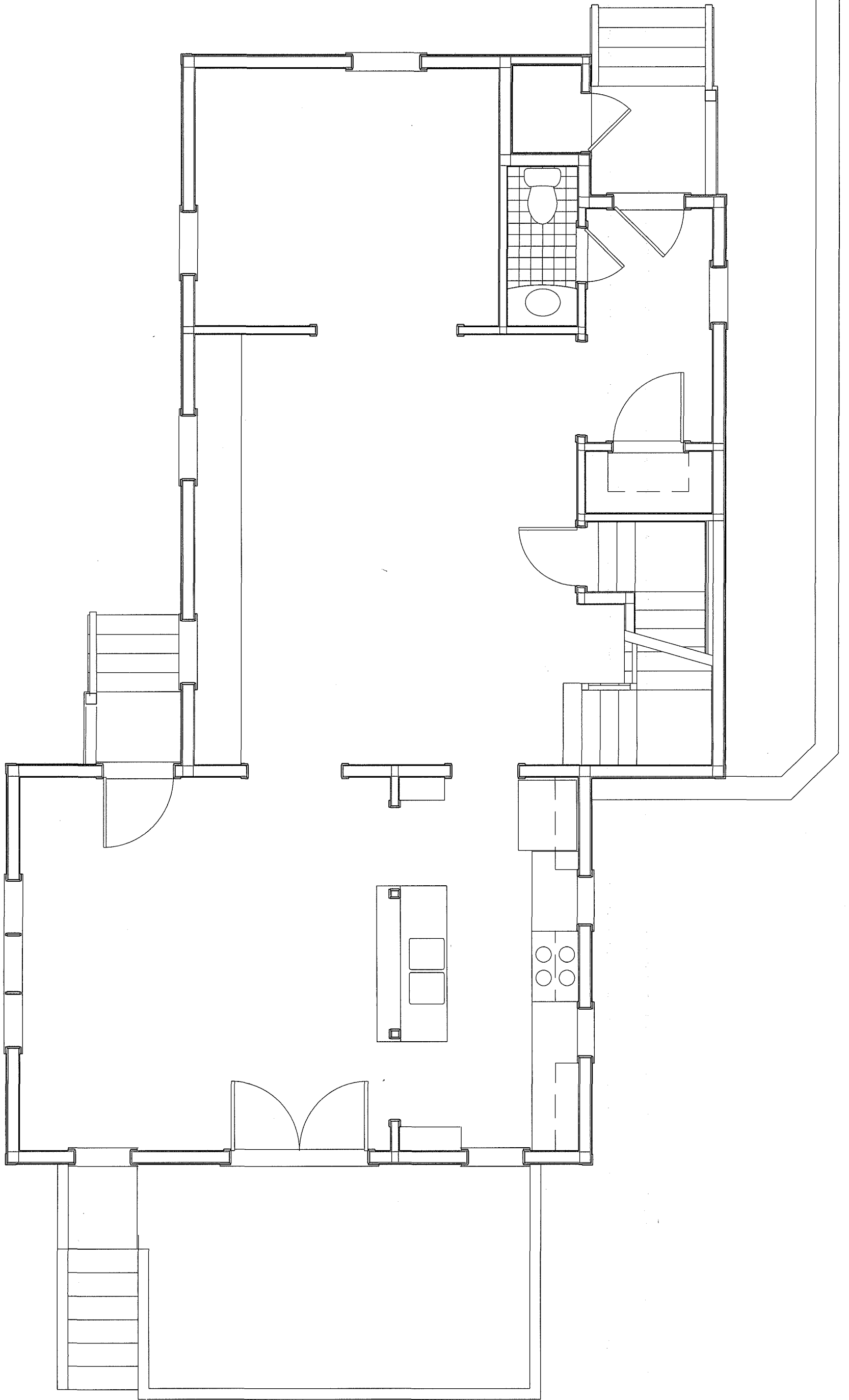
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Project No.: 1307.01  
 Date: 14.01.22  
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**Basement Plan - Zoning  
 18 Bellis Cr.**

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**16-18 Bellis Cir.  
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**A-1**

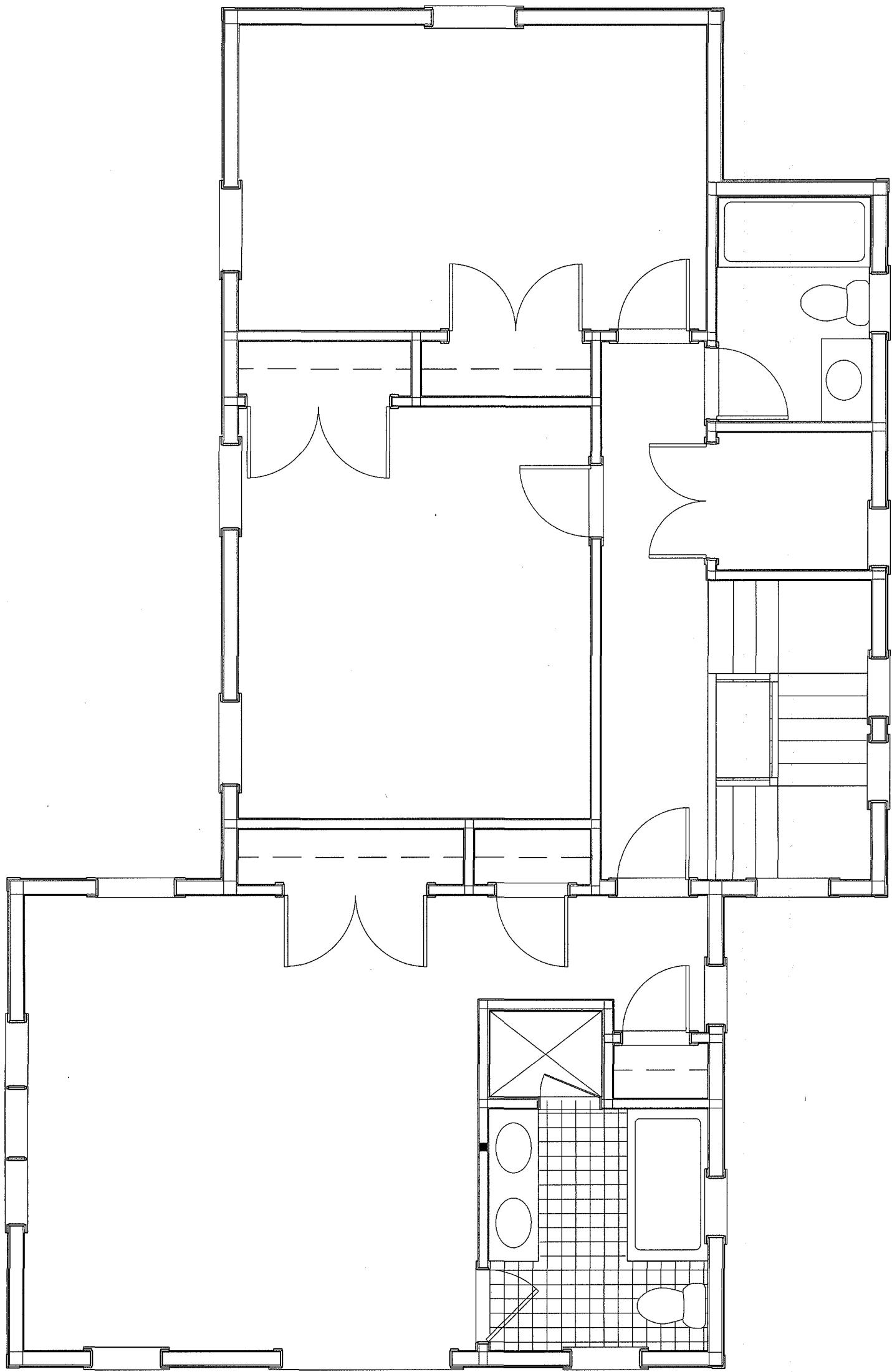
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Project No.: 1307.01  
 Date: 14.01.22  
 Scale: 1/4" = 1'-0"

**1st Floor Plan - Zoning  
 18 Bellis Cr.**

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**16-18 Bellis Cir.  
 Cambridge, MA**



**A-2**

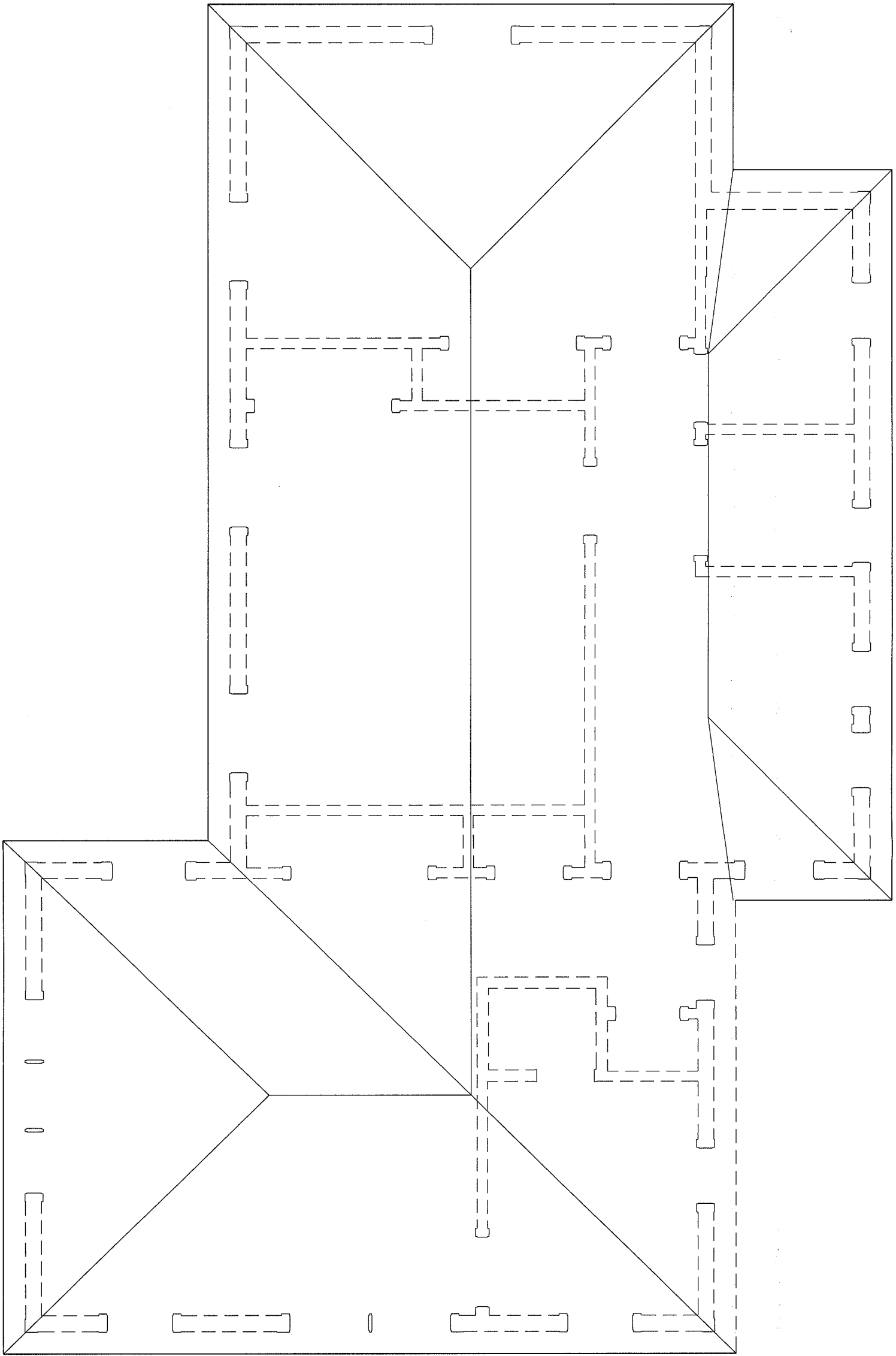
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Project No.: 1307.01  
 Date: 14.01.22  
 Scale: 1/4" = 1'-0"

**2nd Floor Plan - Zoning  
 18 Bellis Cr.**

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**16-18 Bellis Cir.  
 Cambridge, MA**



**A-3**

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Project No.: 1307.01  
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 Scale: 1/4" = 1'-0"

**Roof Plan - Zoning**  
**18 Bellis Cr.**

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**16-18 Bellis Cir.**  
**Cambridge, MA**





16-18 Bellis Cir.  
Cambridge, MA

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T: 617.308.3037 E: John@JohnLodgeArchitects.com.

South Elevation - Zoning  
18 Bellis Cr.

Project No.: 1307.01  
Date: 14.01.22  
Scale: 1/4" = 1'-0"

Revisions

No.	Date
1	
2	
3	
4	
5	
6	

Top of Framing  
El. 23'-8"

Asphalt Roofing Shingles

Attic Subfl.  
El. 18'-8 1/2"

Ptd. Wd. Flush Board Siding

Paint Grade Wood Trim

2nd Floor Subfl.  
El. 9'-6"

Ptd. Wd. Clapbd. Siding

1st Floor Subfl.  
El. 0'-0"

Paint Grade Wood Trim

Stucco Parging on Conc. Foundation

Paint Grade Wd. Siding w/ 3/4" Spacing

Basement Slab  
El. -7'-8 1/4"

Garage Floor  
El. -8'-2 1/4"



16-18 Bellis Cir.  
Cambridge, MA

John Lodge Architects  
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Cambridge, MA 02138  
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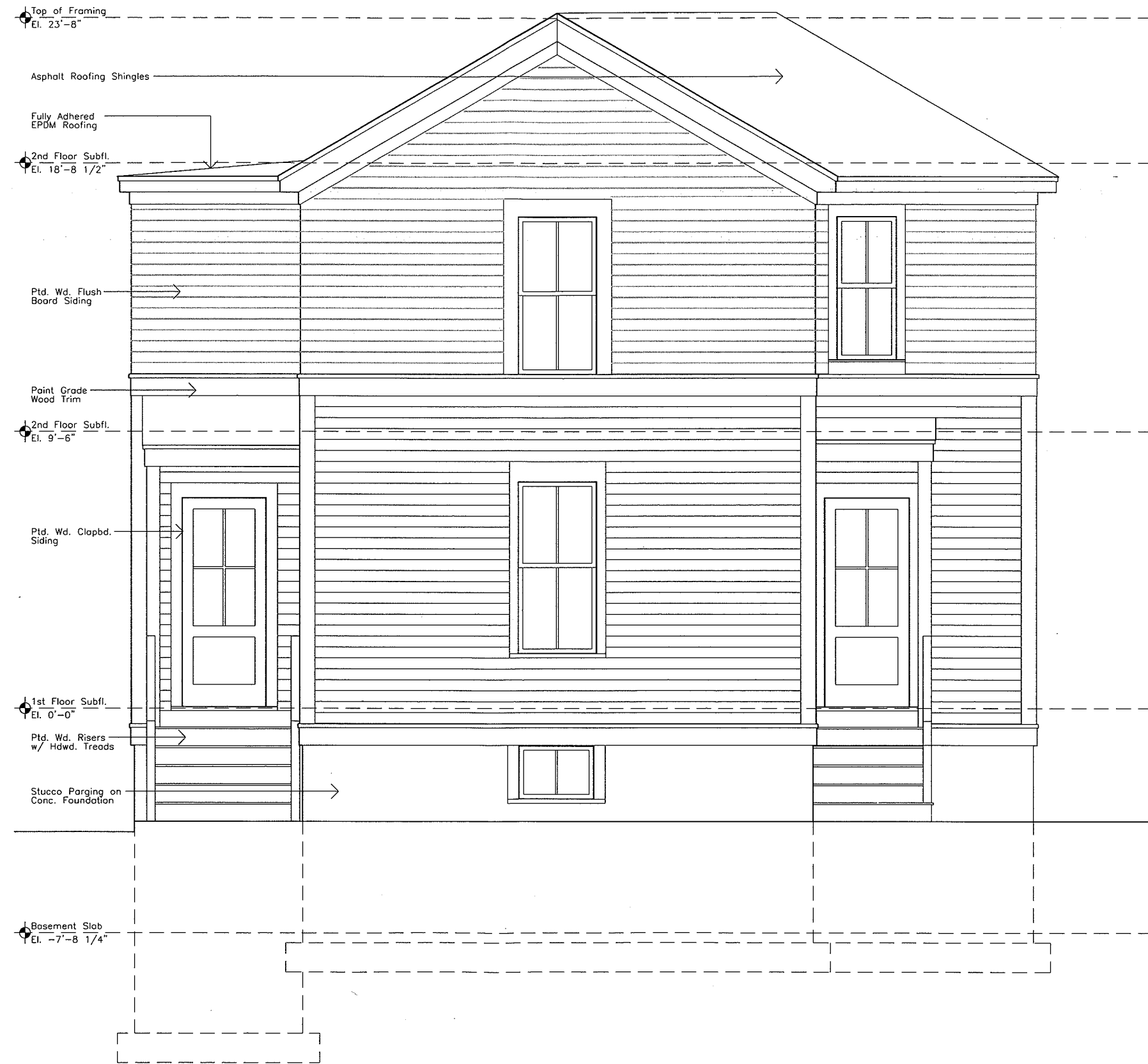
East Elevation - Zoning  
18 Bellis Cr.

Project No.: 1307.01  
Date: 14.01.22  
Scale: 1/4" = 1'-0"

Revisions

No.	Date
1	
2	
3	
4	
5	
6	

A-5



16-18 Bellis Cir.  
Cambridge, MA

**John Lodge Architects**  
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Cambridge, MA 02138

**North Elevation - Zoning**  
18 Bellis Cr.

Project No.: 1307.01  
Date: 14.01.22  
Scale: 1/4" = 1'-0"

Revisions

No.	Date
1	
2	
3	
4	
5	
6	

**A-6**



**16-18 Bellis Cir.  
Cambridge, MA**

**John Lodge Architects**  
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Cambridge, MA 02138

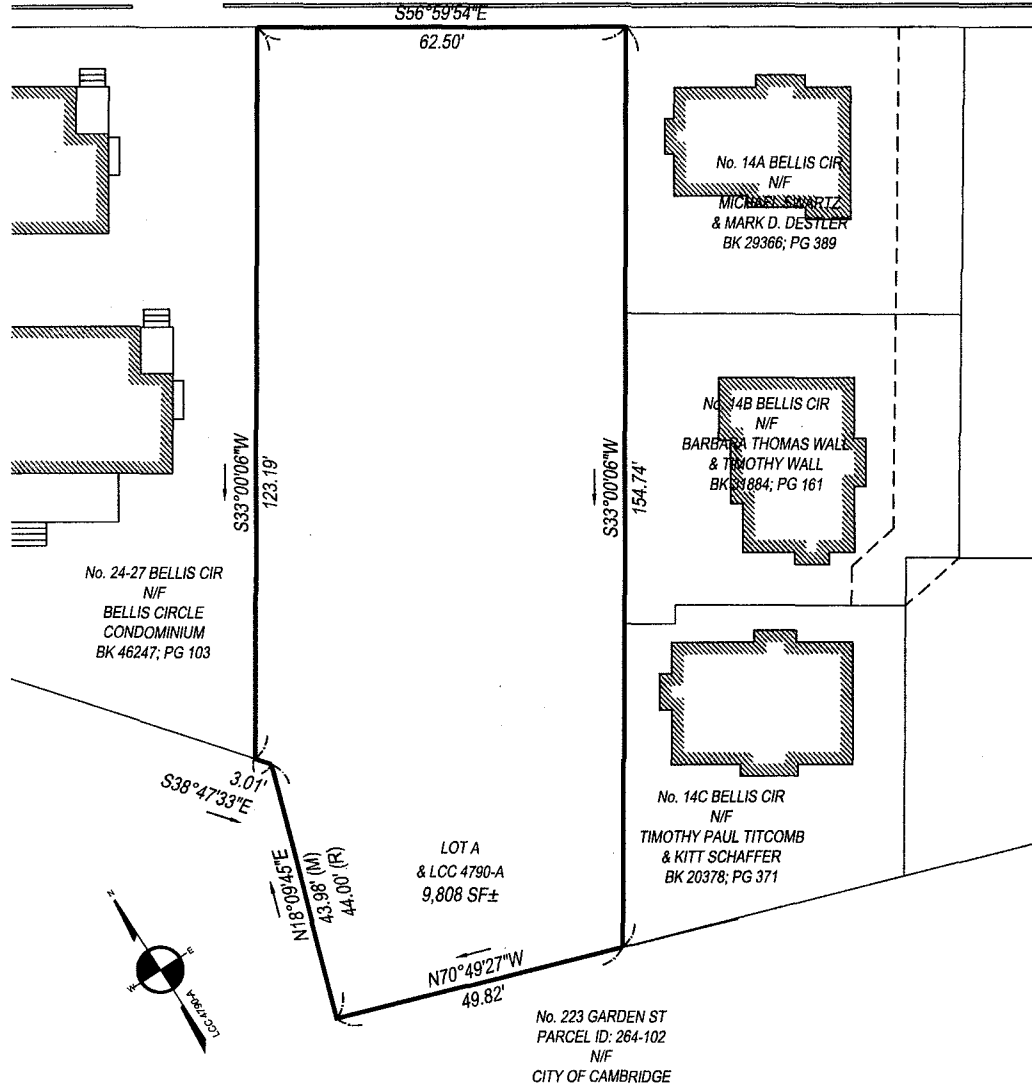
**West Elevation - Zoning  
18 Bellis Cir.**

Project No.: 1307.01  
Date: 14.01.22  
Scale: 1/4" = 1'-0"

Revisions	
No.	Date
1	
2	
3	
4	
5	
6	

**A-7**

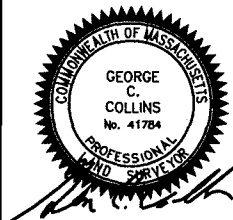
**BELLIS (PUBLIC-25' WIDE) CIRCLE**



**NOTES:**  
PARCEL ID:  
271-40 & 271-18

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND BETWEEN THE DATES OF MARCH 7, 2006 - JANUARY 27, 2014 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS ZONE "X" (AREA DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN). COMMUNITY-PANEL # 25017C0419E EFFECTIVE DATE: JUNE 4, 2010



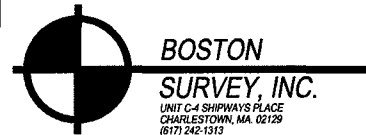
GEORGE C. COLLINS, PLS

**PREPARED FOR:**  
ELEANOR M. UDDO  
16-18 BELLIS CIRCLE  
CAMBRIDGE, MA 02140

**REFERENCES:**  
DEED: C. 238068  
LCC 4789-A  
LCC 4790-A  
PLAN: BK 8297; PG 320  
PLAN: BK 3651; PG END  
PLAN: #1381 OF 2005

DATE: JANUARY 27, 2014

**CERTIFIED PLOT PLAN**  
LOCATED AT  
**16-18 BELLIS CIRCLE**  
**CAMBRIDGE, MA**



JOB # 06-00165

FILE #06-00165 - 01/27/14

SCALE: 1 INCH = ? FEET