

OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS  
2010 SEP 23 P 3:28

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

The undersigned hereby petition the City Council of the City of Cambridge to amend the Map of the Zoning Ordinance of the City of Cambridge by rezoning an area in North Cambridge from its current designation of Business A-2 to a new designation of Residence B. The area proposed to be rezoned is detailed in the attached legal description.

The affected area is principally accessed via Cottage Park Avenue, a small dead end street that is predominantly residential in nature and limited in its ability to safely handle significant automobile traffic. The westerly side of Cottage Park Avenue is already zoned Residence B and there are residential uses currently in the affected area.

The density of the current Business A-2 zoning designation, and its wide range of retail and office uses, is inappropriate for this small area that does not front onto Massachusetts Avenue. It is one of very few areas along the avenue where the business district extends more than 100 feet from sidewalks along the highway. Housing at the density of the existing neighborhood as developed on the other side of Cottage Park Avenue is more appropriate.

City policy has recognized this fact in the recent past. The large area of industrial property at the end of Cottage Park Avenue was recently rezoned from its original industrial designation to a new, low density district (Special District 2) similar in density to the Residence B district, with the express intent of encouraging this industrial land to evolve over time to housing compatible with the abutting neighborhood. The present proposal would complete the implementation of that change in city policy and reserve this small area for future residential development as well. 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; limiting future development along Cottage Park Avenue to housing is most appropriate today and the proposed rezoning would accomplish that.

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

Delete the current zoning designation "Business A-2 and North Massachusetts Avenue Overlay District" on the Zoning Map of the City of Cambridge and substitute therefore the zoning designation "Residence B" for that area bounded by the centerline of Cottage Park Avenue on the north, the existing Special District 2 zoning district line on the west and on the east by a line westerly of, parallel to, and 100 feet distant from the westerly sideline of Massachusetts Avenue.

Name <i>WILLIAM A. FOX</i> <del>William</del>	Address <i>17 COTTAGE PK. AVE. CAMBRIDGE MASS</i>
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Name (signature)	Address (and PRINT name)
<i>Virginia D Fox</i>	17 COTTAGE PARK AVE. VIRGINIA D. FOX ✓
<i>[Signature]</i>	Suzanne Kelly 14 Cottage Park Ave Cambridge MA 02140 ✓
<i>[Signature]</i>	brent reynolds 14 cottage park ave camb. MA 02140 ✓
<i>Julia Bisley</i>	Julia Bisley 9 Cottage Park Ave, 02140 ✓
<i>Jonathan Millman</i>	Jonathan Millman 9 Cottage Park Ave ✓
<i>Anastasia Wheeler</i>	Anastasia Wheeler 2518 Mass. Ave. Camb. 02140
<i>[Signature]</i>	DOAN EZEKIEL WHEELER 2518 MASS. AVE. CAMBRIDGE, MA, 02140
<i>[Signature]</i>	Cambr. 02140 Jim Carlisle 19 Cottage Park Ave
<i>Robert J. Cyr</i>	13 COTTAGE PARK AVE ROBERT J. CYR ✓
<i>[Signature]</i>	Karen Sedat 42 Brookford St. Cambridge MA 02140 ✓
<i>Richard M. Wees</i>	RICHARD MONEER 42 Brookford St Cambridge MA 02140 ✓
<i>[Signature]</i>	G. HASSETT 44 BROOKFORD ST 02140 ✓
<i>[Signature]</i>	Y. Shores 38 Brookford ST 02140
<i>[Signature]</i>	Jeffrey Suarez 38 Brookford St. 02140
<i>[Signature]</i>	LISA HARTMANN 30 Brookford St 02140
<i>Paul Harrigan</i>	FRANK HARRIGAN 23 Brookford St. Cambridge MA 02140 ✓
<i>Beverly Courtney</i>	BEVERLY COURTNEY 27 BROOKFORD ST. CAMB 02140

Name (signature)	Address (and PRINT name)
Thomas O. Courtney	THOMAS F. COURTNEY 27 BROOKFORD ST CAMB. MA 02140 ✓
KAG [Signature]	KATHY PRIZER 18 BROOKFORD ST CAMB 02140
Rory [Signature]	22 Brookford St Cambridge, MA 02140
Isabel Morin	22 BROOKFORD ST CAMBRIDGE MA. 02140
Tim Crane	19 Brookford St, Cambridge, MA 02140
Tanya Sloane	26 Brookford St Camb 02140 ✓
Ash D. Cloney	15 Brookford
Carolyn M. [Signature]	15 Brookford St. Cambridge 02140
Barbara L. Mahoney	37 Brookford St Camb. MA. 02140
Robert F. Mahony	37 BROOKFORD ST CAMB MA 02140
Dana [Signature]	21 Edmunds ST Camb MA 02140