



# The Cambridge Hospital



1493 Cambridge Street, Cambridge, Massachusetts 02139 (617) 498-1000

June 10, 1994

Mr. Robert W. Healy  
City Manger  
City of Cambridge  
Cambridge City Hall  
Cambridge, MA 02139

Dear Mr. Healy:

I am writing in response to Council Order 47 introduced in City Council May 16, 1994.

The issue of the hospital's need for zoning relief was surfaced in a memorandum dated April 21, 1994 from John G. O'Brien, Hospital Administrator to Robert W. Healy, City Manager re: "Facilities Master Plan Project Update, which was transmitted from Mr. Healy to City Council on the same day.

At that date, it appeared that zoning relief might be required. The following is excerpted from that memorandum:

*The proposed ambulatory addition to the Main facility, considered alone, can readily be designed to comply with the existing zoning setback requirements. However, after extensive review by legal counsel in cooperation with our design team, it appears that portions of the existing hospital facility do not now comply with the Cambridge Zoning Ordinance's front yard setback requirement along Line Street. The new power plant facility (and possibly the Main building) appear to have been built out of compliance with the setback requirement then in effect. We are currently exploring the relief which may be required to remedy this issue and allow the planned project to proceed.*

Continued exploration of this issue resulted in the discovery of a zoning variance issued when the Main building was built in 1966 which shows that the Main and Cahill buildings have historically been treated as separate buildings. The main building complies with setback requirements now and when the planned expansions are factored in. The new power plant building appears from the recent field survey to have one corner encroaching 6" too close to Line

Robert W. Healy  
May 10, 1994  
Page 2

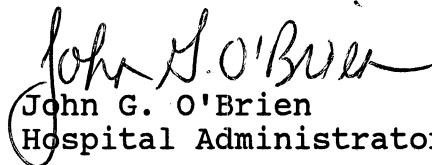
Street, however no expansion to the power plant is planned and the six year statute of limitations now bars any action to compel removal of this corner.

The attached zoning analysis on the project reviews the project's compliance from perspectives of permissible use, floor area ratio (FAR), setback, parking and loading dock requirements.

The attached zoning analysis has been provided to John Pitkin, President of the Mid-Cambridge Neighborhood Association and Joseph Manley, Chairperson of Save Our Neighborhood.

This information is provided to inform the City Council that the present hospital was built in compliance, that no other zoning violations now exist with the present hospital, and that no zoning relief will be required for the proposed project.

Sincerely,

  
John G. O'Brien  
Hospital Administrator

JGO/kw

Attachments

## PROPOSED HOSPITAL EXPANSION -- ZONING ANALYSIS

The Cambridge Hospital, located on city-owned land along Cambridge Street, Line Street and Camelia Avenue, plans to add 79,827 square feet of gross floor area to the Main building with new construction to the rear and certain infill additions along Camelia Avenue and Cambridge Street. There will be interior renovations to the Cahill building and to the Macht building, but neither of these buildings nor the new power plant building will be expanded.

1. Permissible Uses. The Hospital property is located in a Residence C-2 district. The following health care facility uses are permitted as of right in a Residence C-2 district: hospital, infirmary, nursing or convalescent home, clinic affiliated with a hospital or an accredited university medical school, and clinic connected to a community center. §4.30. The Hospital intends to use all of the facilities being constructed for permitted hospital and accessory uses.

2. Floor Area Ratio (FAR).

a. Requirement. The maximum ratio of gross floor area to the total area of the lot for a Residence C-2 district is 1.75. Table 5-1.

b. Calculation of Gross Floor Area. The Ordinance provides the following regulations for calculating gross floor area:

Floor Area Gross: The sum, in square feet, of the gross horizontal areas of all floors of a building, as measured from the exterior walls [except in (7) and (8) below where only interior space shall be measured] of a building or the centerline of party walls between buildings.

Gross Floor Area shall include:

- (a) roofed porches and balconies whether enclosed or unenclosed;
- (b) unroofed porches and balconies above third floor;

- (c) elevator shafts and stairwells on each floor, not excluded in (6) below;
- (d) attic space, whether finished or unfinished, not excluded in (5) or (7) below;
- (e) interior balconies, mezzanines and penthouses; and
- (f) basements and cellar areas not excluded in (1), (2) and (8) below.

Gross Floor Area shall not include:

- (1) areas used for parking garages, accessory parking or off street loading purposes;
- (2) basement and cellar areas devoted to the operations and maintenance of the building such as heating and cooling equipment, electrical and telephone facilities, and fuel storage;
- (3) open and lattice-work fire escapes;
- (4) unroofed porches and balconies no higher than the third floor;
- (5) attic space and other areas devoted to elevator machinery or mechanical equipment necessary for the operation of the building;
- (6) elevator shafts and stairwells on floors where there is no other area which qualifies to be included in gross floor area;
- (7) attic space within the area of the plane that is less than 5 feet above the attic floor and which touches side walls or a finished ceiling or if an unfinished ceiling, touches the underside of roof rafters;
- (8) basement and cellar spaces with less than seven feet, three inches (7'3") of ceiling height measured from the floor to the finished ceiling or if an unfinished ceiling to the line of the bottom of the floor joists.

The lot on which the Hospital buildings now stand has been surveyed and contains 174,392 sq. ft. Camelia Avenue, adjoining the Hospital lot on the westerly side for some 220', was taken in fee by the City in 1916 and laid out as a public way. Currently the City of Cambridge owns 8 Camelia Avenue, and it intends to acquire 10 Camelia Avenue and thereafter discontinue Camelia Avenue as a public way in front of both 8 and 10 Camelia Avenue. Upon acquiring 10 Camelia Avenue the lot area under both 10 and 8 Camelia Avenue will be included in the above-mentioned lot area because it will then be in identical ownership with all other portions of the Hospital lot. Upon the discontinuance of Camelia Avenue as a public way, those portions, too, will be added to the Hospital lot. Upon these events occurring, the Hospital's lot area will increase by 6,560 sq. ft. upon the addition of the

Camelia Avenue lots and increase an additional 3,200 sq. ft. upon discontinuance of the noted portion of Camelia Avenue as a public way. The Hospital lot area resulting would then total 184,152 sq. ft. Gross floor area, with the above-noted inclusions and exclusions, has been calculated for all buildings (including the Camelia Avenue buildings which have an approximate g.f.a. of 5,375 sq. ft.) as well as all planned expansion areas of the Main building, and is 322,266 sq. ft. of g.f.a. Applying this number to the final lot area shows compliance with the floor area ratio of 1.75. (If the Camelia Avenue lot acquisition and discontinuance were not to occur, permitted g.f.a. would be 305,186 sq. ft. ( $174,392 \times 1.75$ ) of which 237,064 sq. ft. now exists.)

### 3. Yards.

a. Requirements. For a building in a Residence C-2 district, the basic formula for calculating the front yard setback (in feet) is  $H+L/4$  measured from the center line of the street, but all buildings must be at least 10 feet from the street line. (The formula for calculating the minimum side yard (in feet) is  $H+L/5$ ; no side yard setbacks are implicated in the planned expansion of the Main building.) Table 5-1. On April 7, 1966 the Cambridge Board of Zoning Appeal granted a variance (attached) to the City to allow construction of the Main building closer to the Cahill building than then permitted by the Ordinance. The fact that a variance was issued in 1966 means that the City historically has treated the Cahill and Main buildings as separate buildings -- no variance would have been needed or granted if they were treated as a single building connected by a two-story connector. This means that the Main building (as only it is being expanded) must comply with the setbacks applicable to its various planes.

b. Calculations. When there are varied roof levels of a building, as here, average height of the building is determined for the purpose of calculating setback requirements by adding the products of the heights (H) measured from the grade below each roof at the midpoint of its L multiplied by the lengths (L) for each roof level facing the given street or lot line (AHF), and dividing that sum by the sum of the lengths (L). Subsection 5.24.4(2).

Next, all of planes presented by the building facing the given street or lot line are measured to derive both the facing area of each plane and the distance such plan is set back from the street or lot line in question. The planes must then meet two tests. First, the height of each plane from its adjoining grade

(H) plus the length of its face (L) divided by 4 establishes the required setback (RS) for that plane; and each plane's actual setback (AS) measured from the center line of the street to the midpoint of its L must equal or exceed the RS for that plane. Second, the facing area of each plane is then calculated by multiplying the area of its vertical height presented to the street or lot line in question above any planes below it (HT) by the running length of that plane (LR), and that product is then multiplied by the plane's AS resulting in a facing area product (FA) for the plane in question. ( $HT \times LR \times AS = FA$ ). Because Section 5.24.4(3) provides a volumetric balancing test ("for all planes set forward of the setback line required... for the building if it were constructed in a single vertical plane, other planes must be set behind the setback line so calculated"), a hypothetical single plane building setback line is then created by calculating average height for the entire building as described above, by calculating the length of the entire building projected onto the street in question and then by adding building average height to building length and dividing by 4. Finally, a facing area product for the hypothetical single plane building is calculated by multiplying its required setback by its length and by its average height. This product must be less than the sum of the facing area products for all of the building's planes. Section 5.24.4(3). As the enclosed calculations and plans show, the Main building with its planned expansion, satisfies these front yard setback requirements.<sup>1</sup>

#### 4. Off Street Parking.

a. Requirements. A hospital in a Residence C-2 District must provide 1 parking space per 4 beds, plus 1 space per emergency or outpatient examining table, bed or facility. Off street parking facilities may be located on the same lot or on another lot within 300' where the use being served is, as is the case here, non-residential. §6.22.1. The off street parking spaces need not be in the City of Cambridge. §6.22.4. The City of Cambridge owns 122 Line Street (which is within 300' of the Hospital lot) for which it received a variance from the City of

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<sup>1/</sup> The new power plant building, built in 1984 as an accessory building serving the Hospital, appears from a field survey to have one corner encroaching 6" within the 10 foot minimum setback required along Line Street. Because no expansion is planned for this building and the six year statute of limitations in M.G.L. c.40A, §7 now bars any proceeding to compel removal of the 6", there appears to be no reason to address this matter further.

Somerville on February 23, 1954 for the parking of vehicles (attached). Eighty-two parking spaces exist on this Line Street lot. In addition, the current plans call for 220 parking spaces to exist on the Hospital lot itself, yielding a total of 302 parking spaces. Counting beds and other treatment spaces planned for the Hospital shows a requirement of 294 parking spaces. The Cahill building built in 1938 and 1939 and the Macht building built in 1930 may well be pre-existing uses with respect to current parking requirements. However, because the parking spaces available and planned exceed the Ordinance's requirement, this issue of whether Macht and/or Cahill may have pre-existing use parking protection has not been further investigated. The final plans will take appropriate account of all applicable parking space dimensional, access, lighting, screening, landscape and all other requirements (as well as all bicycle parking requirements).

## 5. Loading Facilities.

a. Requirements. Section 6.83 provides the minimum number of off street loading bays per g.f.a. The Hospital is in loading facility category E. At ten thousand square feet, the first loading bay is required. At one hundred thousand square feet, a second bay is required, and an additional bay (beyond the second bay) is required for each additional increment of one hundred thousand square feet (and where a fractional number results, only the fraction of one-half or more is counted as one \$6.75). For a building use in category E, the first required bay must be at least 10 feet wide, 30 feet long, and 14 feet high. Each additional required loading bay must be at least 10 feet wide, 50 feet long, and 14 feet high. \$6.91.

b. Calculations. At 322,266 sq. ft. of g.f.a., no more than four loading bays are required for loading facility category E. (No loading bay is required on account of the 22,266 sq. ft. above 300,000 sq. ft. because the fraction resulting,  $22,266/100,000$  is less than one-half.) All bays have been designed to comply with the applicable dimensional requirements. As mentioned above, the Cahill and Macht buildings may be pre-existing uses with respect to current loading requirements. But because the loading bays planned comply with the current Ordinance, this issue has not been further investigated.

Cambridge Hospital  
REACH Project

**MAIN BUILDING & ADDITIONS  
SETBACK CALCULATIONS**

5/25/94

|  | (1)<br>Reference<br>Point<br>(See Dwg) | (2)<br>Height of<br>Face<br>(H) | (3)<br>Height of<br>Face<br>(HT) | (4)<br>Length of<br>Proj. Face<br>(L) | (5)<br>Running<br>Length<br>(LR) | (6)<br>Req'd<br>Setback<br>(RS) | (7)<br>Average<br>Setback<br>(AS) | (8)<br>AS>RS | (9)<br>Facing<br>Area<br>(FA) | (10)<br>Facing<br>Area<br>(AHF) |
|--|----------------------------------------|---------------------------------|----------------------------------|---------------------------------------|----------------------------------|---------------------------------|-----------------------------------|--------------|-------------------------------|---------------------------------|
|--|----------------------------------------|---------------------------------|----------------------------------|---------------------------------------|----------------------------------|---------------------------------|-----------------------------------|--------------|-------------------------------|---------------------------------|

**LINE STREET SETBACK:**

**Ambulatory Building:**

|            |    |       |       |       |       |      |       |     |           |         |
|------------|----|-------|-------|-------|-------|------|-------|-----|-----------|---------|
| Floors 2-3 | A1 | 34.96 | 34.96 | 11.0  | 11.0  | 11.5 | 128.3 | yes | 49,339.0  | 384.6   |
|            | A2 | 32.56 | 32.56 | 144.5 | 144.5 | 44.3 | 49.5  | yes | 232,893.5 | 4,704.9 |
|            | A3 | 31.66 | 31.66 | 75.0  | 75.0  | 26.7 | 60.8  | yes | 144,369.6 | 2,374.5 |

**Main Building:**

|            |      |       |       |      |       |      |       |     |           |         |
|------------|------|-------|-------|------|-------|------|-------|-----|-----------|---------|
| Floor 2    | A4   | 17.82 | 17.82 | 5.0  | 6.0   | 5.7  | 60.55 | yes | 6,474.0   | 89.1    |
|            | A5   | 17.82 | 17.82 | 12.5 | 16.5  | 7.6  | 54.1  | yes | 15,907.0  | 222.8   |
| Floor 3    | A6   | 31.36 | 13.54 | 17.5 | 17.2  | 12.2 | 61.4  | yes | 14,299.3  | 548.8   |
| Floors 2-6 | MA1  | 76.44 | 76.44 | 27.3 | 41.7  | 25.9 | 163.4 | yes | 520,845.3 | 2,086.8 |
| Floors 4-7 | M1   | 89.87 | 48.34 | 16.5 | 22.5  | 26.6 | 279.2 | yes | 303,671.9 | 1,482.9 |
| Floors 2-7 | M2   | 78.68 | 78.68 | 9.1  | 12.5  | 21.9 | 45.35 | yes | 44,601.7  | 716.0   |
|            | M3   | 73.8  | 73.8  | 10.6 | 15.5  | 21.1 | 47.42 | yes | 54,243.7  | 782.3   |
|            | M4   | 73.82 | 73.82 | 22.0 | 29.0  | 24.0 | 41.3  | yes | 88,414.2  | 1,624.0 |
|            | M4.5 | 73.82 | 73.82 | 3.0  | 5.0   | 19.2 | 34    | yes | 12,549.4  | 221.5   |
| Floors 3-7 | M5   | 82.73 | 61.8  | 81.0 | 125.3 | 40.9 | 84.25 | yes | 652,393.2 | 6,701.1 |



Cambridge Hospital  
REACH Project

MAIN BUILDING & ADDITIONS  
SETBACK CALCULATIONS

5/25/94

|            | (1)<br>Reference<br>Point<br>(See Dwg) | (2)<br>Height of<br>Face<br>(H) | (3)<br>Height of<br>Face<br>(HT) | (4)<br>Length of<br>Proj. Face<br>(L) | (5)<br>Running<br>Length<br>(LR) | (6)<br>Req'd<br>Setback<br>(RS) | (7)<br>Average<br>Setback<br>(AS) | (8)<br>AS>RS | (9)<br>Facing<br>Area<br>(FA) | (10)<br>Facing<br>Area<br>(AHF) |
|------------|----------------------------------------|---------------------------------|----------------------------------|---------------------------------------|----------------------------------|---------------------------------|-----------------------------------|--------------|-------------------------------|---------------------------------|
| Floors 2-7 | M6                                     | 90.27                           | 90.27                            | 1.8                                   | 3.3                              | 23.0                            | 134.5                             | yes          | 40,066.3                      | 162.5                           |
| Floors 2-7 | M7                                     | 90.3                            | 90.3                             | 15.5                                  | 22.0                             | 26.5                            | 140.35                            | yes          | 278,819.3                     | 1,399.7                         |
|            | Main BP                                | 15.1                            | 15.1                             | 81.0                                  | 125.3                            | 24.0                            | 84.25                             | yes          | 159,403.5                     | 1,223.1                         |
| TOTALS:    |                                        |                                 |                                  | 533.3                                 |                                  |                                 |                                   |              | 2,618,290.9                   | 24,724.4                        |

AVERAGE HEIGHT: Sum of AHF/Sum of L=Col. 10/Col.4 46.4 Feet

LENGTH OF BUILDING ON LINE STREET 416.4 Feet

REQUIRED SETBACK =  
(Average Height + Length of Building on Line Street) = 115.7 Feet  
4

HYPOTHETICAL SINGLE PLANE BLDG. FACING AREA CALC. = 2,235,435.1 < 2,618,290.9

-382,855.8

Cambridge Hospital  
REACH Project

MAIN BUILDING & ADDITIONS  
SETBACK CALCULATIONS

5/20/94

| (1)<br>Reference<br>Point<br>(See Dwg) | (2)<br>Height of<br>Face<br>(H) | (3)<br>Height of<br>Face<br>(HT) | (4)<br>Length of<br>Proj. Face<br>(L) | (5)<br>Running<br>Length<br>(LR) | (6)<br>Req'd<br>Setback<br>(RS) | (7)<br>Average<br>Setback<br>(AS) | (8)<br>AS>RS | (9)<br>Facing<br>Area<br>(FA) | (10)<br>Facing<br>Area<br>(AHF) |
|----------------------------------------|---------------------------------|----------------------------------|---------------------------------------|----------------------------------|---------------------------------|-----------------------------------|--------------|-------------------------------|---------------------------------|
|----------------------------------------|---------------------------------|----------------------------------|---------------------------------------|----------------------------------|---------------------------------|-----------------------------------|--------------|-------------------------------|---------------------------------|

CAMBRIDGE STREET SETBACK:

Ambulatory Building:

|                |     |       |       |      |      |      |        |     |             |         |
|----------------|-----|-------|-------|------|------|------|--------|-----|-------------|---------|
| Floors 1-3     | A7  | 41.6  | 41.6  | 67.3 | 97.0 | 27.2 | 347.5  | yes | 1,402,232.0 | 2,799.7 |
| Floors 2 1/2-3 | A8  | 41.6  | 6.77  | 7.3  | 10.7 | 12.2 | 308.75 | yes | 22,365.5    | 303.7   |
|                | A9  | 41.6  | 6.77  | 2.9  | 5.0  | 11.1 | 248.45 | yes | 8,410.0     | 120.6   |
| Floors 1-2 1/2 | A10 | 34.83 | 34.83 | 10.5 | 18.7 | 11.3 | 238    | yes | 155,014.4   | 365.7   |

Main Building:

|            |     |       |       |       |       |      |       |     |             |          |
|------------|-----|-------|-------|-------|-------|------|-------|-----|-------------|----------|
| Floors 1-6 | MA2 | 76.9  | 76.9  | 44.1  | 44.1  | 30.3 | 77.9  | yes | 264,181.5   | 3,391.3  |
| Floors 1-7 | M8  | 90.9  | 90.9  | 15.5  | 15.5  | 26.6 | 106.9 | yes | 150,616.8   | 1,409.0  |
|            | M9  | 90.86 | 90.86 | 153.3 | 153.3 | 61.0 | 77.9  | yes | 1,085,056.5 | 13,928.8 |
| Floors 7   | M10 | 90.86 | 13.96 | 13.5  | 13.5  | 26.1 | 106   | yes | 19,976.8    | 1,226.6  |
|            | M11 | 90.86 | 13.96 | 29.0  | 29.0  | 30.0 | 121.9 | yes | 49,350.0    | 2,634.9  |

|         |  |  |  |       |  |  |  |  |             |          |
|---------|--|--|--|-------|--|--|--|--|-------------|----------|
| TOTALS: |  |  |  | 343.4 |  |  |  |  | 3,157,203.5 | 26,180.3 |
|---------|--|--|--|-------|--|--|--|--|-------------|----------|

Cambridge Hospital  
*REACH Project*

## MAIN BUILDING & ADDITIONS SETBACK CALCULATIONS

5/20/94

| (1)                          | (2)                   | (3)                    | (4)                         | (5)                    | (6)                   | (7)                     | (8)   | (9)                 | (10)                 |
|------------------------------|-----------------------|------------------------|-----------------------------|------------------------|-----------------------|-------------------------|-------|---------------------|----------------------|
| Reference Point<br>(See Dwg) | Height of Face<br>(H) | Height of Face<br>(HT) | Length of Proj. Face<br>(L) | Running Length<br>(LR) | Req'd Setback<br>(RS) | Average Setback<br>(AS) | AS>RS | Facing Area<br>(FA) | Facing Area<br>(AHF) |

AVERAGE HEIGHT: Sum of AHF/Sum of L=Col. 10/Col.4 76.2 Feet

LENGTH OF BUILDING ON CAMBRIDGE STREET 288.0 Feet

$$\frac{\text{REQUIRED SETBACK} = (\text{Average Height} + \text{Length of Building on Cambridge Street})}{4} = 91.1 \text{ Feet}$$

HYPOTHETICAL SINGLE PLANE BLDG. FACING AREA CALC. = 1,999,244.2 < 3,157,203.5

-1,157,959.3

Cambridge Hospital  
REACH Project

MAIN BUILDING & ADDITIONS  
SETBACK CALCULATIONS

5/20/94

| (1)<br>Reference<br>Point<br>(See Dwg) | (2)<br>Height of<br>Face<br>(H) | (3)<br>Height of<br>Face<br>(HT) | (4)<br>Length of<br>Proj. Face<br>(L) | (5)<br>Running<br>Length<br>(LR) | (6)<br>Req'd<br>Setback<br>(RS) | (7)<br>Average<br>Setback<br>(AS) | (8)<br>AS>RS | (9)<br>Facing<br>Area<br>(FA) | (10)<br>Facing<br>Area<br>(AHF) |
|----------------------------------------|---------------------------------|----------------------------------|---------------------------------------|----------------------------------|---------------------------------|-----------------------------------|--------------|-------------------------------|---------------------------------|
|----------------------------------------|---------------------------------|----------------------------------|---------------------------------------|----------------------------------|---------------------------------|-----------------------------------|--------------|-------------------------------|---------------------------------|

CAMELIA AVE. SETBACK

Main Building:

|                |     |       |       |       |       |      |       |     |             |          |
|----------------|-----|-------|-------|-------|-------|------|-------|-----|-------------|----------|
| Floors 1-2 1/2 | MA3 | 34.89 | 34.89 | 7.9   | 11.0  | 12.0 | 56    | yes | 21,492.2    | 275.6    |
|                | MA4 | 34.89 | 34.89 | 13.3  | 18.5  | 36.9 | 58.5  | yes | 37,759.7    | 464.0    |
|                | MA5 | 34.89 | 34.89 | 112.7 | 112.7 | 36.9 | 65    | yes | 255,586.7   | 3,932.1  |
| Floor 2 1/2-3  | MA6 | 28.12 | 6.77  | 38.7  | 53.5  | 16.7 | 78.5  | yes | 28,432.3    | 1,088.2  |
|                | MA7 | 28.12 | 6.77  | 86.8  | 86.8  | 28.7 | 95.5  | yes | 56,119.2    | 2,440.8  |
| Floors 4-7     | M12 | 90    | 48.34 | 85.7  | 85.7  | 43.9 | 220.2 | yes | 912,230.9   | 7,713.0  |
|                | M13 | 90    | 48.34 | 39.0  | 39.0  | 32.3 | 181.2 | yes | 341,609.1   | 3,510.0  |
| Floors 2 1/2-7 | M14 | 90.03 | 55.11 | 9.0   | 9.0   | 24.8 | 95.5  | yes | 47,367.0    | 810.3    |
| Floors 1-7     | M15 | 89.91 | 89.91 | 12.5  | 12.5  | 25.6 | 61.5  | yes | 69,118.3    | 1,123.9  |
|                | M16 | 90.65 | 89.91 | 28.4  | 28.4  | 29.8 | 75    | yes | 191,508.3   | 2,574.5  |
| TOTALS:        |     |       |       | 434.0 |       |      |       |     | 1,961,223.7 | 23,932.4 |

AVERAGE HEIGHT: Sum of AHF/Sum of L=Col. 10/Col.4 55.1 Feet

Cambridge Hospital  
REACH Project

MAIN BUILDING & ADDITIONS  
SETBACK CALCULATIONS

5/20/94

| (1)<br>Reference<br>Point<br>(See Dwg) | (2)<br>Height of<br>Face<br>(H) | (3)<br>Height of<br>Face<br>(HT) | (4)<br>Length of<br>Proj. Face<br>(L) | (5)<br>Running<br>Length<br>(LR) | (6)<br>Req'd<br>Setback<br>(RS) | (7)<br>Average<br>Setback<br>(AS) | (8)<br>AS>RS | (9)<br>Facing<br>Area<br>(FA) | (10)<br>Facing<br>Area<br>(AHF) |
|----------------------------------------|---------------------------------|----------------------------------|---------------------------------------|----------------------------------|---------------------------------|-----------------------------------|--------------|-------------------------------|---------------------------------|
|----------------------------------------|---------------------------------|----------------------------------|---------------------------------------|----------------------------------|---------------------------------|-----------------------------------|--------------|-------------------------------|---------------------------------|

LENGTH OF BUILDING ON CAMELIA AVE. 174.0 Feet

REQUIRED SETBACK =  

$$\frac{(\text{Average Height} + \text{Length of Building on Camelia Avenue})}{4} = 57.3 \text{ Feet}$$

HYPOTHETICAL SINGLE PLANE BLDG. FACING AREA CALC. = 549,358.0 < 1,961,223.7  
 -1,411,865.7



CITY OF SOMERVILLE  
BOARD OF APPEAL

OFFICE OF THE BOARD OF APPEAL  
CITY HALL, SOMERVILLE, MASSACHUSETTS.

JOHN D. MCLEOD, CHAIRMAN  
CHARLES T. SAURO, SECRETARY  
GEORGE FULGINITI  
THOMAS C. WALSH  
ANTHONY P. PICCOSI

February 23, 1954

Decision of the Board of Appeal on the Appeal of

City of Cambridge,  
122 Line street,  
Somerville, Mass.

from the decision of the Commissioner of Public Buildings,  
refusing to grant a permit to occupy the premises at #122 Line  
street for the parking of vehicles, as it is in violation of  
Section 6, Paragraph "A" governing Residence "C" uses, which  
prohibits any use other than those specified in the Zoning  
Ordinance.

In its formal appeal, the appellant appears before  
the Board of Appeal and states the grounds of and the reason  
for its appeal from the decision of the Commissioner of Public  
Buildings above referred to.

The Board, having heard the appellant, is of the  
opinion that the decision of the Commissioner of Public  
Buildings refusing to grant such permit involves practical  
difficulty and unnecessary hardship on the appellant and  
that necessary relief may be granted without substantial  
derogation from the intent and purpose of Section 6, Para-  
graph "A" of the Zoning Ordinance.

The appeal of the appellant is hereby granted in accord-  
ance with plan submitted to this Board by the appellant.

Appeal granted conditionally.

(signed) John D. McLeod, Chairman,  
Charles T. Sauro, Secretary,  
George Fulginiti,  
Thomas C. Walsh,  
Anthony P. Piccosi.

Attest:

Charles T. Sauro  
Secretary.



CITY OF CAMBRIDGE  
BOARD OF ZONING APPEAL

RECEIVED BY  
OFFICE OF CITY CLERK

CASE NO. 3820-Z

APR 1 23 8 1966

PREMISES: 1493 Cambridge Street - Residence C-2 Zone

22AM:300188MA03

PETITIONER: City of Cambridge, by Andrew T. Trodden, City Solicitor

DATE OF REJECTION OF PERMIT BY SUPT. OF BUILDINGS: February 2, 1966

DATE OF FILING OF PETITION: February 2, 1966

DATES OF PUBLIC NOTICE: March 3 and 10, 1966 - Cambridge Chronicle

DATE OF HEARING: March 24, 1966

PETITION: Reconstruction and addition to Cambridge City Hospital

VIOLATIONS: Article V, Section 1, Par. 3 (less than required distance between buildings on same lot) of the Cambridge Zoning Ordinance.

At the public hearing held on Thursday, March 24, 1966, the full Board heard Andrew T. Trodden, City Solicitor representing the City of Cambridge, and Robert T. Holloran, of Shepley Bulfinch Richardson & Abbott, 1 Court Street, Boston, Massachusetts, architects, who explained the plans for the reconstruction and addition to the Cambridge City Hospital.

The Board is familiar with the location of the petitioners' property, the layout and other characteristics, as well as the surrounding district, and therefore, after due deliberation, the Board of Zoning Appeal finds that:

1. This is a specific case wherein a literal enforcement of the provisions of the Zoning Ordinance would involve substantial hardship for the petitioners, as the limited area within which the proposed expansion must be contained makes it necessary to tear down and rebuild one section at a time, to allow continuous use of the hospital while construction goes ahead; the violation is a matter of the distance between the proposed new building and the present Cahill House, a total of thirty-seven feet six inches (37'6") which will not affect the building or any of the abutters surrounding the entire City Hospital complex; the violation is a technicality caused by the height of the new building which is to have an additional two and one-half (2½) stories, a total height of seven stories.
2. There are special circumstances and conditions which are peculiar to the land for which the variance is sought, but these do not affect generally the zoning district in which it is located; the site is triangular in shape and because of the extreme shallowness at one end it is difficult to plan where the new buildings are limited within the confines of the present hospital area.
3. The strict application of the standards of the Zoning Ordinance would deprive the petitioners of a reasonable use of their property which can be developed without detriment to the public welfare or injury to the neighborhood, but which will in fact enhance the immediate area.
4. The specific variance requested is the minimum necessary to grant reasonable relief to the appellants and is necessary for a reasonable use of the land.
5. The granting of this variance will be in harmony with the general purpose and intent of the Zoning Ordinance.

DECISION: The Board of Zoning Appeal therefore voted unanimously to GRANT the relief sought, and hereby annuls the refusal of the Superintendent of Buildings and requests him to issue the necessary permit for the reconstruction and addition to the Cambridge City Hospital on premises known as 1493 Cambridge St., Cambridge, Massachusetts, in accordance with plans submitted and provided that appellants comply in all other respects with the requirements of the Cambridge Zoning Ordinance and Building Code.

DATE OF DECISION, filed with the office  
of the City Clerk on APR 7 1966 by: *William Howard*  
Secretary.

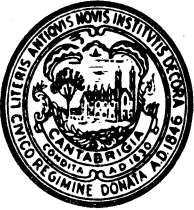
65233

*Michael Howard*  
*James J. Lewis*

MEMBERS OF THE BOARD OF ZONING APPEAL

*Wm. H. Kellum*  
CHAIRMAN

*James Raymond*  
*Charles A. Loring Jr.*



CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139

TEL 349-4300

FAX 349-4307

EXECUTIVE DEPARTMENT

ROBERT W. HEALY

City Manager

RICHARD C. ROSSI

Deputy City Manager

June 13, 1994

To The Honorable, The City Council:

Please find attached a response to Awaiting Report Item No. 31, regarding the issue of the Hospital's need for zoning relief, received from John G. O'Brien, Hospital Administrator.

Very truly yours,

Robert W. Healy  
City Manager

RWH/mev  
attachment



Consent Agenda # 11

S-278

Response to Awaiting Report Item Number  
Thirty-One regarding the issue of the  
Hospital's need for zoning relief.

*for original Order see  
1994 City Manager Request  
#167.*

In City Council,

June 13, 1994

*Placed on file*