

19960710

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
CITY OF CAMBRIDGE
INSPECTIONAL SERVICES
'96 JUL 10 PM 2 42



INSTRUCTIONS:

In order to obtain permission for a driveway cut or opening you must first get approval from the Department of Inspectional Services on the zoning requirements for off-street parking, including the cooperation of your immediate abuttors.

To receive a review from Inspectional Services you must fill out Part I of the application. Be sure to draw your plot plan on Drawing 1, choosing the lot that represents your lot's position, i.e. corner or interior. You must also include a sketch of the proposed driveway, including dimensions, on Drawing 2. You may then calculate the cost of the driveway by using the formula based on your choice of surfaces. You must also include a signed abuttor sheet for each of your abuttors: back yard, one on either side and the abuttor directly across the street.

Once you have gathered this information on the application, it should be submitted to:

Zoning Officer
Inspectional Services
831 Massachusetts Avenue
Cambridge, MA 02139

If the application is approved by Inspectional Services, it will then be sent on to Traffic and Parking, the Historical Commission and the Department of Public Works. If approved by Public Works, the application and backup will be sent to the City Council for their approval. Once the City Council approves, the driveway curb cut can be installed. However, the full cost of the cut must be paid to Public Works before the work will start.

If, however, Inspectional Services denies your application you may then appeal to the Zoning Board of Appeals.

Michael Reddington

DATE: / /

PART I:

Address of proposed curb cut or off-street parking facility: <u>248 CHESTNUT STREET *</u>	
Frontage: <u>74.60 Chestnut 75.75 PLEASANT</u>	Block and Lot: <u>TAX MAP NO. 100/LOT NO. 75</u>
Setback (distance from building to sidewalk): _____	
Distance from proposed driveway to surrounding structures and property line: <u>5' from property line</u>	
Dimensions of proposed driveway: <u>SEE ATTACHED SITE PLAN</u>	
Location of any trees, sign posts, fire hydrants, utility poles, etc., in direct vicinity of proposed driveway: _____	

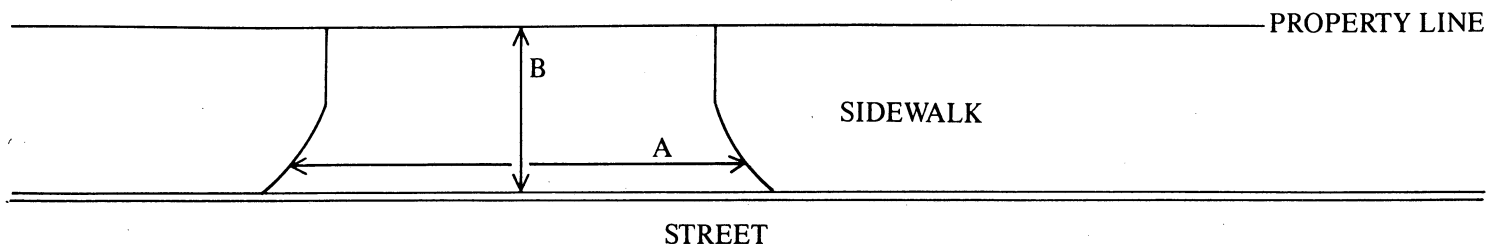
- ☒ Plot plan is included
- ☒ Sketch of driveway with cost estimate is included
- ☐ All abuttor's forms are included

* NOTE: PROPOSED CURB CUT IS ON PLEASANT STREET.

DRAWING 2:

SKETCH OF PROPOSED DRIVEWAY WITH COST ESTIMATE

CITY OF CAMBRIDGE



$$A = \underline{16} \text{ FT.} \div 3 = \underline{5.33} \text{ YARDS}$$

$$B = \underline{7} \text{ FT.} \div 3 = \underline{2.33} \text{ YARDS}$$

$$A \times B = \underline{12.42} \text{ SQUARE YARDS}$$

COST ESTIMATE:

BRICK: _____ SQUARE YARDS $\times$ \$70/SQUARE YARD = \$ _____

BRICK ON CONCRETE: _____ SQUARE YARDS $\times$ \$85/SQUARE YARD = \$ _____

CONCRETE: 12.42 SQUARE YARDS $\times$ \$40/SQUARE YARD = \$ 496.80

ASPHALT: _____ SQUARE FEET $\times$ 1 TON/40 SQUARE FEET $\times$ \$125/TON = \$ _____

DEPARTMENT OF PUBLIC WORKS SCHEDULED DATE FOR CONSTRUCTION:

/ /

DEPARTMENT OF PUBLIC WORKS STATED FEE: \$ _____

The undersigned agrees to pay the stated fee for the driveway installation in full within two (2) weeks of the estimated starting date of construction before the Department of Public Works shall proceed with construction:

Owner's signature:

Thomas Chaswell for Michael Redding Date: 7/8/96

Address:

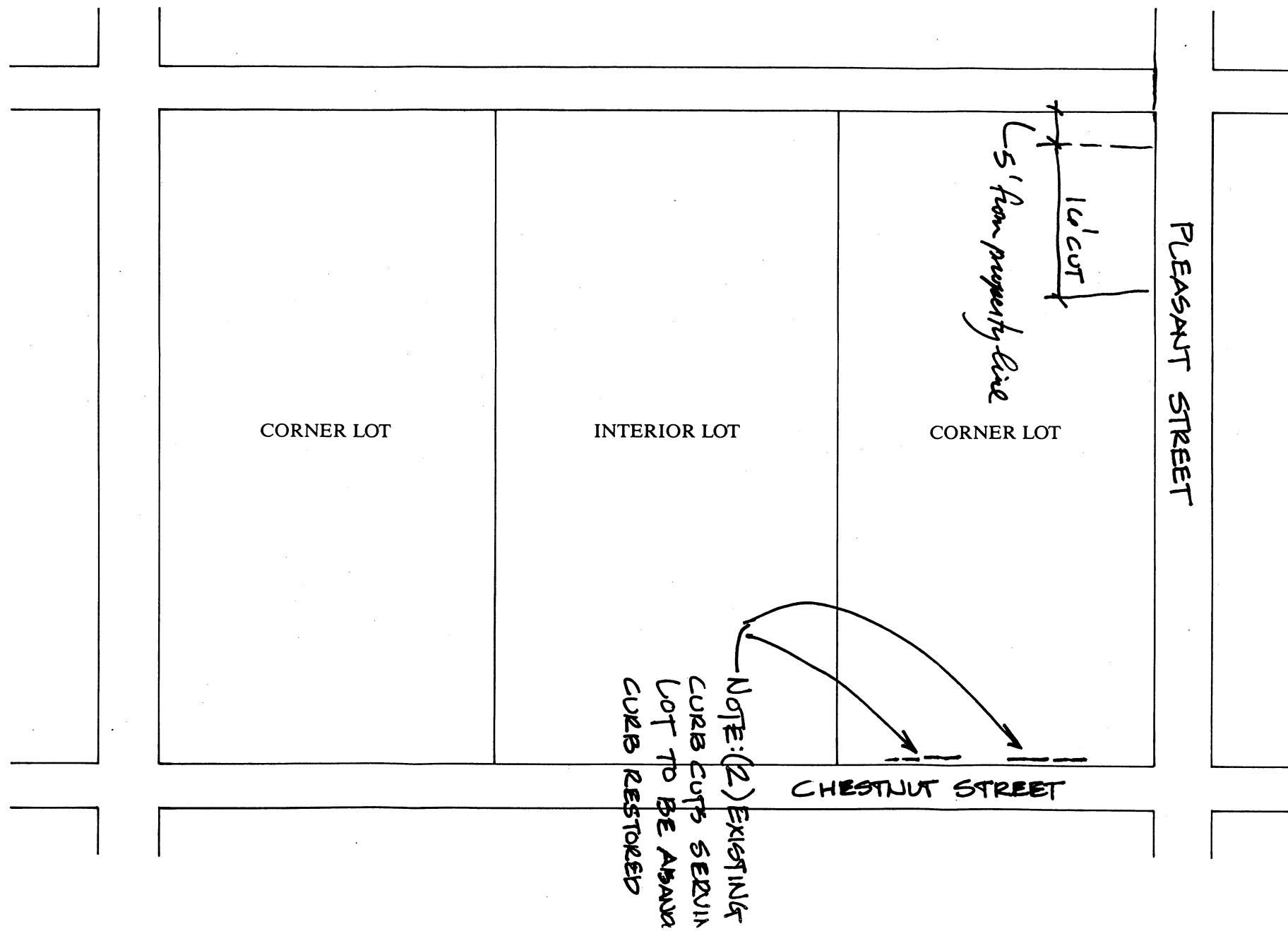
4 Cook St 2 - Charlestown MA 02129

Funds Received: \$ _____

Check Number: _____

DRAWING 1:

PLEASE INDICATE LOCATION OF HOUSE AND DRIVEWAY.
BE SURE TO GIVE DIMENSIONS OF LOT.



CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

To Whom It May Concern:

As owner or agent of Gerardo M. Fonseca

(Tenant)
7415.

☒ approval

Cambridge, Massachusetts, I do hereby declare ☐ disapproval

of the installment of: Closing 2 Curb Cuts

~~Off-Street Parking Facility~~ located at 249 Chestnut Street -

and Opening 1 Curb Cut to be located on Pleasant St.

Signed: [Signature] Date: 6/26/96

Address: 249 Chestnut Street

To Whom It May Concern:

As owner or agent of _____

☐ approval

Cambridge, Massachusetts, I do hereby declare ☐ disapproval

of the installment of:

Off-Street Parking Facility located at _____

Signed: _____ Date: _____

Address: _____

To Whom It May Concern:

As owner or agent of _____

☐ approval

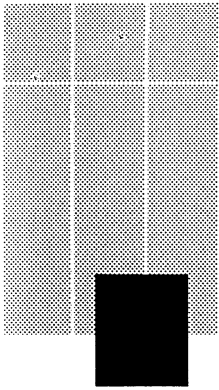
Cambridge, Massachusetts, I do hereby declare ☐ disapproval

of the installment of:

Off-Street Parking Facility located at _____

Signed: _____ Date: _____

Address: _____



8 July 1996
City of Cambridge
Inspectional Services Department
831 Massachusetts Avenue
Cambridge, Massachusetts 02139
Att: Ranjit Singanayagam, Zoning Officer
Re: Application for Curbcut Relevant to:
Application for Permit to Construct 3 Unit Townhouse
248 Chestnut Street, Cambridge MA

Thomas Driscoll

Dear Ranjit

AIA
Architecture
&
Design

Enclosed you will find an application for a new curbcut to accomodate offstreet parking for the proposed 3 unit townhouse development currently in review under an application for permit. You will note that one abuttor's form is included in this application material. It should be noted that repeated efforts have been made to contact all abuttors relative to this application and that the abuttors form, a site plan and an accompanying memo together with a stamped envelope for mailing have been districuted to each residence abutting the property. A copy of these materials are included for your review. This material was distributed to the following addresses:

<i>address</i>	<i>location to 248 Chestnut</i>
170 Pleasant Street	rear of lot
172 Pleasant Street	rear of lot
242 Chestnut Street	left side
244 Chestnut Street	left side
245 Chestnut Street	across street
247 Chestnut Street	across street
249 Chestnut Street	across street (response enclosed)
251 Chestnut Street	across street

4 Cook Street
Suite 2

Charlestown MA

02129
tel
617-242 4437
fax
617-241-7599

To date, I have received no responses to this mailing. I have had discussions with concerned abuttors which I interpreted as generally receptive to the proposal. If responses are received subsequent to this submission they shall be forwarded to your attention promptly.

I am submitting this materia, confident that we have made a good faith effort to notify abuttors and solicit their response to the proposa. Please do not hesitate to contact me with any question or comment relevant to this application.

Thank you.

I

Sincerely



Thomas Driscoll, AIA



27 June 1996

To: Abutters to 248 Chestnut Street

Re: Application to relocate curb cut
@248 Chestnut Street
for Access to Offstreet Parking
Developed Attendant to Residential Development

Thomas Driscoll

AIA

Architecture

&

Design

Enclosed find a City of Cambridge Application for Driveway Cuts and Openings Abuttor's Form. Also enclosed you will find a site plan illustrating the proposal in detail. Proposed is relocation of access to offstreet parking to Pleasant Street and restoration of the curb and walk at the lot's Chestnut Street frontage with the purpose of developing 3 units of housing on the parcel.

This form is provided so that Abutters may register their support or opposition to the proposed change with the City as the application is reviewed. Please fill out the form and return it in the postage paid envelope enclosed. If you have any questions in this regard please do not hesitate to call.

4 Cook Street

Suite 2

Charlestown MA

02129

tel

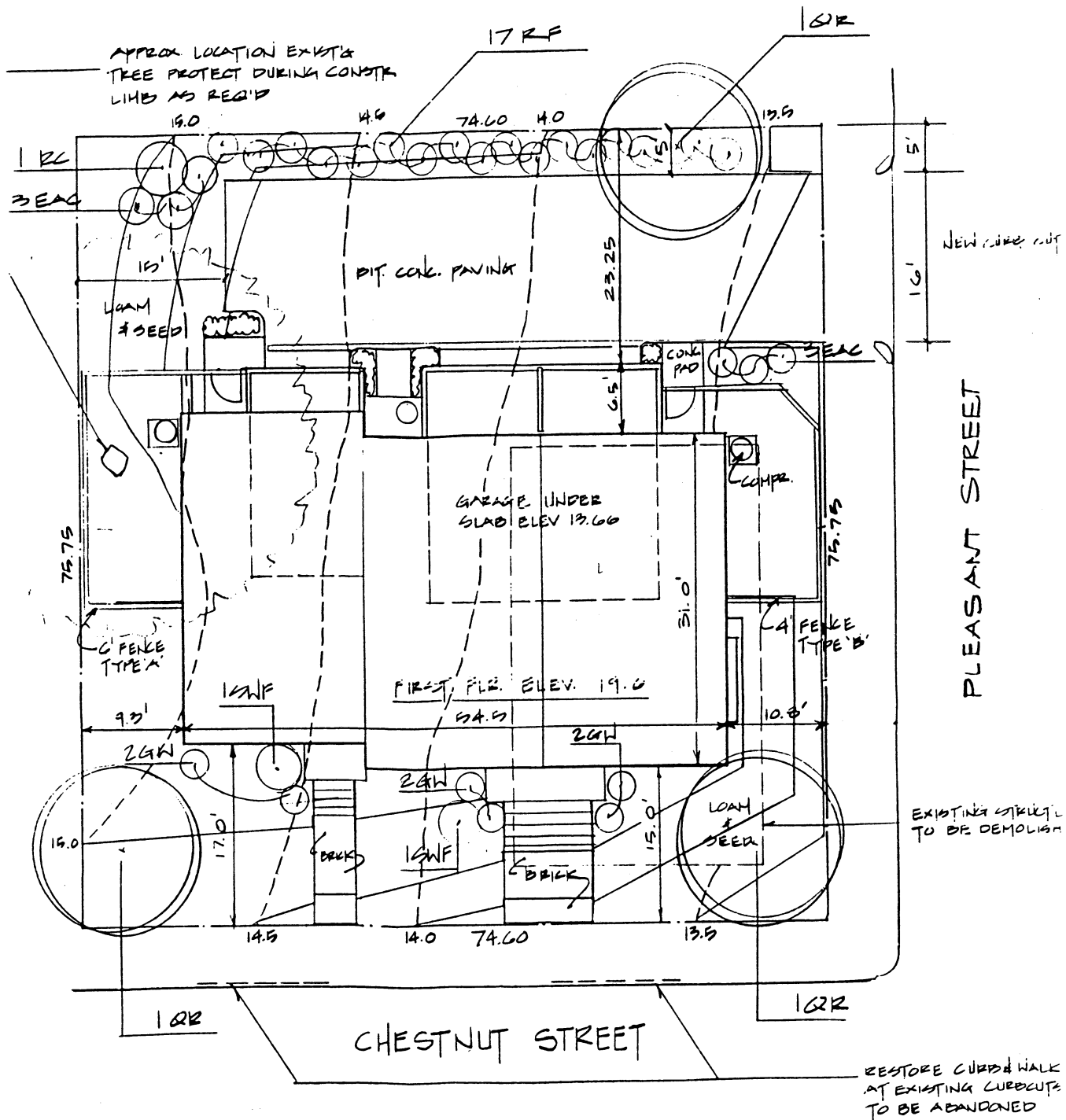
617-242 4437

fax

617-241-7599

Thank you

Thomas Driscoll, AIA



Site Plan

1"=10'

1

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

To Whom It May Concern:

As owner or agent of _____,

☐ approval

Cambridge, Massachusetts, I do hereby declare ☐ disapproval

of the installment of:

Off-Street Parking Facility located at _____

Signed: _____ Date: _____

Address: _____

To Whom It May Concern:

As owner or agent of _____,

☐ approval

Cambridge, Massachusetts, I do hereby declare ☐ disapproval

of the installment of:

Off-Street Parking Facility located at _____

Signed: _____ Date: _____

Address: _____

To Whom It May Concern:

As owner or agent of _____,

☐ approval

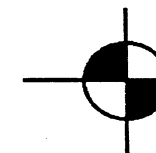
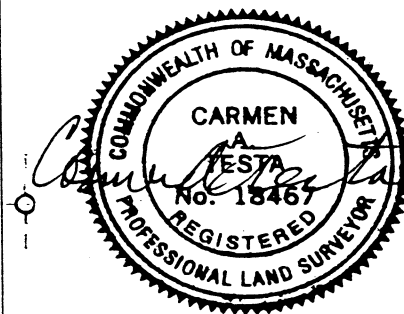
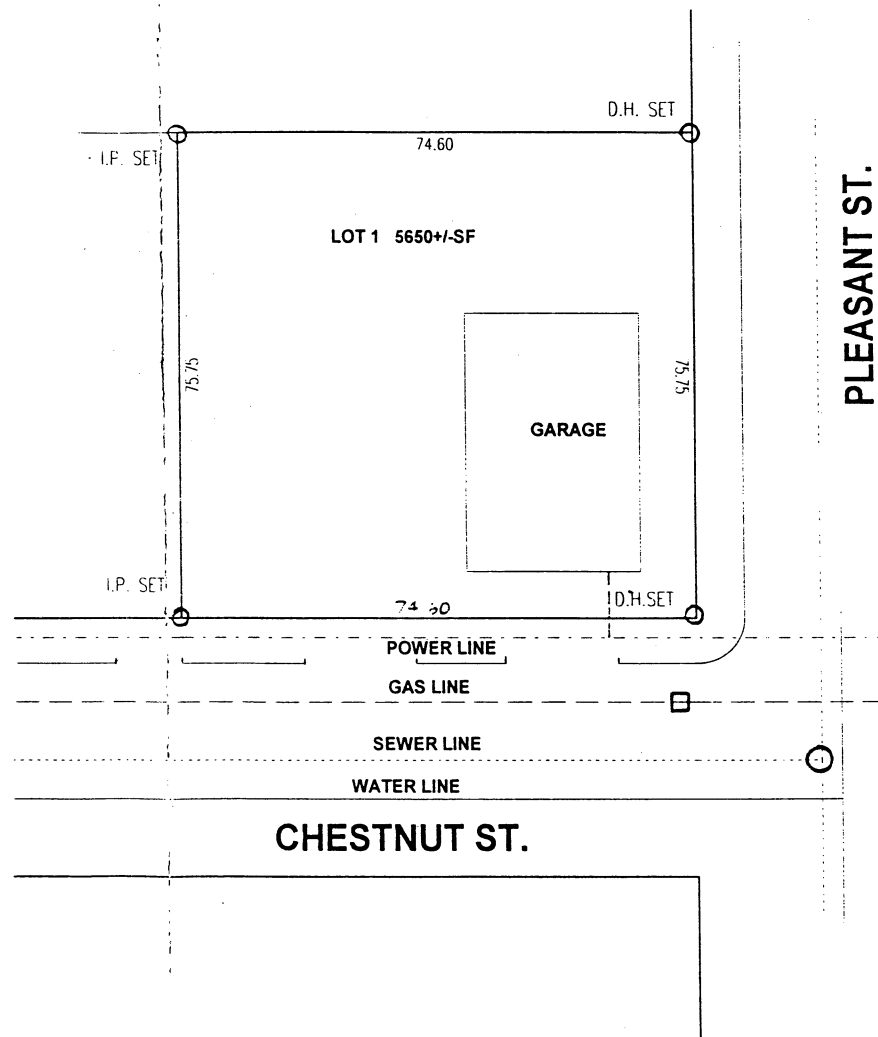
Cambridge, Massachusetts, I do hereby declare ☐ disapproval

of the installment of:

Off-Street Parking Facility located at _____

Signed: _____ Date: _____

Address: _____



Boston
Survey, Inc.
 One Thompson Square
 P.O. Box 220
 Charlestown, MA 02129

(617) 242-1313 Main

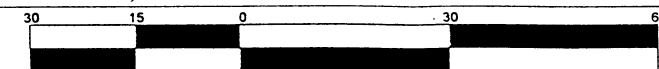
(617) 242-1616 Fax

SITE PLAN
 248 CHESTNUT STREET
 CAMBRIDGE MASS.

96-06120

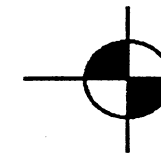
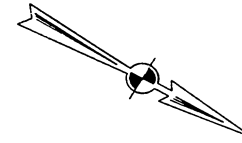
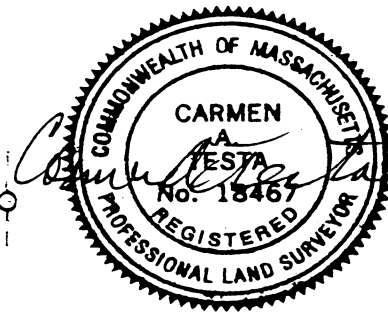
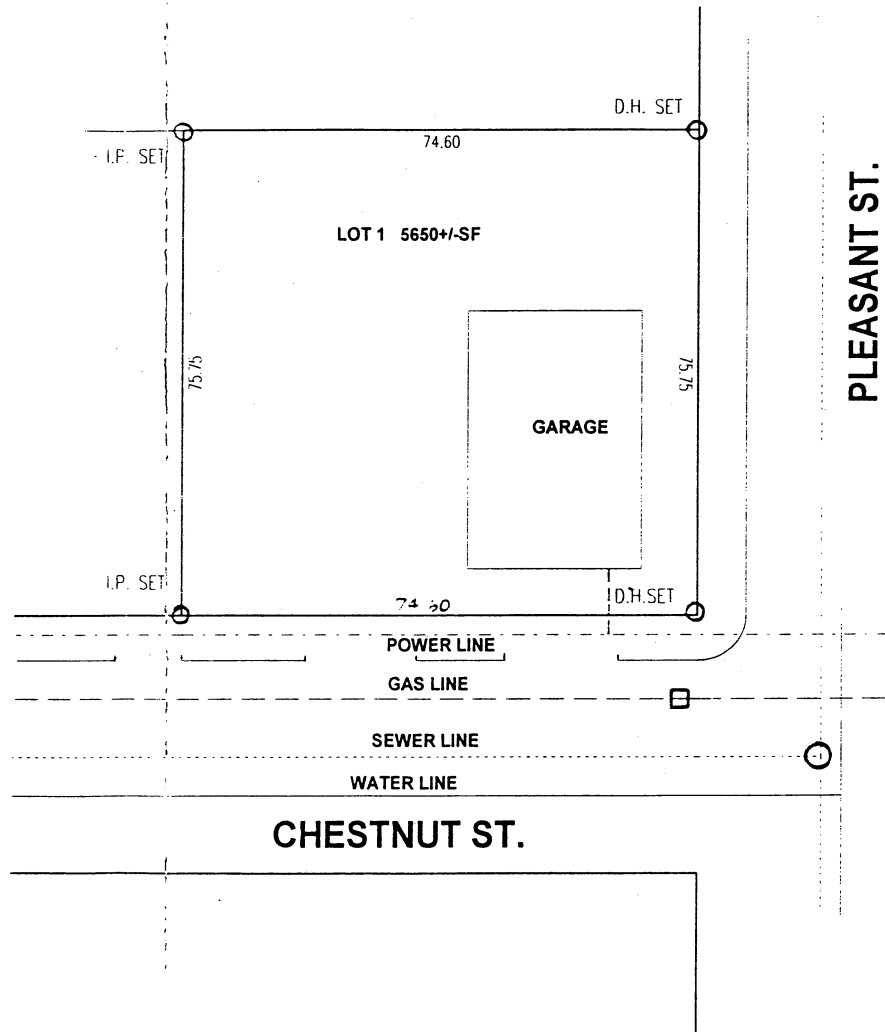
MICHAEL REDDINGTON
 248 CHESTNUT STREET
 CAMBRIDGE, MA

SCALE: 1 inch = 30 feet



SCALE IN FEET

06-15-1996



Boston
Survey, Inc.
 One Thompson Square
 P.O. Box 220
 Charlestown, MA 02129

(617) 242-1313 Main

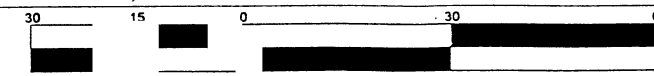
(617) 242-1616 Fax

SITE PLAN
 248 CHESTNUT STREET
 CAMBRIDGE MASS.

96-06120

MICHAEL REDDINGTON
 248 CHESTNUT STREET
 CAMBRIDGE, MA

SCALE: 1 inch = 30 feet



SCALE IN FEET

06-15-1996

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS

CITY OF CAMBRIDGE

PART II: INSPECTIONAL SERVICES DEPARTMENT

☐ Application approved

☐ Application denied

Reason: _____

Signature: _____

Date: _____

Title: _____

PART III: TRAFFIC AND PARKING DEPARTMENT

☐ Application approved

☐ Application denied

Reason: _____

Signature: _____

Date: _____

Title: _____

PART IV: HISTORICAL COMMISSION

☐ Application approved

☐ Application denied

Reason: _____

Signature: _____

Date: _____

Title: _____

PART V: PUBLIC WORKS DEPARTMENT

☐ Application approved

☐ Application denied

Reason: _____

Signature: _____

Date: _____

Title: _____



City of Cambridge

1.

IN CITY COUNCIL

December 22, 1997

COUNCILLOR DUEHAY
COUNCILLOR DAVIS
COUNCILLOR GALLUCCIO
COUNCILLOR TRIANTAFILLOU

ORDERED: That all items pending before the City Council and not acted upon by the end of the 1997 legislative session be placed in the files of the City Clerk without prejudice, subject to recall by any member, provided that those proposed ordinances which have been passed to a second reading, advertised and listed under "Unfinished Business," and further provided that any items pending in committee may, at the discretion of the committee, be forwarded to the next City Council.

In City Council December 22, 1997.

Adopted by the affirmative vote of eight members.

Attest:- D. Margaret Drury, City Clerk.

A true copy;

A handwritten signature in black ink, reading "D. Margaret Drury". The signature is written in a cursive style with a large, looped "D" and "y".

ATTEST:-

D. Margaret Drury
City Clerk



9

CITY OF CAMBRIDGE
INTEROFFICE CORRESPONDENCE

TO: Margaret Drury
City Clerk

DATE: September 3, 1996

FROM: Ranjit Singanayagam
Assistant Commissioner/Zoning Specialist MS

SUBJECT: Curb Cut Application For 248 Chestnut Street.
#19960710

I am forwarding the Curb Cut application to the other agencies, despite no approvals from abutters. Some abutters are opposed to this curb cut, but the driveway conforms to the Cambridge Zoning Ordinance and parking is within the now 2 family dwelling to be constructed.

If any questions, please call me at 349-6104.

RECEIVED
CITY CLERK
SEP 4 11 51 AM '96
CITY OF CAMBRIDGE

Anastasia Manolas
172 Pleasant Street
Cambridge, MA 02139

22-1

TO: The Honorable Shiela Russell, Mayor of the City of Cambridge
and
The Honorable members of the Cambridge City Council

RECEIVED BY
OFFICE OF CITY CLERK
97 MAY 29 PM 2:55
CAMBRIDGE MA.

The purpose of this letter is to reiterate my objections and those of the neighbors in the immediate area to the application for a driveway cut on Pleasant Street.

The following are the issues/problems related to the driveway cut:

- **No Need For a New Driveway Cut** -- presently there exists two curb cuts at 248 Chestnut Street property which would give access to the three townhouses that the developer plans to build.
- A Pleasant Street curb cut will create a **blind driveway** -- presenting a dangerous crossing for children walking to the Morse School, and pedestrians (families) walking to Trader Joe's, MicroCenter, Magazine Beach pool, etc.
- **Creates an even more dangerous intersection at Pleasant Street.** Proposed Polaroid site (with two curb cuts along Pleasant Street) development will bring an additional 500 cars entering and exiting the immediate area on Pleasant Street.
- **Increased traffic** --Contingent with the Polaroid's site development plans is the sale of a portion of Polaroid's property running along Pleasant Street This property will be developed into townhouses.
- **Loss of two parking spaces** for the neighborhood -- as it is today it is very difficult finding spaces close to our home. As a lifetime homeowner to lose two spaces in this request appears to be unfair.
- **Lack of interest and concern for the happiness of the neighborhood and the community** -- The developer of 248 Chestnut St. does not plan to live here -- his interest is to sell the property, make his money, and go on to another development.

My neighbors and I would appreciate your taking our concerns very seriously. The developer does not have the same concerns of a lifetime property owner.

We hope the Cambridge City Council gives our sentiments careful consideration and denies this curb cut on Pleasant Street.

I have attached signatures of various abutters and close neighbors who have the same concerns as we do at 170-172 Pleasant Street.

Thank you very much.


Anastasia Manolas

May 21, 1997
attachment

City of Cambridge

RE: Off Street Parking Facility located at 248 Chestnut Street
Cambridge, MA 02139

Closing two cuts at 248 Chestnut Street and a new cut at Pleasant Street

The following abutters/neighbors in the immediate area disapprove the requested curb cut on Pleasant Street.

- 1 Anastasia Manolas, $\frac{170}{172}$ Pleasant Street (owner)
- 2 Ellen M. Lertoukas 170 Pleasant Street
- 3 Anastasia Lertoukas 170 Pleasant Street
- 4 Maureen Van Stuy ²⁴⁹ 251 Chestnut St. (owners)
- 5 William Van Stuy ²⁴⁹ 251 Chestnut St. (owners)
- 6 Pete Omyone 162 Pleasant St. (owners)
- 7 Lenny Joe Shochat 154 PLEASANT ST. OWNERS
- 8 ~~John~~ 152 Pleasant St. owner
- 9 ~~John~~ " " " " " "
- 10 Ann Marie Valeri 23 Florence St
- 11 Dolores Jozzola 23 Florence St (owner)
- 12 Thomas Hahne 156 Pleasant St
- 13 Myr Cohn 156 Pleasant St
- 14 Nancy C Eaton 242 Chestnut St. (owner)
- 15 Katherine Dopes 143 Pleasant St. #3D (owner)
- 16 Elie Yarden 143 Pleasant St. 2A owner

223

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

To Whom It May Concern:

As owner or agent of 249-251 Chestnut St.

☐ approval

Cambridge, Massachusetts, I do hereby declare

☒ disapproval

of the installment of:

Off-Street Parking Facility located at 248 Chestnut Street - closing 2

auto a driveway and new cut at Pleasant St

Signed: William J. VanStuy Jr.

Date: 5/20/97

Address: 249-251 Chestnut St. Cambr. Ma.

To Whom It May Concern:

As owner or agent of _____

☐ approval

Cambridge, Massachusetts, I do hereby declare

☐ disapproval

of the installment of:

Off-Street Parking Facility located at _____

Signed: _____ Date: _____

Address: _____

To Whom It May Concern:

As owner or agent of _____

☐ approval

Cambridge, Massachusetts, I do hereby declare

☐ disapproval

of the installment of:

Off-Street Parking Facility located at _____

Signed: _____ Date: _____

Address: _____

22-4

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

To Whom It May Concern:

As owner or agent of

Constantin Manolar

170 - 172 Pleasant St

☐ approval

Cambridge, Massachusetts, I do hereby declare

☒ disapproval

of the installment of:

Off-Street Parking Facility located at *248 Chestnut Street - closing 2*

cuts a driveway and new cut at Pleasant St

Signed: *Constantin Manolar* Date: *5/19/97*

Address: *172 Pleasant St, Camb*

To Whom It May Concern:

As owner or agent of

☐ approval

Cambridge, Massachusetts, I do hereby declare

☐ disapproval

of the installment of:

Off-Street Parking Facility located at

Signed: Date:

Address:

To Whom It May Concern:

As owner or agent of

☐ approval

Cambridge, Massachusetts, I do hereby declare

☐ disapproval

of the installment of:

Off-Street Parking Facility located at

Signed: Date:

Address:

225

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

To Whom It May Concern:

As owner or agent of

242 Chestnut St

☐

approval

Cambridge, Massachusetts, I do hereby declare

☒

disapproval

of the installment of:

Off-Street: Parking Facility located at 242 Chestnut Street - closing 2

into a driveway and new cut at Pleasant St

Signed:

Nancy Catharine Eaton

Date:

May 20, 1997

Address:

242 Chestnut St Cambridge, Mass

To Whom It May Concern:

As owner or agent of

☐

approval

Cambridge, Massachusetts, I do hereby declare

☐

disapproval

of the installment of:

Off-Street: Parking Facility located at

Signed:

Date:

Address:

To Whom It May Concern:

As owner or agent of

☐

approval

Cambridge, Massachusetts, I do hereby declare

☐

disapproval

of the installment of:

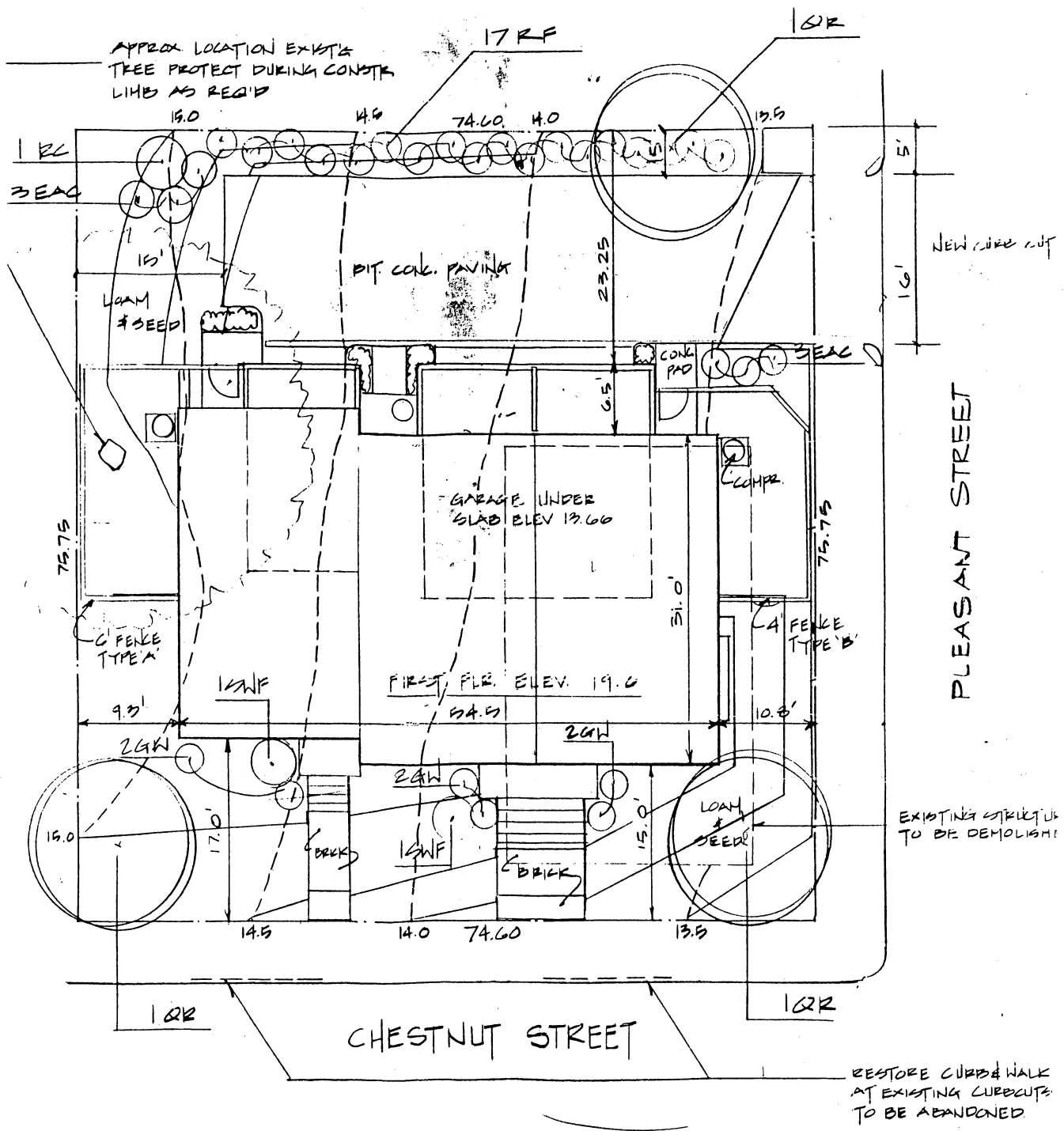
Off-Street: Parking Facility located at

Signed:

Date:

Address:

226



22-7

September 4, 1996 about 2:40pm

Memo to the file:

Re: Telephone conversation with Lauren Preston of the Traffic Dept.

Mr. Preston returned my call concerning the curb cut on Pleasant Street adjacent to 170-172 Pleasant Street.

I voiced my concerns such as the blind driveway - heavy traffic from the Micro Center and Trader Joes - pedestrian and children to and from the Morse School - also during the summer to and from the pool on Memorial Drive.

He did not see any problem with my concerns because Cambridge has all of the above. He said he viewed the property and did not see any problem for three cars in and out of the property. I mentioned to him that they are building three town houses and I am sure that the parking for each town house will have more room than just one car for each house. He did not comment on that.

I mentioned to him that if the driveway was placed on Chestnut Street the traffic problem would not be the amount that travels on Pleasant Street. He mentioned there would be traffic there also.

My feeling was that he was not concerned with anything I mentioned.

I told him that we would be losing two parking spaces on Pleasant Street and he said one and half???? He mentioned we can go to Chestnut Street and park. I told him once a car parks in front of the curb and also the other side of the curb. no way can a car see the driveway. He said that is all over Cambridge. He did not have a concern on the above. I did mention about the children and he said he hoped nothing would happen to them.

I just could not get him to see what dangers would be involved. Again he mentioned those dangers are all over Cambridge. I believe it looks good to him on paper. I told him I do not believe he actually gave it true thought. He said he looked at it and he did not see any problem.

I asked him if he lived in Cambridge and he said "no."

Anastasia Manolas

22+8

Anastasia Manolas
170-172 Pleasant Street
Cambridge, MA. 02139

Res 617-876-7388 (evenings)
Bus. 617-572-6621 (day)

July 15 1996

Mr. Ranjit Singanyagam
FAX 617-349-6132

Dear Mr. Singanyagam:

Thank you very much for taking my call concerning the curb cut on Pleasant Street for the property located at 248 Chestnut Street.

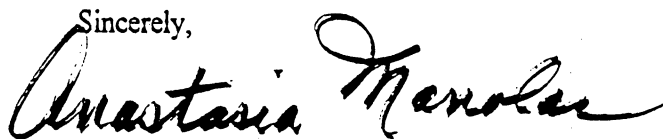
I do have several concerns:

- The curb cut will create a *blind driveway*. The manner in which the automobiles come around the Micro Center and now Trader Joe's would be very dangerous for pedestrians as well as children to and from the Morse School.
- The driveway will be along side our bedroom windows -- my sister and I are both asthmatics and not to mention the lights, noise, again fumes, etc. will be hazardous to our health and very disturbing.
- I believe an open driveway on Pleasant Street would also be a security problem for our property. Makes access to my property more easily accessible because of no close fencing. This property has always been fenced alongside our property.
- We also lose two parking spaces on Pleasant Street. It becomes very difficult in the winter with snow emergency parking.

For your further information I mentioned the above concerns to Mr. Driscoll a couple of times. I also spoke with him on July 11 indicating my disapproval. He told me to sign the form and send it to him. I am now faxing a copy to him.

Is there a city ordinance if the property address, as this property is on Chestnut Street, the parking entrance should also be on Chestnut Street? I question whether the curb cut on Pleasant Street should actually be located on Chestnut Street.

I would appreciate your thorough investigation and evaluation before any approval is given.

Sincerely,

Anastasia Manolas

cc: City Clerks Office

Consent Communication #22

Communication was received from Anastasia Manolas, 172 Pleasant Street, transmitting her objections to the curb cut application at 248 Pleasant Street which appears as Calendar Item #4.

In City Council June 2, 1997

Referred to
Calendar Item
#4 and to City
Clerk for Report.

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

To Whom It May Concern:

As owner or agent of 170-172 Pleasant St☐ approval

Cambridge, Massachusetts, I do hereby declare

☒ disapproval

of the installment of:

Off-Street Parking Facility located at 248 Chestnut Street - closing 2auto & driveway and new cut at Pleasant StSigned: Quastasia ThanasopoulosDate: July 11, 1996Address: 172 Pleasant StCambridge 02139

To Whom It May Concern:

As owner or agent of _____

☐ approval

Cambridge, Massachusetts, I do hereby declare

☐ disapproval

of the installment of:

Off-Street Parking Facility located at _____

Signed: _____

Date: _____

Address: _____

To Whom It May Concern:

As owner or agent of _____

☐ approval

Cambridge, Massachusetts, I do hereby declare

☐ disapproval

of the installment of:



CITY OF CAMBRIDGE
INTEROFFICE CORRESPONDENCE

TO: Margaret Drury
City Clerk

DATE: September 3, 1996

FROM: Ranjit Singanayagam
Assistant Commissioner/Zoning Specialist

MS

SUBJECT: Curb Cut Application For 248 Chestnut Street.
#19960710

I am forwarding the Curb Cut application to the other agencies, despite no approvals from abutters. Some abutters are opposed to this curb cut, but the driveway conforms to the Cambridge Zoning Ordinance and parking is within the now 2 family dwelling to be constructed.

If any questions, please call me at 349-6104.

plc Rarig 2/30/96

4 people came in
asked who developer is required to reply
- across street Chestnut + Pleasant
+ those who ask on either side

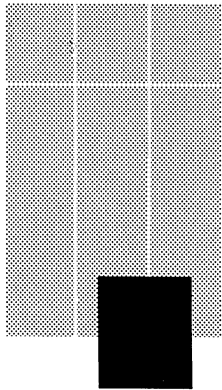
242-244 Chestnut St

170-172 Pleasant Street - Disapproved

247-251 Chestnut

165-169 Pleasant

Not sure from where - but across the street
1 person - said he was owner - on the



8 July 1996

City of Cambridge

Inspectional Services Department

831 Massachusetts Avenue

Cambridge, Massachusetts 02139

Att: Ranjit Singanayagam, Zoning Officer

Re: Application for Curbcut Relevant to:

Application for Permit to Construct 3 Unit Townhouse

248 Chestnut Street, Cambridge MA

Thomas Driscoll

Dear Ranjit

AIA
Architecture
&
Design

Enclosed you will find an application for a new curbcut to accomodate offstreet parking for the proposed 3 unit townhouse development currently in review under an application for permit. You will note that one abuttor's form is included in this application material. It should be noted that repeated efforts have been made to contact all abuttors relative to this application and that the abuttors form, a site plan and an accompanying memo together with a stamped envelope for mailing have been districuted to each residence abutting the property. A copy of these materials are included for your review. This material was distributed to the following addresses:

address

location to 248 Chestnut

170 Pleasant Street

rear of lot

172 Pleasant Street

rear of lot

242 Chestnut Street

left side

244 Chestnut Street

left side

245 Chestnut Street

across street

247 Chestnut Street

across street

249 Chestnut Street

across street (response enclosed)

251 Chestnut Street

across street

4 Cook Street

Suite 2

Charlestown MA

02129

tel

617-242 4437

fax

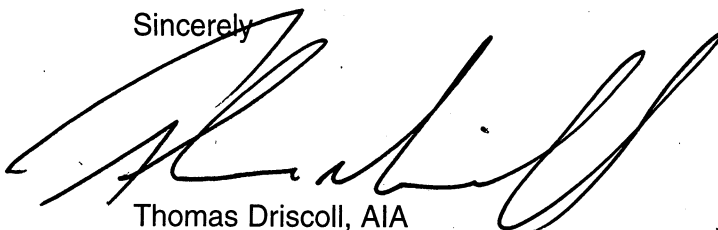
617-241-7599

To date, I have received no responses to this mailing. I have had discussions with concerned abuttors which I interpreted as generally receptive to the proposal. If responses are received subsequent to this submission they shall be forwarded to your attention promptly.

I am submitting this materia, confident that we have made a good faith effort to notify abuttors and solicit their response to the proposa. Please do not hesitate to contact me with any question or comment relevant to this application.

Thank you.

Sincerely



Thomas Driscoll, AIA



Anastasia Manolas
170-172 Pleasant Street
Cambridge, MA. 02139

Res 617-876-7388 (evenings)
Bus. 617-572-6621 (day)

July 15 1996

Mr. Ranjit Singanyagam
FAX 617-349-6132

Dear Mr. Singanyagam:

Thank you very much for taking my call concerning the curb cut on Pleasant Street for the property located at 248 Chestnut Street.

I do have several concerns:

- o The curb cut will create a *blind driveway*. The manner in which the automobiles come around the Micro Center and now Trader Joe's would be very dangerous for pedestrians as well as children to and from the Morse School.
- o The driveway will be along side our bedroom windows -- my sister and I are both asthmatics and not to mention the lights, noise, again fumes, etc. will be hazardous to our health and very disturbing.
- o I believe an open driveway on Pleasant Street would also be a security problem for our property. Makes access to my property more easily accessible because of no close fencing. This property has always been fenced alongside our property.
- o We also lose two parking spaces on Pleasant Street. It becomes very difficult in the winter with snow emergency parking.

For your further information I mentioned the above concerns to Mr. Driscoll a couple of times. I also spoke with him on July 11 indicating my disapproval. He told me to sign the form and send it to him. I am now faxing a copy to him.

Is there a city ordinance if the property address, as this property is on Chestnut Street, the parking entrance should also be on Chestnut Street? I question whether the curb cut on Pleasant Street should actually be located on Chestnut Street.

I would appreciate your thorough investigation and evaluation before any approval is given.

Sincerely,


Anastasia Manolas

cc: City Clerks Office

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

To Whom It May Concern:

As owner or agent of 170-172 Pleasant St☐ approval

Cambridge, Massachusetts, I do hereby declare

☒ disapproval

of the installment of:

Off-Street Parking Facility located at 240 Chestnut Street - closing 2into a driveway and new cut at Pleasant StSigned: Quentin ThomasDate: July 11, 1996Address: 172 Pleasant StCambridge 02139

To Whom It May Concern:

As owner or agent of _____

☐ approval

Cambridge, Massachusetts, I do hereby declare

☐ disapproval

of the installment of:

Off-Street Parking Facility located at _____

Signed: _____

Date: _____

Address: _____

To Whom It May Concern:

As owner or agent of _____

☐ approval

Cambridge, Massachusetts, I do hereby declare

☐ disapproval

of the installment of:

Off-Street Parking Facility located at _____

Signed: _____

Date: _____

Address: _____

19960710

RECEIVED BY
OFFICE OF CITY ENGINEER
96 SEP 12 AM 10:03
CITY OF CAMBRIDGE
CAMBRIDGE MA.

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
INSPECTIONAL SERVICES
'96 JUL 10 PM 2 42



INSTRUCTIONS:

In order to obtain permission for a driveway cut or opening you must first get approval from the Department of Inspectional Services on the zoning requirements for off-street parking, including the cooperation of your immediate abuttors.

To receive a review from Inspectional Services you must fill out Part I of the application. Be sure to draw your plot plan on Drawing 1, choosing the lot that represents your lot's position, i.e. corner or interior. You must also include a sketch of the proposed driveway, including dimensions, on Drawing 2. You may then calculate the cost of the driveway by using the formula based on your choice of surfaces. You must also include a signed abuttor sheet for each of your abuttors: back yard, one on either side and the abuttor directly across the street.

Once you have gathered this information on the application, it should be submitted to:

**Zoning Officer
Inspectional Services
831 Massachusetts Avenue
Cambridge, MA 02139**

If the application is approved by Inspectional Services, it will then be sent on to Traffic and Parking, the Historical Commission and the Department of Public Works. If approved by Public Works, the application and backup will be sent to the City Council for their approval. Once the City Council approves, the driveway curb cut can be installed. However, the full cost of the cut must be paid to Public Works before the work will start.

If, however, Inspectional Services denies your application you may then appeal to the Zoning Board of Appeals.

DATE:

/ /

PART I:

Address of proposed curb cut or off-street parking facility: 248 CHESTNUT STREET *

Frontage: 74.60 Chestnut 75.75 PLEASANT Block and Lot: TAX MAP NO. 100/LOT N° 75

Setback (distance from building to sidewalk): _____

Distance from proposed driveway to surrounding structures and property line: 5' from property line

Dimensions of proposed driveway: SEE ATTACHED SITE PLAN

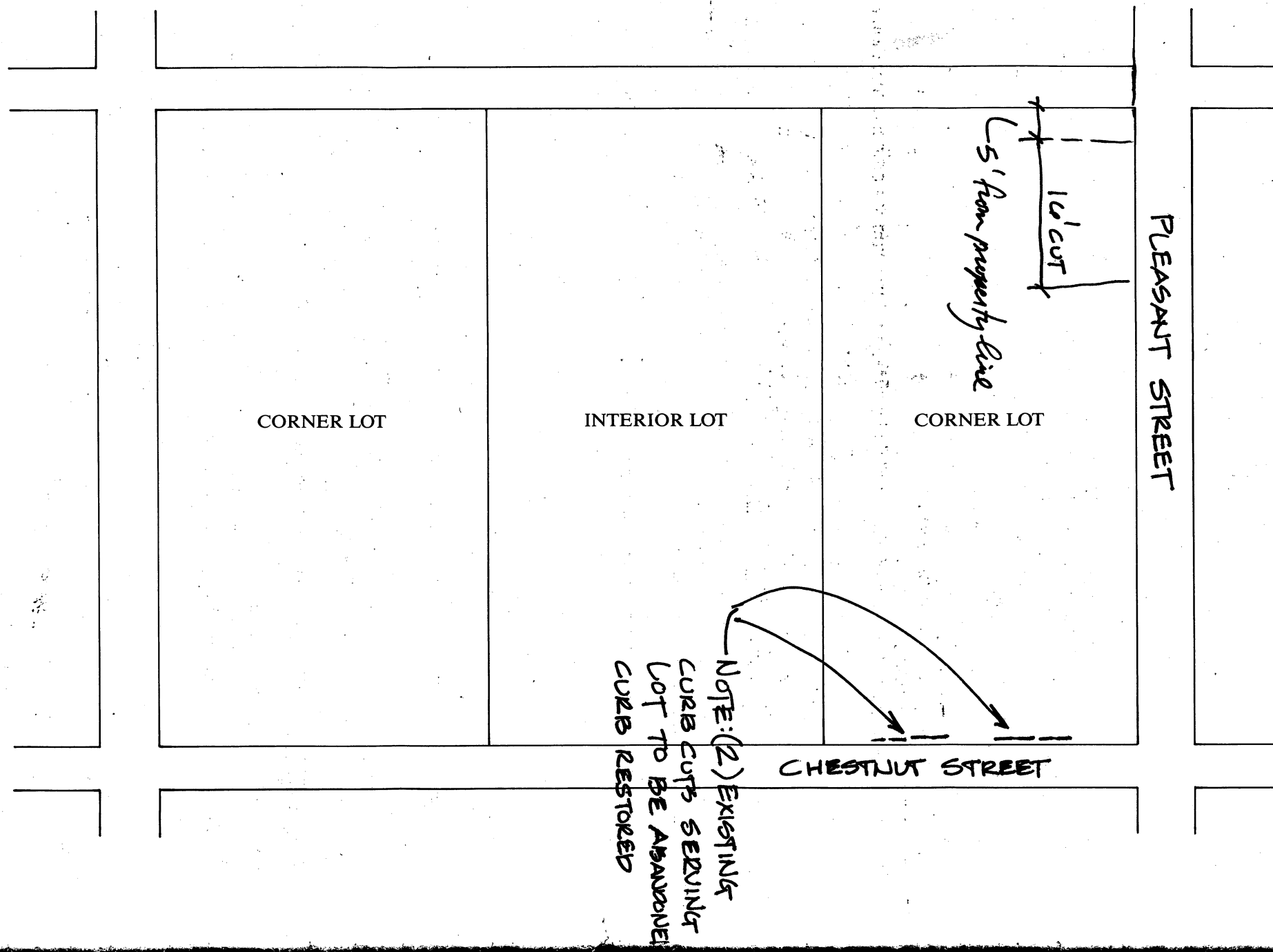
Location of any trees, sign posts, fire hydrants, utility poles, etc., in direct vicinity of proposed driveway: _____

- ☒ Plot plan is included
- ☒ Sketch of driveway with cost estimate is included
- ☐ All abuttor's forms are included

* NOTE: PROPOSED CURB CUT IS
ON PLEASANT STREET.

DRAWING 1:

PLEASE INDICATE LOCATION OF HOUSE AND DRIVEWAY.
BE SURE TO GIVE DIMENSIONS OF LOT.



27 June 1996

To: Abutters to 248 Chestnut Street

Re: Application to relocate curb cut
@248 Chestnut Street
for Access to Offstreet Parking
Developed Attendant to Residential Development

Thomas Driscoll

AIA

Architecture

&

Design

Enclosed find a City of Cambridge Application for Driveway Cuts and Openings Abutter's Form. Also enclosed you will find a site plan illustrating the proposal in detail. Proposed is relocation of access to offstreet parking to Pleasant Street and restoration of the curb and walk at the lot's Chestnut Street frontage with the purpose of developing 3 units of housing on the parcel.

This form is provided so that Abutters may register their support or opposition to the proposed change with the City as the application is reviewed. Please fill out the form and return it in the postage paid envelope enclosed. If you have any questions in this regard please do not hesitate to call.

4 Cook Street

Suite 2

Charlestown MA

02129

tel

617-242 4437

fax

617-241-7599

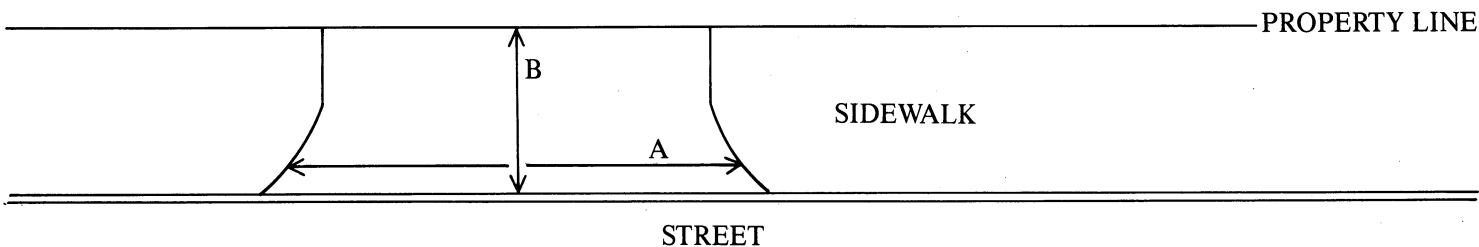
Thank you

Thomas Driscoll, AIA

DRAWING 2:

SKETCH OF PROPOSED DRIVEWAY WITH COST ESTIMATE

CITY OF CAMBRIDGE



$$A = \underline{16} \text{ FT.} \div 3 = \underline{5.33} \text{ YARDS}$$

$$B = \underline{7} \text{ FT.} \div 3 = \underline{2.33} \text{ YARDS}$$

$$A \times B = \underline{12.42} \text{ SQUARE YARDS}$$

COST ESTIMATE:

BRICK: _____ SQUARE YARDS $\times$ \$70/SQUARE YARD = \$ _____BRICK ON CONCRETE: _____ SQUARE YARDS $\times$ \$85/SQUARE YARD = \$ _____CONCRETE: 12.42 SQUARE YARDS $\times$ \$40/SQUARE YARD = \$ 496.80ASPHALT: _____ SQUARE FEET $\times$ 1 TON/40 SQUARE FEET $\times$ \$125/TON = \$ _____

DEPARTMENT OF PUBLIC WORKS SCHEDULED DATE FOR CONSTRUCTION:

/ /

DEPARTMENT OF PUBLIC WORKS STATED FEE: \$ _____

The undersigned agrees to pay the stated fee for the driveway installation in full within two (2) weeks of the estimated starting date of construction before the Department of Public Works shall proceed with construction:

Owner's signature:

Thomas Chouin for Michael Redding Date: 7/8/96

Address:

4 Cook St 2 Charlestown MA 02129

Funds Received: \$ _____

Check Number: _____

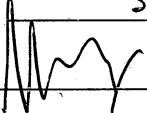
APPLICATION FOR DRIVEWAY CUTS AND OPENINGS

CITY OF CAMBRIDGE

PART II: INSPECTIONAL SERVICES DEPARTMENT

☒ Application approved ☐ Application denied

Reason: SEE ATTACHED MEMO

Signature: 

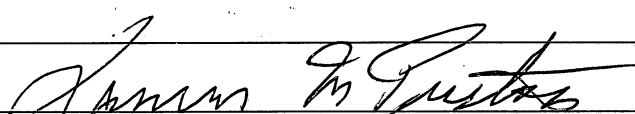
Date: 8/31/90

Title: ZONING

PART III: TRAFFIC AND PARKING DEPARTMENT

☒ Application approved ☐ Application denied

Reason:

Signature: 

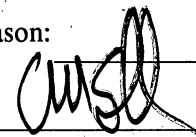
Date: 7.4.96

Title: DEP. TRAFFIC DIV.

PART IV: HISTORICAL COMMISSION

☒ Application approved ☐ Application denied

Reason:

Signature: 

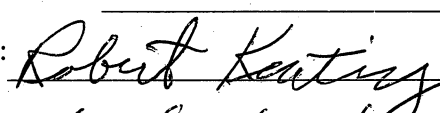
Date: 9.5.96

Title: EXD CH

PART V: PUBLIC WORKS DEPARTMENT

☒ Application approved ☐ Application denied

Reason:

Signature: 

Date: 9/10/96

Title: Supt of Streets

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

To Whom It May Concern:

As owner or agent of Gerardo M. Fonseca (tenant)
7415.

☒ approval

Cambridge, Massachusetts, I do hereby declare ☐ disapproval

of the installment of: Closing 2 Curb Cuts
~~Off-Street Parking Facility~~ located at 249 Chestnut Street -
and Opening 1 Curb Cut to be located on Pleasant St.

Signed: [Signature] Date: 6/26/96

Address: 249 Chestnut Street

To Whom It May Concern:

As owner or agent of _____,

☐ approval

Cambridge, Massachusetts, I do hereby declare ☐ disapproval

of the installment of:
Off-Street Parking Facility located at _____

Signed: _____ Date: _____

Address: _____

To Whom It May Concern:

As owner or agent of _____,

☐ approval

Cambridge, Massachusetts, I do hereby declare ☐ disapproval

of the installment of:
Off-Street Parking Facility located at _____

Signed: _____ Date: _____

Address: _____

Waived 7/14/96

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

To Whom It May Concern:

As owner or agent of 170-172 Pleasant St

☐ approval

Cambridge, Massachusetts, I do hereby declare

☒ disapproval

of the installment of:

Off-Street Parking Facility located at 248 Chestnut Street - closing 2

cuts a driveway and new cut at Pleasant St

Signed: Quastasia Manalop

Date: July 11, 1996

Address: 172 Pleasant St

Cambridge 02139

To Whom It May Concern:

As owner or agent of _____

☐ approval

Cambridge, Massachusetts, I do hereby declare

☐ disapproval

of the installment of:

Off-Street Parking Facility located at _____

Signed: _____ Date: _____

Address: _____

To Whom It May Concern:

As owner or agent of _____

☐ approval

Cambridge, Massachusetts, I do hereby declare

☐ disapproval

of the installment of:

Off-Street Parking Facility located at _____

Signed: _____ Date: _____

Address: _____



OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139

(617) 349-4260

D. MARGARET DRURY
CITY CLERK

FAX (617) 349-4307

July 15, 1996

Dear Neighborhood Representative:

This office is in receipt of a copy of a petition from Michael Reddington requesting *a new curb cut at the premises numbered 248 Chestnut Street, Cambridge, Massachusetts.*

The City Council has directed that all curb cut petitions be submitted to the appropriate Neighborhood Associations for the locality where the curb cut would be made, so that the association may have an opportunity for review, prior to action by the City Council.

Please indicate by return mail your approval or disapproval of the petition within twenty one days from the date of this letter. If the response is "disapproval" please state reasons. Be sure to sign the form and include a daytime phone number. I have enclosed a self-addressed stamped envelope to facilitate your reply.

As soon as this office has received both the completed application and your neighborhood association response, I will place the petition on the agenda for the next City Council meeting. If I do not receive a response from your neighborhood organization by twenty one days from the date of this letter, I will place the petition on the agenda for the next City Council meeting.

If your neighborhood association cannot complete its review by twenty one days from today, you may extend the reply time another seven days by requesting an extension by letter to me with a copy to the petitioner. However, I urge you to make every effort to complete your review as soon as possible.

Thank you for your cooperation.

Sincerely yours,

Handwritten signature of D. Margaret Drury

D. Margaret Drury
City Clerk

Name of Neighborhood Association: Central Sq. Neighborhood Coalition

hereby _____ approve _____ disapprove of said driveway petition.

Comments: _____

Signature of authorized association representative _____

Daytime telephone no. _____

cc: Petitioner

Anastasia Manolas
170-172 Pleasant Street
Cambridge, MA. 02139

Res 617-876-7388 (evenings)
Bus. 617-572-6621 (day)

9
RECEIVED BY
OFFICE OF CITY CLERK
96 JUL 16 AM 9:57
CAMBRIDGE MA.

July 15 1996

Mr. Ranjit Singanyagam
FAX 617-349-6132

Dear Mr. Singanyagam:

Thank you very much for taking my call concerning the curb cut on Pleasant Street for the property located at 248 Chestnut Street.

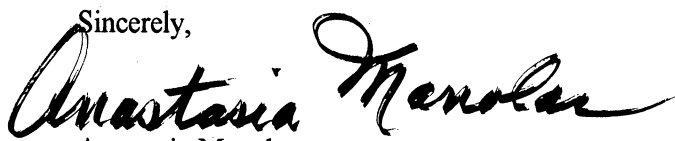
I do have several concerns:

- The curb cut will create a *blind driveway*. The manner in which the automobiles come around the Micro Center and now Trader Joe's would be very dangerous for pedestrians as well as children to and from the Morse School.
- The driveway will be along side our bedroom windows -- my sister and I are both asthmatics and not to mention the lights, noise, again fumes, etc. will be hazardous to our health and very disturbing.
- I believe an open driveway on Pleasant Street would also be a security problem for our property. Makes access to my property more easily accessible because of no close fencing. This property has always been fenced alongside our property.
- We also lose two parking spaces on Pleasant Street. It becomes very difficult in the winter with snow emergency parking.

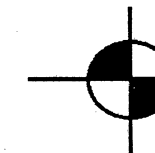
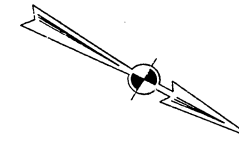
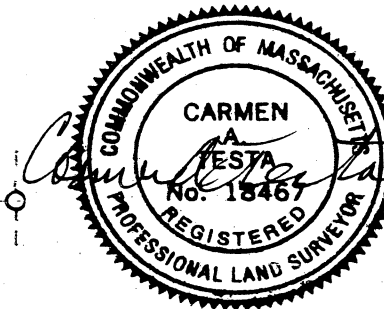
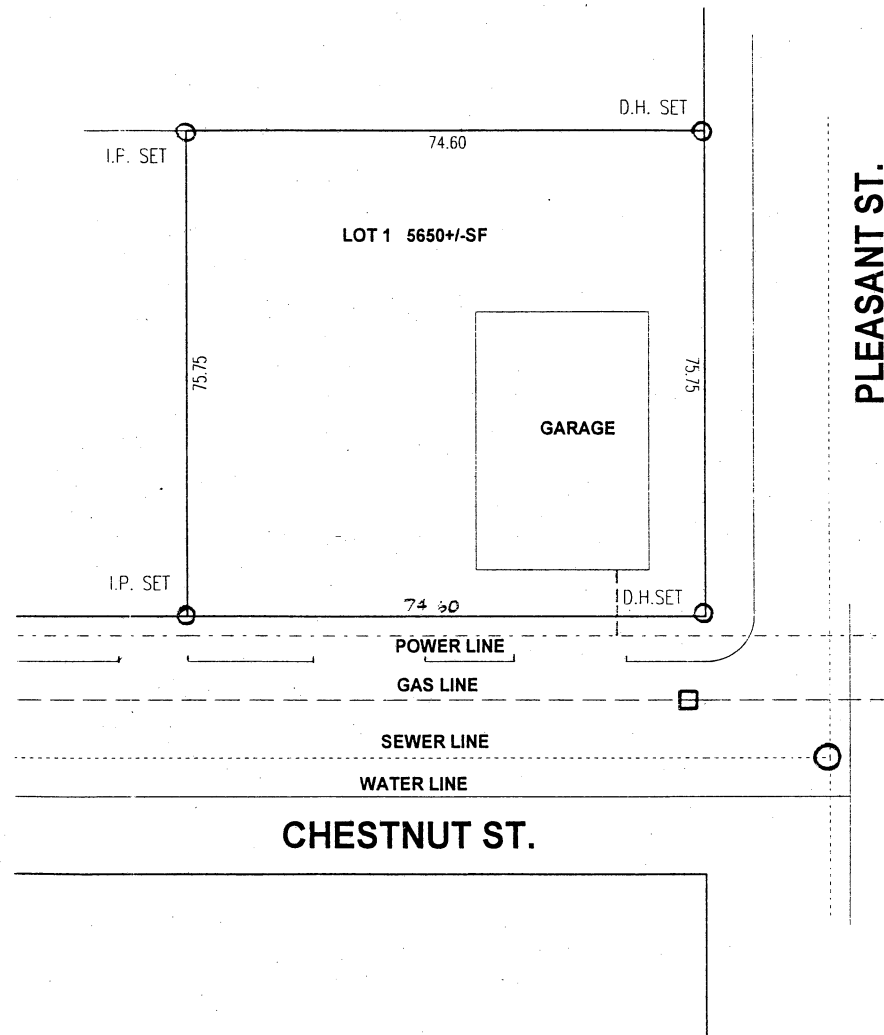
For your further information I mentioned the above concerns to Mr. Driscoll a couple of times. I also spoke with him on July 11 indicating my disapproval. He told me to sign the form and send it to him. I am now faxing a copy to him.

Is there a city ordinance if the property address, as this property is on Chestnut Street, the parking entrance should also be on Chestnut Street? I question whether the curb cut on Pleasant Street should actually be located on Chestnut Street.

I would appreciate your thorough investigation and evaluation before any approval is given.

Sincerely,

Anastasia Manolas

cc: City Clerks Office



**Boston
Survey, Inc.**
One Thompson Square
P.O. Box 220
Charlestown, MA 02129

(617) 242-1313 Main

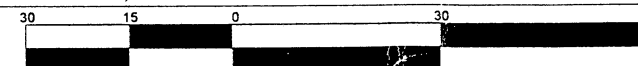
(617) 242-1616 Fax

SITE PLAN
248 CHESTNUT STREET
CAMBRIDGE MASS.

96-06120

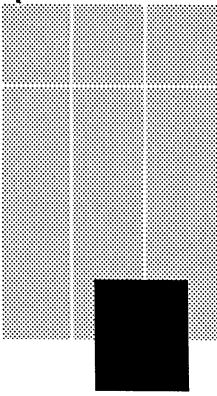
MICHAEL REDDINGTON
248 CHESTNUT STREET
CAMBRIDGE, MA

SCALE: 1 inch = 30 feet



SCALE IN FEET

06-15-1996



16 July 1996

City of Cambridge
Inspectional Services Department
831 Massachusetts Avenue
Cambridge, Massachusetts 02139

Att: Ranjit Singanayagam, Zoning Officer

Thomas Driscoll

AIA

Architecture

&

Design

Re: Application for Curbcut Relevant to:
Application for Permit to Construct 3 Unit Townhouse
248 Chestnut Street, Cambridge MA

Dear Ranjit

I have reviewed correspondence from a concerned abutter regarding the proposed curbcut to accommodate parking for a 3 Unit townhouse development. I feel it would be appropriate to address the concerns identified there and to fully describe the approach to the development.

It is our intention to design, build, and see occupied three units of housing on the site and we have endeavored in the design to develop housing that is in keeping with the character and scale of the surrounding neighborhood. As noted in correspondence accompanying our application for permit the design as proposed is in apparent compliance with City of Cambridge Zoning.

We have chosen to orient the housing with the front entrances on Chestnut Street with several factors in mind. Having studied various alternatives we believe the chosen approach most successfully addresses the context in reinforcing the streetscape along Chestnut and orienting a gable end elevation with a projecting "box bay" window toward Pleasant. We feel both street edges are addressed sensitively. The relatively minor grade of the site does favor access to the lower elevation on the Pleasant Street edge, allowing the garage parking access without distorting the scale of the dwellings. The placement of the curbcut and the development of buffer planting have been designed with respect to the applicable ordinances of the City of Cambridge Zoning.

Ms. Anastasia Manolas of 170-2 Pleasant Street has responded via the abutter's form registering her disapproval of the proposed curbcut. Further, she has addressed correspondence to you outlining her concerns. I have discussed these issues with Ms. Manolas and I feel it would be appropriate to address them here. I have attached her correspondence for reference.

4 Cook Street
Suite 2
Charlestown MA
02129
tel
617-242 4437
fax
617-241-7599

- I believe it is inaccurate to describe the parking as "blind". A distance of 50' is maintained from the nearest street intersection(See Attachment) and the driveway access on the lot has been designed to allow vehicles to maneuver on the lot, thus entering and exiting the lot without backing onto the street. Further it should be noted that the curbcut is serving offstreet parking of 3 vehicles only. It is unclear how this in any way impacts traffic related to the nearby commercial development.

- With respect to the drives location relative to the Manolas property it should be noted that we have respected a 5' setback from the property line in keeping with City of Cambridge Zoning and that this buffer area will be planted with dense ever-green plantings also in keeping with the ordinance. It is the specific purpose of the setback and buffer planting provisions of the zoning ordinance to ameliorate the impact of vehicle lighting; and we have respected these provisions. It is also important to note that our proposed use for the lot would actually serve to reduce vehicle related noise and fumes, for we have observed that under the prior ownership of the parcel the site was serving as an ad hoc parking lot with between three and five vehicles on site at any time.

- With respect to the fence along the property edge it should be noted that in discussing this point with Ms. Manolas she stated that the fence was her property and would remain. We have respected that. We would be willing to discuss the notion of improving this fence as a mutually beneficial undertaking. We must also point out that three families making their home at 248 Chestnut Street would greatly improve security.

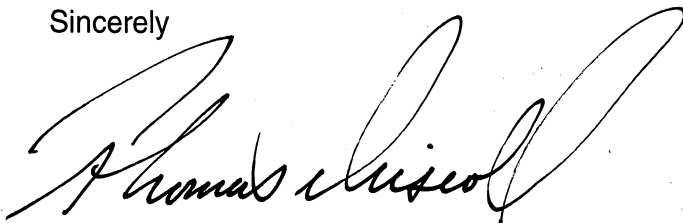
- With respect to the loss of onstreet parking it should be noted that our proposal should be understood to render a net gain of at least one space. The curbcut of 16' on Pleasant is offset by our ability to then close two separate curbcuts which exist on Chestnut Street.

In closing it should be stated that in our approach to the development of 248 Chestnut Street we have made an effort to comply with both the intent and the letter of the city's zoning ordinance. I have attempted to describe that here. I am certain that the development team is appreciative of abutter concerns and of Ms. Manolas's willingness to register those concerns so that they can be discussed openly and constructively.

We respectfully submit this correspondence and request that it be forwarded with our application for consideration. Please do not hesitate to contact me or Mr. Reddington with any comment or question in this regard.

Thank you

Sincerely

A handwritten signature in black ink, appearing to read "Thomas Driscoll", with a large, sweeping flourish at the end.

Thomas Driscoll, AIA

Anastasia Manolas
170-172 Pleasant Street
Cambridge, MA. 02139

Res 617-876-7388 (evenings)
Bus. 617-572-6621 (day)

July 15 1996

Mr. Ranjit Singanyagam
FAX 617-349-6132

Dear Mr. Singanyagam:

Thank you very much for taking my call concerning the curb cut on Pleasant Street for the property located at 248 Chestnut Street.

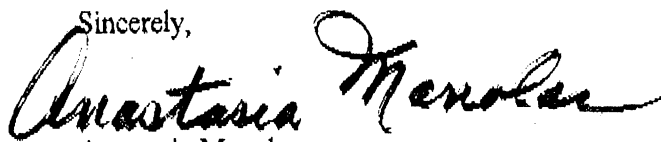
I do have several concerns:

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I would appreciate your thorough investigation and evaluation before any approval is given.

Sincerely,

Anastasia Manolas

cc: City Clerks Office

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

To Whom It May Concern:

As owner or agent of 170-172 Pleasant St☐ approval

Cambridge, Massachusetts, I do hereby declare

☒ disapproval

of the installment of:

Off-Street Parking Facility located at 248 Chestnut Street - closing 2into a driveway and new cut at Pleasant StSigned: Quastasia MenesesDate: July 11, 1996Address: 172 Pleasant StCambridge 02139

To Whom It May Concern:

As owner or agent of _____

☐ approval

Cambridge, Massachusetts, I do hereby declare

☐ disapproval

of the installment of:

Off-Street Parking Facility located at _____

Signed: _____

Date: _____

Address: _____

To Whom It May Concern:

As owner or agent of _____

☐ approval

Cambridge, Massachusetts, I do hereby declare

☐ disapproval

of the installment of:

SCALE 1"=40'

JAN. - 1971

Building is pretty far back.

Parking LOT FOR OLD POLAROID Bldg.

Note proposed curb cut is $10.5 + 36.77 + 5 = 52.27$ from corner of this lot

Pleasant STREET

STREET

STREET

101

MET. SEWER EASEMENT

(93.71) L.C.

(38.71) L.C.

(60.30)

(55.83)

(34.83)

(22.83) (109)

(17.71)

(36.77)

(75.75)

(74.60)

(75.75)

(74.60)

(74.60)

(74.60)

(74.60)

(74.60)

(74.60)

(133.97) L.C.

(52.0)

(30.0)

(30.0)

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Cal 3

Consent Communication #9

Cal 13

Petition was received from Michael Reddington requesting a curb cut at the premises numbered 248 Chestnut Street.

H-231

3-3-97 No Action taken
3-17-97 No Action taken

December 22, 1997
Placed on File
Pursuant to
Order #1

11-25-96

NO Action taken

12-16-96

NO Action taken

1-6-97

NO Action taken

1-13-97

NO Action taken

1-27-97

NO Action taken

2-3-97

NO Action taken

2-10-97

NO Action taken

2-24-97 NO Action taken

In City Council September 16, 1996

Tabled

Tabled on the motion
of Councillor Davis

9/30/96

NO Action Taken

10-7-96

NO Action taken

10-21-96

NO Action taken

10-28-96

NO Action taken

11-4-96

NO Action taken

11-18-96

NO Action taken