

CITY OF CAMBRIDGE
ASSESSING DEPARTMENT
INTEROFFICE CORRESPONDENCE

TO: Margaret Drury, City Clerk
Martha Bavaro, Engineering

FROM: Sally Powers
Director of Assessment

SUBJECT: Written Protest Regarding The Downzoning Proposal For
A "Mid-Cambridge Avenue Overlay District.

DATE: June 15, 1998

Attached please find the completed letter(s) of protest to
the above named petition.

attachment

SP:tjm

Andrew
946

Petition

The undersigned property owners wish to strongly reject the down-zoning proposal for a "Mid-Cambridge Avenue Overlay District", that is currently under consideration by the Cambridge Planning Board

This proposal is overly restrictive of these properties, has been prepared without consultation or input with the owners of the designated properties, and will have considerable effect on the \$ value and rights of every property included.

98 JUN -3 PM 5:00
CITY MANAGER

Name

Property

119/01		900 MASS. AVE. + 56 HANCOCK
		925 Mass Ave + other
120/10 #00	John Loma	950 Mass Ave 2c 120/40 #00 ✓ 75-77-85 HANCOCK
907 L. m. - 02	Gregory Petrucci	907 Mass Ave
Passing Mass Ave.		907 Mass Ave - also 925 MASS
117/11		
116/14	 (as agent for Archer Group)	955 Mass Ave also
		TMT-CAMBRIDGE, INC.
116/100	Nick Konstantis	975 Mass. Ave. ✓
116/88	Steven Karpasalis	791 MASS. AVE ✓
119/82	Anton M. Pappas	888 MASS AVE ✓
118/32	Joseph A. Broun	843 Mass Ave. ✓

JOHN & NICK'S
945 STATION

Andrew

Petition

from Lucey

The undersigned property owners wish to strongly reject the down-zoning proposal for a "Mid-Cambridge Avenue Overlay District", that is currently under consideration by the Cambridge Planning Board

This proposal is overly restrictive of these properties, has been prepared without consultation or input with the owners of the designated properties, and will have considerable effect on the \$ value and rights of every property included.

Name

Property (s)

117/29

Joseph Sousson

Units 64 and 65 - 875 Mass Ave ✓

119/8

Elliott J. Whitman
President of Cambridge Tower Corp.

872 Mass. Ave., Cambridge, MA ✓

119/7

PERICLES KASSANTIS - 880 MASS AVE - Cambridge, MA ✓

Clara
OFFICE OF THE CITY MANAGER
98 JUN - 3 PM 5:00
RECEIVED

RECEIVED

98 JUN -3 PM 5:00

OFFICE OF THE CITY CLERK

Petition

PROPERTY OWNERS

The undersigned wish to strongly reject the down-zoning proposal for a "Mid-Cambridge Avenue Overlay District", that is currently under consideration by the Cambridge Planning Board

This proposal is overly restrictive of these properties, has been prepared without consultation or input with the owners of the designated properties, and will have considerable effect on the \$ value and rights of every property included.

Name

Property

119/90 Ronald Clariza

918 Mass Ave Donnell Feinor

119/90 Marvin Woodst

902-904 Mass Ave Argo Electric

12/16 [Signature]

1008 Mass Ave } Mrs MET
1008 Mass Ave }

119/90 Marguerite Topalian

896-898 mass ave ✓

Ann Kalajian

896-898 mass ave Mrs

Ed Kalajian

898 Mass Ave #8 She

119/90 Emanuel Plunsky

906 Mass Ave ✓

119/90 George Crowley

Plough & Star ✓ 912 Mass Ave

119/90 Sumner E. Greenberg

908 MASS-AVE ✓

CITY OF CAMBRIDGE
ASSESSING DEPARTMENT
INTEROFFICE CORRESPONDENCE

TO: Margaret Drury, City Clerk
Martha Bavaro, Engineering

FROM: Sally Powers
Director of Assessment

SUBJECT: Written Protest Regarding The Proposed Control Proposal
(Downzone Petition), Known As The Leo Anderson Rezoning
Petition

DATE: June 15, 1998

Attached please find the completed letter(s) of protest to
the above named petition.

attachment

SP:tjm



OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

(617) 349-4260

FAX (617) 349-4307

tty/TDD (617) 492-0235

D. MARGARET DRURY
CITY CLERK

DONNA P. LOPEZ
DEPUTY CITY CLERK

**TO: SALLY POWERS, DIRECTOR
ASSESSOR'S OFFICE**

FROM: D. MARGARET DRURY, CITY CLERK

DATE: JUNE 8, 1998 *DMD*

**RE: WRITTEN PROTEST REGARDING THE DOWNZONING PROPOSAL
FOR A "MID-CAMBRIDGE AVENUE OVERLAY DISTRICT."**

- Anderson

Attached you will find two copies of written protests filed regarding the downzoning proposal for a "Mid-Cambridge Avenue Overlay District."

Please affix the block and lot identification for the land owned by the protester within the area proposed to be rezoned. Please forward one copy with the block and lot information included to the Engineering Department so that they may calculate the percentage of the area proposed to be rezoned owned by the protester.

Thank you for your cooperation.

Andrew

Petition

from Lucey

The undersigned property owners wish to strongly reject the down-zoning proposal for a "Mid-Cambridge Avenue Overlay District", that is currently under consideration by the Cambridge Planning Board

This proposal is overly restrictive of these properties, has been prepared without consultation or input with the owners of the designated properties, and will have considerable effect on the \$ value and rights of every property included.

Name

Property (s)

Joseph Sousson

Units 64 and 65 - 875 Mass Ave

Elliott J. Mouton

President of Cambridge Tower Corp. - 872 Mass. Ave., Cambridge, MA.

PERICLES KASSAKIS - 880 MASS AVE - Cambridge, MA

Clair

OFFICE OF THE CITY CLERK
98 JUN - 3 PM 5:00

RECEIVED

98 JUN -3 PM 5:00

OFFICE OF THE CITY CLERK

Petition

The undersigned ^{Property Owners} wish to strongly reject the down-zoning proposal for a "Mid-Cambridge Avenue Overlay District", that is currently under consideration by the Cambridge Planning Board

This proposal is overly restrictive of these properties, has been prepared without consultation or input with the owners of the designated properties, and will have considerable effect on the \$ value and rights of every property included.

Name

Property

Ronald Clariza	918 Mass Ave	Dove Hill Tavern
Marian Modest	902-904 Mass Ave	Argo Electric
Mr. Kopl	1000 Mass Ave	
Thomas Hill	1008 Mass Ave	
Marguerite Topalian	896-898 Mass Ave	
Ann Kalajian	896-898 Mass Ave	
Ed Kalajian	898 Mass Ave #8	
Emmanuel Plimley	906 Mass Ave	
George Crowley	Plough & Star	912 Mass Ave
Sumner E. Greenberg	908 MASS. AVE	

THE WORKS
CAMBRIDGE
DEPARTMENT
OF PUBLIC

147 Hampshire Street
Cambridge
Massachusetts 02139
617-349-4800
TDD 617-349-4805

To: Margaret Drury
City Clerk

From: Martha Bavaro *MB*
Adm. Asst. to the City Engineer

Date: July 22, 1998

Re: Anderson et Al Petition

My staff has tallied the petition area and the area of land owned by the protesters. The results are as follows:

Total Petition Area	448,800 Sq. Ft.
Area Owned by Protesters Certified by Assessor's Office	150,020 Sq. Ft.
Percent of Land Owned by Certified Protesters	<u>34.99%</u>

Please let me know if you need any additional information.

Enc:



CITY OF CAMBRIDGE
ASSESSING DEPARTMENT
INTEROFFICE CORRESPONDENCE

**TO: Margaret Drury, City Clerk
Martha Bavaro, Engineering**

**FROM: Sally Powers
Director of Assessment**

SUBJECT: Written Protest Regarding The Leo Anderson Petition

DATE: July 24, 1998

Attached please find the completed letter(s) of protest to
the above named petition.

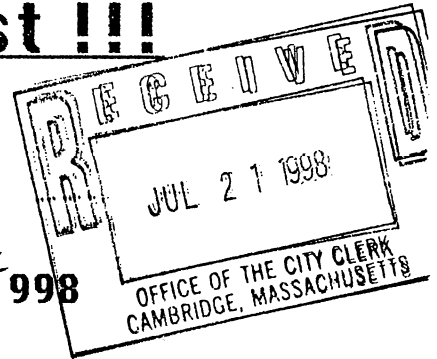
attachment

SP:tjm

Property Owner Protest !!!

Ms Margaret M. Drury Cambridge City Clerk
City Hall, 795 Massachusetts Ave.
Cambridge, MA 02139

JULY 16th 1998



Dear Ms. Drury,

I vigorously protest the proposed property control ordinance known as The Leo Anderson Petition and all zoning changes it includes.

This extremely severe ordinance is designed to completely strip property owners from almost any use of their property other than current use and will decrease the current and potential value, and saleability of all targeted properties.

Respectfully,

Donald Blazina *Trustee in charge*
Owner

Property address 902 - 912 MASS AVE.
lot # 90
Sq. ft. 5000, APPROX

CITY OF CAMBRIDGE
ASSESSING DEPARTMENT
INTEROFFICE CORRESPONDENCE

TO: Margaret Drury, City Clerk
Martha Bavaro, Engineering

FROM: Sally Powers
Director of Assessment

SUBJECT: Written Protest Regarding The Leo Anderson Petition

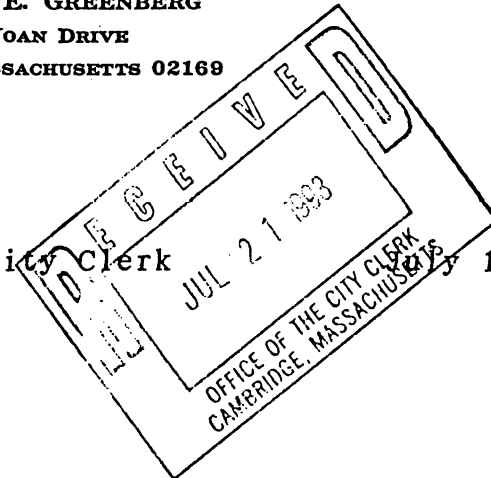
DATE: July 24, 1998

Attached please find the completed letter(s) of protest to
the above named petition.

attachment

SP:tjm

SUMNER E. GREENBERG
23 JOAN DRIVE
QUINCY, MASSACHUSETTS 02169



Ms. Margaret M. Drury City Clerk
Cambridge City Hall
795 Massachusetts Ave.
Cambridge, MA 02139

JUL 19, 1998

Dear Ms. Drury,

Please enter my strong opposition to the LEO ANDERSON
PETITION relating to the property control ordinance and
all zoning changes contained therein.

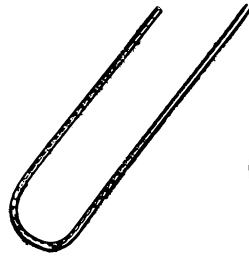
This ordinance severly strips me, a property owner, from
any future use other than the current use, and severly
restricts the value and salability of our property.

Respectfully,

RE: Property address
902-912 Mass. Ave.
908-910



map / LOT SF. 5,326
119 / 90



OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

(617) 349-4260

FAX (617) 349-4307

tty/TDD (617) 492-0235

D. MARGARET DRURY
CITY CLERK

DONNA P. LOPEZ
DEPUTY CITY CLERK

**TO: SALLY POWERS, DIRECTOR
ASSESSOR'S OFFICE**

FROM: D. MARGARET DRURY, CITY CLERK

DATE: JUNE 8, 1998 *DMD*

**RE: WRITTEN PROTEST REGARDING THE PROPOSED PROPERTY
CONTROL ORDINANCE KNOWN AS THE LEO ANDERSON
PETITION.**

Attached you will find two copies of written protests regarding the proposed property control ordinance known as the Leo Anderson Petition.

Please affix the block and lot identification for the land owned by the protester within the area proposed to be rezoned. Please forward one copy with the block and lot information included to the Engineering Department so that they may calculate the percentage of the area proposed to be rezoned owned by the protester.

Thank you for your cooperation.

**Three Gloucester Street Trust
900 Massachusetts Avenue
56 Hancock Street
Cambridge, Massachusetts**

May 13, 1998

**Margaret Drury - city clerk
Cambridge city hall
795 Massachusetts Avenue
Cambridge, Massachusetts**

OFFICE OF THE CITY CLERK
98 JUN -3 PM 5:00
MARGARET DRURY

Madam,

**I, John Gale, owner of the properties at:
56 Hancock Street, lot #91, 5,070 square feet,
and 900 Massachusetts Avenue, lot # 101, 4,257 square feet;
vigorously oppose the so called Leo Anderson petition to
amend the zoning ordinance of the city of Cambridge.**

**This petition will substantially affect the property value of all
properties included in it's scope. Not only does it eliminate
any potential for change, improvement, development, but it
also decreases the resale value and desireability of
properties, because of the totalitarian rigidity of it's provisions.
Additionally it violates the 5th amendmant as regards to
taking private property rights without just compensation.**

John Gale

(617) 661-1763

**900 Massachusetts Avenue
Cambridge, MA 02139**

Property Owner Protest !!!

Ms Margaret M. Drury Cambridge City Clerk
City Hall, 795 Massachusetts Ave.
Cambridge, MA 02139

June 2, 1998


OFFICE OF THE CITY CLERK
98 JUN -3 PM 5:00
RECEIVED

Dear Ms. Drury,

I vigorously protest the proposed property control proposal, (downzone petition), known as The Leo Anderson petition and all zoning changes it includes.

This extremely severe, totalitarian ordinance is designed to completely strip property owners from almost any use of their property other than current use and will decrease the current and potential value, and saleability of all targeted properties, and necessitate a large property tax decrease!!

Respectfully,



Owner

Property address
lot #
Sq. ft.

Edward Kalajian
898 Mass. Ave
Cambridge, MA 02139

Property Owner Protest !!!

Ms Margaret M. Drury - Cambridge City Clerk
City Hall, 795 Massachusetts Ave.
Cambridge, MA 02139

June 2, 1998

RECEIVED
98 JUN -3 PM 5:00
OFFICE OF THE CITY CLERK
Car

Dear Ms. Drury,

I vigorously protest the proposed property control proposal, (downzone petition), known as The Leo Anderson petition and all zoning changes it includes.

This extremely severe, totalitarian ordinance is designed to completely strip property owners from almost any use of their property other than current use and will decrease the current and potential value, and saleability of all targeted properties, and necessitate a large property tax decrease!!

Respectfully,

Frank Blatnik

Owner

Property address *910 Mass Ave*
lot # *90*
Sq. ft. *5,326*

Property Owner Protest !!!

Ms Margaret M. Drury Cambridge City Clerk
City Hall, 795 Massachusetts Ave.
Cambridge, MA 02139

June 2, 1998

RECEIVED
99 JUN -3 PM 5:00
OFFICE OF THE CITY CLERK
Blank

Dear Ms. Drury,

I vigorously protest the proposed property control proposal, (downzone petition), known as The Leo Anderson petition and all zoning changes it includes.

This extremely severe, totalitarian ordinance is designed to completely strip property owners from almost any use of their property other than current use and will decrease the current and potential value, and saleability of all targeted properties, and necessitate a large property tax decrease!!

Respectfully, *Emmanuel Hillenbrand* Owner

Property address 906 Mass Ave
lot # 90
Sq. ft. 5,326

Property Owner Protest !!!

Ms Margaret M. Drury Cambridge City Clerk
City Hall, 795 Massachusetts Ave.
Cambridge, MA 02139

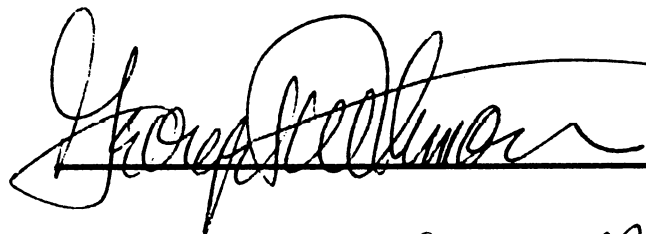
June 2, 1998

Dear Ms. Drury,

I protest the proposed property control ordinance known as
The Leo Anderson Petition and all zoning changes it includes.

This extremely severe ordinance is designed to completely
strip property owners from almost any use of their property
other than current use and will decrease the current and
potential value, and saleability of all targeted properties.

Respectfully,



GEORGE ROTHMAN

Owner

Property address
lot #
Sq. ft.

907 MASS. AVE
923 MASS. AVE,
HANCOCK ST,
580 MASS. AVE.

59 JUN 4 PM 2:55

Property Owner Protest !!!

Ms Margaret M. Drury Cambridge City Clerk
City Hall, 795 Massachusetts Ave.
Cambridge, MA 02139

June 2, 1998

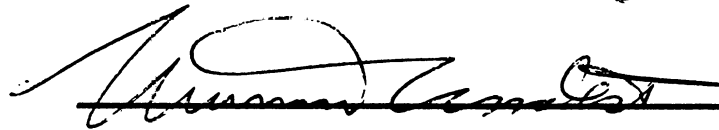
Dear Ms. Drury,

I vigorously protest the proposed property control ordinance known as The Leo Anderson Petition and all zoning changes it includes.

This extremely severe ordinance is designed to completely strip property owners from almost any use of their property other than current use and will decrease the current and potential value, and saleability of all targeted properties.

MARVIN MODEST

Respectfully,

 Owner

Property address
lot #
Sq. ft.

ARGLO ELECTRIC SUPPLY CO., INC.
902-904 Massachusetts Ave.
Cambridge, MA 02139
Tel # (617) 864-0590
Fax # (617) 864-3227

99 JUN 4 PM 2:55

Property Owner Protest !!!

Ms Margaret M. Drury Cambridge City Clerk
City Hall, 795 Massachusetts Ave.
Cambridge, MA 02139

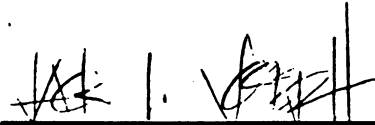
June 2, 1998

Dear Ms. Drury,

I vigorously protest the proposed property control proposal, (downzone petition), known as The Leo Anderson petition and all zoning changes it includes.

This extremely severe, totalitarian ordinance is designed to completely strip property owners from almost any use of their property other than current use and will decrease the current and potential value, and saleability of all targeted properties, and necessitate a large property tax decrease!!

Respectfully,



Owner

Property address

931 MASSACHUSETTS AVE

lot #

Sq. ft.

Property Owner Protest !!!

Ms Margaret M. Drury Cambridge City Clerk
City Hall, 795 Massachusetts Ave.
Cambridge, MA 02139

June 2, 1998

Dear Ms. Drury,

I vigorously protest the proposed property control ordinance known as The Leo Anderson Petition and all zoning changes it includes.

This extremely severe ordinance is designed to completely strip property owners from almost any use of their property other than current use and will decrease the current and potential value, and saleability of all targeted properties.

Respectfully,

JOHN POUTIS Owner

Property address
lot #
Sq. ft. 8,000

975 MASSACHUSETTS AVE -
CAMBRIDGE, MA 02139

98 JUN 4 PM 2:55

Property Owner Protest !!!

Ms Margaret M. Drury Cambridge City Clerk
City Hall, 795 Massachusetts Ave.
Cambridge, MA 02139

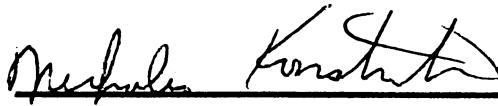
June 2, 1998

Dear Ms. Drury,

I vigorously protest the proposed property control ordinance known as The Leo Anderson Petition and all zoning changes it includes.

This extremely severe ordinance is designed to completely strip property owners from almost any use of their property other than current use and will decrease the current and potential value, and saleability of all targeted properties.

Respectfully,

NICHOLAS KONSTANTAKIS


Owner

Property address

lot #

Sq. ft. 8,000

NICHOLAS KONSTANTAKIS
JOHN & NICKS TEXACO ST.
975 MASSACHUSETTS

98 JUN 4 11 21 AM '98



OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

(617) 349-4260

FAX (617) 349-4307

tty/TDD (617) 492-0235

D. MARGARET DRURY
CITY CLERK

DONNA P. LOPEZ
DEPUTY CITY CLERK

**TO: SALLY POWERS, DIRECTOR
ASSESSOR'S OFFICE**

FROM: D. MARGARET DRURY, CITY CLERK

DATE: JUNE 11, 1998

**RE: WRITTEN PROTEST REGARDING THE PROPOSED CONTROL
PROPOSAL, (DOWNZONE PETITION), KNOWN AS THE LEO
ANDERSON REZONING PETITION**

Attached you will find two copies of written protests regarding the proposed property control proposal, (downzone petition), known as the Leo Anderson petition and all zoning changes it includes.

Please affix the block and lot identification for the land owned by the protester within the area proposed to be rezoned. Please forward one copy with the block and lot information included to the Engineering Department so that they may calculate the percentage of the area proposed to be rezoned owned by the protester.

Thank you for your cooperation.

RECEIVED
98 JUN -8 PM 11:18
OFFICE OF THE CITY MANAGER

Property Owner Protest !!!

**Ms Margaret M. Drury Cambridge City Clerk
City Hall, 795 Massachusetts Ave.
Cambridge, MA 02139**

June 3, 1998

Dear Ms. Drury,

I vigorously protest the proposed property control proposal, (downzone petition), known as The Leo Anderson petition and all zoning changes it includes.

This extremely severe, totalitarian ordinance is designed to completely strip property owners from almost any use of their property other than current use and will decrease the current and potential value, and saleability of all targeted properties, and necessitate a large property tax decrease!!

Respectfully, Joseph A. Bruoh Jr **Owner**

Property address 843 Mass. Ave.
lot #
Sq. ft. off 5,000.

CITY OF CAMBRIDGE
AUDITING DEPT.

98 JUN -8 PM 12:26

Property Owner Protest !!!

Ms Margaret M. Drury Cambridge City Clerk
City Hall, 795 Massachusetts Ave.
Cambridge, MA 02139

June 2, 1998

Dear Ms. Drury,

I vigorously protest the proposed property control ordinance known as The Leo Anderson Petition and all zoning changes it includes.

This extremely severe ordinance is designed to completely strip property owners from almost any use of their property other than current use and will decrease the current and potential value, and saleability of all targeted properties.

Respectfully,

George Crawley Owner

Property address
lot #
Sq. ft.

The Plough & Stars
912 Mass Ave 02139



OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

(617) 349-4260

FAX (617) 349-4307

tty/TDD (617) 492-0235

D. MARGARET DRURY
CITY CLERK

DONNA P. LOPEZ
DEPUTY CITY CLERK

**TO: SALLY POWERS, DIRECTOR
ASSESSOR'S OFFICE**

FROM: D. MARGARET DRURY, CITY CLERK

DATE: JULY 21, 1998

RE: WRITTEN PROTEST REGARDING THE LEO ANDERSON PETITION

Attached you will find two copies of written protests regarding the proposed property control ordinance known as the Leo Anderson Petition.

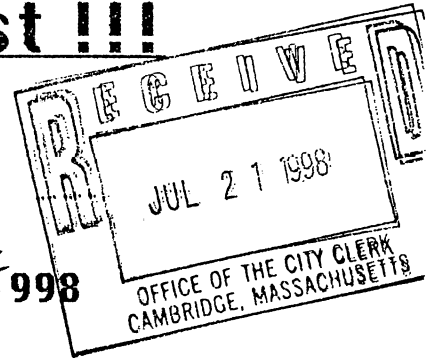
Please affix the block and lot identification for the land owned by the protester within the area proposed to be rezoned. Please forward one copy with the block and lot information included to the Engineering Department so that they may calculate the percentage of the area proposed to be rezoned owned by the protester.

Thank you for your cooperation.

Property Owner Protest !!!

Ms Margaret M. Drury Cambridge City Clerk
City Hall, 795 Massachusetts Ave.
Cambridge, MA 02139

JULY 16th 1998



Dear Ms. Drury,

I vigorously protest the proposed property control ordinance known as The Leo Anderson Petition and all zoning changes it includes.

This extremely severe ordinance is designed to completely strip property owners from almost any use of their property other than current use and will decrease the current and potential value, and saleability of all targeted properties.

Respectfully,

Donald Blazina Justice in charge
Owner

Property address 902 - 912 MASS AVE.
lot # 90
Sq. ft. 5000, APPROX



OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

(617) 349-4260

FAX (617) 349-4307

tty/TDD (617) 492-0235

D. MARGARET DRURY
CITY CLERK

DONNA P. LOPEZ
DEPUTY CITY CLERK

**TO: SALLY POWERS, DIRECTOR
ASSESSOR'S OFFICE**

FROM: D. MARGARET DRURY, CITY CLERK *(DM)*

DATE: JULY 22, 1998

RE: WRITTEN PROTEST REGARDING THE LEO ANDERSON PETITION.

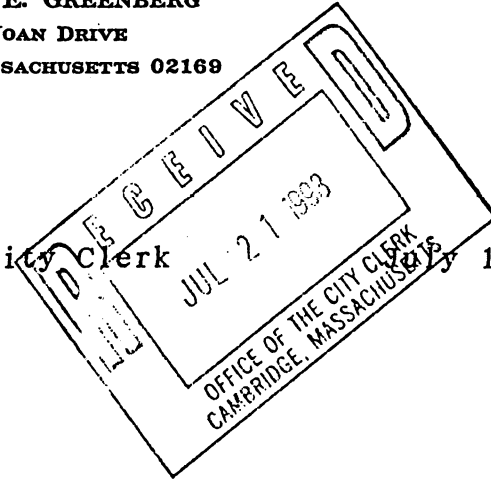
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Thank you for your cooperation.

SUMNER E. GREENBERG
23 JOAN DRIVE
QUINCY, MASSACHUSETTS 02169

Ms. Margaret M. Drury City Clerk
Cambridge City Hall
795 Massachusetts Ave.
Cambridge, MA 02139



Dear Ms. Drury,

Please enter my strong opposition to the LEO ANDERSON
PETITION relating to the property control ordinance and
all zoning changes contained therein.

This ordinance severly strips me, a property owner, from
any future use other than the current use, and severly
restricts the value and salability of our property.

RE: Property address
902-912 Mass. Ave.

Respectfully,

CITY OF CAMBRIDGE
ASSESSING DEPARTMENT
INTEROFFICE CORRESPONDENCE

TO: Margaret Drury, City Clerk
Martha Bavaro, Engineering

FROM: Sally Powers
Director of Assessment

SUBJECT: Written Protest Regarding The Proposed Property Control
Ordinance Known As The Leo Anderson Petition.

DATE: June 15, 1998

Attached please find the completed letter(s) of protest to
the above named petition.

attachment

SP:tjm

RECEIVED
98 JUN -8 PM 4:18
OFFICE OF THE CITY MANAGER

Property Owner Protest !!!

Ms Margaret M. Drury Cambridge City Clerk
City Hall, 795 Massachusetts Ave.
Cambridge, MA 02139

June 3, 1998

Dear Ms. Drury,

I vigorously protest the proposed property control proposal, (downzone petition), known as The Leo Anderson petition and all zoning changes it includes.

This extremely severe, totalitarian ordinance is designed to completely strip property owners from almost any use of their property other than current use and will decrease the current and potential value, and saleability of all targeted properties, and necessitate a large property tax decrease!!

Respectfully, Joseph A. Bruch Jr. Owner

Property address 843 Mass. Ave.

lot #

Sq. ft. off 5,000.
5,002

118/32

CITY OF CAMBRIDGE
AUDITING DEPT.

98 JUN -8 PM 12:26

Property Owner Protest !!!

Ms Margaret M. Drury Cambridge City Clerk
City Hall, 795 Massachusetts Ave.
Cambridge, MA 02139

June 2, 1998

Dear Ms. Drury,

I vigorously protest the proposed property control ordinance known as The Leo Anderson Petition and all zoning changes it includes.

This extremely severe ordinance is designed to completely strip property owners from almost any use of their property other than current use and will decrease the current and potential value, and saleability of all targeted properties.

Respectfully,

George Crawley Owner

Property address

lot #

Sq. ft. 5,326

The Plough & Stars
912 Mass Ave 02139

119/90

✓

Three Gloucester Street Trust
900 Massachusetts Avenue
56 Hancock Street
Cambridge, Massachusetts

May 13, 1998

Margaret Drury - city clerk
Cambridge city hall
795 Massachusetts Avenue
Cambridge, Massachusetts

Madam,

I, John Gale, owner of the properties at:
56 Hancock Street, lot #91, 5,070 square feet,
and 900 Massachusetts Avenue, lot # 101, 4,257 square feet;
vigorously oppose the so called Leo Anderson petition to
amend the zoning ordinance of the city of Cambridge.

This petition will substantially affect the property value of all
properties included in it's scope. Not only does it eliminate
any potential for change, improvement, development, but it
also decreases the resale value and desirability of
properties, because of the totalitarian rigidity of it's provisions.
Additionally it violates the 5th amendmant as regards to
taking private property rights without just compensation.

John Gale

(617) 661-1763

900 Massachusetts Avenue
Cambridge, MA 02139

119/101 + 119/91 ✓

RECEIVED
98 JUN -3 PM 5:00
OFFICE OF THE CITY CLERK
Drury

Property Owner Protest !!!

Ms Margaret M. Drury Cambridge City Clerk
City Hall, 795 Massachusetts Ave.
Cambridge, MA 02139

June 2, 1998

OFFICE OF THE CITY MANAGER
Drury

98 JUN -3 PM 5:00

RECEIVED

Dear Ms. Drury,

I vigorously protest the proposed property control proposal, (downzone petition), known as The Leo Anderson petition and all zoning changes it includes.

This extremely severe, totalitarian ordinance is designed to completely strip property owners from almost any use of their property other than current use and will decrease the current and potential value, and saleability of all targeted properties, and necessitate a large property tax decrease!!

Respectfully,

Edward Kalajian

Owner

Property address

lot #

Sq. ft.

*Edward Kalajian
898 Mass. Ave
Cambridge, MA 02139*

Property Owner Protest !!!

Ms Margaret M. Drury Cambridge City Clerk
City Hall, 795 Massachusetts Ave.
Cambridge, MA 02139

June 2, 1998

RECEIVED
98 JUN - 3 PM 5:00
OFFICE OF THE CITY CLERK
Paul

Dear Ms. Drury,

I vigorously protest the proposed property control proposal, (downzone petition), known as The Leo Anderson petition and all zoning changes it includes.

This extremely severe, totalitarian ordinance is designed to completely strip property owners from almost any use of their property other than current use and will decrease the current and potential value, and saleability of all targeted properties, and necessitate a large property tax decrease!!

Respectfully,

Paul Blaylock

Owner

Property address 910 Mass Ave
lot # 90
Sq. ft. 5,326

119/4 ✓

Property Owner Protest !!!

Ms Margaret M. Drury Cambridge City Clerk
City Hall, 795 Massachusetts Ave.
Cambridge, MA 02139

June 2, 1998

Dear Ms. Drury,

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This extremely severe, totalitarian ordinance is designed to completely strip property owners from almost any use of their property other than current use and will decrease the current and potential value, and saleability of all targeted properties, and necessitate a large property tax decrease!!

Respectfully, *Emanuel P. Morales* Owner

Property address 906 Mass Ave
lot # 90
Sq. ft. 5,326

119/90 ✓

RECEIVED
98 JUN -3 PM 5:00
OFFICE OF THE CITY MANAGER
Drury

Property Owner Protest !!!

Ms Margaret M. Drury Cambridge City Clerk
City Hall, 795 Massachusetts Ave.
Cambridge, MA 02139

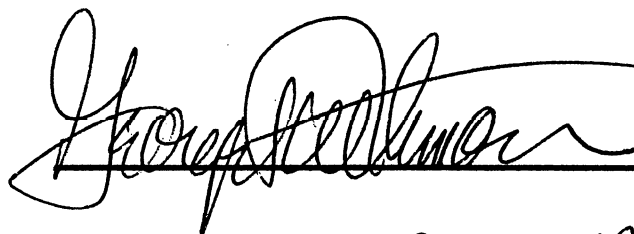
June 2, 1998

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strip property owners from almost any use of their property
other than current use and will decrease the current and
potential value, and saleability of all targeted properties.

Respectfully,



GEORGE ROTHMAN

Owner

Property address
lot #
Sq. ft.

907 MASS. AVE N20
923 MASS, AVE, 116/54 ✓
HANCOCK ST,
580 MASS, AVE. 106/103 ✓

OFFICE OF THE CITY MANAGER

98 JUN -4 PM 2:55

RECEIVED

Property Owner Protest !!!

Ms Margaret M. Drury Cambridge City Clerk
City Hall, 795 Massachusetts Ave.
Cambridge, MA 02139

June 2, 1998

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MARVIN Modest

Respectfully,

 ~~Owner~~ Owner

Property address

lot #

Sq. ft.

ARGLO ELECTRIC SUPPLY CO., INC.
902-904 Massachusetts Ave.
Cambridge, MA 02139
Tel #(617) 864-0590
Fax #(617) 864-3227

119/90 ✓

OFFICE OF THE CITY MANAGER

98 JUN -4 PM 2:55

RECEIVED

Property Owner Protest !!!

Ms Margaret M. Drury Cambridge City Clerk
City Hall, 795 Massachusetts Ave.
Cambridge, MA 02139

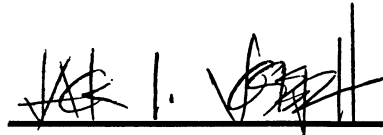
June 2, 1998

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Respectfully,



Owner

Property address

931 MASSACHUSETTS AVE

lot #

Sq. ft.

116/PT # 402
99

OFFICE OF THE CITY MANAGER

98 JUN -4 PM 2:55

RECEIVED

Property Owner Protest !!!

Ms Margaret M. Drury Cambridge City Clerk
City Hall, 795 Massachusetts Ave.
Cambridge, MA 02139

June 2, 1998

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Respectfully,

JOHN FOUTIS

Owner

Property address

lot #

Sq. ft. 8,000

975 MASSACHUSETTS AVE -
CAMBRIDGE, MA 02139

116/100 ✓

OFFICE OF THE CITY MANAGER

98 JUN -4 PM 2:55

RECEIVED

Property Owner Protest !!!

Ms Margaret M. Drury Cambridge City Clerk
City Hall, 795 Massachusetts Ave.
Cambridge, MA 02139

June 2, 1998

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Respectfully,

Nick Konstantakis

NICK KONSTANTAKIS

Owner

Property address

lot #

Sq. ft. 8,000

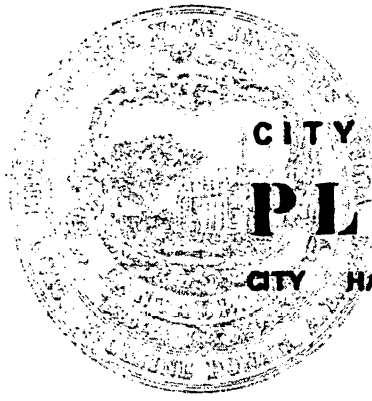
JOHN & NICK TEXACO ST.
975 MASSACHUSETTS

116/100 ✓

OFFICE OF THE CITY MANAGER

98 JUN -4 PM 2:55

RECEIVED



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

July 21, 1998

To the Honorable, the City Council:

Subject: Anderson, et al Petition that modifies zoning district lines along Massachusetts Avenue in the Mid Cambridge and Riverside neighborhoods and modifies the text of the Ordinance affecting residential and office districts wherever they occur in the City.

General Recommendation The Planning Board recommends adoption, with some modifications, of those portions of the petition that change zoning district lines and zoning district designations on the Zoning Map along Massachusetts Avenue in Mid Cambridge and Riverside. With one exception, the Board does not recommend adoption of those portions of the petition that modify zoning districts or zoning provisions affecting areas of the city well beyond Mid Massachusetts Avenue. To the extent that these wider ranging changes have merit, they should be considered as part of the review of the Zoning Ordinance being undertaken by the Citywide Zoning Committee. Alternate petition language reflecting the Board's recommendations is enclosed.

Specific Changes Recommended

Text Changes (Part A of the Petition)

1. Adoption of changes to Section 10.45, but more limited than proposed in the petition. This Section currently permits the Planning Board to issue special permits and variances normally granted by the Board of Zoning Appeal. The Petition would delete the section in its entirety. The Planning Board recommends retaining Section 10.45 for special permits, but deleting all reference to variances. This change is consistent with the recommendations of the Office of the City Solicitor and is one supported by the Planning Board in the past. (Part A.02 of the Petition).
2. Amend Table 5-3 by reducing the height of the Business B-2 District from 90 feet to 45 feet. The current footnote (f), which further restricts the currently permitted 90 foot

height, can be eliminated. This change establishes a height limit on the Mid Cambridge side of Massachusetts Avenue in the BB-2 district that is consistent with the Board's support of the Petition proposal that much of Massachusetts Avenue be rezoned to Residence C-2B, which itself has a forty-five foot height limit. The Business B-2 district is only located on Massachusetts Avenue in Mid Cambridge. (Parts A.04 .01.01 and A.04.01.02 of the Petition).

Map Changes (Part B of the Petition)

1. Adoption of that portion of the petition that would rezone portions of the Business B-1, Office 3, and Residence C-1 districts to a Residence C-2B district, modified to exclude two lots at 825-827 Massachusetts Avenue at the corner of Bigelow Street that the Board recommends to be rezoned from Office 3 to Office 1. (Part B. 01 of the Petition).
2. Adoption of that portion of the petition that rezones a portion of the Office 3 district along Green Street to a Residence C-1 district. (Part B.02 of the Petition).
3. Adoption of that portion of the petition that rezones portions of the Business B-1 and Office 3 districts to Residence C-1 in the vicinity of Hancock Street. (Part B.03 of the Petition).
4. Adoption of that portion of the petition that rezones portions of the Office 3 district to Residence C-1 in Mid Cambridge from Hancock Street to just beyond Clinton Street. This portion of the petition is modified in the Planning Board recommendation to exclude the existing Office 1 district along Inman and Bigelow Streets, which the Planning Board recommends to be retained, and to exclude lot 5A at Bigelow Street that the Board recommends be rezoned from Office 3 to Office 1. (Part B.06 of the Petition).

Findings

1. As the development potential of the lots in the Office 3 and Business B-1 districts along Massachusetts Avenue in Mid Cambridge/Riverside has been realized through new construction in the 1980s and 1990s, there has been a growing conviction on the part of the adjacent neighborhoods and the Planning Board that reconsideration of the regulations that control development in this area was appropriate, with an eye to reducing the scale of potential future construction both in height and bulk of buildings.
2. There have been petitions for changes, principally along Green Street, affecting the Business B-1 district supported by the Planning Board and adopted by the City Council. Other proposals affecting the core of the high density districts along the Avenue have not been adopted. Each proposal, however, offered significant reductions in the height and FAR that would be allowed in this area. On each of those occasions, while perhaps not recommending the particular proposal at hand, the Board did indicate support for general reductions in height and FAR.

3. At its core the petition proposes two major changes: (1) significant portions of Massachusetts Avenue where the remaining development potential lies in the future, are proposed to be rezoned to a medium density residential district (Residence C-2B) and (2) portions of the current high density Office 3 and Business B-1 districts where they abut the adjacent neighborhoods are rezoned to the low density residential district (Residence C-1) that governs development in most of Mid Cambridge and Riverside. The Planning Board finds both these changes reasonable.

4. There is no real public benefit to encouraging more office development along this portion of Massachusetts Avenue. Access by car is difficult, and the large scale buildings that best suite current office needs are better constructed elsewhere in the city where their bulk is more easily accommodated. Further housing construction, however, would be a positive benefit, strengthening the adjacent communities with new residents and fitting physically more easily into a very dense urban environment: the permitted building bulk as proposed is reduced from an FAR of 3.0-3.25 to 1.75 (2.27 with possible inclusionary housing bonuses) and the height allowed is reduced from 90-120 to 45 feet.

5. Many existing office uses in the affected area will be made non conforming, but a significant number of existing residential units will be protected from any future incentive to convert them to non residential use. Most retail uses now located along this portion of the Avenue are already non conforming as they are not permitted in the existing Office 3 district. Rezoning to a residential district will assure that future development will be residential in character. Recent past and current development clearly suggests that new housing is a viable use of land in this area.

6. Other portions of the petition are not recommended for adoption by the Board for a variety of reasons.

a. The petition would rezone the Office 1 district adjacent to City Hall at Inman and Bigelow Streets to a Residence C-1 district. The two districts have the same dimensional requirements, differing only in that the Office 1 district allows non residential office uses. As a majority of the buildings in the district are used at least in part for non residential use, the Board does not recommend this change. Rather, the Board recommends that the district be extended along Bigelow Street to Massachusetts Avenue to encompass three lots, now in the Office 3 district, mostly occupied by non residential uses, achieving the density reductions that are central to the purpose of the petition without unreasonably disrupting the activities now present in the affected area. (Part B.06 of the Petition)



b. The reductions in FAR in residential and office districts proposed in the petition are intended to counter the bonuses allowed for residential construction required to meet the new inclusionary housing mandates. These changes affect large numbers of zones throughout the city and are based on a misreading of the impact of the inclusionary housing provisions (i.e. the voluntary compliance special permit provisions) on small lots in established neighborhoods. Because of

the wide-ranging impact of the proposals, which are based on concerns yet to be borne out by experience, the Board recommends against their adoption at this time. (Part A.05 of the petition)

c. The petition proposes eliminating the "Automobile Parking Lot" use category in most residential districts. The use is now allowed by special permit in those districts and the change would have city-wide impact where many parking lots exist under this provision. The city-wide impact should be more thoroughly studied before any change is considered, should it be appropriate. (Part A.01 of the Petition).

d. Extensive, new landscaped yard requirements are proposed for the Residence C-2B district as a means of buffering the impact of the higher density housing allowed in the district from the adjacent lower density neighborhood. Such transitions are being reviewed by the Citywide Zoning Committee for the entire city; further consideration of the merits of the proposal made in the petition is best left to the more comprehensive process. (Part A.03.02 and .03 of the Petition).

Respectfully submitted for the Planning Board


Paul Dietrich, Chairman 

Enclosures:

- *Technical zoning provisions reflecting Planning Board recommendations
- *Maps of recommended zoning district lines
- *Memorandum from Roger Herzog to Susan Schlesinger re: issues related to Voluntary Inclusionary Housing Provisions.

Modifications to the Zoning Map and Zoning Text as Recommended by the Planning Board

A. Recommended Text Changes

1. Delete the text of Section 10.45 in its entirety and substitute therefor the following.

10.45 Any development application requiring a special permit from the Planning Board that contains elements requiring a special permit from the Board of Zoning Appeal may be allowed by the Planning Board within the scope of the Planning Board special permit and shall not require a separate application to the Board of Zoning Appeal.

2. Amend Table 5-3 - Table of Dimensional Requirements, Business Districts as follows.

In Column (6), Maximum Height in Feet, delete "90 (f)" and substitute "45 "

3. In Section 5.33.2 Footnotes, delete the text of footnote (f).

B. Recommended Map Changes

1. Rezone to Residence C-2B that area presently zoned Business B-1, Office 3 and Residence C-1 circumscribed by a line described as follows.

01 Beginning at a point which point is the intersection of the southwesterly lot line of Lot #29 and the southeasterly lot line of lot #32 on Assessor's Plat #118;

02 and 0.3 deleted;

04. Then turning and proceeding along the southeastern lot line of lot 32 on Assessors Map 118 in a northeasterly direction a distance of approximately 24 feet to the northeastern lot line of lot 32 on Assessors Map 118;
05. Then turning and proceeding along the northeastern lot line of lot 32 on Assessors Map 118 and the extension thereof in a northwesterly direction a distance of approximately 118 feet to the midline of Clinton Street;
06. Then turning and proceeding along the midline of Clinton Street in a northeasterly direction a distance of approximately 9 feet to the extension of the southwestern lot line of lot 55 on Assessors Map 117;
07. Then turning and proceeding along the extension of the southwestern lot line of lot 55 on Assessors Map 117 and along line segments constituting together the southwestern lot line of lot 55 on Assessors Map 117 in a northwesterly direction a distance of approximately 136 feet to the southeastern lot line of lot 29 on Assessors Map 117;
08. Then turning and proceeding along the southeastern lot line of lot 29 on Assessors Map 117 in a northeasterly direction a distance of approximately 20 feet to the northeastern lot line of lot 29 on Assessors Map 117;
09. Then turning and proceeding along the northeastern lot line of lot 29 on Assessors Map 117 and the extension thereof in a northwesterly direction a distance of approximately 107 feet to the midline of Lee Street;
10. Then turning and proceeding along the midline of Lee Street in a southwesterly direction a distance of approximately 2 feet to the extension of the southwestern lot line of lot 58 on Assessors Map 117;
11. Then turning and proceeding along the extension of and the southwestern lot line of lot 58 on Assessors Map 117 and along the southwestern lot line of lot 26 on Assessors Map 117 in a northwesterly direction a distance of approximately 176 feet to the southeastern lot line of lot 25 on Assessors Map 117;
12. Then proceeding along the southeastern lot line of lot 25 on Assessors Map 117 in a southwesterly direction a distance of approximately 31 feet to the southwestern lot line of lot 25 on Assessors Map 117;
13. Then proceeding along the southwestern lot line of lot 25 on Assessors Map 117 and the extension thereof of in a northwesterly direction a distance of approximately 54 feet to the midline of Arnold Circle;
14. Then turning and proceeding along the midline of Arnold Circle in a northeasterly direction a distance of approximately 5 feet to the extension of the northeastern lot line of lot 28 on Assessors Map 117;
15. Then turning and proceeding along the extension of and the northeastern lot line of lot 28 on Assessors Map 117 in a northwesterly direction a distance of approximately 50 feet to the southeastern lot line of lot 1 on Assessors Map 117;

16. Then turning and proceeding along the southeastern lot line of lot 1 on Assessors Map 117 in a northeasterly direction a distance of approximately 22 feet to the northeastern lot line of lot 1 on Assessors Map 117;
17. Then turning and proceeding along the northeastern lot line of lot 1 and the extension thereof in a northwesterly direction a distance of approximately 70 feet to the midline of Hancock Street;
18. Then turning and proceeding along the midline of Hancock Street in a northeasterly direction a distance of approximately 76 feet to a line parallel to and 175 feet northeast of the northeastern street line of Massachusetts Avenue;
19. Then turning and proceeding along said line parallel to and 175 feet northeast of the northeastern street line of Massachusetts Avenue in a northwesterly direction a distance of approximately 120 feet to a line parallel to and 100 feet northwest of the northwestern street line of Hancock Street;
20. Then turning and proceeding along said line parallel to and 100 feet northwest of the northwestern street line of Hancock Street in a northeasterly direction a distance of approximately two feet to the extension of the northeastern lot line of lot 99 on Assessors Map 116;
21. Then turning and proceeding along the extension of and the northeastern lot line of lot 99 on Assessors Map 116 and along the northeastern lot lines of lots 74, 59, and 60 on Assessors Map 116 in a northwesterly direction a distance of approximately 413 feet to the southeastern lot line of lot 101 on Assessors Map 116;
22. Then turning and proceeding along the southeastern lot line of lot 101 on Assessors Map 116 in a southwesterly direction a distance of approximately 45 feet to a line parallel to and 100 feet northeast of the northeast street line of Massachusetts Avenue;
23. Then turning and proceeding along the said line parallel to and 100 feet northeast of the northeast street line of Massachusetts Avenue in a northwesterly direction a distance of approximately 120 feet to the midline of Dana Street;
24. Then turning and proceeding along the midline of Dana Street in a southwesterly direction a distance of approximately 130 feet to the midline of Massachusetts Avenue;
25. Then turning and proceeding along the midline of Massachusetts Avenue in a southeasterly direction a distance of approximately 358 feet to the extension of the northwestern lot line of lot 45 on Assessors Map 120;
26. Then turning and proceeding along the extension of and the northwestern lot line of lot 45 on Assessors Map 120 in a southwesterly direction a distance of approximately 151 feet to the northeastern lot line of lot 54 on Assessors Map 120;
27. Then turning and proceeding in a southeasterly direction along the northeastern lot line of lot 54 on Assessors Map 120 a distance of approximately 57 feet to the northwestern lot line of lot 68 on Assessors Map 120;
28. Then turning and proceeding in a northeasterly direction along the northwestern lot line of lot 68 on Assessors Map 120 a distance of approximately 12 feet to the northeastern lot line of lot 68 on Assessors Map 120;
29. Then turning and proceeding in a southeasterly direction along the northeastern lot line of lot 68 on Assessors Map 120 a distance of approximately 55 feet to the northwestern lot line of lot 64 on Assessors Map 120;

30. Then turning and proceeding in a northeasterly direction along the northwestern lot line of lot 64 on Assessors Map 120 a distance of approximately 12 feet to the northeastern lot line of lot 64 on Assessors Map 120;
31. Then turning and proceeding in a southeasterly direction along the northeastern lot line of lot 64 on Assessors Map 120 and the extension thereof a distance of approximately 112 feet to the midline of Hancock Street;
32. Then turning and proceeding in northeasterly direction along the midline of Hancock Street a distance of approximately 53 feet to the extension of the northeastern lot line of lot 91 on Assessors Map 119;
33. Then turning and proceeding in a southeasterly direction along the extension of and the northeastern lot line of lot 91 on Assessors Map 119 a distance of approximately 108 feet to the northwestern lot line of lot 101 on Assessors Map 119;
34. Then turning and proceeding in a southwesterly direction along the northwestern lot line of lot 101 on Assessors Map 119 a distance of approximately 92 feet to the northeastern lot line of lot 97 on Assessors Map 119;
35. Then turning and proceeding along the northeastern lot lines of lots 97, 98 and 16 on Assessors Map 119 in a southeasterly direction a distance of approximately 127 feet to the northwestern lot line of lot 15 on Assessors Map 119;
36. Then turning and proceeding along the northwestern lot line of lot 15 on Assessors Map 119 in a northeasterly direction a distance of approximately 20 feet to the northeastern lot line of lot 15 on Assessors Map 119;
37. Then turning and proceeding along the northeastern lot line of lots 15 and 14 on Assessors Map 119 in a southeasterly direction a distance of approximately 78 feet to the southeastern lot line of lot 14 on Assessors Map 119;
38. Then turning and proceeding along the southeastern lot line of lot 14 on Assessors Map 119 in a in a southwesterly direction a distance of approximately 30 feet to the southwestern lot line of lot 7 on Assessors Map 119;
39. Then turning and proceeding along the southwestern lot line of lot 7 on Assessors Map 119 in a southeasterly direction a distance of approximately 64 feet to the southeastern lot line of lot 7 on Assessors Map 119;
40. Then turning and proceeding in a northeasterly direction along the southeastern lot line of lot 7 on Assessors Map 119 a distance of approximately 33 feet to a line parallel to and 100 feet northeast of the northeastern street line of Green Street;
41. Then turning and proceeding in a southeasterly direction along said line parallel to and 100 feet northeast of the northeastern street line of Green Street a distance of approximately 343 feet to the midline of Sellers Street;
42. Then turning and proceeding along the midline of Sellers Street in a northeasterly direction a distance of approximately 153 feet to the midline of Massachusetts Avenue;

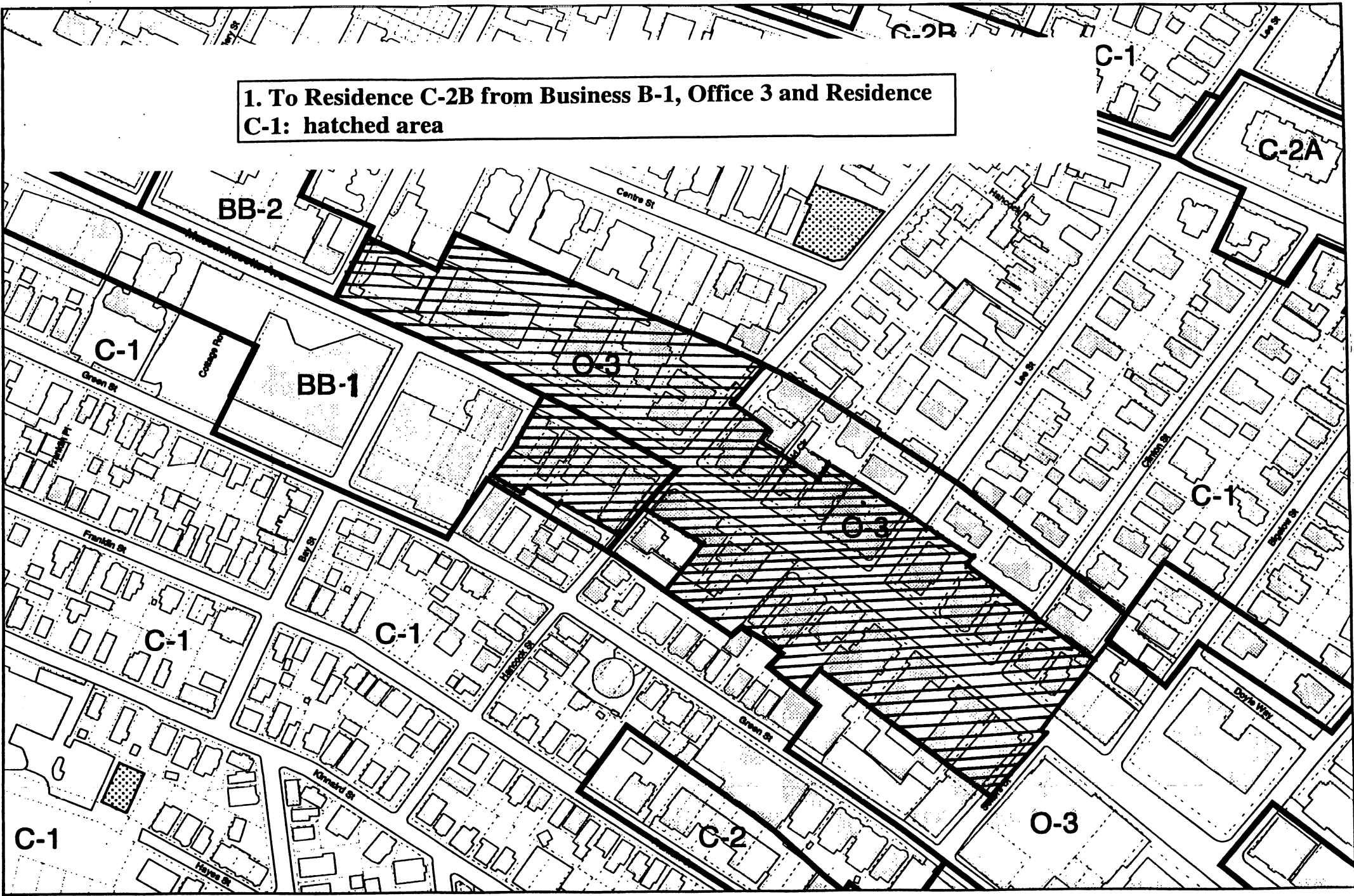
43. Then turning and proceeding along the centerline of Massachusetts Avenue in a northwesterly direction a distance of approximately 5 feet to the intersection with the southwesterly extension of the southeasterly lot line of Lot 32, on Assessor's Map #118.

44. Then turning and proceeding in a northeasterly direction along the southeasterly lot line and its extension of Lot #32 for a distance of approximately 128 feet to its intersection with the southwesterly lot line of Lot #29, the point of origin.

Said area includes all or parts of the following parcels of land:

01. Premises of the following parcels shown on Assessors Map 116: lots numbered 54, 59, 60, 71, 74, 92, 96, 98, 99, 100, 101, and 103, being even numbers 2 to 8 Dana Street, odd numbers 923 to 973 Massachusetts Avenue, even numbers 8 through 10 Center Street, and odd numbers 75 to 85 Hancock Street.
02. Premises of the following parcels shown on Assessors Map 117: lots numbered 1, 23, 24, 28, 29, 56, 57, 64, and 65, being number 74 Hancock Street, and odd numbers 859 through 907 Massachusetts Avenue;
03. Premises of the following parcels shown on Assessors Map 118: lots numbered 1 and 32, being odd numbers 845 through 847 Massachusetts Avenue;
04. Premises of the following parcels shown on Assessors Map 119: lots numbered 4, 5, 7, 8, 9, 82, 83, 90, 92, 101, and 102, being even numbers 844 through 910 Massachusetts Avenue, odd numbers 1 through 13 Sellers Street and number 66 Hancock Street;
05. Premises of the following parcels shown on Assessors Map 120: lots numbered 45, 46, 48, 49, 73 and 74, being even numbers 922 through 940 Massachusetts Avenue and odd numbers 55 through 65 Hancock Street;

1. To Residence C-2B from Business B-1, Office 3 and Residence C-1: hatched area



2. Rezone to Residence C-1 that area presently zoned Office 3 and that is circumscribed by a line described as follows.

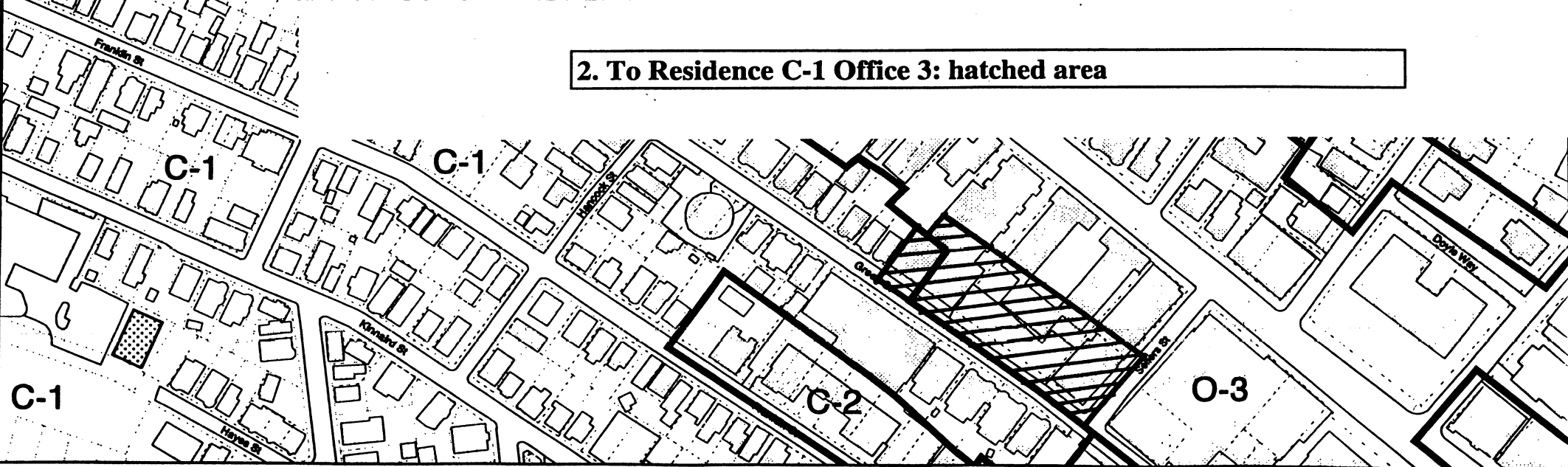
01. Beginning at a point which point is the intersection of the midline of Green Street and the extension of the northwestern lot line of lot 12 on Assessors Map 119;
02. Then proceeding in a northeasterly direction along the extension of and the northwestern lot line of lot 12 on Assessors Map 119 a distance of approximately 88 feet to the northeastern lot line of lot 12 on Assessors Map 119;
03. Then turning and proceeding in a southeasterly direction along the northeastern lot line of lot 12 on Assessors Map 119 a distance of approximately 17 feet to the southeastern lot line of lot 7 on Assessors Map 119;
04. Then turning and proceeding in a northeasterly direction along the southeastern lot line of lot 7 on Assessors Map 119 a distance of approximately 33 feet to a line parallel to and 100 feet northeast of the northeastern street line of Green Street;
05. Then turning and proceeding in a southeasterly direction along said line parallel to and 100 feet northeast of the northeastern street line of Green Street a distance of approximately 343 feet to the midline of Sellers Street;
06. Then turning and proceeding in a southwesterly direction along the midline of Sellers Street a distance of approximately 120 feet to the midline of Green Street;
07. Then turning and proceeding in a northwesterly direction along the midline of Green Street a distance of approximately 350 feet to the extension of the northwest lot line of lot 12 on Assessors Map 119, the point of origin.

Said area includes all or parts of the following parcels of land:

Premises of the following parcels shown on Assessors Map 119: lots numbered 8, 9, 12, 92 and 93, being odd numbers 453 to 485 Green Street, odd numbers 13 to 17 Sellers Street and even numbers 844 to 872 Massachusetts Avenue.



2. To Residence C-1 Office 3: hatched area

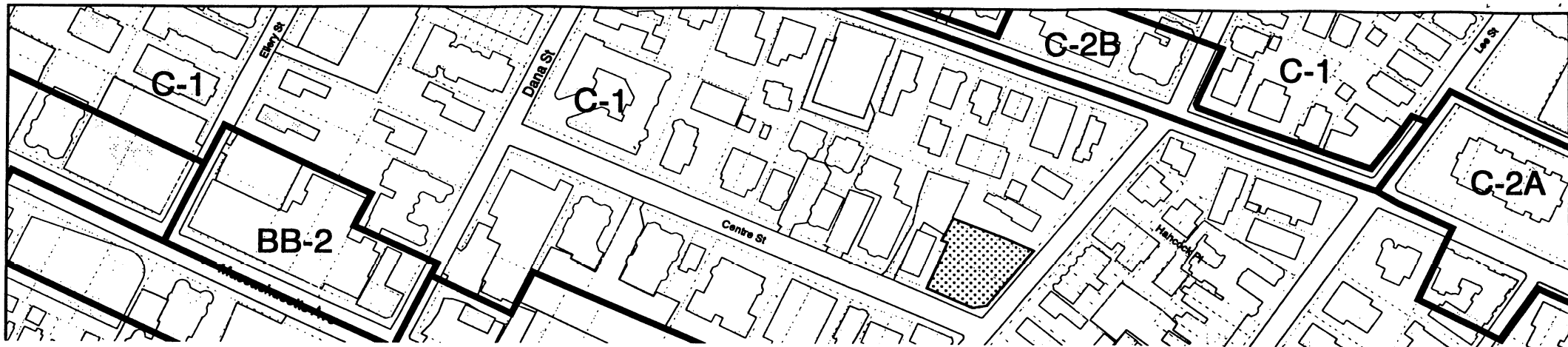


3. Rezone to Residence C-1 that area presently zoned Office 3 and Business B-1 that is circumscribed by a line described as follows.

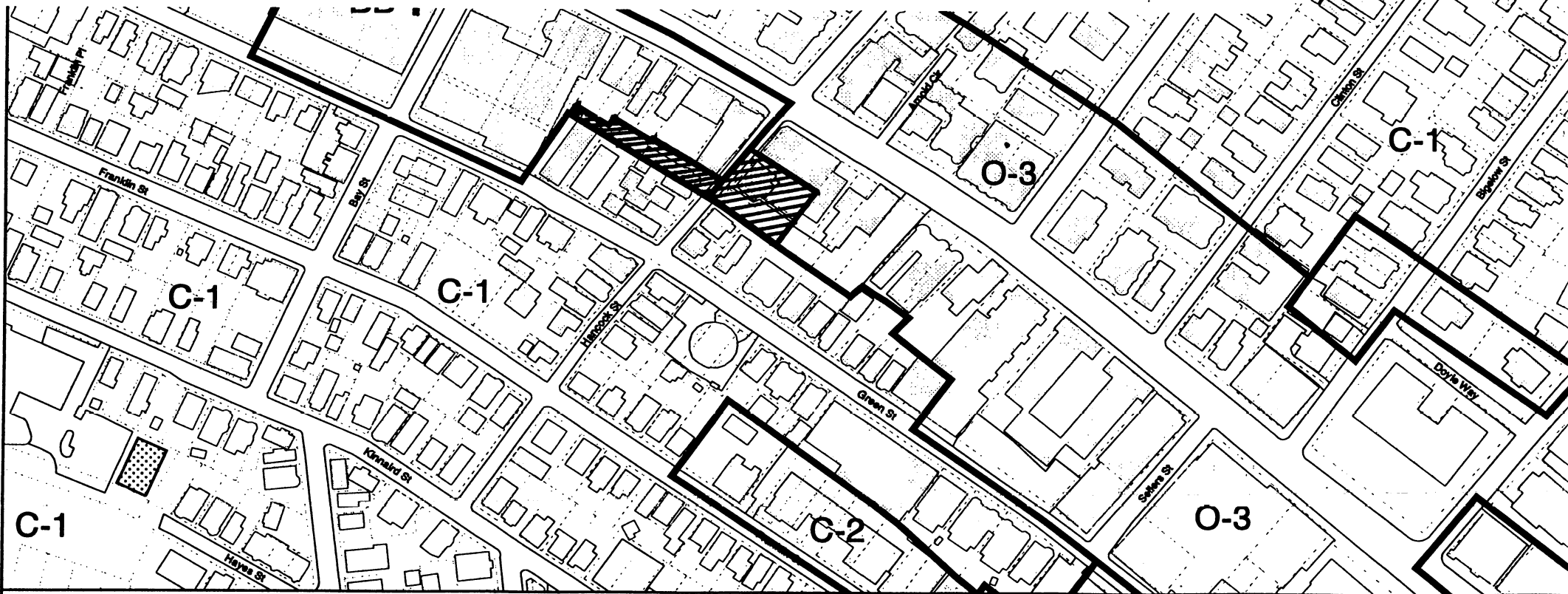
01. Beginning at a point which point is the intersection of the midline of Hancock Street and a line parallel to and 100 feet northeast of the northeastern street line of Green Street;
02. Then proceeding in a northwesterly direction along said line parallel to and 100 feet northeast of the northeastern street line of Green Street a distance of approximately 223 feet to the northwestern lot line of lot 54 on Assessors Map 120;
03. Then turning and proceeding in a northeasterly direction along the northwestern lot line of lot 54 on Assessors Map 120 a distance of approximately 8 feet to the northeastern lot line of lot 54 on Assessors Map 120;
04. Then turning and proceeding in a southeasterly direction along the northeastern lot line of lot 54 on Assessors Map 120 a distance of approximately 57 feet to the northwestern lot line of lot 68 on Assessors Map 120;
05. Then turning and proceeding in a northeasterly direction along the northwestern lot line of lot 68 on Assessors Map 120 a distance of approximately 12 feet to the northeastern lot line of lot 68 on Assessors Map 120;
06. Then turning and proceeding in a southeasterly direction along the northeastern lot line of lot 68 on Assessors Map 120 a distance of approximately 55 feet to the northwestern lot line of lot 64 on Assessors Map 120;
07. Then turning and proceeding in a northeasterly direction along the northwestern lot line of lot 64 on Assessors Map 120 a distance of approximately 12 feet to the northeastern lot line of lot 64 on Assessors Map 120;
08. Then turning and proceeding in a southeasterly direction along the northeastern lot line of lot 64 on Assessors Map 120 and the extension thereof a distance of approximately 112 feet to the midline of Hancock Street;
09. Then turning and proceeding in northeasterly direction along the midline of Hancock Street a distance of approximately 53 feet to the extension of the northeastern lot line of lot 91 on Assessors Map 119;
10. Then turning and proceeding in a southeasterly direction along the extension of and the northeastern lot line of lot 91 on Assessors Map 119 a distance of approximately 108 feet to the northwestern lot line of lot 101 on Assessors Map 119;
11. Then turning and proceeding in a southwesterly direction along the northwestern lot line of lot 101 on Assessors Map 119 a distance of approximately 92 feet to the southwestern lot line of lot 21 on Assessors Map 119;
12. Then turning and proceeding in a northwesterly direction along the southwestern lot line of lot 21 on Assessors Map 119 a distance of approximately 109 feet to the midline of Hancock Street;
13. Then turning and proceeding in a northeasterly direction along the midline of Hancock Street a distance of approximately 12 feet to a line parallel to and 100 feet northeast of the northeastern street line of Green Street, the point of origin.

Said area includes all or parts of the following parcels of land:

- 01. Premises of the following parcels shown on Assessors Map 119: lots 21 and 91, being even numbers 52 to 56 Hancock Street;**
- 02. Premises of the following parcels shown on Assessors Map 120: lots 54, 64 and 68, being number 49 Hancock Street and odd numbers 543A to 551 Green Street.**



3. To Residence C-1 from Business B-1 and Office 3: hatched area



4. Rezone to Residence C-1 that area presently zoned Office 3 that is circumscribed by a line described as follows.

01. **Beginning at a point which point is the intersection of the midline of Hancock Street and a line parallel to and 175 feet northeast of the northeastern street line of Massachusetts Avenue;**

02. **Then proceeding along said line parallel to and 175 feet northeast of the northeastern street line of Massachusetts Avenue in a southeasterly direction for a distance of approximately 712 feet to the northwesterly lot line of Lot #78 on Assessor's Map #118.**

03 **Then turning an proceeding in a southwesterly direction along the northwesterly lot line of Lots #78, 79, and 29 to its intersection with the northeasterly lot line of Lot #32 on Assessor's Map #118.**

04-09 deleted.

10. **Then turning and proceeding along the northeastern lot line of lot 32 on Assessors Map 118 and the extension thereof in a northwesterly direction a distance of approximately 118 feet to the midline of Clinton Street;**

11. **Then turning and proceeding along the midline of Clinton Street in a northeasterly direction a distance of approximately 9 feet to the extension of the southwestern lot line of lot 55 on Assessors Map 117;**

12. **Then turning and proceeding along the extension of the southwestern lot line of lot 55 on Assessors Map 117 and along line segments constituting together the southwestern lot line of lot 55 on Assessors Map 117 in a northwesterly direction a distance of approximately 136 feet to the southeastern lot line of lot 29 on Assessors Map 117;**

13. **Then turning and proceeding along the southeastern lot line of lot 29 on Assessors Map 117 in a northeasterly direction a distance of approximately 20 feet to the northeastern lot line of lot 29 on Assessors Map 117;**

14. **Then turning and proceeding along the northeastern lot line of lot 29 on Assessors Map 117 and the extension thereof in a northwesterly direction a distance of approximately 107 feet to the midline of Lee Street;**

15. **Then turning and proceeding along the midline of Lee Street in a southwesterly direction a distance of approximately 2 feet to the extension of the southwestern lot line of lot 58 on Assessors Map 117;**

16. **Then turning and proceeding along the extension of and the southwestern lot line of lot 58 on Assessors Map 117 and along the southwestern lot line of lot 26 on Assessors Map 117 in a northwesterly direction a distance of approximately 176 feet to the southeastern lot line of lot 25 on Assessors Map 117;**

17. **Then proceeding along the southeastern lot line of lot 25 on Assessors Map 117 in a southwesterly direction a distance of approximately 31 feet to the southwestern lot line of lot 25 on Assessors Map 117;**

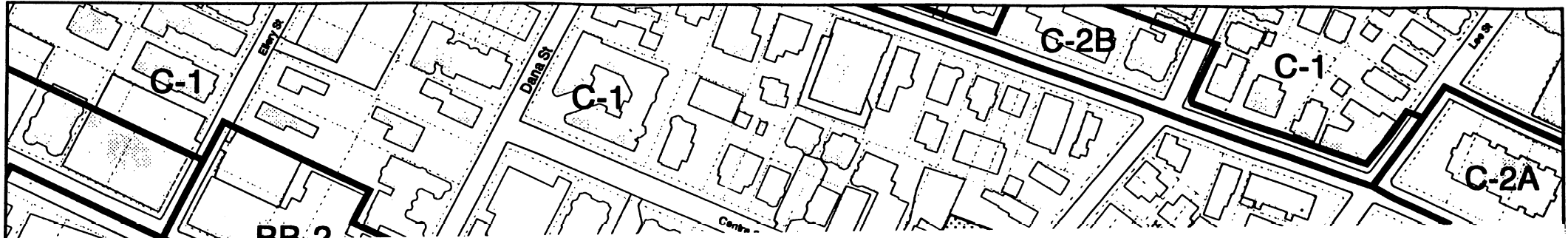
18. Then proceeding along the southwestern lot line of lot 25 on Assessors Map 117 and the extension thereof of in a northwesterly direction a distance of approximately 54 feet to the midline of Arnold Circle;
19. Then turning and proceeding along the midline of Arnold Circle in a northeasterly direction a distance of approximately 5 feet to the extension of the northeastern lot line of lot 28 on Assessors Map 117;
20. Then turning and proceeding along the extension of and the northeastern lot line of lot 28 on Assessors Map 117 in a northwesterly direction a distance of approximately 50 feet to the southeastern lot line of lot 1 on Assessors Map 117;
21. Then turning and proceeding along the southeastern lot line of lot 1 on Assessors Map 117 in a northeasterly direction a distance of approximately 22 feet to the northeastern lot line of lot 1 on Assessors Map 117;
22. Then turning and proceeding along the northeastern lot line of lot 1 and the extension thereof in a northwesterly direction a distance of approximately 70 feet to the midline of Hancock Street;
23. Then turning and proceeding along the midline of Hancock Street in a northeasterly direction a distance of approximately 75 feet to a line parallel to and 175 feet northeast of the northeastern street line of Massachusetts Avenue, the point of origin.

1.00 Affecting all or parts of the following lots shown on Assessor's Map 117: Lots #25, 26, 27, 30, 31, 54, 55, 58, 59, 69, 104, 105; .

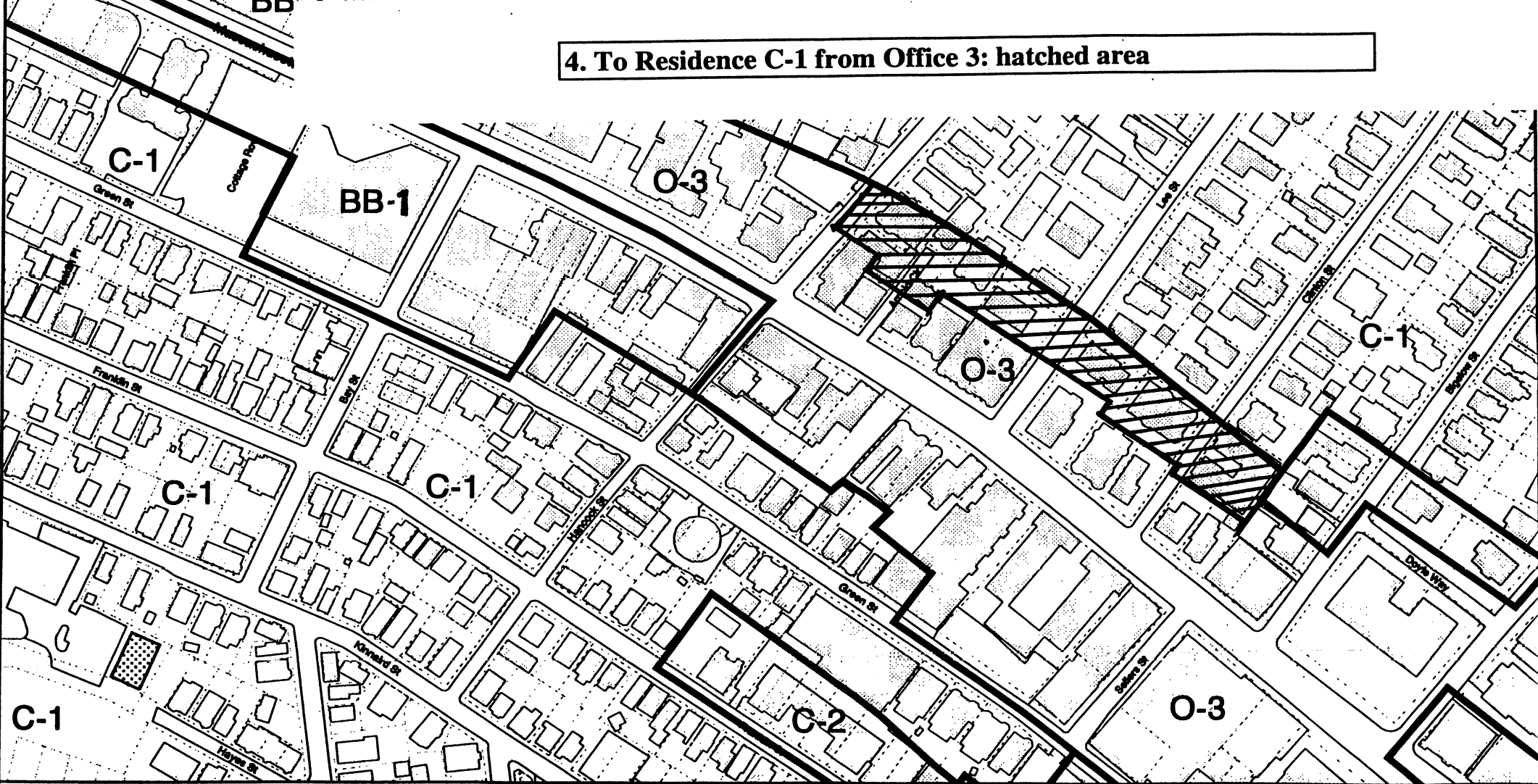
even numbers 82-88 Hancock Street; all numbers at Arnold Circle; all numbers 5-14 Lee Street; numbers 3 and 5 Clinton Street.

2.00 Affecting all or parts of the following lots shown on Assessor's Map 118: Lots #2, 3, 4, 5, and 33.

Even numbers 2 and 10 Clinton Street.



4. To Residence C-1 from Office 3: hatched area



5. Rezone to Office 1 that area presently zoned Office 3 that is circumscribed by a line described as follows.

01 Beginning at a point which point is the intersection of the centerline of Massachusetts Avenue and the southwestern extension of the centerline of Bigelow Street on Assessor's Plat #118;

02 Then proceeding in a northeasterly direction along the centerline of Bigelow Street and its extension to its intersection with the southeasterly extension of the southwesterly lot line of Lot #79, a distance of approximately 165 feet;

03 Then turning and proceeding in a northwesterly direction along the southwesterly lot line and its extension of Lot #79 to its intersection with the northwesterly lot line of Lot #79, a distance of approximately 125 feet;

04. Then turning and proceeding in a southwesterly direction along the northwesterly lot lines of Lots #29, and 31 and their extension to its intersection with the centerline of Massachusetts Avenue, a distance of approximately 150 feet;

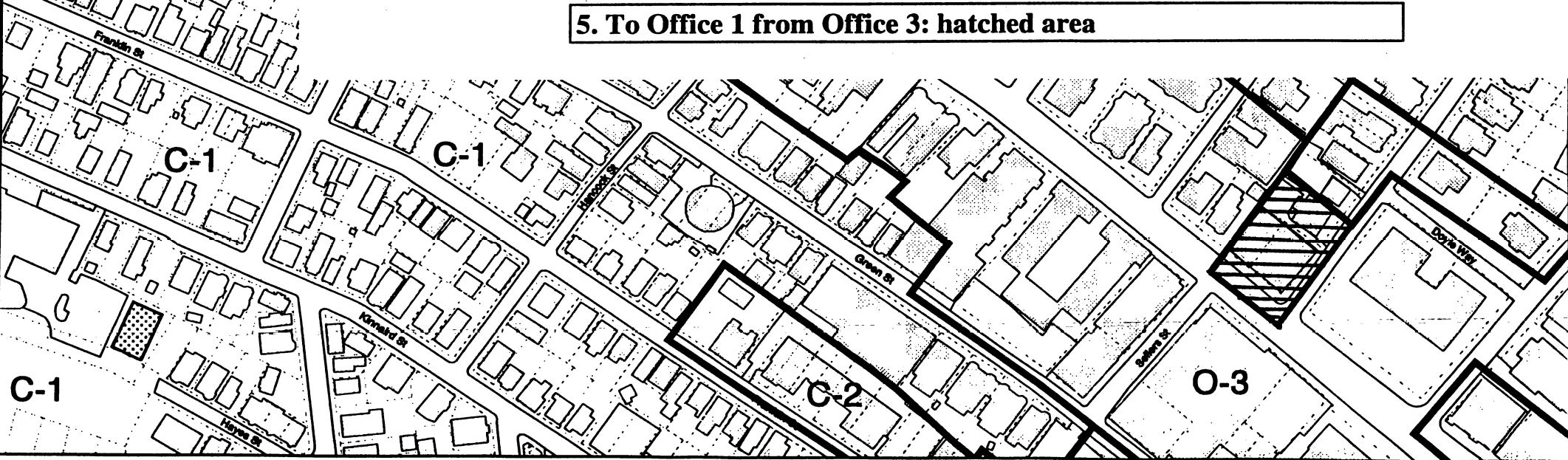
05 Then turning and proceeding in a southeasterly direction along the centerline of Massachusetts Avenue for approximately 125 feet to its intersection with the extension of the centerline of Bigelow Street, the point of origin.

1.00 Affecting all or parts of the following Lots #29, 30, and 31.

5 Bigelow Street and 825-837 Massachusetts Avenue.



5. To Office 1 from Office 3: hatched area





CITY OF CAMBRIDGE
COMMUNITY DEVELOPMENT DEPARTMENT

SUSAN B. SCHLESINGER
Assistant City Manager for
Community Development

BETH RUBENSTEIN
Deputy Director for
Community Development

MEMORANDUM

TO: Susan Schlesinger, Assistant City Manager for Community Development

FROM: Roger Herzog, Housing Director *RH*

DATE: June 2, 1998

RE: Clarification on Issues Related to Voluntary Inclusionary Zoning Provisions

I am writing to clarify some issues that have been raised related to the Anderson Petition with regards to the Voluntary Inclusionary Zoning Provisions [Section 11.203.2(d)]. As you recall, the new inclusionary zoning provisions adopted by the City Council in March, 1998 are mandatory for new or converted residential projects of ten or more units or 10,000 square feet or more. New or converted residential projects of less than ten units are able to apply for a special permit from the Planning Board as a Voluntary Inclusionary project.

The following is a summary of these issues:

1. **Applicability of Inclusionary Provisions to Rehabilitation Projects**

The inclusionary zoning provisions in Section 11.200 of the Zoning Ordinance only apply to new or converted residential projects. A converted projects refers to the land use change from non-residential to residential use. Inclusionary zoning does not apply to residential projects involving the rehabilitation of existing housing units.

2. **Special Permit Requirements for Voluntary Inclusionary Projects**

For any new or converted residential project of less than 10 units or 10,000 square feet, a developer may choose to provide one affordable housing unit in return for a density bonus allowing the creation of one additional market-rate unit. The developer would need to apply for and receive a Special Permit from the Planning Board in order to proceed with a Voluntary Inclusionary project.

The ordinance establishes the criteria that must be satisfied in order to receive approval by the Planning Board. These criteria include the following:

- the additional units or gross floor area will not create a development significantly different in scale, density, or placement on the lot than can be found on adjacent lots or in the surrounding neighborhood;
- if the development is significantly more dense, larger in scale, or closer to the lot lines than can be found on adjacent lots, the Board must find that the size or shape of the lot, the characteristics of development on abutting lots, and the nature of the design proposed mitigate any negative impact that such additional development may impose;

City Hall Annex
57 Inman Street
Cambridge, MA 02139
Voice: 617 349-4600
Fax: 617 349-4669
TTY: 617 349-4621

- finally, the Board shall consider any additional dimensional relief that the proposed development may require and the extent to which such relief varies from the requirements of the zoning district.

3. Financial Impacts of Developing a Voluntary Inclusionary Project

In public discussion, there has been testimony that, under the voluntary inclusionary provisions, the following scenario may occur:

An owner of an existing occupied 4-family building will evict all existing tenants, rehab the building, and utilize the voluntary provisions to add 2 additional units (one of which would be affordable). This action would result in the loss of 4 "affordable" units and the creation of one affordable and five market units.

While this scenario is theoretically possible if the owner receives a Special Permit pursuant to the criteria listed above, this scenario is not based on sound financial analysis. The density bonus that allows one additional market rate unit is provided to offset the cost to the owner of creating an affordable unit. Based on current market conditions, the average cost of providing an affordable unit is \$80,000. The density bonus does not provide a positive financial incentive to an owner or developer; it merely offsets the cost of the affordable unit. It therefore seems unlikely that an owner would undertake the expense and time needed to secure the necessary public approvals and proceed with such a plan.

I hope that this information is helpful, and please let me know if you have any further questions.



CITY OF CAMBRIDGE
CAMBRIDGE, MASSACHUSETTS 02139

TEL 349-4300
FAX 349-4307



28

EXECUTIVE DEPARTMENT
ROBERT W. HEALY
City Manager

RICHARD C. ROSSI
Deputy City Manager

July 27, 1998

To The Honorable, The City Council:

Please find attached for your consideration, a Planning Board recommendation on the Anderson, et al Petition that modifies zoning district lines along Massachusetts Avenue in the Mid Cambridge and Riverside neighborhoods and modifies the text of the Ordinance affecting residential and office districts wherever they occur in the City.

Very truly yours,

Robert W. Healy
City Manager

RWH/mec
Attachment

Consent Agenda #28

Relative to a PB recommendation on the Anderson, et al petition that modifies zoning district lines along Mass Ave in the Mid-Cambridge and Riverside neighborhoods and modifies the text of the Ordinance affecting residential and office districts wherever they occur in the City.

In City Council July 27, 1998

Referred to

the petition

Petition to Make Changes to the Text of the Zoning Ordinance and to
Change Zoning District Designations of Areas on and near
Massachusetts Avenue in the Riverside and Mid-Cambridge Neighborhoods — 1998

RECEIVED BY
CITY CLERK
MAR 18 PM 2:32
CAMBRIDGE, MA

To the Honorable, the City Council of the City of Cambridge:

The undersigned respectfully pray that the Zoning Ordinance of the City of Cambridge be amended as follows:

A. Amend the text of the ordinance as Follows:

01. Parking Requirements in Residential Districts.

In section 4.32.b, Table of Use Regulations - Transportation, Communication & Utility Uses - Automobile parking lot or parking garage for private passenger cars, in the columns for the "Res. B" district and for the "Res. C, C-1, 2, 2A, 2B, 3, 3A" districts, change "SP" to read "No".

02. Variance powers of the Planning Board incidental to Planning Board Special Permits.

01. Delete section 10.45 and renumber the following sections accordingly.

02. Delete all references to section 10.45 in the Zoning Ordinance.

03. Changes to the Residence C-2B district:

01. In Section 5.31.1, Table 5-1, change the yard requirements for the Res. C-2B District by inserting a new footnote (j)¹ on the entries for the three columns numbered (5): Minimum Yard in Feet, columns for Front Side and Rear.

02. Insert a new footnote (j)¹ in section 5.31.2 reading as follows:

Yard Requirements in the Residence C-2B District

(1) Setbacks.

In the Residence C-2B District, buildings shall comply with these yard requirements by being set back above and below ground.

(2) Green area — general.

Two of the yards on a lot shall consist exclusively of green area as defined in section 2.000. Contrary to the provisions of said definition, hard surfaced walks and terraces shall not exceed 25% of the area of each yard. At a minimum, green area setback shall consist of permanently maintained densely planted trees and shrubs that may be expected to form within three (3) years after time of planting a continuous unbroken, year round visual screen. Every effort shall be made to retain the best existing trees in said setbacks to meet the requirements of this section in whole or in part. Plans for landscaping and maintenance shall be approved by the Committee on Public Planting as appointed by the City Manager. No Certificate of Occupancy may be granted until landscaping under the terms of this section is completed.

1

If the next footnote for this table is not (j), substitute the correct designation and insert accordingly..

(3) Lots with more than four yards.

If the shape of a lot creates a situation where there are more than four yards, this green area requirement shall apply to half of the yards, rounded up in the instance of an odd number of yards.

(4) Lots in two or more zoning districts.

Where a zoning district boundary line or lines split a lot, a lot partially in the Residence C-2B district shall comply with provisions elsewhere in this zoning ordinance with regard to lots in two or more zoning districts, except that the setback and green area requirements of this footnote shall apply to all parts of the lot regardless of zoning district.

(5) Lots abutting more restrictively zoned districts.

When any lot abuts a more restrictively zoned district or districts, all yards abutting the more restrictively zoned district(s) shall be designated as yards required to comply with the green area requirements of this footnote. This provision shall apply to that quantity of abutting yards numbering up to and including the maximum number of green area yards required by this footnote. The total number of green area yards required on a lot shall not be changed by the provisions of this subsection (5).

(6) Pedestrian and vehicular access.

(a) When a yard used to satisfy the green area requirement of this footnote is a front yard, the green area may be interrupted by not more than one path for pedestrian access to the building. Said pedestrian path shall be constructed perpendicular to the lot line and shall not more than 8 feet wide. The green area yard may also be interrupted by not more than one driveway constructed perpendicular to the lot line and which is not more than 12 feet wide.

(b) The sum of the widths of the said pedestrian path and driveway may not exceed the setback provided by the smallest of the yards provided on the lot.

(c) The areas allowed to be used for access under this subsection (6) shall be counted as part of the 25% of total required green area which is allowed to be used for hard surfaced walks and terraces for the front yard in which the access areas are constructed.

(7) Townhouse development.

When a lot is used for townhouse development, the provisions of this footnote shall apply to the lot before subdivision into townhouse lots. Subdivision into townhouse lots shall be done in such a manner as to not affect the application of this footnote to the entire unsubdivided lot. In particular, the pedestrian path and driveway allowed by paragraph (4) shall apply to the lot before subdivision into townhouse lots and subdivision into townhouse lots shall not increase the number of pedestrian paths and driveways allowed.

03. Delete section 5.31.3.(d), concerning the power of the Planning Board to issue a special permit reducing yard requirements in the Residence C-2B District.

04. Modifications to requirements of the Business B-2 District.

01. Specific Changes.

01. Amend Section 5.33.1, table 5-3, Table of Dimensional Requirements — Business Districts by changing the Requirements for the Business B-2 district as follows:

In column (6), Maximum Height in Feet, change "90⁶⁾" to read "45".

02. Amend section 5.33.2 by amending footnote (f)² to read "The maximum floor area ratio for residential uses shall be 1.34."

02. Comparative restrictiveness of the Business B-2 District.

In Section 3.11, move the entry for the Business B-2 District from its present location in the list of zoning districts to that location immediately following the entry for the Business C District and renumber accordingly.

05. Adaptation of "Affordable Housing" Changes.

The following changes are made to allow the "Affordable Housing" changes to comport to the requirements of districts relevant or potentially relevant to the Mass. Ave. area in light of citywide needs.

01. Small lot "voluntary" provisions.

Delete section 11.203.2(d) and renumber the following section accordingly.

02. Modifications to the Tables of Dimensional Requirements and footnotes thereto:

01. In section 5.31.1, Table 5-1, Table of Dimensional Requirements — Residential Districts, make the following changes to Column (1), Max. Ratio of Floor Area to Lot Area, and to Column (3), Min. Lot Area for Each D.U. in Sq. Ft. for districts as specified:

District	Column (1), Max. Ratio of Floor Area to Lot Area		Column (3), Min. Lot Area for Each D.U. in Sq. Ft.	
	From	To	From	To
Residence C-1	0.75	0.57	1,200	2,310
Residence C-2	1.75	1.34	600	790
Residence C-2B	1.75	1.34	600	790
Residence C-2A	2.5	1.92	300	341
Residence C-3	3.0	2.30	300	341
Residence C-3A	3.0	2.30	300	341

2

The current section reduces height limits such that the footnote to the height limits is no longer necessary. The next section reduces FAR requirements consistent with the height change and additionally reduces residential FAR to allow for the "Affordable Housing" change, making the footnote needed for the latter purpose.

02. In section 5.32.1, Table 5-2, Table of Dimensional Requirements — Office Districts, make the following changes to Column (1), Max. Ratio of Floor Area to Lot Area, and to Column (3), Min. Lot Area for Each D.U. in Sq. Ft. for districts as specified:

District	Column (1), Max. Ratio of Floor Area to Lot Area		Column (3), Min. Lot Area for Each D.U. in Sq. Ft.	
	From	To	From	To
Office 1	0.75	0.57	1,200	2,310
Office 2	2.0	1.53	600	790
Office 3	3.0	2.30	300	341
Office 3A	3.0	2.30	300	341

03. In section 5.33, do the following:

01. In subsection 1, Table 5-3, Table of Dimensional Requirements — Business Districts, make the following changes to Column (1), Max. Ratio of Floor Area to Lot Area, and to Column (3), Min. Lot Area for Each D.U. in Sq. Ft. for districts as specified:

District	Column (1), Max. Ratio of Floor Area to Lot Area		Column (3), Min. Lot Area for Each D.U. in Sq. Ft.	
	From	To	From	To
Business B-1			300	341
Business B-2	3.0	1.75 ^(d)	300	790

02. In subsection 2, Footnote (b), amend "3.25" to read "2.5".

03. Further Office 3 modification:

In section 11.304.3c, amend "3.75" to read "3.0".

- B. Amend the Zoning Map by changing the district designations for the following areas:

01. Massachusetts Avenue.

01. Rezone to Residence C-2B that area presently zoned Business B-1, Office 1, Office 3, and Residence C-1 and which is circumscribed by a line described as follows:

01. Beginning at a point which point is the intersection of the midline of Massachusetts Avenue and the midline of Bigelow Street;

02. Then proceeding along the midline of Bigelow Street in a northeasterly direction a distance of approximately 127 feet to the extension of the southwestern lot line of lot 29 on Assessors Map 118;
03. Then turning and proceeding along the extension of and the southwestern lot line of lot 29 on Assessors Map 118 in a northwesterly direction a distance of approximately 123 feet to the southeastern lot line of lot 32 on Assessors Map 118;
04. Then turning and proceeding along the southeastern lot line of lot 32 on Assessors Map 118 in a northeasterly direction a distance of approximately 24 feet to the northeastern lot line of lot 32 on Assessors Map 118;
05. Then turning and proceeding along the northeastern lot line of lot 32 on Assessors Map 118 and the extension thereof in a northwesterly direction a distance of approximately 118 feet to the midline of Clinton Street;
06. Then turning and proceeding along the midline of Clinton Street in a northeasterly direction a distance of approximately 9 feet to the extension of the southwestern lot line of lot 55 on Assessors Map 117;
07. Then turning and proceeding along the extension of the southwestern lot line of lot 55 on Assessors Map 117 and along line segments constituting together the southwestern lot line of lot 55 on Assessors Map 117 in a northwesterly direction a distance of approximately 136 feet to the southeastern lot line of lot 29 on Assessors Map 117;
08. Then turning and proceeding along the southeastern lot line of lot 29 on Assessors Map 117 in a northeasterly direction a distance of approximately 20 feet to the northeastern lot line of lot 29 on Assessors Map 117;
09. Then turning and proceeding along the northeastern lot line of lot 29 on Assessors Map 117 and the extension thereof in a northwesterly direction a distance of approximately 107 feet to the midline of Lee Street;
10. Then turning and proceeding along the midline of Lee Street in a southwesterly direction a distance of approximately 2 feet to the extension of the southwestern lot line of lot 58 on Assessors Map 117;
11. Then turning and proceeding along the extension of and the southwestern lot line of lot 58 on Assessors Map 117 and along the southwestern lot line of lot 26 on Assessors Map 117 in a northwesterly direction a distance of approximately 176 feet to the southeastern lot line of lot 25 on Assessors Map 117;
12. Then proceeding along the southeastern lot line of lot 25 on Assessors Map 117 in a southwesterly direction a distance of approximately 31 feet to the southwestern lot line of lot 25 on Assessors Map 117;
13. Then proceeding along the southwestern lot line of lot 25 on Assessors Map 117 and the extension thereof of in a northwesterly direction a distance of approximately 54 feet to the midline of Arnold Circle;
14. Then turning and proceeding along the midline of Arnold Circle in a northeasterly direction a distance of approximately 5 feet to the extension of the northeastern lot line of lot 28 on Assessors Map 117;
15. Then turning and proceeding along the extension of and the northeastern lot line of lot 28 on Assessors Map 117 in a northwesterly direction a distance of approximately 50 feet to the southeastern lot line of lot 1 on Assessors Map 117;

16. Then turning and proceeding along the southeastern lot line of lot 1 on Assessors Map 117 in a northeasterly direction a distance of approximately 22 feet to the northeastern lot line of lot 1 on Assessors Map 117;
17. Then turning and proceeding along the northeastern lot line of lot 1 and the extension thereof in a northwesterly direction a distance of approximately 70 feet to the midline of Hancock Street;
18. Then turning and proceeding along the midline of Hancock Street in a northeasterly direction a distance of approximately 76 feet to a line parallel to and 175 feet northeast of the northeastern street line of Massachusetts Avenue;
19. Then turning and proceeding along said line parallel to and 175 feet northeast of the northeastern street line of Massachusetts Avenue in a northwesterly direction a distance of approximately 120 feet to a line parallel to and 100 feet northwest of the northwestern street line of Hancock Street;
20. Then turning and proceeding along said line parallel to and 100 feet northwest of the northwestern street line of Hancock Street in a northeasterly direction a distance of approximately two feet to the extension of the northeastern lot line of lot 99 on Assessors Map 116;
21. Then turning and proceeding along the extension of and the northeastern lot line of lot 99 on Assessors Map 116 and along the northeastern lot lines of lots 74, 59, and 60 on Assessors Map 116 in a northwesterly direction a distance of approximately 413 feet to the southeastern lot line of lot 101 on Assessors Map 116;
22. Then turning and proceeding along the southeastern lot line of lot 101 on Assessors Map 116 in a southwesterly direction a distance of approximately 45 feet to a line parallel to and 100 feet northeast of the northeast street line of Massachusetts Avenue;
23. Then turning and proceeding along the said line parallel to and 100 feet northeast of the northeast street line of Massachusetts Avenue in a northwesterly direction a distance of approximately 120 feet to the midline of Dana Street;
24. Then turning and proceeding along the midline of Dana Street in a southwesterly direction a distance of approximately 130 feet to the midline of Massachusetts Avenue;
25. Then turning and proceeding along the midline of Massachusetts Avenue in a southeasterly direction a distance of approximately 358 feet to the extension of the northwestern lot line of lot 45 on Assessors Map 120;
26. Then turning and proceeding along the extension of and the northwestern lot line of lot 45 on Assessors Map 120 in a southwesterly direction a distance of approximately 151 feet to the northeastern lot line of lot 54 on Assessors Map 120;
27. Then turning and proceeding in a southeasterly direction along the northeastern lot line of lot 54 on Assessors Map 120 a distance of approximately 57 feet to the northwestern lot line of lot 68 on Assessors Map 120;
28. Then turning and proceeding in a northeasterly direction along the northwestern lot line of lot 68 on Assessors Map 120 a distance of approximately 12 feet to the northeastern lot line of lot 68 on Assessors Map 120;
29. Then turning and proceeding in a southeasterly direction along the northeastern lot line of lot 68 on Assessors Map 120 a distance of approximately 55 feet to the northwestern lot line of lot 64 on Assessors Map 120;

30. Then turning and proceeding in a northeasterly direction along the northwestern lot line of lot 64 on Assessors Map 120 a distance of approximately 12 feet to the northeastern lot line of lot 64 on Assessors Map 120;
31. Then turning and proceeding in a southeasterly direction along the northeastern lot line of lot 64 on Assessors Map 120 and the extension thereof a distance of approximately 112 feet to the midline of Hancock Street;
32. Then turning and proceeding in northeasterly direction along the midline of Hancock Street a distance of approximately 53 feet to the extension of the northeastern lot line of lot 91 on Assessors Map 119;
33. Then turning and proceeding in a southeasterly direction along the extension of and the northeastern lot line of lot 91 on Assessors Map 119 a distance of approximately 108 feet to the northwestern lot line of lot 101 on Assessors Map 119;
34. Then turning and proceeding in a southwesterly direction along the northwestern lot line of lot 101 on Assessors Map 119 a distance of approximately 92 feet to the northeastern lot line of lot 97 on Assessors Map 119;
35. Then turning and proceeding along the northeastern lot lines of lots 97, 98 and 16 on Assessors Map 119 in a southeasterly direction a distance of approximately 127 feet to the northwestern lot line of lot 15 on Assessors Map 119;
36. Then turning and proceeding along the northwestern lot line of lot 15 on Assessors Map 119 in a northeasterly direction a distance of approximately 20 feet to the northeastern lot line of lot 15 on Assessors Map 119;
37. Then turning and proceeding along the northeastern lot line of lots 15 and 14 on Assessors Map 119 in a southeasterly direction a distance of approximately 78 feet to the southeastern lot line of lot 14 on Assessors Map 119;
38. Then turning and proceeding along the southeastern lot line of lot 14 on Assessors Map 119 in a in a southwesterly direction a distance of approximately 30 feet to the southwestern lot line of lot 7 on Assessors Map 119;
39. Then turning and proceeding along the southwestern lot line of lot 7 on Assessors Map 119 in a southeasterly direction a distance of approximately 64 feet to the southeastern lot line of lot 7 on Assessors Map 119;
40. Then turning and proceeding in a northeasterly direction along the southeastern lot line of lot 7 on Assessors Map 119 a distance of approximately 33 feet to a line parallel to and 100 feet northeast of the northeastern street line of Green Street;
41. Then turning and proceeding in a southeasterly direction along said line parallel to and 100 feet northeast of the northeastern street line of Green Street a distance of approximately 343 feet to the midline of Sellers Street;
42. Then turning and proceeding along the midline of Sellers Street in a northeasterly direction a distance of approximately 153 feet to the midline of Massachusetts Avenue;
43. Then turning and proceeding along the midline of Massachusetts Avenue in a southeasterly direction a distance of approximately 107 feet to the intersection of the midline of Massachusetts Avenue and the midline of Bigelow Street, the point of origin.

02. Said area includes all or parts of the following parcels of land:
 01. Premises of the following parcels shown on Assessors Map 116: lots numbered 54, 59, 60, 71, 74, 92, 96, 98, 99, 100, 101, and 103, being even numbers 2 to 8 Dana Street, odd numbers 923 to 973 Massachusetts Avenue, even numbers 8 through 10 Center Street, and odd numbers 75 to 85 Hancock Street.
 02. Premises of the following parcels shown on Assessors Map 117: lots numbered 1, 23, 24, 28, 29, 56, 57, 64, and 65, being number 74 Hancock Street, and odd numbers 859 through 907 Massachusetts Avenue;
 03. Premises of the following parcels shown on Assessors Map 118: lots numbered 1, 30, 31 and 32, being odd numbers 825 through 847 Massachusetts Avenue;
 04. Premises of the following parcels shown on Assessors Map 119: lots numbered 4, 5, 7, 8, 9, 82, 83, 90, 92, 101, and 102, being even numbers 844 through 910 Massachusetts Avenue, odd numbers 1 through 13 Sellers Street and number 66 Hancock Street;
 05. Premises of the following parcels shown on Assessors Map 120: lots numbered 45, 46, 48, 49, 73 and 74, being even numbers 922 through 940 Massachusetts Avenue and odd numbers 55 through 65 Hancock Street;
02. Riverside Neighborhood Conformity — Green Street.
 01. Rezone to Residence C-1 that area presently zoned Office 3 and which is circumscribed by a line described as follows:
 01. Beginning at a point which point is the intersection of the midline of Green Street and the extension of the northwestern lot line of lot 12 on Assessors Map 119;
 02. Then proceeding in a northeasterly direction along the extension of and the northwestern lot line of lot 12 on Assessors Map 119 a distance of approximately 88 feet to the northeastern lot line of lot 12 on Assessors Map 119;
 03. Then turning and proceeding in a southeasterly direction along the northeastern lot line of lot 12 on Assessors Map 119 a distance of approximately 17 feet to the southeastern lot line of lot 7 on Assessors Map 119;
 04. Then turning and proceeding in a northeasterly direction along the southeastern lot line of lot 7 on Assessors Map 119 a distance of approximately 33 feet to a line parallel to and 100 feet northeast of the northeastern street line of Green Street;
 05. Then turning and proceeding in a southeasterly direction along said line parallel to and 100 feet northeast of the northeastern street line of Green Street a distance of approximately 343 feet to the midline of Sellers Street;
 06. Then turning and proceeding in a southwesterly direction along the midline of Sellers Street a distance of approximately 120 feet to the midline of Green Street;
 07. Then turning and proceeding in a northwesterly direction along the midline of Green Street a distance of approximately 350 feet to the extension of the northwest lot line of lot 12 on Assessors Map 119, the point of origin.

02. Said area includes all or parts of the following parcels of land:

Premises of the following parcels shown on Assessors Map 119: lots numbered 8, 9, 12, 92 and 93, being odd numbers 453 to 485 Green Street, odd numbers 13 to 17 Sellers Street and even numbers 844 to 872 Massachusetts Avenue.

03. Riverside Neighborhood Conformity — Hancock Street.

01. Rezone to Residence C-1 that area presently zoned Office 3 and Business B-1 and which is circumscribed by a line described as follows:

01. Beginning at a point which point is the intersection of the midline of Hancock Street and a line parallel to and 100 feet northeast of the northeastern street line of Green Street;
02. Then proceeding in a northwesterly direction along said line parallel to and 100 feet northeast of the northeastern street line of Green Street a distance of approximately 223 feet to the northwestern lot line of lot 54 on Assessors Map 120;
03. Then turning and proceeding in a northeasterly direction along the northwestern lot line of lot 54 on Assessors Map 120 a distance of approximately 8 feet to the northeastern lot line of lot 54 on Assessors Map 120;
04. Then turning and proceeding in a southeasterly direction along the northeastern lot line of lot 54 on Assessors Map 120 a distance of approximately 57 feet to the northwestern lot line of lot 68 on Assessors Map 120;
05. Then turning and proceeding in a northeasterly direction along the northwestern lot line of lot 68 on Assessors Map 120 a distance of approximately 12 feet to the northeastern lot line of lot 68 on Assessors Map 120;
06. Then turning and proceeding in a southeasterly direction along the northeastern lot line of lot 68 on Assessors Map 120 a distance of approximately 55 feet to the northwestern lot line of lot 64 on Assessors Map 120;
07. Then turning and proceeding in a northeasterly direction along the northwestern lot line of lot 64 on Assessors Map 120 a distance of approximately 12 feet to the northeastern lot line of lot 64 on Assessors Map 120;
08. Then turning and proceeding in a southeasterly direction along the northeastern lot line of lot 64 on Assessors Map 120 and the extension thereof a distance of approximately 112 feet to the midline of Hancock Street;
09. Then turning and proceeding in northeasterly direction along the midline of Hancock Street a distance of approximately 53 feet to the extension of the northeastern lot line of lot 91 on Assessors Map 119;
10. Then turning and proceeding in a southeasterly direction along the extension of and the northeastern lot line of lot 91 on Assessors Map 119 a distance of approximately 108 feet to the northwestern lot line of lot 101 on Assessors Map 119;
11. Then turning and proceeding in a southwesterly direction along the northwestern lot line of lot 101 on Assessors Map 119 a distance of approximately 92 feet to the southwestern lot line of lot 21 on Assessors Map 119;

12. Then turning and proceeding in a northwesterly direction along the southwestern lot line of lot 21 on Assessors Map 119 a distance of approximately 109 feet to the midline of Hancock Street;
 13. Then turning and proceeding in a northeasterly direction along the midline of Hancock Street a distance of approximately 12 feet to a line parallel to and 100 feet northeast of the northeastern street line of Green Street, the point of origin.
02. Said area includes all or parts of the following parcels of land:
01. Premises of the following parcels shown on Assessors Map 119: lots 21 and 91, being even numbers 52 to 56 Hancock Street;
 02. Premises of the following parcels shown on Assessors Map 120: lots 54, 64 and 68, being number 49 Hancock Street and odd numbers 543A to 551 Green Street.
04. Mid-Cambridge Neighborhood Conformity — Ellery to Dana Streets, segment 1.
01. To the extent that such area exists, rezone to Residence C-1
01. That portion of lots 14 and 81 on Assessors Map 116 which is presently zoned Business B-2, and
 02. That area which is circumscribed by the following line:
 01. Beginning at a point which point is the intersection of the midline of Ellery Street and a line parallel to and 150 feet northeast of the northeastern street line of Massachusetts Avenue;
 02. Then proceeding along said line parallel to and 150 feet northeast of the northeastern street line of Massachusetts Avenue in a southeasterly direction a distance of approximately 20 feet to the southeast street line of Ellery Street;
 03. Then turning and proceeding along the southeast street line of Ellery Street in a southwesterly direction a distance of less than one foot to the northeastern lot line of lot 13 on Assessors Map 116;
 04. Then turning and proceeding along the extension of the northeastern lot line of lot 13 in a northwesterly direction a distance of approximately 20 feet to the midline of Ellery Street
 05. Then turning and proceeding along the mid line of Ellery Street a distance of less than one foot in a northwesterly direction to a line parallel to and 150 feet northeast of the northeastern street line of Massachusetts Avenue, the point of origin.
02. Said area includes all or parts of the following parcels of land:
- Premises of the following parcels shown on Assessors Map 116: lots numbered 14 and 81, being number 8 Ellery Street and numbers 1A to 3 Dana Street.
03. It is recognized that this change, at most, affects a small amount of land. The purpose of this change combined with the immediately following change (segment 2) is to firmly establish the zoning boundary as those lot lines of lots numbered 14 and 81 on Assessors Map 116 which lot lines are nearest to Massachusetts Avenue.

05. Mid-Cambridge Neighborhood Conformity — Ellery to Dana Streets, segment 2.

01. To the extent that such area exists, rezone to Business B-2 that area which is presently zoned Residence C-1 which consists of the following areas:

01. That portion of lots 10, 11 and 13 on Assessors Map 116 which is presently zoned Residence C-1; and

02. That area which is circumscribed by a line described as follows:

01. Beginning at a point which point is the intersection of the midline of Ellery Street and a line parallel to and 150 feet northeast of the northeastern street line of Massachusetts Avenue;

02. Then proceeding along said line parallel to and 150 feet northeast of the northeastern street line of Massachusetts Avenue in a southeasterly direction a distance of approximately 20 feet to the southeast street line of Ellery Street;

03. Then turning and proceeding along the southeast street line of Ellery Street in a northeasterly direction a distance of less than one foot to the northeastern lot line of lot 13 on Assessors Map 116;

04. Then turning and proceeding along the extension of the northeastern lot line of lot 13 in a northwesterly direction a distance of approximately 20 feet to the midline of Ellery Street

05. Then turning and proceeding along the mid line of Ellery Street a distance of less than one foot in a southwesterly direction to a line parallel to and 150 feet northeast of the northeastern street line of Massachusetts Avenue, the point of origin.

02. Said area includes all or parts of the following parcels of land:

Premises of the following parcels shown on Assessors Map 116: lots numbered 10, 11 and 13, being number 6 Ellery Street and numbers 997 and 999 Massachusetts Avenue.

03. It is recognized that this change, at most, affects a small amount of land. The purpose of this change combined with the immediately preceding change (segment 1) is to firmly establish the zoning boundary as those lot lines of lots numbered 14 and 81 on Assessors Map 116 which lot lines are nearest to Massachusetts Avenue.

06. Mid-Cambridge Neighborhood Conformity — Hancock to Inman Street.

01. Rezone to Residence C-1 that area presently zoned Office 3 and Office 1 and which is circumscribed by a line described as follows:

01. Beginning at a point which point is the intersection of the midline of Hancock Street and a line parallel to and 175 feet northeast of the northeastern street line of Massachusetts Avenue;

02. Then proceeding along said line parallel to and 175 feet northeast of the northeastern street line of Massachusetts Avenue in a southeasterly direction a distance of approximately 711 feet to a line parallel to and 100 feet northwest of the northwest street line of Bigelow Street;

03. Then turning and proceeding along said line parallel to and 100 feet northwest of the northwest street line of Bigelow Street in a northeasterly direction a distance of approximately 132 feet to the extension of the centerline of Bishop Allen Drive;

04. Then turning and proceeding along the extension of the centerline of Bishop Allen in a southeasterly direction a distance of approximately 385 feet to the midline of Inman Street;
05. Then turning and proceeding along the midline of Inman Street in a southwesterly direction a distance of approximately 97 feet to a line parallel to and 220 feet northeast of the northeast street line of Massachusetts Avenue;
06. Then turning and proceeding along the said line parallel to and 220 feet northeast of the northeast street line of Massachusetts Avenue in a northwesterly direction a distance of approximately 258 feet to the midline of Bigelow Street;
07. Then turning and proceeding along the midline of Bigelow Street in a southwesterly direction a distance of approximately 127 feet to the extension of the southwestern lot line of lot 29 on Assessors Map 118;
08. Then turning and proceeding along the extension of and the southwestern lot line of lot 29 on Assessors Map 118 in a northwesterly direction a distance of approximately 123 feet to the southeastern lot line of lot 32 on Assessors Map 118;
09. Then turning and proceeding along the southeastern lot line of lot 32 on Assessors Map 118 in a northeasterly direction a distance of approximately 24 feet to the northeastern lot line of lot 32 on Assessors Map 118;
10. Then turning and proceeding along the northeastern lot line of lot 32 on Assessors Map 118 and the extension thereof in a northwesterly direction a distance of approximately 118 feet to the midline of Clinton Street;
11. Then turning and proceeding along the midline of Clinton Street in a northeasterly direction a distance of approximately 9 feet to the extension of the southwestern lot line of lot 55 on Assessors Map 117;
12. Then turning and proceeding along the extension of the southwestern lot line of lot 55 on Assessors Map 117 and along line segments constituting together the southwestern lot line of lot 55 on Assessors Map 117 in a northwesterly direction a distance of approximately 136 feet to the southeastern lot line of lot 29 on Assessors Map 117;
13. Then turning and proceeding along the southeastern lot line of lot 29 on Assessors Map 117 in a northeasterly direction a distance of approximately 20 feet to the northeastern lot line of lot 29 on Assessors Map 117;
14. Then turning and proceeding along the northeastern lot line of lot 29 on Assessors Map 117 and the extension thereof in a northwesterly direction a distance of approximately 107 feet to the midline of Lee Street;
15. Then turning and proceeding along the midline of Lee Street in a southwesterly direction a distance of approximately 2 feet to the extension of the southwestern lot line of lot 58 on Assessors Map 117;
16. Then turning and proceeding along the extension of and the southwestern lot line of lot 58 on Assessors Map 117 and along the southwestern lot line of lot 26 on Assessors Map 117 in a northwesterly direction a distance of approximately 176 feet to the southeastern lot line of lot 25 on Assessors Map 117;
17. Then proceeding along the southeastern lot line of lot 25 on Assessors Map 117 in a southwesterly direction a distance of approximately 31 feet to the southwestern lot line of lot 25 on Assessors Map 117;

18. Then proceeding along the southwestern lot line of lot 25 on Assessors Map 117 and the extension thereof of in a northwesterly direction a distance of approximately 54 feet to the midline of Arnold Circle;
 19. Then turning and proceeding along the midline of Arnold Circle in a northeasterly direction a distance of approximately 5 feet to the extension of the northeastern lot line of lot 28 on Assessors Map 117;
 20. Then turning and proceeding along the extension of and the northeastern lot line of lot 28 on Assessors Map 117 in a northwesterly direction a distance of approximately 50 feet to the southeastern lot line of lot 1 on Assessors Map 117;
 21. Then turning and proceeding along the southeastern lot line of lot 1 on Assessors Map 117 in a northeasterly direction a distance of approximately 22 feet to the northeastern lot line of lot 1 on Assessors Map 117;
 22. Then turning and proceeding along the northeastern lot line of lot 1 and the extension thereof in a northwesterly direction a distance of approximately 70 feet to the midline of Hancock Street;
 23. Then turning and proceeding along the midline of Hancock Street in a northeasterly direction a distance of approximately 75 feet to a line parallel to and 175 feet northeast of the northeastern street line of Massachusetts Avenue, the point of origin.
02. Said area includes all or parts of the following parcels of land:
01. Premises of the following parcels shown on Assessors Map 117: lots 25, 26, 27, 30, 31, 54, 55, 58, 59, 69, 104, 105; being even numbers 82 through 88 Hancock Street, all numbers Arnold Circle; all numbers 5 through 14 Lee Street, and numbers 3 and 5 Clinton Street;
 02. Premises of the following parcels shown on Assessors Map 118: lots 2, 3, 4, 5, 25, 26, 27, 29, 33, 34, 35, 64, 65, 78; 79; being even numbers 2 through 10 Clinton Street, odd numbers 5 through 23 Bigelow Street, numbers 6 and 8 Bigelow Street, odd numbers 11 through 15 Inman Street, and number 795 Massachusetts Avenue.

C. Applicability. Part A of this petition changes the text of the zoning ordinance of the City of Cambridge as stated therein. The total area rezoned by Part B of this petition is approximately 519,544 square feet.

Signature	Name	Address	Date	Phone
<i>Leo Anderson</i>	LEO ANDERSON	50 HANCOCK ST.	3/13/98	864-1391
<i>Rita H. Queen</i>	Rita H. Queen	472 GREEN ST	3/12	491-6654
<i>Wanda Queen</i>	WANDA QUEEN	470 GREEN ST	3/12	864-6434
<i>Patrick Mehr</i>	PATRICK MEHR	62 KINNARD ST	3/12/98	876 3311
<i>Lise Stern</i>	Lise Stern	60 Kinnard St.	3/12/98	876-0606
<i>June M. Anderson</i>	June M. ✓	50 Hancock St	3/13/98	864-1391
<i>Richard Anderson</i>	RICHARD ANDERSON	539 GREEN ST	13 MAR 98	576-9385
<i>Antoinette Monnier</i>	ANTOINETTE MONNIER	539 GREEN ST	13 March 98	576-9385
<i>Elaine Scarry</i>	Elaine Scarry	634 GREEN	13 March	547-7397

Signature	Name	Address	Date	Phone
<i>Mitch Rothberg</i>	Mitch Rothberg	649 Green St.	3/15/98	354-1007
<i>Edward Brody</i>	EDWARD BRODY ✓	661 GREEN ST.	3/15/98	497-6858
<i>Elaine Shapiro</i>	Elaine Shapiro ✓	646 Green St	3/15/98	492-5549
<i>Harriet Feinberg</i>	HARRIET FEINBERG ✓	639 Green St	3/15/98	354-4441
<i>Nils Bonde-Henriksen</i>	NILS BONDE-HENRIKSEN ✓	659 Green St.	3/17/98	864-8846
<i>Carol Monica</i>	CAROL MONICA ✓	645 GREEN ST	3-18-98	491-0448
<i>Francis Fox Spinks</i>	Francis Fox Spinks	17-B Bigelow St.	3-18-98	864-9258
<i>Dena Feldstein Brody</i>	DENA FELDSTEIN BRODY ✓	661 GREEN ST.	3/18/98	497-6858

Signature Name Address Date Phone

Helen Epstein Helen Epstein 62 Kinnard St 3/12/98 576-2738

Ted J. Goshul Ted Kaptchuk 27 Bay St. 3/12/98 352/1744

Charles Merzacker CHARLES MERZACKER 636 GREEN ST 3/13/98 868-5250

Marcia Dworkin MARCIA DWORKIN 636 GREEN ST 3/13/98 868-5250

Margaret Corcoran MARGARET CORCORAN 667 GREEN ST 3/13/98 864-5017

Pat Corcoran Pat Corcoran 667 GREEN ST 3/13/98 864-5017

John J. Walsh John J. Walsh 622 Green St 3/13/98 547-0718
Camb. ma 02139

Ellin Sarot ELLIN SAROT 654 green st. cambridge 02139 868-7726

John L. Sweeney JOHN L. SWEENEY 622 GREEN ST CAMB 02139 547-0718

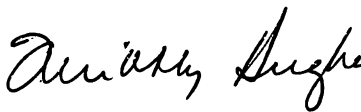
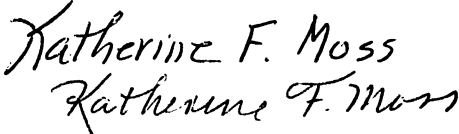
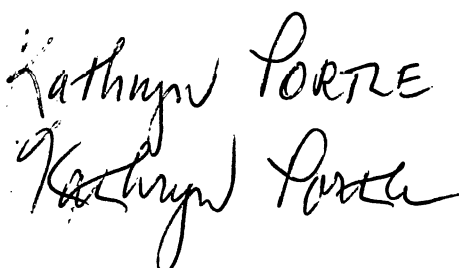

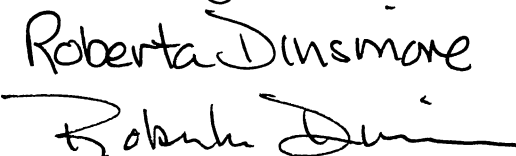
Marilyn Zoeller Wellons Marilyn Zoeller Wellons 651 Green St. Cam. 02139 352-3858

Jeanne Koopman JEANNE KOOPMAN 248 RIVER ST CAMB 02139 864-9324

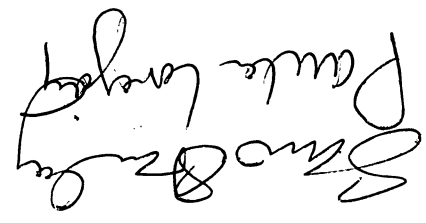
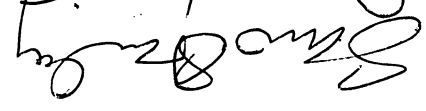
Arthur N. Holcombe ARTHUR N. HOLCOMBE 663 GREEN ST. CAMB 02139

Susan Helche Susan Holcombe, 663 Green St Cambridge 02139 547-4877
547-4577

Ann P. Bolger 3/18/98 ANN P. BOLGER 10 ST. PAUL ST, CAMB 02139
547-3755

Signature	Name	Address	Date	Phone
	Timothy Hughes	489 Green St. #3 Cambridge, MA 02139-3205	03/17/98	497-7422
	Katherine F. Moss	495 Green St #3 Cambridge MA 02139	3/17/98	354-1363
	Kathryn Porte	495 Green St #2 Cambridge 02139	3/17/98	491-1980
	Michael Grover	491 GREEN ST CAMBRIDGE 02139	3-17-98	547-0366
	Roberta Dinsmore	491 Green St Cambridge, 02139	3-17-98	547-0366

Signature	Name	Address	Date	Phone
<i>Elizabeth E. Snow</i>	<i>Elizabeth E. Snow</i>	<i>602 Green St</i>	<i>3/14/89</i>	

Signature	Name	Address	Date	Phone
	Pauline Longley	9 Clifton St	3/18/97	8760884
	Stan O'Connell	10 CLINTON ST. CAMBRIDGE	MARCH 18 '97.	(617)864-0821.

Consnet Communication #8

Petition was received from Leo Anderson, et. al., to make changes to the text of the zoning ordinance and to change zoning district designations of areas on and near Mass. Ave in the Riverside and Mid-Cambridge Neighborhoods.

In City Council March 23, 1998

Referred to
~~Planning Board + Ordinance Comm.~~
3/25
Have to look - sent in ~~to~~ Dennis post

PETITION OF Anderson Petition
(Mass Ave, Riverside, Mid-Cambridge)

Petition filed with the City Clerk March 18, 1998

(all hearings to be completed 65 days from In City Council date)

- 8 days - March
- 30 days - April
- 27 days - May

- 65 days = May 27, 1998

In City Council March 23, 1998

Referred to the Planning Board for report March 23, 1998

Planning Board Hearing May 19, 1998

(CITY COUNCIL must act within 90 days of the ORDINANCE COMMITTEE hearing which would be August 11, 1998.)

- 18 days - May
- 30 days - June
- 31 days - July
- 11 days - August

- 90 days = August 11, 1998

City Council hearing published Chronicle on 4/23
and 4/30

Hearing before the Ordinance Committee May 13, 1998 (Committee Rpt. #3 6/8/98)

Reported to the City Council _____

Passed to a second reading on June 8, 1998
published in Chronicle on 6/11/98

Planning Board report received on July 27, 1998

Ready for ordination on July 27, 1998

Passed to be ordained on July 27, 1998
published in Chronicle on 8/6/98

COMPLETION DATE August 11, 1998

Anderson Petition Provisions Adopted by City Council

7/27/98

Description of Text Changes

1. Section 10.45 is modified to delete the provision that permits the Planning Board to issue variances normally granted by the Board of Zoning Appeal.

2. The height permitted in Business B-2 districts is reduced from 90 feet to 45 feet.

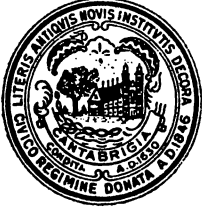
3. Footnote (f) which further limited the height of buildings in the Business B-2 district is deleted.

4. Principal use parking lots and garages for private passenger cars, formerly allowed by special permit in Residence B and Residence C, C-1, 2, 2A, 2B, 3, and 3A districts, is now prohibited.

5. and 6. New regulations for landscaping and other activities within the required yards in Residence C-2B districts are imposed including the prohibition of any construction below grade within those required yards.

7. The provision that permitted the Planning Board to reduce yard requirements in the ResidenceC-2B district by special permit is deleted.

Anderson Petition Provisions Adopted by City Council
7/27/98



City of Cambridge

In the Year One Thousand, Nine Hundred

AN ORDINANCE

Be it ordained by the City Council of the City of Cambridge as follows:

A. Text Changes

1. Delete the text of Section 10.45 in its entirety and substitute therefor the following.

10.45 Any development application requiring a special permit from the Planning Board that contains elements requiring a special permit from the Board of Zoning Appeal may be allowed by the Planning Board within the scope of the Planning Board special permit and shall not require a separate application to the Board of Zoning Appeal.

2. Amend Table 5-3 - Table of Dimensional Requirements, Business Districts as follows.

In the entry for Bus. B-2, in Column (6), Maximum Height in Feet, delete "90 (f)" and substitute "45 "

3. In Section 5.33.2 Footnotes, delete the text of footnote (f).

4. In Section 4.32.b, Table of Use Regulations - Transportation, Communication and Utility Uses, Automobile parking lot or parking garage for private passenger cars, in Columns headed Res. B and headed Res. C, C-1, 2, 2A, 2B, 3, 3A, delete the existing designation "SP" and substitute therefor "No".

5. In Section 5.31.1, Table of Dimensional Requirements - Residential Districts, insert a new Footnote (k) for the Res. C-2B district for the entries for the three entries in column numbered (5): Minimum yard in feet, entries for Front, Side and Rear.

6. Insert a new Footnote (k) in Section 5.31.2 to read as follows:

Yard Requirements in the Residence C-2B District

(1) Setbacks.

In the Residence C-2B District, buildings shall comply with these yard requirements by being set back above and below ground.

(2) Green area — general.

Two of the yards on a lot shall consist exclusively of green area as defined in section 2.000. Contrary to the provisions of said definition, hard surfaced walks and terraces shall not exceed 25% of the area of each yard. At a minimum, green area setback shall consist of permanently maintained densely planted trees and shrubs that may be expected to form within three (3) years after time of planting a continuous unbroken, year round visual screen. Every effort shall be made to retain the best existing trees in said setbacks to meet the requirements of this section in whole or in part. Plans for landscaping and maintenance shall be approved by the Committee on Public Planting as appointed by the City Manager. No Certificate of Occupancy may be granted until landscaping under the terms of this section is completed.

(3) Lots with more than four yards.

If the shape of a lot creates a situation where there are more than four yards, this green area requirement shall apply to half of the yards, rounded up in the instance of an odd number of yards.

(4) Lots in two or more zoning districts.

Where a zoning district boundary line or lines split a lot, a lot partially in the Residence C-2B district shall comply with provisions elsewhere in this zoning ordinance with regard to lots in two or more zoning districts, except that the setback and green area requirements of this footnote shall apply to all parts of the lot regardless of zoning district.

(5) Lots abutting more restrictively zoned districts.

When any lot abuts a more restrictively zoned district or districts, all yards abutting the more restrictively zoned district(s) shall be designated as yards required to comply with the green area requirements of this footnote. This provision shall apply to that quantity of abutting yards numbering up to and including the maximum number of green area yards required by this footnote. The total number of green area yards required on a lot shall not be changed by the provisions of this subsection (5).

(6) Pedestrian and vehicular access.

- (a) When a yard used to satisfy the green area requirement of this footnote is a front yard, the green area may be interrupted by not more than one path for pedestrian access to the building. Said pedestrian path shall be constructed perpendicular to the lot line and shall not more than 8 feet wide. The green area yard may also be interrupted by not more than one driveway constructed perpendicular to the lot line and which is not more than 12 feet wide.**
- (b) The sum of the widths of the said pedestrian path and driveway may not exceed the setback provided by the smallest of the yards provided on the lot.**
- (c) The areas allowed to be used for access under this subsection (6) shall be counted as part of the 25% of total required green area which is allowed to be used for hard surfaced walks and terraces for the front yard in which the access areas are constructed.**

(7) Townhouse development.

When a lot is used for townhouse development, the provisions of this footnote shall apply to the lot before subdivision into townhouse lots. Subdivision into townhouse lots shall be done in such a manner as to not affect the application of this footnote to the entire unsubdivided lot. In particular, the pedestrian path and driveway allowed by paragraph (4) shall apply to the lot before subdivision into townhouse lots and subdivision into townhouse lots shall not increase the number of pedestrian paths and driveways allowed.

7. Delete section 5.31.3 (d)

B. Map Changes

1. Rezone to Residence C-2B that area presently zoned Business B-1, Office 3 and Residence C-1 circumscribed by a line described as follows.

- 01 Beginning at a point which point is the intersection of the southwesterly lot line of Lot #29 and the southeasterly lot line of lot #32 on Assessor's Plat #118;
- 02 and 0.3 deleted;
04. Then turning and proceeding along the southeastern lot line of lot 32 on Assessors Map 118 in a northeasterly direction a distance of approximately 24 feet to the northeastern lot line of lot 32 on Assessors Map 118;
05. Then turning and proceeding along the northeastern lot line of lot 32 on Assessors Map 118 and the extension thereof in a northwesterly direction a distance of approximately 118 feet to the midline of Clinton Street;
06. Then turning and proceeding along the midline of Clinton Street in a northeasterly direction a distance of approximately 9 feet to the extension of the southwestern lot line of lot 55 on Assessors Map 117;
07. Then turning and proceeding along the extension of the southwestern lot line of lot 55 on Assessors Map 117 and along line segments constituting together the southwestern lot line of lot 55 on Assessors Map 117 in a northwesterly direction a distance of approximately 136 feet to the southeastern lot line of lot 29 on Assessors Map 117;
08. Then turning and proceeding along the southeastern lot line of lot 29 on Assessors Map 117 in a northeasterly direction a distance of approximately 20 feet to the northeastern lot line of lot 29 on Assessors Map 117;
09. Then turning and proceeding along the northeastern lot line of lot 29 on Assessors Map 117 and the extension thereof in a northwesterly direction a distance of approximately 107 feet to the midline of Lee Street;
10. Then turning and proceeding along the midline of Lee Street in a southwesterly direction a distance of approximately 2 feet to the extension of the southwestern lot line of lot 58 on Assessors Map 117;
11. Then turning and proceeding along the extension of and the southwestern lot line of lot 58 on Assessors Map 117 and along the southwestern lot line of lot 26 on Assessors Map 117 in a northwesterly direction a distance of approximately 176 feet to the southeastern lot line of lot 25 on Assessors Map 117;
12. Then proceeding along the southeastern lot line of lot 25 on Assessors Map 117 in a southwesterly direction a distance of approximately 31 feet to the southwestern lot line of lot 25 on Assessors Map 117;
13. Then proceeding along the southwestern lot line of lot 25 on Assessors Map 117 and the extension thereof of in a northwesterly direction a distance of approximately 54 feet to the midline of Arnold Circle;
14. Then turning and proceeding along the midline of Arnold Circle in a northeasterly direction a distance of approximately 5 feet to the extension of the northeastern lot line of lot 28 on Assessors Map 117;
15. Then turning and proceeding along the extension of and the northeastern lot line of lot 28 on Assessors Map 117 in a northwesterly direction a distance of approximately 50 feet to the southeastern lot line of lot 1 on Assessors Map 117;

16. Then turning and proceeding along the southeastern lot line of lot 1 on Assessors Map 117 in a northeasterly direction a distance of approximately 22 feet to the northeastern lot line of lot 1 on Assessors Map 117;
17. Then turning and proceeding along the northeastern lot line of lot 1 and the extension thereof in a northwesterly direction a distance of approximately 70 feet to the midline of Hancock Street;
18. Then turning and proceeding along the midline of Hancock Street in a northeasterly direction a distance of approximately 76 feet to a line parallel to and 175 feet northeast of the northeastern street line of Massachusetts Avenue;
19. Then turning and proceeding along said line parallel to and 175 feet northeast of the northeastern street line of Massachusetts Avenue in a northwesterly direction a distance of approximately 120 feet to a line parallel to and 100 feet northwest of the northwestern street line of Hancock Street;
20. Then turning and proceeding along said line parallel to and 100 feet northwest of the northwestern street line of Hancock Street in a northeasterly direction a distance of approximately two feet to the extension of the northeastern lot line of lot 99 on Assessors Map 116;
21. Then turning and proceeding along the extension of and the northeastern lot line of lot 99 on Assessors Map 116 and along the northeastern lot lines of lots 74, 59, and 60 on Assessors Map 116 in a northwesterly direction a distance of approximately 413 feet to the southeastern lot line of lot 101 on Assessors Map 116;
22. Then turning and proceeding along the southeastern lot line of lot 101 on Assessors Map 116 in a southwesterly direction a distance of approximately 45 feet to a line parallel to and 100 feet northeast of the northeast street line of Massachusetts Avenue;
23. Then turning and proceeding along the said line parallel to and 100 feet northeast of the northeast street line of Massachusetts Avenue in a northwesterly direction a distance of approximately 120 feet to the midline of Dana Street;
24. Then turning and proceeding along the midline of Dana Street in a southwesterly direction a distance of approximately 130 feet to the midline of Massachusetts Avenue;
25. Then turning and proceeding along the midline of Massachusetts Avenue in a southeasterly direction a distance of approximately 358 feet to the extension of the northwestern lot line of lot 45 on Assessors Map 120;
26. Then turning and proceeding along the extension of and the northwestern lot line of lot 45 on Assessors Map 120 in a southwesterly direction a distance of approximately 151 feet to the northeastern lot line of lot 54 on Assessors Map 120;
27. Then turning and proceeding in a southeasterly direction along the northeastern lot line of lot 54 on Assessors Map 120 a distance of approximately 57 feet to the northwestern lot line of lot 68 on Assessors Map 120;
28. Then turning and proceeding in a northeasterly direction along the northwestern lot line of lot 68 on Assessors Map 120 a distance of approximately 12 feet to the northeastern lot line of lot 68 on Assessors Map 120;
29. Then turning and proceeding in a southeasterly direction along the northeastern lot line of lot 68 on Assessors Map 120 a distance of approximately 55 feet to the northwestern lot line of lot 64 on Assessors Map 120;

30. Then turning and proceeding in a northeasterly direction along the northwestern lot line of lot 64 on Assessors Map 120 a distance of approximately 12 feet to the northeastern lot line of lot 64 on Assessors Map 120;
31. Then turning and proceeding in a southeasterly direction along the northeastern lot line of lot 64 on Assessors Map 120 and the extension thereof a distance of approximately 112 feet to the midline of Hancock Street;
32. Then turning and proceeding in northeasterly direction along the midline of Hancock Street a distance of approximately 53 feet to the extension of the northeastern lot line of lot 91 on Assessors Map 119;
33. Then turning and proceeding in a southeasterly direction along the extension of and the northeastern lot line of lot 91 on Assessors Map 119 a distance of approximately 108 feet to the northwestern lot line of lot 101 on Assessors Map 119;
34. Then turning and proceeding in a southwesterly direction along the northwestern lot line of lot 101 on Assessors Map 119 a distance of approximately 92 feet to the northeastern lot line of lot 97 on Assessors Map 119;
35. Then turning and proceeding along the northeastern lot lines of lots 97, 98 and 16 on Assessors Map 119 in a southeasterly direction a distance of approximately 127 feet to the northwestern lot line of lot 15 on Assessors Map 119;
36. Then turning and proceeding along the northwestern lot line of lot 15 on Assessors Map 119 in a northeasterly direction a distance of approximately 20 feet to the northeastern lot line of lot 15 on Assessors Map 119;
37. Then turning and proceeding along the northeastern lot line of lots 15 and 14 on Assessors Map 119 in a southeasterly direction a distance of approximately 78 feet to the southeastern lot line of lot 14 on Assessors Map 119;
38. Then turning and proceeding along the southeastern lot line of lot 14 on Assessors Map 119 in a in a southwesterly direction a distance of approximately 30 feet to the southwestern lot line of lot 7 on Assessors Map 119;
39. Then turning and proceeding along the southwestern lot line of lot 7 on Assessors Map 119 in a southeasterly direction a distance of approximately 64 feet to the southeastern lot line of lot 7 on Assessors Map 119;
40. Then turning and proceeding in a northeasterly direction along the southeastern lot line of lot 7 on Assessors Map 119 a distance of approximately 33 feet to a line parallel to and 100 feet northeast of the northeastern street line of Green Street;
41. Then turning and proceeding in a southeasterly direction along said line parallel to and 100 feet northeast of the northeastern street line of Green Street a distance of approximately 343 feet to the midline of Sellers Street;
42. Then turning and proceeding along the midline of Sellers Street in a northeasterly direction a distance of approximately 153 feet to the midline of Massachusetts Avenue;

43. Then turning and proceeding along the centerline of Massachusetts Avenue in a northwesterly direction a distance of approximately 5 feet to the intersection with the southwesterly extension of the southeasterly lot line of Lot 32, on Assessor's Map #118.

44. Then turning and proceeding in a northeasterly direction along the southeasterly lot line and its extension of Lot #32 for a distance of approximately 128 feet to its intersection with the southwesterly lot line of Lot #29, the point of origin.

Said area includes all or parts of the following parcels of land:

01. Premises of the following parcels shown on Assessors Map 116: lots numbered 54, 59, 60, 71, 74, 92, 96, 98, 99, 100, 101, and 103, being even numbers 2 to 8 Dana Street, odd numbers 923 to 973 Massachusetts Avenue, even numbers 8 through 10 Center Street, and odd numbers 75 to 85 Hancock Street.
02. Premises of the following parcels shown on Assessors Map 117: lots numbered 1, 23, 24, 28, 29, 56, 57, 64, and 65, being number 74 Hancock Street, and odd numbers 859 through 907 Massachusetts Avenue;
03. Premises of the following parcels shown on Assessors Map 118: lots numbered 1 and 32, being odd numbers 845 through 847 Massachusetts Avenue;
04. Premises of the following parcels shown on Assessors Map 119: lots numbered 4, 5, 7, 8, 9, 82, 83, 90, 92, 101, and 102, being even numbers 844 through 910 Massachusetts Avenue, odd numbers 1 through 13 Sellers Street and number 66 Hancock Street;
05. Premises of the following parcels shown on Assessors Map 120: lots numbered 45, 46, 48, 49, 73 and 74, being even numbers 922 through 940 Massachusetts Avenue and odd numbers 55 through 65 Hancock Street;

2. Rezone to Residence C-1 that area presently zoned Office 3 and that is circumscribed by a line described as follows.

01. Beginning at a point which point is the intersection of the midline of Green Street and the extension of the northwestern lot line of lot 12 on Assessors Map 119;
02. Then proceeding in a northeasterly direction along the extension of and the northwestern lot line of lot 12 on Assessors Map 119 a distance of approximately 88 feet to the northeastern lot line of lot 12 on Assessors Map 119;
03. Then turning and proceeding in a southeasterly direction along the northeastern lot line of lot 12 on Assessors Map 119 a distance of approximately 17 feet to the southeastern lot line of lot 7 on Assessors Map 119;
04. Then turning and proceeding in a northeasterly direction along the southeastern lot line of lot 7 on Assessors Map 119 a distance of approximately 33 feet to a line parallel to and 100 feet northeast of the northeastern street line of Green Street;
05. Then turning and proceeding in a southeasterly direction along said line parallel to and 100 feet northeast of the northeastern street line of Green Street a distance of approximately 343 feet to the midline of Sellers Street;
06. Then turning and proceeding in a southwesterly direction along the midline of Sellers Street a distance of approximately 120 feet to the midline of Green Street;
07. Then turning and proceeding in a northwesterly direction along the midline of Green Street a distance of approximately 350 feet to the extension of the northwest lot line of lot 12 on Assessors Map 119, the point of origin.

Said area includes all or parts of the following parcels of land:

Premises of the following parcels shown on Assessors Map 119: lots numbered 8, 9, 12, 92 and 93, being odd numbers 453 to 485 Green Street, odd numbers 13 to 17 Sellers Street and even numbers 844 to 872 Massachusetts Avenue.

3. Rezone to Residence C-1 that area presently zoned Office 3 and Business B-1 that is circumscribed by a line described as follows.

01. Beginning at a point which point is the intersection of the midline of Hancock Street and a line parallel to and 100 feet northeast of the northeastern street line of Green Street;
02. Then proceeding in a northwesterly direction along said line parallel to and 100 feet northeast of the northeastern street line of Green Street a distance of approximately 223 feet to the northwestern lot line of lot 54 on Assessors Map 120;
03. Then turning and proceeding in a northeasterly direction along the northwestern lot line of lot 54 on Assessors Map 120 a distance of approximately 8 feet to the northeastern lot line of lot 54 on Assessors Map 120;
04. Then turning and proceeding in a southeasterly direction along the northeastern lot line of lot 54 on Assessors Map 120 a distance of approximately 57 feet to the northwestern lot line of lot 68 on Assessors Map 120;
05. Then turning and proceeding in a northeasterly direction along the northwestern lot line of lot 68 on Assessors Map 120 a distance of approximately 12 feet to the northeastern lot line of lot 68 on Assessors Map 120;
06. Then turning and proceeding in a southeasterly direction along the northeastern lot line of lot 68 on Assessors Map 120 a distance of approximately 55 feet to the northwestern lot line of lot 64 on Assessors Map 120;
07. Then turning and proceeding in a northeasterly direction along the northwestern lot line of lot 64 on Assessors Map 120 a distance of approximately 12 feet to the northeastern lot line of lot 64 on Assessors Map 120;
08. Then turning and proceeding in a southeasterly direction along the northeastern lot line of lot 64 on Assessors Map 120 and the extension thereof a distance of approximately 112 feet to the midline of Hancock Street;
09. Then turning and proceeding in northeasterly direction along the midline of Hancock Street a distance of approximately 53 feet to the extension of the northeastern lot line of lot 91 on Assessors Map 119;
10. Then turning and proceeding in a southeasterly direction along the extension of and the northeastern lot line of lot 91 on Assessors Map 119 a distance of approximately 108 feet to the northwestern lot line of lot 101 on Assessors Map 119;
11. Then turning and proceeding in a southwesterly direction along the northwestern lot line of lot 101 on Assessors Map 119 a distance of approximately 92 feet to the southwestern lot line of lot 21 on Assessors Map 119;
12. Then turning and proceeding in a northwesterly direction along the southwestern lot line of lot 21 on Assessors Map 119 a distance of approximately 109 feet to the midline of Hancock Street;
13. Then turning and proceeding in a northeasterly direction along the midline of Hancock Street a distance of approximately 12 feet to a line parallel to and 100 feet northeast of the northeastern street line of Green Street, the point of origin.

Said area includes all or parts of the following parcels of land:

01. Premises of the following parcels shown on Assessors Map 119: lots 21 and 91, being even numbers 52 to 56 Hancock Street;
02. Premises of the following parcels shown on Assessors Map 120: lots 54, 64 and 68, being number 49 Hancock Street and odd numbers 543A to 551 Green Street.

4. Rezone to Residence C-1 that area presently zoned Office 3 that is circumscribed by a line described as follows.

01. Beginning at a point which point is the intersection of the midline of Hancock Street and a line parallel to and 175 feet northeast of the northeastern street line of Massachusetts Avenue;
02. Then proceeding along said line parallel to and 175 feet northeast of the northeastern street line of Massachusetts Avenue in a southeasterly direction for a distance of approximately 712 feet to the northwesterly lot line of Lot #78 on Assessor's Map #118.
- 03 Then turning an proceeding in a southwesterly direction along the northwesterly lot line of Lots #78, 79, and 29 to its intersection with the northeasterly lot line of Lot #32 on Assessor's Map #118.
- 04-09 deleted.
10. Then turning and proceeding along the northeastern lot line of lot 32 on Assessors Map 118 and the extension thereof in a northwesterly direction a distance of approximately 118 feet to the midline of Clinton Street;
11. Then turning and proceeding along the midline of Clinton Street in a northeasterly direction a distance of approximately 9 feet to the extension of the southwestern lot line of lot 55 on Assessors Map 117;
12. Then turning and proceeding along the extension of the southwestern lot line of lot 55 on Assessors Map 117 and along line segments constituting together the southwestern lot line of lot 55 on Assessors Map 117 in a northwesterly direction a distance of approximately 136 feet to the southeastern lot line of lot 29 on Assessors Map 117;
13. Then turning and proceeding along the southeastern lot line of lot 29 on Assessors Map 117 in a northeasterly direction a distance of approximately 20 feet to the northeastern lot line of lot 29 on Assessors Map 117;
14. Then turning and proceeding along the northeastern lot line of lot 29 on Assessors Map 117 and the extension thereof in a northwesterly direction a distance of approximately 107 feet to the midline of Lee Street;
15. Then turning and proceeding along the midline of Lee Street in a southwesterly direction a distance of approximately 2 feet to the extension of the southwestern lot line of lot 58 on Assessors Map 117;

16. Then turning and proceeding along the extension of and the southwestern lot line of lot 58 on Assessors Map 117 and along the southwestern lot line of lot 26 on Assessors Map 117 in a northwesterly direction a distance of approximately 176 feet to the southeastern lot line of lot 25 on Assessors Map 117;
17. Then proceeding along the southeastern lot line of lot 25 on Assessors Map 117 in a southwesterly direction a distance of approximately 31 feet to the southwestern lot line of lot 25 on Assessors Map 117;
18. Then proceeding along the southwestern lot line of lot 25 on Assessors Map 117 and the extension thereof of in a northwesterly direction a distance of approximately 54 feet to the midline of Arnold Circle;
19. Then turning and proceeding along the midline of Arnold Circle in a northeasterly direction a distance of approximately 5 feet to the extension of the northeastern lot line of lot 28 on Assessors Map 117;
20. Then turning and proceeding along the extension of and the northeastern lot line of lot 28 on Assessors Map 117 in a northwesterly direction a distance of approximately 50 feet to the southeastern lot line of lot 1 on Assessors Map 117;
21. Then turning and proceeding along the southeastern lot line of lot 1 on Assessors Map 117 in a northeasterly direction a distance of approximately 22 feet to the northeastern lot line of lot 1 on Assessors Map 117;
22. Then turning and proceeding along the northeastern lot line of lot 1 and the extension thereof in a northwesterly direction a distance of approximately 70 feet to the midline of Hancock Street;
23. Then turning and proceeding along the midline of Hancock Street in a northeasterly direction a distance of approximately 75 feet to a line parallel to and 175 feet northeast of the northeastern street line of Massachusetts Avenue, the point of origin.

1.00 Affecting all or parts of the following lots shown on Assessor's Map 117: Lots #25, 26, 27, 30, 31, 54, 55, 58, 59, 69, 104, 105; .

even numbers 82-88 Hancock Street; all numbers at Arnold Circle; all numbers 5-14 Lee Street; numbers 3 and 5 Clinton Street.

2.00 Affecting all or parts of the following lots shown on Assessor's Map 118: Lots #2, 3, 4, 5, and 33.

Even numbers 2 and 10 Clinton Street.

5. Rezone to Office 1 that area presently zoned Office 3 that is circumscribed by a line described as follows.

01 Beginning at a point which point is the intersection of the centerline of Massachusetts Avenue and the southwestern extension of the centerline of Bigelow Street on Assessor's Plat #118;

02 Then proceeding in a northeasterly direction along the centerline of Bigelow Street and its extension to its intersection with the southeasterly extension of the southwesterly lot line of Lot #79, a distance of approximately 165 feet;

03 Then turning and proceeding in a northwesterly direction along the southwesterly lot line and its extension of Lot #79 to its intersection with the northwesterly lot line of Lot #79, a distance of approximately 125 feet;

04. Then turning and proceeding in a southwesterly direction along the northwesterly lot lines of Lots #29, and 31 and their extension to its intersection with the centerline of Massachusetts Avenue, a distance of approximately 150 feet;

05 Then turning and proceeding in a southeasterly direction along the centerline of Massachusetts Avenue for approximately 125 feet to its intersection with the extension of the centerline of Bigelow Street, the point of origin.

1.00 Affecting all or parts of the following Lots #29, 30, and 31.

5 Bigelow Street and 825-837 Massachusetts Avenue.

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147 Hampshire Street
Cambridge
Massachusetts 02139
617 -349-4800
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To: Margaret Drury
City Clerk

From: Ann Daughaday *AD*
City Engineer

Date: May 6, 1998

Re: Anderson et Al Zoning Petition

My staff has tallied the petition area. The result is as follows:

Total Petition Area 448,800 Sq. Ft.

Please let me know if you need any additional Information.

C. Liza Paden, Community Development



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LEGAL NOTICES

City of Cambridge MASSACHUSETTS PLANNING BOARD NOTICE OF PUBLIC HEARING

The Planning Board of the City of Cambridge will hold a public hearing on **Tuesday, May 19, 1998 at 7:30 p.m.** in the Conference Room, third floor, City Hall Annex, McCusker Building, 57 Inman Street, Cambridge, Massachusetts on a petition by Leo Anderson, et al, to amend the Zoning Ordinance of the City of Cambridge by:

1. Changing in the Table of Use Regulations, Section 4.32.b-Automobile parking lot from the existing "special permit" use to "NO" in Residence B and all C districts from Residence C through C-3A;
2. Deleting Section 10.45 (which grants to the Planning Board authority to grant special permits and variances normally issued by the Board of Zoning appeal) and renumber the sections accordingly.
3. Deleting all reference to Section 10.45 in the Zoning Ordinance.
4. Changing Section 5.31.1, Table 5-1, by inserting a new footnote (j) relating to additional front, side, and rear yard requirements for the Residence C-2B district that will do the following:
 - a. require portions of buildings underground to meet the yard requirements;
 - b. establish new requirements that portions of the required yards be green area with specific landscaping requirements;
 - c. impose these yard requirements on portions of lots in other districts;
 - d. impose pedestrian path and vehicular driveway limitations in required

front yard green areas;
e. apply the new regulations to the specific case of Townhouse Developments.

5. Deleting Section 5.31.3(d) which grants authority to the Planning Board to reduce yard requirements in the Residence C-2B District by special permit.
6. Modifying the requirements of Business B-2 Districts as follows:
 - a. reduce the maximum height from 90 feet to 45 feet.
 - b. reduce the FAR for housing uses from 3.0 to 1.34.
7. Deleting the voluntary inclusionary housing provisions of Section 11.200, Section 11.203.2(d).
8. Reducing the FAR and increase the Lot Area Per Dwelling Unit requirements of Residence C-1, C-2, C-2B, C-2A, C-3 and C-3A districts.
9. Reducing the FAR and increase the Lot Area Per Dwelling Unit requirements of Office 1, 2, 3 and 3A districts.
10. Reducing the FAR and/or increase the Lot Area Per Dwelling Unit requirements of Business B-1 and Business B-2 districts.
11. In the Central Square Overlay District reducing the FAR bonus for affordable housing in the Office 3 district from 3.75 to 2.5.
12. In Section 5.31.1, Table 5-1 of Dimensional Requirements - Residential Districts, amend column (1) maximum Ratio of Floor Area to Lot Area and column (3), Minimum Lot Area for Each D.U. in Sq. Ft. as specified as follows:

District	Column (1) Max. Ratio of Floor Area to Lot Area		Column (3) Min. Lot Area for Each D.U. in Sq. Ft.	
	Existing	Proposed	Existing	Proposed
Res C-1	.75	.57	1,200	2,310
Res C-2	1.75	1.34	600	790
Res C-2B	1.75	1.34	600	790
Res C-2A	2.5	1.92	300	341
Res C-3	3.0	2.30	300	341
Res C-3A	3.0	2.30	300	341

13. In Section 5.32.1, Table 5-2 of Dimensional Requirements - Office Districts, amend column (1), maximum Ratio of Floor Area to Lot Area and column (3), Minimum Lot Area for Each D.U. in Sq. Ft. as specified as follows:

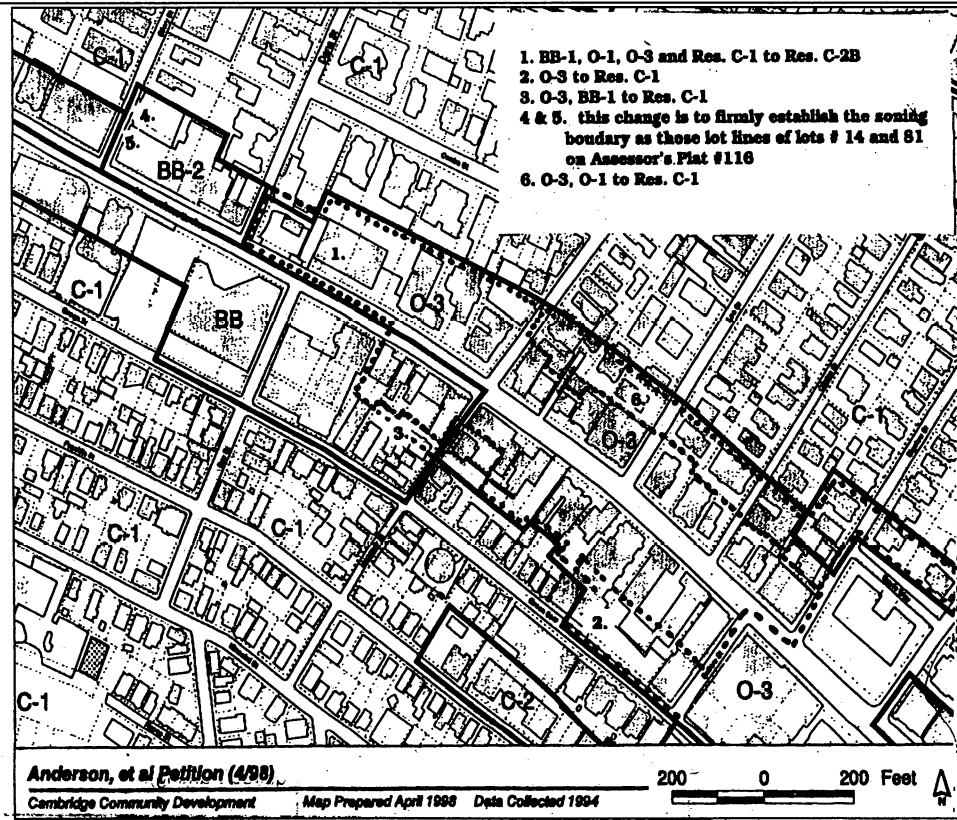
District	Column (1) Max. Ratio of Floor Area to Lot Area		Column (3) Min. Lot Area for Each D.U. in Sq. Ft.	
	Existing	Proposed	Existing	Proposed
Office 1	.75	.57	1,200	2,310
Office 2	2.0	1.53	600	790
Office 3	3.0	2.30	300	341
Office 3A	3.0	2.30	300	341

14. In Section 5.33.1, Table 5-3 of Dimensional Requirements - Business Districts, amend column (1), maximum Ratio of Floor Area to Lot Area and column (3), Minimum Lot Area for Each D.U. in Sq. Ft. as specified as follows:

District	Column (1) Max. Ratio of Floor Area to Lot Area		Column (3) Min. Lot Area for Each D.U. in Sq. Ft.	
	Existing	Proposed	Existing	Proposed
Bus B-1	no change	no change	300	341
Bus B-2	3.0	1.75	300	790

5. And amending the Zoning Map of the City of Cambridge in the area of Mid Mass Avenue as shown on the accompanying map.

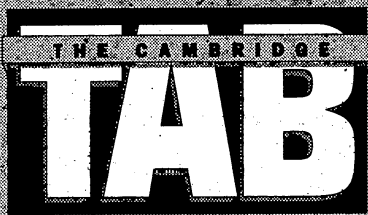
Copies of this petition are on file in the Office of the City Clerk, City Hall, Cambridge, Massachusetts. Questions concerning the petition may be addressed to Lester Barber at 349-4647; TTY: 349-4621, email lpaden@ci.cambridge.ma.us.



Anderson, et al Petition (498)

Cambridge Community Development

Map Prepared April 1998 Data Collected 1994



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617/497-1241

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Family bill is fair

Massachusetts is on the threshold of becoming a family-friendlier state with a move to require employers to allow workers three unpaid days off a year for "small necessities," such as taking a child or elderly relative to a routine medical appointment or participating in a child's school activities.

The Legislature has passed the bill and it is up to acting Gov. Paul Cellucci to sign it, something the governor is likely to do. For Cellucci, signing the bill is not only good policy, it is good politics. His signature would come on the heels of his running mate, Jane Swift, announcing she and her husband are expecting a baby just before the election. How much more family-friendly can a candidate appear?

The "small necessities" bill builds on the 1993 federal Family Leave Act, which is already considered one of the major accomplishments of the Clinton administration. Businesses today demand a great deal from their workers. Technology advances have brought great convenience, but have also allowed the workplace to overflow into the home. In most of those homes, both parents are more than likely working full-time. And trying to raise a family.

Because this bill only affects companies with more than 50 employees, even the Associated Industries of Massachusetts, which usually opposes government mandates in the employee/employer relationship, is not opposing this bill. The days off are also unpaid, so it is not a financial burden to the companies. But it also makes sense from a business point of view — a company that treats employees well attracts talented and dedicated employees who will return that good will.

Government must walk a fine line in such matters. Mandates and regulations in the business world should be fair to both the employer and the employee. This bill is fair. And hopefully part of a trend in government and business circles.

Cultural tug-of-war

Around this time last year, the Massachusetts legislature was considering how much money should go to the Massachusetts Cultural Council. Should the council, which doles out money to local arts groups across the state, get the same as the two years before or should it get more? In the end, the council received \$600,000 more, which was \$1.5 million less than they asked for and \$500,000 less than then-Gov. William Weld recommended.

Now it is acting Gov. Cellucci's budget of \$16.3 million and the MCC asking for \$20 million. The House Ways and Means Committee is offering \$14.9 million, \$200,000 more than the MCC's fiscal 1998 budget.

The give-and-take over money is a given in the way government works. It is unfortunate that noble causes such as arts, culture and social issues are reduced to a bottom-line tug of war between agencies and elected leaders. In this case the state Legislature is holding the purse-strings tightly, the governor — who is looking for support in the upcoming election — appears generous, though restrained by local representatives and senators, and the cultural council must play each off the other to receive more money.

Last year the legislature was making matters worse by earmarking that money and trying to micromanage the cultural council. Thankfully, this year the legislature is not playing that game, and legislators should be commended for that. It bears repeating The TAB's position last year that the arts council should not be forced to beg for money, as was the appearance in 1997. Also, it is the responsibility of the council, which touches most Massachusetts' residents lives in some way, to galvanize that power and send a message to the legislature.

That responsibility also belongs to every parent with a child who takes dance lessons that receive some public funding, or every adult who visits a museum or attends a concert that receives some public money. If more taxpayers' money should support the council and the organizations it funds, now is the time to tell your representative. The House debates its budget proposal this week. The Senate debate happens soon after and the final budget will be decided next month.



GAMBLING Among

Letters to the Editor

Article on bras clear and concise

As president of Mellen Medical, a natural body care company, I was very grateful ("Which Bra is Best", April 7-13) devoted breast cancer link by Susie Davidson. So concisely presented a discussion on this been bandied about in health and medicine the past few years. While one can certainly the wearing of tight bras to breast cancer instances, it is often the simplest lifestyle give pause to consider when approaching prevention.

A

Sorry critic doesn't understand

In regard to T.J. Medrek: critic he may ("Boston Ballet's repertoire season: too short on new work," April 14-20). He the whole message of Lila York's choir sorry for him.

Jeanne C

Cut back the 'temporary' tax

The budget season is upon us, our elected Beacon Hill are preparing ways to spend the next fiscal year. Fortunately, by virtue of economy and fiscal leadership at the commonwealth is in the enviable position of surplus. Unfortunately, many members are reluctant to cut taxes, and put hard earned back into taxpayer's wallets — where

The temporary tax increased imposed by Dukakis and the Legislature during a recession has in effect become permanent. It is proposed to revert back to 5 percent once the recession is resolved. The Legislature, however, has forgotten or ignored the original intent of the tax and allowed it to remain.

Legislators' logic appears to be flawed in cutting taxes. They have people believe that taxes should be significantly increased while the state is doing well. Furthermore, they argue that the education fund should be increased, a fund which is already more than adequately funded. Spending is increased significantly during economic prosperity, what will happen during tough times. Will taxes be raised? Will programs be cut? Exactly when is it a good time to go back to taxpayers?

Elected representatives are responsible for the protection of residents' tax dollars. They have the responsibility to ensure that taxpayer

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147 Hampshire Street
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617-349-4800
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To: Margaret Drury
City Clerk

From: Ann Daughaday *AD*
City Engineer

Date: May 6, 1998

Re: Anderson et Al Zoning Petition

My staff has tallied the petition area. The result is as follows:

Total Petition Area 448,800 Sq. Ft.

Please let me know if you need any additional Information.

C. Liza Paden, Community Development



651 Green Street
Cambridge, MA 02139
July 20, 1998

Ken Maguire, Editor
Cambridge Chronicle
240A Elm Street
Somerville, MA 02144

1998 JUL 23 P 4: 27
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

To the Editor:

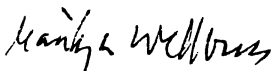
As a supporter of the Anderson Petition to downzone mid-Mass. Ave., I urge the City Council to pass the petition in its entirety at the vote on July 27, 1998. Every aspect of this petition is designed to protect the existing stock of housing and the quality of life for all residents along this stretch of Mass. Ave and in the abutting neighborhoods.

In its recommendation to the City Council the Planning Board has attempted to divide the petition in two: those aspects dealing with the problems of Mass. Ave and those dealing with what are called citywide problems of density, traffic and parking, and green space. This approach has led the Board to recommend passage of the former, and the postponement of the latter pending further study. It is an attempt to divide the baby that, if accepted by the Council, promises all the success of such an operation.

Allowing buildings 30% larger than apparently permitted in the affected zones, permitting a 250-300 car commercial parking garage (not a lot, as the Board indicates) at the corner of Dana and Mass. Ave, and allowing buildings underground in setbacks (creating, among other things, above-ground concrete walls to the lot lines like the one on Green Street behind 872 Mass. Ave) are actions that would subvert the effective downzoning of this area. In addition, the Board has recommended that it be given the power to relax setbacks along Mass. Ave by special permit. This measure would bring the zoning of Mass. Ave full circle, back to the Development Department's proposal last year that the City Council fortunately failed to pass.

The Planning Board has endorsed the idea of rezoning Mass. Ave so as not to harm the critical stock of housing in this area. Residents and other supporters of the Anderson Petition look to the City Council to support those measures that will make the protections in that petition a reality. Some, like the provisions for green space in setbacks, have been in place in the Zoning Ordinance since 1983. They need no further study.

Yours sincerely,


Marilyn Wellons

602 Green Street
Cambridge, MA 02139
July 20, 1998

Ken Maguire, Editor
Cambridge Chronicle
240A Elm Street
Somerville, MA 02144

1998 JUL 23 P 4: 27

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

To the Editor:

Last March, the City Council passed inclusionary zoning, which upzoned every Cambridge zoning district where residential buildings are allowed, increasing by 30% the floor area, and also increasing the number of units permitted, in all buildings of ten or more units. For buildings of fewer than ten units, this increase is allowed by special permit.

The Anderson downzoning petition which comes before the City Council for a final vote on July 27, includes reductions in density limits in some zoning districts, returning them to their pre-March levels when the inclusionary provisions are used.

The Planning Board, in its recommendation on the Anderson Petition, seems to believe that the reductions sought are based on a misunderstanding on the part of the petitioners. There is no misunderstanding. There is no doubt that the zoning now in place, both the mandatory and the voluntary provisions, allows residential buildings that are 30% denser than before. The petitioners seek these reductions because we do not believe that citywide 30% density increases are appropriate in this, the 6th most densely populated city in the United States. This petition addresses density issues while leaving intact the Mandatory Inclusionary Provisions that are designed to create affordable housing.

This petition would, however, delete the voluntary provisions. It seems unlikely that these provisions will be used to create perceptible amounts of affordable housing. The authors of a report to the city entitled "Recommendations Concerning a New Inclusionary Zoning Ordinance" noted that similar, previously existing voluntary provisions led to the creation of no affordable units. They concluded that affordable housing provisions work best when mandatory and not subject to special permits.

I do not believe that these provisions should be retained simply because of the unlikelihood of their use. I believe that there is some scope for misuse, and the special permit process for voluntary projects does not offer sufficient protection to neighborhoods from possible adverse effects of increased density.

The special permit process for voluntary compliance does not even seem to protect abutters. Even if a proposed development is significantly more dense than adjacent buildings, the Planning Board may find that the shape of the lot, the nature of the design, and the characteristics of development on the abutting lots themselves mitigates the negative impact of the additional development. None of these factors reduces density. The idea that an abutter can protect himself from excess development on an adjacent lot with his own building is absurd.

I urge the City Council to pass the Anderson Petition in its entirety.

Sincerely yours,
Elizabeth Snow
Elizabeth Snow

cc Hon. Mayor Duehay
Hon. Vice-Mayor Galluccio
Hon. City Councillors

July 19, 1998

TO: Ken Maguire- LETTER TO THE EDITOR
Cambridge Chronicle

629-3381

Dear Mr. Maguire,

1998 JUL 23 P 4: 27

It would be greatly appreciated if this letter could be published. Thank you.

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

IF PARKING IN CAMBRIDGE IS SO DIFFICULT, WHY ARE PARKING LOTS BEING TURNED INTO LUXURY CONDOS?

They already have at 1008 Mass. Ave. and Hancock Streets, Mid-Cambridge. Now there is talk of building a four-story parking garage at the sight of Vernon Nursing home and the gas station on the corner of Dana St. and Mass. Ave. to accomodate businesses and Cambridge College. This is a horrible prospect for those of us who live here because:

1. Within several hundred yards on this portion of Mass. Ave. there are two bus stops, a cross walk, the very busy intersection of Dana Street and Mass. Ave., Bay Street, business deliveries and Cambridge College activities. An entrance or exit from a parking garage at this key juncture would create more traffic chaos as cars wait to enter.
2. A parking garage would be dangerous to pedestrians crossing to the college and businesses.
3. If the entrance is on Dana Street (which is one way), cars would have to circle Hancock and Centre Streets causing fast traffic and jeopardizing a very active playground in this quiet, historic, residential neighborhood.
4. The garage would not benefit the residents but the businesses on Mass. Ave. adding yet another large structure to the densely packed strip between Harvard and Central Squares.
5. The garage would block 10 Dana's southern exposure affecting apartment light. There would be noise pollution from cars, alarms, the 2:00AM crowd- all in a residential neighborhood.

There is hidden parking not being used. There is empty parking in the Cambridge College building after hours, and why haven't the empty parking spaces in the Barsamian building been made available to its customers? There are empty parking lots behind the furniture stores.

Why do we need more overscale building on Mass. Ave. at all between the CVS block and Central Square? What we Need ~~is~~ ARE smaller scale plans with more open space, building setbacks and appropriate parking locations which don't impact neighborhoods. The Anderson Petition addresses these issues. Vote for the Anderson Petition. July 27th.

pg 1 of 2 pgs

NAME

ADDRESS

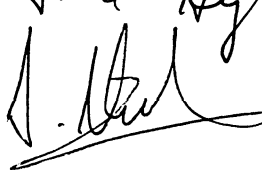
Susan Elchmene	17 Hurlbut St. 02138
Vanessa Johnson	48A Kinnear St 02138
Laura Sun	157 Allston St. 02139
Ava Loney	274 Brookline St. 02139
Judy DABAR	88 HANCOCK ST #2 02139.
	12 Inman St Apt 61 - 02129

TO: Macguire LETTER TO THE EDITOR
RE: Support of the Anderson Petition - against parking garage

The undersigned:

contact:

Marcel Meyer 10 Dana St 497-0044

<u>NAME</u>	<u>ADDRESS</u>
Richard J. Sullivan	14 Centre St
→ John Hytes	10 Dana St. # 8
 STEFAN MILOVIC	10 Dana St. # 308
Freyja Olafson	11-1/2 Centre St #1
Albert Adams	18 CARLISLE ST
John Berosh	1228 Cambridge St. #4
NAMI RESTENBAUM	51 TROWBRIDGE ST
JOHANNAS HUSEBY	78 Powderhouse Blvd.
Yanny Crawford	129 Franklin St. #313
Dawn Greene	14 Warren St
Michael & Patten	14 Centre St Cambridge
Jessica Horn	276 Harvard St # 5 Cambridge
Daquell Warner	41 Locke St Cambridge
N. Paige Kambick	11 Centre St. #3
Dr Helen Mahut	27 Centre Cambr
Jana Rothenberg	649 Green St. Cambridge
Mitchell Rothenz	649 Green Street, Cambridge MA

- ^{BUTLER}
Dennis Butth 5 Centre St Camb. 02139
- Janell Calore 10 Dana St
CALORE
- Steve Carver 10 Dana St Camb 02139
- Amey Red Dunlop 10 Centre St #3 Camb MA 02139
- ~~Don Lindley~~ 19 Centre St #3 CAMB, MA
- ~~David Wright~~ 12 Merrill #3 Camb. 02139
- Jim M Word 91 Pleasant St. Cambridge 02139
- Paula Clarke 129 Franklin St Camb MA 02139
- Suzana Ebner Prescott 20A Cambridge 02138
- Michelle Wolf 375A Harvard St #1A Camb 02138
- Kena Auserault-13 Field St. #2 Camb. 02138
- Robin Kapl 180 Harvard St. , Camb. 02139
- LScheine 345 Harvard St Camb 02138
- Suear Leonardo 126 Auburn St 02139
- Anne Porcet 950 Mass Ave 02139
- Anna R. 300 prospect st Camb.
- Barto Rause 101 Weston Ave Camb. 02139
- Larry Ward 372A Broadway 02139
- Paula F. Ward 372A Broadway 02139
- Penny Bragg 20 Surrey St. #2 Cambridge MA 02138

OVER ↓

TO: Macquire LETTER TO THE EDITOR page 2-
RE: Support of the Anderson Petition - against parking garage

The undersigned:

contact:

marcus meyer 10 Dana St 497-0044

Ari Paddock 10 Dana St. 547 0430

Deborah Chapin 9 Dana St. 661-1111

MARK NEEBE

[Signature] 9 Dana St. 343-2367

DAVID HAAS

Paul Hoan 10 Dana St. 497-9251

Beth Loomis 10 Dana St. 497-9251

ARTEMIS MARCH

Arthur (Andy) Ph.D. 10 Dana 868-0907

Nathan C Beerwal 10 Dana St 547-1514

Judith Falaise 10 Dana St 547 1514

ABDUL W SIMHA (SHANTOU)
9 DANA ST.

JOMP SENG 102 ANSTRIM ST 441 9697

Dewey Chron

[Signature]

William Holmes 14 Center St. #8 492-4539

Cheryl Robertsen 9 Dana St. 868-8547

Dwight (David) Schloerb 9 Dana St 868-8547

Xiaoping Zeng 334 Harvard St E2

Beth Sullivan

Beth Sullivan 10 Dana St 868-3155
M. Freundlich 2 Avon St. 547-5404

Toney Williamson 10 DANA ST. 661-3224

~~*[Signature]*~~

Mawle Meyer

427-0044

July 19, 1998

TO: Ken Maguire- LETTER TO THE EDITOR
Cambridge Chronicle

629-3381

Dear Mr. Maguire,

It would be greatly appreciated if this letter could be published. Thank you.

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1. Within several hundred yards on this portion of Mass. Ave. there are two bus stops, a cross walk, the very busy intersection of Dana Street and Mass. Ave., Bay Street, business deliveries and Cambridge College activities. An entrance or exit from a parking garage at this key juncture would create more traffic chaos as cars wait to enter.

2. A parking garage would be dangerous to pedestrians crossing to the college and businesses.

3. If the entrance is on Dana Street (which is one way), cars would have to circle Hancock and Centre Streets causing fast traffic and jeopardizing a very active playground in this quiet, historic, residential neighborhood.

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Why do we need more overscale building on Mass. Ave. at all between the CVS block and Central Square? What we Need ~~is~~ ARE smaller scale plans with more open space, building setbacks and appropriate parking locations which don't impact neighborhoods. The Anderson Petition addresses these issues. Vote for the Anderson Petition. July 27th.

pg 1 of 2 pgs

NAME

ADDRESS

Michael L. Hagadorn
Clarika Allman
Hubert Steinsaltz
Lilly Liu
Stacy K. Prince
Norma J. Cannon

10 Dana St. Unit 8 Cambridge, MA 02138
10 Dana St. Unit 202 Cambridge, MA 02138
10 Dana St. # 202 Cambridge, MA 02138
1 Dana St. #1 Cambridge MA 02138
11 Centre St. #2
35 West St Cambridge
02139

MEMORANDUM TO THE CITY COUNCIL

RE: Against a proposed parking garage- in Favor of the Anderson P.
page 2.

Name	Address
Martine Meyer	10 Dana St #205
Blair Lent	" " #208
NASSER SHARARA	10 DANA , #311
Tony Williamson	10 Dana #214
Don Rakel	10 Dana St. , #310
Christine Fata	345 Harvard St #4A
Larry Fata	" " " "
Pat	
Alicia Boguni	29 A Mory St
	41 Dana St.
Elizabeth Dronne	32 Lee St-
Hitch Stenutt	333A Harvard St. #1A
Mia Dele	18 Centre St, #303
Anderson	32 Chatham St. Apt #4
Jan Bafu	10 Dana St #410

Consent Communication #80

**A petition was received from
Michael L. Hagadorn, et al.,
transmitting concern regarding
turning parking lots into
luxury condos when parking
in Cambridge is so difficult.**

In City Council July 27, 1998

Referred to
The Anderson Petition



HARVARD PLANNING AND REAL ESTATE

1998 JUL 23 P 1: 31

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

July 23, 1998

The Honorable, the City Council
Cambridge City Hall
Cambridge, MA 02139

Re: Leo Anderson, et. al. Petition to Amend the Cambridge Zoning Ordinance

To the Honorable, the City Council:

After studying the petition and attending public hearings, Harvard University joins the Cambridge Planning Board to recommend denial of those portions of the Leo Anderson, et. al. zoning petition that modify provisions of the zoning code that would have an impact across the City. Added as amendments to the petition which was originally drafted to address one specific area of the City, these portions serve to undermine the comprehensive and inclusive process established by the City Council to address city-wide zoning issues. We believe that these incremental changes should be denied because citywide recommendations should instead be based on comprehensive understanding of impacts. In addition to citywide efforts to encourage affordable housing, the petition also impacts the effectiveness of citywide policy which encourages institutions such as Harvard to focus its growth needs within established institutional zones. Harvard supports the City's efforts to shape zoning recommendations and growth management policies through a broadly inclusive and comprehensive process, and hope that you will support that process by denying the cited portions of the referenced petition.

Sincerely,

Kathy A. Spiegelman
Associate Vice President
for Planning and Real Estate

cc: Beth Rubenstein, Acting Assistant City Manager
Mary Power, Director of Community Affairs

Consent Communication # 61

A communication was received from
Kathy A. Spiegelman, Associate Vice
President for Planning and Real
Estate, transmitting opposition to the
Leo Anderson, et al., zoning petition that
modify provisions of the zoning code
that would have an impact across the city.

In City Council July 27, 1998

Referred to

the petition

Dr. Steven Sands
110 Hancock Street
Cambridge, MA 02139
Telephone: (617) 354-6612

June 19, 1998

Cambridge City Council
c/o City Clerk
795 Massachusetts Ave.
Cambridge, MA 02139

Dear Members of the Council:

I am a property owner in the area affected by zoning changes along Mass. Ave. (the owner of the single family house at 110 Hancock Street).

It is very important to bring the Anderson Petition, which I support, to a vote. Not to do so would be a passive manoeuvre in defiance of demonstrated public opinion, the same public you represent.

Passage of the Anderson Petition would have a positive effect on this area of the city from a number of points of view: maintaining a smaller scale of development and property values on streets adjoining Massachusetts Avenue, as well as various quality of life considerations (including parking, density, neighborhood protection, etc.). It needs to be brought to a vote and passed.

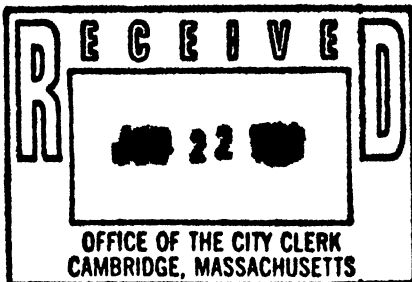
Thank you.

Sincerely yours,

Steven Sands

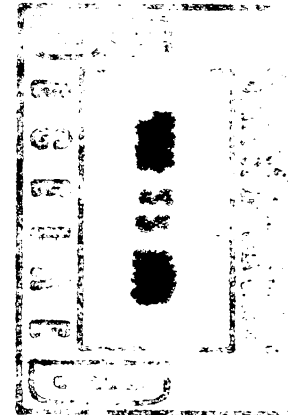
Gerburg Wulf

DR. Gerburg WULF



Consent Communication #5

A communication was received
from Dr. Steven Sands, transmitting
support for the Anderson Petition.

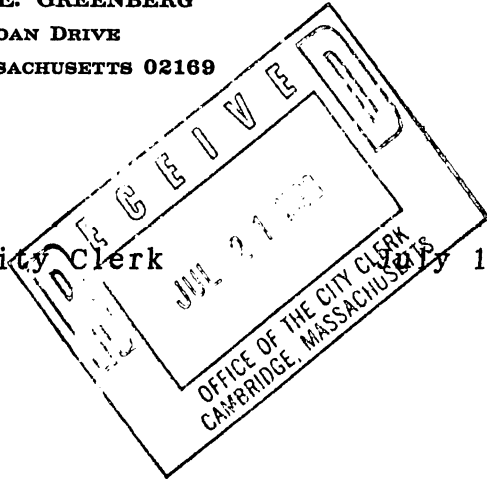


In City Council July 27, 1998

Referred to the Petition

SUMNER E. GREENBERG
23 JOAN DRIVE
QUINCY, MASSACHUSETTS 02169

Ms. Margaret M. Drury City Clerk
Cambridge City Hall
795 Massachusetts Ave.
Cambridge, MA 02139



19, 1998

Dear Ms. Drury,

Please enter my strong opposition to the LEO ANDERSON
PETITION relating to the property control ordinance and
all zoning changes contained therein.

This ordinance severly strips me, a property owner, from
any future use other than the current use, and severly
restricts the value and salability of our property.

RE: Property address
902-912 Mass. Ave.

Respectfully,

Consent Communication #45

A communication was received from
Summer E. Greenberg, 902-912 Mass.
Ave., transmitting strong opposition
to the Leo Anderson Petition relating
to the property control ordinance
and all zoning changes contained
therein.

In City Council July 27, 1998

Referred to

the petition



OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

(617) 349-4260

FAX (617) 349-4307

tty/TDD (617) 492-0235

D. MARGARET DRURY
CITY CLERK

DONNA P. LOPEZ
DEPUTY CITY CLERK

**TO: SALLY POWERS, DIRECTOR
ASSESSOR'S OFFICE**

FROM: D. MARGARET DRURY, CITY CLERK

DATE: JULY 21, 1998

RE: WRITTEN PROTEST REGARDING THE LEO ANDERSON PETITION

Attached you will find two copies of written protests regarding the proposed property control ordinance known as the Leo Anderson Petition.

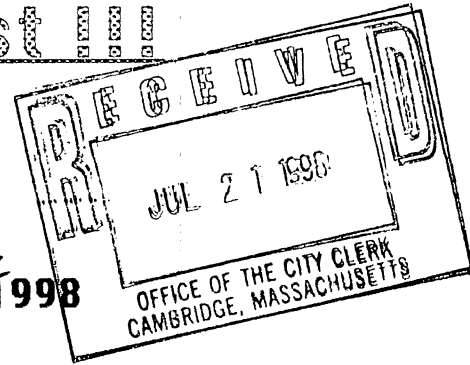
Please affix the block and lot identification for the land owned by the protester within the area proposed to be rezoned. Please forward one copy with the block and lot information included to the Engineering Department so that they may calculate the percentage of the area proposed to be rezoned owned by the protester.

Thank you for your cooperation.

Property Owner Protest !!!

Ms Margaret M. Drury Cambridge City Clerk
City Hall, 795 Massachusetts Ave.
Cambridge, MA 02139

JULY 16th 1998



Dear Ms. Drury,

I vigorously protest the proposed property control ordinance known as The Leo Anderson Petition and all zoning changes it includes.

This extremely severe ordinance is designed to completely strip property owners from almost any use of their property other than current use and will decrease the current and potential value, and saleability of all targeted properties.

Respectfully,

Donald Clariza *Trustee in charge*

Owner

Property address 902 - 912 MASS AVE.
lot # 90
Sq. ft. 5000, APPROX

Consent Communication #43

A letter was received from
Ronald Claeizea, Trustee in
Charge, 902-912 Mass. Ave.
in opposition to the Leo
Anderson Petition and all zoning
changes it includes.

In City Council July 27, 1998

Referred to

the petition

Consent Communication #5

Petition was received transmitting
an amendment to the text and map of
the City of Cambridge Zoning
Ordinance that will affect portions
of Neighborhood 4 at the edge of
Kendall Square that are now under
considerable development pressure.

In City Council March 16, 1998

Sent in C. Davis's ppt.

3/25/98
Garcia to City

CHARTER RIGHT

BY Councillor Russell

3/23/98

Referred to

Ordinance Comm + Planning Board

RECEIVED BY
OFFICE OF CITY CLERK

98 MAR -2 AM 8:25

CAMBRIDGE MA.

February 28, 1998

To the Honorable, the City Council:

The following residents of the City of Cambridge respectfully submit for your consideration the attached amendment to the text and map of the City of Cambridge Zoning Ordinance. The amendments will affect portions of Neighborhood 4 at the edge of Kendall Square that are now under considerable development pressure. The amendments, incorporating recommendations for the same area made by the Cambridge Planning Board, would significantly reduce the amount of development allowed on large underdeveloped parcels bordering on Broadway, Hampshire Street and Harvard Street in a manner that will protect the neighborhood's need for reasonably scaled housing and commercial development in an area already overwhelmed by very large commercial buildings.

The proposed amendments will also make reasonable adjustments to the small neighborhood retail zoning districts so that they will better serve the needs of residents as well as property owners.

We believe that these changes are in the best interest of the neighborhood and are reasonable and fair to the property owners affected. We urge the Council to favorably consider this proposal.

Name (print) Signature Address

✓ JULIA O GREGORY	<i>Julia O. Gregory</i>	11 Market St., Cambridge MA 02139	2/1
✓ NANCY SEYMOUR	<i>Nancy Seymour</i>	170 Harvard St., Cambridge, MA 02138	2/1
✓ RICHARD GOLDBERG	<i>Richard Goldberg</i>	170 Harvard St, Cambridge 02138	2/1
✓ Noel F. Johnson	<i>Noel F. Johnson</i>	139 Pine St - Camb, 02135	2/2
✓ Elissa Carlson	<i>Elissa Carlson</i>	111 Hampshire St. Camb. 021	3/1

- ✓ JOHN B. LEVINE John B. Levine 111 HAMPSHIRE ST. CAMB 0213 3/1
77 ELM ST. 3/2
- ✓ PATRICIA LEE FARRIS Lee Farris 269 NORFOLK ST. #2 02
- ✓ BOB WALTER Robert P. Walter 17 BISHOP ALLEN DR. CAMBR 2/2
BARRIOS 021
- ✓ Jarrett Barrios Jarrett Barrios 216 Prospect St #2 carb 02139
3/4
- ✓ Andrea G. Devine Andrea Devine 165 Spring St. 1/2
- ✓ Ralph H. Boynton Ralph H. Boynton 20 Market St. 2/1 -
- ✓ George Greenidge George Greenidge (70 Bishop Allen Dr.)
119 Pine Street 5/1

✓ = Registered voters

A. Amend the Text of the Zoning Ordinance of the City of Cambridge as described below.

In Article 17.000, create a new Section 17.20 to read as follows:

17.20 - Special District 2

17.21 - Scope and Purpose. This Section 17.20 regulates development within the Special District 2 as shown on the Zoning Map of the City of Cambridge. Except as herein provided in this Section 17.20, all requirements of, and regulations applicable to, the Office 1 District shall apply equally to the Special District 2. It is the intent of this Special District 2 to provide a use and physical transition between the high density office and industrial development in Kendall Square and the low density residential development along adjacent neighborhood streets.

17.22 - Permitted Uses. Uses permitted in the Office 1 District shall be equally allowed in the Special District 2, except that the following additional uses as set forth in Section 4.35 - Retail Business and Consumer Service Establishments, shall be permitted by special permit: 4.35 a-e and f1. In granting a special permit for uses allowed by special permit in this Special District 2, and the Office 1 district as set forth in Section 4.35, the following limitations and conditions shall apply:

a. The use shall be located only on the first floor or the basement of a building having two or more stories.

b. All public entrances to a retail establishment shall front directly onto Broadway and may not be located on any lot or portion of a lot lying west of the centerline of Moore Street or its northerly extension.

17.23 - Dimensional Regulations. The Dimensional Regulations of the Office 1 district shall apply except as modified in this Section 17.23.

17.23.1 - Maximum FAR. The FAR applicable on a lot may be increased to 1.25 by special permit from the Planning Board.

17.23.2 - Maximum Height. The maximum height may be increased to 70 feet by special permit from the Planning Board.

17.23.3 - Minimum Lot Area per Dwelling Unit. The minimum lot area per dwelling unit may be reduced to 900 square feet by special permit from the Planning Board

17.23.4 - Yard Requirements. The minimum side yard may be waived by special permit from the Planning Board.

17.23.5 - Standards for Issuance of a Special Permit.

In granting a special permit for dimensional relief or for additional retail uses in the district, the special permit granting authority shall be guided by the following:

- a. The amount, scale, and height of building proposed is shifted away from the critical edges of the site adjacent to neighborhood residential development, low density residential district lines, or public parks; shadows cast on existing residential development is reduced from that development that would be permitted as of right.
- b. Increased height or waiver of side yard setbacks permits the provision of greater setbacks adjacent to neighborhood residential development, low density residential district lines, or public parks than would otherwise be provided; increased height permits a more effective transition between the proposed development and existing adjacent larger-scaled development; increased height and gross floor area is located adjacent to Broadway or to existing large scale development on nearby lots.
- c. Increased height facilitates the provision of on- site green area and open space
- d. The location, type and quantity of retail use is such that negative impacts on nearby residential streets, in terms of service vehicular activity, pedestrian or vehicular customer traffic, glare of accessory signs, management of trash and waste, and other similar matters is limited; the types of retail activity proposed may provide services to the adjacent residential neighborhood.
- e. Where additional gross floor area is permitted, access to parking and loading facilitates is located where it minimizes any impact on adjacent residential development; surface parking lots are located away from existing residential development or are substantially screened from view from that residential development; accessory parking is provided underground or within structures and is adequately screened from view from public ways and residential lots; parking on the first or second floor of a building is designed so as to be screened in part from view from public ways and residential neighborhoods by active retail or office uses.

17.24 - Off Street Parking and Loading requirements. The quantity of off street parking and loading required in this Special District 2 shall be as specified in Article 6.000 for uses in Residence C-3, Office 3, and Industry B zoning districts.

B. Amend the Zoning Map of the City of Cambridge by doing the following.

1. Delete the zoning district designations Industry B, Industry A and Industry A-2 on the Zoning Map and substitute therefor the designation Special District 2, for the following described area.

1.0 Rezone an area of land, currently zoned Industry B, Industry A, and Industry A-2 to a Special District 2 designation, said area bounded by a line, said line beginning at a point which is the intersection of the centerline of Hampshire Street and the northeasterly extension of the centerline of Clark Street;

1.1 Thence proceeding in a westerly direction along the northeasterly extension of the centerline of Clark Street and the centerline of Clark Street and its southwesterly extension to its intersection with the centerline of Broadway, a distance of approximately 400 feet;

1.2 Thence turning and proceeding in a southeasterly direction along the centerline of Broadway to its intersection with the northeasterly extension of the centerline of Moore Street, a distance of approximately 220 feet;

1.3 Thence turning and proceeding in a southwesterly direction along the northeasterly extension of the centerline, the centerline, and the southwesterly extension of the centerline of Moore Street to its intersection the centerline of Harvard Street, a distance of approximately 340 feet;

1.4 Thence turning and proceeding in a southeasterly direction along the centerline of Harvard Street to its intersection with the southwesterly extension of the centerline of Davis Street, a distance of approximately 260 feet;

1.5 Thence turning and proceeding in a northeasterly direction along the southwesterly extension of the centerline, the centerline, and the northeasterly extension of the centerline of Davis Street its intersection with the centerline of Broadway, a distance of approximately 360 feet;

1.6 Thence turning and proceeding in a northwesterly direction along the centerline of Broadway to its intersection with the southwesterly extension of the northwesterly side lot line of lot # 87, a distance of approximately 80 feet;

1.7 Thence turning and proceeding in generally northeasterly direction along the northwesterly side lot line of lot #87 and its southwesterly and northeasterly projections to its intersection with the centerline of Hampshire Street, a distance of approximately 280;

1.8 Thence turning and proceeding in a northerly direction along the centerline of Hampshire Street to its intersection with the easterly extension of the centerline of Clark Street, a distance of approximately 380 feet, the point of origin.

Affected properties

1.01 Premises shown on Assessor's Plat #42

Affecting all or parts of lots #1, 14, 33, 77, 80, 86, 88, 89 and 96.

Even numbers 156-192 Clark Street; Odd number 9 Market Street, Odd numbers 205-209 Broadway.

Odd numbers 11-21 Davis Street, Even numbers 200-212 Broadway.

Even numbers 78-86 Moore Street, Odd numbers 125-139 Harvard Street.

2. Delete the zoning district designations Business C and Residence C-1 on the Zoning Map and substitute therefor the designation Business A-1, for the following described area.

2.0 Rezone an area of land, currently zoned Business C and Residence C-1, to a Business A-1 designation, said area bounded by a line, said line beginning at a point which is the intersection of the centerline of Broadway and the northeasterly extension of the centerline of Moore Street;

2.1 Thence proceeding in a northwesterly direction along the centerline of Broadway to its intersection with the centerline of Clark Street, a distance of approximately 235 feet;

2.2 Thence turning and proceeding in a southwesterly direction along the centerline of Clark Street Broadway to its intersection with the northwesterly extension of the centerline of Dickinson Street, a distance of approximately 140 feet;

2.3 Thence turning and proceeding in a southeasterly direction along the northwesterly extension of the centerline and the centerline of Dickinson Street to its intersection with the southwesterly extension of the side lot line of Lot #91, a distance of approximately 110 feet;

2.4 Thence turning and proceeding in a northeasterly direction along the side lot line of Lot #91, and its southwesterly extension, its intersection with the southwesterly lot line of Lot #18, a distance of approximately 50 feet;

2.5 Thence turning and proceeding in a southeasterly direction along the southwesterly lot lines of Lots #18, 19, 94 and 95, and their southeasterly extension to its intersection with the centerline of Moore Street, a distance of approximately 120 feet;

2.6 Thence turning and proceeding in a northeasterly direction along the centerline of Moore Street and its northeasterly extension to its intersection with the centerline of Broadway, the point of origin, a distance of approximately 80 feet.

Affected properties

2.01 Premises shown on Assessor's Plat #42

Affecting all or parts of lots #81, 82, 91, 18, 19 and 95.

Even numbers 214-228 Broadway; Even numbers 138-154 Clark Street; Odd numbers 17-25 Dickinson Street.

3. Delete the zoning district designations Business A and substitute therefor the designation Residence C-1 for the following described area.

Lot #28 on Assessor's Plat #76 and the abutting area in the public streets, to the centerline of Windsor Street and the centerline of Broadway.

Even number 242 Windsor Street.

City of Cambridge

MASSACHUSETTS

In City Council 7/27, 1998

Unfurnished Bus #12 Andersons Petik As Amended

YEA	NAY	ABSENT	PRESENT	
✓				Ms. Kathleen L. Born
✓				Ms. Henrietta Davis
✓				V. Mayor Anthony Galluccio
✓				Mr. Kenneth E. Reeves
✓				Ms. Sheila T. Russell
✓	✓			Mr. Michael A. Sullivan
✓	✓			Mr. Timothy J. Toomey, Jr.
✓				Ms. Katherine Triantafillou
✓				Mayor Francis H. Duehay

8
 1
 170 m. 2-9-98 0
 0-9-98 0

City of Cambridge

MASSACHUSETTS

In City Council 7/27, 1998

Unfinished Bus. #12 Petik. proposed amend #1
Lower key in Bus B-2 to 45

YEA	NAY	ABSENT	PRESENT	
✓				Ms. Kathleen L. Born
✓				Ms. Henrietta Davis
✓				V. Mayor Anthony Galluccio
✓				Mr. Kenneth E. Reeves
✓				Ms. Sheila T. Russell
✓				Mr. Michael A. Sullivan
✓				Mr. Timothy J. Toomey, Jr.
✓				Ms. Katherine Triantafillou
✓				Mayor Francis H. Duehay

9 0 0 0

City of Cambridge

MASSACHUSETTS

In City Council 7/27, 1998

*Amplified
Bus # 12*

*Pet. #
Amend # 2*

YEA	NAY	ABSENT	PRESENT	
✓				Ms. Kathleen L. Born
✓				Ms. Henrietta Davis
	✓			V. Mayor Anthony Galluccio
✓				Mr. Kenneth E. Reeves
✓				Ms. Sheila T. Russell
✓				Mr. Michael A. Sullivan
✓				Mr. Timothy J. Toomey, Jr.
✓				Ms. Katherine Triantafillou
✓				Mayor Francis H. Duehay

8 1

City of Cambridge

MASSACHUSETTS

Unfinished Bus #12 Petik Amend #3 Amendment
 In City Council 7/27, 1998

YEA	NAY	ABSENT	PRESENT	
✓				Ms. Kathleen L. Born
✓				Ms. Henrietta Davis
	✓			V. Mayor Anthony Galluccio
✓				Mr. Kenneth E. Reeves
✓				Ms. Sheila T. Russell
	✓			Mr. Michael A. Sullivan
✓				Mr. Timothy J. Toomey, Jr.
✓				Ms. Katherine Triantafillou
✓				Mayor Francis H. Duehay

7 2

City of Cambridge

MASSACHUSETTS

Unfinished Bus #17

In City Council 2/27, 1998

Public Ann #4

YEA	NAY	ABSENT	PRESENT	
	✓			Ms. Kathleen L. Born
✓				Ms. Henrietta Davis
AM	✓			V. Mayor Anthony Galluccio
	✓			Mr. Kenneth E. Reeves
	✓			Ms. Sheila T. Russell
✓				Mr. Michael A. Sullivan
✓				Mr. Timothy J. Toomey, Jr.
	✓			Ms. Katherine Triantafillou
	✓			Mayor Francis H. Duehay

3

6

City of Cambridge

MASSACHUSETTS

*Unpr Bus #12
Pehk Amad
#5*

In City Council

7/27, 1998

YEA	NAY	ABSENT	PRESENT	
✓				Ms. Kathleen L. Born
	✓			Ms. Henrietta Davis
	✓			V. Mayor Anthony Galluccio
	✓			Mr. Kenneth E. Reeves
	✓			Ms. Sheila T. Russell
	✓			Mr. Michael A. Sullivan
✓				Mr. Timothy J. Toomey, Jr.
✓				Ms. Katherine Triantafillou
	✓			Mayor Francis H. Duehay

3

6

City of Cambridge

Unfresh Bus #12

MASSACHUSETTS

In City Council 7/27, 199

Rebit Amend #6

YEA	NAY	ABSENT	PRESENT	
✓				Ms. Kathleen L. Born
✓				Ms. Henrietta Davis
✓				V. Mayor Anthony Galluccio
✓				Mr. Kenneth E. Reeves
✓				Ms. Sheila T. Russell
✓				Mr. Michael A. Sullivan
✓				Mr. Timothy J. Toomey, Jr.
✓				Ms. Katherine Triantafillou
✓				Mayor Francis H. Duehay

9 0 0 0

City of Cambridge

Unfinish Bus 12
Petitioned
#7

MASSACHUSETTS

In City Council 7/27, 1998

YEA	NAY	ABSENT	PRESENT	
	✓			Ms. Kathleen L. Born
✓				Ms. Henrietta Davis
			✓	V. Mayor Anthony Galluccio
① ✓	② ✓			Mr. Kenneth E. Reeves
✓				Ms. Sheila T. Russell
✓				Mr. Michael A. Sullivan
	✓			Mr. Timothy J. Toomey, Jr.
	✓			Ms. Katherine Triantafillou
✓				Mayor Francis H. Duehay

① 5 3 0 1
② 4 4 0 1
Fails

Anderson Petitioners motions to Modify Planning Board Recommendations concerning the Anderson petition.

Move to amend the Modifications to the Zoning Map and Zoning Text as recommended by the Planning Board as follows:

- 1. Correction of technical error in Planning Board's recommendation to place lower height limit in Business B-2 district (Ellery-Dana, CVS block), from 90 feet to 45 feet:

9-0-0

Amend Planning Board's recommended text change A.2 by changing "In Column (6)" to read "In the entry for Bus. B-2, Column (6)".

- 2. Implementation of prohibition of principal use parking garages in residence B, C, C-1, C-2, C-2B, C-2A, C-3 and C-3A districts (already prohibited in A districts):

8-1
AG

Amend Planning Board's recommended text changes by adding thereto section A.01 of the Anderson petition and numbering said added section accordingly.

- 3. Application of meaningful yard requirements to the Residence C-2B district:

7-2
AG
MS

Amend Planning Board's recommended text changes by adding thereto section A.03 of the Anderson petition and numbering said added section accordingly.

- 4. Deletion of "voluntary" provisions of the affordable housing zoning passed on March 2, 1998:

HD
MS
TT
3-6
faubd

Amend Planning Board's recommended text changes by adding the following thereto as a new section, numbered accordingly:

Delete section 11.203.2(d) of the Zoning Ordinance and renumber the following section accordingly.

- 5. Deflation of the "large project" provisions of the affordable housing zoning passed on March 2, 1998:

KT
KB
TT
3-6
faubd

- a. In section 5.31.1, table 5-1, Table of Dimensional Requirements, of the Zoning Ordinance, in the entry for Residence C-2B, Column (1), "Max. Ratio^{ns} of Floor Area to Lot Area", change "1.75" to read "1.34".

- b. In section 5.31.1, table 5-1, Table of Dimensional Requirements, of the Zoning Ordinance, in the entry for Residence C-2B, Column (3), "Min. Lot Area for Each D.U. in Sq. Ft.", change "600" to read "790".

9-0-0¹

Map changes, to protect homeless residence owned by city on Bigelow Street (includes city building on corner):

Amend Planning Board's proposed map change B.5 by deleting "Rezone to Office 1" and inserting in its place "Rezone to Residence C-2B".

7. Map changes, to respect Mr. Steinberg's concerns about the first two properties on Clinton St. being inappropriately rezoned to Residence C-1 (too restrictive) (change affects the entire strip abutting Mid-Cambridge):

① 5-3-0-1

② 4-4-0-1

Failed

KB
KR
TT
KT

Amend Planning Board's proposed map change B.4 by deleting "Rezone to Residence C-1" and inserting in its place "Rezone to Residence C-2B."

~~8. Amend planning Board's proposed map changes by adding § B.04.01-03 and § B.05.01-.03 to confirm zoning district boundary line between Bus. B-2 zone and Res. C-1 zone.~~



City of Cambridge

In the Year One Thousand, Nine Hundred Ninety-Eight

AN ORDINANCE

In Amendment to the "Zoning Ordinance of the City of Cambridge"

Be it ordained by the City Council of the City of Cambridge as follows:

A. Text Changes

1. Delete the text of Section 10.45 in its entirety and substitute therefor the following.

10.45 Any development application requiring a special permit from the Planning Board that contains elements requiring a special permit from the Board of Zoning Appeal may be allowed by the Planning Board within the scope of the Planning Board special permit and shall not require a separate application to the Board of Zoning Appeal.

2. Amend Table 5-3 - Table of Dimensional Requirements, Business Districts as follows.

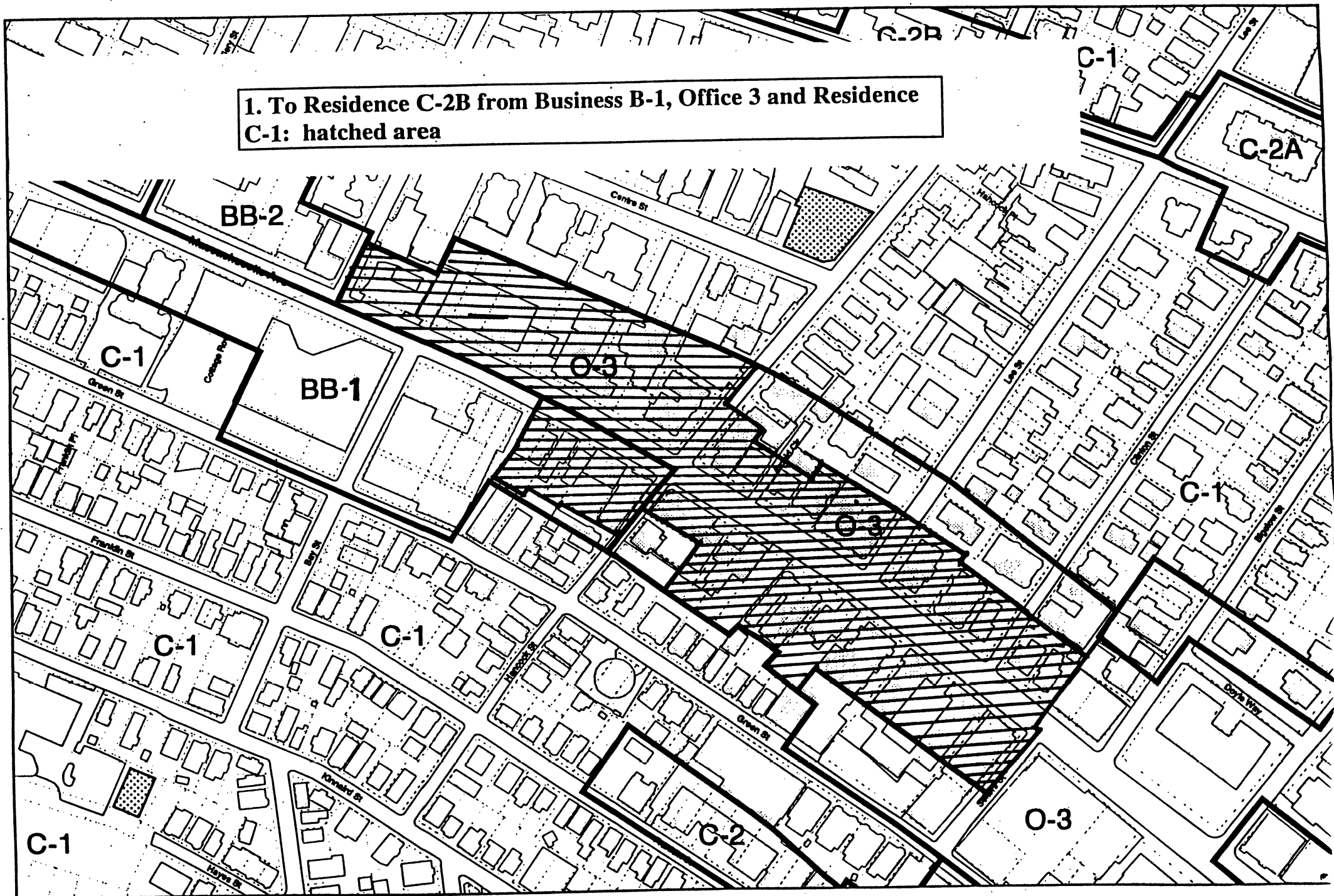
In the entry for Bus. B-2, in Column (6), Maximum Height in Feet, delete "90 (f)" and substitute "45 "

3. In Section 5.33.2 Footnotes, delete the text of footnote (f).

4. In Section 4.32.b, Table of Use Regulations - Transportation, Communication and Utility Uses, Automobile parking lot or parking garage for private passenger cars, in Columns headed Res. B and headed Res. C, C-1, 2, 2A, 2B, 3, 3A, delete the existing designation "SP" and substitute therefor "No".

5. In Section 5.31.1, Table of Dimensional Requirements - Residential Districts, insert a new Footnote (k) for the Res. C-2B district for the entries for the three entries in column numbered (5): Minimum yard in feet, entries for Front, Side and Rear.

1. To Residence C-2B from Business B-1, Office 3 and Residence C-1: hatched area



6. Insert a new Footnote (k) in Section 5.31.2 to read as follows:

Yard Requirements in the Residence C-2B District

(1) Setbacks.

In the Residence C-2B District, buildings shall comply with these yard requirements by being set back above and below ground.

(2) Green area — general.

Two of the yards on a lot shall consist exclusively of green area as defined in section 2.000. Contrary to the provisions of said definition, hard surfaced walks and terraces shall not exceed 25% of the area of each yard. At a minimum, green area setback shall consist of permanently maintained densely planted trees and shrubs that may be expected to form within three (3) years after time of planting a continuous unbroken, year round visual screen. Every effort shall be made to retain the best existing trees in said setbacks to meet the requirements of this section in whole or in part. Plans for landscaping and maintenance shall be approved by the Committee on Public Planting as appointed by the City Manager. No Certificate of Occupancy may be granted until landscaping under the terms of this section is completed.

(3) Lots with more than four yards.

If the shape of a lot creates a situation where there are more than four yards, this green area requirement shall apply to half of the yards, rounded up in the instance of an odd number of yards.

(4) Lots in two or more zoning districts.

Where a zoning district boundary line or lines split a lot, a lot partially in the Residence C-2B district shall comply with provisions elsewhere in this zoning ordinance with regard to lots in two or more zoning districts, except that the setback and green area requirements of this footnote shall apply to all parts of the lot regardless of zoning district.

(5) Lots abutting more restrictively zoned districts.

When any lot abuts a more restrictively zoned district or districts, all yards abutting the more restrictively zoned district(s) shall be designated as yards required to comply with the green area requirements of this footnote. This provision shall apply to that quantity of abutting yards numbering up to and including the maximum number of green area yards required by this footnote. The total number of green area yards required on a lot shall not be changed by the provisions of this subsection (5).

(6) Pedestrian and vehicular access.

- (a) When a yard used to satisfy the green area requirement of this footnote is a front yard, the green area may be interrupted by not more than one path for pedestrian access to the building. Said pedestrian path shall be constructed perpendicular to the lot line and shall not more than 8 feet wide. The green area yard may also be interrupted by not more than one driveway constructed perpendicular to the lot line and which is not more than 12 feet wide.
- (b) The sum of the widths of the said pedestrian path and driveway may not exceed the setback provided by the smallest of the yards provided on the lot.
- (c) The areas allowed to be used for access under this subsection (6) shall be counted as part of the 25% of total required green area which is allowed to be used for hard surfaced walks and terraces for the front yard in which the access areas are constructed.

(7) Townhouse development.

When a lot is used for townhouse development, the provisions of this footnote shall apply to the lot before subdivision into townhouse lots. Subdivision into townhouse lots shall be done in such a manner as to not affect the application of this footnote to the entire unsubdivided lot. In particular, the pedestrian path and driveway allowed by paragraph (4) shall apply to the lot before subdivision into townhouse lots and subdivision into townhouse lots shall not increase the number of pedestrian paths and driveways allowed.

7. Delete section 5.31.3 (d)

B. Map Changes

1. Rezone to Residence C-2B that area presently zoned Business B-1, Office 3 and Residence C-1 circumscribed by a line described as follows.

01 Beginning at a point which point is the intersection of the southwesterly lot line of Lot #29 and the southeasterly lot line of lot #32 on Assessor's Plat #118;

02 and 03 deleted;

04. Then turning and proceeding along the southeastern lot line of lot 32 on Assessors Map 118 in a northeasterly direction a distance of approximately 24 feet to the northeastern lot line of lot 32 on Assessors Map 118;
05. Then turning and proceeding along the northeastern lot line of lot 32 on Assessors Map 118 and the extension thereof in a northwesterly direction a distance of approximately 118 feet to the midline of Clinton Street;
06. Then turning and proceeding along the midline of Clinton Street in a northeasterly direction a distance of approximately 9 feet to the extension of the southwestern lot line of lot 55 on Assessors Map 117;
07. Then turning and proceeding along the extension of the southwestern lot line of lot 55 on Assessors Map 117 and along line segments constituting together the southwestern lot line of lot 55 on Assessors Map 117 in a northwesterly direction a distance of approximately 136 feet to the southeastern lot line of lot 29 on Assessors Map 117;
08. Then turning and proceeding along the southeastern lot line of lot 29 on Assessors Map 117 in a northeasterly direction a distance of approximately 20 feet to the northeastern lot line of lot 29 on Assessors Map 117;
09. Then turning and proceeding along the northeastern lot line of lot 29 on Assessors Map 117 and the extension thereof in a northwesterly direction a distance of approximately 107 feet to the midline of Lee Street;
10. Then turning and proceeding along the midline of Lee Street in a southwesterly direction a distance of approximately 2 feet to the extension of the southwestern lot line of lot 58 on Assessors Map 117;
11. Then turning and proceeding along the extension of and the southwestern lot line of lot 58 on Assessors Map 117 and along the southwestern lot line of lot 26 on Assessors Map 117 in a northwesterly direction a distance of approximately 176 feet to the southeastern lot line of lot 25 on Assessors Map 117;
12. Then proceeding along the southeastern lot line of lot 25 on Assessors Map 117 in a southwesterly direction a distance of approximately 31 feet to the southwestern lot line of lot 25 on Assessors Map 117;
13. Then proceeding along the southwestern lot line of lot 25 on Assessors Map 117 and the extension thereof in a northwesterly direction a distance of approximately 54 feet to the midline of Arnold Circle;
14. Then turning and proceeding along the midline of Arnold Circle in a northeasterly direction a distance of approximately 5 feet to the extension of the northeastern lot line of lot 28 on Assessors Map 117;
15. Then turning and proceeding along the extension of and the northeastern lot line of lot 28 on Assessors Map 117 in a northwesterly direction a distance of approximately 50 feet to the southeastern lot line of lot 1 on Assessors Map 117;

16. Then turning and proceeding along the southeastern lot line of lot 1 on Assessors Map 117 in a northeasterly direction a distance of approximately 22 feet to the northeastern lot line of lot 1 on Assessors Map 117;
17. Then turning and proceeding along the northeastern lot line of lot 1 and the extension thereof in a northwesterly direction a distance of approximately 70 feet to the midline of Hancock Street;
18. Then turning and proceeding along the midline of Hancock Street in a northeasterly direction a distance of approximately 76 feet to a line parallel to and 175 feet northeast of the northeastern street line of Massachusetts Avenue;
19. Then turning and proceeding along said line parallel to and 175 feet northeast of the northeastern street line of Massachusetts Avenue in a northwesterly direction a distance of approximately 120 feet to a line parallel to and 100 feet northwest of the northwestern street line of Hancock Street;
20. Then turning and proceeding along said line parallel to and 100 feet northwest of the northwestern street line of Hancock Street in a northeasterly direction a distance of approximately two feet to the extension of the northeastern lot line of lot 99 on Assessors Map 116;
21. Then turning and proceeding along the extension of and the northeastern lot line of lot 99 on Assessors Map 116 and along the northeastern lot lines of lots 74, 59, and 60 on Assessors Map 116 in a northwesterly direction a distance of approximately 413 feet to the southeastern lot line of lot 101 on Assessors Map 116;
22. Then turning and proceeding along the southeastern lot line of lot 101 on Assessors Map 116 in a southwesterly direction a distance of approximately 45 feet to a line parallel to and 100 feet northeast of the northeast street line of Massachusetts Avenue;
23. Then turning and proceeding along the said line parallel to and 100 feet northeast of the northeast street line of Massachusetts Avenue in a northwesterly direction a distance of approximately 120 feet to the midline of Dana Street;
24. Then turning and proceeding along the midline of Dana Street in a southwesterly direction a distance of approximately 130 feet to the midline of Massachusetts Avenue;
25. Then turning and proceeding along the midline of Massachusetts Avenue in a southeasterly direction a distance of approximately 358 feet to the extension of the northwestern lot line of lot 45 on Assessors Map 120;
26. Then turning and proceeding along the extension of and the northwestern lot line of lot 45 on Assessors Map 120 in a southwesterly direction a distance of approximately 151 feet to the northeastern lot line of lot 54 on Assessors Map 120;
27. Then turning and proceeding in a southeasterly direction along the northeastern lot line of lot 54 on Assessors Map 120 a distance of approximately 57 feet to the northwestern lot line of lot 68 on Assessors Map 120;
28. Then turning and proceeding in a northeasterly direction along the northwestern lot line of lot 68 on Assessors Map 120 a distance of approximately 12 feet to the northeastern lot line of lot 68 on Assessors Map 120;
29. Then turning and proceeding in a southeasterly direction along the northeastern lot line of lot 68 on Assessors Map 120 a distance of approximately 55 feet to the northwestern lot line of lot 64 on Assessors Map 120;

30. Then turning and proceeding in a northeasterly direction along the northwestern lot line of lot 64 on Assessors Map 120 a distance of approximately 12 feet to the northeastern lot line of lot 64 on Assessors Map 120;
31. Then turning and proceeding in a southeasterly direction along the northeastern lot line of lot 64 on Assessors Map 120 and the extension thereof a distance of approximately 112 feet to the midline of Hancock Street;
32. Then turning and proceeding in northeasterly direction along the midline of Hancock Street a distance of approximately 53 feet to the extension of the northeastern lot line of lot 91 on Assessors Map 119;
33. Then turning and proceeding in a southeasterly direction along the extension of and the northeastern lot line of lot 91 on Assessors Map 119 a distance of approximately 108 feet to the northwestern lot line of lot 101 on Assessors Map 119;
34. Then turning and proceeding in a southwesterly direction along the northwestern lot line of lot 101 on Assessors Map 119 a distance of approximately 92 feet to the northeastern lot line of lot 97 on Assessors Map 119;
35. Then turning and proceeding along the northeastern lot lines of lots 97, 98 and 16 on Assessors Map 119 in a southeasterly direction a distance of approximately 127 feet to the northwestern lot line of lot 15 on Assessors Map 119;
36. Then turning and proceeding along the northwestern lot line of lot 15 on Assessors Map 119 in a northeasterly direction a distance of approximately 20 feet to the northeastern lot line of lot 15 on Assessors Map 119;
37. Then turning and proceeding along the northeastern lot line of lots 15 and 14 on Assessors Map 119 in a southeasterly direction a distance of approximately 78 feet to the southeastern lot line of lot 14 on Assessors Map 119;
38. Then turning and proceeding along the southeastern lot line of lot 14 on Assessors Map 119 in a in a southwesterly direction a distance of approximately 30 feet to the southwestern lot line of lot 7 on Assessors Map 119;
39. Then turning and proceeding along the southwestern lot line of lot 7 on Assessors Map 119 in a southeasterly direction a distance of approximately 64 feet to the southeastern lot line of lot 7 on Assessors Map 119;
40. Then turning and proceeding in a northeasterly direction along the southeastern lot line of lot 7 on Assessors Map 119 a distance of approximately 33 feet to a line parallel to and 100 feet northeast of the northeastern street line of Green Street;
41. Then turning and proceeding in a southeasterly direction along said line parallel to and 100 feet northeast of the northeastern street line of Green Street a distance of approximately 343 feet to the midline of Sellers Street;
42. Then turning and proceeding along the midline of Sellers Street in a northeasterly direction a distance of approximately 153 feet to the midline of Massachusetts Avenue;

43. Then turning and proceeding along the centerline of Massachusetts Avenue in a northwesterly direction a distance of approximately 5 feet to the intersection with the southwesterly extension of the southeasterly lot line of Lot 32, on Assessor's Map #118.

44. Then turning and proceeding in a northeasterly direction along the southeasterly lot line and its extension of Lot #32 for a distance of approximately 128 feet to its intersection with the southwesterly lot line of Lot #29, the point of origin.

Said area includes all or parts of the following parcels of land:

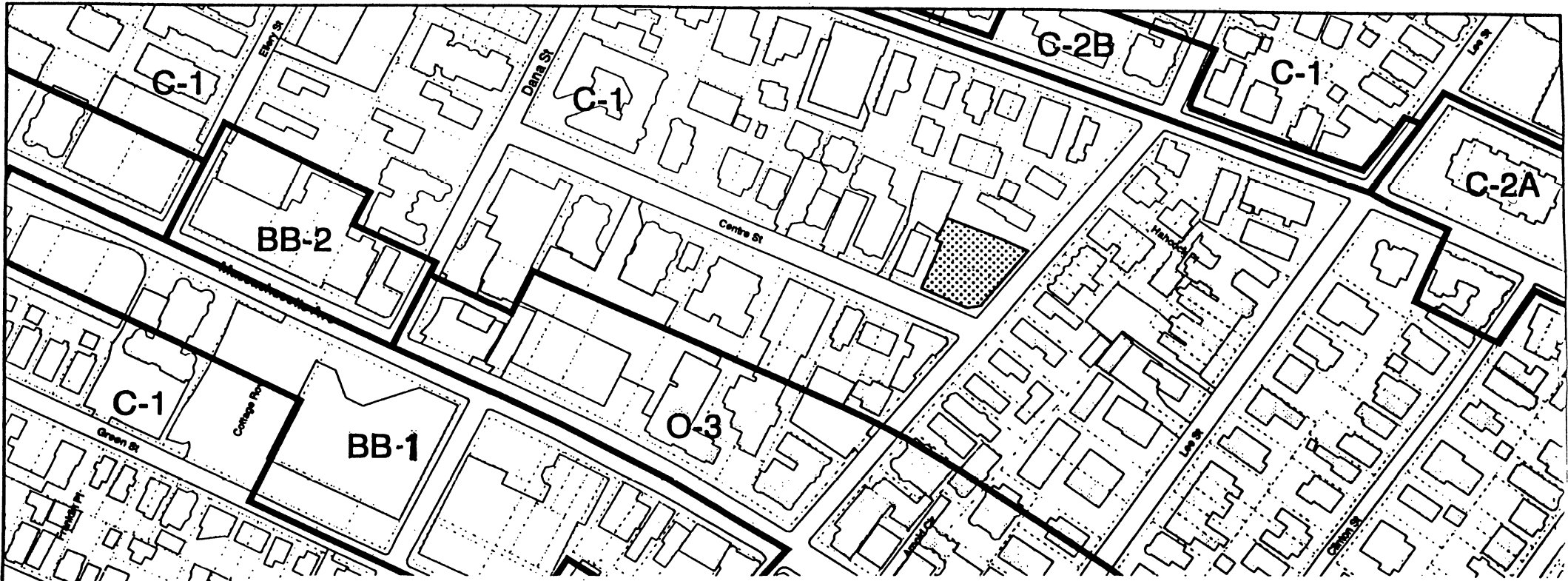
01. Premises of the following parcels shown on Assessors Map 116: lots numbered 54, 59, 60, 71, 74, 92, 96, 98, 99, 100, 101, and 103, being even numbers 2 to 8 Dana Street, odd numbers 923 to 973 Massachusetts Avenue, even numbers 8 through 10 Center Street, and odd numbers 75 to 85 Hancock Street.
02. Premises of the following parcels shown on Assessors Map 117: lots numbered 1, 23, 24, 28, 29, 56, 57, 64, and 65, being number 74 Hancock Street, and odd numbers 859 through 907 Massachusetts Avenue;
03. Premises of the following parcels shown on Assessors Map 118: lots numbered 1 and 32, being odd numbers 845 through 847 Massachusetts Avenue;
04. Premises of the following parcels shown on Assessors Map 119: lots numbered 4, 5, 7, 8, 9, 82, 83, 90, 92, 101, and 102, being even numbers 844 through 910 Massachusetts Avenue, odd numbers 1 through 13 Sellers Street and number 66 Hancock Street;
05. Premises of the following parcels shown on Assessors Map 120: lots numbered 45, 46, 48, 49, 73 and 74, being even numbers 922 through 940 Massachusetts Avenue and odd numbers 55 through 65 Hancock Street;

2. Rezone to Residence C-1 that area presently zoned Office 3 and that is circumscribed by a line described as follows.

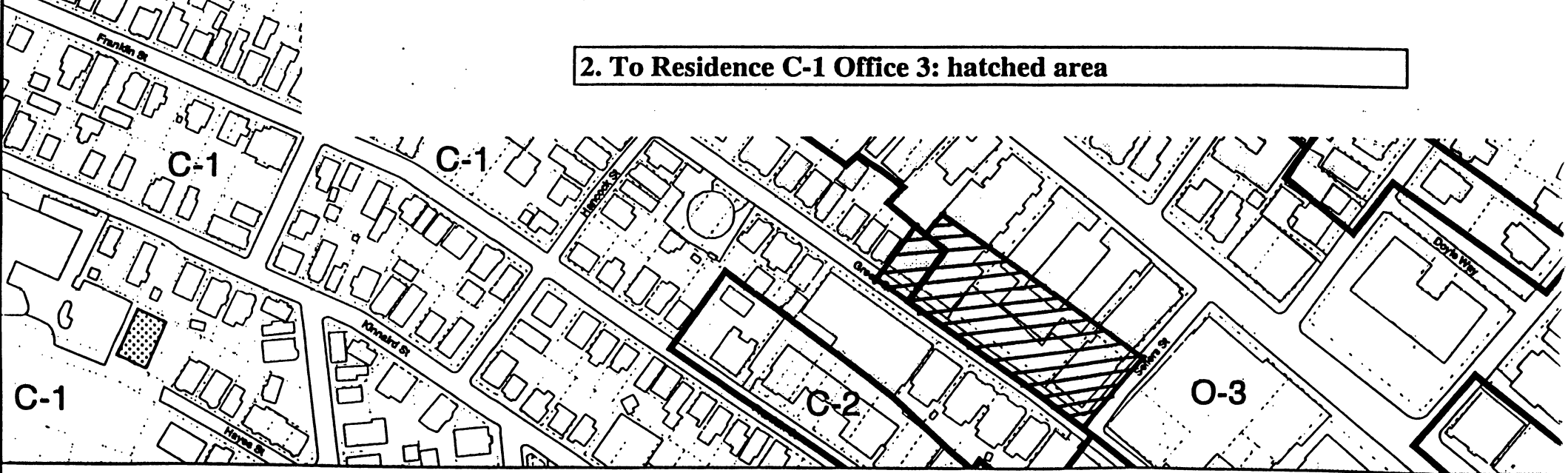
01. Beginning at a point which point is the intersection of the midline of Green Street and the extension of the northwestern lot line of lot 12 on Assessors Map 119;
02. Then proceeding in a northeasterly direction along the extension of and the northwestern lot line of lot 12 on Assessors Map 119 a distance of approximately 88 feet to the northeastern lot line of lot 12 on Assessors Map 119;
03. Then turning and proceeding in a southeasterly direction along the northeastern lot line of lot 12 on Assessors Map 119 a distance of approximately 17 feet to the southeastern lot line of lot 7 on Assessors Map 119;
04. Then turning and proceeding in a northeasterly direction along the southeastern lot line of lot 7 on Assessors Map 119 a distance of approximately 33 feet to a line parallel to and 100 feet northeast of the northeastern street line of Green Street;
05. Then turning and proceeding in a southeasterly direction along said line parallel to and 100 feet northeast of the northeastern street line of Green Street a distance of approximately 343 feet to the midline of Sellers Street;
06. Then turning and proceeding in a southwesterly direction along the midline of Sellers Street a distance of approximately 120 feet to the midline of Green Street;
07. Then turning and proceeding in a northwesterly direction along the midline of Green Street a distance of approximately 350 feet to the extension of the northwest lot line of lot 12 on Assessors Map 119, the point of origin.

Said area includes all or parts of the following parcels of land:

Premises of the following parcels shown on Assessors Map 119: lots numbered 8, 9, 12, 92 and 93, being odd numbers 453 to 485 Green Street, odd numbers 13 to 17 Sellers Street and even numbers 844 to 872 Massachusetts Avenue.

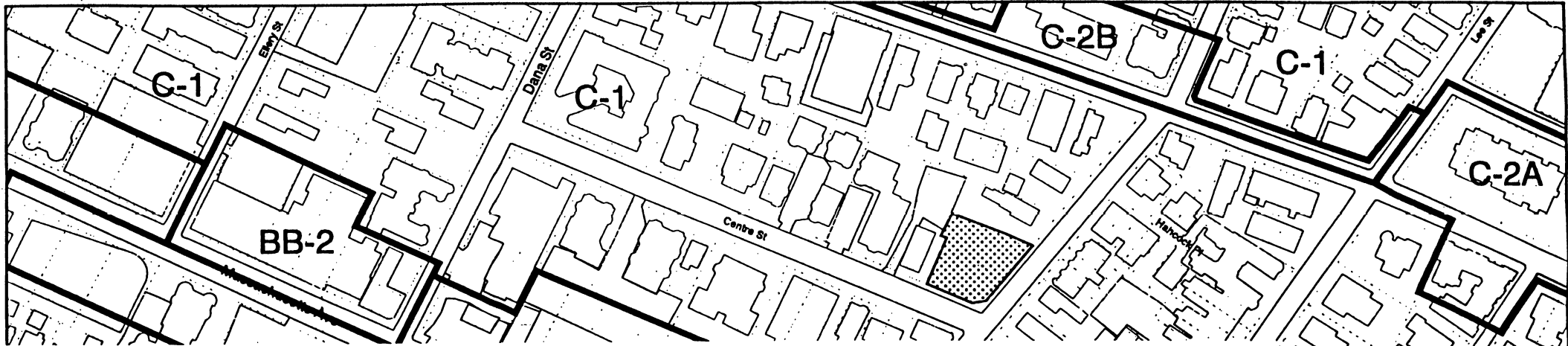


2. To Residence C-1 Office 3: hatched area

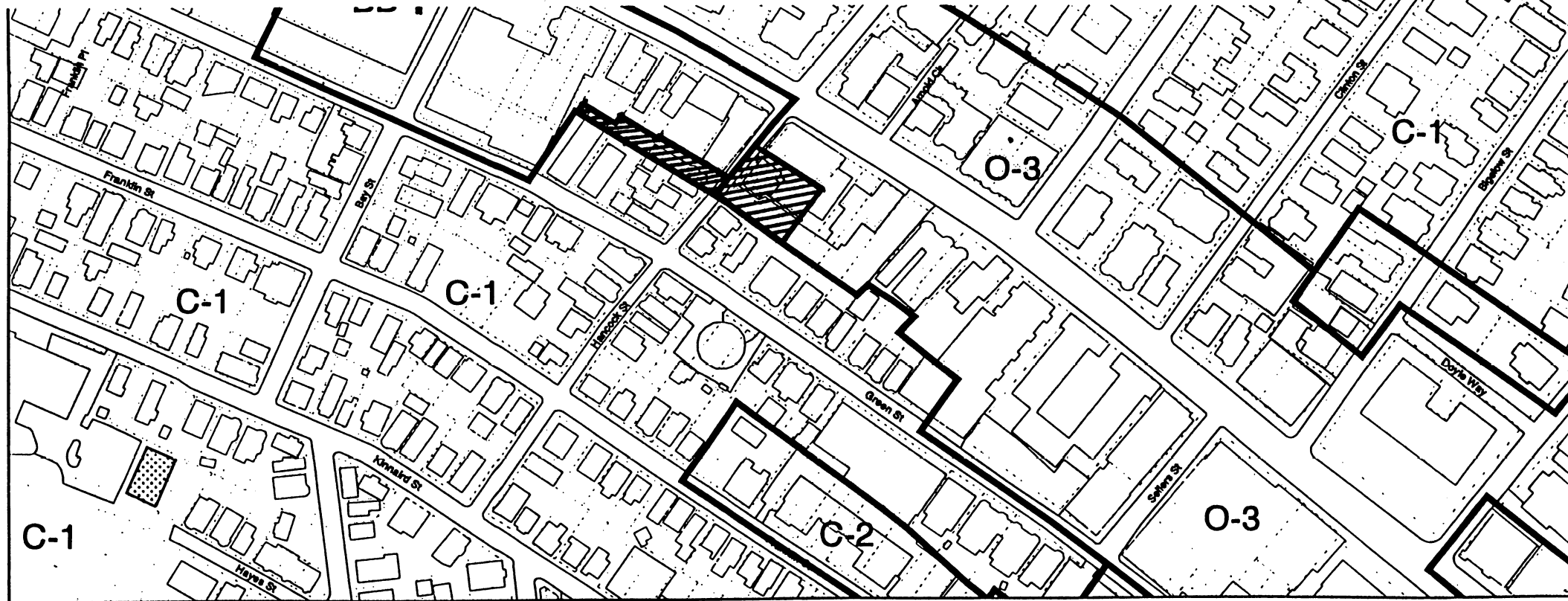


3. Rezone to Residence C-1 that area presently zoned Office 3 and Business B-1 that is circumscribed by a line described as follows.

01. Beginning at a point which point is the intersection of the midline of Hancock Street and a line parallel to and 100 feet northeast of the northeastern street line of Green Street;
02. Then proceeding in a northwesterly direction along said line parallel to and 100 feet northeast of the northeastern street line of Green Street a distance of approximately 223 feet to the northwestern lot line of lot 54 on Assessors Map 120;
03. Then turning and proceeding in a northeasterly direction along the northwestern lot line of lot 54 on Assessors Map 120 a distance of approximately 8 feet to the northeastern lot line of lot 54 on Assessors Map 120;
04. Then turning and proceeding in a southeasterly direction along the northeastern lot line of lot 54 on Assessors Map 120 a distance of approximately 57 feet to the northwestern lot line of lot 68 on Assessors Map 120;
05. Then turning and proceeding in a northeasterly direction along the northwestern lot line of lot 68 on Assessors Map 120 a distance of approximately 12 feet to the northeastern lot line of lot 68 on Assessors Map 120;
06. Then turning and proceeding in a southeasterly direction along the northeastern lot line of lot 68 on Assessors Map 120 a distance of approximately 55 feet to the northwestern lot line of lot 64 on Assessors Map 120;
07. Then turning and proceeding in a northeasterly direction along the northwestern lot line of lot 64 on Assessors Map 120 a distance of approximately 12 feet to the northeastern lot line of lot 64 on Assessors Map 120;
08. Then turning and proceeding in a southeasterly direction along the northeastern lot line of lot 64 on Assessors Map 120 and the extension thereof a distance of approximately 112 feet to the midline of Hancock Street;
09. Then turning and proceeding in northeasterly direction along the midline of Hancock Street a distance of approximately 53 feet to the extension of the northeastern lot line of lot 91 on Assessors Map 119;
10. Then turning and proceeding in a southeasterly direction along the extension of and the northeastern lot line of lot 91 on Assessors Map 119 a distance of approximately 108 feet to the northwestern lot line of lot 101 on Assessors Map 119;
11. Then turning and proceeding in a southwesterly direction along the northwestern lot line of lot 101 on Assessors Map 119 a distance of approximately 92 feet to the southwestern lot line of lot 21 on Assessors Map 119;
12. Then turning and proceeding in a northwesterly direction along the southwestern lot line of lot 21 on Assessors Map 119 a distance of approximately 109 feet to the midline of Hancock Street;
13. Then turning and proceeding in a northeasterly direction along the midline of Hancock Street a distance of approximately 12 feet to a line parallel to and 100 feet northeast of the northeastern street line of Green Street, the point of origin.



3. To Residence C-1 from Business B-1 and Office 3: hatched area

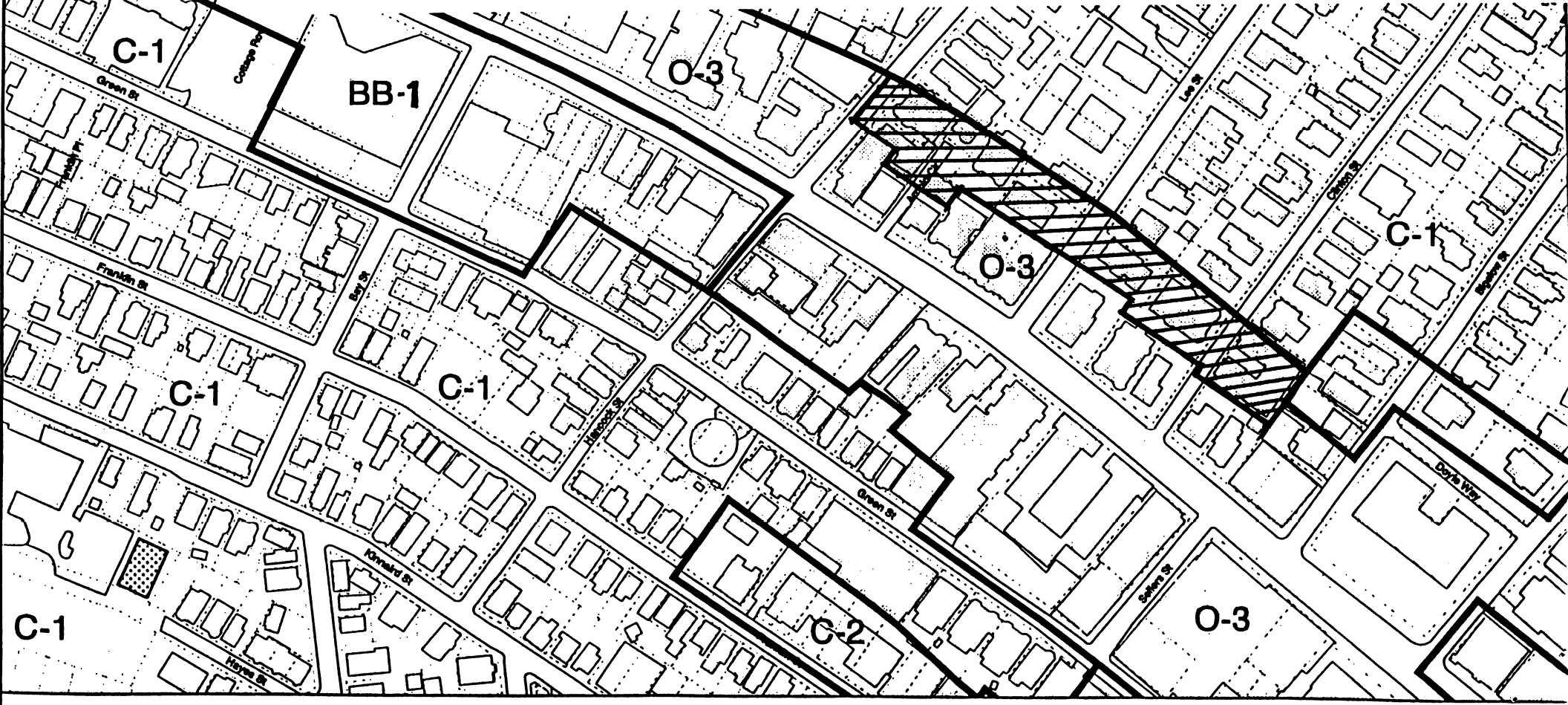
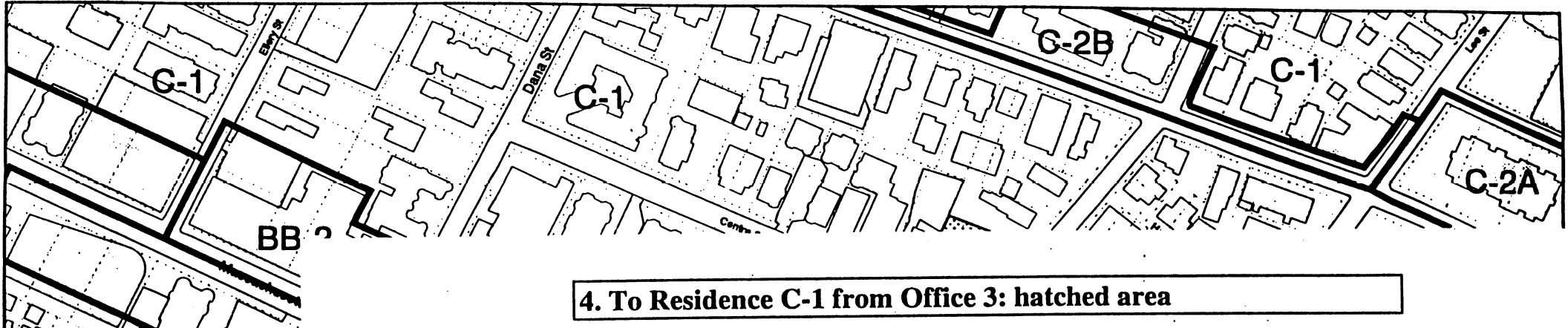


Said area includes all or parts of the following parcels of land:

01. Premises of the following parcels shown on Assessors Map 119: lots 21 and 91, being even numbers 52 to 56 Hancock Street;
02. Premises of the following parcels shown on Assessors Map 120: lots 54, 64 and 68, being number 49 Hancock Street and odd numbers 543A to 551 Green Street.

4. Rezone to Residence C-1 that area presently zoned Office 3 that is circumscribed by a line described as follows.

01. Beginning at a point which point is the intersection of the midline of Hancock Street and a line parallel to and 175 feet northeast of the northeastern street line of Massachusetts Avenue;
02. Then proceeding along said line parallel to and 175 feet northeast of the northeastern street line of Massachusetts Avenue in a southeasterly direction for a distance of approximately 712 feet to the northwesterly lot line of Lot #78 on Assessor's Map #118.
- 03 Then turning an proceeding in a southwesterly direction along the northwesterly lot line of Lots #78, 79, and 29 to its intersection with the northeasterly lot line of Lot #32 on Assessor's Map #118.
- 04-09 deleted.
10. Then turning and proceeding along the northeastern lot line of lot 32 on Assessors Map 118 and the extension thereof in a northwesterly direction a distance of approximately 118 feet to the midline of Clinton Street;
11. Then turning and proceeding along the midline of Clinton Street in a northeasterly direction a distance of approximately 9 feet to the extension of the southwestern lot line of lot 55 on Assessors Map 117;
12. Then turning and proceeding along the extension of the southwestern lot line of lot 55 on Assessors Map 117 and along line segments constituting together the southwestern lot line of lot 55 on Assessors Map 117 in a northwesterly direction a distance of approximately 136 feet to the southeastern lot line of lot 29 on Assessors Map 117;
13. Then turning and proceeding along the southeastern lot line of lot 29 on Assessors Map 117 in a northeasterly direction a distance of approximately 20 feet to the northeastern lot line of lot 29 on Assessors Map 117;
14. Then turning and proceeding along the northeastern lot line of lot 29 on Assessors Map 117 and the extension thereof in a northwesterly direction a distance of approximately 107 feet to the midline of Lee Street;
15. Then turning and proceeding along the midline of Lee Street in a southwesterly direction a distance of approximately 2 feet to the extension of the southwestern lot line of lot 58 on Assessors Map 117;



16. Then turning and proceeding along the extension of and the southwestern lot line of lot 58 on Assessors Map 117 and along the southwestern lot line of lot 26 on Assessors Map 117 in a northwesterly direction a distance of approximately 176 feet to the southeastern lot line of lot 25 on Assessors Map 117;
17. Then proceeding along the southeastern lot line of lot 25 on Assessors Map 117 in a southwesterly direction a distance of approximately 31 feet to the southwestern lot line of lot 25 on Assessors Map 117;
18. Then proceeding along the southwestern lot line of lot 25 on Assessors Map 117 and the extension thereof of in a northwesterly direction a distance of approximately 54 feet to the midline of Arnold Circle;
19. Then turning and proceeding along the midline of Arnold Circle in a northeasterly direction a distance of approximately 5 feet to the extension of the northeastern lot line of lot 28 on Assessors Map 117;
20. Then turning and proceeding along the extension of and the northeastern lot line of lot 28 on Assessors Map 117 in a northwesterly direction a distance of approximately 50 feet to the southeastern lot line of lot 1 on Assessors Map 117;
21. Then turning and proceeding along the southeastern lot line of lot 1 on Assessors Map 117 in a northeasterly direction a distance of approximately 22 feet to the northeastern lot line of lot 1 on Assessors Map 117;
22. Then turning and proceeding along the northeastern lot line of lot 1 and the extension thereof in a northwesterly direction a distance of approximately 70 feet to the midline of Hancock Street;
23. Then turning and proceeding along the midline of Hancock Street in a northeasterly direction a distance of approximately 75 feet to a line parallel to and 175 feet northeast of the northeastern street line of Massachusetts Avenue, the point of origin.

1.00 Affecting all or parts of the following lots shown on Assessor's Map 117: Lots #25, 26, 27, 30, 31, 54, 55, 58, 59, 104, 105; .

even numbers 82-88 Hancock Street; all numbers at Arnold Circle; all numbers 5-14 Lee Street; numbers 3 and 5 Clinton Street.

2.00 Affecting all or parts of the following lots shown on Assessor's Map 118: Lots #2, 3, 4, 5, and 33.

Even numbers 2 and 10 Clinton Street.

5. Rezone to Office 1 that area presently zoned Office 3 that is circumscribed by a line described as follows.

- 01 Beginning at a point which point is the intersection of the centerline of Massachusetts Avenue and the southwestern extension of the centerline of Bigelow Street on Assessor's Plat #118;
- 02 Then proceeding in a northeasterly direction along the centerline of Bigelow Street and its extension to its intersection with the southeasterly extension of the southwesterly lot line of Lot #79, a distance of approximately 165 feet;
- 03 Then turning and proceeding in a northwesterly direction along the southwesterly lot line and its extension of Lot #79 to its intersection with the northwesterly lot line of Lot #79, a distance of approximately 125 feet;
04. Then turning and proceeding in a southwesterly direction along the northwesterly lot lines of Lots #29, and 31 and their extension to its intersection with the centerline of Massachusetts Avenue, a distance of approximately 150 feet;
- 05 Then turning and proceeding in a southeasterly direction along the centerline of Massachusetts Avenue for approximately 125 feet to its intersection with the extension of the centerline of Bigelow Street, the point of origin.

1.00 Affecting all or parts of the following Lots #29, 30, and 31.

5 Bigelow Street and 825-837 Massachusetts Avenue.

In City Council July 27, 1998.

Passed to be ordained as amended by
a yea and nay vote:-

Yeas 8; Nays 1; Absent 0.

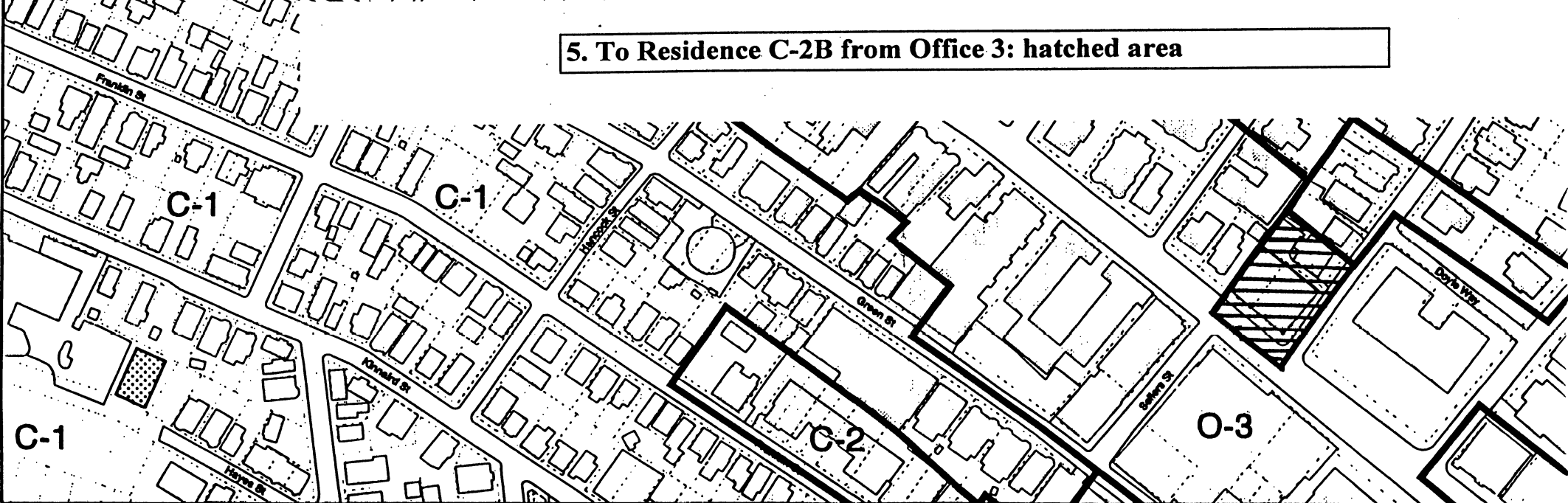
ATTEST:-

D. Margaret Drury

D. Margaret Drury
City Clerk



5. To Residence C-2B from Office 3: hatched area





City of Cambridge

In the Year One Thousand, Nine Hundred Ninety-Eight

AN ORDINANCE

In amendment to an ordinance entitled "The Zoning Ordinances of the City of Cambridge."

Be it ordained by the City Council of the City of Cambridge as follows:

1. Changing in the Table of use Regulations, Section 4.32.b.- Automobile parking lot from the existing "special permit" use to "NO" in Residence B and all C districts from Residence C through C-3A;
2. Deleting Section 10.45 (which grants to the Planning Board authority to grant special permits and variances normally issued by the Board of Zoning appeal) and renumber the sections accordingly.
3. Deleting all reference to Section 10.45 in the Zoning Ordinance.
4. Changing Section 5.31.1, Table 5-1, by inserting a new footnote (j) relating to additional front, side, and rear yard requirements for the Residence C-2B district that will do the following:
 - a. require portions of buildings underground to meet the yard requirements;
 - b. establish new requirements that portions of the required yards be green area with specific landscaping requirements;
 - c. impose these yard requirements on portions of lots in other districts;
 - d. imposes pedestrian path and vehicular driveway limitations in required front yard green areas;
 - e. applies the new regulations to the specific case of Townhouse Developments.
5. Deleting Section 5.31.3(d) which grants authority to the Planning Board to reduce yard requirements in the Residence C-2B District by special permit.
6. Modifying the requirements of Business B-2 Districts as follows:
 - a. reduce the maximum height from 90 feet to 45 feet.
 - b. reduce the FAR for housing uses from 3.0 to 1.34.
7. Deleting the voluntary inclusionary housing provisions of Section 11.200, Section 11.203.2(d).
8. Reducing the FAR and increase the Lot Area Per Dwelling Unit requirements of Residence C-1, C-2, C-2B, C-2A, C-3 and C-3A districts.
9. Reducing the FAR and increase the Lot Area Per Dwelling Unit requirements of Office 1, 2, 3 and 3A districts.
10. Reducing the FAR and/or increase the Lot Area Per Dwelling Unit requirements of Business B-1 and Business B-2 districts..
11. In the Central Square Overlay District reducing the FAR bonus for affordable housing in the Office 3 district from 3.75 to 2.5.

12. In Section 5.31.1, Table 5-1 of Dimensional Requirements - Residential Districts, amend column (1), maximum Ratio of Floor Area to Lot Area and column (3), Minimum Lot Area for Each D.U. in Sq. Ft. as specified as follows:

District	Column (1) Max. Ratio of Floor Area to Lot Area		Column (3) Min. Lot Area for Each D.U. in Sq. Ft.	
	Existing	Proposed	Existing	Proposed
Res C-1	.75	.57	1,200	2,310
Res C-2	1.75	1.34	600	790
Res C-2B	1.75	1.34	600	790
Res C-2A	2.5	1.92	300	341
Res C-3	3.0	2.30	300	341
Res C-3A	3.0	2.30	300	341

13. In Section 5.32.1, Table 5-2 of Dimensional Requirements - Office Districts, amend column (1), maximum Ratio of Floor Area to Lot Area and column (3), Minimum Lot Area for Each D.U. in Sq. Ft. as specified as follows:

District	Column (1) Max. Ratio of Floor Area to Lot Area		Column (3) Min. Lot Area for Each D.U. in Sq. Ft.	
	Existing	Proposed	Existing	Proposed
Office 1	.75	.57	1,200	2,310
Office 2	2.0	1.53	600	790
Office 3	3.0	2.30	300	341
Office 3A	3.0	2.30	300	341

14. In Section 5.33.1, Table 5-3 of Dimensional Requirements - Business Districts, amend column (1), maximum Ratio of Floor Area to Lot Area and column (3), Minimum Lot Area for Each D.U. in Sq. Ft. as specified as follows:

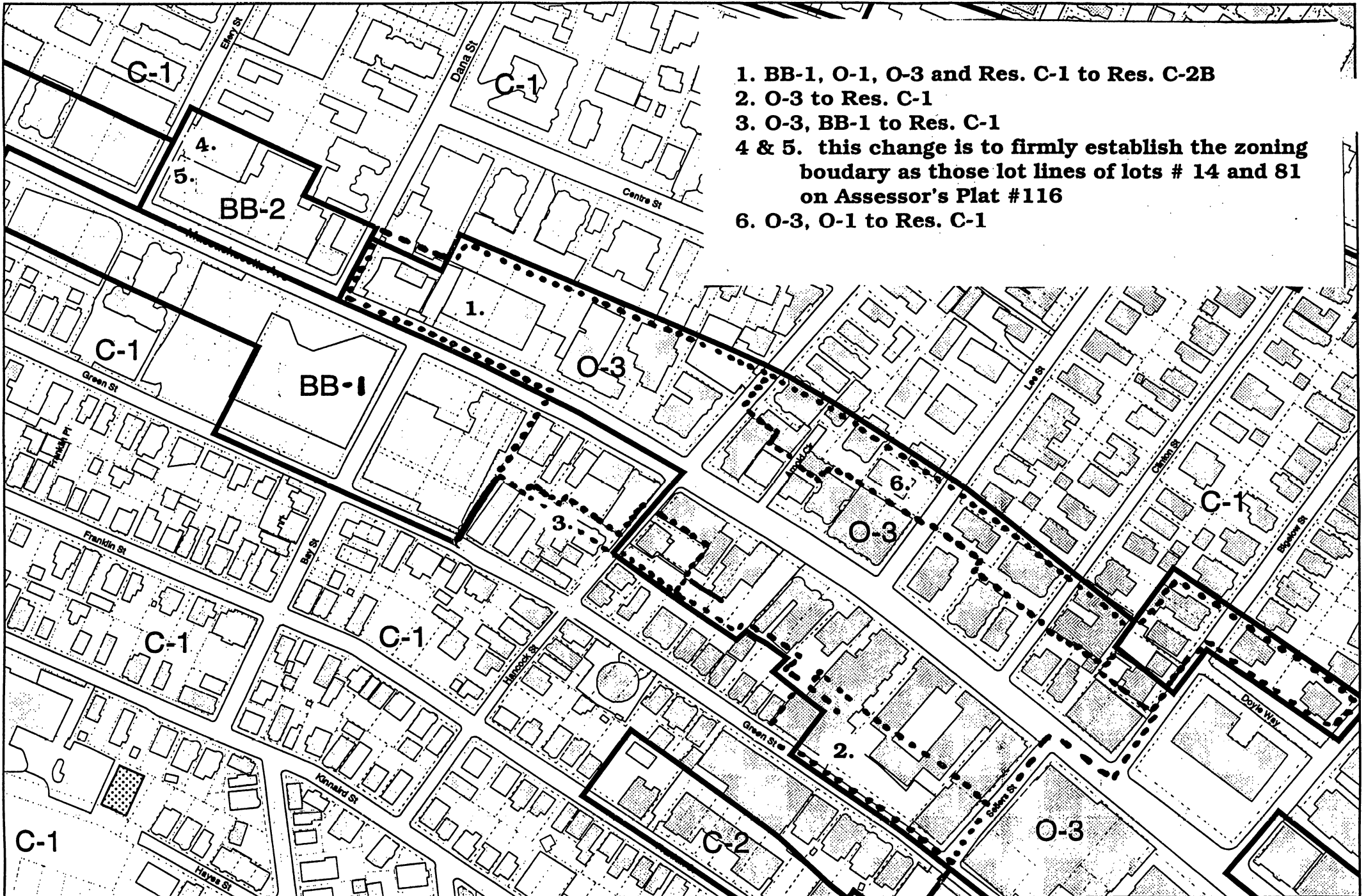
District	Column (1) Max. Ratio of Floor Area to Lot Area		Column (3) Min. Lot Area for Each D.U. in Sq. Ft.	
	Existing	Proposed	Existing	Proposed
Bus B-1	no change	no change	300	341
Bus B-2	3.0	1.75	300	790

15. And amending the Zoning Map of the City of Cambridge in the area of Mid Mass Avenue as shown on the accompanying map:

Passed to a second reading at the City Council meeting held on June 8, 1998 and on or after June 22, 1998 the question comes on passing to be ordained.

ATTEST:-

D. Margaret Drury
City Clerk

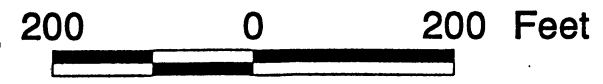


1. BB-1, O-1, O-3 and Res. C-1 to Res. C-2B
2. O-3 to Res. C-1
3. O-3, BB-1 to Res. C-1
- 4 & 5. this change is to firmly establish the zoning boundary as those lot lines of lots # 14 and 81 on Assessor's Plat #116
6. O-3, O-1 to Res. C-1

Anderson, et al Petition (4/98)

Cambridge Community Development

Map Prepared April 1998 Data Collected 1994



Comparison of the area to be rezoned between Ellery and Bigelow Streets.

	Existing BB-1	Existing BB-2	Existing Office 1	Existing Office 3	Existing Res. C-1	Proposed Res. C-1	Proposed Res. C-2B
FAR	3.0 ^b	3.0	.75	3.0	.75	.57	1.34
Lot Area/ DU	300	300	1,200	300	1,200	2,310	790
Height	90 ^c	90 ^f	35 feet	120 feet	35 feet	35 feet	45 feet
Use	Residential, Institution, Office, Retail	Residential, Institution, Office, Retail	Residential, Institution, Office	Residential, Institution, Office	Residential, Institution	Residential, Institution	Residential, Institution

- b. The maximum floor area ratio for residential uses shall be 3.25.
- c. The cornice line of the principal front wall plane facing Massachusetts Avenue shall not exceed 55 feet in height at the front lot line. Portions of buildings in excess of this height shall be set back behind a 35° bulk control plane beginning at an elevation 55 feet above the Mass Avenue front lot line. The cornice line of the principal front wall plane facing Green Street shall not exceed 30 feet in height at the front lot line. Portions of building in excess of 30 feet shall be set back behind a 45° bulk control plane beginning at an elevation 30 feet above the Green Street front lot line. No building or portion of a building within 45 feet of the Green Street front lot line shall exceed 40 feet in height.
- f. The cornice line of the principal front wall plane facing Massachusetts Avenue shall not exceed 50 feet in height at the front lot line. Portions of buildings in excess of this height shall be set back behind a 45° bulk control plane beginning at an elevation 50 feet above the Mass Avenue front lot line. The building height at the rear of the lot shall be determined by a 35° set back plane beginning at an elevation 35 feet above the BB-2/Res C-1 zoning district boundary.

City of Cambridge

The Ordinance Committee held a public hearing on May 13, 1998, beginning at 8:10 p.m. in the Sullivan Chamber for the purpose of considering a proposed amendment to the Zoning Ordinance to rezone land in the area on and near Massachusetts Avenue in the Riverside and Mid-Cambridge areas.

Present at the hearing were Henrietta Davis, Chair of the Committee, Councillor Kathleen Leahy Born, Councillor Kenneth E. Reeves, Councillor Sheila T. Russell, and City Clerk D. Margaret Drury. Also present were Lester Barber, Director of Land Use and Planning for the Community Development Department and Nancy Glowa, First Assistant to the City Solicitor.

Councillor Davis convened the hearing and explained the purpose. She invited the petitioners to make a presentation. Leo Anderson, 50 Hancock Street, began the presentation. He stated that the proposal restricts more intense development to lots on Massachusetts Avenue. It establishes firm rather than flexible limits to density, setbacks and use. It protects the residential areas near the avenue.

Marilyn Wellons, 651 Green Street, reminded the City Council that the last time she spoke before the Ordinance Committee, she was basically invited by the committee to develop an alternative proposal for mid Massachusetts Avenue. She then presented a slide show of the affected area. She noted that the prime purpose of the petition is to preserve the existing character of the area. The proposed amendment prohibits commercial parking lots and garages in Resident B and C districts, where they are now allowed by special permit. She stated that the Inn at Harvard is an example of the height and density that the petition proposes for Massachusetts Avenue.

Robert LaTremouille then reviewed the technical aspects of the petition. He noted the prohibition of commercial parking garages in residence B and C districts. The proposal would also delete Section 10.45, which the City Solicitor has agreed is likely illegal.

Mr. LaTremouille stated that the petition would change the inclusionary zoning to eliminate the voluntary provisions and to start at a lower base in calculating the required addition and bonus for the affordable housing in Residence C-1, C-2, C-2B, C-2A, C-3 and 3-3A districts.

Councillor Davis asked whether the inclusionary zoning aspects are citywide. Mr. LaTremouille stated that it is a citywide proposal with respect to the inclusionary zoning and the other technical changes he described.

Councillor Davis asked about the retail limitations. Mr. LaTremouille stated that no additional retail would be permitted and this makes the existing retail much more valuable and thus prohibits a reoccurrence of the Holmes situation.

Ms. Wellons explained that the petition seeks to use the Inn at Harvard zoning, which is C-2B, but the City Council neglected to eliminate special permits from C-2B, so the petition does this. Since some areas of the city, such as River Street, Cambridge Street, and patches around Inman Square, have Business B zoning which allows residential uses at the C-2B level, removing the C-2B special permit has a citywide effect.

Councillor Born noted that increasing the nonconformance of older buildings is a problem for her. She is concerned about making more buildings nonconforming.

Ms. Wellons stated that in Cambridge most older buildings are nonconforming.

Councillor Born asked Les Barber if he had had any inquiries from developers who were interested in using the voluntary inclusionary zoning provisions.

Les Barber said that he had no such inquiries.

Councillor Davis then invited public testimony in support of the petition.

Dena Feldstein Brady, 661 Green Street, spoke in support of the petition. It will set reasonable controls on development, protect existing housing and protect residences from being overwhelmed.

Ellen Surow, 654 Green Street, spoke in support of the petition. She stated that her main concern is that she does not want the petition misconceived. The petition is not against affordable housing.

Charles Merzbacher, 666 Green Street, spoke in support of the petition, especially the elimination of the special permit provisions. Over the past year he has had to go to many hearings at the Planning Board to protest special permits. When every development is debated on individual grounds for a special permit, it lead to all kinds of private agendas.

Margaret Corcoran, 667 Green Street, spoke in support of the Anderson petition. She does not want to have to go to special meetings constantly.

James Williamson, 17 Perry Street, stated that this stretch of Massachusetts Avenue has been very important to him and has been for him a bench mark of the destruction of the Cambridge in which he has lived. This petition is complicated. He would prefer a fairly simple and straight forward proposal. He believes that 30% is too much of a density increase for affordable housing.

Councillor Davis then invited testimony in opposition.

Jessie Wenning, 106 Kinnaird Street, stated that she favors reasonable growth, but one provision will have a devastating effect on her family. Her property is currently C-1, .75 FAR. The amendment would reduce it to .57 FAR. Her family desperately needs more living space. They tried to get a variance and were turned down. Right now they can do a small addition as of right. If this amendment passes they will not be able to build at all. This property is quite typical of housing in the neighborhood. Many of the values of the petition are very important, so is the need of affordable housing. She hopes that there can be a compromise that protects these values without devastating effects on residents in her situation.

Ed Collasion, 898 Massachusetts Avenue, spoke in opposition to the petition and noted the need for flexibility.

Scott Levitan, 11 Bigelow Street, spoke with regard to the 01 district circling City Hall. The intent was to create a buffer between City Hall. The uses that have evolved have included small offices. This zoning would eliminate these uses except by special permit at the Board of Zoning Appeal. In addition, none meet the existing FAR requirements. Mr. Levitan concluded by stating that the parking balance with City Hall works for the residents.

Michael Owu, Somerville, stated that he is here to represent M.I.T. The proposal would have some very negative effects on M.I.T.

Bill Cavellini, 9 Speridakis Terrace, spoke in opposition to the petition because of its negative effects on inclusionary zoning.

Alex Steinbergh, 3 Clinton Street, spoke in opposition to the proposal on the basis of its effect on affordable housing and because it is a very significant downzoning of the entire city. It would change the FAR on his lot on Clinton Street from 3 to .57. Across the street, if the 30 unit apartment building were to torn down, they could rebuild 4 units.

John Gale, owner 900 Massachusetts Avenue and 56 Hancock Street, spoke in opposition to the petition. The status quo is adequate.

Ronald Clarizia, 910 Massachusetts Avenue, stated that he owns a fifth of the property and he has been there for 25 years. The area has improved greatly over the years. The zoning now in effect should remain.

Robert Winters, 366 Broadway, spoke with permission of the Chair at an earlier hearing to record his concern that the dimensional changes proposed by the petition would be detrimental.

Councillor Davis then requested a show of hands of those in favor of the petition. Fourteen persons raised their hands. Thereafter, she requested a show of hands in opposition, and eleven persons raised their hands.

Councillor Born moved that the petition be referred to the full City Council and the motion passed without objection. The meeting was adjourned at 9:50 p.m.

For the Committee,

Henrietta Davis DMD

Councillor Henrietta Davis
Chair

Anderson Petition
0-18

Committee Report #3

Communication was received from D. Margaret Drury, City Clerk, transmitting a report from Councillor Davis for a meeting held on May 13, 1998 for the purpose of considering a proposed amendment to the Zoning Ordinance to rezone land in the area on and near Mass Ave in the Riverside and Mid-Cambridge areas.

7/27/98

Substituted text by Planning Board adopted on motion of Councillor Davis on a voice vote.
Substituted text amended.
Passed to be ordained as amended.
8-1-0

In City Council June 8, 1998

Report Accepted.
Passed to a second reading.