

CITY OF CAMBRIDGE, MASSACHUSETTS
PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

NOTICE OF DECISION

CASE NO: PB#83

PREMISES: 211 Concord Turnpike

PETITIONER: Chalet Susse International, Inc.

APPLICATION DATE: September 17, 1988

DATE OF HEARING: October 4, 1988

PETITION: Special Permit to remodel the front entrance of the motel, a non-conforming structure in the Office 2 district, special permit use in an Office 2 District.

DATE OF PLANNING BOARD DECISION: October 18, 1988

DATE OF FILING THE DECISION: October 25, 1988

Decision (summary): Approved with conditions.

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.

Elizabeth J. Molerant
Authorized Representative to the Planning Board

10/25/88
Date

CASE NO: PB#83

PREMISES: 211 Concord Turnpike

ZONING DISTRICT: Office 2, Parkway Overlay District

PETITIONER: Chalet Susse International, Inc.

APPLICATION DATE: September 17, 1988

DATE OF HEARING: October 4, 1988

PETITION: Special Permit to remodel the front entrance of the motel, a non-conforming structure in the Office 2 district and the Parkway Overlay District.

NOTICE OF PUBLIC HEARING: Notice of the October 4, 1988 hearing appeared in the legal advertisement section of the TAB on September 20 and 27, 1988, and was posted on the Clerk's bulletin board at City Hall, and mailed to the abutting property owners as required by law.

DATE OF PLANNING BOARD DECISION: October 18, 1988

DATE OF FILING THE DECISION: October 25, 1988

DOCUMENTS SUBMITTED:

1. Special Permit Application filed with Community Development Department on September 17, 1988.
2. Plans, elevations and details dated 2/25/85: site plan, sheets A-1 through A-6, F-1, S-1, S-2, me-1, and me-2 at various scales.

OTHER DOCUMENTS

1. Revised proposed site plan dated 10-17-88 at 1"=20'.

PUBLIC HEARING

At the public hearing held on October 4, 1988 at the Community Development Conference Room, the City Hall Annex, Robert Kukish presented the plans for the new entry way. It would consist of a net increase of 182 square feet. The Planning Board reviewed the plans and calculations and had concerns about the landscaping and the parking layout in the front of the building as this area is now non-conforming as for setback and landscaping under the Parkway Overlay District. Mr. Kukish agreed to review the submission and returned on October 18, 1988 where the Planning Board reviewed the revised plans, suggested two handicapped accessible parking spaces and voted to approve the special permit

request.

PLANNING BOARD DECISION:

After review and due consideration of the information presented by the applicant the Planning Board GRANTS the Special Permit for the renovation of the entrance of the hotel which is a non-conforming structure in the Office 2 district with the condition that the landscaping additions in the front yard setback and elsewhere in the parking lot be installed as shown on the revised site plan referenced above.

Voting to GRANT the Permit were Alfred Cohn, David Kennedy, Carolyn Mieth, Clarence Cooper and Hugh Russell.

Respectfully submitted for
the Planning Board,

David Kennedy (fm)
David Kennedy, Vice Chairman

10/25/88
Date

attachments

DIMENSIONAL FORM

	<u>Allowed/Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Granted</u>
Floor Area Ratio (Floor Area)	2.0	33,243 sq ft	33,424 sq ft	33,424 sq ft
Maximum Height	85 feet	22 feet	22 feet	22 feet
Max Angle Above Cornice Line	NA	----	----	----
Min Lot Size	5,000 sq ft	60,800 sq ft	60,800 sq ft	60,800 sq ft
Min Lot Area per Dwelling Unit	NA	NA	NA	NA
Max Number of Dwelling Unit	NA	NA	NA	NA
Min Lot Width	50 feet	120 feet	120 feet	120 feet
Min Setbacks Front	25 feet	48 feet	44 feet	44 feet
Side left	H+L/5 (80.5)	0	0	0
right	H+L/5	52 feet	52 feet	52 feet
Rear	H+L/4	100 feet	100 feet	100 feet
Open Space Ratio	NA	NA	NA	NA
Off Street Parking Minimum No.	1/room	79	82	84
Maximum No.				
Handicapped		0	0	2
Bicycle		0	0	0
Loading Bays		0	0	0