CITY OF CAMBRIDGE
COMMUNITY DEVELOPMENT DEPARTMENT

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To: Planning Board

From: CDD Staff

Date: September 9, 2011

Re: Runkel, et al. Zoning Petition – Bellis Circle Zoning

The Runkel, et al. Zoning Petition proposes to rezone an area bounded by Bellis Circle to the south, Danehy Park to the west, the railroad line to the north, and Sherman Street to the east from its current designation of Residence C-1A to Residence C.

As shown in the map accompanying the petition, this area is currently bounded on the south by a Residence B district, which allows one-family, two-family, and townhouse residential development at a maximum height of 35 feet. A very small portion of the area borders the Open Space district at Danehy Park and the Business A / Alewife Overlay District along the railroad connecting to the Fresh Pond Shopping Center.

The current C-1A zoning designation was created in the Citywide Rezoning of 2001 and applied to areas abutting Richdale Avenue and the railroad right-of-way. The prior zoning was Industry A-1. The following tables summarize the dimensional changes adopted in 2001 along with the proposed changes in the current petition:

Changes Adopted in Citywide Rezoning, 2001

District	Max FAR	Max Height	Min Lot Area / Dwelling Unit	Front Setback	Side Setback	Rear Setback	Min Open Space
IA-1	1.25	45'	n/a	none	none	none	none
C-1A	1.25	45'	1,000 sf	10'	(H+L)÷7	(H+L)÷5	15%

Changes Proposed in the Runkel, et al. Petition:

District	Max FAR	Max Height	Min Lot Area / Dwelling Unit	Front Setback	Side Setback	Rear Setback	Min Open Space
C-1A	1.25	45'	1,000 sf	10'	(H+L)÷7	(H+L)÷5	15%
C	0.60	35'	1,800 sf	(H+L)÷4* 10' min	(H+L)÷5* 7.5' min	(H+L)÷4* 20' min	36%

** For buildings of less than 40' in height, the denominator in the setback formula calculations may be increased by two.*

The petition provides a clear explanation of the petitioners' rationale for the proposed zoning change. The petitioners sought the assistance of CDD staff in preparing the analysis that is included in support of the petition.

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