

PETITION OF

Planning Board
re: Section 17.20 Special District II

Petition filed with the City Clerk

March 19, 1990

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

12 days March

30 days April

23 days May

65 days = May 23, 1990 = all hearings

In City Council

March 19, 1990

Referred to the Planning Board for report

March 19, 1990

Planning Board Hearing

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

August 8, 1990)

21 days May

30 days June

31 days July

8 days Aug

90 = August 8, 1990

City Council hearing published

Chronicle

on April 26, 1990

and May 3, 1990

Hearing before the Ordinance Committee

May 10, 1990 at 6:00 p.m.

Reported to the City Council

Remained in Committee

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 8, 1990



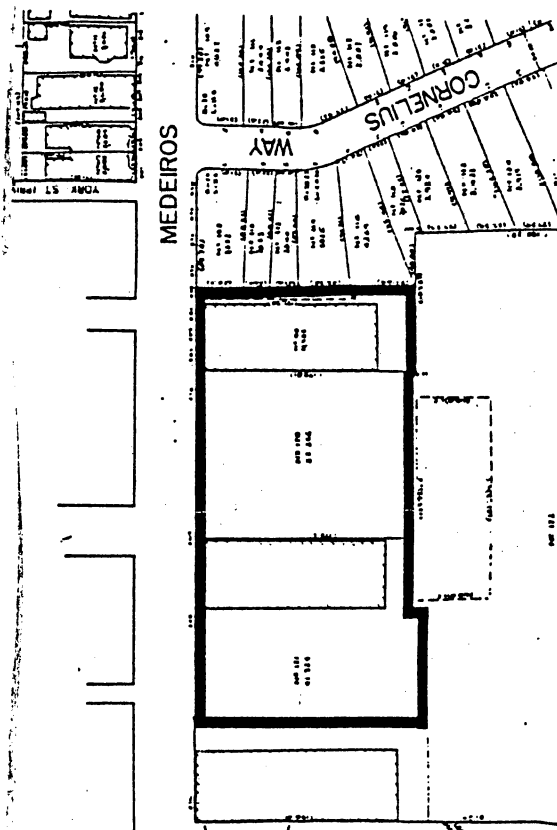
**PUBLIC NOTICE
RELATIVE TO ZONING.
CITY OF CAMBRIDGE
MASSACHUSETTS
OFFICE OF THE CITY CLERK**

Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition and amendments thereto, that the Committee on Ordinances, comprised of the entire membership of the City Council, will hold a public hearing on Thursday, May 10, 1990 at 6:00 P.M. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on a petition of the Planning Board to amend the Zoning Map of the City of Cambridge by deleting the existing Industry B and substituting Special District II in an area of land at Binney Street and Cardinal Humberto Medeiros Avenue as shown on the accompanying map. The petition also amends the Zoning Ordinance of the City of Cambridge by creating a new section 17.20, Special District II. This zone would have all the requirements and regulations of the Residence C-1 District with modifications by Special Permit from the Planning Board. Modifications include additional height to 60 feet on some portions of the lot, additional Floor Area Ratio to 1.5, a decrease to 600 square feet of lot area per dwelling unit, and minimum yard requirements of 10 feet, all if at least 7.5% of total units authorized, or 50% of all the units above the maximum permitted at a Residence C-1 density, whichever is greater, meet the low and moderate income housing requirements of section 11.200 of the Zoning Ordinance.

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 Francis H. Duehay,
Chairman.

PLANNING BOARD PETITION



Area to be rezoned from IB to Special District II

(C)Apr.26



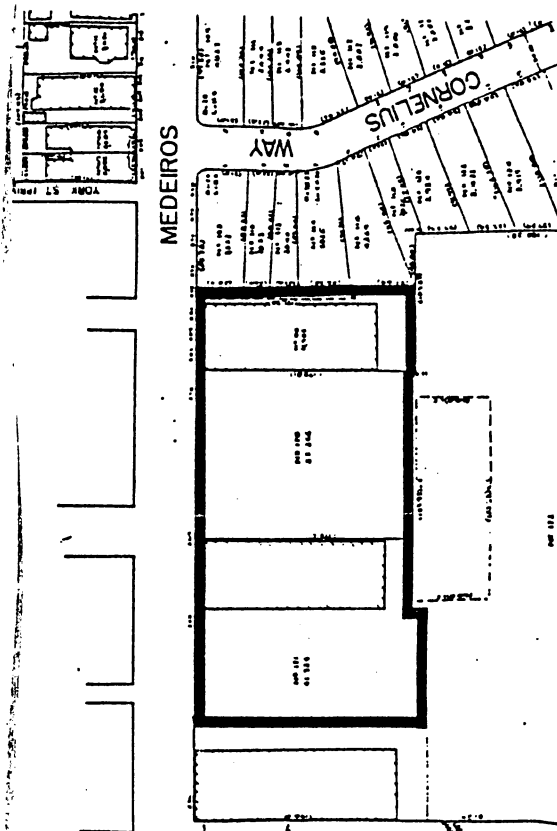
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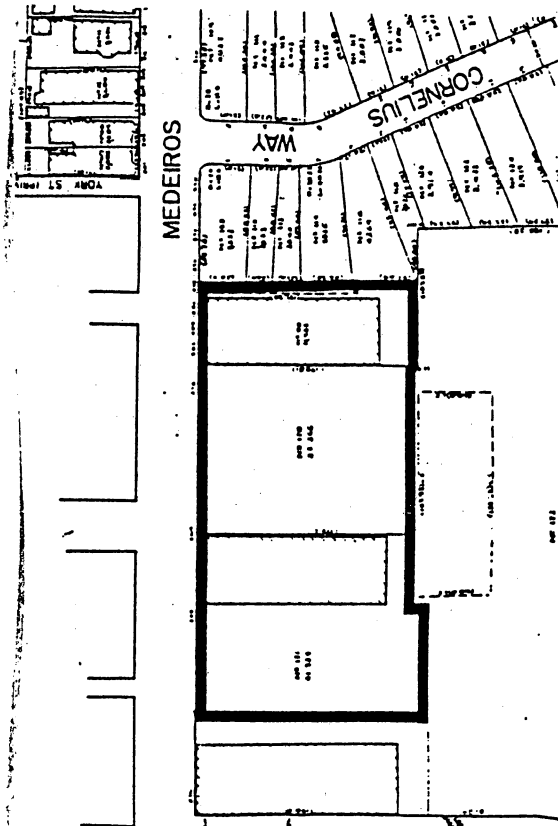
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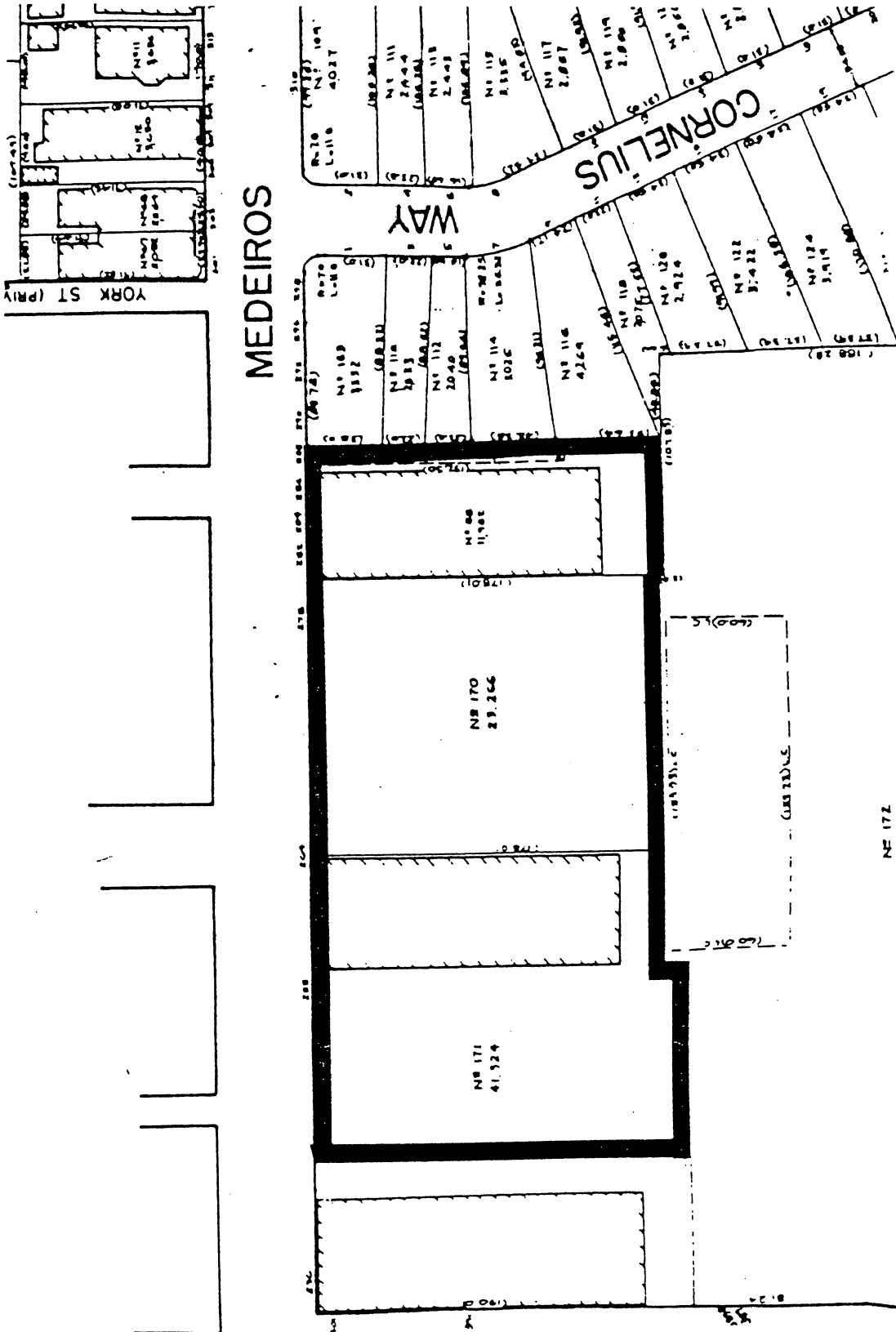
PLANNING BOARD PETITION



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PLANNING BOARD PETITION



RECEIVED BY
 OFFICE OF CITY CLERK
 1890 APR 30 PM 4: 06
 CAMBRIDGE MA.

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1st pln ord.

PUBLIC NOTICE
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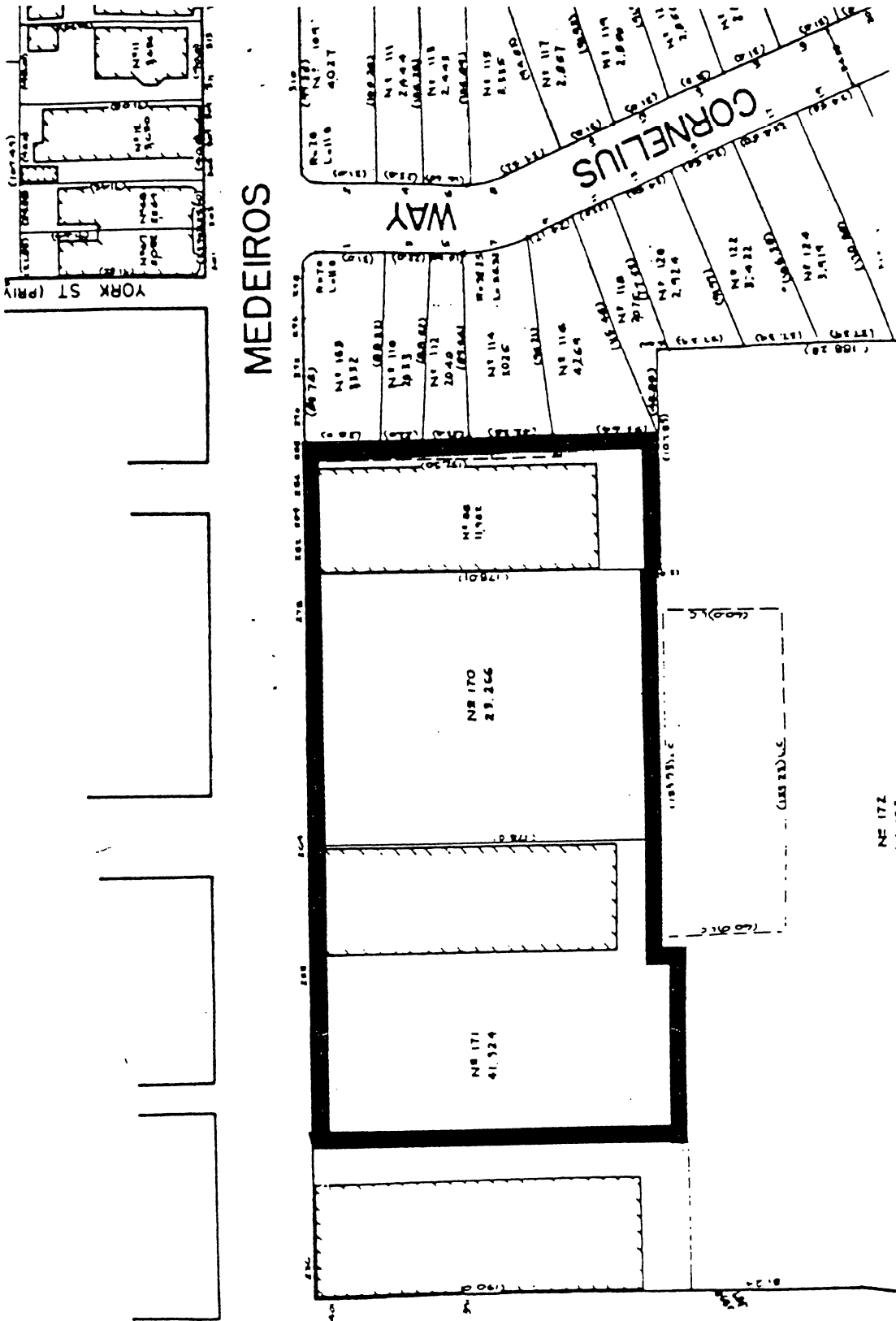
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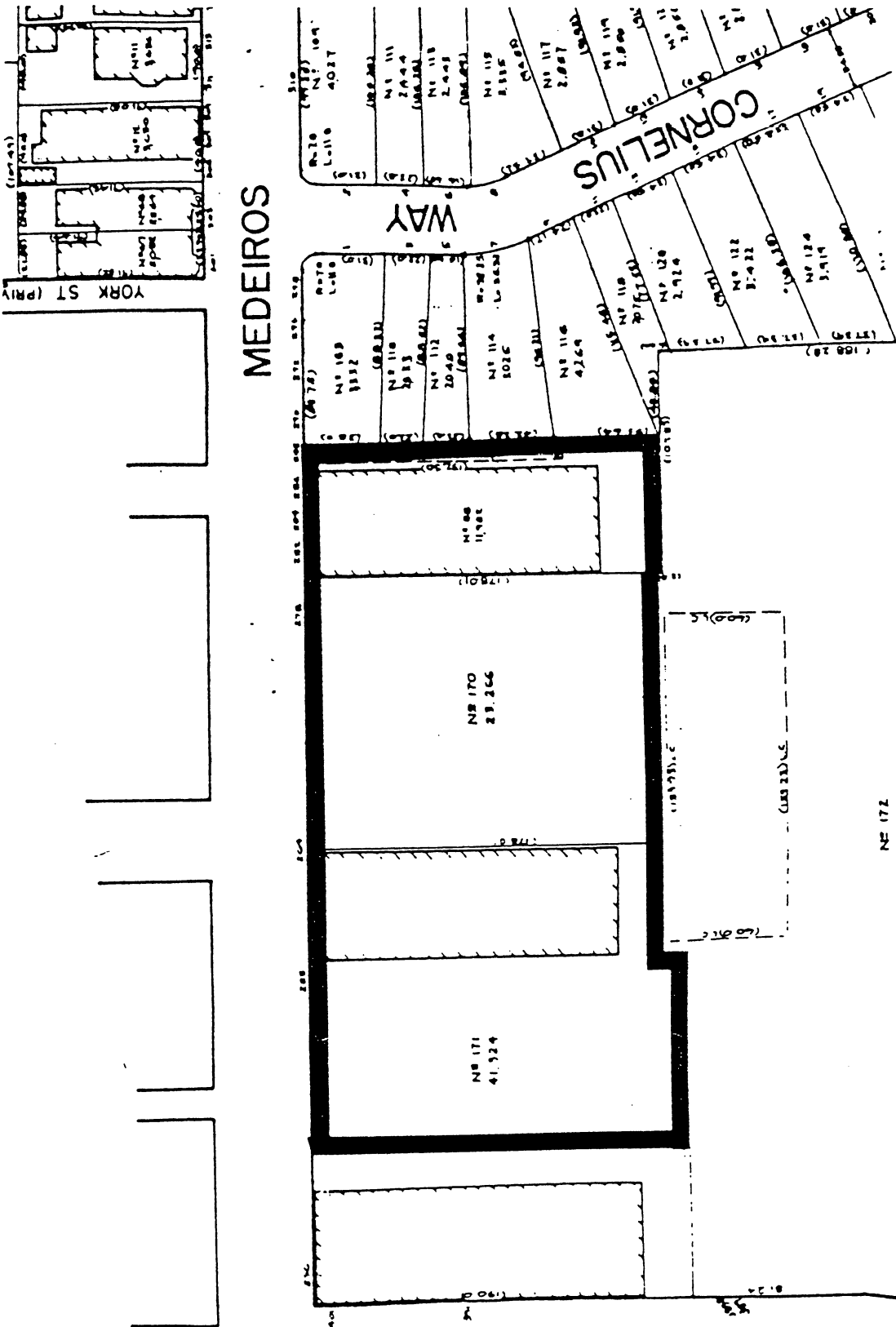
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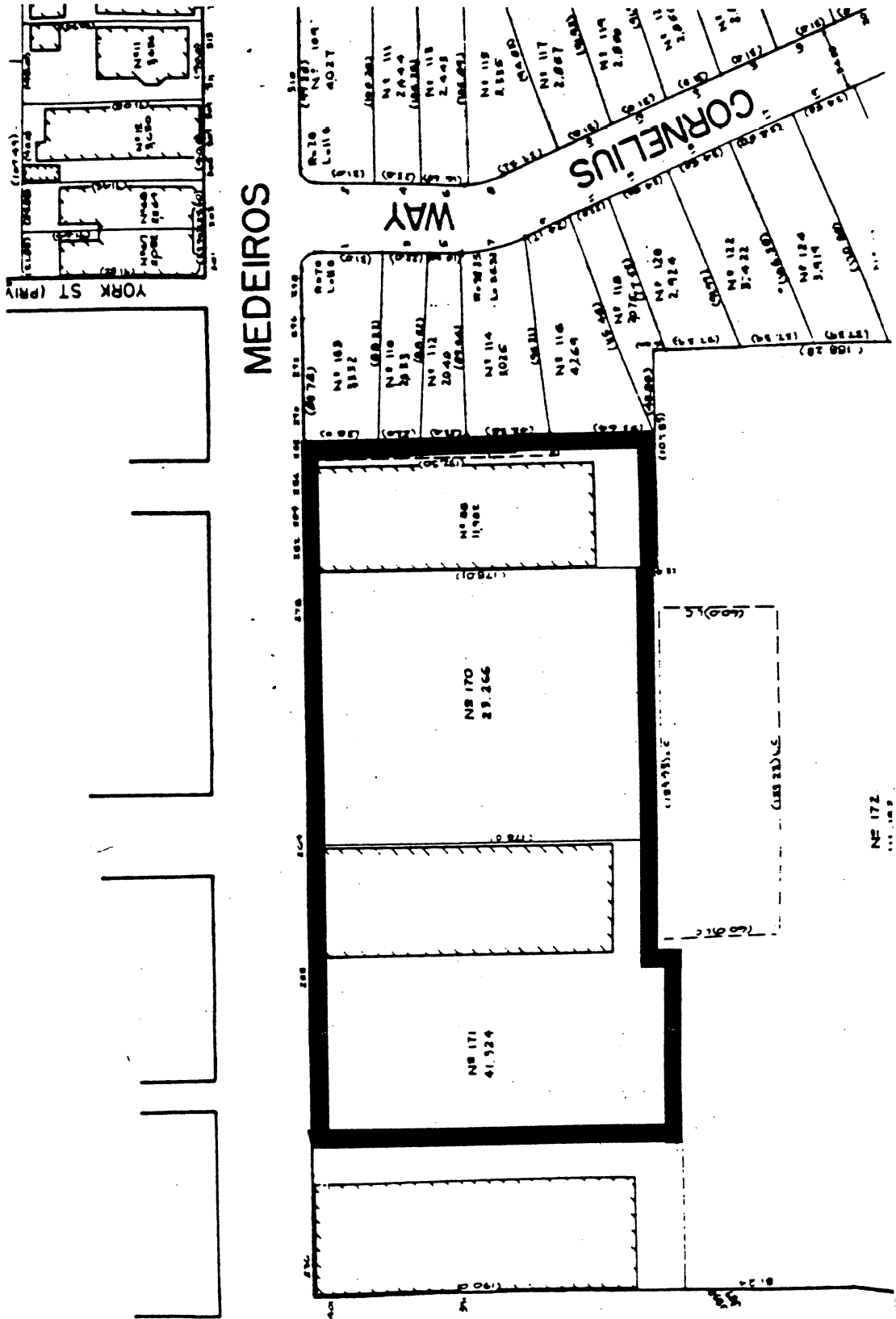
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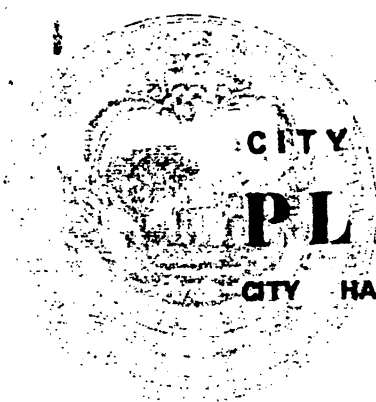
For the Committee,

Councillor Francis H. Duehay,
Chairman.

PLANNING BOARD PETITION



Area to be rezoned from IB to Special District II



CITY OF CAMBRIDGE, MASSACHUSETTS
PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

RECEIVED BY
OFFICE OF CITY CLERK
1990 APR 23 PM 4: 33
CAMBRIDGE MA

NOTICE OF PUBLIC HEARING

The Planning Board of the City of Cambridge will hold a public hearing on Tuesday, May 15, 1990, at 8:00 p.m. at the Community Development Conference Room, third floor, City Hall Annex, 57 Inman Street, Cambridge, Massachusetts on a petition by Cambridge Planning Board to amend the Zoning Map of the City of Cambridge by deleting the existing Industry B and substituting Special District II in an area of land at Binney Street and Cardinal Humberto Medeiros Avenue as shown on the accompanying map. The petition also amends the Zoning Ordinance of the City of Cambridge by creating a new section 17.20, Special District II. This zone would have all the requirements and regulations of the Residence C-1 District with modifications by Special Permit from the Planning Board. Modifications include additional height to 60 feet on some portions of the lot, additional Floor Area Ratio to 1.5, a decrease to 600 square feet of lot area per dwelling unit, and minimum yard requirements of 10 feet, all if at least 7.5% of total units authorized, or 50% of all the units above the maximum permitted at a Residence C-1 density, whichever is greater, meet the low and moderate income housing requirements of section 11.200 of the Zoning Ordinance.

Copies of this petition are on file in the Office of the City Clerk, City Hall, Cambridge, Massachusetts. Questions concerning the petition may be addressed to Lester Barber or Liza Malenfant at 498-9034.

CITY OF CAMBRIDGE, MASSACHUSETTS
PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

November 15, 1990

To the Honorable, the City Council:

SUBJECT: Rezoning petition affecting a portion of the area included
in the Clem, et al rezoning petition.

Enclosed herewith for City Council consideration is a petition to re-
zone a portion of the Industry B District abutting Medeiros Avenue
to a new Special District II designation as proposed by the Planning
Board in its recommendation to the Council on the Clem, et al petition.

Respectfully submitted for the Planning Board,


David Kennedy, Vice Chairman

- A. Amend the text of the Zoning Ordinance of the City of Cambridge by doing the following.

Add a new Section 17.20 - Special District II to read as follows:

17.20 **SPECIAL DISTRICT II**

17.21 Scope

Except as herein provided in this Section 17.20 all requirements of and regulations applicable to the Residence C-1 District shall apply equally to this Special District II.

17.22 Dimensional Limitations

The dimensional requirements of the Residence C-1 District may be modified by Special Permit from the Planning Board as detailed below.

17.221 Additional Height

The maximum height in the district may be increased to 60 feet on any portion of a lot greater than 100 feet from any residential zoning district line.

17.222 Additional FAR

The permitted FAR may be increased to 1.5.

17.223 Permitted Lot Area per Dwelling Unit

The minimum lot area per dwelling unit may be decreased to 600 square feet per unit.

17.224 Required Yards

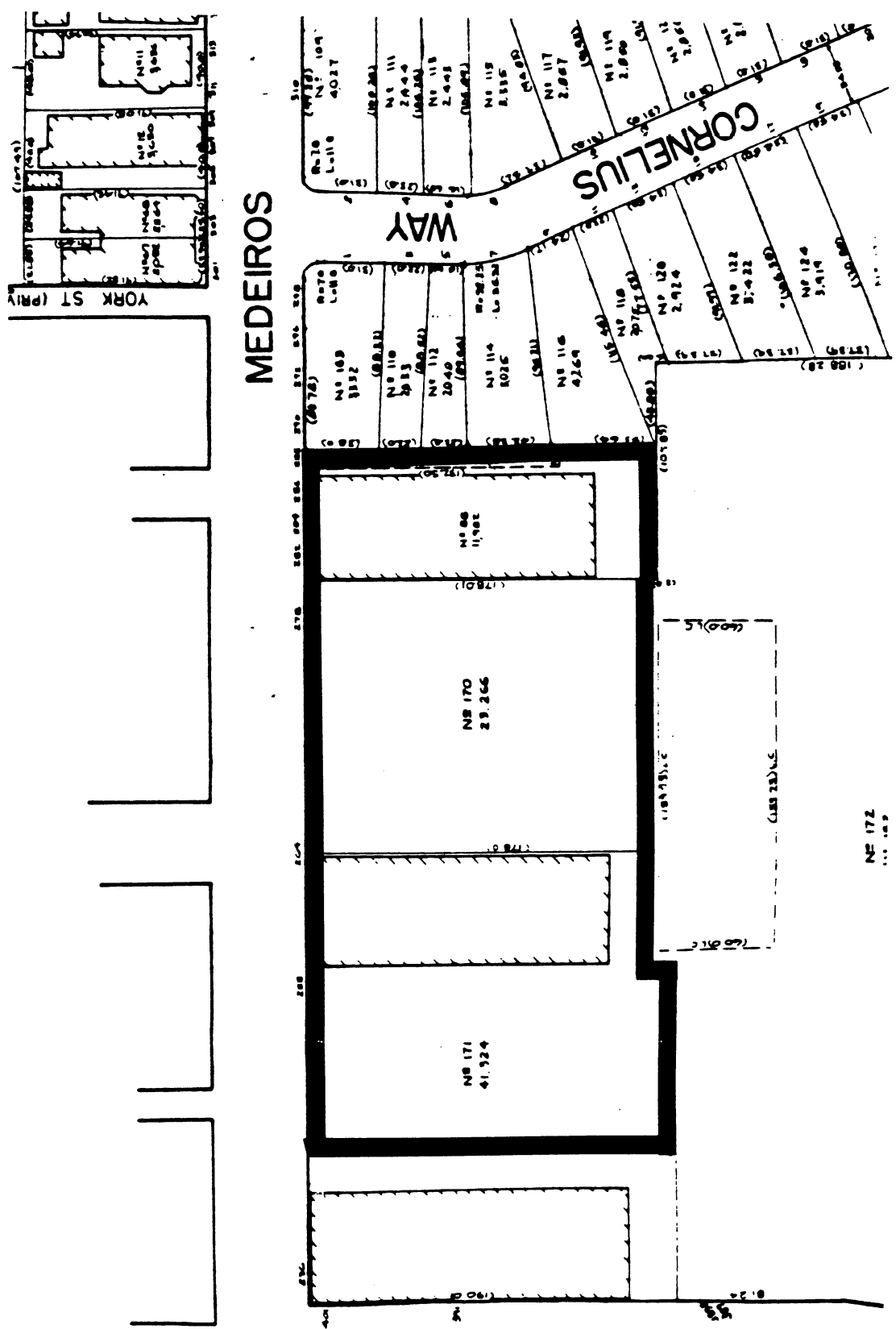
Any yard requirement may be reduced to a minimum of 10 feet.

17.225 Low and Moderate Income Housing requirements

In granting any special permit under this Subsection 17.22 the Planning Board shall require that, at a minimum, at least 7.5% of the total units authorized, or 50% of all units above the maximum permitted at a Residence C-1 density, whichever is greater, meet the low and moderate income housing requirements of Section 11.200 of this Ordinance.

- B. Amend the Zoning Map of the City of Cambridge by deleting the designation Industry B and substituting therefor the designation SD-II for an area circumscribed by a line beginning at a point said point being the intersection of the centerline of Medeiros Avenue and the northwesterly extension of the northeasterly side line of Lot #88 on Assessor's Plat #39.
- 1.1 Thence turning and proceeding in a southwesterly direction along the centerline of Medeiros Avenue to its intersection with a line parallel to and 80 feet distant from the northeasterly sideline of Binney Street, a distance of approximately 340 feet;
 - 1.2 Thence turning and proceeding in a southeasterly direction along said parallel line to its intersection with the southeasterly sideline of lot #171 on assessor's Plat #39, a distance of approximately 215 feet.
 - 1.3 Thence turning and proceeding in a northeasterly direction along a series of connected line segments constituting the southeasterly sidelines of lots #171, 170, and #88 on Assessor's Plat #39 to its intersection with the northeasterly sideline of Lot #88 on Assessor's Plat #39, a distance of approximately 350 feet;
 - 1.4 Thence turning and proceeding in a northwesterly direction along the northeasterly sideline of lot #88 and its projection to its intersection with the centerline of Medeiros Avenue, a distance of approximately 205 feet, the point of origin.
- 1.01 Affecting all or parts of lots #171, 170, and #88 on Assessor's Plat #39; even numbers 236 - 288 Medeiros Avenue; odd numbers 391 - 401 Binney Street.

PLANNING BOARD PETITION



Area to be rezoned from IB to Special District II



CITY OF CAMBRIDGE
CAMBRIDGE, MASSACHUSETTS 02139
TEL. 498-9011

EXECUTIVE DEPARTMENT
ROBERT W. HEALY
City Manager

RICHARD C. ROSSI
Deputy City Manager

March 19, 1990

To The Honorable, The City Council:

Attached please find a rezoning petition affecting a portion of the Industry B District abutting Medeiros Avenue to a new Special District II designation for the City Council's consideration, as submitted by the Planning Board.

Very truly yours,

Robert W. Healy
City Manager

RWH/mev
enclosure

Agenda # 9 0-43C

Rezoning petition affecting a portion of the area included in the Clem, et al zoning petition.

8/8/90 - Placed on file
due to expiration
of time limit
(remained in
Committee)

In City Council,

March 19, 1990

Referred to the Planning
Board & Ordinance
Committee for hearing
& report.
Copies sent to Planning
Board & Ord. Comm.
3/21/90 (d)