



CITY OF CAMBRIDGE
INTEROFFICE CORRESPONDENCE

To The Honorable, the City Council

Date December 18, 1981

From Paul E. Healy, City Clerk

Reference

Subject 2050-2070 Massachusetts Avenue.

Pursuant to a request from the Community Development Department, I am transmitting a copy of a Board of Zoning Appeal Decision in regards to the premises numbered 2050-2070 Massachusetts Avenue.

Your kind attention in this matter will be greatly appreciated.

CITY OF CAMBRIDGE
BOARD OF ZONING APPEAL

Case No.: 4874

Location: 2050-2070 Massachusetts Avenue - Bus. C and Res. B Zone
Middlesex County Registry of Deeds, Book 14194, Page 151

Petitioner: Cambridge Housing Authority

Petition: Comprehensive Permit under Chapter 774 of the State Law
to permit construction of fifty-one low-income elderly
housing units.

Date of Filing of Petition: November 4, 1981

Dates of Public Notice: November 5 and 12, 1981

Date of Public Hearing: November 19, 1981

Members of the Board: Hugh Adams Russell, Chairperson
Brendan Sullivan
F. L. Clauson
Melvin Gadd

At the public hearing held on November 19, 1981, the four-member Board heard Frederick Putnam, Director, Planning and Development Department of the Cambridge Housing Authority; George Metzger, Architect, Hill, Miller, Friedlaender, Hollander, Inc., developers; and Attorney Hollis Young, Counsel for Cambridge Housing Authority.

The Cambridge Housing Authority proposes to construct fifty-one units of elderly housing on vacant city-owned land. Two significant variances from the residential requirements of the Business C District are required, an increase above the units allowed, from twenty-four to fifty-one, and an increase in the permitted height from thirty-five feet to approximately fifty-eight feet. Petitioner requests a Comprehensive Permit under Chapter 774 of the State Law for the development with all variances necessary included. The State Executive Office of Communities and Development has granted 2.2 million dollars for the development which would provide much needed housing for the elderly in Cambridge.

Mr. Metzger said that they have tried to reach a design that is compatible to the community and has had several meetings with the neighbors and with the Cambridge Community Development Department to discuss the design. The proposed building consists of fifty-one one-bedroom apartments in a six and four story building with approximately 1300 square feet of commercial/public use space on the first floor and twelve off-street parking spaces at the rear of the building.

The Board received reports from the following City Departments: Chief Daniel Reagan of Cambridge Fire Department, who recommended more room for a ladder truck at the rear of the building; L. M. Preston, Traffic Engineer, Department of Traffic and Parking who recommended nine-foot parking spaces to make access and egress easier; Commissioner Conrad Fagone, Department of Public Works and Chairman Paul Ryan of Cambridge Council on Aging, who were in favor. Commissioner Joseph Cellucci of the Building Department stated that building permits must be obtained and the plans submitted at that time must comply with the State Building Code. Chairman Arthur C. Parris, Cambridge Planning Board found that the proposal would be a positive contribution to the physical and social environment of the neighborhood and would fulfill a need for elderly housing in the City.

Edward F. DeLuca, President of the Cambridge Committee of Elders, Inc., 15 Pearl Street, and Edward W. Abbott, 13 Creighton Street, immediate abutter to the site, wrote letters in favor of the petition. Councillor David Sullivan, Member of Cambridge City Council, Richard Griffin, from the Council of Aging, and four neighbors spoke at the hearing in favor.

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DEC 10 1 17 PM '81
CAMBRIDGE MASS.

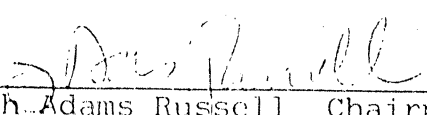
In opposition, a petition with twenty-nine signatures was submitted to the Board. Neighbors who spoke at the hearing stated that they felt that the location of elderly housing on busy Massachusetts Avenue was inappropriate; that the density and height violated their residential district; that this would result in overcrowding of the area which has been the site of several large residential developments recently; and that the property should be privately developed and remain on the City tax rolls.

After hearing the testimony presented, the Board finds:

1. That there is a need for elderly housing.
2. That the proposed development is in reasonable density and use for the area.
3. That the application is consistent with local needs.

THEREFORE, the Board of Zoning Appeal voted unanimously to Grant the Comprehensive Permit and hereby requests the Superintendent of Buildings to issue the necessary permit for construction of fifty-one units of elderly housing on premises known as 2050-2070 MASSACHUSETTS AVENUE, CAMBRIDGE, MASSACHUSETTS in accordance with the Massachusetts State Building Code and the Cambridge Zoning Ordinance, with the following conditions:

1. That the petitioner continue to meet with the community on a regular basis to discuss any changes in design.
2. That, if the design is changed from the design shown to the Board at this hearing in terms of height, number of units, exterior design and materials and general use of the land area of this site, the petitioner submit those changes to the Board of Zoning Appeal for approval before obtaining a building permit. At the same time, petitioner submit to the Board a statement indicating the review process with the community that has taken place and the results of such a process. This is not intended to limit the right of any member of the community to submit letters of explanation at that time for consideration by the Board of Zoning Appeal.



Hugh Adams Russell, Chairperson

ATTEST: A true and correct copy of decision filed with the offices

of the City Clerk and Planning Board on December 10, 1971

by Eileen McLaughlin, Secretary.

Date: _____

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

1. 5-691
Comm. from Paul E. Healy, City Clerk,
transmitting a copy of a Board of Zoning
Appeal Decision re: the premises number-
ed 2050-2070 Mass. Avenue.

In City Council,

December 21, 1981

12/21/81

Received by the
Hearings 6 PM
12/21/81