

CITY OF CAMBRIDGE, MASSACHUSETTS
PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

CASE NO: PB#58 Minor Amendment #1

PREMISES: 129-139, 157-175, 181, 189-205 and 194 Richdale Avenue

ZONING DISTRICT: Industry A-1

PETITIONER: Arthur Blasberg, Jr., Receiver, New Cambridge Housing Group and
Richdale Land Development Corp.

DATE OF PLANNING BOARD DECISION: November 18, 1986

DATE OF DECISION OF MAJOR AMENDMENT #1: April 4, 1989

DATE OF MINOR AMENDMENT #1 DECISION: July 2, 1996

DECISION (Summary): Granted

Application:

The applicant submitted a request for a minor amendment to the special permit in a letter to Paul Dietrich, Chairman of the Planning Board, dated May 30, 1996, from Patrick C. Toomey, Attorney for the applicant. The amendment request consists of the following: (1) The letter setting forth the background, the requested relief, and the requested actions; (2) Exhibit A: copy of a Plan of Land, Richdale Terraces Condominium, Cambridge, Mass., Scale 1" = 60', June 25, 1993, Wendell H. Mason, Professional Land Surveyor; (3) Exhibit B: Dimensional Form showing a distribution of authorized development between Parcels A and B (together identified as Site A in the original special permit); (4) Exhibit C: Letter from Albert David Fine, Architect, certifying the dimensional aspects of Parcel A.

Discussion:

Attorney Toomey outlined the request made to the Planning Board. That request is to subdivide the portion of land, that in the original application was identified as Site A, into a Parcel A, which is the site of all the condominiums constructed on Site A under the permit, and a Parcel B, which remains undeveloped. The Site B of the original permit, now identified as Parcels C and D, remains unchanged as the site of three condominium units and parking, on a separate site across Richdale Avenue. The intent is to allow the 40 units existing on Parcel A to be constituted as a separate condominium and the three existing units on Parcel C to be constituted as a separate condominium. The future construction on Parcel B, however it may be constituted, will be separate and distinct from existing units on Parcels A and C. Easements will be provided to allocate use of some of the existing parking on Parcel D and some future parking on Parcel B to the Parcel A condominiums. Unanimous consent of existing owners and mortgagees has been obtained to permit the subdivision as proposed.

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Findings

1. The proposed subdivision will not result in more development (both with regard to dwelling units and gross floor area) than was granted with the approval of the original special permit (See Attachment I).
2. The Special Permit #58 remains in force and effect for any future construction on Parcel B of the 53 remaining residential units. Substantial deviation from the approved development plans for that portion of Site A shall require further approval from the Planning Board in the form of a Major Amendment to Special Permit #58. The Planning Board would have no objection to consideration of alternate plans for development of Parcel B, especially should they involve reductions in gross floor area and/or numbers of dwelling units.
3. The subdivision will facilitate the management and maintenance of the physical assets of the condominiums that are created subsequent to the subdivision. As Parcel B is built out in the future, further subdivision may be appropriately considered as well.
4. There will be no physical change to the structures and site plans now installed as a consequence of the subdivision of land.

After review of the application documents, discussion at the July 2, 1996 public meeting, and based on the above findings, the Planning Board **GRANTS** Minor Amendment #1 as set forth above. All future development on Parcel B shall be subject to the dimensional limitations set forth in Appendix I attached. Voting to grant the Minor Amendment were C. Mieth, W. Tibbs, H. Salemme, L. Sheffield (acting in the place of absent member P. Dietrich), A. Cohn, and H. Russell.

For the Planning Board,

Carolyn Mieth (m)

Carolyn Mieth, Vice-Chair

**EXHIBIT B
DIMENSIONAL FORM
SITE A (PARCELS A AND B)**

| | <u>PARCEL A</u> | <u>PARCEL B</u> | <u>PARCELS A AND B</u> | <u>GRANTED BY SPECIAL PERMIT #58</u> |
|---|-----------------|------------------|----------------------------|--|
| <u>Floor Area Ratio</u> | 1.44 | 1.13 | 1.25 | 1.25 |
| <u>Floor Area (sq. ft.)</u> | 59,198 | 70,052 | 129,250 | 129,250 |
| <u>Max. Height (ft.)</u> | 45 | 45 | 45 | 45 |
| <u>Max. Angle Above Cornice Line</u> | 45° | 45° | 45° | 45° |
| <u>Min. Lot Size (sq. ft.)</u> | 41,004 | 62,238 | 103,242 | 103,419 ¹ |
| <u>Min. Lot Area per d.u. (sq. ft.)</u> | 1,025 | 1,174 | 1,110 | 1,112 ¹ |
| <u>Max. No. d.u.</u> | 40 | 53 | 93 | 93 |
| <u>Max. lot width (ft.)</u> | 346 | 634 | 980 | as existing |
| <u>Min. Yard Setbacks (ft.)</u> | | | | |
| Front | 7 | 7 | 7 | 7 |
| Side L | 23.5/27 | as permitted | 23.5/27 | 23.5/27 |
| Side R | 26 | 26 | 26 | 26/26 |
| Rear | 10 | 10 | 10 | 10 |
| <u>Ratio Usable</u> | 72% | 48% | 58% | 58% |
| <u>Open Space (Area)</u> | 29,615 | 30,469 | 60,084 | 60,084 |
| <u>Off-Street Parking</u> | | | | |
| Min. No. Spaces | 55 ² | 121 ² | 176 ² | 176 |
| Max. No. Spaces | n/a | n/a | n/a | n/a |
| <u>No. Handicapped Spaces</u> | n/a | n/a | n/a | n/a |
| <u>Bicycle Spaces</u> | 20 | 28 | 48 | 48 |
| <u>No. Loading Bays</u> | n/a | n/a | n/a | n/a |

¹ Attachment I to the Special Permit indicates that Site A contains 103,419 square feet, while the Plan indicates that Parcels A and B contain a total of 103,242 square feet.

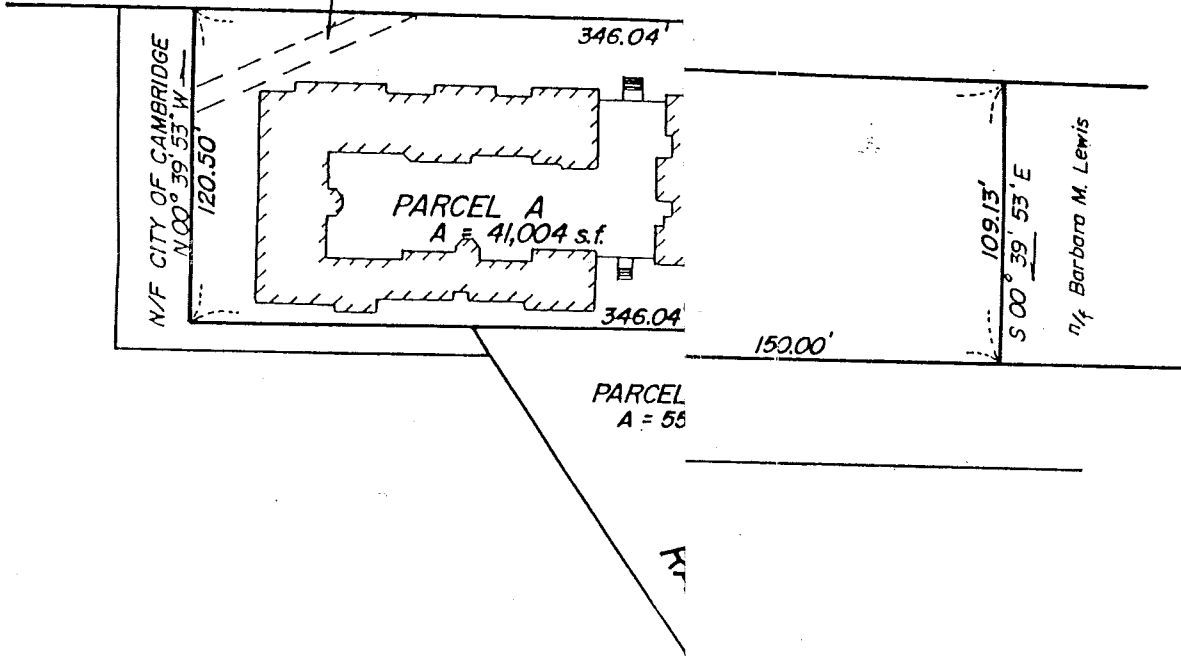
² The owners of units on Parcel A are to be granted an exclusive easement to use not less than 12 parking spaces to be located on Parcel B and not less than 8 spaces currently located on Parcel D.



BOSTON a

CITY OF CAMBRIDGE
Sewer & Drain Easement

RESERVED FOR REGISTRY USE



PARCEL
A = 55

PROPERTY REFERENCES:
 Middlesex South Registry of Deeds
 Bk. 19344, Pg. 353
 Bk. 19686, Pg. 214
 Bk. 20339, Pg. 567

NOTE:

Property line information has been taken from a
 "Phase I Site Plan Richdale Terraces Condominium, Ca
 dated Aug. 10, 1988, recorded at Middlesex South Regi
 Bk. 19344, Pg. 353, and from a plan entitled "Site P
 Richdale Terraces Condominium, Cambridge, Massach
 dated March 3, 1989, recorded at Middlesex South R
 Deeds in Bk. 19686, Pg. 214.

AND
CONDOMINIUM

MASS.

VD SURVEYOR
MA 01915

