

# City of Cambridge

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September 13, 1982

In City Council.....

The Ordinance **Committee**  
comprised of the entire membership of the City Council.

to which was referred the zoning petition of Mary Jean F. Farrington, et al, to amend the Zoning Ordinances of the City of Cambridge from Residence C-1 to Residence B in that area of Cambridge bounded on the north by Roseland Street, on the east by Oxford Street and on the west by Massachusetts Avenue.

The Committee met on Thursday, August 12, 1982 at 5:16 p.m. in the City Council Chamber.

Councillor Walter J. Sullivan, Chairman of the Ordinance Committee presided and called for proponents to appear and be heard.

In answer to the call of the Chair, the Committee heard from Mary Jean F. Farrington of 24 Frost Street, Cambridge, MA. Ms Farrington outlined the requested changes from Residence C-1 to Residence B and spoke of the necessity of maintaining the open space neighborhood valued by limited density under the proposed zoning change. She further stated that the Committee should consider rezoning both sides of Massachusetts Avenue in view of the expected impact of the Red Line Extension at Porter Square.

Ms. Farrington stressed the necessity of preserving the neighborhood character in the residential area which would be destroyed by developers converting the large lots into condominium-townhouse developments, which the present zoning would allow.

The Committee heard from Joel Bard, 51 Wendall Street, representing the Agassiz Neighborhood Association, who outlined the area in question and informed the Committee of the rezoning which had been accomplished in adjacent areas, particularly in the Sacramento Street area to preserve the residential character of the neighborhood. He stated that each block in the area now had a large apartment building which increased the density of the area. He further stated that the present zoning would allow developers to build other units in the good-sized lots which exist in the area, thereby increasing the density of said area as a result of the pressures of the Red Line Construction. Mr. Bard further stated that the neighborhood is an economically mixed neighborhood and provided affordable rental housing for many people and that the only housing units being developed in Cambridge were townhouse-condominiums, which were too expensive for the average person and did not contribute to the rental stock in the area, since they attract people with higher than average income ratios.

The Committee heard from Meta Shebuin of 1775 Massachusetts Avenue, a ten year resident of the Agassiz Neighborhood, who expressed his concern as apparent, relative to the density and traffic, which excessive development would bring to this neighborhood. She further stressed the residential character of the neighborhood and stated that because of the tremendous traffic generated from Massachusetts

# REPORT

**Committee on Ordinances**  
petition of Mary Jean F. Farrington,  
et al.

In City Council,  
September 13, 1982

9/13/82

Report filed  
for 1 week  
on motion of  
COUNCILLOR WALTER  
T. SULLIVAN

Avenue, that it was quite dangerous for children coming and going from school.

The Committee then heard from Ken Bassler of 14 Sacramento Street, who recorded himself in favor of the proposed amendment.

At the request of Councillor Duehay for a show of hands, fifteen residents of the area indicated their approval of the proposed zoning change.

The following recorded their approval in writing:

Jitendra Wanamaker	11 Sacramento Street
A. D. Wunsch	18 Frost Street
Bonnie T. Soloman	8B Forest Street
Jody Garber	2 Frost Terrace
Janet Burns	57 Frost Street
Camilia Wankaner	11 Sacramento Street
Kathleen Manion	6 Newport Street
Ronald Burns	57 Frost Street
Mary Platt	77 Bishop Allen Drive

The following person(s) indicated their opposition to the proposed zoning change:

Priscilla S. Ackenheard, owner -	10 Frost Street, 21 Frost Street and 133 Oxford Street
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The Chair declared the hearing closed for the proponents at 5:29 p.m. and requested the opposition to appear.

In response to the call of the Chair, the Committee heard from Martin Healy, Esq., representing Steve Robb, owner of the land at 7 Frost Street. He stated that fifty-one percent of the units in the area contain twelve or more housing units and recorded his opposition to the proposed amendment, because the proposed zoning change would double the lot area requirements. He further stated that there was sufficient open space in the Garfield Street area and stated that a Residence B district would allow for seventeen dwelling units per acre. He further stated that he did not see that townhouses posed any threat to the neighborhood and that this type of development had provided many living units for Cambridge and were designed to encourage single-family ownership by responsible people. He stated that in the proposed ordinance, approximately fifty percent of the present housing units would be non-conforming and would prevent the expansion or development of present housing units. He added that the present Residence C-1 zone provided for the flexibility of development and posed no great problems with regard to density.

Councillor Walter Sullivan stated that the Chair was in receipt of a letter from W. Joseph Gardner, Jr., Esq., of 79 Massachusetts Avenue. In his letter, Mr. Gardner stated that he opposes the proposed zoning as it affects his client's property and suggested a re-drawing of the proposed boundary line so that it would exclude the Gardner property and the church next door at the corner of Roseland Street. In the event that this compromise was reached, he stated that he would withdraw the objections of his client.

The Chair also read a letter from Donald W. Moreland of 10 Frost Street, Cambridge, indicating his approval of the petition of Mary Jean F. Farrington, et al, for the proposed zoning amendment.

The Chair also read a letter from Diane Curtis, Secretary, Robb Realty, owners of the Newport and Washington Apartments, 1783 Massachusetts Avenue dated August 10, 1982 which outlined their opposition to the proposed zoning amendment.

The Chair declared the hearing for the opposition to be closed at 5:39 p.m.

At this time Councillor Duchay moved that the petition of Mary Jean F. Farrington, et al as submitted, be referred to the City Council for their consideration, without recommendation at their next regular meeting and there being no objection, the motion carried and the petition was so referred.

For the Committee,

Councillor Walter J. Sullivan  
Chairman



**CITY OF CAMBRIDGE**  
**INTEROFFICE CORRESPONDENCE**

**To** Russell B. Higley, City Solicitor

**Date** October 27, 1982

**From** Paul E. Healy, City Clerk

**Reference**

**Subject** Allegation that the enactment of the  
Farrington zoning petition is defective

Please be advised that the City Council at its meeting held on October 25, 1982 has referred to your attention, on motion of Councillor Duehay, the enclosed communication for a report. Said communication with regard to an allegation that the enactment of the zoning petition submitted by Mary Jean Farrington was defective, due to the absence of a quorum at the Committee on Ordinances hearing held on this petition August 12, 1982. Said petition was passed to be ordained at the City Council meeting held on October 18, 1982.

Your kind attention in this matter will be greatly appreciated.

PEH/mh

Enclosures



CITY OF CAMBRIDGE

MASSACHUSETTS 02139 • 617-498-9090

CAMBRIDGE, MASS.

Alfred E. Vellucci  
Mayor

October 21, 1982

Stephen J. Robb  
Robb Realty  
1783 Massachusetts Avenue  
Cambridge, MA 02140

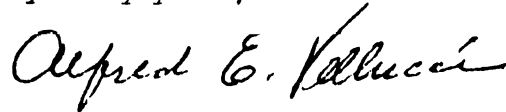
Dear Mr. Robb:

I am in receipt of your letter dated October 19, 1982, concerning your allegation that the enactment of the Farrington zoning petition is defective based on Sesnovich.

I must inform you that under the Cambridge City Charter, the Mayor does not exercise veto power over enacted ordinances of the City Council.

I am forwarding this material to the City Council so that they may deal with it as is their pleasure.

Very truly yours,



Alfred E. Vellucci  
Mayor

sem

cc: City Councillors  
City Solicitor  
City Manager

# ROBB REALTY

NEWPORT and WASHINGTON APARTMENTS  
CRAWFORD APARTMENTS, Inc.

1783 MASSACHUSETTS AVENUE  
CAMBRIDGE, MASSACHUSETTS 02140

October 19, 1982

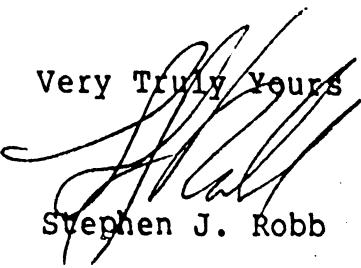
Alfred Velucci, Mayor  
Cambridge City Hall  
Cambridge, MA 02139

Dear Mr. Mayor,

Enclosed is a copy of a letter from my professional councilors and a City of Cambridge document. Upon reviewing these documents you will find that the down zoning vote on the petition of Mary Jean Farrington which took place on October 18, 1982, is defective. By allowing this vote to stand I feel a severe injustice has been performed by the City of Cambridge.

I urge you to use your veto power to rectify this matter immediately.

Very Truly Yours

  
Stephen J. Robb

R/dmc

cc: Rackemann, Sawyer & Brewster  
Walter Basnight

enc/2

# City of Cambridge

September 28, 1982

To Whom It May Concern:

A study of the records of the hearing held before the Committee on Ordinances on August 12, 1982 on the petition of Mary Jean Farrington, et al, reveals that the following Councillors were present:

Councillor Walter J. Sullivan, presiding

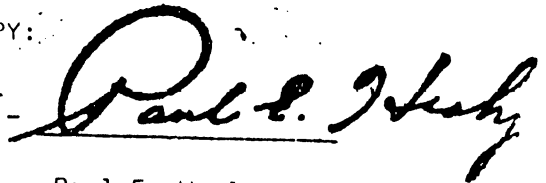
Mayor Vellucci

Councillor David Sullivan

Councillor Duehay

A TRUE COPY:

ATTEST:-



Paul E. Healy  
City Clerk

RICHARD H. LOVELL  
WILLIAM S. TYLER  
DAVID G. COLT  
GEORGE V. ANASTAS  
PETER W. HILBORN  
HENRY N. THAYER  
ERIAN S. MEYER  
JOSEPH L. SERAFINI  
STEPHEN CARR ANDERSON  
LAWRENCE E. KAPLAN  
ALBERT H. FORTIER, JR.  
MICHAEL F. O'CONNELL  
JOHN J. GRIFFIN, JR.  
STUART T. FREELAND  
RAYMOND J. BRASSARD  
ALAN B. RUBENSTEIN

COUNSEL  
JAMES W. MOORE

# RACKEMANN, SAWYER & BREWSTER

PROFESSIONAL CORPORATION

COUNSELLORS AT LAW

28 STATE STREET

BOSTON, MASSACHUSETTS 02109

AREA CODE 617 523 3550

OF COUNSEL  
ROGER S. TYLER  
ALBERT B. WOLFE  
AUGUST R. MEYER

BARBARA KIND PERRY  
MARTIN R. HEALY  
RICHARD TELLER  
W. THOMAS MOULTON, JR.  
CAITHERINE L. FARRELL  
PETER R. HERRY  
LAWRENCE F. SCOFIELD, JR.  
WILLIAM B. ROSENBERG  
JAMES R. SHEA, JR.  
ELZBIETA K. WELZ  
KEVIN J. TOOMEY  
BRIAN M. HURLEY  
MALCOLM PITTMAN  
JOHN T. CARROLL  
PETER FRIEDENBERG  
SUSAN M. SHEPHARD  
CHRISTINE DONELAN HUBBARD  
CHRISTOPHER J. DONOVAN  
WILLIAM AUGUST

September 30, 1982

Walter Basnight, AIA  
One State Street  
Suite 1410  
Boston, Massachusetts 02109

Dear Walter:

Here is a copy of the City Clerk's Certification indicating that less than a quorum was present at the nine member City Council Ordinance Committee hearing of August 12th. The case of Sesnovich v. Board of Appeals of Boston, 313 Mass. 393, 398 (1943) gives strong grounds to conclude that the hearing therefore did not satisfy the statutory requirement for a City Council hearing under G. L. c.40A §5 in connection with the Agassiz neighborhood rezoning petition.

Sincerely yours,

Martin R. Healy

MRH/sid  
enclosure

cc w/ enclosure: Stephen Carr Anderson, Esquire  
Mr. Stephen Robb



RECEIVED BY  
CITY OF CAMBRIDGE

MASSACHUSETTS 02139 • 617-498-9090

OCT 22 9 11 AM '82  
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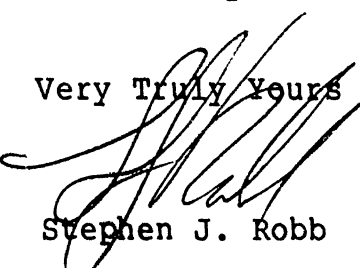
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Walter Basnight

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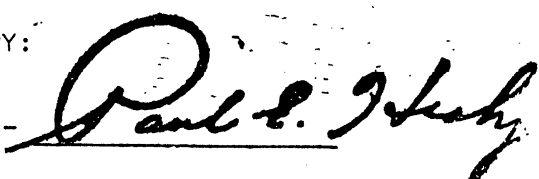
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Councillor David Sullivan

Councillor Duehay

A TRUE COPY:

ATTEST:-



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City Clerk

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Martin R. Healy

MRH/sid  
enclosure

cc w/ enclosure: Stephen Carr Anderson, Esquire  
Mr. Stephen Robb

Comm. from Mayor Vellucci transmitting a copy of a communication sent to him Re: an allegation that the enactment of the Farrington zoning petition is defective.

*City Solicitor notified 10/27/82  
mlw*

In City Council,

October 25, 1982

*10/25/82  
L. DeChoy referred  
to the City Solicitor  
for Report*

June 4, 1982

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

The undersigned respectfully pray that the Zoning Ordinance of the City of Cambridge be amended by amending the zoning map so as to change district designations for the following areas:

- 1.0 Rezone to Residence B that area now zoned Residence C-1 which is circumscribed by a line beginning at a point, said point being the intersection of the center line of Roseland Street and the boundary line between the City of Cambridge and the City of Somerville:
- 1.1 Thence proceeding in a southeasterly direction along the boundary line between the City of Cambridge and the City of Somerville a distance of 360 feet, more or less, to a point, said point being the intersection of the aforesaid boundary and the center line of Oxford Street:
- 1.2 Thence turning and proceeding in a southerly direction along the center line of Oxford Street for a distance of 1,350 feet, more or less, to a point, said point being at the intersection of the center line of Oxford Street and a projection of the rear lot line of the lot shown as No. 97 on Assessor's Plat No. 156;
- 1.3 Thence turning and running in a westerly direction for a distance of 810 feet, more or less, along the rear lot lines of lots No. 97, 58, 8, 7, 67, 65, 72, 73, 71, 70, 2 and 63, as shown on Assessor's Plat No. 156, to a point, said point being at the intersection of the rear lot line of lot No. 63 and a line approximately 100 feet easterly of the easterly street line of Massachusetts Avenue, which is the present zoning boundary between the Business A district and the Residence C-1 District;
- 1.4 Thence turning and running in a northerly direction on a line parallel to and 100 feet easterly of the easterly street line of Massachusetts Avenue, which is the present zoning boundary between the Business A district and the Residence C-1 district, a distance of 1,160 feet, more or less, to a point, said point being on the center line of Forest Street;
- 1.5 Thence turning and running in a westerly direction along the center line of Forest Street which is the present zoning boundary between the Business A district and the Residence C-1 district 150 feet more or less to a point, said point being at the center line of Massachusetts Avenue;
- 1.6 Thence turning and running in a northerly direction along the center line of Massachusetts Avenue which is the present zoning boundary between the Business A district and the Residence C-1 district for a distance of 537 feet, more or less, to a point, said point being at the intersection of the center line of Massachusetts Avenue and the center line of Roseland Street;

1.7 Thence turning and running in an easterly direction along the center line of Roseland Street which is the present zoning boundary between the Business C district and the Residence C-1 district for a distance of 630 feet, more or less, to a point, said point being at the intersection of the center line of Roseland Street and the boundary line between the City of Cambridge and the City of Somerville.

- Jaye Le Compte 6 Newport Road, Camb. 02140
- Elisabeth Hollinger 60 Brattle Street Cambridge 02138
- Janet L. McMill 61 Lexington Ave Cambridge, Ma 02138
- Irene Robinson 8 Newport Rd. " 02140
- Mae F. Russell 2 Newport Rd. " 02140
- Mary Barton 2 Newport Rd. " 02140
- Peggy Mallison 4 Newport Rd. " 02140
- Meta Scheublin 1775 Mass. Ave. Camb. 02140
- Catherine Manion 6 Newport Road Cambr. 02140
- Carol Haftman 6 Newport Rd. Cambridge 02140
- Katherine M. Fleming 6 Newport Rd Cambridge 02140
- Margaret Fleming 6 Newport Rd Cambr. 02140
- Jean E. Hutchinson 6 Newport Rd Camb 02140
- Kenneth B. Kunkardt 6 Newport Rd., Camb. 02140
- Edward Dieder 4 Newport Rd. Camb. 02140
- Nancy L. Spruce 4 NEWPORT RD CAMBRIDGE 02140
- Grace E. Rumely 12 Newport Rd. Cambridge 02140
- Christine E. Buerger 12 Newport Rd. Cambridge 02140
- John M. Goss 12 Newport Rd Cambridge 02140
- Kathleen M. Manion 6 Newport Rd Cambridge 02140
- Stephen A. Haftman 6 Newport Rd Cambridge 02140
- Reggie Silberberg 61 Museum St. Cambridge 02138
- Walter LaPostolle 53 Crescent St. Camb 02138
- Jackie Oliver 13 Fallon Pl. Camb 02138

Katherine Ufford 78 Hammond St. Camb. 02138  
 Andrea P. Kadonija 126 Oxford St Camb 02140  
 Betsy Bard 51 Wendell St. 02148  
 Elizabeth Backstrom 7 Newport Rd Camb  
 152 O.P. Care 37A Prentiss St. Cambridge  
 Dorothy E. Bourget 1783 Mass Ave, Camb, MA 02140  
 Hans Chris M 1 Newport Rd #8 Camb MA 02140  
 Margaret Sheridan 1 Newport Rd #8 Camb MA 02140  
 Kore etc 1783 Massachusetts Ave, Camb 02140  
 S M Brennan 1775 Mass Ave Camb #5  
 J. Cleaver, MD. 39 Hubbard Ave. Camb 02140  
 Marilyn Dany 41 Norris St. Camb. Ma. 02140  
 Mary @ Springfield 12 Rockingham St. Camb. 02139  
 Clare Walker Leslie 76 Garfield St. Camb. 02138  
 Dorothy J. Thorne 2 Newport Rd. Camb - 02140  
 Sydney S. Winter 25 SACRAMENTO ST. 02138  
 Victoria Kent 88 Hammond St. 02138  
 Susan D Fletcher 86 Hammond St. 02138  
 Ann Bunn 4 Newport Rd. Cambridge 02140

Jenna S. Huddlein 3 Newport #6 Cambridge

Jessie C. Wilson 5 Newport Rd #4 Cambridge

Kate Sumner Frank 53 Crescent ~~Rd~~<sup>St</sup>, Cambridge

Wye J. ~~Frank~~ 8 Newport Rd #5 Cambridge

Dawn W. Cohen " "

Patsy S. By 3 Newport Rd Cambridge, MA

Ned Mosley " " " "

Julie Saunders 5 " " " "

C. Proulx 4 Newport Rd, Cambridge MA

Judith V. Standa 1 Newport Rd, Cambridge, MA

M. Jacoby 3 Newport Rd Cambridge, MA

1.7 Thence turning and running in an easterly direction along the center line of Roseland Street which is the present zoning boundary between the Business C district and the Residence C-1 district for a distance of 630 feet, more or less, to a point, said point being at the intersection of the center line of Roseland Street and the boundary line between the City of Cambridge and the City of Somerville.

- M. Ann Ashley 20 WENDELL ST. - CAMBRIDGE
- Julie Ahlerson 15 Fenn St Cambridge
- W. M. Mahall 29 SACRAMENTO ST. CAMBRIDGE 02138
- Ed O'Shaughnessy 58 Carfield St #2 Cambridge 02138
- Maguelo J. de 81 Irving St. Cambridge
- A. E. Egan 6 Kendall Dr Cambridge
- M. Meneiro 46 Eustis St Camb
- A. Margolin 48 Eustis St. Cambridge
- William Joseph 95 Prescott St. Cambridge
- Geniye Jones 32 Crescent St, Cambridge 02138
- Marilyn Wynn 16 Crescent St Camb. 02138
- Margene Baker 10 Newtown Court Camb 02138
- Phyllis Kornfeld 2 Carham St Camb. 02138
- Jenneth E. Pines 11 Emmett St. Camb. Ma. 02138
- Susan Stockard 141 Oxford St. Cambridge, MA 02140
- Eugene Thompson 141 Oxford St. Cambridge MA 02140
- Meredith Thompson 141 Oxford St Camb MA 02140
- Julia A. Wallace 141 Oxford St. Camb. MA 02140
- Margaret Metzger 141 Oxford Camb., MA 02140
- Devon Davidson Schuster 141 Oxford St, Camb, MA 02140
- W. L. Holschauer Jr. 141 Oxford St., Camb., MA 02140
- DR Richard A. Dixon 50 FROST ST CAMB MA 02140
- Margaret Gertie's (RSD) 50 FROST ST " " "
- Arthur Hill 42 Prentiss St " " 02140

1.7 Thence turning and running in an easterly direction along the center line of Roseland Street which is the present zoning boundary between the Business C district and the Residence C-1 district for a distance of 630 feet, more or less, to a point, said point being at the intersection of the center line of Roseland Street and the boundary line between the City of Cambridge and the City of Somerville.

J. Jacqueline Lemberski - 27 Garfield St, Camb.  
M.H. - 27 Garfield St. Camb.

Jill Hender - 113 Reed St. Camb.

Hilma Mumma 34 Garfield St., Camb.

Richard E. Mumma 34 Garfield St, Camb. 02138

Harold S. McElamney 64 Garfield St Camb.

Barbara Nash 81 Garfield St Camb 02138

Paul Vignow 76 Oxford St., Camb. 02138

Katherine Judd 89 Museum St Camb. 02138

Vivian Baker 143 Dudley Camb 02140

Mary J. Riley 43 Normandy Ave Camb. 02138

John A. Cox 37 Prentiss St Camb 02140

Janney Cox 65 Frost Lane. 02140

Mary A. Blessington 28 Prentiss St 02140

Grace E. Mc Nulty, 28 Prentiss St. 02140

Clive Blessington 28 Prentiss St 02140

Clare Blessington 28 Prentiss St 02140

William J Blessington 28 Prentiss St 02140

Marguerite A Blessington 28 Prentiss St 02140

Ch. Blessington 41 Prentiss St 02140

Robin Winter 18 Sacramento Pl. #3 Cambridge 02138

Carolyn Boris Krumsky 60 Gorham St. Cambridge, MA. 02138

Sheela Krumsky 60 Gorham St. Camb. MA 02138

Paul Krumsky 35 Prentiss St. Camb. MA 02138

1.7 Thence turning and running in an easterly direction along the center line of Roseland Street which is the present zoning boundary between the Business C district and the Residence C-1 district for a distance of 630 feet, more or less, to a point, said point being at the intersection of the center line of Roseland Street and the boundary line between the City of Cambridge and the City of Somerville.

- ~~Elizabeth Thomas McMullen Forest St 02140~~
- ~~JR MSL MARTIN 56 Frost 02140~~
- ~~Lynne Sussman 56 Frost St Cambridge 02140~~
- ~~Janet Burns 57 Frost St Cambridge 02140~~
- ~~Ronald Burns 57 Frost St Cambridge 02140~~
- ~~Miriam E. Goldberg 59 Frost St. Cambridge 02140~~
- ~~Haim Goldberg 59 Frost St. Cambridge 02140~~
- ~~Margaret Gertis 50 Frost St Cambridge MA 02140~~
- ~~Rudith Loff 34 Prentiss St. Cambridge 02140~~
- ~~George Touchton 73 Frost St Camb. 02140~~
- ~~GE Rumely 12 Newport Rd. Camb. 02140~~
- ~~Leslie M. Akula 5 Forest St. Camb 02140~~
- ~~*moved* Alexia K Hays ~~9 Forest St~~ Camb. 02140~~
- ~~Suzanne McManis 8 Forest St Camb 02140~~
- ~~Andrew ~~man~~ 8A Forest St. Camb 02140~~
- ~~Paul Javalles 8 Forest St. Camb. 02140~~
- ~~Susanna Blum 8 Forest St Camb. 02140~~
- ~~Susan Teto 8 Forest St. Camb. 02140~~
- ~~Rudith Thrice 6 Frost St Camb. 02140~~
- ~~Peter Wolinski 6 Frost St Camb 02140~~

8

1.7 Thence turning and running in an easterly direction along the center line of Roseland Street which is the present zoning boundary between the Business C district and the Residence C-1 district for a distance of 630 feet, more or less, to a point, said point being at the intersection of the center line of Roseland Street and the boundary line between the City of Cambridge and the City of Somerville.

- Rosie J. Leach 18 Forest St. Apt. #49 876-7556
- Mary Ann Stadler 18 Forest St. #43 492-0940
- Ellie Seaman 18 Forest St. #32 547-7286
- Amy Millman 18 Forest St. #31 876-0043
- Conrad Schallum 18 Forest St. #21 547-7313
- Debbie Diamond 18 Forest St. #1 492-8730
- Ed Dunkel 56 Frost St. #2 661-7614
- Sarah M. Gallivan 35 Prentiss # 868-4394
- Nancy Lynn Keenan 34R PRENTISS 492-1836
- George Fenton 73 Frost Cambridge
- Sara Herbess 41 Prentiss St. 492-6813
- Linda Cress 8 Forest St. 864-3064

1.7 Thence turning and running in an easterly direction along the center line of Roseland Street which is the present zoning boundary between the Business C district and the Residence C-1 district for a distance of 630 feet, more or less, to a point, said point being at the intersection of the center line of Roseland Street and the boundary line between the City of Cambridge and the City of Somerville.

Benjie T. Solomon 88 Inset St

Juzette Canfield 51 Forest St.

BARA MOULTON 10 FOREST ST.

Jerry J. J. 44 Sacramento St.

Ingrid Ellender 6 Forest

Jean Lynde 5 Exeter Park

Drew Robinson 8 Newport Rd

Margaret M. Schenck 1775 Mass. Ave #3

in lawn 20 SACRAMENTO PL.

\* Linda Briss-Merino 38 Sacramento St.

JITENDRA WANKANER 11 SACRAMENTO ST #2

Joan Joos 16 A Forest St #91 Ca

Walter Burns had signed 57 Front Street

Ronald Burns another copy 57 Front St

1.7 Thence turning and running in an easterly direction along the center line of Roseland Street which is the present zoning boundary between the Business C district and the Residence C-1 district for a distance of 630 feet, more or less, to a point, said point being at the intersection of the center line of Roseland Street and the boundary line between the City of Cambridge and the City of Somerville.

- ~~Helene L. Coory 1800 Mass Ave #32 Cambridge 02140~~
- ~~Michael J. Program 17 Concord Ave Camb. 02138~~
- ~~Jessie M. Oas 41 Winneean St Camb. 02138~~
- ~~Jane White 7 Burlington St Camb 02140~~
- ~~Helen Pelousi 24 Valentines St. Camb 02139~~
- ~~Winifred Lincham 10 Lancaster St. Cambridge 02140~~
- ~~Bernice Jennings 10 Lancaster St Camb. 02140~~
- ~~Dorothy Levenson 24 Concord Ave. Cambridge 02138~~
- ~~Alice A. Johnson 8 Cambridge Ter, Cambridge 02140~~
- ~~Ida M Gardiner 15 Winneean St Cambridge 02138~~
- ~~Sadie Mc Isaac 1800 Mass Ave Cambridge 02140~~
- ~~Theresa Sanas 3 Burlington St. Cambridge Mass~~
- ~~Andrew E Lombard 5 Frost St Apt 2 Cambridge~~
- ~~Fahrik 5 Frost St Cambridge 02140~~
- ~~Mark Stum 5. Frost St Cambridge 02140~~

To the Honorable Members of the City Council, June 4, 1982

p. 2

1.7 Thence turning and running in an easterly direction along the center line of Roseland Street which is the present zoning boundary between the Business C district and the Residence C-1 district for a distance of 630 feet, more or less, to a point, said point being at the intersection of the center line of Roseland Street and the boundary line between the City of Cambridge and the City of Somerville.

Mike Smitzer 64 ROSELAND ST.

Kate Saitze 64 Roseland St.

Marla Nestitt 21 Forest St. Cambridge

Alice Hackman 17A Forest St.

Albert E. Luchins 15 Forest St.

1.7 Thence turning and running in an easterly direction along the center line of Roseland Street which is the present zoning boundary between the Business C district and the Residence C-1 district for a distance of 630 feet, more or less, to a point, said point being at the intersection of the center line of Roseland Street and the boundary line between the City of Cambridge and the City of Somerville.

Maurice 9 Forest St Cambridge 02140

(Miller) 11 Forest St. Cambridge "

Buddy Buckley 11 Forest St., Cambridge "

Jordan Julius 5 Frost "

Elizabeth A. Weltman 5 Frost "

Alice Howard 6 Frost St. Cambridge "

signed another copy? Richard Worthington 3 Frost St. Cambridge 02140.

1.7 Thence turning and running in an easterly direction along the center line of Roseland Street which is the present zoning boundary between the Business C district and the Residence C-1 district for a distance of 630 feet, more or less, to a point, said point being at the intersection of the center line of Roseland Street and the boundary line between the City of Cambridge and the City of Somerville.

Edward (E. Lemon 2A Forest St.)

Ruth Lemon 2A Forest St.

Ella Lemon 2A Forest St.

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- Greg Leary 1 Frost Terrace Cambridge 02140
- Jody Nayler 2 Frost Terrace Cambridge 02140
- J. Miller Shroyer 2 Frost Terrace, Cambridge, MA 02140
- David Enten 141 Oxford St " "
- David Warner 63 Reed St Cambridge MA 02140
- Mia Steiner 44 Fairfield Cambridge 02146
- Diane Wainstein 25 Skeman St Cambridge 02138
- Ans King W 7 Scott Cambridge 02138
- A. Keene Metzger 141 Oxford St Cambridge MA 02140
- Pat Rosenberg 508 Green St. Cambridge, MA 02137
- Richard Pogreban Davis 42 Maple Ave Cambridge, MA 02139
- Gene Brad 18A Forest St #2 Cambridge MA 02138
- Peter Lips 31 Arlington St Cambridge 02140
- Lynn F. Stewart 114 Appleton St. Cambridge 02138
- Meq D'Ambra 26 Forest St. Cambridge 02140
- Rosmarie A. Car 37A Parkhill St. Camb. 02140

# City of Cambridge

PETITION OF *Mary Jean F. Farrington, et al*  
*Roseland, Oxford, Forest Streets + Mass Ave*  
 Petition filed with the City Clerk *June 11, 1982*

(all hearing to be completed 65 days from filing date with the City Clerk)

*19 days June*  
*31 days July*  
*1.5 days August*  
*65 days* = *August 15, 1982 = all hearings*

In City Council

*June 21, 1982*  
*June 21, 1982*

Referred to the Planning Board for report

Planning Board Hearing

*July 20, 1982*

(CITY COUNCIL must act within 90 days of the Planning Board's hearing which would be *October 18, 1982*.)

*11 days July*  
*31 days Aug*  
*30 days Sept*  
*1.8 days Oct*  
*90 days* =

*October 18, 1982*

City Council hearing published -

*Chronicle - July 29, 1982*  
*Aug 5, 1982*

Hearing before the City Council

*- Thursday, Aug, 12, 1982 at 5pm*

Report to the City Council

*Sept 7, 1982*

*Planning Board Report*  
*September 13, 1982 - Committee Report Tabled*

Passed to a second reading published

*10/4/1982 original text*

*letter sent to C. Solicitor 10/6/82 (dl)*

Ready for Ordination published

*Published 10/07/82 Chronicle*

*Oct. 18, 1982*

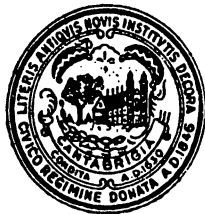
*published - Chronicle - Oct. 21, 1982*

COMPLETION DATE:

*October 18, 1982*

*Copy of ordinance sent to: Community Dev. Dept.*

*Building Dept &*  
*DCA 10/19/82 (dl)*



# City of Cambridge

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In the Year One Thousand, Nine Hundred Eighty-Two

## 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:*

The Zoning Map accompanying ordinance passed to be ordained September 26, 1977 entitled "The Zoning Ordinances of the City of Cambridge is hereby amended by changing the district designation for the following areas:

- 1.0 Rezone to Residence B that area now zoned Residence C-1 which is circumscribed by a line beginning at a point, said point being the intersection of the center line of Roseland Street and the boundary line between the City of Cambridge and the City of Somerville;
- 1.1 Thence proceeding in a southeasterly direction along the boundary line between the City of Cambridge and the City of Somerville a distance of 360 feet, more or less, to a point, said point being the intersection of the aforesaid boundary and the center line of Oxford Street;
- 1.2 Thence turning and proceeding in a southerly direction along the center line of Oxford Street for a distance of 1,350 feet, more or less, to a point, said point being at the intersection of the center line of Oxford Street and a projection of the rear lot line of the lot shown as No. 97 on Assessor's Plat No. 156;
- 1.3 Thence turning and running in a westerly direction for a distance of 810 feet, more or less, along the rear lot lines of lots No. 97, 58, 8, 7, 67, 65, 72, 73, 71, 70, 2 and 63, as shown on Assessor's Plat No. 156, to a point, said point being at the intersection of the rear lot line of lot No. 63 and a line approximately 100 feet easterly of the easterly street line of Massachusetts Avenue, which is the present zoning boundary between the Business A district and the Residence C-1 District;
- 1.4 Thence turning and running in a northerly direction on a line parallel to and 100 feet easterly of the easterly street line of Massachusetts Avenue, which is the present zoning boundary between the Business A district and the Residence C-1 district, a distance of 1,160 feet, more or less, to a point, said point being on the center line of Forest Street;
- 1.5 Thence turning and running in a westerly direction along the center line of Forest Street which is the present zoning boundary between the Business A district and the Residence C-1 district 150 feet more or less to a point, said point being at the center line of Massachusetts Avenue;
- 1.6 Thence turning and running in a northerly direction along the center line of Massachusetts Avenue which is the present zoning boundary between the Business A district and the Residence C-1 district for a distance of 537 feet, more or less, to a point, said point being at the intersection of the center line of Massachusetts Avenue and the center line of Roseland Street;

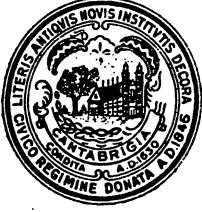
1.7 Thence turning and running in an easterly direction along the center line of Roseland Street which is the present zoning boundary between the Business C district and the Residence C-1 district for a distance of 630 feet, more or less, to a point, said point being at the intersection of the center line of Roseland Street and the boundary line between the City of Cambridge and the City of Somerville.

In City Council October 18, 1982.

Passed to be ordained by a yeas and nays vote:- Yeas 7; Nays 1; Absent 1.

Robert W. Healy, City Manager.

ATTEST:- Paul E. Healy, City Clerk.



# City of Cambridge

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In the Year One Thousand, Nine Hundred Eighty-Two

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- 1.1 Thence proceeding in a southeasterly direction along the boundary line between the City of Cambridge and the City of Somerville a distance of 360 feet, more or less, to a point, said point being the intersection of the aforesaid boundary and the center line of Oxford Street;
- 1.2 Thence turning and proceeding in a southerly direction along the center line of Oxford Street for a distance of 1,350 feet, more or less, to a point, said point being at the intersection of the center line of Oxford Street and a projection of the rear lot line of the lot shown as No. 97 on Assessor's Plat No. 156;
- 1.3 Thence turning and running in a westerly direction for a distance of 810 feet, more or less, along the rear lot lines of lots No. 97, 58, 8, 7, 67, 65, 72, 73, 71, 70, 2 and 63, as shown on Assessor's Plat No. 156, to a point, said point being at the intersection of the rear lot line of lot No. 63 and a line approximately 100 feet easterly of the easterly street line of Massachusetts Avenue, which is the present zoning boundary between the Business A district and the Residence C-1 District;
- 1.4 Thence turning and running in a northerly direction on a line parallel to and 100 feet easterly of the easterly street line of Massachusetts Avenue, which is the present zoning boundary between the Business A district and the Residence C-1 district, a distance of 1,160 feet, more or less, to a point, said point being on the center line of Forest Street;
- 1.5 Thence turning and running in a westerly direction along the center line of Forest Street which is the present zoning boundary between the Business A district and the Residence C-1 district 150 feet more or less to a point, said point being at the center line of Massachusetts Avenue;
- 1.6 Thence turning and running in a northerly direction along the center line of Massachusetts Avenue which is the present zoning boundary between the Business A district and the Residence C-1 district for a distance of 537 feet, more or less, to a point, said point being at the intersection of the center line of Massachusetts Avenue and the center line of Roseland Street;

1.7 Thence turning and running in an easterly direction along the center line of Roseland Street which is the present zoning boundary between the Business C district and the Residence C-1 district for a distance of 630 feet, more or less, to a point, said point being at the intersection of the center line of Roseland Street and the boundary line between the City of Cambridge and the City of Somerville.

In City Council October 18, 1982.

Passed to be ordained by a yeas and nays vote:- Yeas 7; Nays 1; Absent 1.

Robert W. Healy, City Manager.

ATTEST:- Paul E. Healy, City Clerk.

- #4 *WAPINSHOD BUSINESS* -  
**City of Cambridge**  
- *FARINGTON PETITION* -  
MASSACHUSETTS

In City Council 10/18 1982

*MOTION OF COUNCILLAOR PUEHAY TO ENDORSE  
THE PROPOSED ZONING AMENDMENT*

	YEA	NAY	ABSENT	PRESENT
Mr. Daniel J. Clinton	✓			
Mr. Thomas W. Danehy	✓			
Mr. Francis H. Duehay	✓			
Ms. Sandra Graham			✓	
Mr. Leonard J. Russell	✓			
Mr. David E. Sullivan	✓			
Mr. Walter J. Sullivan		✓		
Mr. Wylie	✓			
Mayor Vellucci	✓			

*MWR  
RF  
A*

7 1 1 -  
Original Petition



# CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139 • (617) 498-9017

OFFICE OF  
THE CITY CLERK

October 6, 1982

Mr. Russell B. Higley  
City Solicitor  
City Hall  
Cambridge, MA

Dear Sir:

Enclosed you will find a proposed amendment to the Zoning Ordinances of the City of Cambridge on the petition of Mary Jean Farrington, et al which was passed to a second reading at the City Council meeting held on October 4, 1982.

Would you kindly indicate your approval or disapproval on the bottom of the ordinance and return to this office.

Your kind attention in this matter will be greatly appreciated.

Very truly yours,

---

Paul E. Healy, City Clerk.

PEH/dl

Enc. First publication number 2176.



# City of Cambridge

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In the Year One Thousand, Nine Hundred Eighty-Two

## 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:*

The Zoning Map accompanying ordinance passed to be ordained September 26, 1977 entitled "The Zoning Ordinances of the City of Cambridge is hereby amended by changing the district designation for the following areas:

- 1.0 Rezone to Residence R that area now zoned Residence C-1 which is circumscribed by a line beginning at a point, said point being the intersection of the center line of Roseland Street and the boundary line between the City of Cambridge and the City of Somerville;
- 1.1 Thence proceeding in a southeasterly direction along the boundary line between the City of Cambridge and the City of Somerville a distance of 360 feet, more or less, to a point, said point being the intersection of the aforesaid boundary and the center line of Oxford Street;
- 1.2 Thence turning and proceeding in a southerly direction along the center line of Oxford Street for a distance of 1,350 feet, more or less, to a point, said point being at the intersection of the center line of Oxford Street and a projection of the rear lot line of the lot shown as No. 97 on Assessor's Plat No. 156;
- 1.3 Thence turning and running in a westerly direction for a distance of 810 feet, more or less, along the rear lot lines of lots No. 97, 58, 8, 7, 67, 65, 72, 73, 71, 70, 2 and 63, as shown on Assessor's Plat No. 156, to a point, said point being at the intersection of the rear lot line of lot No. 63 and a line approximately 100 feet easterly of the easterly street line of Massachusetts Avenue, which is the present zoning boundary between the Business A district and the Residence C-1 District;
- 1.4 Thence turning and running in a northerly direction on a line parallel to and 100 feet easterly of the easterly street line of Massachusetts Avenue, which is the present zoning boundary between the Business A district and the Residence C-1 district, a distance of 1,160 feet, more or less, to a point, said point being on the center line of Forest Street;
- 1.5 Thence turning and running in a westerly direction along the center line of Forest Street which is the present zoning boundary between the Business A district and the Residence C-1 district 150 feet more or less to a point, said point being at the center line of Massachusetts Avenue;
- 1.6 Thence turning and running in a northerly direction along the center line of Massachusetts Avenue which is the present zoning boundary between the Business A district and the Residence C-1 district for a distance of 537 feet, more or less, to a point, said point being at the intersection of the center line of Massachusetts Avenue and the center line of Roseland Street;

1.7 Thence turning and running in an easterly direction along the center line of Roseland Street which is the present zoning boundary between the Business C district and the Residence C-1 district for a distance of 630 feet, more or less, to a point, said point being at the intersection of the center line of Roseland Street and the boundary line between the City of Cambridge and the City of Somerville.

Passed to a second reading at the City Council meeting held on October 4, 1982 and on or after October 18, 1982 the question comes on passing to be ordained.

ATTEST:- Paul E. Healy, City Clerk.



# City of Cambridge

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In the Year One Thousand, Nine Hundred Eighty-Two

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- 1.4 Thence turning and running in a northerly direction on a line parallel to and 100 feet easterly of the easterly street line of Massachusetts Avenue, which is the present zoning boundary between the Business A district and the Residence C-1 district, a distance of 1,160 feet, more or less, to a point, said point being on the center line of Forest Street;
- 1.5 Thence turning and running in a westerly direction along the center line of Forest Street which is the present zoning boundary between the Business A district and the Residence C-1 district 150 feet more or less to a point, said point being at the center line of Massachusetts Avenue;
- 1.6 Thence turning and running in a northerly direction along the center line of Massachusetts Avenue which is the present zoning boundary between the Business A district and the Residence C-1 district for a distance of 537 feet, more or less, to a point, said point being at the intersection of the center line of Massachusetts Avenue and the center line of Roseland Street;

1.7 Thence turning and running in an easterly direction along the center line of Roseland Street which is the present zoning boundary between the Business C district and the Residence C-1 district for a distance of 630 feet, more or less, to a point, said point being at the intersection of the center line of Roseland Street and the boundary line between the City of Cambridge and the City of Somerville.

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# City of Cambridge

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- 1.2 Thence turning and proceeding in a southerly direction along the center line of Oxford Street for a distance of 1,350 feet, more or less, to a point, said point being at the intersection of the center line of Oxford Street and a projection of the rear lot line of the lot shown as No. 97 on Assessor's Plat No. 156;
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- 1.4 Thence turning and running in a northerly direction on a line parallel to and 100 feet easterly of the easterly street line of Massachusetts Avenue, which is the present zoning boundary between the Business A district and the Residence C-1 district, a distance of 1,160 feet, more or less, to a point, said point being on the center line of Forest Street;
- 1.5 Thence turning and running in a westerly direction along the center line of Forest Street which is the present zoning boundary between the Business A district and the Residence C-1 district 150 feet more or less to a point, said point being at the center line of Massachusetts Avenue;
- 1.6 Thence turning and running in a northerly direction along the center line of Massachusetts Avenue which is the present zoning boundary between the Business A district and the Residence C-1 district for a distance of 537 feet, more or less, to a point, said point being at the intersection of the center line of Massachusetts Avenue and the center line of Roseland Street;

1.7 Thence turning and running in an easterly direction along the center line of Roseland Street which is the present zoning boundary between the Business C district and the Residence C-1 district for a distance of 630 feet, more or less, to a point, said point being at the intersection of the center line of Roseland Street and the boundary line between the City of Cambridge and the City of Somerville.

Passed to a second reading at the City Council meeting held on October 4, 1982 and on or after October 18, 1982 the question comes on passing to be ordained.

ATTEST:- Paul E. Healy, City Clerk.



# City of Cambridge

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In the Year One Thousand, Nine Hundred Eighty-Two

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- 1.1 Thence proceeding in a southeasterly direction along the boundary line between the City of Cambridge and the City of Somerville a distance of 360 feet, more or less, to a point, said point being the intersection of the aforesaid boundary and the center line of Oxford Street;
- 1.2 Thence turning and proceeding in a southerly direction along the center line of Oxford Street for a distance of 1,350 feet, more or less, to a point, said point being at the intersection of the center line of Oxford Street and a projection of the rear lot line of the lot shown as No. 97 on Assessor's Plat No. 156;
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- 1.4 Thence turning and running in a northerly direction on a line parallel to and 100 feet easterly of the easterly street line of Massachusetts Avenue, which is the present zoning boundary between the Business A district and the Residence C-1 district, a distance of 1,160 feet, more or less, to a point, said point being on the center line of Forest Street;
- 1.5 Thence turning and running in a westerly direction along the center line of Forest Street which is the present zoning boundary between the Business A district and the Residence C-1 district 150 feet more or less to a point, said point being at the center line of Massachusetts Avenue;
- 1.6 Thence turning and running in a northerly direction along the center line of Massachusetts Avenue which is the present zoning boundary between the Business A district and the Residence C-1 district for a distance of 537 feet, more or less, to a point, said point being at the intersection of the center line of Massachusetts Avenue and the center line of Roseland Street;

7.7 Thence turning and running in an easterly direction along the center line of Roseland Street which is the present zoning boundary between the Business C district and the Residence C-1 district for a distance of 630 feet, more or less, to a point, said point being at the intersection of the center line of Roseland Street and the boundary line between the City of Cambridge and the City of Somerville.

Passed to a second reading at the City Council meeting held on October 4, 1982 and on or after October 18, 1982 the question comes on passing to be ordained.

ATTEST:- Paul E. Healy, City Clerk.



modified

Left



# City of Cambridge

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In the Year One Thousand, Nine Hundred Eighty-Two

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- 1.1 Thence proceeding in a southeasterly direction along the boundary line between the City of Cambridge and the City of Somerville for approximately 360 feet to the intersection of said boundary and the centerline of Oxford Street;
- 1.2 Thence turning and proceeding in a southerly direction along the centerline of Oxford Street for approximately 260 feet to its intersection with the centerline of Forest Street;
- 1.3 Thence turning and proceeding in a westerly direction along the centerline of Forest Street for approximately 100 feet to its intersection with the southerly projection of the westerly boundary line of lot 28 on Assessor's Plat #153;
- 1.4 Thence turning and proceeding in a northerly direction along the westerly boundary of lot 28 and its projection for approximately 160 feet to its intersection with the northerly boundary line of lot 71 on Assessor's Plat #153;
- 1.5 Thence turning and proceeding in a westerly direction along the northerly boundary line of lot 71 for approximately 170 feet to its intersection with the westerly boundary of said lot;
- 1.6 Thence turning and proceeding in a southerly direction along the westerly boundary line of lot 71 for approximately 42 feet to its intersection with the northerly boundary line of lot 38 on Assessor's Plat #153;
- 1.7 Thence turning and proceeding in a westerly direction along the northerly boundary of lot 38 and 41 and its extension for approximately 120 feet to its intersection with the centerline of Frost Street;
- 1.8 Thence turning and proceeding in a southerly direction along the centerline of Frost Street for approximately 10 feet to its intersection with the easterly projection of the northerly boundary line of lot 58 on Assessor's Plat #153;

- 1.9 Thence turning and proceeding in a westerly direction along the northerly boundary lines of lots 58, 57 and their projections for approximately 160 feet to its intersection with the centerline of Newport Road;
- 1.10 Thence turning and proceeding in a northerly direction along the centerline of Newport Road for approximately 50 feet to its intersection with the southerly projection of the easterly boundary line of lot 63 on Assessor's Plat #153;
- 1.11 Thence continuing in a northerly direction along the easterly boundary line of lot 63 and its projection for approximately 100 feet to its intersection with the northern boundary line of said lot;
- 1.12 Thence turning and proceeding in a westerly direction along the northern boundary line of lots 63, 62, 61, 60, 59 and its extension for approximately 320 feet to its intersection with the centerline of Massachusetts Avenue;
- 1.13 Thence turning and proceeding in a northerly direction along the centerline of Massachusetts Avenue for approximately 260 feet to its intersection with the westerly projection of the centerline of Roseland Street;
- 1.14 Thence turning and proceeding in an easterly direction along the centerline of Massachusetts Avenue for approximately 670 feet to its intersection with the boundary line between the City of Cambridge and the City of Somerville, the point of origin.
- 1.00 Said area includes all or parts of the following parcels of land:
  - 1.01 Premises shown on Assessor's Plat #153:  
Even numbers 2 through 58 Roseland, numbers 1 through 24 Frost Street, odd numbers 1791 through 1805 Massachusetts Avenue and odd numbers 131 through 139 Oxford Street, which include all or parts of lots numbered 1, 83, 84, 3, 4, 5, 6, 7, 8, 54, 64, 65, 56, 80, 81, 82, 18, 20, 21, 22, 23, 36, 35, 34, 33, 37, 28, 76, 79, 78.
  - 2.0 Rezone to Residence C-1A that area currently zoned Residence C-1, which is circumscribed by a line beginning at a point; said point being the intersection of the centerline of Forest Street and Oxford Street as shown on Assessor's Plat #154;
  - 2.1 Thence proceeding in a southerly direction along the centerline of Oxford Street for approximately 320 feet to its intersection with the centerline of Prentiss Street;
  - 2.2 Thence turning and proceeding in a westerly direction along the centerline of Prentiss Street for approximately 740 feet to its intersection with a line 100 feet east of and parallel to the eastern sideline of Massachusetts Avenue;

- 2.3 Thence turning and proceeding in a northerly direction along a line 100 feet east of and parallel to the eastern sideline of Massachusetts Avenue for approximately 335 feet to its intersection with the centerline of Forest Street;
- 2.4 Thence turning and proceeding in a westerly direction along the centerline of Forest Street for approximately 150 feet to its intersection with the centerline of Massachusetts Avenue;
- 2.5 Thence turning and proceeding in a northerly direction along the centerline of Massachusetts Avenue for approximately 270 feet to its intersection with the westerly projection of the northerly boundary line of lot 59, as shown on Assessor's Plat #153;
- 2.6 Thence turning and proceeding in an easterly direction along the northerly boundary line of lots 59 and its extension, 60, 61, 62, and 63 to its intersection with the easterly boundary line of lot 63;
- 2.7 Thence turning and proceeding in a southerly direction along the easterly boundary line of lot 63 and its extension for approximately 100 feet to its intersection with the centerline of Newport Road;
- 2.8 Thence continuing in a southerly direction along the centerline of Newport Road for approximately 50 feet to its intersection with the westerly projection of the northerly boundary line of lot 57 on Assessor's Plat #153;
- 2.9 Thence turning and proceeding in an easterly direction along the northern boundary line of lot 57 and its projection and lot 58 and its extension for approximately 160 feet to its intersection with the centerline of Frost Street;
- 2.10 Thence turning and proceeding in a northerly direction along the centerline of Frost Street for approximately 10 feet to its intersection with the westerly projection of the northerly boundary line of lot 41 on Assessor's Plat #153;
- 2.11 Thence turning and proceeding in an easterly direction along the northerly boundary line of lot 41 and its extension and lot 38 for approximately 120 feet to its intersection with the westerly boundary line of lot 71;
- 2.12 Thence turning and proceeding in a northerly direction along the westerly boundary line of lot 71 on Assessor's Plat #153 for approximately 42 feet to its intersection with the northerly boundary line of said lot;
- 2.13 Thence turning and proceeding in an easterly direction along the northerly boundary line of lot 71 for approximately 170 feet to its intersection with the easterly boundary of said lot;
- 2.14 Thence turning and proceeding in a southerly direction along the easterly boundary line of lot 71 and its extension for approximately 162 feet to its intersection with the centerline of Forest Street;

- 2.15 Thence turning and proceeding in an easterly direction along the centerline of Forest Street for approximately 105 feet to its intersection with the centerline of Oxford Street, the point of origin.
- 2.00 Said area includes all or parts of the following parcels of land:
- 2.01 Permisses shown on Assessor's Plat #153:  
Odd numbers 1763 through 1783 Massachusetts Avenue, odd numbers 1 through 21 Forest Street, numbers 30 and 35 Frost Street and Newport Road, which include all or parts of lots numbered 14, 77, 12, 11, 66, 67, 68, 69, 70, 59, 60, 61, 62, 63, 57, 58, 41, 38, 71.
- 2.02 Premises shown on Assessor's Plat #154:  
Even numbers 2B through 22 Forest Street, numbers 39 through 65 Frost Street, odd numbers 3 through 47 Prentiss Street, odd numbers 123 through 127 Oxford Street, numbers 1 through 7 Exeter Park which include all or parts of lots numbered 113, 76, 77, 114, 62, 63, 119, 120, 122, 121, 78, 126, 125, 59, 70, 71, 92, 90, 72, 66, 67, 68, 69, 22, 91, 93, 94, 103, 129, 128, 127, 29, 30, 31, 32, 33, 34, 35, 121, 106.
- 3.0 Rezone to Residence B that area currently zoned Residence C-1, which is circumscribed by a line beginning at a point, said point being the intersection of the centerline of Prentiss Street and Oxford Street;
- 3.1 Thence proceeding in a southerly direction along the centerline of Oxford Street for approximately 780 feet to its intersection with the easterly projection of the southerly boundary line of lot 97 on Assessor's Plat #156;
- 3.2 Thence turning and proceeding in a westerly direction along the southerly boundary lines of lot 97 and its extension and lots 58, 8, 67, 65, 73, 71, 70, and 2 for approximately 750 feet to its intersection with a line 100 feet east of and parallel to the easterly sideline of Massachusetts Avenue;
- 3.3 Thence turning and proceeding in a northerly direction along a line 100 feet east of and parallel to the easterly sideline of Massachusetts Avenue for approximately 1170 feet to its intersection with the centerline of Forest Street;
- 3.4 Thence turning and proceeding in an easterly direction along the centerline of Forest Street for approximately 630 feet to its intersection with the centerline of Oxford Street, the point of origin.

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

3.01 Premises shown on Assessor's Plat #154:

Even numbers 4 through 42 Prentiss Street, numbers 73 through 80 Frost Street, odd numbers 19 through 81 Garfield Street, odd numbers 117 through 121 Oxford Street, which includes all or parts of the following lots numbered 98, 80, 81, 82, 83, 84, 60, 61, 104, 105, 16, 15, 14, 13, 49, 48, 47, 46, 45, 44, 43, 42, 41, 40, 39, 38, 37, 85, 86.

3.02 Premises shown on Assessor's Plat #155:

Even numbers 16 through 82 Garfield Street, odd numbers 93 through 107 Oxford Street, odd numbers 5 through 33 Sacramento Street, which includes all or parts of lots numbered 39, 38, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 44, 45, 13, 14, 15, 47, 46, 17, 18, 19, 20, 40, 41, 22, 34, 35, 24, 25, 26, 27, 28, 29, 30, 32, 33, and 43.

3.03 Premises shown on Assessor's Plat #156:

Even numbers 6 through 30 Sacramento Street, odd number 91 Oxford Street, which includes all or parts of lots numbered 97, 98, 58, 8, 7, 67, 65, 73, 72, 71, 70, 2, 63.

# City of Cambridge

September 28, 1982

To Whom It May Concern:

A study of the records of the hearing held before the Committee on Ordinances on August 12, 1982 on the petition of Mary Jean Farrington, et al, reveals that the following Councillors were present:

Councillor Walter J. Sullivan, presiding

Mayor Vellucci

Councillor David Sullivan

Councillor Duehay

A TRUE COPY:

ATTEST:- \_\_\_\_\_

Paul E. Healy  
City Clerk

- August 14 1982 -

516 PM

- Jerrington Proposal -  
- Res C-1 to B -

Present: Councilors Walter Johnson  
L. Buckley Mayor Followed at 515

Presiding: Walter Johnson  
Chairman of Committee

Proposer: ~~Walter Johnson~~  
Delorme Mary Jerrington

Res. C-1 to B -  
Essential to you both sides of Mass  
Avenue to B  
Aesthetics, open space preservation -  
More negative values - limit density  
by change -

# 1st. Fred Bark <sup>North</sup>  
Co. - Agency Greenland  
51 Wendell Street

Boundaries on East Oxford  
North: Parcel  
South: Sacramento St near  
downzone of adjacent area  
Each block has a large open rally -  
increased density - Most of houses are

of B character - upper bridge about not  
of upper group -

front lower floor for filling  
in of lot 1000 -  
B will add to play 1100 -

degrees density  
pressure of soil low construction  
Weld bridge - can move -  
affordable rent housing -

2 Only heavy paving fact in Court Area  
Only town house ends  
But they don't contribute to add  
rental stock in the area -  
Low cost re density and increasing  
group as allowed by present

3 Meta Schreublin ↓  
1775 New Ave me 107 present

for housing needs  
As a parent density, better and  
provision for higher speed in  
the area, more quiet denser  
for children just to school  
Van Brosser ↓

4 14 Inverness West Vancouver

15 recorded in form at call

for showing of banks

Henry Abel at 539 for Property

Also called for Application at 530

Atty Norton July

rep value of land on front  
the neighborhood Prop

5 1/2% of units contain 1200 more  
front of apt Bldg -

Wd change to 2 family use - well  
wide degree of view across units  
Wd double lot area reg -

- Block 17 dwelling units per acre -  
Open space south of Essex St

- Remains of area - no base -

Quaker 2 directors

including apt Bldg

50% not 2 family units - what we  
be recommending -

Wd best expansion of present  
units

Formosa area limit subject

Not necessary to be present every  
month for Cambridge  
Adapted to many single family  
ownership in order etc  
Flexibility of

539 Cam Class and Call  
Frank Dunlop and the

Memorial of City Council

with me until PB to stand

539 Adams

Priscilla S. Aiken head <sup>owner</sup> of 10 + 21 Forest + 133 Oxford  
Against

Many Platt 77 Bishop Allen Dr, <sup>78</sup> in favor  
12 year resident 25 Eush's St,

JITENDRA WANKANER, 11 SACRAMENTO ST BOTH ✓  
CAMBRIDGE, MA. 02138. IN FAVOR OF DOWNZONING  
TO B.

a. D. Wunsch	18 FROST ST	in favor of petition
Bonnie T Solomon	83 Frost St	Pro petition
Jody Garber	2 Frost Terrace	pro petition
Robert Burn	57 Frost St	pro-petition
CAMILIA WANKANER	11 SACRAMENTO ST	pro - petition
Kathleen Manion <sup>Reg.</sup> <sub>Dem.</sub>	6 NEWPORT Rd.	PRO - petition
Ronald Burn	57 FROST ST.	Pro - petition

DANA,

Enclosed is the actual legal  
description of the paying  
Board's recommended charges  
to the Mary Jean Farrington  
(AGASSIZ) Petition. The P.B. Recommendation  
sent to Council on Sept 13<sup>th</sup>.  
If you have any questions  
call me.

Thanks

Elizabeth.

Cambridge, September 1982

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 by amending the Zoning Map by changing the district designation for the following areas:

- 1.0 Rezone to Residence B that area currently zoned Residence C which is circumscribed by a line beginning at a point, said point being the intersection of the centerline of Rose Lane Street and the boundary line between the City of Cambridge and the City of Somerville;
- 1.1 Thence proceeding in a southeasterly direction along the boundary line between the City of Cambridge and the City of Somerville for approximately 360 feet to the intersection of said boundary and the centerline of Oxford Street;
- 1.2 Thence turning and proceeding in a southerly direction along the centerline of Oxford Street for approximately 260 feet to its intersection with the centerline of Forest Street;
- 1.3 Thence turning and proceeding in a westerly direction along the centerline of Forest Street for approximately 100 feet to its intersection with the southerly projection of the westerly boundary line of lot 28 on Assessor's Plat #153;
- 1.4 Thence turning and proceeding in a northerly direction along the westerly boundary of lot 28 and its projection for approximately 160 feet to its intersection with the northerly boundary line of lot 71 on Assessor's Plat #153;
- 1.5 Thence turning and proceeding in a westerly direction along the northerly boundary line of lot 71 for approximately 170 feet to its intersection with the westerly boundary of said lot;
- 1.6 Thence turning and proceeding in a southerly direction along the westerly boundary line of lot 71 for approximately 42 feet to its intersection with the northerly boundary line of lot 38 on Assessor's Plat #153;
- 1.7 Thence turning and proceeding in a westerly direction along the northerly boundary of lot 38 and 41 and its extension for approximately 120 feet to its intersection with the centerline of Frost Street;
- 1.8 Thence turning and proceeding in a southerly direction along the centerline of Frost Street for approximately 10 feet to its intersection with the easterly projection of the northerly boundary line of lot 58 on Assessor's Plat #153;

RECEIVED BY  
OFFICE OF CITY CLERK  
SEP 21 3 05 PM '82  
CAMBRIDGE, MASS.

- 1.9 Thence turning and proceeding in a westerly direction along the northerly boundary lines of lots 58, 57 and their projections for approximately 160 feet to its intersection with the centerline of Newport Road;
- 1.10 Thence turning and proceeding in a northerly direction along the centerline of Newport Road for approximately 50 feet to its intersection with the southerly projection of the easterly boundary line of lot 63 on Assessor's Plat #153;
- 1.11 Thence continuing in a northerly direction along the easterly boundary line of lot 63 and its projection for approximately 100 feet to its intersection with the northern boundary line of said lot;
- 1.12 Thence turning and proceeding in a westerly direction along the northern boundary line of lots 63, 62, 61, 60, 59 and its extension for approximately 320 feet to its intersection with the centerline of Massachusetts Avenue;
- 1.13 Thence turning and proceeding in a northerly direction along the centerline of Massachusetts Avenue for approximately 260 feet to its intersection with the westerly projection of the centerline of Roseland Street;
- 1.14 Thence turning and proceeding in an easterly direction along the centerline of Massachusetts Avenue for approximately 670 feet to its intersection with the boundary line between the City of Cambridge and the City of Somerville, the point of origin.
- 1.00 Said area includes all or parts of the following parcels of land:
  - 1.01 Premises shown on Assessor's Plat #153:  
Even numbers 2 through 58 Roseland, numbers 1 through 24 Frost Street, odd numbers 1791 through 1805 Massachusetts Avenue and odd numbers 131 through 139 Oxford Street, which include all or parts of lots numbered 1, 83, 84, 3, 4, 5, 6, 7, 8, 54, 64, 65, 56, 80, 81, 82, 18, 20, 21, 22, 23, 36, 35, 34, 33, 37, 28, 76, 79, 78.
- 2.0 Rezone to Residence C-1A that area currently zoned Residence C-1, which is circumscribed by a line beginning at a point; said point being the intersection of the centerline of Forest Street and Oxford Street as shown on Assessor's Plat #154;
- 2.1 Thence proceeding in a southerly direction along the centerline of Oxford Street for approximately 320 feet to its intersection with the centerline of Prentiss Street;
- 2.2 Thence turning and proceeding in a westerly direction along the centerline of Prentiss Street for approximately 740 feet to its intersection with a line 100 feet east of and parallel to the eastern sideline of Massachusetts Avenue;

- 2.3 Thence turning and proceeding in a northerly direction along a line 100 feet east of and parallel to the eastern sideline of Massachusetts Avenue for approximately 335 feet to its intersection with the centerline of Forest Street;
- 2.4 Thence turning and proceeding in a westerly direction along the centerline of Forest Street for approximately 150 feet to its intersection with the centerline of Massachusetts Avenue;
- 2.5 Thence turning and proceeding in a northerly direction along the centerline of Massachusetts Avenue for approximately 270 feet to its intersection with the westerly projection of the northerly boundary line of lot 59, as shown on Assessor's Plat #153;
- 2.6 Thence turning and proceeding in an easterly direction along the northerly boundary line of lots 59 and its extension, 60, 61, 62, and 63 to its intersection with the easterly boundary line of lot 63;
- 2.7 Thence turning and proceeding in a southerly direction along the easterly boundary line of lot 63 and its extension for approximately 100 feet to its intersection with the centerline of Newport Road;
- 2.8 Thence continuing in a southerly direction along the centerline of Newport Road for approximately 50 feet to its intersection with the westerly projection of the northerly boundary line of lot 57 on Assessor's Plat #153;
- 2.9 Thence turning and proceeding in an easterly direction along the northern boundary line of lot 57 and its projection and lot 58 and its extension for approximately 160 feet to its intersection with the centerline of Frost Street;
- 2.10 Thence turning and proceeding in a northerly direction along the centerline of Frost Street for approximately 10 feet to its intersection with the westerly projection of the northerly boundary line of lot 41 on Assessor's Plat #153;
- 2.11 Thence turning and proceeding in an easterly direction along the northerly boundary line of lot 41 and its extension and lot 38 for approximately 120 feet to its intersection with the westerly boundary line of lot 71;
- 2.12 Thence turning and proceeding in a northerly direction along the westerly boundary line of lot 71 on Assessor's Plat #153 for approximately 42 feet to its intersection with the northerly boundary line of said lot;
- 2.13 Thence turning and proceeding in an easterly direction along the northerly boundary line of lot 71 for approximately 170 feet to its intersection with the easterly boundary of said lot;
- 2.14 Thence turning and proceeding in a southerly direction along the easterly boundary line of lot 71 and its extension for approximately 162 feet to its intersection with the centerline of Forest Street;

- 2.15 Thence turning and proceeding in an easterly direction along the centerline of Forest Street for approximately 105 feet to its intersection with the centerline of Oxford Street, the point of origin.
- 2.00 Said area includes all or parts of the following parcels of land:
  - 2.01 Permisses shown on Assessor's Plat #153:  
Odd numbers 1763 through 1783 Massachusetts Avenue, odd numbers 1 through 21 Forest Street, numbers 30 and 35 Frost Street and Newport Road, which include all or parts of lots numbered 14, 77, 12, 11, 66, 67, 68, 69, 70, 59, 60, 61, 62, 63, 57, 58, 41, 38, 71.
  - 2.02 Premises shown on Assessor's Plat #154:  
Even numbers 2B through 22 Forest Street, numbers 39 through 65 Frost Street, odd numbers 3 through 47 Prentiss Street, odd numbers 123 through 127 Oxford Street, numbers 1 through 7 Exeter Park which include all or parts of lots numbered 113, 76, 77, 114, 62, 63, 119, 120, 122, 121, 78, 126, 125, 59, 70, 71, 92, 90, 72, 66, 67, 68, 69, 22, 91, 93, 94, 103, 129, 128, 127, 29, 30, 31, 32, 33, 34, 35, 121, 106.
- 3.0 Rezone to Residence B that area currently zoned Residence C-1, which is circumscribed by a line beginning at a point, said point being the intersection of the centerline of Prentiss Street and Oxford Street;
  - 3.1 Thence proceeding in a southerly direction along the centerline of Oxford Street for approximately 780 feet to its intersection with the easterly projection of the southerly boundary line of lot 97 on Assessor's Plat #156;
  - 3.2 Thence turning and proceeding in a westerly direction along the southerly boundary lines of lot 97 and its extension and lots 58, 8, 67, 65, 73, 71, 70, and 2 for approximately 750 feet to its intersection with a line 100 feet east of and parallel to the easterly sideline of Massachusetts Avenue;
  - 3.3 Thence turning and proceeding in a northerly direction along a line 100 feet east of and parallel to the easterly sideline of Massachusetts Avenue for approximately 1170 feet to its intersection with the centerline of Forest Street;
  - 3.4 Thence turning and proceeding in an easterly direction along the centerline of Forest Street for approximately 630 feet to its intersection with the centerline of Oxford Street, the point of origin.

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

3.01 Premises shown on Assessor's Plat #154:

Even numbers 4 through 42 Prentiss Street, numbers 73 through 80 Frost Street, odd numbers 19 through 81 Garfield Street, odd numbers 117 through 121 Oxford Street, which includes all or parts of the following lots numbered 98, 80, 81, 82, 83, 84, 60, 61, 104, 105, 16, 15, 14, 13, 49, 48, 47, 46, 45, 44, 43, 42, 41, 40, 39, 38, 37, 85, 86.

3.02 Premises shown on Assessor's Plat #155:

Even numbers 16 through 82 Garfield Street, odd numbers 93 through 107 Oxford Street, odd numbers 5 through 33 Sacramento Street, which includes all or parts of lots numbered 39, 38, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 44, 45, 13, 14, 15, 47, 46, 17, 18, 19, 20, 40, 41, 22, 34, 35, 24, 25, 26, 27, 28, 29, 30, 32, 33, and 43.

3.03 Premises shown on Assessor's Plat #156:

Even numbers 6 through 30 Sacramento Street, odd number 91 Oxford Street, which includes all or parts of lots numbered 97, 98, 58, 8, 7, 67, 65, 73, 72, 71, 70, 2, 63.



OF CAMBRIDGE MASSACHUSETTS  
**PLANNING BOARD**

HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

September 7, 1982

To the Honorable, the City Council:

**SUBJECT:** Citizen Petition by Mary Jean Farrington et al to Amend the Zoning Ordinance by Rezoning an Area in the Agassiz Neighborhood from Residence C-1 to Residence B

In accordance with Chapter 40A of the General Laws, the Planning Board held a public hearing on the above referenced petition on July 20, 1982.

The Petition

The proposed amendment would rezone said area from Residence C-1 a multifamily district with a density of 36 dwelling units per acre to Residence B which is a two-family district with a density of 17 dwelling units per acre.

Recommendation

Based on the following findings, the Planning Board recommends that the petition be modified to rezone certain areas within the petition area to districts more compatible with their land use characteristics. As illustrated on the attached map, certain blocks have residential characteristics (uses, densities, FAR's etc.) which are similar to those permitted in the new Residence C-1A district currently being proposed in the Board's recommendation for the Lee-Inman Street rezoning. The remaining area within the proposed district has land use characteristics of a Residence B district.

Findings

The Planning Board has made the following findings after consideration of comments made at the public hearing, discussions with the Community Development Department staff and analysis of existing land uses in the petition area:

1. The proposed district contains a total of 149 lots of which all but twelve (12) are in residential use. The attached land use summary information sheet and map illustrate the variety of residential uses and development patterns within the district.
2. Eight of the lots contain apartment buildings with twelve or more dwelling units and have densities and FAR's well over that permitted in the existing Residence C-1 district. Since these dense

apartment buildings are nonconforming in the current C-1 zone and are unique to the existing neighborhood pattern, the Board finds it inappropriate to consider them when comparing the existing land uses and development patterns to the proposed Residence B district.

3. In reviewing each block in the petition area, the Board finds that the west block face and the area east of Forest Street and west of Prentiss Street have land use characteristics which are inappropriately matched to both the proposed Residence B district and the existing Residence C-1 district. This area, which is outlined on the attached map, has an average residential density of approximately 31 dwelling units per acre. Twenty-six (26) of the fifty-two (52) lots in this area contain multifamily dwellings. The new Residence C-1A district is more appropriately suited to this area as it permits multifamily uses and has a residential density of 27 dwelling units per acre.
4. The remaining areas within the proposed district, exclusive of the large apartment buildings mentioned in paragraph 1 above, have land use characteristics similar to those permitted in a Residence B district. The majority of the lots are in either single or two family use. The average residential density is 23 dwelling units per acre and average floor area ratio is .66.
5. The development potential under the existing Residence C-1 district poses a serious threat to the physical fabric of this established residential neighborhood. Rezoning the area into two districts, Residence B and C-1A, will allow new residential development at a density more compatible with the existing land use patterns of the neighborhood.

### Public Hearing

#### Agassiz Rezoning Petition - Residence C-1 to Residence B

Mary Jean Farrington, principal petitioner, explained the objectives and purpose of the rezoning petition, indicating that while the area is very mixed as to use and density a rezoning would provide some protection to the existing neighborhood by preserving open space and preventing any substantial increase in traffic and on-street parking problems. Joel Bard, Chairman Agassiz Neighborhood Association, stated that while the land uses in the area most likely conform to regulations somewhere between the Residence C-1 and B districts, potential development at C-1 regulations is inappropriate. Mr. Bard suggested that while analyzing this petition, issues such as the townhouse bonus and parking regulations be reviewed.

Kathy Spiegelman, CCDD, summarized the technical difference between the C-1 and B districts.

Public Comment

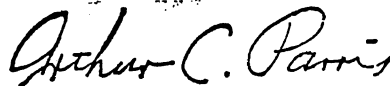
The following made statements in favor of the proposed downzoning:

Richard Farrington, 3 Frost Street  
Faye LeCompte, 6 Newport Road  
Peggy Curtis, 1775 Massachusetts Avenue  
Meta Scheublin, 1775 Massachusetts Avenue  
David Sullivan, City Councillor, 83 Inman Street  
Frederich Levy, 2 Frost Terrace  
Bob LaTremouille, 348 Franklin Street  
Frank Duehay, City Councillor, 26 Lowell Street

The major reasons cited for supporting the rezoning petition included: reduction potential, adverse traffic impacts in the residential neighborhood, preservation of the physical characteristics in the neighborhood, and preservation of open space. A show of hands indicated that approximately 20 people present supported the rezoning while two people voted in opposition. The following people spoke in opposition to the petition: Martin Healy, 90 Jarvis Circle, Needham, representing Stephen Robb, property owner in the Agassiz area. Mr. Healy stated that the impetus for the petition was his client's plans for a town-house development on Frost Street and this was clearly not a legitimate planning reason for making a zone change; the proposed district lines followed no particular pattern of distinguishing land uses; the rezoning would substantially increase the amount of nonconformities. Barbara Ford, Robb Realty, stated that the effects of the proposed rezoning would be negative including accelerated tax rates, and an accelerated displacement of rental properties.

Respectfully submitted,

For the Planning Board



Arthur C. Parris  
Chairman

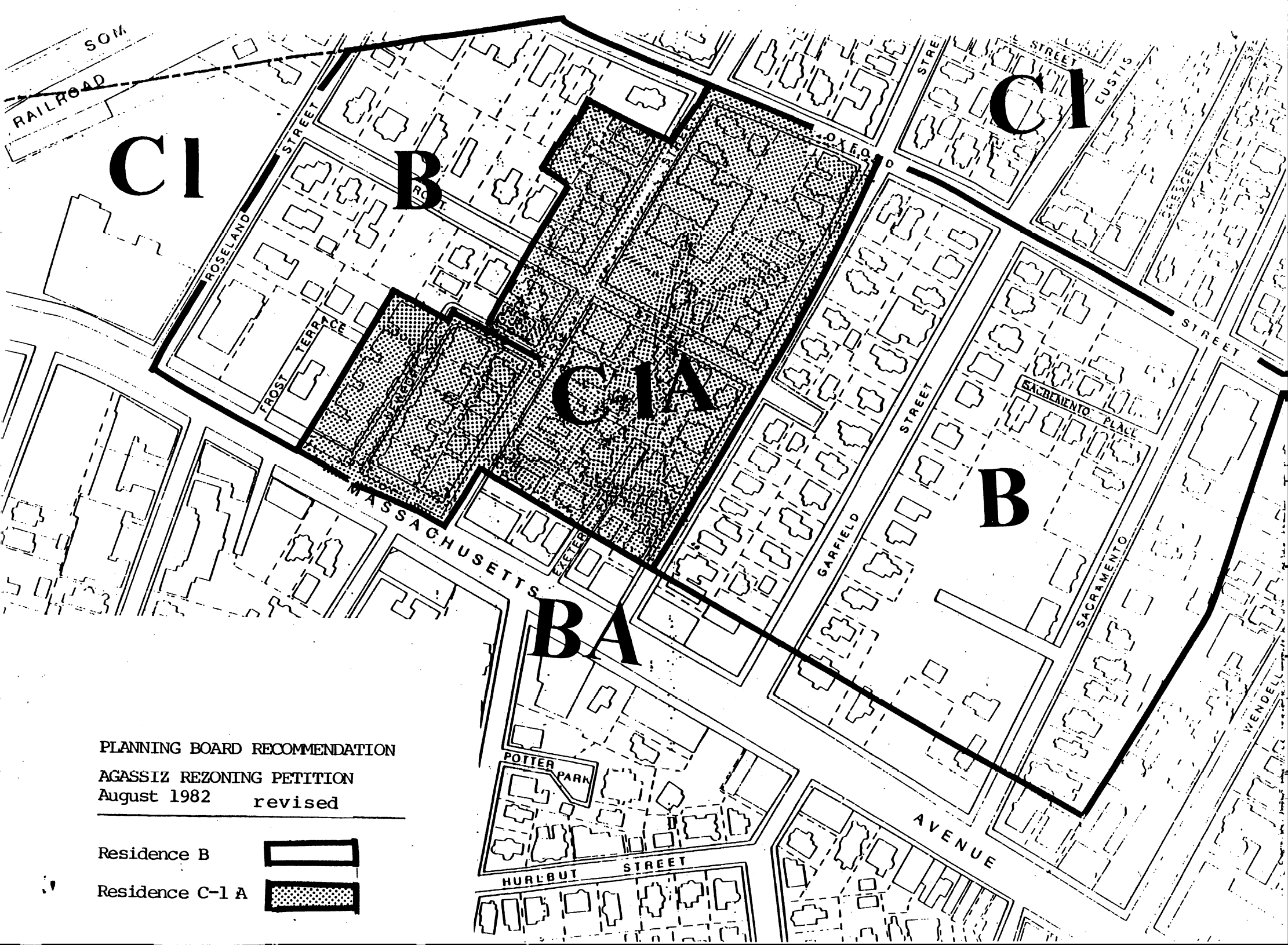
ACP:jp

Attachment

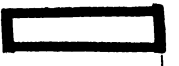

RESIDENTIAL DISTRICT DIMENSIONAL REGULATIONS (Summary)

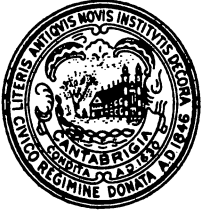
<u>DISTRICT</u>	<u>FAR</u>	<u>MAX. HEIGHT</u>	<u>MIN. LOT AREA PER DWELLING UNIT</u>	<u>MAX. DWELLING UNITS PER ACRE</u>
Residence B (Townhouses)	. 5 ( . 6)	35 ' (40')	2500 sq. ft.	17
*Residence C-1A (Townhouses)	.65	35 ' (40')	1650 sq. ft.	27
Residence C (Townhouses)	.75 ( . 9)	35 ' (40')	1200 sq. ft.	36

(\*Proposed new district)



PLANNING BOARD RECOMMENDATION  
AGASSIZ REZONING PETITION  
August 1982 revised

- Residence B 
- Residence C-1 A 



CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139  
Tel. 498-9011

EXECUTIVE DEPARTMENT  
ROBERT W. HEALY  
City Manager

September 13, 1982

To the Honorable, the City Council:

Enclosed please find copy of a communication from the Planning Board outlining their recommendations and findings relative to a citizen petition to rezone an area in the Agassiz neighborhood from Residence C-1 to Residence B.

Very truly yours,

Robert W. Healy  
City Manager

RWH/mbf  
Enc.

Agenda Item Number Six

Re: recommendations & findings of the Planning Board on the zoning petition of Mary Jean Farrington, et al to rezone in the Agassiz neighborhood from Residence C-1 to Residence B.

In City Council,

September 13, 1982

*Sept 13/1982*  
*Referred to the*  
*PETITION.*

# ROBB REALTY

NEWPORT and WASHINGTON APARTMENTS  
CRAWFORD APARTMENTS, Inc.

1783 MASSACHUSETTS AVENUE  
CAMBRIDGE, MASSACHUSETTS 02140

September, 15, 1982

Councillor Walter J. Sullivan, Chairman  
Zoning Ordinance Committee  
Cambridge City Council  
795 Massachusetts Avenue  
Cambridge, Massachusetts 02139

Dear Councillor Sullivan:

I wish to voice opposition to the proposed downzoning in the Agassiz neighborhood, currently before the City Council. Although the petition to downzone was initially formulated for the purpose of preventing new development, it holds very negative implications for the existing neighborhood as well.


I am aware of the arguments which have been put forward for this petition, yet do not find it to be appropriate to the neighborhood. It does not accurately reflect existing neighborhood character and holds serious consequences for many of the area's residents. Those most affected are the owners and occupants of larger and/or multi-family structures, a majority of the residents of the neighborhood. Over 40% of the area's dwelling units have been eliminated from consideration in the Planning Board's current recommendation. The enclosed letter, prepared by my consultants, discusses this and other issues in detail.

It often happens that a few highly vocal members of a neighborhood are persuasive in furthering a particular view or method which would not otherwise merit the City's support. However, the resulting action is not made more valid by this process, nor does public satisfaction with the action necessarily remain high when its long term results are experienced.

*Recd Sept 22/1982 AT Planning*

I urge you and the other members of the City Council to defeat the petition when it is next addressed by the Council.

Sincerely,



Stephen J. Robb

SJR/dmt

Architecture  
Interior Design  
Space Planning  
Urban Design

WALTER  
BASNIGHT  
ASSOCIATES

One State Street, Boston, Massachusetts 02109 Telephone: 617-720-3667

September 14, 1982

Mr. Stephen Robb  
Robb Realty  
1783 Massachusetts Avenue  
Cambridge, MA 02140

Dear Stephen,

The following pages contain a discussion of the proposed downzoning in the Agassiz neighborhood in Cambridge. As a consultant to the Newport Development Project, I have attended public meetings addressing this issue and am familiar with the concerns which have been raised by the petitioners.

Currently, the Planning Board has forwarded a recommendation to the City Council regarding this matter. The recommendation raises serious questions as to the manner in which the available data has been assimilated into the proposed action. Other concerns are also at issue.

The history of this petition has been typified by highly questionable applications of planning mechanisms. Specifically, the original petition included dissimilar areas, with the result of reducing the measures of density for the area of chief concern, the northern portion of the area. Proponents of the petition have also requested that the larger scale buildings in the area be eliminated from the data prior to assessing existing density. This is also highly questionable, in as much as these buildings are, in fact an integral part of the neighborhood and contain a significant portion of its housing stock.

A discussion of these and other concerns which should be taken into account is presented below. The data which has been used is that compiled by the City of Cambridge.

1. Inclusion of apartment buildings in the data to be analyzed.
  - A) Zoning appropriate to an area is determined by assessing the existing character of the area as displayed in its range of measurable densities such as floor area ratio, dwelling units per lot area, and by other elements including height, setbacks and type of land use. The character of an area includes all of its component parts.
  - B) 41% of the area's housing stock has been deleted from the data by the exclusion of apartment buildings. Aside from providing the largest single type of housing in the area, these buildings are in other ways strong elements in the neighborhood.

While no apartment buildings exist south of Garfield Street, much of the land area in residential use in the area north of Garfield Street is occupied by these uses. Over 30% of the residential land area north of Garfield Street is associated with these structures.

Although this deletion makes available, to a limited extent, information regarding the area's various component parts, it negates strong component parts. Data from which such major elements have been deleted cannot appropriately represent the area. It would be as valid to delete all single family dwellings in as much as they constitute a small minority of dwelling units in the area and represent an extreme end of the range of things being quantified.

Averaging of all dwelling types and structures is a valid method of assessing the existing character of this or any area. Accounting for the full range of displayed characteristics provides a more sound base of information from which to proceed in determining action than that resulting from the discarding of one or more portions of the available data. This, of course, would not be true if the attempt were to eliminate all extremes in order to arrive at a typical or median condition.

- C) Further, the area is characterized in visual terms by a mixture of larger and smaller structures. The difference in the volumes of enclosed and unenclosed spaces gives the area a richness in its overall massing and a variety of scale not available in more homogeneous settings. All of the area's building types and housing types contribute to this element of visual environment. They work in tandem to produce the full result.

- D) The architectural character of these larger buildings is good. They are not derelict structures in poor condition. Nor are they among the less visually pleasing buildings in the area.
- E) The area in question is overwhelmingly characterized by multi-family residential uses. 71% of all dwelling units in the area are in multi-family structures. Of these, the single most prevalent condition is the unit located in a structure containing 12 or more units. Approximately 41% of all the dwelling units in the area demonstrate this condition. The second most prevalent condition is the unit contained in a structure of 7 to 11 units. Approximately 18% of the area's housing meets this condition. The third most prevalent condition is the unit contained in a structure comprised of 4 to 6 units. These constitute roughly 13% of the area's housing. This trend continues in descending order until reaching the single family dwelling which constitutes only 5% of the housing in the area.

B zoning will place into nonconformance between 71% and 84% of all housing in the area, based on land use. The range represents 12% of the existing stock currently in structures containing 3 dwelling units, for which B zoning makes some, but not complete allowance. Although the recommendation of the Planning Board to alter the petition to include a C1-A zone will give some relief from this difficulty, the problem will still remain for a great many properties.

The above figures represent data from the entire area and not any subportion. If however, the area were to be segmented, the split would probably occur at Garfield Street. The area south of Garfield Street demonstrates many characteristics at variance with the remainder of the area. The type of residential land use appears to be one of these.

## 2. Excessively Finite Determinations

Parcel by parcel and block by block analyses can contribute to the understanding of an area. They are not necessarily able to stand as independent statements of character. An overly refined application of the resulting information can cause a loss of overview and insight into the character of an area.

In zoning related matters in particular this issue becomes important. Spot zoning and other invalid results such as incompatible and inequitable adjacencies are much more likely to emerge as issues requiring independent redress.

In neighborhoods which are for the most part already developed, these resulting inconsistencies place an unfair hardship on those few properties which can support new development.

- B) The area in question displays only one clear division. This is due to an inappropriate selection of areas to be included in the original proposal. Differences in the type of residential uses, densities and so forth create a natural separation between the area to the north of Garfield Street and the area to the south of Garfield Street. Any strong statement of similarity between the areas north and south of Garfield Street requires the deletion of major portions of the data base, as discussed in Section 1, above.

The information charted below summarizes the measures of density for the two areas.

	DU/ Acre	Lot Area/DU	FAR
North of Garfield	45.5	1,048 S.F.	1.0
South of Garfield	17.5	2,592 S.F.	.71
C-1 Zone Requirement	37	1,200 S.F.	.75
B Zone Requirement	17	2,500 S.F.	.50
Proposed C1-A Zone	27	1,650 S.F.	.65

This chart includes data which reflects the inclusion of apartment buildings. However, it should be noted that all of these structures are located north of Garfield Street. They are much more typical of the portion of the area where they do occur than is apparent when viewing the area in its entirety. However, the exclusion of the apartment buildings from the data for the area north of Garfield Street still results in figures for density which are roughly at the allowable levels for C-1 zones.

### 3. Nonconformance

- A) Nonconformance will be far more prevalent than is now the case, particularly on the basis of land use. Nonconformance on the basis of density will be increased and existing nonconformance will be seriously exacerbated by the proposal to downzone. The Planning Board recommendation will cause less of a problem than the original proposal in this regard, but will not eliminate the difficulty all together.

Potential for rebuilding in keeping with existing conditions following damage by fire or other causes will be substantially reduced. As discussed previously, nonconformance for type of use will impact roughly 71% of the area's housing stock. 41% of the available housing will be affected on the basis of densities, to an extent far beyond that which is currently the case.

- 4) The long term effect on property taxes, availability of rental units, and other issues has not been thoroughly studied. In each case, there is reason for concern that the result, over time, will be undesirable.

### 5) Townhouse Ordinance

The Townhouse Ordinance has been questioned in regard to its impact on residential neighborhood densities. The concerns expressed do not, however, reflect a precise insight into the nature of the Townhouse Ordinance and its particular requirements. For example, it has been related to a lack of open space in disregard of its very high requirement for on-site useable open space. It exceeds the normal requirement for any district in which it is located. The requirement in all cases exceeds the requirement for B zones, for instance. The Townhouse Ordinance has also been linked to traffic and parking difficulties, although there is no direct relationship between these issues and the requirements of the Townhouse Ordinance. These impacts are related to the number of dwelling units for which the Townhouse Ordinance makes no increased allowance.

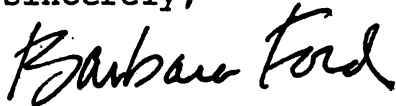
It would appear that the Townhouse Ordinance receives a good deal of anti-development sentiment, and at the very least is not clearly understood.

The Townhouse Ordinance was instituted for reasons which are still valid. The provision of family housing and increased opportunities for home ownership are chief among these.

The possibly legitimate resistance to the resulting architectural character of new Townhouse developments can be dealt with in an effective manner by the increased design review capacity of the City's planning and urban design staff,

The discussion above includes the major points of interest which have been raised to date. It is hoped that the arguments put forward here will be effective ones when presented to the members of the City Council.

Sincerely,

A handwritten signature in cursive script that reads "Barbara Ford". The signature is written in dark ink and is positioned below the typed name.

Barbara Ford

TELEPHONE 876-1901

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OFFICE OF CITY CLERK

AUG 17 2 45 PM '82

CAMBRIDGE MASS.

NEWPORT and WASHINGTON APARTMENTS

CRAWFORD APARTMENTS, Inc.

1783 MASSACHUSETTS AVENUE  
CAMBRIDGE, MASSACHUSETTS 02140

ALVIN S. ROBB, JR.  
CHARLES G. ROBB  
STEPHEN J. ROBB  
TRUSTEES

August 17, 1982

Cambridge City Hall  
Office of the City Clerk  
Cambridge, Massachusetts 02139

To Whom It May Concern:

On August 10, 1982, I sent out letters to neighborhood property owners concerning the down zoning meeting on August 12, 1982 (letter enclosed). These letters contained a typographical error stating that the meeting was to take place on Thursday, August 20, 1982. We have notified the property owners of our mistake (letter enclosed) to avoid any confusion that might take place.

I hope that this letter will rectify any problems that this mistake could have caused and you have my sincere apology for this error.

Very truly yours,



Diane Curtis, Secretary  
Robb Realty

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OFFICE OF CITY CLERK

AUG 17 2 45 PM '82

CAMBRIDGE, MASS.

# ROBB REALTY

## NEWPORT and WASHINGTON APARTMENTS CRAWFORD APARTMENTS, Inc.

1783 MASSACHUSETTS AVENUE  
CAMBRIDGE, MASSACHUSETTS 02140

August 10, 1982

Dear Property Owner;

As you may know the city council will meet on Thursday, August 20, 1982 at 5:00 to discuss a petition to down zone the Agassiz neighborhood. The proposed down zone represents a substantial change in the afflicable zoning regulations and holds serious implications for existing properties in the neighborhood. The concerns listed below are some of those which should be raised at Thursdays council meeting:

1. Many existing structured will become non-conforming in the amount of square footage they contain. This will have serious consequences for owners of buildings which cannot lawfully be replaced after damage by fire or other causes. Renovations of these structures may be similarly effected.
2. The petition will place all of the multi-family uses in the neighborhood into a non conforming use classification. It will work at cross purposes with the stated community objectives of preserving rental property in the neighborhood forcing them into obsolescence and causing their replacement with two family uses over time.
3. The effect of the down zone on real estate taxes for the existing land owners within the area has not been analysed.
4. Neighborhood character is currently composed of a mixture of residential uses and a variety of building types and styles. The proposed down zone ignores this and promotes an uncharacteristically homogenius pattern for future developements.

I hope you will attend the council meeting and express concern regarding these issues.

Stephen Robb  
Robb Realty

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OFFICE OF CITY CLERK

AUG 17 2 45 PM '82

CAMBRIDGE, MASS.

# ROBB REALTY

NEWPORT and WASHINGTON APARTMENTS  
CRAWFORD APARTMENTS, Inc.

1783 MASSACHUSETTS AVENUE  
CAMBRIDGE, MASSACHUSETTS 02140

August 17, 1982

Dear Property Owner;

This is to inform you that there is a typographical error on the letter sent to you on August 10, 1982 stating that there would be a City Council meeting on Thursday, August 20, 1982 regarding the down zoning. The meeting was held on Thursday, August 12, 1982 at 5:00. There is no meeting on August 20, 1982 concerning the down zoning, and I apologize for this error and any confusion this letter might have caused.

Respectfully;



Diane Curtis, Secretary  
Robb Realty

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OFFICE OF CITY CLERK

AUG 17 2 45 PM '82

CAMBRIDGE, MASS.

PUBLIC NOTICE  
RELATIVE TO ZONING

# City of Cambridge

MASSACHUSETTS

Office of the City Clerk.

Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition and amendments thereto, that the Committee on Ordinances, comprised of the entire membership of the City Council, will hold a public hearing on Thursday, August 12, 1982 at 5:00 p. m. in the City Council Chamber, City Hall, Cambridge, Massachusetts on a petition by Mary Jean Farrington, et al to amend the zoning ordinance of the City of Cambridge by rezoning the area of land in the Agassiz Neighborhood as outlined on the attendant map from Residence C-1 to Residence B.

Copies of this petition are on file in the Office of the City Clerk, City Hall, Cambridge, Massachusetts.

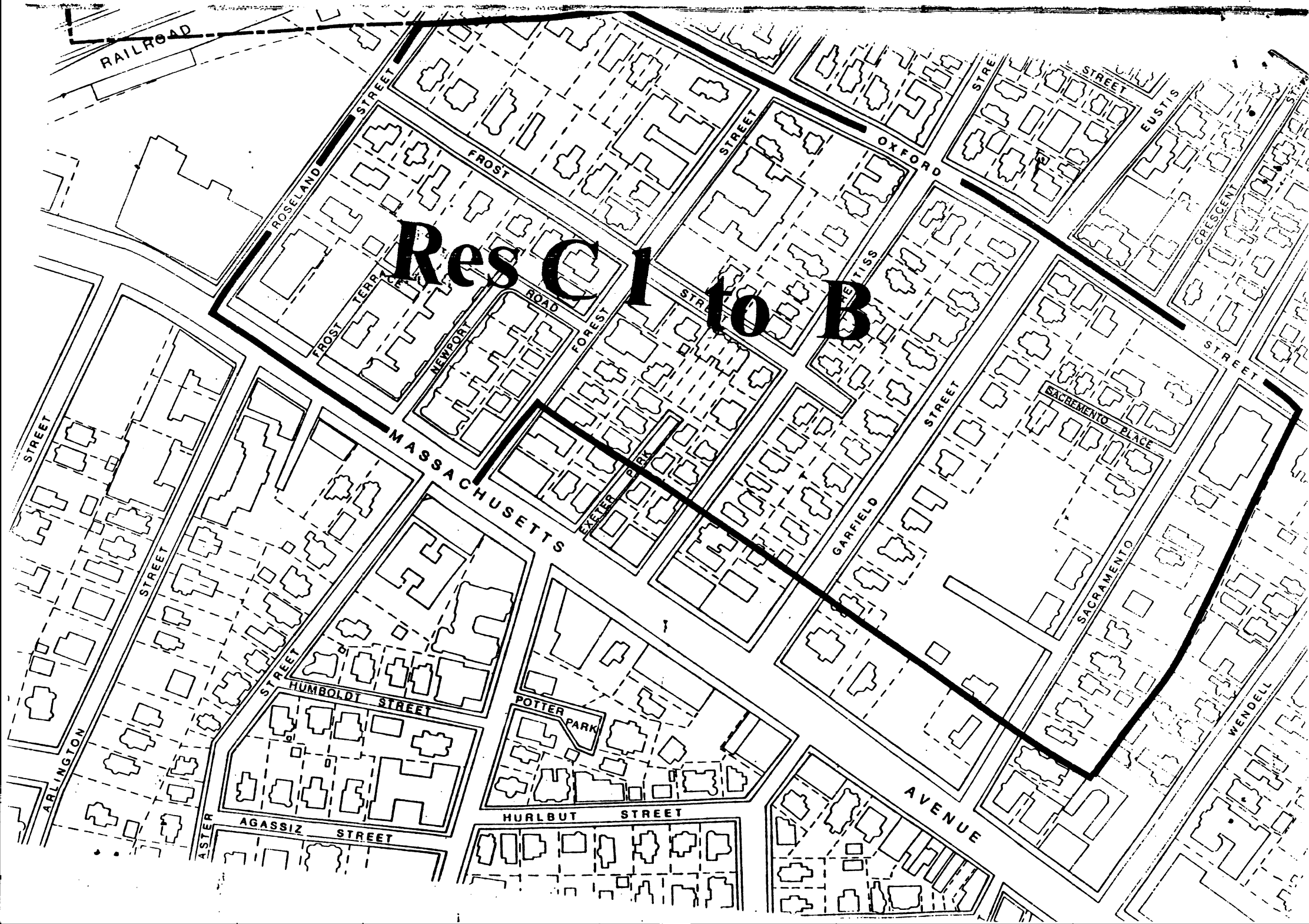
All persons interested in this matter may appear at this time and be heard.

For the Committee,

Councillor Walter J. Sullivan,  
Chairman.

RAILROAD

# Res C1 to B



PUBLIC NOTICE  
RELATIVE TO ZONING

# City of Cambridge

MASSACHUSETTS

Office of the City Clerk.

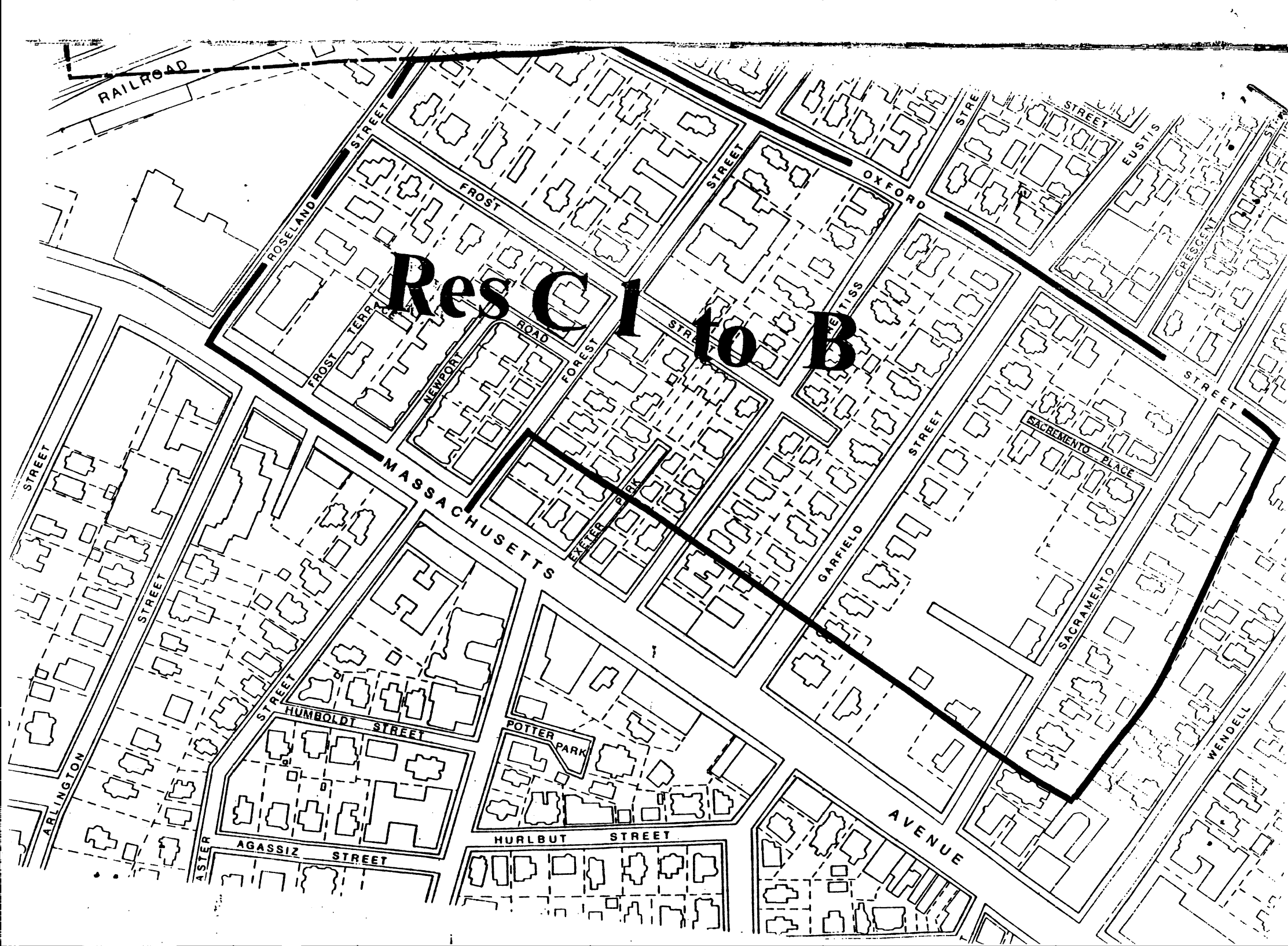
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For the Committee,

Councillor Walter J. Sullivan,  
Chairman.



RAILROAD

Res C1 to B

STREET

STREET

STREET

STREET

HUMBOLDT STREET

AGASSIZ STREET

HURLBUT STREET

POTTER PARK

MASSACHUSETTS

NEWPORT ROAD

ROSELAND STREET

FROST TERRACE

FROST

EXETER STREET

FOREST

STREET

STREET

GARFIELD

WELLS

AVENUE

STREET

OXFORD

STREET

SACRAMENTO PLACE

SACRAMENTO

STREET

EUSTIS

STREET

WENDELL

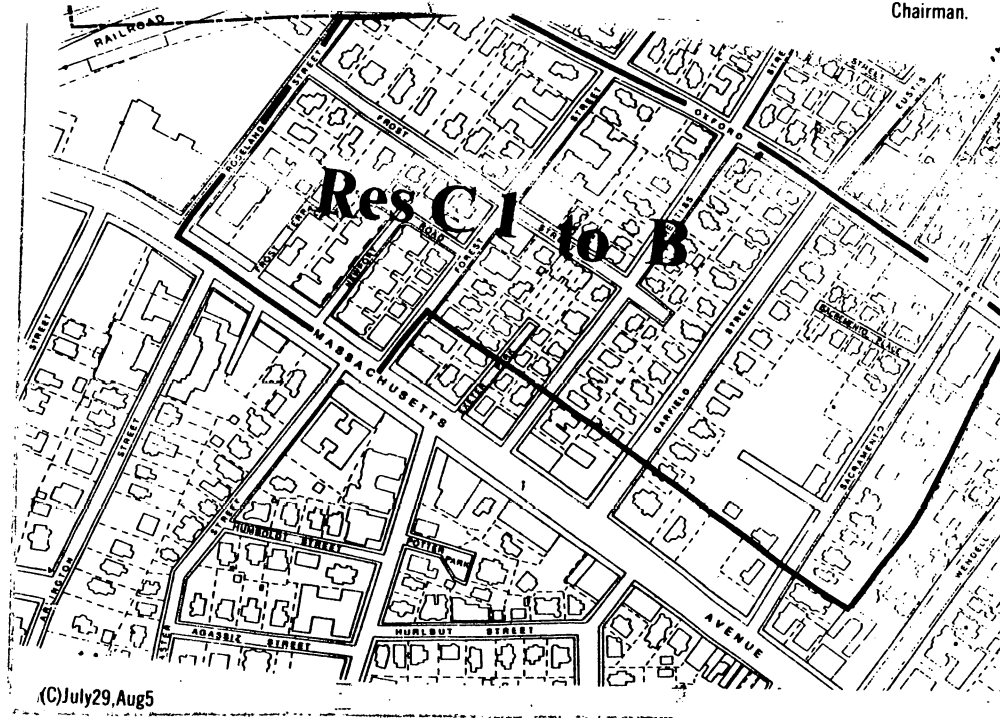


**PUBLIC NOTICE  
RELATIVE TO ZONING  
CITY OF CAMBRIDGE  
MASSACHUSETTS  
Office of the City Clerk.**

Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition and amendments thereto, that the Committee on Ordinances, comprised of the entire membership of the City Council, will hold a public hearing on Thursday, August 12, 1982 at 5:00 p.m. in the City Council Chamber, City Hall, Cambridge, Massachusetts on a petition by **Mary Jean Farrington, et al** to amend the zoning ordinance of the City of Cambridge by rezoning the area of land in the Agassiz Neighborhood as outlined on the attendant map from Residence C-1 to Residence B.

Copies of this petition are on file in the Office of the City Clerk, City Hall, Cambridge, Massachusetts.  
All persons interested in this matter may appear at this time and be heard.

For the Committee,  
Councillor Walter J. Sullivan,  
Chairman.



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AUG 10 9 15 AM '82

CAMBRIDGE, MASS.

10 Frost Street,  
Cambridge, Mass.  
02145,

August 8, 1982.

Dear Mr. Healy: -

My wife and I, the owners  
of the historic house at 10 Frost  
St. approve the petition of  
my Mary Jean Farrington, et  
al. to amend the ~~ordinance~~  
by designating the area of land  
in the Agassiz Neighborhood  
from Residence C-10 to  
Residence B.

Please refer this letter  
to the Chairman of the Committee  
on Ordinances whom I believe  
is Walter J. Sullivan, Esq.  
before Aug. 12.

My wife and I have lived  
at 10 Frost St for 38 years and  
I have lived at various places  
in the Neighborhood for more  
than 60 years. We believe that

The Neighborhood should be  
fully protected.

I need am recuperating  
at home after a hospital stay.  
I will be unable to attend the  
hearing. My wife, hopes to be present.

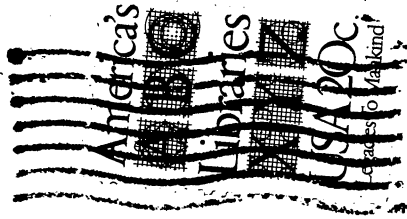
Sincerely yours,  
Donald A. Harlan

MRS DONALD W. MORELAND  
10 FROST ST  
CAMBRIDGE MA 02140

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OFFICE OF CITY CLERK

AUG 10 9 15 AM '82

BOSTON, MA 021  
EPM  
9 AUG  
1982



Mr. Paul J. Healy, City Clerk  
Office of the City Clerk,  
City Hall,  
Cambridge  
Mass. 02139.

# HARVARD UNIVERSITY

OFFICE OF GOVERNMENT AND  
COMMUNITY AFFAIRS

2 GARDEN STREET  
CAMBRIDGE, MASSACHUSETTS 02138  
617-495-4955

August 12, 1982

Walter J. Sullivan, Chairman  
Ordinance Committee  
City Council, City Hall  
Cambridge, MA 02138

Dear Counselor Sullivan,

We have reviewed the petition by Mary J. Farrington et al. to rezone from Residence C-1 to Residence B an area between Massachusetts Avenue and Oxford Street which includes a substantial number of Harvard properties, particularly in the area of Sacramento and Garfield Streets.

Since both Residence C-1 and Residence B districts are subject to the so-called institutional use regulations of the City of Cambridge zoning ordinance, the proposed zoning change would not affect most Harvard undertakings. However, the rezoning would reduce the permitted density of residential developments even further in an area which has already been downzoned from the Residence C-3 (institutional) zoning originally established in 1961. Further, under the rezoning now proposed, variances would be required for multi-family housing. To the extent these constraints upon residential uses would apply to Harvard, Harvard must register its objection.

Needless to say, we would be happy to have our planning people meet with the petitioners or the Department of Community Development should you think there is any possible benefit to further discussion of the subject.

Very truly yours,



Jackie O'Neill  
Director of Community Affairs

W. JOSEPH GARDNER, JR.

ATTORNEY AT LAW

144 BELLOWS HILL ROAD

CAMBRIDGE, MASSACHUSETTS 02141

CAMBRIDGE, MASS.

AREA CODE 617

889-2662

889-2262

August 2, 1982

Mr. Paul E. Healy, City Clerk  
City of Cambridge  
City Hall  
Cambridge, Massachusetts 02139

Re: Rezoning of the area of land in the Agassiz Neighbourhood

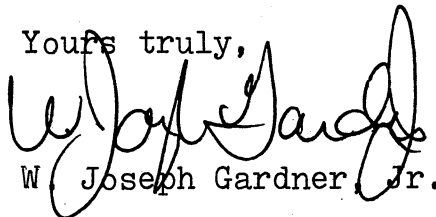
Dear Mr. Healy:

By way of introduction, I represent Dr. Wallace J. Gardner of 1791 Mass. Ave., Cambridge, Massachusetts. I am writing this letter because I am unable to attend the meeting of August 12, 1982 and voice my opinion on behalf of my client to the rezoning of the area of land in the Agassiz Neighbourhood.

Dr. Gardner had owned the property on the corner of Frost Terrace and Mass. Ave. for some forty years, and wishes to object strenuously to any changes in the zoning ordinance concerning this property. In an attempt to reach a compromise with the petitioners, Dr. Gardner suggests a re-drawing of the proposed boundary line so as to exclude his property as well as that of the church next door. This re-drawing, as shown on the enclosed locus map, would alleviate Dr. Gardner's objections.

Please keep us informed of any further action concerning the proposed rezoning.

Yours truly,



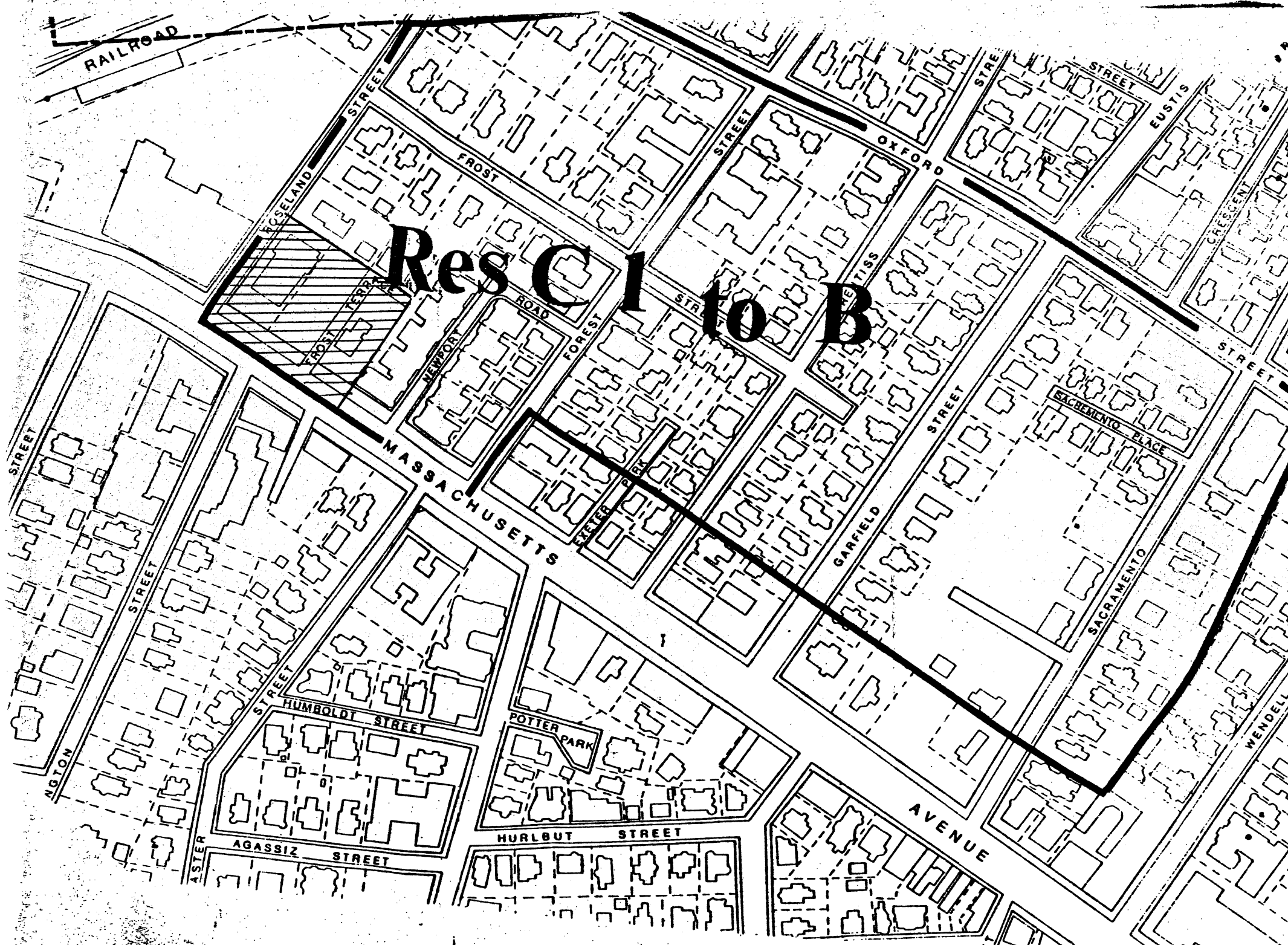
W. Joseph Gardner, Jr.

WJG/ja

Enclosure

cc: Dr. Wallace J. Gardner

dbna



RAILROAD

SIRRET

STREET

AGTON

ASLER

AGASSIZ STREET

HUMBOLDT STREET

HURLBUT STREET

POTTER PARK

MASSACHUSETTS

NEWBURY ROAD

FOREST

EXETER

Res C1 to B

FROST

STREET

GARFIELD

AVENUE

WESLIS

OXFORD

SACRAMENTO PLACE

SACRAMENTO

STREET

EUSTIS

STREET

WENDELL

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AUG 6 12 50 PM '82  
CAMBRIDGE, MASS.

June 4, 1982

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

The undersigned respectfully pray that the Zoning Ordinance of the City of Cambridge be amended by amending the zoning map so as to change district designations for the following areas:

- 1.0 Rezone to Residence B that area now zoned Residence C-1 which is circumscribed by a line beginning at a point, said point being the intersection of the center line of Roseland Street and the boundary line between the City of Cambridge and the City of Somerville;
- 1.1 Thence proceeding in a southeasterly direction along the boundary line between the City of Cambridge and the City of Somerville a distance of 360 feet, more or less, to a point, said point being the intersection of the aforesaid boundary and the center line of Oxford Street;
- 1.2 Thence turning and proceeding in a southerly direction along the center line of Oxford Street for a distance of 1,350 feet, more or less, to a point, said point being at the intersection of the center line of Oxford Street and a projection of the rear lot line of the lot shown as No. 97 on Assessor's Plat No. 156;
- 1.3 Thence turning and running in a westerly direction for a distance of 810 feet, more or less, along the rear lot lines of lots No. 97, 58, 8, 7, 67, 65, 72, 73, 71, 70, 2 and 63, as shown on Assessor's Plat No. 156, to a point, said point being at the intersection of the rear lot line of lot No. 63 and a line approximately 100 feet easterly of the easterly street line of Massachusetts Avenue, which is the present zoning boundary between the Business A district and the Residence C-1 District;
- 1.4 Thence turning and running in a northerly direction on a line parallel to and 100 feet easterly of the easterly street line of Massachusetts Avenue, which is the present zoning boundary between the Business A district and the Residence C-1 district, a distance of 1,160 feet, more or less, to a point, said point being on the center line of Forest Street;
- 1.5 Thence turning and running in a westerly direction along the center line of Forest Street which is the present zoning boundary between the Business A district and the Residence C-1 district 150 feet more or less to a point, said point being at the center line of Massachusetts Avenue;
- 1.6 Thence turning and running in a northerly direction along the center line of Massachusetts Avenue which is the present zoning boundary between the Business A district and the Residence C-1 district for a distance of 537 feet, more or less, to a point, said point being at the intersection of the center line of Massachusetts Avenue and the center line of Roseland Street;

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CAMBRIDGE, MASS.

1.7 Thence turning and running in an easterly direction along the center line of Roseland Street which is the present zoning boundary between the Business C district and the Residence C-1 district for a distance of 630 feet, more or less, to a point, said point being at the intersection of the center line of Roseland Street and the boundary line between the City of Cambridge and the City of Somerville.

- Mary Jean F. Farrington 24 Frost Street (owner) ✓
- Elizabeth P. Moreland 10 Frost Street (co-owner) ✓
- Donald W. Moreland 10 Frost St (co-owner) ✓
- Melen R. Lesses <sup>LESSES</sup> 2 Frost St - owner ✓
- Walter P. Mashier <sup>CARROLL</sup> 30 Frost St (co-owner) ✓
- Stephen L. Mashier <sup>MASHIER</sup> 30 Frost St (co-owner) ✓
- Helaine Knickerbocker <sup>HELAINES. KNICKERBOCKER</sup> 55 Frost St (co-owner) ✓
- Daniel C. Knickerbocker <sup>DANIEL C. KNICKERBOCKER</sup> 55 Frost St ✓
- Richard C. Farrington 3 Frost St. Owner ✓
- Abraham David Wunsch <sup>WUNSCH</sup> 18 Frost St. tenant ✓
- Frederic G. Leary 2 Frost Terrace CO-OWNER ✓
- Jody Sauber <sup>JODY GAEBER</sup> 2 Frost Terrace co-owners ✓
- John Ethel 1783 Mass. Ave. CAMB.-owner ✓
- Peter Lary One Frost Terrace (owner) ✓
- Kathleen Manion 6 Newport Road

V = registered voters

Petition of Mary Jean F. Farrington, et al to amend the Zoning Ordinances by rezoning from Residence C-1 to Residence B in the area bounded by Roseland St., Oxford St., Mass. Avenue & Forest Street.

10/18/82 Original petition passed to be ordained

7-1-1

Published - Chronicle 10/21/82

represented to the Planning Board + Chairman of the Ordinance Committee 6/22/82 mh

6/14/82 no action taken

In City Council,

~~June 14, 1982~~

June 21, 1982

6/21/82

Referred to the Planning Board and Ordinance Committee for Hearing and Report