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**PLANNING BOARD**

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

NOTICE OF DECISION:

CASE NO: Special Permit PB #61

PREMISES: 2465 Massachusetts Avenue

ZONING DISTRICT: Business C-1 and Residence B

PETITIONER: Modern Continental Enterprises

APPLICATION DATE: October 30, 1986

DATE OF HEARING: December 2, 1986

PETITION: Special Permit for Multi-family Housing in a Business C-1 District

DATE OF PLANNING BOARD DECISION: January 20, 1987

DATE OF FILING THE DECISION: February 26, 1987

Decision (summary): Granted

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.

2/26/87  
Date

Robert Babin  
Authorized Representative  
to the Planning Board

Findings

1. The proposal conforms to the dimensional requirements of the Business C-1 District and the Massachusetts Avenue Overlay District. Specifically the proposal meets the requirements of footnote (n) which permits increased floor area and density because at least 75% of the gross floor area is devoted to residential use; all parking is covered and enclosed; at least 15% of the lot is useable open space; the development has undergone and will continue to undergo design review by the Board.
2. The proposal also addresses the design and development objectives as reflected in the Massachusetts Avenue Overlay District and the draft North Massachusetts Avenue Urban Design Guidelines Handbook. Commercial uses, at grade, are provided along Massachusetts Avenue; the building, highest at Massachusetts Avenue, steps down in height toward the existing residential neighborhood which is developed at a much lower scale and density; the building also maintains a large setback along Washburn Avenue and the "rear" yard that abuts the existing residential structures along Washburn Avenue; large amounts of open space are maintained along Washburn Avenue and at the neighborhood edge; and the building is proposed to be constructed in traditional masonry materials of red brick, limestone, and granite.
3. The Traffic and Parking Department has reviewed the plans of this development and the two others in the vicinity also seeking Planning Board approval. The Department has no concern with regard to either volumes of traffic or traffic circulation generated by this proposal. The Department does recommend that all traffic exiting the parking garage be required to turn right onto Massachusetts Avenue.
4. While the Planning Board does not require the provision of parking in excess of that required by the Zoning Ordinance, it does note that the applicant has made every effort to provide additional parking as requested by the neighborhood and encourages maximum execution of that stated intent.
5. Section 4.32b of the Zoning Ordinance allows residential parking in a Residence B District by Special Permit. As the parking proposed in the Residence B District is completely enclosed and below grade and as only the rear 20' of the lot is located in the Residence B District the Board finds the issuance of a Special Permit to allow such parking consistent with the intent of section 4.32b and the desire of the abutting neighborhood to encourage maximum parking within the development.

Dimensional Form

	<u>Allowed/Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Granted</u>
Floor Area Ratio (Floor Area)	2.5/3.0 w/SP ( 37,605 ) (45,126 w/SP)	( )	2.85 ( 42,904 )	2.85 ( 42,904 )
Max. Height	60'/50' avg		58'/49'-8" avg	58'/50'
Max. Angle Above Cornice Line	N/A		N/A	NA
Min. Lot Size	none		15,042 sf	15,042 sf
Min. Lot Area per d.u.	450/300 w/SP		578	578
Max. No. d.u.	33/50 w/SP		24 + 2 com.	24
Min. lot width	none		148.57'/120'	existing condition
Min. yard setbacks	-		-	
Front	none		4' avg	4' average
Side L (Washburn)	17.5'		20'	20'
R (Mass. Ave.)	15.2'/11.0'		20'/11.0'	20'/11'
Rear	N/A		N/A	NA
Ratio Usable Open Space (Area)	15% ( 2256 )	( )	19% ( 2873 )	19% ( 2873 )
Off-Street Parking Minimum No. Spaces	26		39	26 minimum
Maximum No. Spaces	N/A		N/A	NA
No. Handicapped Spaces	2		2	2
Bicycle Spaces	12		12	12
No. Loading Bays	0		0	NA

DESIGN ISSUE

CITY REQUIREMENTS  
AND CONCEPTS

DEVELOPER  
PROPOSAL

APPROVAL

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1. RELATION TO  
SURROUNDINGS AND  
TO CITY CONTEXT

A. Image

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B. Orientation  
of entries

Pedestrian

Auto

Service

---

C. Connections to  
parks,  
neighborhoods,  
other buildings

Physical

Visual

---

D. Control of  
negative  
environmental  
impacts

Visual

Air (especially  
smell from parking,  
venting, rubbish,  
etc.)

Noise

DESIGN ISSUE

CITY REQUIREMENTS  
AND CONCEPTS

DEVELOPER  
PROPOSAL

APPROVAL

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3. FORM AND MASSING

A. Solid to void

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B. Disposition  
of height  
(including  
shadow and  
wind impacts)

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C. Disposition  
of bulk  
(including  
shadow and  
wind impacts)

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D. Silhouette

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E. Setback or build  
to property line

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.

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ATTEST: A true and correct copy of the decision filed with the Office of the City Clerk on 2/26/87 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