

WRITTEN PROTESTS



CITY OF CAMBRIDGE
INTEROFFICE CORRESPONDENCE

To Joan Lastovica, City Engineer

Date September 8, 1986

From Joseph E. Connarton, ^{JEC} Acting City Clerk

Reference

Subject Written protest to the petition of Charles R. Lavery, Jr. & the North Mass. Ave. Advisory Committee to rezone North Mass. Ave.

Enclosed you will find a communication received from the property owners of 2343 Mass. Avenue, transmitting their written protest, pursuant to M.G.L. Chapter 40A, Subsection 5, to the above-referenced petition.

Would you please be so kind as to check your records as to the square footage of property and the affected percentage of land this protest represents.

Your very kind cooperation in this matter will be greatly appreciated. (Enclosed for your assistance, you will find a copy of the North Mass. Ave. rezoning petition).

JEC/mh
Enclosures

cc: Board of Assessors

RECEIVED BY
OFFICE OF CITY CLERK

1986 SEP -8 AM 9:52

CAMBRIDGE MA.

August 12, 1986

Joseph Connarton, Acting City Clerk
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

RE: Petition of Charles R. Laverty, Jr. and
North Mass Avenue Advisory Committee
To Amend the Zoning Ordinance of the City of
Cambridge as Follows:

(1) Amend the text to create two commercial zoning districts: BA-2 (1.0/1.75 FAR for business/housing with a 45 foot height limit) and BC-1 (2.0/3.0 FAR for business/housing with a 50 foot height limit);

(2) Amend the text to create a new residential zoning district: Residence C2-B (1.75 FAR for housing with a 45 foot height limit);

(3) Amend the text of the business C zoning district (2.0/2.0 FAR for commercial/residential including other changes to dimensional regulations under Article 5.000);

(4) Amend the text to create a new Massachusetts Avenue Overlay District;

(5) Amend the zoning map by rezoning various districts abutting Massachusetts Avenue from the Cambridge Common to Richard Avenue.

Dear Mr. Connarton:

The undersigned, owner of the property at 2343 Mass. Ave containing 6000 square feet of land, which is included

in the proposal to change the zoning as encompassed in the above-captioned petition, has reviewed the amendments to the captioned petition as filed previously with the City Clerk and does hereby protest the proposed amendments pursuant to Massachusetts General Laws, c. 40A, §5, as amended, for the reasons, among others, that such change would:

Significantly and impermissibly impair and restrict the use of the land for proper purposes without sufficient planning justification; and violate Massachusetts General Laws c. 40A, §4 as amended, by creating a zoning district within which there are not uniformed requirements for each class or kind of structures for use as permitted.

Sincerely,

Frank C. Cawley
Frank C. Cawley

Cambridge, June 11, 1986 19
RECEIVED BY
OFFICE OF CITY CLERK

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

1986 JUN 12 PM 12:58

CAMBRIDGE, MA
The undersigned respectfully pray

Northern Massachusetts Avenue Advisory Committee

John E. Laverty Jr. 22 Madison Ave Cambridge 02140

Florence Mountain 19 Newman St. Cambridge 02140
Joel B. Bard - 51 Wendell St, Cambridge 02138

Fredrick H. King 2 First Terrace, Cambridge, MA 02140

Charles A. Laverty Jr. 10 CEDAR RD, BELMONT, MA 02178

Louis Franklin 30A Cameron Ave, Cambridge 02140

Pete Abramson C.D.F.A. 1776 MASS. AVE., Cambridge, 02190

B. Kaim K. Swain 361 Harvard St. Cambridge 02138

Robert C. Barber 9 Russell Street, Cambridge 02140

Alex Paris 77 N. Waverly St, Boston MA 02119

Cambridge..... June 12, 19 86

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 Zoning Ordinance as follows:

1. In Section 3.11, insert a series of new zoning districts in the following order:

(a) After existing line 6 insert a new line:

Residence C-2B District.....Multifamily dwellings

(b) After existing line 14 insert a new line:

Business A-2 District.....Local Business

(c) After existing line 16 insert a new line:

Business C-1.....General Business,
Professional offices,
and multi-family
dwellings

(d) Renumber all districts as necessary.

2. Create a new zoning district designation, Residence C-2B, by amending the Zoning Ordinance as follows:

(a) In Section 5.31, Table 5-1, Table of Dimensional Requirements-Residential districts, insert a new line after the existing line "Res. C-2 as follows:

	(1)	(2)	(3)	(4)	(5)	(6)	(7)
					(a)	(c)	
Res. C-2B	1.75	5,000	600	50	$\frac{H+L}{4}$	$\frac{H+L}{5}$	$\frac{H+L}{4}$ 45 15%

(b) In Section 5.31 Residential Districts, Paragraph 3 - setback Exceptions add a new Subparagraph (d) as follows:

(d) In a Residence C-2B District the front yard may be reduced to a minimum of 10 feet, the side yard to a minimum of 20 after the issuance of a special permit from the Planning Board.

(c) Insert Residence C-2B elsewhere in the ordinance immediately following any reference to Residence C-2 such that all other provisions applying to Residence C-2 apply to Residence C-2B equally.

3. Create a new Zoning district designation, Business A-2, by amending the Zoning Ordinance as follows:

(a) In Section 5.33-Business Districts insert a new line after the existing line "Bus. A" in Table 5-3 Table of Dimensional Requirements - Business Districts as follows:

	(1)	(2)	(3)	(4)	(5)	(6)	(7)
	(h)				(m)	(i)	(j) (k)
Bus. A-2	1.75	none	600	none	5	10	20 45 none

(b) In Section 5.33, Paragraph 2 - Footnotes, add the following footnotes.

(h) Of the total FAR permitted on the lot the maximum ratio of floor area to lot area for permitted principal uses other than residential uses specified in Section 4.31 shall be 1.0

(i) If a building is hereafter erected on a lot adjacent to a building having a blank wall directly on the side lot line, the new building may be so designed and erected that it will be flush with that portion of the blank wall of the former building which extends along the lot line; otherwise no less than the required side yard setback shall be provided. In the case that any portion of a side wall of the existing building contains windows or is set back from the property line, then a building hereafter erected on the lot adjacent to such an existing building shall be set back from the side lot line as required.

(b) In Section 5.33, Paragraph 2 - Footnotes, delete the existing footnote (g) and substitute therefore a new footnote as follows:

(g) 35 feet (or the height permitted in the abutting residential district, but in no case higher than 55 feet) within fifty feet of a residential district line. Where the zoning district boundary line splits a lot the fifty feet shall be measured from the lot lines located in the residential district. The height however may exceed 35 feet provided the building is set back a minimum distance equal to two thirds the height.

(c) In section 5.33, Paragraph 4, delete all references to Business C.

5. Create a new zoning District designation, Business C-1, by amending the zoning ordinance as follows:

(a) In Section 5.33, Table 5-3, Table of Dimensional Requirements-Business Districts insert a new line after the existing line "Bus. C-1" as follows:

	(1)	(2)	(3)	(4)	(5)	(6)	(7)
	(n)		(n)		(o)	(j)	(g)(L)
Bus. C-1	3.0	none	450	none	none	20	50 none

(b) In Section 5.33, Paragraph 2 - Footnotes, add the following new footnotes:

(L) The maximum height of a building may be increased to sixty feet provided the average height of the building is fifty feet (excluding any portion of the building devoted to parking which is not covered with building included in gross floor area). The heights of the several parts of the building shall be such that the volume of building exceeding fifty feet in height shall be equal to or less than the volume of space lying between the fifty foot height and portions of building less than fifty feet in height, as illustrated below:

Volume 1 (area of building at a single height-1 above fifty feet x the difference between height-1 and fifty feet) + Volume 2 (area of building at a single height-2 above fifty feet x the difference between height-2 and fifty feet) MUST EQUAL OR BE LESS THAN THE SUM OF Volume 1' (area of building at a single height-1' below fifty

feet x the difference between height-1' and fifty feet) + Volume 2' (area of building at single height-2' below fifty feet x the difference between height-2' and fifty feet).

(n) Of the total FAR permitted on the lot the maximum ratio of floor area to lot area for permitted principal uses other than residential uses specified in Section 4.31 shall not exceed 2.75. The maximum ratio of floor area to lot area for permitted residential uses specified in Section 4.31 shall be 2.5 as-of-right; it may be increased to 3.0 and lot area per dwelling unit decreased to 300 after the issuance of a special permit by the Planning Board provided the following conditions are met:

1. At least 75% of the gross floor area on the lot is devoted to residential uses specified in Section 4.31.
2. All parking on site is covered and enclosed.
3. 15% or more of the lot is green area or other open space acceptable to the Planning Board.
4. The building shall be subject to a mandatory design review.

H+L

(o) 6 for all buildings having 50% or more of their gross floor area devoted to residential uses specified in Section 4.31.

- (c) Insert Business C-1 elsewhere in the ordinance immediately following any reference to Business C such that all provisions applying apply equally to Business C-1.

6. In Article 11.000 - Special Regulations, create a new Section 11.100 - Massachusetts Avenue Overlay District as follows:

11.100 Massachusetts Avenue Overlay District

11.101 Establishment and Scope There is hereby established the Massachusetts Avenue Overlay District which shall be governed by the regulations and procedures specified in this Section 11.100. It is the intent of this Section that these regulations will apply to the area described generally as Northern Massachusetts Avenue and certain abutting portions of the neighborhood abutting it.

11.102 Purpose It is the purpose of this Section 11.100 to augment base zoning regulations in the District in order to create a more harmonious and consistent image for the development along the Avenue and adjacent areas, to encourage good building design and site development which enhances the pedestrian amenities along the Avenue, to ensure that changes along the Avenue are compatible with the scale and character of the abutting neighborhoods, to encourage the retention of existing buildings of historic value and uses which serve the abutting neighborhoods, and to discourage new development inappropriate in both scale and design.

11.103 Applicability The Massachusetts Avenue Overlay District shall be an overlay district on the zoning map established by Section 3.20.

11.103.1 The buildings and land uses within said district shall be controlled by the pertinent regulations within the base zoning district, except as modified by the requirements of this Section 11.100 which shall apply in addition to regulations imposed by the base zoning map designations. Where the base zoning regulations differ from the requirements of this Section 11.100 the stricter provisions shall apply.

11.104 Dimensional Standards in the Massachusetts Avenue Overlay District

11.104.1 Maximum Height The maximum height of any structure in the Overlay District shall be 60 feet or the height applicable in the base district, whichever is less.

11.104.2 Modifications to the Definition of Gross Floor Area Notwithstanding the definition of Gross Floor Area contained in Article 2.000 - Definitions the following shall not be included as part of the gross floor area of any building in the Overlay District:

- a. Enclosed bays and other small projections from the principal wall plane of a building normally included as

gross floor area provided they are 3 feet or less in depth and further provided that the following conditions are met:

- (1) the maximum width of the projection does not exceed 6 feet in length;
- (2) no more than 50% of the area of each principal wall plane is covered with such projections.

11.105 Restrictions in Required and/or Provided Setbacks That area between the principal wall plane of a building and a public street or public park whether required or provided shall be devoted to Green Area as defined in Article 2.000 of this ordinance, an expansion of the adjacent public sidewalk, park, or other landscaped or paved area devoted exclusively to pedestrian use and extending along the entire length of the lot facing the street or park. Areas devoted to vehicular use are prohibited from this area with the exception of access drives to parking facilities located elsewhere on the site and which shall be limited to a total 30 feet of width for each 100 feet of lot frontage.

The required green area, landscaping or other paved area devoted to pedestrian use shall be located at the mean grade of the relevant public street or open space at the property line unless an exception is granted under the provisions of Section 11.109 of this Section 11.100.

11.106 Use Restrictions The ground (first) floor of that portion of a building facing a public street or public park shall consist of gross floor area devoted to any one or combination of the following uses: Residential (Section 4.31), Office (Section 4.34), Retail Business (Section 4.35), Institutional (Section 4.33) meeting the following conditions:

- a. At least 80% of the floor elevation of the ground (first) floor shall be no higher than the 4 1/2 feet above the mean grade of the adjacent public sidewalk or public park, at the property line, except that Retail Business uses in new construction shall be located at mean grade;
- b. The use shall have a depth of at least 20 feet;
- c. Where a lot fronts on two streets the provisions of this Section 11.106 shall apply only to the principal arterial street frontage provided the remainder of the ground floor of the building facing public street shall

be screened with permanent wall in materials equal in quality to those of the rest of the building and having a minimum opacity of 50%;

- d. One parking space for each unit in a Townhouse shall be exempt from the limitations of this Section 11.106.

11.107 Design Standards

11.107.1 Building Facades Building facades shall be designed to enhance the visual quality of the Overlay District, create an environment pleasant and inviting for the pedestrian and compatible with the residential neighborhoods in close proximity to the district. The following standards shall apply:

- a. Principal building entrances shall face Massachusetts Avenue where a lot abuts the Avenue.
- b. Where office and/or retail uses are accommodated on the ground floor each separately leased space shall have an individual public entrance onto the abutting street where any portion of the space fronts towards the street.
- c. Facades facing a public street, a public park, or designated city landmark building, or building in a local historic district or neighborhood conservation district on an abutting lot shall consist of a minimum 25% clear glass in total for the facade, with clear glass increased to 50% on the ground floor where retail and office uses are established. The maximum amount of clear glass permitted shall be 75% of the facade. Reflective and opaque glass shall be prohibited.

11.108 Divergence from the standards specified in Sections 11.105-11.107 may be allowed by issuance of a special permit from the Planning Board. The Board shall grant such permit upon its determination that the development proposed will better serve the objectives of this Section 11.100 than if the standards were followed and that the criteria specified in Section 10.43 will be satisfied.

The Board shall be guided in its determination by Northern Massachusetts Avenue Urban Design Guidelines and other such guidelines as may be established for this portion of Massachusetts Avenue. This Section 11.109 is intended for variations from the standards which may be appropriate in

specific locations and circumstances and where careful design detail is a controlling factor.

11.109 The Massachusetts Avenue Overlay District shall be considered an area of special planning concern. Development proposals exceeding 6,000 sq. feet in gross floor area shall be subject to the Large Project Procedure (Section 11.44) of Section 11.40.

B. Amend the Zoning Map of the City of Cambridge as follows

1. Create a new Massachusetts Avenue Overlay District on the Zoning Map having the boundaries indicated on the accompanying map.

2. Delete the existing zoning district designations on the zoning map and substitute therefor the following designations for those areas indicated on the accompanying map:

Area 1 - From existing Business A to Residence C-2A

Area 2 - From existing Business A to Residence C-2

Area 3 - From existing Business A to proposed Business
A-2

Area 4 - From existing Residence B to proposed Business
A-2

Area 5 - Existing Residence C-2 to Residence C-1

Area 6 - Existing Residence C-2 to proposed Residence C-2B

Area 7 - Existing Business C to proposed Business A-2

Area 8 - Existing Business C to Residence B

Area 9 - Existing Residence C-2 to proposed Business A-2

Area 10 - Existing Business A to proposed Business A-2

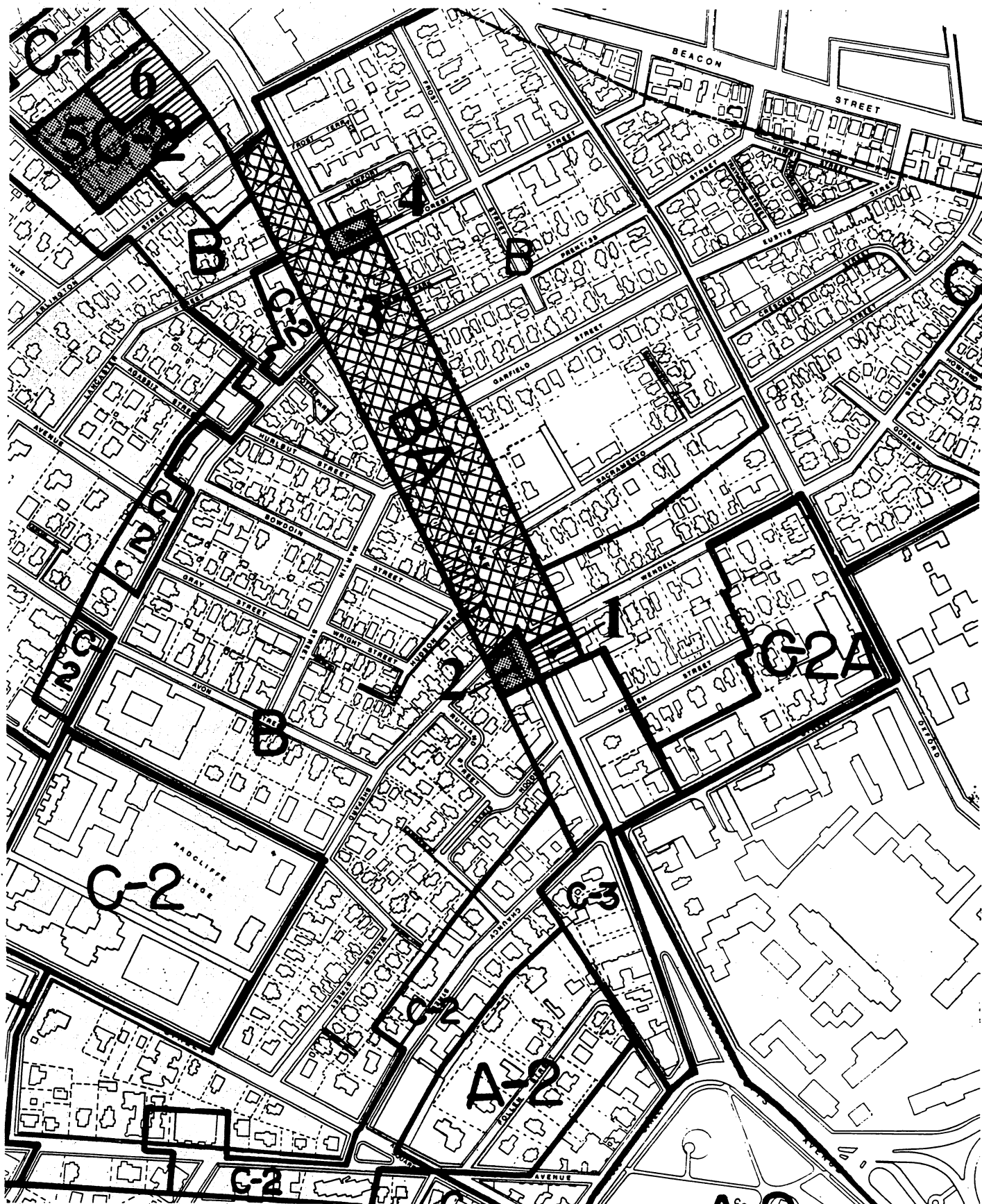
Area 11 - Existing Business B to proposed Business C-1

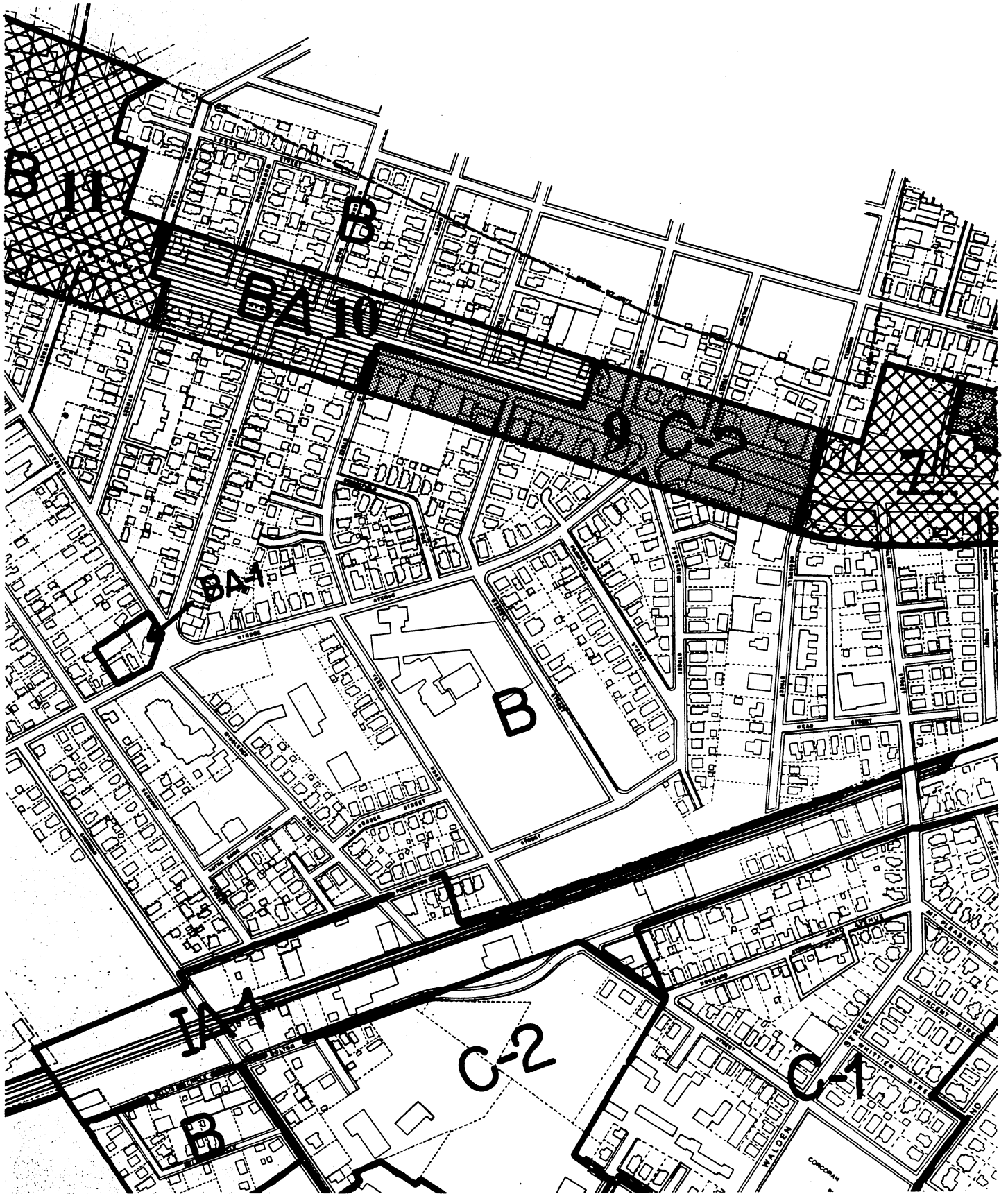
Area 12 - Existing Business B to Residence B

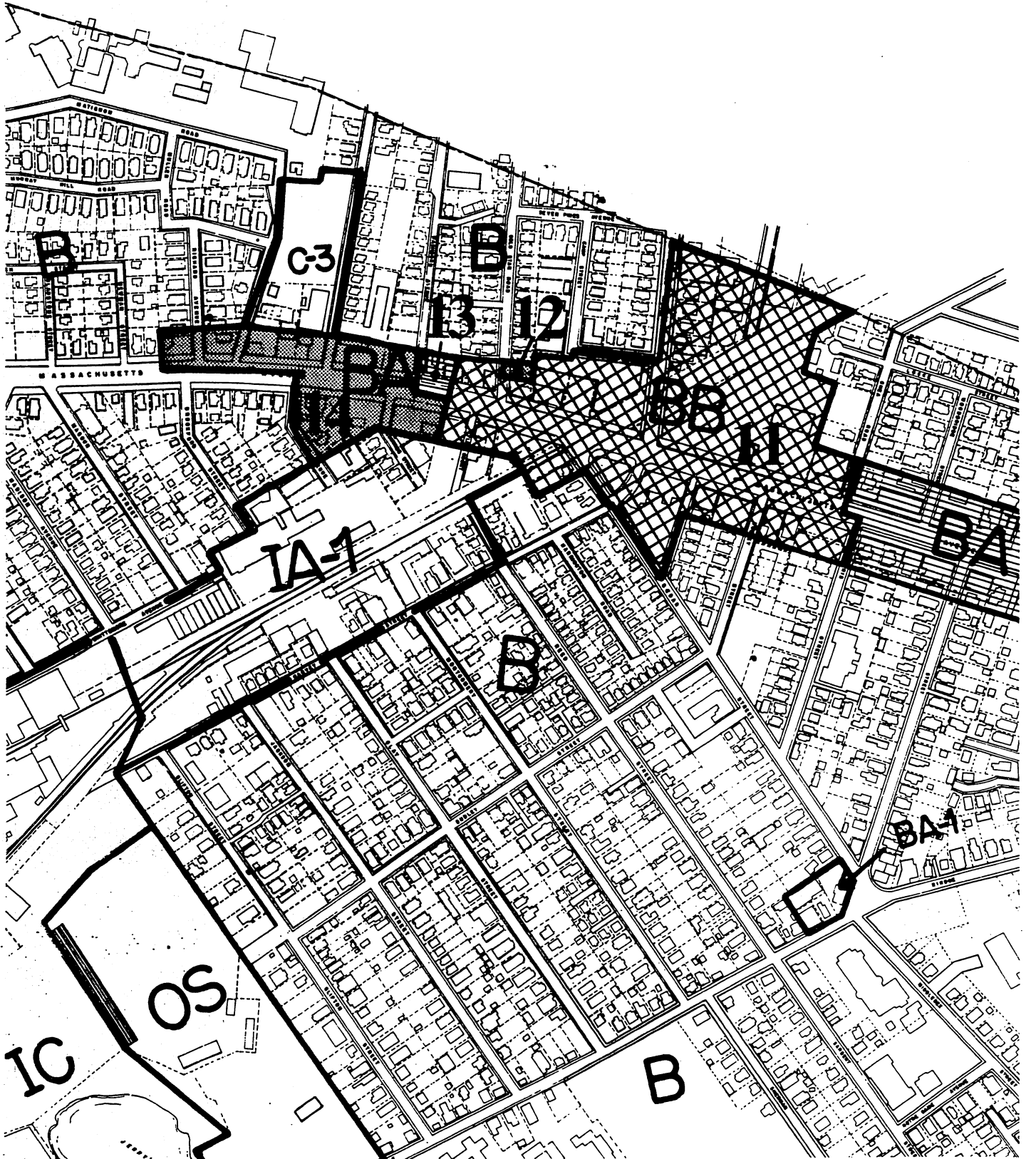
Area 13 - Existing Business A to proposed Business C-1

Area 14 - Existing Business A to proposed Business A-2

PROPOSED BASE ZONING DISTRICT CHANGES







MASS AVE BASE DISTRICTS

- 1.0 Rezone from Business A to Residence C2A an area of land circumscribed by a line beginning at a point, said point being the intersection of the centerline of Massachusetts Avenue and the centerline of Wendell Street;
- 1.1 Thence proceeding in an easterly direction along the centerline of Wendell Street for a distance of approximately 150 feet to a point 100 feet from the easterly sideline of Massachusetts Avenue;
- 1.2 Thence turning and proceeding in a southerly direction along a line 100 feet distant from and parallel to the easterly sideline of Massachusetts Avenue to a point 100 feet distant from the southerly sideline of Wendell Street for a distance of approximately 120 feet;
- 1.3 Thence turning and proceeding in a westerly direction along a line 100 feet distant from and parallel to the southerly sideline and its westerly extension to a point of intersection with the centerline of Massachusetts Avenue for a distance of approximately 150 feet;
- 1.4 Thence turning and proceeding in a northerly direction along the centerline of Massachusetts Avenue to the point of origin for a distance of approximately 120 feet;

1.01 Premises shown in Assessor's Plat numbered 156:

All or parts of lots numbered 26, and 57
1645-1655 Massachusetts Avenue.

2.0 Rezone from Business A to Residence C-2 an area of land circumscribed by a line beginning at a point, said point being the intersection of the centerline of Massachusetts Avenue and the easterly extension of Shepard Street;

2.1 Thence turning and proceeding in a westerly direction along the easterly extension of the centerline and the centerline of Shepard Street for a distance of approximately 150 feet to a point 100 feet distant from the westerly sideline of Massachusetts Avenue;

2.2 Thence turning and proceeding in a southerly direction along a line 100 feet distant from and parallel to the westerly sideline of Massachusetts Avenue for a distance of approximately 140 feet to a point 100 feet from the southerly sideline of Shepard Street;

2.3 Thence turning and proceeding in an easterly direction to the centerline of Massachusetts Avenue for a distance of approximately 125 feet;

2.4 Thence turning and proceeding in a northerly direction along the centerline of Massachusetts Avenue to the point of origin for a distance of approximately 125 feet;

2.01 Premises shown on the Assessor's Plat number 173:

All or parts of lots numbered 45, 49, 30, and 38

Even numbers 1648-1654 Massachusetts Avenue and
4 Shepard Street

- 3.0 Rezone from Business A to Business A-2 an area circumscribed by a line beginning at a point, said point being the intersection of a line 100 feet distant from and parallel to the easterly sideline of Massachusetts Avenue and the centerline of Wendell Street;
- 3.1 Thence turning and proceeding in a westerly direction along the centerline of Wendell Street and its extension to its intersection with the centerline of Massachusetts Avenue, a distance of 150 feet;
- 3.2 Thence turning and proceeding in a northerly direction along the centerline of Massachusetts Avenue to its intersection with the extension of the centerline of Shepard Street, a distance of approximately 40 feet;
- 3.3 Thence turning and proceeding in a westerly direction along the centerline of Shepard Street and its extension to its intersection with the line 100 feet distant from and parallel to the westerly sideline of Massachusetts Avenue;
- 3.4 Thence turning and proceeding in a northerly direction along a line 100 feet distant from and parallel to the westerly sideline of Massachusetts Avenue to its intersection with the centerline of Arlington Street, a distance of approximately 3600 feet;
- 3.5 Thence turning and proceeding in an easterly direction along the centerline of Arlington Street and its extension to its intersection with the centerline of Massachusetts Avenue, a distance of approximately 160 feet;
- 3.6 Thence turning and proceeding in a southerly direction along the centerline of Massachusetts Avenue to its intersection with the extension of the centerline of Forest Street, a distance of approximately 450 feet;
- 3.7 Thence turning and proceeding in an easterly direction along the centerline of Forest Street and its extension to its intersection with a line 100 feet distant from and parallel to the easterly sideline of Massachusetts Avenue, a distance of approximately 150 feet;
- 3.8 Thence turning and proceeding in a southerly direction along a line 100 feet distant from and parallel to the easterly sideline of Massachusetts Avenue to its intersection with the centerline of Wendell Street, the point of origin, a distance of 1300 feet.

- 4.0 Rezone from Residence B to Business A-2 an area of land circumscribed by a line beginning at a point, said point being the intersection of the centerline of Massachusetts Avenue and the westerly extension of the centerline of Forest Street;
- 4.1 Thence proceeding in an easterly direction along the westerly extension of the centerline and the centerline of Forest Street to a point 100 feet distant from the easterly sideline of Massachusetts Avenue, for a distance of approximately 150 feet;
- 4.2 Thence turning and proceeding in a northerly direction along a line 100 feet distant from and parallel to the easterly sideline of Massachusetts Avenue for a distance of approximately 70 feet to its intersection with the northerly lot line of lot #14, Assessor's Plat #153;
- 4.3 Thence turning and proceeding in a westerly direction to the centerline of Massachusetts Avenue along the northerly lot line of lot #14, Assessor's Plat #153 for a distance of approximately 150 feet;
- 4.4 Thence turning and proceeding in a southerly direction along the centerline of Massachusetts Avenue to the point of origin for a distance of approximately 70 feet.

4.01 Premises shown on Assessor's Plat numbered 153:

All or parts of lots numbered 14, 70 and 69

1 Forest Street, 1763-1775 Massachusetts Avenue.

- 5.0 Rezone from Residence C-2 to Residence C-1 an area of land circumscribed by a line beginning at a point, said point being the intersection of a line 100 feet distant from and parallel to the southerly sideline of Upland Road and the centerline of Mt. Vernon Street, Assessor's Plat #177;
- 5.1 Thence turning and proceeding in a southerly direction along the centerline of Mount Vernon Street and southerly extension of Mount Vernon Street to the southerly lot line of lot #6 on Assessor's Plat #177 for a distance of approximately 320 feet;
- 5.2 Thence turning and proceeding in an easterly direction along the southerly lot lines of lots #6, #65, #8, #48, and #47 for a distance of approximately 312 feet;
- 5.3 Thence turning and proceeding in a northerly direction along the easterly side lot line and the extension of lot #47, Assessor's Plat #177 to the centerline of Mount Vernon Street for a distance of approximately 136 feet;
- 5.4 Thence turning and proceeding in a westerly direction along the centerline of Mount Vernon Street to a point of intersection with the southerly extension of the easterly side lot line of lot #29 on Assessor's Plat #177 for a distance of approximately 100 feet;
- 5.5 Thence turning and proceeding in a northerly direction along the southerly extension of the westerly side lot line and the westerly side lot line of lot #29 on Assessor's Plat #177, to its intersection with a line 100 feet distant from and parallel to the southerly sideline of Upland Road, a distance of 180 feet;
- 5.6 Thence turning and proceeding in a westerly direction along a line 100 feet distant from the southerly lot line of Upland Road to its intersection with the centerline of Mount Vernon Street, the point of origin, a distance of approximately 220 feet;

5.01 Premises shown on Assessor's Plat #177

All or parts of lots numbered 44, 43, 29, 6, 65, 8, 48 and 47;

Odd numbers 37-57 Mount Vernon Street;
Even numbers 24-46 Mount Vernon Street.

- 6.0 Rezone from Residence C-2 to Residence C-2B an area of land circumscribed by a line beginning at a point, said point being the intersection of the northerly side lot line and the westerly side lot line of lot #28 of Assessor's Plat #177;
- 6.1 Thence turning and proceeding in an easterly direction along the northerly side lot line of lots #28, #27, and #64 to a point 100 feet distant from and parallel to the westerly sideline of Massachusetts Avenue for a distance of approximately 240 feet;
- 6.2 Thence turning and proceeding in a southerly direction along a line 100 feet distant from and parallel to the westerly sideline of Massachusetts Avenue to its intersection with the southerly side lot line of lot #10, 100 feet distant from the westerly sideline of Massachusetts Avenue;
- 6.3 Thence turning and proceeding in a westerly direction along the southerly lot line of lot #10 on Assessor's Plat #177 to a point at the westerly sideline of lot #10 on Assessor's Plat #177 for a distance of approximately 115 feet;
- 6.4 Thence turning and proceeding in a northerly direction along the westerly side lot line of lot #10 on Assessor's Plat #177 and its northerly extension to the centerline of Mount Vernon Street, for a distance of approximately 128 feet;
- 6.5 Thence turning and proceeding in a westerly direction along the centerline of Mount Vernon Street to a point of intersection with the southerly extension of the westerly side lot line of lot #28 on Assessor's Plat #177;
- 6.6 Thence turning and proceeding in a northerly direction along the southerly extension of the westerly side lot line and the westerly side lot line of lot #28 on Assessor's Plat #177 to the point of origin.

6.01 Premises shown on Assessor's Plat #177:

All or parts of lots #28, #27, #64, and #10
Odd #1-29 Mount Vernon Street, and even #2-20 Mount
Vernon Street.

- 7.0 Rezone from Business C to Business A-2 an area of land circumscribed by a point, said point being the intersection of the southwesterly extension of the centerline of Beech Street with the centerline of Massachusetts Avenue;
- 7.1 Thence proceeding in a northeasterly direction along the southwesterly extension of the centerline of Beech Street and the centerline of Beech Street to a point of intersection with the existing Residence B district line, said line being 140 feet distant from and parallel to the southwesterly sideline of Orchard Street, a distance of 220 feet;
- 7.2 Thence turning and proceeding in a northwesterly direction along the southwesterly boundary of the existing Residence B zone to the said boundary, a line parallel to and 140 feet distant from Orchard Street for a distance of approximately 300 feet to the northwesterly side lot line of lot #47 on Assessor's Plat #181;
- 7.3 Thence turning and proceeding in a southwesterly direction along the northwesterly side lot line of lots #47 and #61 on Assessor's Plat #181 to a point of intersection with the southwesterly side lot line of lot #53 on Assessor's Plat #181, a distance of approximately 140 feet;
- 7.4 Thence turning and proceeding in a northwesterly direction along the southwesterly side lot line and the northwesterly extension of the southwesterly side lot line of lot #53 on Assessor's Plat #181 to the centerline of Blake Street for a distance of approximately 105 feet;
- 7.5 Thence turning and proceeding in a southwesterly direction along the centerline of Blake Street for a distance of approximately 50 feet to a point of intersection with the southeasterly extension of the southwesterly side lot line of lot #79 on Assessor's Plat #181;
- 7.6 Thence turning and proceeding in a northwesterly direction along the southeasterly extension of the southwesterly side lot line and the southwesterly side lot line of lot #79 on Assessor's Plat #181 for a distance of approximately 99 feet;
- 7.7 Thence turning and proceeding in a northeasterly direction along the southwesterly side lot line of lot #79 on Assessor's Plat #181 for a distance of approximately 26 feet to a point of intersection with the southwesterly side lot line of lot #79 on Assessor's Plat #181;
- 7.8 Thence turning and proceeding in a northwesterly direction along the southwesterly side lot line of lots #79 and #27 and

the northwesterly extension of the southwesterly side lot line of lot #27 to the centerline of Hadley Street for a distance of approximately 87 feet;

7.9 Thence turning and proceeding in a northeasterly direction along the centerline of Hadley Street to the point of intersection with the southwesterly boundary of the existing Residence B zone, a line 140 feet distant from and parallel to Orchard Street a distance of 160 feet;

7.10 Thence turning and proceeding in a northwesterly direction along the southwesterly boundary of the existing Residence B zone, a line 140 feet distant from and parallel to Orchard Street, to its intersection with the southeasterly lot line of lot #43, Assessor's Plat #181, a distance of approximately 230 feet;

7.11 Thence turning and proceeding in a southwesterly direction along the southeasterly lot lines of lots #43, #42, #41, #40, #39 and #37 to its intersection with a line 100 feet distant from and parallel to the northeasterly sideline of Massachusetts Avenue, a distance of approximately 280 feet;

7.12 Thence turning and proceeding in a northwesterly direction along a line 100 feet distant from and parallel to the northeasterly sideline of Massachusetts Avenue for a distance of approximately 120 feet to the centerline of Russell Street;

7.13 Thence turning and proceeding in a southwesterly direction along the centerline of Russell Street and its southwesterly extension to the northeasterly extension of the centerline of Cogswell Avenue and the centerline of Cogswell Avenue to a point 100 feet distant from the southwesterly sideline of Massachusetts Avenue for a distance of approximately 300 feet;

7.14 Thence turning and proceeding in a southeasterly direction along a line 100 feet distant from and parallel to the southwesterly sideline of Massachusetts Avenue to the centerline of Creighton Street for a distance of approximately 460 feet;

7.15 Thence turning and proceeding in a northeasterly direction along the centerline of Creighton Street and the northeasterly extension of the centerline of

Creighton Street to the centerline of Massachusetts Avenue for a distance of approximately 150 feet;

7.16 Thence turning and proceeding in a northeasterly direction along the centerline of Massachusetts Avenue to the point of origin.

7.01 Premises shown on Assessor's Plat numbered 181:

All or parts of lots numbered 50, 62, 61, 52, 80, 81, 88, 87, 37 and 38;
Odd numbers 2003-2109 Massachusetts Avenue, 1 and 3 Beech Street, 12 and 14 Hadley and 9 Hadley Street.

7.02 Premises as shown on Assessor's Plat numbered 199:

All or parts of lots numbered 90, 89, 67, and 85;
Even numbered 2086-2106 Massachusetts Avenue.

7.03 Premises as shown on Assessor's Plat numbered 200:

All or parts of lots numbered 22, 90 and 79;
Even numbered 2044-2078 Massachusetts Avenue.

- 8.0 Rezone from Business C to Residence B an area said area defined by a line said line beginning at a point said point being the intersection of the centerline of Blake Street and the southeasterly extension of the southwesterly side lot line of lot #79 on Assessor's Plat #181;
- 8.1 Thence proceeding in a northwesterly direction along the southeasterly extension of the southwesterly lot line of lot #79 on Assessor's Plat #181, for a distance of approximately 85 feet, to the point of intersection with the northwest side lot line of lot #79 on Assessor's Plat #181;
- 8.2 Thence turning and proceeding in a northeasterly direction along the northwest side lot line of lot #79 on Assessor's Plat #181 for a distance of approximately 26 feet to a point of intersection with the southwest side lot line of lot #79 on Assessor's Plat #181;
- 8.3 Thence turning and proceeding in a northwesterly direction along the southwest side lot line of lots #79 and #27 on Assessor's Plat #181 for a distance of 87 feet to a point of intersection with the centerline of Hadley Street and the northwest extension;
- 8.4 Thence turning and proceeding in a northeasterly direction along the centerline of Hadley Street to its intersection with a line 140 feet distant from and parallel to the southwesterly sideline of Orchard Street, a distance of 170 feet;
- 8.5 Thence turning and proceeding in a southeasterly direction along a line 140 feet distant from and parallel to the southwesterly sideline of Orchard Street for a distance of approximately 280 feet, to a point of intersection with its southeast side lot line of lot #55 on Assessor's Plat #181;
- 8.6 Thence turning and proceeding in a southwesterly direction along the southeast side lot lines of lots #55 and #53 to the point of intersection with the southwest sideline of lot #53 Assessor's Plat #181 for a distance of approximately 140 feet;
- 8.7 Thence turning and proceeding in a northwesterly direction along the southwest side lot line of lot #53 and the northwest extension of the southwest side lot line of lot #53 of Assessor's Plat #181 for a distance of approximately 105 feet to the intersection with the centerline of Blake Street;

8.8 Thence turning and proceeding in a southwesterly direction along the centerline of Blake Street to the point of origin for a distance of approximately 50 feet;

8.01 Premises shown on Assessor's Plat 181

All or parts of lots #27, #79, #23, #28, #22, #29, #53, #54, #55, #21, #30, #84, and #85

Even #18-32 Hadley Street
Odd #25-31 Hadley Street
Odd #21-27 Blake Street
Even #22-28 Blake Street

- 9.0 Rezone from Residence C-2 to Business A-2 that area circumscribed by a line, said line beginning at the centerline of Russell Street at a point 100 feet distant from the northeast sideline of Massachusetts Avenue;
- 9.1 Thence turning and proceeding in a northwesterly direction along a line 100 feet distant from and parallel to the northeasterly side line of Massachusetts Avenue to a point of intersection with a line 100 feet distant from the northwest side line of Chester Street for a distance of approximately 700 feet;
- 9.2 Thence turning and proceeding in a southwest direction along a line 100 feet distant from and parallel to the northwest sideline of Chester Street and its southwest extension to its point of intersection with the centerline of Massachusetts Avenue, a distance of 150 feet;
- 9.3 Thence turning and proceeding in a northwest direction along the centerline of Massachusetts Avenue to a point of intersection with the northeast extension with the centerline of Hollis Street for a distance of approximately 640 feet;
- 9.4 Thence turning and proceeding in a southwest direction along the northeast extension of the centerline and the centerline of Hollis Street to a point 100 feet distant from the southwest sideline of Massachusetts Avenue;
- 9.5 Thence turning and proceeding in a southeast direction along a line 100 feet distant from and parallel to the southwest sideline of Massachusetts Avenue to a point of intersection with the centerline of Cogswell Avenue, for a distance of approximately 1,375 feet;
- 9.6 Thence turning and proceeding in a northeast direction along the centerline of Cogswell Street, continuing along the northeast extension the centerline of Cogswell Street, continuing along the southwest extension of the centerline of Russell Street, continuing along the centerline of Russell Street to the point of origin for a distance of approximately 250 feet;

9.01 Premises shown on Assessor's Plat numbered 181

All or parts of lots #50, #62, #61, #52, #81, #80, #88, #87, #37, #38, #189, #196, #197, #198, #199, #200, #65

Odd numbers 2003-2161 Massachusetts Avenue,
1-3 Beech Street, 12-14 Hadley, 9 Hadley Street,
3-5 Russell Street

9.02

Premises shown on Assessor's Plat numbered 182

All or parts of lots numbered 83, 80, 47, 82, 46, 74, 32
and 65;

Odd 2175-2211 Massachusetts Avenue;
6 Chester Street, 5 Chester Street.

- 10.0 Rezone from Business A to Business A-2 an area of land circumscribed by a line, said line being the existing Business A district boundary line, beginning at a point, said point being the intersection of the centerline of Hollis Street and the centerline of Massachusetts Avenue, Assessor's Plat #196;
- 10.1 Thence proceeding along the centerline and projection of Hollis Street in a southwesterly direction for approximately 150 feet to its intersection with a line 100 feet distant from and parallel to the southwesterly sideline of Massachusetts Avenue;
- 10.2 Thence turning and proceeding in a northwesterly direction along a line 100 feet distant from and parallel to the southwesterly sideline of Massachusetts Avenue for approximately 650 feet to its intersection with the centerline of Norris Street, Assessor's Plat #192;
- 10.3 Thence turning and proceeding in a northeasterly direction along the centerline of Norris Street for approximately 150 feet to its intersection with the centerline of Massachusetts Avenue;
- 10.4 Thence turning and proceeding in a northwesterly direction along the centerline of Massachusetts Avenue for approximately 80 feet to its intersection with the projection of the centerline of Shea Road, Assessor's Plat #183;
- 10.5 Thence turning and proceeding in a northeasterly direction along the centerline of Shea Road for approximately 150 feet to its intersection with a line 100 feet distant from and parallel to the northeasterly sideline of Massachusetts Avenue;
- 10.6 Thence turning and proceeding in a southeasterly direction along a line 100 feet distant from and parallel to the northeasterly sideline of Massachusetts Avenue for approximately 1380 feet to a point 100 feet distant from the northwesterly sideline of Chester Street, Assessor's Plat #182;
- 10.7 Thence turning and proceeding in a southwesterly direction along a line 100 distant feet from and parallel to the northwest sideline of Chester Street for approximately 150 feet to its intersection with the centerline of Massachusetts Avenue;

10.8 Thence turning and proceeding in a northwesterly direction along the centerline of Massachusetts Avenue for approximately 660 feet to its intersection with the projection of the centerline of Hollis Street, the point of origin;

10.01 Premises shown on Assessor's Plat #196

All or parts of lots #120, #154, #153, #127, #15, #14; 2280-2304 fMassachusetts Avenue, 1-3 Hollis Street, 4 Rice Street;

10.02 Premises shown on Assessor's Plat #192

All or parts of lots #122, #121, #75, #74, #168, #73; 2313-2336 Massachusetts Avenue, 7 Rice Street, 10 Norris Street;

10.03 Premises shown on Assessor's Plat #183

All or parts of lots #104, #105, #100, #99, #98, #97, #64, #63; 2301-2343 Massachusetts Avenue, 12 Shea Road, 7 Woodbridge Street, 8 Woodbridge Street;

10.04 Premises shown on Assessor's Plat #182

All or parts of lots #10, #9, #7, #8, #64, #63, #71, #88, #38, #85, #84 and #74; 2225-2285 Massachusetts Avenue, 7-11 Dover Street, 10-12 Dover Street;

- 11.0 Rezone from Business B to Business C-1 an area of land circumscribed by a line, said line beginning at a point said point being the intersection of the Cambridge/Somerville boundary line and the southerly sideline of the Massachusetts Bay Transit Authority right of way, Assessor's Plat #183;
- 11.1 Thence proceeding in a northwesterly direction along the southerly sideline of the MBTA right of way for approximately 110 feet to its intersection with the southeasterly sideline of line of lot #124 on Assessor's Plat #183;
- 11.2 Thence turning and proceeding in a southwesterly direction for approximately 115 feet along the southeasterly sideline of lot #124 to intersection with the northeasterly sideline of lot #124 on Assessor's Plat #183;
- 11.3 Thence turning and proceeding in a southeasterly direction along the northeasterly lot line of lot #124, Assessor's Plat #183 and the southwesterly sidelines of lots #88 and #90 to its intersection with the southeasterly sideline of lot #90, Assessor's Plat #183, a distance of 100 feet;
- 11.4 Thence turning and proceeding in a southwesterly direction along the southwesterly extension of the southeasterly lot line of lot #90, Assessor's Plat #183 and continuing along the northwesterly lot lines of lots #123, #101, and #102 to its intersection with the northeasterly sideline of lot #103, Assessor's Plat #183 a distance of approximately 200 feet;
- 11.5 Thence turning and proceeding in a southeasterly direction along the northeasterly sideline of lot #103, Assessor's Plat #183 for approximately 140 feet to its intersection with the centerline of Shea Road;
- 11.6 Thence turning and proceeding in a southwesterly direction along the centerline of Shea Road for approximately 150 feet to its intersection with the centerline of Massachusetts Avenue;
- 11.7 Thence turning and proceeding in a southeasterly direction for approximately 70 feet along the centerline of Massachusetts Avenue to its intersection with the projection of the centerline of Norris Street;

- 11.8 Thence turning and proceeding in a southwesterly direction along the centerline and its projection of Norris Street for approximately 150 feet to its intersection with a line 100 feet distant from and parallel to the southwesterly sideline of Massachusetts Avenue, Plat #192;
- 11.9 Thence turning and proceeding in a northwesterly direction along a line 100 feet distant from and parallel to the southwesterly sideline of Massachusetts Avenue to its intersection with the centerline of Alberta Terrace, Assessor's Plat #191;
- 11.10 Thence turning and proceeding in a southwesterly direction along the centerline of Alberta Terrace for approximately 200 feet to its intersection with the centerline of Cedar Street;
- 11.11 Thence turning and proceeding in a northerly direction along the centerline of Cedar Street for approximately 400 feet to its intersection with the easterly projection of the southerly sideline of lot #4, Assessor's Plat #191;
- 11.12 Thence turning and proceeding in a northwesterly direction along the southerly sideline of lot #4, Assessor's Plat #191, for approximately 150 feet to its intersection with the rear lot line of lot #4, Assessor's Plat #191;
- 11.13 Thence turning and proceeding in a northeasterly direction along the rear lot line of lot #4 and its projections for approximately 130 feet to its intersection with a line 100 feet distant from and parallel to the southwesterly sideline of Massachusetts Avenue;
- 11.14 Thence turning and proceeding in a northwesterly direction along a line 100 feet distant from and parallel to the southwesterly sideline of Massachusetts Avenue to its intersection with a line 50 feet distant from and parallel to the northwesterly sideline of Tyler Court, Assessor's Plat #189;
- 11.15 Thence turning and proceeding along a line 50 feet distant from and parallel to the northwesterly sideline of Tyler Court, in a northeasterly direction for approximately 150 feet to its intersection with the centerline of Massachusetts Avenue, Assessor's Plat #189;

- 11.16 Thence proceeding in a northeasterly direction along a line perpendicular to the northeasterly sideline of Massachusetts Avenue, intersecting the northeasterly sideline of Massachusetts Avenue at a point 120 feet distant from the northwesterly sideline of Gold Star Road, and continuing to its intersection with a line 100 feet distant from and parallel to the northeasterly sideline of Massachusetts Avenue, a distance of approximately 150 feet, Assessor's Plat #184;
- 11.17 Thence turning and proceeding in a southeasterly direction along a line 100 feet distant from and parallel to the northeasterly sideline of Massachusetts Avenue for approximately 144 feet to its intersection with the centerline of Gold Star Road;
- 11.18 Thence turning and proceeding in a southwesterly direction along the centerline of Gold Star Road to a point of intersection with the northwesterly extension of the southwesterly sideline of lot #110 on Assessor's Plat #184 for a distance of approximately 20 feet;
- 11.19 Thence turning and proceeding in a southeasterly direction along the northwest extension of and the southwest side lot line of lot #110 on Assessor's Plat #184 for a distance of approximately 75 feet to its intersection with the northwesterly sideline of lot #172 Assessor's Plat #184;
- 11.20 Thence turning and proceeding in a northeasterly direction along the northwesterly sideline of lots #171 and #172 to its intersection with the northeasterly sideline of said lot #171, a distance of approximately 50 feet;
- 11.21 Thence turning and proceeding in a southeasterly direction along the northeasterly sideline of lots #172 and #171 for approximately 110 feet to its intersection with the projection of the centerline of Camp Street;
- 11.22 Thence turning and proceeding in a northeasterly direction along the centerline projection of Camp Street to its intersection with the centerline of Fair Oaks Street, a distance of 20 feet;
- 11.23 Thence turning and proceeding in a southeasterly direction along the centerline of Fair Oaks Street for approximately 250 feet to its intersection with the centerline of Cameron Avenue, Assessor's Plat #183;

11.24 Thence turning and proceeding in a northeasterly direction along the centerline of Cameron Avenue for approximately 360 feet to its intersection with the City line;

11.25 Thence turning and proceeding in a southerly direction along the City line for a distance of approximately 540 feet to the intersection with the southerly sideline of the MBTA right of way, the point of origin;

11.01 Premises shown on Assessor's Plat #183

All or parts of lots #1, #119, #14, #13, #12, #11, #10, #9, #8, #7, #115, #114, #120, #73, #75, #74, #19, #20, #94, #103;

2353-2401 Massachusetts Avenue, 10-44 Cameron Avenue, 87-103 Elmwood Street, 88-102 Elmwood Street;

Premises shown on Assessor's Plat #192

All or parts of lots #166, #137, #135, #38, #39;

2344-2366 Massachusetts Avenue, 7-11 Norris Street, 4-8 Dudley Street;

11.02 Premises shown on Assessor's Plat #191

All or parts of lots #65, #103, #102, #112, #86, #85, #4;

2368-2480 Massachusetts Avenue, 1-7 Dudley Street, 6-12 Alberta Terrace, 6-12 Harvey Street 1-7 Harvey Street, 2-14 Cedar Street;

11.03 Premises shown on Assessor's Plat #189

All or parts of lots #98, #92, #57, #75, #76, #77;

2440-2474 Massachusetts Avenue, 18-26 Edmunds Street;

11.04 Premises shown on Assessor's Plat #184

All or parts of lots #160, #189, #193, #109, #172, #171, #107, #106, #155, #188;

2409-2467 Massachusetts Avenue, 1-3 Gold Star Road Place, 2-4 Fair Oaks Street, 5-7 Cameron Avenue;

0-44
Comm. from Joseph E. Connarton, Acting City
Clerk, transmitting a written protest from
two property owners to the petition of Charles
R. Lavery, Jr. & the North Mass. Ave. Advisory
Committee to rezone North Mass. Ave.

September 8, 1986