

CITY OF CAMBRIDGE, MASSACHUSETTS

# PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

## 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.

Parcel Address(s): 40 Norris Street Cambridge MA, 02140  
 Base Zoning District(s): Residence B  
 Overlay Zoning District(s): \_\_\_\_\_  
 Applicant Name: Ahmed Farah  
 Applicant Address: 65 Cedar Street Cambridge MA, 02140  
 Contact Information: Ahmed Farah 617-229-9971  
Name Telephone #  
AFarah100@gmail.com  
Email Address

**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.**

List all requested special permit(s) (with reference to zoning section numbers):

Zoning Section	Requested Special Permit
Section 5.28.20	Application to amend SP-252A per Zoning Section 5.28.20 to permit the conversion of two existing basement commercial spaces to be used as a "Preschool, day care center, kindergarten not exempt by statute"

Denote other City of Cambridge Board/Commission Review Needed:

- Board of Zoning Appeal (Variances)     Conservation Commission     Historical Commission

Denote applicable Committee Review and Public Outreach:

- Central Square Advisory Committee     Harvard Square Advisory Committee     Community Meeting(s)

Ahmed Farah RZL 7/2/24  
 Signature of Applicant Date

**DIMENSIONAL FORM**

**Project Address:**

**Date:**

	Existing	Allowed or Required (max/min)	Proposed	Permitted
Lot Area (sq ft)	25,700sf			
Lot Width (ft)	185'			
Total Gross Floor Area (sq ft)	45,704sf			
Residential Base	43,649sf			
Non-Residential Base	2,055sf			
Inclusionary Housing Bonus	N/A			
Total Floor Area Ratio	1.8			
Residential Base	1.7			
Non-Residential Base	.08			
Inclusionary Housing Bonus	N/A			
Total Dwelling Units	25			
Base Units	tbd			
Inclusionary Bonus Units	tbd			
Base Lot Area / Unit (sq ft)				
Total Lot Area / Unit (sq ft)				
Building Height(s) (ft)				
Front Yard Setback (ft)	10'			
Side Yard Setback (ft)	23'			
Side Yard Setback (ft)	4'10"			
Rear Yard Setback (ft)	59'-62'			
Open Space (% of Lot Area)				
Private Open Space				
Permeable Open Space				
Other Open Space (Specify)				
Off-Street Parking Spaces				
Long-term Bicycle Parking Spaces	25 indoor, 8 outdoor	25 indoor, 8 outdoor	25 indoor, 8 outdoor	
Short-term Bicycle Parking Spaces	25 indoor, 8 outdoor	25 indoor, 8 outdoor	25 indoor, 8 outdoor	
Loading Bays	None			

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

No changes are proposed to the existing building or the site layout.

**FEE SCHEDULE**

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**Project Address:**

**Date:**

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The Applicant must provide the full fee (by check made to City of Cambridge) with the Special Permit Application. The required fee is the larger of the following amounts:

- (a) The fee is ten cents (\$0.10) per square foot of total proposed Gross Floor Area noted in the Dimensional Form.
- (b) The fee is one thousand dollars (\$1,000.00) if Flood Plain Special Permit is sought as part of the Application and the amount determined above is less than \$1000.
- (c) The fee is one hundred fifty dollars (\$150.00) if the above amounts are less than \$150.

**Fee Calculation**

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(a) Proposed Gross Floor Area (SF) in Dimensional Form:	× \$0.10 =	
(b) Flood Plain Special Permit fee	:	1000.00
(c) Minimum Special Permit fee	:	150.00
<b>SPECIAL PERMIT FEE</b>	<b>Enter Largest of (a), (b), and (c):</b>	150

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**OWNERSHIP CERTIFICATE**

**Project Address:** 40 NORRIS ST. **Date:** 5-16-24.

To be completed by the Property Owner:

I hereby authorize the following Applicant: AHMED FARAH  
at the following address: 40 NORRIS ST.  
to apply for a special permit for:  
on premises located at: 40 NORRIS ST.  
for which the record title stands in the name of: LACOURT FAMILY LLC.  
whose address is: 30 College Ave, Somerville.

by a deed duly recorded in the:  
Registry of Deeds of County: \_\_\_\_\_ Book: \_\_\_\_\_ Page: \_\_\_\_\_  
*OR* Registry District of the Land Court, \_\_\_\_\_  
Certificate No.: \_\_\_\_\_ Book: \_\_\_\_\_ Page: \_\_\_\_\_

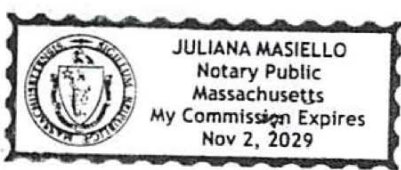
[Signature]  
Signature of Property Owner (If authorized Trustee, Officer or Agent, so identify)

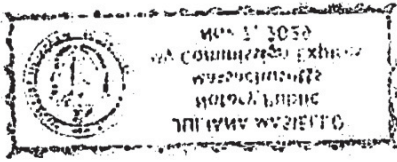
To be completed by Notary Public:

Commonwealth of Massachusetts, County of MIDDLESEX

The above named MOUHAB RIZKALAH personally appeared before me,  
on the month, day and year 5/20/24 and made oath that the above statement is true

Notary: [Signature]  
My Commission expires: Nov, 2- 2029





# **Narrative for Special Permit Proposal**

## **Proposal Summary**

We respectfully submit this proposal for a special permit to open a daycare center at 40 Norris Street, Cambridge, in the commercial spaces located on the lower level of the building. Our objective is to transform the existing commercial spaces into a fully compliant, safe, and nurturing daycare facility that meets all state and local regulations.

## **Location and Access**

The proposed daycare center will be situated in the lower level of 40 Norris Street. This location is ideal for a daycare center due to its accessible layout and proximity to residential neighborhoods, making it convenient for families.

## **Entry and Exit Points:**

- Rear Entrance: Families with strollers will have convenient access to the daycare center from the rear of the building. This entrance ensures a smooth and safe entry for parents and caregivers with young children.
- **\*\*Side Entrance:\*\*** An additional entrance is available directly into the unit from the side of the building. This entrance provides an alternative for families, enhancing the accessibility and flow of traffic.

## **Compliance and Safety**

We are committed to adhering to all regulations and standards required for daycare operations. This includes:

- Ensuring the space meets the safety and health requirements set forth by the Massachusetts Department of Early Education and Care (EEC).
- Conducting necessary inspections and modifications to ensure the space is child-friendly, safe, and conducive to learning and development.

## **Interior and Exterior Plans**

- Exterior: No changes are proposed for the exterior of the building, preserving its current appearance and structural integrity.

- Parking: We have two parking spaces available, with no changes needed to the existing parking layout.
- Interior: While no major structural modifications are needed, we plan to make the necessary adjustments to meet daycare-specific regulations, including:
  - Creating designated areas for different age groups.
  - Installing child-appropriate furniture and safety features.
  - Ensuring the environment is stimulating, welcoming, and secure for children.

## Site Layout

There are no changes to the site layout. The findings attached to this proposal confirm that the existing layout supports our daycare operations without requiring modifications.

## Benefits to the Community

Opening a daycare center at 40 Norris Street offers significant benefits to the Cambridge community, including:

- Convenience: Providing a nearby, reliable daycare option for local families.
- Support for Working Parents: Assisting parents in balancing work and family responsibilities.
- Economic Impact: Creating job opportunities for childcare professionals and contributing to the local economy.

## Conclusion

In summary, the proposed daycare center at 40 Norris Street will transform the existing commercial spaces into a valuable community resource, meeting the needs of local families while ensuring compliance with all relevant regulations. We appreciate your consideration of our proposal and are committed to working collaboratively with the city to ensure the successful establishment of this essential service.

PROJECT NAME  
40 NORRIS STREET

PROJECT ADDRESS  
40 NORRIS STREET  
CAMBRIDGE, MA

CLIENT

ARCHITECT  
KHALSA DESIGN INC.



17 BUILDING STREET, SUITE 408  
CAMBRIDGE, MA 02142  
TEL: 617.552.1111  
WWW.KHALSADESIGN.COM

CONSULTANTS:  
LANDSCAPE ARCHITECT

MECHANICAL ENGINEER

ELECTRICAL ENGINEER

PLUMBING ENGINEER

STRUCTURAL ENGINEER

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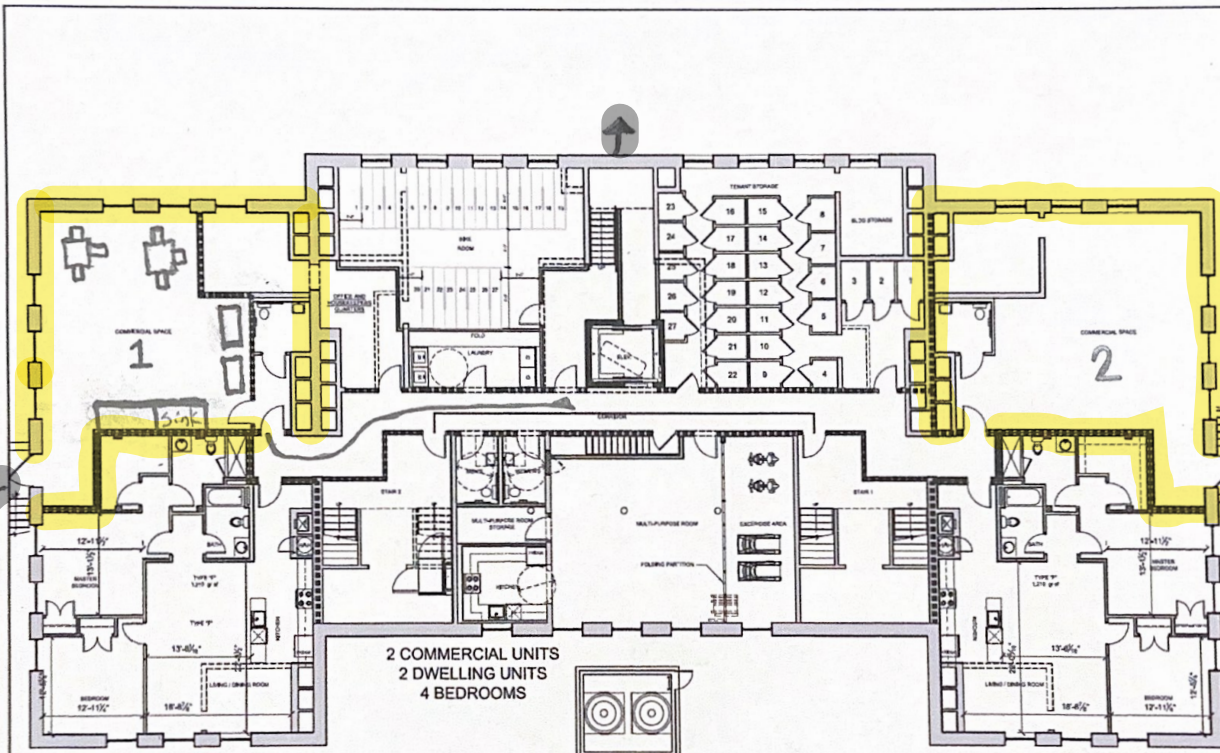
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1 LOWER LEVEL FLOOR PLAN

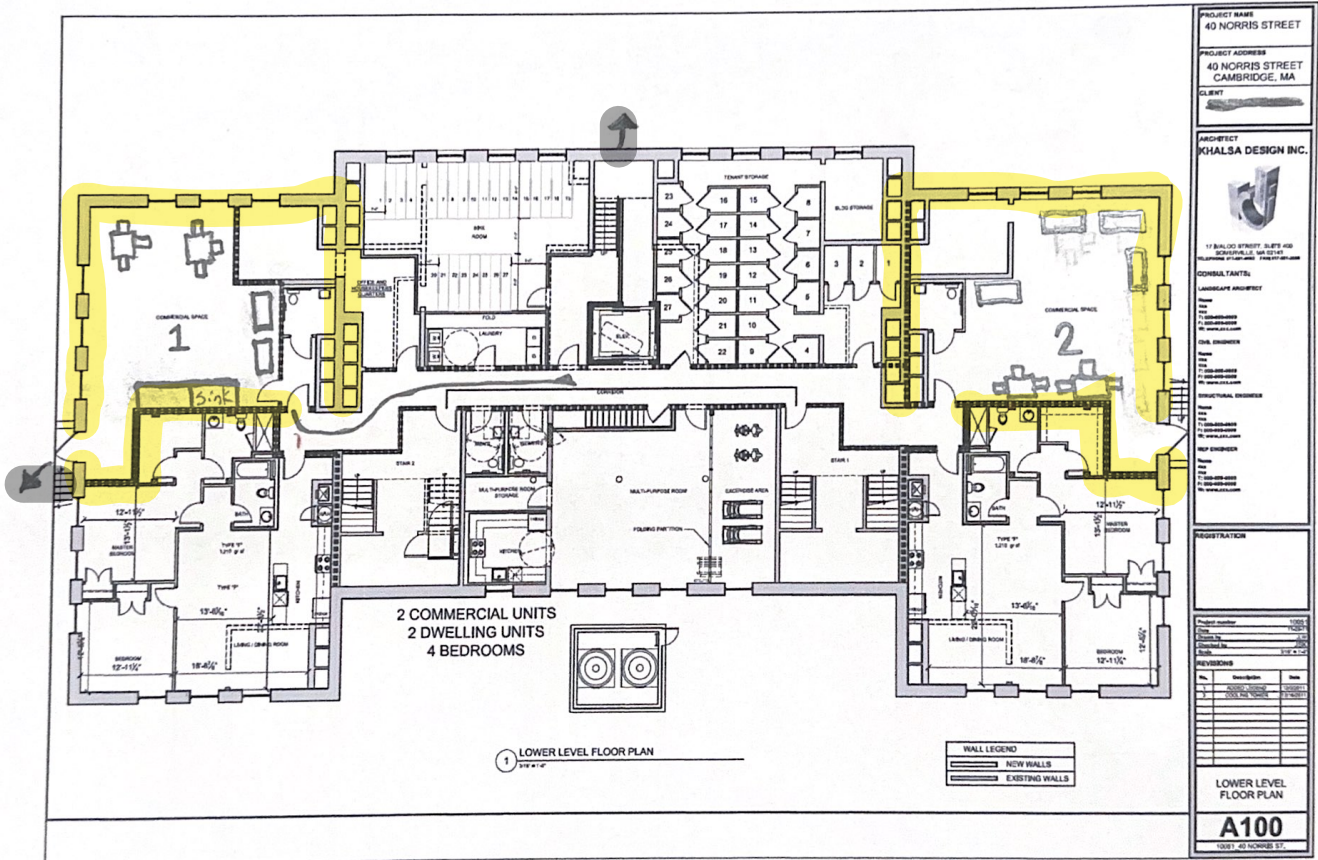
WALL LEGEND	
	NEW WALLS
	EXISTING WALLS

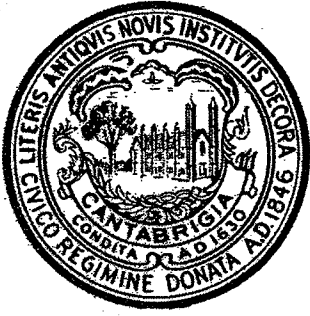
LOWER LEVEL FLOOR PLAN

A100

100E1-40 NORRIS ST.







CITY OF CAMBRIDGE, MASSACHUSETTS

# PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MASSACHUSETTS 02139

OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS  
1 2012 MAR 16 A 11:13

## NOTICE OF DECISION

Case Number:	252A
Address:	40 Norris Street, Cambridge MA
Zoning:	Residence B
Applicant:	La Court Family LLC, c/o Sean D. Hope Esq.
Owner:	La Court Family LLC, 30 College Avenue, Somerville MA, 02144
Application Date:	November 28, 2011
Date of Planning Board Public Hearing:	December 20, 2011
Date of Planning Board Decision:	February 21, 2012
Date of Filing Planning Board Decision:	March 16, 2012
Application:	Application for a special permit to convert an existing non-residential former school building into 25 residential units and 2 commercial spaces, with 27 parking spaces.
Decision:	GRANTED with conditions

Appeals, if any, shall be made pursuant to Section 17 of Massachusetts General Laws, Chapter 40A, and shall be filed within twenty (20) days after filing of the above referenced decision with the City Clerk. Copies of the complete decision and final plans, if applicable, are on file with the Community Development Department and the City Clerk.

Authorized Representative of the Planning Board:

For further information concerning this decision, please contact Liza Paden at 617-349-4647, or [lpaden@cambridgema.gov](mailto:lpaden@cambridgema.gov).

## **DOCUMENTS SUBMITTED**

### Application Documents and Supporting Material

Application, project narrative, dimensional form, ownership certificate, architectural drawings package (proposed unit floor plans, building elevations, building section plans, existing conditions survey, and context photos), landscape plan, LEED compliance narrative, and parking site plan and study.

### Other Documents

Email to Liza Paden, from John Bolduc, dated February 16, 2012.  
Email to Liza Paden, from Jai Singh Khalsa, dated February 6, 2012.  
Letter to the Planning Board, from Dan Bertko, dated February 21, 2012.  
Letter to La Court Family LLC, from Charles M. Sullivan, Cambridge Historical Commission, dated February 17, 2012.  
Memo to the Planning Board, from Sue Clippinger, Traffic, Parking, and Transportation Department, dated January 31, 2012.  
Letter to the Planning Board, from Young Kim, dated February 13, 2012.  
Letter to the Planning Board, from Sophia Emperador-Schrauwen and Eric Schrauwen, dated January 31, 2012.  
Letter to the Planning Board, from Lilla E. Johnson, dated January 31, 2012.  
Letter to the Planning Board, from Susan A. Hall and David H. Bass, dated January 31, 2012.  
Letter to the Planning Board, from Dan Bertko, dated January 31, 2012.  
Letter to the Planning Board, from Robert Casey, dated January 31, 2012.  
Letter to the Planning Board, from Concerned Neighbors of 40 Norris Street, dated January 17, 2012.  
Email to Liza Paden, from Maura Gould, dated January 13, 2012.  
Email to Young Kim, from Sean Hope, dated January 6, 2012.  
Email to Sean Hope, from Young Kim, dated January 6, 2012.  
Email to Liza Paden, from Young Kim, dated January 3, 2012.  
Letter to the Planning Board, from Dan Bertko, dated January 17, 2012.  
Email to Liza Paden, from Maura Gould, dated December 22, 2011.  
Letter to the Planning Board, from Francis and Helen Casey, dated December 20, 2011.  
Letter from Lois Carra, dated December 20, 2011.  
Letter to the Planning Board, from Dan Bertko, dated December 20, 2011.  
Letter to the Planning Board, from Jeanne Fong, dated December 20, 2011.  
Photographs of existing lighting conditions from Sophia Emperador-Schrauwen  
Email to Liza Paden, from Maura Gould, dated December 16, 2011.  
Email to Liza Paden, from Maura Gould, dated December 16, 2011.  
Email to Liza Paden, from Tom Gould, dated December 19, 2011.  
Letter to Planning Board, from Young Kim, dated December 19, 2011.  
Letter to the Planning Board, from Kevin P. Crane, dated December 16, 2011.  
Letter to the Planning Board, from Steven Lush, Water Department, dated October 28, 2010.  
Letter to the Planning Board, from City Councilor Leland Chung, dated December 19, 2011.  
Letter to the Planning Board, from Ernst Karel and Helen Mirra, dated December 19, 2011.  
Letter to the Planning Board, from David H. Bass and Susan A. Hall, dated December 19, 2011.  
Memo to the Planning Board, from Sue Clippinger, Traffic, Parking, and Transportation Department, dated December 20, 2011.

Memo to Traffic, Parking and Transportation Department, from David Black, Vanasse, Hangen and Brustlin, Inc., dated November 23, 2011.

Listing of community outreach and questions and comments submitted by neighbors at a September 29, 2011 meeting, with responses.

Cambridge Water Department Review Comments, dated December 6, 2011.

Email to Jai Singh Khalsa, from John Bolduc, dated December 15, 2011.

Letter to Sean Hope, from Captain Steve Brogan, Cambridge Fire Department, dated December 20, 2011.

Email to Ranjit Singanayagam, from Sean Hope, dated December 7, 2011.

Email to Ranjit Singanayagam, from Jeffrey Roberts, dated December 5, 2011.

Email to Liza Paden, from Sean Hope, dated November 14, 2011.

Notice of extension of time, dated January 4, 2012.

Notice of extension of time, dated January 18, 2012.

Slate Roof Warehouse snow guard description.

Philips Hadco lighting specification sheet.

#### **APPLICATION SUMMARY**

On October 15, 2010, La Court Family LLC submitted an application for a Special Permit under Section 5.28.2 of the Zoning Ordinance to convert the former North Cambridge Catholic High School Building at 40 Norris Street into thirty-five (35) residential units. Several significant concerns were raised regarding the proposed project during the subsequent public hearings and deliberations before the Planning Board. The Special Permit application was granted an extension while a study was conducted regarding potential revisions to Section 5.28.2 of the Zoning Ordinance. On August 1, 2011 several amendments to Section 5.28.2 of the Zoning Ordinance were adopted by the City Council, and on November 28, 2011, La Court Family LLC submitted an amended Special Permit Application to convert the former school building at 40 Norris Street into twenty-five (25) residential units and two (2) commercial spaces. The project will include 27 off-street surface parking spaces in the rear of the building.

#### **FINDINGS**

After review of the Application Documents and other documents submitted to the Planning Board, testimony given at the public hearing, and review and consideration of the applicable requirements and criteria set forth in the Zoning Ordinance with regard to the relief being sought, the Planning Board makes the following Findings:

##### **1. General Criteria for Issuance of a Special Permit (10.43)**

The Planning Board finds that the project meets the General Criteria for Issuance of a Special Permit, as set forth below.

*10.43 Criteria. Special permits will normally be granted where specific provisions of this Ordinance are met, except when particulars of the location or use, not generally true of the district or of the uses permitted in it, would cause granting of such permit to be to the detriment of the public interest because:*

*(a) It appears that requirements of this Ordinance cannot or will not be met.*

With the granting of this Special Permit and the granting of all requested variances and special permits from the Board of Zoning Appeal, the requirements of this Ordinance will be met.

*(b) traffic generated or patterns of access or egress would cause congestion, hazard, or substantial change in established neighborhood character.*

The proposed residential use will be compatible with the neighborhood character of the existing residential district. The site will accommodate 27 off-street parking spaces in a surface parking lot in the rear of the building, which will not detrimentally affect the patterns of access or egress. The existing curb cut at the site provides ample width for emergency vehicles, maintenance trucks and two-way traffic.

*(c) the continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would be adversely affected by the nature of the proposed use.*

The project site is located in a residential district and is surrounded on all sides by other residential uses in one-, two-, and three-family homes. The development will be consistent with adjacent residential uses and compatible with the neighborhood character. The number and size of the proposed residential units is appropriate for the location.

*(d) nuisance or hazard would be created to the detriment of the health, safety and/or welfare of the occupant of the proposed use or the citizens of the City.*

No nuisance or hazard will be created. The project will comply with all applicable health and safety standards.

*(e) for other reasons, the proposed use would impair the integrity of the district or adjoining district, or otherwise derogate from the intent and purpose of this Ordinance.*

The project will comply with the recently amended requirements of Article 5.28.2 of the zoning ordinance, which provide a framework for determining the appropriate density and scale for adaptive reuse projects, and promotes the preservation of historic buildings such as this one.

*(f) the new use or building construction is inconsistent with the Urban Design Objectives set forth in Section 19.30.*

*(19.31) New projects should be responsive to the existing or anticipated pattern of development.*

The existing building adds positively to the character of the street and at the time of this decision was in the process of being designated as a historical landmark building by Cambridge Historical Commission. The building is located in a residential district and

the proposed residential development will be consistent with adjacent residential uses and compatible with the neighborhood character.

*(19.32) Development should be pedestrian and bicycle-friendly, with a positive relationship to its surroundings.*

The project proposes 25 indoor bicycle parking spaces and 8 short-term visitor bicycle parking spaces near the building entrance. The project site is also in close proximity to MBTA transit service along Massachusetts Avenue. There will be a four foot wide special paving strip within the driveway between the street and the rear of the building for increased pedestrian safety.

*(19.33) The building and site design should mitigate adverse environmental impacts of a development upon its neighbors.*

The proposed project will preserve the existing historic building at 40 Norris Street and convert it to residential use. The 25 units of housing that will be created are well designed and an appropriate size and density for the neighborhood. The project will include new landscaping and fencing, and appropriately scaled outdoor lighting in consultation with the Historical Commission. Air conditioning will be provided via a central cooling tower at the front of the building, which eliminates the need for separate air conditioners for each residential unit. The cooling tower is rated at 57 decibels at full speed which is equivalent to normal speaking volume. The cooling tower will also be located partially below grade and shielded to further reduce potential visual and noise impacts. Mechanical systems will utilize existing chimneys on the building. All bathroom, kitchen and plumbing vents will exhaust through louvers on the side of the chimneys and face toward the building. There will be two layers of snow rails to address potential snow sliding off of the roof of the building. New fencing on the property will also help keep snow off of adjacent properties.

*(19.34) Projects should not overburden the City infrastructure services, including neighborhood roads, city water supply system, and sewer system.*

The project will meet all of the city water and sewer requirements and will not overburden the City's infrastructure services. The Applicant has met with the Cambridge Water Department regarding water services demands and requirements to upgrade service lines to the project and will satisfy all of the Water Department's Requirements.

*(19.35) New construction should reinforce and enhance the complex urban aspects of Cambridge as it has developed historically.*

The project will create housing of an appropriate style and density for the surrounding residential neighborhood through the preservation of a historic building. The Applicant has worked closely with the City of Cambridge Historical Commission on several aspects of the design including the roof treatment, window treatment, fencing, and lighting, and has obtained necessary approvals for the project.

*(19.36) Expansion of the inventory of housing in the city is encouraged.*

The project involves the creation of 25 new residential dwelling units which vary in square footage and layout.

*(19.37) Enhancement and expansion of open space amenities in the city should be incorporated into new development in the city.*

The project does not include new public open space. The existing conditions on the site contain minimal green space in the front of the building and a completely paved parking lot in the rear of the building. The proposed project will include landscape improvements and increased green space in the front and rear of the building.

**2. Allowed Uses (5.28.20)**

The commercial/office uses in the proposed project are not otherwise allowed in the base zoning district. The uses are included as part of the project because of limitations on the percentage of private dwelling gross floor area (GFA) allowed. There are two separate commercial spaces totaling 1,796 square feet which will be sited on the lower level in the rear corners of the building adjacent to the parking lot. The windows facing the parking lot will be installed with glass block to lessen glare from cars entering and exiting the lot. The commercial spaces will have separate public entrances but their location within the building will also facilitate their use as live-work spaces. The commercial uses are anticipated to have a minimal impact on the parking demand due to the close proximity to public transportation, the modest size of the commercial spaces, and the difference in parking demand times for the commercial and residential uses.

**3. Conversion of Non Residential Structures to Residential Use (5.28.28.1)**

*(5.28.28.1) Criteria Applicable to All Projects*

- a) *Provision of Parking. Where it is proposed to add dwelling units above the limits established in the base zoning regulations, the Board shall evaluate the impact of increased numbers of dwelling units above that normally permitted in the district on the demand for on-street parking by residents and visitors to the proposed building, particularly in neighborhood where off street parking is limited.*

*In reaching a determination, the Board may require that the Applicant provide elements of a Parking Analysis as set forth in Section 6.35.3 of the Zoning Ordinance. Where a project is subject to additional criteria as specified in Section 5.28.28.2 below a parking Analysis shall be required to be included with the Special Permit Application.*

There will be 27 off-street parking spaces provided on-site to meet the required ratio of one parking space for every dwelling unit as well as two parking spaces for visitors or the commercial uses. The Parking Analysis submitted with the application shows that the proposed number of parking spaces will be adequate to meet the demand for parking by residents and visitors to the building. The parking spaces will also be managed in a way that helps accommodate residents that may not own cars and choose to seek alternative forms of transportation, and to discourage building occupants and users from parking on-site if there are unused off-street parking spaces available. The project site is in close

proximity to MBTA transit service along Massachusetts Avenue. The site is also within walking distance of several Zipcar locations. The Board supports the applicant's willingness to discuss the possibility of a car sharing service, such as Zipcar, locating on the site. The former high school reserved up to seven on-street spaces in the front of the building for buses and student pick up/drop off which, as part of this project, will be returned to neighborhood use for additional on street parking.

- b) *Privacy Considerations. Where significant variations from the normally required dimensional standards for the district are proposed, the Board shall evaluate the impact on residential neighbors of the new housing use and any other proposed use as it may affect privacy. The location and size of windows, screening elements, decks, entries, security, and other lighting, and other aspects of the design, including the distribution of functions within the building, shall be reviewed in order to assure the maintenance of reasonable levels of privacy for abutters. In reviewing a proposed development plan, the Board shall consider, among other factors, the potential negative impacts of the new activity on abutters as a result of the location, orientation, and use of the structure(s) and its yards as proposed.*

All existing window openings on the building will remain in the proposed project. The project will also create an additional 21 skylights on the roof of the building. The design of the building has been reviewed and approved by the Historical Commission. Further, the Board finds that the addition of skylights is a natural outgrowth of the adaptive reuse of a historical building such as this one. The number and positioning of the skylights is appropriate and will have minimal affects on the privacy of abutters due to the height of the building. The exterior grounds will be landscaped to maintain the maximum amount of privacy feasible. The parking areas at the rear and sides of the building will be bordered by a 6-foot wood board fence with a 2-foot lattice topper. There will be a 5-foot wide landscaped strip along the interior of the rear fence with plantings that will help reduce any potential glare from nighttime vehicles entering or exiting the parking area. The lighting style proposed for the rear parking area was chosen to lessen any excess glare on neighboring properties. A dumpster will be located in the rear of the property and will be sufficient size to handle the trash generation anticipated by the residential and commercial units in the building. The main air conditioning unit at the front of the building will be located partially below grade and shielded by vegetation to further reduce potential visual and noise impacts. There will be two layers of snow rails to address potential snow sliding off of the roof of the building, as well as additional snow fencing to the extent permitted by the Cambridge Historical Commission.

- c) *Reduction in Private Open Space. Where it is proposed to reduce the amount of on-site Private Open Space below what is required in the applicable district, the Board shall evaluate the proposal in light of the following:*
- 1. The extent to which screening and buffering from neighbors will be accomplished*
  - 2. The quality and viability of the proposed open space as they are designed*
  - 3. The tradeoff in benefits and negative impacts of the loss of green space in order to provide the required amount of parking, including consideration of the feasibility of*



*alternate parking arrangements that might produce additional green area, such as placing some or all parking within the structure*

4. *The availability of common recreational spaces within the building to compensate for the loss of usable outdoor open space*

The existing conditions on the site contain minimal green space in the front of the building and a completely paved parking lot in the rear of the building. The proposed project will include landscape improvements and increased green space in the front and rear of the building. The rear yard will include three additional trees and several planting beds to facilitate additional privacy and noise attenuation. The project will also include over 1,000 square feet of communal space for building residents, including storage and a recreation room, which is an appropriate amount for the number of units.

- d) *Community Outreach. The Planning Board shall consider what reasonable efforts have been made to address concerns raised by abutters and neighbors to the project site. An Applicant seeking a special permit under this Section 5.28.2 shall solicit input from affected neighbors before submitting a special permit application. The application shall include a report on all outreach conducted and meetings held, shall describe the issues raised by community members, and shall describe how the proposal responds to those issues.*

The Applicant has met several times with neighborhood residents since the property was purchased in September 2010. Reasonable efforts have been made to address concerns raised by abutters and neighbors of the project in writing, as well as through a series of group and one on one meetings. Many of the concerns expressed by neighbors regarding density, parking, privacy, and preservation of neighborhood character were addressed through the process of amending Section 5.28.2 of the Cambridge Zoning Ordinance.

*(5.28.28.2) Additional Criteria Applicable to Larger Projects*

*Where the proposed project includes more than 10,000 Gross Square Feet or more than ten (10) dwelling units, and the proposed Gross Floor Area or number of dwelling units is above the maximum allowed under base zoning regulations, the Board shall evaluate the proposal in light of the following:*

- a) *The implications of the size or number of additional dwelling units on the anticipated demand for parking. In order to assist the Planning Board in evaluating parking impacts, an applicant for a special permit shall be required to submit Parking Analysis, as set forth in Section 6.35.3 of the Zoning Ordinance, as part of the special permit application.*

There will be 27 off-street parking spaces provided as part of the project for a ratio of one parking space for every dwelling unit as well as two parking spaces for the commercial uses. The commercial parking spaces can be shared during off-peak hours with residents to provide visitor spaces and alleviate any additional off street parking congestion. The parking spaces will also be managed in a way that helps accommodate residents that may not own cars and choose to seek alternative forms of transportation, and to discourage building occupants and users from parking on-site if there are unused off-street parking

spaces available. In order to encourage new residents to establish a pattern of using nearby available public transportation, a coupon for an MBTA Charlie Card (valid for local bus and subway travel) for one month of travel as well as a map of available transportation alternatives will be provided free of charge for each rental. The emergency access gates along Drummond Place will be sliding gates in order to allow continued access and use of the private way by neighbors. The former high school reserved up to seven on-street spaces in the front of the building for buses and student pick up/drop off which, as part of this project, will be returned to neighborhood use for additional on street parking. The Parking Analysis submitted with the application shows that the proposed number of parking spaces will be adequate to meet the demand for parking by residents and visitors to the building.

- b) *The appropriateness of the proposed layout of floor space within the building for a multifamily residential use, with attention to the typical range of unit sizes and types that would be expected for housing in the neighborhood. Considerations may include the suitability of proposed unit configuration for a variety of households, the extent to which unusual unit sizes or shapes may impact parking or overall quality of life for neighbors, and the availability of customary amenities for residents such as storage, utilities, common rooms and recreational facilities.*

The project will create housing of an appropriate style and density for the area through the preservation of a historic building, and involves the creation of 25 new residential dwelling units which are fairly large and vary in square footage and layout in a manner typical of housing in the neighborhood. The project will include over 1,000 square feet of communal space for building residents, including storage and a recreation room. The project will provide sufficient opportunities for bicycle and personal property storage, utilities, and common spaces within the building.

- c) *The potential mitigating effects of the proposed occupancy of dwelling units. For instance, units designed for elderly residents or live/work spaces for professionals or artists may provide desirable housing options for Cambridge residents with fewer adverse impacts on parking or neighborhood character.*

There will be residential units located directly adjacent to the commercial/office space of the building on the lower level in order to facilitate the option of a live/work environment. The two commercial parking spaces can be shared during off-peak hours with residents to provide visitor spaces.

**4. Setbacks for On Grade Open Parking Facilities (5.44.1)**

There are 6 parking spaces that will be located 3 feet from the building wall containing windows at the basement level. The windows adjacent to the parking spaces serve the commercial uses within the building. The windows will not be operable and will be installed with special glass block for safety and to allow light in while lessening the glare from cars entering and exiting the parking lot.

## **DECISION**

Based on a review of the Application Documents, testimony given at the public hearing, and the above Findings, the Planning Board hereby **GRANTS** the requested Special Permits subject to the following conditions and limitations. Hereinafter, for purposes of this Decision, the Permittee shall mean the Applicant for the requested Special Permits and any successor or successors in interest.

1. A total of twenty-seven (27) off-street parking spaces shall be provided on-site. The Permittee shall make best efforts to manage the supply of off street parking in such a way as to most efficiently accommodate the parking needs of all building occupants and users, and to discourage building occupants from parking on-street if there are unused off-street parking spaces available.
2. Drummond Place shall not be used by building occupants or users for vehicular access or egress to or from the site. Only emergency vehicles shall be allowed to access the site via Drummond Place. The design of the fence adjacent to Drummond Place shall be consistent with plans submitted on January 11, 2012.
3. The project shall include all of the water service upgrades required by the Cambridge Water Department.
4. All use, building construction, and site plan development shall be in substantial conformance with the Application Documents dated January 11, 2012 and all supplemental documents and information submitted by the Applicant to the Planning Board as referenced above. Appendix I summarizes the dimensional features of the project as approved.
5. The project shall be subject to continuing design review by the Community Development Department (CDD), including the design of the front entrance of the building and the layout of compact parking spaces. Before issuance of each Building Permit for the project, CDD shall certify to the Superintendent of Buildings that the final plans submitted to secure the Building Permit are consistent with and meet all conditions of this Decision. As part of CDD's administrative review of the project, and prior to any certification to the Superintendent of Buildings, CDD may present any design changes made subsequent to this Decision to the Planning Board for its review and comment.
6. All authorized development shall abide by all applicable City of Cambridge Ordinances, including the Noise Ordinance (Chapter 8.16 of the City Municipal Code).
7. Throughout design development and construction, the project shall conform to the Green Building Requirements set forth in Section 22.20 of the Cambridge Zoning Ordinance.
8. This Special Permit shall be conditioned upon the Permittee receiving all necessary variances and special permits from the Board of Zoning Appeal for the project permitted herein.

Voting in the affirmative to GRANT the Special Permits were Planning Board Members H. Russell, T. Anninger, P. Winters, B. Tibbs, T. Cohen, C. Studen, S. Winters and Associate Member A. Nur, appointed by the Chair to act on the case, constituting at least two thirds of the members of the Board, necessary to grant a special permit.

For the Planning Board,



Hugh Russell, Chair

A copy of this decision #252A shall be filed with the Office of the City Clerk. Appeals, if any, shall be made pursuant to Section 17, Chapter 40A, Massachusetts General Laws, and shall be filed within twenty (20) days after the date of such filing in the Office of the City Clerk.

## ATTACHMENTS

1. Appendix I: Dimensional Form
2. Appendix II: Documents submitted with Special Permit Application #252, October 15, 2010

ATTEST: A true and correct copy of the above decision filed with the Office of the City Clerk on March 16, 2012, by Liza Paden, authorized representative of the Cambridge Planning Board. All plans referred to in the decision have been filed with the City Clerk on said date.

Twenty (20) days have elapsed since the filing of the decision. No appeal has been filed.

DATE:

City Clerk of Cambridge

City of Cambridge, MA • Planning Board Decision  
 PB # 252A 40 Norris Street

**Appendix I – Dimensional Form**

Special Permit # 252A

Address: 40 Norris Street

	Allowed/Required	Existing	Proposed	Granted
<b>Total FAR</b>	0.5	1.8	1.8	1.8*
Residential	0.5	N/A	1.7	1.7
Non-Residential	0.5	1.8	.08	.08
Inclusionary Bonus	0.15	N/A	Not applicable	Not applicable
<b>Total GFA in Sq. Ft.</b>	12,850sf	45,654sf	45,704sf	45,704sf*
Residential		N/A	43,649sf	43,649sf
Non-Residential			2,055sf	2,055sf
Inclusionary Bonus		N/A	Not applicable	Not applicable
<b>Max. Height</b>				
Range of heights	35'	77'	77'	Existing
<b>Lot Size</b>	5,000sf (min)	25,700sf	25,700sf	no change
<b>Lot area/du</b>	2,500	N/A	952sf	952sf
<b>Total Dwelling Units</b>	7 (as vacant lot)	N/A	25	25*
Base units	7 (as vacant lot)	N/A	To be determined	To be determined
Inclusionary units			To be determined	To be determined
<b>Min. Lot Width</b>	50'	185'	185'	No change
<b>Min. Yard Setbacks</b>				
Front	15'	10'	10'	Existing*
Side, Left	7'6" (Sum to 20)	23'	23'	
Side, Right	7'6" (sum to 20)	4'10"	4'10"	
Rear	25'	59'-62'	59'-62'	
<b>Total % Open Space</b>				
Usable	(See section 5.28.25)	0.015%	0.11%	0.11%*
Other				
<b>Off Street Parking</b>	1 per unit	35	27	27 (maximum)**
Min #				
Max #				
Handicapped	2	0	2	2
<b>Bicycle Spaces</b>	0	N/A	25 indoor, 8 outdoor	25 indoor, 8 outdoor
<b>Loading Bays</b>	None	None	None	None

\*Approved by the Planning Board in accordance with Section 5.28.2.

\*\*Consistent with zoning requirements for minimum off-street parking.

**Appendix II - DOCUMENTS SUBMITTED WITH SPECIAL PERMIT APPLICATION  
#252, OCTOBER 15, 2010**

Special Permit application submitted to the City Clerk's Office on October 21, 2010, containing narrative, dimensional form, and ownership certificate.

Plans dated 9/25/10, by D. F. Valente, containing site plan, elevations, context, and floor plans.

Collection of photographs submitted by the applicant, undated and untitled.

LEED Checklist and Certificate, dated October 14, 2010.

Letter to Mouhab Rizkallah, from Iram Farooq, Community Development Department staff, dated 11/24/10.

Letter to Liza Paden, CDD from Steven W. Lush, PE, Cambridge Water Department, dated 10/28/10

Collection of photographs submitted by Maura Gould, undated

LEED submission, dated 10/22/10

Letter to the Planning Board from Kevin Crane, Esq, dated 11/3/12

Email to the Planning Board from Robin Just, 10/25/10

Email to the Planning Board from Jill Norton, 11/5/10

Email to the Planning Board from Lisa Oray, 11/5/10

Email to the Planning Board from Richard Onofrio, dated 11/8/10

Email to the Planning Board from Jessica Rabban, dated 11/8/10

Email to the Planning Board from David and Dawn Weinstein, dated 11/8/10

Email to the Planning Board from Francis and Helen Casey, undated

Email to the Planning Board from Robert Casey, undated

Email to the Planning Board from J. Matthew Schofield, undated

Email to the Planning Board from Sean Peirce, undated

Email to the Planning Board from Derek Straub, dated 11/6/10

Email to the Planning Board from Maura Gould, undated

Email to the Planning Board from Rich Braun, undated

Email to the Planning Board from Susan Hall, undated

Email to the Planning Board from Eric Plosky, undated

Email to the Planning Board from Charles Teague, undated

Email to the Planning Board from Amanda Conley Ayers, undated

Email to the Planning Board from Thomas Gould, undated

Email to Whom It May Concern, from Paul Ayers, undated

Email to the Planning Board from Lois Carra, undated

Email to the Planning Board from Jeanne Fong, 11/8/10

Email to the Planning Board from Amanda Agee, undated

Email to the Planning Board from Dan Bertko, undated

Letter to the Planning Board from David Bass, undated

Copy of letter to Inspectional Services from Kevin Crane, dated 11/30/10

Submittal from Young Kim, with parking photographs, letter, and plans for the Carr School, dated 11/8/10

Letter to the Planning Board from Ernest Karel and Helen Mirra, dated 11/12/10

Email to the Planning Board from Irene Herman, dated 11/30/10

Letter to the Planning Board from Catherine T. Reardon, dated 11/19/10

Letter to the Planning Board from Thomas B. Bracken, dated 12/6/10 representing Norris Street residents

City of Cambridge, MA • Planning Board Decision  
PB # 252A 40 Norris Street

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Letter to the Planning Board from Joseph D. Power, Business Representative for the Carpenter's Union, dated 12/7/10

Letter to the Planning Board from Blatman, Bobrowski & Mead, LLC, representing Norris Street residents, dated 12/7/10

Letter to the Planning Board from Councillor Sam Seidel, dated 12/6/10

Revised plans by D.F. Valente, dated 11/15/10

Revised Dimensional form dated 12/1/10

Copy of letter to Dr. Mouhab Rizkallah, from the Cambridge Historical Commission, dated 12/6/10

Copy of Susan Hall's Planning Board presentation, dated 12/7/10

Letter to the Planning Board from Dan Bertko, dated 12/7/10

Letter to the Planning Board from Mayor David P. Maher, dated 12/7/10

Letter to the Planning Board from Councilor Leland Cheung, received 12/14/10

Letter to the Planning Board from Councilor Timothy J. Toomey, Jr, dated 12/7/10

Letter to the Planning Board from Maura Gould, dated 12/16/10

40 Norris Street, landscaping plan, dated 12/7/10

40 Norris Street, proposed surface parking plan, dated 11/30/10 submitted by Sophia (?), Rice Street



**BLOCK 192**



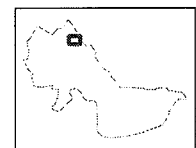
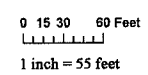
**City of Cambridge  
Assessing Department**

795 Massachusetts Ave.  
Cambridge, MA 02139

- Buildings
- Lot Line
- Block Line
- City Boundary
- Water
- Sub-Parcel Line
- Easement
- Railway

- 10 Lot Number
- 192 Block Number
- 10 Cam Street Number
- (125.0) Deed Dimension
- 100 Parcel size in Sq. Ft.
- 44.0 LC Land Court Dimension
- 65.0 Survey Dimensions

DISCLAIMER:  
All land property shown on this map was compiled from existing Assessor's Tax Maps dated 10/20 to 2007 and maintained by the City Assessor's Office and the Department of Public Works. Subsequent maintenance has been completed using the City of Cambridge Geographic Information System (GIS). Parcels have not been created from survey, and map is suitable for assessing purposes only.  
The City of Cambridge assumes no legal responsibility for information shown on this map.



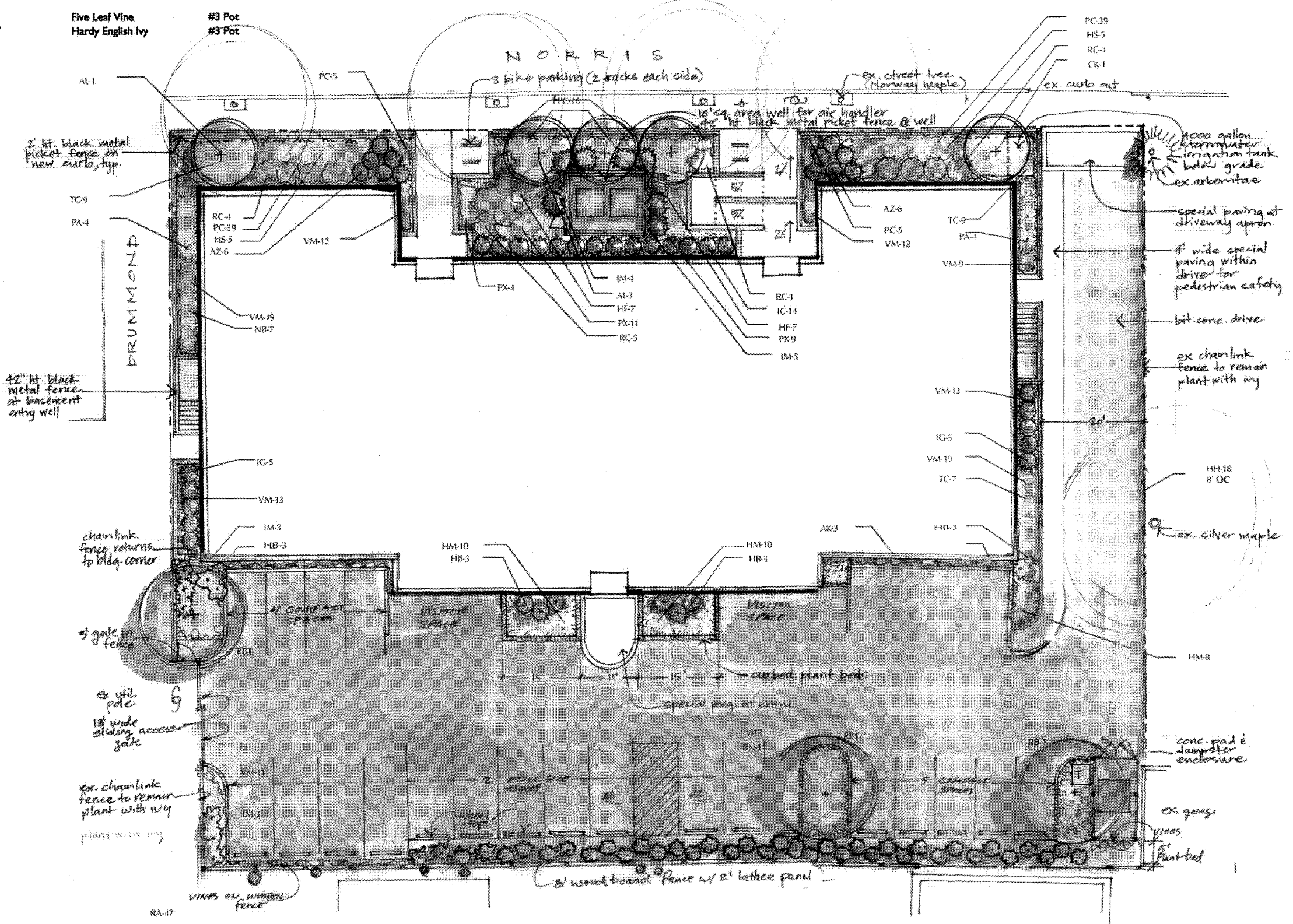
Parcel Block Map

**192**

**PROPOSED PLANT LIST**

SYMB	QTY	LATIN NAME	COMMON NAME	SIZE	NOTES
<b>DECIDUOUS TREES</b>					
AL	4	Amelanchier laevis	Allegheny Serviceberry	1 1/2"-2" cal.	single stem/b&b
CK	1	Cornus kousa	Kousa Dogwood	2-2.5" cal.	b&b
BN	3	Betula nigra 'Heritage'	Heritage River Birch	2.5-3" cal.	b&b
QP	2	Quercus palustris	Pin Oak	2.5-3" cal.	b&b
<b>SHRUBS</b>					
AZ	12	Azalea 'Karen', 'Abigail Adams'	Evergreen azalea varieties	18" ht.	
HB	12	Hydrangea macrophylla	Blue Hydrangea	30" ht.	
IC	14	Ilex crenata 'Green Lustre'	Green Lustre Holly	24" ht.	some shall be male
IG	10	Ilex glabra	Inkberry	24" ht.	some shall be male
IM	15	Ilex meservaea 'China Girl'	China Girl Holly	36" ht.	some shall be male
RA	47	Rhus aromatica 'Lo-Gro'	Lo-Gro Sumac	18" ht.	
RC	14	Rhodo 'Chinoides'	Small Rhododendron	36" ht.	
<b>VINES</b>					
AK	3	Akebia quinata	Five Leaf Vine	#3 Pot	
HH	18	Hedera Helix 'Baltica'	Hardy English Ivy	#3 Pot	

SYMB	QTY	LATIN NAME	COMMON NAME	SIZE	NOTES
<b>HERBACEOUS</b>					
HF	14	Hosta 'Francis Williams'	Francis Williams Hosta	#2 Pot	
HS	10	Hosta 'Sieboldiana'	Hosta	#2 Pot	
NB	7	Nepeta racemosa 'Blue Wonder'	Blue Wonder Catmint	#2 Pot	
PC	104	Pachysandra terminalis	Japanese Pachysandra	4" pot	
PX	24	Polystichum acrostichoides	Christmas Fern	#2 Pot	
TC	30	Tiarella cordifolia	Foamflower	#1 Pot	
VM	108	Vinca minor	Vinca	4" pots	
<b>ORNAMENTAL GRASSES</b>					
HM	36	Hakonechloa macra 'Aureola'	Golden Hakone Grass	#1 Pot	
PV	17	Panicum virgatum 'Sherandoah'	Switchgrass	#2 Pot	30" O.C.
PA	8	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	#2 Pot	

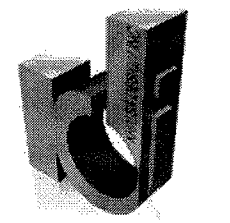


**PROJECT NAME**  
NORRIS STREET RESIDENCES

**PROJECT ADDRESS**  
40 Norris Street,  
Cambridge, MA

**CLIENT**

**ARCHITECT**  
KHALSA DESIGN INC.



17 IVALOO STREET, SUITE 400  
SOMERVILLE, MA 02143  
TELEPHONE 617-361-8682 FAX: 617-361-3066

**CONSULTANTS:**  
Blair Hines Design  
Associates  
LANDSCAPE ARCHITECTS  
318 HARVARD STREET, SUITE 25  
BROOKLINE, MA 02446  
617-735-1180

**REGISTRATION**

Project number 00000  
Date December 13, 2011  
Drawn by KP  
Checked by JSK  
Scale 1"=10'-0"

**REVISIONS**

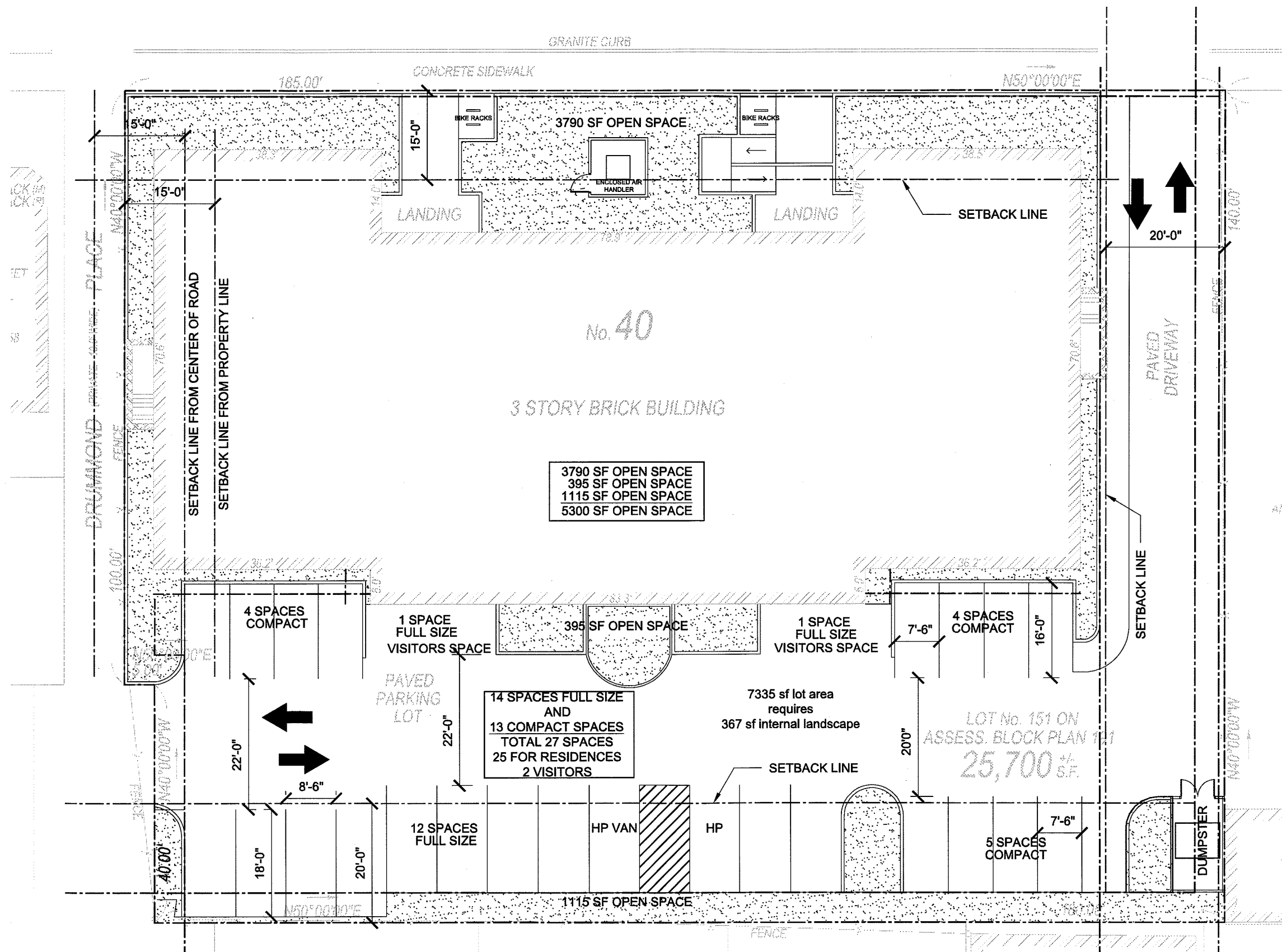
No.	Description	Date
1	Revise planting	1/12/12
2	TRANSFORM PAD	2/1/12

**ILLUSTRATIVE LANDSCAPE PLAN**

**L-1**

NORRIS STREET, CAMBRIDGE MA

# NORRIS (PUBLIC - 40.0' WIDE) STREET

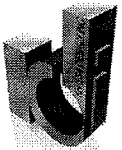


**PROJECT NAME**  
40 NORRIS STREET

**PROJECT ADDRESS**  
40 NORRIS STREET  
CAMBRIDGE, MA

**CLIENT**  
Mouhab Z. Rizkallah

**ARCHITECT**  
KHALSA DESIGN INC.



17 WALDOO STREET, SUITE 400  
SOMERVILLE, MA 02143  
TELEPHONE 617-691-8882 FAX: 617-691-2088

**CONSULTANTS:**  
**LANDSCAPE ARCHITECT**  
BLAIR HINES DESIGN ASSOCIATES  
318 HARVARD STREET, STE 25  
BROOKLINE, MA 02446  
T: (617) 733-1150

**REGISTRATION**

Project number 10051  
Date 11-28-11  
Drawn by wc  
Checked by JSK  
Scale

**REVISIONS**

No.	Description	Date
1	ADDED SETBACK LINES	12/8/2011
2	PARKING LAYOUT	1/10/2011

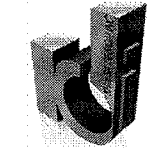
**PARKING LAYOUT**  
**P-1**  
10051\_40 NORRIS ST.

**PROJECT NAME**  
40 NORRIS STREET

**PROJECT ADDRESS**  
40 NORRIS STREET  
CAMBRIDGE, MA

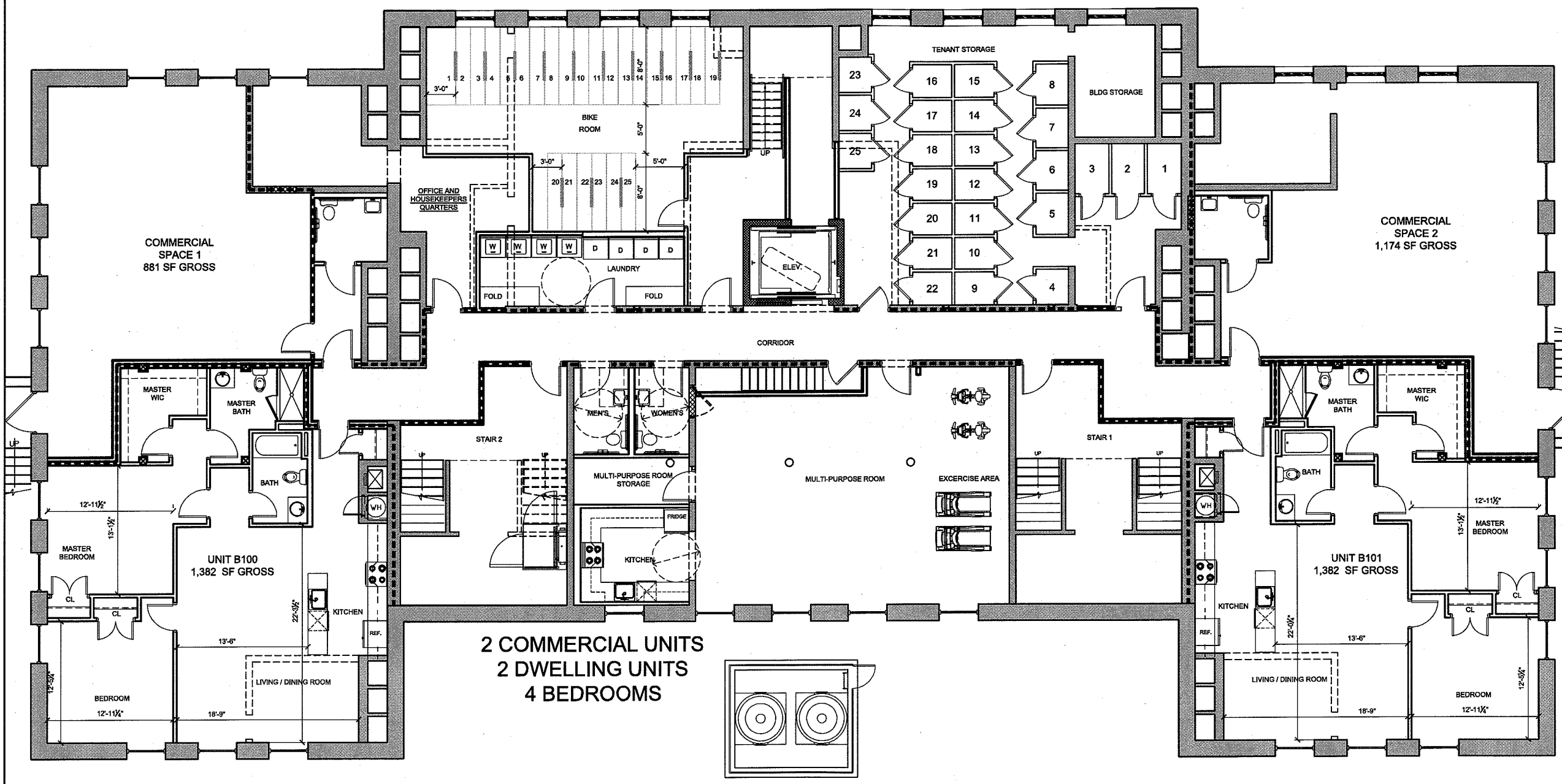
**CLIENT**  
Mouhab Z. Rizkallah

**ARCHITECT**  
KHALSA DESIGN INC.



17 WALDOO STREET, SUITE 400  
SOMERVILLE, MA 02143  
TELEPHONE 617-591-9852 FAX: 617-691-2998

**CONSULTANTS:**  
LANDSCAPE ARCHITECT  
BLAIR HINES DESIGN ASSOCIATES  
518 HARVARD STREET, STE 25  
BROOKLINE, MA 02448  
T:(617) 730-1180



**2 COMMERCIAL UNITS**  
**2 DWELLING UNITS**  
**4 BEDROOMS**

**1 LOWER LEVEL FLOOR PLAN**  
3/16" = 1'-0"

WALL LEGEND	
	NEW WALLS
	EXISTING WALLS
	DEMISING WALL

**REGISTRATION**

Project number	10051
Date	11-28-11
Drawn by	JLW
Checked by	JSK
Scale	3/16" = 1'-0"

REVISIONS		
No.	Description	Date
1	ADDED LEGEND	12/9/2011
2	COOLING TOWER	12/16/2011
3	UNIT NUMBERS	01/10/2012

**LOWER LEVEL FLOOR PLAN**

**A100**  
10051\_40 NORRIS ST.