



# City of Cambridge

IN CITY COUNCIL

April 11, 1983

ORDERED:

That the Commissioner of Public Works be authorized to construct driveways 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 the abutting estates.

159 Mount Auburn Street

Walter H. McLaughlin, Jr.

*This permit is granted subject to the following conditions. The failure to comply with ~~any~~ <sup>be come</sup> will result in the revocation of this permit*

- 1) That there be a five foot setback for any parking installed at the rear of the lot*
- 2) That the setback be planted with trees and shrubs in such a way as screen it from the adjacent river*
- 3) That the expense of removing any utility poles, trees and other material be*

Construct the driveway shall  
be done by the petitioner



# City of Cambridge

Communication No. 15

IN CITY COUNCIL

April 11, 1983

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159 Mount Auburn Street

Walter H. McLaughlin, Jr.

and be it further

ORDERED:

That this permit is granted subject to the following conditions, the failure to comply with will be cause for the revocation of this permit:

1. That there be a five-foot setback for any parking installed at the rear of the lot.
2. That the setback be planted with trees and shrubs in such a way as to screen it from the abutting houses.
3. That the expense of removing any utility poles, trees and any other material to construct the driveway shall be borne by the petitioner.

In City Council April 11, 1983.

Adopted by the affirmative vote of 9 members.

Attest:- Paul E. Healy, City Clerk.

A true copy;

ATTEST:-

A handwritten signature in cursive script, reading "Paul E. Healy".



**CITY OF CAMBRIDGE**  
**INTEROFFICE CORRESPONDENCE**

**To** Everett Kennedy, Commissioner of Public Works

**Date**

April 13, 1983

**From** Paul E. Healy, City Clerk

**Reference**

**Subject** Enclosed payment and City Council order for  
a driveway at 159 Mount Auburn Street

Enclosed herewith you will find a copy of an order adopted by the City Council at its meeting of April 11, 1983, granting a permit to Walter H. McLaughlin, Jr., for the construction of a driveway at the premises numbered 159 Mount Auburn Street.

I am also forwarding to you a check in the amount of \$75.00 received in error by this office from the petitioner in payment for the processing of this permit for construction of said driveway.

Your kind assistance in this matter will be greatly appreciated both by the City Council and this office.

PEH/mh

Enclosures





# City of Cambridge

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Adopted by the affirmative vote of 9 members.

Attest:- Paul E. Healy, City Clerk.

A true copy;

ATTEST:-

GILMAN, McLAUGHLIN AND HANRAHAN  
SPECIAL ACCOUNT  
TEN POST OFFICE SQUARE  
BOSTON, MA 02109

1165

11/5 1983

R 6-174  
110

PAY  
TO THE  
ORDER OF

City of Cambridge

\$ 75 <sup>00</sup>/<sub>100</sub>

Seventy-five <sup>00</sup>/<sub>100</sub>

DOLLARS

**BayBank Boston**

BayBank Boston, N.A.  
Boston, Massachusetts

FOR

*[Signature]*

⑈001165⑈ ⑆011001742⑆ 001 425 7⑈

PLEASE CHECK PRINTERS KEY

GILMAN, McLAUGHLIN & HANRAHAN

RECEIVED BY  
OFFICE OF CITY CLERK  
COUNSELLORS AT LAW  
TEN POST OFFICE SQUARE

APR 6 10 23 AM '83  
BOSTON, MASSACHUSETTS 02109

CAMBRIDGE, MASS.

(617) 482-1900  
CABLE: GILMAC

ARTHUR M. GILMAN  
WALTER H. McLAUGHLIN, JR.  
ROBERT E. McLAUGHLIN  
DAVID G. HANRAHAN  
JOHN B. SHEVLIN, JR.  
WILLIAM F. YORK  
SANDRA C. STEELE  
MICHAEL EBY  
WALTER BOLDYS  
DONNA E. COHEN  
JAMES W. MURPHY

WALTER H. McLAUGHLIN, SR.  
COUNSEL

April 5, 1983

Paul E. Healy, City Clerk  
City of Cambridge  
City Hall  
Cambridge, MA 02139

RE: 159 Mount Auburn Street, Cambridge, Massachusetts

Dear Mr. Healy:

On November 23, 1981, you wrote me a letter turning down the curb cut on my property at 159 Mount Auburn Street, Cambridge, Massachusetts.

I am enclosing a Petition together with a check for \$75.00. I have resolved the Building Department problems.

I have received a Special Permit from the Board of Zoning Appeal to maintain a driveway on the property. I am enclosing a copy of this Special Permit.

I would appreciate if this matter could be expedited. Thank you for your cooperation in this matter.

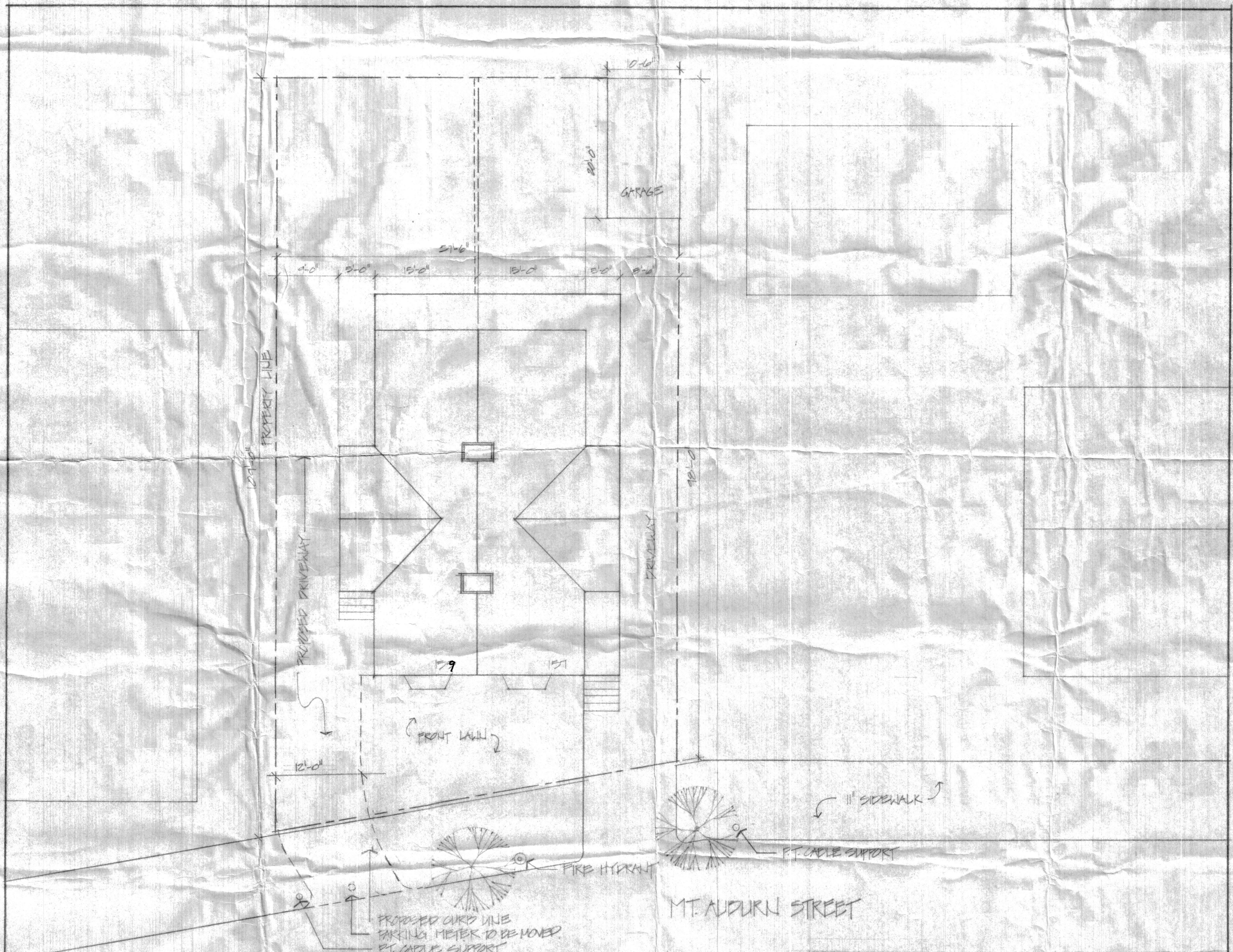
Very truly yours,

Gilman, McLaughlin & Hanrahan



Walter H. McLaughlin, Jr.

WHMJR:lc  
Enc



159 MT. AUBURN - CURB PROPOSAL

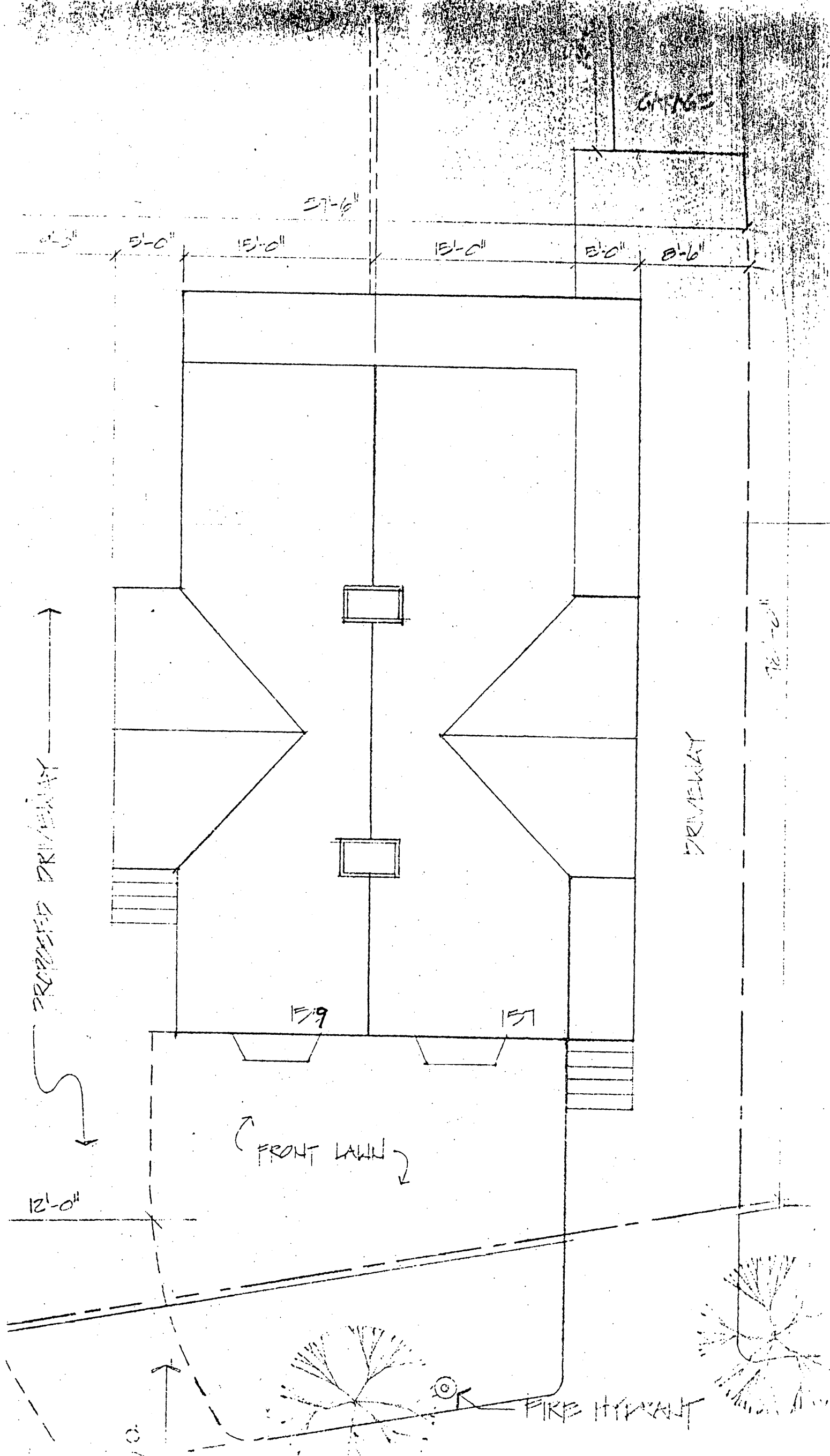
1/8" = 1'-0"

10/20/01

DOUGLAS OKUN & ASSOCIATES

156 MT. AUBURN STREET  
CAMBRIDGE, MASSACHUSETTS 02138.

TELEPHONE  
491-4600



GRASS

27'-6"

4'-3"

5'-0"

15'-0"

15'-0"

5'-0"

8'-6"

PROPOSED DRIVEWAY

DRIVEWAY

15'-9"

15'-1"

FRONT LAWN

12'-0"

FIRE HYDRANT



CITY OF CAMBRIDGE  
BOARD OF ZONING APPEAL

RECEIVED  
MAR 29 2 05 PM '83  
CAMBRIDGE, MASS.

Case No.: 5002

Premises: 159 Mount Auburn Street Residence B Zone

Petitioner: Walter H. McLaughlin et als

Petition: Special Permit to allow a driveway Article 6,  
Section 6.441 a,b,g of Zoning Ordinance  
Variance to permit addition of a second unit in  
the single-family house. Article 5, Sections 5.26  
(conversion); 5.31 (Dimensions) of Zoning Ordinance

Dates of Public Notice: February 24 and March 3, 1983

Date of Public Hearing: March 10, 1983

Members of the Board: Hugh Adams Russell, Chairperson  
Vincent J. Panico, Mary G. Solberg,  
Brendan J. Sullivan, F. L. Clauson

At the public hearing held on March 10, 1983, the full Board heard Robert McLaughlin, Attorney for his brother Walter who was not able to attend.

Premises consists of an attached single family house on a 2,837 square foot lot. Petitioner seeks a variance to permit an apartment in the basement of the house and a special permit to allow a curb cut and driveway along the side of the lot for parking at the rear. The five foot setback for the driveway cannot be provided. Petitioner said that the area is congested and that providing off-street parking would be in harmony with the Ordinance.

The house has been for sale for over a year and petitioner has been unable to sell it as a single-family. They have a purchase-sale agreement now but the buyer wants to add an apartment for income to help with the necessary repairs to the house.

Nan Stone, 15 Gerry Street, Cambridge, spoke in favor of allowing the driveway which would alleviate the congestion in the neighborhood. She spoke for Mrs. K. Dun Gifford of the Harvard Square Defense Fund and submitted a letter signed by Marguerite Kimball. They were in favor of the driveway but opposed to the increase in density. A letter signed by Thomas W. Anninger, President of Neighborhood Ten Association, was submitted in opposition to the petition.

After considering the information presented, the Board finds:

In regard to the Variance to permit a basement apartment:

1. That it would be a financial hardship to anyone owning the property to maintain the structure without the additional income of an additional apartment.
2. That the Board feels this is not a hardship that is peculiar to this piece of land but is substantially what effects generally all the structures in this zoning district. Therefore it does not meet the criteria of Section 10.31b of the Ordinance.
3. That there has been objection by several persons saying that granting this variance would derogate from the intent and purpose of the Ordinance because it would increase the density on the lot.
4. That the structure appears to be a two-family structure but it is two single family houses with a fire wall between the lots.

THEREFORE, the Board of Zoning Appeal unanimously voted to deny the Variance requested to allow a second apartment in the single-family

dwelling on premises known as 159 MOUNT AUBURN STREET, CAMBRIDGE, MASSACHUSETTS.

In regard to the Special Permit to allow a driveway:

1. That there is a severe parking problem in the area. Off-street parking for this dwelling will help alleviate the problem.
2. That there was no objection to the creation of this driveway.

THEREFORE, the Board of Zoning Appeal unanimously voted to grant the Special Permit to allow a driveway with less than five feet setback on premises known as 159 MOUNT AUBURN STREET, CAMBRIDGE, MASSACHUSETTS, with the following conditions:

— That there be a five foot setback for any parking installed at the rear of the lot.

— That the setback be planted with trees and shrubs in such a way as to screen it from the abutting houses.

This decision does not relieve the petitioner in any way from the duty to comply with requirements of the Building Code or other applicable laws and regulations. The Board of Zoning Appeal is empowered to waive local zoning regulations only.

  
\_\_\_\_\_  
Hugh Adams Russell, Chairperson

ATTEST: A true and correct copy of decision filed with the offices of the City Clerk and Planning Board on 3-28-83 by Eileen McLaughley, Secretary.

Date: \_\_\_\_\_

Twenty days have elapsed since the filing of this decision.

No appeal has been filed \_\_\_\_\_

Appeal has been filed and dismissed or denied \_\_\_\_\_

\_\_\_\_\_  
City Clerk, City of Cambridge

APPROVAL OR DISAPPROVAL OF CURB CUTS

APPLICANT

ADDRESS OF CURB CUT REQUEST

PUBLIC WORKS DEPARTMENT

(Signature)

☒ APPROVED

☐ DISAPPROVED

TRAFFIC AND PARKING DEPARTMENT

(Signature)

☒ APPROVED

☐ DISAPPROVED

HISTORICAL COMMISSION

(Signature)

☒ APPROVED

☐ DISAPPROVED

BRIDGE  
HISTORICAL  
COMMISSION

BUILDING

COMMUNITY DEVELOPMENT DEPARTMENT

(Signature)

☐ APPROVED

☒ DISAPPROVED

NEIGHBORHOOD ASSOCIATION

(Signature)

☐ APPROVED

☐ DISAPPROVED

Approval received by City Clerk on Monday, April 11, 1983  
from Dept. of Public Works -

R. Morgan  
SP requested but 6.433C prohibits more than  
one curb cut in less than 100' of frontage



RECEIVED BY  
OFFICE OF CITY CLERK

April 5, 1983

APR 6 11 30 AM '83  
CITY OF CAMBRIDGE

To the Honorable, the City Council of the  
CITY OF CAMBRIDGE, MASS.

City of Cambridge:

The undersigned respectfully pray that a driveway for residential use may be constructed and agrees to deposit with the City Treasurer the sum of SEVENTY FIVE (\$75.00) DOLLARS, subject to the following conditions, to wit: In case the amount so deposited is in excess of the cost of the driveway, the difference shall be refunded by the City Treasurer, but in case the cost of the driveway exceed that deposit, said deposit shall be applied as a credit to the bill and the balance shall be paid to the City Treasurer within thirty days from the receipt of the bill.

Location of proposed driveway 159 Mt. Auburn Street.

Owner or Owners Name Walter H. McLaughlin, Jr.

Address 10 Post Office Square

Boston, Massachusetts 02109

Telephone Number 482-1900

15 H 39  
PETITION

of Walter H. McLaughlin, Jr.

for Driveway at premises

No. 159 Mount Auburn Street

.....19.

Location of driveway approved by

.....  
Commissioner of Public Works

4/11/83  
Order Adopted  
Copy of order & petitioners check sent to  
Commissioner of Public Works 4/13/83  
In City Council, April 11, 1983

Referred to the Committee on Roads and  
Bridges

Attest:

City Clerk