



City of Cambridge

Comm. # 1

IN CITY COUNCIL

September 11, 1995

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.

Robert Murphy 38-40 Banks Street

In City Council September 11, 1995.

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

RECEIVED BY
OFFICE OF CITY CLERK
Deborah Epstein & Alan Joslin
36 Banks Street
Cambridge, MA 02138
1995 JUN 21 AM 11:12
CAMBRIDGE MA.

June 16, 1995

Mayor Kenneth Reeves
Cambridge City Hall
795 Massachusetts Ave.
Cambridge, MA 02139

RE: Curb cut request for 38-40 Banks Street

Dear Mayor Reeves:

We are writing to you as head of Cambridge City Council, the body that approves or denies curb cuts. A request for a curb cut on the property of 38-40 Banks has been or will be made; we live at 36 Banks Street, right next door. We are opposed to taking one or two more spaces away from the public by approving this curb cut.

Our neighbor, Eileen Mahar, died a few months ago. Her house is being sold by her estate. Of course they want to get as much as possible for the real estate. On this block, a house with parking is much more valuable than one without. The people who want this curb cut do not live at 38-40 Banks Street, never have, and never will. They are interested in the financial gain that the curb cut will offer them.

We feel that it would be unfair for this private party to reap financial gain at the expense of the residents of Banks Street and the general public. To make the curb cut, two spaces will be taken out of the public domain because of the required location of the curb cut in relation to the driveway next door. We feel that it would be unfair for the city to grant private parking to individuals when there is such a need for public parking on the same block; and very unfair to increase the value of one property by taking that value away from the abutters. We can see that each space that is taken from the public negatively effects the housing values of homes without a deeded parking space.

We would like to be kept abreast of the processing of the request for a curb cut at 38-40 Banks Street. Please notify us of any public meetings where this request will be heard. We especially would like to be notified of when it comes before the City Council.

Here is a capsulized version of the parking situation on our block of Banks Street:

- Banks Street is used by the public for Harvard Square parking; it is always difficult to find a spot.
- In the last year, two handicapped spaces have been granted in our block (the block between Mount Auburn Street and Grant Street), which has further tightened the parking situation.
- When we bought the property in 1988, Harvard University provided parking for street residents in the Grant Street Lot (across from our house). Our understanding of the origin of this privilege is that Harvard closed off a public way to create the Grant Street lot during the 1960's and promised residents of the street access to the parking lot.

- In 1990 Harvard changed the Residential Permits for the neighborhood residents to Evening Only Permits, forcing the neighborhood residents to park on the street during the hours of 7 AM to 5 PM, which further tightened the parking.
- Harvard built 18 Banks Street on the corner of Banks and Mount Auburn, and assured the neighbors that this would not impact the parking on Banks Street, but of course it has tremendously.
- Harvard built 8A Mt. Auburn Street, behind our house and accessed from Mt. Auburn Street, and assured that this would not impact the parking on Banks Street, but of course it has.
- Harvard built the residences on DeWolfe Street in their former DeWolfe Street Parking Lot, forcing them to shift many of the DeWolfe Street Lot cars into the Banks Street Lot. Again assurances were made that this new residence wouldn't effect parking in the neighborhood, but it is very expensive to have a space in the new underground lot, and the neighborhood parking has been greatly impacted for the worse.

Again, please notify us in advance of all public references to this curb cut request.

Thank you in advance for your attention to this problem.

Sincerely,

Deborah Epstein and Alan Joslin

cc Zoning
✓ Traffic and Parking
✓ City Clerk

Consent comm. # 2 Cal # 12

Comm. from Deborah Epstein and Alan
Joslin, 36 Banks Street, opposing a curb
cut at 38-40 Banks Street.

In City Council,

June 26, 1995

Tabled

*9/11/95 - Referred to the
Petition - Communication
1 of 9/11/95 - ~~DE~~*



OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139

(617) 349-4260

FAX (617) 349-4307

D. MARGARET DRURY
CITY CLERK

JOHN E. FLYNN
DEPUTY CITY CLERK

September 12, 1995

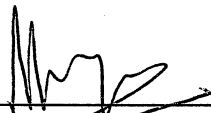
TO: RANJIT SINGNAYAGAM
ZONING SPECIALIST

FROM: JOHN E. FLYNN JEF
DEPUTY CITY CLERK

SUBJECT: CURB CUT APPLICATION - 38-40 BANKS STREET

Pursuant to the action of the City Council on Monday, September 11, 1995 of which the above referenced curb cut was approved but with conditions. I am forwarding to you an agreement and plot plan for your review.

The City Council has requested that prior to final action by the petitioner that the applicable city departments sign-off.



Inspectoral Services

APPROVED
DISAPPROVED

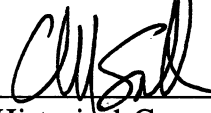
☒



Traffic, Parking & Transportation

APPROVED
DISAPPROVED

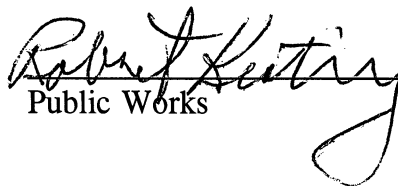
☒



Historical Commission

APPROVED
DISAPPROVED

☒



Public Works

APPROVED
DISAPPROVED

- 2 -

Please return when completed to the City Clerk's Office.

Thank you for your attention in this matter.

JEF/dl

Encs.

091295.curbcutltr38-40BanksSt.

Deborah Epstein / Alan Joslin
36 Banks Street
Cambridge, MA 02138

September 11, 1995
Cambridge City Council Meeting

Mayor Reeves, City Councillors:

I speak in regard to a curbcut application for 38-40 Banks Street.

We, the abutters, and Mr. Grant, the owner and applicant, have reached an agreement which we would like to formalize by bringing before you, the City Council.

The agreement is as follows:

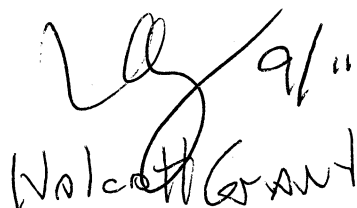
- The curbcut will be 0'-1' from his property line, and extend 12'. This arrangement will take the fewest parking spaces from the public.
- Mr. Grant's driveway will allow parking for three vehicles, two of which will park in tandem, the third will be for the other dwelling unit in his house. This amounts to two legally recognized spaces.
- As a neighborly gesture, Mr. Grant will put his dumpster in his yard and will no longer use public parking spaces for his construction vehicles.

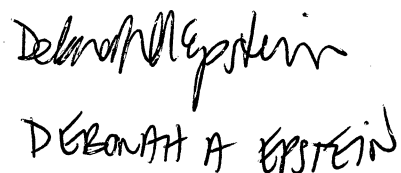
We withdraw our statement of July 31, 1995 which disapproved of the curbcut, and replace it with this three-part agreement.

We submit a sketch to the City Council with this statement. The sketch and the statement are signed by both myself and Mr. Grant to document our agreement.

The sketch shall be forwarded immediately by Mr. Grant to Zoning, Traffic & Parking, and Public Works as an ammendment to his application.

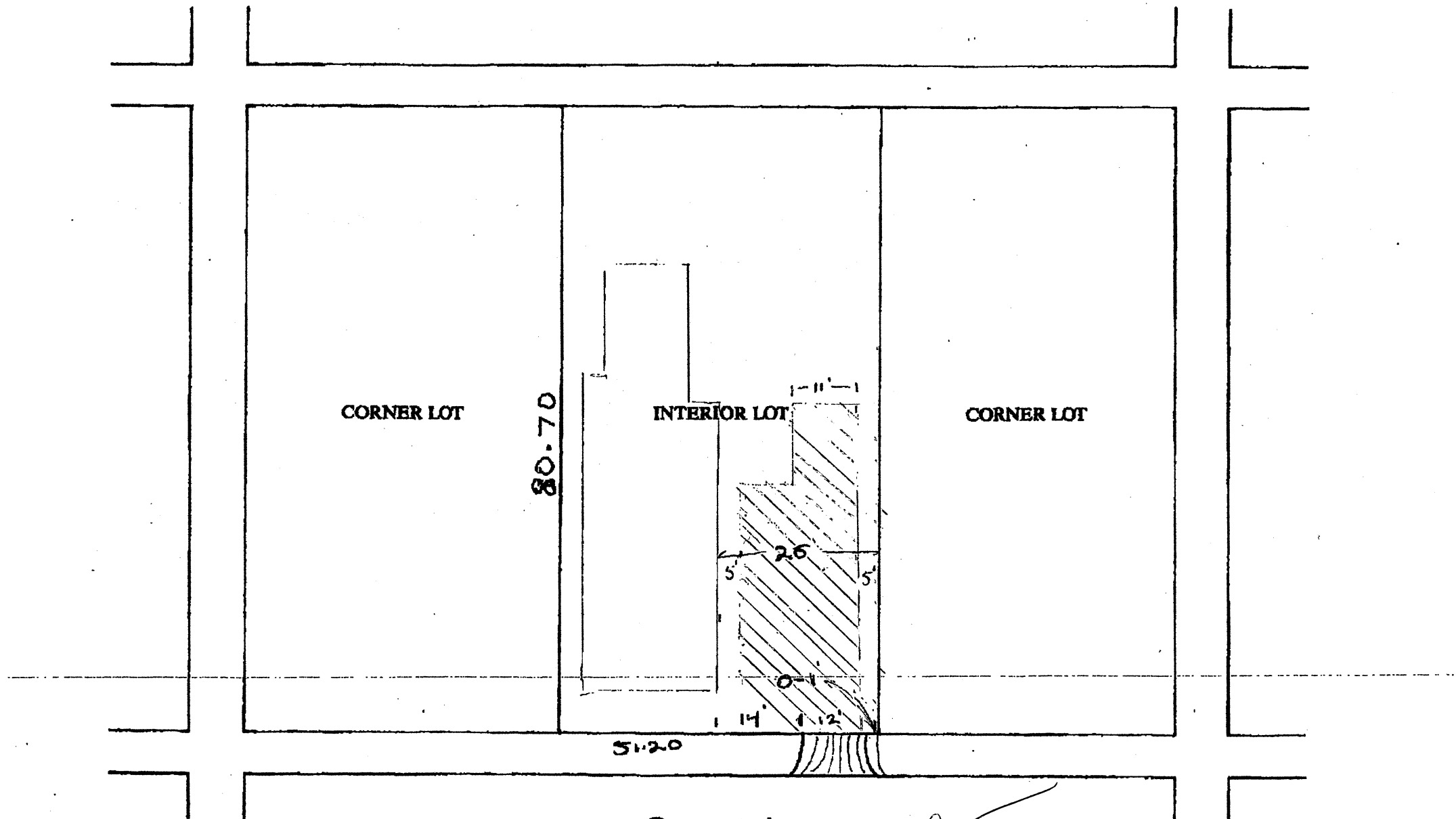
Thank you.


Walcott Grant


DEBORAH A. EPSTEIN

DRAWING 1:

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



38 BANKS

Halcott Grant

Deborah Epstein
Deborah Epstein

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

CITY OF CAMBRIDGE

RECEIVED BY
OFFICE OF CITY CLERK
1995 SEP 2 PM 2:09
CAMBRIDGE MA.

To Whom It May Concern:

As owner or agent of 41-43 BANKS

Cambridge, Massachusetts, I do hereby declare

☒ approval

☐ disapproval

of the installment of:

Off-Street Parking Facility located at

38-40 BANKS ST

Signed:

B. J. Nahle

Date:

Sept 6, 1995

Address:

10 Mt Auburn St Cambridge MA 02138

Deborah Epstein & Alan Joslin
36 Banks Street
Cambridge, MA 02138

June 16, 1995

Mayor Kenneth Reeves
Cambridge City Hall
795 Massachusetts Ave.
Cambridge, MA 02139

RE: Curb cut request for 38-40 Banks Street

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Again, please notify us in advance of all public references to this curb cut request.

Thank you in advance for your attention to this problem.

Sincerely,



Deborah Epstein and Alan Joslin



cc✓ Zoning
Traffic and Parking
City Clerk

DANEHY REALTY CORP.



2294 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02140

TEL. (617) 547-6800

FAX (617) 547-7081

Sales • Residential • Commercial

June 30, 1995

Mr. Ranjit Singanayagam
Deputy Commissioner
City of Cambridge
831 Mass. Ave.
Cambridge, MA 02139

Re: 38-40 Banks St., Curb Cut Application

Dear Mr. Singanayagam,

The owner of the above referenced property, Robert Murphy, has applied for a curb cut. He has been able to reach the some of the neighbors. Below are the comments he received:

48 Banks St., Mr. Phillip R. Dowds. Contacted by telephone. Mr. Dowds said he would not oppose a curb cut, but he was unwilling to sign the abutters form.

41-43 Banks St., Harvard University, signed form to allow curb cut. This was filed with application.

36 Banks St., Alan Joslin, opposes

Mr. Murphy was unable to reach the abutter on Green St.

Please feel free to contact me at the above telephone number if you have any questions, or call Robert Murphy at 776-9788. Thank you for your assistance in processing this information.

Sincerely,

A handwritten signature in cursive script that reads "John L. Danahy".

John L. Danahy

JLD/sc

95 JUL 5 PM 12
INSPECTIONAL SERVICES
CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ADJUTOR'S FORM

CITY OF CAMBRIDGE

To Whom It May Concern:

As owner or agent of

41-43 Banks St



approval

Cambridge, Massachusetts, I do hereby declare



disapproval

of the installment of:

Off-Street Parking Facility located at

38-40 Banks St

Signed:

B. J. Doherty

Date:

6/8/95

Address:

Hann J Real Estate

1350 Mass Ave Cambridge Mass 02138

7.

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS

CITY OF CAMBRIDGE



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 abutments.

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 abutment sheet for each of your abutments: back yard, one on either side and the abutment 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:

6/12/95

PART I:

Address of proposed curb cut or off-street parking facility:

38/40 BANK ST.

Frontage:

51.0

Block and Lot:

Setback (distance from building to sidewalk):

10'-0"

Distance from proposed driveway to surrounding structures and property line:

6'-0"

Dimensions of proposed driveway:

12' X 24'

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

TREE 10'

2 FAMILY DWELLING.

☐

Plot plan is included

☐

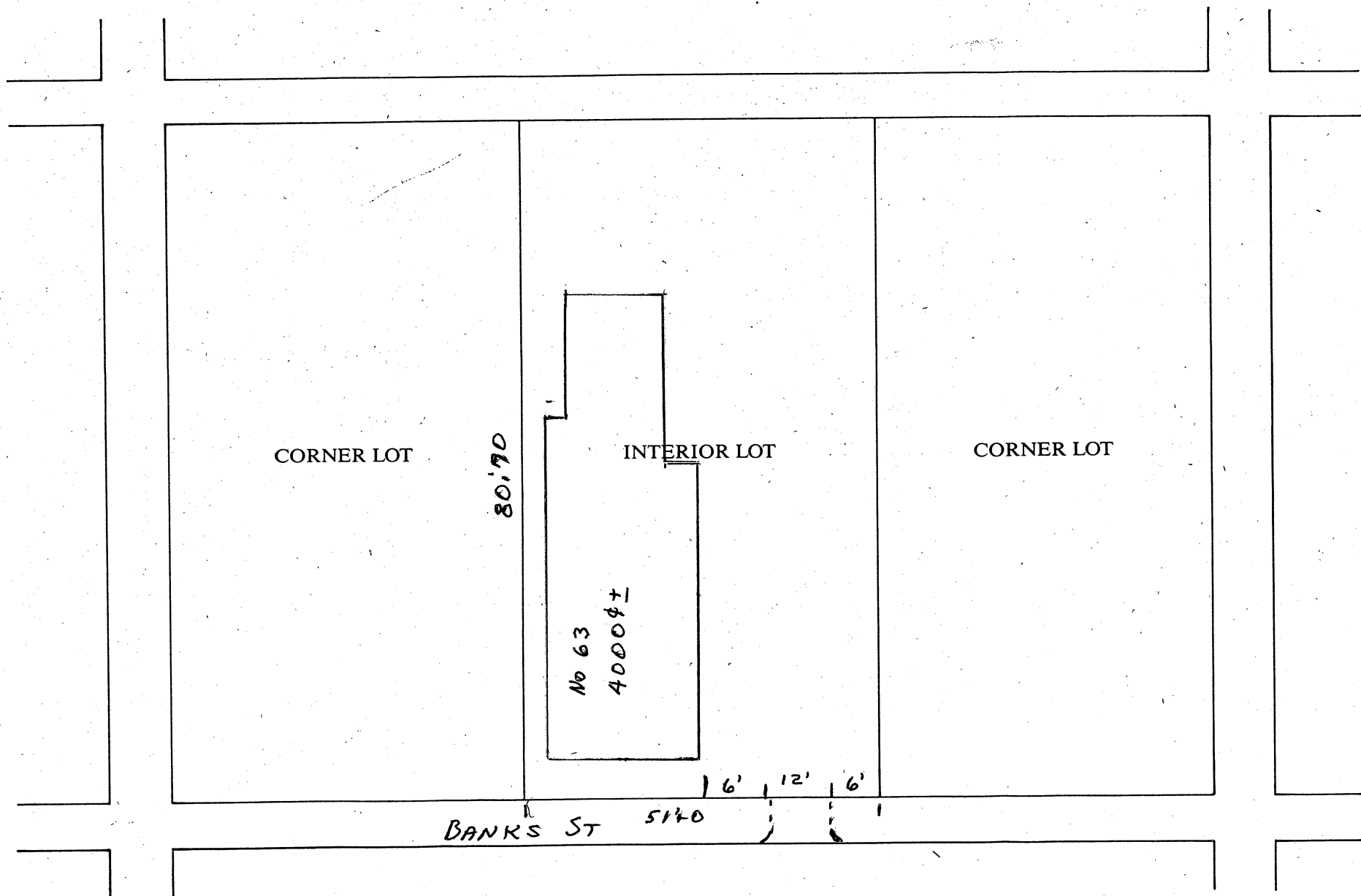
Sketch of driveway with cost estimate is included

☐

All abutment's forms are included

DRAWING 1:

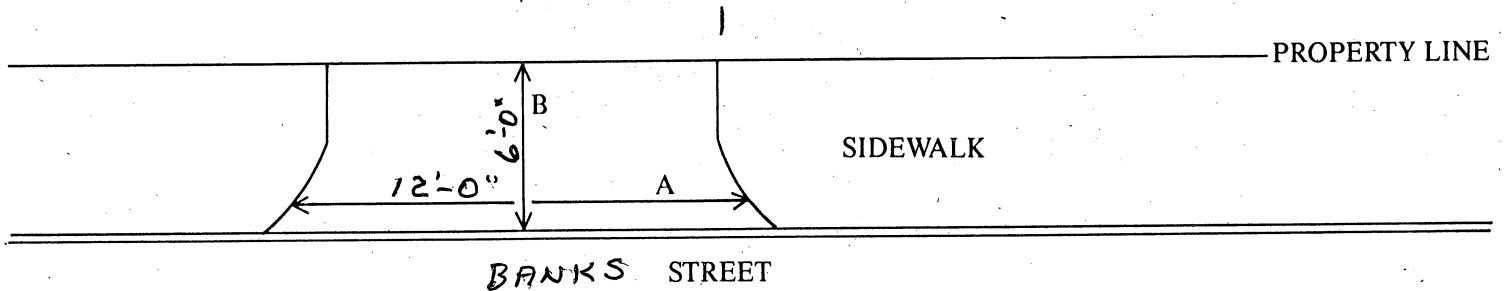
PLEASE INDICATE LOCATION OF HOUSE AND DRIVEWAY.
BE SURE TO GIVE DIMENSIONS OF LOT.



DRAWING 2:

SKETCH OF PROPOSED DRIVEWAY WITH COST ESTIMATE

CITY OF CAMBRIDGE



A = 12 FT. ÷ 3 = 4 YARDS

B = 6 FT. ÷ 3 = 2 YARDS

A × B = 8 SQUARE YARDS

COST ESTIMATE:

BRICK: 8 SQUARE YARDS × \$70/SQUARE YARD = \$ 560.00

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

CONCRETE: _____ SQUARE YARDS × \$40/SQUARE YARD = \$ _____

ASPHALT: _____ SQUARE FEET × 1 TON/40 SQUARE FEET × \$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: Robert H. Murphy

Date: 6/12/95

Address: 13 HARNISON AVE

CAMBRIDGE

547-6992

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:

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:

ANKS



GREEN ST. (PRIVATE WAY)

SURREY

ASSESSORS PLAN B2 LOT 63



CITY OF CAMBRIDGE
SCALE: 1"=40'
DIMENSIONS FROM DEED, LAND COURT
OR LAYOUT PLANS ARE IN BRACKETS ().
LAND COURT MARKED L.C. ALL OTHER
DIMENSIONS ARE MEASURED.
DRAWN BY: AL THOMPSON

146

Consent Communication #1 W-118

Curb Cut application was received
from Robert Murphy, 38-40 Banks Street
requesting a driveway at said premises.

Ordered Adopted
as amended

In City Council September 11, 1995