

RECEIVED BY
OFFICE OF CITY CLERK

JAN 4 4 03 PM '85

**NORTH COAST
PROPERTIES, INC.**

ONE COURT STREET, BOSTON, MASSACHUSETTS 02108 • (617) 720-0695
CAMBRIDGE, MASS.

December 26, 1984

Mr. David A. Hughes
Executive Vice President
Cambridge Chamber of Commerce
859 Massachusetts Avenue
Cambridge, MA 02139

Dear Mr. Hughes:

Enclosed are "Land Owner's Protests" signed by John Niles for the following five addresses:

353 Harvard Street
72-74 Kirkland Street
28-30 Langdon Street
1610-1622 Massachusetts Avenue
1558 Massachusetts Avenue
678 Massachusetts Avenue
1274-1280 Massachusetts Avenue

We join you in opposing the proposed inclusionary Housing Zoning Ordinances sponsored by City Councillor David Sullivan and the Cambridge Rent Control Coalition.

Very truly yours,



Steven C. Nason
Vice President

SCN:cl

Enclosure

DECEMBER 17, 1984

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CAMBRIDGE, MASS.

MR. PAUL HEALY
CITY CLERK
CITY OF CAMBRIDGE
795 MASSACHUSETTS AVENUE
CAMBRIDGE, MASSACHUSETTS 02139


DEAR MR. HEALY:

THE CAMBRIDGE LAND OWNERS LISTED BELOW OPPOSE THE CHANGES TO THE CAMBRIDGE ZONING ORDINANCE PROPOSED BY COUNCILLOR DAVID SULLIVAN AND WILLIAM S. NOBLE AND OTHERS CONCERNING LOW-AND MODERATE-INCOME HOUSHOLD INCLUSIONARY ZONING REQUIREMENTS FOR RESIDENTIAL, COMMERCIAL AND INSTITUTIONAL DEVELOPMENT. WE ARE OWNERS OF REAL ESTATE IN THE CITY OF CAMBRIDGE WHO WILL BE AFFECTED BY THIS CHANGE TO THE CITY'S ZONING ORDINANCE WHICH ENDEAVORS TO CREATE THE NEW SECTION 11.90.

WE DO HEREBY FILE A WRITTEN PROTEST PERSUANT TO CHAPTER 40A, SECTION 5 OF THE MASSACHUSETTS GENERAL LAWS, AND HAVE INCLUDED THE SIGNATURES OF MORE THAN 20% IN LAND AREA OF THE AFFECTED PROPERTY OWNERS. MASSACHUSETTS GENERAL LAWS CHAPTER 40A, SECTION 5, STATES GENERALLY THAT NO ZONING ORDINANCE CAN BE ADOPTED EXCEPT BY A TWO-THIRDS VOTE OF THE CITY COUNCIL. THIS WOULD MEAN SIX COUNCILORS. HOWEVER, THE STATUTE GOES ON TO SAY THAT IF THERE IS FILED WITH THE CITY CLERK, PRIOR TO FINAL APPROVAL OF THE ORDINANCE, A WRITTEN PROTEST, STATING THE REASONS FOR THE PROTEST, SIGNED BY "THE OWNERS OF TWENTY PERCENT OR MORE OF THE AREA OF THE LAND PROPOSED TO BE INCLUDED OR OF THE AREA OF THE LAND IMMEDIATELY ADJACENT EXTENDING THREE HUNDRED FEET THEREFROM", THEN A THREE-FOURTHS VOTE (7 COUNCILORS) WOULD BE NECESSARY FOR THE ORDINANCE TO BE ENACTED. WE NOW SO FILE SUCH A PROTEST.

THE PROPERTY OWNERS LISTED BELOW OPPOSE THIS PROPOSED ORDINANCE BECAUSE IT DOES NOT SERVE THE BEST INTERESTS OF THE CITY OF CAMBRIDGE OR THE PEOPLE WHO LIVE AND WORK HERE.

PLEASE PLACE THIS WRITTEN PROTEST INTO THE OFFICIAL RECORDS OF THE CITY.

NAME OF OWNER OR AGENT	PROPERTY ADDRESS(ES)
Harvard/Kirkland Limited Partnership	353 Harvard Street
	72-74 Kirkland Street
By: North Coast Properties, Inc.,	
General Partner	
By: 	
John Niles, President	

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NAME OF
OWNER OR AGENT

PROPERTY
ADDRESS(ES)

Langdon/Massachusetts Limited


28-30 Langdon Street

Partnership

1610-1622 Massachusetts Avenue

By: North Coast Properties, Inc.,
General Partner

By:


John Niles, President

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CAMBRIDGE, MASS.

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NAME OF
OWNER OR AGENT

PROPERTY
ADDRESS(ES)

1558 Massachusetts Limited Partnership 1558 Massachusetts Avenue.

By: North Coast Properties, Inc.,
General Partner

By: *W.L.*
John Niles, President

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CAMBRIDGE, MASS.

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CITY CLERK
CITY OF CAMBRIDGE
795 MASSACHUSETTS AVENUE
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NAME OF
OWNER OR AGENT

PROPERTY
ADDRESS(ES)

678 Mass. Ave. Trust

678 Massachusetts Avenue

By:


John Niles, Trustee

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CAMBRIDGE, MASS.

MR. PAUL HEALY
CITY CLERK
CITY OF CAMBRIDGE
795 MASSACHUSETTS AVENUE
CAMBRIDGE, MASSACHUSETTS 02139

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NAME OF
OWNER OR AGENT

PROPERTY
ADDRESS(ES)

1280 Massachusetts Avenue Limited

1280 Massachusetts Avenue

Partnership

By: Niles Associates, Inc., General

Partner

By:

John Niles

DECEMBER 3, 1984

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CAMBRIDGE, MASS.

MR. PAUL HEALY
CITY CLERK
CITY OF CAMBRIDGE
795 MASSACHUSETTS AVENUE
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NAME OF
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PROPERTY
ADDRESS(ES)

Wong S. Wong	125 Vassal Lane Camb
Lisa Wong	125 Vassal Lane

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NAME OF
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PROPERTY
ADDRESS(ES)

MARY Y. Ning	}	107 OXFORD ST	CAMB
FONG P. Ning		107 OXFORD ST	CAMB

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NAME OF
OWNER OR AGENT

PROPERTY
ADDRESS(ES)

Lee Shee Wong

129 UPLAND ST, CAMB

*27 CHURCH ST OVER 128 LOT
068*

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CAMBRIDGE, MASS.

MR. PAUL HEALY
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NAME OF
OWNER OR AGENT

PROPERTY
ADDRESS(ES)

PERRY & JOAN WONG

27 CHURCH ST. BLK 168 LOT 068

DECEMBER 3, 1984

MR. PAUL HEALY
CITY CLERK
CITY OF CAMBRIDGE
795 MASSACHUSETTS AVENUE
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NAME OF
OWNER OR AGENT

PROPERTY
ADDRESS(ES)

ARTHUR M. PAPAS, TR.

888 MASS. AVE. BLK 119 LOT 82

Arthur M. Papas, TRUSTEE

888 MASS AVE

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NAME OF OWNER OR AGENT	PROPERTY ADDRESS(ES)
WEST SIDE RLTY	<i>Charles A. Goldberg</i> 88 ALBANY ST., BLK 10 LOT 12 & LOT 18
JOHN G. DONAGHY	<i>John G. Donaghy</i> 159 Lakeview Ave. 76,788 Sq Ft
Charles Goldberg	<i>Charles Goldberg</i> 295 Albany St. BLK 067-030 13,779 Sq Ft
	<i>Barbara A Sullivan</i> 390 Huron Ave

DECEMBER 3, 1984

RECEIVED BY
OFFICE OF CITY CLERK

JAN 4 4 04 PM '85

CAMBRIDGE, MASS.

MR. PAUL HEALY
CITY CLERK
CITY OF CAMBRIDGE
795 MASSACHUSETTS AVENUE
CAMBRIDGE, MASSACHUSETTS 02139

DEAR MR. HEALY:

THE CAMBRIDGE LAND OWNERS LISTED BELOW OPPOSE THE CHANGES TO THE CAMBRIDGE ZONING ORDINANCE PROPOSED BY COUNCILLOR DAVID SULLIVAN AND WILLIAM S. NOBLE AND OTHERS CONCERNING LOW-AND MODERATE-INCOME HOUSHOLD INCLUSIONARY ZONING REQUIREMENTS FOR RESIDENTIAL, COMMERCIAL AND INSTITUTIONAL DEVELOPMENT. WE ARE OWNERS OF REAL ESTATE IN THE CITY OF CAMBRIDGE WHO WILL BE AFFECTED BY THIS CHANGE TO THE CITY'S ZONING ORDINANCE WHICH ENDEAVORS TO CREATE THE NEW SECTION 11.90.

WE DO HEREBY FILE A WRITTEN PROTEST PERSUANT TO CHAPTER 40A, SECTION 5 OF THE MASSACHUSETTS GENERAL LAWS, AND HAVE INCLUDED THE SIGNATURES OF MORE THAN 20% IN LAND AREA OF THE AFFECTED PROPERTY OWNERS. MASSACHUSETTS GENERAL LAWS CHAPTER 40A, SECTION 5, STATES GENERALLY THAT NO ZONING ORDINANCE CAN BE ADOPTED EXCEPT BY A TWO-THIRDS VOTE OF THE CITY COUNCIL. THIS WOULD MEAN SIX COUNCILORS. HOWEVER, THE STATUTE GOES ON TO SAY THAT IF THERE IS FILED WITH THE CITY CLERK, PRIOR TO FINAL APPROVAL OF THE ORDINANCE, A WRITTEN PROTEST, STATING THE REASONS FOR THE PROTEST, SIGNED BY "THE OWNERS OF TWENTY PERCENT OR MORE OF THE AREA OF THE LAND PROPOSED TO BE INCLUDED OR OF THE AREA OF THE LAND IMMEDIATELY ADJACENT EXTENDING THREE HUNDRED FEET THEREFROM", THEN A THREE-FOURTHS VOTE (7 COUNCILORS) WOULD BE NECESSARY FOR THE ORDINANCE TO BE ENACTED. WE NOW SO FILE SUCH A PROTEST.

THE PROPERTY OWNERS LISTED BELOW OPPOSE THIS PROPOSED ORDINANCE BECAUSE IT DOES NOT SERVE THE BEST INTERESTS OF THE CITY OF CAMBRIDGE OR THE PEOPLE WHO LIVE AND WORK HERE.

PLEASE PLACE THIS WRITTEN PROTEST INTO THE OFFICIAL RECORDS OF THE CITY.

<u>NAME OF OWNER OR AGENT</u>	<u>PROPERTY ADDRESS(ES)</u>	
ARTHUR GILBERT TR.	122 BROOKLINE ST. BLK 95 LOT 51	<i>5000</i>
EMLINE RLTY. TR.	130 BROOKLINE ST BLK 95 LOT 73	<i>23813</i>
<i>Arthur Gilbert (Trustee)</i>		
<i>Emline Realty Trust</i>		

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PLEASE PLACE THIS WRITTEN PROTEST INTO THE OFFICIAL RECORDS OF THE CITY.

NAME OF
OWNER OR AGENT

PROPERTY
ADDRESS(ES)

Patapanian Family Trust

310 RINDGE AVE.

320A RINDGE AVE BLK 268A LOT 39 67,424 sq ft

324 RINDGE AVE BLK 268A LOT 37 25,160 sq ft

Edward Patapanian

0-7

PLACED ON FILE - Additional written protest
of 14 individuals on Inclusionary Zoning.

PLACED ON FILE.

March 4, 1985