



CITY OF CAMBRIDGE  
INTEROFFICE CORRESPONDENCE

To Richard Mackinnon  
Administrative Assistant

From Mary E. Calnan, Chairman  
License Commission

Subject Lodging Houses

Date June 30, 1978

Reference

Attached is correspondence regarding an order introduced by Councillor Clem on May 31, 1976. The License Commission complied with his request and furnished him with a map prepared by the Community Development Department pinpointing all lodging houses in Cambridge.

The License Commission has issued no new lodging houses since that time. The letter of June 16th refers to a proposed ordinance on lodging houses which apparently was never enacted.

Since the License Commission has complied with Councillor Clem's order, could you have the Council formally accept the report furnished them in 1976 so that we may again consider issuing new lodging house licenses in Cambridge?

Mary E. Calnan



# City of Cambridge

17.  
IN CITY COUNCIL

May 3, 1976

Councillor Clem

ORDERED:

That the License Commission prepare a brief report outlining the number of licenses for lodging houses currently approved and their location (indicated on a map), and be it further

ORDERED:

That the License Commission suspend issuing any further lodging house licenses until this report has been accepted by the City Council.

City Council

May 3, 1976

Adopted by the affirmative vote

of 9 members

*Richard W. [Signature]* City Clerk



CITY OF CAMBRIDGE  
INTEROFFICE CORRESPONDENCE

To Councilor David Clem

Date May 12, 1976

From John R. Sennott, Jr.  
Chmn. License Commission

Reference

Subject

Lodging House Licenses.-

Attached hereto is a list of the Lodging Houses licensed in the City of Cambridge as of February 1976 and the year it was first licensed.

I am forwarding a copy of the list to the Charities Division of Community Development to start on a City log.

I will forward it to you as soon as it is completed.

The Board is holding its decision on all Lodging House applications for the present.



CITY OF CAMBRIDGE  
INTEROFFICE CORRESPONDENCE

To Russell Higley, City Solicitor

Date June 16, 1976

From John R. Sennott, Jr, Chmn. License Comm.

Reference

Subject Lodging Houses

Attached is a copy of a City Council Order regarding a proposed Ordinance on Lodging Houses.

The proposed area of a distance of 500 feet is contradictory to the word "Abutters", which by it's own term means only those contiguous to the proposed Lodging House.

Requiring notification to all "abutters" within (a radius) of 500 feet would place an undue burden on the Commission since it could involve countless houses.

It is recommended that the Ordinance proposed provide notice by publication in the weekly newspaper and possibly notice to legal abutters.

In reference to a public hearing - all petitions for establishing a Lodging House are always placed on the Boards agenda for a public hearing prior to the granting of such a license.

Respectfully submitted.

CITY OF CAMBRIDGE

In the Year One Thousand, Nine Hundred Seventy-Seven

AN ORDINANCE

In amendment to an Ordinance entitled: "Zoning Ordinances of the City of Cambridge."

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

The Zone Map accompanying Ordinance passed to be ordained February 13, 1961 entitled: "Zoning Ordinances of the City of Cambridge" is hereby amended by adding after Article XI a new Article XII entitled: "Lodging House" which reads as follows:

ARTICLE XII LODGING HOUSE

Section 1. Statement of Purpose.

This Article of the Zoning Ordinances of the City of Cambridge is hereby adopted to regulate the creation and maintenance of Lodging Houses in Cambridge for the protection of the health, safety and welfare of the people living in Lodging Houses and of the public. This Article is intended to ensure that all Lodging Houses are established and maintained under the guidance of a duly authorized agency of the Commonwealth of Massachusetts of the City and that they comply with applicable health and safety laws and regulations. Further, this Article is intended to prevent the concentration of Lodging Houses in any one area of Cambridge, which concentration would tend to cause an institutional setting in that area.

Section 2. Definitions

A. Lodging House

See Article II, Paragraph 17, "Lodging House"

B. Neighborhood

That geographical area within Cambridge whose boundaries are defined on the Cambridge Planning Board's map entitled Cambridge Neighborhoods, as attached hereto and incorporated herein by reference.

Section 3. Special Permit Required for Lodging House in Certain Zoning Districts.

A. No Lodging House shall be established or maintained in Cambridge unless such Lodging House has obtained a Special Permit as required in Article I, Section 5, but any such Special Permit shall be for a term not in excess of two years. Such Special Permit must be renewed on expiration of the initial Special Permit, and every two years thereafter, after

hearing in accordance with the criteria stated below.

B. At the time of application for a special permit the applicant shall file with the secretary to the Board of Zoning Appeal a letter of approval or renewal of license from the Licensing Commission, City of Cambridge.

#### Special Permit Criteria

The Board of Zoning Appeal shall grant or renew a Special Permit for the establishment of a Lodging House in accordance with the procedures outlined in Article I., Section 4 of this ordinance if the Board finds that such Lodging House has met all of the following criteria.

1. The granting of a special permit to operate a new Lodging House must not result in either a) bringing the total number of lodging houses per 1000 housing units in that same neighborhood above the city-wide average of 4.4, as determined by using the most recent United States Census data and the number of lodging houses that are in existence at the time of enactment of this article; or (b) bringing the total number of lodging rooms per 5000 people living in non-group-quarters in that same neighborhood above the citywide average of 116.0 as defined and determined by the most recent United States Census data and the number of lodging rooms that are in existence at the time of enactment of this article (See Cambridge Neighborhoods Map).
2. The Board may refuse to grant a Special Permit for the establishment of a Lodging House at a location that is 500 feet or less from an existing Lodging House.
3. The Board of Zoning Appeal may require as a condition of the Special Permit such standards of exterior and interior repair and maintenance, planting, screening, fencing, etc., as in its discretion it may deem appropriate.
4. The Board of Zoning Appeal may renew a Special Permit upon receipt of satisfactory evidence that the operation of the Lodging House has been quiet, orderly, and in conformance with this Ordinance, has not resulted in excessive complaints to the Police Department and has not involved disturbance to the neighborhood.
5. A Lodging House must have been inspected by the Housing Inspection Division of the Cambridge Department of Health and Hospitals and this Department must have found in writing that, for the use proposed, the property is in compliance with the Cambridge Housing Code and the Massachusetts Sanitary Code, including, but not limited to the minimum space requirements

6. The Lodging House must have been inspected by the Cambridge Fire and Building Department and each of these Departments must have found in writing that, for the use proposed, the property is in compliance with the applicable fire and building codes.

## ARTICLE II DEFINITIONS

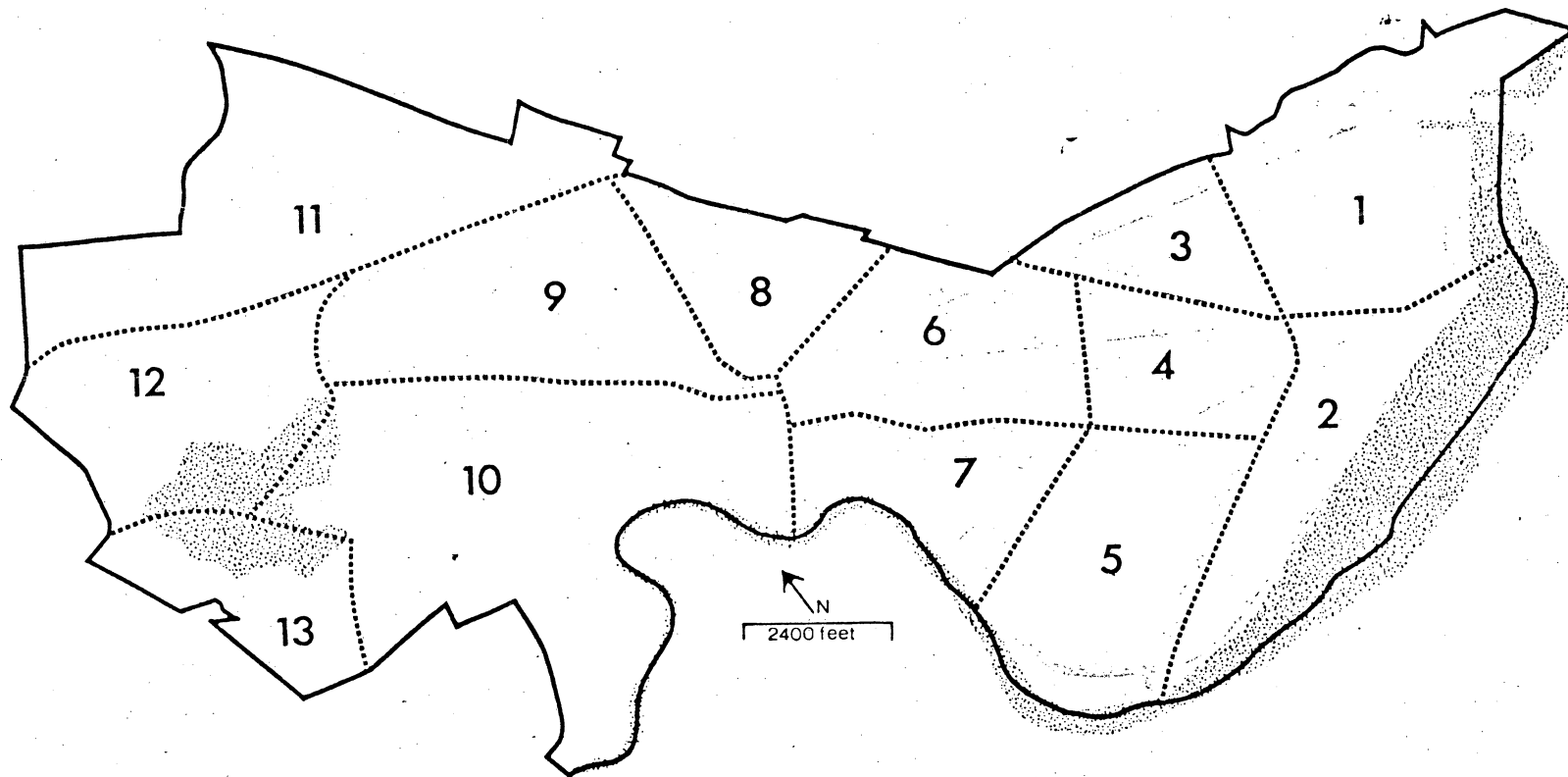
### Lodging House.

A dwelling where lodgings are let to four or more persons not within the second degree of kinship to the person conducting it, including fraternity houses but not including dormitories, of charitable, educational, or philanthropic institutions.

## ARTICLE IV USE REGULATION

### 1g. Lodging House.

| RES.<br><u>A</u> | RES.<br><u>B</u> | RES.<br><u>C</u> | RES.<br><u>C</u> | RES.<br><u>C</u> | OFF.<br><u>    </u> | OFF.<br><u>    </u> |
|------------------|------------------|------------------|------------------|------------------|---------------------|---------------------|
| 1&2              |                  | 1                | 2                | 3                | 1                   | 2,3                 |
| NO               | NO               | NO               | SP               | YES              | NO                  | SP                  |
| ALL              | BUS.<br>IND.     | SP.<br>NO        |                  |                  |                     |                     |





# DISTRIBUTION OF LODGING HOUSES BY NEIGHBORHOOD

| Neighborhood           | Total<br>Population | Population<br>Living in<br>Group Quarters | Pop. in<br>Non G. Q. | Occup.<br>Housing Unit | Lodg.<br>Houses | Lodg.<br>Rms. | L. H.<br>Per<br>1000 Units | L. Rms.<br>Per<br>5000 Pop. |
|------------------------|---------------------|-------------------------------------------|----------------------|------------------------|-----------------|---------------|----------------------------|-----------------------------|
| 1 (East Cambridge)     | 5,776               | 74                                        | 5,702                | 1,980                  | 1               | 10            | 0.5                        | 9                           |
| 2                      | 4,047               | 2,415                                     | 1,632                | 747                    | 6               | 153           | 2.5                        | 469                         |
| 3                      | 7,459               | 8                                         | 7,451                | 2,615                  | 1               | 7             | 0.4                        | 5                           |
| 4                      | 7,418               | 73                                        | 7,345                | 2,768                  | 9               | 65            | 3.3                        | 44                          |
| 5 (Cambridgeport)      | 9,170               | 261                                       | 8,909                | 3,465                  | 41              | 486           | 11.8                       | 273                         |
| 6 (Mid Cambridge)      | 14,823              | 3,021                                     | 11,802               | 6,380                  | 61              | 755           | 9.6                        | 320                         |
| 7 (Riverside)          | 9,747               | 2,964                                     | 6,783                | 2,931                  | 4               | 29            | 1.4                        | 21                          |
| 8                      | 5,851               | 1,635                                     | 4,216                | 2,008                  | 12              | 86            | 6.0                        | 102                         |
| 9                      | 10,620              | 1,123                                     | 9,497                | 4,297                  | 15              | 149           | 3.5                        | 78                          |
| 10                     | 11,070              | 700                                       | 10,370               | 4,297                  | 4               | 100           | 0.9                        | 48                          |
| 11 (North Cambridge)   | 12,155              | 334                                       | 11,821               | 4,172                  | 6               | 123           | 1.4                        | 52                          |
| 12 (Cambridge Hghlnds) | 561                 | 13                                        | 548                  | 176                    | 0               | 0             | 0                          | 0                           |
| 13 (Strawberry Hill)   | 1,664               | 31                                        | 1,633                | 572                    | 0               | 0             | 0                          | 0                           |
| City-wide Totals       | 100,361             | 12,652                                    | 84,709               | 36,408                 | 160             | 1,963         | 4.4                        | 116.0                       |

+Based on 1970 U. S. Census



# CAMBRIDGE CITY COUNCIL

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139

(617) 876-6800

July 5, 1978

The Honorable, the City Council:

Enclosed for your information is a letter from Mary Calnan, Chairwoman of the License Commission, concerning the issue of lodging house licenses in the City.

I have also enclosed a copy of a draft ordinance governing the issuance of lodging house licenses. No action has been taken on this proposed ordinance as yet.

The point here is that Mary needs some form of Council action, either the adoption of the ordinance or the suspension of the moratorium dating back to May 16, 1976, if she and the Board are to begin considering individual applications on their merits.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Richard McKinnon", is written over the typed name.

Richard McKinnon  
Administrative Assistant  
to the Council

RM:mt

Enclosures

S 326

Comm. from Richard McKinnon, Adm. Asst. to the  
Council, transmitting correspondence from Mary  
Calnan, Chairwoman of the License Commission,  
re: issue of lodging house licenses in the City.

9/11/78 No action taken  
Placed on file under  
Rule 19

In City Council,  
July 10, 1978

7/10/78  
C. Sullivan moved  
Order #7 for adoption  
C. Duchay exercised  
his Charter Right.  
To Introduce For  
Next Council Meeting.