

# AREA FOUR NEIGHBORHOOD PROTECTION ZONING PETITION

FINAL AS FILED (2012)

**Zoning Petition Signature Sheet**

We the undersigned respectfully petition the honorable, the City Council of the City of Cambridge, to help protect our residential neighborhoods and mitigate the negative impacts of over-development by adopting into law amendments to the Cambridge Zoning Ordinance in conformance with the Petition attached hereto.

Signature	PRINTED NAME	ADDRESS	PHONE
	Susan Yanow	221 Norfolk St	617-4921032
	Erhan Cascio	36 Essex St.	617-864-1832
	Allison Avon Cascio	36 Essex St.	(617) 864-1832
	CHARLES TEAGUE	23 EDMUNDS ST	617 661 9845
	Jacqueline Dee King	40 Essex St.	617-864-0842
	Greg Rahal	27A Essex St.	617-441-9654
	Jacquelyn Smith	7 Ashburton Pl.	617-492-5418
	David Neiman	32 Essex St.	617-876-7996
	Mary Anderson	1 Lansm Pl	617 417 1210
	William B. Cunningham	6 Newtame Ct #166	617-868-7309
	BRAD MONGEON	26 Essex St. #1	603-289-9743
	Monica Giovanni	26 Essex St #1	617-359-1159
	Barbara Hune	33 Essex St.	617-661-7030
	MARY PLATT	77 Bishop Allen Dr. #8	617-354-8030
	Amelia Taylor	37 Essex St	617-661-8741
	Arleen S. Henry	4 Percy Place	617-876-1373
	Nancy M. Ryan	4 Ashburton Pl	617-868-1334
	Paul Stone	219 Harvard St	617-864-2158
	PHILIP SEGO	221 Norfolk St	617 807 0301

I, the above-signed, am a registered voter in the City of Cambridge.



**AREA FOUR NEIGHBORHOOD PROTECTION ZONING PETITION**

FINAL AS FILED (2012)

**Zoning Petition Signature:** We the undersigned respectfully petition the honorable, City Council of the City of Cambridge, to help protect our residential Neighborhoods and mitigate the negative impacts of over Development by adopting into law amendments to the Cambridge Zoning Ordinance in conformance with the Petition attached hereto.

Signature	printed name	Address	phone
 <u>Patricia Lee Farris</u>	PL FARRIS	269 NORFOLK ST	617 354 6740
 <u>Jonatha Kinc</u>	Jonatha KINC	40 ESSEX ST	617 864 0842
<u>Richard Goldberg</u>	Richard Goldberg	170 Harvard St.	617-492-1343
<u>Annie Small</u>	ANNIE SMALL	1 worcester st.	617-945-9331
<u>Judy Adler</u>	Judy Adler	22 1/2 Suffolk St	617-497-5164
<u>Charles Teague</u>	CHARLES TEAGUE	23 EDMUNDS ST	617 6619845
<u>William B. Cunningham</u>	William B. Cunningham	<del>6 Newtowne Ct #166</del>	<del>617 868-7309</del>
<u>Nancy Seymour</u>	Nancy Seymour	170 Harvard St.	617-492-1343
<u>Richard Krushnic</u>	RICHARD KRUSHNIC	20 Oak St.	617-276-7839
<u>Larry Ward</u>	Larry Ward	372 Broadway	617 548-2482
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_____	_____	_____	_____

I, the above-signed, am a registered voter in the City of Cambridge.

# **Area 4 Neighborhood Preservation Petition**

**A Proposal for  
Sustainable  
Development in Central  
Square**

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**WHEREAS unbridled development pressures continue to put pressure on many Cambridge neighborhoods, including the residential parts of Area 4; and**

**WHEREAS maintaining the social fabric of a neighborhood requires a buffer zone between residential and business districts, and**

**WHEREAS a number of developments and up-zoning petitions have been proposed in violation of the spirit of the ongoing work of the Central Square Planning Committee, and**

**WHEREAS current zoning in Central Square allows heights and density incompatible with the goal of community preservation,**

**NOW THEREFORE, we the Undersigned respectfully petition the Honorable, the City Council of the City of Cambridge, to amend the Zoning Ordinance and Map by doing the following:**

**+++++**

**Section A**

**Rezone an area currently zoned Business A to Business A-1, said area defined as follows:**

**1.1 An area of land circumscribed by a line, said line beginning at a point, said point being the intersection of the midline of Windsor Street and Main Street; thence proceeding in a northwesterly direction along the midline of Main Street to its intersection with the midline of Bishop Allen Drive,**

**1.2 Thence turning and proceeding in a northwesterly direction along the midline of Bishop Allen Drive for 50 feet,**

**1.3 Thence turning and proceeding in a northeasterly and proceeding to its intersection with the midline of Harold Place,**

**1.4 Thence turning and proceeding in a southeasterly direction along the midline of Harold Place to the midline of Cherry Street,**

**1.5 Thence continuing southeasterly along the northeastern lot boundaries of 791-799 Main Street, 789 Main Street, and 781-783 Main Street.**

**1.5 Thence turning and proceeding in a southwesterly direction along the midline of Windsor Street to the midline of Main Street, the point of origin,**

**2.0 Said area includes all or parts of the following parcels of land on Assessor's Parcel Block Map #75 and**

**2.1 Main Street Addresses 781-799 inclusive of lots numbered 781-783, 789, 795-799; and Main Street Addresses 821-825; The property directly west of 821-825 Main Street which is currently being used as a parking lot, with the frontage of 44.14 ft on Main Street and 39.0 feet on Bishop Allen Drive; and Cherry Street Addresses 53.**



**Section B**

**Rezone an area currently zoned Business A to Business A-1, said area defined as follows:**

3.1 An area of land circumscribed by a line, said line beginning at a point, said point being the intersection of the midline of Columbia Street and Bishop Allen Drive,

3.2 Thence proceeding in a northwesterly direction along the midline of Bishop Allen Drive to its intersection with the midline of Prospect Street,

3.3 Thence turning and proceeding in a northeasterly direction for 120 feet,

3.4 Thence turning in a southeasterly direction, in a manner parallel to Bishop Allen Drive, maintaining a constant distance of 120 feet in width,

3.5 Thence traveling to its intersection with the midline of Columbia Street,

3.6 Thence turning and proceeding in a southwesterly direction along the midline of Columbia Street to the midline of Bishop Allen Drive, the point of origin.

4.0 Said area includes all or parts of the following parcels of land on Assessor's Parcel Block Map #89 and: Assessor's Parcel Block Map #90 and

4.1 Bishop Allen Drive addresses: 37, 39,47, unnumbered lot adjacent to 47 (frontage 42.47 feet), 55, 57, 59-61, unnumbered lot adjacent to 59-61 (frontage 65.38), 67, 77, 85, 99, parking lot bounded by Bishop Allen Drive, Essex and Prospect, lots numbered 9, 10, 47.

48 Norfolk, 51 Norfolk, 52 Norfolk, 55 Norfolk, 56 Norfolk

41-43 Columbia Street

**Section C**

**Rezone an area currently zoned Business B to Business B-2, said area defined as follows:**

5.1 An area of land circumscribed by a line, said line beginning at a point, said point being the intersection of the midline of Green Street and Landsdowne Street; thence proceeding in a northwesterly direction along the midline of Green Street to its intersection with the midline of Magazine Street.

5.2 Thence turning and proceeding in a northeasterly direction along the midline of Magazine Street

5.3 Thence turning and proceeding in a northeasterly direction and proceeding to its intersection with the midline of Bishop Allen Drive

5.4 Thence turning and proceeding in a southeasterly direction and proceeding to its intersection with the midline of Main Street.

5.5 Thence turning and proceeding in a southeasterly direction and proceeding to its intersection with the midline of Windsor Street.

Section B  
Zone as currently zoned Business A to Business A-1, said area defined as follows:

- 3.1 An area of land described by a metes and bounds description beginning at a point, said point being the intersection of the midline of Columbia Street and Bishop Allen Drive;
- 3.2 Thence proceeding in a northerly direction along the midline of Bishop Allen Drive to its intersection with the midline of Prospect Street;
- 3.3 Thence turning and proceeding in a northerly direction for 120 feet;
- 3.4 Thence turning in a southerly direction in a manner parallel to Bishop Allen Drive, maintaining a constant distance of 120 feet to the left;
- 3.5 Thence proceeding to its intersection with the midline of Columbia Street;
- 3.6 Thence turning and proceeding in a southerly direction along the midline of Columbia Street to the midline of Bishop Allen Drive, the point of origin;
- 3.7 Said area includes all or parts of the following parcels of land on Assessor's Parcel Block 488 and Assessor's Parcel Block 489 and:  
4.1 Bishop Allen Drive addresses 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

Section C  
Zone as currently zoned Business B to Business B-1, said area defined as follows:

- 3.1 An area of land described by a metes and bounds description beginning at a point, said point being the intersection of the midline of Green Street and Lombard Street, thence proceeding in a northerly direction along the midline of Green Street to its intersection with the midline of Magazine Street;
- 3.2 Thence turning and proceeding in a northerly direction along the midline of Magazine Street;
- 3.3 Thence turning and proceeding in a northerly direction and proceeding to its intersection with the midline of Bishop Allen Drive;
- 3.4 Thence turning and proceeding in a southerly direction and proceeding to its intersection with the midline of Main Street;
- 3.5 Thence turning and proceeding in a southerly direction and proceeding to its intersection with the midline of Victoria Street.

5.6 Thence turning and proceeding in a southwesterly direction and proceeding to its intersection with the midline of Massachusetts Avenue.

5.7 Thence turning and proceeding in a northwesterly direction and proceeding to its intersection with the midline of Landsdowne Street.

5.8 Thence turning and proceeding in a westerly direction and proceeding to its intersection with the midline of Green Street, the point of origin.

6.0 Said area includes all or parts of the following parcels of land on Assessor's Parcel Block Map #69, #70, #92, #93, and #106 and

6.1

10-50 Prospect Street

Magazine Street addresses

Main Street addresses: 782-798, 810, Block 69-lot 12, 844, 877

Massachusetts Avenue addresses:

266, 282, 290, 300-302, 310-314, 318-324, 328, 332-334, 350, 378, 402-410, 424-440, 450, 464-468, 472-480, 502, 512, 522-526, 534-538, 546-550, 552-564, 596-614, 616-622,

Massachusetts Avenue addresses:

233-259, 265, 275, Block 69- lot 36, lot 38, lot 39, lot 92, 265, 297, 301, 311-321, 351-355, 401-403, 411-413, 415-425, 435-445, Block 91-lot 190, 463, 485, 493-499, 501-507, 515, 541, 563-565, 567, 571-577, 579-581, 585-599, 605, 625

Sidney Street Block 92-lot 58, lot 103

State Street addresses...Block 69-lot 88, 1 State,

4 Blanche Street

Douglass Street addresses: 4-6, 8, 9, 11-15, 12, 48-50

Pearl Street addresses: 15, 20-22

1-4 Central Square

Landsdowne addresses: 7, 13

Green addresses: 11, 15, Block 69-lot 100, Block 92-lot 62, 66, 95, 96, 185, 195-197, 205, 207, 209, 211, 213, 215, 219, 223,

Brookline Street addresses – 5-9, 19

Essex Street addresses – 11, Block 90-lot 53, lot 178

Norfolk Street addresses –30

Bishop Allen addresses: 4, 8, Block 91-lots 65, 68, 82, 83, 195, 200, & 201, 16, 48-50, 52-58, 60, 66, 70

Columbia Street addresses: 20-26, 23

## **Section D**

**Define an area currently zoned Residence C-1 as a protected neighborhood zone**

7.1 An area of land circumscribed by a line, said line beginning at a point, said point being the intersection of the midline of Portland Street and Main Street; thence proceeding in a northwesterly direction along the midline of Main Street to its intersection with the midline of Windsor Street,



**7.2 Thence turning and proceeding in a northeasterly direction along the midline of Windsor Street for 120 feet,**

**7.3 Thence turning and proceeding in a northeasterly direction for 120 feet,**

**7.4 Thence turning in a southeasterly direction, in a manner parallel to Main Street, maintaining a constant distance of 120 feet in width until its intersection with Portland Street,**

**7.5 Thence turning in a southwesterly direction until its intersection with Portland Street, the point of origin.**

### **Section E**

**There shall be created a zoning District hereinafter known as Municipal Parking District (MP)**

**8.1 District MP shall not allow the construction of any permanent structures of any type whatsoever, except those necessary to collect parking fees, and/or provide charging facilities for electric vehicles. The maximum height of any permanent structure, other than for public lighting, must not exceed 15 feet, inclusive of signage.**

**8.2 No residences, businesses, or other entities shall be permitted to construct structures in MP districts, except as follows: Public performances, festivals, community events, farmer's markets, and other temporary uses in accordance with procedures previously established by the Cambridge Traffic and Parking Department.**

**8.3 A minimum of 7.25% of any MP district must be landscaped, have permeable covering, and must have plants, trees, shrubs, grass, or other plant materials. Additionally, the area so designated as landscaped may have permanently installed art and benches.**

**8.4 The following municipal parking lots are hereby designated as MP district:**

**Municipal lot # 4, identified in the Assessor's Database Map as Lot 90-184**

**Municipal lot # 5, identified in the Assessor's Database Map as Lot 90-162**

**Municipal lot # 6, identified in the Assessor's Database Map as Lot 91-195**

7.2. Traffic turning and proceeding in a northerly direction along the midline of Windsor Street for 120 feet.

7.3. Traffic turning and proceeding in a northerly direction for 120 feet.

7.4. Traffic turning in a southerly direction, in a manner parallel to Main Street, maintaining a constant distance of 120 feet in width until its intersection with Portland Street.

7.5. Traffic turning in a southerly direction until its intersection with Portland Street, the point of origin.

### Section 5

There shall be created a zoning District hereinafter known as Municipal Parking District (MPD).

8.1. District MPD shall not allow the construction of any permanent structures of any type whatsoever, except those necessary to collect parking fees, and/or provide charging facilities for electric vehicles. The maximum height of any permanent structure, other than for public lighting, must not exceed 15 feet, inclusive of signage.

8.2. No residential, business, or other entities shall be permitted to construct structures in MPD districts, except as follows: Public performances, festivals, community events, farmers' markets, and other temporary uses in accordance with procedures previously established by the Planning, Zoning and Parking Department.

8.3. A minimum of 75% of any MPD district must be landscaped, have permeable paving and must have plant, trees, shrubs, grass, or other plant material. Additionally, the area so designated as landscaped must have permanently installed art and benches.

8.4. The following municipal parking lots are hereby designated as MPD districts:  
Municipal lot # 1, located in the Assessor's Database Map as Lot 90-124  
Municipal lot # 2, located in the Assessor's Database Map as Lot 90-102  
Municipal lot # 3, located in the Assessor's Database Map as Lot 91-102