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CITY OF CAMBRIDGE

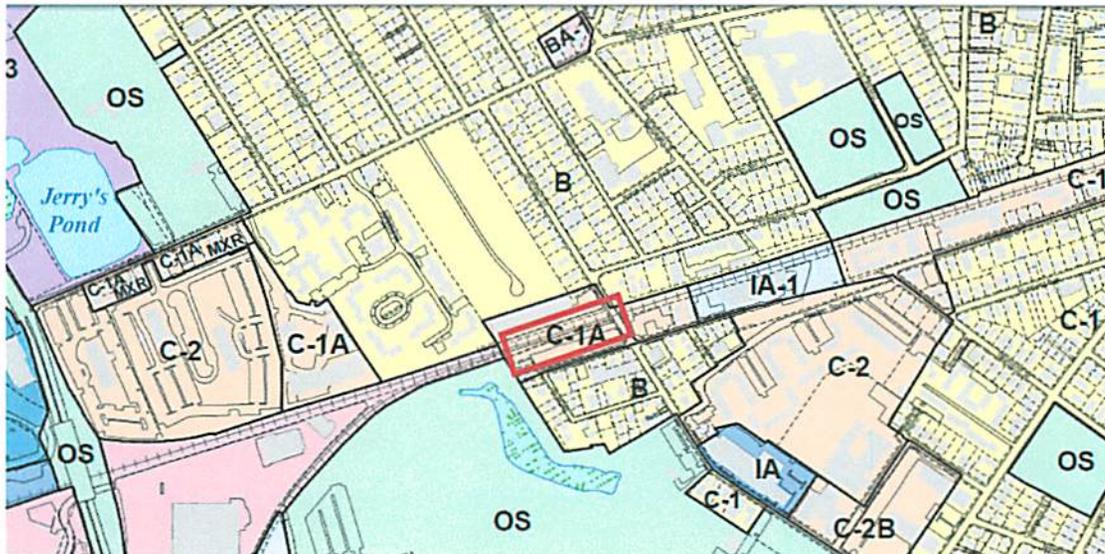
**Zoning Ordinance Amendment Petition to Rezone the C1-A lot to C
(41 Bellis Circle)**

To the Honorable, the City Council,

June 2, 2011

The undersigned hereby petition the City Council of the City of Cambridge to amend the Map of Zoning Ordinance of the City of Cambridge by rezoning an area on the southern border to N. Cambridge from its C1-A designation to residential C.

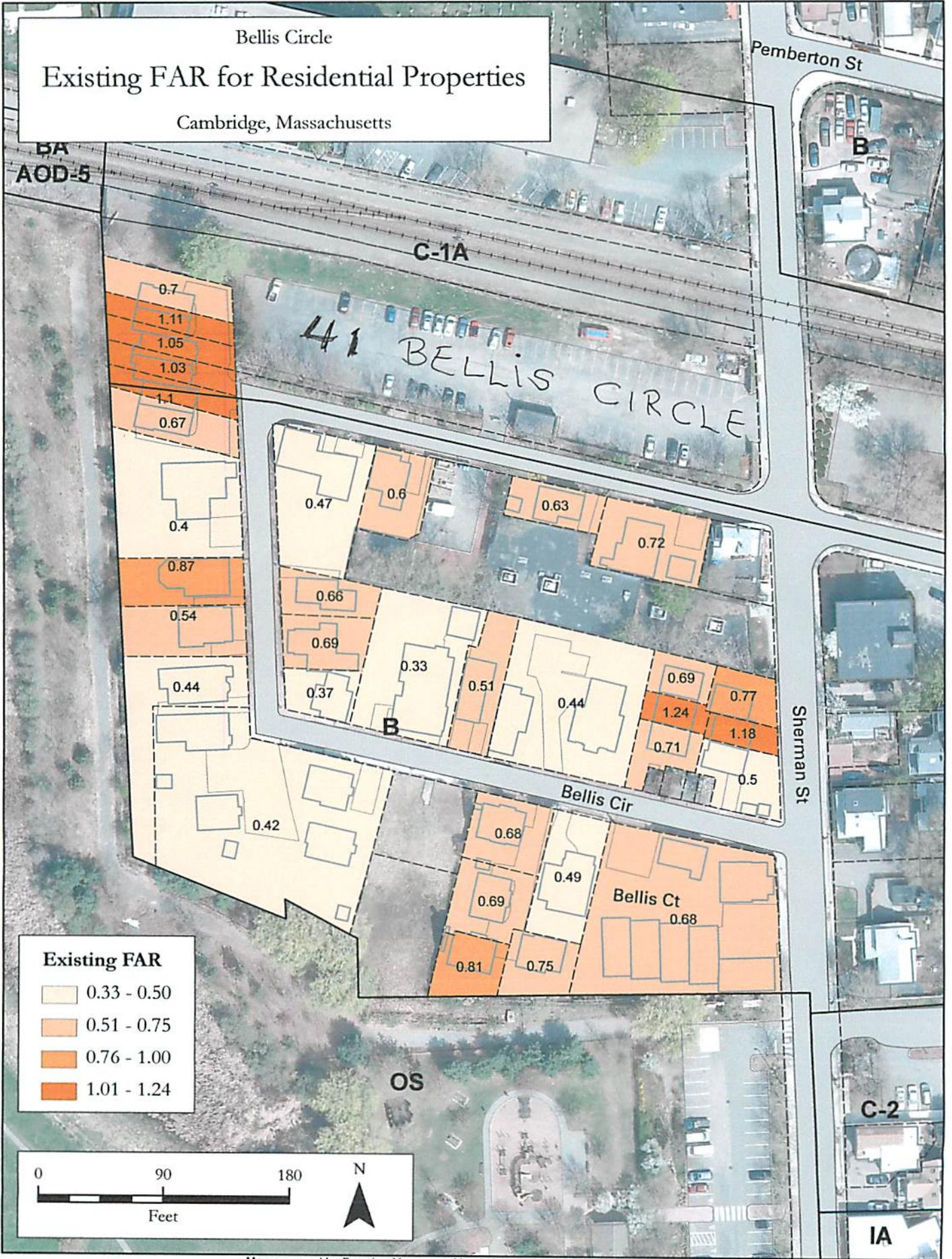
The lot to be rezoned, 41 Bellis Circle, is colored light orange and indicated (red box) on a detail of the February 19, 2009 zoning map (below). This lot occupies the entire side of the northern block of Bellis Circle. It is bordered on the north by the commuter rail tracks, on the south by Bellis Circle and on the east side by Sherman Street:



The abutting Bellis Circle neighborhood currently is zoned residential B and comprised of townhouse, single and 2-family buildings which are 3 stories or lower in height. There are many families with small children living here and along adjacent streets. The narrow streets, and the heavy traffic on Sherman Str., would not safely support high density development of the type that could be built on the 41 Bellis Circle lot, under the C1-A designation (4 stories, > 40 units, plus affordable housing allotment).

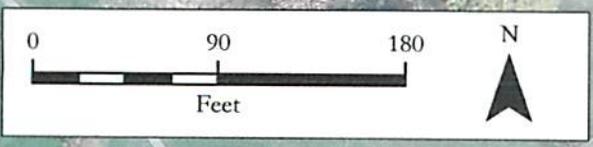
The attached FAR map (provided by the Cambridge CDD) of the abutting Bellis Circle neighborhood illustrates the existing housing density. The average housing density (floor area ratio) here is 0.43 FAR – 0.69 FAR, which conforms most closely to B (0.5) and C (0.6) density. Only a few of the townhouse units on Bellis Circle exceed this FAR.

Bellis Circle
 Existing FAR for Residential Properties
 Cambridge, Massachusetts



Existing FAR

	0.33 - 0.50
	0.51 - 0.75
	0.76 - 1.00
	1.01 - 1.24





CITY OF CAMBRIDGE

BOARD OF ELECTION COMMISSIONERS

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July 13, 2011

To Whom It May Concern:

This is to certify that Laura A Runkel is a registered voter in

Cambridge, Massachusetts at 56 Bellis Cir

Previous address n/a

Date of Registration 1/15/2008

Date of Birth 8/6/1954

Very truly yours,

Darleen G. Bonislawski
E.A. King, Jr.
Polyxane S. Cobb
Peter Sheinfeld

BOARD OF ELECTION COMMISSIONERS



Current and proposed development potential for 41 Bellis Circle (40,383 sq. ft):
Rough calculation for potential development size under current C-1A-> 40 units, plus inclusionary bonus for affordable housing-> 52 units

Rough calculation for potential development size under proposed C -> 22 units, plus inclusionary bonus for affordable housing -> 28 units

The smaller development potential, though still large, would be more appropriate to the scale of the Bellis Circle neighborhood, and is consistent with several high density developments nearby.

Additional neighborhood considerations

Recent activities at 61-69 Bolton Street (a 19,560 sq. ft. lot situated adjacent to 41 Bellis Circle, across Sherman Str.) are noteworthy. A project for this C-1A zoned lot was reviewed by the ZBP recently, and the concerns about overwhelming development scale for this block led to the approval of a significantly reduced development size: from its original single 4 story, 25 unit multifamily building to a 3 story, 20 unit complex, comprised of two buildings. This concern for appropriate development in this neighborhood of small homes and narrow streets, on a dead end thoroughfare, should be extended by amending zoning at this time for 41 Bellis Street.

Bellis Circle is a 2-lane, U shaped thoroughfare (parking allowed in 1 of these lanes) that starts and ends at Sherman Street, and is currently relieved from traffic servicing the neighboring Montessori school and Jose's Mexican Restaurant by their patrons' use of the 41 Bellis Circle parking lot. When this lot is developed for other purposes, the traffic through Bellis Circle, and parking for the entire neighboring area will necessarily become more problematic. A further exacerbating factor will be the planned 20 unit building at 61-69 Bolton Street, whose presence will substantially increase density of the neighborhood.

Sherman Street is a very busy, 2 lane thoroughfare that serves commuters from outlying and local areas. It becomes highly congested during commuter hours. Traffic problems are increased by commuter rail traffic halting cars and creating back ups on both sides of the track barriers. Adding more traffic entering and exiting Sherman Street from nearby intersecting streets would cause additional hazards and nuisance to local residents.

With these concerns in mind, we the undersigned request that the zoning of 41 Bellis Circle be amended from C1-A to C.

Respectfully yours,

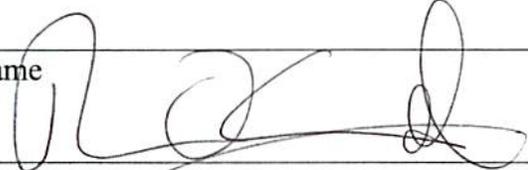
Name <i>Laura Bunker</i> <i>Laura Bunker</i>	Address 56 Bellis Circle, 02140
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41 Bellis circle zoning amendment petition

Name	Address
Evelyn Harrison Evelyn Harrison	66 Sherman St. 02140
Henry Wolff Nancy Wolff	66 Sherman St, 02140
James Engel Frances Teichen Baum	66 Sherman St 02140
Thomas Engel Thomas Piccardello	66 Sherman St 02140
Andrew R. Towle Andrew Towle	66 Sherman St 02140
Harvey Burian Lyn Gardner Lyn Gardner	66 Sherman 02140 195 Lakeview Ave. 02138

✓ Elizabeth K. Braucher	66 Sherman St. # 302 ✓
✓ Roberta G. Selleck Roberta G. Selleck	66 Sherman St., # 212 ✓
✓ Caroline Falk ^{Common}	12 Bellis Circle Cambridge MA ✓ caroline@mamadrum.net
✓ Dudley Wyman	39C Bellis Circle Cambridge MA 02140 dudleywyman@gmail.com
✓ Yuhua Li	39 B Bellis Circle Cambridge MA 02140 Yli@sonail ✓
✓ Huiyan Hua	39 B Bellis Circle Cambridge MA 02140
✓ ROGER BERR + <i>[Signature]</i>	37 Bellis Circle Cambridge, MA 02140
Elizabeth McDowell	25 Bellis Circle Cambridge. 02140
✓ Tom Colotta	26 Bellis Circle Cambridge 02140
✓ Mary Cestic	26 Bellis Circle Cambridge 02140
✓ Barbara Cone	24 Bellis Circle Camb
✓ Leah Kerr	27 Bellis Circle Cambridge 02140

41 Bellis circle zoning amendment petition

Name	Address
	THOMAS O'CONNELL 56 BELLIS CIR CAMBRIDGE MA
Alan Fok Yin	Adem Kerr 27 Bellis Circle Camb, MA 02140
Katerina Ceder	Katerina Leodas 29 Bellis Circle Camb 02140
David Vise	DAVID VISE 19 BELLIS CIRCLE CAMB 02140
Cynthia Brown	CYNTHIA BROWN 15 BELLIS CIRCLE CAMB. 02140
Barbara P. Thomas	Barbara Thomas 14B Bellis Circle Camb. 02140
Timothy Wall Timothy Wall	" "
Sam Smith + Katie	13 Bellis Circle #1
Catherine E. Weitzman	4 Bellis Crt. Camb. 02140
Arthur J. Weitzman	4 Bellis Court, Cambridge 02140
Richard Gil	111 Shannan St Camb 02140
William J. ...	52 Bellis Circle 02140
Dini ...	30 Newman St 02140
Craig Smilovitch	36 Blair St #12 02140
Paula ...	68 Bolton St. #1 02140
Bizuy Zemerne	1 Blair Place #6 02140
Anju Barua	5 Blair Place #1 02140
Wonkwang Kim	5 Blair Pl. #2
Paula Maute	68 Bolton St #1 02140
SHAUMENDU BARVA	5 Blair place Apt #1 02140
Barbara Chungel	70 Bolton St
Joy A. Lorenzo	76 Bolton St.
Bruce Cartwright	76 BOLTON ST.

41 Bellis circle zoning amendment petition

Name	Address
Peter BOSTCO	44 Bellis Circle 02140
Ellen Loring	40 Bellis Circle, 02140
Michael Siegel	33 Bellis Circle, 02140
Lakshmi Mudunuri	33 Bellis Circle 02140
Jyoti Siegel	33 Bellis Circle Cambridge MA 02140
Doug Cheed	15 Bellis Circle 02140
Anjan Eklpuro	111 Sherman St 02140
Larry King	1 Bellis Court 02140.
TONY KEENE	9 Bellis # 6
Rachel Cane	5 Bellis Circle #6
DAN ADAM	9 Bellis Circle #5
Karen Stevens	9 Bellis Cir #2 Cambridge 02140
GEORGE WHITE	9-2 Bellis Cambridge 02140
Roberta Turri Vise	19 Bellis Circle Cambridge 02140
Jana + Rothenberg - Simmons	39A Bellis circle cambridge ma 02140
Jill Rothenberg - Simmons	39A Bellis Circle Camb MA 02140