

Robert J. La Tremouille

November 25, 1988

RECEIVED BY  
OFFICE OF CITY CLERK

1988 NOV 25 AM 9:05

CAMBRIDGE MA.

Residence: 348 Franklin Street  
Cambridge, MA 02139-3731  
Telephone (617) 491-7181

Office: Sixty Western Avenue  
Cambridge, MA 02139-3751  
Telephone (617) 876-3362

TO THE HONORABLE, THE CAMBRIDGE CITY COUNCIL:

This is a follow-up to my letter dated November 12, 1988 concerning Residence A zoning, with comment on the Harvard, Radcliffe, Lesley Institutional District.

This follow-up is done in an unusual manner because of unusual circumstances.

I wish to both fully acknowledge commendable work by Vice Mayor Wolf in apparently progressing the matter. Work by her seems to have created progress with regard to the subject of my letter. It thus appears proper to report individually to her, and to thank her, individually. Since, however, I initiated this matter through the City Council, it appears proper to me to continue to keep the City Council in the loop.

Full details are in my enclosed letter to Vice Mayor Wolf. I am very sorry about the length of that communication. Unusual circumstances have forced me to deviate from a considered attempt toward brevity.

Hopefully, the reinsertion of a provision against multiple principal buildings on lots in Residence A districts, described in Enclosure 1 to my letter to Vice Mayor Wolf, will be a permanent part of the printed zoning ordinance. Hopefully, also, the area bounded by DE WOLFE, Mount Auburn, BANKS, and Grant will be permanently out of the Harvard, Radcliffe, Lesley Institutional District, NOT just the area deleted in Enclosure 2 to the Wolf letter.

Hopefully, as well, both these items will regularly be presented to the public as part of the printed zoning ordinance without the public being required to go through additional special investigations to learn what the Zoning Ordinance is.

Sincerely,



Robert J. La Tremouille

enclosures: Vice Mayor Wolf's letter of 11/17/88 to the Development Department  
My report to Vice Mayor Wolf, incorporated in this letter by reference

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1988 NOV 25 AM 9:09



CAMBRIDGE MA.  
**OFFICE OF THE VICE MAYOR**

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139

(617) 498-9094

Alice K. Wolf  
Vice Mayor

November 17, 1988

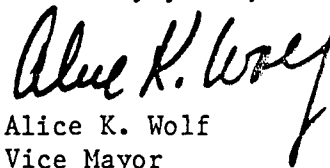
Mr. Michael Rosenberg  
Assistant City Manager for Community Development  
57 Inman Street  
Cambridge, MA 02139

Dear Michael:

Bob LaTremouille has commented on the institutional zoning map, stating that "the area bounded by Athens Street, Grant Street, DeWolfe Street and Mount Auburn Street" should not be shown within the institutional use area, and presently is.

Could you please look into this and let me know about its status.

Sincerely yours, -

  
Alice K. Wolf  
Vice Mayor

s

cc:

Robert J. La Tremouille

November 25, 1988

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Dear Vice Mayor Wolf:

Thank you for your extremely prompt response to my letter of November 12, 1988, to the City Council. I appreciate your personal telephone call after the meeting of November 15, and I appreciate your letter to the Development Department of November 17.

I gave you an individual copy, as I noted, because of my strong appreciation for your very important contributions to highly constructive development actions of the City Council during the period of January 1984 to May 1986.

I found out on November 23, that something went wrong with my November 12 letter. I mailed the official, original, copy, to the City Council, c/o the City Clerk, at the same time as mailing you your copy. Your employee in the City Clerk's office who prepares the communication list tells me she never received the November 12 letter. I gave her a copy of the November 12 letter and a new signature on the morning of November 23. I did at no time give a copy to the Development Department.

You, in your November 17 letter, accurately quoted me as being concerned that "the area bounded by ATHENS STREET, Grant Street, DEWOLFE STREET and Mount Auburn Street" [emphasis added] should not be shown within the institutional use area, although it presently is. You did not refer to the error in the printed zoning ordinance by which section 5.53 was deleted in the printing. This section prohibits construction of more than one structure containing a principal use on a lot in residence A-1 and A-2 districts.

On November 19, I received an envelope from the Development Department containing Enclosure 1 hereto, an apparent change to the printed zoning ordinance, inserting section 5.53. That letter included Enclosure 2 hereto, the smaller of two apparently identical maps transmitted to me. Each of the two maps shows new boundaries for the Harvard . . . Institutional District. These new boundaries delete from the reported area in the Harvard . . . District that block bounded by ATHENS STREET, Grant Street, BANKS STREET, and Mount Auburn Street, while retaining in the district that block bounded by ATHENS STREET, Grant Street, DE WOLFE STREET, and Mount Auburn Street.

There was no cover letter and thus no explanation. There are a number of oddities as a result. As much as I have been trying to avoid complicated communications, it no longer appears to be possible to do so.

A. The November 12 letter mentioned the Res.A issues and the institutional district issues, whereas your letter to the Development Department only mentioned the institutional district issues. The appropriate clerk in the City Clerk's office apparently never received the November 12 letter, and thus transmitted it to no one. The development department envelope included apparent response to both issues.

Vice Mayor Alice Wolf  
November 25, 1988  
Page Three

- C. The Development Department transmission to me, individually, is, of course, not a matter of record; that transmission does not indicate that the apparently intended changes will be made in any official manner.

I very strongly hope that the transmitted correction to the text of the ordinance is officially made AND DISTRIBUTED, and that the CORRECT correction to the Institutional Map is made AND DISTRIBUTED, not the transmitted correction. I very strongly hope that people who have received incorrect copies receive corrections, including but not limited to the various libraries.

I hope that the ENTIRE Institutional District map receives the same distribution as the Zoning Ordinance and as the map which has been distributed and represented as the Zoning Map of the City of Cambridge. Such identical distribution makes sense inasmuch as the Institutional District map is part of the Zoning Map. There is fine print on that printing of the "Zoning Map" saying that it does not show stated districts.

The last I was aware, the City Clerk sells the Zoning Ordinance but no longer has any of the maps included in it. People are forced to pay \$35.00 for this document. It should be complete. Similarly, will the copies given to the Public Libraries be corrected? Will copies transmitted to law libraries be corrected?

I would suggest that the Development Department should report to the City Council how it intends to do these things.

I regret that my November 12 letter included a mistake. However, the highly unusual occurrences emanating from that mistake are of interest.

Once again, I very strongly appreciate your prompt actions and your interest.

Sincerely,



Robert J. La Tremouille

cc: Assistant City Manager, Development Department  
Distribution to interested residents

## 5.40 TRANSITION REQUIREMENTS

- 5.41 Front yard: In an Office, Business or Industrial district no building shall be erected nearer to the street line than is permitted in the adjacent Residence district within a distance of fifty feet from the Residence district boundary line, except where such building is separated by a street from the Residence district.
- 5.42 Side Yard: In Office, Business or Industrial district no building shall be erected within ten feet of the side lot line of any abutting lot, all or the major portion of which is in a Residence district.

## 5.50 SPECIAL DIMENSIONAL REGULATIONS

- 5.51 Lot Size Requirements for Elderly Oriented Housing. The required number of square feet of lot area per dwelling unit in elderly oriented housing or for each living space in elderly oriented congregate housing is decreased to one-half the number of square feet of lot area per dwelling unit customarily required in Section 5.30 of this Ordinance. 6/16/80
- 5.52 Townhouse Development. The dimensional requirements of this Article may be reduced for Townhouse Developments as governed by the regulations of Article 11.000.
- 5.53 In Residence A-1 and A-2 Districts only one structure containing a principal use shall be allowed on a lot. 6/25,

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Vice Mayor Alice Wolf  
November 25, 1988  
Page Two

- B. The November 12 letter included an error in my stating of the institutional district boundaries. To the best of my knowledge that error has never appeared elsewhere. The maps transmitted by the Development Department showed a change in boundaries which contained an error the reverse of my error, an erroneous change with no basis in any thing.

In past Development Department promulgations of maps showing the boundaries of the Harvard . . . Institutional District, two blocks were erroneously included in that district:

those two blocks bounded by DE WOLFE STREET, Grant Street, BANKS STREET, and Mount Auburn Street

these two blocks contain:

the block bounded by ATHENS STREET, Grant Street, BANKS STREET, and Mount Auburn Street;

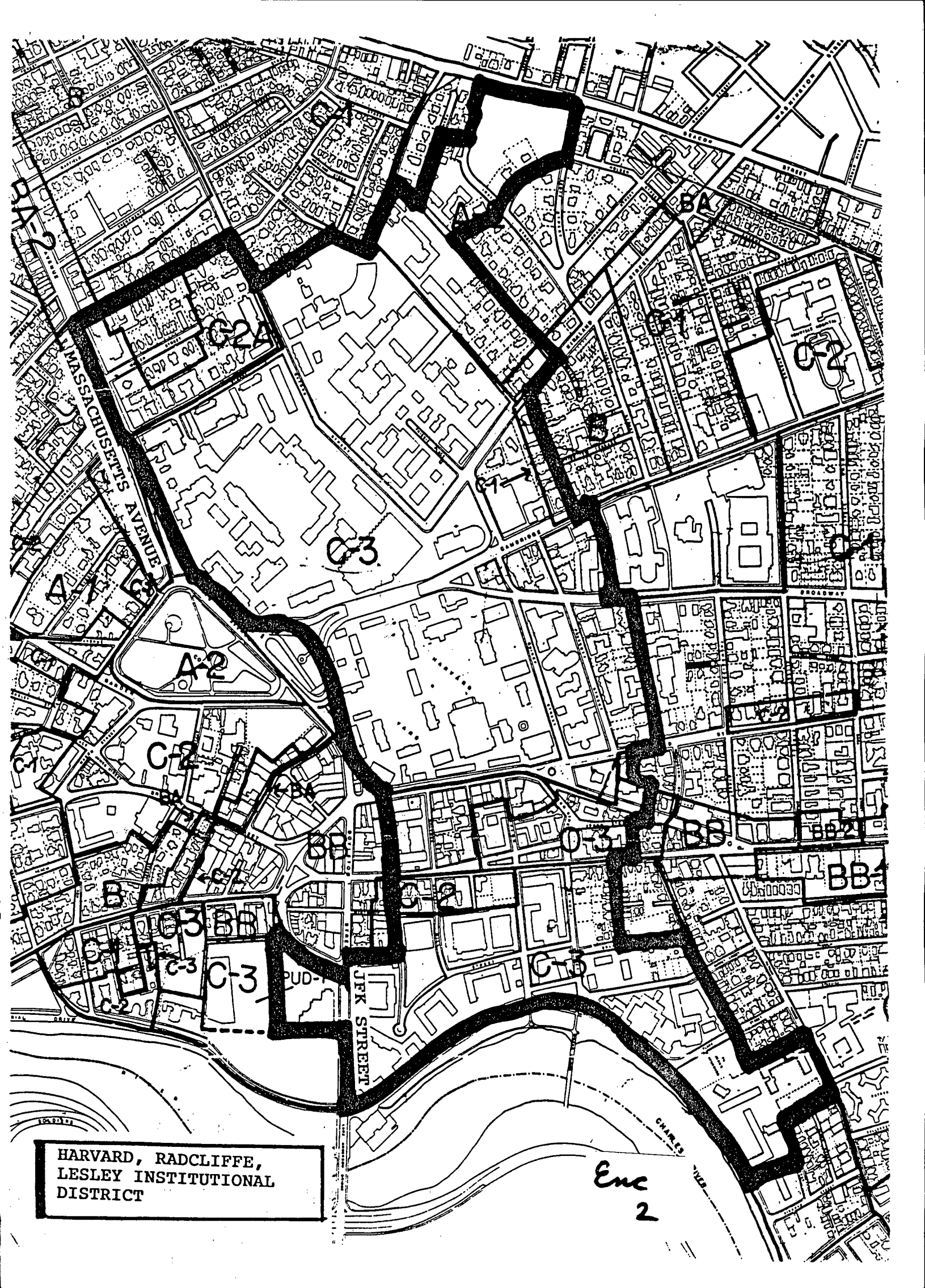
this block was deleted from the district in the Development Department's unexplained map;

and the block bounded by ATHENS STREET, Grant Street, DE WOLFE STREET, and Mount Auburn Street;

this block was retained in the institutional district in the Development Department's unexplained map; but my November 12 letter said it should be deleted.

In regard to the Institutional District, the following are further enclosed and numbered as stated:

3. The City Manager's letter of December 22, 1986, and the Development Department's comments, in response to a letter from Maureen Spofford for the Committee on Zoning, Riverside Organizing Community. The City Manager/Development Department letter states, apparently, that the Spofford comments are correct.
4. My file copy of the Spofford/ROC letter. Note paragraph numbered 1, referring to paragraphs 1.25, 1.26, 1.27, 1.28, 1.29 and 1.03 of the institutional use ordinance, and stating that "that area bounded by Mount Auburn Street, Banks Street, Grant Street and DeWolfe Street" is incorrectly shown in distributed maps as being in the Harvard . . . Institutional District. These paragraphs describe the correct boundary in that area.
5. Copies of pages 25, 26 and 28 of the official record of the Institutional District ordinance, showing the cited paragraphs.



HARVARD, RADCLIFFE,  
LESLEY INSTITUTIONAL  
DISTRICT

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2



# CITY OF CAMBRIDGE

COMMUNITY DEVELOPMENT DEPARTMENT

City Hall Annex - Inman & Broadway - Cambridge, Mass. 02139

498-9034

To: Robert W. Healy  
City Manager

From: Michael H. Rosenberg *MHR*  
Assistant City Manager for Community Development

Subject: Maureen Spofford letter regarding corrections to those portions of the Zoning Map affecting Riverside

The corrections noted in the letter are accurate and will be included on a revised Zoning Map incorporating other corrections which have been noted elsewhere in the City as well as recent zone changes adopted by the City Council. We would expect the revised map to be completed within the next two months.



CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139

TEL. 498-9011

EXECUTIVE DEPARTMENT

ROBERT W. HEALY

City Manager

RICHARD C. ROSSI

Deputy City Manager

December 22, 1986

To the Honorable, the City Council:

In response to Awaiting Report No. 25 regarding errors on the Cambridge zoning map, I submit the attached report from Michael Rosenberg, Assistant City Manager for Community Development.

Very truly yours,

Robert W. Healy  
City Manager

EX  
3

COMMITTEE ON ZONING  
RIVERSIDE ORGANIZING COMMUNITY

City Council  
City of Cambridge

City Manager  
City of Cambridge

TO THE HONORABLE CITY COUNCIL AND THE HONORABLE CITY MANAGER OF THE CITY OF  
CAMBRIDGE:

In June of this year, the Committee on Zoning of the Riverside Organizing Community wrote to you about errors we have found in the Zoning Map of the City of Cambridge. We called for the correction of these errors. We enclosed copies of the documents which created the zoning in question.

It is now five months later and we have not received a response. We must therefore, once again, demand that the zoning map be corrected to read in accordance with the votes of the Cambridge City Council creating and amending the zoning map, under General Laws, chapter 40A, section 5 (1984 ed.).

The following are the errors which we demand be corrected:

1. Errors associated with the Institutional Overlay District amendment passed by vote of the Cambridge City Council on June 22, 1981 (City Council petition):

The metes and bounds established by the city council for the Harvard, Radcliffe, Lesly District specifically excluded from inclusion that area bounded by Mount Auburn Street, Banks Street, Grant Street and DeWolfe Street. The map in distribution, however, shows these two blocks to be in the district.

The relevant paragraphs are 1.25, 1.26, 1.27, 1.28, 1.29 and 1.03.

2. Errors associated with the Massachusetts Avenue Downzoning adopted by the City Council on June 9, 1980 (La Tremouille petition):

- a. The zoning map shows 639 to 641 Green Street (assessors plat 121, lot 99) as zoned Business B-1. This lot was not included either in the original petition or in the change adopted by the city council, and thus was not changed from its pre-existing Residence C-1 zoning, the same as the other buildings on the north side of Green Street between this lot and Putnam Avenue.

Please note paragraphs 1.3, 1.4, 1.5 and 1.01 of part A of the amendment.

- b. 483-485 Green Street (assessors plat 119, lot 12) is shown as Residence C-1. Prior to the change the entire block bounded by Hancock Street, Massachusetts Avenue, Sellars Street, and Green Street was zoned Office 3. Changed by the amendment from Office 3 to Residence C-1 were all

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the small buildings on the north side of Green Street east of Hancock Street and west of the massive structure numbered 872 Massachusetts Avenue. 872 Massachusetts Avenue runs to Green Street and exceeds in size even the very generous Office 3 zoning. 483-485 Green Street is part of the 872 Massachusetts Avenue Building It was not included in the zoning change.

Please note paragraphs 3.5, 3.6, 3.7, 3.8 and 3.01 of the amendment.

Our letter was signed by Maureen Spofford for the committee. The City Clerk's records indicate that it was received by that office on June 19, which would be the same day it was received by the City Manager. It was transmitted to the City Council at the council's June 23, 1986, meeting. It is filed by the City Clerk as Ordinance Document 13 of 1986. We are crossreferencing you to our previous submittal in order to save the city the expense of reproducing the extended enclosures to our letter once again. At that time we provided both the City Council and the City Manager with copies of all the relevant documents.

Our review also noted an apparent error in the northeastern corner of lot 144 on assessors plat 130 (Peabody Terrace, the northernmost portion of the eastern edge on Putnam Avenue). The official map shows this corner as zoned Residence C-1, whereas the balance of the lot and of Peabody Terrace is zoned C-3. We have not researched the relevant documents, but the difference in zoning seems unlikely.

Your review, correction, and prompt response is once again requested. One month for turnaround was requested last time. Would two weeks be unreasonable after such a long wait? These errors are obvious. Please respond to the Zoning Committee, Riverside Organizing Community, care of

November , 1986

Respectfully submitted,

For the Committee,

- 1.19 Thence turning and proceeding in a southerly direction along the centerline of Ware Street and its projection and extension for approximately 780 feet to its intersection with the centerline of Harvard Street, as shown on Assessor's Plat #135;
- 1.20 Thence turning and proceeding in a westerly direction along the centerline of Harvard Street for approximately 100 feet to its intersection with the northeasterly projection of the eastern sideline of lot 2 on Assessor's Plat #134;
- 1.21 Thence turning and proceeding in a southwesterly direction along the eastern sideline of lot 2 on Assessor's Plat #134 and its projection for approximately 155 feet to its intersection with the northeasterly sideline of said lot;
- 1.22 Thence turning and proceeding in a southeasterly direction along the northeasterly sideline of lot 2 on Assessor's Plat #134 for approximately 94 feet to its intersection with southeastern sideline of said lot;
- 1.23 Thence turning and proceeding in a southwesterly direction along the southeastern sideline of lot 2 on Assessor's Plat #134 and its extension for approximately 220 feet to its intersection with the southeasterly projection of the centerline of Arrow Street;
- 1.24 Thence turning and proceeding in a northwesterly direction along the centerline of Arrow Street and its projection for approximately 60 feet to its intersection with the northeasterly projection of the easterly sideline of lot 23 on Assessor's Plat #133;
- \* 1.25 Thence turning and proceeding in a southwesterly direction along the eastern sideline of lot 23 on Assessor's Plat #133 and its projection and extension for approximately 200 feet to its intersection with the centerline of Mt. Auburn Street;
- \* 1.26 Thence turning and proceeding in a northwesterly direction along the centerline of Mt. Auburn Street for approximately 380 feet to its intersection with the centerline of DeWolfe Street;
- \* 1.27 Thence turning and proceeding in a southwesterly direction along the centerline of DeWolfe Street for approximately 480 feet to its intersection with the northwesterly projection of the centerline of Grant Street, as shown on Assessor's Plat #132;

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1.45 Thence turning and proceeding in a northeasterly direction along the centerline of Peabody Street and its projection and extension for approximately 620 feet to its intersection with the centerline of Cambridge Street;

1.46 Thence turning and proceeding in a northwesterly direction along the centerline of Cambridge Street and its extension for approximately 440 feet to its intersection with the centerline of Massachusetts Avenue;

1.47 Thence turning and proceeding in a northerly direction along the centerline of Massachusetts Avenue for approximately 1900 feet to its intersection with the westerly projection of the centerline of Wendell Street, the point of origin.

1.00 Said area included all or parts of the following parcels of land:

1.01 Premises shown on Assessor's Plat #130:

Odd numbers 129 through 213 Banks Street, even numbers 146 through 196 Banks Street, odd numbers 93 through 129 Putnam Avenue and which includes all or parts of lots numbered 144, 121 and 131.

1.02 Premises shown on Assessor's Plat #131:

Odd numbers 89 through 123 Banks Street, even numbers 6 through 24 Cowperthwaite Street (private way), odd numbers 31 through 59 Flagg Street, odd numbers 935 through 945 Memorial Drive and which includes all or parts of lots numbered 70 and 65.

\* 1.03 Premises shown on Assessor's Plat #132:

Even numbers 2 through 50 Grant Street, odd numbers 1 through 39 Cowperthwaite Street, odd numbers 59 through 73 Banks Street, 42 DeWolfe Street and which include lots numbered 138, 137, 87, 86, 85, 84, 83, 82, 81, 80, 79, 78, 77, 76, 75, 74, and 73.

1.04 Premises shown on Assessor's Plat #133:

Numbers 8 through 25 Arrow Street, odd numbers 23 through 53 Mt. Auburn Street, numbers 1 through 45 Bow Street, even numbers 1154 through 1256 Massachusetts Avenue and which includes all or parts of lots numbered 23, 39, 40, 47, 50, 20, 42, 41, 43, 21, 15, 14, 49, 48, 12, 11, 4, 5, 6, 7, 8, 3, 55, 9, 10, 51, 52, 53, 54, 56.

1.05 Premises shown on Assessor's Plat #134:

Odd numbers 1145 through 1201 Massachusetts Avenue, 400 Harvard Street and which includes all or parts of lots numbered 2 and 1.

- \* 1.28 Thence turning and proceeding in a southeasterly direction along the centerline of Grant Street and its projection for approximately 630 feet to its intersection with the centerline of Banks Street, as shown on Assessor's Plat #132;
- \* 1.29 Thence turning and proceeding in a southerly direction along the centerline of Banks Street for approximately 760 feet to its intersection with the westerly projection of the northerly sideline of lot 144 on Assessor's Plat #130;
- 1.30 Thence turning and proceeding in a easterly direction along the northerly sideline of lot 144 on Assessor's Plat #130 and its projection and extension for approximately 320 feet to its intersection with the centerline of Putnam Avenue;
- 1.31 Thence turning and proceeding in a southerly direction along the centerline of Putnam Avenue for approximately 380 feet to its intersection with the easterly projection of the northerly sideline of lot 128 on Assessor's Plat #130;
- 1.32 Thence turning and proceeding in a westerly direction along the northerly sideline of lot 128 on Assessor's Plat #130 and its projection and extension for approximately 320 feet to its intersection with the centerline of Banks Street;
- 1.33 Thence turning and proceeding in a southerly direction along the centerline of Banks Street for approximately 185 feet to its intersection with the easterly projection of the centerline of Akron Street, as shown on Assessor's Plat #130;
- 1.34 Thence turning and proceeding in a westerly direction along the centerline of Akron Street and its projection and extension for approximately 300 feet to its intersection with the centerline of Memorial Drive;

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O-66

Comm. from Robert J. LaTremouille, Esq.,  
transmitting a follow-up letter to the  
preceding comm. Re: Residence A zoning &  
commenting on the Harvard, Radcliffe, Lesley  
Institutional District.

In City Council,

November 28, 1988

11-28-88

Placed on file. Copy  
to the Planning Board

Copy sent to Les Barber, Planning  
Board 11/30/88mh