

CITY OF CAMBRIDGE CAMBRIDGE CITY HALL, 795 MASSACHUSETTS AVENUE CAMBRIDGE MASSACHUSETTS 02139 OFFICE OF THE CITY CLERK CAMBRIDGE. MASSACHUSETTS CAMBRIDGE, MASSACHUSETTS 02139

2021 OCT 13 PM 12: 32

TO THE CITY COUNCIL OF THE CITY OF CAMBRIDGE:

hereby petitions the City Council of the City of					
Cambridge to amend the Zoning Ordinance of the City of Cambridge, as amended, as follows:					
Amend the Zoning Map in the area(s) set forth in the attached text description(s) and map(s) by					
□ changing the base Zoning District(s) fromto a new zoning designation(s) of					
Creating a new Overlay Zoning District(s) entitled					
☐ deleting or amending the boundaries of the current Overlay Zoning District(s) entitled					
 Amend the text of the Zoning Ordinance as set forth in the attached text by inserting a new Article(s) and/or section(s) numbered and entitled 					
□ deleting the current Article(s) and/or section(s) numbered and entitled					
✓ amending the current Article(s) and/or section(s) numbered and entitled 1. 207.5.2.3					
with the intent of "YARD SETBACITS" - MODIFYING SETBACIT					
Contact Person: NORMa Wasse					
Street Address: 175 Richdale AVE.					
Telephone Number: $617 - 306 - 4916$					
E-mail Address: normawassele vahou cum					

Attach the following materials:

- 🗹 Signatures of 10 or more Cambridge residents registered to vote in Cambridge (if applicable see attached page template)
- I Map Amendments: a map and text description describing the exact boundaries of the area to be rezoned
- I Text Amendments: a document providing the exact wording of all inserted, deleted, or amended sections (also provide in a word processing format to <u>cityclerk@cambridgema.gov</u>)

FOR CITY CLERK USE ONLY – Zoning Petition Number:

Submission Date:

Page _____ of _____

Petition to Amend the Zoning Ordinance of the City of Cambridge with the intent of: [Modifying yard setback per attached

	Signature	Name	Address	Date	1
1	~	Michael Jeremy Yamin	205 Richdale Ave, A-12	10-09-21	V
2	Mhin Cly gw	Alicia Ely Yamin	205 Richdale Ave, A-12	10-09-21	
3	Kezeiger	Kathryn Geiger	205 Richdale A19	10/9/21	\swarrow
4	Tudith R. F. Ch	JUDINTRSIZER	205 Richdole A-8	10/9/21	V
5	Cand Chang	Carol Lo Cheung	189 Richdale B10	10/10/21	$ \vee$
6	Tom Cuyn -	Tom Cioppa	189 Richdely Blu	10/10/2	V
7	Barry Bayllyn	Barry Unger	189 Richtale Ave B-9	10-10-5	102
8	first ask	Justin Watte	189 Riddale Are 154	19/10/202	1
9	Jinda Ju	Linda Liy	189 Richdale Ave. B4	10/10/2021	\vee
10	Nome Wassel	Novema Wassel	175 Richdele Ave.		PIV
11	Sunal, Stenfla	Susan Sternfeld	175 Richdale M.	10/12/-	ZV
12	Poel sterfell	JOE STERNFELD	175 Richdale A.	10/01	12
13	Luni	Joan Helfmon	175 Richdole tre	10/12	ev/
14	latere Oliver	Palvicz Oliver	21 Walden 39 Roj	10/12/2	1
15	John B Relson	John Nelson	175 Richdele Ave 4/02	10/2/21	V
16	W/W/	Walter Kasell	175 Richdale Arc	work	V
17	Willi & the	William S. Huber	175 Richdale Aver #212	10/12/21	V
18	Semnellas	FEMTHAJUICEUS	21 Walden Schiff	10100	1
19	Camin Rend-E	Shure Reid-	I walk & RJ#58	10.12.2	J
20	What CK	MARTHEW GORMLEY	175 RICHDALE AUG	10.12.2	V
	1. Punlate	Priscilla Lee	175 Richdale Hoe	10.12.2	·V
22	Malun Hatnh	WILLIAM BETSCH	162 RICHDALE AVE	10-12-21	\checkmark

FOR CITY CLERK USE ONLY – Zoning Petition Number:

11.207.5.2 Dimensional Standards for AHO Projects

11.207.5.2.3 Yard Setbacks

(a) For the purposes of this Section, the applicable District Dimensional Standards shall not include yard setback requirements based <u>solely</u> on a formula calculation as provided in Section 5.24.4 of the Zoning Ordinance but shall include non-derived minimum yard setback requirements set forth in Article 5.000 or other Sections of this Zoning District <u>but no less than</u> <u>50% of the Base District formula calculations in all cases.</u>

(b) Front Yards. An AHO project shall have a minimum yard minimum front yard setback 15 feet, except where the District Dimensional Standards establish a less restrictive requirement, or may be reduced to the average of the front yard setbacks of the four (4) nearest pre-existing principal buildings that contain at least two Stories Above Grade and directly front the same side of the street as the AHO project, or may be reduced to a minimum of ten (10) feet in the case of an AHO project on a corner lot <u>but no less than 50% of the Base</u> <u>District formula calculations in all cases</u>. Where the District Dimensional Standards set forth different requirements for residential and non-residential uses, the non-residential front yard setback requirements shall apply to the entire AHO Project if the Ground Story contains a non-residential use as set forth in Section 11.207.4 paragraph (b) above; otherwise, the residential front yard setback shall apply.

(c) Side Yards. An AHO project shall have a minimum side yard setback of seven and one-half (7.5) feet or may be reduced to the minimum side yard setbacks set forth in the district dimensional standards for residential uses that is not derived by formula if it is less restrictive but no less than 50% of the Base District formula calculations in all cases.

(d) Rear Yards. An AHO project shall have a minimum rear yard setback of twenty (20) feet or may be reduced to the minimum rear yard setback set forth in the District Dimensional Standards for residential uses that is not derived by formula if it is less restrictive.

(e) Projecting eaves, chimneys, bay windows, balconies, open fire escapes and like projections which do not project more than three and one-half (3.5) feet from the principal exterior wall plane, and unenclosed steps, unroofed porches and the like which do not project more than ten (10) feet beyond the line of the foundation wall and which are not over four (4) feet above Grade, may extend beyond the minimum yard setback.

(f) Bicycle parking spaces, whether short-term or long-term, and appurtenant structures such as coverings, sheds, or storage lockers may be located within a required yard setback but no closer than seven and one-half (7.5) feet to an existing principal residential structure on an abutting lot.