



CITY OF CAMBRIDGE

678 MASSACHUSETTS AVENUE
CAMBRIDGE, MASSACHUSETTS 02139

TEL 498-6077

RENT CONTROL BOARD

D. MARGARET DRURY, EXECUTIVE DIRECTOR

DATE: March 26, 1987

CASE # RP287-024
EV087-151/152

PROPERTY: 2 Essex St., #3 and #4

NOTICE OF RULING

(Please see Notice of Appeal Rights on other side.)

The Board at its meeting of March 18, 1987 voted by a 4-0 margin to affirm and adopt the findings of Assistant Counsel Anne Strong, except that the Board adopts the findings with correction of the clerical error on page 7, third line from the bottom of "7 to 10 '50%' units" to read "4 to 7 '50%' units" and the correction on page 8 of the first line from "10 to 13 '50%' units" to "7 to 10 '50%' units." The Board also voted to adopt Ms. Strong's recommendations, with the minor clarifications regarding conditions of the permit which appear below.

Therefore the Board hereby issues a removal permit for the removal of the two rent controlled units at 2 Essex Place, subject to the following conditions:

1. The project must go forward without material changes in the number of units dedicated to low and moderate income tenants and the period for which said units are so dedicated, as described by the owner in the report of the above-entitled case, or the permit will be void unless the owner has first received the Board's approval on any said changes.
2. Two of the three units to be subsidized at 50% for 99 years must contain at least as much space (four rooms) as the two controlled units to be lost, and the amount of their rents should be reported to the Board annually.

Date: March 26, 1987

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2 Essex St., #3 and #4

NOTICE OF RULING

3. If, after demolition, some unforeseen occurrence prevents the planned construction specified in the above-entitled case, the owner must provide two equivalent units of affordable housing, with attention to the location of the housing. These equivalent units must either be subject to rent control or rented through Cambridge Housing Authority; and failure to comply with this condition would constitute a violation of Ordinance 966.

Based on its decision with respect to the removal permit, two certificates of eviction will issue for the above entitled eviction cases in which the tenants defaulted.

PER ORDER OF THE BOARD,


D. Margaret Drury
Executive Director

DMD/jmj

CC: Att. Robert Keane
Geoffrey Gardner
Schochet Associates
Clifford Truesdell
Joseph Kellogg
Ethan Johnson
Sermsiri Wu
✓ City Clerk
Reg. File
Case File
Docket Clerk
Computer



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TEL. 486-8077

RENT CONTROL BOARD

MARGARET DRURY, EXECUTIVE DIRECTOR

NOTICE OF APPEAL RIGHTS

The date on the attached Notice of Ruling is the date of the final administrative determination of the case.

Any party has the right to request a rehearing within twenty (20) days of the date of the Notice of Ruling. Board Regulation 41-03 sets forth the procedures for requesting a rehearing.

Any party has the right to seek judicial review of this Board decision. Judicial review must be filed within thirty (30) days of the receipt of this Notice and may be filed in either the Cambridge District Court or the Middlesex Superior Court in accordance with Board Regulation Series 42 and c.36 of the Acts of 1976, the Rent Control Act, as amended by c.399 of the Acts of 1985.

If a request for rehearing has been timely filed with the Board, the time for seeking judicial review shall be computed as thirty (30) days from the receipt of notice denying the rehearing.



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RENT CONTROL BOARD

D. MARGARET DRURY, EXECUTIVE DIRECTOR

MEMORANDUM

TO: Joseph Connarton, City Clerk

FROM: D. Margaret Drury, Executive Director *DM*

RE: 2 Essex Street

Removal Permit #: RP287-024
Eviction #: EVO 87151
EVO 87152

DATE: March 31, 1987

At the Board hearing on the above-entitled case, the parties requested and the Board agreed to forward a copy of the Notice of Ruling to you. Therefore a copy is attached.

RECEIVED
CITY CLERK
APR -3 AM 9 51
CAMBRIDGE MA.

6.

S-261

Comm. from D. Margaret Drury, Exec. Dir.,
Rent Control Board, transmitting a copy of
the Board's ruling of March 18, 1987, issuing
a removal permit for two rent-controlled
units at 2 Essex Place.

*copy sent to NM Councilors
4/24/87 mh*

In City Council,

April 13, 1987

*Placed on File
Copy to all
Councilors*