

OF CAMBRIDGE, MASSACHUSETTS  
**PLANNING BOARD**

HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

SPECIAL PERMIT APPLICATION

To the Planning Board of the City of Cambridge:

The undersigned hereby petitions the Planning Board for a Special Permit in accordance with Section 11.637 of the Zoning Ordinance.

Applicant: Robert E. Marlow 395-4305  
(name) (phone)

24 Woburn Street, Medford, MA 02155  
(address)

\_\_\_\_\_  
Signature of Authorized Representative

Type of Special Permit: Parkway Overlay District  
Multi-Family, Townhouse, Parkway Overlay District, Harvard Square Overlay District, Elderly Congregate Housing, Flood Plain Overlay District, Other

Location of Premises: 1 Concord Lane at Concord Avenue

Zoning District: Business C

Maps, Plans submitted: Area Map, Mortgage Survey, Site Plan, Basement, 1st Floor, 2nd Floor, Roof Plan, Concord Ave. Elev., Concord Lane Elev., North Elev., Building Section, Photographs, Gas Station Survey

Reports, Documents submitted: Statement supporting application

Documents, Plans referenced: Cambridge Zoning Ordinance

This application has been reviewed and is hereby certified complete.

April 1, 1987  
Date

Elizabeth J. Minkant  
For the Cambridge Planning Board

BC

Special Permit  
Application No. \_\_\_\_\_

Dimensional Form

	<u>Allowed/Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Granted</u>
Floor Area Ratio (Floor Area)	<u>2.0</u> <u>(20,512 )</u>	<u>na</u> <u>(na )</u>	<u>1.05</u> <u>(10,812 )</u>	<u>( )</u>
Max. Height	<u>55'</u>	<u>na</u>	<u>33'-6"</u>	<u>_____</u>
Max. Angle Above Cornice Line	<u>na</u>	<u>na</u>	<u>na</u>	<u>_____</u>
Min. Lot Size	<u>none</u>	<u>na</u>	<u>na</u>	<u>_____</u>
Min. Lot Area per d.u.	<u>1200</u>	<u>na</u>	<u>na</u>	<u>_____</u>
Max. No. d.u.	<u>8</u>	<u>na</u>	<u>na</u>	<u>_____</u>
Min. lot width	<u>none</u>	<u>100'</u>	<u>100'</u>	<u>_____</u>
Min. yard setbacks				
Front	<u>25'</u>	<u>none</u>	<u>25'</u>	<u>_____</u>
Side L	<u>none</u>	<u>none</u>	<u>6'</u>	<u>_____</u>
R	<u>none</u>	<u>none</u>	<u>49'</u>	<u>_____</u>
Rear	<u>none</u>	<u>none</u>	<u>6'</u>	<u>_____</u>
Ratio Usable Open Space (Area)	<u>none</u> <u>(0 )</u>	<u>none</u> <u>(0 )</u>	<u>30%</u> <u>(8030 )</u>	<u>( )</u>
Off-Street Parking				
Minimum No. Spaces	<u>8</u>	<u>none</u>	<u>8</u>	<u>_____</u>
Maximum No. Spaces	<u>15</u>	<u>none</u>	<u>15</u>	<u>_____</u>
No. Handicapped Spaces	<u>none</u>	<u>none</u>	<u>none</u>	<u>_____</u>
Bicycle Spaces	<u>2</u>	<u>none</u>	<u>2</u>	<u>_____</u>
No. Loading Bays	<u>1</u>	<u>none</u>	<u>none</u>	<u>_____</u>

OWNERSHIP CERTIFICATE FOR PLANNING BOARD RECORD

To be completed by OWNER, signed, and returned to Office of the Planning Board:

I hereby authorize: Robert E. Marlow

\_\_\_\_\_  
(Petitioner)

Address: 24 Woburn Street City OR Town: Medford

to apply for a special permit for Commercial on premises  
(Type of Development)

located at: 545 Concord Avenue & 1 Concord Lane, Plat 265A, Lot #31, Cambridge  
(Street & Number) (Plat and Lot number(s)) (City)

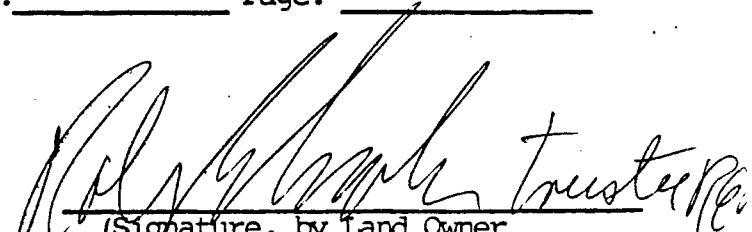
for which the record title stands in the name of: R.E.M. Realty Trust

whose address is: 24 Woburn Street, Medford  
(Street) (City or Town) (State)

by a deed duly recorded in the Middlesex South County Registry of Deeds

in Book: 5515 Page: 481, Registry District of

the Land Court Certificate No: na Book: \_\_\_\_\_ Page: \_\_\_\_\_

  
(Signature, by Land Owner  
(If authorized representative  
please identify as such)

Commonwealth of Massachusetts County of Middlesex

Then personally appeared the above-named ROBERT E MARLOW

and made oath that the above statement is true.

Before me

March 11, 1987 \_\_\_\_\_, Notary  


my commission expires Sept 5, 1991  
(Date)

NOTARY SEAL

## SUBMISSION MATERIAL

Please submit where applicable the information requested below concerning the proposed development. Any additional materials intended to be part of this application shall be referenced on this form.

Applicant shall submit three copies of this application, together with all informational materials specified herein, to the Staff of the Planning Board at the office of the Community Development Department. One copy of this application and a list of said materials shall be submitted to the City Clerk at the time of certification of application to this Board.

This application will not be considered received by the Planning Board (for purposes of starting the special permit review schedule determined by Chapter 40A of the Massachusetts General Laws) until all of the information requested herein is complete, as certified by the staff to the Planning Board. Certification of completeness of an application or request for missing materials will be made within 2 business days of the submittal of the materials to the staff to the Planning Board.

Where specific additional information is required in the applicable section of the zoning ordinance it shall also be submitted.

- (1) An accurately scaled boundary map of the development parcel certified by a registered land surveyor; map showing the existing conditions on the parcel on which development is proposed and on lots abutting or directly across any street from said parcel. Said map shall indicate property lines and existing zoning district lines, existing structures and all trees in excess of 3" caliper.
- (2) Information concerning current land use of said lots including the type and quantity of said uses (including the number of existing dwelling units).
- (3) Photographs showing conditions on the development parcel at the time of application and showing structures on abutting lots.
- (4) A site plan of the development parcel, drawn to scale, showing proposed lot subdivision, if any, the location of proposed buildings, retained and proposed vegetation, location of parking spaces, driveways, proposed curb cuts and walkways, proposed treatment of the perimeter of the parcel including techniques and materials used (sceans, fences, walls) the location of required usable open space, and location of any easements or rights-of-way.
- (5) Front, side and rear elevations for such structure on the lot indicating building height and heights of buildings on abutting lots and floor plans for proposed development; representative floor plans.

- (6) Quantitative data on the proposed development as listed on the attached dimensional form.
- (7) A list of any zoning violations which would customarily require variances from the requirements of this ordinance. A list of any requested special permits customarily requiring Board of Zoning Appeal approval.
- (8) Any changes in the development plan by the applicant following submittal of the application, other than those which might be negotiated at the public hearing, shall require resubmittal of an application for a special permit.
- (9) Certificate of ownership and a copy of the deed and any recorded easements.
- (10) Filing Fee per enclosed schedule, payable to the City of Cambridge.

ADDITIONAL MATERIAL FOR FLOOD PLAIN OVERLAY DISTRICT

- (1) Plans, elevations, cross sections showing new building construction and proposed flood water retention systems, other flood control systems, in sufficient detail to allow the Planning Board to assess conformance with the regulations (Scale 1" = 20' or other appropriate scale).
- (2) Existing and proposed contours (at one foot intervals) and spot elevations within those areas proposed to be filled, excavated, or otherwise physically altered within the 100 year flood line as shown on the FIRM; location of 100 year flood plain, Zone A, as indicated on the current FIRM.
- (3) Calculations supporting design of proposed flood control systems.
- (4) Proposed surface treatment of all flood control and retention systems.
- (5) Wetland Protection Act Environmental Data Form information as required by the Cambridge Conservation Commission for Notice of Intent.
- (6) For the purposes of Section 11.70, Flood Plain Overlay District, the following elevations shall be enforced:
  - a. Elevation to which first habitable floor of building must be elevated or floodproofed - 8ft. (National Geodetic Vertical Dateem of 1929 - NGVD)

- b. Elevation to which floodwater retention capacity must be maintained (Mass. G.L. C131-40) - Alewife Brook 7ft. NGVD; Wellington Brook, 12.0 ft. NGVD.

FORMAT OF PLANS AND MAPS

The following criteria shall guide the preparation of all site plans, elevations, and cross sections.

- (1) The sheet size shall be uniform for all submitted documents. Dimensions of 24" by 36" are preferred although the size may be adjusted to reflect parcels of unusual size or shape.
- (2) The following scales are suggested:
  - a. Area Maps: 1" = 100'
  - b. Site Plans: 1" = 20' to 1" = 40'
  - c. Floor Plans and Sections: 1/16" = 1' to 1/8" = 1'.
  - d. Elevation: 1/8" = 1'
- (3) A title block on each sheet submitted having the following information:
  - a. Name of development
  - b. Name of applicant
  - c. Scale of map or plan
  - d. North arrow
  - e. Date of map preparation and dates of any revisions
  - f. The phrase: "Planning Board Special Permit No. \_\_\_\_\_"
  - g. Contents of sheet and sheet number
  - h. The Phrase  
"This plan has been reviewed by the following:

Signature of Representative	Date
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City Engineer: _____	_____
Traffic Department: _____	_____
_____	_____
_____	_____

This plan reflects all conditions of the Planning Board Special Permit, No. \_\_\_\_\_, as granted by the Board on \_\_\_\_\_ date.

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Chairman  
Cambridge Planning Board"



**Project**      **2 STORY COMMERCIAL BUILDING  
1 CONCORD LANE, CAMBRIDGE**

**Owner**        Robert E. Marlow  
R.E.M. Realty  
24 Woburn Street  
Medford, MA 02155  
395-4305

**Architect**    Zecher Associates  
42 Fayette Street  
Cambridge, MA 02139  
876-0300

**Date**          11 March 1987

**Planning Board Special Permit No. \_\_\_\_\_**

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1. Statement Supporting Application
  2. Area Map
  3. Mortgage Survey
  4. Gas Station Survey
  5. Photographs
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  7. Building Drawings
    - a. Basement Level
    - b. 1st Floor Level
    - c. 2nd Floor Level
    - d. Roof Level
    - e. Concord Avenue Elevation
    - f. Concord Lane Elevation
    - g. North Elevation
    - h. Section Thru Stairway
-



## **STATEMENT SUPPORTING APPLICATION**

The Petitioner is requesting a Special Permit to be allowed to park 4 plus passenger vehicles within the 25 foot front yard setback as established by the Dimensional Standards in the Parkway Overlay District.

The Petitioner also requests that the Planning Board grant a Variance to allow 4 tandem parking spaces, and grant a Variance to waive the loading bay requirement.

The Petitioner plans to build a 2 story commercial building consisting of 10,812 gross sf, requiring parking for 15 cars. Because of the size and shape of the site, made even tighter by the 25 foot front yard setback requirement, and the need to limit the height of a commercial building to 2 stories the Petitioner has no other choice than to make this request in order to satisfy the parking requirements of the Zoning Ordinance and to create a viable building.

When used as a gas station, the site has been completely paved (except for the pump area, a couple of sheds and small planting areas) right up to Concord Avenue and Concord Lane. Concord Avenue has curb cuts totaling 45 feet; Concord Lane has 65 feet of curb cut. Under the proposed use, the site will be accessed from Concord Lane, making it possible to create a park across the complete Concord Avenue frontage. This area will be landscaped with trees, other plantings, a lawn and fencing to screen the parking and contribute to the visual and environmental quality of the district, and to compliment Fresh Pond Reservation. The Petitioner plans to install park benches and make the area conducive to pedestrian enjoyment.

### **Special Permit to Park Cars within Overlay District**

In order to satisfy the 15 car parking requirement (10,812 gross sf/1 car per 700 sf for general retail (section 6.365(a.2) of Zoning Ordinance)) the Petitioner will need to park 4 plus cars in the front yard setback. The *Dimensional Standards*(section 11.641(2) of Zoning Ordinance) allow 600 square feet (24 feet wide by 25 feet deep) of paved driveway across the setback. We propose to replace this with a screened parking area of approximately the same size, setback from Concord Avenue with 6 to 9 feet of landscaping to minimize its visibility. This alternative certainly complies with the spirit and intent of the Parkway Overlay District.

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The Planning Board may want to consider waiving the 5 foot setback for parking from the rear property line (section 6.441(b) of Zoning Ordinance) in order to reduce the paved parking area within the 25 foot front yard setback. Along the complete length of the rear property line is a 6 foot stockade fence and a 10 foot wide planting strip with of row of mature 6" plus caliper trees (on the Best Western property) which more than adequately satisfies the 5 foot parking-to-property line intent.

#### **Variance for 4 Tandem Parking Spaces**

In order to provide the required parking spaces the Petitioner will need to make use of 4 tandem spaces not permitted by section 6.432 of the Zoning Ordinance. The *Schedule of Parking and Loading Requirements* leaves open for interpretation the distinction between tenant and customer parking. While increasing the available parking, we consider it reasonable to assume that some spaces will be taken by tenants. The tandem spaces are certainly suited for that purpose, thus providing 11 lspaces for customers. Adequate parking is crucial to the viability of a business along the Parkway.

#### **Variance for Loading Bay Requirement**

The Zoning Ordinance requires (section 6.80) 1 Loading Bay for the first 10,000 gross square feet of floor area. The bay shall measure not less than 10 feet wide by 50 feet long by 14 feet high, exclusive of drives and maneuvering space (section 6.91). The building will consist of 9 separate tenant spaces with between 1000 and 1400 sf of net rental space, totaling less than 10,000 net square feet. The gross floor area of the building exceeds the limit by only 812 square feet. The delivery requirements of 1 or 2 larger tenants will be different than for the 9 small tenants. Delivery vehicles are sized to suit the location. We therefore believe the delivery requirements do not justifying a dedicated loading bay.

The Site Plan and project was reviewed with Mr. Preston for traffic and parking considerations. The Petitioner proposes to install a curb and a 40 foot curb cut along Concord Lane. Mr. Preston says this will be an improvement since the City has no plans to make curb improvements along Concord Lane (a private way owned by the City). The *Curb Cuts* provision of the Overlay District (section 11.671 of the Zoning Ordinance) allows a 40 foot curb cut per

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100 linear feet of frontage. The curb cut is located on a local street rather than the parkway, as recommended.

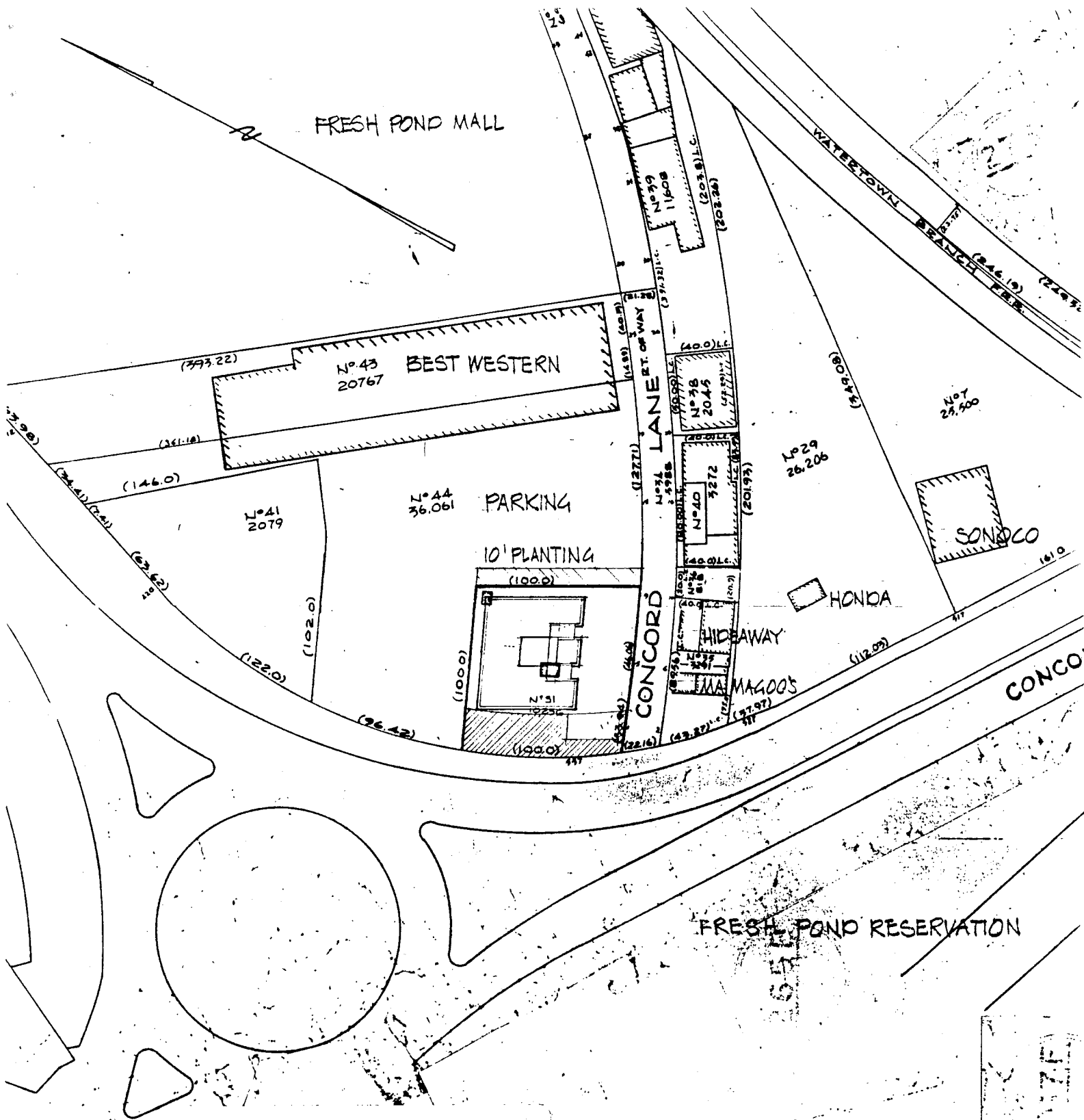
All other standards and requirements for the district (eg, building facades, fences, signs, parking, landscaping) will be done in consultation with the appropriate Community Development staff to assure the concerns are adequately met.

The Petitioner asserts that all the criteria to be used by the Special Permit granting authority will be met by this development (see 10.43 of Zoning Ordinance):

- (a) The general purpose and intent of the Overlay District will be met and enhanced, or
- (b) Traffic will use Concord Lane, thereby minimizing any congestion, hazardous traffic pattern or substantial change to the existing condition, or
- (c) The continued operation of the adjacent uses will be both supported and improved by providing a commercial establishment that will contribute to the environmental quality of the area, or
- (d) The development will contribute to the health, safety and/or welfare of the occupant of the development and the citizens of Cambridge, or
- (e) The development will greatly enhance and reinforce the integrity of the district and adjoining properties.

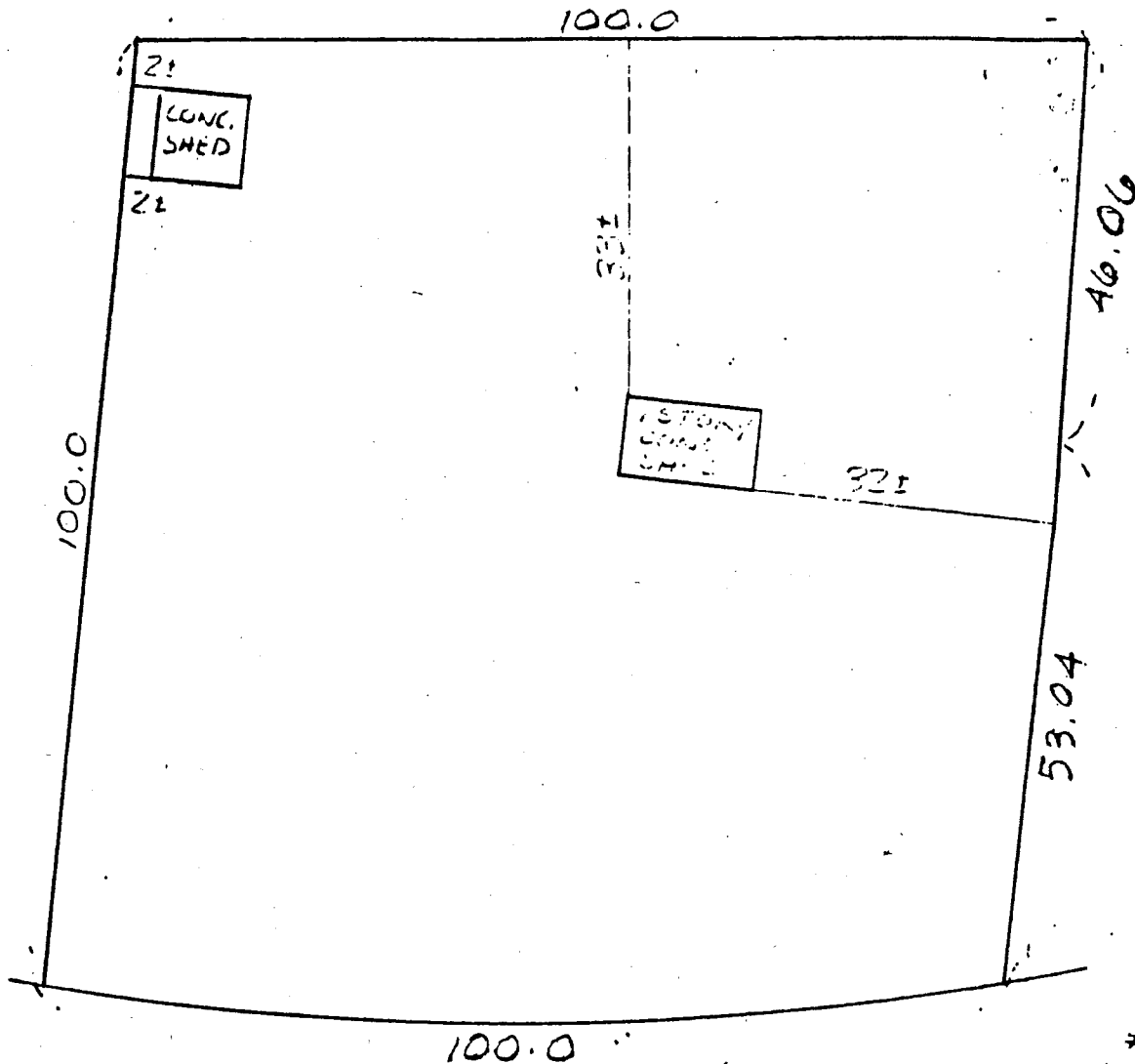
We therefore urge the Planning Board to support this request. The proposed development will vastly improve the present condition of the site. The new building and landscaping will enhance the Parkway objectives and will be a model for other commercial establishments.

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### AREA MAP

project	owner	architect
1 Concord Lane	Robert E. Marlow	Zecher Associates
11 March 1987	R.E.M. Realty	42 Fayette Street
1" = 80'	Schematic Design	Cambridge, MA 02139
		876 - 0300



WEDGEBOROUGH

CONCORD AVE

77 BOND ST

This mortgage inspection plan is for mortgage purposes only, is not an instrument survey, and is not to be used to establish property lines, fences, hedges etc. or to be used for any purpose other than its original intent.

### Mortgage Inspection Plan

A review of the Flood Insurance Rate Map, Community Panel Number 000158-000173 dated 7-5-85 has been conducted and to the best of our interpretation this property is not located within the flood zone.

I hereby certify that the building shown on this plan is approximately located on the ground as shown thereon and that it conformed to the zoning and building laws of the city or town of CAMBRIDGE when constructed and to restrictions on record.

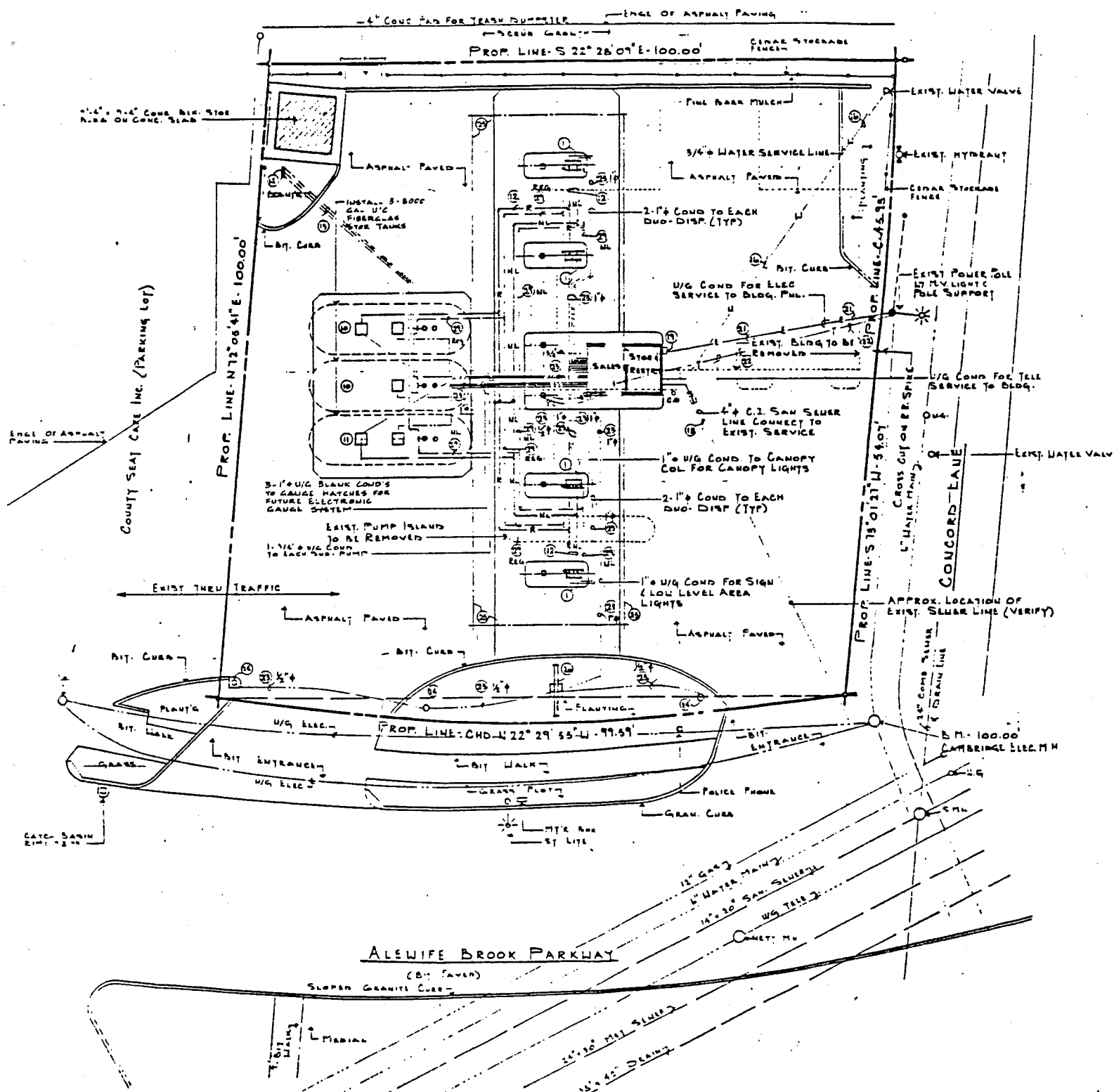
*[Signature]*



Location 545 CONCORD AVE  
CAMBRIDGE MA  
Scale: 1 in. = 20 ft. Date 12-8-86  
Plan Reference PX 5015 0049

**MORTGAGE INSPECTIONS INC.**  
SUITE 311, 205 MEDFORD ST., SOMERVILLE, MASS.

project	owner	architect
1 Concord Lane	Robert E. Marlow R.E.M. Realty	Zecher Associates 42 Fayette Street Cambridge, MA 02139
11 March 1987		
1" = 20'	Schematic Design	876 - 0300

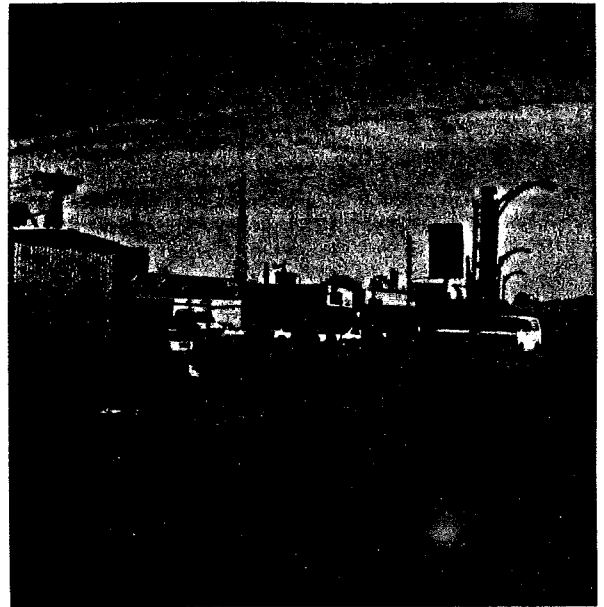


# GAS STATION SURVEY

project	owner	architect
1 Concord Lane	Robert E. Marlow R.E.M. Realty	Zecher Associates 42 Fayette Street Cambridge, MA 02139
11 March 1987		
NTS	Schematic Design	876 - 0300



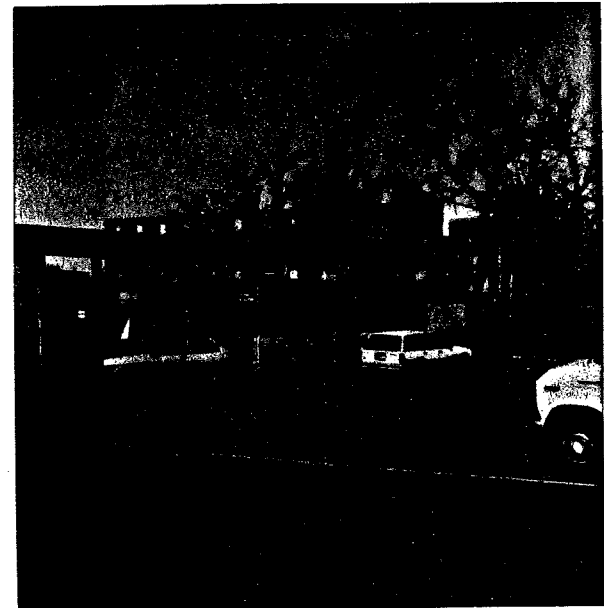
Looking North  
Fresh Pond & Rotary on Left



Looking Southeast toward Abutters  
Fresh Pond on Right



Looking South across Site  
Trees along Rear Property Line on Left



Looking Northeast across Site  
Trees along Rear Property & Abutter

project

1 Concord Lane

11 March 1987

owner

Robert E. Marlow  
R.E.M Realty

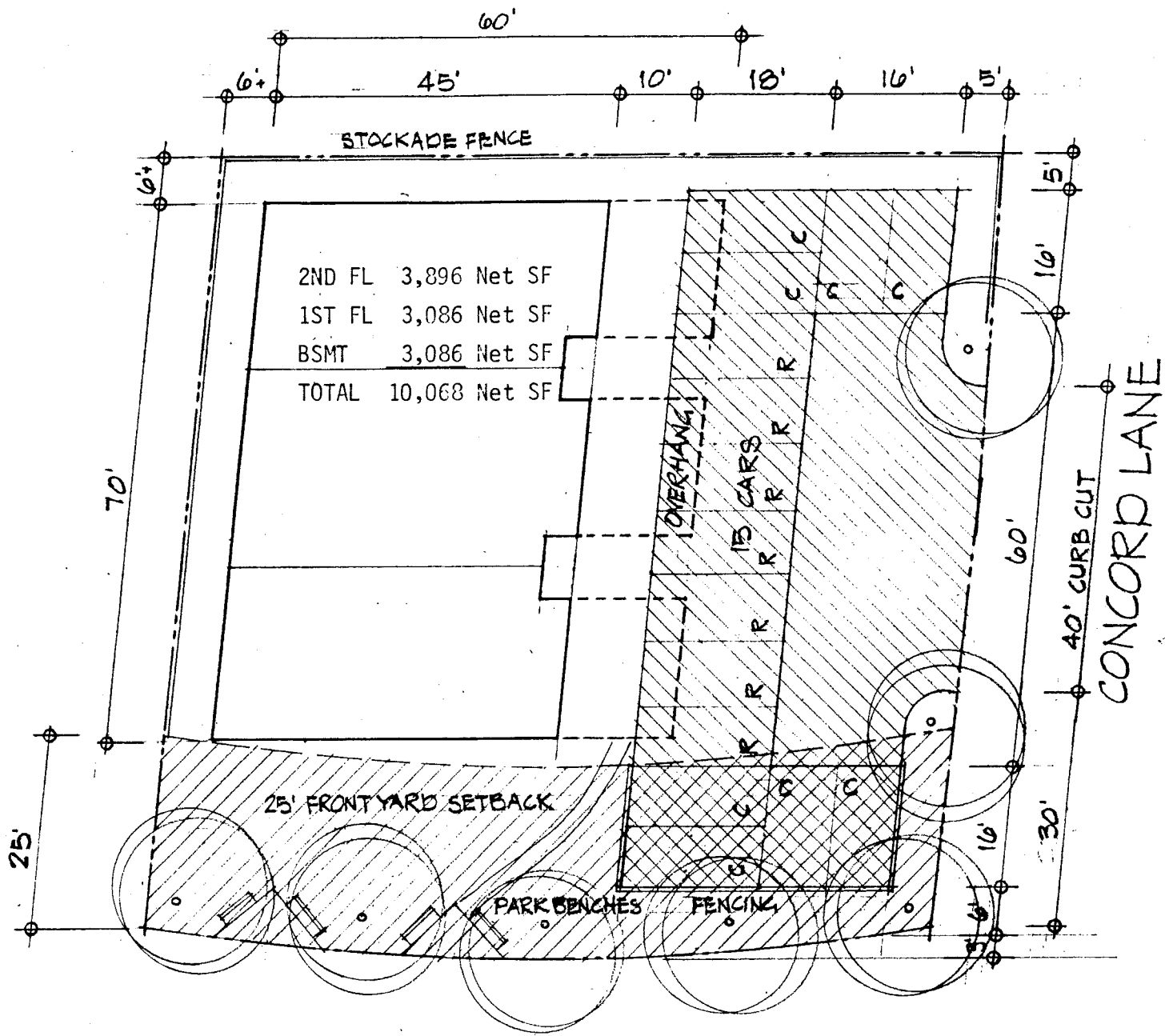
Schematic Design

architect

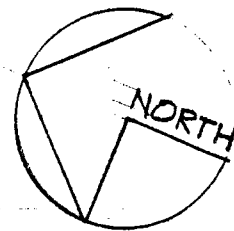
Zecher Associates  
42 Fayette Street  
Cambridge, MA 02139

876 - 0300



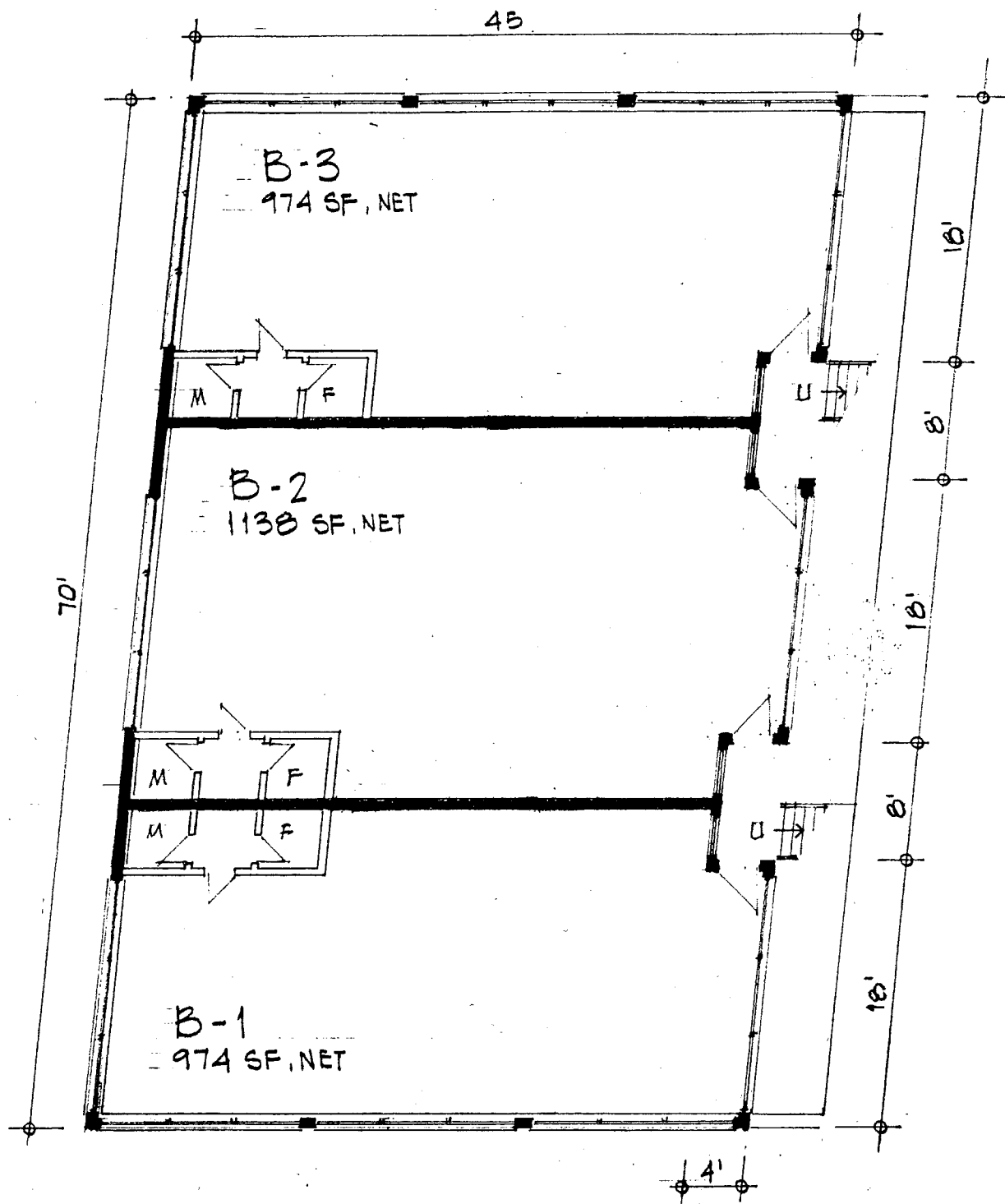


CONCORD AVENUE



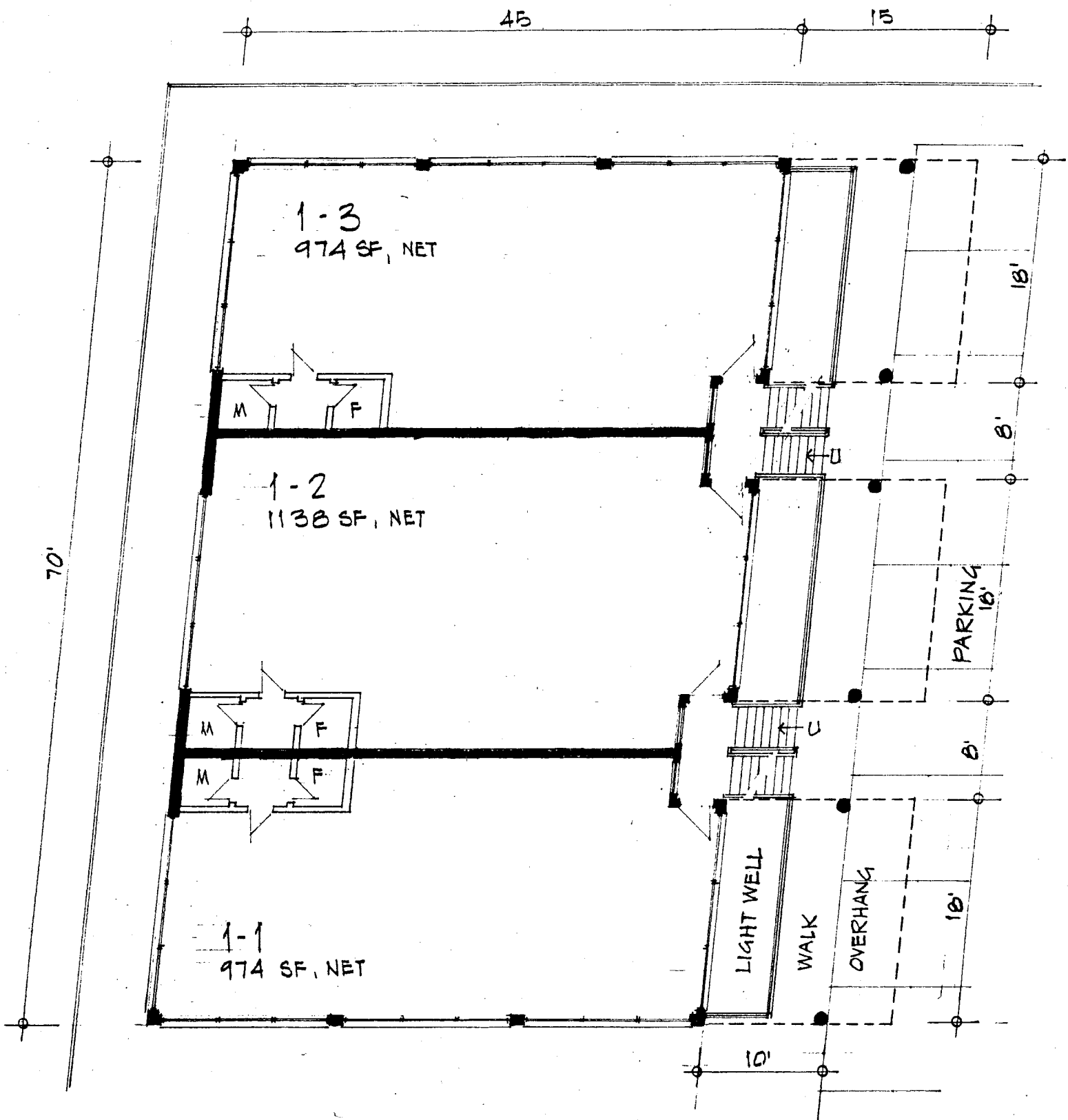
SITE PLAN

project	owner	architect
1 Concord Lane	Robert E. Marlow	Zecher Associates
11 March 1987	R.E.M. Realty	42 Fayette Street
		Cambridge, MA 02139
1" = 20'	Schematic Design	876 - 0300



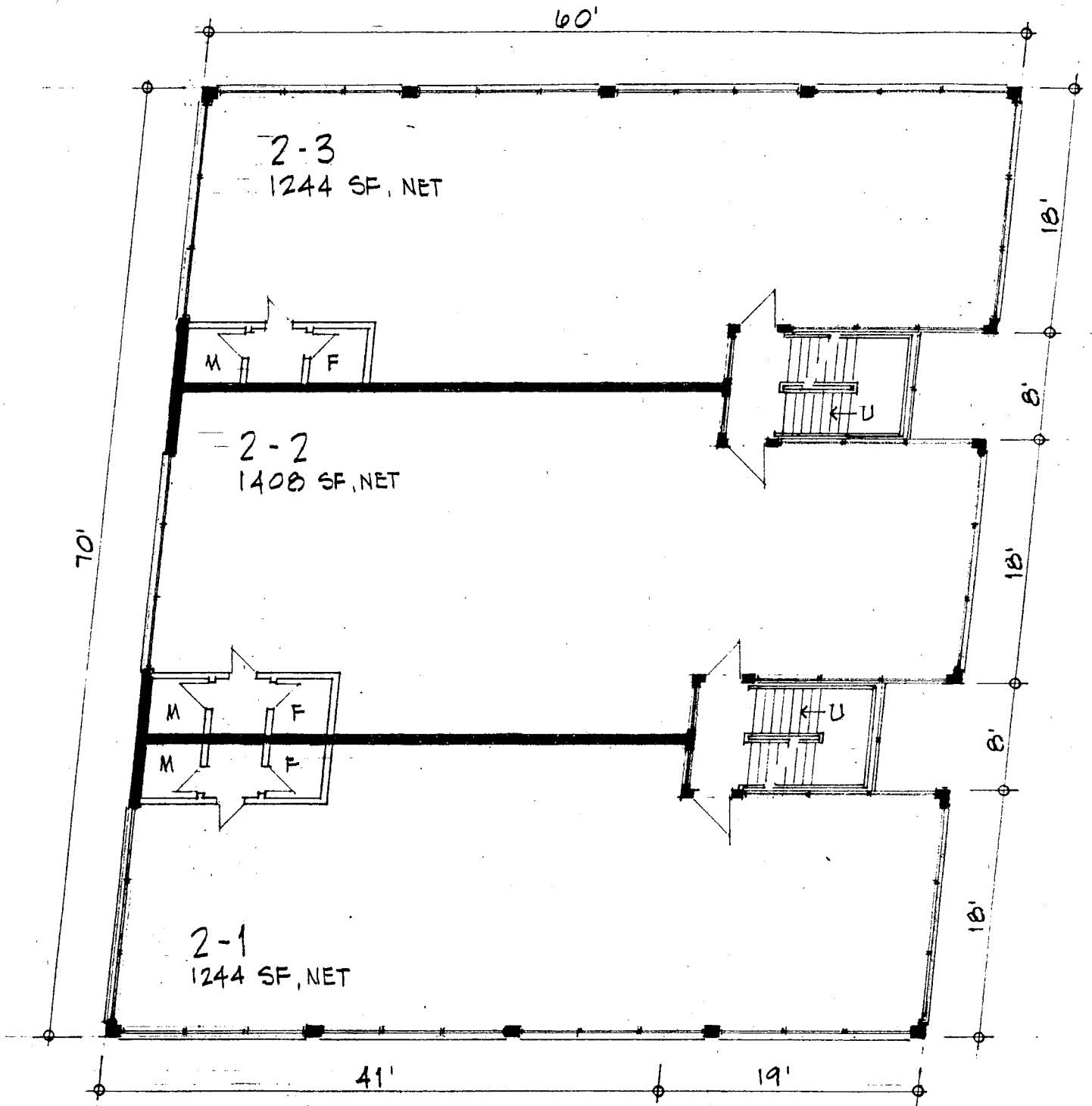
# BASEMENT LEVEL

project	owner	architect
1 Concord Lane 11 March 1987 3/32" = 1'-0"	Robert E. Marlow R.E.M. Realty  Schematic Design	Zecher Associates 42 Fayette Street Cambridge, MA 02139  876 - 0300



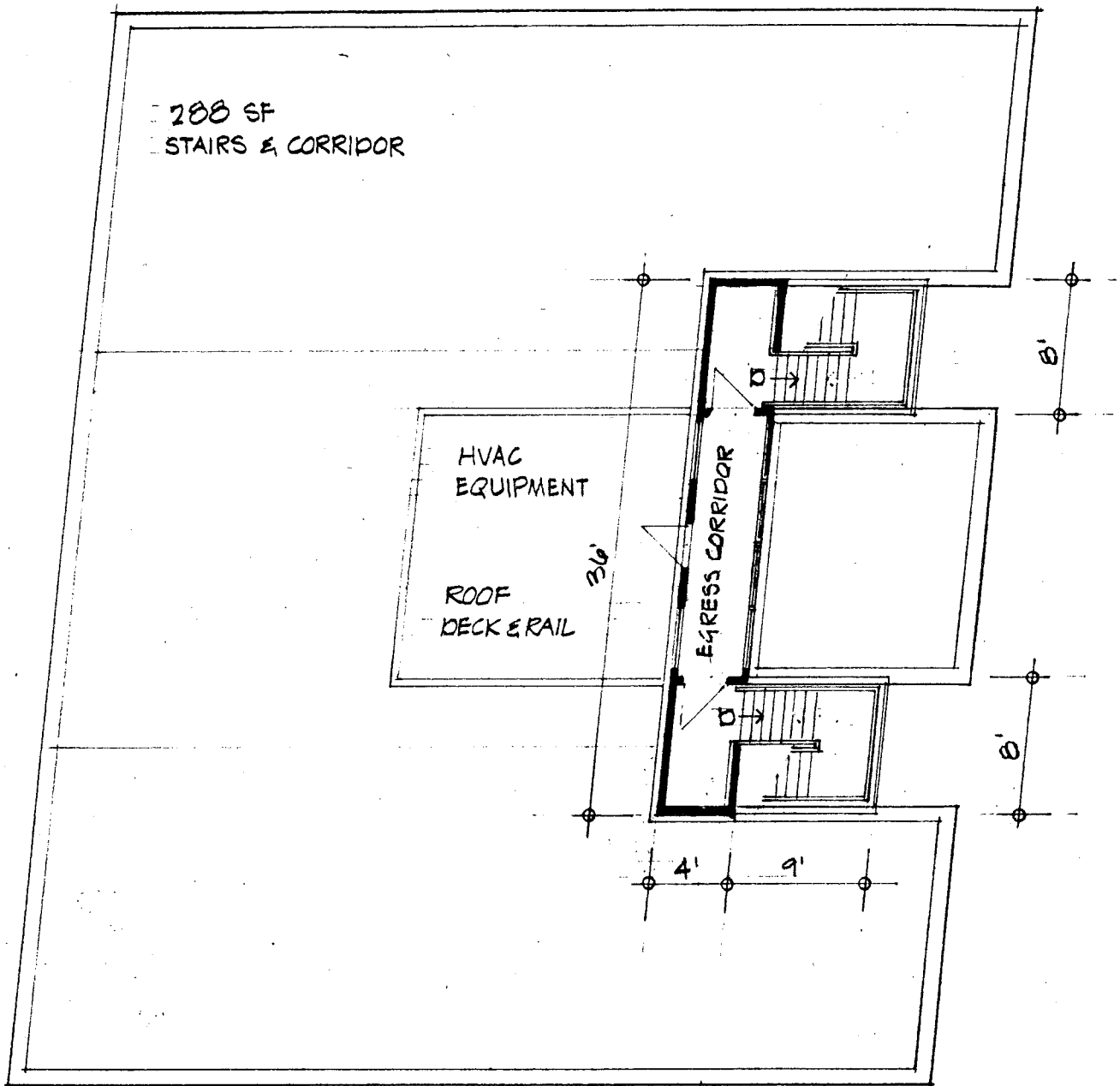
# 1ST FLOOR LEVEL

project	owner	architect
1 Concord Lane 11 March 1987 3/32" = 1'-0"	Robert E. Marlow R.E.M. Realty  Schematic Design	Zecher Associates 42 Fayette Street Cambridge, MA 02139  876 - 0300



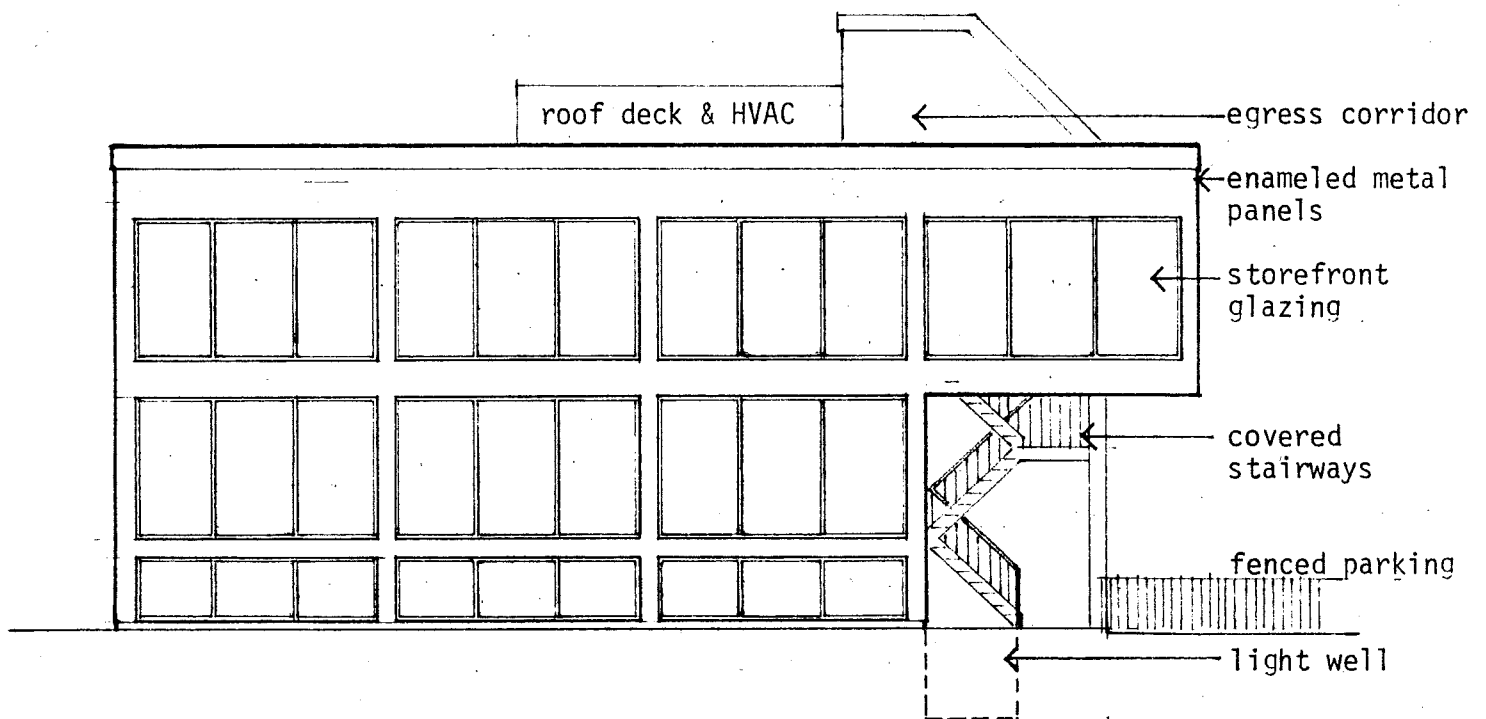
## 2ND FLOOR LEVEL

project	owner	architect
1 Concord Lane	Robert E. Marlow R.E.M. Realty	Zecher Associates 42 Fayette Street Cambridge, MA 02139
11 March 1987		
3/32" = 1'-0"	Schematic Design	876 - 0300



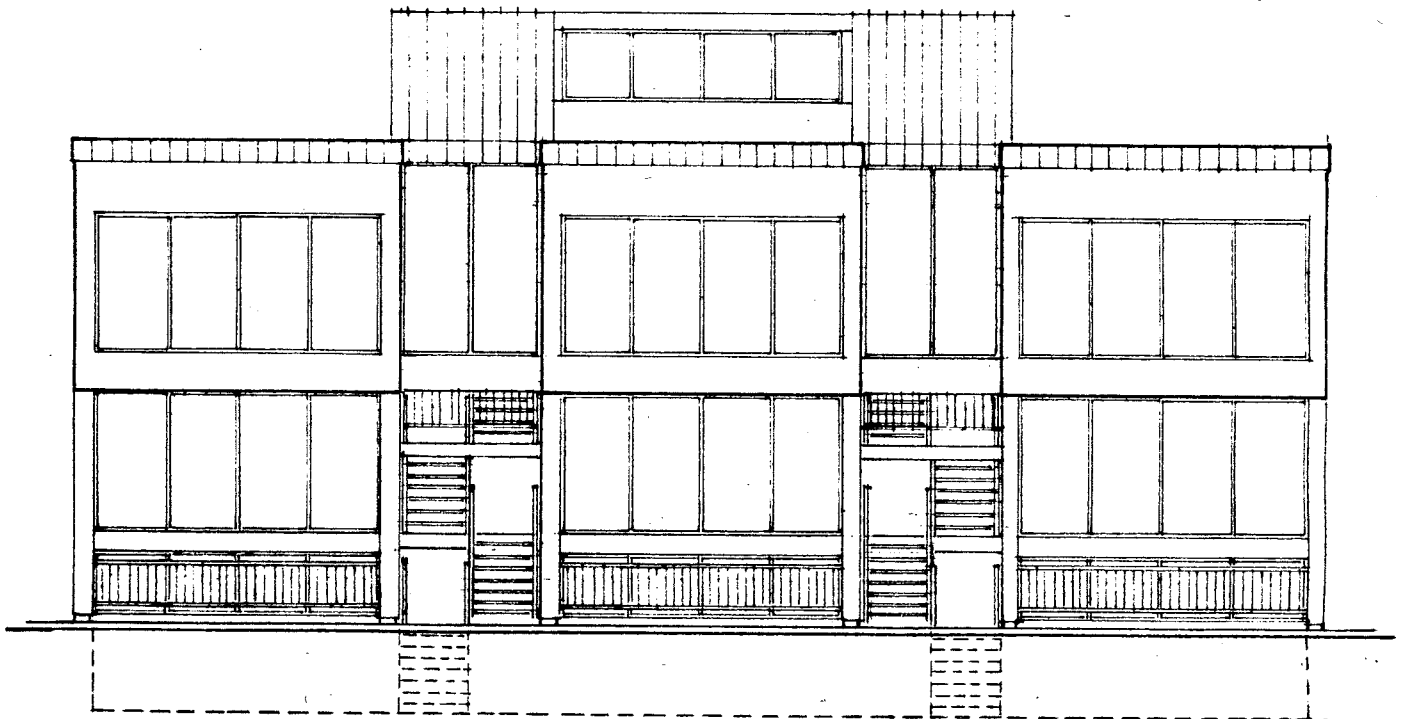
## ROOF LEVEL

project	owner	architect
1 Concord Lane 11 March 1987 3/32" = 1'-0"	Robert E. Marlow R.E.M. Realty  Schematic Design	Zecher Associates 42 Fayette Street Cambridge, MA 02139  876 - 0300



# CONCORD AVE. ELEVATION

project	owner	architect
1 Concord Lane	Robert E. Marlow R.E.M. Realty	Zecher Associates ; 42 Fayette Street Cambridge, MA 02139
11 March 1987		
3/32" = 1'-0"	Schematic Design	876 - 0300



## CONCORD LANE ELEVATION

project

1 Concord Lane

11 March 1987

3/32" = 1'-0"

owner

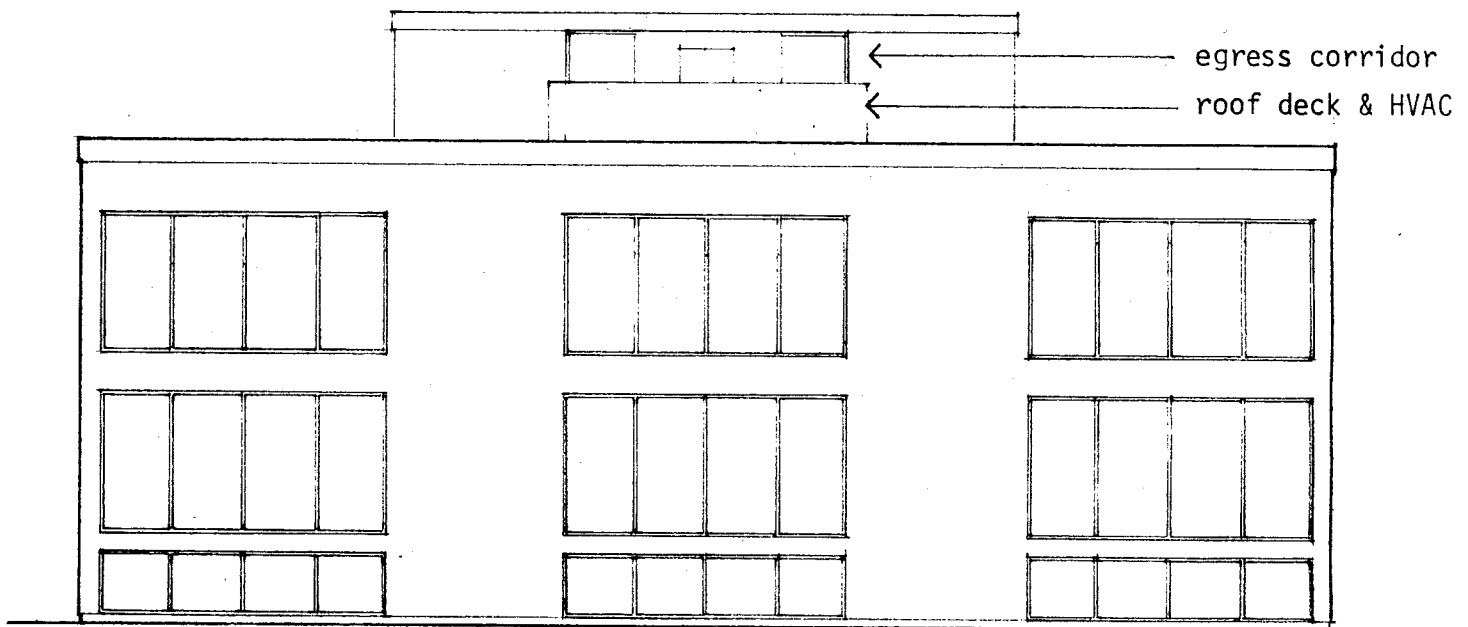
Robert E. Marlow  
R.E.M. Realty

Schematic Design

architect

Zecher Associates  
42 Fayette Street  
Cambridge, MA 02139

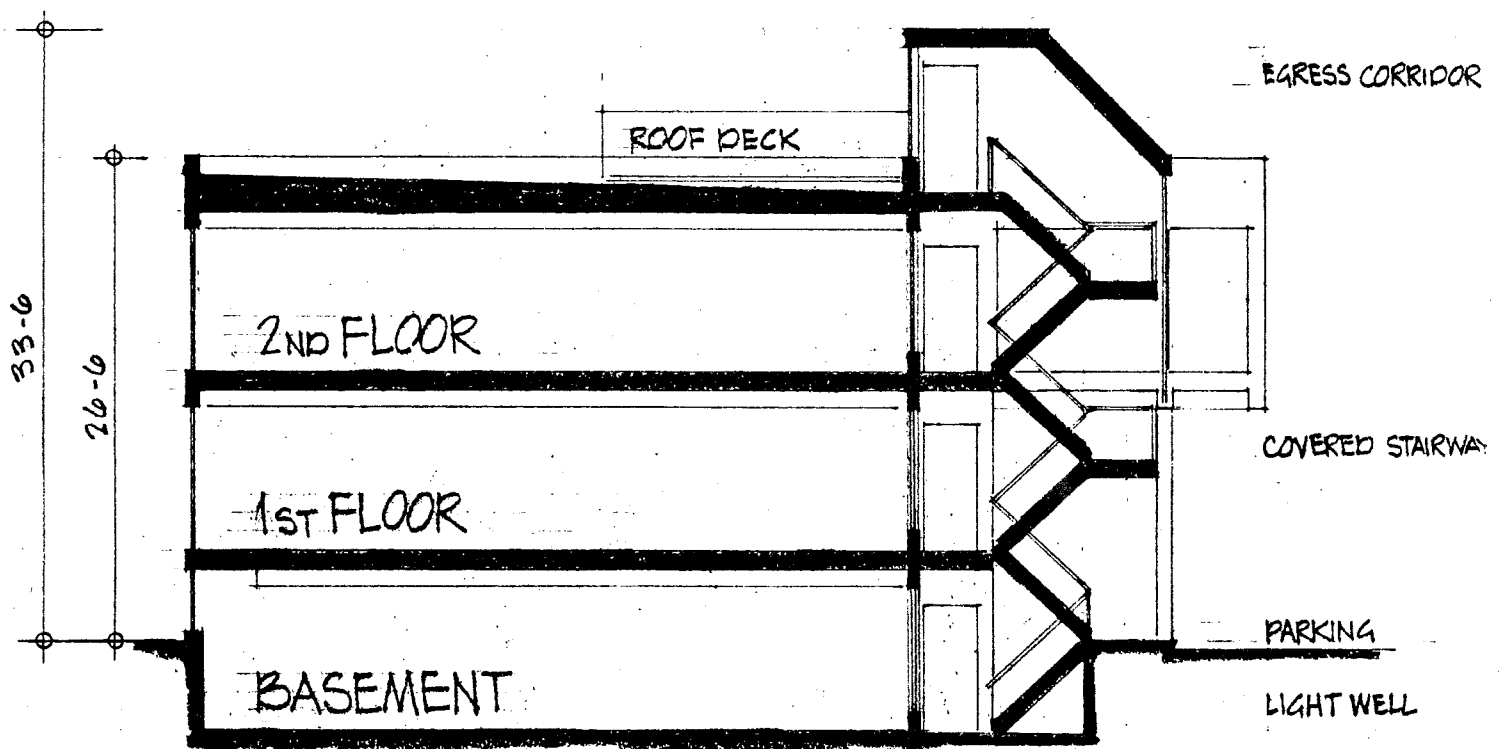
876 - 0300



## NORTH ELEVATION

project	owner	architect
1 Concord Lane 11 March 1987 3/32" = 1'-0"	Robert E. Marlow R.E.M. Realty  Schematic Design	Zeher Associates 42 Fayette Street Cambridge, MA 02139  876 - 0300





## SECTION THRU STAIRWAY

project	owner	architect
1 Concord Lane	Robert E. Marlow R.E.M. Realty	Zecher Associates 42 Fayette Street Cambridge, MA 02139
11 March 1987		
3/32" = 1'-0"	Schematic Design	876 - 0300