

b. SPECIAL PERMIT APPLICATION – SUMMARY OF APPLICATION

Project Name:
Address of Site: 1718-1720 Massachusetts Avenue
Applicant: 1718-1730 Mass Avenue 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)

- 6.35 (1);(3);(6) Reduction in Required Parking; 10.40 Special Permit;
- 20.107.1.1/20.108 Location of Public Entrance

Project Description

Brief Narrative: Petitioner seeks to construct a multi-family building containing 16 units and an attached two family dwelling on a lot containing an existing single story retail building.

Project Size:

- Total GFA: 29,959 sf
- Non-residential uses GFA: 11,044
- Site Area (acres and SF): 29,146
- # of Parking Spaces: 25

Proposed Uses:

- # of Dwelling Units: 18
- Other Uses: commercial
- Open Space (% of the site and SF) 15%

Proposed Dimensions:

- Height: 45
- FAR: 1.028

DIMENSIONAL FORM

Project Address: 1718-1720 Massachusetts Ave

Application Date:

	Existing	Allowed or Required (max/min)	Proposed	Permitted
Lot Area (sq ft)	29,146	5,000	29,146	
Lot Width (ft)	212.77	none	212.77	
Total Gross Floor Area (sq ft)	12,184	39,206	29,959	
Residential Base	0	21,663	18,915	
Non-Residential Base	12,184	21,456	11,044	
Inclusionary Housing Bonus	0	6498	0	
Total Floor Area Ratio	.42	1.34	1.03	
Residential Base	0	.74	.65	
Non-Residential Base	.418	.73	.378	
Inclusionary Housing Bonus	0	.22	0	
Total Dwelling Units	0	38	18	
Base Units	0	38	14	
Inclusionary Bonus Units	0	5.4	4	
Base Lot Area / Unit (sq ft)	0	757/2,500	2082	
Total Lot Area / Unit (sq ft)	0		1619	
Building Height(s) (ft)	+/-20'	35'/45'	45'	
Front Yard Setback (ft)	0'	0'	0'	
Side Yard Setback (ft)	0'	10'	10'	
Side Yard Setback (ft)	+/-30'	10'	10'	
Rear Yard Setback (ft)		35'*		
Open Space (% of Lot Area)	11%	10%	15%	
Private Open Space	6.5%	5%	7.5%	
Permeable Open Space	6.5%	5%	7.5%	
Other Open Space (Specify)				
Off-Street Parking Spaces	40	45	25	
Long-Term Bicycle Parking	0	21	22	
Short-Term Bicycle Parking	0	8	18	
Loading Bays	0	0	0	

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

SUPPORTING STATEMENT FOR A SPECIAL PERMIT

Please describe in complete detail how you meet each of the following criteria referring to the property and proposed changes or uses which are requested in your application. Attach sheets with additional information for special permits which have additional criteria, e.g. fast food permits, comprehensive permits, etc., which must be met.

Granting the Special Permit requested for 1718-1720 Massachusetts Avenue (location) would not be a detriment to the public interest because:

A) Requirements of the Ordinance can or will be met for the following reason:

Section 6.35.1 allows for the reduction of the required amount of parking when it is determined that the lesser amount of parking will not cause excessive congestion, endanger public safety or substantially reduce parking availability in the neighborhood. The existing parking supply on the lot and the difference in peak-user demand for the commercial uses on the lot will provide adequate parking for the project.

B) Traffic generated or pattern of access or egress would not cause congestion hazard, or substantial change in established neighborhood character or the following reasons:

The existing curb cuts and driveways will be unchanged and the existing traffic patterns will not be altered.

C) The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would not be adversely affected by the nature of the proposed use for the following reasons:

This section of Massachusetts Avenue contained a mix of retail and multi-family uses, few of which provide any off-street parking.

D) Nuisance of hazard would not 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 for the following reasons:

The building will comply with all relevant building, health and safety codes.

E) For other reasons, the proposed use would not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this Ordinance for the following reasons:

Allowing for a reduction of parking in this area is consistent with the land use and parking policies in the Zoning Ordinance for this section of Massachusetts Avenue as reflected in the creation of the Basement Housing Overlay District in Section 20.600.

OWNERSHIP CERTIFICATE

Project Address: _____

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: _____

at the following address: _____

to apply for a special permit for: _____

on premises located at: 1718-1720 Massachusetts Avenue

for which the record title stands in the name of: 1718-1730 Mass Ave, LLC


whose address is: 2310 WASHINGTON STREET NEWTON LOWER FALLS, MA 02462

by a deed duly recorded in the:

Registry of Deeds of County: Middlesex Book: 49665 Page: 94

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

Book: _____ Page: _____

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

To be completed by Notary Public:

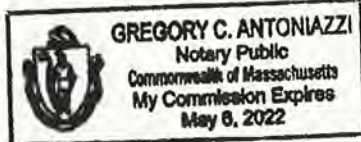
Commonwealth of Massachusetts, County of Suffolk

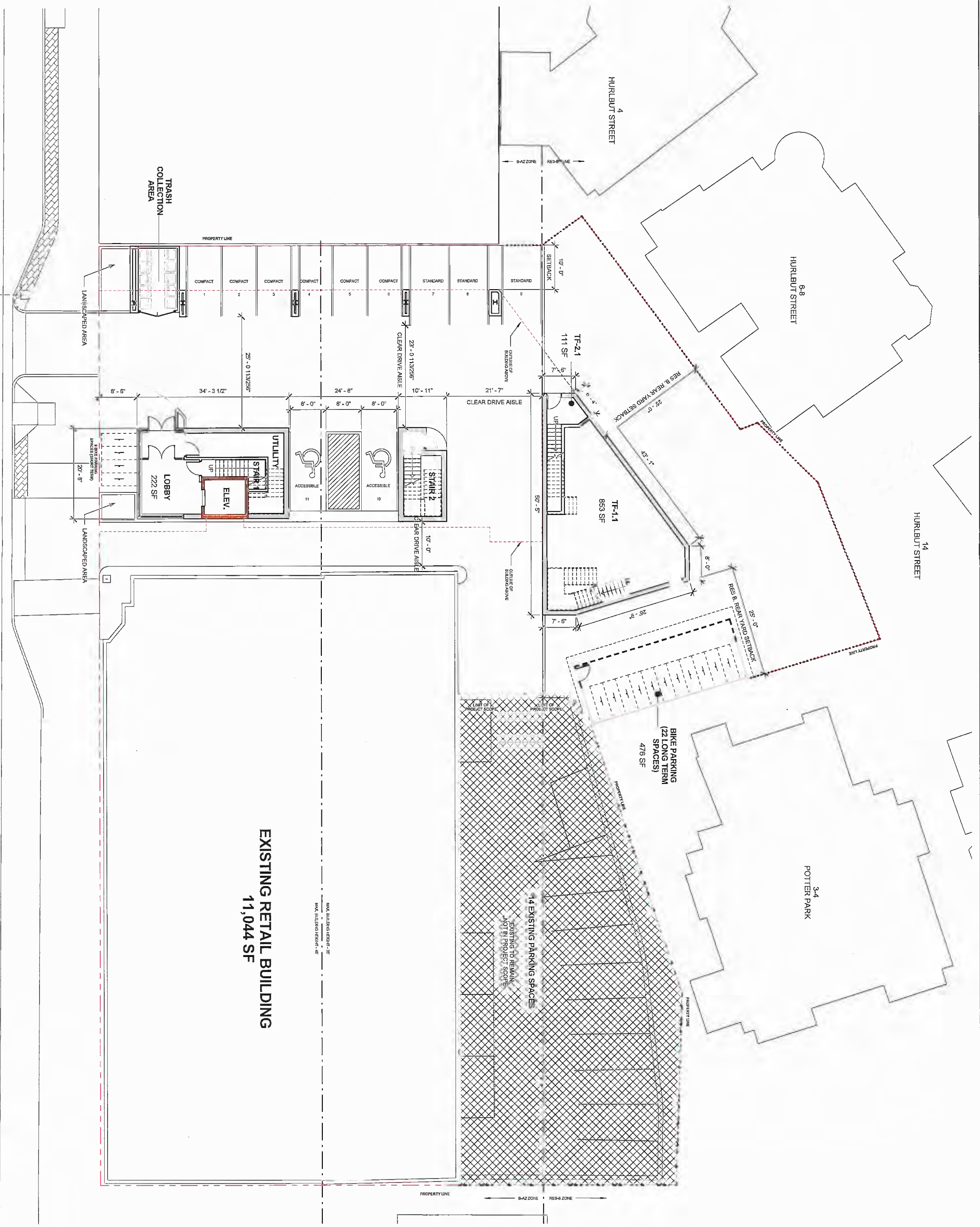
The above named Bruce Gorsky personally appeared before me,

on the month, day and year 7/21/2015 and made oath that the above statement is true.

Notary: Grs Carter

My Commission expires: May 6, 2022





EXISTING RETAIL BUILDING
11,044 SF

MAX BUILDING HEIGHT - 25'
 MAX BUILDING FOOTPRINT - 46'

1
1ST FLOOR
 1" = 10'-0"

1718 MASSACHUSETTS AVENUE

CAMBRIDGE, MA 02139

PCA PROJECT #: 13092.00

ARCHITECT
 PRELUDE ARCHITECTS
 ASSOCIATES, INC.
 221 Hampshire Street
 Cambridge, MA 02139
 617.551.5120

OWNER
 CHARLES RIVER CAPITAL
 100 CANTON MA 02021
 (781) 825-7404



REVISIONS:

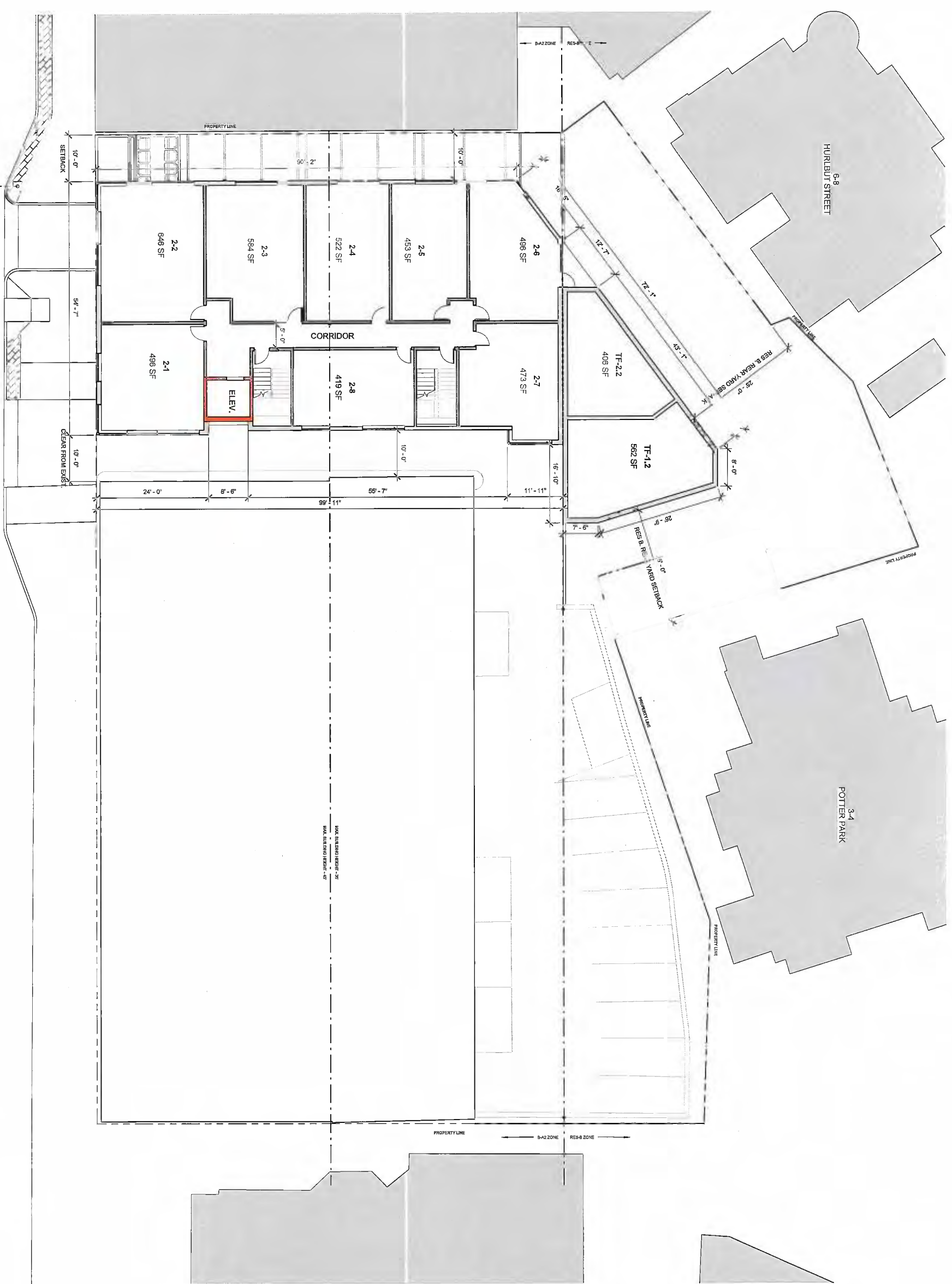
NO.	DATE	DESCRIPTION

PROGRESS PRINT

DATE: 2015-06-09
 SCALE: 1" = 10'-0"

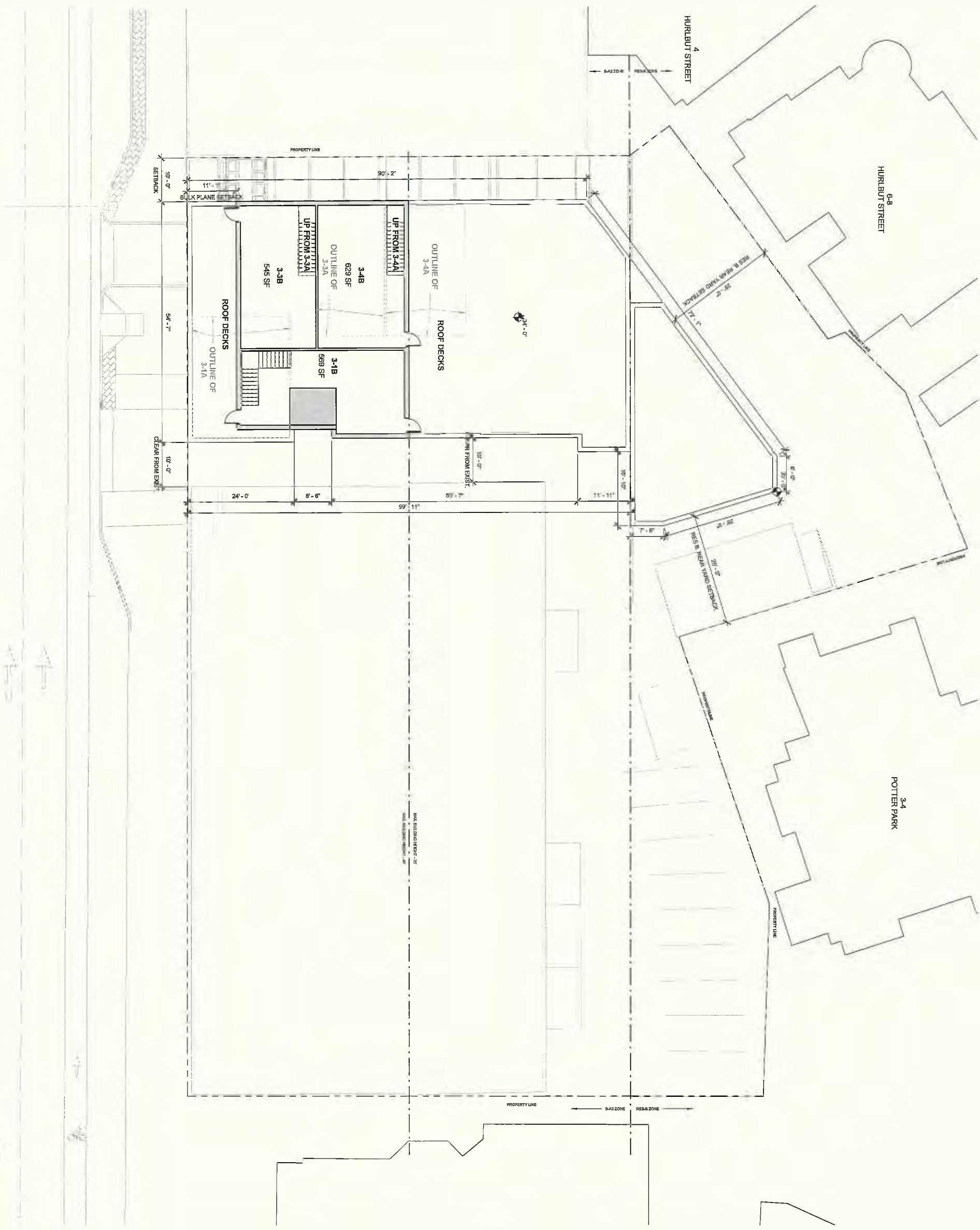
GROUND FLOOR PLAN

A1.20



1 2ND FLOOR
1" = 10'-0"

<p>ORIGINAL SIZE 09/10/14 SCALE: 1" = 10'-0"</p>	<p>PROGRESS PRINT</p>	<p>REVISIONS:</p> <table border="1"> <tr><th>NO.</th><th>DATE</th><th>DESCRIPTION</th></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>	NO.	DATE	DESCRIPTION										<p>1718 MASSACHUSETTS AVENUE CAMBRIDGE, MA 02139</p>	<p>PCA PROJECT #: 13092.00</p>	<p>PC&A PRELIMINARY CONSULTANTS 221 Hampshire Street Cambridge, MA 02139 (617) 552-0125</p>	<p>OWNER: CHARLES RIVER CAPITAL 10 CANTON MA 02021 (781) 858-7404</p>
			NO.	DATE	DESCRIPTION													
<p>SECOND FLOOR PLAN A1.21</p>	<p>9/20/15</p>																	



1 4TH FLOOR
1" = 10'-0"



PRELWITZ GRUBBS ASSOCIATES
Architects • Planners • Engineers

ARCHITECT:
PRELWITZ GRUBBS
221 Hampshire Street
Cambridge, MA 02139
617.547.8120

OWNER:
CHARLES RIVER CAPITAL
1017 TURNPIKE ST # 308
CAMBRIDGE, MA 02142
(781) 826-4204

PCA PROJECT #: 13092.00

1718 MASSACHUSETTS AVENUE

CAMBRIDGE, MA 02139

REVISIONS:

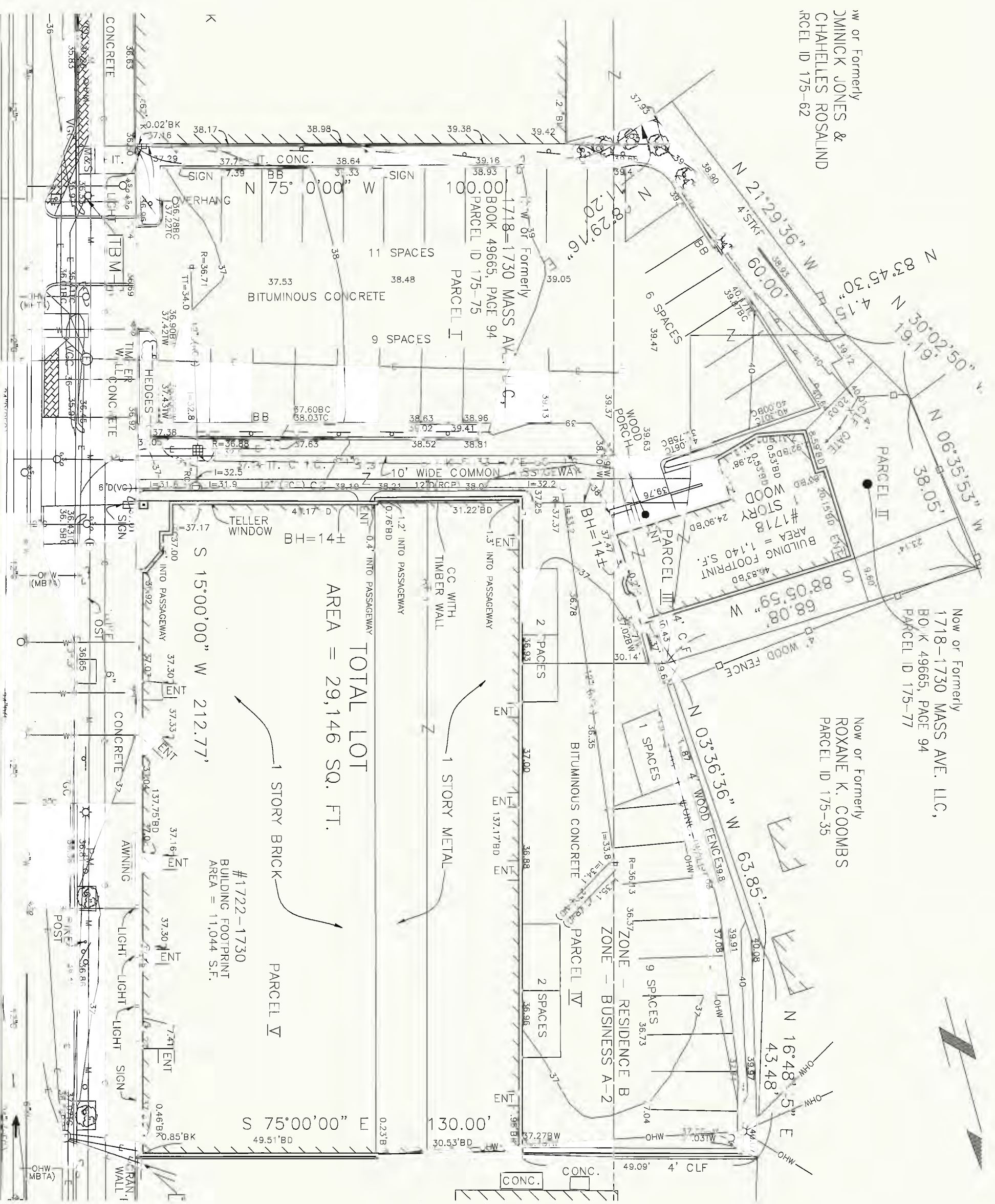
NO.	DATE	DESCRIPTION

PROGRESS PRINT

GENERAL NOTE:
2015-06-09
SCALE: 1" = 10'-0"

4TH FLOOR PLAN

A1.23



Now or Formerly
 DMINICK JONES &
 CHAHELLES ROSALIND
 RCCL ID 175-62

Now or Formerly
 1718-1730 MASS AVE. LLC,
 BOOK 49665, PAGE 94
 PARCEL ID 175-77

Now or Formerly
 ROXANE K. COOMBS
 PARCEL ID 175-35

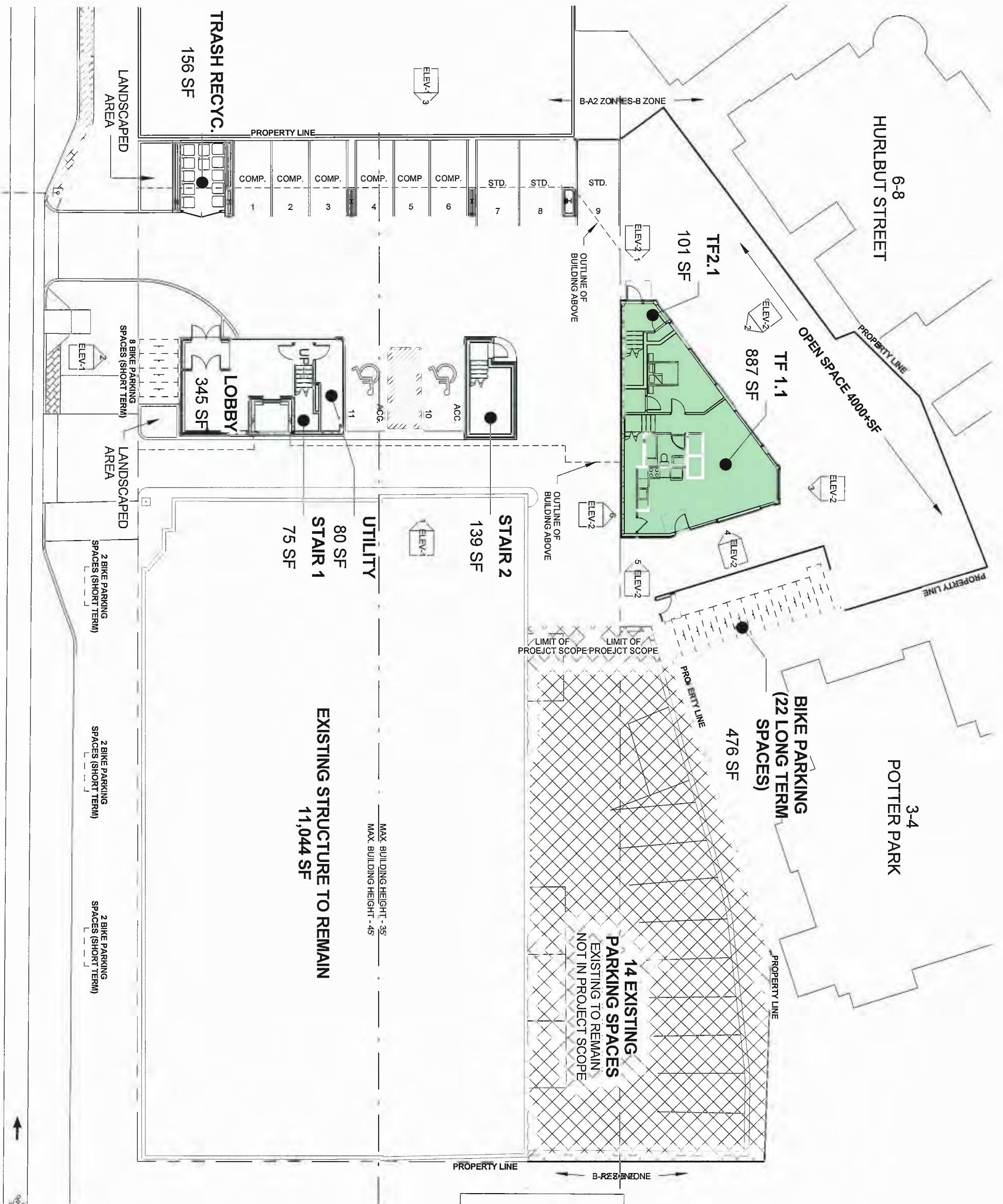
TOTAL LOT
 AREA = 29,146 SQ. FT.

#1722-1730
 BUILDING FOOTPRINT
 AREA = 11,044 S.F.

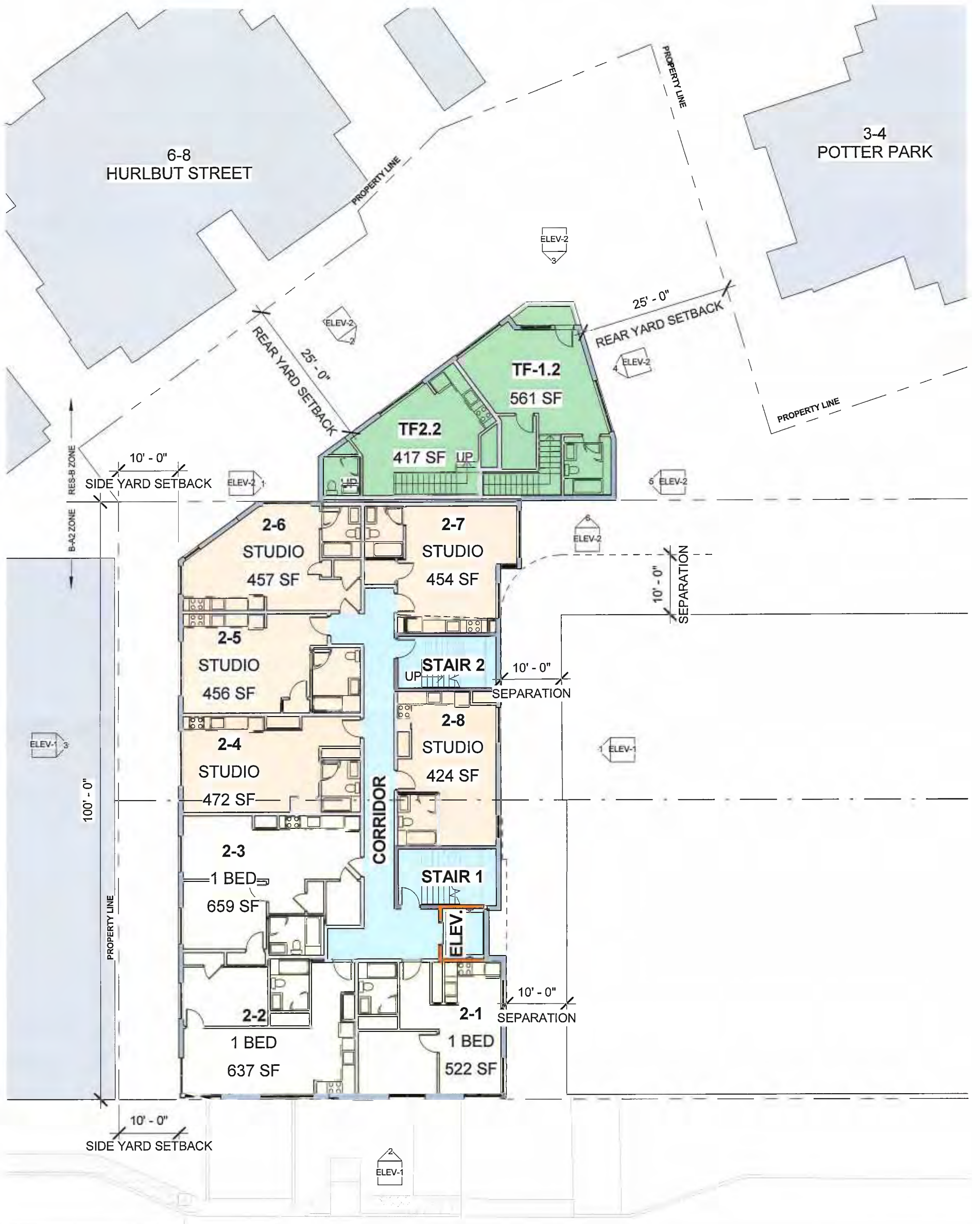
1718 MASSACHUSETTS AVENUE
 EXISTING SURVEY



ARCHITECTURE PLANNING INTERIORS



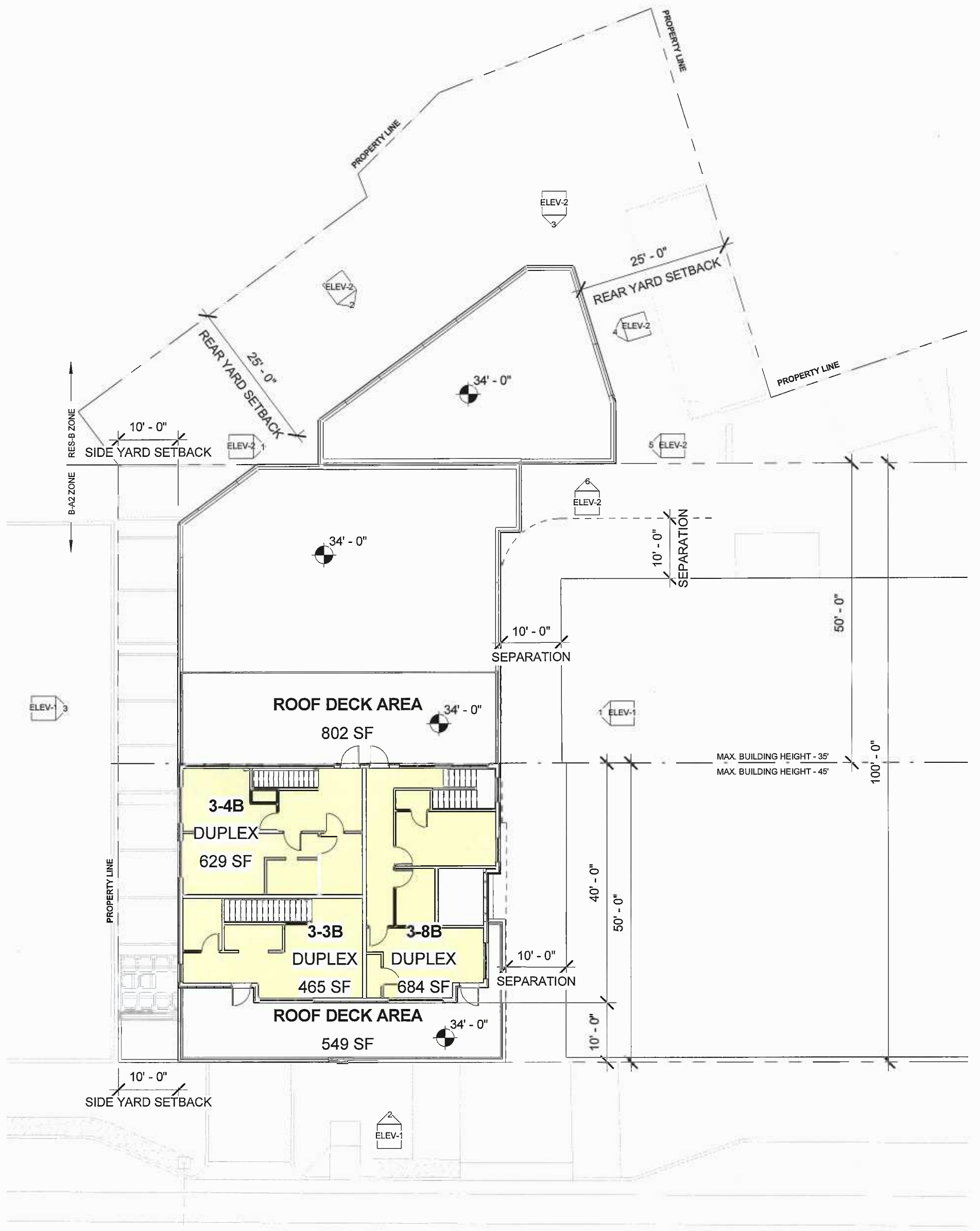
1718 MASSACHUSETTS AVENUE
SITE PLAN



SECOND FLOOR SHOWN. THIRD FLOOR HAS IDENTICAL BUILDING PERIMETER

**1718 MASSACHUSETTS AVENUE
SECOND + THIRD FLOOR ZONING**

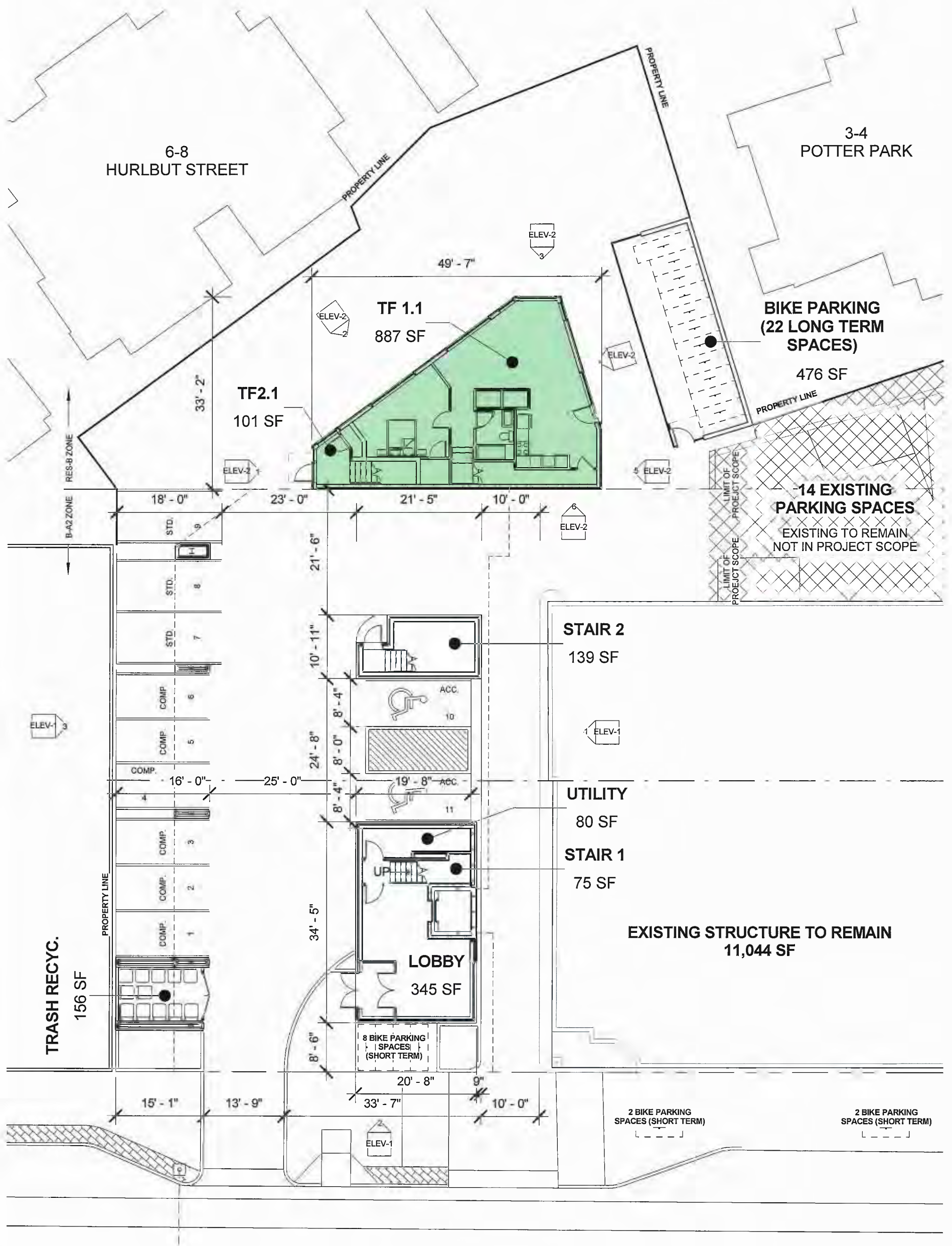
08/05/15 | Scale: 1/16" = 1'-0" | ZONING-2



**1718 MASSACHUSETTS AVENUE
FOURTH FLOOR ZONING**

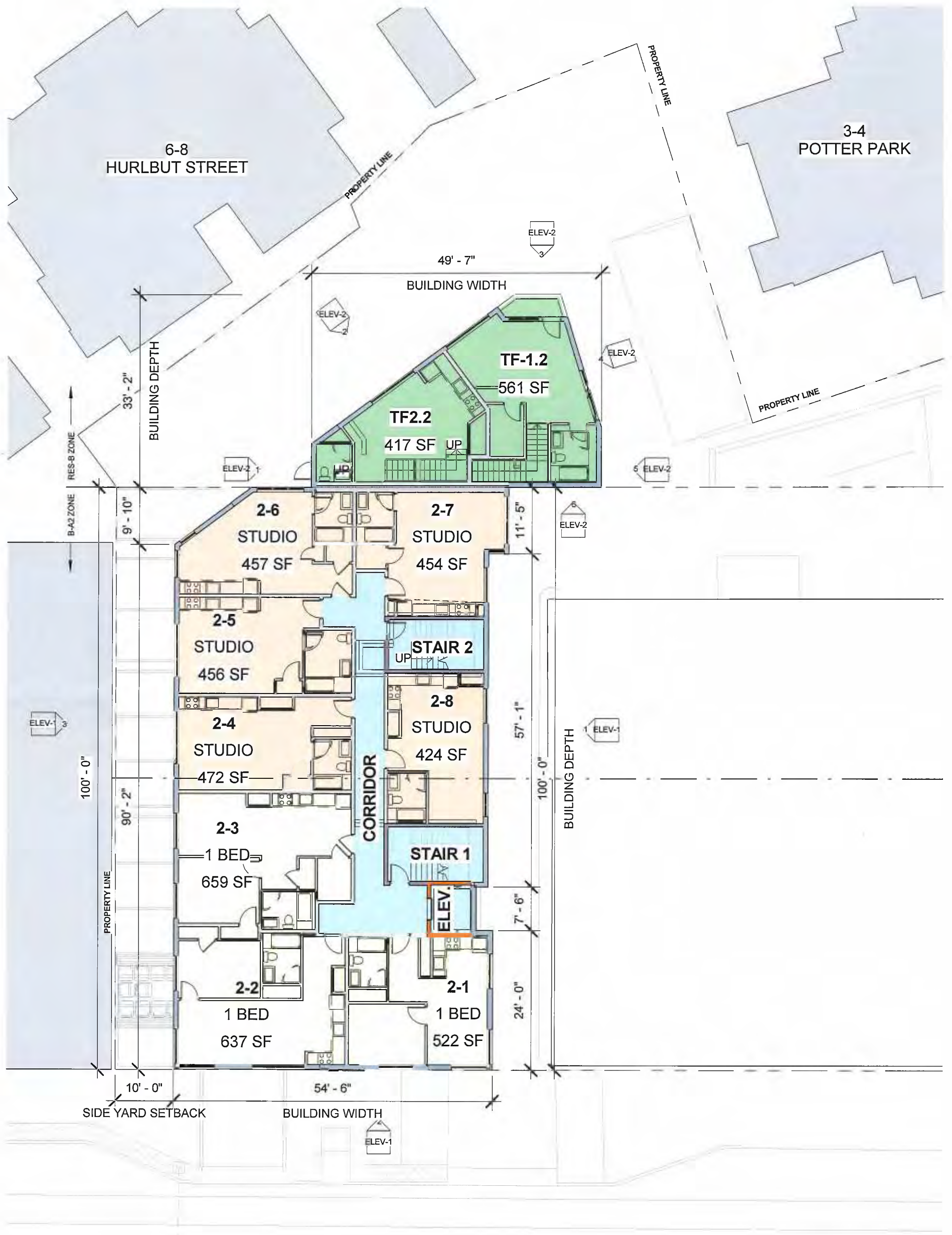


ARCHITECTURE PLANNING INTERIORS

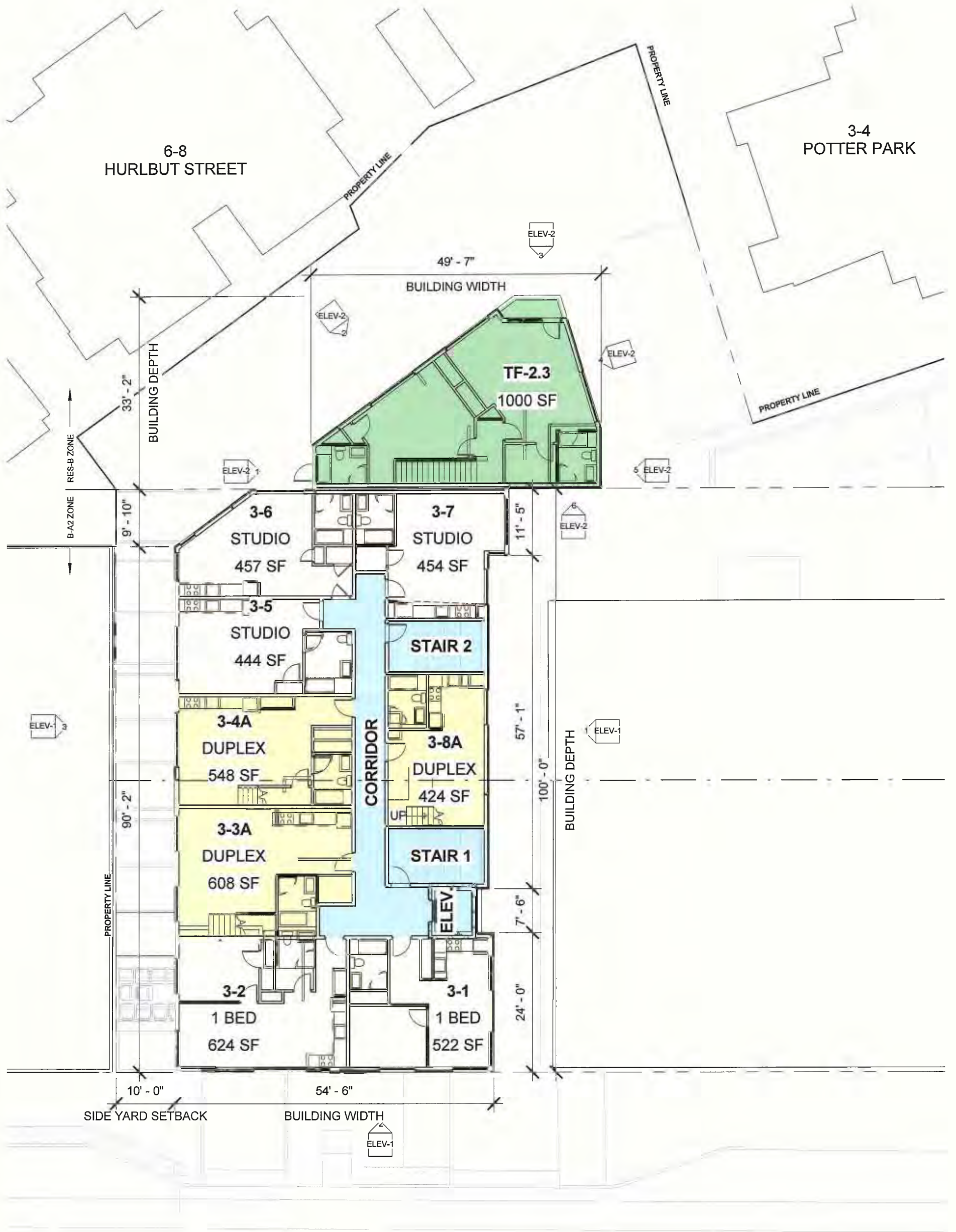


**1718 MASSACHUSETTS AVENUE
GROUND FLOOR PLAN**

08/04/15 | Scale: 1/16" = 1'-0" | PLAN-1



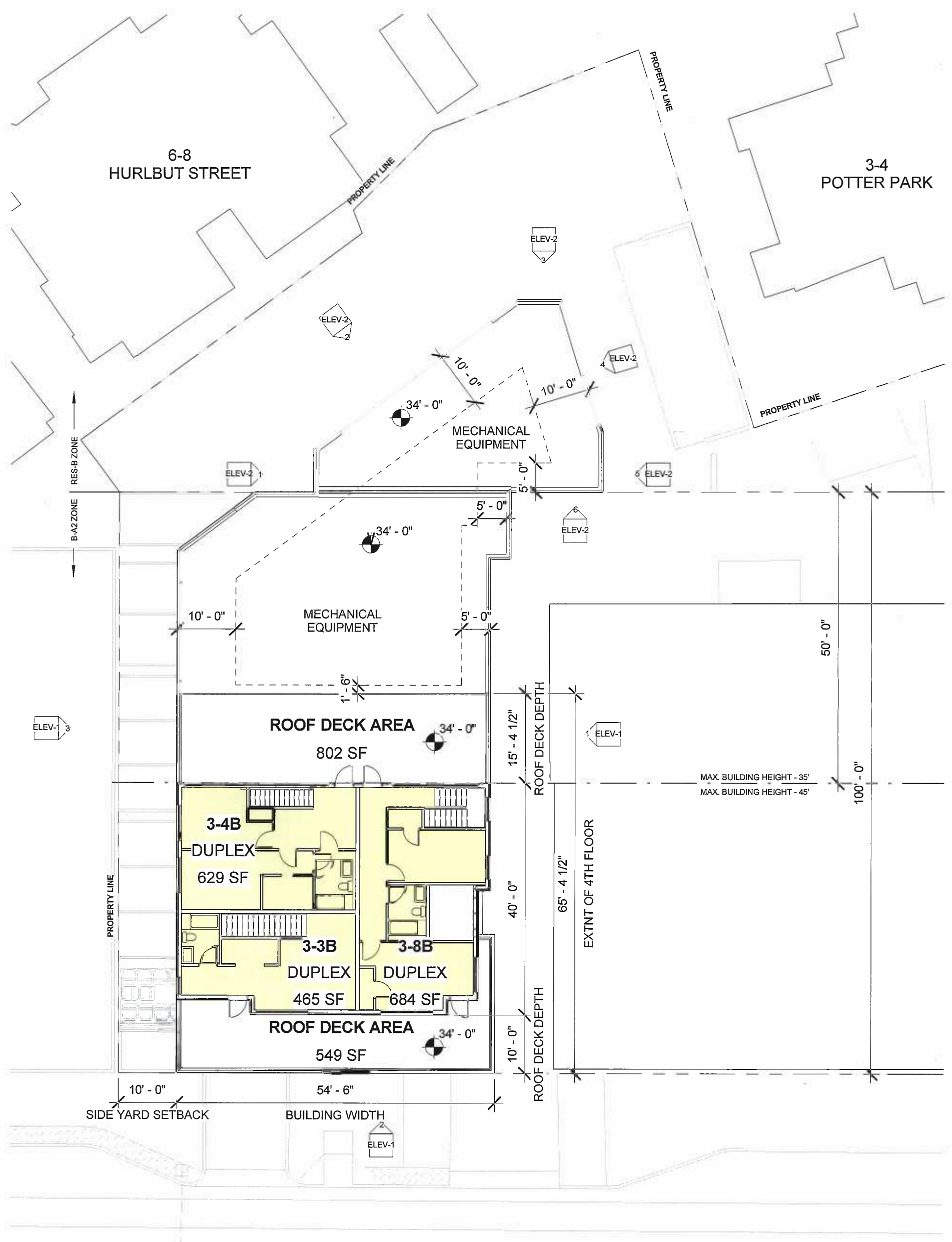
**1718 MASSACHUSETTS AVENUE
SECOND FLOOR**



1718 MASSACHUSETTS AVENUE
THIRD FLOOR

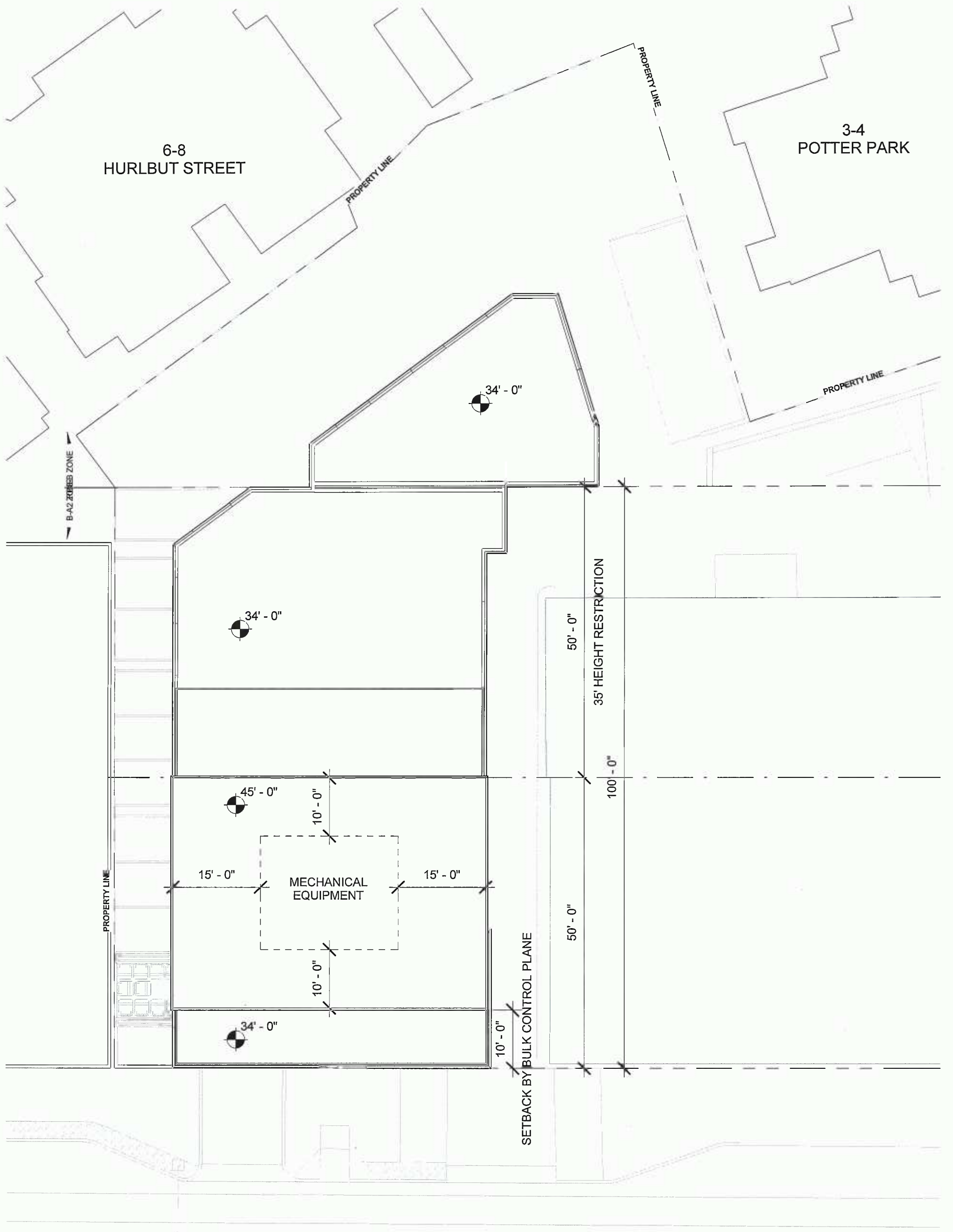


ARCHITECTURE PLANNING INTERIORS



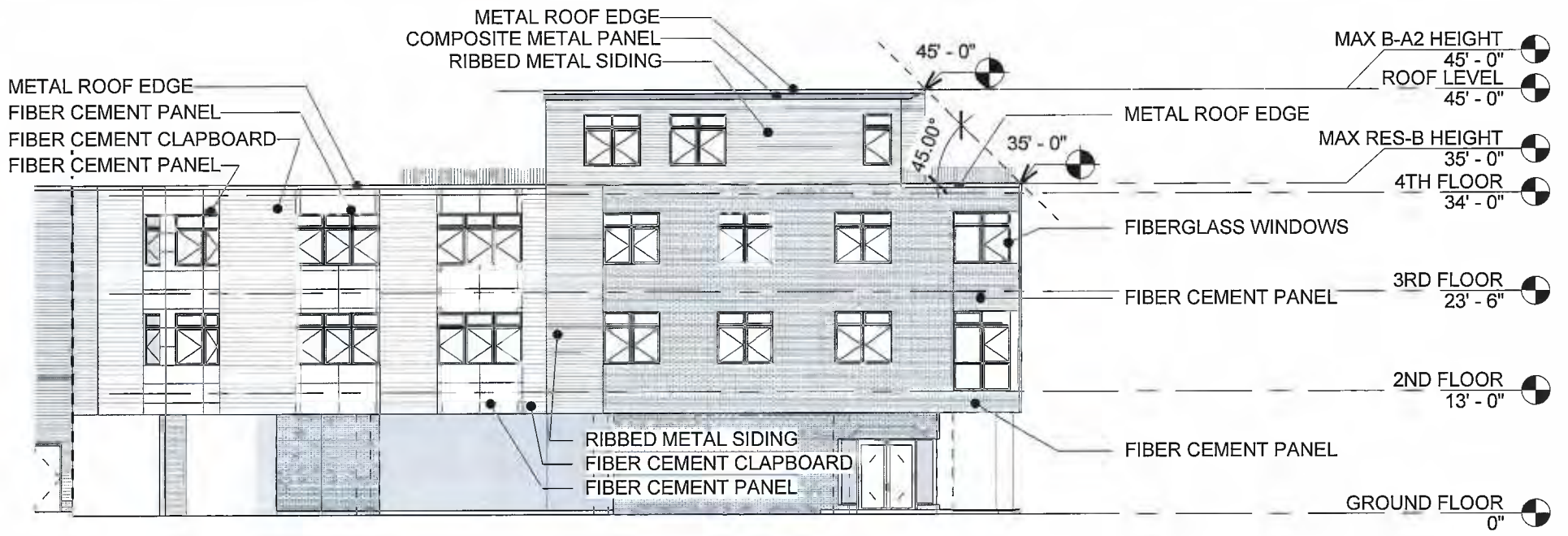
**1718 MASSACHUSETTS AVENUE
FOURTH FLOOR**

08/04/15 | Scale: 1/16" = 1'-0" | PLAN-4



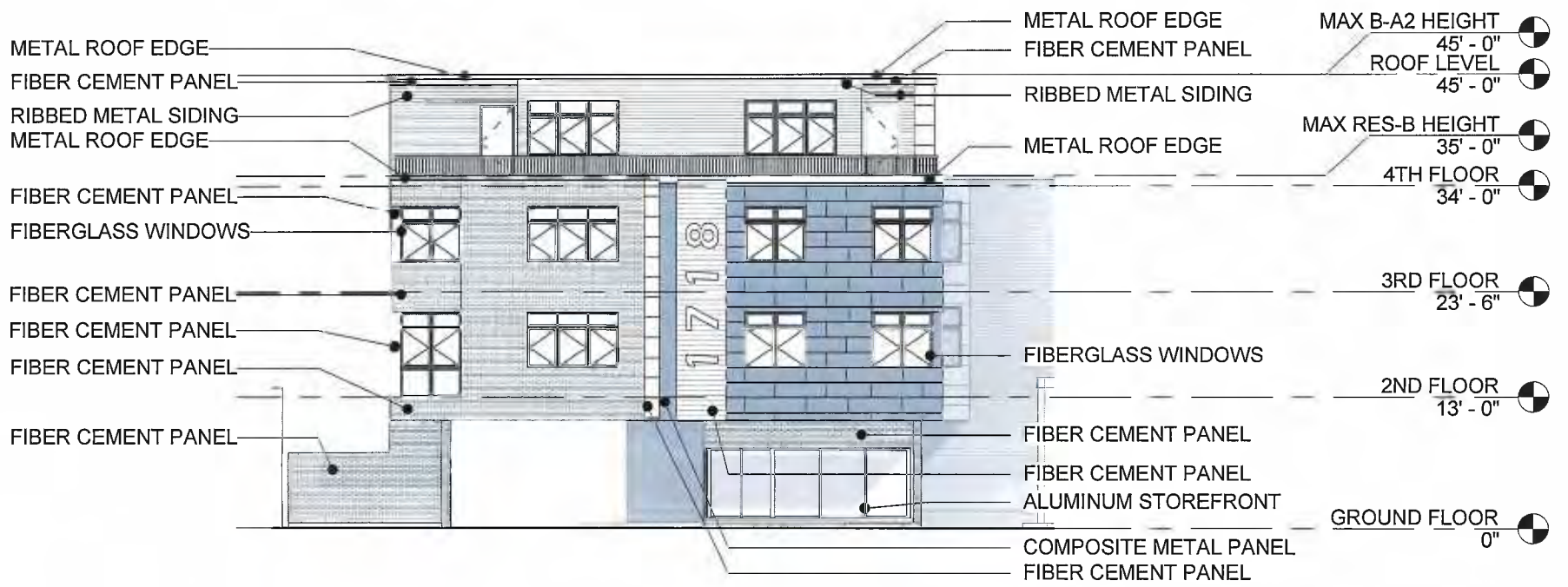
1718 MASSACHUSETTS AVENUE
ROOF PLAN

08/05/15 | Scale: 1/16" = 1'-0" | PLAN-5



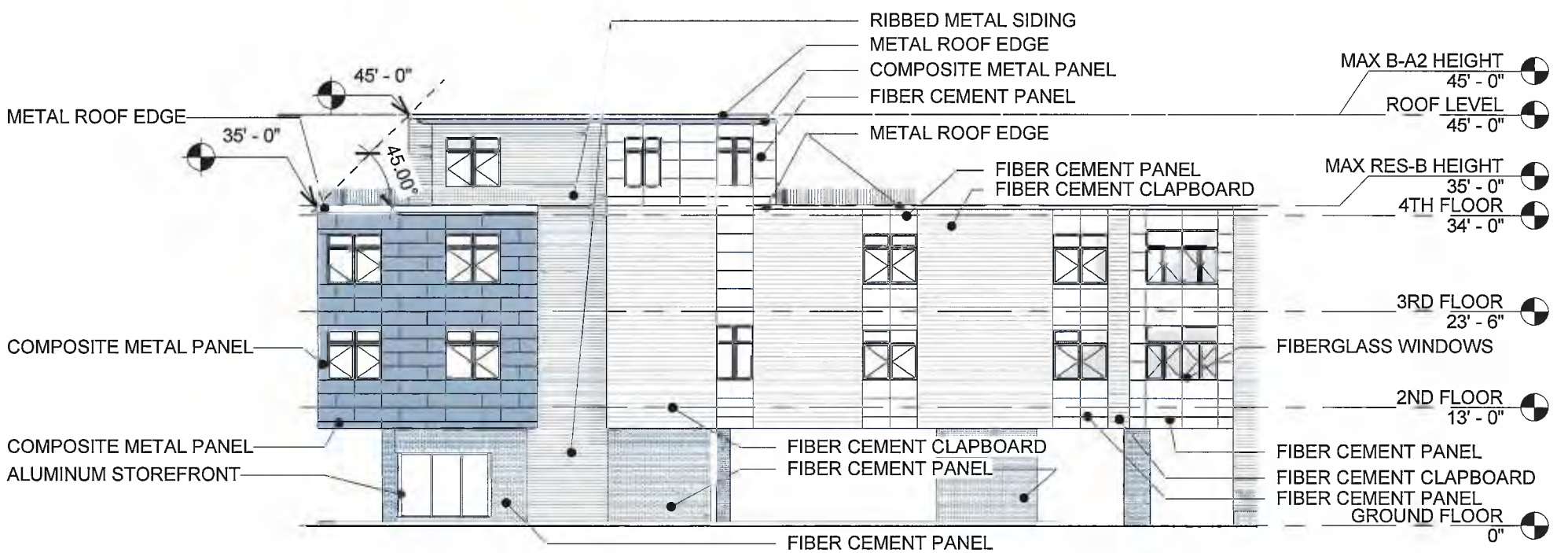
3 BUILDING ELEVATION - MF - SOUTH ELEV

1/16" = 1'-0"



2 BUILDING ELEVATION - MF - EAST ELEV

1/16" = 1'-0"



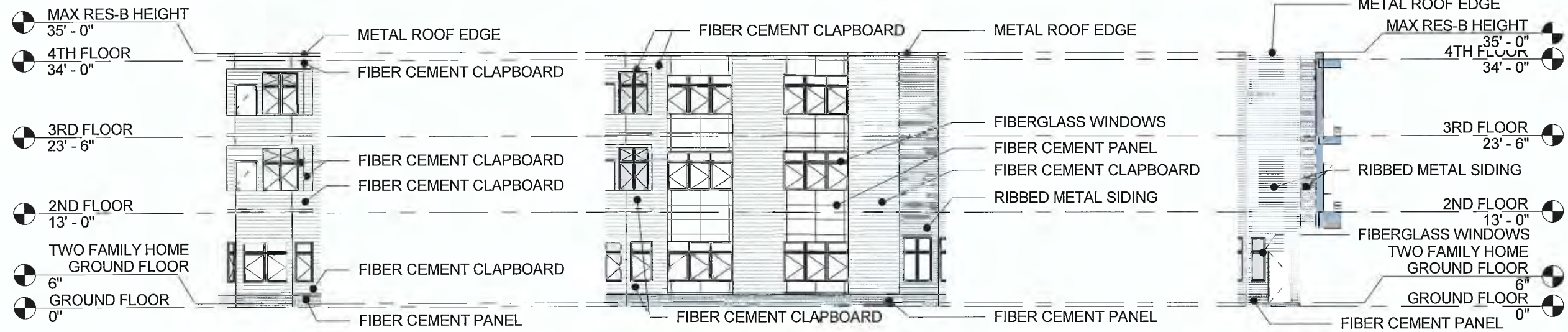
1 BUILDING ELEVATION - MF - NORTH ELEV

1/16" = 1'-0"

**1718 MASSACHUSETTS AVENUE
BUILDING ELEVATIONS**



ARCHITECTURE PLANNING INTERIORS



**BUILDING ELEVATION -
2FH - NORTH ELEV**

3

1/16" = 1'-0"

**BUILDING ELEVATION -
2FH - SOUTHWEST ELEV**

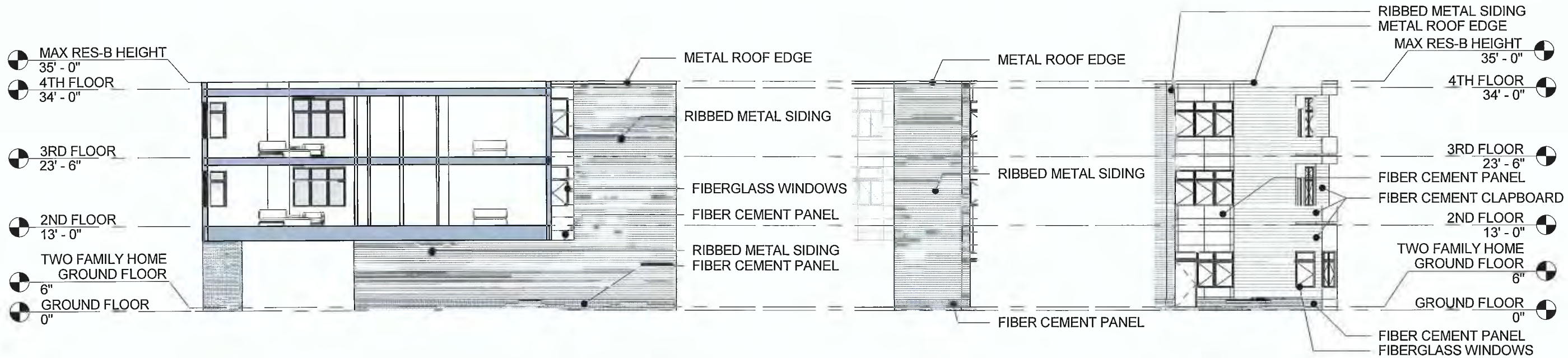
2

1/16" = 1'-0"

**BUILDING ELEVATION -
2FH - SOUTH ELEV**

1

1/16" = 1'-0"



BUILDING ELEVATION - 2FH - EAST ELEV

6

1/16" = 1'-0"

**BUILDING ELEVATION -
2FH - NORTH EAST ELEV 2**

5

1/16" = 1'-0"

**BUILDING ELEVATION -
2FH - NORTH EAST ELEV 1**

4

1/16" = 1'-0"



3 LOOKING WEST FROM MASS AVE



2 LOOKING EAST FROM REAR



1 LOOKING NORTH FROM MASS AVE

1718 MASSACHUSETTS AVENUE
PERSPECTIVE VIEWS

08/04/15 | Scale: | VIEWS-1