

CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

May 24, 1978

CAMBRIDGE, MASS.

The Honorable, the City Council

Dear Councillors:

SUBJECT: Petition to Rezone Land in the Prospect Street,
Harvard Street Area

In accordance with Chapter 40A of the General Laws, the Planning Board held a public hearing on Tuesday, April 25, 1978 on a petition by James Fitzgerald to rezone land adjacent to the intersection of Prospect and Harvard Streets from Residence C-1 and Business A-1 to Office 1.

Zoning of the Prospect Street/Harvard Street Area

The land uses in the Prospect, Harvard Streets area are predominantly residential with one institutional use and one parking lot also lying within the petition area. It is the intent of the petitioner to amend the Zoning Ordinance to permit small scale office uses as a matter of right, in addition to residential uses, in the petition area. It was the sense of the Planning Board that allowing office uses, even of a limited scale, would result in a reduction in the number of moderately priced rental units available in the neighborhood.

When presented with these objections, Mr. Fitzgerald suggested, as an alternative to his original proposal, that the area of the petition be reduced to include only the properties on the even numbered side of Prospect Street. This would leave most of the rental units out of the petition while including a parking lot, St. Mary's Catholic Association Building, a vacant lot and two owner occupied houses in the petition area.

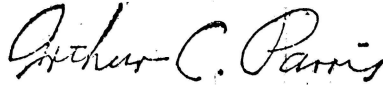
The vacant lot which is proposed to remain in the petition area was the subject of a Board of Zoning Appeal case as a result of which a special permit to park 16 cars on the lot was granted. The abuttor to this lot, Mr. Fisher, was concerned over the impact of this lot on his property. Mr. Fitzgerald has negotiated with Mr. Fisher regarding the parking lot and a resolution is near. Mr. Fisher has voiced no objections to the rezoning petition.

As limiting the subject area of the petition to the southeastern or even numbered side of Prospect Street would remove most rental units from the petition and as Mr. Fitzgerald is near agreement with the abuttor to his proposed office and parking use, the Planning Board recommends that this petition be amended as set forth in the attached Petition with Proposed Planning Board Amendment and APPROVED AS AMENDED, contingent on the following;

that Mr. Fitzgerald reach a suitable agreement with Mr. Fisher which will result in a permanent easement or other deed restriction for access between Prospect and Common Streets on Mr. Fitzgerald's property which will act as a buffer between the parking lot and Mr. Fisher's home.

Respectfully submitted,

For the Planning Board



Arthur C. Parris
Chairman

ACP:mg

0-34

Comm. from the Planning Board re: hearing held by the Planning Board on the petition of James Fitzgerald to rezone land in the Prospect Street, Harvard Street area.

In City Council,

June 5, 1978

6/5/78

Referred to
Calendar by

Fitzgerald
Petition