

7

**To the Honorable, the City Council:**

The undersigned hereby petition the City Council of the City of Cambridge to amend the Zoning Ordinance of the City of Cambridge by rezoning Special District 2 in North Cambridge to more closely reflect its Residence B base zoning as recently announced redevelopment projects will essentially complete the conversion from industrial use to residential use. Our current Zoning Ordinance says:

**17.22 Purpose.** It is the intent of this Special District 2 to encourage the establishment of residential uses in the district in a form and density compatible with the adjacent residential neighborhood. However, given the significant presence of nonresidential uses in the district, provision is made for the conversion of those existing nonresidential uses to other nonresidential uses more compatible with the residential neighbors, with the intent that all nonresidential uses will, over time, be replaced with permitted residential use.

The present proposal would complete the implementation of that change in city policy implemented by Special District 2. The historic commercial and industrial zoning designations in this area reflected a different time and pattern of use that grew up around the railroad. Times have changed and land use patterns have evolved with the replacement of the railroad by the subway covered by our Linear Park.

This amendment has independent parts. "**Part 1**" removes all commercial uses. Alternatively, "**Part 1A**" retains artistic uses, which are important to our Cambridge community. "**Part 2**" slightly reduces the density to more closely conform to the Residence B base zoning as incentives for residential conversion are no longer required. For large lots in Residence B the FAR is 0.35 (instead of the 0.50 for small lots) and the Minimum Lot Area for Each Dwelling Unit is 4,000 square feet (instead of the 2,500 for small lots). The proposed changes still allow significantly more dense, multi-family developments in this zoning district which is surrounded by the lower density, two family Residence B district. The primary reason for this small density reduction is that SD-2 allows multifamily development which enables the 30% FAR increase for Affordable Housing. Thus the actual FAR increased from the allowed 0.65 to 0.84 as compared to the surrounding Residence B 0.35 for large lots. This proposal results in a final FAR of 0.65.

**Part 3** protects the Linear Park Open Space that splits the length of Special District 2. The height restriction in **Part 2** additionally protects this Open Space.

2011 JUN 27 P 1:44

**Amend the Zoning Ordinance of the City of Cambridge by doing the following:**

**Part 1**

Delete 17.23.2 entirely

**OR Part 1A**

Delete 17.23.21(a) and (c) as shown:

**17.23.21** The following nonresidential uses, not otherwise permitted in a Residence B District, shall be permitted as of right in this Special District 2 provided the conditions set forth in Section 17.23.22 are met. Nevertheless, for purposes of the Zoning Ordinance, Special District 2 shall be considered a residential district.

~~(a) Section 4.34 – Office and Laboratory Use, Paragraph a (medical professional), Paragraph b (nonmedical professional), Paragraph c (agency office), Paragraph d (general office).~~

~~(b) Section 4.35 – Retail Business and Consumer Service Establishments, Paragraph q (arts and crafts studio).~~

~~(c) Section 4.36 – Open Air or Drive-In Retail and Service, Paragraph a (sale of flowers, garden supplies, and commercial greenhouses).~~

**Part 2**

Change all occurrences of 0.65 and 0.75 in Sections 17.24.1 (1) and (3) to 0.50

Change "one thousand and eight hundred (1,800)" in Section 17.24.2 (1) to "two thousand and five hundred (2,500)"

Change "0.65" and "one thousand and two hundred (1,200)" in Section 17.24.2(3) to "0.50" and "one thousand and eight hundred (1,800)", respectively

Add the following to the end of Section 17.24.3(3): "However, any portion of a building located fifty (50) feet or less from the boundary of any other zoning district with a maximum building height of thirty-five (35) feet or less or from the sideline of a street shall have a maximum height of thirty-five (35) feet."

**Part 3**

Add new "Section 17.25 Protection of The Linear Park Open Space":

Any fences within the building setback of the Linear Park Open Space will be such that sight lines are minimally obstructed. Examples of conforming fences are wrought iron, wire, or chain link. Examples of non-conforming fences are board, stockade, or concrete walls.

Name <i>Julia Bishop</i>	Address <i>Julia Bishop</i> <i>9 Cottage PK Ave, Cambridge</i>
-----------------------------	---

✓  
02143

Name (signature)	Address (and PRINT name)	
Jonathan Millman	9 Cottage Park Ave	Jonathan Millman ✓
JAMES ROBERTSON	45 MAGOUN ST,	x
Judith M. Robertson	45 Magoun St.	x
Ashley Adler	ASHLEY ADLER 49 MADISON AVE	x
William Foy	17 Cottage PK AVE	✓
Virginia D. Foy	17 Cottage Park Ave.	✓
W. U. Foy	21 Cottage Park Ave.	✓

Name (signature)	Address (and PRINT name)
<i>Marie Guzell</i>	MARIE GUZELL 44 HARVEY ST CAMB 02140 ✓
<i>Sylvia Barnes</i>	Sylvia Barnes ✓ 196 Harvey St, Camb ✓
<i>Asim Brelvi</i>	Asim Brelvi ✓ 149 Harvey St, Cambridge
<i>Lisa Gould</i>	Lisa Gould ✓ 102 Harvey Street, Cambridge, MA
<i>Rebecca Kogler</i>	Rebecca Kogler ✓ 120 Montgomery St. Cambridge, MA 02140
<i>Susan Bueti</i>	Susan Bueti ✓ 127 Montgomery St Cambridge, MA 02140

617 999-9384

Name (signature)	Address (and PRINT name)
JMS	JEFFREY SUAREZ ✓ 39 BROOKFORD ST.
Sincerely Courtney	BEVERLY COURTNEY ✓ 27 BROOKFORD ST.
Thomas J. Courtney	THOMAS F. COURTNEY ✓ 21 BROOKFORD ST CAMB MA
T E Coan	THOMAS E. COONAN ✗ 37 BROOKFORD ST. CAMB MA.
Tim Crane	Tim CRANE ✗ 19 Brookford Street
Frank Harrigan	FRANK HARRIGAN ✓ 23 BROOKFORD ST.
Robert J. McGowan	Robert J. McGowan ✓ 22 Brookford St.
Martin O. Hughes	Martin O. Hughes ✓ 35 Brookford
Lisa C Lambert	Lisa C Lambert ✗ 30 Brookford St.
Tatyana Sloane	TATYANA SLOANE ✓ 26 Brookford St.
David A. Sloane	DAVID A. SLOANE ✓ 26 Brookford St.
Robert F. Mahoney	Robert F. Mahoney 37 Brookford St Camb.
Z A	Karen Sebat 42 Brookford St.
Richard Mertes	RICHARD MERTER 42 Brookford St
Cabrera	36 Brookford St Cambridge MA 02140
Dianne Cabral	22 BROOKFORD ST. DIANNE CABRAL

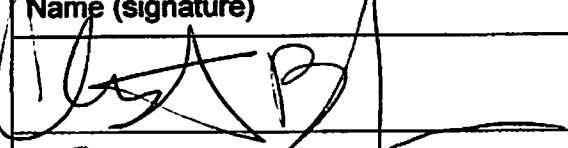
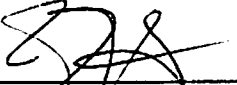
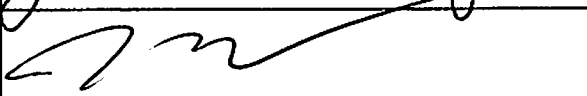
Name (signature)	Address (and PRINT name)
Emile MontLouis	Emile MontLouis 15 Magoun St
MACE DOINE MONTLOUIS	15 MAGOUN ST. <del>MACE DOINE</del>
Peter Cho	23 Magoun St Peter J. Cho
Rob Kelly	19 MAGOUN ST ROBERT KELLEY
Carol Kelly	Carol Kelly
Mark Warren	MARK WARREN 33 MAGOUN ST
Donald Warren	33 MAGOUN ST DONALD WARREN
Morgan Carey	43 Magoun St Cambr. de, MA MORGAN CAREY
Rita Carey	Rita Carey 41 Magoun St Camb.
Donald Carey	Donald Carey 41 Magoun St Camb.
Paul Dabler	45 Magoun St. Camb
Paul Dabler	45 Magoun St Camb.
Geddie Diep	47 MAGOUN ST. CAMB
Deonne Duvosti Riggs	53 MAGOUN ST
Jon + Becky Toley	53 Magoun St # 2

(amount available)

10/1/50	10/1/50
10/2/50	10/2/50
10/3/50	10/3/50
10/4/50	10/4/50
10/5/50	10/5/50
10/6/50	10/6/50
10/7/50	10/7/50
10/8/50	10/8/50
10/9/50	10/9/50
10/10/50	10/10/50
10/11/50	10/11/50
10/12/50	10/12/50
10/13/50	10/13/50
10/14/50	10/14/50
10/15/50	10/15/50
10/16/50	10/16/50
10/17/50	10/17/50
10/18/50	10/18/50
10/19/50	10/19/50
10/20/50	10/20/50
10/21/50	10/21/50
10/22/50	10/22/50
10/23/50	10/23/50
10/24/50	10/24/50
10/25/50	10/25/50
10/26/50	10/26/50
10/27/50	10/27/50
10/28/50	10/28/50
10/29/50	10/29/50
10/30/50	10/30/50
10/31/50	10/31/50

Name (signature)	Address (and PRINT name)
Mary Ann Helms	57 Magoun St.
Harold Helms, Jr	57 Magoun St.
Conrad McCarty	57 Magoun St.
Irene Sawyer	57 Magoun St.
Mina McCarty	57 Magoun St.
Brit McCarty	57 Magoun St.
Dora Sawyer	57 Magoun St.
Todd Morris	57 Magoun St.
Mar A Helms	57 Magoun St.
Thomas F. Gibson	56 Magoun St.
Glorance Gibson	56 Magoun St.
Freddy Morales	48 Magoun St.
Cruz M Garcia	48 Magoun St.
Gene Jewly Dene	40 Magoun St.
Thomas M. Dene	40 Magoun St.
By Low	32 Magoun St.



Name (signature)	Address (and PRINT name)
	11 Harrison Ave Cambridge MA 02140
	15 Harrison Ave Cambridge MA 02146
Jennie S. Conally	23 Harrison Ave Cambridge, MA 02140
	27 Harrison Ave Cambridge MA 02140
Jacqueline Wapner	18 Harrison Ave Cambridge MA 02140
Lintonette Williams	19 Kimball St. Cambridge MA.
Lislie Williams-Dunn	21 Kimball St. Camb. MA
Helmi E. Flowers	15 Kimball St (Camb. MA)
Elizabeth W. Paul	20 Kaszul Pk 02140
Robert L. Phillips	15 Kaszul Park 02140
Laura Mac	125 Whittemore 02140
Margaret M. Pelley	23 Seagrave Rd 02140
Brandy Dunham	7 Seagrave Rd 02140
Jesse Walker	3 Magon Street 02140

Name (Signature)	Address (and Print Name)
Claudia	Claudia Magdanz 28 MAGOUN ST
Judith M Robertson	45 MAGOUN ST Judith M Robertson
James P. Robertson	45 MAGOUN ST JAMES ROBERTSON