



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

NOTICE OF DECISION

Case No.: #96

Premises: 3 Bow Street

Zoning District: Business B/Harvard Square Overlay District

Owner: Bow Street Properties, Inc., 3 Bow Street, Cambridge.

Applicant: Csilla Jacobson, Omni Travel Services, 1218 Massachusetts Avenue.

Application Date: October 9, 1991

Date of Public Hearing: October 29, 1991

Petition: Special Permit to waive parking and loading requirements, Section 11.54.4.

Date of Planning Board Decision: October 29, 1991

Date of filing the Decision: *November 19, 1991*

Decision (summary): GRANTED 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. Malesfant
 Authorized Representative to the Planning Board

11/19/91
 Date



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Application Documents Submitted

1. Special Permit Application, dated October 9, 1991.
2. Plans and elevations entitled "Omni Travel Management Headquarters, Three Bow Street, Cambridge, Massachusetts"; Line Company Architects; sheets 1-7; various scales; dated 10/9/91.

OTHER DOCUMENTS SUBMITTED

1. Final Report, Harvard Square Advisory Committee, dated October 24, 1991.
2. Revised dimensional table, dated November 12, 1991.

3. Revised plans and elevations, entitled "Omni Travel Management Headquarters, Three Bow Street, Cambridge, Massachusetts"; sheets 1-7; revisions dated 11/12/91.

Public Hearing

A public hearing was held on the application on October 29, 1991. Ms. Jacobson, the applicant, and Mr. Eric Rodin and Mr. Jack Joseph, architects for the project, outlined the development program and reviewed the design of the proposed new construction and the circumstances of the lot and design which address the standards by which a waiver of parking and loading requirements may be granted by the Board in Section 11.54.4. In response to questions from the Board the applicant provided the following information:

- * Service to Omni travel is limited to delivery of paper; the number of employees and customers coming to the site is much reduced from that to be found at the Bicycle Exchange on a typical Saturday. As Omni Travel may not always be the occupant of the building, the applicants indicated that service could be provided, on a dual use basis, on the access drive to the parking in the rear of the adjacent Harvard University building.

- * There is no parking on the lot although the Bicycle Exchange does have a lease with the University to use three or four spaces on the adjacent lot. Omni travel is negotiating with the University to establish a similar lease for those spaces.

- * Responding to the suggestion of the Advisory Committee, the glass of the first floor facade will be advanced to the back of the building columns on the front facade of the building (ca 16" from the street).

- * The applicant would be happy provide bicycle spaces where possible.

- * It is the intent of the applicant to chose the reduction of FAR on the site to 80% of that allowed (i.e. an FAR of 3.2) rather than make a payment for the spaces not provided to the Harvard Square Improvement Fund, the second alternative provided in Section 11.54.4. A revised dimensional table will be submitted reflecting that choice. It is not anticipated that there will be substantial change in the building plans, as the plans in the application documents are only schematic in nature; final architectural plans will fully comply with the 80% limitation.

No one from the general public attended the hearing; no one spoke in support or in opposition to the special permit request.

Findings

1. The proposed development meets the requirements of Section 11.54.4 of the Harvard Square Overlay District.
 - a. At 4500 square feet the lot is well below the 10,000 square foot threshold identified in the Ordinance as a small lot.
 - b. No National Register or contributing building will be demolished to permit the proposed construction. While a building will be demolished it has been determined by the Cambridge Historical Commission not to be a preferably preserved significant building as that term is defined in Ordinance #965.
 - c. The Board finds the specific proposed design to be more appropriate than any design on this lot which would accommodate the required five vehicles at grade or below grade on the site of the demolished portion of the building or within or below that portion of the building to be retained.
 - d. The proposed development will not exceed eighty percent of the permitted gross floor area on the lot (an FAR of 3.2); therefore no payment is required to be made into the Harvard Square Improvement Fund.
 - e. The proposed construction is in conformance with the objectives and criteria contained in the Harvard Square Development Guidelines as clearly outlined in the report of the Harvard Square Advisory Committee, the findings of which are herein adopted by the Planning Board.

Decision

Based on review of the application documents, comments made at the public hearing, comments of the staff, and based on the above findings the Planning Board GRANTS a Special Permit to waive the required parking and loading for new construction and rehabilitation of an existing structure on the site at 3 Bow Street, as detailed in the revised application documents referenced above, as authorized in Section 11.54.4 of the Zoning Ordinance, subject to the following conditions:

1. The final architectural plans submitted to the Inspectional Services Department shall conform generally to the plans detailed in the revised application documents referenced above; the Community Development Department shall submit a certification to that effect to the Superintendent of Buildings before issuance of any building permit. The

Community Development Department shall certify to the Superintendent of Buildings that all conditions of this Special Permit have been met before issuance of a final Certificate of Occupancy for the development.

2. The final plans shall comply with the dimensional limitations detailed in Appendix I.
3. The architectural and site development design shall continue to undergo mandatory design review through the Community Development Department.
4. The total development on the site shall be maintained at or below an FAR of 3.2 at all times that this Special Permit is in force and effect. Before issuance of a Certificate of Occupancy for any structure on the lot the permittee shall provide certification to the Community Development Department and the Superintendent of Buildings from a land surveyor, registered in the Commonwealth of Massachusetts, as to the area of the lot and from an architect, registered in the Commonwealth of Massachusetts, as to the gross floor area, as defined by the Cambridge Zoning Ordinance, contained in the structures on the lot.
5. The public sidewalk shall be reconstructed in brick to the standards of the City of Cambridge, after completion of construction, as indicated in the application documents, and the driveway entry shall be similarly treated as also indicated in the application documents.
6. All construction on the site shall remain in conformance with the conditions of this permit as long as the Special Permit remains in force and effect. Any exterior alterations of the building design or site development, after the issuance of the Certificate of Occupancy, shall require approval of the Planning Board. Before granting such approval the Board shall determine whether the change proposed to be made shall be considered a major or minor amendment to the permit as defined in Article 12.000 , or a change within the scope of the permit as originally issued.

Voting to GRANT the Permit were: P. Dietrich, R. Joan, D. Kennedy, H. Russell, and A. Callaghan, constituting two thirds of the membership of the Board. C. Meith abstained.

For the Planning Board,



Paul Dietrich, Chairman

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 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 11/19/91, by Elizabeth J. Malesfant authorized representative of the Cambridge Planning Board. All plans referenced 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.

City Clerk, City of Cambridge

Date

Dimensional Form

	<u>Allowed/Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Granted</u>
Floor Area Ratio (Floor Area)	4.0 <u>(18,000)</u>	2.6 <u>(11,550)</u>	3.2 <u>(14,400)</u>	3.2 <u>(14,400)</u>
Max. Height	60 ft.	43 ft.	47 ft.	47 ft.
Max. Angle Above Cornice Line	90	90	90	90
Min. Lot Size	none	4,500	4,500	4,500
Min. Lot Area per d. u.	300	NA	NA	NA
Max. No. d. u.	NA	"	"	NA
Min. lot width	none	26 ft.	26 ft.	26
Min. yard setbacks	"	none	none	As shown on plans
Front	"	"	"	
Side L	"	"	"	
R	"	"	"	
Rear	"	"	"	
Ratio Usable Open Space (Area)	" <u>(0)</u>	10.5% <u>(470 sf)</u>	19.5% <u>(1010 sf)</u>	As shown on plans <u>()</u>
Off-Street Parking				
Minimum No. Spaces	3 + 5	3	3*	0
Maximum No. Spaces	4 + 7	4	4*	
No. Handicapped Spaces	0	0	0	0
Bicycle Spaces	0	0	0	As shown on plans
No. Loading Bays	0	0	0	** As shown on plans

* Spaces proposed to be leased from adjacent property owner on adjacent lot. Not required as part of this decision.

** Live loading in driveway; functioning limited by use of same space as vehicle access to rear parking on adjacent lot.

Appendix I

BUILDING AREA TALLY - REVISION NO. 1

3 BOW STREET, CAMBRIDGE

12 NOVEMBER 91

EXISTING CONDITIONS:

SITE: 4500 SQUARE FEET

EXISTING STRUCTURES:

ONE STORY FRONT BUILDING: 12 FEET TALL

AREA: 1,350 SQUARE FEET

FOUR STORY MASONRY BLDG.: 43 FEET TALL

AREA: 1ST.: 2440
2ND.: 2470
3RD.: 2570
4TH.: 2540
ELEV.: 180

TOTAL: 10,200 SQUARE FEET

TOTAL AREA OF STRUCTURES: 11,550 SQUARE FEET

FLOOR AREA RATIO: $11500/4500 = 2.6$

PROPOSED CONDITIONS:

ONE STORY FRONT BUILDING: TO BE DEMOLISHED

AREA: 0 SQUARE FEET

FOUR STORY MASONRY BLDG.: TO BE RENOVATED

AREA: 10,020 SQUARE FEET

NEW FOUR STORY FRONT BLDG.: 46 FEET TALL

AREA: BASMT.: 240
1ST.: 1090
2ND.: 1070
3RD.: 1070
4TH.: 910

TOTAL: 4,380 SQUARE FEET

TOTAL AREA OF STRUCTURES: 14,400 SQUARE FEET

FLOOR AREA RATIO; 3.2