



City of Cambridge

Calendar Item #3

IN CITY COUNCIL

April 1, 1996

ORDERED: That the Commissioner of Public Works be authorized to construct curb cuts over sidewalks in front of estates upon the streets as hereinafter named, the expense thereof to be charged to the appropriation for Public Works Department, Paving (Edgestones and Sidewalks).

The entire cost of material and labor furnished to be repaid to the City by the owners of abutting estates.

John Horst

39 Garden Street

In City Council April 1, 1996.

Adopted by the affirmative vote of nine members.

Attest:- D. Margaret Drury, City Clerk.

A true copy;

ATTEST:-

D. Margaret Drury

D. Margaret Drury
City Clerk

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS



CITY OF CAMBRIDGE

CITY OF CAMBRIDGE
INSPECTIONAL SERVICES

'96 JAN 18 PM 2 09

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.

John Horst

DATE:

1/18/96

PART I:

Address of proposed curb cut or off-street parking facility: 39 Garden St
Frontage: 152 ft. (Corner Lot) Block and Lot: Block 214, Lot 49
Setback (distance from building to sidewalk): 20 feet (Garden St.), 14 feet (Walker St.)
Distance from proposed driveway to surrounding structures and property line: 5 ft. to property line
Dimensions of proposed driveway: 10 feet x 40 feet
Location of any trees, sign posts, fire hydrants, utility poles, etc., in direct vicinity of proposed driveway: none

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

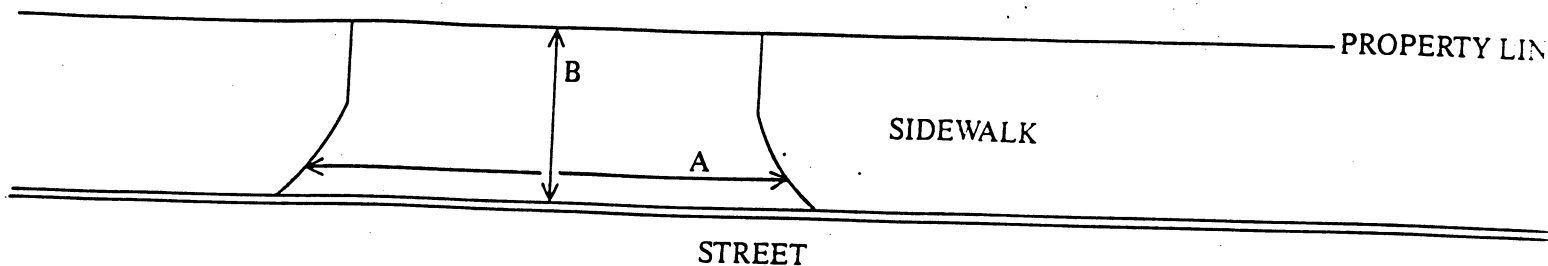
G-1

7164

DRAWING 2:

SKETCH OF PROPOSED DRIVEWAY WITH COST ESTIMATE

CITY OF CAMBRIDGE



$$A = 11 \text{ FT.} \div 3 = 3.66 \text{ YARDS}$$

$$B = 9.5 \text{ FT.} \div 3 = 3.2 \text{ YARDS}$$

$$A \times B = 11.71 \text{ SQUARE YARDS}$$

COST ESTIMATE:

$$\text{BRICK: } 11.71 \text{ SQUARE YARDS} \times \$70/\text{SQUARE YARD} = \$820$$

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

$$\text{CONCRETE: } \text{_____ SQUARE YARDS} \times \$40/\text{SQUARE YARD} = \$\text{_____}$$

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

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: _____

Date: 1/18/96

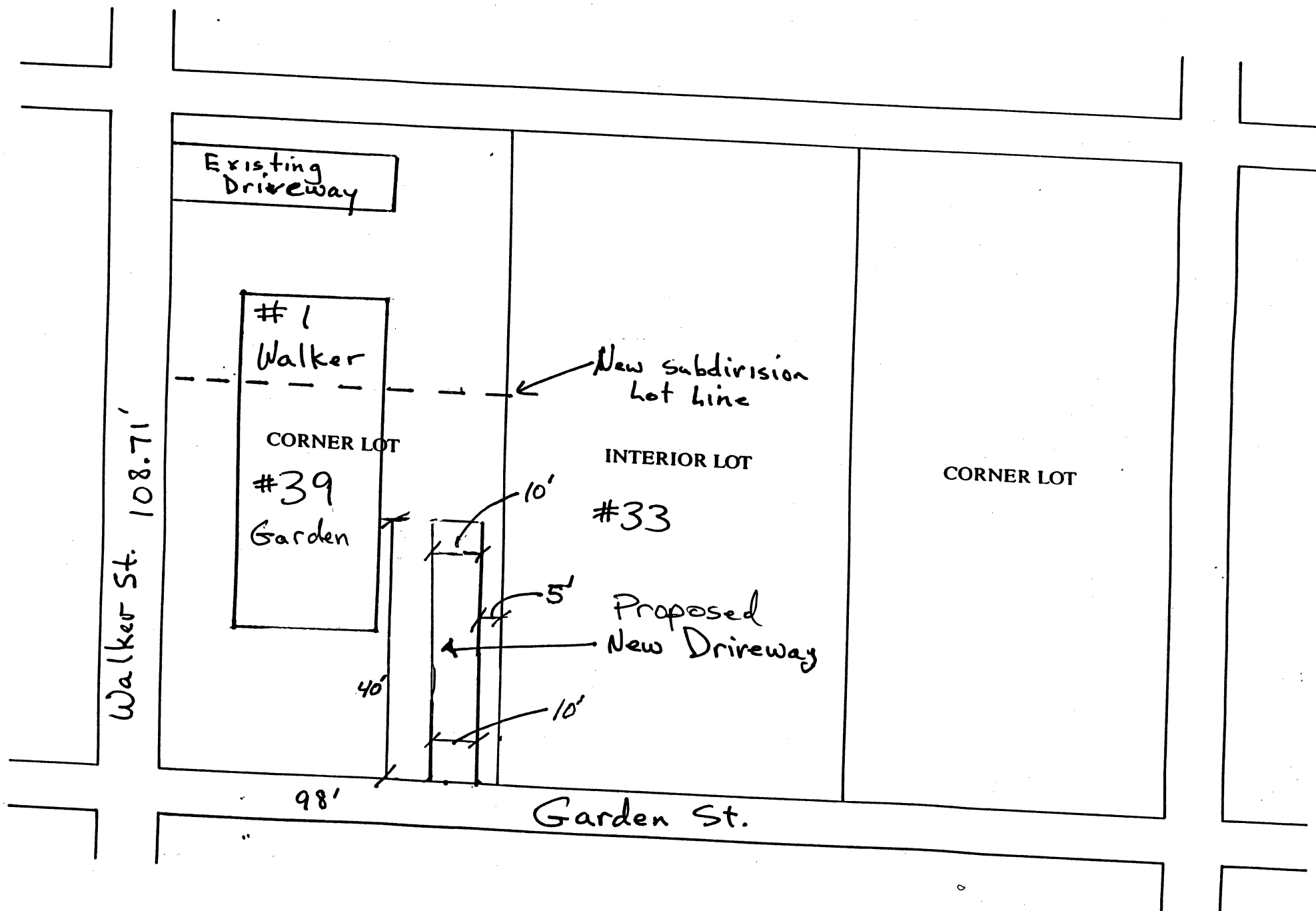
Address: 39 Garden St.

Funds Received: \$ _____

Check Number: _____

DRAWING 1:

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



Please complete and return this form.

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

To Whom It May Concern:

As owner or agent of

40 Garden St



approval

per plan of May 11, 1995

Cambridge, Massachusetts, I do hereby declare



disapproval

of the installment of:

Off-Street Parking Facility located at

39 Garden St

Signed:

[Signature]

Date:

Sept. 9, 1995

Address:

40 Garden St.

Cambridge, Mass 02138

Please return this form in the enclosed envelop.

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

To Whom It May Concern:

As owner or agent of 38 Garden St

☒ approval

Cambridge, Massachusetts, I do hereby declare

☐ disapproval

of the installment of:

Off-Street Parking Facility located at 39 Garden St

Signed:

Cheryl

Date:

7/24/95

Address:

38 Garden St. Cambridge

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

To Whom It May Concern:

As owner or agent of 13 Walker St

☒ approval

Cambridge, Massachusetts, I do hereby declare

☐ disapproval

of the installment of:

Off-Street Parking Facility located at 39 Garden St

Signed: Virginia M. Swann

Date: 7-19-95

Address: 13 Walker St - Cambridge

Please complete and return this form in the enclosed envelop.

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

To Whom It May Concern:

As owner or agent of 36 Garden St

☒ approval

Cambridge, Massachusetts, I do hereby declare

☐ disapproval

of the installment of:

Off-Street Parking Facility located at 39 Garden St

Signed: Al Kula / Betty Norea Date: 7/20/95

Address: 130 Brattle St Cambridge

OWNERS OF 36 GARDEN ST

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

To Whom It May Concern:

As owner or agent of 45 Garden St

☒ approval

Cambridge, Massachusetts, I do hereby declare

☐ disapproval

of the installment of:

Off-Street Parking Facility located at 39 Garden St

Signed:

Joyce R. Reese

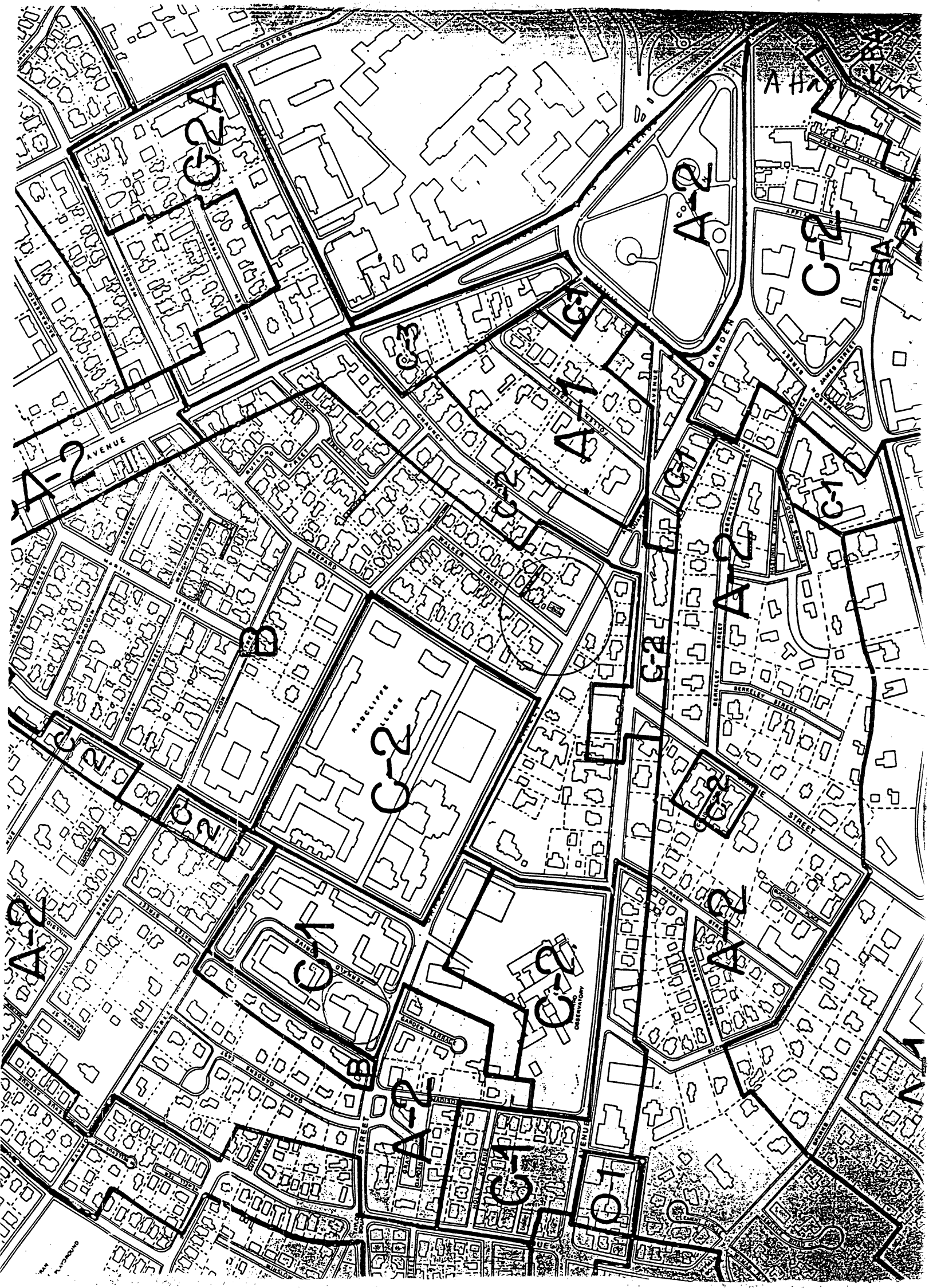
Date:

7/19/95

Address:

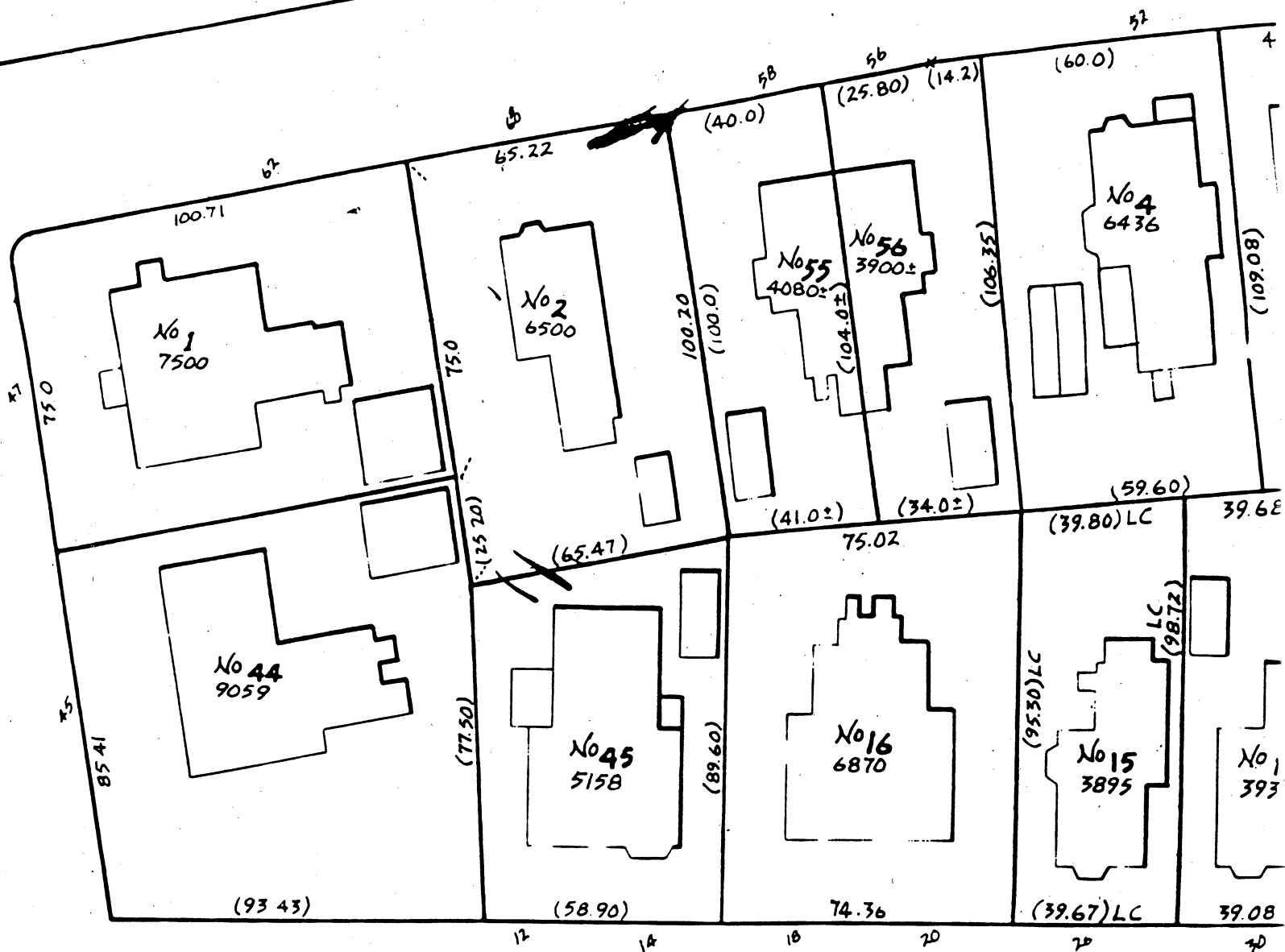
45 Garden St.

Cambridge 02138

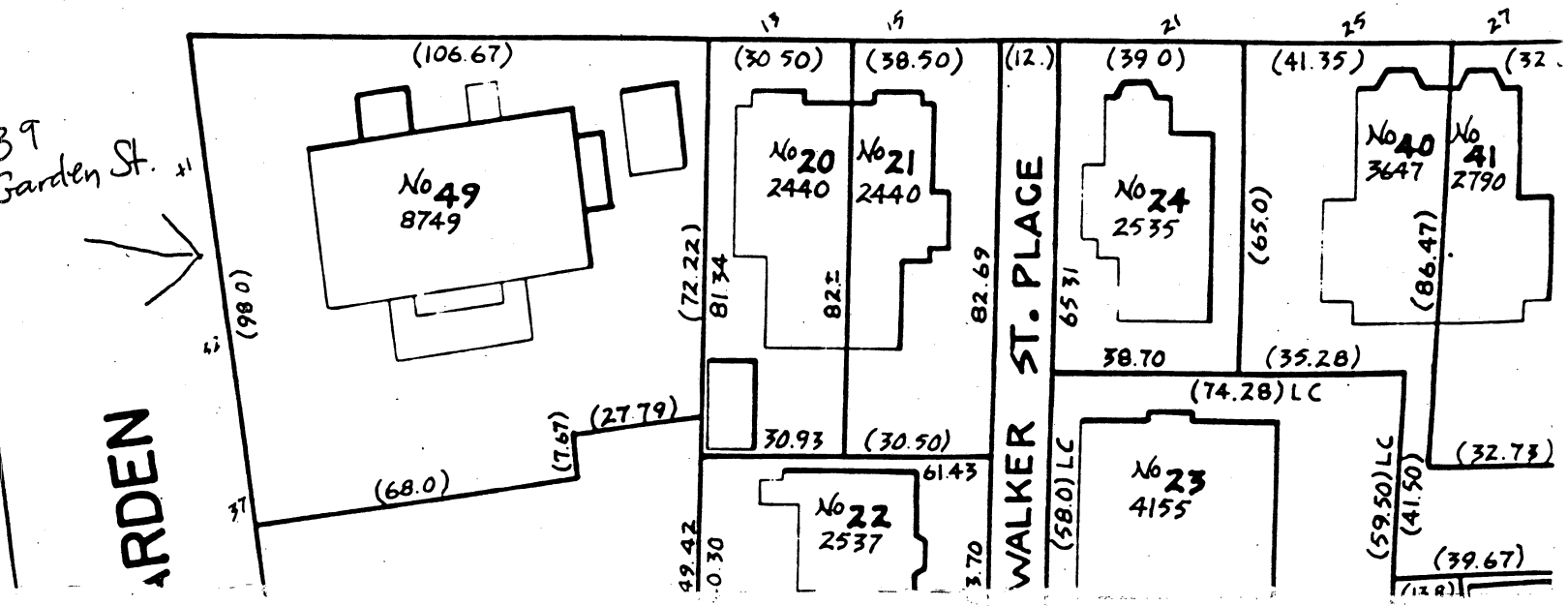


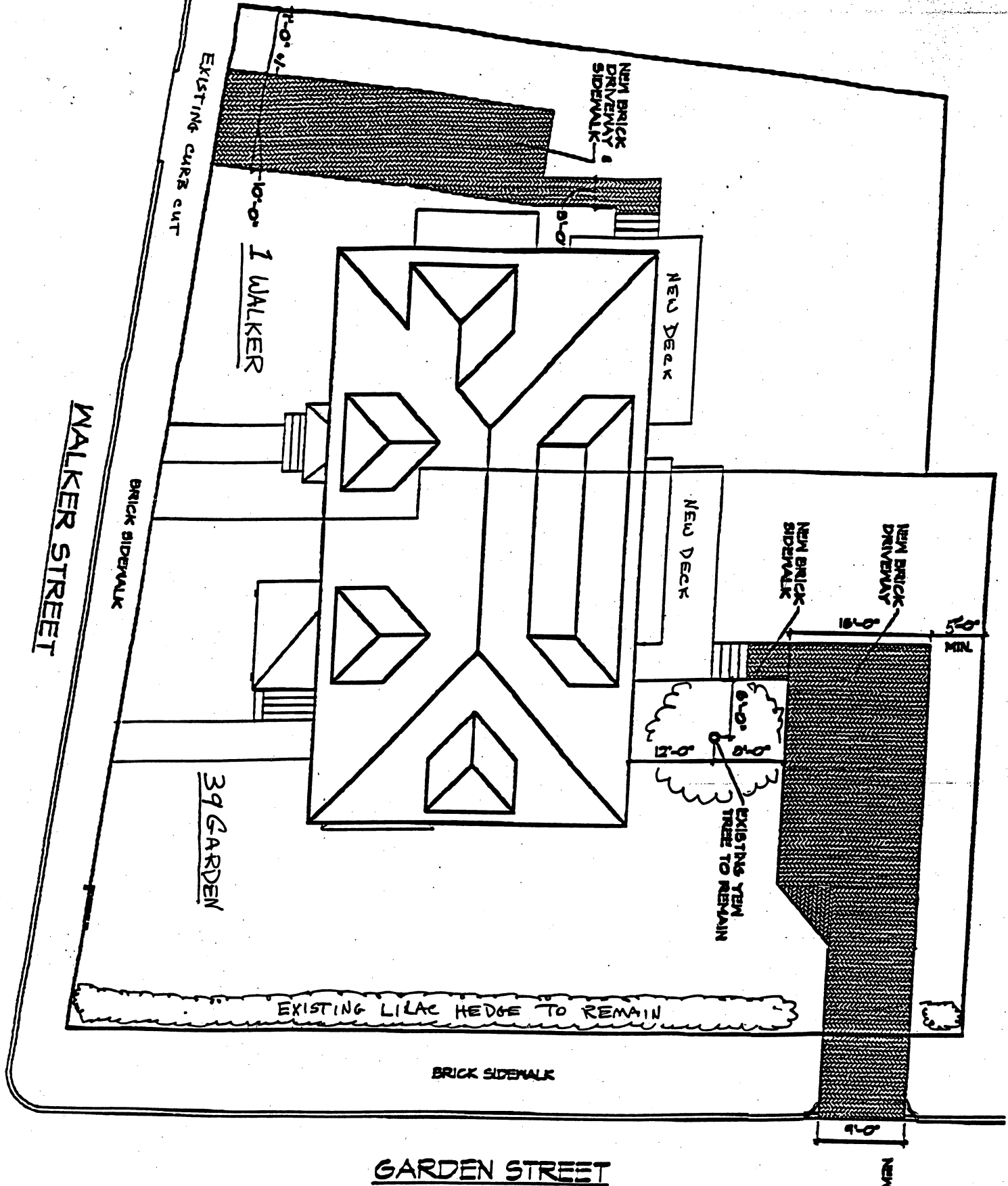
A Harmon C

SHEPARD



WALKER



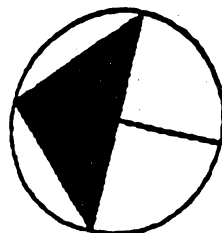


39 GARDEN STREET
for
RADCLIFFE COLLEGE

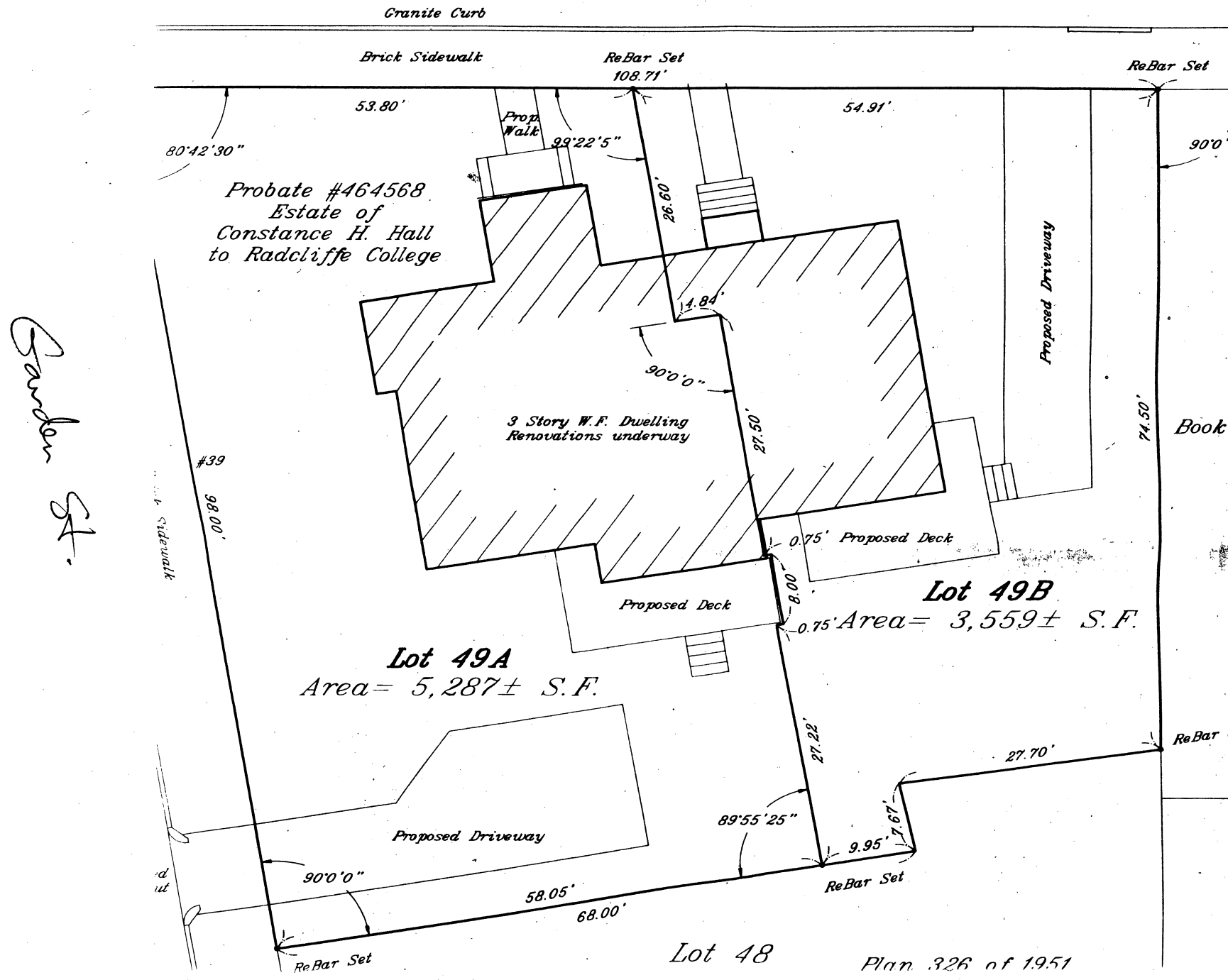
PLOT PLAN

SCALE: 1/16" = 1'-0"

May 11, 1995



{Public ~ 40' Wide}



ADAMS & RAFFERTY
ATTORNEYS AT LAW
187 CONCORD AVENUE
CAMBRIDGE, MASSACHUSETTS 02138

ALEXANDRE A. ADAMS
JAMES J. RAFFERTY

TELEPHONE 617/492-4100
TELECOPIER 617/492-3131

August 4, 1995

Mr. John O. Horst
Director of Facilities and Administrative Services
Radcliffe College
10 Garden Street
Cambridge, MA 02138

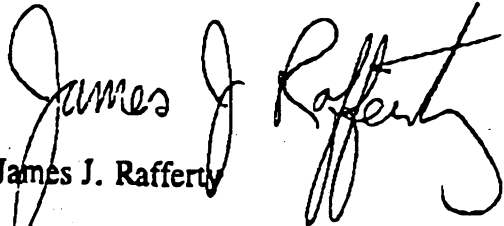
Re: 39 Garden Street and One Walker Street

Dear Mr. Horst:

Please be advised that this office represents the Students International Meditation Society, the owner's of 33 Garden Street. I have been provided with a copy of your correspondence of July 18, 1995 requesting the property owner to support your application for a curb cut at 39 Garden Street. I believe my clients would be willing to support your application provided that you are able to provide them with written assurance that adequate landscaping and screening will take place between the driveway and their property. If you can forward a commitment to this office that a wooden shadow fence will be installed along the property and maintained by the owner of 39 Garden Street, then I will obtain my clients' signature and return the curb cut application directly to you.

If you have any question or concerns about this matter, please feel free to contact me.

Very truly yours,


James J. Rafferty

JJR/fs

cc: Carol Silvey

TO: John Horst
FROM: Carol Silvey
RE: Drive way cut at 39 Garden Street
DATE: 8/18/95

Dear John,

I hope by now you have recieved the letter from Jim Rafferty which follows. I'm pretty sure my corporate officer will sign off on your form when we have your assurance that a fence will be built and maintained. Sorry for the delay but I thought you had received the letter following and that your response would be forthcoming. Please call or fax me directly for best results.

Many thanks and best wishes,

Carol
617 (864-5835)
FAX: (617) 864-0803



Mr. James J. Rafferty
Adams and Rafferty
187 Concord Ave.
Cambridge, MA 02138

August 21, 1995

re: 39 Garden and 1 Walker Street

Dear Mr. Rafferty;

Please excuse my delay in responding to your letter of July 18. I received a faxed copy of your letter today from Carol Silvey, but never received the original from your office.

Please let this letter serve as assurance that Radcliffe College will install a solid wood or shadow-box style fence along the property line between 33 and 39 Garden Street. The fence will be installed in conjunction with the driveway and landscaping work which is planned for September of this year. The fence will begin within a few feet of the Garden Street sidewalk and run just inside our lot for a distance of approximately 68 feet to the point where the lot line jogs towards our building and an existing wooden fence is currently situated. We plan to repair and not replace the existing fence because replacement would require removing extensive vegetation which currently forms an attractive barrier between the two lots. Maintenance of both fences would be the responsibility of the owners of 39 Garden and 1 Walker Streets. I hope this letter is sufficient to gain your client's consent for our curb cut application and that I will receive the approved forms signed by the owners of 33 Garden Street as soon as possible.

Please contact me if you have any questions. Thank you. .

Sincerely,

A handwritten signature in dark ink, appearing to read "John O. Horst".

John O. Horst
Director of Facilities and Administrative Services

cc: Carol Silvey

San Juan St.

98.00'

Walker St

#39

3 Story W.F. Dwelling
Renovations underway

90'0"0"

14.84'

26'

62.72'

Lot 49A
Area = 5,281± S.F.

Lot 49B
Area = 3,565± S.F.

3rd Floor Basement
On Lot 49A for benefit of Lot 49B

New fence by
Radcliffe
College

August 21, 1995
John H. West

90'0"0"

58.05'

68.00'

89'55"25"

9.95'

17.67'

27.70'

74.50'

San Juan St



December 2, 1994

Dear Neighbor,

We are about to begin renovations on two houses in your neighborhood. The projects will be similar in nature to those that were recently completed at 12-20 Walker Street. The houses will be sold to Harvard-Radcliffe faculty or senior staff.

48 Shepard Street will be renovated from a two family to a one family starting later this month. The exterior will be painted, windows will be replaced, the front porch will be partially screened in, and a rear porch will be enlarged into a deck. A small dormer may be added to the left side roof to allow room for a stairway to the attic. We are still reviewing the possible landscaping and driveway plans.

39 Garden Street will be changed from a three family to two one family homes (semi-detached style). The exterior of the building will be substantially unchanged. We plan to add a second deck in the rear, landscape, paint the trim, and change a few windows. We will also be applying to the City for permission to add a curb cut and driveway on Garden Street with parking for two or three cars.

I invite you and your neighbors to attend a meeting on Wednesday December 14 at 7:00 PM at 34 Concord Avenue where we will present plans and answer any questions you might have.

Sincerely,

A handwritten signature in black ink, appearing to read "John O. Horst".

John O. Horst

Director of Facilities and Administrative Services



July 19, 1995

Walker Street Residents

RE: 39 Garden Street and 1 Walker Street

Dear Neighbor:

I am writing to give you an update on the current Radcliffe College renovation project at 39 Garden/1 Walker Street. I am also asking for your support of an additional curb cut on Garden Street for a second driveway.

We have agreements on both 39 Garden Street and 1 Walker Street. The buyer of 39 Garden is an incoming Harvard faculty member. 1 Walker Street is under agreement to an existing Harvard faculty member. New windows are going in now, with exterior painting to follow soon. The interior finish work is underway and we hope to have everything done so that both units can close by the end of August. Landscaping may not be completed until September due to the difficulty in purchasing good material from nurseries until after Labor Day.

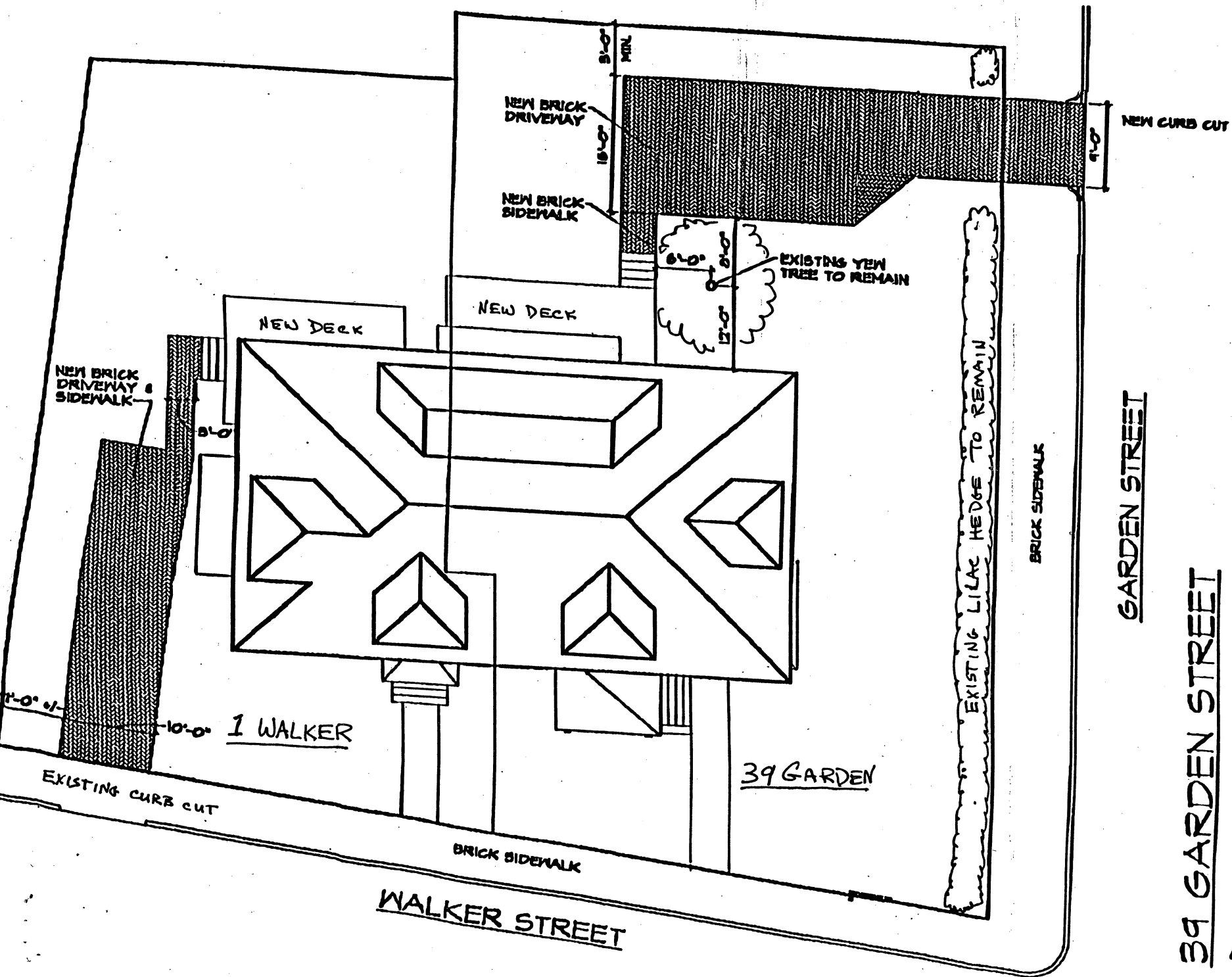
The enclosed plan shows the proposed new brick driveway which is in line with what I discussed with several neighbors when the project was first starting. No parking spaces on Garden Street will be lost. We also believe that having a driveway for both units will significantly reduce the likelihood of the owners parking on Walker and Garden Street, where we know that parking is already limited. The driveway was designed to minimize the impact on the landscaping and the neighborhood. The existing 1 Walker Street driveway will be redone in brick.

I have also sent letters to or am meeting with all the abutters. If you have any further questions, my phone number is 495-8187. Thank you.

Sincerely,

John O. Horst
Director of Facilities and Administrative Services

enclosures



39 GARDEN STREET
for
RADCLIFFE COLLEGE

PLOT PLAN

SCALE: 1/16" = 1'-0"

May 11, 1995

SUPPORTING STATEMENT FOR A VARIANCE

THE FOLLOWING REQUIREMENTS FOR A VARIANCE MUST BE CITED

- A) A Literal enforcement of the provisions of this Ordinance would involve a substantial hardship, financial or otherwise, to the petitioner or appellant:
- B) The hardship is owing to circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located:
- C) **DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:**
- 1) substantial detriment to the public good:
- 2) nullifying or substantially derogating from the intent or purpose of this Ordinance:



July 18, 1995

Students International Meditation Society
33 Garden Street
Cambridge, MA 02138

RE: 39 Garden Street and 1 Walker Street
Certified Mail- Return Receipt Requested

Dear Neighbor:

I am writing to give you an update on the current Radcliffe College renovation project at 39 Garden/1 Walker Street. I am also asking for your support of an additional curb cut on Garden Street for a second driveway.

We have a signed purchase and sales agreements on both 39 Garden Street and 1 Walker Street. The buyer of 39 Garden is an incoming Harvard faculty member. 1 Walker Street is under agreement to an existing Harvard faculty member. New windows are going in now, with exterior painting to follow soon. The interior finish work is underway and we hope to have everything done so that both units can close by the end of August. Landscaping may not be completed until September due to the difficulty in purchasing good material from nurseries until after Labor Day.

I would like to meet with you at your earliest convenience to review the proposed driveway plan. No parking spaces on Garden Street will be lost. We also believe that having a driveway for both units will significantly reduce the likelihood of the owners parking on Walker and Garden Street, where we know that parking is already limited. The driveway was designed to minimize the impact on the landscaping and the neighborhood.

If you prefer not to meet I would ask you to complete the attached form and return it to my attention in the enclosed self-addressed stamped envelope as soon as possible. If you have any further questions, my phone number is 495-8187. Thank you.

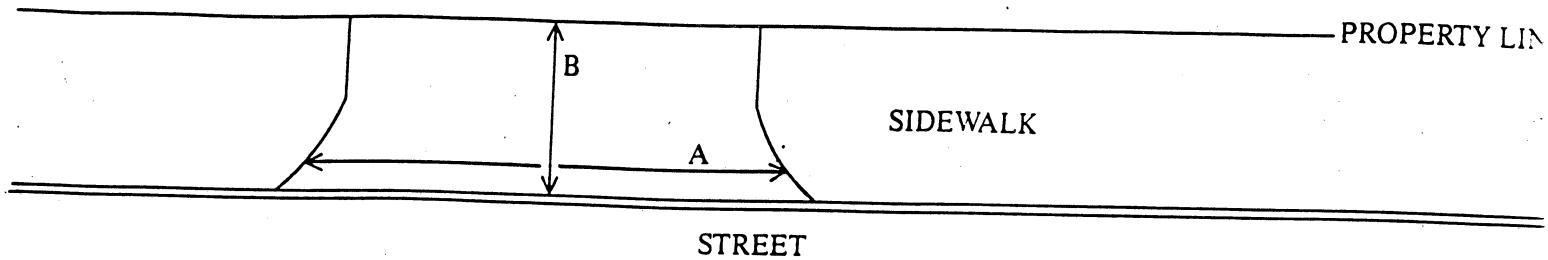
Sincerely,

John O. Horst
Director of Facilities and Administrative Services

enclosures

SKETCH OF PROPOSED DRIVEWAY WITH COST ESTIMATE

CITY OF CAMBRIDGE



$$A = 11 \text{ FT.} \div 3 = 3.66 \text{ YARDS}$$

$$B = 9.5 \text{ FT.} \div 3 = 3.2 \text{ YARDS}$$

$$A \times B = 11.71 \text{ SQUARE YARDS}$$

COST ESTIMATE:

$$\text{BRICK: } 11.71 \text{ SQUARE YARDS} \times \$70/\text{SQUARE YARD} = \$820$$

$$\text{BRICK ON CONCRETE: } \underline{\hspace{2cm}} \text{ SQUARE YARDS} \times \$85/\text{SQUARE YARD} = \$\underline{\hspace{2cm}}$$

$$\text{CONCRETE: } \underline{\hspace{2cm}} \text{ SQUARE YARDS} \times \$40/\text{SQUARE YARD} = \$\underline{\hspace{2cm}}$$

$$\text{ASPHALT: } \underline{\hspace{2cm}} \text{ SQUARE FEET} \times 1 \text{ TON}/40 \text{ SQUARE FEET} \times \$125/\text{TON} = \$\underline{\hspace{2cm}}$$

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: Virf Berke Date: _____Address: 39 Garden St.

Funds Received: \$ _____

Check Number: _____

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS

CITY OF CAMBRIDGE

PART II: INSPECTIONAL SERVICES DEPARTMENT

☒ Application approved

☐ Application denied

Reason:

Signature:

Date:

Title:

BZA 7184

2/6/98

PART III: TRAFFIC AND PARKING DEPARTMENT

☒ Application approved

☐ Application denied

Reason:

Signature:

Date:

Title:

DET TRAFFIC DEPT

2-12-96

PART IV: HISTORICAL COMMISSION

☒ Application approved

☐ Application denied

Reason:

Signature:

Date:

Title:

STRO CHZ

2.12.96

PART V: PUBLIC WORKS DEPARTMENT

☒ Application approved

☐ Application denied

Reason:

Signature:

Date:

Title:

Dep Comm DPW

2-14-96

Consent Communication #1

Cal. 3
H-42

Petition was received from John Horst,
39 Garden Street requesting a curb
cut at said premises.

In City Council March 18, 1996

3/25/96

Tabled by Vice Mayor Boen

4/1/96

Order Adopted