

Cambridge, Massachusetts 1975

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

The undersigned respectfully pray

that the Zoning Map accompanying the Zoning Ordinance and the text of the Zoning
Ordinance of the City of Cambridge be amended as follows:

Arthur C. Parris

CAMBRIDGE PLANNING BOARD

CAMBRIDGE, MASS.
JAN 10 10 54 AM '75
RECEIVED BY
OFFICE OF CITY CLERK

PETITION TO ESTABLISH BUSINESS A-1 DISTRICTS TEXT CHANGES

- (1) In Article III, Section 1, Establishment of Districts, delete number 8 and change numbers 9 through 11 to 10 through 12

- (2) In Article III, Section 1, Establishment of Districts, after "7. Office District ... Business and professional offices and multi-family dwellings," add "8. Business A-1 District ... Local business; and 9. Business A District ... Local and Drive-in Retail Business"

So that text shall read:

- "7. Office DistrictBusiness and Professional
offices and multi-family
dwellings.
8. Business A-1 DistrictLocal business
9. Business A District Local and Drive-in Retail Business"

- (3) In Article IV, Section 2, Table of Use Regulations, add after the Bus. A column "Bus. A-1"

So that the text shall read:

"Bus. -A Bus. -A-1

- (4) In Article V, Section 2, Table of Dimensional Requirements (Footnote), delete footnote (e) and change letters (i) through (h) to (h) through (j), respectively.

- (5) In Article V, Section 2, Table of Dimensional Requirements (Footnote), after footnote (d) add:

(e) A dwelling in a Business A-1 District shall be subject to the same dimensional requirements and other restrictions as a dwelling in a Residence C-1 District.

(f) A Special Permit may be granted by the Board of Zoning Appeals to reduce the required front yard for a dwelling constructed entirely above a commercial establishment in a Business A-1 District.

So that text shall read:

"(d) But in no case may a building be nearer the rear lot line than twenty feet.

(e) A dwelling in a Business A-1 District shall be subject to the same dimensional requirements and other restrictions as a dwelling in a Residence C-1 District.

(f) A Special Permit may be granted by the Board of Zoning Appeals to reduce the required front yard for a dwelling constructed entirely above a commercial establishment in a Business A-1 District.

(g) A dwelling in a Business A District shall be subject to the same dimensional requirements and other restrictions as a dwelling in a Residence C-2 district.

(5) In Article V, Section 2, Table of Dimensional Requirements: in a column of Districts after Office, add Bus. A-1 (e); and delete Bus. A (e) and add in place thereof Bus. A (g)

In Column (1) opposite Bus. A-1 add 1.0

In Column (2) opposite Bus. A-1 add none

In Column (3) opposite Bus. A-1 add -----

In Column (4) opposite Bus. A-1 add none

In Column (5) opposite Bus. A-1 under Front add none.

In Column (5) opposite Bus. A-1 under Side add none.

In Column (5) opposite Bus. A-1 under Rear add $\frac{H+L}{5}$ (d)

In Column (6) opposite Bus. A-1 add, 35.

In Column (7) opposite Bus. A-1 add none (i)

In Column (5) under Front after $\frac{H+L}{4}$ (b)" add footnote (g).

In Column (5) under side after $\frac{H+L}{5}$ add footnote (g).

In Column (7) delete footnote (g) and substitute in place thereof

footnote "(i)" so that the Table of Dimensional Requirements shall Read.*

*SEE ATTACHED TABLE OF DIMENSIONAL REQUIREMENTS

(7) In Article VII, Section 2, Table of Parking Requirements, in Column of "Zoning District" add after Res. C-2, Bus. A-1.

So that the text shall read:

Zoning
District

"Res. C-1

Res. C-2

Bus. A-1

Bus. A

Ind. A"

1-1 ABERDEEN & SURROUNDING

Premises of the following parcels as designated on Assessors' Plat #252A: even number 60 Aberdeen Avenue; even numbers 50 through 64 Homer Avenue; odd numbers 47 through 65 Homer Avenue; and which includes all or parts of lots numbered 132, 133, 134, 135, 140, 144, 145, 146 as shown on Assessors' Plat #252A;

Premises of the following parcels as designated on Assessors' Plat #252; odd numbers 609 through 709 Mt. Auburn Street; odd numbers 7 through 43 Homer Avenue; even numbers 6 through 14 Aberdeen Avenue; and which includes all or parts of lots numbered 3, 9, 114, 115, 118, 131, 132, 136, 137, 138, 139, 140, 143, 144, 145, 146, 147, 148, 151, 153, 154, 155, 156, 158, 160, 161, 162, 163, 164, 165, 166, 167, 168 as shown on Assessors' Plat #252;

Premises of the following parcels as designated on Assessors' Plat #254: even numbers 2 through 10 Holworthy Street; odd numbers 3 through 25 Belmont Street, odd numbers 7 through 19 Cushing Street, odd numbers 7 through 9 Spruce Avenue; and which includes all or parts of lots numbered 44, 71, 76, 77, 78, 82, 83, 84, 86, 87, 88, 91 as shown on Assessors' Plat #254;

Premises of the following parcels as designated on Assessors' Plat #255: even number 18 Cushing Street; odd numbers 31 through 51 Belmont Street; and which includes all or parts of lots numbered 21, 22, 108, 109 as shown on Assessors' Plat #255, and which is bounded and described as follows:

Beginning at a point said point being the intersection of the extension of the centerline of Aberdeen Avenue and the Cambridge-Watertown city-town line;

Thence running westerly along the city-town line 1835 feet more or less to a point said point being the intersection of the city-town line and the extension of the western lot line of lot number 109 in Assessors' Plat #255;

Thence running northerly along the extension of and the western lot line of lot #109 in Assessors' Plat #255 165 feet more or less to a point said point being the intersection of the westerly lot line of lot 109 in Assessors' Plat #255 and a line 100 feet from and parallel to the northern street line of Belmont Street;

Thence running easterly along a line 100 feet from and parallel to the northern street line of Belmont Street 660 feet more or less to a point said point being the intersection of a line 100 feet from and parallel to the northern street line of Belmont Street and the centerline of the Watertown Branch of the Fitchburg Railroad right-of-way;

Thence running northeasterly along the centerline of the Watertown Branch of the Fitchburg Railroad right-of-way 1185 feet more or less to a point said point being the intersection of the centerline of the Watertown Branch of the Fitchburg Railroad right-of-way and the extension of the northern lot line of lot #145 on Assessors' Plat #252A ;

Thence running easterly along the extension of and the northern lot line of lot #145 on Assessors' Plat #252A 140 feet more or less to a point said point being the intersection of the northern lot line of lot #145 on Assessors' Plat #252A and the eastern lot line of lot #145 on Assessors' Plat #252A;

Thence running southerly along the eastern lot line of lot #145 on Assessors' Plat #252A and lots #163, 168, 167, and 160 on Assessors' Plat #252 1000 feet more or less to a point said point being the intersection of the eastern lot line of lot #160 on Assessors' Plat #252 and the intersection of a line 100 feet from and parallel to the northern streetline of Mount Auburn Street;

Thence running easterly along a line 100 feet from and parallel to the northern streetline of Mount Auburn Street 150 feet more or less to a point said point being the intersection of a line 100 feet from and parallel to the northern streetline of Mount Auburn Street and the centerline of Aberdeen Avenue;

Thence running southerly along the centerline of Aberdeen Avenue 190 feet more or less to a point said point being the point of origin, and which comprises an area of 788,807 square feet more or less.

2-1 HURON AVENUE

Premises of the following parcels as designated on Assessors' Plat #236: even numbers 342 through 372 Huron Avenue; even numbers 34 through 36 Gurney Street; odd numbers 27 through 39 Gurney Street; and which includes all or parts of lots numbered 68, 82, 83, 84, 95, 98, 99, 117 as shown on Assessors' Plat #236;

Premises of the following parcels as designated on Assessors' Plat #233: odd numbers 353 through 365 Huron Avenue; odd number 1 Chilton Street; odd numbers 1 through 7 Standish Street; and which includes all or parts of lots numbered 89, 147, 175, 176 as shown on Assessors' Plat #233;

Premises of the following parcels as designated on Assessors' Plat #234; even number 6 Standish Street; odd numbers 373 through 383 Huron Avenue; and which includes all or parts of lots numbered 14, 66, 67 as shown on Assessors' Plat #234; and which is bounded and described as follows:

Beginning at a point said point being the intersection of the centerline of Chilton Street and the centerline of Huron Avenue;

Thence running northerly along the centerline of Chilton street 135 feet more or less to a point said point being the intersection of the centerline of Chilton Street and a line 100 feet from and parallel to the northern streetline of Huron Avenue;

Thence running westerly along a line 100 feet from and parallel to the northern streetline of Huron Avenue 350 feet more or less to a point said point being the intersection of a line 100 feet from and parallel to the northern streetline of Huron Avenue and the extension of the western lot line of lots #95, 99 and 98 on Assessors' Plat #236;

Thence running southerly along the extension of the western lot line of lots #95, 99 and 98 on Assessors' Plat #236 270 feet more or less to a point said point being the intersection of the western lot line of lot #98 on Assessors' Plat #236 and a line 100 feet from and parallel to the southern streetline of Huron Avenue;

Thence running easterly along a line 100 feet from and parallel to the southern streetline of Huron Avenue 325 feet more or less to a point said point being the intersection of a line 100 feet from and parallel to the southern streetline of Huron Avenue and the eastern lot line of lot #83 on Assessors' Plat #236;

Thence running northerly along the eastern lot line and its extension of lots numbered 83 and 84 on Assessors' Plat #236 140 feet more or less to a point said point being the intersection of the extension of the eastern lot line of lot #84 on Assessors' Plat #236 and the centerline of Huron Avenue;

Thence running westerly along the centerline of Huron Avenue 80 feet more or less to a point said point being the point of origin; and which comprises an area of 56, 112 square feet more or less.



CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139
Tel. 876-6800


EXECUTIVE DEPARTMENT
JAMES L. SULLIVAN
City Manager

January 13, 1975

To the Honorable, the City Council:

Enclosed please find a communication from the Cambridge
Planning Board relative to a Petition to establish Business A-1
Districts Text Changes.

Very truly yours,


James L. Sullivan
City Manager

JLS/mbf
Enc.

Agenda # 10 2

Communication from City Manager relative to
a petition to establish Business A-1
Districts Text Changes.

In City Council,

January 13, 1975

*Referred to Ordinance
Committee.
Copy sent to Ordinance
Committee 1/14/75 JQ
Copy sent to Planning Board
1/22/75 Jec*