

CITY OF CAMBRIDGE, MASSACHUSETTS
PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

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NOTICE OF DECISION

CASE NO: PB#54

PREMISES: 39 Bellis Circle

ZONING DISTRICT: Industry A-1 and Residence B

PETITIONER: Wedgemere Group

APPLICATION DATE: March 27, 1986

DATE OF HEARING: May 6, 1986

PETITION: Special Permit for the construction of six (6) townhouses;
Special Permit for extension of the IA-1 District
regulations 25' into the Residence B District.

DATE OF PLANNING BOARD DECISION: June 6, 1986

DATE OF FILING THE DECISION: June 27, 1986

Decision (summary): Six townhouses were approved; extension of the Industry A-1 District regulations into the Residence B District was approved. The approved plan was modified through a reduction of the height of four of the six units

Appeals, if any, shall be made pursuant to Section 17 of Massachusetts General Laws Chapter 40A, and shall be filed within twenty (20) days after the date of filing of the above referenced decision with the City Clerk.

Copies of the complete decision and final plans, if applicable, are on file with the office of Community Development and the City Clerk.

6/27/86
Date

Charles Barber
Authorized Representative
to the Planning Board



CITY OF CAMBRIDGE, MASSACHUSETTS
PLANNING BOARD
CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

Case # PB#54
Premises: 39 Bellis Circle
Zoning District: Residence B and Industry A-1
Petitioner: Wedgemere Group
Application Date: March 27, 1986
Public Hearing: May 6, 1986
Petition: Special Permit for Six Townhouses in a Residence B and an Industry A-1 District; Special Permit to extend the Industry A-1 Regulations 25' into the Residence B portion of the Lot.

Date of Planning Board Decision: June 3, 1986

The Application

A special permit is sought to construct six townhouses, in a Residence B and an Industry A-1 District; a Special Permit to extend the Industry A-1 District regulations into the Residence B District as permitted in Section 3.30.

In support of the application the following documents were submitted:

1. Application submitted and certified complete on March 27, 1986.
2. Site Plans, elevations, floor plans; titled "Bellis Circle"; scale 1"=8'; dated March 1, 1986; Bahamon/Dingman, Architects.

3. Letter from Nancy Dingman to Lester Barber enclosing Conservation Commission Determination of Applicability, dated May 7, 1986.
4. Revised Site Plan and elevations, entitled "Bellis Circle", dated May 31, 1986, scale 1"=8'; Bahamon/Dingman Architects.
5. Revised Dimensional Form and Special Permit Application, dated June 9, 1986.
6. The following communications were received by the Planning Board:
 - (a) Letter from Abbot W. Lahti, dated May 16, 1986
 - (b) Letter from Wilson Rains, dated May 14, 1986
 - (c) Petition to the Planning Board from nine Bellis Circle residents, dated May 11, 1986
 - (d) Petition to the Planning Board from four Bellis Circle residents, dated May 18, 1986
 - (e) Letter from Robert Marquis dated June 3, 1986
 - (f) Letter from M. Oberhuber dated May 20, 1986

Findings

1. Sixty-two percent of the lot is located in the Industry A-1 District. In such circumstances the application of provisions of Section 3.22 is permitted. Extension of the Industry A-1 regulations into the Residence B District would permit the location of two units of housing in the Residence B portion of the lot. As that portion of the lot is only 800 sq. ft. short of permitting two units under the Residence B regulations the additional unit that would be allowed on that portion of the lot is reasonable. Extension of other dimensional standards increases the FAR permitted by a modest 1495 sq. ft. (a 13% increase over that permitted without such an extension).
2. The number of dwelling units proposed (6) does not exceed that permitted by right on the lot without extension of the Industry A-1 dimensional standards.
3. The new elevations, as modified from the originals through reduction in the height of the four outside units, reduce the visual impact of the development as perceived by the existing neighborhood by introducing variety and reducing the bulk visible from the neighborhood.

4. The development of six townhouses will not generate traffic volumes that would be an unreasonable burden on the abutting streets, particularly in light of the industrial truck traffic which has been generated by this site for a number of years.
5. The applicants are requesting a number of variations in requirements related to the location of parking facilities while such variances result reduction in green area they are requested in response to neighborhood desires that the maximum number of off street parking spaces be provided. The development could provide the required 6 spaces in a conforming manner; the variations requested are a response to neighborhood concern for a reduced perceived bulk (which resulted in the elimination of parking within four townhouses) and by the provision of additional parking locations.

Public Hearing

A public hearing was held on May 6, 1986. Discussion between the Planning Board, the applicant and Bellis Circle residents also continued at subsequent Planning Board regular meetings. There was general support for townhouse development on the site as an alternate to the industrial uses which have negatively impacted the neighborhood for many years. Concern was expressed, however, regarding the number of units proposed and the scale of the development. Increased traffic and pressure for on street parking were concerns for all. Some residents were as much concerned with the bulk of the development as expressed in the height and length of the proposed building; therefore some neighbors requested the elimination of at least one housing unit (on the south) and in the shifting of the building to the lot line on the north. The Planning Board expressed the opinion that the density proposed was modest in comparison to much other townhouse development in the City. The Board felt the compromise of reducing the height of the four outside units was reasonable and sensitive to the concerns of most residents.

Decision

After review of the application, comments heard at the public hearing, and further comments submitted to the Board for consideration by residents and Staff the Planning Board takes the following actions.

1. GRANTS A Special Permit for the construction of six townhouses as permitted under Section 431d of the Zoning Ordinance.
2. GRANTS A Special Permit for extension of the Industry A-1 District dimensional regulations 25 feet into the Residence B portion of the lot.
3. GRANTS A Special Permit to permit the location of parking facilities within ten (10) feet of a townhouse and within five (5) feet of a side property line as permitted in Section 6.441(g).
4. GRANTS The following variations from the regulations customarily requiring a variance as permitted in Section 10.45:
 - (a) Parking within a required front yard setback (Section 6.441(c))
 - (b) Reduction in minimum aisle width (Section 6.42)
 - (c) Landscaping of on-grade, open parking as required in Section 11.164
5. The following conditions shall be met before issuance of a building permit and shall be conditions of the Special Permit.
 - (a) Final plans shall generally conform to the plans submitted with the application and as modified by the plans and elevations referenced above dated May 31, 1986.
 - (b) The dimensional standards incorporated into this decision shall not be exceeded.
 - (c) Final plans shall be submitted to the Community Development Department for review. The Department shall certify to the superintendant of Buildings that the final plans are in conformance with this decision before issuance of a building permit.
 - (d) The final plans shall show proposed landscaping and shall include screening as required in Section 6.471 of the Zoning Ordinance. The landscaping of the parking lot shall, to the maximum extent possible, address the objectives of Section 11.164.
 - (e) No additional dwelling units shall be created on the site without further application to the Planning Board for modification of the Special Permit after a public hearing.

This decision is approved with a unanimous vote of the Planning Board with A. Cohn, C. Meith, J. Buckner, J. Woolsey, D. Kennedy and P. Dietrect voting in the affirmative.

For the Planning Board,

Alfred B. Cohn

Alfred Cohn
Vice Chairman

13 BELLIS CIRCLE TOWNHOUSES
 Cambridge, MA
 6.9.86

AS APPROVED BY THE PLANNING BOARD
 (Amended from 6/9/86 submission)

Special Permit #54
 Application No. _____

Dimensional Form

	<u>Allowed/Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Granted</u>
Floor Area Ratio (Floor Area)	$\frac{1.25 \times 9,096'}{11,370'}$ ¹	$\frac{.6 \times 1,910'}{1,146'}$	$\frac{1.035 \times 11,006'}{11,400'}$	(as proposed) ()
Max. Height	40	40	38	
Max. Angle Above Cornice Line	45°	45°	33°-41'	
Min. Lot Size	5,000'	5,000'	11,006'	
Min. Lot Area per d.u.	1,200'	1,200'	1,834'	
Max. No. d.u.	9.4	0.4	6	
Min. lot width	50'	50'	± 120	
Min. yard setbacks				
Front	14		± 28	
Side L	10		± 10.75	
R	10		± 10.75	
Rear	16		18	
Ratio Usable Open Space (Area)	$\frac{.25 \times 9,096'}{2,274'}$	$\frac{.25 \times 1,910'}{477'}$	$\frac{.26 \times 11,006'}{2,862'}$	()
Off-Street Parking Minimum No. Spaces	1/DU	1/DU	1.6/DU (only 1/DU required by the Planning Board)	
Maximum No. Spaces			NA	
No. Handicapped Spaces			NA	
Bicycle Spaces			NA	
No. Loading Bays			NA	

1. The Zoning District Boundary divides the lot into one piece 6,796' [(62%) of the lot] in I-A1 and another piece 4,210' [(38%) of the lot] in B. As per Article 3.32 of the Zoning Ordinance the dimension of the piece in I-A1 may be extended into B by 25'. Thus, the square footages used become 6,796 + 2,300 = 9,096 and 4,210 - 2,300 = 1,910.

SPECIAL PERMIT APPLICATION AS APPROVED BY THE PLANNING BOARD

13 BELLIS CIRCLE TOWNHOUSES

Cambridge, MA

6.9.86

Floor Area of Units

ALLOWABLE:

Using the square footage under Section 3.32:

Zone IA1: 9,096 FT2 x 1.25 FAR = 11,370 FT2

B: 1,910 x .6 = 1,146

Total allowable: 12,516 FT2 , or 12,516/6 = 2,086 FT2 per unit

PROPOSED:

2½ Story Unit (4#)

1. Ground Level 660 FT2
2. Second Level 660
3. Third Level 0
4. Loft Level 320

Total Proposed 1,640 FT2/unit

3½ Story Unit (2#)

680 FT2 (including garage space)
700
700
340

2,420 FT2/unit

TOTAL AREA

4#-2½ Story Units x 1,640 = 6,560 FT2

2# 3½ x 2,420 = 4,840 FT2

TOTAL =11,400 FT2

Number of Rooms per Unit

PROPOSED:

2½ Story Unit

3½ Story Unit

1. Bedrooms 3
2. Garage -
3. Bathrooms 2
4. Kitchen 1
5. Living Room 1
6. Dining Room 1
7. Loft/Study -

3
1
3
1
1
1
1

ATTEST: I, _____, duly authorized representative of _____, have read this decision prior to action by the Planning Board and hereby agree to the foregoing conditions as approved by the Planning Board. (PUD only)

A copy of this decision shall be filed with the Office of the City Clerk. 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 such filing in the Office of the City Clerk.

ATTEST: A true and correct copy of the decision filed with the Office of the City Clerk on 6/10/86 by [Signature], authorized representative of the Cambridge Planning Board. All plans referred to in the decision have likewise been filed with the City Clerk on such date.

Twenty (20) days have elapsed since the filing of this decision. No appeal has been filed.

Date _____
City Clerk, City of Cambridge