Girls track team holds on for win

BY LAURANCE KIMBROUGH
Sports Correspondent

The Cambridge Rindge and Latin School girls track team had a major wake-up call last week when it was nearly defeated by a tough Peabody team.

In fact, the Lady Falcons thought they had lost the meet until the judges tallied up the score. In the end, Cambridge had six more points than Peabody.

"We went in thinking it would be easy," said Johanna Thomas about her team's performance. "We weren't focused or thinking about our races."

The success the Lady Falcons experienced during the indoor season and the beginning of outdoor had given them a lot of confidence. Now, after such a close call, it's obvious that Cambridge has to take teams more seriously.

"It's really easy to get a winner mentality after all the success we've had," said Katherine MacDonald. "After this meet, it's apparent that we are not as good as we think we are."

The Lady Falcons began strong, capturing 56 points early. Top performers included Shirley Cajour and Erica Wolfe in the 330-meter hurdles; Marlen Bernadez and Neresa Henry in the 100-meter dash; Julia Devanthery-Lewis and Rianna Stefanakis in the 400 hurdles; Thomas, MacDonald and Alyssa Tingle who swept the mile; and the 4x100 relay team, consisting of Bernadez, Nancia Pierre, Wolfe, and Henry.

Cambridge had a comfortable lead going into the field events. However, the lead dwindled as the meet went on. The Lady Falcons were swept in the discuss and only managed to capture one point in the javelin. They did get valuable points from Pierre and Henry in the long jump and triple jump.

With this behind them, the next meet will be against a strong Somerville team (April 27, away). Somerville lost a close meet to Cambridge during the indoor season and will be hungry for revenge.

"I think that this experience will make us more prepared for our meet against Somerville," said Joelle Hobieka.



PHOTO BY KAREN SPARACIO

Cambridge's Mike Lewis leaps above second base to avoid an Everett player during Monday's 6-5 loss at St. Peter's Field.

CRLS boys tennis makes net gains

BY LAURANCE KIMBROUGH
Sports Correspondent

The Cambridge Rindge and Latin School boys tennis team proved last week that it is the top dog in the Greater Boston League.

With two convincing wins — over Malden and arch-rival Arlington — Cambridge finds itself on top of the GBL standings with everybody else looking up at them.

Friday's victory over perennial power Arlington was a sign of the good things to come. Even without second singles star Nicholas MacLean in the lineup, the Spy Ponders were no match for the Falcons as they rolled to a 4-1 victory.

Yohney Murray, who many say is the best player in the GBL, proved so on Friday by beating up on Arlington's first singles player. Even with a sore shoulder, Murray used a variety of ground strokes and volleys to win 6-1, 6-0.

Third singles player Liam Crane used the absence of MacLean to show that he is one of the more improved players on the roster. His convincing win at the third singles spot could set up a matchup between him and second singles player Greg Maher for the third singles spot for the rest of the season.

In the first doubles, captains Ben Sanoff and Adam Fogel prevailed in convincing fashion. Their sound 6-1, 6-0 win might have solidified their claim as the best doubles team in the league.

One of the next best doubles teams in the GBL might be the one that plays behind Sanoff and Fogel. Sophomore Nikias Stefanakis and senior Zach Graves won their match at second doubles rather easily as well.

Even though many of the Fal-

TENNIS, page 35

Volleyball hits .500 mark

BY CHARBEL SALAMEH
Student Correspondent

After a disappointing start, the Cambridge Rindge and Latin School boys volleyball team last week won two games against members of the Eastern Alliance League.

The Falcons (3-3 overall) last Tuesday hosted league newcomer Lincoln-Sudbury. Cambridge started off strong. The offense was led by senior tri-captains DongMin Lee and Charbel Salameh, and also junior Jacob Blair.

Senior tri-captain Keyon Ricketts scored 11 points. Behind the strong setting of Prakan Srisuwanporn and Kurt Gurdal, the Falcons were able to pull away with a win.

On Thursday, the Falcons hit the road to nearby Waltham. This game featured many changes for the Falcons because they were missing several players who played key roles in the previous win. The Falcons pulled away with another win.

Players feel they have improved and are becoming more a team.

"Personally, I feel that we started off slow because we had many new players that have not had the varsity experience, but we came together as a team as the season moved on," said Lee.

Added Ricketts: "Progress has

VOLLEYBALL, page 35

Boys track team blows away Peabody

BY LAURANCE KIMBROUGH
Sports Correspondent

For the first time in six years, the Cambridge Rindge and Latin School boys outdoor track team beat Peabody and did so with relative ease last week.

The 96-54 win put Cambridge at 3-0 and atop the Greater Boston League standings. The Falcons were dominant, capturing at least first place in every track event while performing well in the field events, too.

Cambridge started out on the right foot with a 1-2 finish in the 300-meter hurdles. Kyle Baxter and Stanley Pierre-Louis finished first and second, respectively.

In the 2-mile, junior Nick Pillsbury placed first while blowing away the field. In the 100 hurdles, Timmy Jones and Baxter finished 1-2, as they usually did during the indoor season.

Jeff Francis and Rodger Reddick placed 1-2 in the 100-meter dash. Mike Murdock and Miles Aerolonl took first and third, respectively, in the 200-meter dash.

In the 400, Winger Danier came in first while senior teammate Renny Waldron did the same in the 800 meters. In the mile, junior Sam Ryerson and sophomore Adam Zeisel placed first and third, respectively.

The 4x100 team performed well enough to qualify for the Penn Relays this week in Philadelphia. The team of Reddick, Jones, Murdock, and Francis beat Brockton's time from earlier this season and will now take their show on the road. Accompanying them will be the 4x800 team, too.

The Falcons got help in the field events, as well. Senior Dennis Dottin-Carter won the

TRACK, page 35

Mites top Peabody

Nick Leva and Ryan Smith both scored two goals as the Mites 3 Falcons skated by Peabody 4 for a 7-1 victory last week.

Damien McHale put Cambridge on the board first with a wrist shot from the corner for the 1-0 lead. Cambridge took a 2-0 lead into the third period when they exploded for five goals led by Katy Anderka's first playoff goal. Jefree Harris scored late in the third period on an end-to-end rush, flipping it past the Peabody goalie.

Assisting on goals was Jake Dwyer. The defense of Nick Sciascia, Gordie Slater and Eric Wong played superb in front of Cambridge netminder James Ballard, who continues his great job between the pipes.

Turning in solid performances were Chris Coleman, Joshua Bergin, Greg Bilikas, Chris Parise and Eddie Troy. Mike Marcovich left the game midway through the last period as he crashed into the boards chasing down a puck in the corner.

The win puts Cambridge in the finals.

SPORTSWIRE

Farm baseball

The North Division will begin its farm league program Saturday, April 24, at 9 a.m. at Comeau Field on Rindge Avenue.

Players who will be 6 years old but not older than 10 by July 31 are invited to join the program which meets Saturday mornings until the middle of June.

The farm league is an instructional program to help boys and girls learn the game of baseball so they are able to move on to a minor league team. Players are requested to bring a baseball glove and copy of their birth certificate.

The North Division has vacancies in its major and minor league program. Players who are at least 7 years old but not older than 12 by July 31 are invited on Saturday, April 24, at 9 a.m. at Comeau Field.

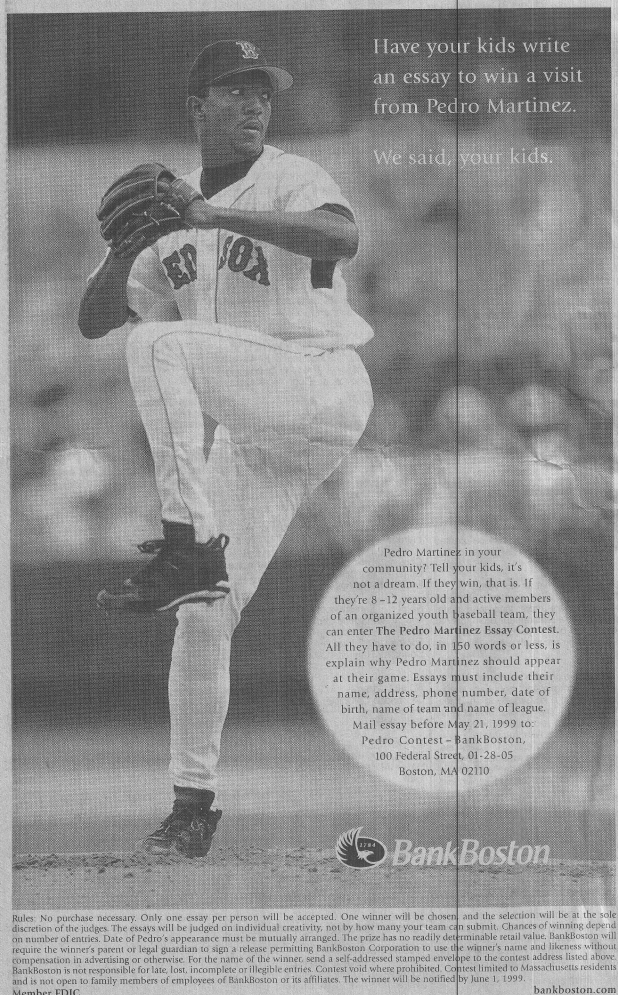
For information, call Charles Keefe at 864-4080.

Pop Warner opening

Cambridge Pop Warner is accepting letters of intent for a position on its board of directors. There will be an election at the monthly meeting on Monday, May 10.

It is also seeking coaches and assistant coaches for football and cheering. Letters of intent should be submitted to CPW, Box 272, Cambridge, 02140 no later than Wednesday, May 5.

A parent meeting and registration will be held Wednesday, April 28, at the Morse School. For more information, call the hotline at 499-9611.



Rules: No purchase necessary. Only one essay per person will be accepted. One winner will be chosen, and the selection will be at the sole discretion of the judges. The essays will be judged on individual creativity, not by how many your team can submit. Chances of winning depend on number of entries. Date of Pedro's appearance must be mutually arranged. The prize has no readily determinable retail value. BankBoston will require the winner's parent or legal guardian to sign a release permitting BankBoston Corporation to use the winner's name and likeness without compensation in advertising or otherwise. For the name of the winner, send a self-addressed stamped envelope to the contest address listed above. BankBoston is not responsible for late, lost, incomplete or illegible entries. Contest void where prohibited. Contest limited to Massachusetts residents and is not open to family members of employees of BankBoston or its affiliates. The winner will be notified by June 1, 1999.

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FRESH GRADE "A" CHICKEN TENDERLOINS $1.99 lb.	FRESH GRADE "A" BONELESS SKINLESS CHICKEN BREASTS $1.99 lb.	COLONIAL EXTRA MILD SKINLESS FRANKS 99¢ lb.
FRESH CREAMY BUTTER $1.49 lb.		FRESH BROWN JUMBO EGGS 89¢ dz.
THIN SLICED WHITE AMERICAN CHEESE $1.99 lb.	THIN SLICED MARVEL HONEY ROASTED OR PLAIN TURKEY BREAST $2.99 lb.	THIN SLICED EXTRA LEAN BOILED HAM $1.99 lb.

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Volleyball hits .500

VOLLEYBALL, **from page 36**

been made. There is a more positive energy breaking through. Into our third week, we have continued to improve as a team and improve our record."

Entering their fourth week of the season with a league record of 3-2, the Falcons travel to J.D. O'Bryant next Tuesday (April 27), host Somerville on Thursday (April 29) and then travel to Milford on Friday (April 30).

The Falcons also congratulate the junior varsity volleyball team, which is 6-0.

Charbel Salameh is a captain of the CRLS boys volleyball team.

CRLS boys tennis makes net gains

TENNIS, **from page 36**

cons feel the league has fallen off this year, it is obvious that Cambridge is the team to beat in the GBL. The Falcons next difficult task may not come until May, when they will have to face the Spy Ponders again, in Arlington.

Boys track blows away Peabody

TRACK, **from page 36**

javelin and junior Joseph Exilhome win the shot put and discuss.

Cambridge also had strong performances in these events from Mike Payack and Ian Ganley. To top it off, the Falcons took first in the long jump, triple jump and high jump, courtesy of Jones, Pierre-Louis and senior Zach Gousby, respectively.

Skaters tie up Tewksbury

Cambridge's Squirt III hockey squad finished its season on a determined note last Sunday with a hard-fought 2-2 tie against Tewksbury.

Both teams played defensively with Nicole Perry and Danny Sheehan repelling Tewksbury's attack in the early going. After two scoreless periods, featuring some great goaltending by Jonathan Glaser, "Bubba" Sebastian received an accurate pass from Dylan Mess three minutes into the final period and banged it in.

Mess put the puck in the net on the ensuing play, but the goal was disallowed on a crease interference call. Tewksbury fought back to tie the score at 1-1 and then went ahead 2-1 with less than three minutes left. But with 56 seconds left, Claudy Pierre took a pass from Sebastian and tied the game at two goals apiece.

A week earlier, the Squirts defeated Wilmington.

Wilmington jumped out with two quick strikes before Alex Murrow-Varelis, assisted by Joe Monette, got Cambridge on the board. Sebastian answered a third Wilmington tally with a goal to reduce the deficit to one.

In the second, Pierre scored with Kurt McCain assisting to draw even at 3-3. Sebastian scored three minutes later to put Cambridge ahead for good. Jim Tierney added a strike with help from Jason Pierre, and Mess notched the sixth goal.

Cambridge hung on for the 6-5 win.

LEGAL NOTICES

REG 99-11
LEGAL NOTICE
REGULATION NO. 99-11
By force of the power vested in me by Special Act of the Legislature of 1961, (Chapter 455), I hereby amend the Traffic Regulations of the City of Cambridge by adding the following:

Regulation No. 66-1 Schedule 7. B, PARKING PROHIBITED DURING CERTAIN HOURS ON CERTAIN SIDES OF CERTAIN STREETS, RESIDENT PERMIT PARKING, is hereby amended by adding the following:

School Street, South Side, from Bishop Allen Drive, to Windsor Street, All Hours, Except Sunday

This regulation shall take effect 20 April 1999.

PROMULGATED DATE 6 April 1999

Susan E. Clippinger
Director

AD #824352
Cambridge Chronicle, 4/15, 4/22, 4/29/99

REG 99-13
LEGAL NOTICE
CITY OF CAMBRIDGE
TRAFFIC, PARKING AND TRANSPORTATION
REGULATION NO. 99-13
By force of the power vested in me by Special Act of the Legislature of 1961 (Chapter 455), I hereby amend the Traffic Regulations of the City of Cambridge by adding the following.

Regulation No. 66-1 Schedule 6D, "PARKING PROHIBITED AT ALL TIMES ON CERTAIN SIDES OF CERTAIN STREET, TOW AWAY (HANDICAPPED PERSONS & DISABLED VETERANS) is hereby amended by adding the following:

Hampshire Street, South Side, from 101' East of Inman Street to 119' East of Inman Street

This regulation shall take effect 3 May 1999.

PROMULGATED DATE 7 April 1999

Susan E. Clippinger
Director

AD #822471
Cambridge Chronicle, 4/15, 4/22, 4/29/99

REG 99-15
LEGAL NOTICE
CITY OF CAMBRIDGE
TRAFFIC, PARKING AND TRANSPORTATION
REGULATION NO. 99-15
By force of the power vested in me by Special Act of the Legislature of 1961 (Chapter 455), I hereby amend the Traffic Regulations of the City of Cambridge by adding the following.

Regulation No. 66-1 Schedule 6D, "PARKING PROHIBITED AT ALL TIMES ON CERTAIN SIDES OF CERTAIN STREET, TOW AWAY (HANDICAPPED PERSONS & DISABLED VETERANS) is hereby amended by striking out the following:

Prospect Street, East Side 148' East of Cambridge Street to 163' East of Cambridge Street
Prospect Street, East Side 168' East of Cambridge Street to 183' East of Cambridge Street

And further amended by adding the following:

Prospect Street, East Side, 168' East of Cambridge Street to 223' East of Cambridge Street

This regulation shall take effect 6 May 1999.

PROMULGATED DATE 12 April 1999

Susan E. Clippinger
Director

AD #825252
Cambridge Chronicle, 4/15, 4/22, 4/29/99

SMITH ESTATE
LEGAL NOTICE
COMMONWEALTH OF MASSACHUSETTS
THE TRIAL COURT
THE PROBATE AND FAMILY COURT DEPARTMENT
PROBATE OF WILL
WITHOUT SURETIES
MIDDLESEX, SS DIVISION
DOCKET NO. 99P1726EP
ESTATE OF Paul D. Smith also known as Paul David Smith
LATE OF Cambridge
IN THE COUNTY OF MIDDLESEX
NOTICE
A petition has been presented in the above captioned matter praying that a certain instrument purporting to be the last will of said deceased may be proved and allowed and that Julia Smith of Cambridge in the County of Middlesex be appointed executrix without giving surety on her bond.

If you desire to object to the allowance of said petition, you or your attorney must file a written appearance in said Court at Cambridge on or before 10:00 a.m. in the forenoon on May 13, 1999.

In addition you must file a written affidavit of objections to the petition, stating the specific facts and grounds upon which the objection is based, within (30) days after the return day (or such other time as the Court, on motion with notice to the petitioner, may allow) in accordance with Probate Rule 16.

WITNESS, Sheila E. McGovern, Esquire, First Justice of said Court at Cambridge, the fifth day of April in the year of our Lord one thousand nine hundred ninety nine.

Marie A. Gardin
Acting Register of Probate Court

AD #826211
Cambridge Chronicle, 4/22/99

SMITH ESTATE
LEGAL NOTICE
COMMONWEALTH OF MASSACHUSETTS
THE TRIAL COURT
THE PROBATE AND FAMILY COURT DEPARTMENT
PROBATE OF WILL
WITHOUT SURETIES
MIDDLESEX, SS DIVISION
DOCKET NO. 99P1629EP
ESTATE OF Grace R. Smith Also Known as Grace Smith and Grace Rutherford Smith
LATE OF Cambridge
IN THE COUNTY OF MIDDLESEX
NOTICE
A petition has been presented in the above captioned matter praying that a certain instrument purporting to be the last will of said deceased may be proved and allowed and that Charles W. Gordon, Jr. of Boston in the County of Suffolk be appointed executor without giving surety on his bond.

If you desire to object to the allowance of said petition, you or your attorney must file a written appearance in said Court at Cambridge on or before 10:00 a.m. in the forenoon on May 10, 1999.

In addition you must file a written affidavit of objections to the petition, stating the specific facts and grounds upon which the objection is based, within (30) days after the return day (or such other time as the Court, on motion with notice to the petitioner, may allow) in accordance with Probate Rule 16.

WITNESS, Sheila E. McGovern, Esquire, First Justice of said Court at Cambridge, the fifth day of April in the year of our Lord one thousand nine hundred ninety nine.

Marie A. Gardin
Acting Register of Probate Court

AD #826218
Cambridge Chronicle, 4/22/99

TSOTSI ESTATE
LEGAL NOTICE
COMMONWEALTH OF MASSACHUSETTS
THE TRIAL COURT
THE PROBATE AND FAMILY COURT DEPARTMENT
PROBATE OF WILL
WITH/WITHOUT SURETIES
MIDDLESEX, SS DIVISION
DOCKET NO. 99P1640EP
ESTATE OF George D. Tsotsi also known as George Dean Tsotsi
LATE OF Cambridge
IN THE COUNTY OF MIDDLESEX
NOTICE
A petition has been presented in the above captioned matter praying that a certain instrument purporting to be the last will of said deceased may be proved and allowed and that Loretta R. Athanase of Somerville in the County of Middlesex be appointed executrix without giving surety on her bond.

If you desire to object to the allowance of said petition, you or your attorney must file a written appearance in said Court at Cambridge on or before 10:00 a.m. in the forenoon on May 10, 1999.

In addition you must file a written affidavit of objections to the petition, stating the specific facts and grounds upon which the objection is based, within (30) days after the return day (or such other time as the Court, on motion with notice to the petitioner, may allow) in accordance with Probate Rule 16.

WITNESS, Sheila E. McGovern, Esquire, First Justice of said Court at Cambridge, the fifth day of April in the year of our Lord one thousand nine hundred ninety nine.

Marie A. Gardin
Acting Register of Probate Court

AD #829656
Cambridge Chronicle, 4/22/99

VENDING BIDS
LEGAL NOTICE
CITY OF CAMBRIDGE
PURCHASING DEPARTMENT
Sealed bids will be received at the Office of the Purchasing Agent, Room 211A, City Hall, Cambridge, Mass. 02139-3219, until 11:00 A.M. **MAY 6, 1999** at which time and place they will be publicly opened and read for furnishing the following to the City of Cambridge:

PLASTIC MOLDED WASTE CONTAINERS
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GOLF COURSE CHEMICALS & FERTILIZERS

The City of Cambridge reserves the right to waive any minor informalities or to reject any or all bids if it is in the City's best interest to do so. Specifications may be obtained at the Office of the Purchasing Agent. Each bid must be in a sealed envelope marked "Bid for (Commodity/Service)" and addressed to Andrea J. Spears, Acting Purchasing Agent.

Andrea J. Spears
Acting Purchasing Agent

AD #830133
Cambridge Chronicle, 4/22/99

WASHKEN
LEGAL NOTICE
THE COMMONWEALTH OF MASSACHUSETTS
LAND COURT
DEPARTMENT OF THE TRIAL COURT
CASE NO. 255676
To David J. Washken
and all persons entitled to the benefit of the Soldiers' and Sailors' Civil Relief Act of 1940 as amended: Aames Capital Corporation claiming to be the holder of mortgage covering real property in Cambridge, Massachusetts, numbered 39 Lee Street, Building #39, Unit #2 of the New Lee Street Condominium given by David J. Washken to FHB Funding Corp. dated March 25, 1997, and recorded with the Middlesex County (Southern District) Registry of Deeds at Book 27173, Page 277 has filed with said court a complaint for authority to foreclose said mortgage in the manner following: by entry and possession and exercise of power of sale.

If you are entitled to the benefits of the Soldiers' and Sailors' Civil Relief Act of 1940 as amended and you object to such foreclosure you or your attorney should file a written appearance and answer in said court at Boston on or before the 24th day of May 1999, or you may be forever barred from claiming that such foreclosure is invalid under said act.

Witness, PETER W. KILBORN, Chief Justice of said Court this 12th day of April 1999

Charles W. Trombly, Jr.
Recorder

AD #825929
Cambridge Chronicle, 4/22/99

YARDS PROTECTION
LEGAL NOTICE
CITY OF CAMBRIDGE
MASSACHUSETTS
PUBLIC NOTICE
RELATIVE TO ZONING
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 **Wednesday, May 5, 1999 at 6:00 p.m. in the Sullivan Chamber, City Hall, 795 Massachusetts Avenue, 2nd floor,** Cambridge, Massachusetts, on the Marilyn Zoeller Wellons, et al petition to amend the text of the Zoning Ordinance of the City of Cambridge relative to Yards Protection as follows:

A. In Article 2.000 - Definitions, amend the definition of "Green Area" to read as follows:

Green Area

A landscape of area of land associated with and located on the same tract of land as a major building or group of buildings in relation to which it serves to provide light and air, or scenic, recreational or similar purposes. Green area shall, except as stated below, be completely planted with living trees, grass, ground cover, bushes, shrubs, and/or similar vegetation, as well as water and other natural features of the site. Pervious ground covers such as wood shavings may be used, but only as mulch beneath vegetation.

Such area may not include any portion of the lot used for parking access drives or other hard surface areas, except walks and terraces designed and intended for non-vehicular use. However, in no case shall hard surfaced walks and terraces exceed twenty-five (25) percent of the total required green area.

Green area shall consist of open space at grade, with vegetation as stated above. It shall be open and unobstructed to the sky. It shall consist of friable, permeable material (including but not limited to loam, gravel, sand and crushed stone, and excluding naturally occurring soil, bedrock, and incidental pipes and other underground utilities) having a minimum depth of three feet. Said land shall be capable of supporting the growth of trees, grass, ground cover, bushes, shrubs, and similar vegetation.

B. Amend Section 4.21.c. to read as follows:

Provision of parking for occupants, employees, customers, or visitors shall be considered as an accessory use, provided that:

(1) where accessory to residential uses, such parking shall be limited to the accommodation of three passenger vehicles, or two passenger vehicles for each dwelling unit, whichever is greater, and

(2) an accessory building used for garage purposes shall be limited to the accommodation of one passenger vehicle.

C. Amend Section 4.21.d. to read as follows:

A customary home occupation or the office of a resident physician, dentist, attorney-at law, architect, engineer, or member of other recognized profession shall be considered as an accessory use, provided that:

(1) no more than three persons shall practice or be employed on the premises at any one time, and

(2) said use shall not occur in an accessory building.

D. Amend Section 4.21.g.(2) to read as follows:

The total area of uses accessory to the principal use except for non-structural parking facilities and driveways may not occupy more than 150 square feet of the area of the lot.

E. Amend Section 4.21.h. to read as follows:

An accessory building shall not occupy more than 150 square feet of the area of the lot. No side of an accessory building shall exceed 18 feet in length. An accessory building shall not be located nearer than ten (10) feet to the principal building or nearer than five (5) feet to any side or rear lot line or nearer to the front lot line than the minimum setback in the zoning district. No lot may contain more than one accessory building.

F. Amend Section 4.21.k. to read as follows:

No accessory building shall be constructed except at natural grade, nor may any accessory building exceed fifteen (15) feet in height above mean natural grade.

G. Add a new Section 4.21.o. reading as follows:

o. An ornamental pool shall be considered an allowed accessory use, subject to the following conditions:

(1) With regard to the ornamental pool itself:

(a) Its height shall not exceed two (2) feet above mean natural grade;
(b) It shall not exceed two (2) feet in depth; and
(c) It shall otherwise comply with the provisions of this section 4.21 with regard to the dimensions of accessory buildings.

(2) With regard to any structure or structures contained in the ornamental pool:

(a) The total area of said structures shall not occupy an area in excess of 15% of the area of the ornamental pool; and
(b) They shall otherwise comply with the provisions of this section 4.21 with regard to the dimensions of accessory buildings.

H. Delete section 5.22.3 as the zoning ordinance is numbered prior to the change in item H, below.

I. Insert a new Section 5.22 reading as follows, and renumber the existing Sections 5.22 and following accordingly.

5.22 Minimum Standards for Yards:

5.22.1 Office, Residence and Open Space Districts.

(1) Setbacks.
Buildings shall comply with these yard requirements by being set back above and below ground.

(2) Green area - general.
Three of the yards on a lot shall consist exclusively of green areas as defined in section 2.000. At a minimum, green area setbacks shall consist of permanently maintained densely planted trees and shrubs that may be expected to form within three (3) years after time of planting a continuous unbroken, year round visual screen. Every effort shall be made to retain the best existing trees in said setbacks to meet the requirements of this section in whole or in part. Plans for landscaping and maintenance shall be approved by the Committee on Public Planting as appointed by the City Manager. No Certificate of Occupancy may be granted until landscaping under the terms of this section is completed.

(3) Lots with more than four yards.
If the shape of a lot creates a situation where there are more than four yards, this green area requirement shall apply to three-fourths of the yards, rounded up if the calculation results in a fractional number.

(4) Lots in two or more zoning districts.
Where a zoning district boundary line or lines split a lot, a lot partially in an Office, Residence or Open Space district shall comply with provisions elsewhere in this zoning ordinance with regard to lots in two or more zoning districts, except that the setback and green area requirements of this section 5.22.1 shall apply to all parts of the lot regardless of zoning district.

(5) Lots abutting more restrictively zoned districts.
When any lot abuts a more restrictively zoned district or districts, all yards abutting the more restrictively zoned district(s) shall be designated as yards required to comply with the green area requirements of this section 5.22.1. This provision shall apply to that quantity of abutting yards numbering up to and including the maximum number of green area yards required. The total number of green yards required on a lot shall not be changed by the provisions of this subsection (5).

(6) Pedestrian and vehicular access.

(a) When a yard used to satisfy the green area requirement of this section 5.22.1 is a front yard, the green area may be interrupted by not more than one path for pedestrian access to the building. Said pedestrian path shall be constructed perpendicular to the lot line and shall be not more than 8 feet wide. The green area yard may also be interrupted by not more than one driveway constructed perpendicular to the lot line and which is not more than 12 feet wide.

(b) The sum of the widths of the said pedestrian path and driveway may not exceed the setback provided by the smallest of the yards provided on the lot.

(c) The areas allowed to be used for access under this subsection (6) shall be counted as part of the 25% of total required green area which is allowed to be used for hard surfaced walks and terraces for the front yard in which the access areas are constructed.

(7) Townhouse development

When a lot is used for townhouse development, the provisions of this footnote shall apply to the lot before subdivision into townhouse lots. Subdivision into townhouse lots shall be done in such a manner as to not affect the application of this footnote to the entire unsubdivided lot. In particular, the pedestrian path and driveway allowed by paragraph (4) shall apply to the lot **before** subdivision into townhouse lots and subdivision into townhouse lots **shall not** increase the number of pedestrian paths and driveways allowed.

5.22.2 Minimum standards for yards in office and residential construction in districts other than Office, Residence and Open Space Districts.

Buildings shall comply with Section 5.22.1.

5.22.3 Minimum standards for yards with regard to development other than office and residential uses in districts other than Office, Residence and Open Space Districts.

Buildings shall comply with the provisions of section 5.22.1 with regard to yards abutting Office, Residence and Open Space Districts as if the buildings were in an Office, Residence Or Open Space District except that

(1) yards abutting Office, Residence and Open Space Districts shall comply with the green area requirements of section 5.22.1 up to the maximum number of yards required in the same manner as stated in section 5.22.1(5), and

(2) yard is not abutting Office, Residence and Open Space Districts shall not be subject to the requirements of this section.

Should there be no yard requirement in the district in which the building is constructed or should the applicable yard requirement be less than in the district abutted, buildings shall comply with the corresponding yard requirement of the district abutted.

5.22.4 Minimum standards for yards with regard to office and residential construction in districts other than Office, Residence and Open Space Districts in the event there is no yard requirement in the district in which the building is constructed with regard to yards on the lot abutting Office, Residence or Open Space Districts.

Construction shall comply with section 5.22.3 except that, in districts which otherwise have yard requirements, those other yard requirements shall be obeyed as well.

J. In Section 5.31.1, Table 5-1, delete footnote (k) with regard to yard requirements for the 'Res. C-2B' District, and in Section 5.31.2 Footnotes, delete footnote (k) and insert the following in place thereof: "Reserved".

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 Henrietta Davis, Chair

AD #824113
Cambridge Chronicle, 4/15, 4/22/99

1987 JEEP
LEGAL NOTICE
TO KAYSEA P. COLE OF EDGARTOWN, MA. PHIL'S TOWING SERVICE HAS HAD IN ITS POSSESSION YOUR 1987 JEEP WRANGLER SINCE 12/23/98 AND YOU HAVE NOT CLAIMED IT AFTER DUE NOTICE.

IT WILL BE SOLD AT PRIVATE SALE AT PHIL'S TOWING.
VIN#2BCCL81K2HB500675

PHIL'S TOWING SERVICE
OWNER & OFFICER

AD#819454
Cambridge Chronicle, 4/8, 4/15, 4/22/99

1995 MERCURY
LEGAL NOTICE
TO ALVARO LOPEZ OF LOWELL, MA. PHIL'S TOWING SERVICE HAS HAD IN ITS POSSESSION YOUR 1995 MERCURY SINCE JANUARY 19, 1999 AND YOU HAVE NOT CLAIMED IT.

IT WILL BE SOLD AT PRIVATE SALE AT PHIL'S TOWING.
VIN#3MASM10J6SR619393

PHIL'S TOWING SERVICE
OWNER & OFFICER

AD #818456
Cambridge Chronicle, 4/8, 4/15, 4/22/99

4/28 CC HEARING
LEGAL NOTICE
CITY OF SOMERVILLE
CONSERVATION COMMISSION
The **Conservation Commission** will hold a public hearing on **April 28, 1999** at the City Hall Annex, 50 Evergreen Ave, Somerville, MA at 8PM under Chapter 131, Section 40 of the MGL on the following:

Notice of Intent for proposed Installation of a stormwater Best Management Practice (BMP) treatment system for a 12" diameter drainage outfall (Somerville Outfall #005 near the Boston Avenue Bridge over the Mystic River, Map #1, Block F, Lot #1. Applicant is City of Somerville DPW, Engineering Division.

The regular monthly meeting convenes at 7:30PM prior to the above hearing. Visitors welcome.

Call 776-4160 for further information.
Cassandra Koutalidis, Chair

AD #826217
Cambridge Chronicle, 4/22/99

5/3 CDC HEARING
LEGAL NOTICE
MID CAMBRIDGE NEIGHBORHOOD CONSERVATION DISTRICT COMMISSION
Notice is hereby given that the Commission will hold a Public Hearing on Monday, May 3, 1999 at 5:30 PM in the third floor conference room at the City Hall Annex, 57 Inman Street, to consider the following applications for Certificate of Appropriateness under Article III and the Ordinance establishing the Commission:
MC-1674: 9 1/2 Centre Street: For review of non-binding Certificate of Appropriateness to install chase for zero clearance fireplaces. By Beardsley Rumi.
MC-1675: 4 Hancock Park: For review of non-binding Certificate of Appropriateness to construct shed dormer, restore entrance porch, add sun room of 100 square feet, and remove shed and fire escape. By Keith and Elizabeth Dionne.

John Moos, Chairman

AD #829654
Cambridge Chronicle, 4/22, 4/29/99

5/6 HISTORICAL HEARING
LEGAL NOTICE
CAMBRIDGE
HISTORICAL COMMISSION
Notice is hereby given that a public hearing will be held on **Thursday, May 6, 1999, at 4:00 PM at 831 Massachusetts Ave., basement,** to consider the following matters under M.G.L. Ch. 40C and Ch. 2.78 of the Code of the City of Cambridge:

Alterations to Designated Properties:
Case 912: 138 Brattle St., by Sandford Smith and Ellen Cates. Construct 2-story addition at rear.
Case 913: 5 Phillips Pl., by Weston College Corp. Construct handicap-accessibility ramp.
Demolition Review:
Case D-751: 350 Main St., by City of Cambridge (5:00 PM)**.** Relocate firehouse (1894) on same lot.
Case D-752: 57 Clay St., by Applewood Development Group (5:30 PM). Raze 1-story buildings, ca. 1880-1920.
Landmark Designation Studies:
Case L-46: 25 Central Sq., Central Property Limited Partnership, owner (6:00 PM). Review draft study report and determine recommendation to City Council.
Neighborhood Conservation District Proceedings:
Petition to study area bounded by Willard, Foster, Lowell, and Mt. Auburn streets for designation as neighborhood conservation district (6:30 PM). Consider citizen petition for initiation of NCD study.

William B. King, Chairman

AD #829652
Cambridge Chronicle, 4/22, 4/29/99

5/9 AUCTION
LEGAL NOTICE
In accordance with the provisions of the Massachusetts Uniform Commercial Code, section 7-210: 'Enforcement of Warehouseman's Lien', all items maintained in storage for David Agee, Bob Davis, Stephanie Caruana, Char Carver, Tom Morgan, Eric Reid, Anne Ryan, Kamal Shariff, Mark Spatafore, Donna Sullivan, and Carlos Tambidiaz, by Mom's Moving Inc, will be offered at public auction May 9, 1999 at 9 am, 127 Smith Place, Cambridge, MA to satisfy storage costs now 3 months and more overdue.

AD #829516
Cambridge Chronicle, 4/22, 4/29/99

Girls track team holds on for win

BY LAURANCE KIMBROUGH
Sports Correspondent

The Cambridge Rindge and Latin School girls track team had a major wake-up call last week when it was nearly defeated by a tough Peabody team.

In fact, the Lady Falcons thought they had lost the meet until the judges tallied up the score. In the end, Cambridge had six more points than Peabody.

"We went in thinking it would be easy," said Johanna Thomas about her team's performance. "We weren't focused or thinking about our races."

The success the Lady Falcons experienced during the indoor season and the beginning of outdoor had given them a lot of confidence. Now, after such a close call, it's obvious that Cambridge has to take teams more seriously.

"It's really easy to get a winner mentality after all the success we've had," said Katherine MacDonald. "After this meet, it's apparent that we are not as good as we think we are."

The Lady Falcons began strong, capturing 56 points early. Top performers included Shirley Cajour and Erica Wolfe in the 330-meter hurdles; Marlen Bernadez and Neresa Henry in the 100-meter dash; Julia Devanthery-Lewis and Rianna Stefanakis in the 400 hurdles; Thomas, MacDonald and Alyssa Tingle who swept the mile; and the 4x100 relay team, consisting of Bernadez, Nancia Pierre, Wolfe, and Henry.

Cambridge had a comfortable lead going into the field events. However, the lead dwindled as the meet went on. The Lady Falcons were swept in the discuss and only managed to capture one point in the javelin. They did get valuable points from Pierre and Henry in the long jump and triple jump.

With this behind them, the next meet will be against a strong Somerville team (April 27, away). Somerville lost a close meet to Cambridge during the indoor season and will be hungry for revenge.

"I think that this experience will make us more prepared for our meet against Somerville," said Joelle Hobieka.



PHOTO BY KAREN SPARACIO

Cambridge's Mike Lewis leaps above second base to avoid an Everett player during Monday's 6-5 loss at St. Peter's Field.

CRLS boys tennis makes net gains

BY LAURANCE KIMBROUGH
Sports Correspondent

The Cambridge Rindge and Latin School boys tennis team proved last week that it is the top dog in the Greater Boston League.

With two convincing wins — over Malden and arch-rival Arlington — Cambridge finds itself on top of the GBL standings with everybody else looking up at them.

Friday's victory over perennial power Arlington was a sign of the good things to come. Even without second singles star Nicholas MacLean in the lineup, the Spy Ponders were no match for the Falcons as they rolled to a 4-1 victory.

Yohney Murray, who many say is the best player in the GBL, proved so on Friday by beating up on Arlington's first singles player. Even with a sore shoulder, Murray used a variety of ground strokes and volleys to win 6-1, 6-0.

Third singles player Liam Crane used the absence of MacLean to show that he is one of the more improved players on the roster. His convincing win at the third singles spot could set up a matchup between him and second singles player Greg Maher for the third singles spot for the rest of the season.

In the first doubles, captains Ben Sanoff and Adam Fogel prevailed in convincing fashion. Their sound 6-1, 6-0 win might have solidified their claim as the best doubles team in the league.

One of the next best doubles teams in the GBL might be the one that plays behind Sanoff and Fogel. Sophomore Nikias Stefanakis and senior Zach Graves won their match at second doubles rather easily as well.

Even though many of the Fal-

TENNIS, page 35

Boys track team blows away Peabody

BY LAURANCE KIMBROUGH
Sports Correspondent

For the first time in six years, the Cambridge Rindge and Latin School boys outdoor track team beat Peabody and did so with relative ease last week.

The 96-54 win put Cambridge at 3-0 and atop the Greater Boston League standings. The Falcons were dominant, capturing at least first place in every track event while performing well in the field events, too.

Cambridge started out on the right foot with a 1-2 finish in the 300-meter hurdles. Kyle Baxter and Stanley Pierre-Louis finished first and second, respectively.

In the 2-mile, junior Nick Pillsbury placed first while blowing away the field. In the 100 hurdles, Timmy Jones and Baxter finished 1-2, as they usually did during the indoor season.

Jeff Francis and Rodger Reddick placed 1-2 in the 100-meter dash. Mike Murdock and Miles Aerolon took first and third, respectively, in the 200-meter dash.

In the 400, Winger Danier came in first while senior teammate Renny Waldron did the same in the 800 meters. In the mile, junior Sam Ryerson and sophomore Adam Zeisel placed first and third, respectively.

The 4x100 team performed well enough to qualify for the Penn Relays this week in Philadelphia. The team of Reddick, Jones, Murdock, and Francis beat Brockton's time from earlier this season and will now take their show on the road. Accompanying them will be the 4x800 team, too.

The Falcons got help in the field events, as well. Senior Dennis Dottin-Carter won the

TRACK, page 35

Volleyball hits .500 mark

BY CHARBEL SALAMEH
Student Correspondent

After a disappointing start, the Cambridge Rindge and Latin School boys volleyball team last week won two games against members of the Eastern Alliance League.

The Falcons (3-3 overall) last Tuesday hosted league newcomer Lincoln-Sudbury. Cambridge started off strong. The offense was led by senior tri-captains DongMin Lee and Charbel Salameh, and also junior Jacob Blair.

Senior tri-captain Keyon Ricketts scored 11 points. Behind the strong setting of Prakan Srisuwanporn and Kurt Gurdal, the Falcons were able to pull away with a win.

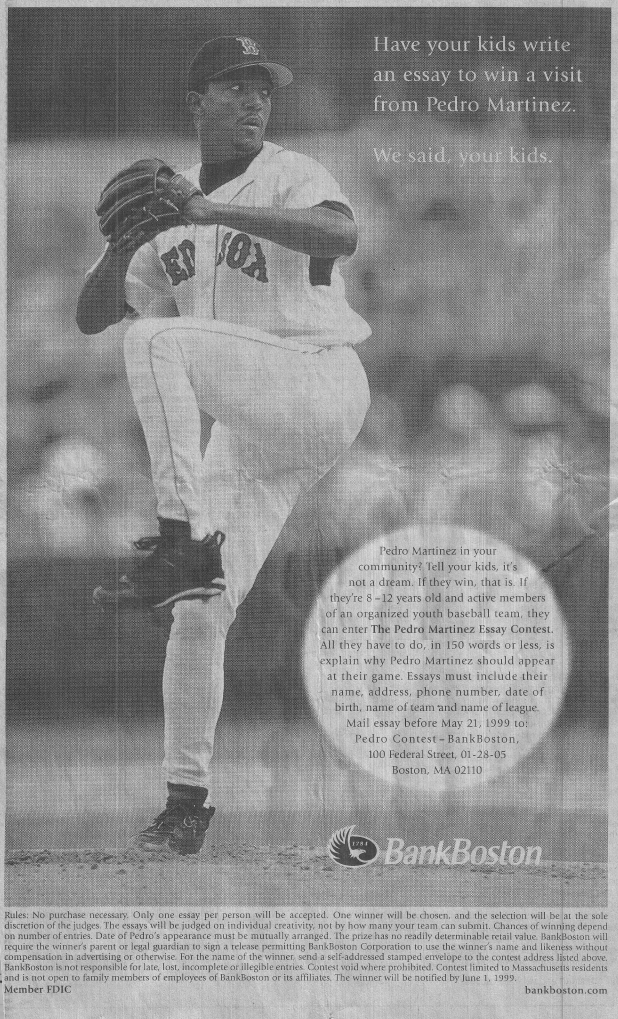
On Thursday, the Falcons hit the road to nearby Waltham. This game featured many changes for the Falcons because they were missing several players who played key roles in the previous win. The Falcons pulled away with another win.

Players feel they have improved and are becoming more a team.

"Personally, I feel that we started off slow because we had many new players that have not had the varsity experience, but we came together as a team as the season moved on," said Lee.

Added Ricketts: "Progress has

VOLLEYBALL, page 35



Mites top Peabody

Nick Leva and Ryan Smith both scored two goals as the Mites 3 Falcons skated by Peabody 4 for a 7-1 victory last week.

Damien McHale put Cambridge on the board first with a wrist shot from the corner for the 1-0 lead. Cambridge took a 2-0 lead into the third period when they exploded for five goals led by Katy Anderka's first playoff goal. Jefree Harris scored late in the third period on an end-to-end rush, flipping it past the Peabody goalie.

Assisting on goals was Jake Dwyer. The defense of Nick Sciascia, Gordie Slater and Eric Wong played superb in front of Cambridge netminder James Ballard, who continues his great job between the pipes.

Turning in solid performances were Chris Coleman, Joshua Bergin, Greg Bilikas, Chris Parise and Eddie Troy. Mike Marcovich left the game midway through the last period as he crashed into the boards chasing down a puck in the corner.

The win puts Cambridge in the finals.

SPORTSWIRE

Farm baseball

The North Division will begin its farm league program Saturday, April 24, at 9 a.m. at Comeau Field on Rindge Avenue.

Players who will be 6 years old but not older than 10 by July 31 are invited to join the program which meets Saturday mornings until the middle of June.

The farm league is an instructional program to help boys and girls learn the game of baseball so they are able to move on to a minor league team. Players are requested to bring a baseball glove and copy of their birth certificate.

The North Division has vacancies in its major and minor league program. Players who are at least 7 years old but not older than 12 by July 31 are invited on Saturday, April 24, at 9 a.m. at Comeau Field.

For information, call Charles Keefe at 864-4080.

Pop Warner opening

Cambridge Pop Warner is accepting letters of intent for a position on its board of directors. There will be an election at the monthly meeting on Monday, May 10.

It is also seeking coaches and assistant coaches for football and cheering. Letters of intent should be submitted to CPW, Box 272, Cambridge, 02140 no later than Wednesday, May 5.

A parent meeting and registration will be held Wednesday, April 28, at the Morse School. For more information, call the hotline at 499-9611.

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LEAN PURE PORK ITALIAN SAUSAGES 99¢ lb.	U.S.D.A. CHOICE EYE ROUND ROAST $1.99 lb.	LEAN ARMOUR DAISY ROLLS (WHILE THEY LAST) 99¢ lb.
FRESH GRADE "A" CHICKEN DRUMSTICKS 69¢ lb.		FRESH GRADE "A" CHICKEN LEG QUARTERS 39¢ lb.
U.S.D.A. CHOICE LEAN TENDER LONDON BROIL STEAK $1.69 lb.	EXTRA LEAN BONELESS SIRLOIN PORK CHOPS $1.49 lb.	FRESH GRADE "A" CHICKEN THIGHS 49¢ lb.
FRESH GROUND EXTRA LEAN SIRLOIN PATTIES $1.69 lb.		FRESH GRADE "A" CHICKEN BREASTS 99¢ lb.
FRESH GRADE "A" CHICKEN TENDERLOINS $1.99 lb.	FRESH GRADE "A" BONELESS SKINLESS CHICKEN BREASTS $1.99 lb.	COLONIAL EXTRA MILD SKINLESS FRANKS 99¢ lb.
FRESH CREAMY BUTTER $1.49 lb.		FRESH BROWN JUMBO EGGS 89¢ dz.
THIN SLICED WHITE AMERICAN CHEESE $1.99 lb.	THIN SLICED MARVEL HONEY ROASTED OR PLAIN TURKEY BREAST $2.99 lb.	THIN SLICED EXTRA LEAN BOILED HAM $1.99 lb.

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Volleyball hits .500

VOLLEYBALL, from page 36

been made. There is a more positive energy breaking through. Into our third week, we have continued to improve as a team and improve our record."

Entering their fourth week of the season with a league record of 3-2, the Falcons travel to J.D. O'Bryant next Tuesday (April 27), host Somerville on Thursday (April 29) and then travel to Milford on Friday (April 30).

The Falcons also congratulate the junior varsity volleyball team, which is 6-0.

Charbel Salameh is a captain of the CRLS boys volleyball team.

CRLS boys tennis makes net gains

TENNIS, from page 36

cons feel the league has fallen off this year, it is obvious that Cambridge is the team to beat in the GBL. The Falcons next difficult task may not come until May, when they will have to face the Spy Ponders again, in Arlington.

Boys track blows away Peabody

TRACK, from page 36

javelin and junior Joseph Exilhome win the shot put and discuss.

Cambridge also had strong performances in these events from Mike Payack and Ian Ganley. To top it off, the Falcons took first in the long jump, triple jump and high jump, courtesy of Jones, Pierre-Louis and senior Zach Gousby, respectively.

Skaters tie up Tewksbury

Cambridge's Squirt III hockey squad finished its season on a determined note last Sunday with a hard-fought 2-2 tie against Tewksbury.

Both teams played defensively with Nicole Perry and Danny Sheehan repelling Tewksbury's attack in the early going. After two scoreless periods, featuring some great goaltending by Jonathan Glaser, "Bubba" Sebastian received an accurate pass from Dylan Mess three minutes into the final period and banged it in.

Mess put the puck in the net on the ensuing play, but the goal was disallowed on a crease interference call. Tewksbury fought back to tie the score at 1-1 and then went ahead 2-1 with less than three minutes left. But with 56 seconds left, Claudy Pierre took a pass from Sebastian and tied the game at two goals apiece.

A week earlier, the Squirts defeated Wilmington.

Wilmington jumped out with two quick strikes before Alex Murrow-Varelis, assisted by Joe Monette, got Cambridge on the board. Sebastian answered a third Wilmington tally with a goal to reduce the deficit to one.

In the second, Pierre scored with Kurt McCain assisting to draw even at 3-3. Sebastian scored three minutes later to put Cambridge ahead for good. Jim Tierney added a strike with help from Jason Pierre, and Mess notched the sixth goal.

Cambridge hung on for the 6-5 win.

LEGAL NOTICES

REG 99-11
LEGAL NOTICE
REGULATION NO. 99-11
By force of the power vested in me by Special Act of the Legislature of 1961, (Chapter 455), I hereby amend the Traffic Regulations of the City of Cambridge by adding the following:

Regulation No. 66-1 Schedule 7 B, PARKING PROHIBITED DURING CERTAIN HOURS ON CERTAIN SIDES OF CERTAIN STREETS, RESIDENT PERMIT PARKING, is hereby amended by adding the following:

School Street, South Side, from Bishop Allen Drive, to Windsor Street, All Hours, Except Sunday

This regulation shall take effect 20 April 1999.

PROMULGATED DATE 6 April 1999

Susan E. Clippinger
Director

AD #824352
Cambridge Chronicle, 4/15, 4/22, 4/29/99

REG 99-13
LEGAL NOTICE
CITY OF CAMBRIDGE
TRAFFIC, PARKING AND TRANSPORTATION
REGULATION NO. 99-13
By force of the power vested in me by Special Act of the Legislature of 1961 (Chapter 455), I hereby amend the Traffic Regulations of the City of Cambridge by adding the following.

Regulation No. 66-1 Schedule 6D, "PARKING PROHIBITED AT ALL TIMES ON CERTAIN SIDES OF CERTAIN STREET, TOW AWAY (HANDICAPPED PERSONS & DISABLED VETERANS) is hereby amended by adding the following:

Hampshire Street, South Side, from 101' East of Inman Street to 119' East of Inman Street

This regulation shall take effect 3 May 1999.

PROMULGATED DATE 7 April 1999

Susan E. Clippinger
Director

AD #822471
Cambridge Chronicle, 4/15, 4/22, 4/29/99

REG 99-15
LEGAL NOTICE
CITY OF CAMBRIDGE
TRAFFIC, PARKING AND TRANSPORTATION
REGULATION NO. 99-15
By force of the power vested in me by Special Act of the Legislature of 1961 (Chapter 455), I hereby amend the Traffic Regulations of the City of Cambridge by adding the following.

Regulation No. 66-1 Schedule 6D, "PARKING PROHIBITED AT ALL TIMES ON CERTAIN SIDES OF CERTAIN STREET, TOW AWAY (HANDICAPPED PERSONS & DISABLED VETERANS) is hereby amended by striking out the following:

Prospect Street, East Side 148' East of Cambridge Street to 163' East of Cambridge Street
Prospect Street, East Side 168' East of Cambridge Street to 183' East of Cambridge Street

And further amended by adding the following:

Prospect Street, East Side, 168' East of Cambridge Street to 223' East of Cambridge Street

This regulation shall take effect 6 May 1999.

PROMULGATED DATE 12 April 1999

Susan E. Clippinger
Director

AD #825252
Cambridge Chronicle, 4/15, 4/22, 4/29/99

SMITH ESTATE
LEGAL NOTICE
COMMONWEALTH OF MASSACHUSETTS
THE TRIAL COURT
THE PROBATE AND FAMILY COURT DEPARTMENT
PROBATE OF WILL
WITHOUT SURETIES
MIDDLESEX, SS DIVISION
DOCKET NO. 99P1726EP
ESTATE OF Paul D. Smith also known as Paul David Smith
LATE OF Cambridge
IN THE COUNTY OF MIDDLESEX
NOTICE
A petition has been presented in the above captioned matter praying that a certain instrument purporting to be the last will of said deceased may be proved and allowed and that Julia Smith of Cambridge in the County of Middlesex be appointed executrix without giving surety on her bond.

If you desire to object to the allowance of said petition, you or your attorney must file a written appearance in said Court at Cambridge on or before 10:00 a.m. in the forenoon on May 13, 1999.

In addition you must file a written affidavit of objections to the petition, stating the specific facts and grounds upon which the objection is based, within (30) days after the return day (or such other time as the Court, on motion with notice to the petitioner, may allow) in accordance with Probate Rule 16.

WITNESS, Sheila E. McGovern, Esquire, First Justice of said Court at Cambridge, the eighth day of April in the year of our Lord one thousand nine hundred ninety nine.

Marie A. Gardin
Acting Register of Probate Court

AD #826214
Cambridge Chronicle, 4/22/99

SMITH ESTATE
LEGAL NOTICE
COMMONWEALTH OF MASSACHUSETTS
THE TRIAL COURT
THE PROBATE AND FAMILY COURT DEPARTMENT
PROBATE OF WILL
WITHOUT SURETIES
MIDDLESEX, SS DIVISION
DOCKET NO. 99P1629EP
ESTATE OF Grace R. Smith Also Known as Grace Smith and Grace Rutherford Smith
LATE OF Cambridge
IN THE COUNTY OF MIDDLESEX
NOTICE
A petition has been presented in the above captioned matter praying that a certain instrument purporting to be the last will of said deceased may be proved and allowed and that Charles W. Gordon, Jr. of Boston in the County of Suffolk be appointed executor without giving surety on his bond.

If you desire to object to the allowance of said petition, you or your attorney must file a written appearance in said Court at Cambridge on or before 10:00 a.m. in the forenoon on May 10, 1999.

In addition you must file a written affidavit of objections to the petition, stating the specific facts and grounds upon which the objection is based, within (30) days after the return day (or such other time as the Court, on motion with notice to the petitioner, may allow) in accordance with Probate Rule 16.

WITNESS, Sheila E. McGovern, Esquire, First Justice of said Court at Cambridge, the fifth day of April in the year of our Lord one thousand nine hundred ninety nine.

Marie A. Gardin
Acting Register of Probate Court

AD #826218
Cambridge Chronicle, 4/22/99

TSOTSI ESTATE
LEGAL NOTICE
COMMONWEALTH OF MASSACHUSETTS
THE TRIAL COURT
THE PROBATE AND FAMILY COURT DEPARTMENT
PROBATE OF WILL
WITH/WITHOUT SURETIES
MIDDLESEX, SS DIVISION
DOCKET NO. 99P1640EP
ESTATE OF George D. Tsotsi also known as George Dean Tsotsi
LATE OF Cambridge
IN THE COUNTY OF MIDDLESEX
NOTICE
A petition has been presented in the above captioned matter praying that a certain instrument purporting to be the last will of said deceased may be proved and allowed and that Loretta R. Athanase of Somerville in the County of Middlesex be appointed executrix without giving surety on her bond.

If you desire to object to the allowance of said petition, you or your attorney must file a written appearance in said Court at Cambridge on or before 10:00 a.m. in the forenoon on May 10, 1999.

In addition you must file a written affidavit of objections to the petition, stating the specific facts and grounds upon which the objection is based, within (30) days after the return day (or such other time as the Court, on motion with notice to the petitioner, may allow) in accordance with Probate Rule 16.

WITNESS, Sheila E. McGovern, Esquire, First Justice of said Court at Cambridge, the fifth day of April in the year of our Lord one thousand nine hundred ninety nine.

Marie A. Gardin
Acting Register of Probate Court

AD #829656
Cambridge Chronicle, 4/22/99

VENDING BIDS
LEGAL NOTICE
CITY OF CAMBRIDGE
PURCHASING DEPARTMENT
Sealed bids will be received at the Office of the Purchasing Agent, Room 211A, City Hall, Cambridge, Mass. 02139-3219, until 11:00 A.M. **MAY 6, 1999** at which time and place they will be publicly opened and read for furnishing the following to the City of Cambridge:

PLASTIC MOLDED WASTE CONTAINERS
VENDING MACHINES FOR GOLF COURSE
GOLF COURSE CHEMICALS & FERTILIZERS

The City of Cambridge reserves the right to waive any minor informalities or to reject any or all bids if it is in the City's best interest to do so. Specifications may be obtained at the Office of the Purchasing Agent. Each bid must be in a sealed envelope marked "Bid for (Commodity/Service)" and addressed to Andrea J. Spears, Acting Purchasing Agent.

Andrea J. Spears
Acting Purchasing Agent

AD #830133
Cambridge Chronicle, 4/22/99

WASHKEN
LEGAL NOTICE
THE COMMONWEALTH OF MASSACHUSETTS
LAND COURT
DEPARTMENT OF THE TRIAL COURT
CASE NO. 255676
To David J. Washken and all persons entitled to the benefit of the Soldiers' and Sailors' Civil Relief Act of 1940 as amended: Aames Capital Corporation claiming to be the holder of mortgage covering real property in Cambridge, Massachusetts, numbered 39 Lee Street, Building #39, Unit #2 of the New Lee Street Condominium given by David J. Washken to FHB Funding Corp. dated March 25, 1997, and recorded with the Middlesex County (Southern District) Registry of Deeds at Book 27173, Page 277 has filed with said court a complaint for authority to foreclose said mortgage in the manner following: by entry and possession and exercise of power of sale.

If you are entitled to the benefits of the Soldiers' and Sailors' Civil Relief Act of 1940 as amended and you object to such foreclosure you or your attorney should file a written appearance and answer in said court at Boston on or before the 24th day of May 1999, or you may be forever barred from claiming that such foreclosure is invalid under said act.

Witness, PETER W. KILBORN, Chief Justice of said Court this 12th day of April 1999

Charles W. Trombly, Jr.
Recorder

AD #825929
Cambridge Chronicle, 4/22/99

YARDS PROTECTION
LEGAL NOTICE
CITY OF CAMBRIDGE
MASSACHUSETTS
PUBLIC NOTICE
RELATIVE TO ZONING
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 **Wednesday, May 5, 1999 at 6:00 p.m.** in the **Sullivan Chamber, City Hall, 795 Massachusetts Avenue, 2nd floor,** Cambridge, Massachusetts, on the Marilyn Zoeller Wellons, et al petition to amend the text of the Zoning Ordinance of the City of Cambridge relative to Yards Protection as follows:

A. In Article 2.000 - Definitions, amend the definition of "Green Area" to read as follows:

Green Area

A landscape of area of land associated with and located on the same tract of land as a major building or group of buildings in relation to which it serves to provide light and air, or scenic, recreational or similar purposes. Green area shall, except as stated below, be completely planted with living trees, grass, ground cover, bushes, shrubs, and/or similar vegetation, as well as water and other natural features of the site. Pervious ground covers such as wood shavings may be used, but only as mulch beneath vegetation.

Such area may not include any portion of the lot used for parking access drives or other hard surface areas, except walks and terraces designed and intended for non-vehicular use. However, in no case shall hard surfaced walks and terraces exceed twenty-five (25) percent of the total required green area.

Green area shall consist of open space at grade, with vegetation as stated above. It shall be open and unobstructed to the sky. It shall consist of friable, permeable material (including but not limited to loam, gravel, sand and crushed stone, and including naturally occurring soil, bedrock, and incidental pipes and other underground utilities) having a minimum depth of three feet. Said land shall be capable of supporting the growth of trees, grass, ground cover, bushes, shrubs, and similar vegetation.

B. Amend Section 4.21.c. to read as follows:

Provision of parking for occupants, employees, customers, or visitors shall be considered as an accessory use, provided that:

(1) where accessory to residential uses, such parking shall be limited to the accommodation of three passenger vehicles, or two passenger vehicles for each dwelling unit, whichever is greater, and

(2) an accessory building used for garage purposes shall be limited to the accommodation of one passenger vehicle.

C. Amend Section 4.21.d. to read as follows:

A customary home occupation or the office of a resident physician, dentist, attorney-at law, architect, engineer, or member of other recognized profession shall be considered as an accessory use, provided that:

(1) no more than three persons shall practice or be employed on the premises at any one time, and

(2) said use shall not occur in an accessory building.

D. Amend Section 4.21.g.(2) to read as follows:

The total area of uses accessory to the principal use except for non-structural parking facilities and driveways may not occupy more than 150 square feet of the area of the lot.

E. Amend Section 4.21.h. to read as follows:

An accessory building shall not occupy more than 150 square feet of the area of the lot. No side of an accessory building shall exceed 18 feet in length. An accessory building shall not be located nearer than ten (10) feet to the principal building or nearer than five (5) feet to any side or rear lot line or nearer to the front lot line than the minimum setback in the zoning district. No lot may contain more than one accessory building.

F. Amend Section 4.21.k. to read as follows:

No accessory building shall be constructed except at natural grade, nor may any accessory building exceed fifteen (15) feet in height above mean natural grade.

G. Add a new Section 4.21.o. reading as follows:

o. An ornamental pool shall be considered an allowed accessory use, subject to the following conditions:

(1) With regard to the ornamental pool itself:

(a) Its height shall not exceed two (2) feet above mean natural grade;
(b) It shall not exceed two (2) feet in depth; and
(c) It shall otherwise comply with the provisions of this section 4.21 with regard to the dimensions of accessory buildings.

(2) With regard to any structure or structures contained in the ornamental pool:

(a) The total area of said structures shall not occupy an area in excess of 15% of the area of the ornamental pool; and
(b) They shall otherwise comply with the provisions of this section 4.21 with regard to the dimensions of accessory buildings.

H. Delete section 5.22.3 as the zoning ordinance is numbered prior to the change in item H, below.

I. Insert a new Section 5.22 reading as follows, and renumber the existing Sections 5.22 and following accordingly.

5.22 Minimum Standards for Yards:

5.22.1 Office, Residence and Open Space Districts.

(1) Setbacks.
Buildings shall comply with these yard requirements by being set back above and below ground.

(2) Green area - general.
Three of the yards on a lot shall consist exclusively of green areas as defined in section 2.000. At a minimum, green area setback shall consist of permanently maintained densely planted trees and shrubs that may be expected to form within three (3) years after time of planting a continuous unbroken, year round visual screen. Every effort shall be made to retain the best existing trees in said setbacks to meet the requirements of this section in whole or in part. Plans for landscaping and maintenance shall be approved by the Committee on Public Planting as appointed by the City Manager. No Certificate of Occupancy may be granted until landscaping under the terms of this section is completed.

(3) Lots with more than four yards.
If the shape of a lot creates a situation where there are more than four yards, this green area requirement shall apply to three-fourths of the yards, rounded up if the calculation results in a fractional number.

(4) Lots in two or more zoning districts.
Where a zoning district boundary line or lines split a lot, a lot partially in an Office, Residence or Open Space district shall comply with provisions elsewhere in this zoning ordinance with regard to lots in two or more zoning districts, except that the setback and green area requirements of this section 5.22.1 shall apply to all parts of the lot regardless of zoning district.

(5) Lots abutting more restrictively zoned districts.
When any lot abuts a more restrictively zoned district or districts, all yards abutting the more restrictively zoned district(s) shall be designated as yards required to comply with the green area requirements of this section 5.22.1. This provision shall apply to that quantity of abutting yards numbering up to and including the maximum number of green area yards required. The total number of green yards required on a lot shall not be changed by the provisions of this subsection (5).

(6) Pedestrian and vehicular access.

(a) When a yard used to satisfy the green area requirement of this section 5.22.1 is a front yard, the green area may be interrupted by not more than one path for pedestrian access to the building. Said pedestrian path shall be constructed perpendicular to the lot line and shall be not more than 8 feet wide. The green area yard may also be interrupted by not more than one driveway constructed perpendicular to the lot line and which is not more than 12 feet wide.

(b) The sum of the widths of the said pedestrian path and driveway may not exceed the setback provided by the smallest of the yards provided on the lot.

(c) The areas allowed to be used for access under this subsection (6) shall be counted as part of the 25% of total required green area which is allowed to be used for hard surfaced walks and terraces for the front yard in which the access areas are constructed.

(7) Townhouse development

When a lot is used for townhouse development, the provisions of this footnote shall apply to the lot before subdivision into townhouse lots. Subdivision into townhouse lots shall be done in such a manner as to not affect the application of this footnote to the entire unsubdivided lot. In particular, the pedestrian path and driveway allowed by paragraph (4) shall apply to the lot before subdivision into townhouse lots and subdivision into townhouse lots **shall not** increase the number of pedestrian paths and driveways allowed.

5.22.2 Minimum standards for yards in office and residential construction in districts other than Office, Residence and Open Space Districts.

Buildings shall comply with Section 5.22.1.

5.22.3 Minimum standards for yards with regard to development other than office and residential uses in districts other than Office, Residence and Open Space Districts.

Buildings shall comply with the provisions of section 5.22.1 with regard to yards abutting Office, Residence and Open Space District as if the buildings were in an Office, Residence Or Open Space District except that

(1) yards abutting Office, Residence and Open Space Districts shall comply with the green area requirements of section 5.22.1 up to the maximum number of yards required in the same manner as stated in section 5.22.1.(5), and

(2) yard is not abutting Office, Residence and Open Space Districts shall not be subject to the requirements of this section.

Should there be no yard requirement in the district in which the building is constructed or should the applicable yard requirement be less than in the district abutted, buildings shall comply with the corresponding yard requirement of the district abutted.

5.22.4 Minimum standards for yards with regard to office and residential construction in districts other than Office, Residence and Open Space Districts in the event there is no yard requirement in the district in which the building is constructed with regard to yards on the lot abutting Office, Residence or Open Space Districts.

Construction shall comply with section 5.22.3 except that, in districts which otherwise have yard requirements, those other yard requirements shall be obeyed as well.

J. In Section 5.31.1, Table 5-1, delete footnote (k) with regard to yard requirements for the "Res. C-2B" District, and in Section 5.31.2 Footnotes, delete footnote (k) and Insert the following in place thereof: "Reserved".

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 Henrietta Davis, Chair

AD #824113
Cambridge Chronicle, 4/15, 4/22/99

1987 JEEP
LEGAL NOTICE
TO KAYSEA P. COLE OF EDGARTOWN, MA. PHILS TOWING SERVICE HAS HAD IN ITS POSSESSION YOUR 1987 JEEP WRANGLER SINCE 12/23/98 AND YOU HAVE NOT CLAIMED IT AFTER DUE NOTICE.

IT WILL BE SOLD AT PRIVATE SALE AT PHILS TOWING, VIN#2BCCL81K2HB500675

PHILS TOWING SERVICE
OWNER & OFFICER

AD#819454
Cambridge Chronicle, 4/8, 4/15, 4/22/99

1995 MERCURY
LEGAL NOTICE
TO ALVARO LOPEZ OF LOWELL, MA. PHILS TOWING SERVICE HAS HAD IN ITS POSSESSION YOUR 1995 MERCURY SINCE JANUARY 19, 1999 AND YOU HAVE NOT CLAIMED IT.

IT WILL BE SOLD AT PRIVATE SALE AT PHILS TOWING. VIN#3MASM10J6SR619393

PHILS TOWING SERVICE
OWNER & OFFICER

AD #818456
Cambridge Chronicle, 4/8, 4/15, 4/22/99

4/28 CC HEARING
LEGAL NOTICE
CITY OF SOMERVILLE
CONSERVATION COMMISSION
The **Conservation Commission** will hold a public hearing on **April 28, 1999** at the City Hall Annex, 50 Evergreen Ave, Somerville, MA at 8PM under Chapter 131, Section 40 of the MGL on the following:

Notice of Intent for proposed Installation of a stormwater Best Management Practice (BMP) treatment system for a 12" diameter drainage outfall (Somerville Outfall #005 near the Boston Avenue Bridge over the Mystic River, Map #1, Block F, Lot #1. Applicant is City of Somerville DPW, Engineering Division.

The regular monthly meeting convenes at 7:30PM prior to the above hearing. Visitors welcome.

Call 776-4160 for further information.
Cassandra Koutalidis, Chair

AD #826217
Cambridge Chronicle, 4/22/99

5/3 CDC HEARING
LEGAL NOTICE
MID CAMBRIDGE NEIGHBORHOOD CONSERVATION DISTRICT COMMISSION
Notice is hereby given that the Commission will hold a Public Hearing on Monday, May 3, 1999 at 5:30 PM in the third floor conference room at the City Hall Annex, 57 Inman Street, to consider the following applications for Certificate of Appropriateness under Article III and the Ordinance establishing the Commission:
MC-1674: 12 Centre Street: For review of non-binding Certificate of Appropriateness to install chase for zero clearance fireplaces. By Beardsley Rumi.
MC-1675: 4 Hancock Park: For review of non-binding Certificate of Appropriateness to construct shed dormer, restore entrance porch, add sun room of 100 square feet, and remove shed and fire escape. By Keith and Elizabeth Dionne.

John Moos, Chairman

AD #829654
Cambridge Chronicle, 4/22, 4/29/99

5/6 HISTORICAL HEARING
LEGAL NOTICE
CAMBRIDGE
HISTORICAL COMMISSION
Notice is hereby given that a public hearing will be held on **Thursday, May 6, 1999, at 4:00 PM at 831 Massachusetts Ave., basement,** to consider the following matters under M.G.L. Ch. 40C and Ch. 2.78 of the Code of the City of Cambridge:

Alterations to Designated Properties:
Case 912: 138 Brattle St., by Sandford Smith and Ellen Cates. Construct 2-story addition at rear.
Case 913: 5 Phillips Pl., by Weston College Corp. Construct handicap-accessibility ramp.
Demolition Review:
Case D-751: 350 Main St., by City of Cambridge (5:00 PM). Relocate firehouse (1894) on same lot.
Case D-752: 57 Clay St., by Applewood Development Group (5:30 PM). Raze 1-story buildings, ca. 1860-1920.
Landmark Designation Studies:
Case L-46: 25 Central Sq., Central Property Limited Partnership, owner (6:00 PM). Review draft study report and determine recommendation to City Council.
Neighborhood Conservation District Proceedings:
Petition to study area bounded by Willard, Foster, Lowell, and Mt. Auburn streets for designation as neighborhood conservation district (6:30 PM). Consider citizen petition for initiation of NCD study.

William B. King, Chairman

AD #829652
Cambridge Chronicle, 4/22, 4/29/99

5/9 AUCTION
LEGAL NOTICE
In accordance with the provisions of the Massachusetts Uniform Commercial Code, section 7-210; 'Enforcement of Warehouseman's Lien', all items maintained in storage for David Agee, Bob Davis, Stephanie Caruana, Char Carver, Tom Morgan, Eric Reid, Anne Ryan, Kamal Shariff, Mark Spatafore, Donna Sullivan, and Carlos Tambidiaz, by Mom's Moving Inc. will be offered at public auction May 9, 1999 at 9 am, 127 Smith Place, Cambridge, MA to satisfy storage costs now 3 months and more overdue.

AD #829516
Cambridge Chronicle, 4/22, 4/29/99

Miles mean money for cancer research

The next time you think you don't have enough free time, think of David Rowitch and Pamela Silver.

Rowitch, 38, is a cancer researcher for Dana-Farber Cancer Institute and an attending physician at Children's Hospital. He spends his days and nights in his lab at Dana-Farber Cancer Institute studying the causes of pediatric brain tumors, in addition to working in pediatric and newborn medicine.

Silver, 46, is a tenured professor at Harvard Medical School Department of Biological Chemistry and Molecular Pharmacology and runs a research lab at Dana-Farber where she studies cell biology and cell organization.

In their free time, Rowitch and Silver, both of Cambridge, are training for the Boston Marathon, running more than 40 miles each week and soliciting donations from friends and family members.

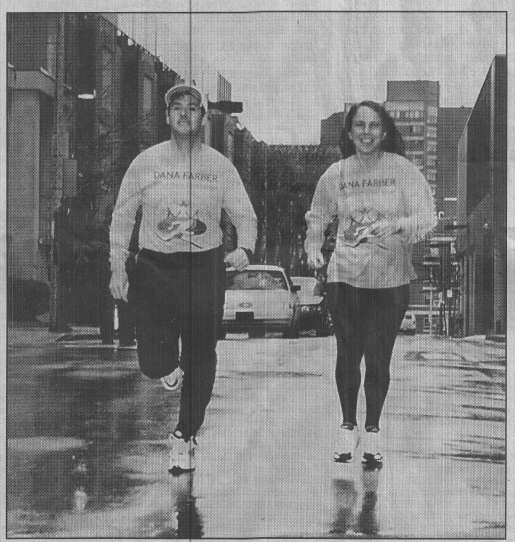
As members of the Dana-Farber Marathon Challenge team, the doctors are raising money for the Claudia Adams Barr Program in Innovative Basic Cancer Research, the program that is funding Rowitch's research in pediatric brain tumors. Rowitch was named a Barr Investigator for the 1998-99 academic year.

Silver was a Barr Investigator from 1993 to 1994 and still works at Dana-Farber Cancer Institute studying the details of cell division and cell organization.

Rowitch has been a runner since high school, but finding the time to train is getting more and more difficulty, he says.

"Running with the other members of the team is inspirational," he said. "The people who run for Dana-Farber are so highly motivated, running with them makes the hours of training really enjoyable."

For details about the Dana-Farber Marathon Challenge, call (781) 259-8881. Donations can be sent to DFMC, 154 Trapelo Road, Lincoln, 01773.



David Rowitch and Pamela Silver.

CRLS boys track team off to fast start

BY LAURANCE KIMBROUGH
Sports Correspondent

What else can the Cambridge Rindge and Latin School boys' track team accomplish? After two Class A titles and one All-State title earlier this year, it is apparent that track is back in Cambridge.

And if the outdoor team has anything to say about it, track will not only be back, but the Class A and All-State banners will be back as well this season.

So far this season, the Falcons are right where they left off. They are off to a quick 2-0 start with victories over Revere and Arlington. Just as they did during the past two seasons, the Falcons are looking to run laps around the rest of the Greater Boston League and find themselves undefeated at the end of the regular season.

"We have the talent to accomplish a lot, we just have to put it in the right places," said sophomore Adam Zeisel. "This season we want to prove that track is back in Cambridge."

> *"There aren't that many schools out there who have as much talent as we do."*
> Jeff Francis, senior

The Falcons return the majority of their runners from the outdoor season, along with a few additions that will make the team stronger. Junior sprinter Rodger Reddick and senior shotput and javelin specialist Dennis Dottin-Carter have already made their impact on this early season.

"There aren't that many schools out there who have as much talent as we do," said senior sprinter Jeff Francis.

If there is one thing the Falcons have going for them, it is experience. Seniors Francis, David Hantman, Renny Waldron, Kyle Baxter and Timmy Jones bring not only leadership, but bring winning experience to the group which will only help the Falcons in their run for glory.

"This team needs veteran leadership and experience to be successful," said Zeisel.

On the other hand, with the outdoor brings the addition of more field events. The long, triple and high jumps along with the discus, javelin and shotput are part of the mix in the outdoor season and can't be ignored if the Falcons expect to be successful.

Field events hurt the Falcons in their win against Arlington. However, with more repetitions, the Falcons are bound to be more of a threat on the field and the track. Jones and Baxter both have long jump experience and junior Joseph Exil-home will provide the punch in the discus and shotput.

With good reason, the Falcons are optimistic about their chances of obtaining triple crown glory (capturing cross-country, indoor and outdoor track titles). If the Falcons are able to do so, there will be no doubt that track is back and here to stay at CRLS.

"This is the season to step it up," said Zeisel. "We want to put Cambridge back on the track map and make a difference for years to come."

The boys and girls track teams are scheduled to visit Peabody today, April 15.

SPORTSWIRE

Tsunami scores big

The under-16 Cambridge Tsunami won the Strike One playoffs Sunday by defeating fourth place Melrose and second place Woburn in consecutive games.

Collie Wendel was outstanding in goal, while Micah Pierce, Nikias Stefanakis, Ian Milligan-Pate, Tarek Salameh, Noah Sussman, Nick Petschek and Kabir Mukaddam played two excellent games worth of controlled passing and shooting.

Also, the team recently defeated Reading United 7-2 with an outstanding performance by Micah Pierce, who had five goals.

A week later against Stoneham Thunder, despite missing sharpshooters Pierce and Jake Hannon, Cambridge woke up late in the first half and started a barrage of goal-scoring that just wouldn't quit. Cambridge won 11-1.

Ian Milligan-Pate scored multiple goals, as well as Junior Desrosiers, Kabir Mukaddam and Nikias Stefanakis. Tarek Salameh added a goal from a defensive position. Nick Petschek, Sebastiaan Kwakkenbos, Noah Sussman and Collie Wendel filled out the roster for this game.

The Tsunami players are looking forward to the spring outdoor season on their new teams, the Cambridge Hawks, the Cambridge Eagles, the

WIRE, page 35

Volleyball bounces back with first win

BY CHARBEL SALAMEH
Student Correspondent

After a disappointing 0-2 start to a season that was supposed to be filled with victories, the Falcons knew they had to pick up some wins last week.

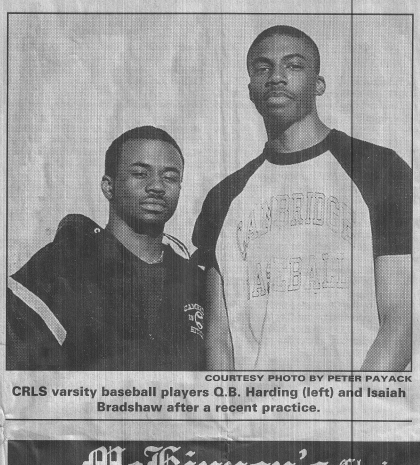
They were hoping to even their record, but only managed to pick up one win, making their record 1-3.

Last Wednesday, the Falcons opened up their first road game of the 1999 season. They visited the home of Boston Latin. The game started off in favor of the Boston Latin team, but the Falcons never gave up.

They continued to fight and push, eventually winning the second and third games. The game lasted just about two hours.

On Friday, the Falcons came back home for their first meeting with league rivals Newton South. The Falcons had high hopes to beat their rivals. They were pumped up and ready to win. The Falcons played a well executed offensive game, and a well played defensive game at most times. After trailing 6-2 in the first game the Falcons took the lead by 8-6.

VOLLEYBALL, page 35



COURTESY PHOTO BY PETER PAYACK

CRLS varsity baseball players Q.B. Harding (left) and Isaiah Bradshaw after a recent practice.

Late hit propels Falcons over Belmont

BY SEAN SMYTH
CNC Staff

This was one of those games which you thought it was possible no one would win.

With a couple of lead changes and continual rallies, the result of Thursday afternoon's Belmont vs. Cambridge Rindge and Latin School baseball game at Rindge Field was in doubt until the final pitch — indeed a hit in the bottom of the seventh was what lifted the Falcons to 2-0, pulling off the 8-7 victory.

Despite success of some sort against Belmont in the past, it's been a while since the Cambridge 9 has been able to knock off their neighbors to the west.

BASEBALL, page 35

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U.S.D.A. CHOICE NEW YORK SIRLOIN STEAK $1.99 lb.
FRESH GRADE "A" CHICKEN BREASTS 99¢ lb.
LEAN, BONELESS SIRLOIN PORK CHOPS $1.49 lb.
THIN SLICED EXTRA LEAN BOILED HAM $1.99 lb.
LEAN PURE PORK ITALIAN SAUSAGES 99¢ lb.
LEAN ABERDEEN BACON 99¢ lb.
FRESH GRADE "A" CHICKEN LEG QUARTERS 39¢ lb.
FRESH GRADE "A" BONELESS SKINLESS CHICKEN BREASTS $1.99 lb.
COLONIAL EXTRA MILD FRANKS 99¢ lb.
FRESH JUMBO EGGS 89¢ dz.
THIN SLICED WHITE AMERICAN CHEESE $1.99 lb.

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Late hit propels Falcons over Belmont

BASEBALL, from page 36

Pitcher Sam Osceola earned the win for Rindge and Latin. A single from senior shortstop Mike Lewis won the game for the Falcons in the bottom of the seventh, scoring Kareem Marshall.

"I guess the team that was going to bat last was going to win it. That was us. Fortunately, we were able to pull it out," said Cambridge coach Paul Sullivan.

The Falcons improved to 2-0 Monday with a 6-4 win over Brookline.

"Cambridge is a good team," said third-year Belmont coach Peter Noone, whose team is expected to compete for the Middlesex League title despite not qualifying for the postseason since 1992. "We did a lot to beat ourselves, too."

Several balls misplayed by the Marauders allowed Cambridge to jump out to a three-run edge after the first inning. Senior center fielder Q.B. Harding was brought home on a single from senior DH Garrett Tingle in the second inning, expanding the Falcons' edge to four runs.

Belmont scored one run in the second and added two in the third to pull within a run of CRLS. A wild pitch in the fourth inning scored junior second baseman David Graham, giving Cambridge a 5-3 edge.

In the fourth, Belmont's bats came alive and touched Osceola for four runs, giving the visitors their first lead of the afternoon, 7-5.

Cambridge would only yield two hits the rest of the way. Graham stole home as part of a double steal in the sixth to cut the Falcons' shortfall to one.

In the seventh, Noone replaced Belmont starter Justin Kittle with Andrew Creedon. Creedon put runners on second and third and Joe Brusch scored on a ground out. Three batters later, Lewis came through with a bloop single that brought home Marshall.

The ball looked as if it was going deep but was pushed closer to the infield thanks to a strong wind which turned Rindge into a dustbowl for the majority of the afternoon. Noone attempted to argue that the ball should have been called an infield fly and subject to the infield fly rule, but to no avail.

The Falcons were scheduled to play Malden on Wednesday and will host Arlington on Friday, April 16, 3:30 p.m., at Rindge Field.

Volleyball bounces back with first win

VOLLEYBALL, from page 36

The teams exchanged many side outs and the Newton South team came up with a 15-11 victory.

In game number two, the Falcons played a close game with the Newton South team. Then, the Falcons hit a passing slump. With the score tied at 6, the Falcons committed four passing errors in a row giving Newton South a 10-6 lead.

The Falcons eventually closed it to 11-8, but it was too late. Newton South came out with a victory.

The Falcons plan to improve their record to 3-3 by the end of this week. The Falcons played new league member Lincoln-Sudbury last Tuesday. They are scheduled to play at Waltham today at 4 p.m.

Charbel Salameh is captain of the CRLS boys volleyball team.

Baseball league honors McGrath, Barberian

After more than 10 years of dedicated work, the two pillars of the Central Division of Cambridge Little Baseball — Mike McGrath and Frank Barberian — have stepped down.

"These two exceptional men have given so much of themselves for more than a decade, without ever asking for anything in return," Phillip Hyde, acting president, said at a recent meeting.

"The children of central Cambridge owe a great debt to both of them and they never should be forgotten," he continued. "In Mike's honor, the annual skills competition has been renamed the Mike McGrath Skills Competition. And in Frank's honor, the league will hold an all-star game for 8-year-olds."

An emergency volunteer board is now running the division made up of parents and coaches and will serve until elections are held in the fall.

Other members of the acting board include: Andrea Kontos, vice president; Maria Freddura, secretary; Naomi Moran and Mike Shia, co-treasurers; and Mike Steinkraus, player agent.

Tryouts have already been held but openings for boys and girls are still available for the majors (ages 10 to 12) and minors (ages 7 to 9). For children ages 5 and 6 the league offers the farm league starting May 1. To find out more, call Hyde at 547-3495. All farm league and major league games are played at Lindstrom Field adjacent to the Morse School on Granite Street. Minor league games are played across Memorial Drive at Magazine Beach. Play begins April 26.

LEGAL NOTICES

YARDS PROTECTION
LEGAL NOTICE
CITY OF CAMBRIDGE
MASSACHUSETTS
PUBLIC NOTICE
RELATIVE TO ZONING
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 **Wednesday, May 5, 1999 at 6:00 p.m.** in the **Sullivan Chamber, City Hall, 795 Massachusetts Avenue, 2nd floor,** Cambridge, Massachusetts, on the Marilyn Zoeller Wellons, et al petition to amend the text of the Zoning Ordinance of the City of Cambridge relative to Yards Protection as follows:

A. In Article 2.000 - Definitions, amend the definition of "Green Area" to read as follows:
Green Area
A landscape of area of land associated with and located on the same tract of land as a major building or group of buildings in relation to which it serves to provide light and air, or scenic, recreational or similar purposes. Green area shall, except as stated below, be completely planted with living trees, grass, ground cover, bushes, shrubs, and/or similar vegetation, as well as water and other natural features of the site. Pervious ground covers such as wood shavings may be used, but only as mulch beneath vegetation.

Such area may not include any portion of the lot used for parking access drives or other hard surface areas, except walks and terraces designed and intended for non-vehicular use. However, in no case shall hard surfaced walks and terraces exceed twenty-five (25) percent of the total required green area.

Green area shall consist of open space at grade, with vegetation as stated above. It shall be open and unobstructed to the sky. It shall consist of friable, permeable material (including but not limited to loam, gravel, sand and crushed stone, and including naturally occurring soil, bedrock, and incidental pipes and other underground utilities) having a minimum depth of three feet. Said land shall be capable of supporting the growth of trees, grass, ground cover, bushes, shrubs, and similar vegetation.

B. Amend Section 4.21.c. to read as follows:

Provision of parking for occupants, employees, customers, or visitors shall be considered as an accessory use, provided that:

(1) where accessory to residential uses, such parking shall be limited to the accommodation of three passenger vehicles, or two passenger vehicles for each dwelling unit, whichever is greater, and

(2) an accessory building used for garage purposes shall be limited to the accommodation of one passenger vehicle.

C. Amend Section 4.21.d. to read as follows:
A customary home occupation or the office of a resident physician, dentist, attorney-at law, architect, engineer, or member of other recognized profession shall be considered as an accessory use, provided that:

(1) no more than three persons shall practice or be employed on the premises at any one time, and

(2) said use shall not occur in an accessory building.

D. Amend Section 4.21.g.(2) to read as follows:

The total area of uses accessory to the principal use except for non-structural parking facilities and driveways may not occupy more than 150 square feet of the area of the lot.

E. Amend Section 4.21.h. to read as follows:

An accessory building shall not occupy more than 150 square feet of the area of the lot. No side of an accessory building shall exceed 18 feet in length. An accessory building shall not be located nearer than ten (10) feet to the principal building or nearer than five (5) feet to any side or rear lot line or nearer to the front lot line than the minimum setback in the zoning district. No lot may contain more than one accessory building.

F. Amend Section 4.21.k. to read as follows:

No accessory building shall be constructed except at natural grade, nor may any accessory building exceed fifteen (15) feet in height above mean natural grade.

G. Add a new Section 4.21.o. reading as follows:

o. An ornamental pool shall be considered an allowed accessory use, subject to the following conditions:

(1) With regard to the ornamental pool itself:

(a) Its height shall not exceed two (2) feet above mean natural grade;
(b) It shall not exceed two (2) feet in depth; and
(c) It shall otherwise comply with the provisions of this section 4.21 with regard to the dimensions of accessory buildings.

(2) With regard to any structure or structures contained in the ornamental pool:

(a) The total area of said structures shall not occupy an area in excess of 15% of the area of the ornamental pool; and
(b) They shall otherwise comply with the provisions of this section 4.21 with regard to the dimensions of accessory buildings.

H. Delete section 5.22.3 as the zoning ordinance is numbered prior to the change in item H, below.

I. Insert a new Section 5.22 reading as follows, and renumber the existing Sections 5.22 and following accordingly.

5.22 Minimum Standards for Yards:

5.22.1 Office, Residence and Open Space Districts.

(1) Setbacks.
Buildings shall comply with these yard requirements by being set back above and below ground.

(2) Green area - general.
Three of the yards on a lot shall consist exclusively of green areas as defined in section 2.000. At a minimum, green area setback shall consist of permanently maintained densely planted trees and shrubs that may be expected to form within three (3) years after time of planting a continuous unbroken, year round visual screen. Every effort shall be made to retain the best existing trees in said setbacks to meet the requirements of this section in whole or in part. Plans for landscaping and maintenance shall be approved by the Committee on Public Planting as appointed by the City Manager. No Certificate of Occupancy may be granted until landscaping under the terms of this section is completed.

(3) Lots with more than four yards.
If the shape of a lot creates a situation where there are more than four yards, this green area requirement shall apply to three-fourths of the yards, rounded up if the calculation results in a fractional number.

(4) Lots in two or more zoning districts.
Where a zoning district boundary line or lines split a lot, a lot partially in an Office, Residence or Open Space district shall comply with provisions elsewhere in this zoning ordinance with regard to lots in two or more zoning districts, except that the setback and green area requirements of this section 5.22.1 shall apply to all parts of the lot regardless of zoning district.

(5) Lots abutting more restrictively zoned districts.
When any lot abuts a more restrictively zoned district or districts, all yards abutting the more restrictively zoned district(s) shall be designated as yards required to comply with the green area requirements of this section 5.22.1. This provision shall apply to that quantity of abutting yards numbering up to and including the maximum number of green area yards required. The total number of green yards required on a lot shall not be changed by the provisions of this subsection (5).

(6) Pedestrian and vehicular access.

(a) When a yard used to satisfy the green area requirement of this section 5.22.1 is a front yard, the green area may be interrupted by not more than one path for pedestrian access to the building. Said pedestrian path shall be constructed perpendicular to the lot line and shall be not more than 8 feet wide. The green area yard may also be interrupted by not more than one driveway constructed perpendicular to the lot line and which is not more than 12 feet wide.

(b) The sum of the widths of the said pedestrian path and driveway may not exceed the setback provided by the smallest of the yards provided on the lot.

(c) The areas allowed to be used for access under this subsection (6) shall be counted as part of the 25% of total required green area which is allowed to be used for hard surfaced walks and terraces for the front yard in which the access areas are constructed.

(7) Townhouse development

When a lot is used for townhouse development, the provisions of this footnote shall apply to the lot before subdivision into townhouse lots. Subdivision into townhouse lots shall be done in such a manner as to not affect the application of this footnote to the entire unsubdivided lot. In particular, the pedestrian path and driveway allowed by paragraph (4) shall apply to the lot **before** subdivision into townhouse lots and subdivision into townhouse lots **shall not** increase the number of pedestrian paths and driveways allowed.

5.22.2 Minimum standards for yards in office and residential construction in districts other than Office, Residence and Open Space Districts.

Buildings shall comply with Section 5.22.1.

5.22.3 Minimum standards for yards with regard to development other than office and residential uses in districts other than Office, Residence and Open Space Districts.

Buildings shall comply with the provisions of section 5.22.1 with regard to yards abutting Office, Residence and Open Space Districts as if the buildings were in an Office, Residence Or Open Space District except that

(1) yards abutting Office, Residence and Open Space Districts shall comply with the green area requirements of section 5.22.1 up to the maximum number of yards required in the same manner as stated in section 5.22.1(5), and

(2) yard is not abutting Office, Residence and Open Space Districts shall not be subject to the requirements of this section.

Should there be no yard requirement in the district in which the building is constructed or should the applicable yard requirement be less than in the district abutted, buildings shall comply with the corresponding yard requirement of the district abutted.

5.22.4 Minimum standards for yards with regard to office and residential construction in districts other than Office, Residence and Open Space Districts in the event there is no yard requirement in the district in which the building is constructed with regard to yards on the lot abutting Office, Residence or Open Space Districts.

Construction shall comply with section 5.22.3 except that, in districts which otherwise have yard requirements, those other yard requirements shall be obeyed as well.

J. In Section 5.31.1, Table 5-1, delete footnote (k) with regard to yard requirements for the "Res. C-2B" District, and in Section 5.31.2 Footnotes, delete footnote (k) and insert the following in place thereof "Reserved".

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 Henrietta Davis, Chair

AD #823114
Cambridge Chronicle, 4/15, 4/22/99

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129 FRANKLIN STREET
LEGAL NOTICE
MORTGAGEE'S SALE OF
REAL ESTATE

Premises: 129 Franklin Street, Cambridge, Massachusetts

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Kennedy Lofts Associates Limited Partnership to Massachusetts Housing Finance Agency, dated May 2, 1989, and recorded with Middlesex County South Registry of Deeds in Book 19810, Page 276, and registered as Document No.798700 in the Land Registration District of Southern Middlesex County, of which mortgage the undersigned is the present holder, for breach of the conditions of said mortgage and for the purpose of foreclosing the same will be sold at a Public Auction at 10:00 a.m. on April 22, 1999, upon the mortgaged premises at 129 Franklin Street, Cambridge, Massachusetts, all the grantor's right title and interest in and to a certain leasehold interest, as set forth in a Notice of Lease dated as of May 2, 1989 executed by Kennedy Lofts Associates Limited Partnership, as tenant, and Massachusetts Institute of Technology, as landlord, and recorded with the Middlesex County South Registry of Deeds in Book 19810, Page 267, and registered as Document No. 798697 in the Land Registration District of Southern Middlesex County, in the premises described in said mortgage to wit:

Certain parcels of land situated in Cambridge, Middlesex County, Commonwealth of Massachusetts, shown as Parcel 1 and Parcel 2 on a plan prepared by Fay, Spofford & Thorndike, Inc., entitled: "Plan of Land in Cambridge, MA owned by Massachusetts Institute of Technology dated February 6, 1989" bounded and described as follows:

PARCEL 1

Beginning at a point, said point being the intersection of the southerly street line of Green Street (Public Way) and the easterly street line of Brookline Street (Public Way); thence running

S.51°-36'-22"E. by the southerly street line of Green Street (Public Way) Four Hundred Eleven and 14/100 (411.14) feet; thence turning and running
S.38°-25'-50"W. by land, now or formerly, of Massachusetts Institute of Technology (PARCEL 3) Two Hundred and 22/100 (200.22) feet to a point on the northerly street line of Franklin Street; thence turning and running
N.51°-34'-10"W. by the northerly street line of Franklin Street (Public Way) Three Hundred Thirty-Seven and 60/100 (337.60) feet to a point on the northerly street line of Franklin Street; thence turning and running
N.38°-25'-50"E. by land, now or formerly, of Massachusetts Institute of Technology (PARCEL 2) Ninety-Eight and 90/100 (98.90) feet; thence turning and running

N.51°-18'-42"W. by land, now or formerly, of Massachusetts Institute of Technology (PARCEL 2) Sixty-Five and 48/100 (65.48) feet to a point on the easterly street line of Brookline Street; thence turning and running
N.33°-51'-20"E. by the easterly street line of Brookline Street (Public Way) One Hundred One and 07/100 (101.07) feet to a point, said point being the intersection of the easterly street line of Brookline Street (Public Way) and the southerly street line of Green Street (Public Way), said point also being the point of beginning.

Containing Seventy-Four Thousand Five Hundred Seventy-One (74,571) square feet, more or less, according to said plan.

Parcel 1 includes a portion of a parcel of registered land described as Parcel Four on Transfer Certificate of Title No. 132076, said Parcel 4 being bounded and described as follows:

Northeasterly by Green Street, forty-five feet;
Southeasterly by land now or formerly of Inez L. Clark et al., one hundred feet;
Southwesterly by land now or formerly of Simplex Wire & Cable Company, forty-five feet; and
Northwesterly by land now or formerly of National Biscuit Company, one hundred feet.

All of said boundaries are determined by the court to be located as shown on a plan, as modified and approved by the Court, filed in the Land Registration Office, a copy of a portion of which is filed in the Registry of Deeds for the South Registry District of Middlesex County in Registration Book 84, Page 157, with Certificate 12764. (Plan 8232A)

PARCEL 2

Beginning at a point, said point being the intersection of the easterly street line of Brookline Street (Public Way) and the northerly street line of Franklin Street (Public Way); thence running

N.33°-51'-20"E. by the easterly street line of Brookline Street (Public Way) Ninety-Nine and 52/100 (99.52) feet; thence turning and running
S.51°-18'-42"E. by land, now or formerly, of Massachusetts Institute of Technology (PARCEL 1) Sixty-Five and 48/100 (65.48) feet; thence turning and running
S.38°-25'-50"W. by land, now or formerly, of Massachusetts Institute of Technology (PARCEL 1) Ninety-Eight and 90/100 (98.90) feet to a point on the northerly street line of Franklin Street; thence turning and running
N.51°-34'-10"W. by the northerly street line of Franklin Street (Public Way) Fifty-Seven and 54/100 (57.54) feet to a point, said point being the intersection of the northerly street line of Franklin Street (Public Way) and the easterly street line of Brookline Street (Public Way), said point also being the point of beginning.

Containing Six Thousand Ninety-Two (6,092) square feet, more or less, according to said plan.

Said premises to be conveyed subject to and with the benefit of all restrictions, easements, improvements, outstanding tax titles, municipal or other public taxes, assessments, liens or claims in the nature of liens, rights of persons in possession and existing encumbrances of record created prior to the mortgage.

No representations, express or implied, are made with respect to any matter concerning the premises which will be sold "as is".

TERMS OF SALE: Twenty-Five Thousand Dollars ($25,000.00) of the purchase price must be paid in cash, certified check, bank treasurer's or cashier's check at the time and place of the sale by the purchaser and the balance of the purchase price shall be paid in cash, federal wire, certified check, bank treasurer's or cashier's check within thirty (30) days after the date of sale. The Twenty-Five Thousand Dollars ($25,000.00) shall be deposited in escrow with and held by the mortgagee, Massachusetts Housing Finance Agency, One Beacon Street, Boston, Massachusetts 02108.

The deed shall be delivered when the balance of the purchase price is paid.

Other terms to be announced at the sale.

MASSACHUSETTS HOUSING
FINANCE AGENCY
Present Holder of Said Mortgage
By: Brian DeLorey, Director
of Multi-Family Asset Management

AD #814625
Cambridge Chronicle, 4/1, 4/8, 4/15/99

1987 JEEP
LEGAL NOTICE

TO KAYSEA P. COLE OF EDGARTOWN, MA. PHIL'S TOWING SERVICE HAS HAD IN ITS POSSESSION YOUR 1987 JEEP WRANGLER SINCE 12/23/98 AND YOU HAVE NOT CLAIMED IT AFTER DUE NOTICE.

IT WILL BE SOLD AT PRIVATE SALE AT PHIL'S TOWING.
VIN#2BCCL81K2HB500675

PHIL'S TOWING SERVICE
OWNER & OFFICER

AD#819453
Cambridge Chronicle, 4/8, 4/15, 4/22/99

1995 MERCURY
LEGAL NOTICE

TO ALVARO LOPEZ OF LOWELL, MA. PHIL'S TOWING SERVICE HAS HAD IN ITS POSSESSION YOUR 1995 MERCURY SINCE JANUARY 19, 1999 AND YOU HAVE NOT CLAIMED IT.

IT WILL BE SOLD AT PRIVATE SALE AT PHIL'S TOWING.
VIN#3MASM10J6SR619393

PHIL'S TOWING SERVICE
OWNER & OFFICER

AD #818455
Cambridge Chronicle, 4/8, 4/15, 4/22/99

4-12 JFK ST. LICENSE
LEGAL NOTICE
CITY OF CAMBRIDGE
BOARD OF LICENSE
COMMISSIONERS

Notice is hereby given under General Laws, Chapter 138, as amended, that Wursthaus, Inc., Lewis Sassoon, Trustee, holder of an All Alcoholic Beverages as a Restaurant license at 4-12 John F. Kennedy Street, has applied for an extension of its inactive license.

A hearing on this application will be held on Tuesday evening, April 27, 1999 at six o'clock in the Michael J. Lombardi Municipal Building, 831 Massachusetts Avenue, Basement Conference Room, Cambridge, MA 02139.

Benjamin Barnes
Kevin Fitzgerald
Henry Breen
License Commission

AD #820512
Cambridge Chronicle, 4/15/99

SPORTSWIRE

WIRE, from page 36

Cambridge World Cup, Spirit of Mass, and Boston Lightning FC.

Peewees B pull upset over Haverhill

The Peewees B team defeated Cape Ann last Saturday and then completed its season with a hard-fought victory over frontrunner Haverhill last Tuesday, breaking the first place tie to become sole Division Champions.

Cambridge will go on to the league playoffs this weekend.

In recent action, the tone for the Peewees B game on Sunday, March 14, was set before the puck dropped when first-place Haverhill switched with a weaker team to play an undermanned Cambridge team.

The Falcons came out strong. Ashley Milley put Cambridge on the board with a rebound goal assisted by linemates Nathan Leva and Jared Cohen. Cambridge's second goal was also scored by Milley, on a centering pass by Scott Aidieus.

The game-winner was scored by powerful sharpshooter Terry West, who muscled the puck in past five Haverhill players. John Collins was strong in goal, while Renaldo Mili, Jaime Wendel and Danny Poisson anchored the defense, shutting down three of the four top scorers in the Valley League.

Cohen unselfishly helped out on defense during the second half of the game, relieving the exhausted blueliners. Andrew Masse, Kaz Shuman, Daniel Calano, and Jesse Knapp-Stumpp kept up the offensive pressure throughout.

The team went on to win its next game against Andover. Once again, Terry West was key, opening up the Cambridge scoring with an excellent shot on a rebound. The second win puts Cambridge in good position to pull ahead of league leader Haverhill.

It's Magic

The Cambridge Magic, an under-14 girls soccer team, recently played an evenly matched Dover-Sherborn to a 1-1 tie.

Cambridge often dominated the game, but the team was unable to hold on to its lead. Katherine Mackey made some outstanding saves in goal, while Jennah Epstein-Kraus scored Cambridge's goal.

Group touts soccer field safety

The Massachusetts State Soccer Association held a press conference last week at the law offices of Frisoli and Frisoli to announce the "Minimum Standards of Soccer Field Safety" in the state.

Assistant Cambridge City Manager Richard Rossi was slated to announce the city's commitment of approximately $2 million toward the renovation and lighting of Cambridge soccer fields.

In March, the Massachusetts State Soccer Association adopted Minimum Standards of Soccer Field Safety — Outdoors which are advisory in 1999 and mandatory as of Jan. 1, 2000.

The purpose is to educate municipalities about unsafe playing conditions, to protect youth and adult soccer players from unnecessary injuries, and to ensure accountability for cities and towns that ignore basic safety issues.

A copy of these field safety standards have been mailed to the Parks and Recreation Department of every city and town in Massachusetts and is available on MASS Soccer Web site at www.MASS_Soccer.org.

Miles mean money for cancer research

The next time you think you don't have enough free time, think of David Rowitch and Pamela Silver.

Rowitch, 38, is a cancer researcher for Dana-Farber Cancer Institute and an attending physician at Children's Hospital. He spends his days and nights in his lab at Dana-Farber Cancer Institute studying the causes of pediatric brain tumors, in addition to working in pediatric and newborn medicine.

Silver, 46, is a tenured professor at Harvard Medical School Department of Biological Chemistry and Molecular Pharmacology and runs a research lab at Dana-Farber where she studies cell biology and cell organization.

In their free time, Rowitch and Silver, both of Cambridge, are training for the Boston Marathon, running more than 40 miles each week and soliciting donations from friends and family members.

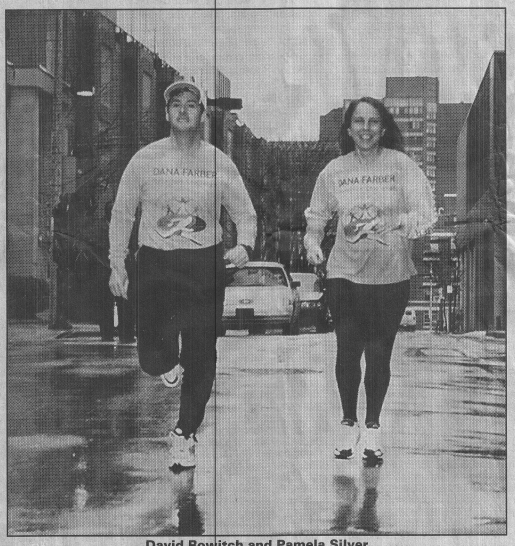
As members of the Dana-Farber Marathon Challenge team, the doctors are raising money for the Claudia Adams Barr Program in Innovative Basic Cancer Research, the program that is funding Rowitch's research in pediatric brain tumors. Rowitch was named a Barr Investigator for the 1998-99 academic year.

Silver was a Barr Investigator from 1993 to 1994 and still works at Dana-Farber Cancer Institute studying the details of cell division and cell organization.

Rowitch has been a runner since high school, but finding the time to train is getting more and more difficulty, he says.

"Running with the other members of the team is inspirational," he said. "The people who run for Dana-Farber are so highly motivated, running with them makes the hours of training really enjoyable."

For details about the Dana-Farber Marathon Challenge, call (781) 259-8881. Donations can be sent to DFMC, 154 Trapelo Road, Lincoln, 01773.



David Rowitch and Pamela Silver.

CRLS boys track team off to fast start

BY LAURANCE KIMBROUGH
Sports Correspondent

What else can the Cambridge Rindge and Latin School boys' track team accomplish? After two Class A titles and one All-State title earlier this year, it is apparent that track is back in Cambridge.

And if the outdoor team has anything to say about it, track will not only be back, but the Class A and All-State banners will be back as well this season.

So far this season, the Falcons are right where they left off. They are off to a quick 2-0 start with victories over Revere and Arlington. Just as they did during the past two seasons, the Falcons are looking to run laps around the rest of the Greater Boston League and find themselves undefeated at the end of the regular season.

"We have the talent to accomplish a lot, we just have to put it in the right places," said sophomore Adam Zeisel. "This season we want to prove that track is back in Cambridge."

> *"There aren't that many schools out there who have as much talent as we do."*
> Jeff Francis, senior

The Falcons return the majority of their runners from the outdoor season, along with a few additions that will make the team stronger. Junior sprinter Rodger Reddick and senior shotput and javelin specialist Dennis Dottin-Carter have already made their impact on this early season.

"There aren't that many schools out there who have as much talent as we do," said senior sprinter Jeff Francis.

If there is one thing the Falcons have going for them, it is experience. Seniors Francis, David Hantman, Renny Waldron, Kyle Baxter and Timmy Jones bring not only leadership, but bring winning experience to the group which will only help the Falcons in their run for glory.

"This team needs veteran leadership and experience to be successful," said Zeisel.

On the other hand, with the outdoor brings the addition of more field events. The long, triple and high jumps along with the discus, javelin and shotput are part of the mix in the outdoor season and can't be ignored if the Falcons expect to be successful.

Field events hurt the Falcons in their win against Arlington. However, with more repetitions, the Falcons are bound to be more of a threat on the field and the track. Jones and Baxter both have long jump experience and junior Joseph Exil-home will provide the punch in the discus and shotput.

With good reason, the Falcons are optimistic about their chances of obtaining triple crown glory (capturing cross-country, indoor and outdoor track titles). If the Falcons are able to do so, there will be no doubt that track is back and here to stay at CRLS.

"This is the season to step it up," said Zeisel. "We want to put Cambridge back on the track map and make a difference for years to come."

The boys and girls track teams are scheduled to visit Peabody today, April 15.

SPORTSWIRE

Tsunami scores big

The under-16 Cambridge Tsunami won the Strike One playoffs Sunday by defeating fourth place Melrose and second place Woburn in consecutive games.

Collie Wendel was outstanding in goal, while Micah Pierce, Nikias Stefanakis, Ian Milligan-Pate, Tarek Salameh, Noah Sussman, Nick Petschek and Kabir Mukaddam played two excellent games worth of controlled passing and shooting.

Also, the team recently defeated Reading United 7-2 with an outstanding performance by Micah Pierce, who had five goals.

A week later against Stoneham Thunder, despite missing sharpshooters Pierce and Jake Hannon, Cambridge woke up late in the first half and started a barrage of goal-scoring that just wouldn't quit. Cambridge won 11-1.

Ian Milligan-Pate scored multiple goals, as well as Junior Desrosiers, Kabir Mukaddam and Nikias Stefanakis. Tarek Salameh added a goal from a defensive position. Nick Petschek, Sebastiaan Kwakkenbos, Noah Sussman and Collie Wendel filled out the roster for this game.

The Tsunami players are looking forward to the spring outdoor season on their new teams, the Cambridge Hawks, the Cambridge Eagles, the

WIRE, page 35

Volleyball bounces back with first win

BY CHARBEL SALAMEH
Student Correspondent

After a disappointing 0-2 start to a season that was supposed to be filled with victories, the Falcons knew they had to pick up some wins last week.

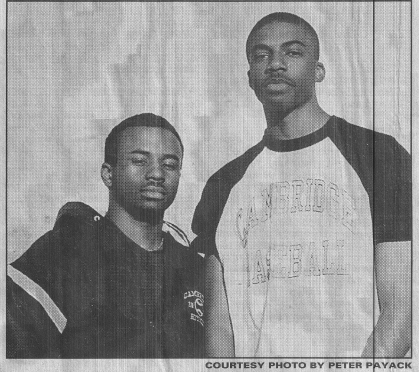
They were hoping to even their record, but only managed to pick up one win, making their record 1-3.

Last Wednesday, the Falcons opened up their first road game of the 1999 season. They visited the home of Boston Latin. The game started off in favor of the Boston Latin team, but the Falcons never gave up.

They continued to fight and push, eventually winning the second and third games. The game lasted just about two hours.

On Friday, the Falcons came back home for their first meeting with league rivals Newton South. The Falcons had high hopes to beat their rivals. They were pumped up and ready to win. The Falcons played a well executed offensive game, and a well played defensive game at most times. After trailing 6-2 in the first game the Falcons took the lead by 8-6.

VOLLEYBALL, page 35



COURTESY PHOTO BY PETER PAYACK

CRLS varsity baseball players Q.B. Harding (left) and Isaiah Bradshaw after a recent practice.

Late hit propels Falcons over Belmont

BY SEAN SMYTH
CNC Staff

This was one of those games which you thought it was possible no one would win.

With a couple of lead changes and continual rallies, the result of Thursday afternoon's Belmont vs. Cambridge Rindge and Latin School baseball game at Rindge Field was in doubt until the final pitch — indeed a hit in the bottom of the seventh was what lifted the Falcons to 2-0, pulling off the 8-7 victory.

Despite success of some sort against Belmont in the past, it's been a while since the Cambridge 9 has been able to knock off their neighbors to the west.

BASEBALL, page 35

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Late hit propels Falcons over Belmont

BASEBALL, from page 36

Pitcher Sam Osceola earned the win for Rindge and Latin. A single from senior shortstop Mike Lewis won the game for the Falcons in the bottom of the seventh, scoring Kareem Marshall.

"I guess the team that was going to bat last was going to win it. That was us. Fortunately, we were able to pull it out," said Cambridge coach Paul Sullivan.

The Falcons improved to 2-0 Monday with a 6-4 win over Brookline.

"Cambridge is a good team," said third-year Belmont coach Peter Noone, whose team is expected to compete for the Middlesex League title despite not qualifying for the postseason since 1992. "We did a lot to beat ourselves, too."

Several balls misplayed by the Marauders allowed Cambridge to jump out to a three-run edge after the first inning. Senior center fielder Q.B. Harding was brought home on a single from senior DH Garrett Tingle in the second inning, expanding the Falcons' edge to four runs.

Belmont scored one run in the second and added two in the third to pull within a run of CRLS. A wild pitch in the fourth inning scored junior second baseman David Graham, giving Cambridge a 5-3 edge.

In the fourth, Belmont's bats came alive and touched Osceola for four runs, giving the visitors their first lead of the afternoon, 7-5.

Cambridge would only yield two hits the rest of the way. Graham stole home as part of a double steal in the sixth to cut the Falcons' shortfall to one.

In the seventh, Noone replaced Belmont starter Justin Kittle with Andrew Creedon. Creedon put runners on second and third and Joe Brusch scored on a ground out. Three batters later, Lewis came through with a bloop single that brought home Marshall.

The ball looked as if it was going deep but was pushed closer to the infield thanks to a strong wind which turned Rindge into a dustbowl for the majority of the afternoon. Noone attempted to argue that the ball should have been called an infield fly and subject to the infield fly rule, but to no avail.

The Falcons were scheduled to play Malden on Wednesday and will host Arlington on Friday, April 16, 3:30 p.m., at Rindge Field.

Volleyball bounces back with first win

VOLLEYBALL, from page 36

The teams exchanged many side outs and the Newton South team came up with a 15-11 victory.

In game number two, the Falcons played a close game with the Newton South team. Then, the Falcons hit a passing slump. With the score tied at 6, the Falcons committed four passing errors in a row giving Newton South a 10-6 lead.

The Falcons eventually closed it to 11-8, but it was too late. Newton South came out with a victory.

The Falcons plan to improve their record to 3-3 by the end of this week. The Falcons played new league member Lincoln-Sudbury last Tuesday. They are scheduled to play at Waltham today at 4 p.m.

Charbel Salameh is captain of the CRLS boys volleyball team.

Baseball league honors McGrath, Barberian

After more than 10 years of dedicated work, the two pillars of the Central Division of Cambridge Little Baseball — Mike McGrath and Frank Barberian — have stepped down.

"These two exceptional men have given so much of themselves for more than a decade, without ever asking for anything in return," Phillip Hyde, acting president, said at a recent meeting.

"The children of central Cambridge owe a great debt to both of them and they never should be forgotten," he continued. "In Mike's honor, the annual skills competition has been renamed the Mike McGrath Skills Competition. And in Frank's honor, the league will hold an all-star game for 8-year-olds."

An emergency volunteer board is now running the division made up of parents and coaches and will serve until elections are held in the fall.

Other members of the acting board include: Andrea Kontos, vice president; Maria Freddura, secretary; Naomi Moran and Mike Shia, co-treasurers; and Mike Steinkraus, player agent.

Tryouts have already been held but openings for boys and girls are still available for the majors (ages 10 to 12) and minors (ages 7 to 9). For children ages 5 and 6 the league offers the farm league starting May 1. To find out more, call Hyde at 547-3495. All farm league and major league games are played at Lindstrom Field adjacent to the Morse School on Granite Street. Minor league games are played across Memorial Drive at Magazine Beach. Play begins April 26.

LEGAL NOTICES

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RELATIVE TO ZONING
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 **Wednesday, May 5, 1999 at 6:00 p.m.** in the **Sullivan Chamber, City Hall, 795 Massachusetts Avenue, 2nd floor,** Cambridge, Massachusetts, on the Marilyn Zoeller Wellons, et al petition to amend the text of the Zoning Ordinance of the City of Cambridge relative to Yards Protection as follows:

A. In Article 2.000 – Definitions, amend the definition of "Green Area" to read as follows:
Green Area
A landscape of area of land associated with and located on the same tract of land as a major building or group of buildings in relation to which it serves to provide light and air, or scenic, recreational or similar purposes. Green area shall, except as stated below, be completely planted with living trees, grass, ground cover, bushes, shrubs, and/or similar vegetation, as well as water and other natural features of the site. Pervious ground covers such as wood shavings may be used, but only as mulch beneath vegetation.

Such area may not include any portion of the lot used for parking access drives or other hard surface areas, except walks and terraces designed and intended for non-vehicular use. However, in no case shall hard surfaced walks and terraces exceed twenty-five (25) percent of the total required green area.

Green area shall consist of open space at grade, with vegetation as stated above. It shall be open and unobstructed to the sky. It shall consist of friable, permeable material (including but not limited to loam, gravel, sand and crushed stone, and including naturally occurring soil, bedrock, and incidental pipes and other underground utilities) having a minimum depth of three feet. Said land shall be capable of supporting the growth of trees, grass, ground cover, bushes, shrubs, and similar vegetation.

B. Amend Section 4.21.c. to read as follows:

Provision of parking for occupants, employees, customers, or visitors shall be considered as an accessory use, provided that:

(1) where accessory to residential uses, such parking shall be limited to the accommodation of three passenger vehicles, or two passenger vehicles for each dwelling unit, whichever is greater, and

(2) an accessory building used for garage purposes shall be limited to the accommodation of one passenger vehicle.

C. Amend Section 4.21.d. to read as follows:
A customary home occupation or the office of a resident physician, dentist, attorney-at law, architect, engineer, or member of other recognized profession shall be considered as an accessory use, provided that:

(1) no more than three persons shall practice or be employed on the premises at any one time, and

(2) said use shall not occur in an accessory building.

D. Amend Section 4.21.g.(2) to read as follows:

The total area of uses accessory to the principal use except for non-structural parking facilities and driveways may not occupy more than 150 square feet of the area of the lot.

E. Amend Section 4.21.h. to read as follows:

An accessory building shall not occupy more than 150 square feet of the area of the lot. No side of an accessory building shall exceed 18 feet in length. An accessory building shall not be located nearer than ten (10) feet to the principal building or nearer than five (5) feet to any side or rear lot line or nearer to the front lot line than the minimum setback in the zoning district. No lot may contain more than one accessory building.

Amend Section 4.21.k. to read as follows:

No accessory building shall be constructed except at natural grade, nor may any accessory building exceed fifteen (15) feet in height above mean natural grade.

G. Add a new Section 4.21.o. reading as follows:

o. An ornamental pool shall be considered an allowed accessory use, subject to the following conditions:

(1) With regard to the ornamental pool itself:

(a) Its height shall not exceed two (2) feet above mean natural grade;
(b) It shall not exceed two (2) feet in depth; and
(c) It shall otherwise comply with the provisions of this section 4.21 with regard to the dimensions of accessory buildings.

(2) With regard to any structure or structures contained in the ornamental pool:

(a) The total area of said structures shall not occupy an area in excess of 15% of the area of the ornamental pool; and
(b) They shall otherwise comply with the provisions of this section 4.21 with regard to the dimensions of accessory buildings.

H. Delete section 5.22.3 as the zoning ordinance is numbered prior to the change in item H, below.

I. Insert a new Section 5.22 reading as follows, and renumber the existing Sections 5.22 and following accordingly.

5.22 Minimum Standards for Yards:

5.22.1 Office, Residence and Open Space Districts.

(1) Setbacks.
Buildings shall comply with these yard requirements by being set back above and below ground.

(2) Green area - general.
Three of the yards on a lot shall consist exclusively of green areas as defined in section 2.000. At a minimum, green area setback shall consist of permanently maintained densely planted trees and shrubs that may be expected to form within three (3) years after time of planting a continuous unbroken, year round visual screen. Every effort shall be made to retain the best existing trees in said setbacks to meet the requirements of this section in whole or in part. Plans for landscaping and maintenance shall be approved by the Committee on Public Planting as appointed by the City Manager. No Certificate of Occupancy may be granted until landscaping under the terms of this section is completed.

(3) Lots with more than four yards.
If the shape of a lot creates a situation where there are more than four yards, this green area requirement shall apply to three-fourths of the yards, rounded up if the calculation results in a fractional number.

(4) Lots in two or more zoning districts.
Where a zoning district boundary line or lines split a lot, a lot partially in an Office, Residence or Open Space district shall comply with provisions elsewhere in this zoning ordinance with regard to lots in two or more zoning districts, except that the setback and green area requirements of this section 5.22.1 shall apply to all parts of the lot regardless of zoning district.

(5) Lots abutting more restrictively zoned districts.
When any lot abuts a more restrictively zoned district or districts, all yards abutting the more restrictively zoned district(s) shall be designated as yards required to comply with the green area requirements of this section 5.22.1. This provision shall apply to that quantity of abutting yards numbering up to and including the maximum number of green area yards required. The total number of green yards required on a lot shall not be changed by the provisions of this subsection (5).

(6) Pedestrian and vehicular access.

(a) When a yard used to satisfy the green area requirement of this section 5.22.1 is a front yard, the green area may be interrupted by not more than one path for pedestrian access to the building. Said pedestrian path shall be constructed perpendicular to the lot line and shall be not more than 8 feet wide. The green area yard may also be interrupted by not more than one driveway constructed perpendicular to the lot line and which is not more than 12 feet wide.

(b) The sum of the widths of the said pedestrian path and driveway may not exceed the setback provided by the smallest of the yards provided on the lot.

(c) The areas allowed to be used for access under this subsection (6) shall be counted as part of the 25% of total required green area which is allowed to be used for hard surfaced walks and terraces for the front yard in which the access areas are constructed.

(7) Townhouse development

When a lot is used for townhouse development, the provisions of this footnote shall apply to the lot before subdivision into townhouse lots. Subdivision into townhouse lots shall be done in such a manner as to not affect the application of this footnote to the entire unsubdivided lot. In particular, the pedestrian path and driveway allowed by paragraph (4) shall apply to the lot **before** subdivision into townhouse lots and subdivision into townhouse lots **shall not** increase the number of pedestrian paths and driveways allowed.

5.22.2 Minimum standards for yards in office and residential construction in districts other than Office, Residence and Open Space Districts.

Buildings shall comply with Section 5.22.1.

5.22.3 Minimum standards for yards with regard to development other than office and residential uses in districts other than Office, Residence and Open Space Districts.

Buildings shall comply with the provisions of section 5.22.1 with regard to yards abutting Office, Residence and Open Space Districts as if the buildings were in an Office, Residence Or Open Space District except that

(1) yards abutting Office, Residence and Open Space Districts shall comply with the green area requirements of section 5.22.1 up to the maximum number of yards required in the same manner as stated in section 5.22.1(5), and

(2) yard is not abutting Office, Residence and Open Space Districts shall not be subject to the requirements of this section.

Should there be no yard requirement in the district in which the building is constructed or should the applicable yard requirement be less than in the district abutted, buildings shall comply with the corresponding yard requirement of the district abutted.

5.22.4 Minimum standards for yards with regard to office and residential construction in districts other than Office, Residence and Open Space Districts in the event there is no yard requirement in the district in which the building is constructed with regard to yards on the lot abutting Office, Residence or Open Space Districts.

Construction shall comply with section 5.22.3 except that, in districts which otherwise have yard requirements, those other yard requirements shall be obeyed as well.

J. In Section 5.31.1, Table 5-1, delete footnote (k) with regard to yard requirements for the "Res. C-2B" District, and in Section 5.31.2 Footnotes, delete footnote (k) and insert the following in place thereof: "Reserved".

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 Henrietta Davis, Chair

AD #823114
Cambridge Chronicle, 4/15, 4/22/99

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129 FRANKLIN STREET
LEGAL NOTICE
MORTGAGEE'S SALE OF
REAL ESTATE

Premises: 129 Franklin Street, Cambridge, Massachusetts

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Kennedy Lofts Associates Limited Partnership to Massachusetts Housing Finance Agency, dated May 2, 1989, and recorded with Middlesex County South Registry of Deeds in Book 19810, Page 276, and registered as Document No.798700 in the Land Registration District of Southern Middlesex County, of which mortgage the undersigned is the present holder, for breach of the conditions of said mortgage and for the purpose of foreclosing the same will be sold at a Public Auction at 10:00 a.m. on April 22, 1999, upon the mortgaged premises at 129 Franklin Street, Cambridge, Massachusetts, all the grantor's right title and interest in and to a certain leasehold interest, as set forth in a Notice of Lease dated as of May 2, 1989 executed by Kennedy Lofts Associates Limited Partnership, as tenant, and Massachusetts Institute of Technology, as landlord, and recorded with the Middlesex County South Registry of Deeds in Book 19810, Page 267, and registered as Document No. 798697 in the Land Registration District of Southern Middlesex County, in the premises described in said mortgage to wit:

Certain parcels of land situated in Cambridge, Middlesex County, Commonwealth of Massachusetts, shown as Parcel 1 and Parcel 2 on a plan prepared by Fay, Spofford & Thorndike, Inc., entitled: "Plan of Land in Cambridge, MA owned by Massachusetts Institute of Technology dated February 6, 1989" bounded and described as follows:

PARCEL 1

Beginning at a point, said point being the intersection of the southerly street line of Green Street (Public Way) and the easterly street line of Brookline Street (Public Way); thence running

S.51°-36'-22"E. by the southerly street line of Green Street (Public Way) Four Hundred Eleven and 14/100 (411.14) feet; thence turning and running

S.38°-25'-50"W. by land, now or formerly, of Massachusetts Institute of Technology (PARCEL 3) Two Hundred and 22/100 (200.22) feet to a point on the northerly street line of Franklin Street; thence turning and running

N.51°-34'-10"W. by the northerly street line of Franklin Street (Public Way) Three Hundred Thirty-Seven and 60/100 (337.60) feet to a point on the northerly street line of Franklin Street; thence turning and running

N.38°-25'-50"E. by land, now or formerly, of Massachusetts Institute of Technology (PARCEL 2) Ninety-Eight and 90/100 (98.90) feet; thence turning and running

N.51°-18'-42"W. by land, now or formerly, of Massachusetts Institute of Technology (PARCEL 2) Sixty-Five and 48/100 (65.48) feet to a point on the easterly street line of Brookline Street; thence turning and running

N.33°-51'-20"E. by the easterly street line of Brookline Street (Public Way) One Hundred One and 07/100 (101.07) feet to a point, said point being the intersection of the easterly street line of Brookline Street (Public Way) and the southerly street line of Green Street (Public Way), said point also being the point of beginning.

Containing Seventy-Four Thousand Five Hundred Seventy-One (74,571) square feet, more or less, according to said plan.

Parcel 1 includes a portion of a parcel of registered land described as Parcel Four on Transfer Certificate of Title No. 132076, said Parcel 4 being bounded and described as follows:

Northeasterly by Green Street, forty-five feet;
Southeasterly by land now or formerly of Inez L. Clark et al., one hundred feet;
Southwesterly by land now or formerly of Simplex Wire & Cable Company, forty-five feet; and
Northwesterly by land now or formerly of National Biscuit Company, one hundred feet.

All of said boundaries are determined by the court to be located as shown on a plan, as modified and approved by the Court, filed in the Land Registration Office, a copy of a portion of which is filed in the Registry of Deeds for the South Registry District of Middlesex County in Registration Book 84, Page 157, with Certificate 12764, (Plan 8232A)

PARCEL 2

Beginning at a point, said point being the intersection of the easterly street line of Brookline Street (Public Way) and the northerly street line of Franklin Street (Public Way); thence running

N.33°-51'-20"E. by the easterly street line of Brookline Street (Public Way) Ninety-Nine and 52/100 (99.52) feet; thence turning and running

S.51°-18'-42"E. by land, now or formerly, of Massachusetts Institute of Technology (PARCEL 1) Sixty-Five and 48/100 (65.48) feet; thence turning and running

S.38°-25'-50"W. by land, now or formerly, of Massachusetts Institute of Technology (PARCEL 1) Ninety-Eight and 90/100 (98.90) feet to a point on the northerly street line of Franklin Street; thence turning and running

N.51°-34'-10"W. by the northerly street line of Franklin Street (Public Way) Fifty-Seven and 54/100 (57.54) feet to a point, said point being the intersection of the northerly street line of Franklin Street (Public Way) and the easterly street line of Brookline Street (Public Way), said point also being the point of beginning.

Containing Six Thousand Ninety-Two (6,092) square feet, more or less, according to said plan.

Said premises to be conveyed subject to and with the benefit of all restrictions, easements, improvements, outstanding tax titles, municipal or other public taxes, assessments, liens or claims in the nature of liens, rights of persons in possession and existing encumbrances of record created prior to the mortgage.

No representations, express or implied, are made with respect to any matter concerning the premises which will be sold "as is".

TERMS OF SALE: Twenty-Five Thousand Dollars ($25,000.00) of the purchase price must be paid in cash, certified check, bank treasurer's or cashier's check at the time and place of the sale by the purchaser and the balance of the purchase price shall be paid in cash, federal wire, certified check, bank treasurer's or cashier's check within thirty (30) days after the date of sale. The Twenty-Five Thousand Dollars ($25,000.00) shall be deposited in escrow with and held by the mortgagee, Massachusetts Housing Finance Agency, One Beacon Street, Boston, Massachusetts 02108.

The deed shall be delivered when the balance of the purchase price is paid.

Other terms to be announced at the sale.

MASSACHUSETTS HOUSING
FINANCE AGENCY
Present Holder of Said Mortgage
By: Brian DeLorey, Director
of Multi-Family Asset Management

AD #814625
Cambridge Chronicle, 4/1, 4/8, 4/15/99

1987 JEEP
LEGAL NOTICE

TO KAYSEA P. COLE OF EDGARTOWN, MA. PHIL'S TOWING SERVICE HAS HAD IN ITS POSSESSION YOUR 1987 JEEP WRANGLER SINCE 12/23/98 AND YOU HAVE NOT CLAIMED IT AFTER DUE NOTICE.

IT WILL BE SOLD AT PRIVATE SALE AT PHIL'S TOWING.
VIN#2BCCL81K2HB500675

PHIL'S TOWING SERVICE
OWNER & OFFICER

AD#819453
Cambridge Chronicle, 4/8, 4/15, 4/22/99

1995 MERCURY
LEGAL NOTICE

TO ALVARO LOPEZ OF LOWELL, MA. PHIL'S TOWING SERVICE HAS HAD IN ITS POSSESSION YOUR 1995 MERCURY SINCE JANUARY 19, 1999 AND YOU HAVE NOT CLAIMED IT.

IT WILL BE SOLD AT PRIVATE SALE AT PHIL'S TOWING.
VIN#3MASM10J5SR619393

PHIL'S TOWING SERVICE
OWNER & OFFICER

AD #818455
Cambridge Chronicle, 4/8, 4/15, 4/22/99

4-12 JFK ST. LICENSE
LEGAL NOTICE
CITY OF CAMBRIDGE
BOARD OF LICENSE
COMMISSIONERS

Notice is hereby given under General Laws, Chapter 138, as amended, that Wursthaus, Inc., Lewis Sassoon, Trustee, holder of an All Alcoholic Beverages as a Restaurant license at 4-12 John F. Kennedy Street, has applied for an extension of its inactive license.

A hearing on this application will be held on Tuesday evening, April 27, 1999 at six o'clock in the Michael J. Lombardi Municipal Building, 831 Massachusetts Avenue, Basement Conference Room, Cambridge, MA 02139.

Benjamin Barnes
Kevin Fitzgerald
Henry Breen
License Commission

AD #820512
Cambridge Chronicle, 4/15/99

SPORTSWIRE

WIRE, from page 36

Cambridge World Cup, Spirit of Mass, and Boston Lightning FC.

Peewees B pull upset over Haverhill

The Peewees B team defeated Cape Ann last Saturday and then completed its season with a hard-fought victory over frontrunner Haverhill last Tuesday, breaking the first place tie to become sole Division Champions.

Cambridge will go on to the league playoffs this weekend.

In recent action, the tone for the Peewees B game on Sunday, March 14, was set before the puck dropped when first-place Haverhill switched with a weaker team to play an undermanned Cambridge team.

The Falcons came out strong. Ashley Milley put Cambridge on the board with a rebound goal assisted by linemates Nathan Leva and Jared Cohen. Cambridge's second goal was also scored by Milley, on a centering pass by Scott Aidieus.

The game-winner was scored by powerful sharpshooter Terry West, who muscled the puck in past five Haverhill players. John Collins was strong in goal, while Renaldo Mili, Jaime Wendel and Danny Poisson anchored the defense, shutting down three of the four top scorers in the Valley League.

Cohen unselfishly helped out on defense during the second half of the game, relieving the exhausted blueliners. Andrew Masse, Kaz Shuman, Daniel Calano, and Jesse Knapp-Stumpp kept up the offensive pressure throughout.

The team went on to win its next game against Andover. Once again, Terry West was key, opening up the Cambridge scoring with an excellent shot on a rebound. The second win puts Cambridge in good position to pull ahead of league leader Haverhill.

It's Magic

The Cambridge Magic, an under-14 girls soccer team, recently played an evenly matched Dover-Sherborn to a 1-1 tie.

Cambridge often dominated the game, but the team was unable to hold on to its lead. Katherine Mackey made some outstanding saves in goal, while Jennah Epstein-Kraus scored Cambridge's goal.

Group touts soccer field safety

The Massachusetts State Soccer Association held a press conference last week at the law offices of Frisoli and Frisoli to announce the "Minimum Standards of Soccer Field Safety" in the state.

Assistant Cambridge City Manager Richard Rossi was slated to announce the city's commitment of approximately $2 million toward the renovation and lighting of Cambridge soccer fields.

In March, the Massachusetts State Soccer Association adopted Minimum Standards of Soccer Field Safety — Outdoors which are advisory in 1999 and mandatory as of Jan. 1, 2000.

The purpose is to educate municipalities about unsafe playing conditions, to protect youth and adult soccer players from unnecessary injuries, and to ensure accountability for cities and towns that ignore basic safety issues.

A copy of these field safety standards have been mailed to the Parks and Recreation Department of every city and town in Massachusetts and is available on MASS Soccer Web site at www.MASS_Soccer.org.

TO THE HONORABLE CAMBRIDGE CITY COUNCIL:

We the undersigned petitioners support the Cook Petition as filed by Sheila Cook et al to amend the text of the Zoning Ordinance of the City of Cambridge in order to give meaningful protection to the City's Open Space and yards:

Signature	Printed Name	Address	Phone	Date
Justin Kaplan	Justin KAPLAN	16 Francis Ave.	354-2577	5/17/99
Anne B. Kaplan	Anne B. Kaplan	16 Francis	354-2577	5/17/99
John E Skwirt	JOHN E SKWIRT	93 ORCHARD	623 7117	5/18/99
Chris Marquis	CHRIS MARQUIS	93 ORCHARD	623-7117	5/18/99
Kate Kahn	Kate Kahn	Sudbury	978443 7723	5/18/99
Michael D. McAfgin	Michael McAfgin	1 Newport Rd	864-4867	5/18/99

1999 MAY 27 P 3:31

Consent Communication #9

A communication was received from Justin Kaplan, et al, transmitting support for the Cook Petition to amend the text of the zoning ordinance of the City of Cambridge relative to city's open space and yard protrection.

In City Council June 14, 1999

Referred to the petition

Robert J. La Trémouille
ATTORNEY AT LAW

875 Massachusetts Avenue, Suite 31
Cambridge, Massachusetts 02139-3067

Telephone: 617-864-8055; Voice Mail: 617-576-9780
Fax: 617-868-3175; E-Mail: boblat@yahoo.com

June 3, 1999

TO THE HONORABLE, THE CAMBRIDGE CITY COUNCIL:

RE: Report of Ordinance Committee on Cook Petition, May 24, 1999
Transmitted letter from Harvard University by Kathy Spiegelman, Associate Vice President for Planning and Real Estate (formerly Assistant City Manager for Community Development)

Harvard's comments on the Cook petition are quite outrageous. To respond to them generally:

1. **At one extreme, Harvard expresses shock at losing secret fine print in the zoning ordinance that permits Harvard to build large parking garages in parts of a lot which supposedly are required to be left open.**

2. **At the other extreme Harvard implies that Cambridge should never react to extreme overdevelopment by creating responsible regulation of private open space. The sole basis for this shock is that Cambridge's zoning ordinance has done very little real protecting in the past.**

3. **Additionally, Harvard refers to the yard quality provisions as something new. The origin of these provisions dates to zoning changes during the leadership of David Vickery / Kathy Spiegelman at the Development Dept. in 1980 / 1983. These provisions, as amended, have looked reasonable for the last 15 - 20 years. They have been highly successful on the Green Street / Massachusetts Avenue buffer.**

To respond to Harvard's comments in specifics:

1. **At one extreme, Harvard expresses shock at losing secret fine print in the zoning ordinance that permits Harvard to build large parking garages in parts of a lot which supposedly are required to be left open.**

The Development Department, including Ms. Spiegelman when she headed it, constantly displays to the public Article 5 of the zoning ordinance, Dimensional Requirements. The Development Department tells people that Article 5 ensures that the City of Cambridge has meaningful yard protections.

Under Article 5, the zoning ordinance supposedly requires yards around buildings, yards which provide beauty, air and open space to occupants, to neighbors and to the city as a whole.

The latest initiative from the Development Department repeats this claim that Article 5 is meaningful and goes through a bunch of changes to Article 5 to make it even more meaningful, supposedly.

Ms. Spiegelman, wearing her Harvard hat, is shocked that, because of the Cook proposal, Harvard would not be able take advantage of "accessory building" provisions in Section 4.21 which are in no way referred to in Article 5 and which almost never are mentioned in dealings with her successors in the Development Department. The only mention of these provisions is to call them minor, "accessory" buildings.

Ms. Spiegelman objects that, with the Cook changes, Harvard would no longer be allowed to put large parking structures 5 feet from Harvard's side and rear lot lines instead of obeying yard requirements. Big buildings are supposed to obey yard requirements under Article 5 of the ordinance.

The "minor" accessory buildings that Ms. Spiegelman and her Development Department successors have defended turn out to be 300 to 400 car garages. There is nothing minor about such structures. The Cook

Petition proposes that the zoning ordinance meaningfully do what it claims to do: provide yards around buildings. The Cook petition allows for minor accessory buildings. Harvard's objection is that Harvard would be required to provide yards around its buildings rather than fill those yards with large parking garages.

"Accessory buildings" are not intended to be a loophole so large as to make yard requirements meaningless. Yard requirements are not supposed to be a sham. The City Council will make those requirements meaningful by turning "accessory buildings" into the minor structures they are supposed to be.

The same analysis applies to underground construction in required yards. Underground construction is highly destructive, offensive, and exactly the opposite of what the "yard requirements" supposedly provide. The Development Department, under Vickery / Spiegelman and their successors has consistently bragged of yard protections. It is long past time that we had yard protection that protect yards.

2. **At the other extreme Harvard implies that Cambridge should never react to extreme overdevelopment by creating responsible regulation of private open space. The sole basis for this shock is that Cambridge's zoning ordinance has done very little real protecting in the past.**

Cambridge has very generous provisions protecting pre-existing non-conforming uses. These uses can continue. They just cannot be modified so as to make their violations worse.

The net impact of the quality of open space provisions in the Cook petition is to require that existing properties not be made worse and that new construction be responsible.

3. **Additionally, Harvard refers to the yard quality provisions as something new. The origin of these provisions dates to zoning changes during the leadership of David Vickery / Kathy Spiegelman at the Development Dept. in 1980 / 1983. These provisions, as amended, have looked reasonable for the last 15 - 20 years. They have been highly successful on the Green Street / Massachusetts Avenue buffer.**

These provisions are based on zoning created for the Business B-1 and B-2 districts passed by the City Council in June 1980 and June 1983. They were slightly modified by the City Council in 1998 for Residence C-2B and Business A district residential construction, covering a very large part of the city, including parts of Cambridge Street, Hampshire Street, Broadway, Massachusetts Avenue, Memorial Drive, River Street, Western Avenue, Blanchard Road, Sherman Street, Walden Street, Brattle Street, Church Street, Fresh Pond Parkway, Prospect Street, and Bishop Allen Drive. At this time, they were made applicable to two out of four yards. They required meaningful vegetation in 75% of the yard instead of 50%.

The most important changes in Cook are in the extent of application. Requirements for plantings would now apply in 3 of 4 yards. Perhaps requirements could be less extensive in the third yard.

With regard to the activities of the Committee on Public Planting, in 1983, when the Public Planting provisions were inserted, the Planning Board thought that requirement was fine. The developer most impacted, Spaulding and Slye (now known for David Vickery) objected to the dimensions of the buffer, not to the other provisions. It is silly to say (1) that regulation by the Committee on Public Planting makes sense when the ordinance is changed in 1983 and (2) that they do not make sense after those regulations have worked for nearly 20 years.

To summarize, Harvard's "Items of Particular Concern" are outrageous.

Sincerely,

Robert J. La Tremouille

cc: Planning Board

Consent Communication #22

A communciation was received from Robert J. LaTremouille, relative to the Sheila Cook et al petition.

In City Council June 14, 1999

Referred to petition

(1986), the Lohnes petition (1996), and the Anderson petition (1997) were scheduled and advertised immediately after transmittal. It has been five weeks since the Cook petition was transmitted.

Fortunately, time still remains for a Planning Board hearing on the Cook petition before May 19, 1999, as required by law (MGL Ch. 40A, s.5). We ask that the Planning Board hearing be scheduled as required by law. We are prepared to refile the Cook petition if it is not.

Yours sincerely,

Sheila G. Cook

Sheila G. Cook
34 Follen Street
Cambridge 02138

Marilyn Zoeller Wellons

Marilyn Zoeller Wellons
651 Green Street
Cambridge 02139

cc Planning Board, City of Cambridge

1999 APR 22 P 4:04
CLERK
MASSACHUSETTS

Cambridge, Mass.
April 22, 1999

To the Honorable, the Cambridge City Council:

re: Sheila G. Cook Petition regarding open space and yards protection

We have noticed an apparent failure to schedule and advertise, as required by law, a Planning Board hearing on the Cook petition. The time originally scheduled for it, previously posted on the City's website for May 4, 1999, has inexplicably been given to the Zoeller Wellons petition. There is no reference in either the Cambridge *Chronicle* or the *TAB*, where the Ordinance Committee hearings for both and the Planning Board hearing for the Zoeller Wellons petition are published, to such a hearing for the Cook petition.

You may remember the procedural problem regarding these two petitions. Cook is less restrictive. It also restructures key sections of the Zoeller Wellons (ZW) petition for greater clarity. We do not know whether ZW can be amended to yield the substance of Cook. Such a question, raised by the unsought actions of city officials, is unnecessary since the Cook petition stands on its own greater merit. With Sheila G. Cook as the first signer and many more petitioners, we believe it is a stronger petition as well. Signers of the ZW petition, who also signed the Cook petition, asked the Council to allow the ZW petition to die from inaction. To avoid confusion, they asked that ZW not be advertised and hearings not be scheduled. This course of action is consistent with past practice of the City Council. Councillor Davis, Chair of the Ordinance Committee, graciously agreed to do as the ZW petitioners asked. They specifically did not and do not withdraw the ZW petition, so as not to endanger Cook in any way.

The City Solicitor however advised the Council that advertisement and hearings were absolutely required for all zoning petitions unless they were withdrawn. We thus face a situation in which both must be advertised and scheduled and, because of an apparent error, the Cook Petition, rather than the ZW Petition, is set to die from inaction. This reversal would be funny if the consequences were not so serious: unremedied, it would kill the Cook Petition.

It would be suspicious if the City Solicitor's opinion were disregarded in the case of the Cook petition.

In fact, this failure to advertise, coming as it does after a whole series of apparent drafting errors in the Planning Board's original proposal that would have undone open space in the city, alarms us. Further, it is unusual in our experience for advertising to be as delayed as that for the Cook Petition has been. Hearings for the Corcoran petition (1983), the Follen Street downzoning

Consent Communication #23

A communication was received from Sheila G. Cook and Marilyn Zoeller Wellons, relative to the Sheila G. Cook Petition regarding open space and yards protection.

In City Council April 26, 1999

Referred to petition

March 15, 1999

TO THE HONORABLE, THE CAMBRIDGE CITY COUNCIL:

Statements by the City Clerk and the City Solicitor that the Zeller Wellons petitioners wish to withdraw their petition are not only incorrect, they are the exact opposite of the statements made by the petitioners in the letter transmitted by the Clerk.

The Zeller Wellons petitioners request that the City Council conduct no hearings on their petition in order that certain properties which are affected by that petition but not by the Sheila Cook petition not be impacted.

In the event that the City Council does not wish to respect the wishes of the petitioners that the subject properties not be needlessly impacted, the Zeller Wellons petitioners wish both the Zeller Wellons and the Sheila Cook petitions to be heard.

The City Clerk's statement in her letter and the City Solicitor's statement that the Zeller Wellons petitioners are withdrawing their petition is unacceptable. The City Clerk's letter should be returned to the City Clerk because the petitioners wish no question be raised as to the legality of the Sheila Cook petition.

The Zeller Wellons petitioners are interested in taking no chances that a judge three years from now say the ~~the~~ Sheila Cook petition is illegal because the City Solicitor was wrong.

If Councillor Davis is not going to be allowed to refrain from conducting hearings on the Zeller Wellons petition unless the Zeller Wellons petition is withdrawn and the Planning Board is not going to be allowed to respect the petitioners wishes, then the petitioners wish that both petitions be heard.

Either way, the City Clerk's communication should be returned to the City Clerk and not be made an inexcuseably confusing and incorrect part of the record.

Sheila G. Cook

Marilyn Zeller Wellons

Robert J. Desmond

OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

(617) 349-4260
FAX (617) 349-4307
tty/TDD (617) 492-0235

D. MARGARET DRURY
CITY CLERK

DONNA P. LOPEZ
DEPUTY CITY CLERK

TO: **THE HONORABLE, THE CITY COUNCIL**

FROM: **D. MARGARET DRURY, CITY CLERK**

DATE: **MARCH 15, 1999**

RE: **MARILYN ZOELLER WELLONS ZONING PETITION**

****

Attached is a letter from the petitioners in the Zoeller Wellons petition for zoning amendments relating to yards, which the City Council referred to the Ordinance Committee and Planning Board on March 1, 1999, for hearing and report. The letter requests that no hearings be held and that it not be advertised because a replacement petition signed by Sheila Cook et. al is being filed.

The letter states that the Zoeller Wellons petitioners are specifically not withdrawing the Zoeller Wellons petition because they are afraid it will have negative consequences for the Cook petition. They base this apprehension on the provision of MGL ch 40A which states that no proposed zoning ordinance which has been unfavorably acted upon by a city council shall be considered by the city council within two years unless the adoption was recommended in the final report of the planning board. However, Section 11.52 of the Zoning Ordinance specifically provides that "the granting of "leave to withdraw" after a proposed amendment has been advertised for a hearing before the City Council shall be considered as constituting unfavorable action. Since this amendment has not yet been advertised for a hearing before the Ordinance Committee, there is no authority under the statute or the ordinance to deem the withdrawal unfavorable action, and I have so informed the petitioners.

As the petitioners have requested that there be no advertisement of the Zoeller Wellons petition and that no hearing be held on the petition, I am treating the petition as having been withdrawn. I see no other way not to hold a hearing, because the language in the statute is mandatory: "Said public hearing shall be held within sixty-five days after the proposed zoning ordinance or by-law is submitted to the planning board by the city council." MGL ch 40A.

I have conferred with Deputy Solicitor Don Drisdell, and he concurs with my opinion that the petition can be treated as having been withdrawn and that so construing the petiton will in no way affect the disposition of the Cook petition. If you would like to discuss this matter, please feel free to contact me.

Cambridge, Massachusetts
March 11, 1999

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS
1999 MAR 11 P 12:05

Councillor Henrietta Davis, Chair, Committee on Ordinances
Honorable D. Margaret Drury, Clerk, City of Cambridge
Mr. Paul Dietrich, Chair, Planning Board
Ms. Beth Rubenstein, Assistant City Manager for Community Development

Mesdames, Sir:

On March 1, 1999 the City Council transmitted to the Ordinance Committee and the Planning Board the petition of Marilyn Zoeller Wellons and others concerning proposed zoning changes intended to protect yards in Cambridge. We are signers of that petition.

A replacement petition signed by Sheila G. Cook and others is being filed. Its impact is almost identical to that of the Zoeller Wellons Petition. The Cook Petition, however, has a slightly smaller scope. The effect of this second filing is to withdraw a limited number of proposed changes.

We ask that no hearing be conducted on the Zoeller Wellons Petition and it not be advertised. We ask that it be allowed to die from inaction. Because the Cook Petition is almost identical to the Zoeller Wellons Petition, we specifically do not withdraw the Zoeller Wellons Petition. Doing so would have very negative legal consequences for our goals.

The substantive changes are two:

1. On lots containing office uses, located in other than Office, Residence, and Open Space districts, the Cook Petition would not require buildings to be set back above and below ground solely because the lots contain office uses.

2. For yards abutting office districts, the Cook Petition would not require buildings to be set back above and below ground solely because the yards abut Office districts.

We thank you in advance for your kind consideration and courtesy in acceding to our request.

Signature	Printed Name	Address	Date
Marilyn Zoeller Wellons	Marilyn Zoeller Wellons	651 Green St.	March 9 1999
Arthur N. Holcombe	ARTHUR N. HOLCOMBE	663 Green St	March 9, 1999
Dena Brody	DENA BRODY	661 GREEN ST.	March 9, 1999
John J. Vyhnanek	John J. Vyhnanek	600 Green St	March 9, 1999
June M Anderson	June M Anderson	50 Hancock St	3/9/99
Leo Anderson	LEO ANDERSON	50 Hancock St.	3/9/99
Sue Radonsky	Susan Radonsky	551 Green	3/9/99
M. Corcoran	M Corcoran	667 Green	3/10/99
Pat Corcoran	PAT Corcoran	667 Green	3/10/99
Harriet Feinberg	HARRIET FEINBERG	639 Green St	3/9/99

Signature	Printed Name	Address	Date
Phoebe Barnes	Phoebe Barnes	514 Franklin	3/11/99
Ellin Sarot	Ellin Sarot	654 green	3/10/99
John J Walsh	John J Walsh	622 Green St	3/10/99
Marcia Dworkind	MARCIA DWORKIND	636 Green St	3/11/99
Charles Merzbacher	CHARLES MERZBACHER	636 GREEN ST.	3/11/99
Irma Bickerstaff	IRMA BICKERSTAFF	6 NOTREDAME AVENUE	3/11/99

Communication and Reports from
City Officers #2

A communication was received from
D. Margaret Drury, regarding a petition
from Marilyn Zoeller Wellons, et al.,
requesting that a previously submitted
petition be replaced by the attached
zoning petition.

In City Council March 15, 1999

PLACED ON FILE

Proceed for hearing + Report

C. C. 106

City of Cambridge

MASSACHUSETTS

UB #21

In City Council 7/26, 1999

11:10 KB m susp to grant Ms. Wellington UB #21

YEA	NAY	ABSENT	PRESENT	
✓				Ms. Kathleen L. Born
✓				Ms. Henrietta Davis
✓				V. Mayor Anthony Galluccio
✓				Mr. Kenneth E. Reeves
✓				Ms. Sheila T. Russell
✓				Mr. Michael A. Sullivan
✓				Mr. Timothy J. Toomey, Jr.
✓				Ms. Katherine Triantafillou
✓				Mayor Francis H. Duehay

9 0 0 0

PETITION OF Marilyn Wellons, et al. Yards Protection

Petition filed with the City Clerk February 25, 1999

(all hearings to be completed 65 days from In City Council date)

30 days - March
30 days - April
5 days - May
65 days

May 5

In City Council March 1, 1999

Referred to the Planning Board for report March 1, 1999

Planning Board Hearing _____

(CITY COUNCIL must act within 90 days of the ORDINANCE COMMITTEE hearing which would be August 3.)

26 days = May
30 days = June
31 days = July
3 days = Aug.
90 days =

August 3

City Council hearing published Chronicle on 4/15

and 4/22

Hearing before the Ordinance Committee May 5

Reported to the City Council _____

Passed to a second reading on _____

published in _____ on _____

Planning Board report received on _____

Ready for ordination on _____

Passed to be ordained on _____

published in _____ on _____

COMPLETION DATE August 3

City of Cambridge

The Ordinance Committee conducted a public meeting on Wednesday, May 5, 1999 at seven o'clock and forty minutes p. m. in the Sullivan Chamber.

The purpose of this meeting was to consider a proposed amendment to the Zoning Ordinances on the petition submitted by Marilyn Zoeller Wellons, et al relative to yard protection.

Present at the meeting were: Councillor Henrietta Davis, Chair, Councillor Kathleen Born, Councillor Sheila Russell, Councillor Michael Sullivan, Mayor Duehay, Councillor Timothy Toomey, Jr. and Councillor Kenneth Reeves; Donald Drisdell, Deputy City Solicitor, Beth Rubenstein, Acting Assistant City Manager for Community Development, Stuart Dash, Director of Community Planning, Lester Barber, Zoning Specialist, and Donna P. Lopez, Deputy City Clerk.

The Committee heard from Marilyn Zoeller Wellons who requested that no action be taken on this petition and that it remains in Committee.

Councillor Davis made a motion that the petition remains in Committee – and on a voice vote the motion –

Carried.

The meeting adjourned at seven o'clock and forty-two minutes p. m.

Donna P. Lopez

s/ Donna P. Lopez

050599.Ordcommreport on Marilyn Zoeller Wellons petition

C. C. 106

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 **Wednesday, May 5, 1999 at 6:00 p.m. in the Sullivan Chamber, City Hall, 795 Massachusetts Avenue, 2nd floor**, Cambridge, Massachusetts, on the Marilyn Zoeller Wellons, et al petition to amend the text of the Zoning Ordinance of the City of Cambridge relative to Yards Protection as follows:

A. In Article 2.000 - Definitions, amend the definition of "Green Area" to read as follows:

Green Area.

A landscaped area of land associated with and located on the same tract of land as a major building or group of buildings in relation to which it serves to provide light and air, or scenic, recreational or similar purposes. Green area shall, except as stated below, be completely planted with living trees, grass, ground cover, bushes, shrubs, and / or similar vegetation, as well as water and other natural features of the site. Pervious ground covers such as wood shavings may be used, but only as mulch beneath vegetation.

Such area may not include any portion of the lot used for parking access drives or other hard surface areas, except walks and terraces designed and intended for non-vehicular use. However, in no case shall hard surfaced walks and terraces exceed twenty-five (25) percent of the total required green area.

Green area shall consist of open space at grade, with vegetation as stated above. It shall be open and unobstructed to the sky. It shall consist of friable, permeable material (including but not limited to loam, gravel, sand and crushed stone, and including naturally occurring soil, bedrock, and incidental pipes and other underground utilities) having a minimum depth of three feet. Said land shall be capable of supporting the growth of trees, grass, ground cover, bushes, shrubs, and similar vegetation.

B. Amend Section 4.21.c. to read as follows:

Provision of parking for occupants, employees, customers, or visitors shall be considered as an accessory use, provided that:

(1) where accessory to residential uses, such parking shall be limited to the accommodation of three passenger vehicles, or two passenger vehicles for each dwelling unit, whichever is greater, and

(2) an accessory building used for garage purposes shall be limited to the accommodation of one passenger vehicle.

C. Amend Section 4:21.d. to read as follows:

A customary home occupation or the office of a resident physician, dentist, attorney-at law, architect, engineer, or member of other recognized profession shall be considered as an accessory use, provided that:

(1) no more than three persons shall practice or be employed on the premises at any one time, and

(2) said use shall not occur in an accessory building.

D. Amend Section 4:21.g.(2) to read as follows:

The total area of uses accessory to the principal use except for non-structural parking facilities and driveways may not occupy more than 150 square feet of the area of the lot.

E. Amend Section 4.21.h to read as follows:

An accessory building shall not occupy more than 150 square feet of the area of the lot. No side of an accessory building shall exceed 18 feet in length. An accessory building shall not be located nearer than ten (10) feet to the principal building or nearer than five (5) feet to any side or rear lot line or nearer to the front lot line than the minimum setback in the zoning district. No lot may contain more than one accessory building.

F. Amend Section 4.21.k to read as follows:

No accessory building shall be constructed except at natural grade, nor may any accessory building exceed fifteen (15) feet in height above mean natural grade.

G. Add a new Section 4:21.o, reading as follows:

o. An ornamental pool shall be considered an allowed accessory use, subject to the following conditions:

(1) With regard to the ornamental pool itself:

(a) Its height shall not exceed two (2) feet above mean natural grade;

(b) It shall not exceed two (2) feet in depth; and

(c) It shall otherwise comply with the provisions of this section 4.21 with regard to the dimensions of accessory buildings.

(2) With regard to any structure or structures contained in the ornamental pool:

(a) The total area of said structures shall not occupy an area in excess of 15% of the area of the ornamental pool; and

(b) They shall otherwise comply with the provisions of this section 4.21 with regard to the dimensions of accessory buildings.

H. Delete section 5.22.3 as the zoning ordinance is numbered prior to the change in item H, below.

I. Insert a new Section 5.22 reading as follows, and renumber the existing Sections 5.22 and following accordingly.

5.22 Minimum Standards for Yards:

5.22.1 Office, Residence and Open Space Districts.

(1) Setbacks.

Buildings shall comply with these yard requirements by being set back above and below ground.

(2) Green area — general.

Three of the yards on a lot shall consist exclusively of green area as defined in section 2.000. At a minimum, green area setback shall consist of permanently maintained densely planted

trees and shrubs that may be expected to form within three (3) years after time of planting a continuous unbroken, year round visual screen. Every effort shall be made to retain the best existing trees in said setbacks to meet the requirements of this section in whole or in part. Plans for landscaping and maintenance shall be approved by the Committee on Public Planting as appointed by the City Manager. No Certificate of Occupancy may be granted until landscaping under the terms of this section is completed

(3) Lots with more than four yards.

If the shape of a lot creates a situation where there are more than four yards, this green area requirement shall apply to three-fourths of the yards, rounded up if the calculation results in a fractional number.

(4) Lots in two or more zoning districts.

Where a zoning district boundary line or lines split a lot, a lot partially in an Office, Residence or Open Space district shall comply with provisions elsewhere in this zoning ordinance with regard to lots in two or more zoning districts, except that the setback and green area requirements of this section 5.22.1 shall apply to all parts of the lot regardless of zoning district.

(5) Lots abutting more restrictively zoned districts.

When any lot abuts a more restrictively zoned district or districts, all yards abutting the more restrictively zoned district(s) shall be designated as yards required to comply with the green area requirements of this section 5.22.1. This provision shall apply to that quantity of abutting yards numbering up to and including the maximum number of green area yards required. The total number of green area yards required on a lot shall not be changed by the provisions of this subsection (5).

(6) Pedestrian and vehicular access.

(a) When a yard used to satisfy the green area requirement of this section 5.22.1 is a front yard, the green area may be interrupted by not more than one path for pedestrian access to the building. Said pedestrian path shall be constructed perpendicular to the lot line and shall be not more than 8 feet wide. The green area yard may also be interrupted by not more than one driveway constructed perpendicular to the lot line and which is not more than 12 feet wide.

(b) The sum of the widths of the said pedestrian path and driveway may not exceed the setback provided by the smallest of the yards provided on the lot.

(c) The areas allowed to be used for access under this subsection (6) shall be counted as part of the 25% of total required green area which is allowed to be used for hard surfaced walks and terraces for the front yard in which the access areas are constructed.

(7) Townhouse development.

When a lot is used for townhouse development, the provisions of this footnote shall apply to the lot before subdivision into townhouse lots. Subdivision into townhouse lots shall be done in such a manner as to not affect the application of this footnote to the entire unsubdivided lot. In particular, the pedestrian path and driveway allowed by paragraph (4)

shall apply to the lot before subdivision into townhouse lots and subdivision into townhouse lots shall not increase the number of pedestrian paths and driveways allowed.

5.22.2 Minimum standards for yards in office and residential construction in districts other than Office, Residence and Open Space Districts.

Buildings shall comply with Section 5.22.1.

5.22.3 Minimum standards for yards with regard to development other than office and residential uses in districts other than Office, Residence and Open Space Districts.

Buildings shall comply with the provisions of section 5.22.1 with regard to yards abutting Office, Residence and Open Space Districts as if the buildings were in an Office, Residence Or Open Space District except that

(1) yards abutting Office, Residence and Open Space Districts shall comply with the green area requirements of section 5.22.1 up to the maximum number of yards required in the same manner as stated in section 5.22.1(5), and

(2) yards not abutting Office, Residence and Open Space Districts shall not be subject to the requirements of this section.

Should there be no yard requirement in the district in which the building is constructed or should the applicable yard requirement be less than in the district abutted, buildings shall comply with the corresponding yard requirement of the district abutted.

5.22.4 Minimum standards for yards with regard to office and residential construction in districts other than Office, Residence and Open Space Districts in the event there is no yard requirement in the district in which the building is constructed with regard to yards on the lot abutting Office, Residence or Open Space Districts.

Construction shall comply with section 5.22.3 except that, in districts which otherwise have yard requirements, those other yard requirements shall be obeyed as well.

J. In Section 5.31.1, Table 5-1, delete footnote (k) with regard to yard requirements for the "Res. C-2B" District, and in Section 5.31.2, Footnotes, delete footnote (k) and insert the following in place thereof: "Reserved".

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 Henrietta Davis, Chair

C. C. 106

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 **Wednesday, May 5, 1999 at 6:00 p.m. in the Sullivan Chamber, City Hall, 795 Massachusetts Avenue, 2nd floor**, Cambridge, Massachusetts, on the Marilyn Zoeller Wellons, et al petition to amend the text of the Zoning Ordinance of the City of Cambridge relative to Yards Protection as follows:

A. In Article 2.000 - Definitions, amend the definition of "Green Area" to read as follows:

Green Area.

A landscaped area of land associated with and located on the same tract of land as a major building or group of buildings in relation to which it serves to provide light and air, or scenic, recreational or similar purposes. Green area shall, except as stated below, be completely planted with living trees, grass, ground cover, bushes, shrubs, and / or similar vegetation, as well as water and other natural features of the site. Pervious ground covers such as wood shavings may be used, but only as mulch beneath vegetation.

Such area may not include any portion of the lot used for parking access drives or other hard surface areas, except walks and terraces designed and intended for non-vehicular use. However, in no case shall hard surfaced walks and terraces exceed twenty-five (25) percent of the total required green area.

Green area shall consist of open space at grade, with vegetation as stated above. It shall be open and unobstructed to the sky. It shall consist of friable, permeable material (including but not limited to loam, gravel, sand and crushed stone, and including naturally occurring soil, bedrock, and incidental pipes and other underground utilities) having a minimum depth of three feet. Said land shall be capable of supporting the growth of trees, grass, ground cover, bushes, shrubs, and similar vegetation.

B. Amend Section 4.21.c. to read as follows:

Provision of parking for occupants, employees, customers, or visitors shall be considered as an accessory use, provided that:

(1) where accessory to residential uses, such parking shall be limited to the accommodation of three passenger vehicles, or two passenger vehicles for each dwelling unit, whichever is greater, and

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C. Amend Section 4:21.d. to read as follows:

A customary home occupation or the office of a resident physician, dentist, attorney-at law, architect, engineer, or member of other recognized profession shall be considered as an accessory use, provided that:

(1) no more than three persons shall practice or be employed on the premises at any one time, and

(2) said use shall not occur in an accessory building.

D. Amend Section 4:21.g.(2) to read as follows:

The total area of uses accessory to the principal use except for non-structural parking facilities and driveways may not occupy more than 150 square feet of the area of the lot.

E. Amend Section 4.21.h to read as follows:

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G. Add a new Section 4:21.o, reading as follows:

o. An ornamental pool shall be considered an allowed accessory use, subject to the following conditions:

(1) With regard to the ornamental pool itself:

(a) Its height shall not exceed two (2) feet above mean natural grade;

(b) It shall not exceed two (2) feet in depth; and

(c) It shall otherwise comply with the provisions of this section 4.21 with regard to the dimensions of accessory buildings.

(2) With regard to any structure or structures contained in the ornamental pool:

(a) The total area of said structures shall not occupy an area in excess of 15% of the area of the ornamental pool; and

(b) They shall otherwise comply with the provisions of this section 4.21 with regard to the dimensions of accessory buildings.

H. Delete section 5.22.3 as the zoning ordinance is numbered prior to the change in item H, below.

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trees and shrubs that may be expected to form within three (3) years after time of planting a continuous unbroken, year round visual screen. Every effort shall be made to retain the best existing trees in said setbacks to meet the requirements of this section in whole or in part. Plans for landscaping and maintenance shall be approved by the Committee on Public Planting as appointed by the City Manager. No Certificate of Occupancy may be granted until landscaping under the terms of this section is completed

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If the shape of a lot creates a situation where there are more than four yards, this green area requirement shall apply to three-fourths of the yards, rounded up if the calculation results in a fractional number.

(4) Lots in two or more zoning districts.

Where a zoning district boundary line or lines split a lot, a lot partially in an Office, Residence or Open Space district shall comply with provisions elsewhere in this zoning ordinance with regard to lots in two or more zoning districts, except that the setback and green area requirements of this section 5.22.1 shall apply to all parts of the lot regardless of zoning district.

(5) Lots abutting more restrictively zoned districts.

When any lot abuts a more restrictively zoned district or districts, all yards abutting the more restrictively zoned district(s) shall be designated as yards required to comply with the green area requirements of this section 5.22.1. This provision shall apply to that quantity of abutting yards numbering up to and including the maximum number of green area yards required. The total number of green area yards required on a lot shall not be changed by the provisions of this subsection (5).

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(a) When a yard used to satisfy the green area requirement of this section 5.22.1 is a front yard, the green area may be interrupted by not more than one path for pedestrian access to the building. Said pedestrian path shall be constructed perpendicular to the lot line and shall be not more than 8 feet wide. The green area yard may also be interrupted by not more than one driveway constructed perpendicular to the lot line and which is not more than 12 feet wide.

(b) The sum of the widths of the said pedestrian path and driveway may not exceed the setback provided by the smallest of the yards provided on the lot.

(c) The areas allowed to be used for access under this subsection (6) shall be counted as part of the 25% of total required green area which is allowed to be used for hard surfaced walks and terraces for the front yard in which the access areas are constructed.

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When a lot is used for townhouse development, the provisions of this footnote shall apply to the lot before subdivision into townhouse lots. Subdivision into townhouse lots shall be done in such a manner as to not affect the application of this footnote to the entire unsubdivided lot. In particular, the pedestrian path and driveway allowed by paragraph (4)

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(1) yards abutting Office, Residence and Open Space Districts shall comply with the green area requirements of section 5.22.1 up to the maximum number of yards required in the same manner as stated in section 5.22.1(5), and

(2) yards not abutting Office, Residence and Open Space Districts shall not be subject to the requirements of this section.

Should there be no yard requirement in the district in which the building is constructed or should the applicable yard requirement be less than in the district abutted, buildings shall comply with the corresponding yard requirement of the district abutted.

5.22.4 Minimum standards for yards with regard to office and residential construction in districts other than Office, Residence and Open Space Districts in the event there is no yard requirement in the district in which the building is constructed with regard to yards on the lot abutting Office, Residence or Open Space Districts.

Construction shall comply with section 5.22.3 except that, in districts which otherwise have yard requirements, those other yard requirements shall be obeyed as well.

J. In Section 5.31.1, Table 5-1, delete footnote (k) with regard to yard requirements for the "Res. C-2B" District, and in Section 5.31.2, Footnotes, delete footnote (k) and insert the following in place thereof: "Reserved".

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 Henrietta Davis, Chair

FAX COVER SHEET

COMMUNITY NEWSPAPER COMPANY
254 SECOND AVENUE
NEEDHAM, MA 02494

TO: GAIL JONES

FAX NO: 617-349 4307

PHONE NO: _____

FROM: WENDY BUCKLEY
LEGAL ADVERTISING REPRESENTATIVE

PHONE NO: 781-433-7998
FAX NO: 781-453-6650

DATE: 4/12

OF PAGES INCLUDING THIS COVER SHEET: _____

MESSAGE:

Please review the attached proof in its entirety. Contact me either by fax or phone with your authoritization that the notice is correct in content. If there are any corrections to be made, please **fax** them back to me.

Authorization must be received by: MON @ 5

If we do not receive authorization as requested, the notice will be published as it appears on the proof.

Thank you.

Wendy

COMMUNITY NEWSPAPER COMPANY
254 Second Avenue
Needham, MA 02194
617-433-6700

FormR v.09-08-97

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CLASS 1874 RATE NAME CAMBCHRON 1874 Lgls - Cambridge Chronicle

RUNINFO 15
#Days 00 First 04/15/99 THU
Start 04/15/99 THU Stop 04/15/99 THU Last 04/15/99 THU
Prod S Z Killed / /

SIZE	Words	Inches	Lines			BALANCE
Actual:	424	10.25	82	Reply Box#		Payment Type: BD
Minimum:		1.00		Internet$	.	Date Paid / /
Billed:		10.25	92	Border Chg	. 0	$ Paid .
Columns:	x Inches		.	MAR BH	. 0	$ Due 208.18
				MAR WL	. 0	
Card		Exp	/	Check#		Receipt#

[uflegals07]

YARDS PROTECTION (PART 1 OF 6)

LEGAL NOTICE
CITY OF CAMBRIDGE
MASSACHUSETTS
PUBLIC NOTICE
RELATIVE TO ZONING
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 Wednesday, May 5, 1999 at 6:00 p.m. in the Sullivan Chamber, City Hall, 795 Massachusetts Avenue, 2nd floor, Cambridge, Massachusetts, on the Marilyn Zoeller Wellons, et al petition to amend the text of the Zoning Ordinance of the City of Cambridge relative to Yards Protection as follows:

A. In Article 2.000 - Definitions, amend the definition of "Green Area" to read as follows:

Green Area

A landscape of area of land associated with and located on the same tract of land as a major building or group of buildings in relation to which it serves to provide light and air, or scenic, recreational or similar purposes. Green area shall, except as stated below, be completely planted with living trees, grass, ground cover, bushes, shrubs, and/or similar vegetation, as well as water and other natural features of the site. ~~Previous~~ Pervious ground covers such as wood shavings may be used, but only as mulch beneath vegetation.

Such area may not include any portion of the lot used for parking access drives or other hard surface areas, except walks and terraces designed and intended for non-vehicular use. However, in no case shall hard surfaced walks and terraces exceed twenty-five (25) percent of the total required green area.

Green area shall consist of open space at grade, with vegetation as stated above. It shall be open and unobstructed to the sky. It shall consist of friable, permeable material (including but not limited to loam, gravel, sand and crushed stone, and including naturally occurring soil, bedrock, and incidental pipes and other underground utilities) having a minimum depth of three feet. Said land shall be capable of supporting the growth of trees, grass, ground cover, bushes, shrubs, and similar vegetation.

B. Amend Section 4.21.c. to read as follows:

Provision of parking for occupants, employees, customers, or visitors shall be considered as an accessory use, provided that:

(1) where accessory to residential uses, such parking shall be limited to the accommodation of three passenger vehicles, or two passenger vehicles for each dwelling unit, whichever is greater, and

COMMUNITY NEWSPAPER COMPANY
254 Second Avenue
Needham, MA 02194
617-433-6700

FormR v.09-08-97

AcctPhone 617-349-4260 Ext.# Buy Zip Ad Id 1874\823111
ContactPh - - Ext.# Acct.# 080045 Acct Rep 000
Name CAMBRIDGE CITY CLERK
Contact GAIL JONES Sold By 020 04/12/99 09:19
Addr1 CITY HALL,795 MASS AVE. Chgd By 020 04/12/99 09:19
Addr2 ATT: DONNA LOPEZ Kill By / / :
Addr3
City CAMBRIDGE ST MA Bill Zip 02139-
#Tears 01 PO# YARDS Req N
CLASS 1874 RATE NAME CAMBCHRON 1874 Lgls - Cambridge Chronicle

RUNINFO 15 First 04/15/99 THU
#Days 00 Last 04/15/99 THU
Start 04/15/99 THU Stop 04/15/99 THU Killed / /
Prod S Z

SIZE	Words	Inches	Lines			BALANCE	
Actual:	409	10.25	83	Reply Box#		Payment Type:	BD
Minimum:		1.00		Internet$	.	Date Paid	/ /
Billed:		10.25	93	Border Chg	. 0	$ Paid	.
Columns:	x Inches		.	MAR BH	. 0	$ Due	208.18
				MAR WL	. 0		
Card		Exp	/	Check#		Receipt#	

[uflegals07]

YARD PROTECTION (PART 2 OF 6)
(2) an accessory building used for garage purposes shall be limited to the accommodation of one passenger vehicle.

C. Amend Section 4.21.d. to read as follows:

A customary home occupation or the office of a resident physician, dentist, attorney-at law, architect, engineer, or member of other recognized profession shall be considered as an accessory use, provided that:

(1) no more than three persons shall practice or be employed on the premises at any one time, and

(2) said use shall not occur in an accessory building.

D. Amend Section 4.21.g.(2) to read as follows:

The total area of uses accessory to the

principal use except for non-structural parking facilities and driveways may not occupy more than 150 square feet of the area of the lot.

E. Amend Section 4.21.h. to read as follows:

An accessory building shall not occupy more than 150 square feet of the area of the lot. No side of an accessory building shall exceed 18 feet in length. An accessory building shall not be located nearer than ten (10) feet to the principal building or nearer than five (5) feet to any side or rear lot line or nearer to the front lot line than the minimum setback in the zoning district. No lot may contain more than one accessory building.

F. Amend Section 4.21.k. to read as follows:

No accessory building shall be constructed except at natural grade, nor may any accessory building exceed fifteen (15) feet in height above mean natural grade.

G. Add a new Section 4.21.o. reading as follows:

o. An ornamental pool shall be considered an allowed accessory use, subject to the following conditions:

(1) With regard to the ornamental pool itself:

(a) Its height shall not exceed two (2) feet above mean natural grade;
(b) It shall not exceed two (2) feet in depth; and
(c) It shall otherwise comply with the provisions of this section 4.21 with regard to the dimensions of accessory buildings.

(2) With regard to any structure or structures contained in the ornamental pool:

(a) The total area of said structures shall not occupy an area in excess of 15% of the area of the ornamental pool; and
(b) They shall otherwise comply with the provisions of this section 4.21 with regard to the dimensions of accessory buildings.
(YARD - end of 2 of 6)

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FormR v.09-08-97

AcctPhone 617-349-4260 Ext.# Buy Zip Ad Id 1874\823112
ContactPh - - Ext.# Acct.# 080045 Acct Rep 000
Name CAMBRIDGE CITY CLERK
Contact GAIL JONES Sold By 020 04/12/99 09:27
Addr1 CITY HALL,795 MASS AVE. Chgd By 020 04/12/99 09:27
Addr2 ATT: DONNA LOPEZ Kill By / / :
Addr3
City CAMBRIDGE ST MA Bill Zip 02139-
#Tears 01 PO# YARD Req N
CLASS 1874 RATE NAME CAMBCHRON 1874 Lgls - Cambridge Chronicle

RUNINFO 15
#Days 00 First 04/15/99 THU
Start 04/15/99 THU Stop 04/15/99 THU Last 04/15/99 THU
Prod S Z Killed / /

SIZE	Words	Inches	Lines
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Minimum:		1.00	
Billed:		9.25	84
Columns:		x Inches	

Card Exp / Check#

Reply Box#
Internet$.
Border Chg .0
MAR BH .0
MAR WL .0

BALANCE
Payment Type: BD
Date Paid / /
$ Paid .
$ Due 187.87
Receipt#

[uflegals07]

YARD PROTECTION (PART 3 OF 6)
H. Delete section 5.22.3 as the zoning ordinance is numbered prior to the change in item H, below.

I. Insert a new Section 5.22 reading as follows, and renumber the existing Sections 5.22 and following accordingly.

5.22 Minimum Standards for Yards:

5.22.1 Office, Residence and Open Space Districts.

(1) Setbacks.
Buildings shall comply with these yard requirements by being set back above and below ground.

(2) Green area - general.
Three of the yards on a lot shall consist exclusively of green areas as defined in section 2.000. At a minimum, green area setback shall consist of permanently maintained densely planted trees and shrubs that may be expected to form

within three (3) years after time of planting a continuous unbroken, year round visual screen. Every effort shall be made to retain the best existing trees in said setbacks to meet the requirements of this section in whole or in part. Plans for landscaping and maintenance shall be approved by the Committee on Public Planting as appointed by the City Manager. No Certificate of Occupancy may be granted until landscaping under the terms of this section is completed.

(3) Lots with more than four yards.
If the shape of a lot creates a situation where there are more than four yards, this green area requirement shall apply to three-fourths of the yards, rounded up if the calculation results in a fractional number.

(4) Lots in two or more zoning districts. ✓
Where a zoning district boundary line or lines split a lot, a lot partially in an Office, Residence or Open Space district shall comply with provisions elsewhere in this zoning ordinance with regard to lots in two or more zoning districts, except that the setback and green area requirements of this section 5.22.1 shall apply to all parts of the lot regardless of zoning district.

(5) Lots abutting more restrictively zoned districts.
When any lot abuts a more restrictively zoned district or districts, all yards abutting the more restrictively zoned district(s) shall be designated as yards required to comply with the green area requirements of this section 5.22.1. This provision shall apply to that quantity of abutting yards numbering up to and including the maximum number of green area yards required. The total number of green yards required on a lot shall not be changed by the provisions of this subsection (5).
(YARD - end of 3 of 6)

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AcctPhone 617-349-4260 Ext.# | Buy Zip | FormR v.09-08-97
ContactPh - - Ext.# | Acct.# 080045 | Ad Id 1874\823113 | Acct Rep 000
Name CAMBRIDGE CITY CLERK
Contact GAIL JONES
Addr1 CITY HALL,795 MASS AVE. | Sold By 020 04/12/99 09:36
Addr2 ATT: DONNA LOPEZ | Chgd By 020 04/12/99 09:36
Addr3 | Kill By / / :
City CAMBRIDGE ST MA Bill Zip 02139-
#Tears 01 PO# YARD Req N
CLASS 1874 RATE NAME CAMBCHRON 1874 Lgls - Cambridge Chronicle

RUNINFO 15
#Days 00 | First 04/15/99 THU
Start 04/15/99 THU Stop 04/15/99 THU | Last 04/15/99 THU
Prod S Z | Killed / /

SIZE	Words	Inches	Lines
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Minimum:		1.00	
Billed:		10.00	89
Columns:		x Inches	

Reply Box#
Internet$.
Border Chg . 0
MAR BH . 0
MAR WL . 0

BALANCE
Payment Type: BD
Date Paid / /
$ Paid .
$ Due 203.10

Card Exp / Check# Receipt#

[uflegals07]

YARD PROTECTION (PART 4 OF 5)
(6) Pedestrian and vehicular access.

(a) When a yard used to satisfy the green area requirement of this section 5.22.1 is a front yard, the green area may be interrupted by not more than one path for pedestrian access to the building. Said pedestrian path shall be constructed perpendicular to the lot line and shall be not more than 8 feet wide. The green area yard may also be interrupted by not more than one driveway constructed perpendicular to the lot line and which is not more than 12 feet wide.

(b) The sum of the widths of the said pedestrian path and driveway may not exceed the setback provided by the smallest of the yards provided on the lot.

(c) The areas allowed to be used for access under this subsection (6) shall be counted as part of the 25% of total required green area which is allowed to be used for hard surfaced walks and ter-

races for the front yard in which the access areas are constructed.

(7) Townhouse development

When a lot is used for townhouse development, the provisions of this footnote shall apply to the lot before subdivision into townhouse lots. Subdivision into townhouse lots shall be done in such a manner as to not affect the application of this footnote to the entire unsubdivided lot. In particular, the pedestrian path and driveway allowed by paragraph (4) shall apply to the lot before subdivision into townhouse lots and subdivision into townhouse lots shall not increase the number of pedestrian paths and driveways allowed.

5.22.2 Minimum standards for yards in office and residential construction in districts other than Office, Residence and Open Space Districts.

Buildings shall comply with Section 5.22.1.

5.22.3 Minimum standards for yards with regard to development other than office and residential uses in districts other than Office, Residence and Open Space Districts.

Buildings shall comply with the provisions of section 5.22.1 with regard to yards abutting Office, Residence and Open Space Districts as if the buildings were in an Office, Residence Or Open Space District except that

(1) yards abutting Office, Residence and Open Space Districts shall comply with the green area requirements of section 5.22.1 up to the maximum number of yards required in the same manner as stated in section 5.22.1(5), and

(2) yard is not abutting Office, Residence and Open Space Districts shall not be subject to the requirements of this section.

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617-433-6700

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AcctPhone 617-349-4260 Ext.# Buy Zip Ad Id 1874\823114
ContactPh - - Ext.# Acct.# 080045 Acct Rep 000
Name CAMBRIDGE CITY CLERK
Contact GAIL JONES Sold By 020 04/12/99 09:47
Addr1 CITY HALL,795 MASS AVE. Chgd By 020 04/12/99 09:47
Addr2 ATT: DONNA LOPEZ Kill By / / :
Addr3
City CAMBRIDGE ST MA Bill Zip 02139-
#Tears 01 PO# YARD Req N
CLASS 1874 RATE NAME CAMBCHRON 1874 Lgls - Cambridge Chronicle

RUNINFO 15 First 04/15/99 THU
#Days 00 Last 04/15/99 THU
Start 04/15/99 THU Stop 04/15/99 THU Killed / /
Prod S Z

SIZE	Words	Inches	Lines			BALANCE
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Columns:	x Inches	.		MAR BH	. 0	$ Due 116.78
				MAR WL	. 0	
Card		Exp /		Check#		Receipt#

[uflegals07]

YARD PROTECTION (PART 5 OF 5)
Should there be no yard requirement in the district in which the building is constructed or should the applicable yard requirement be less than in the district abutted, buildings shall comply with the corresponding yard requirement of the district abutted.

5.22.4 Minimum standards for yards with regard to office and residential construction in districts other than Office, Residence and Open Space Districts in the event there is no yard requirement in the district in which the building is constructed with regard to yards on the lot abutting Office, Residence or Open Space Districts.

Construction shall comply with section 5.22.3 except that, in districts which otherwise have yard requirements, those other yard requirements shall be obeyed as well.

J. In Section 5.31.1, Table 5-1, delete

footnote (k) with regard to yard requirements for the "Res. C-2B" District, and in Section 5.31.2 Footnotes, delete footnote (k) and insert the following in place thereof: "Reserved".

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 Henrietta Davis, Chair

AD #823114
Cambridge Chronicle, 4/15, 4/22/99
(YARD - end of 5 of 5)

C. C. 106

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 **Wednesday, May 5, 1999 at 6:00 p.m.** in the **Sullivan Chamber, City Hall, 795 Massachusetts Avenue, 2nd floor**, Cambridge, Massachusetts, on the Marilyn Zoeller Wellons, et al petition to amend the text of the Zoning Ordinance of the City of Cambridge relative to Yards Protection as follows:

A. In Article 2.000 - Definitions, amend the definition of "Green Area" to read as follows:

Green Area.

A landscaped area of land associated with and located on the same tract of land as a major building or group of buildings in relation to which it serves to provide light and air, or scenic, recreational or similar purposes. Green area shall, except as stated below, be completely planted with living trees, grass, ground cover, bushes, shrubs, and / or similar vegetation, as well as water and other natural features of the site. Pervious ground covers such as wood shavings may be used, but only as mulch beneath vegetation.

Such area may not include any portion of the lot used for parking access drives or other hard surface areas, except walks and terraces designed and intended for non-vehicular use. However, in no case shall hard surfaced walks and terraces exceed twenty-five (25) percent of the total required green area.

Green area shall consist of open space at grade, with vegetation as stated above. It shall be open and unobstructed to the sky. It shall consist of friable, permeable material (including but not limited to loam, gravel, sand and crushed stone, and including naturally occurring soil, bedrock, and incidental pipes and other underground utilities) having a minimum depth of three feet. Said land shall be capable of supporting the growth of trees, grass, ground cover, bushes, shrubs, and similar vegetation.

B. Amend Section 4.21.c. to read as follows:

Provision of parking for occupants, employees, customers, or visitors shall be considered as an accessory use, provided that:

(1) where accessory to residential uses, such parking shall be limited to the accommodation of three passenger vehicles, or two passenger vehicles for each dwelling unit, whichever is greater, and

(2) an accessory building used for garage purposes shall be limited to the accommodation of one passenger vehicle.

C. Amend Section 4:21.d. to read as follows:

A customary home occupation or the office of a resident physician, dentist, attorney-at law, architect, engineer, or member of other recognized profession shall be considered as an accessory use, provided that:

(1) no more than three persons shall practice or be employed on the premises at any one time, and

(2) said use shall not occur in an accessory building.

D. Amend Section 4:21.g.(2) to read as follows:

The total area of uses accessory to the principal use except for non-structural parking facilities and driveways may not occupy more than 150 square feet of the area of the lot.

E. Amend Section 4.21.h to read as follows:

An accessory building shall not occupy more than 150 square feet of the area of the lot. No side of an accessory building shall exceed 18 feet in length. An accessory building shall not be located nearer than ten (10) feet to the principal building or nearer than five (5) feet to any side or rear lot line or nearer to the front lot line than the minimum setback in the zoning district. No lot may contain more than one accessory building.

F. Amend Section 4.21.k to read as follows:

No accessory building shall be constructed except at natural grade, nor may any accessory building exceed fifteen (15) feet in height above mean natural grade.

G. Add a new Section 4:21.o, reading as follows:

o. An ornamental pool shall be considered an allowed accessory use, subject to the following conditions:

(1) With regard to the ornamental pool itself:

(a) Its height shall not exceed two (2) feet above mean natural grade;

(b) It shall not exceed two (2) feet in depth; and

(c) It shall otherwise comply with the provisions of this section 4.21 with regard to the dimensions of accessory buildings.

(2) With regard to any structure or structures contained in the ornamental pool:

(a) The total area of said structures shall not occupy an area in excess of 15% of the area of the ornamental pool; and

(b) They shall otherwise comply with the provisions of this section 4.21 with regard to the dimensions of accessory buildings.

H. Delete section 5.22.3 as the zoning ordinance is numbered prior to the change in item H, below.

I. Insert a new Section 5.22 reading as follows, and renumber the existing Sections 5.22 and following accordingly.

5.22 Minimum Standards for Yards:

5.22.1 Office, Residence and Open Space Districts.

(1) Setbacks.

Buildings shall comply with these yard requirements by being set back above and below ground.

(2) Green area — general.

Three of the yards on a lot shall consist exclusively of green area as defined in section 2.000. At a minimum, green area setback shall consist of permanently maintained densely planted

trees and shrubs that may be expected to form within three (3) years after time of planting a continuous unbroken, year round visual screen. Every effort shall be made to retain the best existing trees in said setbacks to meet the requirements of this section in whole or in part. Plans for landscaping and maintenance shall be approved by the Committee on Public Planting as appointed by the City Manager. No Certificate of Occupancy may be granted until landscaping under the terms of this section is completed

(3) Lots with more than four yards.

If the shape of a lot creates a situation where there are more than four yards, this green area requirement shall apply to three-fourths of the yards, rounded up if the calculation results in a fractional number.

(4) Lots in two or more zoning districts.

Where a zoning district boundary line or lines split a lot, a lot partially in an Office, Residence or Open Space district shall comply with provisions elsewhere in this zoning ordinance with regard to lots in two or more zoning districts, except that the setback and green area requirements of this section 5.22.1 shall apply to all parts of the lot regardless of zoning district.

(5) Lots abutting more restrictively zoned districts.

When any lot abuts a more restrictively zoned district or districts, all yards abutting the more restrictively zoned district(s) shall be designated as yards required to comply with the green area requirements of this section 5.22.1. This provision shall apply to that quantity of abutting yards numbering up to and including the maximum number of green area yards required. The total number of green area yards required on a lot shall not be changed by the provisions of this subsection (5).

(6) Pedestrian and vehicular access.

(a) When a yard used to satisfy the green area requirement of this section 5.22.1 is a front yard, the green area may be interrupted by not more than one path for pedestrian access to the building. Said pedestrian path shall be constructed perpendicular to the lot line and shall be not more than 8 feet wide. The green area yard may also be interrupted by not more than one driveway constructed perpendicular to the lot line and which is not more than 12 feet wide.

(b) The sum of the widths of the said pedestrian path and driveway may not exceed the setback provided by the smallest of the yards provided on the lot.

(c) The areas allowed to be used for access under this subsection (6) shall be counted as part of the 25% of total required green area which is allowed to be used for hard surfaced walks and terraces for the front yard in which the access areas are constructed.

(7) Townhouse development.

When a lot is used for townhouse development, the provisions of this footnote shall apply to the lot **before** subdivision into townhouse lots. Subdivision into townhouse lots shall be done in such a manner as to not affect the application of this footnote to the entire unsubdivided lot. In particular, the pedestrian path and driveway allowed by paragraph (4)

shall apply to the lot before subdivision into townhouse lots and subdivision into townhouse lots shall not increase the number of pedestrian paths and driveways allowed.

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Buildings shall comply with the provisions of section 5.22.1 with regard to yards abutting Office, Residence and Open Space Districts as if the buildings were in an Office, Residence Or Open Space District except that

(1) yards abutting Office, Residence and Open Space Districts shall comply with the green area requirements of section 5.22.1 up to the maximum number of yards required in the same manner as stated in section 5.22.1(5), and

(2) yards not abutting Office, Residence and Open Space Districts shall not be subject to the requirements of this section.

Should there be no yard requirement in the district in which the building is constructed or should the applicable yard requirement be less than in the district abutted, buildings shall comply with the corresponding yard requirement of the district abutted.

5.22.4 Minimum standards for yards with regard to office and residential construction in districts other than Office, Residence and Open Space Districts in the event there is no yard requirement in the district in which the building is constructed with regard to yards on the lot abutting Office, Residence or Open Space Districts.

Construction shall comply with section 5.22.3 except that, in districts which otherwise have yard requirements, those other yard requirements shall be obeyed as well.

J. In Section 5.31.1, Table 5-1, delete footnote (k) with regard to yard requirements for the "Res. C-2B" District, and in Section 5.31.2, Footnotes, delete footnote (k) and insert the following in place thereof: "Reserved".

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 Henrietta Davis, Chair

C. C. 106

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 **Wednesday, May 5, 1999 at 6:00 p.m.** in the **Sullivan Chamber, City Hall, 795 Massachusetts Avenue, 2nd floor**, Cambridge, Massachusetts, on the Marilyn Zoeller Wellons, et al petition to amend the text of the Zoning Ordinance of the City of Cambridge relative to Yards Protection as follows:

A. In Article 2.000 - Definitions, amend the definition of "Green Area" to read as follows:

Green Area.

A landscaped area of land associated with and located on the same tract of land as a major building or group of buildings in relation to which it serves to provide light and air, or scenic, recreational or similar purposes. Green area shall, except as stated below, be completely planted with living trees, grass, ground cover, bushes, shrubs, and / or similar vegetation, as well as water and other natural features of the site. Pervious ground covers such as wood shavings may be used, but only as mulch beneath vegetation.

Such area may not include any portion of the lot used for parking access drives or other hard surface areas, except walks and terraces designed and intended for non-vehicular use. However, in no case shall hard surfaced walks and terraces exceed twenty-five (25) percent of the total required green area.

Green area shall consist of open space at grade, with vegetation as stated above. It shall be open and unobstructed to the sky. It shall consist of friable, permeable material (including but not limited to loam, gravel, sand and crushed stone, and including naturally occurring soil, bedrock, and incidental pipes and other underground utilities) having a minimum depth of three feet. Said land shall be capable of supporting the growth of trees, grass, ground cover, bushes, shrubs, and similar vegetation.

B. Amend Section 4.21.c. to read as follows:

Provision of parking for occupants, employees, customers, or visitors shall be considered as an accessory use, provided that:

(1) where accessory to residential uses, such parking shall be limited to the accommodation of three passenger vehicles, or two passenger vehicles for each dwelling unit, whichever is greater, and

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D. Amend Section 4:21.g.(2) to read as follows:

The total area of uses accessory to the principal use except for non-structural parking facilities and driveways may not occupy more than 150 square feet of the area of the lot.

E. Amend Section 4.21.h to read as follows:

An accessory building shall not occupy more than 150 square feet of the area of the lot. No side of an accessory building shall exceed 18 feet in length. An accessory building shall not be located nearer than ten (10) feet to the principal building or nearer than five (5) feet to any side or rear lot line or nearer to the front lot line than the minimum setback in the zoning district. No lot may contain more than one accessory building.

F. Amend Section 4.21.k to read as follows:

No accessory building shall be constructed except at natural grade, nor may any accessory building exceed fifteen (15) feet in height above mean natural grade.

G. Add a new Section 4:21.o, reading as follows:

o. An ornamental pool shall be considered an allowed accessory use, subject to the following conditions:

(1) With regard to the ornamental pool itself:

(a) Its height shall not exceed two (2) feet above mean natural grade;

(b) It shall not exceed two (2) feet in depth; and

(c) It shall otherwise comply with the provisions of this section 4.21 with regard to the dimensions of accessory buildings.

(2) With regard to any structure or structures contained in the ornamental pool:

(a) The total area of said structures shall not occupy an area in excess of 15% of the area of the ornamental pool; and

(b) They shall otherwise comply with the provisions of this section 4.21 with regard to the dimensions of accessory buildings.

H. Delete section 5.22.3 as the zoning ordinance is numbered prior to the change in item H, below.

I. Insert a new Section 5.22 reading as follows, and renumber the existing Sections 5.22 and following accordingly.

5.22 Minimum Standards for Yards:

5.22.1 Office, Residence and Open Space Districts.

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Buildings shall comply with these yard requirements by being set back above and below ground.

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Three of the yards on a lot shall consist exclusively of green area as defined in section 2.000. At a minimum, green area setback shall consist of permanently maintained densely planted

trees and shrubs that may be expected to form within three (3) years after time of planting a continuous unbroken, year round visual screen. Every effort shall be made to retain the best existing trees in said setbacks to meet the requirements of this section in whole or in part. Plans for landscaping and maintenance shall be approved by the Committee on Public Planting as appointed by the City Manager. No Certificate of Occupancy may be granted until landscaping under the terms of this section is completed

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If the shape of a lot creates a situation where there are more than four yards, this green area requirement shall apply to three-fourths of the yards, rounded up if the calculation results in a fractional number.

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Where a zoning district boundary line or lines split a lot, a lot partially in an Office, Residence or Open Space district shall comply with provisions elsewhere in this zoning ordinance with regard to lots in two or more zoning districts, except that the setback and green area requirements of this section 5.22.1 shall apply to all parts of the lot regardless of zoning district.

(5) Lots abutting more restrictively zoned districts.

When any lot abuts a more restrictively zoned district or districts, all yards abutting the more restrictively zoned district(s) shall be designated as yards required to comply with the green area requirements of this section 5.22.1. This provision shall apply to that quantity of abutting yards numbering up to and including the maximum number of green area yards required. The total number of green area yards required on a lot shall not be changed by the provisions of this subsection (5).

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(a) When a yard used to satisfy the green area requirement of this section 5.22.1 is a front yard, the green area may be interrupted by not more than one path for pedestrian access to the building. Said pedestrian path shall be constructed perpendicular to the lot line and shall be not more than 8 feet wide. The green area yard may also be interrupted by not more than one driveway constructed perpendicular to the lot line and which is not more than 12 feet wide.

(b) The sum of the widths of the said pedestrian path and driveway may not exceed the setback provided by the smallest of the yards provided on the lot.

(c) The areas allowed to be used for access under this subsection (6) shall be counted as part of the 25% of total required green area which is allowed to be used for hard surfaced walks and terraces for the front yard in which the access areas are constructed.

(7) Townhouse development.

When a lot is used for townhouse development, the provisions of this footnote shall apply to the lot **before** subdivision into townhouse lots. Subdivision into townhouse lots shall be done in such a manner as to not affect the application of this footnote to the entire unsubdivided lot. In particular, the pedestrian path and driveway allowed by paragraph (4)

shall apply to the lot **before** subdivision into townhouse lots and subdivision into townhouse lots **shall not** increase the number of pedestrian paths and driveways allowed.

5.22.2 Minimum standards for yards in office and residential construction in districts other than Office, Residence and Open Space Districts.

Buildings shall comply with Section 5.22.1.

5.22.3 Minimum standards for yards with regard to development other than office and residential uses in districts other than Office, Residence and Open Space Districts.

Buildings shall comply with the provisions of section 5.22.1 with regard to yards abutting Office, Residence and Open Space Districts as if the buildings were in an Office, Residence Or Open Space District except that

(1) yards abutting Office, Residence and Open Space Districts shall comply with the green area requirements of section 5.22.1 up to the maximum number of yards required in the same manner as stated in section 5.22.1(5), and

(2) yards not abutting Office, Residence and Open Space Districts shall not be subject to the requirements of this section.

Should there be no yard requirement in the district in which the building is constructed or should the applicable yard requirement be less than in the district abutted, buildings shall comply with the corresponding yard requirement of the district abutted.

5.22.4 Minimum standards for yards with regard to office and residential construction in districts other than Office, Residence and Open Space Districts in the event there is no yard requirement in the district in which the building is constructed with regard to yards on the lot abutting Office, Residence or Open Space Districts.

Construction shall comply with section 5.22.3 except that, in districts which otherwise have yard requirements, those other yard requirements shall be obeyed as well.

J. In Section 5.31.1, Table 5-1, delete footnote (k) with regard to yard requirements for the "Res. C-2B" District, and in Section 5.31.2, Footnotes, delete footnote (k) and insert the following in place thereof: "Reserved".

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 Henrietta Davis, Chair

C. C. 106

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 **Wednesday, May 5, 1999 at 5:30 p.m.** in the **Sullivan Chamber, City Hall, 795 Massachusetts Avenue, 2nd floor**, Cambridge, Massachusetts, on the Sheila G. Cook, et al petition to amend the text of the Zoning Ordinance of the City of Cambridge relative to Yards Protection as follows:

A. In Article 2.000 - Definitions, amend the definition of "Green Area" to read as follows:

Green Area.

A landscaped area of land associated with and located on the same tract of land as a major building or group of buildings in relation to which it serves to provide light and air, or scenic, recreational or similar purposes. Green area shall, except as stated below, be completely planted with living trees, grass, ground cover, bushes, shrubs, and / or similar vegetation, as well as water and other natural features of the site. Pervious ground covers such as wood shavings may be used, but only as mulch beneath vegetation.

Such area may not include any portion of the lot used for parking access drives or other hard surface areas, except walks and terraces designed and intended for non-vehicular use. However, in no case shall hard surfaced walks and terraces exceed twenty-five (25) percent of the total required green area.

Green area shall consist of open space at grade, with vegetation as stated above. It shall be open and unobstructed to the sky. It shall consist of friable, permeable material (including but not limited to loam, gravel, sand and crushed stone, and including naturally occurring soil, bedrock, and incidental pipes and other underground utilities) having a minimum depth of three feet. Said land shall be capable of supporting the growth of trees, grass, ground cover, bushes, shrubs, and similar vegetation.

B. Amend Section 4.21.c. to read as follows:

Provision of parking for occupants, employees, customers, or visitors shall be considered as an accessory use, provided that:

(1) where accessory to residential uses, such parking shall be limited to the accommodation of three passenger vehicles, or two passenger vehicles for each dwelling unit, whichever is greater, and

(2) an accessory building used for garage purposes shall be limited to the accommodation of one passenger vehicle.

C. Amend Section 4:21.d. to read as follows:

A customary home occupation or the office of a resident physician, dentist, attorney-at-law, architect, engineer, or member of other recognized profession shall be considered as an accessory use, provided that:

(1) no more than three persons shall practice or be employed on the premises at any one time, and

(2) said use shall not occur in an accessory building.

D. Amend Section 4:21.g.(2) to read as follows:

The total area of uses accessory to the principal use except for non-structural parking facilities and driveways may not occupy more than 150 square feet of the area of the lot.

E. Amend Section 4.21.h to read as follows:

An accessory building shall not occupy more than 150 square feet of the area of the lot. No side of an accessory building shall exceed 18 feet in length. An accessory building shall not be located nearer than ten (10) feet to the principal building or nearer than five (5) feet to any side or rear lot line or nearer to the front lot line than the minimum setback in the zoning district. No lot may contain more than one accessory building.

F. Amend Section 4.21.k to read as follows:

No accessory building shall be constructed except at natural grade, nor may any accessory building exceed fifteen (15) feet in height above mean natural grade.

G. Add a new Section 4:21.o, reading as follows:

o. An ornamental pool shall be considered an allowed accessory use, subject to the following conditions:

(1) With regard to the ornamental pool itself:

(a) Its height shall not exceed two (2) feet above mean natural grade;

(b) It shall not exceed two (2) feet in depth; and

(c) It shall otherwise comply with the provisions of this section 4.21 with regard to the dimensions of accessory buildings.

(2) With regard to any structure or structures contained in the ornamental pool:

(a) The total area of said structures shall not occupy an area in excess of 15% of the area of the ornamental pool; and

(b) They shall otherwise comply with the provisions of this section 4.21 with regard to the dimensions of accessory buildings.

H. Delete section 5.22.3 as the zoning ordinance is numbered prior to the changes below.

I. Insert a new Section 5.22 reading as follows, and renumber the existing Sections 5.22 and following accordingly.

5.22 Minimum Standards for Yards:

5.22.1 Minimum Standards for Yards in Office, Residence and Open Space Districts.

Yards in Office, Residence and Open Space Districts shall comply with the following standards:

(1) Setbacks.

Buildings shall comply with yard requirements stated in this Zoning Ordinance by being set back above and below ground.

(2) Green area — general.

Three of the yards on a lot shall consist exclusively of green area as defined in section 2.000. At a minimum, green area setback shall consist of permanently maintained densely planted trees and shrubs that may be expected to form within three (3) years after time of planting a continuous unbroken, year round visual screen. Every effort shall be made to retain the best existing trees in said setbacks to meet the requirements of this section in whole or in part. Plans for landscaping and maintenance shall be approved by the Committee on Public Planting as appointed by the City Manager. No Certificate of Occupancy may be granted until landscaping under the terms of this section is completed.

(3) Lots with more than four yards.

If the shape of a lot creates a situation where there are more than four yards, this green area requirement shall apply to three-fourths of the yards, rounded up if the calculation results in a fractional number.

(4) Lots in two or more zoning districts.

Where a zoning district boundary line or lines split a lot, a lot partially in an Office, Residence or Open Space district shall comply with provisions elsewhere in this zoning ordinance with regard to lots in two or more zoning districts, except that the setback and green area requirements of this section 5.22.1 shall apply to all parts of the lot regardless of zoning district.

(5) Lots abutting more restrictively zoned districts.

When any lot abuts a more restrictively zoned district or districts, all yards abutting the more restrictively zoned district(s) shall be designated as yards required to comply with the green area requirements of this section 5.22.1. This provision shall apply to that quantity of abutting yards numbering up to and including the maximum number of green area yards required. The total number of green area yards required on a lot shall not be changed by the provisions of this subsection (5).

(6) Pedestrian and vehicular access.

(a) When a yard used to satisfy the green area requirement of this section 5.22.1 is a front yard, the green area may be interrupted by not more than one path for pedestrian access to the building. Said pedestrian path shall be constructed perpendicular to the lot line and shall be not more than 8 feet wide. The green area yard may also be interrupted by not more than one driveway constructed perpendicular to the lot line and which is not more than 12 feet wide.

(b) The sum of the widths of the said pedestrian path and driveway may not exceed the setback provided by the smallest of the yards provided on the lot.

(c) The areas allowed to be used for access under this subsection (6) shall be counted as part of the 25% of total required green area which is allowed to be used for hard surfaced walks and terraces for the front yard in which the access areas are constructed.

(7) Townhouse development.

When a lot is used for townhouse development, the provisions of this section 5.22.1 shall apply to the lot before subdivision into townhouse lots. Subdivision into townhouse lots shall be done in such a manner as to not affect the application of this footnote to the entire unsubdivided lot. In particular, the pedestrian path and driveway allowed by subsection (6) above shall apply to the lot before subdivision into townhouse lots and subdivision into townhouse lots shall not increase the number of pedestrian paths and driveways allowed.

5.22.2 Minimum standards for yards in districts other than Office, Residence and Open Space Districts.

Yards in districts other than Office, Residence and Open Space districts shall comply with the following standards:

(1) Yards in districts other than Office, Residence and Open Space districts on lots which include residential uses shall comply with the following standards:

(a) Yards which are required in the district shall comply with Section 5.22.1. In the situation stated in (1)(b) following, the number of required yards shall be increased as stated in (1)(b) through (1)(d) following.

(b) If a lot:

(i) abuts a Residence or Open Space district, and

(ii) there are no yard dimensional requirements in the district in which the lot is located applicable to that portion of the lot abutting the Residence or Open Space district, or if the applicable yard dimensional requirements of the district in which the lot is located are less than those which apply to the yard in the district which is abutted by it,

Then that portion of the lot abutting the Residence or Open Space district shall comply with the yard dimensional requirements applicable to the yard in the Residence or Open Space district which is abutted by it.

(c) In the event that a portion of a lot abuts more than one yard in a Residence or Open Space district which yards differ in applicable dimensional requirements, the most stringent of the various dimensional requirements shall apply.

(d) The number of yards on a lot required to comply with green area requirements shall be the number of yards required in the district plus additional yards in accordance with subsections (b) and (c) above, except that the total number of yards required to comply shall not exceed the number of yards required for a similar lot located in a Residence, Office or Open Space district, as calculated in accordance with section 5.22.1 above.

(2) Yards in districts other than Office, Residence and Open Space districts on lots which do not include residential uses shall comply with the following standards:

(a) Yards shall comply with the provisions of section 5.22.1 with regard to yards abutting Residence or Open Space districts except that:

(i) Yards abutting Residence or Open Space districts shall comply with the requirements of section 5.22.1, up to the maximum number of yards required, in the same manner as stated in section 5.22.1.(5) and

(ii) Yards not abutting Residence or Open Space districts shall not be subject to the requirements of this section.

(b) If:

(i) a lot abuts a Residence or Open Space district, and

(ii) there are no yard requirements in the district in which the lot is located applicable to that portion of the lot abutting the Residence or Open Space district, or the applicable yard dimensional requirements of the district in which the lot is located are less than those which apply to the yard which is abutted by it,

then the portion of the lot abutting the Residence or Open Space district shall comply with the yard dimensional requirements applicable to the yard which is abutted by it.

(c) In the event that a portion of a lot abuts more than one yard or yards in Residence or Open Space districts which yards differ in applicable dimensional requirements, the most stringent of the various dimensional requirements shall apply.

(d) The number of yards on a lot required to comply with green area requirements shall be the number of yards which abut a Residence or Open Space district, except that the total number of yard required to comply shall not exceed the number of yards required for a similar lot located in a Residence, Office or Open Space district, as calculated in accordance with section 5.22.1, above.

J. In Section 5.31.1, Table 5-1, delete footnote (k) with regard to yard requirements for the "Res. C-2B" District, and in Section 5.31.2, Footnotes, delete footnote (k) and insert the following in place thereof: "Reserved".

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 Henrietta Davis, Chair

C. C. 106

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 **Wednesday, May 5, 1999 at 6:00 p.m.** in the **Sullivan Chamber, City Hall, 795 Massachusetts Avenue, 2nd floor**, Cambridge, Massachusetts, on the Marilyn Zoeller Wellons, et al petition to amend the text of the Zoning Ordinance of the City of Cambridge relative to Yards Protection as follows:

A. In Article 2.000 - Definitions, amend the definition of "Green Area" to read as follows:

Green Area.

A landscaped area of land associated with and located on the same tract of land as a major building or group of buildings in relation to which it serves to provide light and air, or scenic, recreational or similar purposes. Green area shall, except as stated below, be completely planted with living trees, grass, ground cover, bushes, shrubs, and / or similar vegetation, as well as water and other natural features of the site. Pervious ground covers such as wood shavings may be used, but only as mulch beneath vegetation.

Such area may not include any portion of the lot used for parking access drives or other hard surface areas, except walks and terraces designed and intended for non-vehicular use. However, in no case shall hard surfaced walks and terraces exceed twenty-five (25) percent of the total required green area.

Green area shall consist of open space at grade, with vegetation as stated above. It shall be open and unobstructed to the sky. It shall consist of friable, permeable material (including but not limited to loam, gravel, sand and crushed stone, and including naturally occurring soil, bedrock, and incidental pipes and other underground utilities) having a minimum depth of three feet. Said land shall be capable of supporting the growth of trees, grass, ground cover, bushes, shrubs, and similar vegetation.

B. Amend Section 4.21.c. to read as follows:

Provision of parking for occupants, employees, customers, or visitors shall be considered as an accessory use, provided that:

(1) where accessory to residential uses, such parking shall be limited to the accommodation of three passenger vehicles, or two passenger vehicles for each dwelling unit, whichever is greater, and

(2) an accessory building used for garage purposes shall be limited to the accommodation of one passenger vehicle.

C. Amend Section 4:21.d. to read as follows:

A customary home occupation or the office of a resident physician, dentist, attorney-at law, architect, engineer, or member of other recognized profession shall be considered as an accessory use, provided that:

(1) no more than three persons shall practice or be employed on the premises at any one time, and

(2) said use shall not occur in an accessory building.

D. Amend Section 4:21.g.(2) to read as follows:

The total area of uses accessory to the principal use except for non-structural parking facilities and driveways may not occupy more than 150 square feet of the area of the lot.

E. Amend Section 4.21.h to read as follows:

An accessory building shall not occupy more than 150 square feet of the area of the lot. No side of an accessory building shall exceed 18 feet in length. An accessory building shall not be located nearer than ten (10) feet to the principal building or nearer than five (5) feet to any side or rear lot line or nearer to the front lot line than the minimum setback in the zoning district. No lot may contain more than one accessory building.

F. Amend Section 4.21.k to read as follows:

No accessory building shall be constructed except at natural grade, nor may any accessory building exceed fifteen (15) feet in height above mean natural grade.

G. Add a new Section 4:21.o, reading as follows:

o. An ornamental pool shall be considered an allowed accessory use, subject to the following conditions:

(1) With regard to the ornamental pool itself:

(a) Its height shall not exceed two (2) feet above mean natural grade;

(b) It shall not exceed two (2) feet in depth; and

(c) It shall otherwise comply with the provisions of this section 4.21 with regard to the dimensions of accessory buildings.

(2) With regard to any structure or structures contained in the ornamental pool:

(a) The total area of said structures shall not occupy an area in excess of 15% of the area of the ornamental pool; and

(b) They shall otherwise comply with the provisions of this section 4.21 with regard to the dimensions of accessory buildings.

H. Delete section 5.22.3 as the zoning ordinance is numbered prior to the change in item H, below.

I. Insert a new Section 5.22 reading as follows, and renumber the existing Sections 5.22 and following accordingly.

5.22 Minimum Standards for Yards:

5.22.1 Office, Residence and Open Space Districts.

(1) Setbacks.

Buildings shall comply with these yard requirements by being set back above and below ground.

(2) Green area — general.

Three of the yards on a lot shall consist exclusively of green area as defined in section 2.000. At a minimum, green area setback shall consist of permanently maintained densely planted

trees and shrubs that may be expected to form within three (3) years after time of planting a continuous unbroken, year round visual screen. Every effort shall be made to retain the best existing trees in said setbacks to meet the requirements of this section in whole or in part. Plans for landscaping and maintenance shall be approved by the Committee on Public Planting as appointed by the City Manager. No Certificate of Occupancy may be granted until landscaping under the terms of this section is completed

(3) Lots with more than four yards.

If the shape of a lot creates a situation where there are more than four yards, this green area requirement shall apply to three-fourths of the yards, rounded up if the calculation results in a fractional number.

(4) Lots in two or more zoning districts.

Where a zoning district boundary line or lines split a lot, a lot partially in an Office, Residence or Open Space district shall comply with provisions elsewhere in this zoning ordinance with regard to lots in two or more zoning districts, except that the setback and green area requirements of this section 5.22.1 shall apply to all parts of the lot regardless of zoning district.

(5) Lots abutting more restrictively zoned districts.

When any lot abuts a more restrictively zoned district or districts, all yards abutting the more restrictively zoned district(s) shall be designated as yards required to comply with the green area requirements of this section 5.22.1. This provision shall apply to that quantity of abutting yards numbering up to and including the maximum number of green area yards required. The total number of green area yards required on a lot shall not be changed by the provisions of this subsection (5).

(6) Pedestrian and vehicular access.

(a) When a yard used to satisfy the green area requirement of this section 5.22.1 is a front yard, the green area may be interrupted by not more than one path for pedestrian access to the building. Said pedestrian path shall be constructed perpendicular to the lot line and shall be not more than 8 feet wide. The green area yard may also be interrupted by not more than one driveway constructed perpendicular to the lot line and which is not more than 12 feet wide.

(b) The sum of the widths of the said pedestrian path and driveway may not exceed the setback provided by the smallest of the yards provided on the lot.

(c) The areas allowed to be used for access under this subsection (6) shall be counted as part of the 25% of total required green area which is allowed to be used for hard surfaced walks and terraces for the front yard in which the access areas are constructed.

(7) Townhouse development.

When a lot is used for townhouse development, the provisions of this footnote shall apply to the lot **before** subdivision into townhouse lots. Subdivision into townhouse lots shall be done in such a manner as to not affect the application of this footnote to the entire unsubdivided lot. In particular, the pedestrian path and driveway allowed by paragraph (4)

shall apply to the lot **before** subdivision into townhouse lots and subdivision into townhouse lots **shall not** increase the number of pedestrian paths and driveways allowed.

5.22.2 Minimum standards for yards in office and residential construction in districts other than Office, Residence and Open Space Districts.

Buildings shall comply with Section 5.22.1.

5.22.3 Minimum standards for yards with regard to development other than office and residential uses in districts other than Office, Residence and Open Space Districts.

Buildings shall comply with the provisions of section 5.22.1 with regard to yards abutting Office, Residence and Open Space Districts as if the buildings were in an Office, Residence Or Open Space District except that

(1) yards abutting Office, Residence and Open Space Districts shall comply with the green area requirements of section 5.22.1 up to the maximum number of yards required in the same manner as stated in section 5.22.1(5), and

(2) yards not abutting Office, Residence and Open Space Districts shall not be subject to the requirements of this section.

Should there be no yard requirement in the district in which the building is constructed or should the applicable yard requirement be less than in the district abutted, buildings shall comply with the corresponding yard requirement of the district abutted.

5.22.4 Minimum standards for yards with regard to office and residential construction in districts other than Office, Residence and Open Space Districts in the event there is no yard requirement in the district in which the building is constructed with regard to yards on the lot abutting Office, Residence or Open Space Districts.

Construction shall comply with section 5.22.3 except that, in districts which otherwise have yard requirements, those other yard requirements shall be obeyed as well.

J. In Section 5.31.1, Table 5-1, delete footnote (k) with regard to yard requirements for the "Res. C-2B" District, and in Section 5.31.2, Footnotes, delete footnote (k) and insert the following in place thereof: "Reserved".

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For the Committee,

Councillor Henrietta Davis, Chair

C. C. 106

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Such area may not include any portion of the lot used for parking access drives or other hard surface areas, except walks and terraces designed and intended for non-vehicular use. However, in no case shall hard surfaced walks and terraces exceed twenty-five (25) percent of the total required green area.

Green area shall consist of open space at grade, with vegetation as stated above. It shall be open and unobstructed to the sky. It shall consist of friable, permeable material (including but not limited to loam, gravel, sand and crushed stone, and including naturally occurring soil, bedrock, and incidental pipes and other underground utilities) having a minimum depth of three feet. Said land shall be capable of supporting the growth of trees, grass, ground cover, bushes, shrubs, and similar vegetation.

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D. Amend Section 4:21.g.(2) to read as follows:

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F. Amend Section 4.21.k to read as follows:

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G. Add a new Section 4:21.o, reading as follows:

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(1) With regard to the ornamental pool itself:

(a) Its height shall not exceed two (2) feet above mean natural grade;

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(c) It shall otherwise comply with the provisions of this section 4.21 with regard to the dimensions of accessory buildings.

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trees and shrubs that may be expected to form within three (3) years after time of planting a continuous unbroken, year round visual screen. Every effort shall be made to retain the best existing trees in said setbacks to meet the requirements of this section in whole or in part. Plans for landscaping and maintenance shall be approved by the Committee on Public Planting as appointed by the City Manager. No Certificate of Occupancy may be granted until landscaping under the terms of this section is completed

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If the shape of a lot creates a situation where there are more than four yards, this green area requirement shall apply to three-fourths of the yards, rounded up if the calculation results in a fractional number.

(4) Lots in two or more zoning districts.

Where a zoning district boundary line or lines split a lot, a lot partially in an Office, Residence or Open Space district shall comply with provisions elsewhere in this zoning ordinance with regard to lots in two or more zoning districts, except that the setback and green area requirements of this section 5.22.1 shall apply to all parts of the lot regardless of zoning district.

(5) Lots abutting more restrictively zoned districts.

When any lot abuts a more restrictively zoned district or districts, all yards abutting the more restrictively zoned district(s) shall be designated as yards required to comply with the green area requirements of this section 5.22.1. This provision shall apply to that quantity of abutting yards numbering up to and including the maximum number of green area yards required. The total number of green area yards required on a lot shall not be changed by the provisions of this subsection (5).

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(a) When a yard used to satisfy the green area requirement of this section 5.22.1 is a front yard, the green area may be interrupted by not more than one path for pedestrian access to the building. Said pedestrian path shall be constructed perpendicular to the lot line and shall be not more than 8 feet wide. The green area yard may also be interrupted by not more than one driveway constructed perpendicular to the lot line and which is not more than 12 feet wide.

(b) The sum of the widths of the said pedestrian path and driveway may not exceed the setback provided by the smallest of the yards provided on the lot.

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When a lot is used for townhouse development, the provisions of this footnote shall apply to the lot **before** subdivision into townhouse lots. Subdivision into townhouse lots shall be done in such a manner as to not affect the application of this footnote to the entire unsubdivided lot. In particular, the pedestrian path and driveway allowed by paragraph (4)

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Buildings shall comply with the provisions of section 5.22.1 with regard to yards abutting Office, Residence and Open Space Districts as if the buildings were in an Office, Residence Or Open Space District except that

(1) yards abutting Office, Residence and Open Space Districts shall comply with the green area requirements of section 5.22.1 up to the maximum number of yards required in the same manner as stated in section 5.22.1(5), and

(2) yards not abutting Office, Residence and Open Space Districts shall not be subject to the requirements of this section.

Should there be no yard requirement in the district in which the building is constructed or should the applicable yard requirement be less than in the district abutted, buildings shall comply with the corresponding yard requirement of the district abutted.

5.22.4 Minimum standards for yards with regard to office and residential construction in districts other than Office, Residence and Open Space Districts in the event there is no yard requirement in the district in which the building is constructed with regard to yards on the lot abutting Office, Residence or Open Space Districts.

Construction shall comply with section 5.22.3 except that, in districts which otherwise have yard requirements, those other yard requirements shall be obeyed as well.

J. In Section 5.31.1, Table 5-1, delete footnote (k) with regard to yard requirements for the "Res. C-2B" District, and in Section 5.31.2, Footnotes, delete footnote (k) and insert the following in place thereof: "Reserved".

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 Henrietta Davis, Chair

C. C. 106

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 **Wednesday, May 5, 1999 at 6:00 p.m.** in the **Sullivan Chamber, City Hall, 795 Massachusetts Avenue, 2nd floor**, Cambridge, Massachusetts, on the Marilyn Zoeller Wellons, et al petition to amend the text of the Zoning Ordinance of the City of Cambridge relative to Yards Protection as follows:

A. In Article 2.000 - Definitions, amend the definition of "Green Area" to read as follows:

Green Area.

A landscaped area of land associated with and located on the same tract of land as a major building or group of buildings in relation to which it serves to provide light and air, or scenic, recreational or similar purposes. Green area shall, except as stated below, be completely planted with living trees, grass, ground cover, bushes, shrubs, and / or similar vegetation, as well as water and other natural features of the site. Pervious ground covers such as wood shavings may be used, but only as mulch beneath vegetation.

Such area may not include any portion of the lot used for parking access drives or other hard surface areas, except walks and terraces designed and intended for non-vehicular use. However, in no case shall hard surfaced walks and terraces exceed twenty-five (25) percent of the total required green area.

Green area shall consist of open space at grade, with vegetation as stated above. It shall be open and unobstructed to the sky. It shall consist of friable, permeable material (including but not limited to loam, gravel, sand and crushed stone, and including naturally occurring soil, bedrock, and incidental pipes and other underground utilities) having a minimum depth of three feet. Said land shall be capable of supporting the growth of trees, grass, ground cover, bushes, shrubs, and similar vegetation.

B. Amend Section 4.21.c. to read as follows:

Provision of parking for occupants, employees, customers, or visitors shall be considered as an accessory use, provided that:

(1) where accessory to residential uses, such parking shall be limited to the accommodation of three passenger vehicles, or two passenger vehicles for each dwelling unit, whichever is greater, and

(2) an accessory building used for garage purposes shall be limited to the accommodation of one passenger vehicle.

C. Amend Section 4:21.d. to read as follows:

A customary home occupation or the office of a resident physician, dentist, attorney-at law, architect, engineer, or member of other recognized profession shall be considered as an accessory use, provided that:

(1) no more than three persons shall practice or be employed on the premises at any one time, and

(2) said use shall not occur in an accessory building.

D. Amend Section 4:21.g.(2) to read as follows:

The total area of uses accessory to the principal use except for non-structural parking facilities and driveways may not occupy more than 150 square feet of the area of the lot.

E. Amend Section 4.21.h to read as follows:

An accessory building shall not occupy more than 150 square feet of the area of the lot. No side of an accessory building shall exceed 18 feet in length. An accessory building shall not be located nearer than ten (10) feet to the principal building or nearer than five (5) feet to any side or rear lot line or nearer to the front lot line than the minimum setback in the zoning district. No lot may contain more than one accessory building.

F. Amend Section 4.21.k to read as follows:

No accessory building shall be constructed except at natural grade, nor may any accessory building exceed fifteen (15) feet in height above mean natural grade.

G. Add a new Section 4:21.o, reading as follows:

o. An ornamental pool shall be considered an allowed accessory use, subject to the following conditions:

(1) With regard to the ornamental pool itself:

(a) Its height shall not exceed two (2) feet above mean natural grade;

(b) It shall not exceed two (2) feet in depth; and

(c) It shall otherwise comply with the provisions of this section 4.21 with regard to the dimensions of accessory buildings.

(2) With regard to any structure or structures contained in the ornamental pool:

(a) The total area of said structures shall not occupy an area in excess of 15% of the area of the ornamental pool; and

(b) They shall otherwise comply with the provisions of this section 4.21 with regard to the dimensions of accessory buildings.

H. Delete section 5.22.3 as the zoning ordinance is numbered prior to the change in item H, below.

I. Insert a new Section 5.22 reading as follows, and renumber the existing Sections 5.22 and following accordingly.

5.22 Minimum Standards for Yards:

5.22.1 Office, Residence and Open Space Districts.

(1) Setbacks.

Buildings shall comply with these yard requirements by being set back above and below ground.

(2) Green area — general.

Three of the yards on a lot shall consist exclusively of green area as defined in section 2.000. At a minimum, green area setback shall consist of permanently maintained densely planted

trees and shrubs that may be expected to form within three (3) years after time of planting a continuous unbroken, year round visual screen. Every effort shall be made to retain the best existing trees in said setbacks to meet the requirements of this section in whole or in part. Plans for landscaping and maintenance shall be approved by the Committee on Public Planting as appointed by the City Manager. No Certificate of Occupancy may be granted until landscaping under the terms of this section is completed

(3) Lots with more than four yards.

If the shape of a lot creates a situation where there are more than four yards, this green area requirement shall apply to three-fourths of the yards, rounded up if the calculation results in a fractional number.

(4) Lots in two or more zoning districts.

Where a zoning district boundary line or lines split a lot, a lot partially in an Office, Residence or Open Space district shall comply with provisions elsewhere in this zoning ordinance with regard to lots in two or more zoning districts, except that the setback and green area requirements of this section 5.22.1 shall apply to all parts of the lot regardless of zoning district.

(5) Lots abutting more restrictively zoned districts.

When any lot abuts a more restrictively zoned district or districts, all yards abutting the more restrictively zoned district(s) shall be designated as yards required to comply with the green area requirements of this section 5.22.1. This provision shall apply to that quantity of abutting yards numbering up to and including the maximum number of green area yards required. The total number of green area yards required on a lot shall not be changed by the provisions of this subsection (5).

(6) Pedestrian and vehicular access.

(a) When a yard used to satisfy the green area requirement of this section 5.22.1 is a front yard, the green area may be interrupted by not more than one path for pedestrian access to the building. Said pedestrian path shall be constructed perpendicular to the lot line and shall be not more than 8 feet wide. The green area yard may also be interrupted by not more than one driveway constructed perpendicular to the lot line and which is not more than 12 feet wide.

(b) The sum of the widths of the said pedestrian path and driveway may not exceed the setback provided by the smallest of the yards provided on the lot.

(c) The areas allowed to be used for access under this subsection (6) shall be counted as part of the 25% of total required green area which is allowed to be used for hard surfaced walks and terraces for the front yard in which the access areas are constructed.

(7) Townhouse development.

When a lot is used for townhouse development, the provisions of this footnote shall apply to the lot before subdivision into townhouse lots. Subdivision into townhouse lots shall be done in such a manner as to not affect the application of this footnote to the entire unsubdivided lot. In particular, the pedestrian path and driveway allowed by paragraph (4)

shall apply to the lot before subdivision into townhouse lots and subdivision into townhouse lots shall not increase the number of pedestrian paths and driveways allowed.

5.22.2 Minimum standards for yards in office and residential construction in districts other than Office, Residence and Open Space Districts.

Buildings shall comply with Section 5.22.1.

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Construction shall comply with section 5.22.3 except that, in districts which otherwise have yard requirements, those other yard requirements shall be obeyed as well.

J. In Section 5.31.1, Table 5-1, delete footnote (k) with regard to yard requirements for the "Res. C-2B" District, and in Section 5.31.2, Footnotes, delete footnote (k) and insert the following in place thereof: "Reserved".

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 Henrietta Davis, Chair

××× SUCCESSFUL TX REPORT ×××

04-05-99 08:15 ID:6173494269
CAMBRIDGE CITY CLERKS OFFICE

JOB No.	----------	
START TIME	----------	08:13
ID No.	----------	817814536650
RESOLUTION	----------	STANDARD
TOTAL PAGE	----------	05
MACHINE ENGAGED	----------	02'06
INFORMATION	----------	OK
ERROR PAGE	----------	

OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

(617) 349-4260
FAX (617) 349-4307 4269
tty/TDD (617) 492-0235

D. MARGARET DRURY
CITY CLERK

DONNA P. LO
DEPUTY CITY

FAX TRANSMITTAL SHEET

DATE: 4/5/99

TO: Wendy Buckley
The Chronicle - Legal Ads

FAX #: (781) 453-6650

PHONE #:

 # OF PAGES: 5

Advertise on
4/15
+
4/22

FROM: Gail Jones
349-4257

ADDITIONAL COMMENT: Dates: 4/15 & 4/22

Please advertise for 2 week and confirm receipt

Thanks!

C. C. 106

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 **Wednesday, May 5, 1999 at 6:00 p.m.** in the **Sullivan Chamber, City Hall, 795 Massachusetts Avenue, 2nd floor**, Cambridge, Massachusetts, on the Marilyn Zoeller Wellons, et al petition to amend the text of the Zoning Ordinance of the City of Cambridge relative to Yards Protection as follows:

A. In Article 2.000 - Definitions, amend the definition of "Green Area" to read as follows:

Green Area.

A landscaped area of land associated with and located on the same tract of land as a major building or group of buildings in relation to which it serves to provide light and air, or scenic, recreational or similar purposes. Green area shall, except as stated below, be completely planted with living trees, grass, ground cover, bushes, shrubs, and / or similar vegetation, as well as water and other natural features of the site. Pervious ground covers such as wood shavings may be used, but only as mulch beneath vegetation.

Such area may not include any portion of the lot used for parking access drives or other hard surface areas, except walks and terraces designed and intended for non-vehicular use. However, in no case shall hard surfaced walks and terraces exceed twenty-five (25) percent of the total required green area.

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B. Amend Section 4.21.c. to read as follows:

Provision of parking for occupants, employees, customers, or visitors shall be considered as an accessory use, provided that:

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D. Amend Section 4:21.g.(2) to read as follows:

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E. Amend Section 4.21.h to read as follows:

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F. Amend Section 4.21.k to read as follows:

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G. Add a new Section 4:21.o, reading as follows:

o. An ornamental pool shall be considered an allowed accessory use, subject to the following conditions:

(1) With regard to the ornamental pool itself:

(a) Its height shall not exceed two (2) feet above mean natural grade;

(b) It shall not exceed two (2) feet in depth; and

(c) It shall otherwise comply with the provisions of this section 4.21 with regard to the dimensions of accessory buildings.

(2) With regard to any structure or structures contained in the ornamental pool:

(a) The total area of said structures shall not occupy an area in excess of 15% of the area of the ornamental pool; and

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H. Delete section 5.22.3 as the zoning ordinance is numbered prior to the change in item H, below.

I. Insert a new Section 5.22 reading as follows, and renumber the existing Sections 5.22 and following accordingly.

5.22 Minimum Standards for Yards:

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Buildings shall comply with these yard requirements by being set back above and below ground.

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trees and shrubs that may be expected to form within three (3) years after time of planting a continuous unbroken, year round visual screen. Every effort shall be made to retain the best existing trees in said setbacks to meet the requirements of this section in whole or in part. Plans for landscaping and maintenance shall be approved by the Committee on Public Planting as appointed by the City Manager. No Certificate of Occupancy may be granted until landscaping under the terms of this section is completed

(3) Lots with more than four yards.

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When any lot abuts a more restrictively zoned district or districts, all yards abutting the more restrictively zoned district(s) shall be designated as yards required to comply with the green area requirements of this section 5.22.1. This provision shall apply to that quantity of abutting yards numbering up to and including the maximum number of green area yards required. The total number of green area yards required on a lot shall not be changed by the provisions of this subsection (5).

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(a) When a yard used to satisfy the green area requirement of this section 5.22.1 is a front yard, the green area may be interrupted by not more than one path for pedestrian access to the building. Said pedestrian path shall be constructed perpendicular to the lot line and shall be not more than 8 feet wide. The green area yard may also be interrupted by not more than one driveway constructed perpendicular to the lot line and which is not more than 12 feet wide.

(b) The sum of the widths of the said pedestrian path and driveway may not exceed the setback provided by the smallest of the yards provided on the lot.

(c) The areas allowed to be used for access under this subsection (6) shall be counted as part of the 25% of total required green area which is allowed to be used for hard surfaced walks and terraces for the front yard in which the access areas are constructed.

(7) Townhouse development.

When a lot is used for townhouse development, the provisions of this footnote shall apply to the lot **before** subdivision into townhouse lots. Subdivision into townhouse lots shall be done in such a manner as to not affect the application of this footnote to the entire unsubdivided lot. In particular, the pedestrian path and driveway allowed by paragraph (4)

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

For the Committee,

Councillor Henrietta Davis, Chair

1st Petition

February 1999

TO THE HONORABLE, THE CAMBRIDGE CITY COUNCIL:

1999 FEB 25 P 12: 52
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

The undersigned petition that you amend the text of the Zoning Ordinance of the City of Cambridge as follows:

A. In Article 2.000 - Definitions, amend the definition of "Green Area" to read as follows:

Green Area.

A landscaped area of land associated with and located on the same tract of land as a major building or group of buildings in relation to which it serves to provide light and air, or scenic, recreational or similar purposes. Green area shall, except as stated below, be completely planted with living trees, grass, ground cover, bushes, shrubs, and / or similar vegetation, as well as water and other natural features of the site. Pervious ground covers such as wood shavings may be used, but only as mulch beneath vegetation.

1999 FEB 25 P 12: 52
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

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B. Amend Section 4.21.c. to read as follows:

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(a) When a yard used to satisfy the green area requirement of this section 5.22.1 is a front yard, the green area may be interrupted by not more than one path for pedestrian access to the building. Said pedestrian path shall be constructed perpendicular to the lot line and shall be not more than 8 feet wide. The green area yard may also be interrupted by not more than one driveway constructed perpendicular to the lot line and which is not more than 12 feet wide.

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Signature	Printed Name	Address	Date
Marilyn Zoeller Wellons	Marilyn Zoeller Wellons	651 Green St.	25 Feb 99 ✓
Arthur N. Holcombe	ARTHUR N. HOLCOMBE	653 Green St.	25 February 9
John J. Vyhnanek	John J. Vyhnanek	600 green St	25 Febru 9
Phoebe Barnes	Phoebe Barnes	514 Franklin St.	2/25/

Signature	Printed Name	Address	Date
Marilyn Zoeller Wellons	Marilyn Zoeller Wellons	651 Green St. Cam. 02139	24 Feb 99
Margaret Corcoran	Mgt Corcoran	667 Green St Camb	2/24/99
Patrick Corcoran	Patrick Corcoran	667 Gree Nst. Camb	2/24/9
✓ Leo Anderson	LEO ANDERSON	50 HANCOCK ST - CAMB.	2/24/
✓ June M. Anderson	June M Anderson	50 Hancock St. "	2/24/
✓ Ellin Sarot	Ellin Sarot	654 green St. Cambridge 02139	2/24
Irma Bickerstaff	IRMA BICKERSTAFF	6 NOTRE DAME AVE. CAMBRIDGE, MA	02/24/
✓ Marcia Dworkind	MARCIA DWORKIND	636 GREEN ST.; CAMB, MA	2/24/99
✓ Charles Merzbacher	CHARLES MERZBACHER	636 GREEN ST., CAMBRIDGE	2/24/99
Helen Epstein	Helen Epstein	62 Kinnard	2/25/99
✓ Jack Walsh	Jack Walsh	622 Green St	2/25/
✓ Dena Feldstein Brody	DENA FELDSTEIN BRODY	661 GREEN ST.. CAMB.	2/25/99
Sue Radovsky SUSAN	551 Green Street #3 Camb		2/25/
✓ Harriet Feinberg	HARRIET FEINBERG	639 Green St. Camb.	2/26/99

c. c. 106

Public Notice
Relative to Zoning

City of Cambridge

Massachusetts

1999 JAN 11 P 2:17

OFFICE OF THE CITY CLERK
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 **Wednesday, January 27, 1999 at 5:30 p.m.** in the **Sullivan Chamber, City Hall, 795 Massachusetts Avenue, 2nd floor**, Cambridge, Massachusetts, on a petition to amend the text of Article 11.502 of the Zoning Ordinance of the City of Cambridge as follows:

Adding after the words "The provisions of this Section 11.5000 apply to all new construction of 50,000 square feet or more gross floor area" the words or more than 150 spaces in a parking facility;" and

In Section 11.511, before a building permit or a special permit for a project to which paragraph 11.502 applies can be issued, the project must receive a special permit called "planning overlay special permit." The application for the planning overlay special permit may be simultaneous with the application to the Planning Board for other special permits. No application for this permit will be accepted unless it is accompanied, at a minimum, by the following documents:

(a) the information required by the large Project Submittal Requirement as described in paragraph 11.45 of this Ordinance.

(b) a traffic study certified as being done in a complete and reliable manner by the Traffic and Parking Department. Such certification must be issued or denied within (10) days of its request and must only certify the methodology used, not necessarily the accuracy of the data.

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 Henrietta Davis, Chair

C. C. 106

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Relative to Zoning

City of Cambridge

Massachusetts

1999 JAN 11 P 2:17

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Councillor Henrietta Davis, Chair

C. C. 106

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Relative to Zoning

City of Cambridge

Massachusetts

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CAMBRIDGE, MASSACHUSETTS

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

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For the Committee,

Councillor Henrietta Davis, Chair

Planning Board's proposal would undo. Among other problems, the language now before you would redefine all the buffer zones created from the lessons of 1982 and 1983, and the Green Street Park, as Landscaped Open Space. This is a "kind of Open Space *intended* to be landscaped . . . ." (D. 2, p. 5; emphasis added). Thus we come full circle to the problems of 1982, with new hazards like unlimited decks and sculptures as well. I return to the fray because the open space my neighbors and I have worked for--and all other open space in the city--is in very grave danger. Requirements based on the Planning Board's words are as illusory now as they were in 1982.

What does this need to protect our open space have to do with the word "withdrawn"? If the word appears in CDD documents it could adversely affect the Cook Petition in any litigation, should the petition pass. My fear of litigation is real; the Lohnes Petition (1996) rezoning Green Street was subjected to a spot zoning suit that December. There must be no presumption of withdrawal.

The City Solicitor's office has reassured the Council on this point. However, like staff at CDD, personable as they may be, the City Solicitor's institutional interest differs from the interests of those who signed the Zoeller Wellons and the Cook Petitions. On behalf of the private citizens who wish to protect open space and signed these petitions, I write to tell you again that signers of the Zoeller Wellons Petition do not withdraw it. We have asked that it be allowed to die in committee, with no vote taken. If there is a difference of opinion, would it not be a minor courtesy to omit all references in the City's documents to a spurious "withdrawal"?

With thanks for your time and attention,

Yours sincerely,

Marilyn Zoeller Wellons

Marilyn Zoeller Wellons

1999 APR -8 P 12:03
CAMBRIDGE, MASSACHUSETTS

1999 APR -8 P 4:03
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

651 Green Street
Cambridge, Mass. 02139
April 8, 1999

To the Honorable, the Cambridge City Council:

At the Planning Board meeting April 6, a member of their staff and I discussed scheduling for the Zoeller Wellons and Cook Petitions. Next to the entry on the Development Department's document for the Zoeller Wellons Petition, I was distressed to see the word "withdrawn." She was kind enough to scratch it out.

You may remember the procedural problem concerning "withdrawal" several weeks ago. Please read why I ask that any such references to the status of the Zoeller Wellons Petition be eliminated from all documents.

Since I began working for open space seventeen years ago I have learned that, in zoning, words are important. For example, the section of the Zoning Ordinance establishing the Green Street Park requires "[c]ompletion of plans [for the park] . . . prior to the issue of a Certificate of Occupancy for development on other portions of the parcel" (S. 4.27.2). In 1982 I argued in favor of a Special Permit for the park despite warnings from Bob La Tremouille that these words failed to require the *execution* of such plans. It seemed impossible to me that the developers of 1000 Massachusetts Avenue would make promises, show plans, and then defer execution indefinitely, but they did. It took sixteen months of uphill work by my neighbors and me *after* the Special Permit was granted before there was a real, rather than described, park. It was a very hard lesson.

In 1983, my neighbors and I filed a zoning petition drafted by the Development Department we believed would create a green buffer between our Res. C-1 zone and major development in the abutting Bus. B-1 district. Mr. La Tremouille warned me the petition omitted protection against buildings underground that would destroy what we were trying to protect. Again, it seemed impossible to me that the words of our petition, drafted by staff at CDD, would fail to do what I had asked they do. This time, however, I listened to the warnings.

My neighbors and I filed a second petition, drafted by Mr. La Tremouille, that prohibited buildings above and below ground in the buffer zones to be created. And, given the lesson of the park, it required that the plantings be *installed* before a Certificate of Occupancy were granted. Our second petition passed, with a positive recommendation from the Planning Board and a unanimous vote of the City Council, as did a corresponding petition for the Business B-2 zone.

Provisions the City Council voted for setbacks in Res. C-2B and Bus. A districts last summer (the Anderson Petition) were based on this success. These are the provisions the

Consent Communication #14

A communicatione was received
from Marilyn Zoeller Wellons,
relative to the Zoeller Wellons and
the Cook Petitions.

In City Council April 12, 1999

Referred to
the petition

Douglas A. Berman
Linda J. Siperstein
65 Orchard Street
Cambridge MA 02140
(617) 547-6485

1999 APR 26 A 11:32
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

April 21, 1999

Cambridge City Council
Ordinance Committee
795 Massachusetts Ave.
Cambridge MA 02139

To the Committee:

We recently read about an ordinance that would seek to preserve open space on residential properties in Cambridge, and prevent the further "paving" of our neighborhoods.

We want to express our strong support for such a measure. While I'm sure there are concerns about limiting the freedom of Cambridge landscapers (no doubt Cambridge will soon have a "Free Landscape" movement with signs and placards!), we feel that the ordinance provides generous and ample flexibility.

As Cambridge homeowners, we would be happy to comply with such an ordinance to do our part to prevent the asphalting of our neighborhoods. We urge you to pass the ordinance in its strictest possible form.

Thank you,

Doug Berman and Linda Siperstein

Consent Communication #5

A communication was received from Doug Berman and Linda Siperstein, transmitting support the preservation of open space on residential properties in Cambridge.

In City Council May 3, 1999

Referred to petition

ERNEST CIAMPA
33 GROZIER RD
CAMBRIDGE, MA, 02138

Cambridge City Council
City Hall, 2nd Floor
795 Massachusetts Avenue
Cambridge, Massachusetts, 02139

I have recently been notified that the Cambridge City Council is currently considering certain zoning changes. These changes, as I understand them, would modify the Zoning Ordinance to include new measures intended to protect residential backyards from excessive development. There are certain parts of this proposal which, to me, appear to be excessive and which I oppose, namely:

Specify the way open space is surfaced or landscaped
Restrict amount of open space which may be paved
Require larger percentages of open space in residential yards

I do not feel the need for authorization from the Zoning Board and/or approval from my neighbors to plant flowers, shrubs, grass or any other vegetation either in front or back yard.

I trust that the City Council will not burden us with excessive regulations in this regard.

Your truly,

Ernest Ciampa

Consent Communication #17

A communication was received from Ernest Ciampa, transmitting concern over certain zoning changes which include new measures intented to protect residential backyards from excessive development.

In City Council June 14, 1999

Referred to pitkin

March 15, 1999

TO THE HONORABLE, THE CAMBRIDGE CITY COUNCIL:

Statements by the City Clerk and the City Solicitor that the Zeller Wellons petitioners wish to withdraw their petition are not only incorrect, they are the exact opposite of the statements made by the petitioners in the letter transmitted by the Clerk.

The Zeller Wellons petitioners request that the City Council conduct no hearings on their petition in order that certain properties which are affected by that petition but not by the Sheila Cook petition not be impacted.

In the event that the City Council does not wish to respect the wishes of the petitioners that the subject properties not be needlessly impacted, the Zeller Wellons petitioners wish both the Zeller Wellons and the Sheila Cook petitions to be heard.

The City Clerk's statement in her letter and the City Solicitor's statement that the Zeller Wellons petitioners are withdrawing their petition is unacceptable. The City Clerk's letter should be returned to the City Clerk because the petitioners wish no question be raised as to the legality of the Sheila Cook petition.

The Zeller Wellons petitioners are interested in taking no chances that a judge three years from now say the ~~the~~ Sheila Cook petition is illegal because the City Solicitor was wrong.

If Councillor Davis is not going to be allowed to refrain from conducting hearings on the Zeller Wellons petition unless the Zeller Wellons petition is withdrawn and the Planning Board is not going to be allowed to respect the petitioners wishes, then the petitioners wish that both petitions be heard.

Either way, the City Clerk's communication should be returned to the City Clerk and not be made an inexcuseably confusing and incorrect part of the record.

Sheila G. Cook

Mainza Zeller Wellons

Robert J. Winnacott

Consent Communication #25

A communication was received from Sheila G. Cook, Robert J. LaTremouille and Marilyn Zoeller Wellons relative to the Zeller Wellons petition.

In City Council March 15, 1999

Referred to petitions

E. Amend Section 4.21.h to read as follows:

An accessory building shall not occupy more than 150 square feet of the area of the lot. No side of an accessory building shall exceed 18 feet in length. An accessory building shall not be located nearer than ten (10) feet to the principal building or nearer than five (5) feet to any side or rear lot line or nearer to the front lot line than the minimum setback in the zoning district. No lot may contain more than one accessory building.

F. Amend Section 4.21.k to read as follows:

No accessory building shall be constructed except at natural grade, nor may any accessory building exceed fifteen (15) feet in height above mean natural grade.

G. Add a new Section 4:21.o, reading as follows:

o. An ornamental pool shall be considered an allowed accessory use, subject to the following conditions:

(1) With regard to the ornamental pool itself:

(a) Its height shall not exceed two (2) feet above mean natural grade;

(b) It shall not exceed two (2) feet in depth; and

(c) It shall otherwise comply with the provisions of this section 4.21 with regard to the dimensions of accessory buildings.

(2) With regard to any structure or structures contained in the ornamental pool:

(a) The total area of said structures shall not occupy an area in excess of 15% of the area of the ornamental pool; and

(b) They shall otherwise comply with the provisions of this section 4.21 with regard to the dimensions of accessory buildings.

H. Delete section 5.22.3 as the zoning ordinance is numbered prior to the change in item H, below.

I. Insert a new Section 5.22 reading as follows, and renumber the existing Sections 5.22 and following accordingly.

5.22 Minimum Standards for Yards:

5.22.1 Office, Residence and Open Space Districts.

(1) Setbacks.

Buildings shall comply with these yard requirements by being set back above and below ground.

(2) Green area — general.

Three of the yards on a lot shall consist exclusively of green area as defined in section 2.000. At a minimum, green area setback shall consist of permanently maintained densely planted

trees and shrubs that may be expected to form within three (3) years after time of planting a continuous unbroken, year round visual screen. Every effort shall be made to retain the best existing trees in said setbacks to meet the requirements of this section in whole or in part. Plans for landscaping and maintenance shall be approved by the Committee on Public Planting as appointed by the City Manager. No Certificate of Occupancy may be granted until landscaping under the terms of this section is completed

(3) Lots with more than four yards.

If the shape of a lot creates a situation where there are more than four yards, this green area requirement shall apply to three-fourths of the yards, rounded up if the calculation results in a fractional number.

(4) Lots in two or more zoning districts.

Where a zoning district boundary line or lines split a lot, a lot partially in an Office, Residence or Open Space district shall comply with provisions elsewhere in this zoning ordinance with regard to lots in two or more zoning districts, except that the setback and green area requirements of this section 5.22.1 shall apply to all parts of the lot regardless of zoning district.

(5) Lots abutting more restrictively zoned districts.

When any lot abuts a more restrictively zoned district or districts, all yards abutting the more restrictively zoned district(s) shall be designated as yards required to comply with the green area requirements of this section 5.22.1. This provision shall apply to that quantity of abutting yards numbering up to and including the maximum number of green area yards required. The total number of green area yards required on a lot shall not be changed by the provisions of this subsection (5).

(6) Pedestrian and vehicular access.

(a) When a yard used to satisfy the green area requirement of this section 5.22.1 is a front yard, the green area may be interrupted by not more than one path for pedestrian access to the building. Said pedestrian path shall be constructed perpendicular to the lot line and shall be not more than 8 feet wide. The green area yard may also be interrupted by not more than one driveway constructed perpendicular to the lot line and which is not more than 12 feet wide.

(b) The sum of the widths of the said pedestrian path and driveway may not exceed the setback provided by the smallest of the yards provided on the lot.

(c) The areas allowed to be used for access under this subsection (6) shall be counted as part of the 25% of total required green area which is allowed to be used for hard surfaced walks and terraces for the front yard in which the access areas are constructed.

(7) Townhouse development.

When a lot is used for townhouse development, the provisions of this footnote shall apply to the lot **before** subdivision into townhouse lots. Subdivision into townhouse lots shall be done in such a manner as to not affect the application of this footnote to the entire unsubdivided lot. In particular, the pedestrian path and driveway allowed by paragraph (4)

shall apply to the lot **before** subdivision into townhouse lots and subdivision into townhouse lots **shall not** increase the number of pedestrian paths and driveways allowed.

5.22.2 Minimum standards for yards in office and residential construction in districts other than Office, Residence and Open Space Districts.

Buildings shall comply with Section 5.22.1.

5.22.3 Minimum standards for yards with regard to development other than office and residential uses in districts other than Office, Residence and Open Space Districts.

Buildings shall comply with the provisions of section 5.22.1 with regard to yards abutting Office, Residence and Open Space Districts as if the buildings were in an Office, Residence Or Open Space District except that

(1) yards abutting Office, Residence and Open Space Districts shall comply with the green area requirements of section 5.22.1 up to the maximum number of yards required in the same manner as stated in section 5.22.1(5), and

(2) yards not abutting Office, Residence and Open Space Districts shall not be subject to the requirements of this section.

Should there be no yard requirement in the district in which the building is constructed or should the applicable yard requirement be less than in the district abutted, buildings shall comply with the corresponding yard requirement of the district abutted.

5.22.4 Minimum standards for yards with regard to office and residential construction in districts other than Office, Residence and Open Space Districts in the event there is no yard requirement in the district in which the building is constructed with regard to yards on the lot abutting Office, Residence or Open Space Districts.

Construction shall comply with section 5.22.3 except that, in districts which otherwise have yard requirements, those other yard requirements shall be obeyed as well.

J. In Section 5.31.1, Table 5-1, delete footnote (k) with regard to yard requirements for the "Res. C-2B" District, and in Section 5.31.2, Footnotes, delete footnote (k) and insert the following in place thereof: "Reserved".

Signature	Printed Name	Address	Date
Marilyn Zoeller Wellons	Marilyn Zoeller Wellons	651 Green St.	25 Feb 99 ✓
Arthur N. Holcombe	ARTHUR N. HOLCOMBE	663 Green St.	25 February 99
John J. Vyhnanek	John J. Vyhnanek	600 green St	25 February 99
Phoebe Barnes	Phoebe Barnes	514 Franklin St.	2/25/99

Signature	Printed Name	Address	Date
Marilyn Zoeller Wellons	Marilyn Zoeller Wellons	651 Green St. Cam. 02139	24 Feb 99
Margaret Corcoran	Margaret Corcoran	667 Green St Camb	2/24/99
Patrick Corcoran	Patrick Corcoran	667 Gree St. Camb	2/24/99
Leo Anderson	LEO ANDERSON	50 HANCOCK ST - CAMB.	2/24/99
June M. Anderson	June M Anderson	50 Hancock St. "	2/24/99
Ellin Sarot	Ellin Sarot	654 green St. Cambridge 02139	2/24/99
Irma Bickerstaff	IRMA BICKERSTAFF	6 NOTRE DAME AVE. CAMBRIDGE, MA	02/24/99
Marcia Dworkind	MARCIA DWORKIND	636 GREEN ST., CAMB, MA	2/24/99
Charles Merzbacher	CHARLES MERZBACHER	636 GREEN ST., CAMBRIDGE	2/24/99
Helen Epstein	Helen Epstein	62 Kinnaird	2/25/99
Jack Walsh	Jack Walsh	622 Green St	2/25/99
Dena Feldstein Brody	DENA FELDSTEIN BRODY	661 GREEN ST., CAMB.	2/25/99
Sue Radwatzky SUSD		551 Green Street #3 Camb	2/25/99
Harriet Feinberg	HARRIET FEINBERG	639 Green St. Camb.	2/26/99

February 1999

TO THE HONORABLE, THE CAMBRIDGE CITY COUNCIL:

1999 FEB 25 P 12:52
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

The undersigned petition that you amend the text of the Zoning Ordinance of the City of Cambridge as follows:

A. In Article 2.000 - Definitions, amend the definition of "Green Area" to read as follows:

Green Area.

A landscaped area of land associated with and located on the same tract of land as a major building or group of buildings in relation to which it serves to provide light and air, or scenic, recreational or similar purposes. Green area shall, except as stated below, be completely planted with living trees, grass, ground cover, bushes, shrubs, and / or similar vegetation, as well as water and other natural features of the site. Pervious ground covers such as wood shavings may be used, but only as mulch beneath vegetation.

1999 FEB 25 P 12:52

Such area may not include any portion of the lot used for parking access drives or other hard surface areas, except walks and terraces designed and intended for non-vehicular use. However, in no case shall hard surfaced walks and terraces exceed twenty-five (25) percent of the total required green area.

Green area shall consist of open space at grade, with vegetation as stated above. It shall be open and unobstructed to the sky. It shall consist of friable, permeable material (including but not limited to loam, gravel, sand and crushed stone, and including naturally occurring soil, bedrock, and incidental pipes and other underground utilities) having a minimum depth of three feet. Said land shall be capable of supporting the growth of trees, grass, ground cover, bushes, shrubs, and similar vegetation.

B. Amend Section 4.21.c. to read as follows:

Provision of parking for occupants, employees, customers, or visitors shall be considered as an accessory use, provided that:

(1) where accessory to residential uses, such parking shall be limited to the accommodation of three passenger vehicles, or two passenger vehicles for each dwelling unit, whichever is greater, and

(2) an accessory building used for garage purposes shall be limited to the accommodation of one passenger vehicle.

C. Amend Section 4:21.d. to read as follows:

A customary home occupation or the office of a resident physician, dentist, attorney-at law, architect, engineer, or member of other recognized profession shall be considered as an accessory use, provided that:

(1) no more than three persons shall practice or be employed on the premises at any one time, and

(2) said use shall not occur in an accessory building.

D. Amend Section 4:21.g.(2) to read as follows:

The total area of uses accessory to the principal use except for non-structural parking facilities and driveways may not occupy more than 150 square feet of the area of the lot.

Consent Communication #19 023

A petition ws received from Marilyn Wellons, et al., transmitting changes to the Zoning Ordinance of the City of Cambridge with regard to Yards Protections.

8/4/99

[redacted] due to [redacted] limit.

5/5/99

Remained in Committee

3/3/99

Sent to Liza + Davis

In City Council March 1, 1999

Referred to the Ordinance Committee & Planning Board for hearing & report.