



City of Cambridge

IN CITY COUNCIL

June 28, 1982

ORDERED:

That the Commissioner of Public Works be authorized to construct driveways over sidewalks in front of estates upon the streets as hereinafter named, the expense thereof to be charged to the appropriation for Public Works Department, Paving (Edgestones and Sidewalks). The entire cost of material and labor furnished to be repaid to the City by the owners of the abutting estates.

Cambridge Family Y (YMCA)

410-438 Green Street (two driveways)

These driveway permits are granted subject to these findings by the Board of Zoning Appeal:

1. That before construction begins, a plan be approved by the Cambridge Traffic and Parking Department and by the Chairman of the Board of Zoning Appeal. The plan should show access, screening, landscaping and layout of the parking lot.
2. That the YMCA make available to the neighbors a telephone number where they may call evenings and weekends as well as during the day to report problems with the parking lot.
3. That the lot be completely cleaned of abandoned cars and other nuisances.

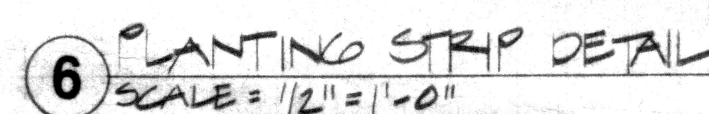
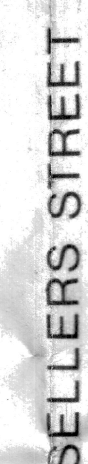
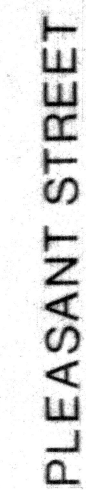
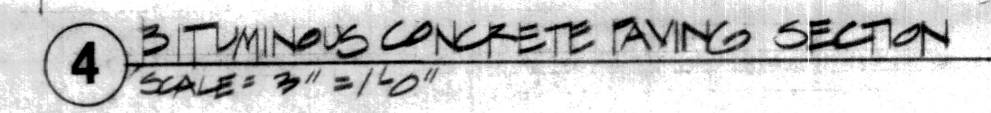
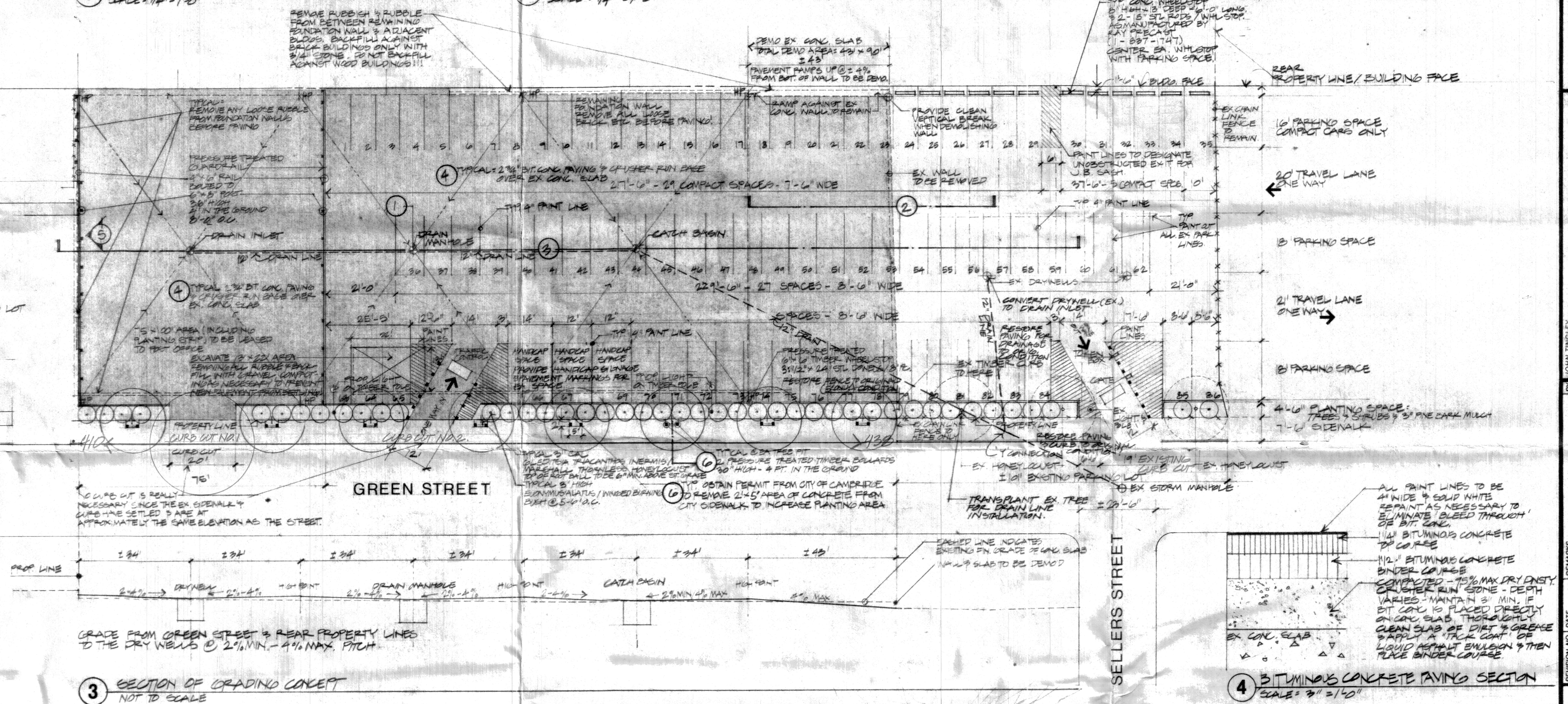
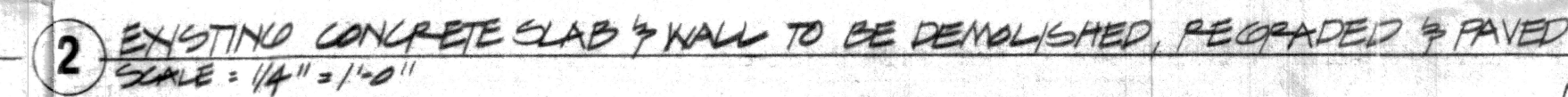
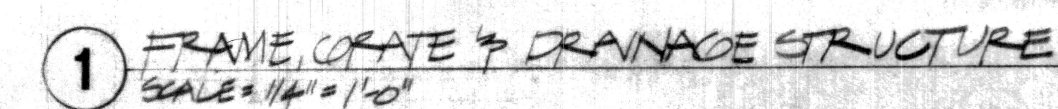
In City Council June 28, 1982.

Adopted by the affirmative vote of 7 members.

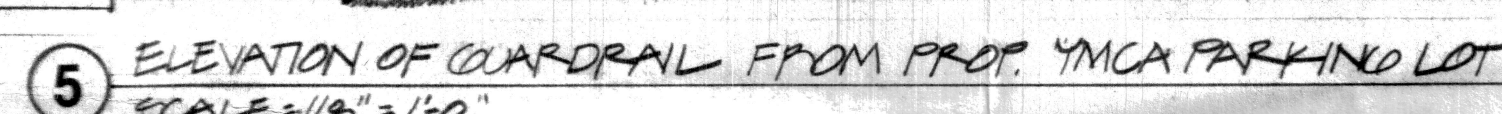
Attest:- Paul E. Healy, City Clerk.

A true copy;

ATTEST:-



PLANT LIST ALL PLANTS SHALL BE MAINTAINED FOR 90 DAYS & GUARANTEED FOR 1 YEAR									
QUANT	BOTANICAL NAME	COMMON NAME	CAL	HT	MAX HT	SPEED	ROOT	ROOT DIA	ROOT DEPTH
8	OLEOFA TRACH- YLOS INERMIS	THORNLESS HONEY- LILLET - MARSHALLS	2 1/2"	12-14'	15'	6'	BB	2 1/2"	18'
44	EVAN-UIS ALATUS	WINGED EVANING -	-	3'	-	3'	BB	1 1/4"	-



CITY OF CAMBRIDGE
BOARD OF ZONING APPEAL

RECEIVED BY
OFFICE OF CITY CLERK

MAY 27 11 02 AM '82

CASE NO.: 4927

PREMISES: 410-438 Green Street and 440-450 Green Street
Residence C-2 Zone - Middlesex County Registry of Deed
in Book 11317/10887; page; 398/392

PETITIONER: Cambridge Young Men's Christian Association

PETITION: Special permit: non-accessory parking lot.
Variance: Bumper, Screening and Landscaping requirements

VIOLATIONS: Article 4, Section 4.32b; Article 6, Section 6.441;
Sections 6.442, 6.471 and 6.48 of Zoning ordinance.

DATE OF FILING OF PETITION: April 12, 1982

DATES OF PUBLIC NOTICE: April 29 and May 6, 1982

DATE OF PUBLIC HEARING: May 13, 1982

MEMBERS OF THE BOARD: Hugh Adams Russell, Chairperson
Vincent Panico, Brendan Sullivan
F. L. Clauson, Melvin Gadd

At the public hearing held on May 13, 1982, the full Board heard Peter Smargon, Executive Director of the Cambridge Young Men's Christian Association, and Edward D'Amato, Business Manager.

The property consists of an existing parking lot at 440-450 Green Street and an empty lot at 410-438 Green Street. The building on this site was recently demolished and plans for the land are under consideration. Meanwhile, petitioner wants to use the two lots for parking.

Petitioner proposed to construct a parking lot for approximately eighty-five spaces with one means of access and egress onto Green Street.

Three local businessmen spoke at the hearing in favor of the petition. They said that the lot would help to alleviate the severe parking problem in the Central Square area. Councillor Walter Sullivan, Member of the Cambridge City Council, was in favor of the petition.

Marilyn Rowens, 14 Pleasant Street and Robert Tremoille, Mclean Place, Cambridge, were concerned about the lack of landscaping on the proposed plan. The Cambridge Planning Board felt that the petitioner should provide the required landscaping, bumpers and screening because the lot is in a residential district. The Board received a letter from Michael J. Nicoloro, owner of an abutting residence, in opposition to waiving the requirement for bumpers, screening and landscaping.

Findings:

1. That the YMCA does not intend to have a permanent parking lot on the site but plans to have the disposition of the property resolved in three years.
2. That the area is severely blighted and provision of screening along Green Street will tend to mitigate from the harshness of the area.

3. That there is a need for parking for people who come to the YMCA and at times for people coming to other establishments in the Central Square area.

THEREFORE, the Board of Zoning Appeal unanimously voted to GRANT the request for a non-accessory parking lot without the required bumpers, screening and landscaping, for a period of THREE YEARS, on 410-438 and 440-450 GREEN STREET, CAMBRIDGE, MASSACHUSETTS, with the following conditions:

1. That before construction begins a plan be approved by the Cambridge Traffic and Parking Department and by the Chairman of the Board of Zoning Appeal. The plan should show access, screening, landscaping and layout of the parking lot.
2. That the YMCA make available to the neighbors a telephone number where they may call evenings and weekends as well as during the day to report problems with the parking lot.
3. That the lot be completely cleaned of abandoned cars and other nuisances.

This decision does not relieve the petitioner in any way from the duty to comply with requirements of the Building Code or other applicable laws and regulations. The Board of Zoning Appeal is empowered to waive local zoning regulations only.



Hugh Adams Russell, Chairperson

ATTEST: A true and correct copy of decision filed with the office of the City Clerk and Planning Board on MAY 27 1982

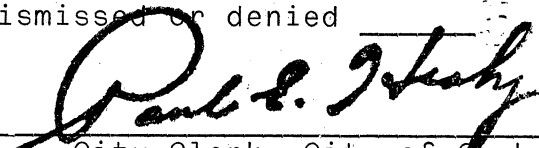
by Eileen Mc Gough, Secretary,

Date; JUN 28 1982

Twenty days have elapsed since the filing of this decision.

No appeal has been filed ✓

Appeal has been filed and dismissed or denied _____



City Clerk, City of Cambridge

APPROVAL OR DISAPPROVAL OF CURB CUTS

PETITIONER CAMBRIDGE FAMILY Y (YMCA)

ADDRESS OF CURB CUT REQUEST 410-438 GREEN ST (2 CURB CUTS)

PUBLIC WORKS DEPARTMENT

Quinn Kennedy
(Signature)

X APPROVED _____ DISAPPROVED

TRAFFIC AND PARKING DEPARTMENT

George Zese
(Signature)

✓ APPROVED _____ DISAPPROVED

HISTORICAL COMMISSION

Chas. Sell
(Signature)

✓ APPROVED _____ DISAPPROVED

COMMUNITY DEVELOPMENT DEPARTMENT

CDD does not disapprove *Jojo Rothe*
or sign off at all on curb cuts
(Signature)

____ APPROVED _____ DISAPPROVED

NEIGHBORHOOD ASSOCIATION

Riverside - Cambridgeport Community Corporation *Ken Jese*
(Signature)

✓ APPROVED _____ DISAPPROVED

RECEIVED BY
OFFICE OF CITY CLERK
JUN 28 3 51 PM '82
CAMBRIDGE, MASS.

RCCC
217 Western Ave
868-7230.

Henry Joseph.

Cambridge, June 25 1982

RECEIVED BY
CITY CLERK
To the Honorable, the City Council of the

City of Cambridge:

JUN 28 3 51 PM '82

CAMBRIDGE, MASS.

The undersigned respectfully pray that a driveway for commercial use may be constructed and agrees to deposit with the City Treasurer the sum of seventy five (\$75.00) dollars, subject to the following conditions, to wit: In case the amount so deposited is in excess of the cost of the driveway, the difference shall be refunded by the City Treasurer, but in case the cost of the driveway exceeds that deposit, said deposit shall be applied as a credit to the bill and the balance shall be paid to the City Treasurer within thirty days from the receipt of the bill.

Location of proposed driveway 410 - 438 Green Street

Owner or Owners Name Cambridge Family Y (YMCA)

Address 820 Massachusetts Avenue

Cambridge, Massachusetts 02139

Telephone Number 876- 3860

PETITION

H-80

of Cambridge Family Y (YMCA).....

for Driveway at premises

No. 410 - 438 Green Street, Curb Cut No. 1 of 2 (See attached plan.)

June 25 19.82

Location of driveway approved by

.....
Traffic Director

In City Council, June 28, 19. 82

Referred to the Committee on Roads and
Bridges

Attest:

City Clerk