



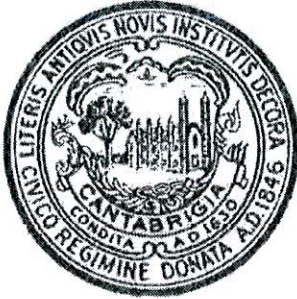
**Special Permit Application  
Frank J. Manning Apartments  
240 Green Street  
Cambridge, MA 02139**

**Submitted by the Cambridge Housing Authority  
October 2015**

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CITY OF CAMBRIDGE, MASSACHUSETTS

# PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

## SPECIAL PERMIT APPLICATION • COVER SHEET

In accordance with the requirements of the City of Cambridge Zoning Ordinance, the undersigned hereby petitions the Planning Board for one or more Special Permits for the premises indicated below.

Location of Premises: 240 Green St., Cambridge, MA 02129

Zoning District: Residence C-3 and Central Square Overlay District

Applicant Name: Cambridge Housing Authority

Applicant Address: 362 Green St., 3rd Fl., Cambridge, MA 02139

Contact Information: 617-520-6239      ksullivan@cambridge-housing.org      617-649-1958  
Telephone #                      Email Address                      Fax #

List all requested special permit(s) (with reference to zoning section numbers) below. *Note that the Applicant is responsible for seeking all necessary special permits for the project. A special permit cannot be granted if it is not specifically requested in the Application.*

20.304.3.2 -- "The maximum FAR on any lot in a Residence C-3 or Residence C-2A district may be increased to 3.0 and 2.5 respectively upon issuance of a special permit from the Planning Board." This Special Permit requests an increase in FAR from 2.79 to 2.88.

Request to Planning Board for Special Permit Fee Waiver

List all submitted materials (include document titles and volume numbers where applicable) below.

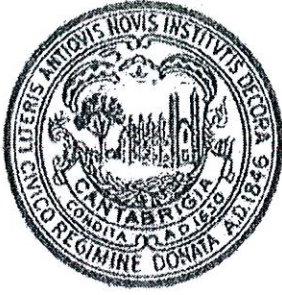
Cover letter with narrative and fee waiver request; Special Permit Application; Ownership Certificate; Dimensional Form; Green Building checklist; Site Context Maps; Photographs of the existing site and renderings of the proposed revitalized building and site; Drawings and Site Development Plans; Evidence and Schedule of Community Outreach

**Signature of Applicant:** \_\_\_\_\_

For the Planning Board, this application has been received by the Community Development Department (CDD) on the date specified below:

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of CDD Staff



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Date

Signature of CDD Staff

**DIMENSIONAL FORM**

**Project Address:** 240 Green Street

**Application Date:** October 14, 2015

	Existing	Allowed or Required (max/min)	Proposed	Permitted
Lot Area (sq ft)	55,828	5,000/30,750	55,828	
Lot Width (ft)	200'	50'	200'	
Total Gross Floor Area (sq ft)	155,971	10,000/167,484	160,580	
Residential Base	140,222		144,831	
Non-Residential Base	15,749		15,749	
Inclusionary Housing Bonus	N/A	N/A	N/A	
Total Floor Area Ratio	2.794	2.0	2.876	
Residential Base	2.512	2.0	2.594	
Non-Residential Base	0.282		0.282	
Inclusionary Housing Bonus	N/A	N/A	N/A	
Total Dwelling Units	199	1,116	205	
Base Units	199	1,116	205	
Inclusionary Bonus Units	0	0	0	
Base Lot Area / Unit (sq ft)	281	150	272	
Total Lot Area / Unit (sq ft)	281	150	272	
Building Height(s) (ft)	177	55'/120'	177	
Front Yard Setback (ft)	206' @ Pearl St	67' @ Pearl St	206' @ Pearl St	
Side Yard Setback (ft)	see attached	see attached	see attached	
Side Yard Setback (ft)	see attached	see attached	see attached	
Rear Yard Setback (ft)	see attached	see attached	see attached	
Open Space (% of Lot Area)	18%	10%	14%	
Private Open Space	18%	10%	14%	
Permeable Open Space				
Other Open Space (Specify)				
Off-Street Parking Spaces	269	269	269	
Long-Term Bicycle Parking	30	N/A	40	
Short-Term Bicycle Parking	29	NA	41	
Loading Bays	0	N/A	0	

*Use space below and/or attached pages for additional notes:*

Please refer to attachment for further information on set-backs, open space, and parking.

# Attachment to Dimensional Form

## 240 Green Street Special Permit Variance Request

Below is additional information as it relates to the setback requirements. Since the parcel fronts three streets the information does not easily inputs into the dimensional form.

### Setbacks

	Existing Conditions	Current Ordinance Requirements	Requested Condition
Setbacks (in feet) <del>Rear</del> Front <del>Left Side</del> Front Right Side	206' @ Pearl St 20' @ Franklin Plane 1: 44' Plane 2: 5' Plane 3: 36' Hypothetical Average of 33'	67' @ Pearl St 44' @ Franklin St 56'/Hypothetical Average of all 3 Planes is 33'	206' @ Pearl St 20' @ Franklin Plane 1: 44' Plane 2: 5' Plane 3: 36' Hypothetical Average of 33

### Open Space

There is no private open space on the parcel.

### Parking

The CHA's ground lease with the City of Cambridge currently allows for up to 50 Manning residents to have a parking spot in the adjacent garage. Typically less than 40 residents park in the garage. The amended and restated lease will increase this allotment from 50 to 52 spaces.