



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: 114 Inman Street

Zoning District: Residence C-1

Applicant Name: 11 Development, LLC

Applicant Address: 5 Wells Avenue, Newton MA

Contact Information: 617.492.4100 jrafferty@adamsrafferty.com

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.*

5.28.2 Conversion of Non Residential Structure to Residential Use

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

Survey, Site Plan, Existing and Proposed Elevations, Floor Plans, Photographs

Signature of Applicant: _____

John J. Rafferty Atty for 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

b. SPECIAL PERMIT APPLICATION – SUMMARY OF APPLICATION

Project Name: Address of Site: 114 Inman Street Applicant: 11 Development, LLC Planning Board Project Number: (CDD)
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Hearing Timeline (CDD)

Application Date: _____

Planning Board 1st Hearing Date: _____ *

(PUD Development Proposal, other special permit)

Planning Board Preliminary Determination: _____ *

(PUD Development Proposal)

Second Submission Date: _____ *

(PUD Final Development Plan)

Planning Board 2nd Hearing Date: _____ *

(PUD Final Development Plan)

Final Planning Board Action Date: _____ *

(PUD Final Development Plan, other special permit)

Deadline for Filing Decision: _____ *

**Subject to extension by mutual agreement of the Applicant and the Planning Board*

Requested Relief: (include other boards and commissions)

- Section 5.28.2 Conversion to Residential Use _____
- Section 5.31 _____

Project Description

Brief Narrative: Applicant seeks to convert former church to a multi-family building containing four (4) dwelling units.

Project Size:

- Total GFA: 7,707 sf
- Non-residential uses GFA: N/A
- Site Area (acres and SF): 7,644 sf
- # of Parking Spaces: 5

Proposed Uses:

- # of Dwelling Units: 5
- Other Uses N/A
- Open Space (% of the site and SF) 0

Proposed Dimensions:

- Height: 33'
- FAR: 1.22

*proposed GFA of converted church. Total GFA including single family is 9,361 sf

SUPPORTING STATEMENT FOR A SPECIAL PERMIT

Please describe in complete detail how you meet each of the following criteria referring to the property and proposed changes or uses which are requested in your application. Attach sheets with additional information for special permits which have additional criteria, e.g. fast food permits, comprehensive permits, etc., which must be met.

Granting the Special Permit requested for 114 Inman Street would not be a detriment to the public interest because:

A) Requirements of the Ordinance can or will be met for the following reason:

Section 5.28.2 authorizes the Planning Board to grant a Special Permit to convert non residential structures to a residential use. The proposed conversion of this former church to a four unit multi-family is in compliance with the number of dwelling units allowed under Section 5.28.22 and the underlying Residence C-1 Zoning District.

B) Traffic generated or pattern of access or egress would not cause congestion hazard, or substantial change in established neighborhood character or the following reasons:

Traffic patterns of access and egress would be unchanged. Moreover, the intensity of the use of the parking lot will be more compatible with the existing residential neighborhood as a four unit multi-family dwelling than it was as a church.

C) The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would not be adversely affected by the nature of the proposed use for the following reasons:

The existing adjacent uses are all residential and will not be adversely affected by a four unit multi-family dwelling.

D) Nuisance of hazard would not be created to the detriment of the health, safety and/or welfare of the occupants of the proposed use or the citizens of the City for the following reasons:

The building will be renovated in accordance with all safety, health and building code requirements.

E) For other reasons, the proposed use would not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this Ordinance for the following reasons:

The conversion of the building from a non-conforming institutional use to a four unit dwelling is consistent with the provisions of Section 5.28.2 and the underlying Residence C-1 Zoning District.

DIMENSIONAL FORM

Project Address: 114 Inman

Application Date:

	Existing	Allowed or Required (max/min)	Proposed	Permitted
Lot Area (sq ft)	7,644 sf	5,000 sf	7,644 sf	
Lot Width (ft)	50'	50'	50'	
Total Gross Floor Area (sq ft)	8,247 sf	5,748 sf	7,495 sf*	
Residential Base	1,893 sf	5,748 sf	7,495 sf*	
Non-Residential Base	N/A	N/A	N/A	
Inclusionary Housing Bonus	N/A	N/A	N/A	
Total Floor Area Ratio			1.22**	
Residential Base	.24	.75	1.22	
Non-Residential Base	.83	.75	0	
Inclusionary Housing Bonus	N/A	N/A	N/A	
Total Dwelling Units	1	5	5	
Base Units	1	5	5	
Inclusionary Bonus Units	0	0	0	
Base Lot Area / Unit (sq ft)	7,644	1,500	1,528	
Total Lot Area / Unit (sq ft)	7,644	1,500	1,528	
Building Height(s) (ft)	<35'	35'	33'	
Front Yard Setback (ft)	15' 11"	10'	15' 11"	
Side Yard Setback (ft)	4' 3"	7' 6"	no change	
Side Yard Setback (ft)	0	7' 6"	no change	
Rear Yard Setback (ft)	2'8"	30'	no change	
Open Space (% of Lot Area)	0%	30%	no change	
Private Open Space				
Permeable Open Space				
Other Open Space (Specify)				
Off-Street Parking Spaces	0	6	6	
Long-Term Bicycle Parking	0	5	5	
Short-Term Bicycle Parking	0	1	1	
Loading Bays	N/A	N/A	N/A	

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

*reflects the GFA of hte proposed, converted church. The single family structure will contain an additional 1,771 square feet and proposed dormers which will require a variance from the Board of Zoning Appeal will contain an additional 212 sf.

**Proposed FAR includes pre-existing single family structure which is not subject to the Special Permit and proposed dormers which will require relief from the Board of Zoning Appeal

Project Description

This is an application by 11 Development, LLC pursuant to Section 5.28.2 of the Zoning Ordinance seeking to authorize the conversion of the former Portuguese Baptist Church at 114 Inman Street into a multi-family residential building containing four dwelling units. The site also contains a semi-detached single family dwelling that formerly served as the rectory. That building will be used as a single family dwelling and will be renovated by removing a portion of the structure at the rear and adding a dormer. Since that building was originally designed and built for a residential use, it is not included in this Special Permit application.

In addition to the work being proposed within the interior of the former church, the applicant is also seeking to add four dormers and four residential decks on the second floor. That work will require a variance from the Board of Zoning Appeal to authorize an additional 212 square feet of gross floor area to the buildings.

The existing parking area on the lot will be improved with plantings, pavers, and long term bicycle storage. The site will be designed to accommodate four parking spaces for the units proposed for the former church and a fifth parking space for the single family dwelling.

Early Community Engagement Summary

11 Development, LLC hosted an Early Community Engagement Meeting at 114 Inman Street on Monday, September 18 at 7:00pm. A proposed invitation list was submitted to the Community Development Department in August for review and comment. Two weeks prior to the meeting, invitations were sent to the approved list.

Invitations were sent to property owners along Inman Street and Amory Street. Also notified were the Mid-Cambridge Neighborhood Association and proximate members of the East Cambridge Business Association.

Present at the Community Meeting were representatives of the applicant, the project architect, Khalsa Design, and local land use counsel. The meeting began with a welcome and introduction by Attorney James J. Rafferty. The development team outlined the specific nature of the application to the attendees and shared copies of the proposed plans for a six unit multi family building. Neighbors and abutters expressed concern about the location of windows in the proposed dormers and the efficiency of the proposed 7 vehicle parking lot.

After further review, the applicant decided to reduce the number of units in the former church from six to four and reduce the parking lot from seven vehicles to five. Correspondence was sent to neighbors who attended the meeting information them of the changes as well as the date of the Planning Board hearing.

OWNERSHIP CERTIFICATE

Project Address: 114 Inman Street

Application Date:

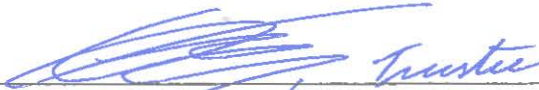
This form is to be completed by the property owner, signed, and submitted with the Special Permit Application:

I hereby authorize the following Applicant: 11 Development, LLC
at the following address: 1 Wells Avenue, Newton MA
to apply for a special permit for: Dwelling Unit Conversion
on premises located at: 114 Inman Street
for which the record title stands in the name of: Portuguese Baptist Mission Trust
whose address is: 114 Inman Street

by a deed duly recorded in the:

Registry of Deeds of County: Middlesex Book: 4900 Page: 55

OR Registry District of the Land Court, Certificate No.: _____ Book: _____ Page: _____



Signature of Land Owner (If authorized Trustee, Officer or Agent, so identify)

To be completed by Notary Public:

Commonwealth of Massachusetts, County of Middlesex

The above named Duarte M. Carvalho personally appeared before me,

on the month, day and year 11/3/2017 and made oath that the above statement is true.

Notary: Jose C. Biaseffa

My Commission expires: _____

